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 AND CLOSE

DATE OF ISSUE: 31March 2026

NAME: Harris, Reginald T & Charles Ryan
ADDRESS: 202 Beall St NW
Lenoir, NC 28645

TO: Owners and parties in interest of the property located on 1011 West Ave NW, Lenoir, NC
Parcel Id Number: 2749-77-4187

The undersigned Code Enforcement Officer for City of Lenoir, 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 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 **Structure** located at the above address is **in a state of disrepair**, **unsafe and in violation of the City's Non-Residential Buildings or Structures Standards.**
At the hearing, the following owners, persons in interest or their agents or attorneys, were present and participated therein: **Property owners attended hearing and agreed to secure the building within the alotted time of this order.**
2. The premises described above violates the City's Code, by reason of the conditions found to be present and to exist in and about the structure. See Exhibit A “Original NOV, dated 11MAR2026” and Exhibit B "Findings of Fact, dated "31MAR2026" attached.
3. Due to these conditions, the building and/or premises described above is found to be in condition within the meaning of the City's Non-Residential Buildings or Structures Standards, so **as to be unsafe, unfit for human habitation, hazardous to those in the neighborhood and requires more than 50% of the current value to repair;**

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

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IT IS THEREFORE ORDERED that the owners of the property above are required to bring such property into compliance with the Non-Residential Buildings or Structures Standards by **vacating and closing structure/and making the property safe not later than the 29th day of June, 2026.**

4. **Failure to comply with this notice WILL result in the City of Lenoir taking action to cause the abatement and the resulting costs being placed as a lien against the property.** The City of Lenoir 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 City of Lenoir Board of Adjustment (City of Lenoir planning), (828)757-2107) 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 17th day of March, 2026.

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

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FINDINGS OF FACT

1011 West Ave NW, Lenoir, NC. Non-Residential Buildings or Structures Standards All photos are

from 11MAR2026

All violations are based on the Non-Residential Buildings or Structures Standards of the City of Lenoir

in the following ways:

1. **Section 4-198** Duties and Responsibilities of the Owner
   It shall be the duty and responsibility of the owner to maintain all non-residential buildings or structures in accordance with all standards for non-residential buildings or structures fitness as stated in this Chapter.

2. **Section 4-204** Unlawful to own unsafe buildings and structures.
   (A) lt shall be unlawful for any firm, person or corporation to own a building or a structure situated in the jurisdiction of the City of Lenoir which is in such a defective or hazardous condition that it is unsafe and especially dangerous to life. The City Council has determined that unsafe and especially dangerous buildings and structures are detrimental to the health, safety and welfare of the citizens of Lenoir, that such unsafe and especially dangerous buildings and structures shall be condemned, and that the owners of such unsafe and especially dangerous buildings and structures shall immediately remedy the unsafe, dangerous, hazardous or unlawful conditions or demolish such buildings or structures.
   (B) A building or structure shall be found to be especially dangerous to life and held unsafe by the Inspector if the Inspector finds that any one (I) of the following conditions exists in such building or structure:
   (3) Floors or roofs which have improperly distributed loads, which are overloaded or which have insufficient strength to be reasonably safe for the purpose used.
   (4) Such damage by fire, wind or other causes as to render the building unsafe.
   (5) Dilapidation, decay, unsanitary conditions or disrepair which is dangerous to the health, safety
   (6) Inadequate facilities for egress in case of fire or panic.
   (7) Defects significantly increasing the hazards of fire, accident or other calamities.
   (11) Any violation of the State Fire Prevention Code which constitutes a condition which is unsafe and especially dangerous to life.

   or welfare of the occupants or other people of the jurisdiction.
   (12) Any abandoned non-residential building or structure which is found to be a health or safety hazard by the Inspector as a result of the attraction of insects or rodents, conditions creating a fire hazard, dangerous conditions constituting a threat to children, or frequent use by vagrants as living quarters in the absence of sanitary facilities.

   (C) In addition to conditions 1-12 enumerated in (B) above, any one of which renders a building or structure unsafe, the Inspector shall determine that a non-residential building or structure is unsafe if he finds that a building or structure fails to fully comply with any five (5) or more of the following enumerated standards of building and premises fitness. Full compliance with a standard means that if any part of the stated standard is not complied with by a particular building and premises, then that building, and premises has failed to fully comply with the enumerated standard.
   (13) Walls, partitions, supporting members, sills, joists, rafters or other structural members shall not list, lean or buckle, shall not list, lean or buckle, shall not be rotted, deteriorated or damaged,and shall not have holes or cracks which might admit rodent

Exhibit B

FINDINGS OF FACT





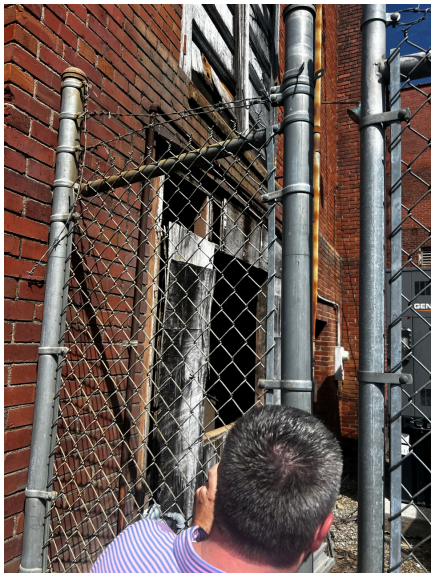








Exhibit B

FINDINGS OF FACT











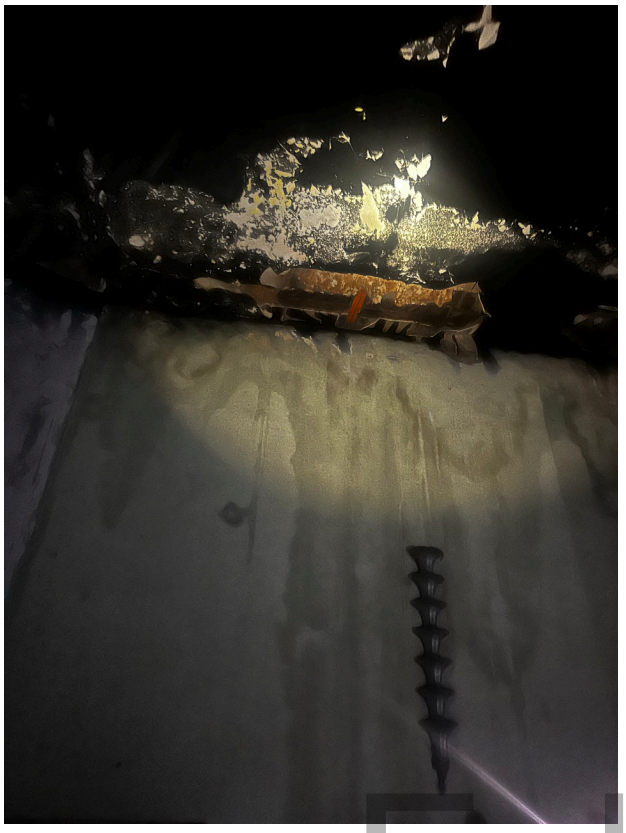


Exhibit B

NOTICE OF VIOLATION

CITY OF LENOIR
WPCOG CODE ENFORCEMENT SERVICES

Minimum Standards for Non-Residential Buildings

This is to certify that the following location 1011 West Ave NW is in violation of Chapter 4 Section 4.191 of the Code of the City of Lenoir.

For more information, go to: https://www.wpcog.org/code-enforcement

Non-Residential Buildings or Structures Standards -
An abandoned and/or unsafe structure is defined as a non-residential building or structure which has not been occupied by authorized persons for at least six (6) months and which persistently or repeatedly becomes unprotected or unsecured, or which has been occupied by unauthorized persons, or which presents a danger of structural collapse, fire, disease, or a threat to children.

Upon visual inspection, the Code Enforcement Officer determined there are health or safety hazards, that the building or structure is in a condition that appears to meet one or more of the following conditions:

- [x] (1) Constitutes a fire and safety hazard;
- [x] (2) Is dangerous to life, health, or other property;
- [x] (3) Is likely to cause or contribute to blight, disease, vagrancy or danger to children; or
- [x] (4) Has a tendency to attract person/s intent on criminal activities or other activities which would constitute a public nuisance.

NOTES: Abandoned commercial bldg with severe structural/electrical damages; imminently dangerous

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A hearing will be held with the Non-Residential Buildings or Structures Inspector at City Hall, 801 West Ave, Lenoir, NC 28645 on 03/31/2026 at 4PM. 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 Non-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 Non-Residential Buildings or Structures Inspector. The Inspector will then make a decision to:

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

Curt Willis

Curt Willis, Non-Residential Buildings or Structures Inspector
(828) 455-4263; curt.willis@wpcog.org

03/11/2026
Date

Exhibit A

V2- 02072020

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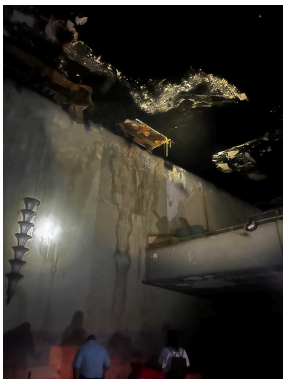
ADDRESS: 1011 West Ave NW

Photos and notes collected on this date: 03/11/2026

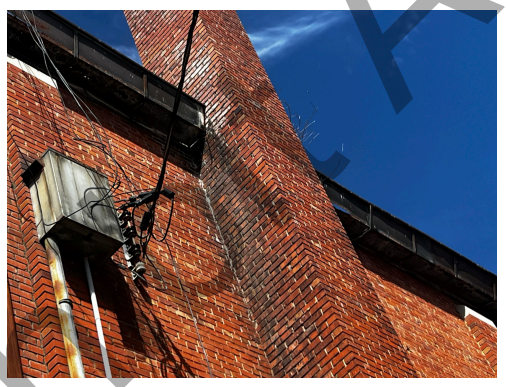










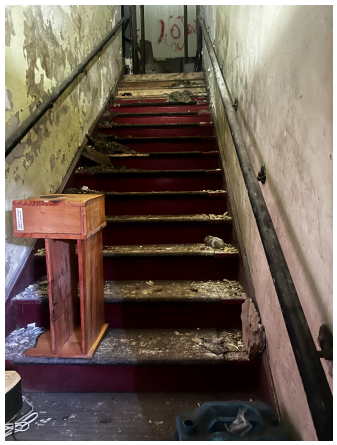






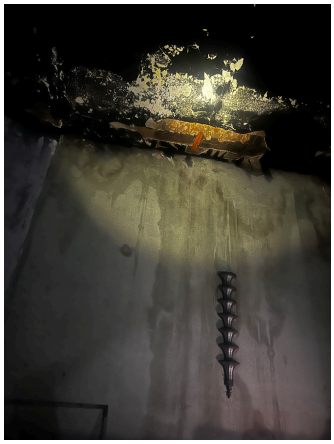












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CITY OF LENOIR
WPCOG CODE ENFORCEMENT SERVICES

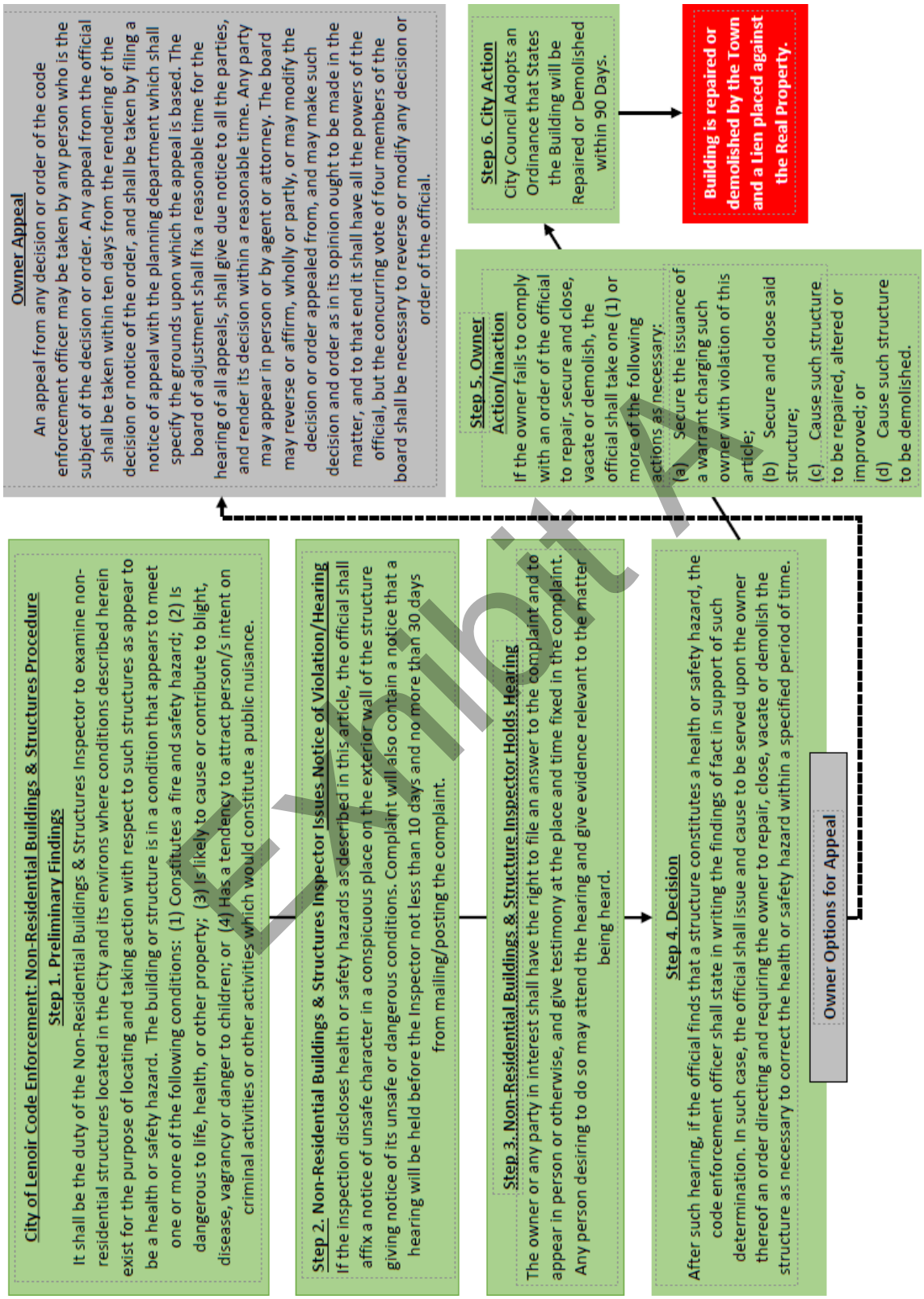


Exhibit A