

FILED	
CUMBERLAND COUNTY NC	
J. LEE WARREN, JR.	
REGISTER OF DEEDS	
FILED	Sep 25, 2023
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START PAGE	0136
END PAGE	0137
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EXCISE TAX	(None)
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**AN ORDINANCE OF THE CITY COUNCIL  
OF  
FAYETTEVILLE, NORTH CAROLINA**

Requiring the City Building Inspector  
to correct conditions with respect to,  
or to demolish and remove a structure  
pursuant to the

*Return: City of Fayetteville*  
*NS2023-013*

Dwellings and Buildings Minimum Standards  
Code of the City of Fayetteville, NC

The City Council of Fayetteville, North Carolina, does ordain:

The City Council finds the following facts:

- (1) With respect to Chapter 14 of the Dwellings and Buildings Minimum Standards Code of the City of Fayetteville, NC, concerning certain real property described as follows:

1805 Ramsey Street  
PIN 0438-54-1650

LEGAL: BEGINNING at the intersection of the western margin of nor or formerly Highway No. 15-A, otherwise now or formerly called the Fayetteville and Raleigh Highway, with the northern margin of now or formerly Scott Avenue, and running thence with said Highway No. 15-A North 7 degrees 12 minutes East 62.2 feet to the beginning of the curve; thence with the curve as it curves to the left northward 89.4 feet to the corner of Lot No. 30; thence with the southern line of Lot No. 30 North 89 degrees 32 minutes West 143 feet to the eastern margin of the lane leading from now or formerly Sunset Avenue to said Scott Avenue; thence with the lane South 00 degrees 28 minutes West 150 feet to the northern margin of said Scott Avenue; thence with the Northern margin of said Scott Avenue South 89 degrees 32 minutes East 130 feet to the BEGINNING, and being Lot No. 31, 32, 33, 34, 35 and 36 in the subdivision of the J.F. Fisher property, a map of which was prepared by Geo H. Stuart, C.E., in April, 1941, which map is duly registered in the Office of the Register of Deeds for Cumberland County in Book of Plats 10, Page 6.

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

Omega Johnson, LLC  
c/o Richard Johnson, Registered Agent  
918 Foxhunt Lane  
Fayetteville, NC 28314

- (2) All due process and all provisions of the Dwellings and Buildings Minimum Standards Code of the City of Fayetteville, NC having been followed, the Hearing Official duly issued and served an order requiring the owners of said property to complete certain repairs or demolish the structure on or before May 23, 2022.
- (3) And said owners without lawful cause, failed or refused to comply with said order; and the Code Enforcement Official is authorized by said Code, and the North Carolina General Statutes § 160D-1203(5), when ordered by Ordinance of the City Council, to do with respect to said property what said owners were so ordered to do, but did not.
- (4) The City Council has been provided information regarding the entire record of said Hearing Official, and finds, that all findings of fact and all orders of said Hearing Official are true and authorized.
- (5) That pursuant to the North Carolina General Statutes § 160D-1203(7), the cost of the demolition shall be a lien against the real property upon which the cost was incurred.

Whereupon, it is ordained that:

SECTION 1

The Code Enforcement Official is ordered forthwith to accomplish, with respect to said property, precisely and fully what was ordered by said Hearing Official as set forth fully above, except as modified in the following particulars:

This property is to be demolished and all debris removed from the premises, and the cost of said removal shall be a lien against the real property as described herein.

SECTION 2

The lien as ordered herein and permitted by the North Carolina General Statutes § 160D-1203(7), shall be effective from and after the date the work is completed and shall have priority as provided by law, and a record of the same shall be available in the office of the City of Fayetteville Finance Department, Collections Division, 2nd Floor - City, 433 Hay Street, Fayetteville, NC 28301.

SECTION 3

This ordinance shall be in full force and effect from and after its adoption.

Adopted this 28<sup>th</sup> day of August, 2023.

CITY OF FAYETTEVILLE

Milton Colvin, Mayor



ATTEST:

Pamela Megill  
Pamela Megill, City Clerk