

**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 of Fayetteville, NC**

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 of Fayetteville, NC, concerning certain real property described as follows:

419 Hall Street  
PIN 0437-61-2196-

LEGAL: Beginning at a stake in the eastern edge of Hall or Lakeview Street, in the line of the cotton mill property, and runs thence eastwardly with the mill property line and the original line of the tract of which this is a part, to a stake, a corner in the western margin of a 10 foot alley; thence northwardly with the western margin of said alley, 63 feet to a stake, a corner thence westwardly with the dividing line between Lot Numbers 7 and 9, 141 feet to a stake in the eastern margin of Hall or Lakeview Street; thence with the eastern margin of Hall or Lakeview Street 74 feet to the beginning. The same being Lot No.9 in Block C of the J.J. Hall property.

Less and except:

BEGINNING at the southwest corner of Lot 9 Block "C" as recorded in Plat Book F6, Page 271, Cumberland County Registry, said point lying on the eastern right-of-way margin of Hall Street (formerly Lakeview Street); thence with said street margin North 23 degrees 25 minutes 34 seconds East 73.16 feet to the northwest corner of the aforementioned lot; thence with the northern margin of said lot South 66 degrees 39 minutes 49 seconds East 1.62 feet; thence as the new eastern right-of-way margin of Hall Street South 22 degrees 48 minutes 29 seconds West 49.42 feet; thence southward on a curvature to the left with a radius of 381.50 feet for an arc distance 23.53 feet to the southern margin of the parcel of which this is a part; thence North 70 degrees 59 minutes 49 seconds West 3.14 feet to the Beginning ... containing 153 square feet, more or less.

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

Katrina Adams  
4947 Wrye Branch Road  
Newton Grove, NC 28366

- (2) All due process and all provisions of the Dwellings and Buildings Minimum Standards Code of the City of Fayetteville, NC having been followed, the Hearing Official duly issued and served an order requiring the owners of said property to complete certain repairs or demolish the structure on or before April 21, 2026.
- (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 the North Carolina General Statutes § 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 been provided with information regarding the entire record of said Hearing Official, and finds, that all findings of fact and all orders of said Hearing Official are true and authorized.
- (5) That pursuant to the North Carolina General Statutes § 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 the North Carolina General Statutes § 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 26<sup>th</sup> day of May 2026.

CITY OF FAYETTEVILLE

BY:

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Mitch Colvin, Mayor

ATTEST:

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Jennifer L. Ayre, City Clerk