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April Dixon Trust
Robert Harold Dixon, Trustee
PO Box 849
Coats, NC 27521

**NOTICE OF FINDINGS OF FACT AND ORDER
BY THE BUILDING CODES ADMINISTRATOR
UNDER NC GENERAL STATUTE 160A-429**

RE: Condemned Structure
Property Address: 95 E. Washington Street Coats, NC 27521
PIN Number: 0690-83-1331.000

TO: Owners and parties of interest in the property located at 95 E. Washington Street, Coats, North Carolina. PIN Number (0690-83-1331.000).

YOU ARE HEREBY NOTIFIED that a Hearing before the Building Codes Administrator was conducted in accordance with North Carolina General Statute 160A-428 on February 13, 2019 at 10:00 am regarding the condemned structure as referenced above. A notification was properly issued to the parties who have ownership interest in the subject property as referenced above. At the hearing, the following individuals, owners, persons in interest or their agents or attorneys, were present and participated therein: Brad Sutton (Building Codes Administrator), Randy Baker (Problem Properties Administrator), Teresa Byrd (Senior Dept. Support Specialist), Nick Holcomb (Manager, Town of Coats) and Dana Patterson Dixon (Property Owner / Trustee).

YOU ARE FURTHER NOTIFIED that upon further review and examination of inspection results, testimony and evidence submitted by the property owner pertaining to the structure, the Building Codes Administrator reached a determination that the above referenced structure is in a condition that constitutes a hazard and renders it dangerous to life, health and other property.

IT IS THEREFORE ORDERED pursuant to North Carolina General Statute 160A-429, the owner(s) of the property referenced above are required to remedy the defective conditions by demolishing the structure. The demolition of the structure shall be performed utilizing standard deconstruction practices to include but not limited to asbestos and/or hazardous materials removal and disposal techniques. All required applications, notifications and permits related to the demolition of the structure must be obtained prior to initiation of the deconstruction process. This shall be completed no later than April 19, 2019.

YOU ARE FURTHER ADVISED pursuant to North Carolina General Statute 160A-430, the property owner(s) may appeal the Order to the Town of Coats Board of Commissioners by giving written notice of appeal to the inspector and to the clerk within 10 days following the day the Order is issued. In the absence of an appeal, the Order of the inspector is Final. Failure to comply with this Order is a Class 1 misdemeanor and grants the Town of Coats the ability to initiate any appropriate action or proceeding to prevent, restrain, correct, or abate the violation or to prevent the occupancy of the building involved.

This the 14th day of February 2019.

Cc: Nick Holcomb
25 East Main Street
Coats, NC 27521

Preston B. Sutton
Building Codes Administrator