

CITY OF HIGH POINT

AGENDA ITEM



Title: Ordinance to Demolish – 1205 Filbert Pl.

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

Meeting Date: 2/15/2021

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 1205 Filbert Pl.

BACKGROUND:

After a Complaint and Notice of Hearing was issued and a hearing held, an Order to Repair or Demolish was issued on 12/3/2020. No action occurred by the compliance date of 1/4/2021. 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:**

1205 Filbert Pl.

OWNER:

Frederick L. Sink

**REASON FOR
INSPECTION:**

Inspector found house vacant and unsecured

**FIRST
INSPECTION:**
04/29/2020

Summary of Major Violations

1. Repair or replace damaged roof covering
2. Repair or replace damaged wall covering throughout
3. Repair or replace required plumbing fixtures
4. Repair or replace damaged siding – rotten fascia, soffit @ front
5. Repair or replace broken windows

**HEARING
RESULTS:**
10/21/2020

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:**
12/3/2020

Order to Repair or Demolish
Date of Compliance 1/4/2021

APPEALS:

None

**OWNER
ACTIONS:**

Guilford County property taxes are due in the amount of \$4,006.14 for the years of 2013 through 2020. The inspector did verify with the owner's daughter, Carolyn, in person at his mailing address, that they did receive the Notice of Hearing by first class mail. Since that discussion the inspector hasn't had any communication with the owner or a representative. The inspector did observe recently that a For Sale sign has been posted at the property.

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)

1205 Filbert Pl.

Frederick L. Sink
1215 Delk Dr.
High Point, NC 27262

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 15th day of February, 2021

Lisa B. Vierling, City Clerk



1205 Filbert Street

E COMMERCE AV

WALNUT ST

WHITE OAK ST

CABLE ST

Site

S UNIVERSITY PW

FILBERT PL

E GREEN DR

VERNON PL

EVANS ST

FRANKLIN AV

WOODBURY ST

CAUDELL PL

FURLOUGH AV

E COMMERCE AV

HINES ST

MEREDITH ST

Scale: 1"=200'
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