

CITY OF HIGH POINT

AGENDA ITEM



Title: Ordinance to Demolish – 1301 Potts Ave.

From: Michael McNair, Director
Community Development & Housing

Meeting Date: 5/6/19

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 1301 Potts Ave.

BACKGROUND:

After a Complaint and Notice of Hearing was issued and a hearing held, an Order to Repair or Demolish was issued on 2/18/19. No action occurred by the compliance date of 3/18/19. 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 all 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:**

1301 Potts Ave.

OWNER:

Sheri D. Adams

**REASON FOR
INSPECTION:**

Received complaint about foundation at rear of the house

**FIRST
INSPECTION:**
1/31/19

Summary of Major Violations

1. Repair or replace sagging floors throughout house
2. Repair or replace rotten band around house foundation
3. Repair or replace loose ceiling material throughout
4. Repair or replace roof sheathing on right side of roof
5. Repair or replace floor covering throughout

**HEARING
RESULTS:**
2/8/19

No one appeared for 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 65% of the value of the structure.

**ORDER(S)
ISSUED:**
2/18/19

Order to Repair or Demolish
Date of Compliance 3/18/19

APPEALS:

No appeals to date.

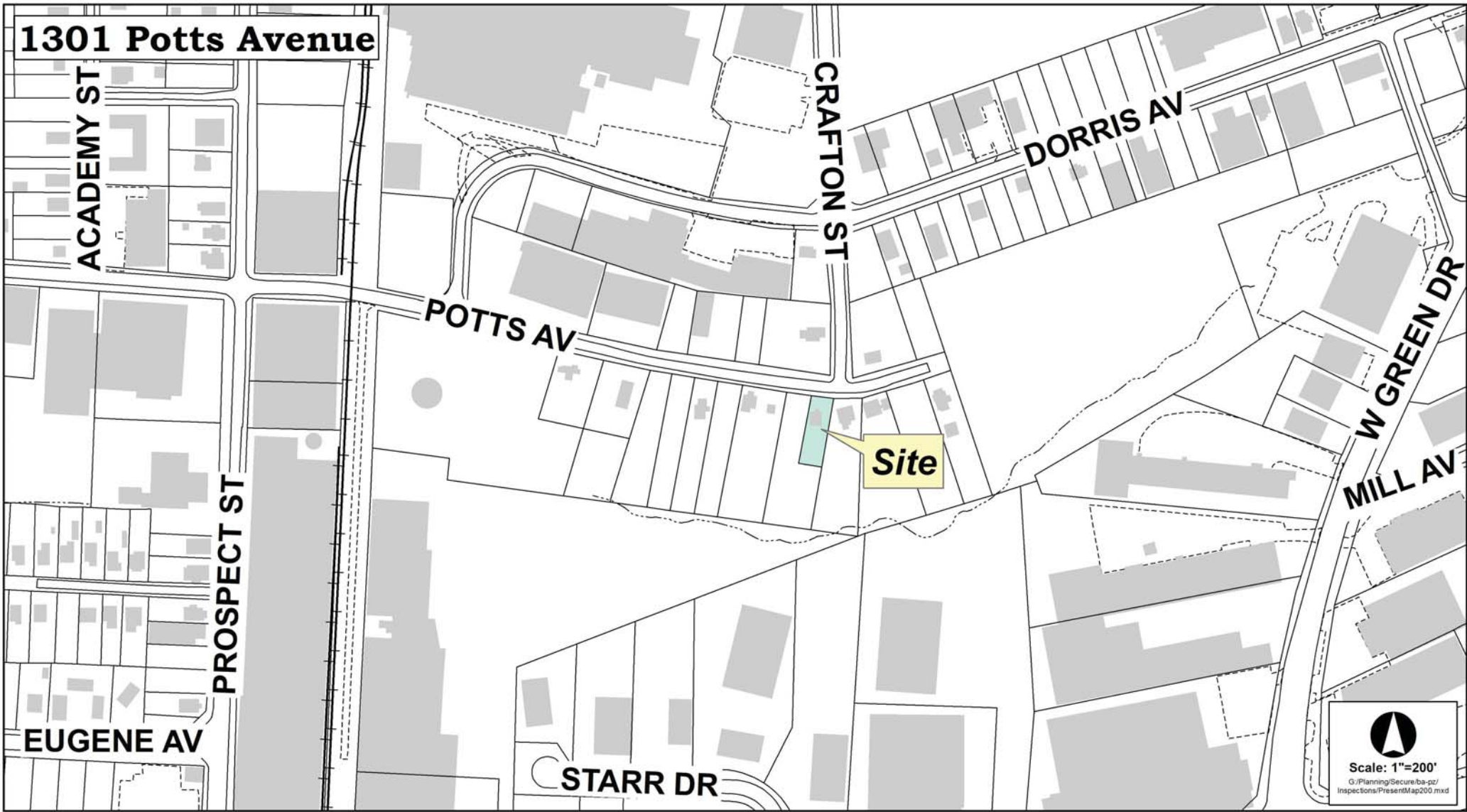
**OWNER
ACTIONS:**

None

ADDITIONAL:

Guilford County property taxes are delinquent in the amount of \$654.90 for 2016, 2017 and 2018.

Local Codes had a previous case on this property from the fall of 2016. We worked with the property owner to see if they would qualify for money to make repairs through Community Development. The owner was living in the property at the time of the inspection. The owner did not follow through as needed and eventually moved out of the house. We then started a new case as a Repair or Demolish.



Scale: 1"=200'
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