

Chapter 14

ENVIRONMENT

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ARTICLE I.

IN GENERAL

Secs. 14-1--14-18. Reserved.

ARTICLE II.

NUISANCES*

* **State Law References:** Municipality may require property owners to keep property clean and free of unhealthy material, S.C. Code 1976, § 5-7-80; municipal authority to abate nuisances, S.C. Code 1976, § 5-7-30.

Sec. 14-19. Public nuisance.

(a) *Definitions.* The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this subsection, except where the context clearly indicates a different meaning:

Public nuisance means any act of any person, firm or corporation whereby the health or life of any individual may be endangered, injured or impaired, or which causes any disease is hereby declared a nuisance.

(b) *Prohibited.* It shall be unlawful for any owner, occupant or agent of lots or premises, whether occupied or vacant, within the corporate limits to permit such property to become unsanitary by allowing any offensive matter or thing upon such lot or premises which may be detrimental to health, or to permit any trash, rubbish, waste, storage or iceboxes, refrigerators, stoves, refuse, manure, straw, hay or thing to accumulate and

remain upon such premises, or to throw, deposit or cause to be thrown or deposited upon any vacant lot or premises such thing which may endanger, injure or damage another's health or property.
(Code 1989, § 10.201)

Sec. 14-20. Abatement.

The city council may declare as nuisances such things, the existence of which may be deemed unhealthy or harmful to the citizens, and such nuisances shall be abated pursuant to directions from the council.
(Code 1989, § 10.202)

Sec. 14-21. Refusal to abate.

Any person refusing or neglecting to abate a nuisance, after having been directed to do so, shall be guilty of a misdemeanor.
(Code 1989, § 10.203)

Sec. 14-22. Weeds prohibited on improved property.

No person shall allow or permit weeds and grass to grow upon his improved premises within the corporate limits uncut so as to render the premises unsightly or unhealthy from the growth and accumulation of such grass, weeds and vegetable matter thereon.
(Code 1989, § 10.204)

Sec. 14-23. Accumulation of junk and trash.

It shall be unlawful to accumulate or allow to accumulate on any premises or in the rear of any store, factory or residence, old fixtures, junk, trash or any other material which tends to keep such premises wet, exclude the sun and catch and favor the accumulation of filth.
(Code 1989, § 10.205)

Sec. 14-24. Notice to owner--To remedy or remove condition.

Whenever any condition described in this article is found to exist on any premises, the owner of such premises shall be notified by the city in writing to correct the condition within ten days after such notice. It shall be unlawful for any person to fail to comply with such notice.
(Code 1989, § 10.206)

Sec. 14-25. Same--Procedure for service.

The notice shall be served on the owner to whom it is directed or by certified mail, return receipt requested, addressed to such owner at his last known post office address. In the event personal service cannot be made and the owner's address is unknown, such notice shall be given by publication at least two times within 15 consecutive days in a local newspaper of general circulation.
(Code 1989, § 10.207)

Sec. 14-26. Same--Correction or removal of conditions; appeals.

(a) In the event the owner of any lot or premises, upon which a condition described in this article exists, fails to remedy such condition within ten days after notice to do so is given, the city may do such work or make such improvements as are necessary to correct, remedy or remove such condition, or cause the same to be done, pay therefor and charge the expenses incurred thereby to the owner of such lot. The doing of such work shall not relieve such person from prosecution for failure to comply with such notice. Such expenses shall be assessed against the real estate upon which the work was done or the improvements made but shall be reasonable.

(b) The owner shall have the right of appeal to council.
(Code 1989, § 10.208)

Secs. 14-27--14-55. Reserved.

ARTICLE III.

VACANT LOTS

Sec. 14-56. Accumulations prohibited.

It shall be unlawful for any person, firm or corporation to maintain or to permit to be maintained any premises, including vacant lots or land, upon which grass, weeds, undergrowth, trash, garbage, offal, stagnant water, building materials, glass, wood or other matter deleterious to good health and public sanitation which is permitted or caused to accumulate in any manner which is or may become a nuisance causing injury to the health or welfare of the residents or the public in the vicinity or causing injury to neighboring property.
(Code 1989, § 10.401)

Sec. 14-57. Owner required to maintain lots.

It shall be the duty of the city administrator to summon the owner of such premises, and if, after fully hearing the matter and any statement the owner may make and any testimony he may offer in his behalf concerning such matter, the city administrator should find such premises or lot in a condition tending to injure the public health, he shall issue a written order or notice directed to the owner, directing and requiring him within a reasonable and specified time to clear such premises or lot in order to abate such nuisance.
(Code 1989, § 10.402)

Sec. 14-58. City to clean; costs to be paid by owner.

Should any property owner fail to keep such property cleared, after due notice thereof to do so, the city may cause said property to be kept cleared and in a sanitary condition for health purposes or cleared for fire prevention purposes, and the cost shall become a lien upon the real estate. The expense shall be added to the annual tax levied on the property and shall be collected in the same manner as the annual property tax.
(Code 1989, § 10.403)