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

Owner(s): **Joseph L. Rojas**
Case Number: **202503018**
PIN: 5625 -10- 35 -5801



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 02/21/2025 the Town of Landis Code Enforcement Officer conducted a thorough inspection of the Non-residential structure located on the property identified in the Rowan County Tax Record **PID 133 143** having a street address of **2570 S US 29 HWY, Landis NC**, “the property”. Said property is owned by Rojas, Joseph J. by that Parcel ID recorded in the Rowan County Registry as 133 143 and Deed reference book and page: 0632/0004; and

WHEREAS, the Town of Landis Code Enforcement Officer found that the Non - residential structure was unfit for human habitation as a result of unmaintained deterioration of the structure rendering it in a hazardous condition due to roof damage and decay and possible roof leaks along with multiple areas of Nuisance/Junk and rubbish on the property and multiple Notices were sent with no response from the property owner, and

WHEREAS, on 04/30/2025 the Town of Landis Code Enforcement Officer served upon the Owner and parties of interest in such Non-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 05/14/2025 before the Code Enforcement Officer at the Landis Town Hall; and

WHEREAS, the Code Enforcement Officer issued an Order on 07/10/2025. In the Order, the Officer determined that the residential structure was deteriorated/dilapidated and ordered the following steps be taken:

Repair the Non-residential structure within 15 days.

Remove or demolish the Non-residential structure within 15 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 Non-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. and G.S. § 14-4.

The foregoing ordinance, having been submitted to a vote, received the following vote, and was duly adopted this 9th day of March 2026.

Ayes: _____ Noes: _____

Absent or Excused: _____

Dated: _____

Meredith Bare Smith, Mayor

Madison Stegall, Town Clerk