

CITY OF HIGH POINT

AGENDA ITEM



Title: Condemnation for 1519 Baker Road

From: Building Inspections

Meeting Date: 08/17/20

Public Hearing: N/A

**Advertising Date /
Advertised By:**

Attachments: Timeline
Pictures
Condemnation Notice

PURPOSE:

Demolish a condemned structure that has a collapsed roof and failing walls.

BACKGROUND:

City of High Point Fire responded to a collapsing building after a winter snowstorm. The bank has been notified of the condemnation.

BUDGET IMPACT: unknown

RECOMMENDATION / ACTION REQUESTED:

Council is requested to approve the demolition of the structure at 1519 Baker Road.





BV-20-0009
1519 Baker Road Timeline

<i>Description</i>	<i>Date</i>	<i>Inspector</i>	<i>Action</i>	<i>Other Notes</i>
Building Roof Collapsed	01/24/2019	Eddie Long	Building Condemned	Roof Collapse on building, Owner Present
Follow-up Inspection	02/08/2019	Eddie Long	No Change	Owner stated that removal will start in two weeks
Follow-up Inspection	02/13/2019	Eddie Long	No Change	No permit
Follow-up Inspection	03/18/2019	Eddie Long	No Change	No permit
Follow-up Inspection	04/17/2019	Eddie Long	No Change	No permit
Follow-up Inspection	05/03/2019	Eddie Long	No Change	No Permit
Follow-up Inspection	05/20/2019	Eddie Long	No Change	No Permit / Start enforcement proceedings
Ownership Validation	08/05/2019	Sharon Livengood	Title Search	
Notice Sent	08/06/2019	Eddie Long	Notice Sent	
Follow-up Inspection	08/28/2019	Eddie Long	No Change	No response from notice sent / No change / No Hearing
Hearing Held	09/19/2019	Eddie Long	No Change	Hearing being held at 10am
Order Issued	09/28/2019	Eddie Long	Notice Sent	Demolish building by January 7 th 2020
Follow-Up Inspection	11/08/2019	Eddie Long	No Change	No Permit
60 Day Extension	01/14/2020	Eddie Long	Correspondence	Approved 60-day extension, New date March 7, 2020
Owner Request	02/14/2020	Christopher Whaley	Notice Sent	No additional extension approved. March 7 th stands
Building Wall Collapse	03/09/2020	Christopher Whaley	Building Condemned	Front wall of building collapsed, Owner not present



Elite Property & Development, LLC
PO Box 290
Beckley, WV 25802

Michael D. Laxton, II
423 Hinton Road
Shady Spring, WV 25918

Branch Banking and Trust Company
3849 Robert C Byrd Dr.
Beckley, WV 25801-2956

BB&T Collateral Service Corporation
300 Summers Street 2nd Floor
Charleston, WV 25301

July 23, 2020

Dear Owner/Representative,

You are hereby notified that a formal condemnation hearing will be held regarding 1519 Baker Road, High Point, NC 27263 before the City of High Point City Council. This hearing is scheduled for August 17, 2020 at 211 South Hamilton St., High Point, NC 27260. Any invested party may appear before the City Council to present each case against the Inspections Service Department request for a ordinance to demolish the structure.

Sincerely,

Christopher Whaley

City of High Point Inspections Manager



Elite Property Development, LLC
Attn: Michael Laxton / Laxton Enterprises
P.O. Box 290
Beckley, W.V. 25802

Re: 1519 Baker Rd.

8-6-19

To whom it may concern,

On January 24th, 2019, the southern portion of roof located at 1519 Baker Road collapsed and due to the collapse, this structure has been condemned pursuant to NC General Statute 160A-426.

You are hereby notified to take immediate corrective action to safeguard the site by repairing or demolishing the structure. All required state and city permits must be obtained for this corrective action.

Please respond within ten (10) days of receipt of this letter with an immediate written timeline for repair or demolition. If no reply has been received after ten days of receipt of this letter, the City of High Point Inspections Department will schedule a condemnation hearing to determine the best course of action in the interest of public safety.

If you have any questions regarding this letter, please contact me at 336-883-3323

Sincerely,

A handwritten signature in black ink, appearing to read "Darrell Long".

Darrell Long

City of High Point Building Inspections Supervisor



Elite Property Management, LLC
Attn: Michael Laxton / Laxton Enterprises
P.O. Box 290
Beckley, W.V.

Re:1519 Baker Road

9-9-19

To whom it may concern,

You were previously notified that the City of High Point Inspections Services Department condemned a portion of your property located at 1519 Baker Road pursuant to NC General Statute 160A-426.

As of the date of this letter, no "timeline for demolition" has been received by this office and the southern portion of this building remains in a "state of collapse".

You are hereby notified that a condemnation hearing will take place at the City of High Point Inspection Services offices on September 19th, 2019 at 10am. You are entitled to be heard in person or by counsel to present arguments and evidence pertaining to this hearing.

If you have any questions regarding this letter, please contact me at 336-883-3323.

Regards,

Darrell Long

City of High Point Building Division Supervisor



Michael D. Laxton II
423 Hinton Road
Shady Spring , W.V. 25918

Re:1519 Baker Road

9-9-19

To whom it may concern,

You were previously notified that the City of High Point Inspections Services Department condemned a portion of your property located at 1519 Baker Road pursuant to NC General Statute 160A-426.

As of the date of this letter, no "timeline for demolition" has been received by this office and the southern portion of this building remains in a "state of collapse".

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If you have any questions regarding this letter, please contact me at 336-883-3323.

Regards,

Darrell Long

City of High Point Building Division Supervisor



Branch Banking & Trust Company
3849 Robert C. Byrd Drive
Beckley, W.V. 25801

Re:1519 Baker Road

9-9-19

To whom it may concern,

According to our records, you are listed as a beneficiary to the above property located here in High Point. The purpose of this letter is to notify you that the City of High Point Inspection Services Department condemned a portion of your property located at 1519 Baker Road due to collapse. This is in accordance with NC General Statute 160A-426.

You are hereby notified that a condemnation hearing will take place at the City of High Point Inspection Services offices on September 19th, 2019 at 10am. You are entitled to be heard in person or by counsel to present arguments and evidence pertaining to this hearing.

If you have any questions regarding this letter, please contact me at 336-883-3323.

Regards,

Darrell Long

City of High Point Building Division Supervisor



BB&T Collateral Service Cooperation
300 Summers Street 2nd Floor
Charleston, W.V. 25301

Re:1519 Baker Road

9-9-19

To whom it may concern,

According to our records, you are listed as a trustee to the above property located here in High Point. The purpose of this letter is to notify you that the City of High Point Inspections Services Department condemned a portion of your property located at 1519 Baker Road due to collapse. This is in accordance with NC General Statute 160A-426.

You are hereby notified that a condemnation hearing will take place at the City of High Point Inspection Services offices on September 19th, 2019 at 10am. You are entitled to be heard in person or by counsel to present arguments and evidence pertaining to this hearing.

If you have any questions regarding this letter, please contact me at 336-883-3323.

Regards,

Darrell Long

City of High Point Building Division Supervisor

From: [Debra Lee Allen](#)
To: [Eddie Long](#)
Cc: [Bryan G. Scott](#)
Subject: 1519 Baker Road, High Point, NC
Date: Wednesday, October 9, 2019 10:53:57 AM

Eddie,

I am writing to follow up our telephone conversation of last Thursday, October 3, 2019.

As I indicated on our call, the Bank has commenced a foreclosure action and is in the process of completing service of the Complaint on all defendants. However, the Bank may or may not foreclose depending upon what it learns about the damage to the building and the cost of repair or demolition of the building. To that end, the Bank had a structural engineer review the exterior of the property and provide some initial feedback. The Bank is continuing to collect additional information, and is working to have a decision regarding the foreclosure within the next few weeks. Let me know if you have any questions. Thanks.

Debra Lee Allen
Spilman Thomas & Battle, PLLC
Licensed in WV, PA, MD & TX
Remote Location:
292 Pleasant Valley Drive
Charles Town, WV 25414
O 304.291.7920
M 304.216.5835
F 304.291.7979
dallen@spilmanlaw.com
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From: Eddie Long
Sent: Tuesday, January 14, 2020 10:07 AM
To: Debra Lee Allen
Subject: RE: 1519 Baker Road, High Point, NC

Debra,

I passed this by my administrator and explained to him the reason for the time extension request. **The request for a sixty (60) day extension has been approved with a new compliance date of March 7th, 2020.**

Thank you for reaching out to me and please keep me posted of any changes or progress.

Regards,

Eddie "Darrell" Long



CITY OF HIGH POINT

Code Enforcement Supervisor
Inspections Services Division

211 S Hamilton, Room 316 | High Point, NC 27260
336.883.3323 | m: 336.906.2239

eddie.long@highpointnc.gov

www.buildhighpoint.com

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Please be aware that e-mail and attachments sent to and from this address are subject to the North Carolina Public Records Law and may be disclosed to third parties.

From: Debra Lee Allen <dallen@spilmanlaw.com>
Sent: Friday, January 10, 2020 2:22 PM
To: Eddie Long <eddie.long@highpointnc.gov>
Subject: 1519 Baker Road, High Point, NC

Darrell,

I am following up on our call of Tuesday, January 7, 2020. My firm is working with the Bank to determine how quickly we can get access to the property, and I had requested from you an extension of the deadline set by your office for a period of 60 days. You indicated you thought that would be okay, but needed to check with your managers. Can you please confirm that the 60 day extension has been agreed to? This would make the deadline March 7, 2020. Thanks.

Debra Lee Allen

Spilman Thomas & Battle, PLLC
Licensed in WV, PA, MD & TX

Remote Location:

292 Pleasant Valley Drive
Charles Town, WV 25414
O 304.291.7920
M 304.216.5835
F 304.291.7979

dallen@spilmanlaw.com

[View My Bio](#)

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