

CALLED MEETING CITY COUNCIL  
September 17, 2019

The City Council of the City of Albemarle met in a called session on Tuesday, September 17, 2019, at 6:00 p.m. in the Raymond I. Allen Room of City Hall. Mayor G. R. Michael presided, and the following Councilmembers were present, to-wit: Bill Aldridge, Chris Bramlett, Martha Sue Hall, Martha E. Hughes, Shirley Lowder, Dexter Townsend and Chris Whitley. Absent, none.

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Mayor Michael called the meeting to order.

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The Mayor stated that City Council is hosting this community meeting to hear concerns, questions and ideas about the City having a commercial maintenance code. He stated that the City's Planning and Development Services Director, Kevin Robinson will give a presentation and we will follow with questions from the audience.

Mr. Robinson came forward and gave the following information using PowerPoint. He stated that the City has been working on creating a commercial maintenance code since 2015. This recommendation is a first draft which prioritizes a nuisance versus a structure that is structurally in danger. He has contacted the UNC School of Government and talked with other cities concerning their ordinances.

Non-Residential Building and Vacant Property Maintenance Standards  
School of Government Recommendations:

- Include state statutes
- Prioritize what is "nuisance" vs. what is "structural"... aesthetic vs. hazardous
- Create a tiered program from vacant, to needing attention, to structurally deficient to requiring possible demolition
- Provided several model ordinances as well as SOG documents
- Recommended including a vacant property registry

Repair of Nonresidential Buildings: NC Local Government Authority

- Lists a Green to Red/Blue prioritization scheme for unused, blighted or unsightly commercial properties

- Provides the legal basis for enforcement
- Allows municipalities to choose what is the best route.

#### Staff Changes and Recommendations for Ordinance Amendments

- Incorporate SOG recommendations
- Additional Definitions
- Incorporates additional tools for abatement such as receivership and expands surety option
- Allow for a comprehensive approach to addressing vacancy, neglect, deterioration and demolition of commercial structures
- Council can pick what to adopt or adopt it all and allow Staff to prioritize implementation as resources allow.

#### Green to Red/Blue prioritization scheme categorized:

Green: Good Condition, but vacant

Yellow: Obviously vacant, Visible deficiencies, but not dangerous

Red: Dangerous, but can be repaired

Blue/Black: Building in need of Demolition/Removal or Urgent Care

#### Non-Residential Building and Vacant Property Maintenance Standards

- Combines multiple ordinances being used across the state.
- Comprehensive in scope and used by successful departments across the country
- Difficult to enforce immediately in its entirety
- Written to provide flexibility to Staff to begin enforcement step by step rather than adopting piecemeal ordinances.

Mr. Robinson answered any questions that Council or the public had. Also, listened to any concerns, input, or recommendations given by the public attending.

The following signed in at the meeting:

Benton Dry  
Chris Miller

503 Wesley Heights Dr.  
Stanly News and Press

Dave Andrews	WSPC Radio
Paige Emerson	A. L. Lowder
Carla Weynick	
Shannon Squires	136 W. Main Street
Andrew Napier	129 N. Second Street
Erin Napier	129 N. Second Street
Tom Kirk	704 N. Second Street
Brian Burnside	35054 Tarheelia Camp Road
Tanner Goins	2821 US Hwy 52N
Courtney Burnside	2821 US Hwy 52 N
Richard Huneycutt	907 W. Main Street
Alexandrea Hatley	Realtor -29131 Austin Rd. New London
Melissa Moose	614 Park Ridge Rd.
Barry Moose	118 E. Main Street
Bryan Maples	534 Anderson Rd.
Chuck Nance	
Danny Storm	
Tiffany Dahle	135 W. Main Street
Ritchie Hearne	PO Box 356
Thomas T.	PO Box 68 Badin

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Some of the comments made were requesting that the City start with the downtown first by addressing the buildings in need of demolition/removal/ or urgent care and the dangerous structures that can be repaired. They asked that all structures be treated fairly on all code enforcements.

Mayor Michael asked that Mr. Robinson reach out to the UNC-School of Government regarding the legalities of adopting a commercial maintenance code only within the downtown area and not the full City. Asking does it need to apply Citywide or can it apply to just a specific section of the City.

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Upon a motion by Councilmember Hall, seconded by Councilmember Hughes, unanimously carried, the meeting was adjourned until Monday, September 30 for a conference call with Spartanburg, SC in the Raymond I. Allen Room at City Hall beginning at 1:30 pm.