

CITY OF HIGH POINT

AGENDA ITEM



Title: Ordinance to Demolish – 2429 West Green Street – Travel Inn Express Restaurant

**From: Reggie Hucks
Inspections Director**

Meeting Date: Nov. 15, 2021

Public Hearing: No

**Advertising Date /
Advertised by:**

**Attachments: A. Condemnation Letter
B. Condemnation Hearing
C. Hearing Determination
D. Pictures of structure**

PURPOSE:

A request by the City of High Point Inspections Department to adopt an ordinance authorizing the demolition of an unsafe commercial structure located at 2429 West Green Street.

BACKGROUND:

After a site visit was made, this building at 2429 West Green Street was placarded as condemned due to failing construction. A notice was sent to the owner to attend the condemnation hearing. The determination after the hearing was to demolish the building.

BUDGET IMPACT:

\$35,000 Estimated plus asbestos removal if required.

RECOMMENDATION / ACTION REQUESTED:

Staff recommends the adoption of the requested ordinance to demolish this unsafe commercial structure, based upon the enclosed condemnation procedure.







Harris Khan, LLC f/k/a Harris Kahn, LLC
Tahir Hamid Khan
2429 W Green Dr
High Point, NC 27260

November 24, 2020

Dear Owner,

A site visit was made to 2429 W Green Dr. High Point, NC 27260 at the request of the City of High Point Fire Marshals Office after discovering possible violations in the building. It was discovered that the building is especially dangerous life due to defective construction, decay, unsafe wiring, and other causes including water intrusion from the roof that covering has exceeded his lifespan. As a result of our inspection, this structure has been cited as defective and in a hazardous condition pursuant to NC General Statute 160A-426 and condemnation placards have been affixed to the rear portions building (former restaurant).

You are hereby notified to take immediate corrective action to safeguard the site by repairing or demolishing the structure. Please respond within ten (10) days of receipt of this letter with an immediate 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 336-883-3275.

Sincerely,

Christopher Whaley

City of High Point Inspections Manager

City of High Point
February 17, 2021



Harris Khan, LLC f/k/a Harris Kahn, LLC
Tahir Hamid Khan
2429 W Green Dr
High Point, NC 27260

Dear Owner,

An administrative hearing was held on February 17, 2021 at 10:30am at 211 S Hamilton St. High Point, NC 27260 concerning 2429 W Green Drive High Point, NC 27260. Attends of the meeting were Mr. Khan (owner), Chris Whaley (Inspections Manager), and Reggie Hucks (Inspections Director). During the hearing we discussed the order to take corrective action for the restaurant/office building that was condemned for defective construction, decay, unsafe wiring, and other causes including water instruction from the roof covering and materials that have exceeded its lifespan.

Conclusion of the meeting and agreed upon terms:

June 1, 2021 a permit will be obtained by Mr. Kahn or representative for a roof replacement to this structure.

July 1, 2021 the work will be completed, all inspection approved, and Certificate of Compliance issued by the City of High Point Inspections Services Department.

These are the agree upon terms. If these terms are not met, then the City of High Point will take next step in the best interest of public safety.

Sincerely,

Christopher Whaley

City of High Point Inspections Manager



Harris Kahn LLC.
2429 West Green Street
High Point, NC 27260

Tahir Hamid Kahn
2429 West Green Street
High Point, NC 27260

October 25, 2021

Dear Mr. Kahn,

We have received an estimate from Causey's Demolition to demolish the restaurant and office at Travelers Inn (2429 West Green Street). The estimate is attached to this email and a hard copy will be sent to your business address. If you do not take immediate corrective action to demolish the structure yourself, this matter will be presented to the High Point City Council on November 15, 2021.

If you have any questions regarding this letter, please contact me at 336-883-4249.

Sincerely,

Reggie Hucks

City of High Point Inspections Director



TIMMY CAUSEY
Grading & Demolition

4617 Robbins Circle
Asheboro, NC 27205

DATE 10/25/21

ADDRESS

2429 W. Green Drive
High Point, NC

Thank you for your business!

BV-20-0017
2429 W Green Dr Timeline

<i>Description</i>	<i>Date</i>	<i>Inspector</i>	<i>Action</i>	<i>Other Notes</i>
Site Visit	11/22/2020	Chris Whaley	Building Condemned	Construction decay and allowing water intrusion
Ownership Validation	11/23/2020	Sharon Livengood	Title Search	
Notice Sent	11/24/2020	Chris Whaley	Notice Sent	No Action from owner
Hearing Held	02/17/2021	Chris Whaley	No Change	Owner agreed to repair roof
Order Corrective Action	02/17/2021	Chris Whaley	Order Sent	Gave owner until July 1, 2021, to make repairs
Follow-up Inspection	08/18/2021	Chris Whaley	No Change	No Change to the building
Notice Sent	8/30/2021	Chris Whaley	Notice Sent	Notice sent concerning hearing before Council