

City of High Point

*Municipal Office Building
211 S. Hamilton Street
High Point, NC 27260*



Meeting Agenda

Tuesday, January 10, 2023

4:00 PM

Special Meeting

Council Chambers

Community Development Committee

*Christopher Williams, Chair
Wesley Hudson
Cyril Jefferson
Tyrone Johnson
Mayor Jay Wagner (Alternate)
Mayor Pro Tem Monica Peters (Alternate)*

CALL TO ORDER

PRESENTATION OF ITEMS

Community Development Committee - Council Member Williams, Chair

[2023-022](#) Resolution - Conveyance of Properties to Community Housing Solutions for the Cedrow Affordable Housing Project

Attachments: [Resolution of Conveyance of Properties](#)

[2023-000](#) Ordinance - Demolition of Dwelling - 1205 Bradshaw St.

Attachments: [Ordinance Demolition of Dwelling 1205 Bradshaw Street](#)

[2023-001](#) Ordinance - Demolition of Dwelling - 2321 Brentwood St.

Attachments: [Ordinance Demolition of Dwelling 2321 Brentwood Street](#)

[2023-002](#) Ordinance - Demolition of Dwelling - 508 Saunders Pl.

Attachments: [Ordinance Demolition of Dwelling 508 Saunders Pl](#)

ADJOURNMENT

CITY OF HIGH POINT

AGENDA ITEM



Title: Ordinance to Demolish – 508 Saunders Pl.

From: Thanena Wilson, Director
Community Development & Housing

Meeting Date: 1/10/2023

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 508 Saunders Place.

BACKGROUND:

After a Complaint and Notice of Hearing was issued and a hearing held, an Order to Repair or Demolish was issued on 9/7/2022. No action occurred by the compliance date of 10/17/2022. 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:**

508 Saunders Pl.

OWNER:

Estate of J. Earline Evans

**REASON FOR
INSPECTION:**

Inspector observed condition of the property

**FIRST
INSPECTION:
2/22/2019**

Summary of Major Violations

1. Repair or replace front porch ceiling & roof
2. Repair or replace defective flooring living room & kitchen
3. Repair or replace ceiling material throughout (loose & holes)
4. Repair or replace holes in walls throughout
5. Treat exterior with protective coating

**HEARING
RESULTS:
9/2/2022**

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:
9/7/2022**

Order to Repair or Demolish
Date of Compliance 10/17/2022

APPEALS:

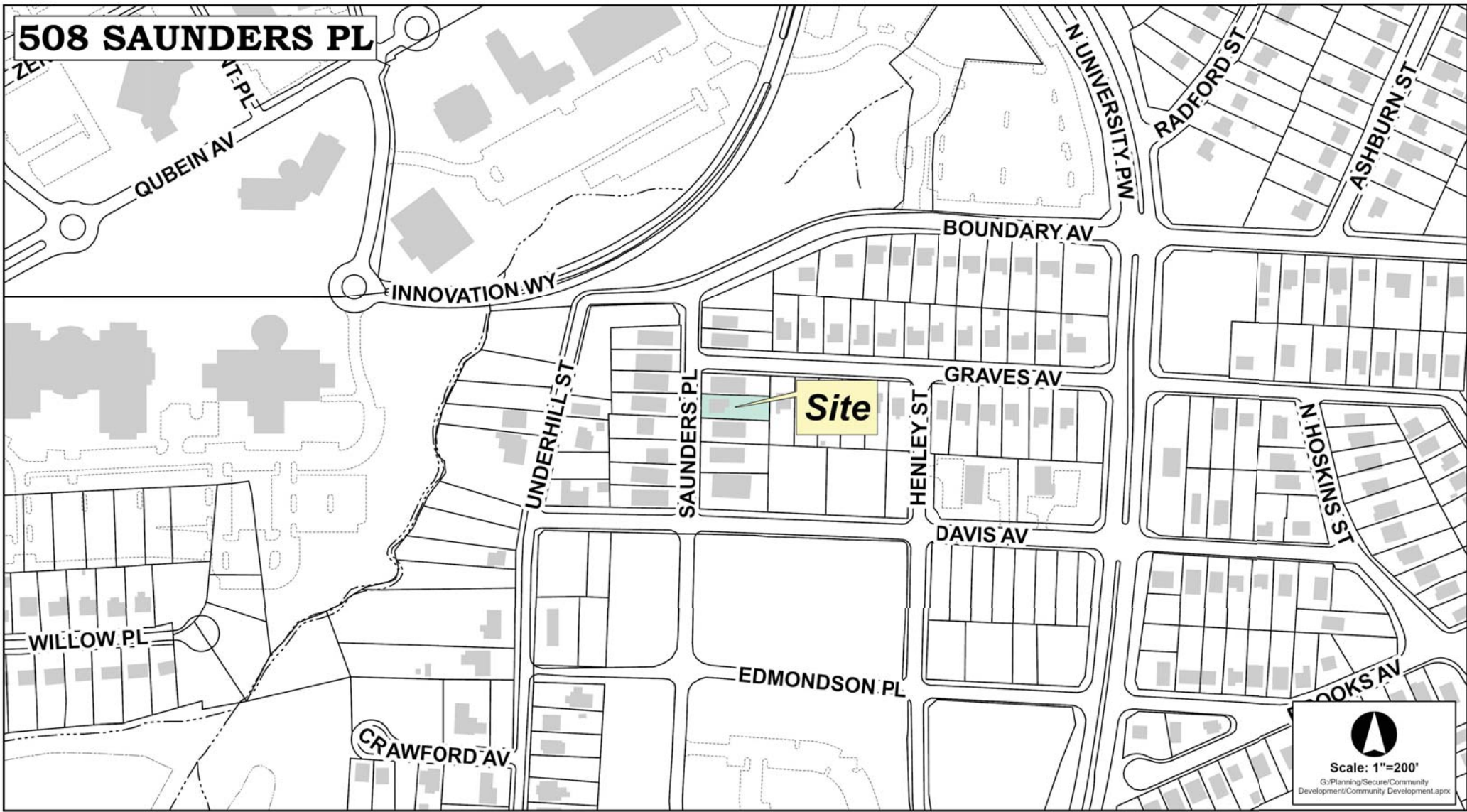
None

**OWNER
ACTIONS:**

None

ADDITIONAL:

No delinquent property taxes.



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)

508 Saunders Pl.

Estate of Earline Evans
2918 Ridgewood Dr.
Christina, TN 37037

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 17th day of January, 2023

Sandra Keeney, City Clerk



28 Dec 2022



31 October 2022



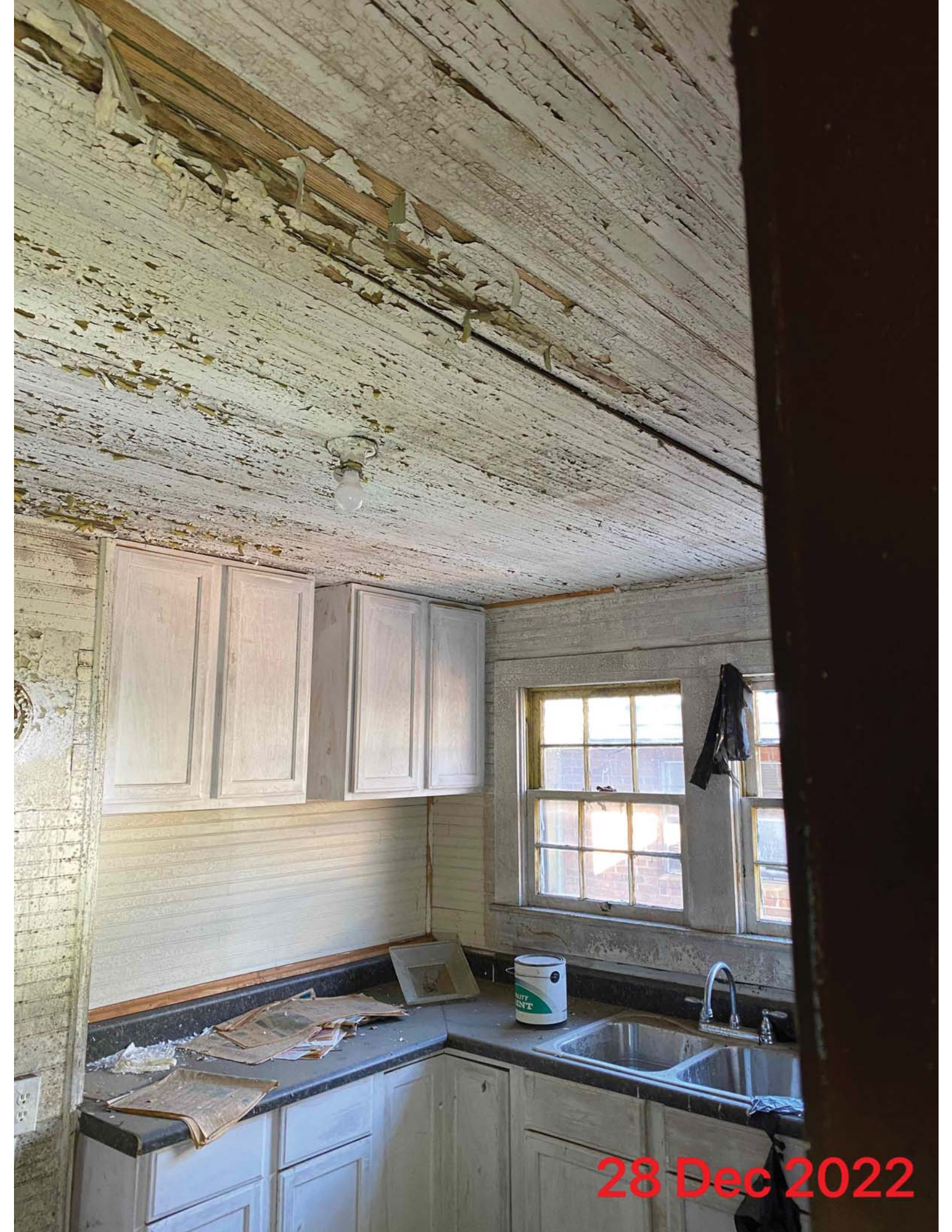
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31 October 2022



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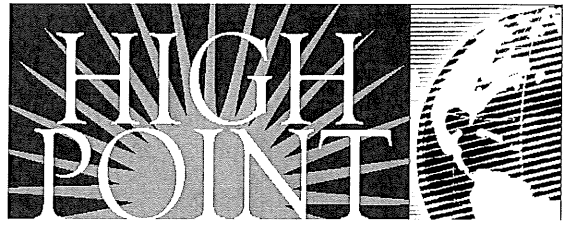
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City Clerk's Office

Mary S. Brooks

DEPUTY CITY CLERK



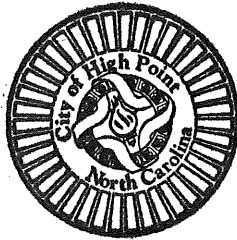
NORTH CAROLINA'S INTERNATIONAL CITY™

City of High Point
Municipal Office Building
211 South Hamilton Street
High Point, NC 27261

Certification

I, Mary S. Brooks, Deputy City Clerk of the City of High Point, North Carolina, do hereby certify that the foregoing is a true and accurate Ordinance adopted by the City Council in official Session on February 6, 2023 and upon approval by City Council will be recorded in Book 98 of the Official Minute Books and Ordinance Book Volume XXII, Ordinance No. 7892/23-07 page 209, Legislative File No. 2023-002 of this City, under my care, custody and control. As of this date, action to adopt said Resolution has not been amended, rescinded, or repealed and is in full force and effect.

WITNESS my hand and the Corporate Seal of the City of High Point, the 7th day of February 2023.



Mary S. Brooks

Mary S. Brooks, Deputy City Clerk

ACKNOWLEDGEMENT

I, Sandra Keeney, a Notary Public of said County and State, do hereby certify that Mary S. Brooks, is known to me as Deputy City Clerk of the City of High Point; that this person personally appeared before me this date; and, upon authority duly given and as an act of said City, issued and executed the foregoing Certification.

WITNESS my hand and official Notarial Seal, this 7th day of February 2023.

Sandra Keeney
Sandra Keeney, Notary Public

Commission Expires: 06/08/2026

