

CITY OF HIGH POINT

AGENDA ITEM



Title: Ordinance to Demolish –1700 Edmondson Pl.

From: Michael McNair, Director
Community Development & Housing

Meeting Date: 9/17/18

Public Hearing: No

Advertising Date:

Advertised By:

Attachments:

- A. Staff report
- B. Ordinance to Demolish
- C. Photos
- D. Maps

PURPOSE:

A request by Community Development and Housing – Local Codes Section to adopt an ordinance ordering the inspector to demolish the dwelling at 1700 Edmondson Place.

BACKGROUND:

After a Complaint and Notice of Hearing was issued and a hearing held, an Order to Repair or Demolish was issued on 8/15/17. No action occurred by the compliance date of 9/19/17. The necessary repairs to the dwelling exceed its current tax value and the demolition is warranted.

BUDGET IMPACT:

Funds are available in the Department budget for the demolition and asbestos testing of the structure(s), and for the asbestos removal if present.

RECOMMENDATION / ACTION REQUESTED:

Staff recommends the adoption of the requested ordinance to demolish this single family dwelling and any outbuildings on the property.

PENDING ACTION:

The ordinance becomes effective from the date of adoption. If there is no action by the property owner by the effective date of the ordinance, then asbestos testing and the demolition bid process will begin and the structure will be removed by the City. After City demolition, the property owner is billed for the cost. If the bill is unpaid, the City places a lien on the property.

**COMMUNITY DEVELOPMENT AND HOUSING
CODE ENFORCEMENT
HOUSING ENFORCEMENT DIVISION**

**ORDINANCE
REQUEST:**

Ordinance to Demolish

**PROPERTY
ADDRESS:**

1700 Edmondson Pl.

OWNER:

Che Lawrence Reynolds, Jr.

**REASON FOR
INSPECTION:**

Advised by HPFD that fire had occurred at the house 5/7/17

**FIRST
INSPECTION:
5/11/17**

Summary of Major Violations

1. Repair or replace damaged rafters, roof sheathing & covering
2. Repair or replace damaged wall coverings throughout
3. Repair or replace damaged ceiling material, floor covering
4. Repair or replace damaged wall framing throughout
5. Repair or replace damaged siding

**HEARING
RESULTS:
8/15/17**

No one appeared for the Hearing. During the Hearing it was determined there are several violations of the Minimum Housing Code. There are multiple violations of the minimum housing code in the house that make it unsafe. In its present state, necessary repairs to the dwelling exceed 50% of the value of the structure.

**ORDER(S)
ISSUED:
8/15/17**

Order to Repair or Demolish
Date of Compliance 9/19/17

APPEALS:

No appeals to date.

**OWNER
ACTIONS:**

None

ADDITIONAL:

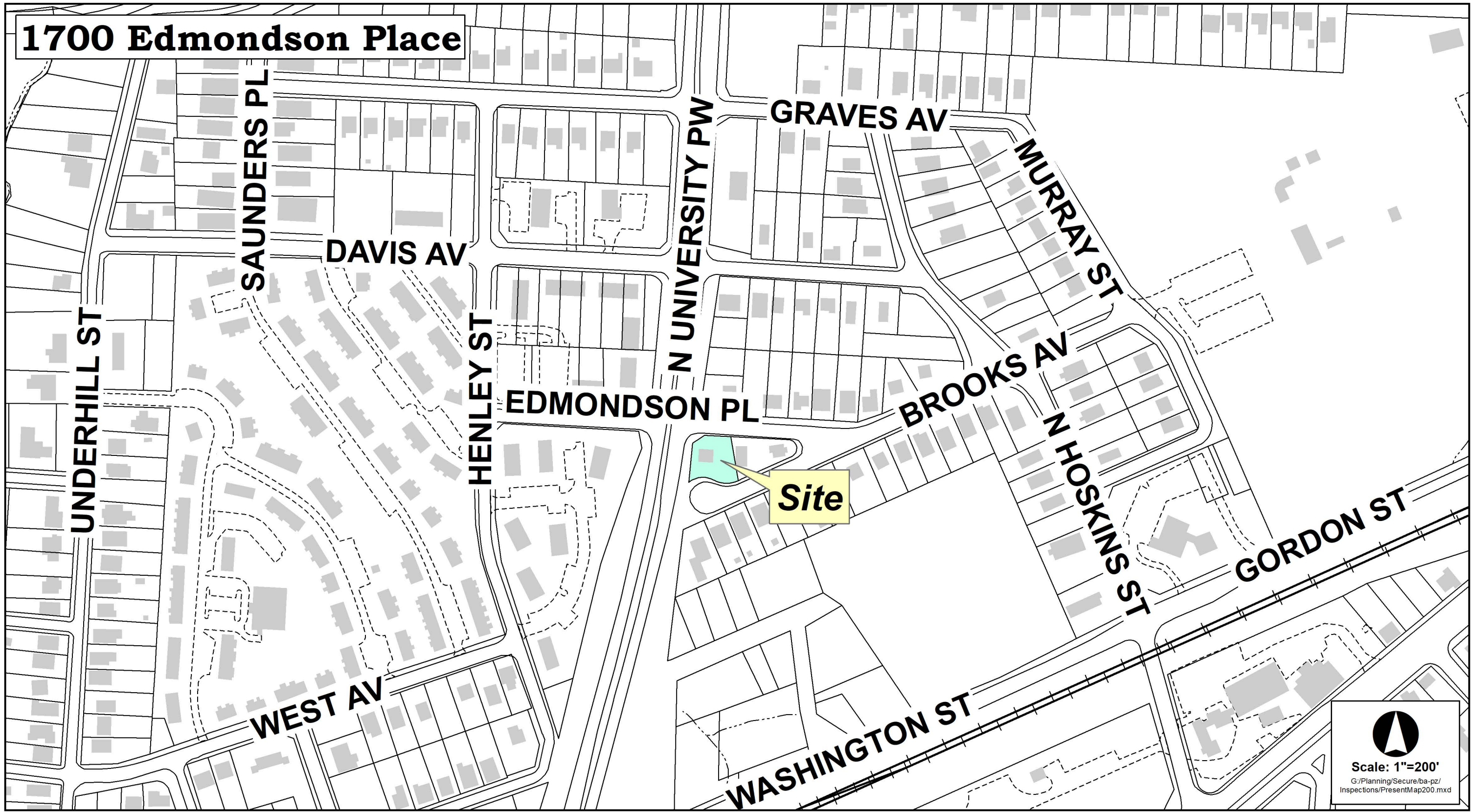
Mr. Reynolds purchased the property on 10/25/17. A Lis Pendens was recorded on 8/31/17. Mr. Reynolds told the inspector on 11/30/17 that he was cleaning the debris out of the yard but he hasn't obtained permits yet for the repairs. The inspector advised Mr. Reynolds that he needs to get permits and begin work, and to keep him updated on the progress. Mr. Reynolds agreed to do this by the middle of December. On 12/8/17 the inspector called and asked Mr. Reynolds for an update on the property, the owner stated that he hopes to have the work completed by the end of February 2018. Mr. Reynolds told the inspector that he drives a truck and works out of town a lot, he will get permits when he gets back in town and said that he will call the inspector to meet him and check progress.

**UPDATE for
1/7/18 Agenda:**

The owner applied for a permit on 9/20/18. The permit was issued 10/5/18 – RC-18-0438. A Stop Work Order was issued by the Inspections Department on 11/6/18. It was discovered that the licensed contractors that were listed on the permit were not actually performing the work on the property. Mr. Reynolds went in and met with the Inspections Administrator, the Chief Plumbing and Electrical inspector, and one of the contractors that had been listed on the permit. The owner was told that he would need to get licensed contractors to repair the work that was done improperly.

I emailed Ms. Dukes (mother of Che Reynolds who appeared before Council previously) inquiring about the status of the job. She advised me on 12/4/18 that she was out of town but that she was aware of the issue and that an electrician would be going to the property the following Monday, which would have been, which would have been 12/10/18 and he would be pulling the permits. As of 12/28/18 no new contractors have been added to the permit.

1700 Edmondson Place



Site



Scale: 1"=200'

G:/Planning/Secure/ba-pz/
Inspections/PresentMap200.mxd















