

# CITY OF HIGH POINT

## AGENDA ITEM



**Title:** Ordinance to Demolish – 1220 Carter St.

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

**Meeting Date:** 2/3/2020

**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 1220 Carter St.

### **BACKGROUND:**

After a Complaint and Notice of Hearing was issued and a hearing held, an Order to Repair or Demolish was issued on 11/5/19. No action occurred by the compliance date of 12/5/19. 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:**

1220 Carter St.

**OWNER:**

T & S Investment Properties

**REASON FOR  
INSPECTION:**

Local Codes initiated case after observing property

**FIRST  
INSPECTION:  
10/21/19**

Summary of Major Violations

1. Repair or replace defective roof covering
2. Repair or replace back porch including roof
3. Replace missing plumbing fixtures
4. Repair or replace ceiling material throughout house
5. Repair or replace front porch ceiling

**HEARING  
RESULTS:  
11/5/19**

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:  
11/5/19**

Order to Repair or Demolish  
Date of Compliance 12/5/19

**APPEALS:**

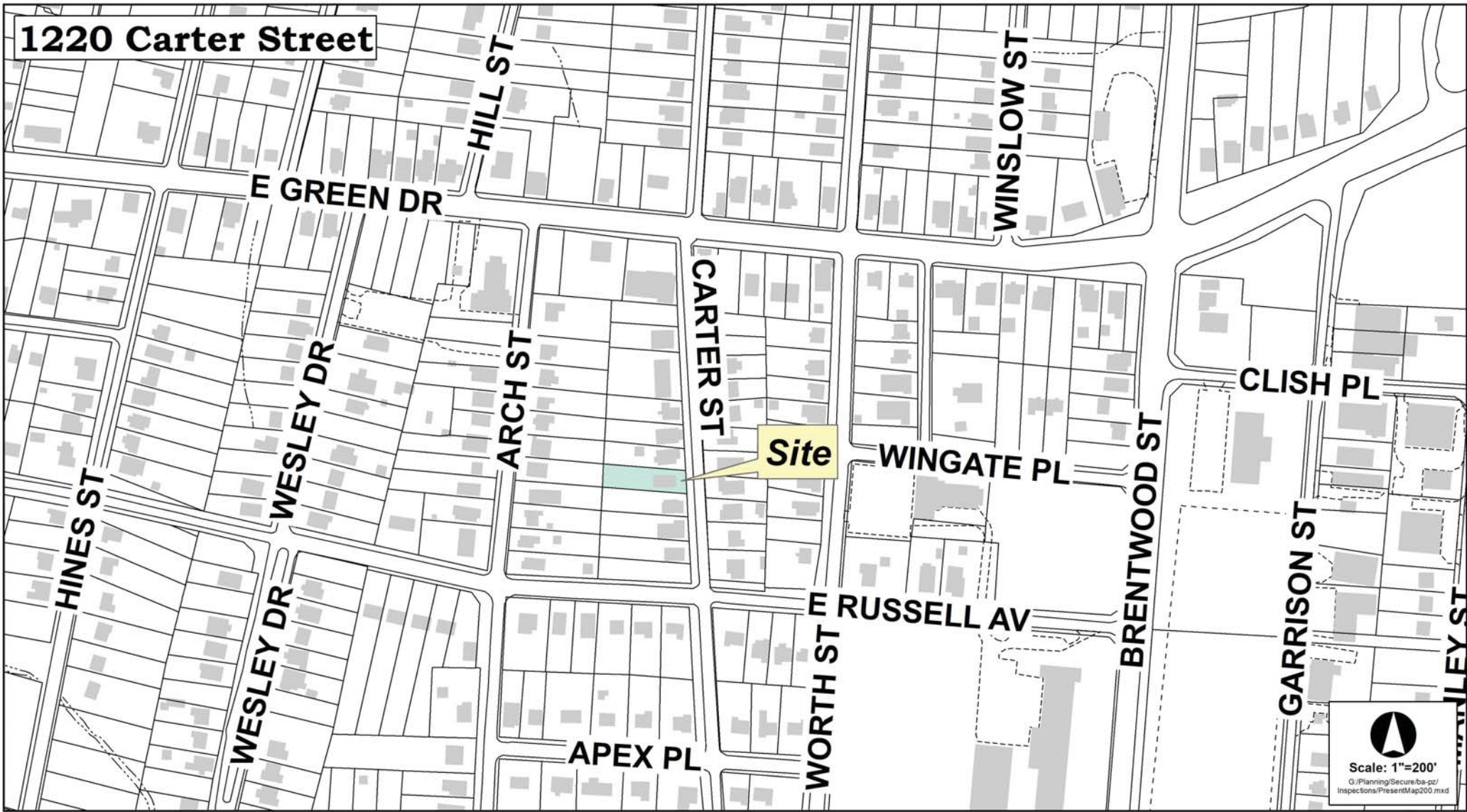
None

**OWNER  
ACTIONS:**

None

**ADDITIONAL:**

Guilford County property taxes are delinquent in the amount of \$18,966.06 for 2006 through 2019.



1220 Carter Street

HILL ST

E GREEN DR

WINSLOW ST

CARTER ST

Site

ARCH ST

WINGATE PL

CLISH PL

HINES ST

WESLEY DR

WESLEY DR

E RUSSELL AV

BRENTWOOD ST

GARRISON ST

APEX PL

WORTH ST

WILEY ST

Scale: 1"=200'  
G:\Planning\Secure\ba-pz\inspections\PresentMap200.mxd







