

City Council



TA23-019:
**Council Initiated Text
Amendment**

June 5, 2023



Council Requested Text Amendment

- A requested update to the City's Code of Ordinances, Chapter 14, as proposed by the City Council and recommended by the City's Planning Commission.
- On February 6, 2023, City Council requested staff to bring a text amendment adding Commercial Buildings to the Boarded Building Registration standards.
- On February 21, 2023, Planning Commission held a Legislative Public Hearing regarding this text amendment. The Commission voted to recommend approval.
- On March 23, 2023, text amendment was placed on agenda for action. City Council decided to send their item to a Work Session.

Directive of February 6, 2023: Offer to City Council a way to apply the Residential Boarded Building Registration Standards to Non-Residential Structures.

Recommendation: Amend Chapter 14 Article 6 to address the boarding of residential and commercial structures.

Purpose: Prevent the potential detrimental affects of boarded buildings throughout the City.



- Standards only enforced on Residential Structures.
- Requires Registration of boarded structure within forty eight hours of being boarded.
- Limits time structure can be boarded to a maximum of three years.
- After three years, owner must remove boards within sixty days of notification.
- Failure to register or comply with removal of boards would result in the issuance of a civil penalty.
- Boarded building registrations do not prevent city from taking actions for dangerous conditions, blighted conditions or sub-standard conditions.

Current Boarded Building Registration Data-

- Number of cases since 2015: 535
- Number of open cases: 39

Potential New Structures Per Windshield Survey-

- Number of boarded commercial buildings: 32







- Fayetteville – Residential Only (three year max)
- Charlotte – Residential Only (six month max)
- Salisbury – Residential Only (six month max)
- Durham – Requires approval of Administrator (max time varies)
- Hope Mills - None
- Raleigh – None
- Wilmington – None
- Cumberland County – None
- Greenville – None
- Greensboro – None
- Asheville – None
- Winston-Salem – None



Options:

- 1-Direct Staff to move the proposed amendment through the process and present to City Council for approval.(Recommended);
- 2-Direct Staff to take no further action on the proposed amendment;
- 3-Remand the proposed text amendment to Staff for some specific policy issue to review and specific changes.

Recommended Action:

Direct Staff to move the proposed amendment through the process and present to City Council for approval.



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