



## Item Cover Page

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**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 6.8 to Agenda**  
**Consider Approval to Close and Vacate Properties Located at 111, 215, 217 Everhart Ave. and Corresponding Ordinances**

**DETAILS:**

Staff recommends to close and vacate properties located at 111 Everhart Avenue, 215 Everhart Avenue, and 217 Everhart Avenue. This recommendation is based on active code enforcement cases currently open on each of these properties. The ongoing violations associated with these cases present concerns related to safety, habitability, and compliance with municipal codes. As a result, staff believes that vacating and closing these properties is necessary to address the code issues and protect the health and welfare of the community.

Requested Action: Motion to close and vacate properties located at 111, 215, and 217 Everhart Avenue and Adoption of Corresponding Ordinances #HC-2025-09-08-3, #HC-2025-09-08-4, and #HC-2025-09-08-5



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

**Owner(s): Mary Gray Hilton(Deceased), H.A. (Tony) Hilton- (Son/Heir)**  
**Case Number: 202504001**  
**PIN: 5626 – 18 – 30 - 3238**

**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 04/11/2025 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 130A08203** having a street address of **111 Everhart Avenue, Landis NC**. Said property is owned by Mary Gray by Hilton- (Deceased), H.A. (Tony) Hilton - (Son/Heir) , Account 253630000 and by **PID 130A08203** recorded in the Rowan County Registry and by Plat reference Book/Page (9995/227); and

**WHEREAS**, the Town of Landis Code Enforcement Officer found that the residential structure was unfit for human habitation due to neglect and property abandonment resulting in structure dilapidation and extreme overgrowth encompassing the dwelling, and

**WHEREAS**, on 05/16/2025 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 05/28/2025 before the Code Enforcement Officer at the Landis Town Hall; and

**WHEREAS**, the Code Enforcement Officer issued an Order on 05/29/2025. In the Order, the Officer determined that the residential structure was deteriorated/dilapidated and ordered the following steps be taken:

- ☒ Repair the residential structure within 30 days.
- ☒ 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 Board of Aldermen 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 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 8th day of September, 2025.

Ayes: \_\_\_\_\_ Noes: \_\_\_\_\_

Absent or Excused: \_\_\_\_\_

Dated: \_\_\_\_\_

\_\_\_\_\_  
Meredith Bare Smith, Mayor

**Attest:**

\_\_\_\_\_  
Madison Stegall, Town Clerk



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

**Owner(s): Mary Gray Hilton- ( Deceased), H.A. (Tony) Hilton- (Son/Heir)**  
**Case Number: 202503004**  
**PIN: 5626-18-20-8683**

**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 130A08210** having a street address of **215 Everhart Avenue, Landis NC** . Said property is owned by **Mary Gray Hilton ( Deceased), H.A. (Tony) Hilton –(Son/Heir)** by the Parcel ID **130A08210** 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:

- ☒ Repair the residential structure within 30 days.
- ☒ 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 Board of Aldermen 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 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 8th day of September, 2025.

Ayes: \_\_\_\_\_ Noes: \_\_\_\_\_

Absent or Excused: \_\_\_\_\_

Dated: \_\_\_\_\_

\_\_\_\_\_  
Meredith Bare Smith, Mayor

**Attest:**

\_\_\_\_\_  
Madison Stegall, Town Clerk