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START PAGE	0005
END PAGE	0006
INSTRUMENT #	05604
RECORDING	\$26.00
EXCISE TAX	(None)

JM

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

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

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

*Return To: Jacqueline Haggerty*

*NS 2025-004*

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:

415 W. Russell Street  
PIN 0437-43-7377 -

LEGAL: BEING all of Lot B, depicted on a plat entitled, "ZERO LOT LINE A SUBDIVISION FOR BG PROPERTIES, LLC," duly recorded in Book of Plats 131, Page 169, Cumberland County Registry.

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

Center for Economic Empowerment and Development (CEED)  
230 Hay Street  
Fayetteville, NC 28301

- (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 December 26, 2023.
- (3) And said owners without lawful cause, failed or refused to comply with said order; and the Code Enforcement Official is authorized by said Code, and the North Carolina General Statutes § 160D-1203(5), when ordered by Ordinance of the City Council, to do with respect to said property what said owners were so ordered to do, but did not.
- (4) The City Council has been provided with information regarding the entire record of said Hearing Official, and finds, that all findings of fact and all orders of said Hearing Official are true and authorized.

- (5) That pursuant to the North Carolina General Statutes § 160D-1203(7), the cost of the demolition shall be a lien against the real property upon which the cost was incurred.

Whereupon it is ordained that:

SECTION 1

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

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

SECTION 2

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

SECTION 3

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

Adopted this 24<sup>th</sup> day of February 2025.



CITY OF FAYETTEVILLE

Mitch Colvin, Mayor

ATTEST:

Jennifer L. Ayre, City Clerk