

# CITY OF HIGH POINT

## AGENDA ITEM



**Title:** Ordinance to Demolish – 819 Circle Dr.

**From:** Michael E. McNair, Director  
Community Development & Housing

**Meeting Date:** 9/16/19

**Public Hearing:** No

**Advertising Date:**

**Advertised By:**

**Attachments:**

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

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### PURPOSE:

A request by Community Development and Housing – Local Codes Section to adopt an ordinance ordering the inspector to demolish the dwelling at 819 Circle Drive.

### BACKGROUND:

After a Complaint and Notice of Hearing was issued and a hearing held, an Order to Repair or Demolish was issued on 3/8/19. No action occurred by the compliance date of 4/10/19. 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:**

819 Circle Dr.

**OWNER:**

Felix Luna Mendez

**REASON FOR  
INSPECTION:**

Old case from previous software

**FIRST  
INSPECTION:**  
9/21/17

Summary of Major Violations  
1. Repair or replace roof sheathing and covering  
2. Install required plumbing fixtures in bathrooms and kitchen  
3. Repair or replace damaged/missing ceiling & wall coverings  
4. Repair or replace floor covering throughout  
5. Repair or replace damaged/rotten exterior trim & siding

**HEARING  
RESULTS**  
2/25/19

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:**  
3/8/19

Order to Repair or Demolish  
Date of Compliance 4/10/19

**APPEALS:**

No appeals to date.

**OWNER  
ACTIONS:**

The owner did apply and obtain a building permit, RC-19-0216 issued on 5/3/19. No inspections recorded on permit as of 9/6/19.

**ADDITIONAL:**

Mr. Mendez told the inspector on 2/25/19 that he was going to sell the property. The inspector called Mr. Mendez on 7/12/19 and left a message on voicemail to return his call, the inspector has not received any return call from the owner. The property taxes for Guilford County are delinquent in the amount of \$1,057.33 for 2017, 2018 and 2019.

**819 Circle Drive**

**MCGUINN DR**

**DELK DR**

**TERRELL DR**

**BLESSING WY**

**Site**

**N UNIVERSITY PW**

**CIRCLE DR**

**MONTLIEU AV**

**MEADOWBROOK BV**

**RADFORD ST**

**ELLWOOD DR**

**ASHBURN ST**



Scale: 1"=200'

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Inspections\PresentMap200.mxd















