



**TOWN OF INDIAN TRAIL TOWN COUNCIL
NOTICE OF A SPECIAL/CALLED MEETING TO HOLD A WORKSHOP**

Pursuant to North Carolina G.S. 160A-71, Indian Trail Mayor Pro Tempore David Cohn hereby calls a Special Meeting of the Town Council for Tuesday, November 15, 2016, 5:30 PM at the Indian Trail Civic Building, 100 Navajo Trail, Indian Trail, NC. The purpose of the Special Meeting shall be as follows:

- 1) For Council to hold a Workshop to review the Town of Indian Trail's Nuisance and Minimum Housing Ordinances.



David Cohn, Mayor Pro Tempore

11-3-16
Date

Attest: 

Kelley Southward, Town Clerk

Posted this the 7th day of November, 2016.

TOWN COUNCIL NUISANCE AND MINIMUM HOUSING WORKSHOP

I. NUISANCE ORDINANCE OVERVIEW

- a. Types of Violations (most common)
 - i. Tall grass and overgrown vegetation
 - ii. Junk/trash material
 - iii. Other noxious/unsafe conditions
- b. Enforcement Process Overview
 - i. Investigation
 - ii. Courtesy education notice or Notice of Violation
 - iii. Compliance by owner (within 10-days), fines or Town undertakes clean up

II. VEHICLE VIOLATIONS

- a. Types of Violations
 - i. Junk
 - ii. Abandoned
 - iii. Nuisance
- b. Enforcement Process Overview
 - i. Sticker on vehicle and mailed notice
 - ii. Compliance by owner (within 15-days) or Town contractor tows vehicle

III. MINIMUM HOUSING ORDINANCE

- a. Deteriorated or Dilapidated Homes
 - i. Address exterior and interior home conditions
 - ii. Does not address accessory structures (sheds, decks, etc.)
 - iii. Most common violators in Indian Trail are rental homes (tenant landlord issues) or vacant houses
- b. Enforcement Process Overview
 - i. Comprehensive inspection (interior/exterior)
 - ii. Notice of Violation
 - iii. Public Hearings and Town Council Action (if needed)
 - iv. Repair or demolition by owner or Town undertakes securing of site (boarded windows/doors) or demolition.
 - 1. Approximations of cost for Town to secure or demo single house

IV. FUTURE CONSIDERATIONS

- a. Nuisance Ordinance Revisions
 - i. Improved standards and gain compliance more quickly
- b. N-Focus Consultation
 - i. Improve processes and help with minimum housing
- c. Town Council Priorities