

Email History

Number of Recipients: 1

Sent: 04/09/2026 7:02:32 PM

Sent by: Jason Everage

To: cardsxramsxblues@gmail.com

Cc:

Bcc:

Subject: Permit BLDG 2026-00350 (Building Permit) revoked

Attachments:

"Project: 4431 BRAGG BLVD
Address: 4431 BRAGG BLVD
Permit No.: BLDG 2026-00350

TO:

Ronald Jeffrey Smith Project Applicant and Building Permit Holder (NCGCL # 33651)
Jack Elder Stanfill Electrical Permit Holder (NCECL # I.36283)
Kenneth Ray Packer Mechanical Permit Holder (NCMCL # 18408)
Phillip Martin Woods Jr. Plumbing Permit Holder (NCPCL # L.33076)
RE: Revocation of All Permits **Property:** 4431 Bragg Boulevard, Fayetteville, North Carolina
PIN: 0418-55-3607 / 0418553607000 (**Formerly known as 4423 Bragg Boulevard**) **E-Development Project No.:** 1887777

Dear Permit Holders and Stakeholders:

Pursuant to the authority granted to me under **North Carolina General Statute § 160D-1104**, and in accordance with **North Carolina General Statute § 160D-1115**, I hereby **revoke** all permits issued in connection with the above-referenced property and project. This revocation includes, but is not limited to, the Building Permit, Electrical Permit, Mechanical Permit, and Plumbing Permit held by the individuals named above.

Further Action Required:

For any legal questions regarding this revocation, please contact the City of Fayetteville Attorney's Office at:

- Email: FayAttorney@FayettevilleNC.gov
- Telephone: (910) 433-1985

For any code-related questions or technical inquiries, please submit your inquiry through the City's E-Development project email system located in the left-hand corner of your project page (Project No. 1887777). All inquiries must include specific code references relevant to your question.

This revocation is effective immediately upon issuance of this notice.

TO:

Ronald Jeffrey Smith Project Applicant and Building Permit Holder (NCGCL # 33651)
Jack Elder Stanfill Electrical Permit Holder (NCECL # I.36283)
Kenneth Ray Packer Mechanical Permit Holder (NCMCL # 18408)
Phillip Martin Woods Jr. Plumbing Permit Holder (NCPCL # L.33076)
RE: Revocation of All Permits **Property:** 4431 Bragg Boulevard, Fayetteville, North Carolina
PIN: 0418-55-3607 / 0418553607000 (**Formerly known as 4423 Bragg Boulevard**) **E-Development Project No.:** 1887777

Dear Permit Holders and Stakeholders:

Pursuant to the authority granted to me under **North Carolina General Statute § 160D-1104**, and in accordance with **North Carolina General Statute § 160D-1115**, I hereby **revoke** all permits issued in connection with the above-referenced property and project. This revocation includes, but is not limited to, the Building Permit, Electrical Permit, Mechanical Permit, and Plumbing Permit held by the individuals named above.

Further Action Required:

FORTNEWS_000002

For any legal questions regarding this revocation, please contact the City of Fayetteville Attorney's Office at:

- Email: FayAttorney@FayettevilleNC.gov
- Telephone: (910) 433-1985

For any code-related questions or technical inquiries, please submit your inquiry through the City's E-Development project email system located in the left-hand corner of your project page (Project No. 1887777). All inquiries must include specific code references relevant to your question.

This revocation is effective immediately upon issuance of this notice.

PLEASE TAKE NOTICE that City of Fayetteville has REVOKED permit no. BLDG 2026-00350 and considers it no longer valid. Any further work completed in conjunction with this permit may be subject to violation and further action.

Please contact our offices regarding next steps.

§ 160D-1115. Revocation of building permits.

The appropriate inspector may revoke and require the return of any building permit by notifying the permit holder in writing stating the reason for the revocation. Building permits shall be revoked for any substantial departure from the approved application, plans, or specifications; for refusal or failure to comply with the requirements of any applicable State or local laws; or for false statements or misrepresentations made in securing the permit. Any building permit mistakenly issued in violation of an applicable State or local law may also be revoked.

"

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Email History

Number of Recipients: 1

Sent: 04/09/2026 7:02:59 PM

Sent by: Jason Everage

To: transformelectric.nc@gmail.com

Cc:

Bcc:

Subject: Permit ELEC-2026-00552 (Electrical Permit) revoked

Attachments:

"Project: 4431 BRAGG BLVD
Address: 4431 BRAGG BLVD
Permit No.: ELEC-2026-00552

TO:

Ronald Jeffrey Smith Project Applicant and Building Permit Holder (NCGCL # 33651)
Jack Elder Stanfill Electrical Permit Holder (NCECL # I.36283)
Kenneth Ray Packer Mechanical Permit Holder (NCMCL # 18408)
Phillip Martin Woods Jr. Plumbing Permit Holder (NCPCL # L.33076)
RE: Revocation of All Permits **Property:** 4431 Bragg Boulevard, Fayetteville, North Carolina
PIN: 0418-55-3607 / 0418553607000 (**Formerly known as 4423 Bragg Boulevard**) **E-Development Project No.:** 1887777

Dear Permit Holders and Stakeholders:

Pursuant to the authority granted to me under **North Carolina General Statute § 160D-1104**, and in accordance with **North Carolina General Statute § 160D-1115**, I hereby **revoke** all permits issued in connection with the above-referenced property and project. This revocation includes, but is not limited to, the Building Permit, Electrical Permit, Mechanical Permit, and Plumbing Permit held by the individuals named above.

Further Action Required:

For any legal questions regarding this revocation, please contact the City of Fayetteville Attorney's Office at:

- Email: FayAttorney@FayettevilleNC.gov
- Telephone: (910) 433-1985

For any code-related questions or technical inquiries, please submit your inquiry through the City's E-Development project email system located in the left-hand corner of your project page (Project No. 1887777). All inquiries must include specific code references relevant to your question.

This revocation is effective immediately upon issuance of this notice.

PLEASE TAKE NOTICE that City of Fayetteville has REVOKED permit no. ELEC-2026-00552 and considers it no longer valid. Any further work completed in conjunction with this permit may be subject to violation and further action.
Please contact our offices regarding next steps.

§ 160D-1115. Revocation of building permits.

The appropriate inspector may revoke and require the return of any building permit by notifying the permit holder in writing stating the reason for the revocation. Building permits shall be revoked for any substantial departure from the approved application, plans, or specifications; for refusal or failure to comply with the requirements of any applicable State

or local laws; or for false statements or misrepresentations made in securing the permit. Any building permit mistakenly issued in violation of an applicable State or local law may also be revoked.

"

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Email History

Number of Recipients: 1

Sent: 04/09/2026 7:03:17 PM

Sent by: Jason Everage

To: fayheatair@yahoo.com

Cc:

Bcc:

Subject: Permit Mech-2026-07334 (Mechanical Permit) revoked

Attachments:

"Project: 4431 BRAGG BLVD
Address: 4431 BRAGG BLVD
Permit No.: Mech-2026-07334

TO:

Ronald Jeffrey Smith Project Applicant and Building Permit Holder (NCGCL # 33651)
Jack Elder Stanfill Electrical Permit Holder (NCECL # I.36283)
Kenneth Ray Packer Mechanical Permit Holder (NCMCL # 18408)
Phillip Martin Woods Jr. Plumbing Permit Holder (NCPCL # L.33076)
RE: Revocation of All Permits **Property:** 4431 Bragg Boulevard, Fayetteville, North Carolina
PIN: 0418-55-3607 / 0418553607000 (**Formerly known as 4423 Bragg Boulevard**) **E-Development Project No.:** 1887777

Dear Permit Holders and Stakeholders:

Pursuant to the authority granted to me under **North Carolina General Statute § 160D-1104**, and in accordance with **North Carolina General Statute § 160D-1115**, I hereby **revoke** all permits issued in connection with the above-referenced property and project. This revocation includes, but is not limited to, the Building Permit, Electrical Permit, Mechanical Permit, and Plumbing Permit held by the individuals named above.

Further Action Required:

For any legal questions regarding this revocation, please contact the City of Fayetteville Attorney's Office at:

- Email: FayAttorney@FayettevilleNC.gov
- Telephone: (910) 433-1985

For any code-related questions or technical inquiries, please submit your inquiry through the City's E-Development project email system located in the left-hand corner of your project page (Project No. 1887777). All inquiries must include specific code references relevant to your question.

This revocation is effective immediately upon issuance of this notice.

PLEASE TAKE NOTICE that City of Fayetteville has REVOKED permit no. Mech-2026-07334 and considers it no longer valid. Any further work completed in conjunction with this permit may be subject to violation and further action.
Please contact our offices regarding next steps.

§ 160D-1115. Revocation of building permits.

The appropriate inspector may revoke and require the return of any building permit by notifying the permit holder in writing stating the reason for the revocation. Building permits shall be revoked for any substantial departure from the approved application, plans, or

specifications; for refusal or failure to comply with the requirements of any applicable State or local laws; or for false statements or misrepresentations made in securing the permit. Any building permit mistakenly issued in violation of an applicable State or local law may also be revoked.

"

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Email History

Number of Recipients: 1

Sent: 04/09/2026 7:03:37 PM

Sent by: Jason Everage

To: woodsplumbingllc@gmail.com

Cc:

Bcc:

Subject: Permit PLMB-2026-00378 (Plumbing Permit) revoked

Attachments:

"Project: 4431 BRAGG BLVD
Address: 4431 BRAGG BLVD
Permit No.: PLMB-2026-00378

TO:

Ronald Jeffrey Smith Project Applicant and Building Permit Holder (NCGCL # 33651)
Jack Elder Stanfill Electrical Permit Holder (NCECL # 1.36283)
Kenneth Ray Packer Mechanical Permit Holder (NCMCL # 18408)
Phillip Martin Woods Jr. Plumbing Permit Holder (NCPCL # L.33076)
RE: Revocation of All Permits **Property:** 4431 Bragg Boulevard, Fayetteville, North Carolina
PIN: 0418-55-3607 / 0418553607000 (Formerly known as 4423 Bragg
Boulevard) **E-Development Project No.:** 1887777

Dear Permit Holders and Stakeholders:

Pursuant to the authority granted to me under **North Carolina General Statute § 160D-1104**, and in accordance with **North Carolina General Statute § 160D-1115**, I hereby **revoke** all permits issued in connection with the above-referenced property and project. This revocation includes, but is not limited to, the Building Permit, Electrical Permit, Mechanical Permit, and Plumbing Permit held by the individuals named above.

Further Action Required:

For any legal questions regarding this revocation, please contact the City of Fayetteville Attorney's Office at:

- Email: FayAttorney@FayettevilleNC.gov
- Telephone: (910) 433-1985

For any code-related questions or technical inquiries, please submit your inquiry through the City's E-Development project email system located in the left-hand corner of your project page (Project No. 1887777). All inquiries must include specific code references relevant to your question.

This revocation is effective immediately upon issuance of this notice.

PLEASE TAKE NOTICE that City of Fayetteville has REVOKED permit no. PLMB-2026-00378 and considers it no longer valid. Any further work completed in conjunction with this permit may be subject to violation and further action.
Please contact our offices regarding next steps.

§ 160D-1115. Revocation of building permits.

The appropriate inspector may revoke and require the return of any building permit by notifying the permit holder in writing stating the reason for the revocation. Building permits shall be revoked for any substantial departure from the approved application, plans, or specifications; for refusal or failure to comply with the requirements of any applicable State

FORTNEWS_000014

or local laws; or for false statements or misrepresentations made in securing the permit. Any building permit mistakenly issued in violation of an applicable State or local law may also be revoked.

"

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Email History

Number of Recipients: 1

Sent: 06/01/2026 4:01:42 PM

Sent by: joseph cunningham

To: cardsxramsxblues@gmail.com

Cc:

Bcc:

Subject: Permit BLDG 2026-00526 (Building Permit) revoked

Attachments:

"Project: 4431 BRAGG BLVD
Address: 4431 BRAGG BLVD
Permit No.: BLDG 2026-00526

PLEASE TAKE NOTICE that City of Fayetteville has REVOKED permit no. BLDG 2026-00526 and considers it no longer valid. Any further work completed in conjunction with this permit may be subject to violation and further action.
Please contact our offices regarding next steps.

Dear Permit Holder and Stakeholders:

Pursuant to the authority granted under North Carolina General Statute § 160D-1104, and in accordance with North Carolina General Statute § 160D-1115, the City of Fayetteville hereby revokes Permit No. [BLDG 2026-00526] issued in connection with the above-referenced property and project.

The revocation notice issued on April 9, 2026, concerning Permit No. [BLDG 2026-00526] is hereby withdrawn and is of no further force or effect. This notice constitutes the City's sole and operative written revocation of Permit No. [BLDG 2026-00526] and is issued in full compliance with the requirements of N.C.G.S. § 160D-1115.

The reason for this revocation is that Permit No. [BLDG 2026-00526] was mistakenly issued in violation of applicable State or local law. Specifically, the use proposed and authorized by Permit No. [BLDG 2026-00526] is prohibited in the Community Commercial Zoning District. (See City of Fayetteville UDO Table 30-4.A.2 (Use Table); see also § 30-4.A.1(b)(f).

This revocation is effective immediately upon issuance of this notice. As of the effective date, Permit No. [BLDG 2026-00526] is no longer valid. No work authorized by this permit shall be performed after the effective date of this notice. Any work commenced or continued after the effective date is subject to violation and further action.

The permit holder may appeal this revocation to the Fayetteville Zoning Commission pursuant to N.C.G.S. § 160D-405 and Fayetteville UDO Section 30-2.C.18. Any appeal must be filed within thirty (30) days of receipt of this notice.

§ 160D-1115. Revocation of building permits.

The appropriate inspector may revoke and require the return of any building permit by notifying the permit holder in writing stating the reason for the revocation. Building permits shall be revoked for any substantial departure from the approved application, plans, or specifications; for refusal or failure to comply with the requirements of any applicable State or local laws; or for false statements or misrepresentations made in securing the permit. Any building permit mistakenly issued in violation of an applicable State or local law may also be revoked.

"

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Email History

Number of Recipients: 1

Sent: 06/01/2026 4:07:18 PM

Sent by: joseph cunningham

To: transformelectric.nc@gmail.com

Cc:

Bcc:

Subject: Permit ELEC-2026-00933 (Electrical Permit) revoked

Attachments:

"Project: 4431 BRAGG BLVD
Address: 4431 BRAGG BLVD
Permit No.: ELEC-2026-00933

PLEASE TAKE NOTICE that City of Fayetteville has REVOKED permit no. ELEC-2026-00933 and considers it no longer valid. Any further work completed in conjunction with this permit may be subject to violation and further action.
Please contact our offices regarding next steps.

Dear Permit Holder and Stakeholders:

Pursuant to the authority granted under North Carolina General Statute § 160D-1104, and in accordance with North Carolina General Statute § 160D-1115, the City of Fayetteville hereby revokes Permit No. [ELEC-2026-00933] issued in connection with the above-referenced property and project.

The revocation notice issued on April 9, 2026, concerning Permit No. [ELEC-2026-00933] is hereby withdrawn and is of no further force or effect. This notice constitutes the City's sole and operative written revocation of Permit No. [ELEC-2026-00933] and is issued in full compliance with the requirements of N.C.G.S. § 160D-1115.

The reason for this revocation is that Permit No. [ELEC-2026-00933] was mistakenly issued in violation of applicable State or local law. Specifically, the use proposed and authorized by Permit No. [ELEC-2026-00933] is prohibited in the Community Commercial Zoning District. (See City of Fayetteville UDO Table 30-4.A.2 (Use Table); see also § 30-4.A.1(b)(f).

This revocation is effective immediately upon issuance of this notice. As of the effective date, Permit No. [ELEC-2026-00933] is no longer valid. No work authorized by this permit shall be performed after the effective date of this notice. Any work commenced or continued after the effective date is subject to violation and further action.

The permit holder may appeal this revocation to the Fayetteville Zoning Commission pursuant to N.C.G.S. § 160D-405 and Fayetteville UDO Section 30-2.C.18. Any appeal must be filed within thirty (30) days of receipt of this notice.

§ 160D-1115. Revocation of building permits.

The appropriate inspector may revoke and require the return of any building permit by notifying the permit holder in writing stating the reason for the revocation. Building permits shall be revoked for any substantial departure from the approved application, plans, or specifications; for refusal or failure to comply with the requirements of any applicable State or local laws; or for false statements or misrepresentations made in securing the permit. Any building permit mistakenly issued in violation of an applicable State or local law may also be revoked.

"

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Email History

Number of Recipients: 1

Sent: 06/01/2026 4:10:30 PM

Sent by: joseph cunningham

To: fayheatair@yahoo.com

Cc:

Bcc:

Subject: Permit Mech-2026-07673 (Mechanical Permit) revoked

Attachments:

"Project: 4431 BRAGG BLVD

Address: 4431 BRAGG BLVD

Permit No.: Mech-2026-07673

PLEASE TAKE NOTICE that City of Fayetteville has REVOKED permit no. Mech-2026-07673 and considers it no longer valid. Any further work completed in conjunction with this permit may be subject to violation and further action.

Please contact our offices regarding next steps.

Dear Permit Holder and Stakeholders:

Pursuant to the authority granted under North Carolina General Statute § 160D-1104, and in accordance with North Carolina General Statute § 160D-1115, the City of Fayetteville hereby revokes Permit No. MECH-2026-07673] issued in connection with the above-referenced property and project.

The revocation notice issued on April 9, 2026, concerning Permit No. [MECH-2026-07673] is hereby withdrawn and is of no further force or effect. This notice constitutes the City's sole and operative written revocation of Permit No. [MECH-2026-07673] and is issued in full compliance with the requirements of N.C.G.S. § 160D-1115.

The reason for this revocation is that Permit No. [MECH-2026-07673] was mistakenly issued in violation of applicable State or local law. Specifically, the use proposed and authorized by Permit No. [MECH-2026-07673] is prohibited in the Community Commercial Zoning District. (See City of Fayetteville UDO Table 30-4.A.2 (Use Table); *see also* § 30-4.A.1(b)(f).

This revocation is effective immediately upon issuance of this notice. As of the effective date, Permit No. [MECH-2026-07673] is no longer valid. No work authorized by this permit shall be performed after the effective date of this notice. Any work commenced or continued after the effective date is subject to violation and further action.

The permit holder may appeal this revocation to the Fayetteville Zoning Commission pursuant to N.C.G.S. § 160D-405 and Fayetteville UDO Section 30-2.C.18. Any appeal must be filed within thirty (30) days of receipt of this notice.

§ 160D-1115. Revocation of building permits.

The appropriate inspector may revoke and require the return of any building permit by notifying the permit holder in writing stating the reason for the revocation. Building permits shall be revoked for any substantial departure from the approved application, plans, or specifications; for refusal or failure to comply with the requirements of any applicable State or local laws; or for false statements or misrepresentations made in securing the permit. Any building permit mistakenly issued in violation of an applicable State or local law may also be revoked.

"

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Close

Email History

Number of Recipients: 1

Sent: 06/01/2026 4:13:07 PM

Sent by: joseph cunningham

To: woodsplumbingllc@gmail.com

Cc:

Bcc:

Subject: Permit PLMB-2026-00549 (Plumbing Permit) revoked

Attachments:

"Project: 4431 BRAGG BLVD
Address: 4431 BRAGG BLVD
Permit No.: PLMB-2026-00549

PLEASE TAKE NOTICE that City of Fayetteville has REVOKED permit no. PLMB-2026-00549 and considers it no longer valid. Any further work completed in conjunction with this permit may be subject to violation and further action.
Please contact our offices regarding next steps.

Dear Permit Holder and Stakeholders:

Pursuant to the authority granted under North Carolina General Statute § 160D-1104, and in accordance with North Carolina General Statute § 160D-1115, the City of Fayetteville hereby revokes Permit No. [PLMB-2026-00549] issued in connection with the above-referenced property and project.

The revocation notice issued on April 9, 2026, concerning Permit No. [PLMB-2026-00549] is hereby withdrawn and is of no further force or effect. This notice constitutes the City's sole and operative written revocation of Permit No. [PLMB-2026-00549] and is issued in full compliance with the requirements of N.C.G.S. § 160D-1115.

The reason for this revocation is that Permit No. [PLMB-2026-00549] was mistakenly issued in violation of applicable State or local law. Specifically, the use proposed and authorized by Permit No. [PLMB-2026-00549] is prohibited in the Community Commercial Zoning District. (See City of Fayetteville UDO Table 30-4.A.2 (Use Table); see also § 30-4.A.1(b)(f).

This revocation is effective immediately upon issuance of this notice. As of the effective date, Permit No. [PLMB-2026-00549] is no longer valid. No work authorized by this permit shall be performed after the effective date of this notice. Any work commenced or continued after the effective date is subject to violation and further action.

The permit holder may appeal this revocation to the Fayetteville Zoning Commission pursuant to N.C.G.S. § 160D-405 and Fayetteville UDO Section 30-2.C.18. Any appeal must be filed within thirty (30) days of receipt of this notice.

§ 160D-1115. Revocation of building permits.

The appropriate inspector may revoke and require the return of any building permit by notifying the permit holder in writing stating the reason for the revocation. Building permits shall be revoked for any substantial departure from the approved application, plans, or specifications; for refusal or failure to comply with the requirements of any applicable State or local laws; or for false statements or misrepresentations made in securing the permit. Any building permit mistakenly issued in violation of an applicable State or local law may also be revoked.

"

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Project 4431 BRAGG BLVD

Permit # BLDG 2026-00526

Reference Copied from
BLDG 2026-00350

Type Building Permit

Location 4431 BRAGG BLVD

Applicant RONALD SMITH
DICKENS CONSTRUCTON COMPANY
3687 HORSE TRAIL RD
910.624.9678 cardsxramsxblues@gmail.com

Issue To RONALD SMITH
DICKENS CONSTRUCTON COMPANY
3687 HORSE TRAIL RD
910.624.9678 cardsxramsxblues@gmail.com

Description 4431 BRAGG BLVD

Status **Revoked 6/1/26**

Expires 6/1/27

Fees Total \$0.00

Fees Due \$0.00

Document

Milestones	Pending	6/1/26 03:43 PM	Alexander Magana
	Issued	6/1/26 03:47 PM	Alexander Magana
	Revoked	6/1/26 04:01 PM	joseph cunningham

Notes	Data	Conditions	Inspections	Fees	Activity
Date/Time	User	Activity	Detail		
6/1/26 04:01	cunningham, joseph	Permit Status Changed	Revoked		
6/1/26 03:47	Magana, Alexander	Permit Status Changed	Issued		
6/1/26 03:47	Magana, Alexander	Permit Document Created			
6/1/26 03:43	Magana, Alexander	Permit Status Changed	Pending		
6/1/26 03:43	Magana, Alexander	Permit Created			

Project 4431 BRAGG BLVD

Permit # ELEC-2026-00933

Reference Copied from
ELEC-2026-00552

Type Electrical Permit

Location 4431 BRAGG BLVD

Applicant Jack Stanfill
Transform Electric LLC
6336 Pawling Ct
9104018903 transformelectric.nc@gmail.com

Issue To Jack Stanfill
Transform Electric LLC
6336 Pawling Ct
9104018903 transformelectric.nc@gmail.com

Description 4431 BRAGG BLVD

Status **Revoked 6/1/26**

Expires 6/1/27

Fees Total \$0.00

Fees Due \$0.00

Document

Milestones	Pending	6/1/26 03:48 PM	Alexander Magana
	Issued	6/1/26 03:49 PM	Alexander Magana
	Revoked	6/1/26 04:07 PM	joseph cunningham

Notes	Data	Conditions	Inspections	Fees	Activity
Date/Time	User	Activity	Detail		
6/1/26 04:07	cunningham, joseph	Permit Status Changed	Revoked		
6/1/26 03:49	Magana, Alexander	Permit Status Changed	Issued		
6/1/26 03:49	Magana, Alexander	Permit Document Created			
6/1/26 03:48	Magana, Alexander	Permit Status Changed	Pending		
6/1/26 03:48	Magana, Alexander	Permit Created			

Project 4431 BRAGG BLVD

Permit # Mech-2026-07673

Reference Copied from
Mech-2026-07334

Type Mechanical Permit

Location 4431 BRAGG BLVD

Applicant Kenneth Ray Packer
Fayetteville Heating & AC Contractors Inc.
1200 S Eastern Blvd
910-484-2273 fayheatair@yahoo.com

Issue To Kenneth Ray Packer
Fayetteville Heating & AC Contractors Inc.
1200 S Eastern Blvd
910-484-2273 fayheatair@yahoo.com

Description 4431 BRAGG BLVD

Status **Revoked 6/1/26**

Expires 6/1/27

Fees Total \$0.00

Fees Due \$0.00

Document

Milestones	Pending	6/1/26 03:49 PM	Alexander Magana
	Issued	6/1/26 03:49 PM	Alexander Magana
	Revoked	6/1/26 04:10 PM	joseph cunningham

Notes	Data	Conditions	Inspections	Fees	Activity
Date/Time	User	Activity	Detail		
6/1/26 04:10	cunningham, joseph	Permit Status Changed	Revoked		
6/1/26 03:49	Magana, Alexander	Permit Status Changed	Issued		
6/1/26 03:49	Magana, Alexander	Permit Document Created			
6/1/26 03:49	Magana, Alexander	Permit Status Changed	Pending		
6/1/26 03:49	Magana, Alexander	Permit Created			

Project 4431 BRAGG BLVD

Permit # PLMB-2026-00549

Reference Copied from
PLMB-2026-00378

Type Plumbing Permit

Location 4431 BRAGG BLVD

Applicant Phillip Woods
Woods Plumbing Service LLC
1234 Gillespie St
9109203908 woodsplumbingllc@gmail.com

Issue To Phillip Woods
Woods Plumbing Service LLC
1234 Gillespie St
9109203908 woodsplumbingllc@gmail.com

Description 4431 BRAGG BLVD

Status **Revoked 6/1/26**

Expires 6/1/27

Fees Total \$0.00

Fees Due \$0.00

Document

Milestones	Pending	6/1/26 03:50 PM	Alexander Magana
	Issued	6/1/26 03:50 PM	Alexander Magana
	Revoked	6/1/26 04:13 PM	joseph cunningham

Notes	Data	Conditions	Inspections	Fees	Activity
Date/Time	User	Activity	Detail		
6/1/26 04:13	cunningham, joseph	Permit Status Changed	Revoked		
6/1/26 03:50	Magana, Alexander	Permit Status Changed	Issued		
6/1/26 03:50	Magana, Alexander	Permit Document Created			
6/1/26 03:50	Magana, Alexander	Permit Status Changed	Pending		
6/1/26 03:50	Magana, Alexander	Permit Created			



Fw: [EXTERNAL]FW: 4431 Bragg Blvd. (Project No. 1887777)

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

Date Tue 7/7/2026 9:04 AM

To Breanna Richardson <BreannaRichardson@FayettevilleNC.gov>



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

NOTICE: This communication (including any attachment) is being sent by or on behalf of a lawyer and may contain confidential or legally privileged information. The sender does not intent to waive any privilege, including the attorney-client privilege, that may attach to this communication. If you are not the intended recipient, you are not authorized to intercept, read, print, retain, copy, forward or disseminate this communication. If you have received this communication in error, please notify the sender immediately by email and delete this communication and all copies.

All communication not specifically exempted by North Carolina law is a public record and subject to release upon request.

From: Charles Smith <Charles@andersonjohnson.com>

Sent: Thursday, March 12, 2026 11:09 AM

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

Subject: [EXTERNAL]FW: 4431 Bragg Blvd. (Project No. 1887777)

Good morning, Victoria.

Wanted to address one other issue. Below, you'll see an email I sent to Sabrina McLaurin on February 25th.

At this point, I haven't gotten a response, but I still have the same questions. As you can read in the email below, on November 13, 2025, she entered a note in the portal indicating that the property's non-conforming use status was revoked. Was the non-conforming use status revoked? If so, are you able to determine when the revocation occurred?

As I understand the background, in January 2025, the property was vandalized, which led to the need for repairs and closure. Prior to January 2025, the commercial venture was operating at the property, at least to my knowledge. Thus, any revocation in or around November 2025 would seem to be premature (i.e., within a year of closure). On a related note, I do not believe that my client was notified of the City's intention to revoke the property's non-conforming use status. For this type of revocation, is notice to the property owner required? If so, did the City provide notice? It's possible notice was sent but not received.

Again, just trying to figure out the reasoning for the revocation, if it occurred. Any information that you can provide is appreciated.

Best,
Charels

From: Charles Smith
Sent: Wednesday, February 25, 2026 2:26 PM
To: 'SabrinaMcLaurin@fayettevillenc.gov' <SabrinaMcLaurin@fayettevillenc.gov>
Subject: 4431 Bragg Blvd. (Project No. 1887777)

Good afternoon, Ms. McLaurin.

Hope you're well. My name is Charles Smith, and I'm an attorney with Anderson, Johnson, Lawrence & Butler, LLP.

Last week, I was retained by the record property owner of 4431 Bragg Blvd., Fayetteville, NC 28303 (PIN: 0418-55-3607), specifically as it relates to the apparent revocation of the location's non-conforming use permit. To their concerns, I was able to locate a note that you entered within the development portal indicating the location's loss and/or revocation of its non-conforming use status, dated November 13, 2025. Given the content of your note, it seems that the loss and/or revocation would have arisen under Ordinance 30-7.B.2. or 30-7.B.5.

Prior to the loss and/or revocation of the location's nonconforming use status, was notice provided to my clients? Is notice required before the City acts under the authority of these ordinances? Without significant experience in code/ordinance enforcement, these questions aren't meant to be accusatory, but an effort to understand the process.

To the extent you're able, I'd also like to discuss the underlying justification for revocation. If you're not the appropriate person for that conversation, feel free to forward this email to the proper personnel. Just saw your name on the note and thought you'd be a good place to start.

Best,
Charles

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Fw: [EXTERNAL]RE: 4431 Bragg Blvd - Fort News

From David Steinmetz <DavidSteinmetz@FayettevilleNC.gov>

Date Mon 3/23/2026 8:17 AM

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

Cc James Rutherford <JamesRutherford@FayettevilleNC.gov>; Scott Walters <ScottWalters@FayettevilleNC.Gov>; Breanna Richardson <BreannaRichardson@FayettevilleNC.gov>

3 attachments (4 MB)

Feb. 2024 Repair Invoice.pdf; 869.jpg; 870.jpg;

Adding to JR's comment below, the open electrical permit indicates they are doing work to "restore power to building".

4431 bragg blvd Unsubscribed Project Actions

Type: P&I 1b) Commercial Electrical Only Application Workflow: Commercial Electrical Only Application Jurisdiction: City of Fayetteville Description: restore electrical to building, prep site as necessary. A/P #: Subdivision or Site Plan Case Number: Project Status: Review Approved Stage: Plan Review Approved	Project Number: 1622209 Posted: 2/11/25 10:09 AM Applicant: jack Stanfill Admin: joseph cunningham	Esri, TomTom, Garmin, SafeGraph, MET/NA... Powered by Esri 4431 BRAGG BLVD (0418553607000)
--	--	--

FAYETTEVILLE
DEVELOPMENT
<https://fayetteville.idtplans.com/secure/>

Describe work to be performed: Removal of Damaged electrical
and installation of new devices to restore power
to building.



Dave Steinmetz, Assistant Development Services Director

Development Services

433 Hay Street | Fayetteville, NC 28301-5537

Office: 910.433.1705

Fax: 910.433.1588

E-mail: davidsteinmetz@fayettevillenc.gov

Web: <http://www.fayettevillenc.org>

From: James Rutherford <JamesRutherford@FayettevilleNC.gov>

Sent: Friday, March 20, 2026 4:30 PM

To: David Steinmetz <DavidSteinmetz@FayettevilleNC.gov>

Subject: FW: [EXTERNAL]RE: 4431 Bragg Blvd - Fort News

1. We have photos going back to 2018 showing the vacancy of the building via boarded building, discontinued signs
2. There are street views from 2021 showing the building being boarded up
3. PWC stated that service was discontinued to the building in 2018
4. The nonconforming use was abandoned by 2022 after being boarded up for a year. Just because they have been working on the building within the past year does not make it nonconforming again.

30-7.B.5. Discontinuance or Abandonment

A nonconforming use shall not be re-established after discontinuance for a period of 365 consecutive calendar days or more. Efforts to renovate or repair the use are not considered a vacancy, abandonment, or discontinuance, provided all appropriate development approvals are obtained, and provided the renovation or repair is completed within 365 days from commencement or repair or renovation, and the use is re-established within 30 days from the time the renovation or repairs are completed. Failure to complete the repairs or renovation within 365 days or re-establish the use within 30 days following repairs or renovation shall constitute discontinuance, and a nonconforming use shall not be re-established.



James W. Rutherford

Housing & Code Enforcement Division Manager

Development Services Department

433 Hay Street | Fayetteville, NC 28301

910-433-1434 (O)

JamesRutherford@FayettevilleNC.gov

www.FayettevilleNC.gov

-
All communication not specifically exempted by North Carolina law is a public record and subject to release upon request

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

Sent: Friday, March 20, 2026 2:23 PM

To: David Steinmetz <DavidSteinmetz@FayettevilleNC.gov>; Scott Walters <ScottWalters@FayettevilleNC.Gov>

Cc: Breanna Richardson <BreannaRichardson@FayettevilleNC.gov>; James Rutherford

<JamesRutherford@FayettevilleNC.gov>

Subject: Re: [EXTERNAL]RE: 4431 Bragg Blvd - Fort News

Good afternoon,

I received additional correspondence from the property owner's attorney regarding the nonconforming use determination at 4431 Bragg Blvd. I wanted to share the information and get your input before responding. The attorney is requesting the specific date of the department's

FORTNEWS_000032

determination and is raising concerns regarding the timing of the discontinuance analysis, including an argument that repair efforts would toll the 365-day period under Section 30-7.B.5.

He also provided documentation that he contends reflects:

- Recent PWC activity and payments, including references to two different account numbers (see attached) and
- An invoice for boarding/repair work at the property (see attached).

Based on this, he is disputing the conclusions regarding electrical inactivity and the extent/duration of boarding. Before I respond, can you please confirm:

- What date the department considers to be the determination of discontinuance (separate from the portal entry date, if applicable)?
- Whether any additional information beyond what we previously discussed was relied upon in making the determination;
- Whether there is any documentation reflecting when electrical service was last active at the property; and
- Whether the February 2024 boarding was temporary or if the structure remained secured/boarded thereafter.

Please let me know if there is any additional information you believe would be helpful for the purposes of responding.

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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FORTNEWS_000033

From: Victoria C. Curtis <VictoriaCurtis@FayettevilleNC.Gov>
Sent: Friday, March 13, 2026 3:44 PM
To: David Steinmetz <DavidSteinmetz@FayettevilleNC.gov>
Cc: Angela Everage <AngelaEverage@FayettevilleNC.gov>
Subject: Re: [EXTERNAL]RE: 4431 Bragg Blvd - Fort News

Thank you, David. You have a good weekend as well.



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: David Steinmetz <DavidSteinmetz@FayettevilleNC.gov>
Sent: Friday, March 13, 2026 3:01 PM
To: Victoria C. Curtis <VictoriaCurtis@FayettevilleNC.Gov>
Cc: Angela Everage <AngelaEverage@FayettevilleNC.gov>
Subject: Fw: [EXTERNAL]RE: 4431 Bragg Blvd - Fort News

We reached out to PWC again to get any new information. Power has been off since 2018. Dr. Newton would like to join our meeting but is unavailable this afternoon. Angela Everage will reach out to your office to set up a meeting, hopefully Monday to include Dr. Newton, Scott Walters from Planning and myself.

Have a good weekend.



Dave Steinmetz, Assistant Development Services Director

Development Services
433 Hay Street | Fayetteville, NC 28301-5537

FORTNEWS_000034

Office: 910.433.1705
Fax: 910.433.1588
E-mail: davidsteinmetz@fayettevillenc.gov
Web: <http://www.fayettevillenc.org>

From: James Rutherford <JamesRutherford@FayettevilleNC.gov>
Sent: Friday, March 13, 2026 2:21 PM
To: Scott Walters <ScottWalters@FayettevilleNC.Gov>
Cc: David Steinmetz <DavidSteinmetz@FayettevilleNC.gov>; James Rutherford <JamesRutherford@FayettevilleNC.gov>
Subject: FW: [EXTERNAL]RE: 4431 Bragg Blvd - Fort News

Inactive since 2018



James W. Rutherford
Housing & Code Enforcement Division Manager

Development Services Department
433 Hay Street | Fayetteville, NC 28301
910-433-1434 (O)
JamesRutherford@FayettevilleNC.gov
www.FayettevilleNC.gov

-
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From: Angelia Rutherford <angelia.rutherford@faypwc.com>
Sent: Friday, March 13, 2026 1:55 PM
To: James Rutherford <JamesRutherford@FayettevilleNC.gov>
Subject: [EXTERNAL]RE: 4431 Bragg Blvd - Fort News

Good afternoon,

The water and waste water services are still active at 4431 Bragg Blvd. They are in the name of Mingle Entertainment. They receive their statements at : 3691 SR 580 W Ste H, Oldsmar, FL 34677. The electric services have not been active since 2018. I am not sure why they just have the water and waste water on.

I hope the information is helpful.

Angelia Rutherford
Senior Customer Service Representative
Fayetteville Public Works Commission
955 Old Wilmington Road
Fayetteville, NC 28302

FORTNEWS_000035

(910) 223-4559 Telephone

From: James Rutherford <JamesRutherford@FayettevilleNC.gov>

Sent: Friday, March 13, 2026 1:46 PM

To: Angelia Rutherford <angelia.rutherford@faypwc.com>

Cc: Scott Walters <ScottWalters@FayettevilleNC.Gov>; James Rutherford <JamesRutherford@FayettevilleNC.gov>

Subject: 4431 Bragg Blvd - Fort News

CAUTION! External Email

Need the last service date for 4431 Bragg Blvd aka Fort News to determine if the business has been closed for at least a year. Our cases indicated it has been since at least 2018.



James W. Rutherford

Housing & Code Enforcement Division Manager

Development Services Department

433 Hay Street | Fayetteville, NC 28301

910-433-1434 (O)

JamesRutherford@FayettevilleNC.gov

www.FayettevilleNC.gov

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4431 bragg blvd

Unsubscribed



Project Actions ▾

Type: P&I 1b) Commercial Electrical Only Application

Project Number: 1622209

Posted: 2/11/25 10:09 AM

Workflow: Commercial Electrical Only Application

Applicant: jack Stanfill  

Admin: joseph cunningham  

Jurisdiction: City of Fayetteville

Description:

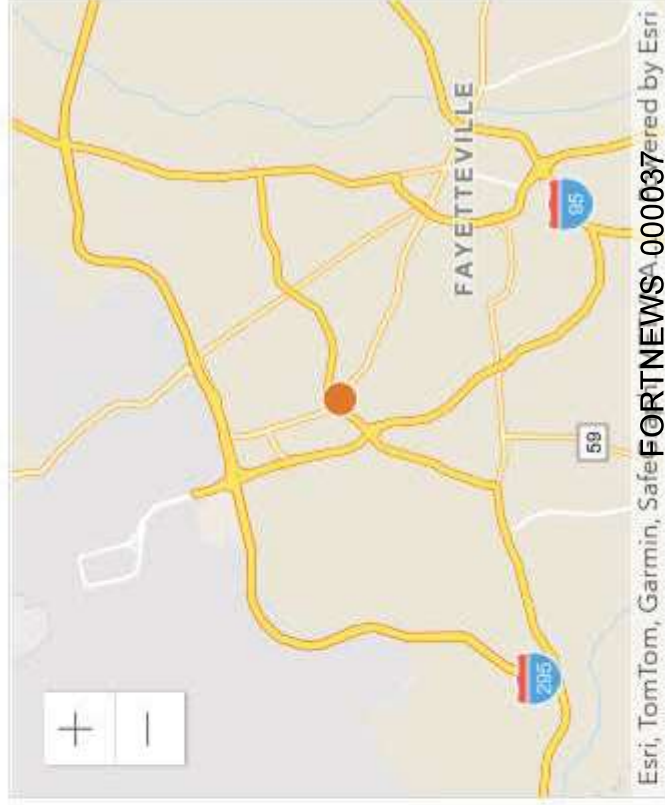
restore electrical to building, prep site as necessary.

A/P #:

Subdivision or Site Plan Case Number:

Project Status: Review Approved

Stage: Plan Review Approved



Esri, TomTom, Garmin, Safe

FORTNEWSA_000037 created by Esri

4431 BRAGG BLVD (0418553607000)



<https://fayetteville.idtplans.com/secure/>

Describe work to be performed: Removal of Damaged electrical
and installation of new Devices to Restore Power
To building.

6300000_SNEWS_FORT
HOPE MILLS GLASS - FAYETTEVILLE
211 S. EASTERN BOULEVARD
FAYETTEVILLE NC 28301
(910)485-8539 Fax:(910)485-2459
Tax# 20-2079327

Invoice: 1-68413
Date:02/28/2024

Sold To:
PEACHES ADULT BOUTIQUE
ATTN: ACCOUNTS PAYABLE
115 SWAIN STREET
FAYETTEVILLE NC 28303

Ph:(910)751-1460

Csr:AP	Tech:	PO	Terms:NET 30
Acct:PEABOU			

Qty	Part / Description	Material	Labor	Item Total
1	31-3/8" X 68-7/8" LAMINATED 1/4 CLEAR LAMINATED GLASS	275.27	14.00	289.27
1	49" X 14-1/2" ANNI/16CLR - ANNEALED 1/16 CLEAR ANNEALED CLEAR SINGLE	23.12	2.17	25.29
2	50" X 16" ANNI/16CLR - ANNEALED 1/16 CLEAR ANNEALED CLEAR SINGLE STRENGTH/SSB	23.12	2.17	50.58
1	LABOR - INSTALLATION LABOR	0.00	350.00	350.00

Notes: CALLED IN BY WALT ROZNSTL...727-656-7982
Job Site: 4431 BRAGG BLVD

THE FORT
FAYETTEVILLE NC 28303
GLASS THAT IS BROKEN, IS BOARDED UP.
Pmt Info: Card: AE 1004 \$765.20
Approval: 286546 02/28/2024 Rm Ref: 70810786
X
Your flat invoice message here.

Signature

Material	344.63	Labor	370.51	Tax	50.06	Total	765.20	Payments	765.20	Balance	0.00
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Hope Mills Glass Inc

FORTNEWS_000040

Amount:	\$765.2
Total Amount:	\$765.2 USD
Payment Status:	Approved
Auth Code:	286546
Customer Account:	1-4724
Payment Date:	02/28/2024
Reference Number:	C41979810P70810786
Authorization Date:	Wednesday February 28 2024, 4:13:07 pm EST
Email:	
Name on card:	KEITH JOHNSON
Card#:	*****1004
Pay Method:	American Express
TransID:	C00 85513571
Mode:	Keyed
TransType:	Normal Transaction (Sale)

Signature



Fayetteville
Public Works Commission
Call Center: 910-483-1382
(Mon-Fri 7AM-8PM)
customer.service@faypwc.com
Report Outages/Emergencies:
910-483-1382

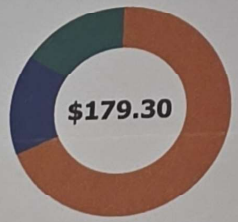
Account Information

Account Number 4009479774
Account Name Mingle Entertainment
Service Address 4431 BRAGG BLVD, FAYETTEVILLE

My Current Charge Breakdown

For an explanation of your bill charges visit
faypwc.com/about-your-bill/

- Electric Charges
- Area Light Included
- Water Charges
- Sewer Charges



Total Amount Due

\$179.30



Thank you, we received your payment of \$179.30 on 01/05/26.

Account Summary

Previous Balance \$179.30
Payments Received - Thank you! -\$179.30 ✓
Balance Forward \$0.00

Current Charges & Adjustments

See back for charge details



Electric Charges \$123.05
Area Lighting Included



Water Charges \$27.75



Sewer Charges \$28.50

Current Charges

Past Due After 02/09/26 \$179.30

Total Amount Due

\$179.30



Scan the QR code to sign-up to receive the PWC Connections eBlast Newsletter in your inbox.

JAN 22 2026

gn

1/22/26

Bragg Mingle

Did You Know?

Extreme winter temperatures and holiday activities can have a big impact on this month's bill. Use PWC's Online Account Manager to see your daily usage and use PWC's Energy Resource Center to find extra savings in your home. Learn more at www.FayPWC.com

1-30-26 WD
window envel

Please bring entire statement when paying in person OR send the bottom portion of your statement if paying by mail.



PUBLIC WORKS COMMISSION
PO BOX 1089
Fayetteville NC 28302-1089

Current Charges

Current Charges Past Due After

\$225.20
11/10/25

Total Amount Due

\$382.62

AMOUNT ENCLOSED

\$225.20

5368 2 MB 0.672 0282934-FPWS327839-ST.1GRP-1047484005368
4311 BRAGG LLC
3691 STATE ROAD 580 W STE H
OLDSMAR FL 34677-5635

SEND REMITTANCE TO:

FAYETTEVILLE PUBLIC WORKS COMMISSION
PO BOX 71113
CHARLOTTE NC 28272-1113

000038262 0433135148 000030738 0433135148 4

Int 10/31/25



Fayetteville
Public Works Commission
Call Center: 910-483-1382
(Mon-Fri 7AM-8PM)
customer.service@faypwc.com
Report Outages/Emergencies:
910-483-1382



Total Amount Due

\$382.62

1 of 4



Fayetteville
Public Works Commission
Call Center: 910-483-1382
(Mon-Fri 7AM-8PM)
customer.service@faypwc.com
Report Outages/Emergencies:
910-483-1382



Total Amount Due

\$56.18

1 of 2

Account Information

Account Number

5858727633

Account Name

Mingle Entertainment

Service Address

4431 BRAGG BLVD - TEMP POWER POLE, FAYETTEVILLE



Thank you, we received your payment of \$56.18 on 01/05/26.

Account Summary

Previous Balance	\$56.18
Payments Received - Thank you!	-\$56.18
Balance Forward	\$0.00

Current Charges & Adjustments

See back for charge details



Electric Charges

\$56.18

Current Charges

Past Due After 02/09/26

\$56.18

Total Amount Due

\$56.18



Scan the QR code to sign-up to receive the PWC Connections eBlast Newsletter in your inbox.

JAN 22 2026

gr

EDN/22/26

Bragg/Mingle

*130-26 WD
window envel*

Message Center

PWC's Online Account Manager is your online source for additional account details, history and comparison tools as well as convenient payment features. Visit <https://my.faypwc.com> to learn more!

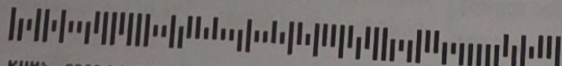
Did You Know?

Extreme winter temperatures and holiday activities can have a big impact on this month's bill. Use PWC's Online Account Manager to see your daily usage and use PWC's Energy Resource Center to find extra savings in your home. Learn more at www.FayPWC.com

Please bring entire statement when paying in person OR send the bottom portion of your statement if paying by mail.

AMOUNT ENCLOSED

\$225.20



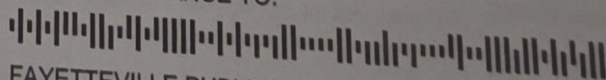
5368 2 MB 0.672 0282934-FPWS327839-ST.1GRP-1047484005368

4311 BRAGG LLC

3691 STATE ROAD 580 W STE H

OLDSMAR FL 34677-5635

SEND REMITTANCE TO:



FAYETTEVILLE PUBLIC WORKS COMMISSION
PO BOX 71113

CHARLOTTE NC 28272-1113

4431 NC-24

July 2015



Google Maps

Image capture: Jul 2015 © 2026 Google

FORTNEWS_000043

4431 NC-24

December 2016



Google Maps

Image capture: Dec 2016 © 2026 Google

FORTNEWS_000044

4431 NC-24

May 2017



Google Maps

Image capture: May 2017 © 2026 Google

FORTNEWS_000045

4431 NC-24

July 2018

Google Maps



Image capture: Jul 2018 © 2026 Google



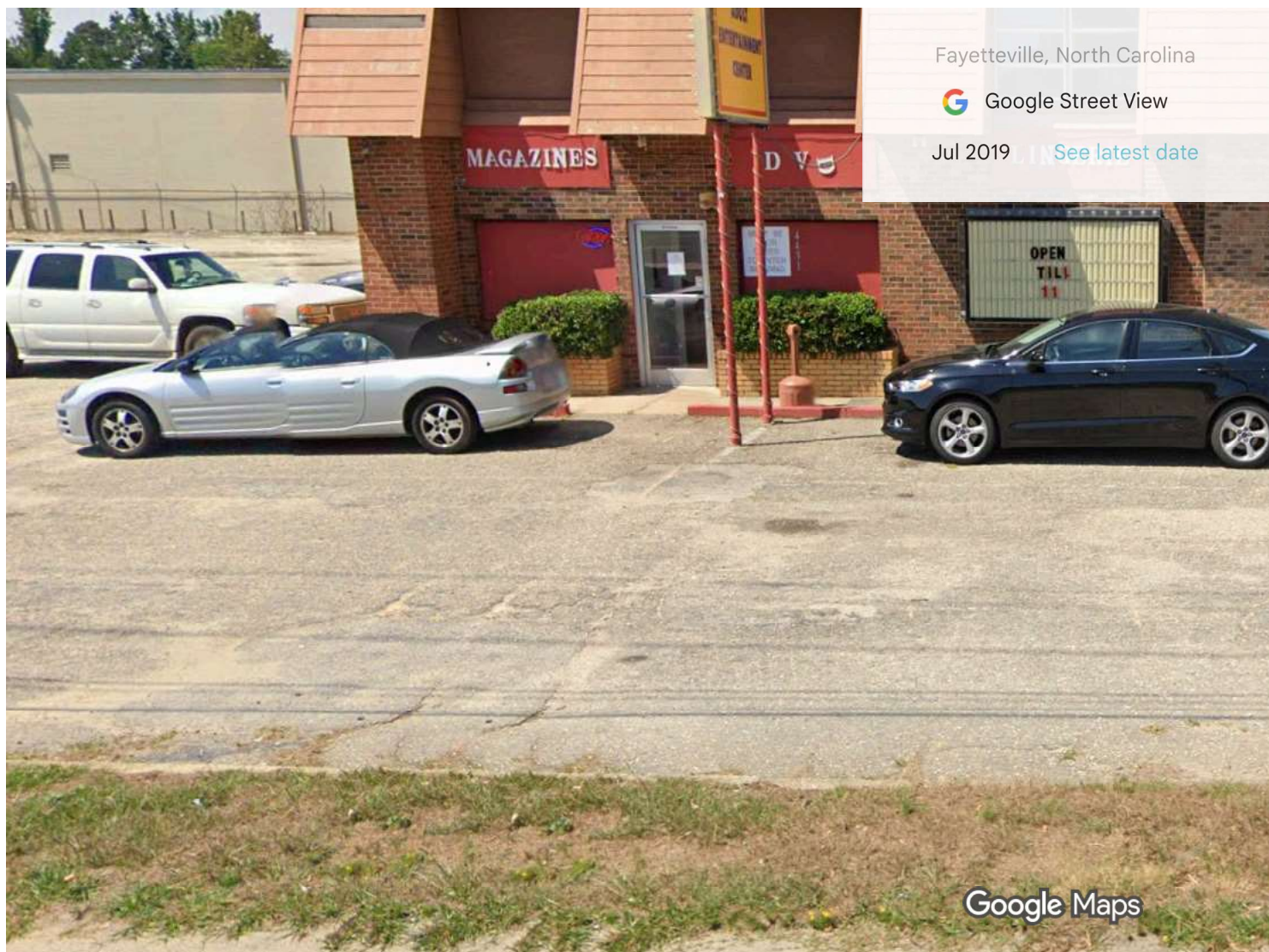
4431 Bragg Blvd

FORTNEWS_000046

4431 NC-24

July 2019

Google Maps



Fayetteville, North Carolina

Google Street View

Jul 2019 [See latest date](#)

Image capture: Jul 2019 © 2026 Google



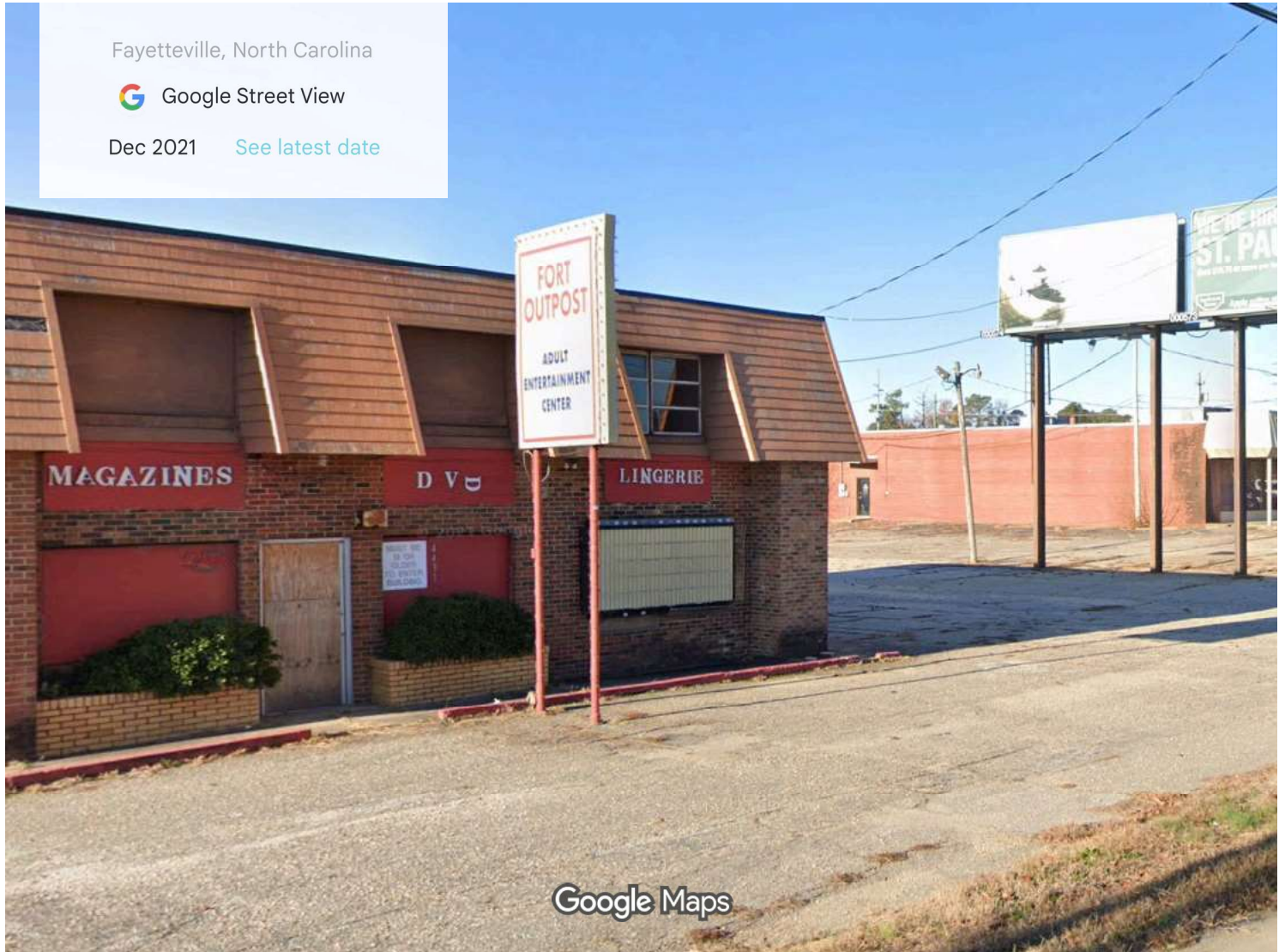
4431 Bragg Blvd

FORTNEWS_000047

Fayetteville, North Carolina

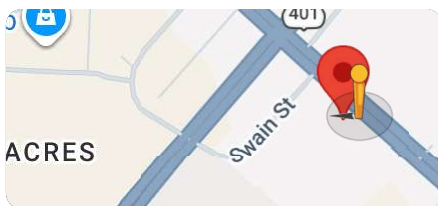
 Google Street View

Dec 2021 [See latest date](#)



Google Maps

Image capture: Dec 2021 © 2026 Google





Fayetteville, North Carolina

 Google Street View

Apr 2022 [See latest date](#)

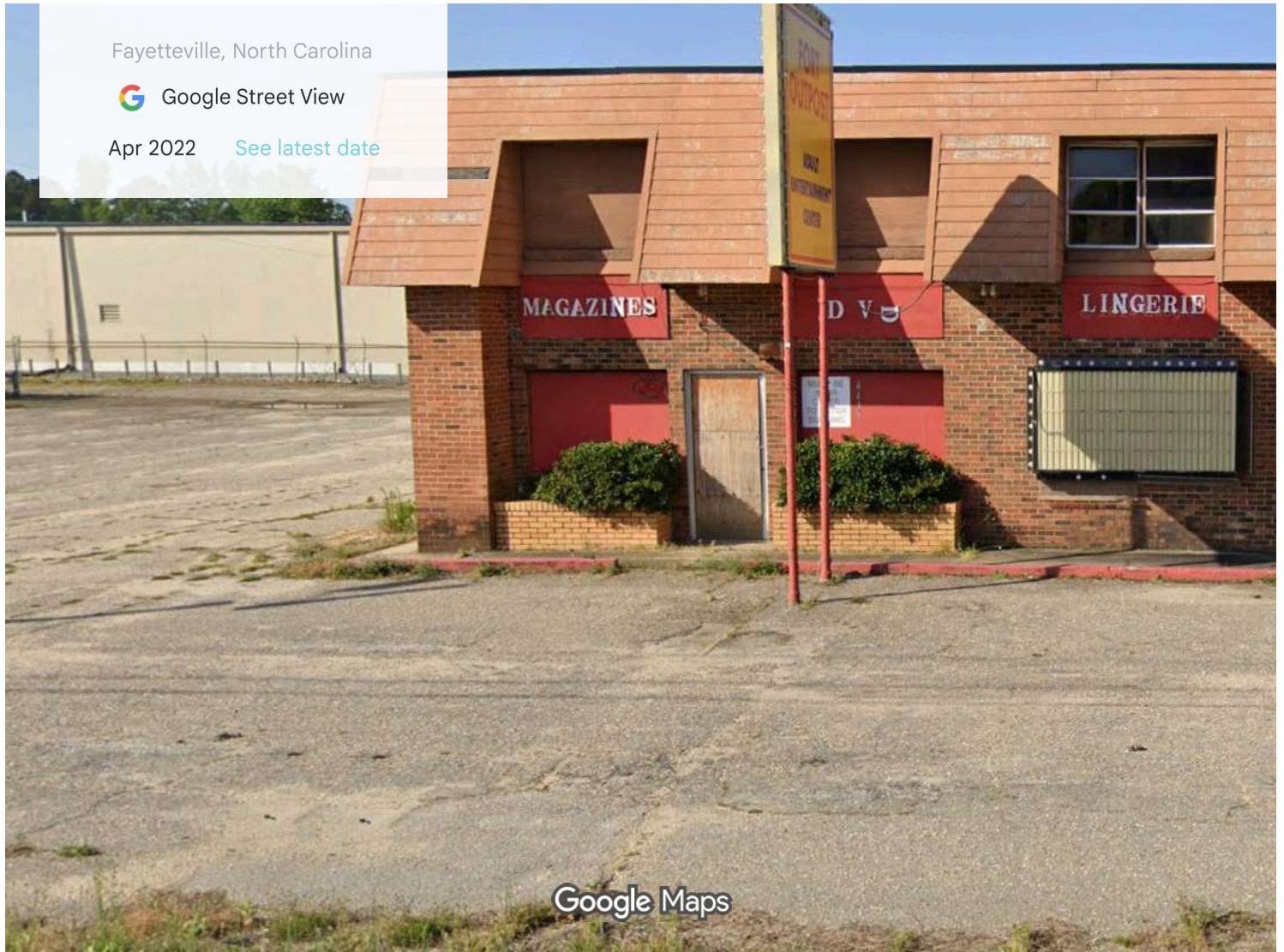
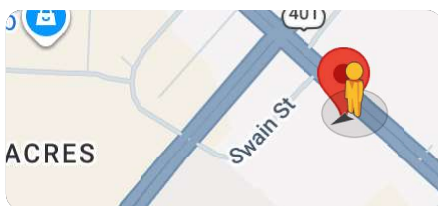


Image capture: Apr 2022 © 2026 Google



4431 NC-24

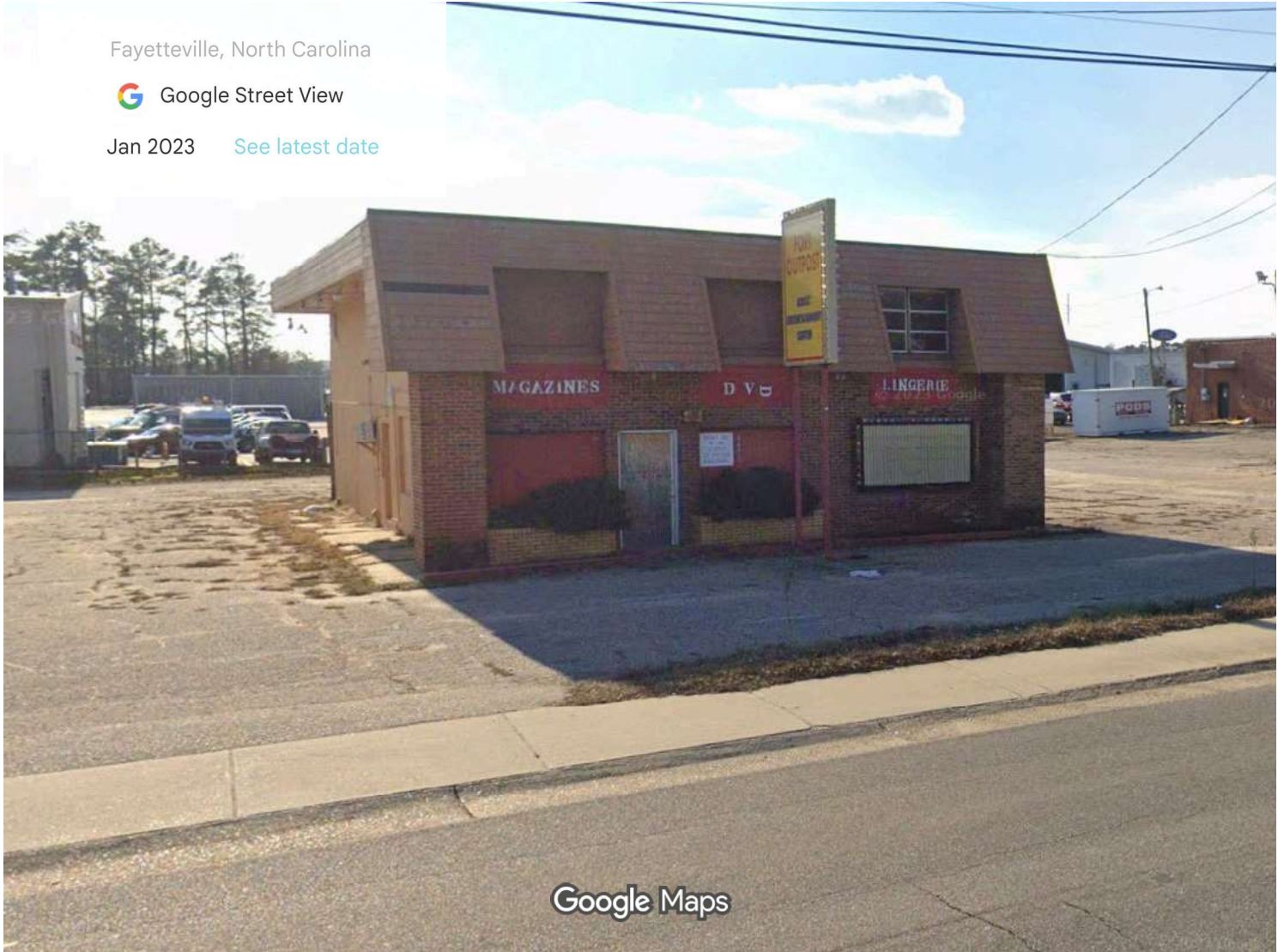
Google Maps

Jan 2023

Fayetteville, North Carolina

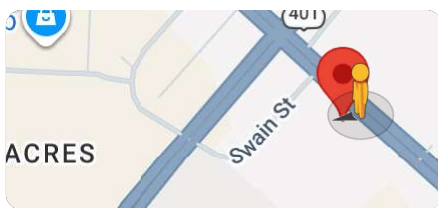
 Google Street View

Jan 2023 [See latest date](#)



Google Maps

Image capture: Jan 2023 © 2026 Google



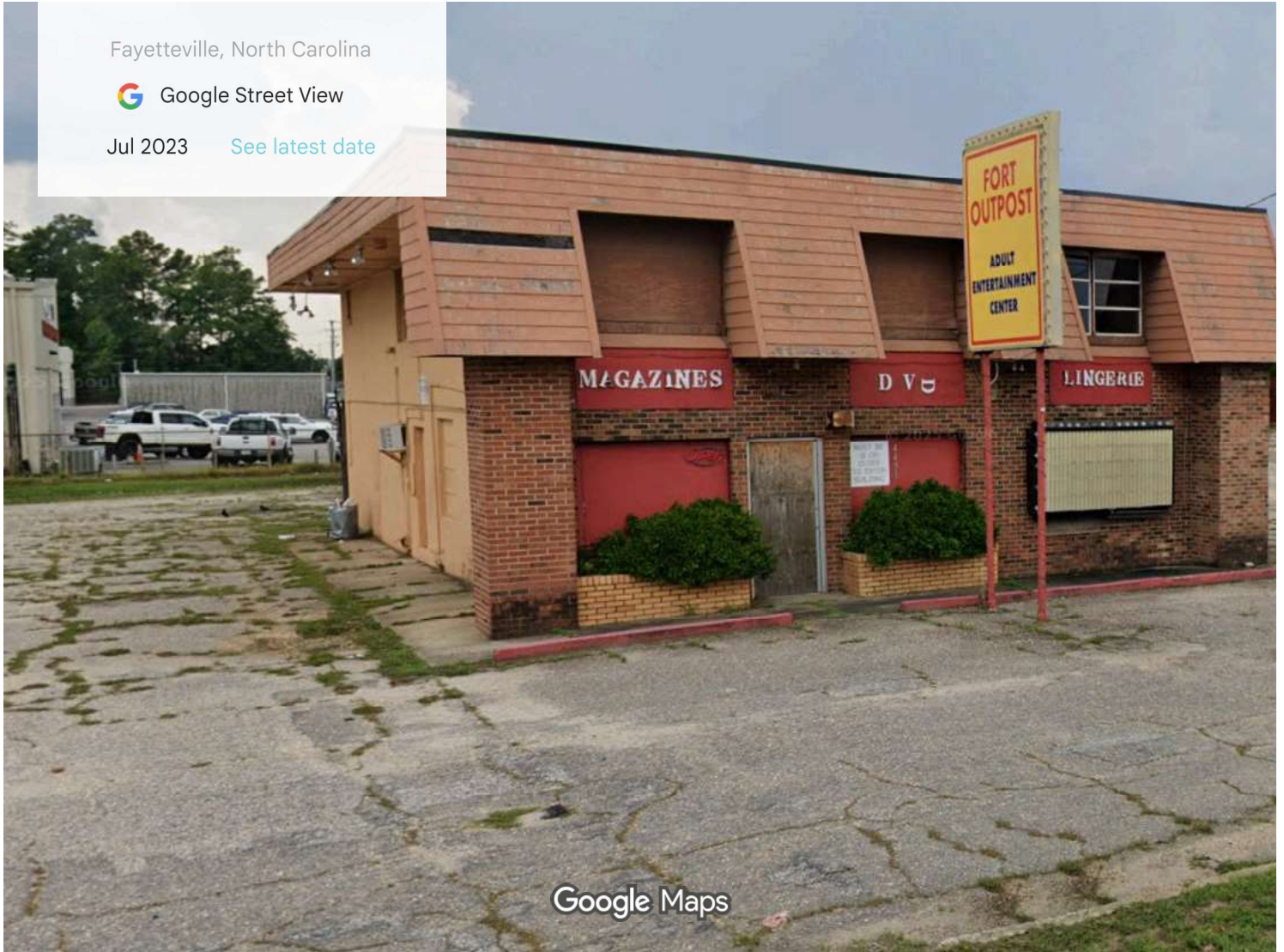
FORTNEWS_000050



Fayetteville, North Carolina

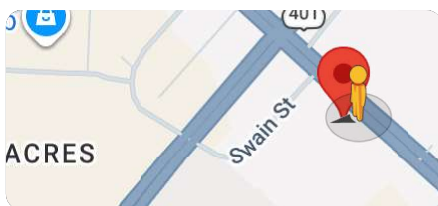
 Google Street View

Jul 2023 [See latest date](#)



Google Maps

Image capture: Jul 2023 © 2026 Google



4431 NC-24

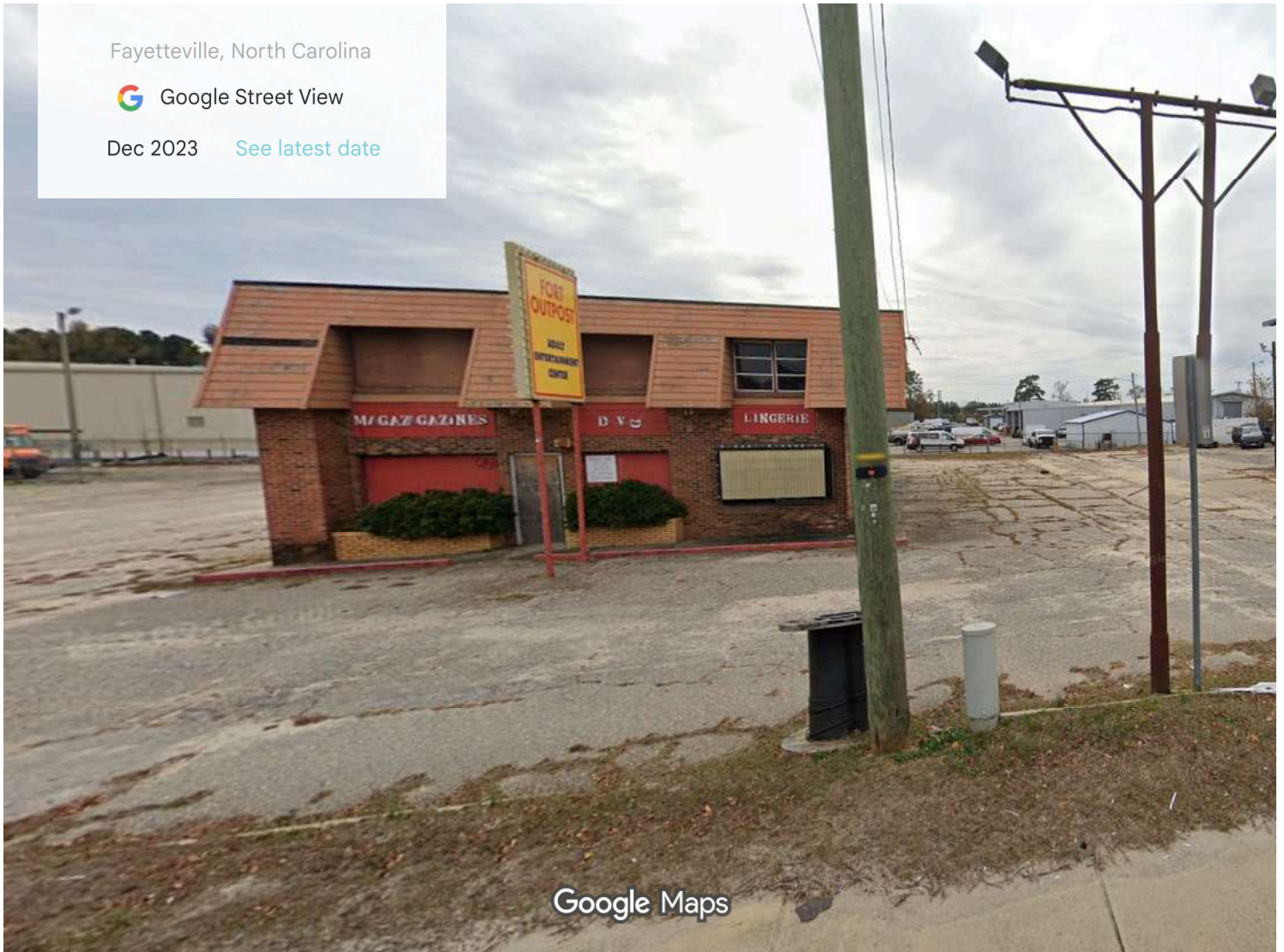
Google Maps

Dec 2023

Fayetteville, North Carolina

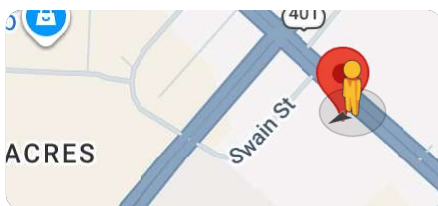
 Google Street View

Dec 2023 [See latest date](#)



Google Maps

Image capture: Dec 2023 © 2026 Google



FORTNEWS_000052

4431 NC-24

Google Maps

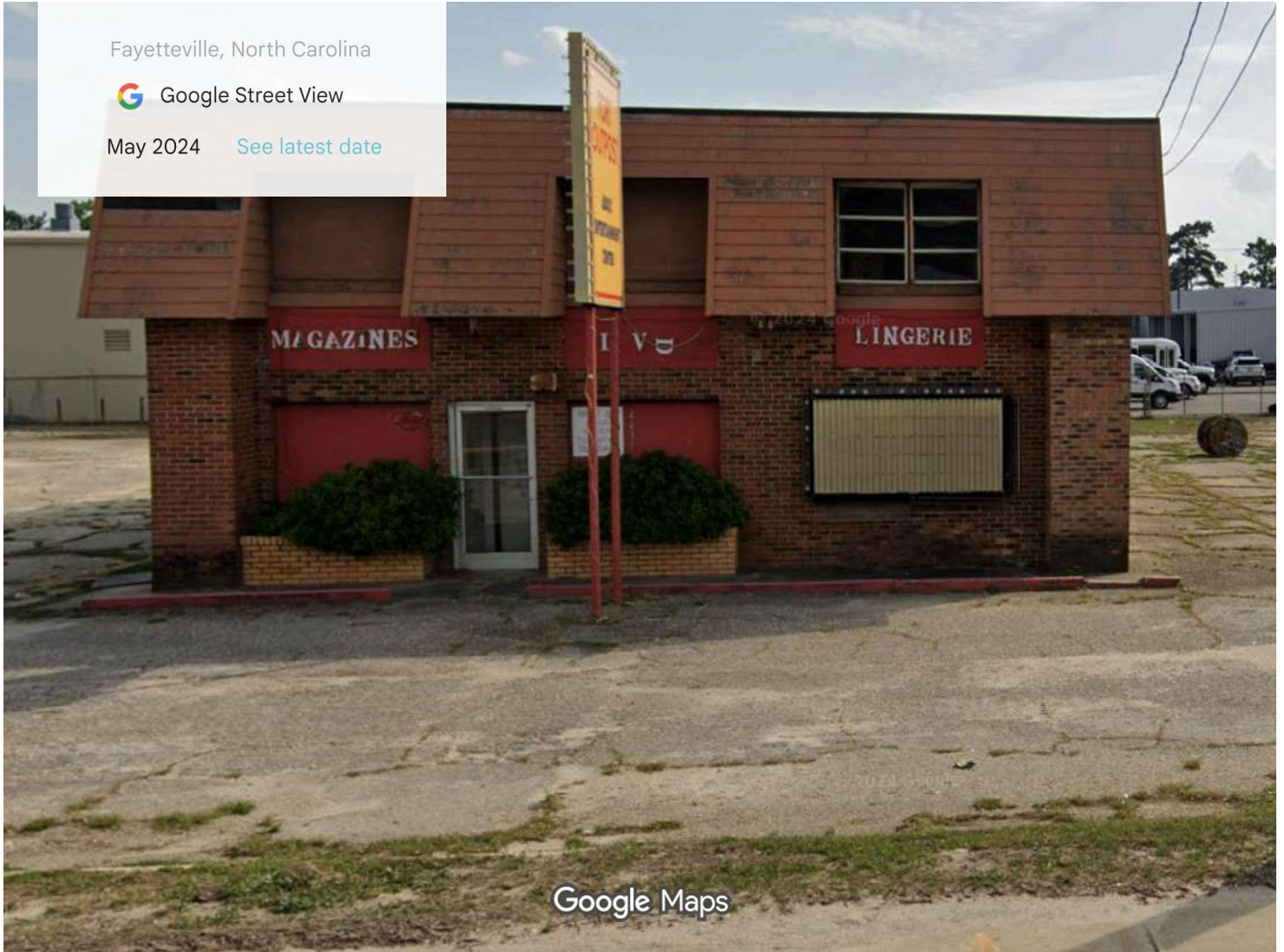
May 2024



Fayetteville, North Carolina

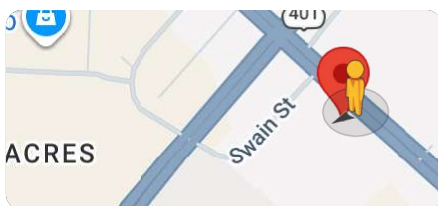
 Google Street View

May 2024 [See latest date](#)



Google Maps

Image capture: May 2024 © 2026 Google



FORTNEWS_000053

4431 NC-24



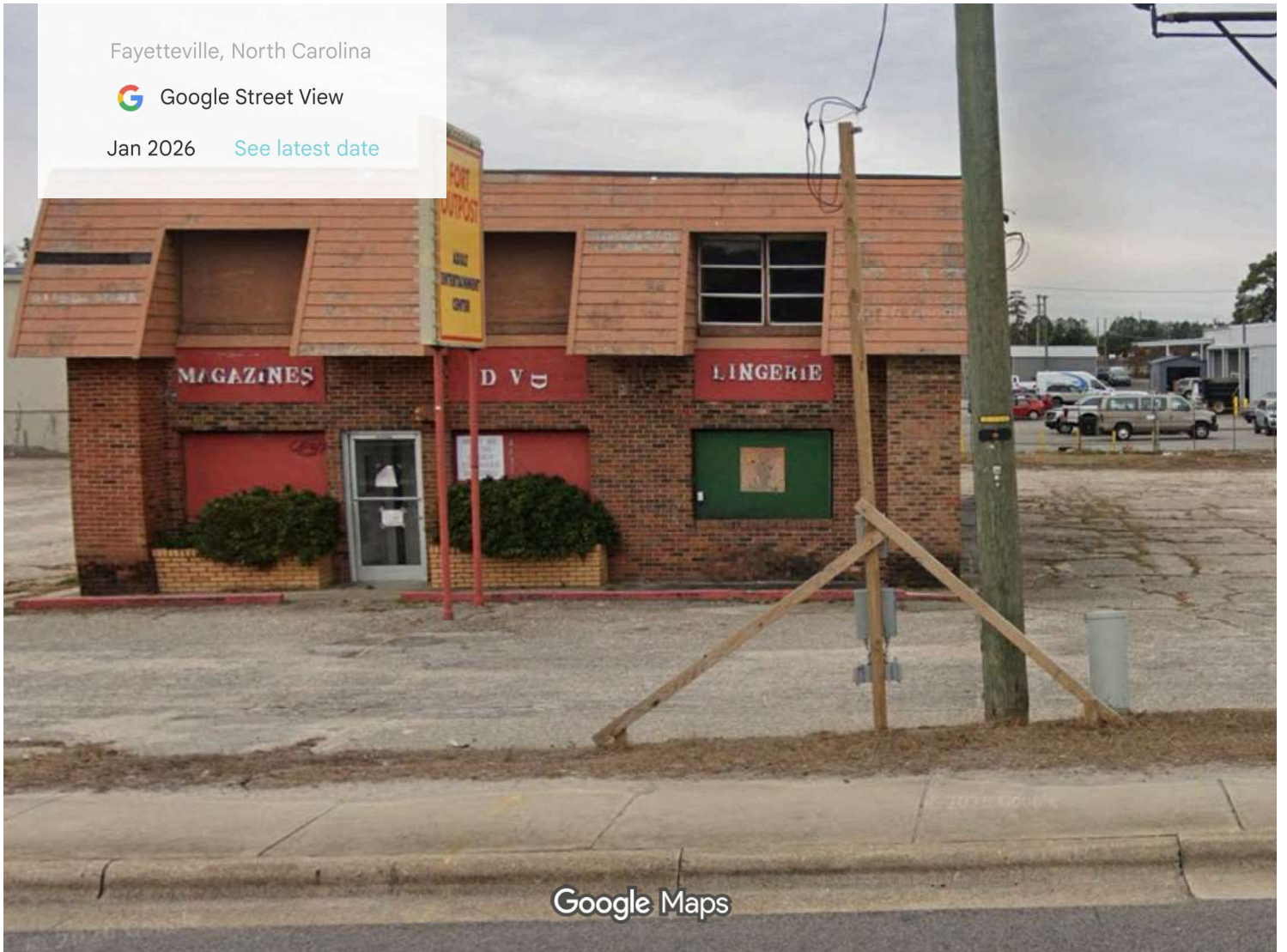
Jan 2026



Fayetteville, North Carolina

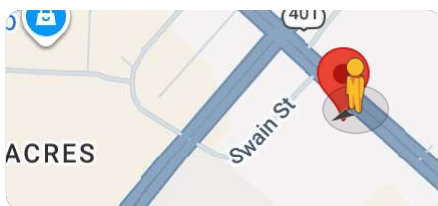
 Google Street View

Jan 2026 [See latest date](#)



Google Maps

Image capture: Jan 2026 © 2026 Google



FORTNEWS_000054



Inspections (Residential & Commercial Plan Review)

433 Hay Street
Fayetteville, NC 28301
910-433-1768
www.fayettevillenc.gov

Project Overview

#1887777

Project Title: 4431 BRAGG BLVD
Application Type: P&I 1) Commercial Plan Review
Workflow: Commercial Plans Check - Building Review

Jurisdiction: City of Fayetteville
State: NC
County: Cumberland

Primary Contact Information

Project Owner

Ronald Smith
Dickens Construction
3687 Horse Trail Rd
Hope Mills, NC 28306
P:9108133428
cardsxramsxblues@gmail.com

Indicate which of the following project contacts should be included on this project: Electrical Contractor 1, General Contractor, Mechanical Contractor 1, Plumbing Contractor 1

Project Contact - Agent/Representative

Ronald Smith
Dickens Construction
3687 Horse Trail Rd
Hope Mills, NC 28306
P:9108133428
cardsxramsxblues@gmail.com

As an unlicensed contractor, I am aware that I cannot enter into a contract that the total amount of the project exceeds \$40,000. :

Project Contact - Electrical Contractor

Jack Stanfill
Transform Electric LLC
6336 Pawling Ct
Fayetteville, NC 28306
P:9104018903
transformelectric.nc@gmail.com

NC State Electrical Contractor #1 License Number: 36283

NC State Electrical Contractor #2 License Number:

NC State Electrical Contractor #3 License Number:

Project Contact - General Contractor

RONALD SMITH
DICKENS CONSTRUCTION COMPANY
3687 HORSE TRAIL RD
FAYETTEVILLE, NC 28306
P:910.624.9678
cardsxramsxblues@gmail.com

NC State General Contractor's License Number: L.33651

Project Contact - Mechanical Contractor

Kenneth Ray Packer
Fayetteville Heating & AC Contractors Inc.
1200 S Eastern Blvd
Fayetteville, NC 28306
P:910-484-2273
fayheatair@yahoo.com

NC State Mechanical Contractor's #1 License Number:
18408

FORTNEWS_000055

NC State Mechanical Contractor's #2 License Number:

NC State Mechanical Contractor #3 License Number:

Project Contact - Plumbing Contractor

Phillip Woods

Woods Plumbing Service LLC

1234 Gillespie St

Fayetteville, NC 28306

P:9109203908

woodsplumbingllc@gmail.com

NC State Plumbing Contractor #1 License Number: 33076

NC State Plumbing Contractor #2 License Number:

Project Location

Project Address or PIN: 4431 BRAGG BLVD
(0418553607000)

Zip Code: 28303

Please see checklist for instructions for multiple buildings on a single parcel submittals

Is it in Fayetteville? A Fayetteville mailing address does not mean it is in the jurisdictional boundaries of the city. If you're not sure, click this link: [Cumberland County Tax Office GIS system](#)

E911 Addressing confirmation, please ensure that new developments have an address assigned by Cumberland County E911 before submitting. There may be delays and penalties for not doing so.

GIS Verified Data

Project Address: 4431 BRAGG BLVD

New Commercial Building Data

Scope of Work:

Like for like remodel of building

Electrical remodel due to old wiring being robbed

Mini SPlit HVAC System

Repair plumbing, Installation of 1 toilet, 1 sinks,1 electric water heater.

Repair compromised wood

Type of Renovation: Minor

Type of Construction: II-B (Unprotected Non-Combustible)

Occupancy Capacity: n/a

Square footage of heated space: 0

Square Footage of the Total Building: 3000

Will the building have any gas piping work?: No

Depth of Pool:

The Cumberland County Health Department will need to provide approval in conjunction with your application. Please contact them directly at 910-433-3688 to determine the required next steps.

Well or Septic Tank: No

What type of work will be performed: Electrical,Plumbing

Is this property located in the Historic/Landmark

Overlay District or on the National Historic Register? : No

Type of Improvement: Renovation

Type of Occupancy: Business - B

Type of Foundation: Stem Wall Slab

Square footage of unheated space: 0

Will the building have sprinklers installed?: No

Number of Off-Street Parking Spaces: 10

Building Units

Does the proposed project contain multiple units?: No

Number of Units - Proposed:

FORTNEWS_000056

Number of Units per Building:

Building Square Footage

Square Footage of the Total Proposed Area of Work: 3,000	Square Footage of Renovated Area: 3000
Square Footage of the Total Building: 3000	Square Footage of Upfit:
Square Footage per Story: 3000	Type of Improvement: Renovation
Building Height (feet): 0	Building Height (stories): 0
Building Length (feet): 0	Building Width (feet): 0

Project Valuation

Current Assessed Value: \$98,000.00	Project Valuation / Total Cost of Construction: \$50,000.00
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Permits Required

Square Footage of the Total Proposed Area of Work: 3,000	Will there be HVAC work?: Yes
Will the building have any gas piping work?: No	Will there be electrical work?: Yes
Will there be plumbing work?: Yes	Will the building have sprinklers installed?: No

Electrical Permit Information

Scope of Work: Like for like remodel of building Electrical remodel due to old wiring being robbed Mini SPlit HVAC System Repair plumbing, Installation of 1 toilet, 1 sinks, 1 electric water heater. Repair compromised wood	Electrical Wiring: 200 Amps and below
Number of Amps 200 or below: 1	Number of Amps above 200:
Number of Amps above 800:	Number of Amps above 1000:
Number of Amps above 2000:	Number of Amps above 3000:
Low Voltage: NA	Number of Low Voltage Fire Alarm:
Number of Low Voltage Security:	Number of Low Voltage Data:
Number of Low Voltage Comm:	Additional: Devices
Number of Devices: 89	Number of Generators:
Number of Complete Solar Systems:	Number of Pool/ Spa/Hot Tub/Fountain equipment:
Number of Pool/ Spa/Hot Tub/Fountain bonding:	Number of Signs/Drive through Menu:
Number of Pole Lights:	Number of Heating Appliances:
Number of Electric Vehicle Stations/Circuits :	Number of Temporary Pole for Construction:
Meter/Panels: NA	Number of Meters:
Number of Panels:	

Mechanical Permit Information

Scope of Work: Like for like remodel of building Electrical remodel due to old wiring being robbed Mini SPlit HVAC System	Gas Lines (select all that apply): NA
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Repair plumbing, Installation of 1 toilet, 1 sinks,1 electric water heater.

Repair compromised wood

Appliances (select all that apply): Heat Pump,NA

Number of Furnace / Gas PKG Units:

Number of Condensing Units:

Number of Chiller / Cooling Towers:

Number of Commercial Refrigeration Units:

Cooking Appliances:

Number of Steam Kettles:

Number of Steamers:

Number of Ranges:

Number of Fryers:

Number of Rotisseries:

Number of Wok Ranges:

Equipment: NA

Number of Duct Insulation Only:

Number of Exhaust System:

Number of Hydronic Piping:

Number of Condensate Piping Only:

Number of Heat Pumps: 2

Number of Manufactured Fireplace / Wood Stove Units:

Number of A/C Coil Only Units:

Number of Clothes Dryers:

Type of Cooking Appliances: NA

Number of Ovens:

Number of Pasta Cookers:

Number of Cheese Melters:

Number of Griddles:

Number of Conveyer Ovens:

Number of Broilers:

Number of Smokers:

Number of Ductwork:

Number of Flue or Vent Piping Only:

Number of Cooking Hood Systems:

Number of Hydrogen Fuel Cells:

Plumbing Permit Information

Scope of Work:

Like for like remodel of building

Electrical remodel due to old wiring being robbed

Mini SPlit HVAC System

Repair plumbing, Installation of 1 toilet, 1 sinks,1 electric water heater.

Repair compromised wood

Building Water Piping: 2501 to 5000 Square Feet

Building Drain, Waste, and Venting Piping: 1 to 2500 Square Feet,NA

Appliances And Other Information: Water Heaters

Number of Manholes:

Number of Bathtubs:

Number of Flushing Fixtures: 1

Number of Sinks: 1

Service Water And Sewer Piping: NA

Number of Water Heaters: 1

Fixtures and Other Information: Flushing Fixture,Sinks

Number of Shower Pans:

Number of Lavatories:

Land Disturbing Activities and More

Will land disturbing activities on this project exceed one (1) acre?: No

Has a flood hazard development permit been obtained?: No

Will there be new curb cuts or excavation in the right-of-way?: No

Is the proposed development in a special flood hazard area?: No

Is the property in a watershed?: No

Utility Information

Electric Company: pwc

Water Utility: pwc

Sewer Utility: pwc

Plan Submittal

Requirements for plans - North Carolina Administration Code and Policies section 106.2.1 and North Carolina Administrative Code 21 NCAC 02 .0203: All Plans must be clear,concise, show the scope of work, and build-able. Plans that are not will be denied.: 1

NOTE: ALL LOCAL CODES AS PRESENTING TO LOCATION OF HOUSE

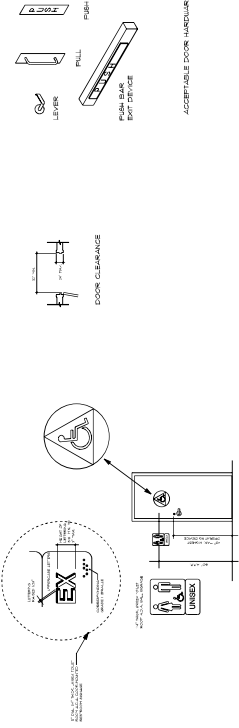
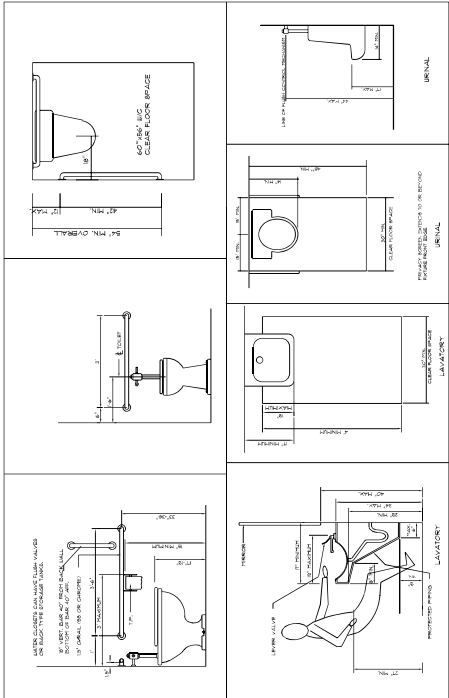
TRANSFORM ELECTRIC

DATE: 03-03-2025
BY: J. WILSON
PROJECT: 4431 BRAGG BLVD



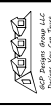
1. ALL FINAL MATERIALS ARE TO BE CHOSEN BY THE CLIENT AND APPROVED BY THE ARCHITECT.
2. FINAL NUMBER OF EXTENSION SHALL BE DETERMINED BY THE ARCHITECT.
3. CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL LOCAL BUILDING CODES AND ORDINANCES.
4. DESIGNER ASSURES NO RESPONSIBILITY FOR CHANGES TO EXISTING OR OTHER EXISTING CONSTRUCTION.
5. ALL ELECTRICAL INFORMATION ON PLANS ARE FOR REFERENCE PURPOSES ONLY. CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL LOCAL ELECTRICAL CODES AND ORDINANCES.
6. ALL ELECTRICAL INFORMATION ON PLANS ARE FOR REFERENCE PURPOSES ONLY. CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL LOCAL ELECTRICAL CODES AND ORDINANCES.

4431 BRAGG BLVD



WINDOW SCREEN

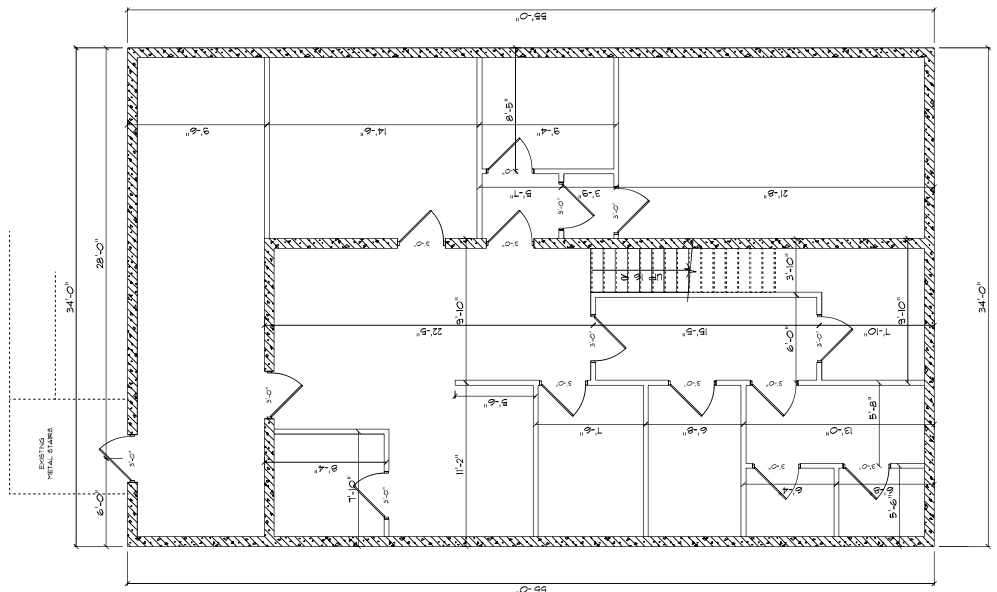
NOTES:
1. INITIAL MATERIALS ARE TO BE CHOSEN BY
OWNER AND / OR BUILDER
DETERMINED ON SITE BY
OWNER OR BUILDER OR OTHER
LOCAL BUILDING CODES (ENR 2018)
2. CONSTRUCTION ASSIGNED TO RESPONSIBLE FOR
CONSTRUCTION OF BUILDING ON PLANS MAY FOR
3. ALL ELECTRICAL, MECHANICAL AND PLUMBING WORK
REQUIRE PERMITS ONLY. CONTRACTOR SHALL HAVE
STRUCTURAL, MECHANICAL, ELECTRICAL AND PLUMBING ALL NECESSARY



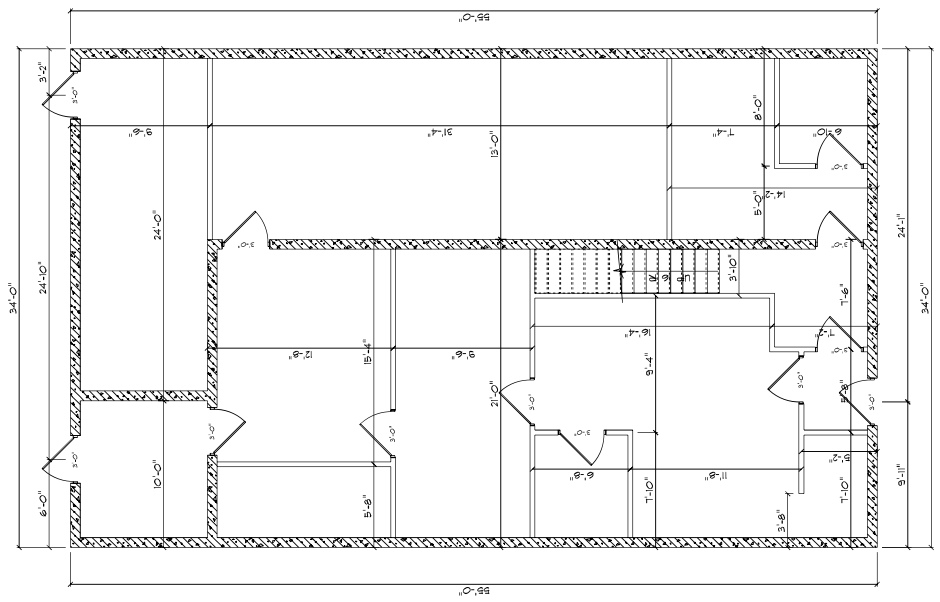
DATE: 10-20-2025	DESIGNS YOU CAN TRUST
SUBDIVISION:	
BUILDER:	

TRANSFORM ELECTRIC
4431 BRAGG BLVD

NOTE:
BUILDING CONTRACTOR TO MEET LOCAL AND LOADS
PER LOCAL CODE AS IT PERTAINS TO LOCATION OF HOUSE
100, 110, 200, 300, 400, 500, 1400



EXISTING SECOND FLOOR
SCALE: 1/4" = 1'0"
1838 S/F HEATED AREA ON SECOND FLOOR
DOESN'T INCLUDE STAIRS



EXISTING FIRST FLOOR
SCALE: 1/4" = 1'0"
1870 S/F HEATED AREA ON FIRST FLOOR

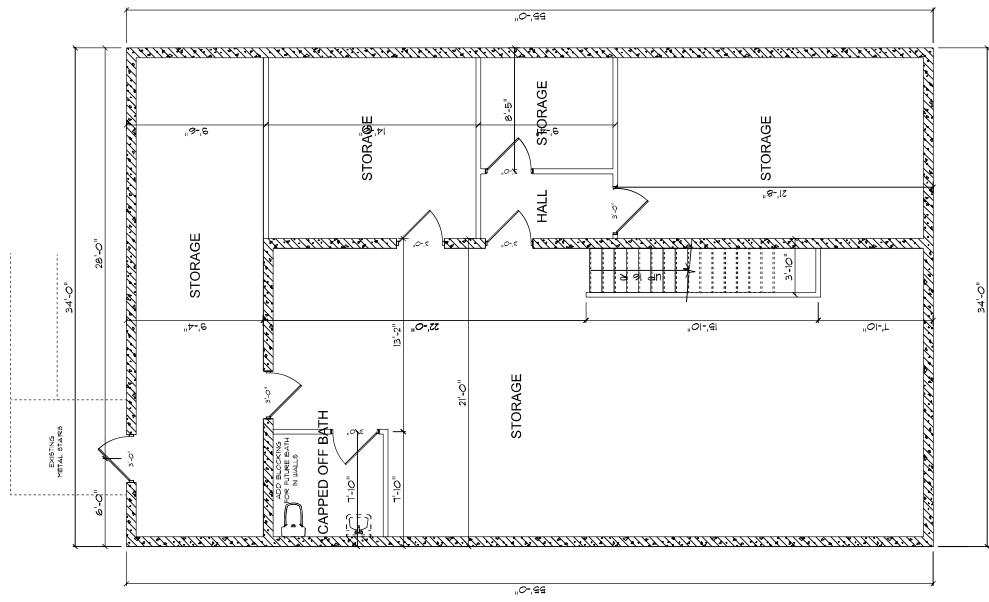
NOTES:
1. INITIAL MATERIALS ARE TO BE CHOSEN BY
OWNER AND / OR ARCHITECT
DETERMINED ON SITE BY ARCHITECT
2. CONTRACTOR TO BE RESPONSIBLE FOR
LOCAL BUILDING CODES (ENR 2018)
3. CONSTRUCTION SHALL BE EXCEPTED FOR
CONSTRUCTION ASSIGNED TO RESPONSIBLE FOR
CONSTRUCTION OF BUILDING BY OTHERS
4. ALL ELECTRICAL, PIPING AND HVAC SHALL BE FOR
REFERENCE PURPOSES ONLY. CONTRACTOR SHALL HAVE
STRUCTURAL, HVAC, ELECTRICAL AND MECHANICAL CONSULTANTS REVIEWED



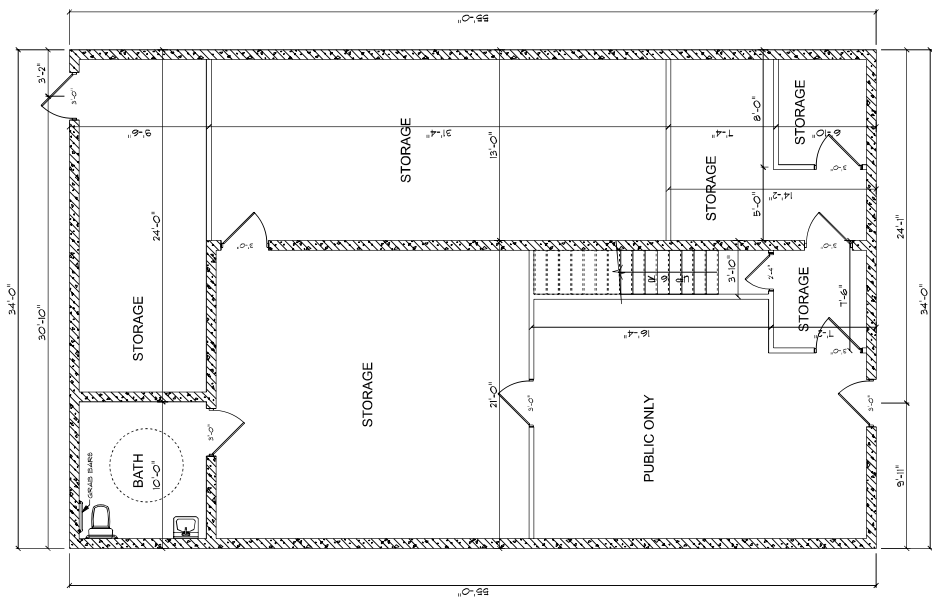
DATE: 10-20-2025
SUBDIVISION:
BUILDER:

TRANSFORM ELECTRIC
4431 BRAGG BLVD

NOTE:
BUILDING CONTRACTOR TO MEET LOCAL WIND LOADS
ENTER LOCAL CODE AS IT PERTAINS TO LOCATION OF HOUSE
100, 110, 80, 140, 150, 170, 175



NEW CONSTRUCTION
SECOND FLOOR
SCALE: 1/4" = 1'0"
HEATED AREA ON SECOND
DOESN'T INCLUDE STAIRS



NEW CONSTRUCTION
FIRST FLOOR
SCALE: 1/4" = 1'-0"
1870 S/F HEATED AREA ON FIRST



AFFIDAVIT OF BUSINESS USE AND PRODUCT DESCRIPTION

State of North Carolina
County of Cumberland

I, Arianna Johnson, Manager of Mingle Entertainment Group LLC,
located at 4431 Bragg BLVD, Fayetteville, NC 28303, hereby certify and affirm the following:

1. The business located at the above address has undergone remodeling; however, the nature and type of products sold have not changed from those offered prior to the remodel.
2. The store continues to sell the same categories of merchandise as previously approved. These items include adult novelty products, condoms, personal lubricants, and related accessories.
3. No new product categories have been added, and the purpose, use, and operation of the business remain unchanged.

I declare under penalty of perjury that the statements contained in this affidavit are true and correct to the best of my knowledge.

Owner Signature: *Arianna Johnson*
Printed Name: ARIANNA JOHNSON
Date: _____

NOTARY PUBLIC ACKNOWLEDGMENT

State of Florida
County of Pinellas

On this 2nd day of December, 2025, before me, Wendy Dassance
we Arianna Johnson, a Notary Public in and for said State,
personally appeared Arianna Johnson, who proved to me on the
basis of satisfactory evidence to be the person whose name is subscribed to the foregoing
instrument, and acknowledged that they executed the same in their authorized capacity, and
that by their signature on the instrument, the individual executed the document.

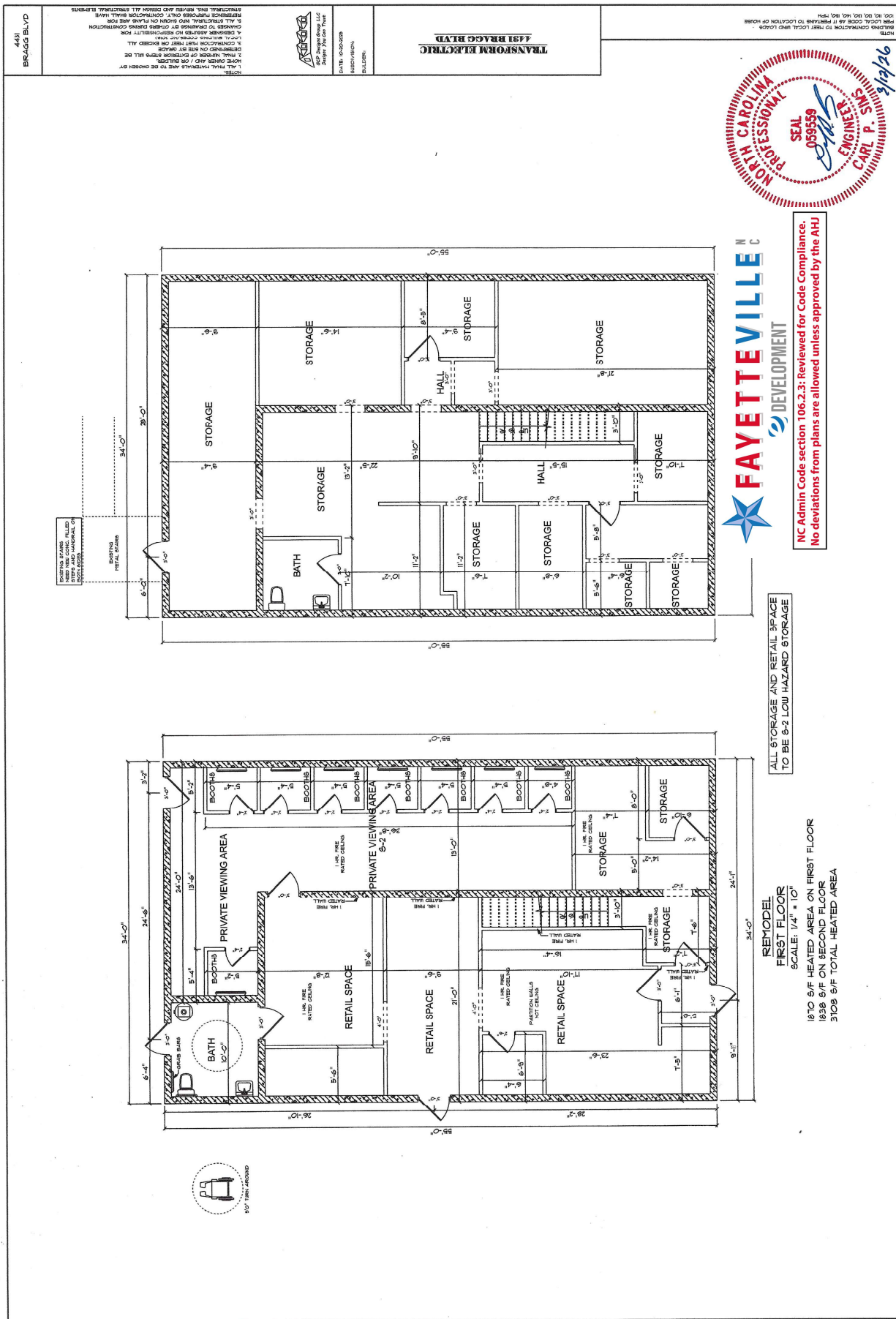
Witness my hand and official seal.

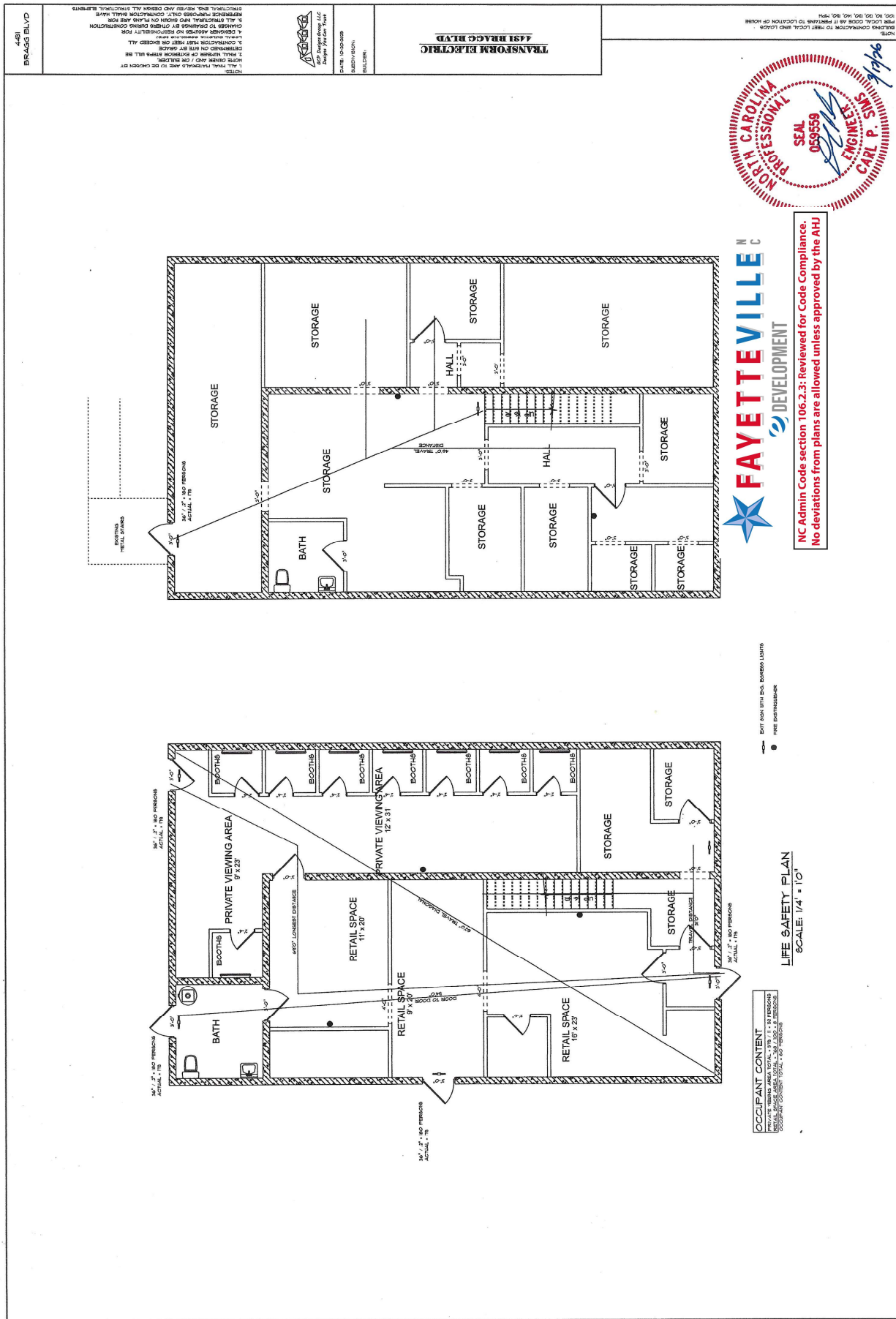
Notary Public Signature: *Wendy Dassance*
Printed Name: Wendy Dassance
My Commission Expires: 4-1-28



WENDY L. DASSANCE
Commission # HH 510695
Expires April 1, 2028

[illegible]







Project: 	Type:
Prepared By: 	Date:

Technical Specifications

Performance

Product Type:

Exit Combo

Description:

Exit sign combo with 90-minute emergency battery backup unit.

Input Power:

3.4W @120V; 3.6W @277V

Lumens:

45lm

Lumens (per fixture):

90lm

Electrical

Power Factor:

0.9

Input Voltage:

Dual 120/277 Voltage

Operating Frequency:

60Hz

Input Current @ 120V (mA):

33mA

Input Current @ 277V (mA):

15mA

Maximum Output Current (Amps):

0.42A

Maximum Output Wattage:

4W

Dual Voltage Circuit Operation:

No

Operating Temperature:

32°F to 104°F (0°C to 40°C)

Emergency Illumination:

90 minutes

Battery Type:

Nickel Cadmium

Battery Voltage:

9.6V

Recharge Time Required:

24-hours

Battery Operating Temperature:

0°F to 40°F (32°C to 104°C)

Storage Temperature:

68°F to 86°F (20°C to 30°C)

Storage Shelf Life:

3 years before the initial charge. 5 years after initial charge.

Self Diagnostics:

No, manual test only

Remote Test Switch:

No

Emergency Backup

Battery Backup:

Yes

Installation

Mounting Method:

Back/Top

Mounting Type:

Wall/Ceiling Mount

Maximum Mounting Height (ft.):

8.5 ft

Spacing Criteria for Emergency Egress :

13 ft on center assuming 7.5 ft mounting height with egress path 3 ft out

Technical Specifications (continued)

Cold Weather Rated:

No

Construction

Shape:

Rectangle

Housing Material:

Thermoplastic

Housing Color:

White

Panel Material:

Thermoplastic

Panel Color:

White

Letter Color:

Red

Number of Faces:

Universal Single/Double Face

Arrow Direction:

Field installable chevrons included

Sign Format:

Stencil

Remote Capacity:

Yes

No. of Heads:

2-Lamp Heads

Head Shape:

Square

Remote Head Power (W):

1W

Remote Head Lumens (lm):

45lm

Remote head Lumens (per fixture):

90lm

Remote Heads Replaceable:

Yes

Remote Power (W) Capacity:

3W

Compliance

Listings:

UL924 Listed

Environment:

Suitable for indoor use in dry and damp environments

IP Rating:

Indoor

Certification Model Number:

LEDCXTEU2RWRC

T20 Compliant:

Can be used to conform with the requirements of California Title 20

California Title 24 JA8 Compliant:

Not applicable

California Energy Commission (CEC) Status:

Lawful for Sales in California

FCC:

Complies with Part 15 of the FCC Rules

Other

Compatible Products:

[EREMOTE-1](#)

[Single remote head](#)

[EREMOTE-1H](#)

[Single remote head high-output](#)

[EREMOTE](#)

[Double remote head](#)

[EREMOTE-H](#)

[Double remote head high-output](#)

[EREMOTE-1HB](#)

[Single remote head high-output, black](#)

[EREMOTE-B](#)

[Single remote head, black](#)

[EREMOTEOUT-1](#)

[Single remote head, outdoor](#)

[EREMOTEOUT](#)

[Double remote head, outdoor](#)

[EREMOTEOUT-1H](#)

[Single remote head high-output, outdoor](#)

[EREMOTEOUT-H](#)

[Double remote head high-output, outdoor](#)

[EREMOTEOUT-1HB](#)

[Single remote head high-output, black, outdoor](#)

[EREMOTEOUT-HB](#)

[Double remote head high-output, outdoor](#)

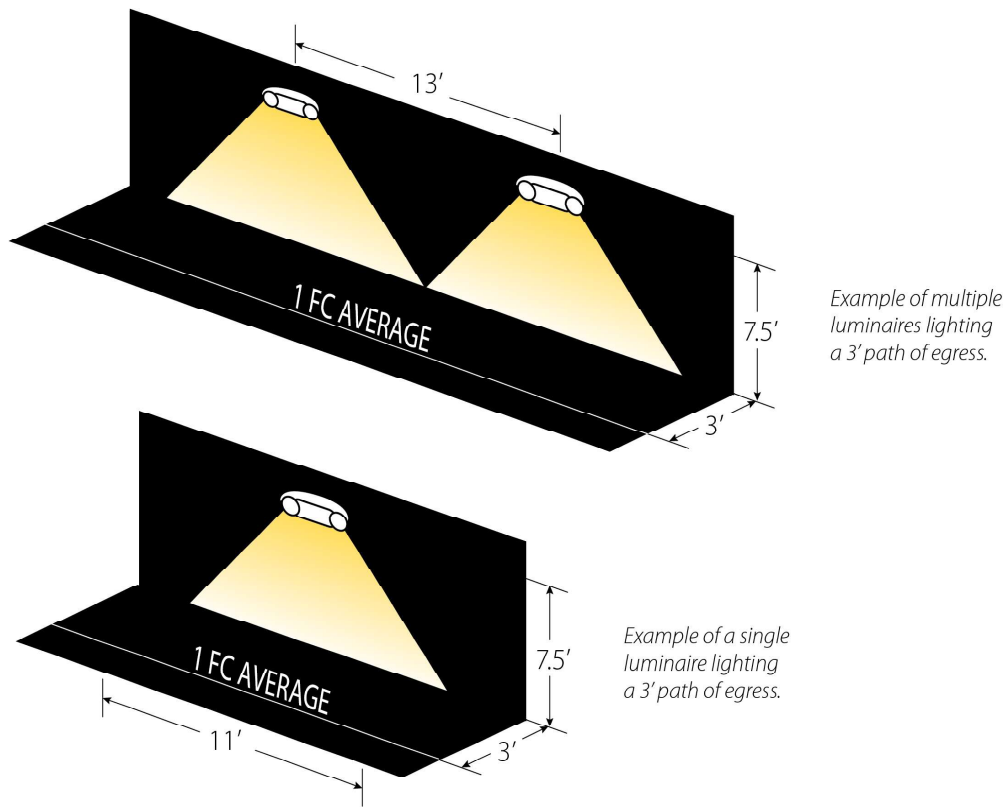
5-Year, No-Compromise Warranty:

RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish. RAB's warranty is subject to all terms and conditions found at rablighting.com/warranty.

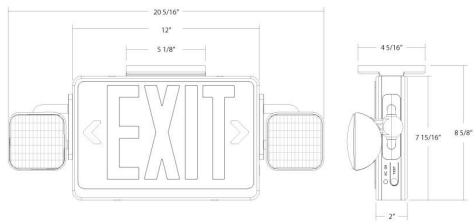
Maximum Spacing Guidelines

Mounting Height	Path of Egress, 3' Out		Path of Egress, 6' Out		Application Notes
	Single Luminaire	Multiple Luminaires	Single Luminaire	Multiple Luminaires	
7.5'	11'	13'	7'	9'	Room Size: 50' L x 8' W x 9' H <i>Direct calculation method used. Reflectances excluded.</i>
	Tilt: 20°	Tilt: 20°	Tilt: 40°	Tilt: 40°	
	Orient: 30°	Orient: 30°	Orient: 0°	Orient: 0°	

Note: Meets NFPA 101 illumination requirements of 1 FC average, 0.1 FC minimum, and 40:1 max:min.



Dimensions



Features

- Exit & Emergency (Indoor)
- Universal faces with color letters
- Durable thermoplastic design

Ordering Matrix

Family	Face	Heads	Exit Sign Letter Color	High Lumen	Arrows	Remote Capable	Panel
ECOMBO						R	
	Blank = Universal Faces 1 = 1 Face	Blank = 2 Heads	G = Green Blank = Red	H = High Lumen Blank = No High Lumen	LRA = Left Right Arrow RA = Right Arrow Blank = No Arrow DA = Double Arrow LA = Left Arrow	Blank = No Remote Capable R = Remote Capable	Blank = White Panel

NLOPAC2-R6509T24

6" AC Opal 2 - LED Surface Mount

Source: 16.5W

Up to 1100lm

PRODUCT DESCRIPTION

The AC Opal LED Series 2 LED fixture is designed to surface mount over a standard junction box. The low profile dimmable luminaire produces even illumination and is cETLus listed for wet locations.

FEATURES

- AC LED (No Driver)
- Dimmable
- 2700K, 3000K, 4000K or 5000K @ 90+ CRI
- Black or White finish
- Retrofit Kit available for 5" or 6" recessed housings (not included)

SPECIFICATION

Construction: One piece steel die formed housing and trim. Steel body dissipates heat and extends life.

Mounting: Surface mount luminaire is compatible with 3" or 4" junction boxes, 3" O boxes, and ½" deep pancake boxes for ceiling or wall mount applications (See [instruction sheet](#) for junction box compatibility).
Luminaires can also be retrofit over 5" or 6" recessed housings with retrofit kit (not included).

Optics: Nora specified and designed precision molded lens for optimal lumen output and even distribution.

Finishes: Available in black or white.

Ratings: IC rated when used with a 4" electrical junction box rated for direct contact with insulation. Fire rated when used with a fire rated junction box.

OPTIONAL ACCESSORY

NLOPAC-56RECKIT-2: Retrofit Kit with Torsion Spring Kit for 5" or 6" recessed housings (sold separately)

ELECTRICAL

Input Voltage: 120V

Lumens / Wattage: Up to 1100lm / 16.5W

Color Temperature: 2700K, 3000K, 4000K, 5000K

Color Rendering Index: 90+ CRI

Operating temperature: 0-30°C

Lifetime: 50,000 hours @ L70

Dimming: 5% with Triac or 10% with ELV

[Click Here](#) or check complete dimmer list at [www.NoraLighting.com](#) in the "Compatibility" page under "Resources" tab

LISTING

- cETLus Listed for wet locations
- cETLus classified for retrofit
- [5-Year Limited Warranty](#)
- Certified to the high efficacy requirements of California Title 24 JA8-2022
- Suitable for use in closets when installed in accordance to NEC Section 410.16 (A)(1) and 410.16 (C)(1)
- FCC Compliant to Standard 47 CFR Part 15 Subpart B



Type	
Project	
Catalog No.	
Notes	

Performance Data		
Part Number	Lumens	CCT
NLOPAC2-R6509T2427W	1034lm	2700K
NLOPAC2-R6509T2430W	1072lm	3000K
NLOPAC2-R6509T2440W	1100lm	4000K
NLOPAC2-R6509T2450W	1082lm	5000K

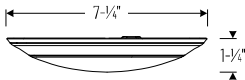
PRODUCT IMAGES AND DIMENSIONS



NLOPAC2-R6509T24xxB
Black Finish



NLOPAC2-R6509T24xxW
White Finish



NLOPAC-56RECKIT-2
Retrofit Kit for 5" or 6" Recessed Housings
(not included, sold separately)

6" AC Opal 2 - LED Surface Mount

Color Temperature	Finish
NLOPAC2-R6509T2427 = 2700K	B = Black
NLOPAC2-R6509T2430 = 3000K	W = White
NLOPAC2-R6509T2440 = 4000K	
NLOPAC2-R6509T2450 = 5000K (white finish only)	

Optional Accessory

Description
NLOPAC-56RECKIT-2 = Retrofit Kit for 5" or 6" Recessed Housings

Example: NLOPAC2-R6509T2440W = 6" AC Opal 2, 1100lm / 16.5W, 4000K, White finish

PHOTOMETRICS

6" AC Opal 2 - LED Surface Mount

Type

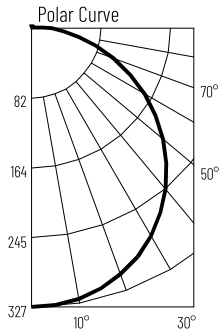
Project

Catalog No.

Notes

Test Information

Test Number: NTS221R1
Part Number: NLOPAC2-R6509T2427W
Beam Spread: 116° Wide Flood
Lumens: 1034lm
Wattage: 16.35W
Efficacy: 63lpw
CCT / CRI: 2700K / 90 CRI
Spacing Criteria (0°-180°): 1.28
Spacing Criteria (90°-270°): 1.28



Illuminance at a Distance

Distance from Luminaire	FC at Nadir	Beam Diameter
4'	20.5fc	12'-10"
6'	9.1fc	19'-4"
8'	5.1fc	25'-8"
10'	3.3fc	32'-1"
12'	2.3fc	38'-6"

Zonal Lumen Summary

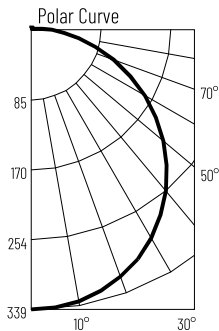
Zone	Lumens	% Luminaire
0-30	256	24.8
0-40	421	40.7
0-60	753	72.9
0-90	1006	97.3
90-180	28	2.7
0-180	1034	100

Candela Table

Vertical Angles	Candela
0	327
5	361
15	316
25	296
35	265
45	224

Test Information

Test Number: NTS222R1
Part Number: NLOPAC2-R6509T2430W
Beam Spread: 116° Wide Flood
Lumens: 1072lm
Wattage: 16.49W
Efficacy: 65lpw
CCT / CRI: 3000K / 90 CRI
Spacing Criteria (0°-180°): 1.28
Spacing Criteria (90°-270°): 1.28



Illuminance at a Distance

Distance from Luminaire	FC at Nadir	Beam Diameter
4'	21.2fc	12'-10"
6'	9.42fc	19'-4"
8'	5.3fc	25'-8"
10'	3.4fc	32'-1"
12'	2.4fc	38'-6"

Zonal Lumen Summary

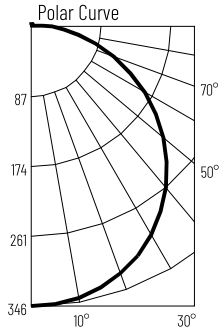
Zone	Lumens	% Luminaire
0-30	266	24.8
0-40	437	40.7
0-60	781	72.9
0-90	1043	97.3
90-180	29.4	2.7
0-180	1072	100

Candela Table

Vertical Angles	Candela
0	339
5	338
15	328
25	307
35	274
45	232

Test Information

Test Number: NTS223R1
Part Number: NLOPAC2-R6509T2440W
Beam Spread: 116° Wide Flood
Lumens: 1100lm
Wattage: 16.17W
Efficacy: 68lpw
CCT / CRI: 4000K / 90 CRI
Spacing Criteria (0°-180°): 1.28
Spacing Criteria (90°-270°): 1.28



Illuminance at a Distance

Distance from Luminaire	FC at Nadir	Beam Diameter
4'	21.8fc	12'-10"
6'	9.7fc	19'-4"
8'	5.4fc	25'-8"
10'	3.5fc	32'-1"
12'	2.4fc	38'-6"

Zonal Lumen Summary

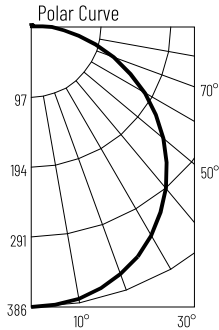
Zone	Lumens	% Luminaire
0-30	272	24.8
0-40	448	40.7
0-60	802	72.9
0-90	1070	97.3
90-180	30	2.7
0-180	1100	100

Candela Table

Vertical Angles	Candela
0	348
5	347
15	336
25	315
35	282
45	239

Test Information

Test Number: NTS224R1
Part Number: NLOPAC2-R6509T2450W
Beam Spread: 116° Wide Flood
Lumens: 1082lm
Wattage: 16.26W
Efficacy: 67lpw
CCT / CRI: 5000K / 90 CRI
Spacing Criteria (0°-180°): 1.28
Spacing Criteria (90°-270°): 1.28



Illuminance at a Distance

Distance from Luminaire	FC at Nadir	Beam Diameter
4'	21.4fc	12'-10"
6'	9.5fc	19'-4"
8'	5.4fc	25'-8"
10'	3.4fc	32'-1"
12'	2.4fc	38'-6"

Zonal Lumen Summary

Zone	Lumens	% Luminaire
0-30	268	24.8
0-40	441	40.7
0-60	788	72.9
0-90	1052	97.3
90-180	30	2.7
0-180	1082	100

Candela Table

Vertical Angles	Candela
0	342
5	341
15	331
25	309
35	277
45	235

NAME OF PROJECT: VANDALIZED RETAIL STORE
ADDRESS: 4431 BRAAG BLVD, FAYETTEVILLE, NC 28391
OWNER: WILLIAM T. MOBLEY
DESIGNER: WILLIAM T. MOBLEY, P.E.
2018 EDITION OF NC CODE FOR:
EXISTING: RECONSTRUCTION
CONSTRUCTION TYPE:
BUILDING DATA:
CONSTRUCTION TYPE:
LIFE SAFETY SYSTEM REQUIREMENTS:
PLUMBING FIXTURE REQUIREMENTS:

BUILDING REPAIRS FOR:
VANDALIZED RETAIL STORE
FAYETTEVILLE, NORTH CAROLINA
BUILDING CODE SUMMARY FOR PLUMBING, ELECTRICAL & HVAC

PROJECT SCOPE:
THIS 1958 CONSTRUCTED EXISTING BUILDING WAS PLACARD WITH AN UNSAFE BUILDING NOTICE BY THE CITY OF FAYETTEVILLE FIRE DEPARTMENT 1-27-25 FOLLOWING THE BUILDING BEING VANDALIZED. POWER WAS REMOVED THAT DAY FROM THE BUILDING PER CITY OF FAYETTEVILLE FIRE DEPARTMENT RECORDS. PROJECT SCOPE IS TO REPAIR THE BUILDING SYSTEMS TO RETURN THE BUILDING TO OPERATION. THE BUILDING WAS EVALUATED BY AN ENGINEER 10-15-25 AND FOUND IN GOOD SHAPE (DOCUMENT PROVIDED TO THE INSPECTION DEPARTMENT). THE PROJECT SCOPE DOES NOT INCLUDE FLOOR PLAN CHANGES, USE OR OCCUPANCY CHANGES. PROPOSED WORK TO COMPLY WITH CHAPTER 6 OF THE NC EXISTING BUILDING CODE.

INDEX OF DRAWINGS
C-100 COVER SHEET / APPENDIX B
P-101 PLUMBING
E-101 ELECTRICAL
E-101 ELECTRICAL



WILLIAM T. MOBLEY
CONSULTING ENGINEER
6134 JAKE ROAD
STEPMAN, NC 28391
(910) 483-0645 EMAIL: wmobleytr@aol.com

4431 BRAAG BLVD
FAYETTEVILLE, NC 28391

CODE SUMMARY

Table with 2 columns: REVISION, DESCRIPTION

CS-1
JANUARY 6, 2025

PLUMBING REPAIRS

WILLIAM T MOBLEY
CONSULTING ENGINEER
614 JAKE ROAD
STEADMAN, NC 28391
(919) 483-0643
EMAIL: wtmobley17@aol.com

4431 BRAGG BLVD
FAYETTEVILLE, NC 28403

REVISION
DATE
DESCRIPTION

PLUMBING FIXTURE SCHEDULE

SYMBOL	DESCRIPTION	CONNECTION SIZES			REMARKS
		WASTE	COLD	HOT	
P-1	TOILET	3"	1 1/2"	-	NOT APPLICABLE
P-1H	TOILET HANDICAP	3"	1 1/2"	-	LOCATE 16-18 INCHES FROM ADJACENT WALL EXISTING. PROVIDE WHERE MISSING
P-2	LAVATORY	1 1/2"	1 1/2"	1 1/2"	TRUBRO #1002Z UNDER SINK PIPE COVERS 6 INCHES ABOVE FLOOR
P-3	WATER HEATER	-	3/4"	3/4"	EXISTING WATER HEATER WITH NEW WATER LINES. INSTALL NEW EXPANSION TANK. DISCONNECT EXISTING T&P PIPING 6 INCHES ABOVE FLOOR.

PLUMBING NOTES

- COVER WATER LINES WHERE REMOVED FROM THE BUILDING WHEN VANDALIZED. PROVIDE 1/2" MIN. CLEARANCE FROM THE BUILDING. PROVIDE 1/2" MIN. CLEARANCE FROM THE BUILDING. PROVIDE 1/2" MIN. CLEARANCE FROM THE BUILDING.
- WATER LINES SHALL BE PVC AND DRAINS SHALL BE PVC.
- BATHROOMS SHALL INCLUDE ACCESSIBLE FEATURES TO INCLUDE GRAB BARS AND SHOWER SEAT. PROVIDE 1/2" MIN. CLEARANCE FROM THE BUILDING. PROVIDE 1/2" MIN. CLEARANCE FROM THE BUILDING. PROVIDE 1/2" MIN. CLEARANCE FROM THE BUILDING.
- POUR-IN-PLACE CONCRETE SHALL BE 4000 PSI. PROVIDE 1/2" MIN. CLEARANCE FROM THE BUILDING. PROVIDE 1/2" MIN. CLEARANCE FROM THE BUILDING. PROVIDE 1/2" MIN. CLEARANCE FROM THE BUILDING.

UPSTAIRS LAYOUT 1/4" = 1 FOOT

DOWNSTAIRS LAYOUT 1/4" = 1 FOOT

WATER CLOSET SIDE WALL

WATER CLOSET FRONT

LAVATORY FRONT ELEVATION

PLUMBING REPAIRS



Project: 	Type:
Prepared By: 	Date:

Driver Info		LED Info	
Type	Constant Current	Watts	40W
120V	0.34A	Color Temp	3500/4000/5000K
208V	0.20A	Color Accuracy	81-84 CRI
240V	0.17A	L70 Lifespan	50,000 Hours
277V	0.15A	Lumens	3833-6027 lm
Input Watts	28.4-47.4W	Efficacy	120.3-139 lm/W

Technical Specifications

Field Adjustability

Field Adjustable:

Field Adjustable Light Output:
2' x 4': 50W/40W/30W (factory default 40W)
Color temperature selectable by 3500K, 4000K and 5000K (factory default 4000K)

Compliance

UL Listed:

Suitable for damp locations

CCEA Compliant:

Luminaire Requirements used in Environmental Air Space per the electrical code specification of the City of Chicago

IESNA LM-79 & LM-80 Testing:

RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80.

Trade Agreements Act Compliant:

This product is a product of Cambodia and a "designated country" end product that complies with the Trade Agreements Act

DLC Listed:

This product is on the Design Lights Consortium (DLC) Qualified Products List and is eligible for rebates from DLC Member Utilities. Designed to meet DLC 5.1 requirements.
DLC Product Code: S-4LATM2

Construction

IC Rated:

Suitable for direct contact with insulation

Cold Weather Starting:

The minimum starting temperature is -4°F (-20°C)

Maximum Ambient Temperature:

Suitable for use in up to 104°F (40°C)

Lens:

Frosted polystyrene

Housing:

Plastic frame & galvanized steel back housing

Finish:

White

Green Technology:

Mercury and UV free. RoHS-compliant components.

LED Characteristics

LEDs:

Long-life, high-efficacy, discrete, surface-mount LEDs

Performance

Lifespan:

50,000-Hour LED lifespan based on IES LM-80 results and TM-21 calculations

Wattage Equivalency:

Equivalent to (3) F32T8 or (3) F28T5

Electrical

Drivers:

30W: Constant Current, Class 2, 120-277V, 50/60 Hz, 120V: 0.25A, 208V: 0.15A, 240V: 0.13A, 277V: 0.11A
40W: Constant Current, Class 2, 120-277V, 50/60 Hz, 120V: 0.34A, 208V: 0.20A, 240V: 0.17A, 277V: 0.15A
50W: Constant Current, Class 2, 120-277V, 50/60 Hz, 120V: 0.42A, 208V: 0.25A, 240V: 0.21A, 277V: 0.18A

Dimming Driver:

Driver includes dimming control wiring for 0-10V dimming systems. Requires separate 0-10V DC dimming circuit. Dims down to 10%.

THD:

7.89% at 120V, 6.23% at 277V

Power Factor:

99.32% at 120V, 95.1% at 277V

Technical Specifications (continued)

Installation

Mounting:

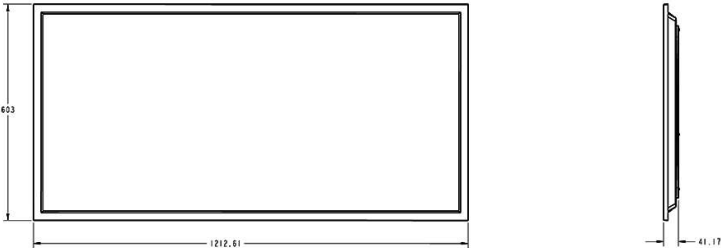
Recessed into T-grid ceiling. Surface and recessed mounting kits available for drywall ceilings.

Other

5-Year Limited Warranty:

The RAB 5-year, limited warranty covers light output, driver performance and paint finish. RAB's warranty is subject to all terms and conditions found at rablighting.com/warranty.

Dimensions



Features

- 0-10V dimming
- 50,000-Hour LED lifespan
- 5-Year, limited warranty
- 2 per case, must order in case quantity increments

Ordering Matrix

Family		Size/Wattage	Color Temp	Finish	Driver	Options
T34FA	-	2X4				
		2X2 = 2' x 2' 40/30/20W 1X4 = 1' x 4' 40/30/20W 2X4 = 2' x 4' 50/40/30W	Blank = 3500/4000/5000K	Blank = White	Blank = 0-10V Dimming, 120-277V	Blank = No Option /LC = Lightcloud /MVS = Microwave Occupancy Sensor /E = Battery Backup

PART II - CODE OF ORDINANCES

CHAPTER 30 – UNIFIED DEVELOPMENT ORDINANCE

Article 30-4: Use Standards

30-4.A. Use Table

30-4.A.1. Explanation of Use Table Structure

a. General

1. Table 30-4.A, Use Table, lists land uses and indicates whether they are allowed by right, allowed as a special use, allowed in a planned development zoning district, or prohibited in each base zoning district and planned development district. The use table also includes references to any additional requirements or regulations applicable to the specific use type.
2. The status of a use in a conditional zoning district shall be the same as in the parallel base zoning district unless such status is modified by conditions imposed as part of the Conditional Rezoning designating the conditional zoning district.

b. Organization of Uses

The use table organizes allowable uses by use classifications, use categories, and use types. The use table and Section 30-4.B, Use Classifications, Categories, and Use Types, together provide a systematic basis for identifying and consolidating or distinguishing unidentified land uses to determine whether a particular land use is allowable in a particular zoning district and in addressing future land uses.

1. *Use Classifications*

The use classifications identify broad general classifications of land use and include residential uses, institutional uses, agricultural uses, commercial uses, and industrial uses. Use classifications are further broken down into a series of general "use categories" and specific "use types."

2. *Use Categories*

The use categories describe the major sub-groups of the respective use classifications and are based on common functional, product, or physical characteristics, such as the type and amount of activity, the type of customers or residents, how goods or services are sold or delivered, and site conditions. For example, the Residential Use Classification is divided into the Household Living and Group Living use categories. Use categories are further broken down into a series of individual use types.

3. *Use Types*

The specific use types are included in the respective use category. They identify the specific principal uses that are considered to fall within characteristics identified in the use category. For example, live/work dwellings, single-family detached dwellings, duplex dwellings, attached residential, multi-family dwellings, and manufactured homes are use types in the Household Living Use Category.

c. **Permitted Uses**

A "P" in a cell of the use table indicates that the corresponding use category or use type is allowed by right in the corresponding base zoning district or parallel conditional zoning district, subject to compliance with the use-specific standards referenced in the final column of the use table (and conditions imposed as part of a Conditional Rezoning, if applicable). An "MP" is used in the columns for the planned development districts, and specifies the allowable use types in a particular planned development district provided the use type is set out in an approved master plan. Permitted uses are subject to all other applicable regulations of this Ordinance, including those set forth in [Article 5: Development Standards](#), and [Article 6: Subdivisions](#).

d. **Special Uses**

An "S" in a cell of the use table indicates that the corresponding use category or use type is allowed in the corresponding base zoning district or parallel conditional zoning district, only upon approval of a Special Use Permit in accordance with [Section 30-2.C.7](#), Special Use Permit, any use-specific standards referenced in the final column of the use table, and any conditions imposed as part of a Conditional Rezoning (if applicable). Uses subject to a Special Use Permit are subject to all other applicable regulations of this Ordinance, including those set forth in [Article 30-5: Development Standards](#), and [Article 30-6: Subdivisions](#).

e. **Allowed Uses Subject to a Planned Development District Classification**

An "MP" in a cell indicates that a use category or use type is allowed by right in a planned development district, subject to compliance with the use-specific regulations set forth in the final column of the table and provided the use is set out as a possible use type in an approved planned development master plan. Allowed uses are subject to other applicable regulations in this Ordinance, including those set forth in [Section 30-3.G](#), Planned Development Zoning Districts. Use types that are blank are not allowable in a particular planned development district, and shall not be included in a master plan.

f. **Prohibited Uses**

A cell with a slash "/" sign or that is blank in the use table indicates that the use type is prohibited in the corresponding zoning district.

g. **Use-Specific Standards**

When a particular use category or use type is permitted in a zoning district, there may be additional regulations that are applicable to a specific use. The existence of these use-specific standards is noted through a section reference in the last column of the use table titled "Additional Requirements." References refer to [Section 30-4.C](#), Use-Specific Standards. These standards shall apply to a particular use regardless of the base zoning district where it is proposed unless otherwise specified.

h. **Use Restricted or Prohibited by Overlay Zoning District**

Regardless of whether the use table identifies a particular use type as a permitted use, allowed use, or special use in a zoning district, or references additional requirements for the use type, the use type may be restricted or prohibited, or subject to more restrictive additional requirements, in accordance with applicable overlay district provisions in Section 30-3.H, Overlay Zoning Districts.

i. **Unlisted Uses**

The City Manager shall determine whether or not an unlisted use is part of an existing use category or use type defined in Section 30-4.B, Use Classifications, Categories, and Types, or is substantially similar to an already defined use type, using the standards in Section 30-4.B.1.d, Interpretation of Unlisted Uses. Uses that are not part of or substantially similar to an existing use type are prohibited.

j. **Review of Uses near Fort Bragg/Pope Airfield**

Within five miles of Fort Bragg and Pope Airfield any use over 200 feet in height proposed to be constructed or reconstructed, altered or expanded in ways that would aggravate or intensify a violation of requirements of G.S. 143.151.70 to 77 must first be endorsed by the State Building Code Council, following review and endorsement procedures specified in the referenced General Statutes sections.

(Ord. No. S2011-008, § 11.1, 7-25-2011; Ord. No. S2014-002, § 1, 1-13-2014; Ord. No. S2014-004, § 7, 1-13-2014)

Effective on: 11/18/2013

30-4.A.2. Use Table

Table 30-4.A.2 Use Table																								
P = Permitted Use S = Special Use																								
MP = Allowed Subject to a Planned Development Master Plan																								
"/" = Prohibited Use [1]																								
USE CATEGORY	USE TYPE	ZONING DISTRICTS																					R	
		SPECIAL		RESIDENTIAL					BUSINESS										PLANNED DEVELOPMENT					
		CD	AR	SF - 15	SF - 10	SF -6	MR -5	MH	OI	NC [3]	LC	CC	MAC	MU	DT -1	DT -2	UC	BP 4	LI	HI	PD -R	PD- EC		PD- TN
AGRICULTURAL USE CLASSIFICATION																								
Agriculture	Plant nursery	/	P	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	P	P	MP	/	MP	30
	All other agriculture	P	P	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	MP	/	MP	
	Urban Agriculture	/	/	/	/	/	/	/	/	/	P	P	P	/	/	/	/	/	/	P	/	/	/	/
Agricultural Support and Services	Equestrian facility	/	P	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	MP	/	MP	30
	All other agricultural support and services	/	P	/	/	/	/	/	/	/	/	P	/	/	/	/	/	/	P	/	/	/	/	30
RESIDENTIAL USE CLASSIFICATION																								
Household Living [1]	Cottage developments	/	P	P	P	P	P	/	/	/	/	/	/	/	/	P	/	/	/	/	/	/	/	30

Table 30-4.A.2 Use Table
P = Permitted Use S = Special Use
MP = Allowed Subject to a Planned Development Master Plan
“/” = Prohibited Use [1]

USE CATEGORY	USE TYPE	ZONING DISTRICTS																						R
		SPECIAL		RESIDENTIAL						BUSINESS											PLANNED DEVELOPMENT			
		CD	AR	SF - 15	SF - 10	SF -6	MR -5	MH	OI	NC [3]	LC	CC	MAC	MU	DT -1	DT -2	UC	BP 4	LI	HI	PD -R	PD- EC	PD- TN	
	Dwelling/Unit, live/work	/	/	/	/	/	P	/	P	P	P	P	/	P	P	P	/	/	/	/	MP	MP	MP	30
	Dwelling, multi-family	/	/	/	/	/	P	/	P	P	P	P	/	P	P	P	/	/	/	/	MP	MP	MP	30
	Dwelling, single-family attached [3]	/	/	/	P	P	P	/	P	P	P	P	/	P	P	P	/	/	/	/	MP	MP	MP	30
	Dwelling, single-family detached	/	P	P	P	P	P	P	P	P	/	/	/	P	/	P	/	/	/	/	MP	/	MP	30
	Dwelling, multi-unit single-family, detached on one lot	/	/	/	/	/	P	/	P	P	/	/	/	/	/	/	/	/	/	/	/	/	/	30
	Dwelling, two- to four-family	/	/	S	P	P	P	/	P	P	P	/	/	P	/	P	/	/	/	/	MP	/	MP	30
	Dwelling, upper story	/	/	/	/	P	P	/	P	P	P	P	/	P	P	P	/	/	/	/	MP	MP	MP	
	Manufactured home, Class A [2]	/	/	/	/	/	/	P	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	30
	Manufactured home park (Class A or B homes)	/	/	/	/	/	/	P	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	30
Group Living	Dormitory	/	/	/	/	/	P	/	P	/	P	/	P	P	P	P	/	/	/	/	MP	MP	MP	30
	Therapeutic home	/	P	P	P	P	P	P	P	P	/	/	P	P	/	P	/	/	/	/	MP	MP	MP	30
	Fraternity or sorority house	/	/	/	/	/	/	/	P	/	P	/	/	P	/	P	P	/	/	/	MP	MP	MP	
	Group home, Large	/	/	/	/	S	/	/	S	S	S	S	/	S	S	S	/	/	/	/	MP	/	MP	30
	Group home, Small	/	/	P	P	P	P	P	P	P	P	P	/	P	P	P	/	/	/	/	MP		MP	30
	Rooming or boarding house	/	/	/	/	P	P	/	P	P	P	P	/	P	P	P	/	/	/	/	MP	MP	MP	30
	Transitional housing								S	S	S	S	/	S	S	S	/	/						30
PUBLIC AND INSTITUTIONAL USE CLASSIFICATION																								
Community Services	Community center	/	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	/	/	/	MP	MP	MP	
	Cultural facility	/	/	/	/	P	P	/	P	P	P	P	/	P	P	P	P	/	/	/	MP	MP	MP	
	Day Resource Center	/	/	/	/	/	/	/	/	/	/	S	/	S	/	S	/	/	S	P	/	/	/	30
	Library	/	/	P	P	P	P	/	P	P	P	P	/	P	P	P	P	/	/	/	MP	MP	MP	
	Museum	/	/	/	/	/	/	/	P	P	P	P	/	P	P	P	P	/	/	/	MP	MP	MP	
	Youth club facility	/	/	/	/	P	P	/	/	/	/	P	P	/	P	P	P	P	/	/	/	MP	/	MP

Table 30-4.A.2 Use Table
P = Permitted Use S = Special Use
MP = Allowed Subject to a Planned Development Master Plan
“/” = Prohibited Use [1]

USE CATEGORY	USE TYPE	ZONING DISTRICTS																							R
		SPECIAL		RESIDENTIAL						BUSINESS											PLANNED DEVELOPMENT				
		CD	AR	SF - 15	SF - 10	SF -6	MR -5	MH	OI	NC [3]	LC	CC	MAC	MU	DT -1	DT -2	UC	BP 4	LI	HI	PD -R	PD- EC	PD- TN		
Day Care	Adult day care center	/	/	P	P	P	P	/	P	P	P	P	P	P	P	P	/	/	/	/	MP	MP	MP		
	Child care center	/	/	P	P	P	P	/	P	P	P	P	P	P	P	P	P	P	/	/	MP	MP	MP	30	
Educational Facilities	College or university	/	/	/	/	/	/	/	P	P	P	P	P	P	P	P	/	/	/	MP	MP	MP			
	School, elementary	/	P	P	P	P	P	/	P	P	P	P	/	P	P	P	/	/	/	MP	MP	MP	30		
	School, middle	/	P	P	P	P	P	/	P	P	P	P	/	P	P	P	/	/	/	MP	MP	MP	30		
	School, high	/	P	P	P	P	P	/	P	P	P	P	/	P	P	P	/	/	/	MP	MP	MP	30		
	Vocational or trade school	/	/	/	/	/	/	/	/	P	P	P	P	P	P	P	P	P	P	MP	MP	MP	30		
Governmental facilities	Government maintenance, storage, or distribution facility	/	S	/	/	S	S	/	/	/	P	P	/	/	P	/	P	P	P	/	MP	/			
	Government office	/	/	/	/	/	/	/	P	P	P	P	P	P	P	P	P	P	/	MP	MP	MP			
	Post office	/	/	/	/	/	P	/	P	P	P	P	P	P	P	P	/	P	/	MP	MP	MP			
Health Care Facilities	Blood/tissue collection facility	/	/	/	/	/	/	/	/	/	/	P	P	/	P	P	/	/	P	/	MP	MP			
	Drug or alcohol treatment facility	/	/	/	/	/	/	/	/	/	P	P	P	S	/	S	/	/	P	/	MP	MP	30		
	Hospital	/	/	/	/	/	/	/	P	/	/	P	P	P	P	P	/	/	P	/	MP	/	30		
	Medical or dental clinic [3]	/	/	/	/	/	/	/	P	P	P	P	P	P	P	P	/	P	/	MP	MP	MP			
	Medical or dental lab	/	/	/	/	/	/	/	P	/	P	/	P	P	P	P	/	P	P	/	MP	/	(R)		
	Medical treatment facility	/	/	/	/	/	/	/	P	P	P	P	P	P	P	P	/	/	P	/	MP	/	30		
	Outpatient facility	/	/	/	/	/	/	/	P	P	P	P	P	P	P	P	/	/	P	/	MP	/			
Institutions	Assisted living facility	/	/	S	S	S	S	/	P	P	P	P	P	P	P	P	/	/	/	MP	MP	MP			
	Auditorium	/	/	/	/	/	/	/	P	P	P	P	P	P	P	P	P	/	/	MP	MP	MP	30		
	Club or lodge	/	/	/	/	/	/	/	P	P	P	P	/	P	P	P	P	/	/	MP	MP	MP			
	Convention center	/	/	/	/	/	/	/	P	/	/	P	/	P	P	P	P	/	/	/	MP	/	30		
	Community Reintegration Center	/	/	/	/	/	/	/	/	/	/	S	/	S	/	/	/	/	/	MP	/	MP	30		
	Nursing home	/	/	/	/	S	S	/	P	P	P	P	P	P	P	P	/	/	/	MP	MP	MP			
	Psychiatric treatment facility	/	/	/	/	/	/	/	P	/	P	P	P	/	/	P	/	/	/	/	MP	/			

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	Religious institution	/	P/S	P/S	P/S	P/S	P	P	P	P	P	P	P	P	P	P	/	P	P	MP	MP	MP	30		
Parks and Open Areas	Arboretum or botanical garden	P	P	P	P	P	P	/	P	P	P	P	P	P	P	P	/	/	/	/	MP	MP	MP		
	Cemetery	/	P	P	P	P	P	/	P	P	P	P	/	P	/	/	/	/	/	/	/	/	30		
	Columbaria, mausoleum	P	P	P	P	P	P	/	P	P	P	P	/	P	P	P	/	P	/	/	/	/			
	Community garden	P	P	P	P	P	P	P	P	P	P	P	P	P	/	P	P	/	/	/	MP	MP	MP		
	Golf course, public	/	P	P	P	P	P	/	P	/	P	P	/	P	/	/	/	/	/	/	MP	MP	MP		
	Greenway	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	MP	MP	MP		
	Park, public or private	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	MP	MP	MP		
	Public square or plaza	/	/	P	P	P	P	P	P	P	P	P	/	P	P	P	/	P	P	P	MP	MP	MP		
	Public Safety	Correctional facility	/	S	/	/	/	/	/	/	/	/	/	/	/	S	/	/	/	S	P	/	/	/	30
Fire or EMS facility		/	S	S	S	S	S	S	P	P	P	P	P	P	P	P	P	P	P	P	MP	MP	MP		
Police substation		/	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	MP	MP	MP		
Police station		/	P	S	S	S	P	S	P	P	P	P	P	P	P	P	/	/	P	P	MP	MP	MP		
Transportation/Communication	Airport	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	S	/	MP	/			
	Helicopter landing facility	/	/	/	/	/	/	/	S	/	S	S	S	S	S	S	S	P	/	/	/	MP	/	30	
	Passenger terminal, surface transportation	/	/	/	/	/	/	/	P	/	P	P	/	P	P	P	/	P	P	P	MP	MP	MP		
	Small Wireless Facilities	/	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	MP	MP	MP	30	
	Telecommunications antenna, collocation on existing tower	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	MP	MP	MP	30	
	Telecommunications antenna, placement on existing building	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	MP	MP	MP	30	
	Telecommunications tower, freestanding	/	P	P	P	P	P	/	P	P	P	P	P	P	/	/	P	P	P	P	MP	MP	MP	30	
	Utility, major	/	S	S	S	S	S	/	S	S	S	P	P	S	S	/	/	P	P	P	/	MP	/	30	
Utility, minor	/	P	P	P	P	P	P	P	P	P	/	P	P	P	P	P	P	P	P	MP	MP	MP			
COMMERCIAL USE CLASSIFICATION [1]																									

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Adult Entertainment	Adult entertainment	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	P	P	/	/	/	30	
Animal Care	Animal grooming	/	/	/	/	/	/	/	/	P	P	P	/	P	P	P	/	/	/	/	MP	MP	MP	
	Animal shelter	/	S	/	/	/	/	/	/	/	/	S	/	/	/	/	/	P	P	/	/	/		
	Kennel, indoor	/	S	/	/	/	/	/	S	S	S	P	/	S	/	S	/	/	P	/	/	MP	/	30
	Kennel, outdoor	/	S	/	/	/	/	/	/	/	S	S	/	/	/	/	/	/	P	/	/	MP	/	
	Veterinary clinic	/	S	/	/	/	/	/	P	P	P	P	/	P	P	P	/	/	/	/	/	MP	/	
Conference and Training Centers	Conference or training center	/	/	/	/	/	/	/	P	P	P	P	P	P	P	P	/	P	/	/	MP	MP	MP	30
Eating Establishments	Dinner theater	/	/	/	/	/	/	/	P	P	P	P	P	P	P	P	/	/	/	/	MP	MP	MP	
	Restaurant, with indoor or outdoor seating [4]	/	/	/	/	/	P	/	P	P	P	P	P	P	P	P	P	P	/	/	MP	MP	MP	30
	Restaurant, with drive-through service [4]	/	/	/	/	/	/	/	/	/	P	P	/	/	/	/	/	P	/	/	/	MP	/	30
	Specialty eating establishment [4]	/	/	/	/	/	P	/	P	P	P	P	P	P	P	P	P	P	/	/	MP	MP	MP	30
	Food truck court	/	/	/	/	/	/	/	/	P	P	P	P	P	P	P	/	/	P	P	/	/	/	30
Offices	Business services	/	/	/	/	/	/	/	P	P	P	P	P	P	P	P	/	P	/	/	MP	MP	MP	
	Corporate headquarters	/	/	/	/	/	/	/	/	/	P	P	/	P	P	P	/	P	P	P	/	MP	MP	
	Financial services	/	/	/	/	/	/	/	P	P	P	P	/	P	P	P	P	P	/	/	MP	MP	MP	
	Professional services	/	/	/	/	/	/	/	P	P	P	P	P	P	P	P	/	P	/	/	MP	MP	MP	30
	Radio and television broadcasting studio	/	/	/	/	/	/	/	P	/	P	P	/	P	P	P	/	P	/	/	/	MP	/	
	Sales (including real estate)	/	/	/	/	/	/	/	P	P	P	P	/	P	P	P	/	/	/	/	MP	MP	MP	
Parking, Commercial	Parking lot	/	/	/	/	/	/	/	P	/	P	P	P	P	P	P	P	/	P	/	/	MP	/	30
	Parking structure	/	/	/	/	/	/	/	P	/	P	P	P	P	P	P	P	P	P	/	MP	MP	MP	30
	Parking Tractor Trailers etc.	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	P	P	/	/	/	/	30
Recreation/ Entertainment, Indoor	Commercial recreation, indoor	/	/	/	/	/	/	/	/	P	P	P	/	P	P	P	/	/	/	/	MP	MP	MP	
	Theater	/	/	/	/	/	/	/	/	P	P	P	/	P	P	P	/	/	/	/	MP	MP	MP	

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Recreation/ Entertainment, Outdoor	Arena, amphitheater, or stadium	/	/	/	/	/	/	/	/	/	S	P	S	S	P	P	P	P	/	/	/	MP	/	30	
	Golf course, private	/	P	P	P	P	P	/	P	/	P	P	/	P	/	/	/	/	/	/	MP	MP	MP		
	Athletic field and clubhouse	P	P	S	S	S	P	P	P	P	P	P	/	P	/	P	/	P	/	/	MP	MP	MP		
	Golf driving range	/	/	/	/	/	/	/	P	/	P	P	/	/	/	/	/	/	/	/	MP	MP	MP		
	Swimming pool, private	/	P	P	P	P	P	P	P	P	P	P	P	P	/	P	/	/	/	/	MP	MP	MP	30	
	Swimming pool, non-profit	/	P	P	P	P	P	P	P	P	P	P	P	P	/	P	/	P	/	/	MP	MP	MP	30	
	Tennis court	/	P	P	P	P	P	P	P	P	P	P	P	P	/	/	/	P	/	/	MP	MP	MP	30	
	Other commercial recreation, outdoor	/	/	/	/	/	/	/	/	/	/	P	P	/	P	P	/	/	P	P	MP	MP	MP		
Retail Sales & Services	Bar, nightclub, or cocktail lounge	/	/	/	/	/	/	/	/	/	P	P	/	P	P	P	/	/	P	/	MP	MP	MP	30	
	Entertainment establishment	/	/	/	/	/	/	/	/	P	P	P	/	P	P	P	P	/	/	/	MP	MP	MP		
	Gasoline sales	/	/	/	/	/	/	/	/	/	P	P	/	/	/	P	/	/	/	/	MP	MP	MP	30	
	Crematory	/	/	/	/	/	/	/	/	/	P	P	/	/	/	/	/	/	P	P	/	/	/		
	Financial institution, without drive-through service [4]	/	/	/	/	/	P	/	P	P	P	P	P	P	P	P	P	P	/	/	MP	MP	MP		
	Financial institution, with drive-through service [4]	/	/	/	/	/	/	/	P	/	P	P	/	P	/	P	P	P	/	/	/	MP	/	30	
	Funeral home	/	/	/	/	/	/	/	/	/	P	P	/	/	P	P	/	/	/	/	/	MP	/		
	Laundromat	/	/	/	/	/	P	P	/	P	P	P	/	P	P	P	P	/	/	/	MP	MP	MP		
	Personal services establishment	/	/	/	/	/	P	/	P	P	P	P	P	P	P	P	P	/	P	/	MP	MP	MP	30	
	Tattoo parlor/body piercing establishment	/	/	/	/	/	/	/	/	/	P	P	/	P	P	P	/	/	P	/	/	MP	/		
	Repair establishment	/	/	/	/	/	/	/	/	P	P	P	/	P	P	P	/	/	P	/	MP	MP	MP	30	
	Convenience store, without gas sales	/	/	/	/	/	P	/	/	P	P	P	/	P	P	P	/	/	/	/	MP	MP	MP		
	Convenience store, with gas sales [4]	/	/	/	/	/	/	/	/	P	P	P	/	/	/	P	/	P	/	/	MP	MP	MP	30	

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	Drug store or pharmacy, without drive-through service [4]	/	/	/	/	/	P	/	/	P	P	P	P	P	P	P	/	P	/	/	MP	MP	MP	
	Drug store or pharmacy, with drive-through service	/	/	/	/	/	/	/	/	P	P	P	P	P	/	P	/	P	P	/	/	MP	/	30
	Flea market	/	/	/	/	/	/	/	/	/	S	S	/	/	/	/	/	P	/	/	/	/	/	30
	Grocery store	/	/	/	/	/	/	/	/	P	P	P	/	P	P	P	/	/	/	/	MP	MP	MP	30
	Liquor store	/	/	/	/	/	/	/	/	/	P	P	/	P	P	P	/	/	/	/	MP	MP	MP	
	Retail sales establishment, large [4]	/	/	/	/	/	/	/	/	/	P	P	/	P	P	P	/	/	/	/	/	MP	/	30
	Electronic gaming operation	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	P	/	/	/	/	MP	30
	Other retail sales establishments [3], [4]	/	/	/	/	/	/	/	/	P	P	P	/	P	P	P	/	P	/	/	MP	MP	MP	
	Brewpub	/	/	/	/	/	/	/	/	P	P	P	/	P	P	P	/	/	/	/				30
	Tobacco and Hemp Retail	/	/	/	/	/	/	/	/	P	P	P		/	/	/	/	/	/	/				30
Self-Service Storage	Mini-warehouse (with external access)	/	/	/	/	/	/	/	/	/	P	P	/	P	/	/	/	/	P	P	/	MP	/	30
	Mini-warehouse (internal access only)	/	/	/	/	/	/	/	/	/	P	P	/	P	P	P	/	/	P	P	/	MP	/	
Vehicle Sales and Services, Heavy	Aircraft parts, sales, and maintenance	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	P	P	/	MP	/	
	Automotive painting/body shop	/	/	/	/	/	/	/	/	/	/	S	/	/	/	S	/	/	P	P	/	/	/	30
	Automotive wrecker service	/	/	/	/	/	/	/	/	/	/	S	/	/	/	/	/	/	P	P	/	/	/	30
	Transmission shop	/	/	/	/	/	/	/	/	/	/	S	/	/	/	P	P	/	P	P	/	MP	/	30
	Boat and marine rental and sales	/	/	/	/	/	/	/	/	/	P	P	/	/	/	/	/	/	P	P	/	MP	/	
	Truck stop	/	/	/	/	/	/	/	/	/	/	P	/	/	/	/	/	/	P	P	/	/	/	

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Vehicle Sales and Services, Light	Automotive parts and installation	/	/	/	/	/	/	/	/	/	P	P	S	/	S	S	/	/	P	/	/	/	/	30
	Automobile repair and servicing (without painting/body-work)	/	/	/	/	/	/	/	/	/	S	P	S	S	/	S	/	/	P	P	/	MP	/	30
	Automobile sales or rentals	/	/	/	/	/	/	/	/	/	P	P	/	/	P	P	P	/	P	/	/	MP	/	30
	Car wash or auto-detailing	/	/	/	/	/	/	/	/	/	P	P	S	/	/	/	/	/	P	/	MP	MP	MP	30
	Taxicab service	/	/	/	/	/	/	/	/	/	P	P	/	/	/	P	/	/	/	/	/	MP	/	
	Tire/muffler sales and mounting	/	/	/	/	/	/	/	/	/	P	P	/	/	/	P	/	/	P	P	/	MP	/	30
Visitor Accommodations	Bed and breakfast inn	/	/	S	S	S	S	/	P	P	P	P	P	P	P	P	/	/	/	/	MP	MP	MP	30
	Hotel or motel [4]	/	/	/	/	/	/	/	P	/	P	P	P	P	P	P	/	P	/	/	/	MP	/	30
	Hotel or motel, extended stay [4]	/	/	/	/	/	/	/	P	/	P	P	P	P	P	P	/	P	/	/	/	MP	/	30
	Tourist Home	/	/	/	/	/	P	/	/	P	P	P	P	P	P	P	/	/	/	/	MP	MP	MP	30
INDUSTRIAL USE CLASSIFICATION [1]																								
Extractive Industry	All uses	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	S	P	/	/	/	30	
Industrial Services	Building, heating, plumbing, or electrical contractor with outside storage	/	/	/	/	/	/	/	/	/	/	S	/	/	/	/	/	P	P	/	MP	/		
	Electric motor repair	/	/	/	/	/	/	/	/	/	/	P	/	/	/	/	/	P	P	/	MP	/	30	
	Fuel oil/bottled gas distributor	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	P	P	/	/	/		
	General industrial service	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	P	P	P	/	MP	/		
	Heavy equipment sales, rental, or storage	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	P	P	/	MP	/	30	
	Heavy equipment servicing and repair	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	P	P	P	/	/	/		

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	Laundry, dry cleaning, and carpet cleaning plants	/	/	/	/	/	/	/	/	/	/	P	/	/	/	/	/	P	P	/	/	/	30		
	Machine shop	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	P	P	/	MP	/	30		
	Office-warehouse	/	/	/	/	/	/	/	/	/	P	P	/	P	P	P	/	P	P	P	/	MP	MP		
	Repair of scientific or professional instruments	/	/	/	/	/	/	/	/	/	P	P	/	P	/	P	/	P	P	P	/	MP	/	30	
	Research and development	/	/	/	/	/	/	/	P	P	P	P	P	P	P	P	/	P	P	P	/	MP	/		
	Tool repair	/	/	/	/	/	/	/	/	/	/	/	P	/	P	/	P	/	P	P	P	/	/	/	30
Manufacturing and Production	Manufacturing, heavy	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	P	/	P	/	MP	/		
	Manufacturing, high impact/hazardous	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	P	/	MP	/	30		
	Manufacturing, light	/	/	/	/	/	/	/	/	/	/	S	/	/	/	/	/	P	P	P	/	MP	/		
	Research and Technology Production	/	/	/	/	/	/	/	/	/	P	P	/	/	/	P	/	/	P	P	/	/	/		
	Microbrewery	/	/	/	/	/	/	/	/	/	P	P	/	P	/	P	/	P	/	/	MP	MP	MP	30	
	Microdistillery	/	/	/	/	/	/	/	/	/	P	P	/	P	/	P	/	P	/	/	MP	MP	MP	30	
Warehouse and Freight Movement	Cold storage plant	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	P	P	/	MP	/			
	Outdoor storage (as a principal use)	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	P	P	P	/	MP	/	30		
	Parcel services	/	/	/	/	/	/	/	/	/	/	P	/	/	P	P	/	P	P	/	MP	/			
	Truck or freight terminal	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	P	P	/	MP	/	30		
	Warehouse (distribution)	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	P	P	P	/	MP	/			
	Warehouse (storage)	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	P	P	P	/	MP	/			
Waste-Related Services	Energy recovery plant	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	S	S	S	/	/	/			
	Hazardous waste collection sites	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	S	/	/	/	30		
	Incinerator	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	S	S	P	/	/	/			
	Land application of wastes	/	S	/	/	/	/	/	/	/	/	/	/	/	/	/	/	S	S	/	/	/			

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		CD	AR	SF - 15	SF - 10	SF -6	MR -5	MH	OI	NC [3]	LC	CC	MAC	MU	DT -1	DT -2	UC	BP 4	LI	HI	PD -R		PD-EC	PD-TN
	Landfill, land clearing and inert debris or construction debris	/	S	/	/	/	/	/	S	/	/	S	/	S	/	/	/	/	S	S	/	/	/	30
	Landfill, sanitary	/	S	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	S	S	/	/	/	30
	Recycling center	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	S	S	/	/	/	30
	Recycling drop-off center	/	/	/	/	S	S	S	P	P	P	P	/	P	/	P	/	/	P	P	MP	MP	MP	30
	Salvage and junkyard	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	S	/	/	/	30
	Tire disposal or recycling	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	S	S	/	/	/	30
	Waste composting	/	S	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	S	S	/	/	/	30
Wholesale sales	All uses	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	P	P	/	/	MP	/	30

NOTES:

[1] Some commercial, mixed-use, and industrial uses require additional separation or buffer standards or may require special use permit approval when located across a local street or alley from single-family residential development in accordance with Section Transitional Standards. Cottage developments may require Neighborhood Compatibility Permit (see Section 30-2.C.21).

[2] Individual manufactured homes located outside of a manufactured home park may only be established on lots located within the Manufactured Home Overlay.

[3] New construction for individual retail uses over 2,500 square feet in the NC zoning district must be approved through the Special Use Permit process.

[4] In the BP district not more than a cumulative total of 40% of the developable area or 30% of the total area, whichever is less, of each Business Park development shall be used for uses in the following use categories: visitor accommodation, eating establishment, and retail sales and services. Such uses as a park or recreational facility, the BP development shall not be counted toward this commercial use or supportive use limitation. Restaurants with drive-thru service and Convenience Stores and drive-thru service shall be limited to the periphery of the BP and within the greater of 1500 feet from an interstate centerline or 1250 feet from the nearest arterial that interstate. All other commercial uses shall be located on the periphery of the Business Park development or at a major internal intersection. These use types in the Business Park district must meet the standards for commercial, office and mixed use in Table 30-5.C.3 Required Open Space/Parkland Dedication and Article 30-5.C.4 Commercial, Office and Mixed Use Design Standards.

[5] In MR-5 districts, permitted uses shall be established only on parcels abutting and accessed by an Arterial, Collector, or Major Street, as defined in Article 30-2.C.21.

(Ord. No. S2011-008, §§ 7, 12.2a, 7-25-2011; Ord. No. S2011-013, §§ 1.5, 1.8, 2.2a, 8.3, 11-28-2011; Ord. No. S2011-014, § 3, 11-28-2011; Ord. No. S2012-001, § 5.1, 1-23-2012; Ord. No. S2012-011, § 1, 5-29-2012; Ord. No. S2012-024, §§ 5—7, 11-13-2012; Ord. No. S2012-025, § 16, 11-13-2012; Ord. No. S2013-002, § 11, 2-11-2013; Ord. No. S2014-002, § 2, 3a, 5b, 1-13-2014; Ord. No. S2014-012, § 2, 8-11-2014; Ord. S2014-015, §§ 2b, 4, 8-11-2014; Ord. S2016-007, § 2, 6-27-2016; Ord. S2017-004, § 1a-c, 6-26-2017; Ord. No. S2019-008, § 1, 04/23/2019; Ord. No. S2019-009, § 1, 04/23/2019; Ord. No. S2020-011, § 2, 11/23/2020; Ord. No. S2021-004, § 3, 04/15/2021; Ord. No. S2021-042, § 1, 10/25/2021; Ord. No. S2021-043, § 1, 10/25/2021; Ord. No. S2021-044, § 1, 10/25/2021; Ord. No. S2022-003, § 1, 03/28/2022; Ord. No. S2022-023, § 1, 09/26/2022; Ord. No. S2023-001A, § 1, 01/26/2023; Ord. No. S2023-018, § 1, 03/23/2023; Ord. No. S2023-018D, § 1, 03/23/2023; Ord. No. S2024-017B, § 1, 10/28/2024; Ord. No. S2022-023, § 1, 11/25/2024; Ord. No. S2025-008, § 1, 04/14/2025; Ord. No. S2026-015, § 1, 05/26/2026)

Effective on: 5/26/2026

PART II - CODE OF ORDINANCES

CHAPTER 30 – UNIFIED DEVELOPMENT ORDINANCE

Article 30-7: Nonconformities

30-7.B. Nonconforming Uses

30-7.B.1. General

Nonconforming uses are declared generally incompatible with the permitted uses in the district in which they are located and with the provisions of this Ordinance. Nonconforming uses shall be subject to the standards in this subsection.

Effective on: 11/18/2013

30-7.B.2. Change of Use

a. General

A nonconforming use shall not be changed to any other nonconforming use. Once a nonconforming use has ceased to operate or been discontinued for a period of one year or longer, it shall only be replaced with a conforming use.

b. Within Industrial or Commercial Districts

1. Nonconforming residential, office, or personal services uses within an industrial or commercial base zoning district may be continued or replaced by another nonconforming residential, office, or personal service use, provided:
 - a. The density or intensity of the proposed use does not exceed that associated with the use being replaced,
 - b. The lot and building comply with the dimensional standards of the MR-5 district; and
 - c. The value of any reconstruction or renovation associated with the use change does not exceed one-third of the structure's replacement value prior to the reconstruction or renovation. (In cases where the reconstruction or renovation value exceeds one-third of the structure's replacement value, then the use and structure must conform to the requirements of the district where located.)

Effective on: 11/18/2013

30-7.B.3. Expansion and Enlargement

Except in accordance with this subsection, a nonconforming use shall not be enlarged, expanded in area, or intensified. An existing nonconforming use may be enlarged into any portion of the structure where it is located provided the area proposed for expansion was designed and intended for such use prior to the date the use became a nonconformity. Such expansion may only be authorized through the review and approval of a Special Use Permit (see Section [30-2.C.7](#), Special Use Permit).

Effective on: 11/18/2013

30-7.B.4. Replacement of Manufactured Homes

Nonconforming Class B or C manufactured homes may be replaced by a Class A manufactured home, or another nonconforming Class B or Class C manufactured home, provided:

- a. The lot proposed to contain a manufactured home is within the MHO district (see Section [30-2.C.1](#), Map Amendment (Rezoning)); and
- b. The replacement nonconforming Class B or Class C manufactured home has a larger habitable floor area or newer construction date than the nonconforming manufactured home being replaced.

(Ord. No. [S2021-019](#), § 1, 05/10/2021)

Effective on: 11/18/2013

30-7.B.5. Discontinuance or Abandonment

A nonconforming use shall not be re-established after discontinuance for a period of 365 consecutive calendar days or more. Efforts to renovate or repair the use are not considered a vacancy, abandonment, or discontinuance, provided all appropriate development approvals are obtained, and provided the renovation or repair is completed within 365 days from commencement or repair or renovation, and the use is re-established within 30 days from the time the renovation or repairs are completed. Failure to complete the repairs or renovation within 365 days or re-establish the use within 30 days following repairs or renovation shall constitute discontinuance, and a nonconforming use shall not be re-established.

Effective on: 11/18/2013

30-7.B.6. Continuation of Nonconforming Open-Air Uses

- a. Nonconforming open-air uses made nonconforming by an amendment of this Ordinance or extension of the area in which this Ordinance is applicable shall be discontinued within three years after the date of such amendment or extension.
- b. Uses to be discontinued under this section shall include nonconforming outdoor sales areas, certain parking lots not contiguous to the primary use or consistent with [30-5.A.8\(d\)](#), and storage yards or similar uses not consistent with the standards for such uses in [Article 30-4](#), Use Standards.
- c. In cases where the building associated with an open-air use is removed or destroyed, the nonconforming open-air use shall cease and all subsequent uses shall be in conformity with the provisions of this Ordinance.

Effective on: 11/18/2013

30-7.B.7. Accessory Uses

Once a nonconforming principal use is discontinued, all associated accessory uses shall cease operations within 30 days.

Effective on: 11/18/2013

30-7.B.8. Reconstruction after Casualty Damage

a. Destruction or Damage Beyond 50 Percent of Value

1. In the event a structure housing any nonconforming use is damaged or destroyed, by any means, to an extent more than 50 percent of its replacement value at the time of damage or destruction, it shall only be restored in a manner that conforms with the provisions of this Ordinance except as provided in subsection (3) below.
2. New construction (including the establishment of off-street parking, landscaping, signs, and other site features) shall be in accordance with the requirements of this Ordinance.
3. A lawfully nonconforming multifamily residential structure located in a residential zoning district, if damaged or destroyed, by any means, to an extent more than 50 percent of its replacement value at the time of damage or destruction, shall be eligible for reconstruction to its prior level of density if a Building Permit for such restoration is obtained within six months of the casualty damage, and repair is actually begun within 12 months after the date of such damage or destruction and is diligently pursued to completion provided all other requirements of Article 30-5 are met. The City Manager may extend these time periods, allowing up to a cumulative total of 36 months for completion of construction for due cause.
4. Such structures may be reconstructed to their previous form and location under the following circumstances, as applicable:
 - A single multifamily structure has been damaged or destroyed.
 - The structures are duplex, triplex or quadruplex multifamily types.
 - The structures contain five or more units, are part of a larger complex of similar structures and not more than 50 percent of the total number of principal structures within the complex have been damaged or destroyed to an extent more than 50 percent of their replacement value.
 - Conforming buffers are established prior to issuance of the Building Permit(s).

b. Damage of 50 Percent or Less of Value

1. In the event a structure housing a nonconforming use is damaged or destroyed, by any means, to an extent of 50 percent or less of its replacement value at the time of damage or destruction, it may be re-built to its previous form if a Building Permit for such repair or restoration is obtained within 180 days of the casualty damage, and repair or restoration is actually begun within one year after the date of such partial damage or destruction and is diligently pursued to completion.

2. In no event shall repair or restoration increase, expand, or enlarge the degree of nonconformity.

(Ord. No. S2011-014, § 7.1, 11-28-2011)

Effective on: 11/18/2013

PART II - CODE OF ORDINANCES

CHAPTER 30 – UNIFIED DEVELOPMENT ORDINANCE

Article 30-9: Definitions

30-9.D. Definitions

The following words, terms, and phrases, when used in this Ordinance, shall have the meaning ascribed to them in this section.

Adult Entertainment

An establishment which by law excludes minors by virtue of the fact that a substantial portion of its business is sexually explicit. Adult entertainment includes any place defined as an "adult establishment" or "sexually oriented establishment" by Section [14-202.10](#) of the North Carolina General Statutes. Such uses include, but are not limited to, adult arcades, adult book stores, adult video stores, adult theaters (drive-in, picture and min-picture), adult cabarets, massage parlors, or adult entertainment establishments.

Effective on: 11/18/2013

Exhibit 28

Produced as Native File

Charles Smith

From: Chris Saunders (Legislative Analysis) <Chris.Saunders@ncleg.gov>
Sent: Tuesday, March 24, 2026 5:33 PM
To: Charles Smith
Subject: RE: [EXTERNAL]RE: [EXTERNAL]FW: 4431 Bragg Blvd. (Project No. 1887777)

Representative Smith,

I've looked further into nonconformities and notice requirements. I have not been able to identify any requirement that a local government give notice when a property has been deemed to be abandoned for purposes of a nonconformity.

As a general rule in North Carolina, the law does not favor nonconformities because they run contrary to the general public policy principle that if a regulation is necessary to protect the public health, safety, and welfare, it should be applied uniformly to all citizens. See JWL Investments, Inc. v. Guilford Cnty. Bd. of Adjustment, 133 N.C. App. 426, 430 (1999); CG & T Corp. v. Bd. of Adjustment of City of Wilmington, 105 N.C. App. 32, 39 (1992); Forsyth County v. Shelton, 74 N.C. App. 674, 676 (1985).

G.S. 160D-403(f) speaks to revocation of development approvals. G.S. 160D-102(13) defines a development approval as "An administrative or quasi-judicial approval made pursuant to this Chapter that is written and that is required prior to commencing development or undertaking a specific activity, project, or development proposal. Development approvals include, but are not limited to, zoning permits, site plan approvals, special use permits, variances, and certificates of appropriateness. The term also includes all other regulatory approvals required by regulations adopted pursuant to this Chapter, including plat approvals, permits issued, development agreements entered into, and building permits issued." The original building permit would have been a development approval, but grandfathering of a nonconforming use is not a quasi-judicial or administrative approval because it happens automatically by virtue of the UDO allowing nonconformities to continue subject to the provisions of the ordinance.

I have not found any statutes or case law requiring a local government to send a notice when a nonconforming use has been deemed to have been abandoned or discontinued. In general, it appears that local governments enforce this only upon the property owner seeking to resume a nonconforming use or obtain a permit to engage in a nonconforming use, at which time the local government will send a notice of violation in the former case or deny the permit application in the latter. By way of example:

- In *CG & T Corp. v. Bd. of Adj. of City of Wilmington*, the petitioner bought an oil refinery in a Heavy Manufacturing zoning district in Wilmington in 1986. Oil refining was a permitted use in the HM area until 1 August 1984, when the zoning ordinance was revised. Evidence indicated that the petitioner had no employees working at the site from March 1986 to July 1987 and again from November 1987 through February 1988, but sold 400,000 gallons of refined product stored on the site in 1989. In 1990, the city's code enforcement officer determined that use of the property as an oil refinery had discontinued in excess of 365 consecutive days and that the petitioner would need a special use permit in order to operate the refinery. Though the property had appeared to be inactive since 1986, notice was only given to the petitioner in 1990. The board of adjustment, superior court, and Court of Appeals all upheld the code officer's conclusion.
- In *Forsyth County v. Shelton*, a lake and picnic area in Forsyth County was used from around 1951 to 1971 as a "commercial swimming lake, picnic and amusement area." The Forsyth County zoning ordinance adopted in 1967 zoned the property for large-lot residential development, which permitted "recreational facilities" but not "commercial amusements." In 1973, the owner leased the property to the local YMCA, who used it from 1973 to 1977. Between 1977 and 1982 the lake property was not leased or otherwise open to the public as a commercial amusement facility. In 1982, defendants acquired the property, refurbished the buildings and the lake and

reopened it for paying customers. The county zoning officer notified the defendants that commercial operation of the lake was a nonconforming use in May 1982. Defendants reopened the lake for commercial use, and in April 1983 the county sued to enjoin use of the property as a commercial amusement. The Court of Appeals held that, given evidence that use of lake property was abandoned at least four years within meaning of ordinance, the nature and use of lake property was not the same as its previous nonconforming use and could not be reestablished as a commercial amusement. Defendants argued that "the nature of the use of the property remained the same ..., although no one was actually using it." However, the court held that "This argument, if adopted, would make the establishment of abandonment in such cases impossible, contrary both to the ordinance and to the public policy of this state.... We therefore reject defendants' position, which would allow non-conforming uses to continue indefinitely and effectively nullify the abandonment provisions of the ordinance."

- In Dockside Discotheque, Inc. v. Bd. of Adjustment of Town of S. Pines, 115 N.C. App. 303 (1994), a business in the central business district provided topless dancing on a "semi-regular basis" from 1983 to December 1989. On November 13, 1990, the Town amended its UDO, which was enacted in December 1989, to forbid under Section 179 "special use entertainment" such as topless entertainment in the Town's central business district and to allow such use only in the Town's general business district. The business was sold to a new owner, who on March 22, 1991, held the business's first topless show since December 1989. The land use administrator provided notice on March 22, 1991, that the use violated the town's ordinance. The Court of Appeals held that there was not a nonconforming use at the time of the ordinance amendment because the use had been discontinued for over 180 consecutive days, the time limit provided by ordinance.

In each case, there was no notice given to the property owner until the property owner actually engaged in a nonconforming use. If the property owner is given a notice of violation or has a permit application rejected, the property owner may then appeal to the board of adjustment. In an enforcement case, the local government has the initial burden of showing the use or structure to be in violation of applicable regulations. Once that is done, the burden shifts to the alleged violator to establish a legal nonconforming status or other affirmative defense. Shearl v. Town of Highlands, 236 N.C. App. 113, 118 (2014).

If you are interested in having language drafted to require local governments to affirmatively provide notice that it has determined that a nonconforming use has been abandoned or discontinued, I would be glad to assist. In practice, there may be situations where a local government does not know that a nonconforming use has been abandoned until some later point in time, though.

I hope that is helpful. Please let me know if you have any additional questions or concerns.

Thanks,
Chris

Chris Saunders

Staff Attorney
North Carolina General Assembly
Legislative Analysis Division
300 N. Salisbury St., Raleigh, NC 27603
919-733-2578

From: Charles Smith <Charles@andersonjohnson.com>
Sent: Tuesday, March 24, 2026 10:53 AM



RE: Follow Up on Nonconformity Matter

From Michael Whitfield (Legislative Analysis) <Michael.Whitfield@ncleg.gov>

Date Thu 3/26/2026 2:42 PM

To Rep. Charles Smith <Charles.Smith@ncleg.gov>

Cc Ike McRee (Legislative Analysis) <Ike.McRee@ncleg.gov>; Chris Saunders (Legislative Analysis) <Chris.Saunders@ncleg.gov>

Representative Smith,

You are correct that an appeal of a denial of a permit application or notice of violation would go to Fayetteville's Zoning Commission. Section 30-2.A.5.(a)(2)(b)(4) of the Fayetteville UDO provides that review and determination of appeals of all administrative decisions, determinations, and orders of the City Manager or other city official in determining and enforcing provisions of the UDO is the responsibility of the Zoning Commission.

Best,

Michael

From: Rep. Charles Smith <Charles.Smith@ncleg.gov>

Sent: Wednesday, March 25, 2026 5:14 PM

To: Michael Whitfield (Legislative Analysis) <Michael.Whitfield@ncleg.gov>

Cc: Ike McRee (Legislative Analysis) <Ike.McRee@ncleg.gov>; Chris Saunders (Legislative Analysis) <Chris.Saunders@ncleg.gov>

Subject: Re: Follow Up on Nonconformity Matter

Thanks, Michael.

I'm meeting with the City Attorney's office next Tuesday. Currently, our plans are pending review (the City has until April 3rd to deny or accept them). At my meeting with the City Attorney, my plan was to request that the permitting department deny our plans, citing the nonconforming use. Alternatively, I suppose the plans can be approved (assuming they're structurally sound), and the City can provide a Notice of Violation, since it now has knowledge of the property owner's intent to resume the non-conforming use.

Once that notice or denial is received, it would trigger our 30-day clock to appeal the decision. Our appeal would go to the City's Zoning Commission, right?

At that enforcement hearing, whether there's a burden shift or concurrent burdens, I think the result is essentially the same. The City will be able show, and we would concede, that the intended use of the structure would be in violation of currently applicable regulations. In response, we'll present evidence to argue that the legal nonconforming use status was inappropriately revoked (i.e., that it hasn't been discontinued or abandoned for over a year), rendering our nonconforming use permissible. Upon our

presentation of evidence, I'd imagine the City would be naturally inclined to defend the revocation decision, putting all relevant evidence before the Zoning Commission.

Just ensuring that I can provide accurate guidance to the City on how we proceed. Having an opportunity to be heard will satisfy my client...this process seems to provide adequate due process, while allowing the City the opportunity to justify its decision at the same time.

Thanks again,
Charles

From: Michael Whitfield (Legislative Analysis) <Michael.Whitfield@ncleg.gov>

Sent: Wednesday, March 25, 2026 4:51 PM

To: Rep. Charles Smith <Charles.Smith@ncleg.gov>

Cc: Ike McRee (Legislative Analysis) <Ike.McRee@ncleg.gov>; Chris Saunders (Legislative Analysis) <Chris.Saunders@ncleg.gov>

Subject: Follow Up on Nonconformity Matter

Representative Smith,

I am following up on your conversation with Chris Saunders yesterday on nonconformities. We have reviewed the City of Fayetteville's UDO and applicable case law on the issue of the burden of proof in enforcement actions. In the event Fayetteville issues a notice of violation or rejects a permit application, the following legal framework would apply on appeal to the Zoning Commission.

Fayetteville UDO and Chapter 160D

Section 30-2.C.18. (Appeals of Administrative Decisions) of the Fayetteville UDO provides that, with few exceptions, appeals of administrative decisions are to be heard by the Zoning Commission. It indicates that appeals before the Zoning Commission shall follow (1) quasi-judicial procedure consistent with G.S. 160D-406, (2) the procedures set out in that section, and (3) all other relevant sections of the Fayetteville UDO. In a quasi-judicial proceeding consistent with G.S. 160D-406, the applicant, the local government, and other parties with standing have a right to participate in an evidentiary hearing. Section 30-2.B.14. (Evidentiary Hearing Procedures (Quasi-Judicial Decisions)) establishes burdens of proof for all parties involved in a quasi-judicial evidentiary hearing:

"The burden of demonstrating that an application complies with applicable review and approval standards of this Ordinance is on the applicant, which shall be demonstrated by competent, material, and substantial evidence. The burden of demonstrating that an application should be denied for failing to comply with applicable review and approval standards of this Ordinance is on the parties urging denial of the application, which shall be demonstrated by competent, material, and substantial evidence."

Furthermore, Section 3-7.A.3. (Determination of Nonconformity Status) provides that the burden of proving that a nonconformity lawfully exists is the responsibility of the owner of the land on which the alleged nonconformity is located.

While Section 3-2.B.14. does not seem to contemplate a traditional burden shifting between the parties, but rather a concurrent burden on those in favor of and those against the application, Section 3-7.A.3. appears to either add on to or clarify the burden of applicant.

Case Law

As Chris noted, the Court of Appeals in Shearl v. Town of Highlands, 236 N.C. App. 113, 117-118 (2014) and in City of Winston-Salem v. Hoots Concrete Co., Inc., 47 N.C. App. 405, 414 (1980), has contemplated a sort of burden shifting between the parties in an appeal of an administrative decision and subsequent enforcement action. The local government has the initial burden of showing the use or structure to be in violation of applicable regulations. If the local government meets its burden, the burden shifts to the alleged violator to establish a legal nonconforming status or other affirmative defense.

As an additional note, the Court of Appeals has clearly indicated that it will consider the burdens of proof set out in local ordinance in review of administrative appeals heard by boards of adjustment. Lamar Outdoor Advertising, Inc. v. City of Hendersonville, 155 N.C. App. 516, 522 (2002).

Whether the procedure set out in the Fayetteville UDO is consonant with Court of Appeals precedent is a question that could only be answered in the General Court of Justice. While there may be slight differences in the procedural posture of the appellant as contemplated by the UDO and Court of Appeals, both seem to acknowledge the city must demonstrate that a use or structure is not consistent with applicable regulations. The city is not necessarily charged with defending the validity of the initial revocation determination, but rather the basis for a notice of violations or rejection of a subsequent application.

I hope this was helpful. Please let me know if you have any questions.

Best,

Michael

Michael G. Whitfield, Jr.

Staff Attorney

North Carolina General Assembly

Legislative Analysis Division

300 N. Salisbury St., Raleigh, NC 27603

919-733-2578

non-conforming use is
outside the scope of
what city is
required to
defend.

Basis of NOV is
Basis of rejecting
the permit is

Exhibit 29

Produced as Native File

Exhibit 30

Produced as Native File

Exported data

Case Number	Type Description	SubType Description	Tag	Location	Status	Permit Notes	Task - Assigned To
Permit							
CE20150324-02684	Code Enforcement - Solid Waste		Other	4431 BRAGG BLVD	CLOSED	3/24/2015 4:08:29 PM: 03/24/2015 - dumpster not screened and visible from row MDL 03/31/2015 - contact with Mr James Hathaway, 336.226.4554 the agent for the property who advised, according to Mr Winstead he did not need to screen the property. I made contact with Mr Winstead who advised the dumpster needs to be maintained in the rear and not visible. Contacted Mr Hathaway and advised of screening necessities found in the UDO, Article 30-5.B.4.e. Because of the previous agreement with Mr Winstead, this property will receive no violation. MDL (Created by Michele SmithRiordan)	Michele SmithRiordan
CE20150324-02684	Code Enforcement - Solid Waste		Other	4431 BRAGG BLVD	CLOSED	3/24/2015 4:08:29 PM: 03/24/2015 - dumpster not screened and visible from row MDL 03/31/2015 - contact with Mr James Hathaway, 336.226.4554 the agent for the property who advised, according to Mr Winstead he did not need to screen the property. I made contact with Mr Winstead who advised the dumpster needs to be maintained in	Michele SmithRiordan

Case Number	Type Description	SubType Description	Tag	Location	Status	Permit Notes	Task - Assigned To
						the rear and not visible. Contacted Mr Hathaway and advised of screening necessities found in the UDO, Article 30-5.B.4.e. Because of the previous agreement with Mr Winstead, this property will receive no violation. MDL (Created by Michele SmithRiordan)	

Permit

CE20170829-09305	Code Enforcement - Solid Waste		Trash & Overgrowth	4431 BRAGG BLVD	CLOSED	8/29/2017 10:07:34 AM: 8/29/17 https://seeclickfix.com/issues/3668349 jm 08/30/17 Shopping carts in parking lot filled with trash, carts around rear of building. Trash around rear area of building adjoining multiple units. Old furniture and tires, cardboard boxes and other miscellaneous trash scattered around entire property. tgs 09/13/17 All trash and overgrowth and carts have been removed from property. tgs (Created by Jeffrey Morin)	TAMMY SMITH
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CE20170829-09305	Code Enforcement - Solid Waste		Trash & Overgrowth	4431 BRAGG BLVD	CLOSED	8/29/2017 10:07:34 AM: 8/29/17 https://seeclickfix.com/issues/3668349 jm 08/30/17 Shopping carts in parking lot filled with trash, carts around rear of building. Trash around rear area of building adjoining multiple units. Old furniture and tires,	TAMMY SMITH
------------------	--------------------------------	--	--------------------	-----------------	--------	--	-------------

Case Number	Type Description	SubType Description	Tag	Location	Status	Permit Notes	Task - Assigned To
						cardboard boxes and other miscellaneous trash scattered around entire property. tgs 09/13/17 All trash and overgrowth and carts have been removed from property. tgs (Created by Jeffrey Morin)	
Permit							
CE20180726-08688	Code Enforcement - Signs		Discontinued	4431 BRAGG BLVD	CLOSED	7/26/2018 8:54:27 AM: https://seeclickfix.com/issues/4717958 07/27/18 Pole sign advertising discontinued business. tgs 8/6/18 - returned mail for cc: William Claydon - New addx per USPS: 5955 Yadkin Road, Fayetteville, 28303 - jk 8/9/18 - returned mail - different addx - oasis attached - jk 8/23/18 - returned mail for cc: William Clayton - new addx per USPS: 5955 Yadkin Road, Fayetteville, 28303 - jk 9/11/18 - returned mail for cc - new addx per USPS 5955 Yadkin Road, Fayetteville, NC 28303 - jk 09/21/18 Requesting title search as all mail returned. tgs 10/08/2018 No change. NOV re-generated to incorporate all sign (wall advertising signs). tgs 10/26/18 - citation mailed - jk 11/09/18 All signs removed. Pole cabinet left open will send new sign	TAMMY SMITH

Case Number	Type Description	SubType Description	Tag	Location	Status	Permit Notes	Task - Assigned To
						maintenance case. tgs 12/26/18 - abated citation collection notice mailed - jk 3/8/19 sent to collections for 1 day penalty, jm (Created by Jeffrey Morin)	
CE20180726-08688	Code Enforcement - Signs		Discontinued	4431 BRAGG BLVD	CLOSED	7/26/2018 8:54:27 AM: https://seeclickfix.com/issues/4717958 07/27/18 Pole sign advertising discontinued business. tgs 8/6/18 - returned mail for cc: William Claydon - New addx per USPS: 5955 Yadkin Road, Fayetteville, 28303 - jk 8/9/18 - returned mail - different addx - oasis attached - jk 8/23/18 - returned mail for cc: William Clayton - new addx per USPS: 5955 Yadkin Road, Fayetteville, 28303 - jk 9/11/18 - returned mail for cc - new addx per USPS 5955 Yadkin Road, Fayetteville, NC 28303 - jk 09/21/18 Requesting title search as all mail returned. tgs 10/08/2018 No change. NOV re- generated to incorporate all sign (wall advertising signs). tgs 10/26/18 - citation mailed - jk 11/09/18 All signs removed. Pole cabinet left open will send new sign maintenance case. tgs 12/26/18 - abated citation collection notice mailed - jk 3/8/19	TAMMY SMITH

Case Number	Type Description	SubType Description	Tag	Location	Status	Permit Notes	Task - Assigned To
						sent to collections for 1 day penalty, jm (Created by Jeffrey Morin)	
CE20180726-08688	Code Enforcement - Signs		Discontinued	4431 BRAGG BLVD	CLOSED	7/26/2018 8:54:27 AM: https://seeclixfix.com/issues/4717958 07/27/18 Pole sign advertising discontinued business. tgs 8/6/18 - returned mail for cc: William Claydon - New addx per USPS: 5955 Yadkin Road, Fayetteville, 28303 - jk 8/9/18 - returned mail - different addx - oasis attached - jk 8/23/18 - returned mail for cc: William Clayton - new addx per USPS: 5955 Yadkin Road, Fayetteville, 28303 - jk 9/11/18 - returned mail for cc - new addx per USPS 5955 Yadkin Road, Fayetteville, NC 28303 - jk 09/21/18 Requesting title search as all mail returned. tgs 10/08/2018 No change. NOV re-generated to incorporate all sign (wall advertising signs). tgs 10/26/18 - citation mailed - jk 11/09/18 All signs removed. Pole cabinet left open will send new sign maintenance case. tgs 12/26/18 - abated citation collection notice mailed - jk 3/8/19 sent to collections for 1 day penalty, jm (Created by Jeffrey Morin)	TAMMY SMITH
CE20180726-08688	Code		Discontinued	4431	CLOSED	7/26/2018 8:54:27	TAMMY

Case Number	Type Description	SubType Description	Tag	Location	Status	Permit Notes	Task - Assigned To
	Enforcement - Signs			BRAGG BLVD		AM: https://seeclickfix.com/issues/4717958 07/27/18 Pole sign advertising discontinued business. tgs 8/6/18 - returned mail for cc: William Claydon - New addx per USPS: 5955 Yadkin Road, Fayetteville, 28303 - jk 8/9/18 - returned mail - different addx - oasis attached - jk 8/23/18 - returned mail for cc: William Clayton - new addx per USPS: 5955 Yadkin Road, Fayetteville, 28303 - jk 9/11/18 - returned mail for cc - new addx per USPS 5955 Yadkin Road, Fayetteville, NC 28303 - jk 09/21/18 Requesting title search as all mail returned. tgs 10/08/2018 No change. NOV re-generated to incorporate all sign (wall advertising signs). tgs 10/26/18 - citation mailed - jk 11/09/18 All signs removed. Pole cabinet left open will send new sign maintenance case. tgs 12/26/18 - abated citation collection notice mailed - jk 3/8/19 sent to collections for 1 day penalty, jm (Created by Jeffrey Morin)	SMITH
CE20180726-08688	Code Enforcement - Signs		Discontinued	4431 BRAGG BLVD	CLOSED	7/26/2018 8:54:27 AM: https://seeclickfix.com/issues/4717958 07/27/18 Pole sign advertising	TAMMY SMITH

Case Number	Type Description	SubType Description	Tag	Location	Status	Permit Notes	Task - Assigned To
						discontinued business. tgs 8/6/18 - returned mail for cc: William Claydon - New addx per USPS: 5955 Yadkin Road, Fayetteville, 28303 - jk 8/9/18 - returned mail - different addx - oasis attached - jk 8/23/18 - returned mail for cc: William Clayton - new addx per USPS: 5955 Yadkin Road, Fayetteville, 28303 - jk 9/11/18 - returned mail for cc - new addx per USPS 5955 Yadkin Road, Fayetteville, NC 28303 - jk 09/21/18 Requesting title search as all mail returned. tgs 10/08/2018 No change. NOV re-generated to incorporate all sign (wall advertising signs). tgs 10/26/18 - citation mailed - jk 11/09/18 All signs removed. Pole cabinet left open will send new sign maintenance case. tgs 12/26/18 - abated citation collection notice mailed - jk 3/8/19 sent to collections for 1 day penalty, jm (Created by Jeffrey Morin)	
CE20180726-08688	Code Enforcement - Signs		Discontinued	4431 BRAGG BLVD	CLOSED	7/26/2018 8:54:27 AM: https://seeclickfix.com/issues/4717958 07/27/18 Pole sign advertising discontinued business. tgs 8/6/18 - returned mail for cc: William Claydon - New addx	TAMMY SMITH

Case Number	Type Description	SubType Description	Tag	Location	Status	Permit Notes	Task - Assigned To
CE20180726-08688	Code Enforcement - Signs		Discontinued	4431 BRAGG BLVD	CLOSED	per USPS: 5955 Yadkin Road, Fayetteville, 28303 - jk 8/9/18 - returned mail - different addx - oasis attached - jk 8/23/18 - returned mail for cc: William Clayton - new addx per USPS: 5955 Yadkin Road, Fayetteville, 28303 - jk 9/11/18 - returned mail for cc - new addx per USPS 5955 Yadkin Road, Fayetteville, NC 28303 - jk 09/21/18 Requesting title search as all mail returned. tgs 10/08/2018 No change. NOV re-generated to incorporate all sign (wall advertising signs). tgs 10/26/18 - citation mailed - jk 11/09/18 All signs removed. Pole cabinet left open will send new sign maintenance case. tgs 12/26/18 - abated citation collection notice mailed - jk 3/8/19 sent to collections for 1 day penalty, jm (Created by Jeffrey Morin)	TAMMY SMITH
						7/26/2018 8:54:27 AM: https://seeclickfix.com/issues/4717958 07/27/18 Pole sign advertising discontinued business. tgs 8/6/18 - returned mail for cc: William Claydon - New addx per USPS: 5955 Yadkin Road, Fayetteville, 28303 - jk 8/9/18 - returned mail - different	

Case Number	Type Description	SubType Description	Tag	Location	Status	Permit Notes	Task - Assigned To
						addx - oasis attached - jk 8/23/18 - returned mail for cc: William Clayton - new addx per USPS: 5955 Yadkin Road, Fayetteville, 28303 - jk 9/11/18 - returned mail for cc - new addx per USPS 5955 Yadkin Road, Fayetteville, NC 28303 - jk 09/21/18 Requesting title search as all mail returned. tgs 10/08/2018 No change. NOV re- generated to incorporate all sign (wall advertising signs). tgs 10/26/18 - citation mailed - jk 11/09/18 All signs removed. Pole cabinet left open will send new sign maintenance case. tgs 12/26/18 - abated citation collection notice mailed - jk 3/8/19 sent to collections for 1 day penalty, jm (Created by Jeffrey Morin)	
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Case Number	Type Description	SubType Description	Tag	Location	Status	Permit Notes	Task - Assigned To
						mailed - jk 11/09/18 All signs removed. Pole cabinet left open will send new sign maintenance case. tgs 12/26/18 - abated citation collection notice mailed - jk 3/8/19 sent to collections for 1 day penalty, jm (Created by Jeffrey Morin)	
Permit							
CE20201124-13541	Code Enforcement - Building		No Permit	4431 BRAGG BLVD	CLOSED	11/24/2020 1:52:15 PM: Roof repair without permit on file. Spoke to contractor and provided an application for roof repair. Application completed and turned in to the zoning department. tgs 12/2/20 Permit obtained. DR11252020-00079 tgs (Created by TAMMY SMITH)	TAMMY SMITH
CE20201124-13541	Code Enforcement - Building		No Permit	4431 BRAGG BLVD	CLOSED	11/24/2020 1:52:15 PM: Roof repair without permit on file. Spoke to contractor and provided an application for roof repair. Application completed and turned in to the zoning department. tgs 12/2/20 Permit obtained. DR11252020-00079 tgs (Created by TAMMY SMITH)	TAMMY SMITH
Permit							
DR11252020-00079	Comm. Permit - Roof			4431 BRAGG BLVD	EXPIRED	11/25/2020 10:20:27 AM: PATCH EXISTING RUBBER ROOF AREA OF REPAIR 10X12, 8X5 SPOTS. (Created by Andrea Applewhite)	Jeremy Smith
DR11252020-00079	Comm. Permit - Roof			4431 BRAGG BLVD	EXPIRED	11/25/2020 10:20:27 AM: PATCH EXISTING	Jeremy Smith

Case Number	Type Description	SubType Description	Tag	Location	Status	Permit Notes	Task - Assigned To
						RUBBER ROOF AREA OF REPAIR 10X12, 8X5 SPOTS. (Created by Andrea Applewhite)	
DR11252020-00079	Comm. Permit - Roof			4431 BRAGG BLVD	EXPIRED	11/25/2020 10:20:27 AM: PATCH EXISTING RUBBER ROOF AREA OF REPAIR 10X12, 8X5 SPOTS. (Created by Andrea Applewhite)	Jeremy Smith
DR11252020-00079	Comm. Permit - Roof			4431 BRAGG BLVD	EXPIRED	11/25/2020 10:20:27 AM: PATCH EXISTING RUBBER ROOF AREA OF REPAIR 10X12, 8X5 SPOTS. (Created by Andrea Applewhite)	
DR11252020-00079	Comm. Permit - Roof			4431 BRAGG BLVD	EXPIRED	11/25/2020 10:20:27 AM: PATCH EXISTING RUBBER ROOF AREA OF REPAIR 10X12, 8X5 SPOTS. (Created by Andrea Applewhite)	Andrea Applewhite
Permit							
CE20221003-09321	Code Enforcement - Solid Waste		Trash & Overgrowth	4431 BRAGG BLVD	CLOSED	10/3/2022 1:26:52 PM: https://seeclickfix.com/issues/13463612 10/10/2022 - Unoccupied commercial property overgrown with tall grass, tall weeds, undergrowth, fallen limb(s), trash and debris. CC 11/30/2022 - Overgrowth removed; commercial property in compliance. CC (Created by Jacquie Haggerty)	Crystal Campbell
CE20221003-09321	Code Enforcement - Solid Waste		Trash & Overgrowth	4431 BRAGG BLVD	CLOSED	10/3/2022 1:26:52 PM: https://seeclickfix.com/issues/13463612 10/10/2022 - Unoccupied commercial property overgrown	Crystal Campbell

Case Number	Type Description	SubType Description	Tag	Location	Status	Permit Notes	Task - Assigned To
						with tall grass, tall weeds, undergrowth, fallen limb(s), trash and debris. CC 11/30/2022 - Overgrowth removed; commercial property in compliance. CC (Created by Jacquie Haggerty)	
Permit							
CE20240201-01110	Code Enforcement - Substandard Building		Boarded Building	4431 BRAGG BLVD	OPEN	2/2/2024 11:50:33 AM: 2/1/2024 - Commercial property with window(s) and/or door(s) boarded. CC 2/14/2024 - Contacted by Walt Rozanski, (727)656-7982, stating he just received the notice from the corporate office and is working to get the issue resolved. Completed the boarded building application and returned via FedEx to ensure fines were not assessed if the work was not completed within 10 days. Further states Hope Mills Glass has been hired to replace the windows and anticipates being able to provide a completion date asap. CC 3/19/2024 - Commercial property windows/ doors remain boarded; will follow-up with property owner regarding replacement and/or DW for received and completed boarded bldg application. CC	Dereke Planter

Case Number	Type Description	SubType Description	Tag	Location	Status	Permit Notes	Task - Assigned To
						3/21/24 Boarding building registration received and approve. Notice issued with 3/21/2027 expiration DW 3/29/2024 - Contacted by Walt Rozanski, (727)656-7982, stating the front door boards have been replaced, additional window(s) will be replaced as Hope Mills Glass is able to schedule it. Works is anticipated to be completed by end-of-week (4/12). CC (Created by Crystal Campbell)	
CE20240201-01110	Code Enforcement - Substandard Building		Boarded Building	4431 BRAGG BLVD	OPEN	2/2/2024 11:50:33 AM: 2/1/2024 - Commercial property with window(s) and/or door(s) boarded. CC 2/14/2024 - Contacted by Walt Rozanski, (727)656-7982, stating he just received the notice from the corporate office and is working to get the issue resolved. Completed the boarded building application and returned via FedEx to ensure fines were not assessed if the work was not completed within 10 days. Further states Hope Mills Glass has been hired to replace the windows and anticipates being able to provide a completion date asap. CC 3/19/2024 - Commercial	Dereke Planter

Case Number	Type Description	SubType Description	Tag	Location	Status	Permit Notes	Task - Assigned To
						property windows/ doors remain boarded; will follow-up with property owner regarding replacement and/or DW for received and completed boarded bldg application. CC 3/21/24 Boarding building registration received and approve. Notice issued with 3/21/2027 expiration DW 3/29/2024 - Contacted by Walt Rozanski, (727)656-7982, stating the front door boards have been replaced, additional window(s) will be replaced as Hope Mills Glass is able to schedule it. Works is anticipated to be completed by end-of-week (4/12). CC (Created by Crystal Campbell)	
CE20240201-01110	Code Enforcement - Substandard Building		Boarded Building	4431 BRAGG BLVD	OPEN	2/2/2024 11:50:33 AM: 2/1/2024 - Commercial property with window(s) and/or door(s) boarded. CC 2/14/2024 - Contacted by Walt Rozanski, (727)656-7982, stating he just received the notice from the corporate office and is working to get the issue resolved. Completed the boarded building application and returned via FedEx to ensure fines were not assessed if the work was not completed within	Dereke Planter

Case Number	Type Description	SubType Description	Tag	Location	Status	Permit Notes	Task - Assigned To
						10 days. Further states Hope Mills Glass has been hired to replace the windows and anticipates being able to provide a completion date asap. CC 3/19/2024 - Commercial property windows/ doors remain boarded; will follow-up with property owner regarding replacement and/or DW for received and completed boarded bldg application. CC 3/21/24 Boarding building registration received and approve. Notice issued with 3/21/2027 expiration DW 3/29/2024 - Contacted by Walt Rozanski, (727)656-7982, stating the front door boards have been replaced, additional window(s) will be replaced as Hope Mills Glass is able to schedule it. Works is anticipated to be completed by end-of-week (4/12). CC (Created by Crystal Campbell)	
CE20240201-01110	Code Enforcement - Substandard Building		Boarded Building	4431 BRAGG BLVD	OPEN	2/2/2024 11:50:33 AM: 2/1/2024 - Commercial property with window(s) and/or door(s) boarded. CC 2/14/2024 - Contacted by Walt Rozanski, (727)656-7982, stating he just received the notice from the corporate	Dereke Planter

Case Number	Type Description	SubType Description	Tag	Location	Status	Permit Notes	Task - Assigned To
						office and is working to get the issue resolved. Completed the boarded building application and returned via FedEx to ensure fines were not assessed if the work was not completed within 10 days. Further states Hope Mills Glass has been hired to replace the windows and anticipates being able to provide a completion date asap. CC 3/19/2024 - Commercial property windows/ doors remain boarded; will follow-up with property owner regarding replacement and/or DW for received and completed boarded bldg application. CC 3/21/24 Boarding building registration received and approve. Notice issued with 3/21/2027 expiration DW 3/29/2024 - Contacted by Walt Rozanski, (727)656-7982, stating the front door boards have been replaced, additional window(s) will be replaced as Hope Mills Glass is able to schedule it. Works is anticipated to be completed by end-of-week (4/12). CC (Created by Crystal Campbell)	

Parent Permit							
CE20250624-06708	Code		No Permit	4431	CLOSED	6/24/2025	Thomas

Case Number	Type Description	SubType Description	Tag	Location	Status	Permit Notes	Task - Assigned To
	Enforcement - Building			BRAGG BLVD		11:06:56 AM: 6/24/2025 work without permit. jr 09-24-2025 - QC complete - Missed follow-up; re- inspect; if still in violation; run Accurint; send out citation letter. ap 5/29/2026-permits was issued and then revoked, still working without permits new case will be created - DDP (Created by JAMES RUTHERFORD)	Keister
CE20250624-06708	Code Enforcement - Building		No Permit	4431 BRAGG BLVD	CLOSED	6/24/2025 11:06:56 AM: 6/24/2025 work without permit. jr 09-24-2025 - QC complete - Missed follow-up; re- inspect; if still in violation; run Accurint; send out citation letter. ap 5/29/2026-permits was issued and then revoked, still working without permits new case will be created - DDP (Created by JAMES RUTHERFORD)	Thomas Keister
Child Permit							
CE20250625-06764	Code Enforcement - Building		No Permit	4311 Bragg Blvd, 28303	CLOSED	6/25/2025 8:13:29 AM: 6/24/2025- stop work order was issued , inspector noticed Some new walls added and new floor joist replaced for the second floor area. Plumbing looks to be new. May need mechanical permit for the planned mini splits.-DDP 6/25/2025- douplicate case- DDP (Created by Dereke Planter)	Dereke Planter

Case Number	Type Description	SubType Description	Tag	Location	Status	Permit Notes	Task - Assigned To
CE20250625-06764	Code Enforcement - Building		No Permit	4311 Bragg Blvd, 28303	CLOSED	6/25/2025 8:13:29 AM: 6/24/2025-stop work order was issued , inspector noticed Some new walls added and new floor joist replaced for the second floor area. Plumbing looks to be new. May need mechanical permit for the planned mini splits.-DDP 6/25/2025-duplicate case-DDP (Created by Dereke Planter)	Dereke Planter



HOUSING & CODE ENFORCEMENT DIVISION 433 Hay Street, Fayetteville, NC 28301 - (910) 433-1056

NOTICE OF VIOLATION - WARNING LETTER

October 11, 2022

Case Number: CE20221003-09321

4311 BRAGG, LLC

3691 STATE RD 580 W STE H
OLDSMAR, FL 34677

RE: 4431 BRAGG BLVD, Fayetteville, NC PIN 0418553607000

Dear 4311 BRAGG, LLC,

Please be advised that Chapter 22, Section 22-16(a)(1) of the City Code prohibits any condition which constitutes a breeding ground or harbor for rats, mosquitoes, harmful insects or other pests. We recently visited the above-referenced property and noticed the following condition(s) on your property which is contrary to the above code section:

Unoccupied commercial property overgrown with tall grass, tall weeds, undergrowth, fallen limb(s), trash and debris.

You are requested to abate the above condition(s) within 10 business days from the date of this notice. Before placing any debris at curbside, please call the Solid Waste Management Department at (910) 433-1329 to ensure conformance with the guidelines of yard/solid waste disposal.

If the violation is resolved as requested and not repeated, then there will be no further action or fine. Failure to comply with this request may result in a civil penalty. Repeated or continued non-compliance may lead to criminal charges. Also, for failure to abate this violation, The City of Fayetteville will correct the violation(s) and will collect from you the cost of the abatement action plus an administrative fee of \$200.00. This cost is in addition to any penalties accumulated from your failure to correct the violation(s).

Please be advised that, pursuant to City Code Section 22-17(c), three or more City caused abatement's for the removal of trash and debris and/or the cutting of vegetation from this property or any other property owned by you within the City, within a 24 month period may result in a \$1,000 Civil Penalty.

More than three verified violations for any condition which constitutes a breeding ground or harbor for rats, mosquitoes, harmful insects or other pests; and/or, abandoned, nuisance, or junk vehicles within a 12 month period, may result in a Notice of Nuisance Property Finding being issued to you, subjecting you to a separate \$500 civil penalty and a separate civil penalty of \$1,000 thereafter for each additional verified violation within a 12 month period since the last verified violation.

Our goal is to obtain your voluntary compliance in abating the violation. Your prompt attention to this matter will be greatly appreciated. If you feel that this notice has been issued in error or you have any questions pertaining to this matter, please feel free to contact me at 910-354-4237.

Sincerely,

A handwritten signature in black ink, appearing to be "Crystal Campbell".

Crystal Campbell
Code Enforcement Administrator

cc: REG_AGENT Incorp Services, Inc. 176 Mine Lake Court, Suite 100 Raleigh NC 27615

FORTNEWS_000127



Nov 30, 2022 at 1:03:07 PM
Crystal Campbell - Code Enforcement
Administrator



Nov 30, 2022 at 1:03:17 PM
Crystal Campbell - Code Enforcement
Administrator



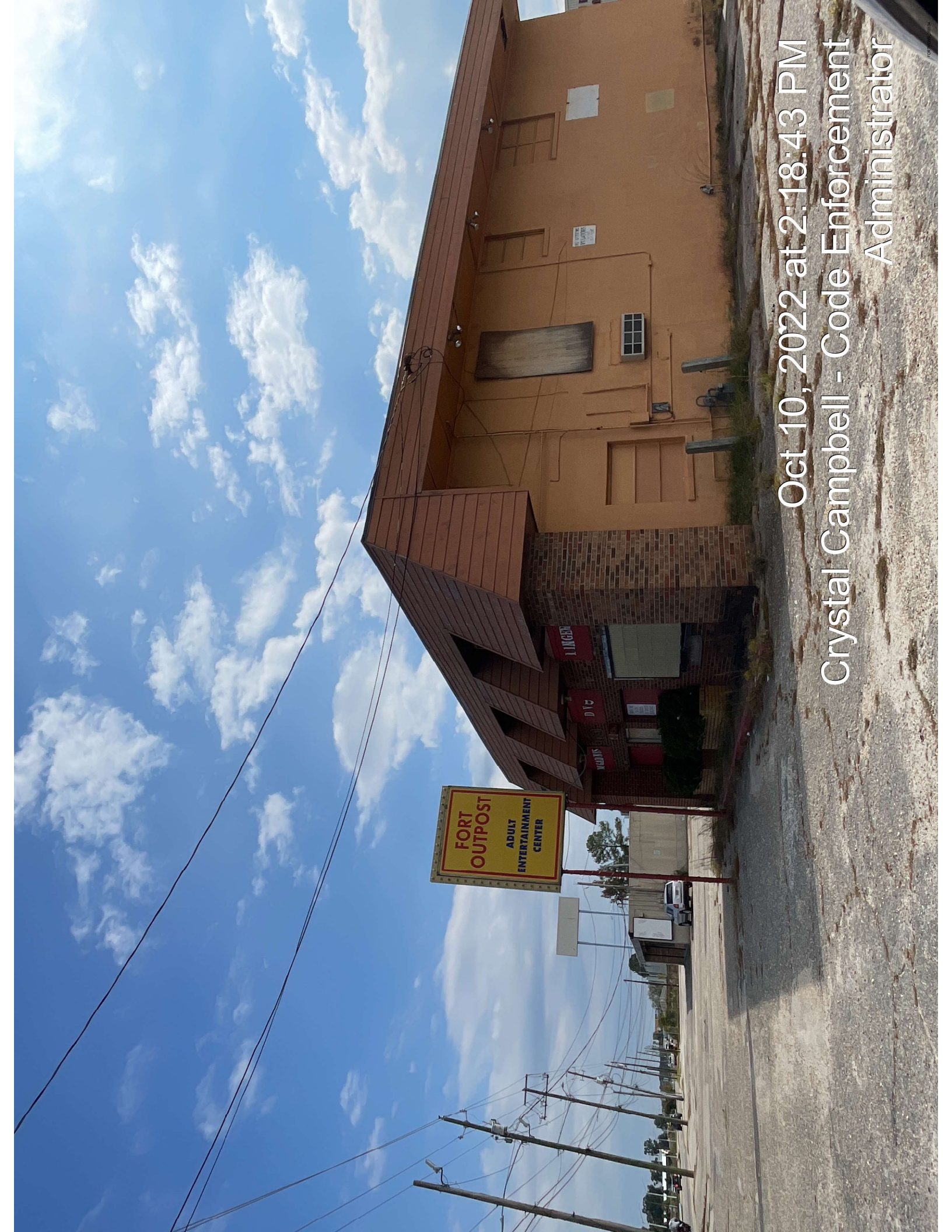
Nov 30, 2022 at 1:04:42 PM
Crystal Campbell - Code Enforcement
Administrator



Oct 10, 2022 at 2:18:45 PM
Crystal Campbell - Code Enforcement
Administrator



Oct 10, 2022 at 2:18:59 PM
Crystal Campbell - Code Enforcement-
Administrator



Oct 10, 2022 at 2:18:43 PM
Crystal Campbell - Code Enforcement
Administrator

MAGAZINES

DVD

LEADER

Open

MUST BE
18 OR
OLDER
TO ENTER
BUILDING

4431

NOTICE

Oct 10, 2022 at 2:22:49 PM
Crystal Campbell - Code Enforcement
Administrator



Oct 10, 2022 at 2:19:09 PM
Crystal Campbell - Code Enforcement
Administrator



HOUSING & CODE ENFORCEMENT DIVISION - 433 Hay Street, Fayetteville, NC 28301 (910) 433-1056

NOTICE OF VIOLATION - WARNING LETTER

February 5, 2024

Case Number: CE20240201-01110

4311 BRAGG, LLC
3691 STATE RD 580 W STE H
OLDSMAR, FL 34677

RE: 4431 BRAGG BLVD, Fayetteville, NC PIN 0418553607000

Dear 4311 BRAGG, LLC

Please be advised that Chapter 14, Section 14-123(a)&(b) of the City Code provides that no owner shall board up a structure (doors, windows, and openings) that are clearly visible from the public right-of-way without registering the structure with the City no later than 48 hours after boarding it up. We recently visited the property referenced above and noticed boards covering window and/or door openings that are visible from the public right-of-way.

You are requested to complete and submit the attached Boarded Building Registration Application within 10 business days from the date of this notice.

Chapter 14 Section 124(b) of the City Code states an owner's registration of a boarded up structure shall expire three years from the date of registration

Chapter 14 Section 127 of the City Code states that failure abate the violation shall subject the owner to a civil penalty in accordance with the fee and penalty schedule as approved by city council.

Our goal is to obtain your voluntary compliance in abating the violation. Your prompt attention to this matter will be greatly appreciated. If you feel that this notice has been issued in error or you have any questions pertaining to this matter, please feel free to contact me at 910-354-4237.

Sincerely,

A handwritten signature in black ink, appearing to be "Crystal Campbell".

Crystal Campbell
Code Enforcement Administrator

cc: REG_AGENT Incomp Services, Inc. 176 Mine Lake Court, Raleigh NC 27615

FORTNEWS_000137

CITY OF FAYETTEVILLE

HOUSING & CODE ENFORCEMENT DIVISION 433 Hay Street Fayetteville NC 28301 (910) 433-1056

BOARDED RESIDENTIAL BUILDING REGISTRATION APPLICATION

4431 BRAGG BLVD, Fayetteville, NC PIN 0418553607000 CE20240201-01110

The address requested on this form shall not be a public or private post office box or other similar address

Complete this section if the property is owned by an individual (PRINT)

Property Owner(s) _____
Address _____ City _____ State _____ Zip _____
Home Phone _____ Cell Phone _____ Business Phone _____
Email Address _____

Complete this section if the property is owned by an entity other than an individual(s) (PRINT)

Business Name 4311 BRAGG, LLC
Address 3691 STATE RD 500 W. SECH City OLDSMAR State FL Zip 34677
Name and Title of Agent WALT ROZANSKI
Home Phone _____ Cell Phone (727) 656-7992 Business Phone (813) 814-0358
Email Address ADMIN@TNTTAMPA.COM

Your plan for occupancy, repair or demolition of the subject residential building: (PRINT)

Your Plan for regular maintenance during the period that the subject residential building is boarded:
(PRINT) CURRENTLY WE HAVE 1 GLASS DOOR (SIDE FRONT) BOARDED, ONE WINDOW ON FRONT RIGHT HAND CORNER OF BUILDING BOARDED AND ONE WINDOW ON THE RIGHT SIDE OF THE BUILDING BOARDED. FOR PURPOSES OF THIS APPLICATION OUR PLAN IS TO REPAIR ANY DAMAGES TO THESE BOARDED AREAS. WE HAVE HAD A LOT OF VANDALISM - AT THIS LOCATION WHEN WE ARE NOT OPEN, PLEASE BE ADVISED OUR INTENTIONS ARE TO ABIDE BY CHAPTER 14 SECTION 124(B) OF THE CITY CODE.
SINCE RECEIVING THIS NOTICE, WE HAVE CALLED HOPE MILLS GLASS COMPANY AND ASKED THEM TO PLEASE HAVE A REPRESENTATIVE COME OUT AND QUOTE THIS SITUATION FOR A FINAL SOLUTION.

I hereby submit this application. I affirm under penalty of perjury that the above information is true to the best of my knowledge. I also affirm that I understand and will comply with provisions of the City of Fayetteville Code of Ordinances, Chapter 14, Article VI.

Print Name WALT ROZANSKI Signature [Signature] Date 2-13-2024
REPRESENTATIVE



HOUSING & CODE ENFORCEMENT DIVISION
433 HAY STREET FAYETTEVILLE, NC 28301
(910) 433-1056

BOARDED RESIDENTIAL BUILDING REGISTRATION APPLICATION APPROVAL

March 22, 2024

Case Number: CE20240201-01110

4311 BRAGG, LLC
3691 STATE RD 580 W STE H
OLDSMAR, FL 34677

RE: 4431 BRAGG BLVD, Fayetteville, NC PIN 0418553607000

Dear 4311 BRAGG, LLC

Please be advised that pursuant to Section 14-123(a)&(b) of the City Code, your Boarded Residential Building Registration Application for the above referenced residential structure has been received and **approved**. The following are code requirements in lawfully maintaining the boarded up structure and related time restrictions:

The property owner shall have a continuing duty to promptly provide the City with information changes in any way from what is stated on the original registration application.

Boarding must be done with boards fitted to the openings, screwed in place and painted a color consistent with the surrounding wall area.

Registration shall expire three years (03/21/2027) from the date of City approval at which time the property owner shall either remove all boards that are clearly visible from the public right-of-way or replace such window boards with at least one-half inch thick transparent shatter-proof acrylic material, fitted to the opening and screwed in place. Windows shall be free of any defects prior to covering with the acrylic material.

On or after ten business days from the date of this notice, your structure will be inspected for compliance with boarding up regulations.

Our goal is to obtain your voluntary compliance in the boarding up of your structure. Your prompt attention to this matter will be greatly appreciated. If you have any questions pertaining to this matter, please feel free to contact me at 910-433-1340

Sincerely,

A handwritten signature in black ink, appearing to read "Daniel West", written over a horizontal line.

Daniel West
Code Enforcement Supervisor

FORTNEWS_000140

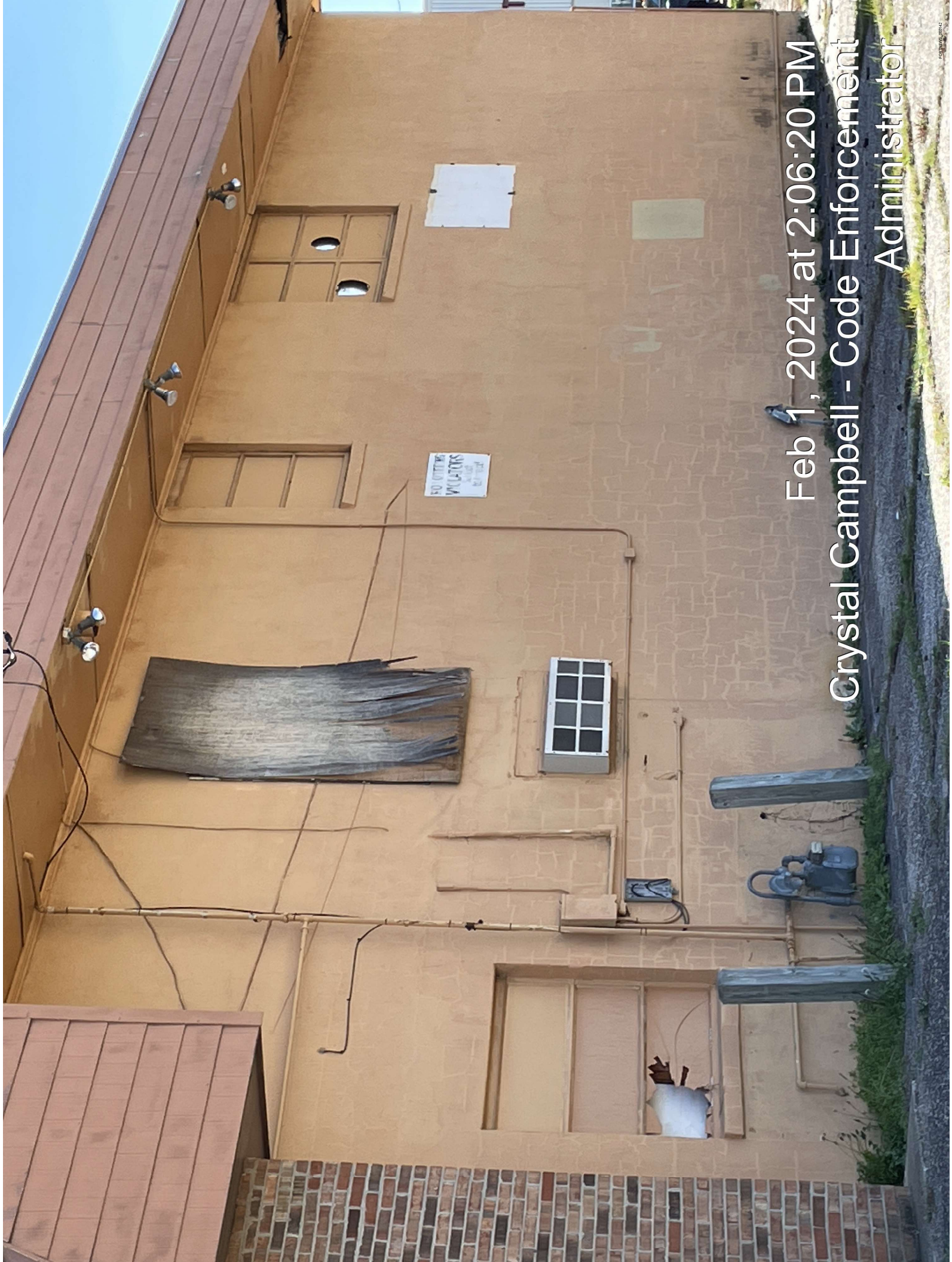
**FORT
OUTPOST**
ADULT
ENTERTAINMENT
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Feb 1, 2024 at 2:06:18 PM
Crystal Campbell - Code Enforcement
Administrator



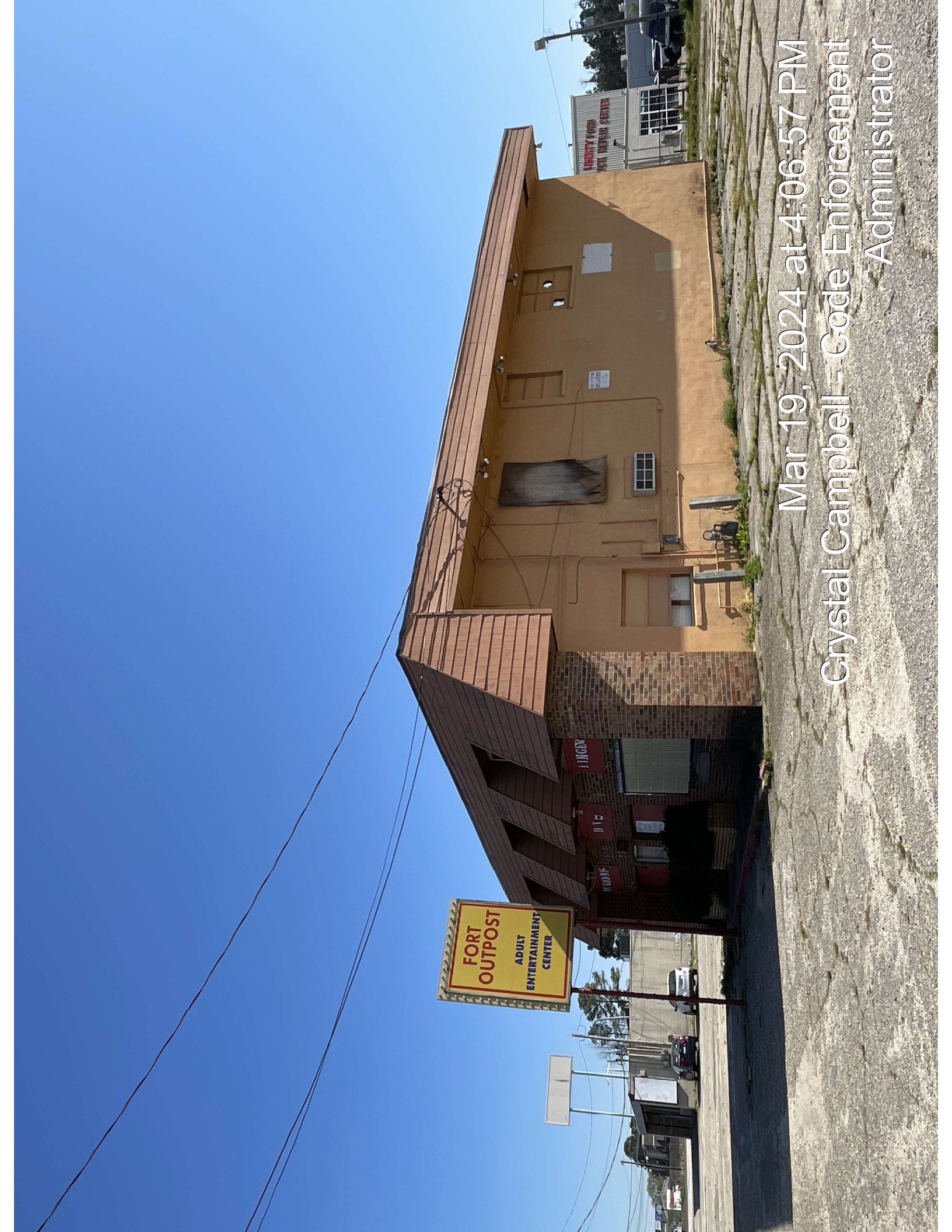
Feb 1, 2024 at 2:06:20 PM
Crystal Campbell - Code Enforcement
Administrator -



Feb 1, 2024 at 2:06:24 PM
Crystal Campbell - Code Enforcement
Administrator



Feb 1, 2024 at 2:06:39 PM
Crystal Campbell - Code Enforcement
Administrator



Mar 19, 2024 at 4:06:57 PM
Crystal Campbell - Code Enforcement
Administrator



Mar 19, 2024 at 4:07:08 PM
Crystal Campbell - Code Enforcement
Administrator



Mar 19, 2024 at 4:07:16 PM

Crystal Campbell - Code Enforcement

Administrator



Jul 8, 2024 at 10:46:27 AM
Crystal Campbell - Code Enforcement
Administrator



Jul 8, 2024 at 10:46:50 AM
Crystal Campbell - Code Enforcement
Administrator



Jul 8, 2024 at 10:47:18 AM
Crystal Campbell - Code Enforcement
Administrator



HOUSING & CODE ENFORCEMENT DIVISION - 433 Hay Street, Fayetteville, NC 28301 (910) 433-1056

NOTICE OF VIOLATION - WARNING LETTER

June 25, 2025

Case Number:CE20250624-06708

4311 BRAGG, LLC
3691 STATE RD 580 W STE H
OLDSMAR, FL 34677

RE: 4431 BRAGG BLVD, FAY, Fayetteville, NC PIN 0418553607000

Dear 4311 BRAGG, LLC

Please be advised that Article 30-2, Section C, Subsection 12(b)(1) of the City Code provides that no construction, reconstruction, alteration, repair, movement to another site, removal, or demolition of any building or structure may occur until a Building Permit has been applied for and issued in accordance with this section and the State Building Code. We recently visited the above-referenced property and noticed construction of new walls and floors. We have no record of a required Building Permit(s) (and/or required Trade Permits) for such construction.

Article 30-8, Section E, Subsection 4(b) (1) requires that this notice be provided to the owner of the property on which the violation exists and to the person causing or maintaining the violation. You are requested to take one of the following corrective options within 10 business days of the date of this notice:

Either apply for and obtain a Demolition Permit within 10 business days and remove such construction within 30 days of obtaining such permit; or apply for an after-the-fact Building Permit (and/or required Trade Permits), and within 10 days of permit application approval obtain such Building permit and related Trade Permits (permit fee for an after-the-fact permit is two times the normal fee amount), and complete all related permit work and pass a City final building inspection within 60 days of obtaining such permit(s).

This violation will be resolved when either one of the above compliance options are completed. If the violation is resolved as requested and not repeated, then there will be no further action or fine. Failure to comply with this request may result in a civil penalty. Repeated or continued non-compliance may lead to other legal actions.

Future violations of this nature within 24 months of this notice may result in the issuance of a civil penalty and/or criminal charges without the benefit of another warning notice.

Our goal is to obtain your voluntary compliance in abating the violation. Your prompt attention to this matter will be greatly appreciated. If you feel that this notice has been issued in error or you have any questions pertaining to this matter, please feel free to contact me at 910391-7946

Sincerely,

Thomas Keister
Code Enforcement Administrator

cc: REG_AGENT Incorp Services, Inc

176 Mine Lake Court,

Raleigh

NC

27615

FORTNEWS_000151





Nov 7, 2025 at 11:21:12 AM

Anna George

Code Enforcement Administrator



Nov 7, 2025 at 11:21:25 AM
Anna George
Code Enforcement Administrator



Nov 7, 2025 at 11:22:13 AM
Anna George
Code Enforcement Administrator



Nov 7, 2025 at 11:22:34 AM
Anna George
Code Enforcement Administrator













FOR MORE INFORMATION, VISIT US AT www.homedepot.com

INSTALLATION INSTRUCTIONS

Model: 123456789

1. PREPARE THE WALL

Ensure the wall is clean, dry, and free of any loose material. If necessary, use a hammer and chisel to remove any old mounting hardware.

2. MARK THE MOUNTING HOLE LOCATIONS

Hold the unit against the wall, aligning it with the mounting holes. Use a pencil to mark the locations of the mounting holes.

3. DRILL THE MOUNTING HOLES

Use a drill with a masonry bit to drill the mounting holes at the marked locations. The depth of the holes should be approximately 1/2 inch.

4. INSERT THE MOUNTING BOLTS

Insert the provided mounting bolts into the mounting holes. Tighten the bolts using a screwdriver or Allen key.

5. ATTACH THE UNIT

Slide the unit into the mounting brackets. Ensure the unit is securely attached to the wall.

6. CONNECT THE SUPPLY LINE

Connect the blue supply line to the back of the unit. Tighten the connection using a wrench.

7. TEST THE UNIT

Turn on the water supply and test the unit. Ensure it is functioning properly and there are no leaks.

8. CLEAN UP

Remove any debris or excess material from the wall and floor.

9. DISPOSE OF THE OLD UNIT

Remove the old unit from the wall and dispose of it properly.

10. FINISH UP

Install the toilet seat and bowl. Clean the toilet and the surrounding area.

11. FINAL CHECK

Check the toilet for any leaks or issues. If everything is working correctly, the installation is complete.

12. THANK YOU

We thank you for choosing this product. If you have any questions or need further assistance, please contact our customer service department.

13. CONTACT INFORMATION

Customer Service: 1-800-123-4567
Email: customer.service@homedepot.com
Website: www.homedepot.com

14. WARRANTY

This product is covered by a limited warranty. For more details, please see the warranty card included with the product.

15. NOTES

Read the instructions carefully before installation. Do not use the unit for purposes other than intended. Do not attempt to modify the unit.

16. IMPORTANT SAFETY INFORMATION

Do not use the unit if you are pregnant or have a medical condition that may be aggravated by the use of the unit. Do not use the unit if you are taking medication that may interact with the unit. Do not use the unit if you are under the influence of alcohol or drugs.

17. ADDITIONAL INFORMATION

This product is made of high-quality materials and is designed to last. It is easy to install and use. It is a great addition to any home.

18. FINAL REMARKS

We hope you are satisfied with your purchase. If you have any feedback, please let us know. We will be happy to assist you.

19. SIGNATURE

John Doe, President

20. DATE

12/12/2023

21. LOCATION

123 Main St, Anytown, USA

22. PHONE

(123) 456-7890

23. EMAIL

john.doe@example.com

24. COMMENTS

This product is excellent. I am very satisfied with my purchase.

25. SIGNATURE

John Doe, Customer

26. DATE

12/12/2023

27. LOCATION

123 Main St, Anytown, USA

28. PHONE

(123) 456-7890

29. EMAIL

john.doe@example.com

30. COMMENTS

This product is excellent. I am very satisfied with my purchase.



Chapter 14 - HOUSING, DWELLINGS AND BUILDINGS
 Article II. - Standards of Fitness and Responsibilities of Owners and Occupants
Inspection Report

HOUSING & CODE ENFORCEMENT DIVISION 433 Hay Street, Fayetteville, NC 28301 - (910) 433-1056

Address	4311 BRAGG BLVD aka 4431 BRAGG BLVD
PIN	0418-55-3607
Date of Inspection	11/7/2025
Case #	CE20251107-12044
Owner Name	4311 BRAGG, LLC
Owner Address	3691 STATE RD 580 W STE H, OLDSMAR, FL 34677
Primary Inspector	Dereke D. Planter Jr
Type, QCT, LowMod	Blight, LowMod

**CLEAR
FORM**

Meets Code	Not Inspected/ NA	Does Not Meet Code		Sec. 14-31. Space and Use Standards.	Description of Issue
☐	☒	☐	14-31.a.1.	Every dwelling unit shall contain a principal room of not less than 120 square feet.	
☐	☒	☐	14-31.a.2.	Every dwelling unit shall contain a kitchen-dining room combination, if any, of not less than 80 square feet.	
☐	☒	☐	14-31.a.3.	Every room occupied for sleeping purposes by one occupant shall contain at least 70 square feet of floor area.	
☐	☒	☐		Every room occupied for sleeping purposes by more than one occupant shall contain at least 50 square feet of floor area for each occupant 12 years of age and over and at least 35 square feet of floor area for each occupant under 12 years of age.	
☐	☒	☐	14-31.a.4.	Every dwelling unit shall contain at least 70 square feet in each habitable room.	
☐	☒	☐	14-31.a.5.	Every dwelling unit shall contain at least 150 square feet of floor space in habitable rooms for the first occupant; at least 100 square feet for each of the next three occupants; and at least 75 square feet for each additional occupant over the number of four.	
☐	☒	☐	14-31.a.6.	Every habitable room in every dwelling unit shall be at least seven feet wide in any part with at least one-half of the floor area having a ceiling height of at least seven feet, six inches. That portion of any room where the ceiling height is less than five feet shall not be considered as a part of the floor area.	
☐	☒	☐	14-31.b.	No basement space shall be used as a habitable room unless the floor and walls are impervious to leakage of underground and surface runoff water and are insulated against dampness.	
☐	☒	☐	14-31.c.1.		

☐	☒	☐	14-31.c.2.	No basement space shall be used as a habitable room unless the total window area in each room is equal to at least the window area sizes prescribed in this chapter for habitable rooms (see section 14-32, light and ventilation standards).	
☐	☒	☐	14-31.c.3.	No basement space shall be used as a habitable room unless:the total operable window area in each room is equal to at least the area prescribed in this chapter for habitable rooms (see section 14-32, light and ventilation standards), except where other approved ventilation is provided.	
☐	☒	☐	14-31.c.4.	No basement space shall be used as a habitable room unless toilet and bathing facilities shall be enclosed so as to provide privacy to a person within such toilet and bathing facilities.	
☐	☒	☐	14-31.c.5.	No basement space shall be used as a habitable room unless: access shall be provided to all rooms within a dwelling unit without passing through a public area.	
☐	☒	☐	14-31.c.6.	No basement space shall be used as a habitable room unless doors shall be provided at all doorways leading to bedrooms, toilet rooms and bathrooms, and all rooms adjoining a public area.	
Meets Standard	Not Inspected/ NA	Does Not Meet Standard		Sec. 14-32. Light and Ventilation Standards.	Description of Issue
☐	☒	☐	14-32.a.	Window area in each habitable room shall not be less than eight percent of the room floor area, unless lighted by at least six footcandles of artificial lighting and ventilated.	
☐	☒	☐	14-32.b.	Operable window area in each habitable room shall be equal to at least one-half of the required window area and face directly to the outside, unless the room is served by other approved ventilation.	
☐	☒	☐	14-32.c.	In all dwellings operable and openable windows and doors opening to the outside shall be adequately screened and each such door equipped with a self-closing device, during the period from May 1 to November 1 of each year unless the dwelling is served by other approved ventilation.	
☐	☐	☒	14-32.d.	Windows shall be reasonably weathertight with no broken glass.	Boarded windows and doors
☐	☒	☐	14-32.e.	Operable window area in each toilet room and bathroom shall be at least three square feet, unless served by other approved ventilation.	
Meets Standard	Not Inspected/ NA	Does Not Meet Standard		Sec. 14-33. Exit Standards.	Description of Issue
☐	☒	☐	14-32.a.	Every dwelling or other structure shall have exits which are in compliance with North Carolina State Building Code.	
☐	☐	☒	14-32.b.	Platforms and/or steps shall be provided to serve exits and shall be maintained in a safe condition.	No rails on stairs in rear
☐	☒	☐	14-32.c.	Safe, continuous and unobstructed exit shall be provided from interior of structure to the exterior at street or grade level.	
Meets Standard	Not Inspected/ NA	Does Not Meet Standard		Sec. 14-34 Structural Standards.	Description of Issue
			a.	Foundation	
☐	☒	☐	14-34.a.1.	a. Every dwelling unit or other structure shall be on firm ground. No water shall be permitted to stand under such dwelling or structure.	
☐	☒	☐	14-34.a.2.	b. Footings shall be sound with adequate bearing.	
☐	☒	☐	14-34.a.3.	c. Piers shall be sound.	
☐	☒	☐	14-34.a.4.	d. No piers shall be used for support in which plumbline from top center falls outside middle one-third of base of pier.	

☐	☒	☐	14-34.a.5.	e. No isolated masonry piers exceeding in height ten times least dimension of pier shall be permitted.	
			b.	Floors	
☐	☒	☐	14-34.b.1.	a. Broken, overloaded, decayed or excessively sagging sills, beams, girders and joists shall be prohibited.	
☐	☒	☐	14-34.b.2.	b. Flooring shall be reasonably smooth, not rotten or worn through, and without holes or excessive cracks which permit air to penetrate rooms.	
☐	☒	☐	14-34.b.3.	c. Flooring shall not be loose.	
			c.	Walls, exterior.	
☐	☒	☐	14-34.c.1.	a. Any wall in which plumbline from top center of studs falls outside base plate at any point along the wall shall be prohibited.	
☐	☒	☐	14-34.c.2.	b. Studs shall provide sufficient support for sheathing or exterior finish.	
☐	☒	☐	14-34.c.3.	c. All exterior finish shall be weathertight without excessive holes, cracks or rotted boards which permit air or water to penetrate rooms.	
			d.	Walls, interior.	
☐	☒	☐	14-34.d.1.	a. Interior finish shall be free of holes and excessive cracks which permit air to penetrate rooms.	
☐	☒	☐	14-34.d.2.	b. Any wall in which plumbline from top center of studs falls outside base plate at any point along the wall shall be prohibited.	
☐	☒	☐	14-34.d.3.	c. Excessive loose plaster, loose boards, or other loose wall materials shall be prohibited.	
☐	☒	☐	14-34.d.4.	d. Cardboard, newspaper or other highly combustible or improper wall finish shall be prohibited.	
☐	☒	☐	14-34.d.5.	e. Studs shall provide sufficient support for the interior wall.	
			e.	Ceilings.	
☐	☒	☐	14-34.e.1.	Joists and supporting members shall provide sufficient support for the ceiling.	
☐	☒	☐	14-34.e.2.	No holes or excessive cracks which permit air to penetrate rooms shall be permitted.	
☐	☒	☐	14-34.e.3.	Plaster, boards, sheetrock or other ceiling finish shall not be excessively loose.	
☐	☒	☐	14-34.e.4.	Cardboard or other highly combustible finishes shall be prohibited.	
			f.	Roof.	
☐	☒	☐	14-34.f.1.	No rafters shall be rotted, broken, sagging excessively or having improperly supported ends.	
☐	☒	☐	14-34.f.2.	Attic shall have proper ventilation.	
☐	☒	☐	14-34.f.3.	Sheathing shall not be rotted, loose or sagging excessively.	
☐	☐	☒	14-34.f.4.	Roof covering shall not be loose, nor have holes or leaks.	
☐	☒	☐	14-34.f.5.	Proper flashing shall be provided at walls or chimneys.	
			g.	Porches	
☐	☒	☐	14-34.g.1.	a. Foundation, floor, ceiling and roof shall be equal to standards as set forth above, except: Sills and joists need not be level if providing drainage of floors; floors need not be weathertight; floors need not be level if providing for drainage; minimum ceiling height shall be seven feet, zero inches and the attic need not have ventilation.	
☐	☒	☐	14-34.g.2.	b. Adequate posts and railings, not rotted, broken or termite damaged, shall be provided. Every porch which is more than three feet high shall have rails not less than 30 inches above the floor.	
			h.	Stairs and steps.	
☐	☐	☒	14-34.h.1.	Stairs and steps shall be free of holes, grooves and cracks large enough to constitute accident hazards.	
☐	☒	☐	14-34.h.2.	Every exterior flight of stairs which is more than four feet high shall have rails not less than two feet, six inches, measured vertically from the nose of the treads to the top of the rail.	

☐	☒	☐	14-34.h.3.	No flight of stairs shall be settled more than one inch out of its intended position or pulled away from supporting or adjacent members.	
☐	☒	☐	14-34.h.4.	Supports shall not be rotting, sagging or deteriorating.	
☐	☒	☐	14-34.h.5.	Every stair tread shall be uniform in width, and risers uniform in height, sound and securely fastened in position and strong enough to bear a concentrated load of at least 400 pounds without danger of breaking through.	
Meets Standard	Not Inspected/ NA	Does Not Meet Standard			Description of Issue
☐	☐	☒	14-35.a.	Sec. 14-35 Property Maintenance. Structures, floors, walls, ceilings and fixtures shall be maintained in a clean and sanitary condition.	
			b.	Open areas.	
☐	☒	☐	14-35.b.1.	Surface and subsurface water shall be appropriately drained to protect structures and to prevent development of stagnant ponds.	
☐	☒	☐	14-35.b.2.	Fences and all accessory structures shall be maintained in a safe and substantial condition.	
☐	☒	☐	14-35.b.3.	Yards and courts shall be kept clean and free of physical hazards, rubbish, trash and garbage.	
☐	☒	☐	14-35.b.4.	Heavy undergrowths or accumulations of plant growth which are noxious or detrimental to health shall be prohibited on the lot on which the structure is located.	
			c.	Infestation.	
☐	☒	☐	14-35.c.1.	Grounds and structures shall be maintained free of insect vermin and rodent harborage and infestation by generally accepted methods of extermination.	
☐	☒	☐	14-35.c.2.	Every basement window used or intended to be used for ventilation, and every other opening to a basement which might provide an entry for rodents, shall be supplied with a screen or such other device as will effectively prevent their entrance.	
☐	☒	☐	14-35.d.	Garbage and rubbish. Adequate sanitary facilities and methods shall be provided and used by the occupant for the storage, handling and disposal of garbage and rubbish.	
☐	☐	☒	14-35.e.	Protective treatment. All exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks and fences, shall be maintained in good condition. Exterior wood surfaces, other than decay-resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted. All siding and masonry joints as well as those between the building envelope and the perimeter of windows, doors and skylights shall be maintained weather-resistant and watertight. All metal surfaces subject to rust or corrosion shall be coated to inhibit such rust and corrosion and all surfaces with rust or corrosion shall be stabilized and coated to inhibit future rust and corrosion. Oxidation stains shall be removed from exterior surfaces. Surfaces designed for stabilization by oxidation are exempt from this requirement.	
Meets Code	Not Inspected/ NA	Does Not Meet Code			Description of Issue
☐	☒	☐	14-36.a.	Sec. 14-36. Electrical Standards. All receptacles, ceiling fixtures or other fixtures shall be securely attached.	
☐	☒	☐	14-36.b.	All switches and fixtures shall be safely operable, or else sealed off and disconnected.	
☐	☒	☐	14-36.c.	No flexible cords shall be: Used as a substitute for the fixed wiring; run through holes in walls, ceiling or floors; run through doorways, windows or similar openings; attached to building surfaces; concealed behind building walls, ceilings or floors.	

☐	☒	☐	14-36.d.	At least two convenient outlets shall be installed in each habitable room or one outlet and one ceiling fixture.	
☐	☒	☐	14-36.e.	At least one ceiling or wall-type electric light fixture shall be installed in each bathroom.	
☐	☒	☐	14-36.f.	Circuits shall not be overloaded.	
☐	☒	☐	14-36.g.	Fuses shall be sized correctly and not bridged out.	
☐	☒	☐	14-36.h.	Every public hall and stairway in every multifamily dwelling containing five or more dwelling units shall be adequately lighted at all times. Every public hall and stairway in structures devoted solely to dwelling occupancy and containing not more than four dwelling units may be supplied with conveniently located light switches, controlling an adequate lighting system which may be turned on when needed, instead of full-time lighting.	
☐	☒	☐	14-36.i.	Any other dangerous or hazardous electrical conditions shall also be prohibited.	
☐	☒	☐	14-36.j.	All electric wiring, device, appliances and fixtures shall be installed and maintained in accordance with the current issues of the city and state electrical codes, except as stated in this chapter.	
Meets Code	Not Inspected/ NA	Does Not Meet Code		Sec. 14-37. Plumbing Standards.	Description of Issue
☐	☒	☐	14-37.a.	Every structure for occupancy or dwelling unit shall be connected to city water supply and/or sanitary sewer system where they are available; unless a private water supply and sanitary sewer system for each house is approved by the county health department.	
☐	☒	☐	14-37.b.	Every dwelling unit used or intended for use as human habitation shall have a bathroom complete with commode, tub or shower, and lavatory and shall have also a kitchen sink, all of which shall be connected with such water and sewer mains or other approved system and operable.	
☐	☒	☐	14-37.c.	All fixtures shall be in proper working condition with no leaks existing.	
☐	☒	☐	14-37.d.	No fixtures shall be cracked, broken or badly chipped.	
☐	☒	☐	14-37.e.	Hopper bowl toilets are hereby prohibited.	
☐	☒	☐	14-37.f.	Access to toilet and bathing facilities shall be through a weathertight area.	
☐	☒	☐	14-37.g.	Every water closet compartment floor surface and bathroom floor surface shall be so constructed and maintained as to be reasonably impervious to water and so as to permit such floor to be readily kept in a clean and sanitary condition.	
☐	☒	☐	14-37.h.	All water piping shall be protected from freezing by proper installation in enclosed or concealed areas.	
☐	☒	☐	14-37.i.	At least one, three-inch minimum size main plumbing vent shall be properly installed for each building.	
☐	☒	☐	14-37.j.	Sewer and water lines shall be properly supported with no broken leaking lines.	
☐	☒	☐	14-37.k.	Water-heating facilities shall be provided which are properly installed, are maintained in safe and good working condition, are properly connected with the hot water lines to each tub, shower, lavatory and kitchen sink, and are capable of heating water to such a temperature as to permit an adequate amount of water to be drawn at every required sink, lavatory, basin, bathtub or shower at a temperature of not less than 120 degrees Fahrenheit. Such supplied water-heating facilities shall be capable of meeting the requirements of the subsection when the dwelling or dwelling unit heating facilities required under the provisions of subsection 14-38(a) are not in operation.	

☐	☒	☐	14-37.l.	At least one flush water closet, lavatory basin and bathtub or shower, properly connected to a water and sewer system approved by the building inspector and in good working condition, shall be supplied for each eight persons or fraction thereof, residing within a rooming house, including members of the operator's family wherever they share the use of such facilities; provided, that in a rooming house where rooms are let only to males, flush urinals may be substituted for not more than one-half the required number of water closets. All such facilities shall be so located within the dwelling as to be reasonably accessible from a common hall or passageway to all persons sharing such facilities. Every lavatory basin and bathtub or shower shall be supplied with hot water at all times. No such facilities required in this subsection shall be located in a basement, but nothing in this chapter shall prohibit the installation of such facilities in a basement in addition to those required in this section.	
☐	☒	☐	14-37.m.	All plumbing shall be installed and maintained in accordance with the regulation contained in the plumbing code of the city.	
Meets Code	Not Inspected/ NA	Does Not Meet Code		Sec. 14-38. Heating Standards.	Description of Issue
☐	☒	☐	14-38.a.	a. Required heating. Every structure for occupancy shall be provided with heating facilities capable of maintaining a minimum room temperature of 68 degrees Fahrenheit (20 degrees Celsius) at a point three feet (914 mm) above the floor and two feet (610 mm) from exterior walls in all habitable rooms at the design temperature. The installation of one or more portable space heaters shall not be used to achieve compliance with this section.	
☐	☒	☐	14-38.b.	b. Liquid fuel shall be stored in accordance with the city fire prevention and building codes. (See Chapter 7 and Chapter 11.)	
☐	☒	☐	14-38.c.	c. Chimneys shall be tight and safe, and capable of maintaining proper draft for carriage of combustion byproducts to outside air.	
☐	☒	☐	14-38.d.	d. No holes shall be permitted in flue, except for necessary vent connections and cleanout doors.	
☐	☒	☐	14-38.e.	e. All existing hanging masonry chimneys shall be removed.	
☐	☒	☐	14-38.f.	f. Thimbles shall be grouted-in tight.	
☐	☒	☐	14-38.g.	g. Thimbles shall be located high enough to provide proper draft for the heating appliance served thereby.	
☐	☒	☐	14-38.h.	h. Fireplaces shall be used only for supplemental heat and not for basic heating.	
☐	☒	☐	14-38.i.	i. Hearths shall be of noncombustible material, and shall extend at least 12 inches beyond face and six inches beyond each side of the fireplace opening.	
☐	☒	☐	14-38.j.	j. No combustible materials shall be permitted within seven inches of the top and seven inches of either side of the fireplace opening.	
☐	☒	☐	14-38.k.	k. Where the fireplace is closed and converted to other use, there shall be masonry closure of face and proper lining or vent installed in chimney where proper lining or vent does not exist.	
☐	☒	☐	14-38.l.	l. Any stove within a dwelling shall be within six feet of thimble serving it.	
☐	☒	☐	14-38.m.	m. No combustible materials shall be within six inches of stovepipe at the thimble connection.	
☐	☒	☐	14-38.n.	n. No stovepipe shall be placed through combustible walls.	
☐	☒	☐	14-38.o.	o. Heating appliances and facilities shall be installed in accordance with the building code and shall be maintained in a safe and good working condition.	

Meets Code	Not Inspected/ NA	Does Not Meet Code		Sec. 14-39. Responsibilities of Owners and Occupants.	Description of Issue
☐	☒	☐	14-39. a.	Shared or public areas. Every owner of a multifamily dwelling containing four or more dwelling units shall be responsible for maintaining in a clean and sanitary condition the shared or public areas of the dwelling and premises thereof.	
☐	☒	☐	14-39. b.	Area occupied or controlled. Every occupant of a dwelling or dwelling unit shall keep in a clean and sanitary condition that part of the dwelling, dwelling unit and premises thereof, which he occupies and controls.	
☐	☒	☐	14-39. c.	Garbage. Every occupant of a dwelling or dwelling unit shall dispose of all his garbage, rubbish and any other organic waste in a clean and sanitary manner, by placing it in the disposal facilities or storage containers required by subsection 14-35(d) and chapter 22	
☐	☒	☐	14-39. d.	Extermination; insects, rodent or other pests. Every occupant of a house containing a single dwelling unit shall be responsible for the extermination of any insects, rodents or other pests therein or on the premises; and every occupant of a dwelling unit in a house containing more than one dwelling unit shall be responsible for such extermination wherever his dwelling unit is the only one infested. Notwithstanding the provisions of the first sentence of this subsection, wherever infestation is caused by failure of the owner to maintain a dwelling in a rat-proof or reasonably insect-proof condition, extermination shall be the responsibility of the owner. Wherever infestation exists in two or more of the dwelling units in any house, or in the shared public parts of any house containing two or more dwelling units, extermination thereof, shall be the responsibility of the owner.	
☐	☒	☐	14-39. e.	Plumbing fixtures. Every occupant of a dwelling unit shall keep all plumbing fixtures therein in a clean and sanitary condition and shall be responsible for the exercise of reasonable care in the proper use and operation thereof.	
☐	☒	☐	14-39. f.	Dwellings to be fit for human occupancy. No owner shall occupy or let to any other occupant, any vacant dwelling unit unless it is reasonably clean, sanitary and fit for human occupancy.	
☐	☒	☐	14-39. g.	Disconnection of services, utilities. No owner, operator or occupant shall cause any service, facility, equipment or utility which is required under this chapter, to be removed or shut off from, or discontinued for any occupied structure or dwelling let or occupied by him, except for such temporary interruption as may be necessary while actual repairs or alterations are in process, or during temporary emergencies when discontinuance of service is approved by the building inspector.	
☐	☒	☐	14-39. h.	Screens. It shall be the responsibility of the owner to furnish and install all required screens, and it shall be the duty of the occupant to thereafter maintain the screens in good condition, reasonable wear and tear excepted.	
☐	☒	☐	14-39. i.	Buildings to be secured. It shall be the owner's responsibility to keep a vacant building secure at all times. Should it become necessary to board the windows and/or doors, it must be done with boards fitted to the openings, screwed in place and painted a color consistent with the surrounding wall area.	



Housing & Code Enforcement Division

Dangerous Building - Hearing Notice

1/29/2026

Case Number:CE20251107-12044

4311 Bragg, LLC
c/o InCorp Services, Inc.
176 Mine Lake Court, Suite 100
Raleigh, NC 27615
(Ref. Deed 10248, Page 784)

The Lamar Companies
c/o Doug Noble
P.O. Box 1837
Elizabethtown, NC 28337
(Ref. Deed 10302, Page 2)

4311 Bragg, LLC
3691 State Road 580 Unit H
Oldsmar, FL 34677

Dear Property Owner(s):

An inspection of your building located at 4311 Bragg Boulevard also known as 4431 Bragg Boulevard, Fayetteville, NC (PIN 0418-55-3607), revealed that the structure is in a condition that appears to constitute a fire or safety hazard or to be dangerous to life, health, or other property. This building has been condemned as an Unsafe Building and a notice of the dangerous character of this building has been posted on the building pursuant to North Carolina General Statute 160D-1119. This building has been condemned due to the following building defects in need of repair:

Windows, Platforms/steps, Roof covering, Stairs, Walls & floors, Protective coatings,

A hearing will be held at 9:00 am on 2/12/2026. The hearing will be held using the Microsoft TEAMS remote meeting application. You may join using the Microsoft TEAMS application or you may call in using the supplied number and ID.

<https://teams.microsoft.com/meet/29813893158573?p=T8kQlsmRr2qpFU7pp>

Meeting ID: 298 138 931 585 73 Passcode: hE7Hf6qA

Dial in by phone 929-352-1530 Phone conference ID: : 771 659 4#

During the hearing, you shall be entitled to be heard in person or by counsel and to present arguments and evidence pertaining to this matter. Following the hearing, I will issue such order to repair, close, vacate and/or demolish the structure(s) as appears appropriate. You have the right to appeal the order to the Fayetteville Board of Appeals by giving notice of appeal in writing to the Inspector and City Clerk within 10 days following the issuance of the order. In the absence of an appeal, this order shall be final. For questions concerning repairs to the structure or the demolition process, please contact Code Enforcement Supervisor, Dereke Planter at 910-433-1706. If you have any other questions, I may be reached at 910-433-1434.

Thank you,

James Rutherford
Housing & Code Enforcement Division Manager

Cc: Branch Banking and Trust Company 2507 Bragg Boulevard Fayetteville, NC 28303
Harold and Theresa Johnson 1655 Shaker Dunedin, Florida 34698

433 Hay Street | Fayetteville, NC 28301 | 910-433-1056 | www.fayettevillenc.gov | An Equal Opportunity Employer

FORTNEWS_000172



Housing & Code Enforcement Division

Hearing Order

2/13/2026

Case Number:CE20251107-12044

4311 Bragg, LLC
c/o InCorp Services, Inc.
176 Mine Lake Court, Suite 100
Raleigh, NC 27615
(Ref. Deed 10248, Page 784)

The Lamar Companies
c/o Doug Noble
P.O. Box 1837
Elizabethtown, NC 28337
(Ref. Deed 10302, Page 2)

4311 Bragg, LLC
3691 State Road 580 Unit H
Oldsmar, FL 34677

Property Owner(s):

On 1/29/2026, you were informed that the building located 4311 Bragg Boulevard also known as 4431 Bragg Boulevard, Fayetteville, NC (PIN 0418-55-3607), had been condemned. This correspondence also informed you of a hearing scheduled on 2/12/2026 at 9:00 am, to present arguments and evidence pertaining to the matter. The hearing was to be conducted using the TEAMS meeting application. Notice of the hearing was sent first-class mail, certified mail and posted on the property. The owner did sign for certified delivery of the notice. The owner's representatives did respond during the hearing. The hearing was conducted and it was established that conditions do exist which constitute a fire, health and/or safety hazard rendering the building dangerous to life, health and other property. The defects needing repair include:

Windows, Platforms/steps, Roof covering, Stairs, Walls & floors, Protective coatings,

Pursuant to North Carolina General Statute 160D-1122, I do hereby order you to repair or demolish this building within a period of one hundred eighty days from the date of the order. Failure to abide by this order will result in this department seeking an ordinance for demolition of this structure from the City Council, the cost of which shall be a lien on the property. In addition, our office may issue you a civil penalty in the amount of \$100.00 for each and every day you fail to comply with this order. North Carolina General Statute 160D-1123 states, you may appeal from this order to the Fayetteville Board of Appeals by giving notice of appeal in writing to me within 10 days following the issuance of this order.

For questions concerning permits, repairs to the structure or the demolition process, please contact the Code Enforcement Supervisor, Dereke Planter at 910-433-1706. If you have any other questions, please do not hesitate to call. I may be reached at 910-391-7605.

The City of Fayetteville's Economic & Community Development Department has programs that may assist with repair, demolition and redevelopment of your property. Call 910-433-1590 or visit <https://www.fayettevillenc.gov/City-Departments/Economic-Community-Development> for program descriptions and further information.

Thank you,

James Rutherford
Housing & Code Enforcement Division Manager

Cc: Branch Banking and Trust Company 2507 Bragg Boulevard Fayetteville, NC 28303
Harold and Theresa Johnson 1655 Shaker Dunedin, Florida 34698