

**AN ORDINANCE OF THE CITY COUNCIL
OF
FAYETTEVILLE, NORTH CAROLINA**

**Requiring the City Building Inspector
to correct conditions with respect to,
or to demolish and remove a structure
pursuant to the
Dwellings and Buildings Minimum Standards
Code of the City**

The City Council of Fayetteville, North Carolina, does ordain:

The City Council finds the following facts:

- (1) With respect to Chapter 14 of the Dwellings and Buildings Minimum Standards Code of the City, concerning certain real property described as follows:

3902 Coventry Road
PIN 0416-66-0090-

LEGAL: BEING all of Lot 16, EVERGREEN ESTATES, SECTION ONE, per plat of the same duly recorded in Book of Plats 21, Page, Cumberland County Registry.

The owner(s) of and parties in interest in said property are:

Natasha Dawson
1406 Acacia Dr.
Fayetteville, NC 28314

Clerk of Court
Attn: Estates Division
117 Dick Street
Fayetteville, NC 28301
RE: 20E783/Amy Jewel Sheppard

Theresa Sheppard
171 Scholes St., Apt. 4A
Brooklyn, NY 11206

Richard Sheppard
3902 Coventry Rd.
Fayetteville, NC 28303

Mamie Sheppard
2105 Tower Hill Rd.
Kinston, NC 28501

Saundra Brooks
3902 Coventry Rd.
Fayetteville, NC 28303

Leon Sheppard
213 S. 3rd Ave.
Mount Vernon, NY 10550

Glenda Gibbs
1400 E. Johnson Ave., Apt 337
Pensacola, FL 32514

Gloria Sheppard
3902 Coventry Rd.
Fayetteville, NC 28304

Sasha Hill
10841 Hickory Mill Xing, Apt. 20
Raleigh, NC 27614

Jasmine Sheppard
2203 Briarfield Rd
Kinston, NC 28501

Clerk of Court
Attn: Estates Division
117 Dick Street
Fayetteville, NC 28301
RE: 19E570/Isaac Madison Sheppard

Sharon A. Keyes
RE: 19E570/Isaac Madison Sheppard
2936 Breezewood Ave., Ste. 101
Fayetteville, NC 28303

- (2) All due process and all provisions of the Dwellings and Buildings Minimum Standards Code of the City having been followed, the Hearing Official duly issued and served an order requiring the owners of said property to: repair or demolish the structure on or before May 31, 2022.
- (3) And said owners without lawful cause, failed or refused to comply with said order; and the Code Enforcement Official is authorized by said Code, and NC General Statute 160D-1203(5), when ordered by Ordinance of the City Council, to do with respect to said property what said owners were so ordered to do, but did not.
- (4) The City Council has fully reviewed the entire record of said Hearing Official thereon, and finds, that all findings of fact and all orders therein of said Hearing Official are true and authorized except:
None.
- (5) That pursuant to NC General Statute 160D-1203(7), the cost of the demolition shall be a lien against the real property upon which the cost was incurred.

Whereupon, it is ordained that:

SECTION 1

The Code Enforcement Official is ordered forthwith to accomplish, with respect to said property, precisely and fully what was ordered by said Hearing Official as set forth fully above, except as modified in the following particulars:

This property is to be demolished and all debris removed from the premises, and the cost of said removal shall be a lien against the real property as described herein.

SECTION 2

The lien as ordered herein and permitted by NC General Statute 160D-1203(7) shall be effective from and after the date the work is completed and shall have priority as provided by law, and a record of the same shall be available in the office of the City of Fayetteville Finance Department, Collections Division, 2nd Floor - City, 433 Hay Street, Fayetteville, NC 28301.

SECTION 3

This ordinance shall be in full force and effect from and after its adoption.

Adopted this _____ 26th _____ day of _____ September _____, 2022.

CITY OF FAYETTEVILLE

BY:

Mitch Colvin, Mayor

ATTEST:

Pamela Megill, City Clerk