

**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:

2443 Hope Mills Road
PIN 0415-08-1358-

LEGAL: BEGINNING at an iron pipe in the eastern right-of-way margin of N. C. Highway No. 59, said iron pipe being North 08 degrees 47 minutes 10 seconds East a direct line distance from the mid-point intersection of said N.C. Highway 59 (also known as Hope Mills Road) and Cumberland Road, as shown on plat hereinafter referred to, said iron pipe and starting point also being the Southwest corner of John S. Poulos' property as recorded in Deed Book 2053, Page 259, Cumberland County Registry; thence with Poulos' southern line, South 86 degrees 34 minutes 00 seconds East 300.00 feet to an iron pipe; thence South 13 degrees 57 minutes 06 seconds West 150.00 feet to an iron pipe; thence North 86 degrees 34 minutes 00 seconds West 300.00 feet to an iron pipe in the eastern right-of-way margin of N.C. Highway 59; thence with the eastern right-of way margin of said highway the following courses and distances: North 13 degrees 32 minutes 43 seconds East 50.00 feet; North 14 degrees 15 minutes 18 seconds East 50.00 feet and North 14 degrees 03 minutes 17 seconds East 50.00 feet to the BEGINNING. Containing 1.02 acres, more or less, as shown on plat entitled "Survey for Golden Corral Family Steak House Rockfish Township, Cumberland County, North Carolina," by John M. Ivey, Registered Land Surveyor, dated September 10, 1984; and also being a part of the 34 acre tract conveyed to John L. Smith by deed of John L. West and wife, Nancy West, which deed is dated March 13, 1900, and is recorded in Book 119, Page 42, Cumberland County Registry, and being part of the property willed to Jerry Person as recorded in estates file 68-E-2 in the Office of the Clerk of Court of Cumberland County. See also will of M. B. Person to Bertha S. Person as recorded in Will Book O, Page 88, in the Office of the Clerk of Court of Cumberland County.

Less and excepting all of that property conveyed to North Carolina Department of Transportation by Deed date November 15, 2000, recorded February 8, 2001, in Deed Book 5403, Page 445, in Cumberland County Register of Deeds.

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

Pui Chiu Jung
615 Montclair Road
Fayetteville, NC 28314

- (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 May 20, 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 23rd day of June 2025.

CITY OF FAYETTEVILLE

BY:

Mitch Colvin, Mayor

ATTEST:

Jennifer L. Ayre, City Clerk