

CITY OF HIGH POINT

AGENDA ITEM



Title: Ordinance to Demolish – 1124 Textile Pl.

From: Michael McNair, Director
Community Development & Housing

Meeting Date: 6/3/19

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 1124 Textile Pl.

BACKGROUND:

After a Complaint and Notice of Hearing was issued and a hearing held, an Order to Repair or Demolish was issued on 3/21/19. No action occurred by the compliance date of 4/26/19. 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:**

1124 Textile Pl.

OWNER:

Fred Thompson Sr. & Sandra Thompson

**REASON FOR
INSPECTION:**

Received complaint from HPPD

**FIRST
INSPECTION:
7/5/18**

Summary of Major Violations

1. Repair or replace roof sheathing & covering
2. Repair or replace damaged floor framing
3. Repair or replace damaged rafters & ceiling joists
4. Repair or replace damaged/missing ceiling material throughout
5. Repair or replace damaged subfloor throughout

**HEARING
RESULTS:
3/19/19**

Michael Thompson appeared for the Hearing. He stated that he plans to get an attorney and get the house in his name so that he can apply to the City for possible rehabilitation money to make repairs. 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:
3/21/19**

Order to Repair or Demolish
Date of Compliance 4/26/19

APPEALS:

No appeals to date.

**OWNER
ACTIONS:**

None

ADDITIONAL:

Guilford County property taxes are due in the amount of \$455.28.

1124 Textile Place

REID LN

DORRIS AV

W GREEN DR

JORDAN PL

MILL AV

YOUNG PL

Site

TEXTILE PL

CULLER PL

FOWLER PL

MILL AV

PROCTOR DR

SELM ST



Scale: 1"=200'

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



MPSON

1124





