50 YEARS
Western Piedmont
Council of Governments

1880 Second Avenue NW | Hickory, NC 28601
PO Box 9026 | Hickory, NC 28603
828.322.9191 | Fax: 828.322.5991 | www.wpcog.org

Creative Regional Solutions Since 1968

ORDER TO VACATE & CLOSE

DATE OF ISSUE: 25 February 2026

NAME: Byrd Jerry; Byrd, Olivia
ADDRESS: 4330 Joplin Rd
Hudson, NC 28630

TO: Owners and parties in interest of the property located at 4330 Joplin Rd

Parcel Id Number: 2756-74-3788

The undersigned Code Enforcement Officer for the Town of Sawmills, pursuant to law, conducted a hearing at the time and place stated in the Complaint and Notice heretofore issued and served. At the hearing, the Answer, if any, filed by the owners and parties in interest were carefully analyzed and considered by the undersigned. In addition to other evidence presented, the undersigned personally inspected the property described above, and such inspection and examination has been considered, along with the other evidence offered at this hearing.

Upon the record and all of the evidence offered and contentions made, the undersigned Code Enforcement Officer does hereby find the following facts:

1. The above-named owners and parties in interest with respect to the property located at the place specified above were duly served as required by law with written Complaint and Notice of Hearing which set forth the Complaint that the **Dwelling** located at the above address is **in a state of disrepair, unsanitary, unsafe and in violation of the Town Minimum Housing Code.** In the opinion of the Code Enforcement Officer, the costs of the repairs, alterations, or improvements required to render the dwelling fit for human habitation
[exceeds 50% of the value of the dwelling. At the hearing, the following owners, persons in interest or their agents or attorneys, were present and participated therein: Ms. Osborne, a tenant appeared and stated that repairs would be made. No owner(s), attended the hearing.
2. The premises described above violate the Town Minimum Housing Code, by reason of the conditions found to be present and to exist in and about the structure. See Exhibit A "Original NOV, dated 04FEB2026" and Exhibit B "Findings of Fact, dated 25FEB2026" attached.
3. Due to these conditions, the building and/or premises described above is found to be in condition within the meaning of the Town Minimum Housing Code, so as to be unsafe, in danger of collapse and unfit for human habitation;

Executive Committee: Barbara C. Pennell, Chair | Bob Floyd, Jr., Vice Chair | Jill Patton, Secretary | Johnny Berry, Treasurer | George B. Holleman, Past Chair | **At-Large Members:** Wayne F. Abele, Sr. | Kitty W. Barnes | John F. "Chip" Black | Joe Gibbons | **Executive Director,** Anthony W. Starr

Serving: Alexander County | Taylorsville | Burke County | Connelly Springs | Drexel | Glen Alpine | Hildebran | Morganton | Rutherford College | Valdese | Caldwell County | Cajah's Mountain | Cedar Rock | Gamewell | Granite Falls | Hudson | Lenoir | Rhodhiss | Sawmills | Catawba County | Brookford | Catawba | Claremont | Conover | Hickory | Long View | Maiden | Newton

50 YEARS
Western Piedmont
Council of Governments

Creative Regional Solutions Since 1968

1880 Second Avenue NW | Hickory, NC 28601
PO Box 9026 | Hickory, NC 28603
828.322.9191 | Fax: 828.322.5991 | www.wpcog.org

IT IS THEREFORE ORDERED that the owners of the property above are required to bring such property into compliance with the Minimum Housing Code by **vacating and closing the dwelling by no later than the 26th day of May 2026.**

4. **Failure to comply with this notice WILL result in the Town of Sawmills taking action to cause the abatement and the resulting costs being placed as a lien against the property.** The Town of Sawmills may take other action as permitted by law, which may result in additional costs and/or attorney fees.
5. **Appeal:** An appeal from any decision or order of the Code Enforcement Officer may be taken by any person who is the subject of the decision or order. Any appeal from the official shall be taken within **ten days** from the rendering of the decision or notice of the order, and shall be taken by filing a notice of appeal with the Sawmills Board of Adjustment (Sawmills Town Hall, (828)396-7903) which shall specify the grounds upon which the appeal is based. Any party may appear in person or by agent or attorney. The board may reverse or affirm, wholly or partly, or may modify the decision or order appealed from, but the concurring vote of four members of the board shall be necessary to reverse or modify any decision or order of the official.
THIS the 25th day of February, 2026.

Curt Willis
Code Enforcement Officer
(828) 485-4263 or curt.willis@wpcog.org

Executive Committee: Barbara C. Pennell, Chair | Bob Floyd, Jr., Vice Chair | Jill Patton, Secretary | Johnny Berry, Treasurer | George B. Holleman, Past Chair | **At-Large Members:** Wayne F. Abele, Sr. | Kitty W. Barnes | John F. "Chip" Black | Joe Gibbons | **Executive Director,** Anthony W. Starr

Serving: Alexander County | Taylorsville | Burke County | Connelly Springs | Drexel | Glen Alpine | Hildebran | Morganton | Rutherford College | Valdese | Caldwell County | Cajah's Mountain | Cedar Rock | Gamewell | Granite Falls | Hudson | Lenoir | Rhodhiss | Sawmills | Catawba County | Brookford | Catawba | Claremont | Conover | Hickory | Long View | Maiden | Newton

50 YEARS
Western Piedmont
Council of Governments

1880 Second Avenue NW | Hickory, NC 28601
PO Box 9026 | Hickory, NC 28603
828.322.9191 | Fax: 828.322.5991 | www.wpcog.org

Creative Regional Solutions Since 1968

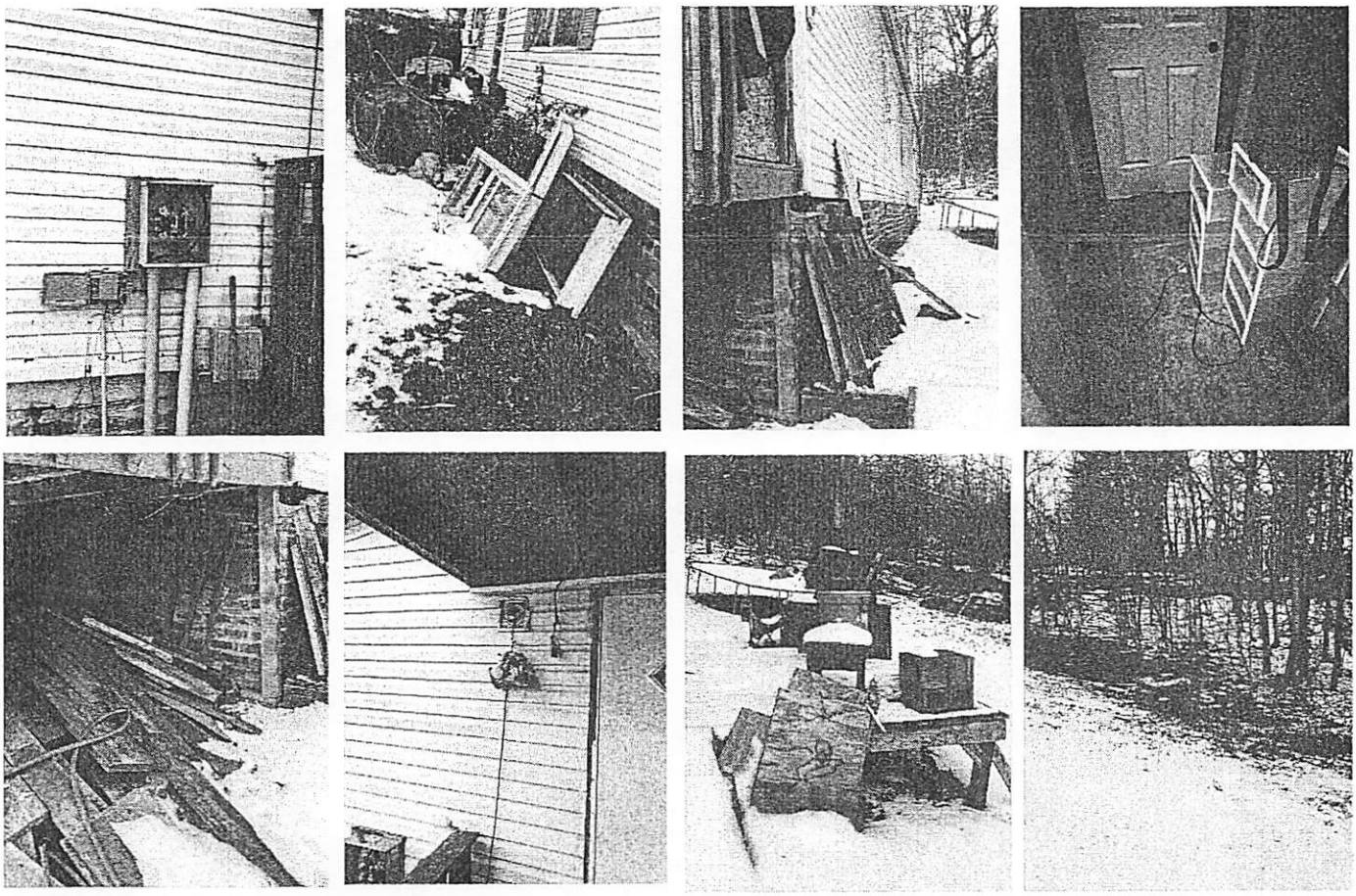
FINDINGS OF FACT

4330 Joplin Rd, Sawmills, NC. Minimum Housing Standards

All photos are from 04FEB2026

All violations are based on Chapter 154.30 of the Town of Sawmills in the following ways:

1. No utilities
2. Unsafe egress exits.
3. Fire hazards.
4. Property maintenance.



Executive Committee: Barbara C. Pennell, Chair | Bob Floyd, Jr., Vice Chair | Jill Patton, Secretary | Johnny Berry, Treasurer | George B. Holleman, Past Chair | **At-Large Members:** Wayne F. Abele, Sr. | Kitty W. Barnes | John F. "Chip" Black | Joe Gibbons | **Executive Director,** Anthony W. Starr

Serving: Alexander County | Taylorsville | Burke County | Connelly Springs | Drexel | Glen Alpine | Hildebran | Morganton | Rutherford College | Valdese | Caldwell County | Cajah's Mountain | Cedar Rock | Gamewell | Granite Falls | Hudson | Lenoir | Rhodhiss | Sawmills | Catawba County | Brookford | Catawba | Claremont | Conover | Hickory | Long View | Maiden | Newton

50 YEARS
Western Piedmont
Council of Governments
Creative Regional Solutions Since 1968

NOTICE OF VIOLATION

TOWN OF SAWMILLS
WPCOG CODE ENFORCEMENT SERVICES

Residential Minimum Housing

This is to certify that the following location **4330 Joplin Rd** is in violation of ORDINANCE 25-01 of the Code of the Town of Sawmills. For more information, go to: ://www.wpcog.org/ce-sawmills

Residential Minimum Housing - Minimum standards for occupancy of a residential house/home as follows, but not limited to:

- ☐ **Space Use** (minimum square footage, measurements, and uses)
- ☐ **Lighting and ventilation** (operable windows, doors, screens, foundation vents & access etc...)
- ☐ **Exits** (two means on ingress/egress, porches, stairs and handrail to code)
- ☐ **Plumbing** (septic or sewer, indoor water supply, hot water heater, insulated pipes, etc...)
- ☐ **Heating** (required to maintain 68 degrees 3 feet off the floor during winter conditions, no unvented combustible space heaters can be used)
- ☑ **Electricity** (required to be wired and no broken fixtures, no exposed wires, outlets, switches and over-loaded circuits, etc...)
- ☑ **Structural requirements** (all maintained in sound working order)
  - Foundation (foundation vents, crawlspace door, structural issues)
  - Floors (rotted, missing, termites, water damage, structural issues)
  - Walls (exterior, interior, water damage, missing wall covering, structural issues)
  - Ceilings (water damage, cracking, falling, structural issues)
  - Roofs (leaking, water damage, missing shingles, fascia, soffit, drip edge, flashing structural issues)
  - Stairs and steps (hand rails/railing, rotted treads, structural issues)
  - Porches and appurtenances (structural issues, damaged surface, rotted wood, water damage)
  - Accessory structures (sheds, shops, pump houses, dog houses that are dilapidated or damaged)
  - Supplied facilities
- ☑ **Property maintenance** (all keep orderly and clean)
  - Building and structures (replace rotted wood, roofing, paint, etc.)
  - Public areas
  - Rubbish and garbage (junk, trash or debris on property needs to be cleaned up)
  - Premises (grass needs to be mowed weekly, overgrowth needs to be kept cut back, nothing in right-of-way)
  - Infestation (fleas, rats, snakes, roaches, other insects or bugs, etc.)
  - Cleanliness (must be cosmetically clean in appearance at all time as not to affect the neighborhood/town)
  - Supplied plumbing fixtures (no leaks, correctly installed, allowed materials by building code, etc.)
  - Care of facilities, equipment and structure (must be properly maintained at all times)

A hearing will be held with the Code Enforcement Officer at the Sawmills Town Hall on **25FEB26** at **10AM**. This will be your opportunity to present facts and evidence as to why the structure should not be found failing to meet the Minimum Standards for Residential Buildings. You may bring anyone you wish to this hearing to present evidence. This hearing is not judicial in nature, but simply provides the property owner an opportunity to present their facts to the Code Enforcement Officer. The Code Enforcement Officer will then make a decision to:

1. Revoke the Notice of Violation,
2. Order the property repaired within a certain time frame, or
3. Order the building demolished.

Curt Willis

Curt Willis, Code Enforcement Officer
(828) 485-4263; curt.willis@wpcog.org

04FEB26

Date

V2- 02072020

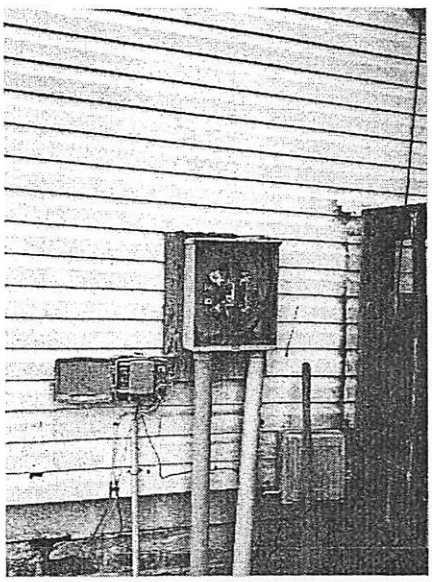
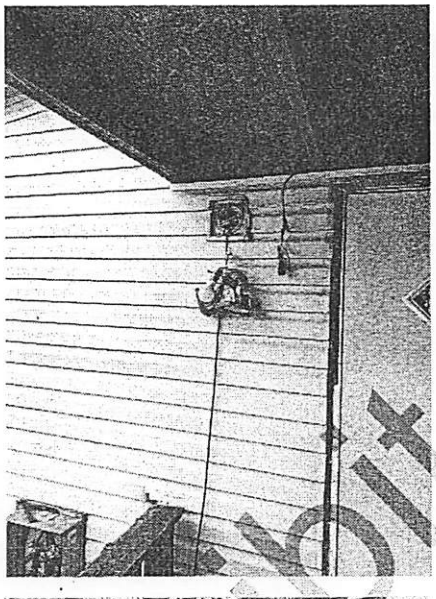
50 YEARS
Western Piedmont
Council of Governments
Creative Regional Solutions Since 1968

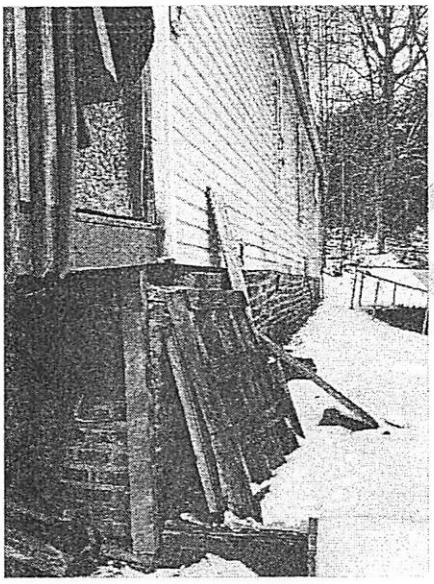
NOTICE OF VIOLATION

TOWN OF SAWMILLS
WPCOG CODE ENFORCEMENT SERVICES

ADDRESS: 4330 Joplin Rd

Photos and notes collected on this date: 02/04/2026




Draft