

Return to:
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Owner(s): ADLOIS SHOFFNER; JUANITA A. BELL; CORA A. MILLER; OSCAR WILLIAM ALFORD;
GEORGIA L. ALFORD; JERRY SHOFFNER
PIN: 7708823146

**AN ORDINANCE ORDERING THE CITY OF TRINITY'S CONTRACTED CODE
ENFORCEMENT OFFICER TO PROCEED TO EFFECTUATE THE PURPOSE OF
THE TRINITY MINIMUM HOUSING CODE AND G.S. § 160D-1203**

WHEREAS, on July 22, 2020, the City of Trinity's contracted Code Enforcement Officer conducted a thorough inspection of the dwelling located on the property identified in the Randolph County Tax Records as PIN 7708823146 and having a street address of 5464 Braxton Craven Rd. Said property is owned by ADLOIS SHOFFNER; JUANITA A. BELL; CORA A. MILLER; OSCAR WILLIAM ALFORD; GEORGIA L. ALFORD; JERRY SHOFFNER (the "Owner"), as evidenced by that deed recorded in the Randolph County Register of Deeds Office at Deed Book 2402, Page 814; and

WHEREAS, the City of Trinity's contracted Code Enforcement Officer found that the dwelling unit was unfit for human habitation; and

WHEREAS, on March 28, 2024, the City of Trinity's contracted Code Enforcement Officer served upon the Owner and parties of interest in such dwelling a complaint stating the charges in that respect and containing a notice of a hearing to be held before the Officer;

WHEREAS, a duly noticed hearing was held on April 18, 2024 before the Code Enforcement Officer at Trinity Town Hall located at 5978 NC Highway 62, Trinity NC; and

WHEREAS, the Code Enforcement Officer issued an Order on April 18, 2024. In the Order, the Officer determined that the house was deteriorated/dilapidated and ordered the following steps be taken:

- Make repairs to the house within 90 days;
- Vacate and close the house within _____ days; and/or
- Remove or demolish the house within 90 days

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

NOW, THEREFORE, BE IT ORDAINED by the council members of the City of Trinity, North Carolina that:

1. By virtue of the authority granted by Trinity Code of Ordinances *et. seq.*, “Minimum Housing Standards,” and by G.S. § 160D-1203, the City of Trinity’s contracted Code Enforcement Officer is hereby ordered to cause the aforementioned dwelling unit to be repaired, vacated and closed, or removed or demolished, as provided in the original Order of the Officer;

2. The City of Trinity 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”;

3. This ordinance shall be recorded in the Randolph County Register of Deeds Office; and

4. As provided by Trinity Code of Ordinances and by G.S. § 160D-1203 the cost of any vacation, closing and/or demolition of the house 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 City limits, except for the Owner’s primary residence.

5. Civil Penalties. The Trinity Code Enforcement Officer is directed to levy civil penalties against the Owner in accordance with Trinity Code of Ordinances.

The foregoing ordinance, having been submitted to a vote, received the following vote and was duly adopted this ____ day of _____, 2024.

Ayes: _____

Nays: _____

Absent or Excused: _____

Richard McNabb, Mayor

Attest:

Dated: _____

Darien Comer, City Clerk

STATE OF NORTH CAROLINA

COUNTY OF RANDOLPH

This Instrument was signed before me on the ____ day of _____ 2024.

By: _____

(Print all names of persons who signed this document before the Notary Public)

Print Notary Name: _____

Notary Signature

AFFIX SEAL or STAMP