

## **Minutes**

### **Weeds & Dilapidated Buildings Committee Meeting Wednesday, February 25, 2021**

The Weeds & Dilapidated Buildings Committee Meeting was held Thursday, February 25, 2020 at 3:30 P.M. in the Raymond Pridgen Auditorium. The following were notified of the time, date, and place of the meeting: Council Chairwoman Terry Davis, Council Members Eddie Kitchen, Mayor Pro Tem Pat Phillips, City Staff, and the press. Present at the meeting were the following: Council Chairwoman Terry Davis, Mayor Pro Tem Phillips, Street Supervisor Tarus Gilchrist, Fire Chief Robert Stetson, Code Enforcement Eddie Edwards, City Clerk Felicia Sawyer.

**1. Call Meeting To Order & Welcome:** Council Chairwoman Davis called the meeting to order and welcomed all present.

**2. Disclosure that local media has been informed of meeting pursuant to South Carolina Freedom of Information Act:** Committee Chairwoman Davis stated the local media had been contacted regarding the time, date, and place of the Weeds & Dilapidated Buildings Committee meeting for February 25, 2021.

**3. Re: (a) Demolition of Houses**

Chairwoman Davis stated her concerns for all the dilapidated buildings in the City of Mullins and the importance of getting them removed.

Fire Chief Robert Stetson and Street Supervisor Tarus Gilchrist will provide lists of the houses to be demolished at a later date. Code Enforcement Officer Eddie Edwards will identify the weeds and vegetation.

Fire Chief Robert Stetson presented the proposed fee schedule for demolition of houses. Street Supervisor Gilchrist noted the addition of a \$1,000.00 fee for demolishing houses. Please note demolishing and burning will be two different fees.

Committee Chairwoman Davis also suggested Council Members could also contact the owners of these properties within their district.

Sawyer mentioned grandfathering the properties that have already been identified and have been pending demolition.

Edwards stated he would speak to Captain Mostowski concerning the 1033 program and acquiring equipment to help with the process.

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A list of the properties will be provided to the Clerk within the next week to begin the process.

**4. Adjournment:**

Mayor Pro Tem Phillips made a motion to adjourn.

\_\_\_\_\_  
**Terry Davis**  
**Chairwoman / Weeds & Dilapidated Buildings Committee**

**ATTEST:**

\_\_\_\_\_  
**Felicia J. Sawyer, City Clerk**

## Request To Burn Property

Date: \_\_\_\_\_

Fire Chief/City Administrator

City of Mullins

P.O. Box 408

161 E. Front St.

Mullins SC 29574

**Applicant:** Thank you for submitting your request. The burning of privately owned property by The Mullins Fire Department is now a paid service. Please understand that the fees charged are only to offset the cost of the use of fire apparatus (Fuel, Maintenance, etc.) and manpower. Please read the following document carefully. Once understood complete the document with all required information and return to the Mullins Fire Department during business hours.

RE: Address \_\_\_\_\_ Mullins SC 29574

Tax Map Number: \_\_\_\_\_ & Parcel Number: \_\_\_\_\_

Fee Inside City: \$200.00

Fee Outside of City: \$250.00

Continued:

**Please Read and Initial The Appropriate Lines Below For Properties Inside The City:**

- \_\_\_\_\_ The aforementioned property is located within the city limits of Mullins.
- \_\_\_\_\_ I understand that after the burning of the property is completed The City of Mullins and/or the Mullins Fire Department are not responsible for any further clean up.
- \_\_\_\_\_ I understand that I am solely responsible for the clean up of any remaining debris after the burn and that I have 60 days to complete said clean up.
- \_\_\_\_\_ I understand that failure to complete the clean up within 60 days of the burn date could result in a monetary fine by The City of Mullins.
- \_\_\_\_\_ I understand that The City of Mullins and/or the Mullins Fire Department are not liable for any damages to the property that may occur during the burn such as Tire ruts from apparatus, burned trees and/or shrubbery, etc.
- \_\_\_\_\_ I understand that the fee must be paid in full before the burn will be completed.
- \_\_\_\_\_ I understand that the property will undergo an inspection by a Fire Department representative once this application is submitted and that this representative has the full authority to deny completing a burn on this premises if he/she deems that it is not feasible to do so. (Safety of neighboring structures, proximity of power/utility lines, proximity of gas lines, etc.)
- \_\_\_\_\_ I understand that after said inspection is completed that I will be notified of the result of that inspection.

**Please Read and Initial The Appropriate Lines For Properties Outside of the City:**

- **The aforementioned property is located outside of the City Limits of Mullins.**
- **I understand that after the burning of the property is completed The City of Mullins and/or the Mullins Fire Department are not responsible for any further clean up.**
- **I understand that The City of Mullins and/or the Mullins Fire Department are not liable for any damages to the property that may occur during the burn such as Tire ruts from apparatus, burned trees and/or shrubbery, etc.**
- **I understand that the fee must be paid in full before the burn will be completed.**
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- **I understand that the property will undergo an inspection by a Fire Department representative once this application is submitted and that this representative has the full authority to deny completing a burn on this premises if he/she deems that it is not feasible to do so. (Safety of neighboring structures, proximity of power/utility lines, proximity of gas lines, etc.)**
- **I understand that after said inspection is completed that I will be notified on the result of the inspection.**

**Continued:**

**I have read and fully agree to the terms set forth in this document.**

**Please make payment to: (Insert Desired Payment Method)**

**Property Owner's Signature** \_\_\_\_\_

**Notary Public for South Carolina** \_\_\_\_\_

**My Commission Expires:** \_\_\_\_\_

**Date Burn Completed:** \_\_\_\_\_

**Fire Department Official:** \_\_\_\_\_

**STATE OF SOUTH CAROLINA  
COUNTY OF MARION**

**EDDIE EDWARDS  
CODE ENFORCEMENT OFFICER  
CITY OF MULLINS**

**Complainant.**

**NOTICE OF COMPLAINT  
GRASS AND DEBRIS**

**-VS-**

**JAMES BELT  
PO BOX 1200  
MULLINS SC 29574**

**TMS 4060506000000**

**Legal Description: BAY STREET 315**

**Located: 315 BAY STREET**

**Respondents.**

**TO: PROPERTY OWNER AND OTHER INTERESTED PARTIES.**

1. On an on-site inspection was made at the address listed above by Eddie Edwards, Code Enforcement Officer, City of Mullins, South Carolina (843) 464-9583.
2. The public officer found that you are the owner or other interested party in connection with the property.
3. The public officer found that the owner or other interested party in connection with the property has failed to in their civic duty to preserve property values, prevent blight and enhance the quality of life for all citizens, by cutting and removing as necessary all rank growth of grass, weeds and vegetation, yard waste, debris and any and all other objectionable, unsightly or unsanitary matter of whatever nature from his lot or parcel of real estate and the abutting public way so no public nuisance shall exist or continue, and so that the public health, safety and welfare will not be harmed.
4. The public officer found the property to be in violation of Ordinance 2013-7, found codified at Chapter 10 of the Codes and/or Ordinances as adopted by the City of Mullins.
5. You are ordered to correct the violations listed above within seven (7) days, after the date of this letter, or notice has been served or posted on the property. This Complaint will be filed with the Clerk of Court for Marion County in the same manner as a Lis Pendens. You also have the right to file an answer to the Complaint with the Code Enforcement Officer, and with the Marion County Clerk of Court.

6. YOU ARE ORDERED TO ABATE THE VIOLATION BY TAKING THE FOLLOWING STEPS:

**Clear Debris, Remove Weeds & Vines**

**301.3 Vacant Structures & Land.** All vacant structures and premises thereof or vacant land shall be maintained in a clean, safe, secure and sanitary condition as provided herein so as not to cause a blighting problem or adversely affect the public health or safety.

**302.4 Weeds.** All premises and exterior property shall be maintained free from weeds or plant growth in excess of 12 inches. All noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers or gardens.

**308.1 Accumulation of Rubbish or Garbage.** All exterior property or premises, and the interior of every structure, shall be free from any accumulation of rubbish or garbage.

7. If not addressed, the violations listed above could constitute conditions that are dangerous or injurious to the health, safety or morals of the occupants of such property or the occupants of neighboring properties or other residents of such municipality. Such conditions may include, but are not limited to defects therein increasing the hazards of fire, accident or other calamities; un-cleanliness; failure to comply with the maintenance and upkeep requirements of the most current adopted version of the International Property Maintenance Code, or other such state required locally adopted Code that shall provide additional standards to guide the public officer, public authority or his agents in determining the fitness of a dwelling for human habitation.
8. If you correct the violations that are mentioned in this Complaint, you should notify the Code Enforcement Officer, Eddie Edwards at (843-464-9583) immediately upon completion so that an inspection may be conducted, and if the issues are satisfactorily addressed, the complaint and lis pendens will be dismissed by the City Attorney.
9. This will be your only mailed warning. Including you, the public at large was placed on notice of the imposition of civic duty by publication in January of each year. The law imposes a civic duty to remove yard waste, rank growth and debris, and maintaining one's yard is property maintenance, which is required under law, and shall be done year round as needed, and that upon the first complaint, the maintenance shall be done within seven (7) days of the complaint. Any failure to perform the duty, or upon any second violation shall result in the matter recurrent violations being declared recurrent by the City Administrator, who shall order that the general public notice and the initial complaint are sufficient notice to any person to keep their grounds free from rank growth, the accumulation of yard waste, debris or any and all other objectionable, unsightly or unsanitary matter of whatever nature, and that the current and subsequent violations be addressed expeditiously without need of further notice except for the posting of the property by hang tag on the premises or posting the compliant on the premises, and the work will be done at public expense, and the enhanced costs of same shall be set forth, and if incurred by the public, the costs shall be assessed against the property in the manner provided by law, and shall be as lien upon the property to be collected in the same manner as taxes. Costs approved by City Council are as follows:
10. Fees for grass and debris removal, related Mowing/Cutting/Clearing Charge:  
Non-tractor cutting:  
Deployment: \$25.00 per machine  
\$25.00 per person per hour  
Tractor equipment cutting:



Deployment: \$100.00 per machine  
\$100.00 per person per hour  
Any use of heavy equipment: re: Brush/Debris/Tree Pickup:  
Deployment: \$150.00 per vehicle  
\$150.00 per hour per unit

Administrative Fee for public abatement of grass, debris, general nuisance or unfit dwelling, to include costs of direct personnel, oversight, records:

Initial public abatement against owner: \$250.00  
Second abatement; \$500.00  
Third abatement: \$750.00  
Any additional abatement: \$1,000.00

Cost of Title Search, if required: \$275.00

Cost of Lien Filing, if required: \$25.00

Actual attorney fees and costs of collection incurred when the public is compelled to collect through legal process.”

11. Please remedy this violation as soon as possible to avoid the assessment of these fees against the property, and the collection of the money owed to the public by way of legal process.

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Eddie Edwards  
Code Enforcement Officer  
City of Mullins

Date: \_\_\_\_\_

City Administrator  
City of Mullins  
PO Box 408  
Mullins SC 29574

RE: Address: \_\_\_\_\_, Mullins SC 29574

Tax Map Number: \_\_\_\_\_ & Parcel Number: \_\_\_\_\_

Dear Sir:

This is to advise that I do hereby waive official notification of condemnation of the improvements of the said property and any hearing that may be required. Insofar as my interest is concerned with the improvements on the property, I give the City of Mullins permission to demolish the structure.

I understand the City of Mullins is not responsible for the removal or replacement of any type of fencing that surrounds the property where the dilapidated structure is located. The interior of the structure **must be emptied of all contents. If the structure is not emptied, the City of Mullins will remove the contents and a lien shall be put of the property.** It is the responsibility of the owner to secure the property until the demolition is completed.

I certify that the undersigned is the sole owner of the premises. I understand that as a result of this action, The City of Mullins will demolish the structure and no liens will be placed on the property as a result of this action.

Sincerely,

\_\_\_\_\_  
Property Owner's Signature

\_\_\_\_\_  
Notary Public for South Carolina

My Commission Expires: \_\_\_\_\_