



Repealed  
+  
Replaced  
with  
2014-235

## ORDINANCE # 2013 - 226

### AN ORDINANCE TO REGULATE REBUILDING AND/OR REMOVAL OF DETERIORATED AND/OR BURNED OUT BUILDINGS 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 an improvement to property by deterioration, or fire, or to the extent that the same is uninhabitable, it is necessary and desirable for these conditions to be remedied and corrected.

**Now therefore be it enacted as follows:**

1. In the event a property deteriorates or burns, 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 within 90 days of notice to provide report, being submitted to the owner, by U.S. Mail, a detailed report on a form supplied by the Town Recorder of 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.
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.

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

Voting by the Board, as follows, on May 20<sup>th</sup>, 2013:

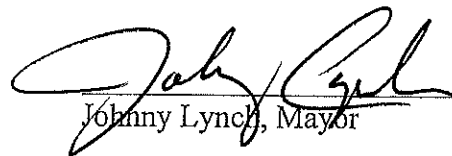
First Reading:

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

Voting by the Board, as follows, on June 17<sup>th</sup>, 2013:

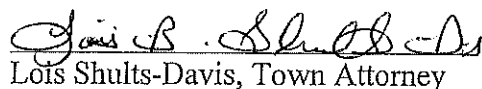
Second Reading and Final Reading:

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

  
Johnny Lynch, Mayor

  
Larry Rea, CMPO, CMC, City Recorder

Approved as to form:

  
Lois Shults-Davis, Town Attorney