

CITY OF HIGH POINT

AGENDA ITEM



Title: Ordinance to Demolish – 915 E. Dayton Ave.

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

Meeting Date: 1/21/20

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 915 E. Dayton Avenue.

BACKGROUND:

After a Complaint and Notice of Hearing was issued and a hearing held, an Order to Repair or Demolish was issued on 4/16/19. No action occurred by the compliance date of 5/16/19. 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:**

915 E Dayton Ave.

OWNER:

Tommy E. Pugh

**REASON FOR
INSPECTION:**

Inspector observed property unsecured while on another inspection

**FIRST
INSPECTION:
4/2/19**

Summary of Major Violations

1. Repair or replace roof covering
2. Repair or replace rotten floor joists throughout
3. Repair or replace rotten flooring throughout
4. Repair or replace front porch steps and flooring
5. Repair or replace rotten band on outside of house

**HEARING
RESULTS:
4/16/19**

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:
4/16/19**

Order to Repair or Demolish
Date of Compliance 5/16/19

APPEALS:

None

**OWNER
ACTIONS:**

None

ADDITIONAL:

On 4/15/19 Mr. Pugh contacted the inspector and advised he would not be able to attend the Hearing and that he will get started with the demolition of the property. On 5/2/19 Mr. Pugh called and advised he is having some health issues and asked for additional time until 6/3/19 which was granted. Then on 6/3/19 Mr. Pugh called again and stated that he has someone to demolish the property. Guilford County property taxes are due in the amount of \$930.33 for 2019.

ORDINANCE

AN ORDINANCE REQUIRING THE BUILDING INSPECTOR OF THE CITY OF HIGH POINT TO DEMOLISH CERTAIN PROPERTY PURSUANT TO ARTICLE 19 OF THE GENERAL STATUTES OF NORTH CAROLINA; AND, TITLE 9, CHAPTER 11, ARTICLE E, OF THE MINIMUM HOUSING CODE OF THE CITY OF HIGH POINT.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF HIGH POINT:

SECTION 1: That the City Council of the City of High Point finds as a fact that the following described property has been ordered to be demolished, and it further finds as a fact that the owner has been ordered to demolish said building at his expense and said Owner has failed to comply with said order.

SECTION 2: That the Inspector of the City of High Point is hereby authorized and directed to proceed with the demolition of the following described building in accordance with code of Ordinances: and, Article 19 of Chapter 160A of the General Statutes of North Carolina.

PROPERTY LOCATION

OWNER (S)

915 E. Dayton Ave.

Tommy E. Pugh
912 E. Naomi St.
Randleman, NC 27317

SECTION 3: That all ordinances or parts of ordinances in conflict with the provisions of this ordinance, are hereby repealed.

SECTION 4: That this ordinance shall become effective from and after its passage as by Law provided.

Adopted by City Council,
This the 21st day of January 2020
Lisa B. Vierling, City Clerk









