

Legislation Text

File #: 15-15546, Version: 1

Public Hearing on Amending Chapter 5, Article II - Regulation of Non-Residential Buildings and Structures

Action:

Conduct a public hearing on proposed amendments to City Code of Ordinances Chapter 5, Article II - Regulation of Non-Residential Buildings and Structures.

Committee Chair:

Malcolm Graham, Great Neighborhoods Committee

Staff Resource(s):

Pamela Wideman, Housing and Neighborhood Services

Jane Taillon, Housing and Neighborhood Services

Anna Schleunes, City Attorney's Office

Explanation

- Chapter 5, Article II of the City Code of Ordinances, Regulation of Non-Residential Buildings and Structures Code, (NRBC Ordinance) establishes minimum standards for the maintenance, sanitation, and safety of non-residential buildings and structures.
- City Council adopted the current version of the NRBC Ordinance on September 28, 2009.
- Since 2009, the city has continued to identify opportunities to strengthen its ability to ensure that all non-residential buildings meet minimum standards.
- This public hearing allows for additional community feedback to be provided on proposed changes to the ordinance.
- In compliance with North Carolina General Statute 166A-19.24. *Remote meetings during certain declarations of emergency*, written comments on the public hearing topic will be accepted by the Clerk's Office through May 11, 2021, at 11:59 p.m. Any additional comments received will be provided to Council.

Proposed Changes

- A summary of the recommendations considered by the Great Neighborhoods Committee include:
 - Revise potential conflicting language,
 - Enhance civil penalties and update fine structure, and
 - Strengthen minimum Standards of Fitness for non-residential buildings and structures.

Community Input

- Staff worked with a stakeholder group comprised of city, county, business, and neighborhood representatives to help review the existing ordinance and recommend changes.
- In addition, the city held four virtual community meetings on February 24, February 26, March 3, and March 4, and conducted an online survey from February 24 through March 31 to gather input from residents and business leaders.
- The survey was completed by residents and business owners either online or during the virtual sessions:
 - 39 percent of respondents were business owners.
 - 57 percent of the respondents had limited to no familiarity with the NRBC Ordinance.
 - 81 percent had no previous involvement with the NRBC Ordinance.

Committee Discussion

- In September 2020, the Great Neighborhoods Committee received a Mayoral referral to consider how to address opportunities, challenges, and consequences in conducting nuisance abatement with consideration of mitigating any potential housing displacement.
- Over the span of four committee meetings during the months of September, November, February, and April, the committee reviewed best practices, current issues, and community feedback to develop proposed changes to the ordinance.
- On April 7, 2021, the Great Neighborhoods Committee voted 4-1 (Malcolm Graham, Victoria Watlington, Tariq Bokhari, and Julie Eiselt voted FOR; Braxton Winston voted AGAINST) to forward the proposed NRBC Ordinance revisions to City Council for review and approval.
- City Council will be asked to vote on the proposed changes at its May 24, 2021 Business Meeting.

Attachment(s)

NRBC Ordinance - Redlined