



ORDINANCE # 2014 - 236

AN ORDINANCE OF THE TOWN OF UNICOI, TENNESSEE TO AMEND THE ZONING ORDINANCE TO REQUIRE THE REMOVAL OF ABANDONED SIGNS

Whereas, Sections 13-7-201 — 13-7-212 of the Tennessee Code Annotated provides the Town of Unicoi, Tennessee with the powers and authority to enact local municipal zoning codes, and;

Whereas, said sections provide a process for the amendment of local municipal zoning codes, and;

Whereas, the Town of Unicoi Municipal Planning Commission met on September 8, 2014, for the purpose of considering this ordinance and recommended approval of the ordinance to the Mayor and Board of Aldermen, and;

Whereas, the Town of Unicoi, Tennessee, Board of Mayor and Aldermen feel it to be in the best interest and for the best general welfare of The citizens of the Town of Unicoi, Tennessee to amend the Town of Unicoi Zoning Ordinance to require the removal of abandoned signs, and;

Now therefore be it ordained by the Board of Mayor and Aldermen of the Town of Unicoi, Tennessee that the Town of Unicoi Municipal Zoning Ordinance is hereby amended as follows:

Section 1. Section 409 of Article IV of the Zoning Ordinance is amended to add the following definition:

Abandoned Sign: A sign or portion thereof that no longer identifies or advertises an ongoing business, product, location, service, idea, or activity or a sign not maintained so that all of the information on the sign is legible. Whether a sign has been abandoned or

not shall be determined by the demonstrated intent of the owner of the sign and shall be governed by applicable Tennessee law and local regulations on abandoned structures.

Section 2. Section 409.5 of Article IV of the Zoning Ordinance is amended as follows to include abandoned signs as a type of prohibited sign and that section is renumbered accordingly:

409.5.2. If the Building Inspector or City Recorder or Program Manager as directed by the City Recorder shall find that any sign is abandoned, the Building Inspector shall give the owner written notice of that determination. Upon receipt of the written notice, the owner shall have one hundred and eighty (180) days to remove the sign or to demonstrate that the sign has not been abandoned. Acts to maintain the sign or an explanation that the sign and/or property use are planned to resume may constitute a sufficient demonstration. If the owner takes no action or if the Building Inspector finds that the demonstration is insufficient after the one hundred and eighty (180) days, the owner shall be cited to court and required to pay Municipal Court costs plus a fine of fifty dollars (\$50.00) a day until the sign is removed.

Section 3. Section 409.11 of Article IV of the Zoning Ordinance is removed in its entirety to avoid conflict with the requirements established by this ordinance and that section is renumbered accordingly.

This ordinance was approved by the Planning Commission on September 8th, 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.

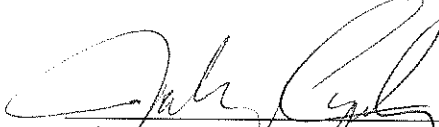
Voting by the Board, as follows, on October 20th, 2014 - First Reading

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

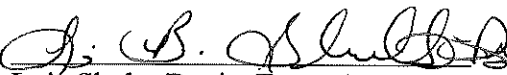
Voting by the Board, as follows, on November 17th, 2014 - Second and Final Reading

	<u>Aye</u>	<u>No</u>
Alderman Jeff Linville	<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>	—


Larry Rea, CMFO, CMC, City Recorder


Johnny Lynch, Mayor

Approved as to form:


Lois Shults-Davis, Town Attorney