

# CITY OF HIGH POINT

## AGENDA ITEM



**Title:** Ordinance to Demolish – 1139 Pennywood Dr.

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

**Meeting Date:** 05/03/2021

**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 1139 Pennywood Drive.

### **BACKGROUND:**

After a Complaint and Notice of Hearing was issued and a hearing held, an Order to Repair or Demolish was issued on 10/8/2020. No action occurred by the compliance date of 11/13/2020. 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:**

1139 Pennywood Dr.

**OWNER:**

Kelly Leforest Bennett

**REASON FOR  
INSPECTION:**

Complaint received about condition of the property

**FIRST  
INSPECTION:  
02/20/2020**

Summary of Major Violations

1. Repair or replace damaged roof sheathing & covering
2. Repair or replace ceiling material throughout
3. Repair or replace damaged subfloor throughout
4. Repair or replace damaged foundation wall & piers
5. Repair or replace damaged exterior wall framing & siding

**HEARING  
RESULTS:  
10/6/2020**

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:  
10/8/2020**

Order to Repair or Demolish  
Date of Compliance 11/13/2020

**APPEALS:**

None

**OWNER  
ACTIONS:**

An attorney (Mr. Hutchens) for Citigroup did contact the inspector on 10/6/2020 and advise they were going to have a contractor look at the house and determine if they want to foreclose on the property and repair it or not. A contractor (Mr. Peoples) contacted the inspector and advised that he thought it would be cheaper to demolish and rebuild a house than to repair this one. Guilford County property taxes are not delinquent.

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)

1139 Pennywood Dr.

Kelly L. Bennett  
1139 Pennywood Dr.  
High Point, NC 27265

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 3rd day of May, 2021

Lisa B. Vierling, City Clerk

**1139 Pennywood Drive**

**DUNNING CT**

*City of  
High Point*

**TELLMONT CT**

**MILL LN**

*City of  
High Point*

**Site**

**PENNYWOOD DR**

*Guilford  
County*

**LAKEVIEW HEIGHTS DR**

**PENNY RD**

*City of  
High Point*



Scale: 1"=200'

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Inspections\PresentMap200.mxd











