



ORDINANCE # 2014 - 235

AN ORDINANCE TO REPEAL AND REPLACE ORDINANCE 2013 – 226 TO REGULATE THE REBUILDING AND / OR REMOVAL OF DETERIORATED AND / OR BURNED OUT BUILDINGS OR STRUCTURES WITHIN THE TOWN OF UNICOI, TENNESSEE

WHEREAS, the Unicoi Board of Mayor Alderman has responsibility within the Town of Unicoi to regulate property and preserve and maintain the health and safety of persons and property within the bounds of the Town of Unicoi.

WHEREAS, in the event of the destruction of real property, structure or improvements thereupon by deterioration, or fire, or act of God to the extent that the same is uninhabitable or unusable, it is necessary and desirable for these conditions to be remedied and corrected.

Now therefore be it enacted as follows:

1. In the event real property, structures or improvements thereupon deteriorates, burns or is otherwise destroyed and is therefore no longer inhabitable and / or usable, it shall be required that the property owner submit to the Town of Unicoi within 90 days of the burning of the property or the property reaching such a state of deterioration, or within 90 days of notice received from the Town of Unicoi to provide a report, the owner must submit a detailed report on a form supplied by the City Recorder of the Town of Unicoi stating the time within which the property owner plans to rebuild or remove the uninhabitable or unusable structure from the property, insurance status of the property and any other pertinent factors affecting the property.
2. In the event the owner should need additional time to complete the plan beyond that specified in the original plan, the property owner shall appear before the Unicoi Planning Commission, from time to time, but, in no event less than every 60 days throughout the period of cleaning up of debris and/or rebuilding the building, or removing the building, or removing the deteriorated property improvements. The owner shall keep the Unicoi Planning Commission advised and aware of any other conditions affecting the resolution of issues concerning the property.



Date: _____

Structure Owner's Name _____

Owner's Address _____

Structure Address _____

Has your insurance settled with you? yes / no (circle one)

If yes, when will the insurance settlement be complete? _____

Description of your plans (be as detailed as possible

Use the back of this page if needed to complete the description.

Larry B. Rea, City Recorder

3. In the event the property owner does not comply with the provisions of this ordinance or complete the plan for rebuilding, cleaning up debris and/or removal of deteriorated improvements, the Town of Unicoi shall, after notice, to the property owners, remove the debris and deteriorated improvements to the affected property and shall charge back to the property owner the cost of such remediation. The property owner failing to comply with the remediation plan shall pay all costs of remediation incurred by the Town of Unicoi, including but not limited to cost of removal, grading, repairs, seeding, landfill fees, attorney's fees and costs. Failure to do so may result in a lien placed on the property.

This ordinance was approved by the Planning Commission on June 9th, 2014 and recommended to the Board of Mayor and Aldermen for approval.

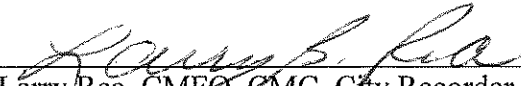
This ordinance shall take effect immediately upon passage thereof, the public welfare requiring same.

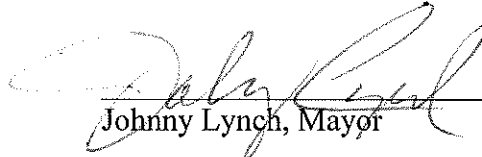
Voting by the Board, as follows, on June 16th, 2014 - First Reading

	<u>Aye</u>	<u>No</u>
Alderman Jeff Linville	X	___
Alderman Mark Ramsey	X	___
Alderman Dwight Bennett	X	___
Vice-Mayor Doug Hopson	X	___
Mayor Johnny Lynch	X	___

Voting by the Board, as follows, on July 21st, 2014 - Second and Final Reading

	<u>Aye</u>	<u>No</u>
Alderman Jeff Linville	X	___
Alderman Mark Ramsey	X	___
Alderman Dwight Bennett	X	___
Vice-Mayor Doug Hopson	X	___
Mayor Johnny Lynch	X	___


 Larry Rea, CMEO, CMC, City Recorder


 Johnny Lynch, Mayor

Approved as to form:


 Lois Shults-Davis, Town Attorney