

CITY OF HIGH POINT

AGENDA ITEM



Title: Ordinance to Demolish – 315 N. Centennial St.

From: Michael McNair, Director
Community Development & Housing

Meeting Date: 8/5/19

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 315 N. Centennial St.

BACKGROUND:

After a Complaint and Notice of Hearing was issued and a hearing held, an Order to Repair or Demolish was issued on 11/30/17. No action occurred by the compliance date of 1/5/2018. 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:**

315 N Centennial St.

OWNER:

Haley Investment Group, Inc.

**REASON FOR
INSPECTION:**

Complaint from tenant

**FIRST
INSPECTION:
10/16/17**

Summary of Major Violations

1. Repair or replace damaged roof sheathing & covering
2. Repair or replace damaged/missing wall covering throughout
3. Repair or replace damaged/missing ceiling material
4. Treat exterior with protective coating
5. Repair or replace floor covering throughout

**HEARING
RESULTS:
11/28/17**

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:
11/30/17**

Order to Repair or Demolish
Date of Compliance 1/5/18

APPEALS:

No appeals to date.

**OWNER
ACTIONS:**

None

ADDITIONAL:

Guilford County property taxes are due in the amount of \$919.73, with \$475.49 being delinquent from 2018.

315 North Centennial Street

FORREST ST

DENNY ST

MINT AV

VINE ST

Site

N CENTENNIAL ST

FOURTH ST

MINT AV

HOBSON ST

CEDAR ST

CEDAR ST

RICHARDSON AV

STEELE ST



Scale: 1"=200'

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