

FILED  
 CUMBERLAND COUNTY NC  
 ANDRA S. BREWINGTON  
 REGISTER OF DEEDS  
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 AT 01:25:18 pm  
 BOOK 12229  
 START PAGE 0053  
 END PAGE 0054  
 INSTRUMENT # 13322  
 RECORDING \$26.00  
 EXCISE TAX (None)  
 SG

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

NS2025-012

*Return: City/Jacqueline Haggerty*

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:

1083 North Street aka 1087 North Street  
 PIN 0438-70-0854-

LEGAL: BEGINNING at an iron pipe on the west side of North Street, the beginning corner of a tract described in deed to George Phillips recorded in Book 188, Page 18, Cumberland County Registry; and runs thence South 89 degrees 30 minutes West 220 feet to the top of the east bank of a canal; thence along said bank, South 9 degrees 13 minutes East 199.93 feet to an iron stake; thence North 88 degrees 13 minutes East 208.4 feet to an iron pipe on the west side of North Street thence with it North 6 degrees West 194.7 feet to the BEGINNING.

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

Pari Housing, LLC  
 3711 Ramsey Street, Suite 110  
 Fayetteville, NC 28311-7616

- (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 4, 2025.
- (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 28<sup>th</sup> day of April 2025.

ATTEST:

Jennifer L. Ayre, City Clerk



CITY OF FAYETTEVILLE

Mitch Colvin, Mayor