

**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:

547 Orange Street
PIN 0437-57-3964-

LEGAL: Being all the house and lot located on the west side of Orange Street in the City of Fayetteville, North Carolina, formerly "DAN BUXTON PLACE," also known as 547 Orange Street and having a Parcel Identification Number of 0437-57-3964-; being all of that property conveyed to Sallie Elliott in Deed Book 112, Page 85, Cumberland County Registry. A life estate was devised to Hector Evans by the will of Sallie Elliott Evans recorded in Will Book L, Page 170, Cumberland County Clerk of Superior Court. The remainder interest of Livingstone College was later conveyed to Hector Evans by Deed Book 663, Page 625 Cumberland County Registry. Said property being more particularly described as follows:

BEGINNING AT A STAKE in the West margin of Orange Street, in the City of Fayetteville, at a point 100 feet South 4 degrees West from the intersection of the Southern margin of Chancey Street with the Western margin of Orange Street and runs thence with the Western margin of Orange Street South 4 degrees West 66 feet; thence North 88 degrees West 175 feet; thence North 4 degrees East 66 feet to the Roy Evans property; thence as the Southern line of the Roy Evans property South 88 degrees East 175 feet to the Beginning.

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

Unknown Heirs of Hector Evans
3866 Wilkersham Way
Fayetteville, NC 28306

- (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 October 1, 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 _____ 24th _____ day of _____ October _____, 2022.

CITY OF FAYETTEVILLE

BY: _____
Mitch Colvin, Mayor

ATTEST:

Pamela Megill, City Clerk