



Legislation Details (With Text)

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Title:	Public Hearing on Town Code Amendment to Establish Vacant Nonresidential Building Ordinance				

PURPOSE: The purpose of this agenda item is for the Board of Aldermen to receive public comment on a draft ordinance that establishes Town Code requirements related to the condition of vacant, nonresidential buildings.

Indexes:

Code sections:

Attachments: 1. Attachment A - Draft Vacant Nonresidential Building Ordinance 10-21-2016

Date	Ver.	Action By	Action	Result
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TITLE:

Public Hearing on Town Code Amendment to Establish Vacant Nonresidential Building Ordinance

PURPOSE: The purpose of this agenda item is for the Board of Aldermen to receive public comment on a draft ordinance that establishes Town Code requirements related to the condition of vacant, nonresidential buildings.

DEPARTMENT: Planning

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INFORMATION: Board members and staff have received numerous inquiries and complaints about a vacant, nonresidential building in town. The process identified in NC GS 160A-439 allows the Town to follow up with a property owner and identify remedies depending on the degree to which such a building is found to be deteriorated or dilapidated, including demolition of a structure/building if the cost to repair exceeds 50 percent of the building's "then current value." The process gives the property owner several opportunities to be heard about the condition of the property. A draft ordinance that amends the Town Code to include a new Section 11A has been prepared (*Attachment A*). Per the Board's direction, written notice of the public hearing on this amendment has been sent to the owners of all non-residential properties as identified through a search of property ownership and property land use records.

FISCAL & STAFF IMPACT: Investigation and enforcement activities associated with adoption of the draft ordinance involve staff, Town Attorney, and nominal costs associated with notice.

RECOMMENDATION: Staff recommends that the Board of Aldermen consider adoption of the draft ordinance that establishes vacant, nonresidential building requirements in the Town Code (*Attachment A*).