
TOWN OF LANDIS

P.O. Box 8165

Landis, NC 28088 - 8165

VERSUS

Owner(s): Dwayne V. Crouch and Arnold J. & Carlyin H. Crouch

Case Number: 202503017

PIN: 5615 – 12 – 96 - 1103

Ordinance #2025-06-09-1

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 108 011** having a street address of **616 S Main St. Landis NC** . Said property is owned by **Dwayne V. Crouch and Arnold j. & Carlyin H. Crouch** by that deed recorded in the Rowan County Registry at **Deed Book/Page (812/467)**; and

WHEREAS, the Town of L a n d i s Code Enforcement Officer found that the residential structure was unfit for human habitation; and

WHEREAS, on 04/04/2025 the Town of L a n d i s 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 non-residential structure within 30 days.

X Remove or demolish the non-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 the 9th day of June, 2025.

Ayes: _____ Noes: _____

Absent or Excused: _____

Dated: _____

Meredith Bare Smith, Mayor

Madison Stegall, Town Clerk