

Case Number	Violation Address	Owner or Occupant	Status or Conditions
<b>MINIMUM HOUSING</b>			
HC-21-04	314 Town Street	Ruth C Deadmon (Heirs)	occupied substandard dwelling without water, sewer or electric services. Hearing held and Findings of Fact and Order issued to Repair or Close by a date not later than 05-05-2024. Memorandum and Ordinance to Vacate and Close presented at the August 12, 2024 Council meeting and tabled until the September meeting. Ordinance adopted on Septeber 9th to Vacate and Close the dwelling. Notices posted as UNFIT and Notice to Vacate by a date not later than October 16, 2024.
HC-24-01	109 Everhart Avenue	Mary Gray Hilton Heirs	Abandoned substandard housing and nuisance conditions. Additional research to be conducted and an inspection will be schedule with warrants soon..
HC-24-02	111 Everhart Avenue	Mary Gray Hilton Heirs	Abandoned substandard housing and nuisance conditions. Additional research to be conducted and an inspection will be schedule with warrants soon..

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HC-24-03	201 Everhart Avenue	Mary Gray Hilton Heirs	Abandoned substandard housing and nuisance conditions. Additional research to be conducted and an inspection will be schedule with warrants soon..
HC-24-04	202 Everhart Avenue	Mary Gray Hilton Heirs	Abandoned substandard housing and nuisance conditions. Additional research to be conducted and an inspection will be schedule with warrants soon..
HC-24-05	203 Everhart Avenue	Mary Gray Hilton Heirs	Abandoned substandard housing and nuisance conditions. Additional research to be conducted and an inspection will be schedule with warrants soon..
HC-24-06	205 Everhart Avenue	Mary Gray Hilton Heirs	Abandoned substandard housing and nuisance conditions. Additional research to be conducted and an inspection will be schedule with warrants soon..
HC-24-07	206 Everhart Avenue	Mary Gray Hilton Heirs	Abandoned substandard housing and nuisance conditions. Additional research to be conducted and an inspection will be schedule with warrants soon..

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HC-24-08	207 Everhart Avenue	Mary Gray Hilton Heirs	Abandoned substandard housing and nuisance conditions. Additional research to be conducted and an inspection will be schedule with warrants soon..
HC-24-09	209 Everhart Avenue	Mary Gray Hilton Heirs	Abandoned substandard housing and nuisance conditions. Additional research to be conducted and an inspection will be schedule with warrants soon..
HC-24-10	210 Everhart Avenue	Mary Gray Hilton Heirs	Abandoned substandard housing and nuisance conditions. Additional research to be conducted and an inspection will be schedule with warrants soon..
HC-24-11	211 Everhart Avenue	Mary Gray Hilton Heirs	Abandoned substandard housing and nuisance conditions. Additional research to be conducted and an inspection will be schedule with warrants soon..
HC-24-12	212 Everhart Avenue	Mary Gray Hilton Heirs	Abandoned substandard housing and nuisance conditions. Additional research to be conducted and an inspection will be schedule with warrants soon..

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HC-24-13	214 Everhart Avenue	Mary Gray Hilton Heirs	Abandoned substandard housing and nuisance conditions. Additional research to be conducted and an inspection will be schedule with warrants soon..
HC-24-14	215 Everhart Avenue	Mary Gray Hilton Heirs	Abandoned substandard housing and nuisance conditions. Additional research to be conducted and an inspection will be schedule with warrants soon..
HC-24-15	216 Everhart Avenue	Mary Gray Hilton Heirs	Abandoned substandard housing and nuisance conditions. Additional research to be conducted and an inspection will be schedule with warrants soon..
HC-24-16	217 Everhart Avenue	Mary Gray Hilton Heirs	Abandoned substandard housing and nuisance conditions. Additional research to be conducted and an inspection will be schedule with warrants soon..
HC-24-17	807 North Zion Street	Mary Gray Hilton Heirs	Abandoned substandard housing and nuisance conditions. Additional research to be conducted and an inspection will be schedule with warrants soon..

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HC-24-18	809 North Zion Street	Mary Gray Hilton Heirs	Abandoned substandard housing and nuisance conditions. Additional research to be conducted and an inspection will be schedule with warrants soon..
HC-24-19	1020 Linn Street	Jesus Dotelo Andrade & Susana Bernal Lorenzo	Substandard housing conditions. Conducted inspection. Hearing scheduled for 11-07-24 @ 10:00.
HC-24-22	1050 Mt Moriah Church Road	Crystal, LLC	Substandard housing condtions. Inspection has been scheduled twice and postponed by owner. Renovations are now progressing and I will continue to monitor and take action as needed,
HC-24-25	207 West Garden Street	Gregory Stillwagon	Fire damaged D/W mobile home with at least two men living in it. Working with owner and Police department to arrange to remove them. Working with the owner on clean up and preparing for renovation. Pending.
<b>NUISANCES</b>			

Case Number	Violation Address	Owner or Occupant	Status or Conditions
PN-23-18a	316 North Beaver Street, accessed from North Upright	Villas at Landis Ddevelopment LLC	demolition and building material debris, trash, and large pieces of tree trunks and other forms of debris. Notice issued with no response from owners. No new dumping. Pending further action.
PN-23-20	504 East Corriher Street	Edwin Ray Jones	report of dumping of concrete and similar materials in the gully behind the house. During a site visit and due to the reduction in the foliage, it was observed that the dumping is coming from the subject property and appear to be mostly large logs and other tree debris. Notice issued and met on site with owner and DEQ. Confirmed the condition with clean up completed. Log in creek was removed. CLOSED 09-10-24.
PN-24-05	107 North Meriah Street	James A Hall Jr Heirs	trash, debris, and other similar items along with junked/nuisance vehicles again. Notice issued with progress continuing. Will monitor.

# TOWN OF LANDIS

10/13/2024

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PN-24-07	1106 South Highland Ave	Elizabeth Beaver Tapp	Nuisance issues. Attempted to discuss matter with the occupant with negative results. Notice issued with a copy of the ordinance. Abated by owners. CLOSED 09-26-24.
PN-24-08	402 East Ryder Street	Larry & Zubecca Brown	Nuisance issues. Notice issued with deadline of 08-27-24. Front and side yards mowed and cleaned up. Rear yard is progressing.
PN-24-09	201 West Rice Street	Federal Home Loan Mortgage Corp c/o Green River Capital LLC	Dilapidated accessory building due to fallen tree. No action by owners to abate. Ownership changed. New notice issued and the Chief working with the realtor for compliance.
PN-24-11	VL South Unpright and Dial St	Larry W Page Family Limited Partnership	overgrowth. Notice issued with deadline of 08-27-24. Abated by the owner. CLOSED 09-26-24
PN-24-12	2270 West A Street	Luis Santos Jimenez	overgrowth. Notice issued with deadline of 09-23-24. Abated by the Town and awaiting the invoice.
PN-24-13	309 Turner Street	Clarence M & Karen S Vincent	overgrowth. Notice issued abated by owner. CLOSED 09-26-24

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PN-24-14	110 North Upright Street	T D Enterprise Inc	overgrowth. Notice issued with deadline of 09-23-24. Abated by the Town and awaiting the invoice.
PN-24-15	213 North Upright Street	Kenneth J Nolt	overgrowth. Partially mowed, will monitor progress. Completed by owner. CLOSED 09-26-24
PN-24-16	207 West Garden Street	Gregory Stillwagon	overgrowth. In contact with the owner. Will monitor progress. Abated by owner. CLOSED 09-26-24.
PN-24-17	201 West Rice Street	Federal Home Loan Mortgage Corp c/o Green River Capital LLC	Report of overgrowth. Working wwith realtor for compliance.
PN-24-18	311 East Garden Street	Elizabeth Viola S Fant	overgrowth. Notice issued with deadline of 09-23-24. Abated by owner. CLOSED 09-26-24.
PN-24-19	VL East Ryder Ave @ Coldwater Street	Villas at Landis Development LLC	overgrowth. Notice issued with deadline of 09-25-24. Abated by the Town and awaiting invoice.
PN-24-20	VL North Cannon Blvd @ Old Beatty Ford Road (133-289)	Joseph A Gray and Alyson K Gray	overgrowth. Nottice issued with deadline of 09-25-24.
PN-24-21	VL Buford Dr @ N Beaver	Journey Capital LLC	overgrowth. Nottice issued with deadline of 09-25-24.
PN-24-22	302 East Ridge Avenue	David Hernandez Bautista	overgrowth, trash and debris. Nottice issued with mowing completed, pending action by owner on the trash and debris.



Case Number	Violation Address	Owner or Occupant	Status or Conditions
<b>ABANDONED-JUNKED-NUISANCE VEHICLES</b>			
<b>ZONING</b>			
Z-23-02	303 Buford Drive	Fon Ernest	Planning Department is handling the final aspects of these issues. Planning department related they have not complied with all requirement. Owner has contacted Planning again to arrange for certain compliance measures. Met on site with owner on 08-08-24. Pending follow notice for violations.
Z-24-02	512 West Blume Street	Next Project LLC c/o Rosa Quijada	construction of a residential addition without required zoning permits. Notice of violation - Stop Work Order issued, and neighboring owners have issued notice reference cutting through their properties. Will continue to monitor. CLOSED 09-26-24
Z-24-03	409 North Zion Street	John Whitfield Drye & Joy Goodman Drye	inground swimming pool without fence. Notice issued and after discussion, determined a long standing Non-Conforming use. CLOSED 10-03-24.

Case Number	Violation Address	Owner or Occupant	Status or Conditions
<b>Non-Residential Buildings</b>			
NR-24-01	2570 South US 29 Hwy	Joseph J Rojas	Commercial building convenience store. Severe defects and dilapidation. Inspection conducted. Hearing scheduled for 10-03-24 @ 3:00 pm. Owner did not attend. Pending issue of Order to Repair or Demolish.
NR-24-02	616 South Main Street	Dwayne & Arnold & Carlyin Crouch	Commercial building Auto Repair shop abandoned. Severe defects and dilapidation. Inspection conducted.. Hearing scheduled for 10-03-24. Owners were in attendance. Pending issuance of Order to Repair or Demolish.