



Legislation Details (With Text)

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Title: Commissioner Philbeck - County Attorney - To Amend 2009-391 and Enable Monies Associated with the Voluntary Demolition Program to be Used for Nuisance Abatement Purposes
Sponsors: Tracy L. Philbeck
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Attachments: 1. ADOPTED 2017-243, 2. Amendment to Voluntary Demolition Program, 3. 2009-391

Date	Ver.	Action By	Action	Result
10/24/2017	1	Board of Commissioners	approved	Pass

Commissioner Philbeck - County Attorney - To Amend 2009-391 and Enable Monies Associated with the Voluntary Demolition Program to be Used for Nuisance Abatement Purposes

STAFF CONTACT

Charles Moore - County Attorney - 704-866-3194

BUDGET IMPACT

No additional county funds; nuisance abatement activities will be funded by way of an existing program.

BUDGET ORDINANCE IMPACT

N/A

BACKGROUND

In 2009, Gaston County passed Resolution 2009-391, creating the Voluntary Demolition Program ("Program"). The Program is funded each fiscal year. The purpose of the Program is for a property owner who owns a derelict or unsafe structure to enable Gaston County to demolish the property. The property is secured by a Deed of Trust and the property owner has the ability to reimburse the County over time for the demolition. The Program has been used several times since its inception.

In an effort to improve and beautify the County, Gaston County Staff is seeking funds to allow the County to abate various nuisances. Examples of such nuisances can include following: tall grass, junked vehicles as defined by County Ordinances, stagnant water, solid wastes, and improperly secured buildings. Currently, Gaston County has no budgetary line item to abate such nuisances, making it difficult to engage in such activities.

Enabling monies associated with the Voluntary Demolition Program to be used for Nuisance Abatement Purposes will provide the County with adequate funding to effectively abate such nuisances. The costs associated with the nuisance abatement will be charged to the property owner in the form of a property tax lien. Ultimately, Gaston County will be reimbursed of the initial expenditures by way of property tax payments by the property owner or tax foreclosure.

Gaston County Staff intends to first use the program to abate tall grass nuisances because it is relatively inexpensive for the County to hire a contractor to abate the nuisance and also because the nuisance can be abated quickly. If successful, Gaston County will expand the program to other types of nuisance properties. In the future, a dedicated line item to cover this expenditure might be established.

POLICY IMPACT

Enabling monies for the Voluntary Demolition Program to be used for nuisance abatement purposes should improve and beautify Gaston County.

ATTACHMENTS

Resolution 2009-391; Amendment to Voluntary Demolition Program