



Agenda
City of Clarkesville
Planning Commission Work
Session
6:00 PM September 10,
2024

1. Call to order
2. Unfinished business
3. New business
 - 3.a Discussion of ordinance amendments:
 - Vacant Windows
 - Vacant Property Registration
4. Adjournment

9-13-19: VACANT BUILDINGS; WINDOWS:

The following standards shall apply to all commercial property located on the first or ground floor:

A. Window Displays: Any commercial property located on the first or ground floor that remains vacant for more than thirty (30) days must, within thirty (30) days from the initial vacancy, erect a decorative window display depicting a cultural, educational, historical, municipal or other community related theme in all windows facing the street, public right of way or any sidewalk. Any decorative window display shall have as its backdrop a screen, blind, curtain, partition, or some other article preventing a clear view into the interior of the property. The village will cooperate in facilitating compliance with this requirement, if requested, and will provide guidance as to appropriate themes.

B. Construction Vacancies: Any commercial property located on the first or ground floor that will be vacant due to construction on the property and where a valid building permit has been obtained and is displayed must, within thirty (30) days from the initial vacancy, either erect window displays pursuant to subsection A of this section, or erect temporary backdrops in all windows, consisting of either screens, blinds, curtains, partitions, or other articles preventing a clear view into the interior of the property.

C. Actions Prohibited: No windows of any vacant commercial property shall be covered with butcher block paper or black paper, plastic garbage bags or similar material and no soaping of windows shall be permitted.

D. Signs: All signs on vacant commercial properties must be maintained in good order, and shall comply with all provisions of chapter 10 of this title and any exterior business signs and window signs relating to a closed business must be removed within thirty (30) days of the closing of the business. Any signs yellowed or damaged from excessive age or exposure to sunlight, heat, cold or water or other liquids shall be removed immediately. In addition, "For Lease" signs and signs advertising future tenants shall be permitted to be displayed on vacant commercial properties, subject to the same conditions and provided they contain clear and accurate contact information. (Ord. 07-2439, 4-23-2007)

9-13-20: PENALTIES:

The violation of any provision of this chapter shall be grounds for revocation of any permit or approval pursuant to which the work in question is being undertaken, or for the issuance of a stop order pursuant to chapter 9 of this title. (Ord. 95-1950, 9-25-1995; amd. Ord. 07-2439, 4-23-2007)

Vacant house Registration Ordinance

<http://www.communityprogress.net/problem-property-owners-pages-201.php>

The purposes of a vacant property registration ordinance (VPRO) are threefold:

- To ensure that owners of vacant properties are known to the city and other interested parties and can be reached if necessary;
- To ensure that owners of vacant properties are aware of the obligations of ownership under relevant codes and regulations; and
- To ensure that owners meet minimum standards of maintenance of vacant properties.

In addition, the fee structure established in the ordinance may serve additional purposes, including covering costs incurred by the municipality to deal with vacant properties, and under some circumstances, motivating owners to restore and reuse vacant properties.

A vacant property registration ordinance should include the following elements:

- A clear definition of which properties and which parties must register;
- The registration requirements and procedures, including the information required of the owner or lienholder;
- The fee structure;
- The obligations of the owner, with respect to maintaining the property; and
- The penalties for failing to register in timely fashion.

Purpose of the Program

The purpose of the Vacant and Foreclosed Properties Registration Program is to help protect the health, safety and welfare of the citizens by preventing blight, protecting property values and neighborhood integrity, avoiding nuisance violations and to provide a tool to enforce proper maintenance of properties within the City of Powder Springs.

Cost

There is no cost to register properties through this program. However, failure to register a vacant or foreclosed property may result in Code Enforcement action.

What is considered a Vacant Property?

Vacant property is defined as any property intended for habitation, that has not been lawfully inhabited for at least 60 days and has no evidence of utility usage within the past 60 days; or any property that is partially constructed or incomplete, without a valid building permit.

City of Cleveland

Chapter 36 Article VI – Vacant and foreclose Property

City of Conyers

Title 8 – Planning and Development, Article N – Vacant/Foreclosed Real Property Registration

City of Norcross

Part II – Code of Ordinances, Chapter 103 – Buildings and Building Regulations, Article VIII – Vacant and foreclosed real property registration system

City of Winder

Chapter 5 – Building and building regulations, Article VIII – Vacant Buildings

St. Marys

Part III – Code of ordinances, Chapter 46 – Environment, Article X – Foreclosed and vacant real property registry ordinance

City of Powder Springs

Chapter 21 – Nuisances, Article III -Vacant property registration