

**AN ORDINANCE OF THE CITY COUNCIL
OF
FAYETTEVILLE, NORTH CAROLINA**

**Requiring the City Building Inspector
to correct conditions with respect to,
or to demolish and remove a structure
pursuant to the
Dwellings and Buildings Minimum Standards
Code of the City**

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, concerning certain real property described as follows:

1416 Coley Drive
PIN 0438-02-4404-

LEGAL: BEGINNING at the southwest corner of Lot 17, College Heights, Plat Book 7, Page 96, on the east margin of Elliotte Street, running thence with said margin North 31 degrees 06 minutes West 52.64 feet to the northwest corner of Lot 16; thence with the North line North 49 degrees East 66.57 feet to the South margin of Langdon Street Extension, a 80 foot right-of-way; thence along said margin eastwardly an arc distance of 92.58 feet to a point; thence South 31 degrees 06 minutes East 26.3 feet to the southeast corner of Lot 17; thence with the southern line South 58 degrees 54 minutes West 150 feet to the Beginning, containing 7,519 square feet (0.17 acre), and being all of Lot 17 and the western portion of Lot 16.

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

John E. McPherson
52 Wilmington Avenue
Dorchester Center, MA 02124

Unknown Heirs of Wilbert McPherson
c/o Mary A. Carter
125 Stephen Drive
Brockton, MA 02302

Unknown Heirs of William McPherson
c/o Franklin McPherson
1030 First Edition Drive, Apt. 305
Durham, NC 27703

Unknown Heirs of Blondie McPherson
1416 Coley Drive
Fayetteville, NC 28301

Mary A. Carter
125 Stephen Drive
Brockton, MA 02302

Franklin McPherson
1030 First Edition Drive, Apt. 305
Durham, NC 27703

Unknown Heirs of Larry McPherson
c/o Alberta M. McPherson
13700 Arden Drive
Hudson, FL 34667

Esther McPherson
14133 Kennington Park Drive, Apt. 205
Raleigh, NC 27614

Darius McPherson
130 Rosemont Pkwy.
Covington, GA 30016

Charles Dozier
305 Northwoods Ct. SE
Belville, NC 28451

Tarshen Danyel Nash
1217 Strickland Bridge Road
Fayetteville, NC 28304

Jakyla D. Dozier
222 Tiffany Ct., Apt. B
Fayetteville, NC 28301

Darius Comale McPherson
31 Harold St., Apt. 3
Roxbury, MA 02119

Gilbert Terrell McPherson
1416 Coley Drive
Fayetteville, NC 28301

Markel F. Dozier
1416 Coley Drive
Fayetteville, NC 28301

Jabar R. Dozier
119 Lucy Lane
Raeford, NC 28376

Jonathan Linard McPherson
3313 Clemson Drive
Fayetteville, NC 28306

- (2) All due process and all provisions of the Dwellings and Buildings Minimum Standards Code of the City having been followed, the Hearing Official duly issued and served an order requiring the owners of said property to: repair or demolish the structure on or before September 7, 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 NC General Statute 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 fully reviewed the entire record of said Hearing Official thereon, and finds, that all findings of fact and all orders therein of said Hearing Official are true and authorized except:
None.
- (5) That pursuant to NC General Statute 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 NC General Statute 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 _____ 24th _____ day of _____ October _____, 2022.

CITY OF FAYETTEVILLE

BY: _____
Mitch Colvin, Mayor

ATTEST:

Pamela Megill, City Clerk