

From: [Charles Smith](#)
To: [Victoria C. Curtis](#)
Cc: [Lachelle H. Pulliam](#)
Subject: [EXTERNAL]Re: Deadline for Renovation (4431 Bragg Blvd.)
Date: Thursday, May 14, 2026 3:31:28 PM
Attachments: [Outlook-0u3i2pbn.png](#)
[Outlook-2mp1kbel.png](#)
[Outlook-zcco4iqd.png](#)
[Outlook-ixr1neis.gif](#)
[Outlook-tffzswts.gif](#)
[Outlook-q1tpbp1.gif](#)
[Outlook-13ssycvc.png](#)

Thanks, Victoria.

We're going to continue work, as allowed by the permits issued. Though the permits are now revoked, the appeal clearly stays the effect of any revocation, rendering it unnecessary to have the revoked permits restored.

If the City wants to stop any work immediately, it can seek injunctive relief and try to argue the law. Likewise, during the pendency of the appeal, there will be no additional submittals through the portal, as that is unnecessary. I'm on vacation with my family, but happy to speak when I return.

If the City attempts to stop construction while I'm out of town, I will seek cost for any delay.

Best,
Charles

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From: Victoria C. Curtis <VictoriaCurtis@FayettevilleNC.Gov>
Sent: Thursday, May 14, 2026 2:16 PM
To: Charles Smith <Charles@andersonjohnson.com>
Cc: Lachelle H. Pulliam <LachellePulliam@FayettevilleNC.gov>
Subject: Re: Deadline for Renovation (4431 Bragg Blvd.)

Good afternoon, Charles,

I wanted to follow up regarding the stop-work issue referenced below.

Development Services confirmed that staff did not direct the contractor to stop work during the recent site visit. Staff observed the contractor boarding up windows and broken doors and advised that the boarding work was fine, but that the contractor should check on obtaining the appropriate permit for that work. Development Services also confirmed that the revoked permits cannot be restored while the zoning compliance issue remains. However, repair work necessary to address the dangerous building order may be submitted through a new permit

application identifying an approved use in the zoning district.

We will still provide an update on the record documents once confirmed.

Kind regards,



Victoria C. Curtis

Assistant City Attorney

City Attorney's Office

433 Hay Street | Fayetteville, NC 28301-5537

Office: 910.433.1985

Email: VictoriaCurtis@FayettevilleNC.gov

Web: www.FayettevilleNC.gov

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From: Victoria C. Curtis <VictoriaCurtis@FayettevilleNC.Gov>

Sent: Wednesday, May 13, 2026 10:28 AM

To: Charles Smith <Charles@andersonjohnson.com>

Cc: Lachelle H. Pulliam <LachellePulliam@FayettevilleNC.gov>

Subject: Deadline for Renovation (4431 Bragg Blvd.)

You're welcome. Will do.

Kind regards,



Victoria C. Curtis

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From: Charles Smith <Charles@andersonjohnson.com>
Sent: Wednesday, May 13, 2026 10:24 AM
To: Victoria C. Curtis <VictoriaCurtis@FayettevilleNC.Gov>
Cc: Lachelle H. Pulliam <LachellePulliam@FayettevilleNC.gov>
Subject: [EXTERNAL]Re: [EXTERNAL]RE: [EXTERNAL]RE: [EXTERNAL]Re: [EXTERNAL]RE:
[EXTERNAL]Deadline for Renovation (4431 Bragg Blvd.)

Thanks, Victoria.

Just keep me posted.

Best,
Charles

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From: Victoria C. Curtis <VictoriaCurtis@FayettevilleNC.Gov>
Sent: Wednesday, May 13, 2026 9:23 AM
To: Charles Smith <Charles@andersonjohnson.com>
Cc: Lachelle H. Pulliam <LachellePulliam@FayettevilleNC.gov>
Subject: Re: [EXTERNAL]RE: [EXTERNAL]RE: [EXTERNAL]Re: [EXTERNAL]RE:
[EXTERNAL]Deadline for Renovation (4431 Bragg Blvd.)

Good morning, Charles,

Thank you for your patience as we review this matter.

We note your position regarding the effect of N.C.G.S. § 160D-405(f) on the pending appeal of the permit revocations. We are confirming whether any separate stop-work order is in place.

We will also provide an update on the record documents once confirmed.

Kind regards,



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From: Charles Smith <Charles@andersonjohnson.com>

Sent: Tuesday, May 5, 2026 11:23 AM

To: Victoria C. Curtis <VictoriaCurtis@FayettevilleNC.Gov>

Cc: Lachelle H. Pulliam <LachellePulliam@FayettevilleNC.gov>

Subject: [EXTERNAL]RE: [EXTERNAL]RE: [EXTERNAL]Re: [EXTERNAL]RE: [EXTERNAL]Deadline for Renovation (4431 Bragg Blvd.)

Good morning, Victoria and Lachelle.

Hope y'all are well. One of our contractors just called and said that someone from the City (not sure from which department) came to the site, informing them to stop construction.

With the pending appeal of the revocation of various permits, we can continue construction at the site (though we assume the financial risk that the revocations are ultimately upheld). To this end, under N.C.G.S. 160D-405(f), our appeal stays the enforcement of the revocations and/or accrual of any fines assessed during the pendency of the appeal or during the pendency of any civil proceeding authorized by law or related appeal.

If you can, do you mind informing relevant departments that the revocations are currently stayed? Likewise, as part of the appeal, I requested documents and exhibits constituting the record upon which the revocation decisions were made (see N.C.G.S. 160D-405(e)). Are y'all able to provide any update on the provision of those documents?

Best,
Charles

From: Charles Smith
Sent: Wednesday, April 15, 2026 3:23 PM
To: 'Victoria C. Curtis' <VictoriaCurtis@FayettevilleNC.Gov>
Cc: Lachelle H. Pulliam <LachellePulliam@FayettevilleNC.gov>
Subject: RE: [EXTERNAL]RE: [EXTERNAL]Re: [EXTERNAL]RE: [EXTERNAL]Deadline for Renovation (4431 Bragg Blvd.)

Thanks, Victoria.

Yes, I received a link to the City's IDT plans/applications submittal site. Mr. Harmon indicated the Notice of Appeal form was in a dropdown box, but I haven't had a chance to look for it.

If I have any other questions, I'll let you know.

Best,
Charles

From: Victoria C. Curtis <VictoriaCurtis@FayettevilleNC.Gov>
Sent: Wednesday, April 15, 2026 3:20 PM
To: Charles Smith <Charles@andersonjohnson.com>
Cc: Lachelle H. Pulliam <LachellePulliam@FayettevilleNC.gov>
Subject: Re: [EXTERNAL]RE: [EXTERNAL]Re: [EXTERNAL]RE: [EXTERNAL]Deadline for Renovation (4431 Bragg Blvd.)

Hey, Charles,

I wanted to follow up on our recent call. I understand that Mr. Harmon has provided the appeal form and clarified the submission process.

If anything further is needed, please let me know.

Kind regards,
Victoria



Victoria C. Curtis

Assistant City Attorney

City Attorney's Office

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From: Charles Smith <Charles@andersonjohnson.com>

Sent: Wednesday, April 15, 2026 10:50 AM

To: Victoria C. Curtis <VictoriaCurtis@FayettevilleNC.Gov>

Cc: Lachelle H. Pulliam <LachellePulliam@FayettevilleNC.gov>

Subject: [EXTERNAL]RE: [EXTERNAL]Re: [EXTERNAL]RE: [EXTERNAL]Deadline for Renovation (4431 Bragg Blvd.)

Hey, Victoria.

Just circling back to this email. I've also contacted Craig Harmon about the existence of a form/preferred method of noticing the appeal, but haven't heard back from him. Hoping to have something filed/submitted this week, so please let me know.

Best,
Charles

From: Charles Smith

Sent: Monday, April 13, 2026 11:46 AM

To: Victoria C. Curtis <VictoriaCurtis@FayettevilleNC.Gov>

Cc: Lachelle H. Pulliam <LachellePulliam@FayettevilleNC.gov>

Subject: RE: [EXTERNAL]Re: [EXTERNAL]RE: [EXTERNAL]Deadline for Renovation (4431 Bragg Blvd.)

Hey, Victoria.

Do you know whether the City has a form for appealing administrative decisions? If not, I can draft one, but thought the City might have a preferred form.

As an example, I've attached the form used by Raleigh.

Thanks,
Charles

From: Charles Smith <Charles@andersonjohnson.com>
Sent: Friday, April 10, 2026 2:57 PM
To: Victoria C. Curtis <VictoriaCurtis@FayettevilleNC.Gov>
Cc: Lachelle H. Pulliam <LachellePulliam@FayettevilleNC.gov>
Subject: Re: [EXTERNAL]Re: [EXTERNAL]RE: [EXTERNAL]Deadline for Renovation (4431 Bragg Blvd.)

Thanks, Victoria.

My client forwarded a revocation email that was received last night (see the attached screenshot). I'm out of the office, but we were just planning on submitting an appeal next week.

Thanks,
Charles

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From: Victoria C. Curtis <VictoriaCurtis@FayettevilleNC.Gov>
Sent: Friday, April 10, 2026 11:43 AM
To: Charles Smith <Charles@andersonjohnson.com>
Cc: Lachelle H. Pulliam <LachellePulliam@FayettevilleNC.gov>
Subject: Re: [EXTERNAL]Re: [EXTERNAL]RE: [EXTERNAL]Deadline for Renovation (4431 Bragg Blvd.)

Hi Charles,

The permits were revoked because they were issued mistakenly. The project has been returned to the review stage. The plan review is going to be denied based on intended use.

If your client intends to revise the plans, the review will remain open. If your client does not wish to submit revisions, please confirm in writing and the City can proceed with issuing a decision on the current permit application.

Kind regards,



Victoria C. Curtis

Assistant City Attorney

City Attorney's Office

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From: Charles Smith <Charles@andersonjohnson.com>

Sent: Thursday, April 9, 2026 5:40 PM

To: Victoria C. Curtis <VictoriaCurtis@FayettevilleNC.Gov>

Cc: Lachelle H. Pulliam <LachellePulliam@FayettevilleNC.gov>

Subject: [EXTERNAL]Re: [EXTERNAL]RE: [EXTERNAL]Deadline for Renovation (4431 Bragg Blvd.)

Hey, Victoria.

Is there any willingness to issue a Notice of Violation, rather than revoking the building permit? That way, we at least have the option of continuing construction while the appeals process is ongoing.

If not, once you have prepared the written notice of revocation, can you also provide a copy to me?

Thanks,
Charles

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From: Victoria C. Curtis <VictoriaCurtis@FayettevilleNC.Gov>
Sent: Thursday, April 9, 2026 3:44 PM
To: Charles Smith <Charles@andersonjohnson.com>
Cc: Lachelle H. Pulliam <LachellePulliam@FayettevilleNC.gov>
Subject: Re: [EXTERNAL]RE: [EXTERNAL]Deadline for Renovation (4431 Bragg Blvd.)

Hi Charles,

Thank you for your email. After further review and discussion with staff, the permits were issued by mistake. Pursuant to N.C.G.S. § 160D-1115, the City will revoke the permits. As you know, the revocation is appealable under N.C.G.S. § 160D-403. Thank you.

Kind regards,



Victoria C. Curtis

Assistant City Attorney

City Attorney's Office

433 Hay Street | Fayetteville, NC 28301-5537

Office: 910.433.1985

Email: VictoriaCurtis@FayettevilleNC.gov

Web: www.FayettevilleNC.gov

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From: Charles Smith <Charles@andersonjohnson.com>
Sent: Wednesday, April 8, 2026 12:06 PM
To: Victoria C. Curtis <VictoriaCurtis@FayettevilleNC.Gov>
Cc: Lachelle H. Pulliam <LachellePulliam@FayettevilleNC.gov>
Subject: [EXTERNAL]RE: [EXTERNAL]Deadline for Renovation (4431 Bragg Blvd.)

Good afternoon, Victoria and Lachelle.

Hope y'all are well. As of now, all trade permits for the Bragg Blvd. project have been paid and issued. Here are the permit numbers

BLDG-2026-00350

ELEC-2026-00552

MECH-2026-07334

PLMB-2026-00378

Before advising my client to begin work, I just wanted to confirm there is not an effective stop work order in place. Are you able to contact appropriate personnel to provide this confirmation? Likewise, if there is a current stop work order, let me know and we'll request a re-inspection to have it lifted.

Thanks,
Charles

From: Victoria C. Curtis <VictoriaCurtis@FayettevilleNC.Gov>
Sent: Thursday, April 2, 2026 3:43 PM
To: Charles Smith <Charles@andersonjohnson.com>
Cc: Lachelle H. Pulliam <LachellePulliam@FayettevilleNC.gov>
Subject: Re: [EXTERNAL]Deadline for Renovation (4431 Bragg Blvd.)

Thank you, Charles. We will be in touch soon.

Happy Easter,



Victoria C. Curtis

Assistant City Attorney

City Attorney's Office

433 Hay Street | Fayetteville, NC 28301-5537

Office: 910.433.1985

Email: VictoriaCurtis@FayettevilleNC.gov

Web: www.FayettevilleNC.gov

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From: Charles Smith <Charles@andersonjohnson.com>
Sent: Thursday, April 2, 2026 1:28 PM
To: Victoria C. Curtis <VictoriaCurtis@FayettevilleNC.Gov>
Cc: Fayetteville Attorney's Office <FayAttorney@FayettevilleNC.gov>
Subject: [EXTERNAL]Deadline for Renovation (4431 Bragg Blvd.)

Good afternoon, Victoria and Lachelle.

Again, I really appreciate y'all taking the time to meet with me. Since returning to the office, I was able to review some more of the case file and wanted to provide more detail about our renovation deadline. On February 13, 2026, a hearing Order was rendered by James Rutherford, Housing & Code Enforcement Division Manager. Under the terms of the Order, my client was provided 180 days to repair or demolish the structure. Given this deadline, falling on or around August 13, 2026, I'd reemphasize my request that, if the City is inclined to continue its objection to the nonconforming use at the property, the objection be provided as a Notice of Violation, rather than a denial of a building permit. That way, as the zoning issue continues to be litigated, my client can at least proceed with renovations.

Also, looking again through the Cumberland County GIS database, I did want to confirm that 4431 Bragg Blvd. is a standalone building, though the tract of land (PIN: 0418-55-3607) contains other structures. If y'all need anything else from me, please let me know. Hope y'all enjoy some time off tomorrow.

Best,
Charles

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