

**SPECIAL MEETING OF CITY COUNCIL
OCTOBER 26, 2023 – 2:30 PM
GEORGETOWN FIRE DEPARTMENT
2900 S. FRASER STREET
GEORGETOWN, SOUTH CAROLINA
AND LIVESTREAM:**



<https://www.facebook.com/cityofgtown/>

Notice of this meeting has been made in accordance with the
South Carolina Code of Laws as amended.

1. **CALL TO ORDER**
2. **ANNOUNCEMENT CONCERNING ELECTRONIC DEVICES**
3. **PLANNING AND COMMUNITY DEVELOPMENT**
 - A. **Motion to Reconsider Council's October 19, 2023 vote on the "Motion to Approve Complaint Petition and Notice of Hearing on a Dwelling Unfit for Habitation for 216 Wood Street."**
 - B. **Motion to Approve Complaint Petition and Notice of Hearing on a Dwelling Unfit for Habitation for 216 Wood Street.**

Attachments:

 - 1 216 Wood Street - Initial Contact Letter
 - 2 216 Wood Street Complaint Petition Draft
 - 3 216 Wood Street - Pics
 - 4 ARB Sept 11, 2023 Approved Minutes
 - 5 Pics of 216 Wood Street
 - C. **Motion to Reconsider Council's October 19, 2023 vote on the "Motion to Approve Complaint Petition and Notice of Hearing on a Dwelling Unfit for Habitation for 208 Wood Street."**
 - D. **Motion to Approve Complaint Petition and Notice of Hearing on a Dwelling Unfit for Habitation for 208 Wood Street.**

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 - 2 208 Wood Street - Initial Contact Letter
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 - E. **Motion to Reconsider Council's October 19, 2023 vote on the "Motion to approve Complaint Petition and Notice of Hearing on a Dwelling Unfit for Habitation for 212 Wood Street."**

F. Motion to approve Complaint Petition and Notice of Hearing on a Dwelling Unfit for Habitation for 212 Wood Street.

Attachments:

- 1 Pics of 212 Wood Street
- 2 212 Wood Street - Pics
- 3 212 Wood Street - Initial Contact Letter
- 4 212 Wood Street - Complaint Petition
- 5 ARB Sept 11, 2023 Approved Minutes

4. ADJOURNMENT

A. Motion to adjourn the Special Meeting of City Council.



120 North Fraser Street • Georgetown, SC 29440 • (843) 545-4000

ACTION ITEM

DOC ID: 3959

Council Meeting Date:	26 October 2023
Department:	Planning and Community Development
Issue Under Consideration:	Motion to Approve Complaint Petition and Notice of Hearing on a Dwelling Unfit for Habitation for 216 Wood Street.
Amount Requested:	
Is Item in Current Budget?	
If no, please explain:	
Financial Impact:	
Points to Consider:	
Options:	
Staff Recommendation:	

Reviews:

Robert Cox Skipped 10/25/2023 11:15 AM
inactive

Sandra E. Yudice Ph.D. Completed 10/25/2023 11:15 AM

Stephanie Buccione Completed 10/25/2023 11:20 AM

Georgetown City Council Pending 10/26/2023 2:30 PM

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MAYOR
CAROL JAYROE

CITY ADMINISTRATOR
SANDRA E. YUDICE, Ph.D.

CITY CLERK
STEPHANIE BUCCIONE



COUNCIL MEMBERS
JIM CLEMENTS
MAYOR PRO TEMPORE

JONATHAN ANGNER
HOBSON H. MILTON
JIMMY MORRIS
CLARENCE SMALLS
TAMIKA WILLIAMS-OBENG

Housing and Community Development
Office: (843) 545-4010
Fax: (843) 546-5435

08/09/2023

Willette Williams / Willie Fred Harrison Jr.,

On or around the month of April 2023 I, Ryan Call, Building Official, received a complaint about the safety of a structure located at 216 Wood Street (TMS# 05-0026-045-00-00). Upon arrival I inspected the outside of the structure. The following items were found during that inspection:

1. Windows were open and unsecure.
2. The doors were unsecure, and some were open.
3. Siding and fascia were missing in several areas and were allowing the elements to reach structural components.
4. The porch ceiling and floor system were failing. This could potentially fall and pose a safety hazard.
5. The roof covering appeared to be aged. It appeared from google earth that there was a hole in the roof which would allow rain and moisture to enter the home and damage the structure even further. I could not confirm based on the height of the roof.
6. Mechanical systems appeared that they had parts and elements missing.

Based on the condition it is considered to be an unsafe structure. A placard will be placed on the home marking it as unsafe. Please see photographs that are attached to this letter. I believe that this home poses a life safety threat to the public and neighbors. This structure has obvious and continued neglect by the property owner/owners with no maintenance resulting in a lack of protection against weather, vagrants, and vermin. It is my professional opinion that this structure be demolished due to the continued neglect and the cost of it to be brought up to today's habitable standards. For the City of Georgetown not to pursue demolition a building permit must be pulled, and stabilization repairs commenced within 45 days and completed within 90 days. I would require a structural engineer to evaluate this structure and prepare documents for this building permit. I know we have spoken on the phone in the past with preliminary plans of demo or renovations. This is now my official letter and the first step moving forward with the nuisance abatement process. Please feel free to reach out if you have any questions or concerns.

Thanks,

R. Call

rcall@georgetownsc.gov
(843)545-4014

Drawer 939
Georgetown, SC 29442

Attachment: 216 Wood Street - Initial Contact Letter (3959 : Complaint Petition for 216 Wood Street)

**COMPLAINT PETITION
CITY OF GEORGETOWN**

IN THE MATTER OF:

Tax Map No: 05-0026-045-00-00

[Owner of Record]:

Willette H. Williams

[Other Party in Interest]:

Willie Fred Harrison Jr.

Lot _____ Block _____, City

Street Address:

216 Wood Street

**COMPLAINT PETITION
AND NOTICE OF HEARING
ON A DWELLING UNFIT FOR
HABITATION**

IT APPEARS the owner(s) of record and parties in interest above-captioned may have an ownership interest in the above-referenced real property, upon which is located a structure designated as a dwelling unfit for human habitation by the City of Georgetown pursuant to § 5-96 *et. seq.*, City of Georgetown Code of Ordinances.

LEGAL AUTHORITY

The following findings are made and notice issued pursuant to the authority vested in the Building Official and City Council under § 5-96 *et. seq.*, City of Georgetown Code of Ordinances and Section 31-15-10 *et. seq.*, S.C. Code of Laws.

1. The Mayor and City Council of the City of Georgetown are charged with governing the municipality and protecting its citizens from conditions unsafe, unsanitary, dangerous, unsafe, or otherwise inimical to the welfare of the residents of the city;

2. The Mayor and City Council have designated the Building Official responsible for making an initial determination that a dwelling is unfit for human habitation due to dilapidation, defects increasing the hazards of fire, accidents, or other calamities, lack of ventilation, light, or sanitary facilities, or other conditions rendering those dwellings unsafe or unsanitary, dangerous, or detrimental to the health, safety or morals, or otherwise inimical to the residents of the city;
3. The above-referenced property is located within the city limits of the City of Georgetown, South Carolina.
4. The undersigned Building Official (or designee) has determined the above-referenced property is unfit for human habitation under the City Code.
5. On _____, 20____, at a regular publicly noticed meeting of City Council, such findings were presented to City Council. On that date, the City Council of the City of Georgetown, pursuant to § 5-98, 5-99, approved the building official to proceed regarding the above-referenced property designated as a dwelling unfit for human habitation. § 5-96 *et. seq.* (City of Georgetown Code of Ordinances);
6. It appears the owner(s) of record and parties with an interest in the above-referenced property may include Willette H. Williams and Willie Fred Harrison Jr..
7. Any party so minded may file an answer and APPEAR BEFORE THE CITY OF GEORGETOWN CONSTRUCTION BOARD OF APPEALS to give testimony or otherwise answer on _____, 20____, at _____ o'clock a.m./p.m. at the Georgetown City Council Chambers, _____ Street, Georgetown, S.C., and then and there to be prepared to show cause why, if any, the City should not proceed under of § 5-101, *et seq.*, Georgetown Code of Ordinances, and § 31-15-10, *et seq.*, S.C. Code of Laws.

BY: _____

Building Official
City of Georgetown
P.O. Drawer 939
Georgetown, S.C. 29442

_____, 20____,

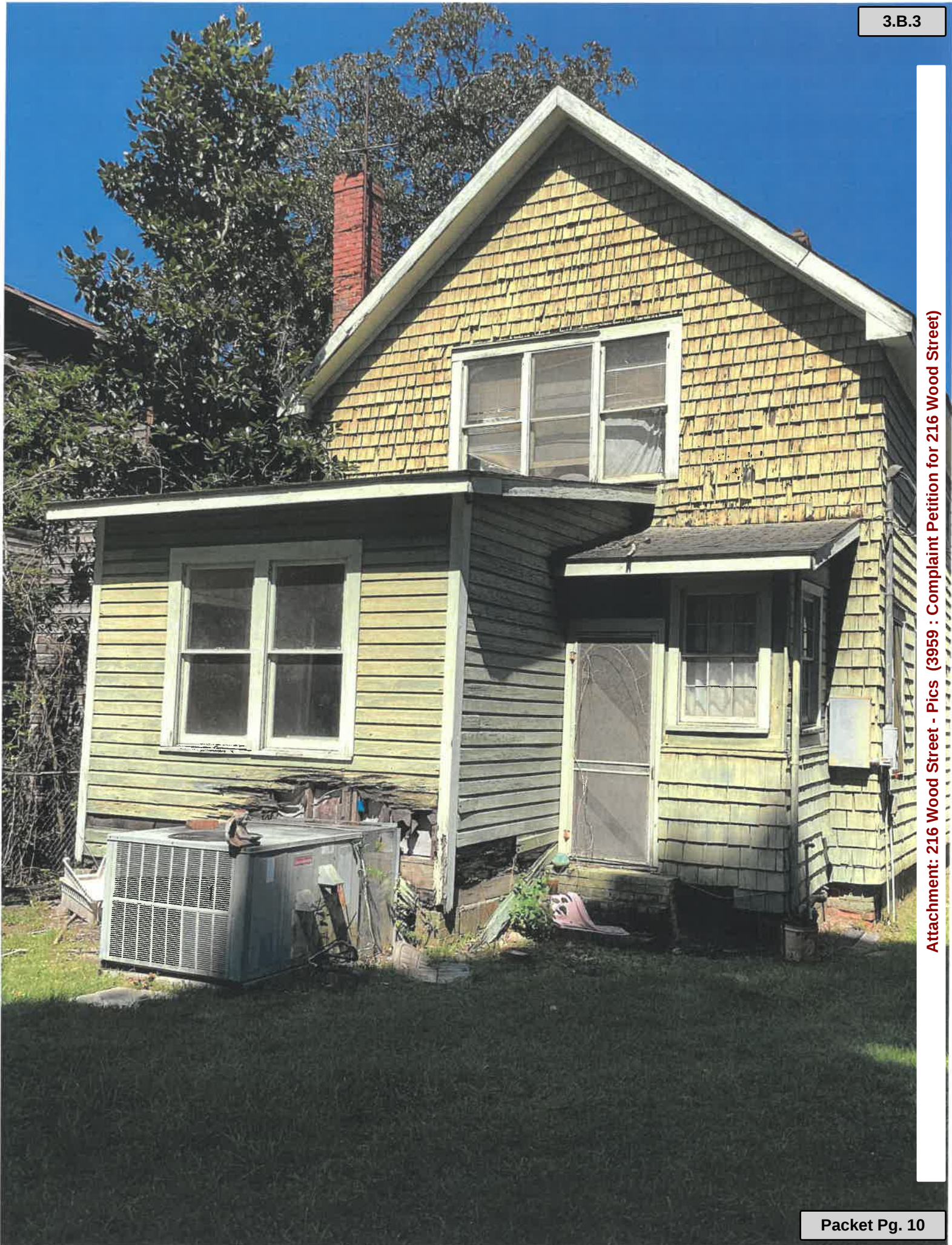


Attachment: 216 Wood Street - Pics (3959 : Complaint Petition for 216 Wood Street)

216 Wood St.







Attachment: 216 Wood Street - Pics (3959 : Complaint Petition for 216 Wood Street)



Architectural Review Board

September 11, 2023

MEMBERS PRESENT: Lee Padgett, Debra Smalls, Dwayne Vernon, Kristina McManus, & Lynn Robb

MEMBERS ABSENT: Sally Gillespie & Kevin Jayroe

OTHERS PRESENT: Peter Gaytan

- I. **Call to Order** "Notice of this meeting has been made in accordance with the South Carolina Code of Laws as Amended"
- II. **Approval of Minutes for July 10, 2023;** Lynn Robb made a motion to approve the minutes as presented; seconded by Dwayne Vernon; the motion carried unanimously.
- III. **Public Input:** None
- IV. **Old Business:** Demolition Request 2023-21: 212 Wood St., Georgetown, SC; Demolition Request 2023-22: 216 Wood St., Georgetown, SC; Demolition Request 2023-23: 208 Wood St., Georgetown, SC

Peter Gaytan: Board Members were provided with the letters sent out by the City Building Official to all property owners in regards to the City's demolition requests. The letter gives property owners forty five days to start or make repairs and stabilizations. The letters were sent out on August 9, 2023. The City has not received any responses to the letters yet nor have any permits been issued.

Lee Padgett: As Board Chair, I would like to see a vote one way or another on these properties. It has taken years to get to this point and we have been discussing these properties since July 10th. Each member has a motion template in the center of each table that provides a condition. At the last meeting, Ryan said that it would take the City six months to complete its paperwork trail in order to get the City to the point of being able to demolish and I think if we are going to allow the applicants any more time other than what is stated in this letter, that six months is sufficient to complete a real estate contract, devise a stabilization process with the code enforcer or find their own alternative for demolition. Collectively it is a total of nine months that the homeowners will have to do something with their property. Any other Board discussion?

Lynn Robb: Does the City have contacts that could possibly get these people a grant or some type of help in stabilizing the properties?

Peter Gaytan: The City does not have any grants but if the structures were contributing resources, then the property owners could look into applying to the State's Historic Preservation Society to maybe receive some tax credits.

Lynn Robb: Are the owners capable of doing that type of research?

Peter Gaytan: I cannot answer that. It has already been difficult to try to reach them already.

Lee Padgett: One of the homeowners is a schoolteacher so she should have some resources to be able to research some options.

Lynn Robb: We might suggest to the owners that they try to do this. I would hate to see these houses torn down. Six to nine months should give them enough time to do it.

Peter Gaytan: We have not heard any responses back and the letters were sent out over 40 days ago. If they were to contact me, I would suggest that they look into these options, but we haven't had any contact.

Lee Padgett: The Rhue house has a "For Sale" with two phone numbers on it. I know someone that has reached out to one of the numbers twice but has not received any information back as far as what a sales price would be or that type of thing.

Peter Gaytan: I had a person from Charleston call me today that has also tried to call that number with no response.

Lee Padgett: As bad as it is to lose a historic resource, I just don't see how we can continue to let that street deteriorate. Even though I would like to save every historic structure we can, there is also an aesthetic look to the City that needs to be preserved and we only have so much power.

Kristina McManus: Plus, there are the safety concerns.

Lee Padgett: Any other discussion? Would anyone like to make a motion?

Motion made by Lynn Robb to approve the demolition requests for 208 Wood St., citing Chapter 11 Demolition, Section 46.0 Overall Approach with an optional condition. Motion subject to the following conditions: Demolition will be approved for six months from September 11, 2023. If the owner works with staff to enact an approved stabilization plan and/or places the house on the market and submits a copy of the real estate contract to the code enforcer, it will stay the demolition until the expiration of the contract. Second by Kristina McManus. The motion was carried 5 to 1 by a roll call vote.

Lee Padgett: Would anyone like to make a motion regarding 212 Wood Street?

Motion made by Kristina McManus to approve the demolition requests for 212 Wood St., citing Chapter 11 Demolition, Section 46.0 Overall Approach with an optional condition. Motion subject to the following conditions: Demolition will be approved for six months from September 11, 2023. If the owner works with staff to enact an approved stabilization plan and/or places the house on the market and submits a copy of the real estate contract to the code enforcer, it will stay the demolition until the expiration of the contract. Second by Lynn Robb. The motion was carried 5 to 1 by a roll call vote.

Lee Padgett: Does anyone want to make a motion on 216 Wood Street?

Motion made by Lynn Robb to approve the demolition requests for 216 Wood St., citing Chapter 11 Demolition, Section 46.0 Overall Approach with an optional condition. Motion subject to the following conditions: Demolition will be approved for six months from September 11, 2023. If the owner works with staff to enact an approved stabilization plan and/or places the house on the market and submits a copy of the real estate contract to the code enforcer, it will stay the

demolition until the expiration of the contract. Second by Kristina McManus. The motion was carried 5 to 2 by a roll call vote.

Lee Padgett: By a majority vote, each house has been approved for demolition with a condition giving the homeowners time to stabilize or begin the sale of the property should they wish to do so. I'd like to put this one record, if any of the property owners take issue with our vote and want to come next month and ask for a motion for reconsideration, then the Board will make a motion to take a vote on the reconsideration and they can come back with any new information they have regarding the demolition process and why it should not be taking place.

V. Board Discussion: Board Chair Lee Padgett wants the record to show that should another issue regarding the language in a Certificate of Appropriateness come before the planning department and they find unclear language and an Applicant challenges the findings, then we request those that work with the Applicant to advise them to challenge in Circuit Court as called for by law or approach the Board for a Reconsideration Motion like what was just discussed and that be the only two options. I am asking that staff be advocates for the Board or not for Applicants to allow the legal process to play out as it's called for and let us fight the fight that is ours. That leads me to the foundation of 315 Screven Street. That was taken from us because some attorney claimed we had no jurisdiction over anything 10 inches or less above grade. Unless my math is off, that foundation is approximately 4 feet or taller. I have questions regarding it and how they are going to get mixed concrete in those piers.

Peter Gaytan: I'm not sure, we would need to ask Robert and Ryan since they are overseeing that project.

Lee Padgett: Another thing would be the staircase, if it is not the brick with the stucco overlay then that needs to come back before the Board. That was not the original staircase by any means but that is what existed when they moved it.

Peter Gaytan: I know there were discussions of it being wood.

Lee Padgett: That needs to come back before the Board. Any idea who is in charge of the cleanup of that jobsite?

Peter Gaytan: I know that we require that the lot be graded and seeded. Robert again would be the person to ask.

NEXT

Lee Padgett: In regards to revisions to the Guidelines, I received feedback from Dwayne and I am also picking up some feedback from Sally this evening. Anyone else have any feedback, changes, corrections, additions to that before I try to push this before the City Council this month?

Dwayne Vernon: I thought this was pretty well thought out. You had some things in there that are good.

Lee Padgett: I thought it best to have a plan in place for possible elevated structures along our riverfront and be ahead of the game as far as having something that justifies decisions we make regarding a home.

Lynn Robb: Sally Gillespie and I have done a survey of all the houses in the Historic District, and we have taken pictures of those that are beginning to deteriorate. I am putting it together with the Assessor's information and we would like to give that to somebody at the City, would that be you?

Peter Gaytan: Yes, give it to me and then I can draft a letter to send out to those property owners to let them know the state of their property. I have also reached out to Brad Stalls(?) to see if we can get our historic resource survey updated. Ours is coming up on the ten-year mark. Grants open in the fall around October and he said we should be able to get that done sometime around March or April and hopefully we can get some more homes added to that list for our district.

Lee Padgett: Did you have the same take away about expanding the period from 50 years to 100? That was not going to happen?

Peter Gaytan: Probably not. He said the period of significance is not one set date, so anything before 1920 was the date of the historic district, so I think we have to keep to that.

VI. Adjournment: With there being no further business the meeting was adjourned.

Submitted By:

Brittany Powell

Board Secretary



Attachment: Pics of 216 Wood Street (3959 : Complaint Petition for 216 Wood Street)



120 North Fraser Street • Georgetown, SC 29440 • (843) 545-4000

ACTION ITEM

DOC ID: 3960

Council Meeting Date:	26 October 2023
Department:	Planning and Community Development
Issue Under Consideration:	Motion to Approve Complaint Petition and Notice of Hearing on a Dwelling Unfit for Habitation for 208 Wood Street.
Amount Requested:	
Is Item in Current Budget?	
If no, please explain:	
Financial Impact:	
Points to Consider:	
Options:	
Staff Recommendation:	

Reviews:

Robert Cox Skipped 10/25/2023 11:14 AM
inactive

Sandra E. Yudice Ph.D. Completed 10/25/2023 11:15 AM

Stephanie Buccione Completed 10/25/2023 11:19 AM

Georgetown City Council Pending 10/26/2023 2:30 PM

Attachments:

1. 1 208 Wood Street - Complaint Petition (PDF)
2. 2 208 Wood Street - Initial Contact Letter (PDF)
3. 3 208 Wood Street - Pics (PDF)
4. 4 ARB Sept 11, 2023 Approved Minutes (PDF)
5. 5 Pics of 208 Wood Street (PDF)

**COMPLAINT PETITION
CITY OF GEORGETOWN**

IN THE MATTER OF:

Tax Map No: 05-0026-043-00-00

[Owner of Record]:

Willette H. Williams

[Other Party in Interest]:

Willie Fred Harrison Jr.

Lot___ Block___, City

Street Address:

208 Wood Street

**COMPLAINT PETITION
AND NOTICE OF HEARING
ON A DWELLING UNFIT FOR
HABITATION**

IT APPEARS the owner(s) of record and parties in interest above-captioned may have an ownership interest in the above-referenced real property, upon which is located a structure designated as a dwelling unfit for human habitation by the City of Georgetown pursuant to § 5-96 *et. seq.*, City of Georgetown Code of Ordinances.

LEGAL AUTHORITY

The following findings are made and notice issued pursuant to the authority vested in the Building Official and City Council under § 5-96 *et. seq.*, City of Georgetown Code of Ordinances and Section 31-15-10 *et. seq.*, S.C. Code of Laws.

1. The Mayor and City Council of the City of Georgetown are charged with governing the municipality and protecting its citizens from conditions unsafe, unsanitary, dangerous, unsafe, or otherwise inimical to the welfare of the residents of the city;
2. The Mayor and City Council have designated the Building Official responsible for making an initial determination that a dwelling is unfit for human habitation due to dilapidation, defects increasing the hazards of fire, accidents, or other calamities, lack of ventilation, light, or sanitary facilities, or other conditions rendering those dwellings unsafe or unsanitary, dangerous, or detrimental to the health, safety or morals, or otherwise inimical to the residents of the city;
3. The above-referenced property is located within the city limits of the City of Georgetown, South Carolina.

4. The undersigned Building Official (or designee) has determined the above-referenced property is unfit for human habitation under the City Code.
5. On _____, 20__, at a regular publicly noticed meeting of City Council, such findings were presented to City Council. On that date, the City Council of the City of Georgetown, pursuant to § 5-98, 5-99, approved the building official to proceed regarding the above-referenced property designated as a dwelling unfit for human habitation. § 5-96 *et. seq.* (City of Georgetown Code of Ordinances);
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7. Any party so minded may file an answer and APPEAR BEFORE THE CITY OF GEORGETOWN CONSTRUCTION BOARD OF APPEALS to give testimony or otherwise answer on _____, 20__, at _____ o'clock a.m./p.m. at the Georgetown City Council Chambers, _____ Street, Georgetown, S.C., and then and there to be prepared to show cause why, if any, the City should not proceed under of § 5-101, *et seq.*, Georgetown Code of Ordinances, and § 31-15-10, *et seq.*, S.C. Code of Laws.

BY: _____

Building Official
City of Georgetown
P.O. Drawer 939
Georgetown, S.C. 29442

_____, 20__

MAYOR
CAROL JAYROE

CITY ADMINISTRATOR
SANDRA E. YUDICE, Ph.D.

CITY CLERK
STEPHANIE BUCCIONE



COUNCIL MEMBERS
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08/09/2023

Willette Williams / Willie Fred Harrison Jr.,

On or around the month of April 2023 I, Ryan Call, Building Official, received a complaint about the safety of a structure located at 208 Wood Street (TMS# 05-0026-043-00-00). Upon arrival I inspected the outside of the structure. The following items were found during that inspection:

1. Several windows were busted and unsecure.
2. The doors were unsecure, and some were falling in.
3. Siding was missing in several areas and was allowing the elements to reach structural components.
4. The porch floor system was failing.
5. It appeared that the foundation to the home was failing in locations.
6. The roof ceiling system had failed in an area and "caved in". This allows rain and moisture to enter the home and damage the structure even further.
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Based on the condition it is considered to be an unsafe structure. A placard will be placed on the home marking it as unsafe. Please see photographs that are attached to this letter. I believe that this home poses a life safety threat to the public and neighbors. This structure has obvious and continued neglect by the property owner/owners with no maintenance resulting in a lack of protection against weather, vagrants, and vermin. It is my professional opinion that this structure be demolished due to the continued neglect and the cost of it to be brought up to today's habitable standards. For the City of Georgetown not to pursue demolition a building permit must be pulled, and stabilization repairs commenced within 45 days and completed within 90 days. I would require a structural engineer to evaluate this structure and prepare documents for this building permit. I know we have spoken on the phone in the past with preliminary plans of demo or renovations. This is now my official letter and the first step moving forward with the nuisance abatement process. Please feel free to reach out if you have any questions or concerns.

Thanks,

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Drawer 939
Georgetown, SC 29442

Attachment: 208 Wood Street - Initial Contact Letter (3960 : Complaint Petition for 208 Wood Street)



208 Wood St.

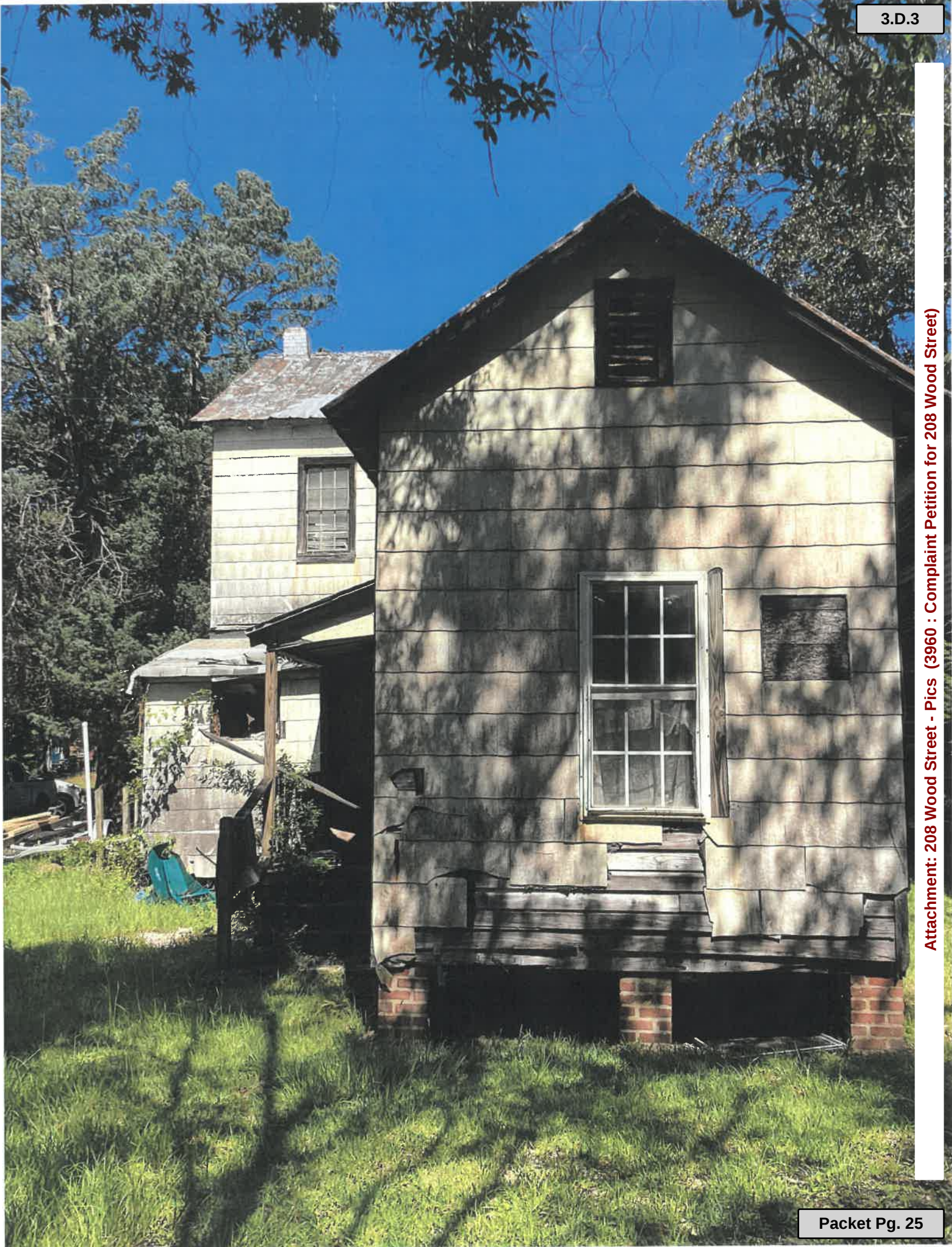




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Architectural Review Board

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Peter Gaytan: Probably not. He said the period of significance is not one set date, so anything before 1920 was the date of the historic district, so I think we have to keep to that.

VI. Adjournment: With there being no further business the meeting was adjourned.

Submitted By:

Brittany Powell

Board Secretary



Attachment: Pics of 208 Wood Street (3960 : Complaint Petition for 208 Wood Street)



120 North Fraser Street • Georgetown, SC 29440 • (843) 545-4000

ACTION ITEM

DOC ID: 3961

Council Meeting Date:	26 October 2023
Department:	Planning and Community Development
Issue Under Consideration:	Motion to approve Complaint Petition and Notice of Hearing on a Dwelling Unfit for Habitation for 212 Wood Street.
Amount Requested:	
Is Item in Current Budget?	
If no, please explain:	
Financial Impact:	
Points to Consider:	
Options:	
Staff Recommendation:	

Reviews:

Robert Cox Skipped 10/25/2023 11:14 AM
inactive

Sandra E. Yudice Ph.D. Completed 10/25/2023 11:15 AM

Stephanie Buccione Completed 10/25/2023 11:20 AM

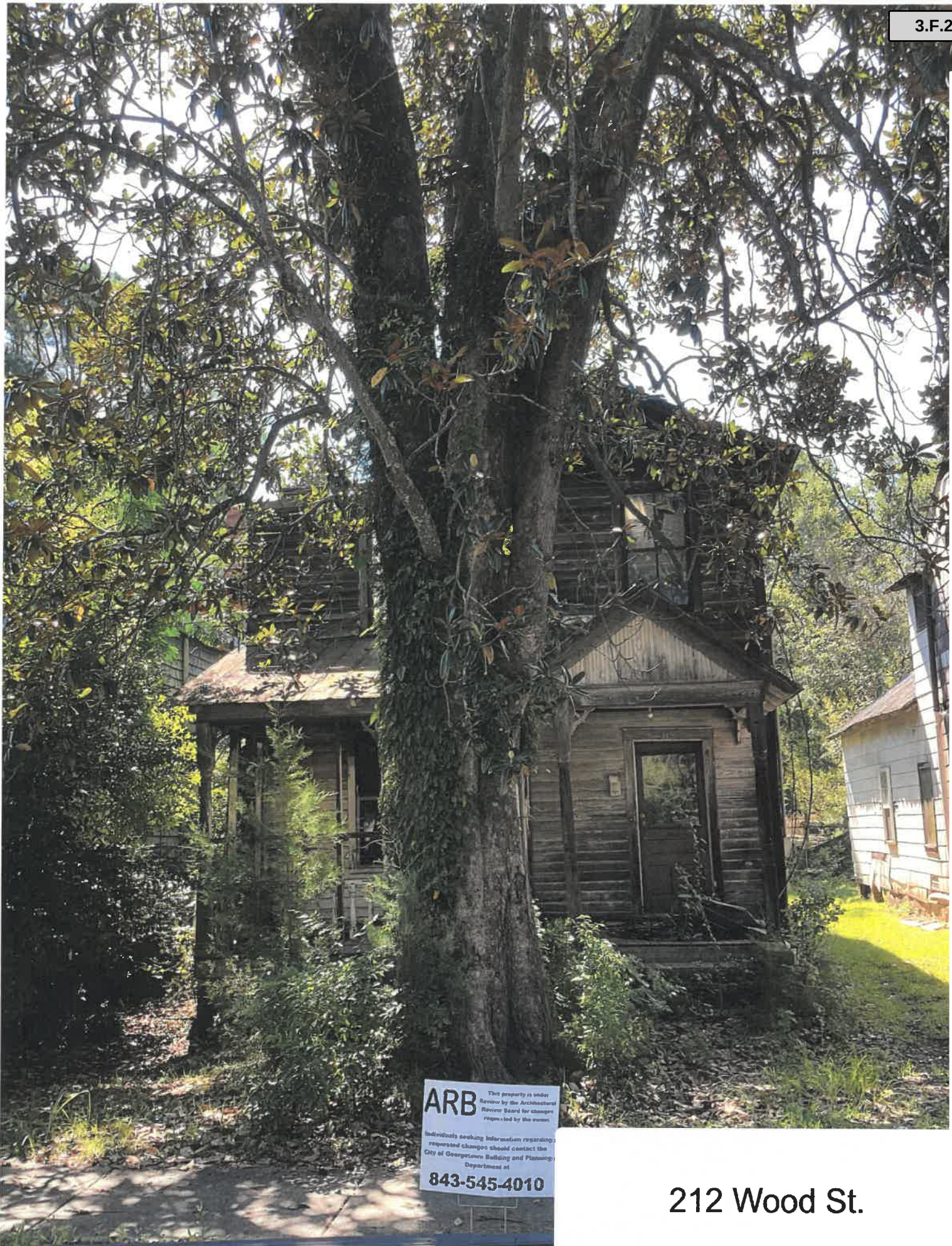
Georgetown City Council Pending 10/26/2023 2:30 PM

Attachments:

1. 1 Pics of 212 Wood Street (PDF)
2. 2 212 Wood Street - Pics (PDF)
3. 3 212 Wood Street - Initial Contact Letter (PDF)
4. 4 212 Wood Street - Complaint Petition (PDF)
5. 5 ARB Sept 11, 2023 Approved Minutes (PDF)



Attachment: Pics of 212 Wood Street (3961 : Complaint Petition for 212 Wood Street)



ARB This property is under
review by the Architectural
Review Board for changes
requested by the owner.

Individuals seeking information regarding
requested changes should contact the
City of Georgetown Building and Planning
Department at
843-545-4010

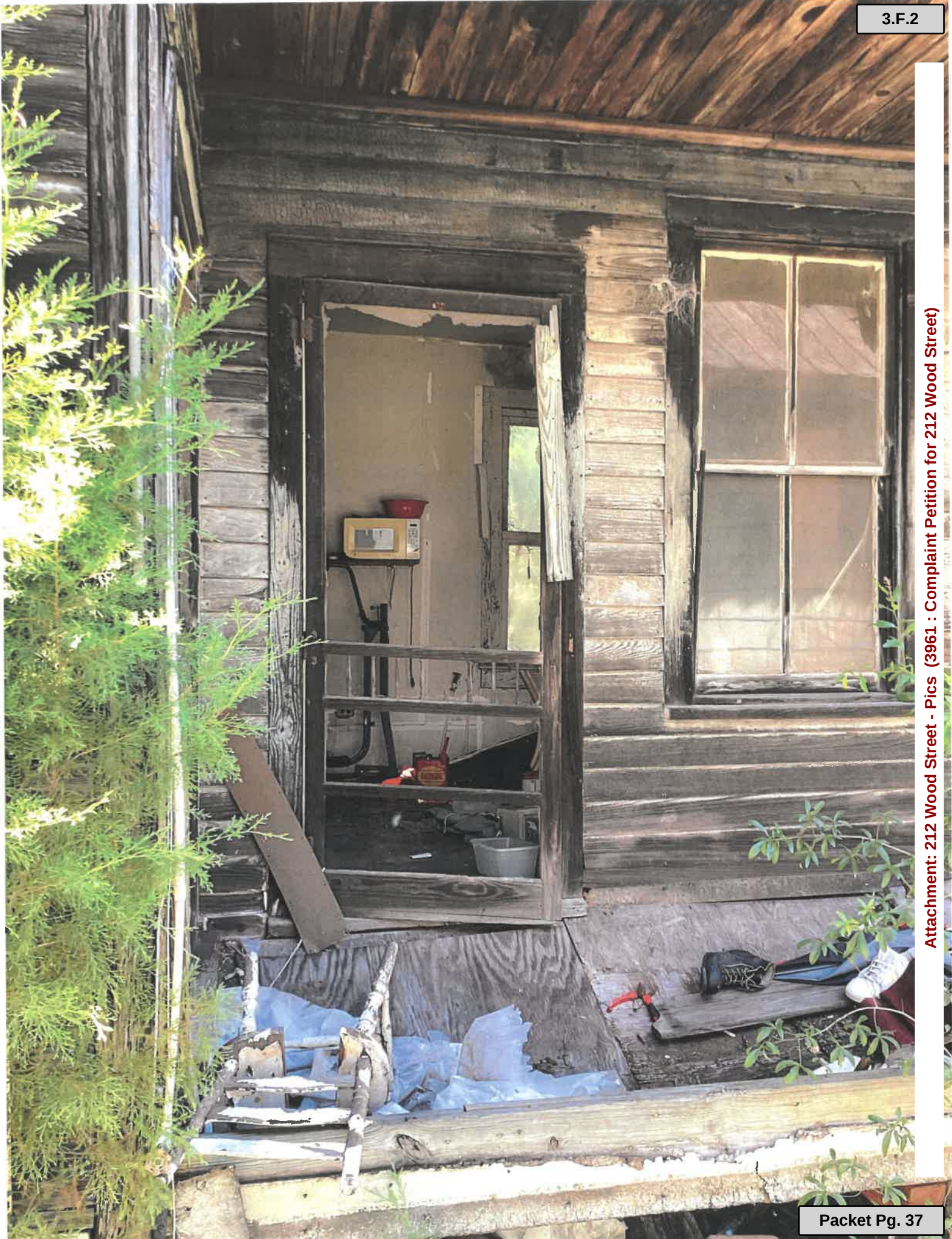
212 Wood St.

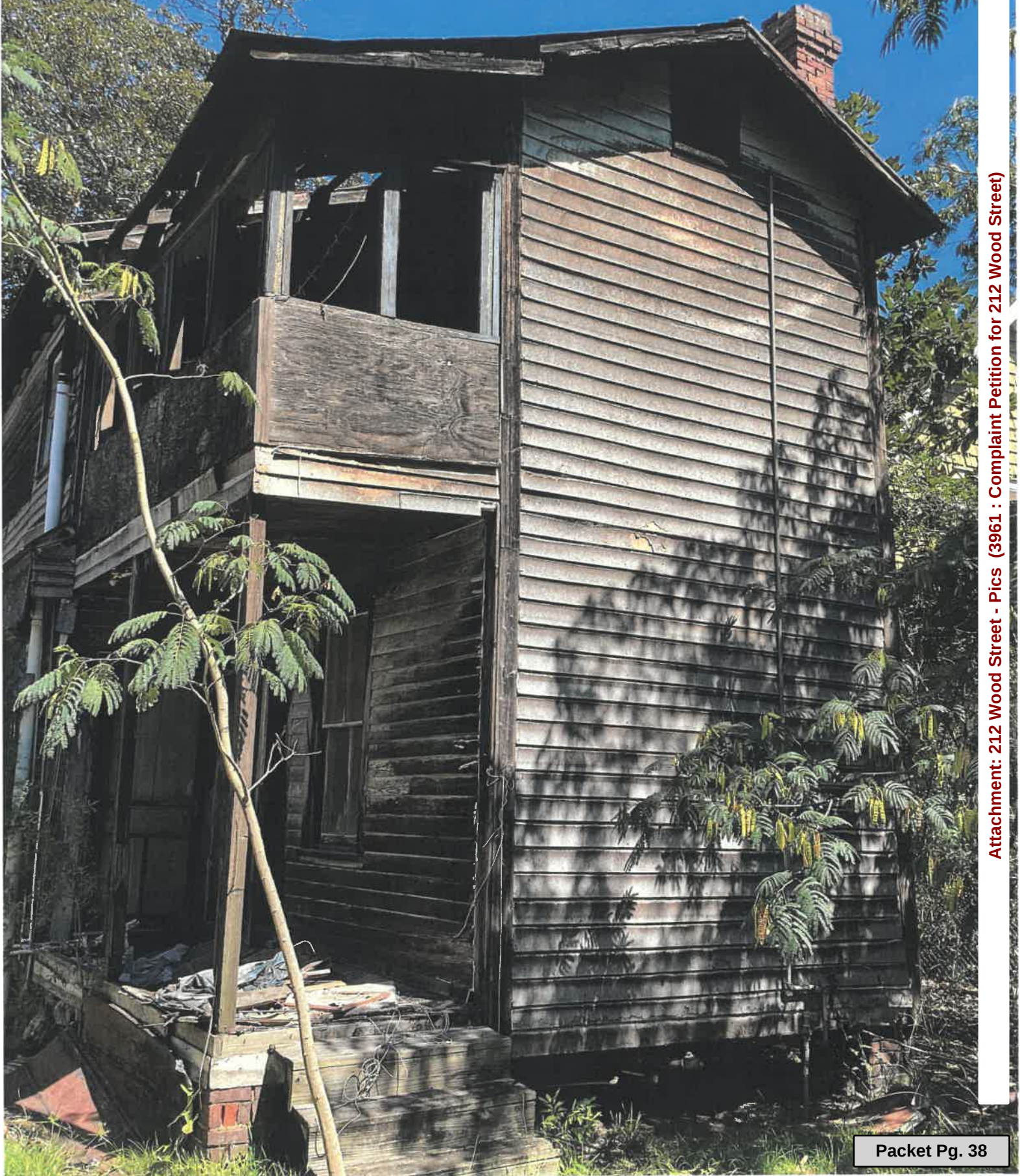


Attachment: 212 Wood Street - Pics (3961 : Complaint Petition for 212 Wood Street)



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MAYOR
CAROL JAYROE

CITY ADMINISTRATOR
SANDRA E. YUDICE, Ph.D.

CITY CLERK
STEPHANIE BUCCIONE



COUNCIL MEMBERS
JIM CLEMENTS
MAYOR PRO TEMPORE

JONATHAN ANGNER
HOBSON H. MILTON
JIMMY MORRIS
CLARENCE SMALLS
TAMIKA WILLIAMS-OBENG

Housing and Community Development
Office: (843) 545-4010
Fax: (843) 546-5435

08/09/2023

Robert H. Rhue HRS,

On or around the month of April 2023 I, Ryan Call, Building Official, received a complaint about the safety of a structure located at 212 Wood Street (TMS# 05-0026-044-00-00). Upon arrival I inspected the outside of the structure. The following items were found during that inspection:

1. The doors were unsecure, and some were falling in.
2. Siding was missing in several areas and was allowing the elements to reach structural components.
3. The porch floor system was failing.
4. It appeared that the foundation to the home was failing in locations.
5. The roof ceiling system had failed in an area and “caved in”. This allows rain and moisture to enter the home and damage the structure even further.
6. Mechanical systems appeared that they were missing and elements missing.

Based on the condition it is considered to be an unsafe structure. A placard will be placed on the home marking it as unsafe. Please see photographs that are attached to this letter. I believe that this home poses a life safety threat to the public and neighbors. This structure has obvious and continued neglect by the property owner/owners with no maintenance resulting in a lack of protection against weather, vagrants, and vermin. It is my professional opinion that this structure be demolished due to the continued neglect and the cost of it to be brought up to today’s habitable standards. For the City of Georgetown not to pursue demolition a building permit must be pulled, and stabilization repairs commenced within 45 days and completed within 90 days. I would require a structural engineer to evaluate this structure and prepare documents for this building permit. This is my official investigation letter and the first step moving forward with the nuisance abatement process. Please feel free to reach out if you have any questions or concerns.

Thanks,

R. Call

rcall@georgetownsc.gov
(843)545-4014

**COMPLAINT PETITION
CITY OF GEORGETOWN**

IN THE MATTER OF:

Tax Map No: 05-0026-044-00

[Owner of Record]:

Robert H Rhue HRS

[Other Party in Interest]:

Jackson Dentley Hermenia

Lot___ Block___, City

Street Address:

_212 Wood Street

**COMPLAINT PETITION
AND NOTICE OF HEARING
ON A DWELLING UNFIT FOR
HABITATION**

IT APPEARS the owner(s) of record and parties in interest above-captioned may have an ownership interest in the above-referenced real property, upon which is located a structure designated as a dwelling unfit for human habitation by the City of Georgetown pursuant to § 5-96 *et. seq.*, City of Georgetown Code of Ordinances.

LEGAL AUTHORITY

The following findings are made and notice issued pursuant to the authority vested in the Building Official and City Council under § 5-96 *et. seq.*, City of Georgetown Code of Ordinances and Section 31-15-10 *et. seq.*, S.C. Code of Laws.

1. The Mayor and City Council of the City of Georgetown are charged with governing the municipality and protecting its citizens from conditions unsafe, unsanitary, dangerous, unsafe, or otherwise inimical to the welfare of the residents of the city;

2. The Mayor and City Council have designated the Building Official responsible for making an initial determination that a dwelling is unfit for human habitation due to dilapidation, defects increasing the hazards of fire, accidents, or other calamities, lack of ventilation, light, or sanitary facilities, or other conditions rendering those dwellings unsafe or unsanitary, dangerous, or detrimental to the health, safety or morals, or otherwise inimical to the residents of the city;
3. The above-referenced property is located within the city limits of the City of Georgetown, South Carolina.
4. The undersigned Building Official (or designee) has determined the above-referenced property is unfit for human habitation under the City Code.
5. On _____, 20____, at a regular publicly noticed meeting of City Council, such findings were presented to City Council. On that date, the City Council of the City of Georgetown, pursuant to § 5-98, 5-99, approved the building official to proceed regarding the above-referenced property designated as a dwelling unfit for human habitation. § 5-96 *et. seq.* (City of Georgetown Code of Ordinances);
6. It appears the owner(s) of record and parties with an interest in the above-referenced property may include Robert H. Rhue and Jackson Dentley Hermenia.
7. Any party so minded may file an answer and APPEAR BEFORE THE CITY OF GEORGETOWN CONSTRUCTION BOARD OF APPEALS to give testimony or otherwise answer on _____, 20____, at _____ o'clock a.m./p.m. at the Georgetown City Council Chambers, _____ Street, Georgetown, S.C., and then and there to be prepared to show cause why, if any, the City should not proceed under of § 5-101, *et seq.*, Georgetown Code of Ordinances, and § 31-15-10, *et seq.*, S.C. Code of Laws.

BY: _____

Building Official
City of Georgetown
P.O. Drawer 939
Georgetown, S.C. 29442

_____, 20____

Architectural Review Board

September 11, 2023

MEMBERS PRESENT: Lee Padgett, Debra Smalls, Dwayne Vernon, Kristina McManus, & Lynn Robb

MEMBERS ABSENT: Sally Gillespie & Kevin Jayroe

OTHERS PRESENT: Peter Gaytan

- I. **Call to Order** "Notice of this meeting has been made in accordance with the South Carolina Code of Laws as Amended"
- II. **Approval of Minutes for July 10, 2023;** Lynn Robb made a motion to approve the minutes as presented; seconded by Dwayne Vernon; the motion carried unanimously.
- III. **Public Input:** None
- IV. **Old Business:** Demolition Request 2023-21: 212 Wood St., Georgetown, SC; Demolition Request 2023-22: 216 Wood St., Georgetown, SC; Demolition Request 2023-23: 208 Wood St., Georgetown, SC

Peter Gaytan: Board Members were provided with the letters sent out by the City Building Official to all property owners in regards to the City's demolition requests. The letter gives property owners forty five days to start or make repairs and stabilizations. The letters were sent out on August 9, 2023. The City has not received any responses to the letters yet nor have any permits been issued.

Lee Padgett: As Board Chair, I would like to see a vote one way or another on these properties. It has taken years to get to this point and we have been discussing these properties since July 10th. Each member has a motion template in the center of each table that provides a condition. At the last meeting, Ryan said that it would take the City six months to complete its paperwork trail in order to get the City to the point of being able to demolish and I think if we are going to allow the applicants any more time other than what is stated in this letter, that six months is sufficient to complete a real estate contract, devise a stabilization process with the code enforcer or find their own alternative for demolition. Collectively it is a total of nine months that the homeowners will have to do something with their property. Any other Board discussion?

Lynn Robb: Does the City have contacts that could possibly get these people a grant or some type of help in stabilizing the properties?

Peter Gaytan: The City does not have any grants but if the structures were contributing resources, then the property owners could look into applying to the State's Historic Preservation Society to maybe receive some tax credits.

Lynn Robb: Are the owners capable of doing that type of research?

Peter Gaytan: I cannot answer that. It has already been difficult to try to reach them already.

Lee Padgett: One of the homeowners is a schoolteacher so she should have some resources to be able to research some options.

Lynn Robb: We might suggest to the owners that they try to do this. I would hate to see these houses torn down. Six to nine months should give them enough time to do it.

Peter Gaytan: We have not heard any responses back and the letters were sent out over 40 days ago. If they were to contact me, I would suggest that they look into these options, but we haven't had any contact.

Lee Padgett: The Rhue house has a "For Sale" with two phone numbers on it. I know someone that has reached out to one of the numbers twice but has not received any information back as far as what a sales price would be or that type of thing.

Peter Gaytan: I had a person from Charleston call me today that has also tried to call that number with no response.

Lee Padgett: As bad as it is to lose a historic resource, I just don't see how we can continue to let that street deteriorate. Even though I would like to save every historic structure we can, there is also an aesthetic look to the City that needs to be preserved and we only have so much power.

Kristina McManus: Plus, there are the safety concerns.

Lee Padgett: Any other discussion? Would anyone like to make a motion?

Motion made by Lynn Robb to approve the demolition requests for 208 Wood St., citing Chapter 11 Demolition, Section 46.0 Overall Approach with an optional condition. Motion subject to the following conditions: Demolition will be approved for six months from September 11, 2023. If the owner works with staff to enact an approved stabilization plan and/or places the house on the market and submits a copy of the real estate contract to the code enforcer, it will stay the demolition until the expiration of the contract. Second by Kristina McManus. The motion was carried 5 to 1 by a roll call vote.

Lee Padgett: Would anyone like to make a motion regarding 212 Wood Street?

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Lee Padgett: Does anyone want to make a motion on 216 Wood Street?

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Board Secretary