



Item Cover Page

MEETING TYPE: Board of Alderman

DATE: September 8, 2025

SUBMITTED BY: Matthew Geelen, Chief of Police

ITEM TYPE: Consideration

AGENDA SECTION: Considerations

SUBJECT:
Consider Adding Item 6.7 to Agenda
Consider Approval of Setting Public Hearings for 205 Everhart Ave. to Close and Vacate Properties

DETAILS:

Staff recommends scheduling public hearings for the October 20, 2025, Board of Alderman meeting to consider the Close and Vacate of properties located at 205 Everhart Avenue. Following the hearing, the Board will be asked to adopt the corresponding ordinance.

Requested Action: Motion to Set Public Hearing for October 20, 2025, Board of Alderman Meeting to Close and Vacate the Properties located at 205 Everhart Ave.

Return to:
Town of Landis
P.O. Box 8165
Landis, NC 28088 - 8165

Owner(s): Mary Gray Hilton (Deceased), H.A. (Tony)Hilton- (Son/Heir)

Case Number: 202503006

PIN: 5626-18-30-0551

AN ORDINANCE ORDERING THE TOWN OF LANDIS CODE ENFORCEMENT OFFICER TO PROCEED TO EFFECTUATE THE PURPOSE OF THE LANDIS HOUSING CODE AND G.S. § 160D-1203.

WHEREAS, on 02/19/2024 the Town of Landis Code Enforcement Officer conducted a thorough inspection of the residential structure located on the property identified in the Rowan County Tax Record **PID 130A08208** having a street address of **205 Everhart Avenue (Lot #209), Landis NC** . Said property is owned by **Mary Gray Hilton (Deceased), H.A. Tony Hilton, (Son/Heir)** by the Parcel ID **130A08208** recorded in the Rowan County Registry and by Plat reference Book/Page (9995/205); and

WHEREAS the Town of Landis Code Enforcement Officer found that the residential structure was unfit for human habitation; and

WHEREAS, on 04/04/2025 the Town of Landis Code Enforcement Officer served upon the Owner and parties of interest in such residential structure a complaint stating the charges in that respect and containing a notice of a hearing to be held before the Officer; and

WHEREAS a duly noticed hearing was held on 04/23/2025 before the Code Enforcement Officer at the Landis Town Hall; and

WHEREAS the Code Enforcement Officer issued an Order on 04/23/2025. In the Order, the Officer determined that the residential structure was deteriorated/dilapidated and ordered the following steps be taken:

- X Repair the residential structure within 30 days.
- X Remove or demolish the residential structure within 30 days.

WHEREAS, the Owner has failed to timely comply with the Order.

NOW, THEREFORE, BE IT ORDAINED by the Town Council of the Town of Landis, North Carolina that:

By virtue of the authority granted by Landis of Ordinances §§ 95, 96 *et. seq.*, "Housing and Building Code", and by G.S. § 160D-1203, the Town of Landis Enforcement Officer is hereby ordered to cause the residential structure to be repaired, vacated, and closed, or removed or demolished, as provided in the original Order of the Officer.

The Town of Landis Code Enforcement Officer shall place a placard on such dwelling with the following words: "This building is unfit for human habitation, the use or occupation of this building for human habitation is prohibited and unlawful".

This ordinance shall be recorded in the Rowan County Registry; and

As provided by Landis Code of Ordinances §§ 95, 96 and by and by G.S. § 160A-443 (5) &(6), the cost of any vacation, closing and/or demolition of the residential structure caused to be made by the Officer shall be a lien against the real property upon which such cost was incurred and upon any other real property of the Owner located within the Town limits, except for the Owner's primary residence.

Civil Penalties. The Landis Code Enforcement Officer is directed to levy civil penalties against the Owner in accordance with Landis Code of Ordinances Chapter § 96.99. G.S. § 14-4.

The foregoing ordinance, having been submitted to a vote, received the following vote, and was duly adopted this _____ day of _____, 2025.

Ayes: _____ Noes: _____

Absent or Excused: _____

Dated: _____

Mayor Attest

Town Clerk