AGENDA
DARLINGTON CITY COUNCIL
REGULAR MONTHLY COUNCIL MEETING
Tuesday May 7, 2024
6:00 PM
400 Pearl Street
Darlington, SC 29532

1. Invocation: Rev. Edwin Mills (Risen Assembly)

2. Pledge of Allegiance

3. Citizen Participation (Citizens wishing to appear before council will be allotted 5 minutes per person with a maximum of 30 minutes for the session)
   Personal attacks nor disruptive behavior will be permitted.

4. For Council Action:

   a. Approval of Minutes
   - April 9, 2024, Regular Council Meeting
   - April 16, 2024, Special Council Meeting

   b. First Reading of Ordinances:
      i. Ordinance 2024-04: An Ordinance Creating a Traditional Neighborhood District (TN) as a Primary Zoning District in the City's Zoning Ordinance

      ii. Ordinance 2024-05: An Ordinance Amending Chapter 18 of the Darlington Code of Ordinances by Adding Article XII Establishing a Program for the Identification and Regulation of Vacant Buildings within the City

   c. Consideration of readvertising the sale of property on Highway 151

   d. Consideration of advertising Exchange Street properties for sale.

   e. Consideration of directing legal to draft an amendment to Article XII – Legal Status provisions Section 12-5

5. For Council Information:

   a. Department Reports

   b. Notice of Museum Grand Opening on May 18, 2024

   c. Consideration of readvertising

6. Adjournment

REMINDER

Tuesday, May 14, 2024 - Special Council Meeting 6:00 p.m.

Tuesday, May 21, 2024 – Council Budget Workshop

THE STATE OF SOUTH CAROLINA
COUNTY OF DARLINGTON
CITY OF DARLINGTON

ORDINANCE NO: 2024-04

AMENDMENT FOR THE CREATION OF TN TRADITIONAL NEIGHBORHOOD DISTRICT AS A PRIMARY ZONING DISTRICT

An ordinance to amend the Zoning Ordinance of the City of Darlington, South Carolina, Article 1, Section 1.1 and following Sections to create the TN Traditional Neighborhood District.

BE IT ORDERED AND ORDAINED by City Council of the City of Darlington in Council assembled this 14TH day of May, 2024.

1. That Section 1-1 Establishment of Districts/ PRIMARY ZONING DISTRICTS be amended to add the designation of TN Traditional Neighborhood District and definition in Primary Districts as follows:

   TN, Traditional Neighborhood District. The TN District is intended to accommodate higher density residential development on existing smaller lots with a variety of housing types, with minimal setbacks, in areas accessible by local streets and in close proximity to commercial uses and employment opportunities.

   That text references of Primary Zoning Districts be amended to include the TN Traditional Neighborhood District in Section 8-5. Exceptions to Height Limitations, Section 8-7.1.1 and 8-7.1.3 Accessory Buildings and Uses, Section 8-7.2.2 Location, and Section 8-11.2 Parking, Storage and Use of Non-Recreational Vehicles and Equipment in Residential Zones,

   That *Section 2.3, Table 1: Schedule of Permitted and Conditional Uses, and Off-Street Parking Requirements, By Zoning Districts* be amended to allow all such uses as presently allowable in R6 designation, with the addition requiring 2 spaces per dwelling for a single-family detached homes and 2 per unit for duplexes as outlined below in Note (b):

   In the TN Zoning District only 1 space is required per unit, and parking requirements may be met through on-street parking; through off-site parking in a public parking lot; or off-site parking through a long-term parking agreement, providing the off-site spaces are a maximum of 1,000 feet from the residence, except when the units are designated as age restricted.

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That Section 2.3, Table 2 be amended to include: the addition of TN designation and related schedule columns allowing for no minimum lot areas, minimum yard and building setbacks in feet of a Major Street Front at 15 including Notes I and J, a Minor Street Front at 10 including Notes I and J, Side at 5 for Residential and Non-Residential governed by Note (K), Rear for Residential and Non-Residential at 15, Maximum Height of 50 feet, Maximum Impervious Surface Ratio at .75, no Maximum Residential Density, and Maximum Floor Area Ratio Non Residential uses at 0.3, Note (I) Measured from the Right of Way Line or Property Line , Note(J) If it is not possible to provide required parking to the side or rear of the primary structure, on-street, or off-site, the front setback shall be a minimum of 20', and Note (K) Side setbacks may be less than 5' if all applicable Building Codes and Fire Codes are met.

Section 2.3, Table 2, Schedule of Lot Area, Yard, Setback, Height, Density, Floor Area and Impervious Surface Requirements, By District

Districts	Minimum Lot Area (s.f.)			Minimum Yard and Building Setback (ft.)						Maximum Height (ft.) (B)	Maximum Impervious Surface Ratio	Maximum Residential Density (C)	Maximum Floor Area Ratio Non-Res. Uses (H)
				Front (A)		Side		Rear					
	Res.	Non-Res.	Width	Major Street	Minor Street	Res.	Non-Res.	Res.	Non-Res.				
R-10	9,000	12,000	100	70	50	15	25	15	25	35	0.55	4.5	0.25
R-8	(D)	12,000	80	70	50	10	25	10	25	35	0.65	8	0.3
R-6	(E)	12,000	60	70	50	8	25	8	25	50	0.75	10	0.35
TN	NA	NA	NA	15 (I, J)	10 (I, J)	5 (K)	5 (K)	15	15	50	0.75	NA	0.35
RG	(D)	12,000	80	70	50	10	25	10	25	35	0.65	8	0.35
OR	6,000	6,000	60	70	50	8	8	8	8	35	0.75	8	(G)
LC	6,000	5,000	50	70	50	5	5	5	5	35	0.75	8	0.6
GC	6,000	4,000	40	70	50	5	5	5	5	NONE	0.85	8	0.75
CC	NA	NA	NA	NONE	NONE	(F)	(F)	(F)	(F)	NONE	1	NA	NA
LI	NA	10,000	100	70	50	NA	25	NA	25	NONE	0.85	NA	NA
BI	NA	20	100	70	50	NA	50	NA	50	NONE	0.85	NA	NA
(A) through (K) see Table Notes													
Refer Sections 8.2 and 8.3 for yard and setback modifications. (s.f. = square feet, (ft.) = feet, (NA) = Not applicable.													

NOTES TO TABLE 2

(A)	Measurement from centerline of street.
(B)	Measurement from average elevation of the finished grade within 20 feet of the structure.
(C)	Measurement in units per gross acre.
(D)	7,500 square feet for single-family dwelling; 10,000 square feet for duplex.
(E)	6,000 square feet single-family dwelling (unit); 4,000 square feet for each additional dwelling unit.
(F)	No setback requirement except where a building or use is contiguous to a residential use in a Residential Zone District, then a minimum setback equal to the setback required in the contiguous residential district shall be required.
(G)	50 percent, but not to exceed 5,000 square feet in gross floor area.
(H)	Measured as percent of total lot area.
(I)	Measured from the Right of Way Line or Property Line
(J)	If it is not possible to provide required parking to the side or rear of the primary structure, on-street, or off-site, the front setback shall be a minimum of 20'.
(K)	Side setbacks may be less than 5' if all applicable Building Codes and Fire Codes are met

That TABLE 5 REGULATION OF SIGNS BY TYPE, CHARACTERISTICS AND ZONING DISTRICTS and TABLE 6 NUMBER, DIMENSION AND LOCATION OF PERMITTED SIGNS, BY ZONING DISTRICT be amended to add TN Traditional Neighborhood District to columns containing R6 and RG designations.

TABLE 5
REGULATION OF SIGNS BY TYPE, CHARACTERISTICS AND ZONING DISTRICTS

SIGN TYPE	R-10 R-8	R-6 TN RG	INS (3)	OR	LC	CC	GC	LI BI
PERMANENT								
Freestanding								
Billboards	N	N	N	N	N	N	P	P
Principal	N(1)	N(1)	P	P	P	P	P	P
Incidental	N	A	A	A	A	A	A	A
Building								
Awning, Canopy	N	N	N	P	P	P	P	P
Identification	A	A	A	A	A	A	A	A
Incidental	N	A	A	A	A	A	A	A
Marquee	N	N	N	N	P	P	P	P
Projecting	N	N	N	N	P	P	P	P
Roof	N	N	N	N	N	N	N	N
Roof, Integral	N	N	N	N	N	N	P	P
Wall	N	N	N	N	P	P	P	P
TEMPORARY (2)								
A-Frame	N	N	A	N	A	A	A	A
Banner, pennants	N	N	A	A	A	A	A	A
Posters, political	A	A	A	A	A	A	A	A
Portable	N	N	N	N	N	N	P	P
Inflatable	N	N	N	N	N	N	P	N
Window	N	N	N	A	A	A	A	A
Identification	A	A	A	A	A	A	A	A
SIGN CHARACTERISTICS								
Animated	N	N	N	N	N	P	P	N
Changeable Copy	N	N	A	A	A	A	A	A
Illumination Indirect	A	A	A	A	A	A	A	A
Illumination Internal	A	A	A	A	A	A	A	A
Illumination, Exposed bulbs	N	N	N	N	N	N	N	N
Digital	N	N	N	N	N	N	P(4)	N

(1) Signs identifying or announcing land subdivisions or residential projects shall be allowed by permit only, in accord with the requirements of Table VII and Section 5-4; (2) See Section 5-6; (3) This column does not represent a zoning district. It applies to institutional and other non-residential uses permitted in residential zoning districts, i.e. churches, schools, parks, etc., and includes historical markers. (4) Signs shall be located no closer than 300 feet to nearest dwelling.

TABLE 6
NUMBER, DIMENSION AND LOCATION OF PERMITTED SIGNS, BY ZONING DISTRICT

FREESTANDING SIGNS	R-10(a) R-8	R-6 TN (a) RG	INS (b)	OR	LC	CC	GC	LI BI
Number Permitted:								
Principal (Per Lot)	NA	NA	1	1	1	1 (d)	(e)	(e)
Billboards	NA	NA	NA	NA	NA	NA	(f)	(f)
Maximum Sign Area (Sq. Ft.)								
Principal Signs	NA	NA	20	20	36	36	(C)	(C)
Billboards	NA	NA	NA	NA	NA	NA	378(g)	378(g)
Minimum Setback from Property Line	NA	NA	10'	10'	10'	0	10'	10'
Maximum Height	NA	NA	12'	12'	24'	24'	(h)	(h)
BUILDING SIGNS								
Number Permitted	1	1	1	1	NA	NA	NA	NA
Maximum Sign Area (sq. ft.)	2	6	10	6	NA	NA	NA	NA
Maximum Wall Area (%)	NA	NA	NA	NA	15%	15%	25%	25%
TEMPORARY SIGNS	See Section 5-6							

(a) Subdivision identification and residential project signs, not to exceed 20 square feet in area are permitted in these districts, provided they meet the requirements for a Common Signage Plan, in accord with Section 5-4.

(b) This column does not represent a zoning district. It applies to institutional and other non-residential uses permitted under the zoning ordinance in residential zoning districts, i.e. churches, schools, parks, etc.

(c) One (1) square foot of sign area for each three (3) feet of street frontage (on one street), not to exceed 378 square feet per sign.

(d) Free standing signs shall be permitted only where yard depth is at least 20 feet.

(e) One per lot or street upon which lot is located if more than one, plus one for each 400 feet street frontage (on one street).

(f) No billboard shall be located within 1,200 feet of another billboard, whether within or without the city limits. The total number shall not exceed the number in place as of the date of adoption of this ordinance, except by annexation.

(g) Billboards may include extensions or cutouts totaling no more than 150 square feet. Billboards shall be designed and constructed with monopole support structure, in accord with city code with respect to wind load and foundation design. No stacked or side-by-side sign faces shall be allowed.

(h) 40' feet when located on the By-Pass; 24' when located elsewhere.

2. This Ordinance shall become effective upon its adoption.

DONE AND RATIFIED in Council assembled this 14TH day of May, 2024.

Tuesday, May 07, 2024
First Reading

Tuesday, May 14, 2024
Hearing/Second Reading

_____
Mayor: J Curtis Boyd

ATTEST:

_____
Clerk/Treasurer: Gloria B Pridgen

AS TO FORM:

_____
Municipal Attorney: Kevin Etheridge

City of Darlington
South Carolina

DEPARTMENTS OF BUILDINGS & CODE ENFORCEMENT

ARTICLE XII. – REGISTRATION AND REGULATION OF VACANT BUILDINGS

Sec. 18-273. Policy.

The purpose of §18-273 through §18-283 is to protect the public health, safety, and welfare by establishing a program for the identification and regulation of vacant buildings within the city. §18-273 through §18-283 also determine the responsibilities of owners of vacant buildings and provides for administration, enforcement, and penalties associated with the same.

(Ord. No 2021-07, 4-2-2021)

Sec. 18-274. – Findings.

Vacant buildings are a major cause and source of blight in residential and non-residential neighborhoods, especially when the owner or responsible party of the building fails to actively maintain and manage the building to ensure it does not become a liability to the neighborhood. Vacant buildings often attract transient, homeless people, trespassers, and criminals, including drug abusers. Neglect of vacant buildings, as well as use of vacant buildings by transient and criminals, creates a risk of fire, explosion, or flooding for the vacant building and adjacent properties. Vacant properties are often used as dumping grounds for junk and debris and are often overgrown with weeds and grass. Vacant buildings that are boarded up to prevent entry by transients and other long-term vacancies discourage economic development and retard appreciation of property values. There is a substantial cost to the city for monitoring vacant buildings whether or not those buildings are boarded up. This cost should not be borne by the general taxpayers of the community but rather these costs should be borne by those who choose to leave their buildings vacant.

Sec. 18-275. – Definitions.

The following definitions shall apply in the interpretation and enforcement of §18-273 through §18-283

Building means a building or structure designed for business use or human use or occupancy.

Compliance official means the city manager and the city manager's designated agents authorized to administer and enforce §18-273 through §18-283 of this Code.

Owner means those shown to be the owner or owners on the records of the Darlington County Assessor's Office; those identified as the owner or owners on a vacant building registration form, a holder of an unrecorded contract for deed, a mortgagee or vendee in possession, a mortgagor or vendor in possession, an assignee of rents, a receiver, an executor, a trustee, a lessee, other person, firm or corporation in control of the freehold of the premises or lesser estate therein. An owner also means any person, partnership, association, corporation, or fiduciary having a legal or equitable title or any interest in the property or

building. This includes any partner, officer, or director of any partnership, corporation, association or other legally-constituted business entity. All owners shall have joint and several obligations for compliance with the provisions of §18-273 through §18-283 of this Code.

Responsible party means an owner, occupant, entity or person acting as an agent for the owner who has direct or indirect control or authority over the building or real property upon which the building is located. Any party having a legal or equitable interest in the property. Responsible party may include, but is not limited to, a realtor, service provider, mortgagor, leasing agent, management company, or similar person or entity.

Vacant Building means any structure built for occupancy of residential, commercial or industrial uses that is unoccupied.

Vacant Building; Categorical Classification Standards: A Building or portion of a building which is:

(1) *Category I:* No current code violations on the structure or the premise.
   a. The building is secure, not boarded.
   b. The building is structurally sound with no code violations.
   c. The property is maintained to minimal code by owner or responsible party.

(2) *Category II:* Minimal code violations.
   a. The building is boarded and secure.
   b. The building is structurally sound with minor code violations.
   c. The property is not regularly maintained.

(3) *Category III:* Severe code violations.
   a. The building is boarded or needs to be boarded.
   b. Structural deficiencies are evident.
   c. History of criminal activity at the address.
   d. Structure is unfit for occupancy.
   e. The property is not maintained.

(Ord. No. 2021-07, 4-2-2021; Ord No. 2024-04)

City of Darlington

DEPARTMENTS OF BUILDINGS & CODE ENFORCEMENT

ARTICLE XII. – REGISTRATION AND REGULATION OF VACANT BUILDINGS

Sec. 18-276. - Vacant building registration.

(a) *Application.* The owner or responsible party must register a vacant building with the city no later than 30 days after the building becomes vacant. The registration must be submitted on a form provided by the city and shall include the following information supplied by the owner:

(1) The name, address, telephone number, and email address, if applicable, of each owner or the owner's representative;

(2) The names, addresses, telephone numbers, and email addresses, if applicable, of all known lien holders and all other parties with any legal interest in the building;

(3) The name, address, telephone number, and email address, if applicable, of a local agent or person responsible for managing or maintaining the property;

(4) The legal description, tax parcel identification number, and street address of the premises on which the building is situated;

(5) The date the building became vacant, the period of time the building is expected to remain vacant, and a property plan and timetable for returning the building to appropriate occupancy or use and for correcting Code violations and nuisances, or for demolition of the building;

(6) The status of water, sewer, natural gas and electric utilities.

(7) Following the registration of the vacant building, the code enforcement officer shall conduct an inspection of the property and premises to determine any code violations and to verify the vacant building category.

a. A status report will be provided to the owner of the building with the findings and current condition of the property. It will include any found violations and assign a category to the building.

(9) The owner must notify the compliance official of any changes in information supplied as part of the vacant building registration within 30 days of the change.

(b) *Property plan.* The property plan identified in §18-276(a)(6) must meet the following requirements:

(1) *General provisions.* The plan must comply with all applicable regulations and meet the approval of the compliance official. It must contain a timetable regarding use or demolition of the property. The plan must be completed within 30 days after the building is registered.

(2) *Maintenance of building.* The plan must identify the means and timetable for addressing all maintenance and nuisance-related items identified in the application. Any repairs, improvements or alterations to the property must comply with the applicable building codes and city regulations.

(3) *Plan changes.* If the property plan or timetable for the vacant building is revised in any way, the revisions must meet the approval of the compliance official.

(4) *Demolition required.* If a building has remained vacant for a period of 365 consecutive days, and the compliance official has not approved an alternative schedule in the property plan, the owner must demolish the building and restore the grounds. If the owner does not demolish the building, the city may commence abatement and cost recovery proceedings for the abatement of the violation in accordance with city Code section 19-105.

(c) *Non-compliance and notification.* If the owner does not comply with the property plan or maintain or correct nuisance items, the city may commence abatement and recover its costs for correction of those items. In the case of an absent owner and ongoing nuisance items, the City need not provide notice of each abatement act to the owner. A single notice by the city to the owner that it intends to provide ongoing abatement until the owner corrects the items will be sufficient notice.

(d) *Fees.* The owner must pay an annual registration fee. **The annual registration fee will be based on the use and the number of years that the building has been vacant (after the effective date of the ordinance from which this article derives). All fees are due at the time of registration or renewal.**

(1) *Fees for non-residential structures are as follows:*

YEAR	CATEGORY I	CATEGORY II	CATEGORY III
Initial Registration	$0	$0	$0
1st Annual Year	$100	$150	$200
2nd Annual Year	$500	$750	$1,000
3rd Annual Year	$1,000	$1,500	$2,000
Each Year Thereafter	$1,500	$2,250	$3,000

(2) *Fees for Residential structures are as follows:*

YEAR	CATEGORY I	CATEGORY II	CATEGORY III
Initial Registration	$0	$0	$0
1st Annual Year	$0	$50	$100
2nd Annual Year	$0	$250	$500
3rd Annual Year	$0	$500	$1,000
Each Year Thereafter	$0	$500	$1,000

(e) An annual compliance inspection fee of $50.00 is required on all non-exempt vacant buildings. The fee shall be paid at the time of registration.

(f) *Exemptions* from annual registration fees shall be granted for the following situations upon notification in writing to the code enforcement division, registration is still required:

(1) Residential and commercial buildings that are actively being marketed for sale or rent (up to one year, longer by appeal). Must be maintained to minimum code for the duration on the market;

(2) Buildings that are actively being renovated. Repairs and progression must be noticeable by the inspector (up to one year, longer by appeal);

(3) Properties that are in probate and actively being transferred;

(4) Structures damaged by a fire or weather event may be exempt for up to one year;

(5) Financial hardship;

(6) Category I structures that have not had citations within the last 12 months;

(7) Buildings owned by the government or a successor-in-interest to the government, provided the vacancy began during the government ownership; and/or

(8) Buildings that are structurally deficient that have been ordered by the city to be demolished and removed, in which the owner has provided consent to the city to demolish, and the city has accepted the consent. Liens are to be placed against the property to cover the cost of demolition.

(g) *Assessment.* If the registration fee or any portion is not paid within 60 days after billing, or within 60 days after any appeal becomes final, the city shall proceed to collect the unpaid cost against the property in a manner as a service fee assessed to be collected with the annual property tax.

(h) *Issuance of permit.* Upon completion of the registration process and payment of the fee, the city will issue a vacant building permit to the owner. The owner must securely post the permit on the vacant building, if possible, on a side entrance door that is not generally visible from the public street. If no side entrance door is available, the permit must be securely posted on another available entrance door.

If the property is abandoned or the owner or responsible party fails to complete the registration process, the property will be administratively registered as a vacant property.

(Ord. No. 2021-07, 4-2-2021; Ord No. 2024-04)

City of Darlington South Carolina

DEPARTMENTS OF BUILDINGS & CODE ENFORCEMENT

ARTICLE XII. – REGISTRATION AND REGULATION OF VACANT BUILDINGS

Sec. 18-277. - Change of ownership.

A new owner(s) must register or re-register a vacant building under section 18-276 within **45** days of any transfer of an ownership interest in a vacant building. The new owner(s) must comply with the approved property plan and timetable submitted by the previous owner. Any proposed changes in the property plan must be submitted and approved by the compliance official.

(Ord. No. 2021-07, 4-2-2021; Ord No. 2024-04)

Sec. 18-279. - Maintenance of vacant buildings.

The owner must comply with and address the following items in the property plan, as described in §18-276 (2):

(1) Appearance. All vacant buildings must be so maintained and kept that they appear to be occupied.

(2) *Securing.* All vacant buildings must be secured from outside entry by unauthorized persons or pests. Security must be by the normal building amenities such as windows and doors having adequate strength to resist intrusion. All doors and windows must remain locked. There shall be at least one operable door into every building and into each housing unit. Exterior walls and roofs must remain intact without holes.

a. *Architectural (cosmetic) structural panels.* Architectural structural panels may be used to secure windows, doors and other openings provided they are cut to fit the opening and match the characteristics of the building. Architectural panels may be of exterior grade-finished plywood or medium density overlaid plywood (MDO) that is painted to match the building exterior or covered with a reflective material such as plexi-glass to simulate windows.

b. *Temporary securing.* Untreated plywood or similar structural panels or temporary construction fencing may be used to secure windows, doors, and other openings for a maximum period of 14 days.

c. *"Artistic" board-up.* With prior approval of the compliance official, artistic options may be utilized to secure a vacant building.

d. *Emergency securing.* The compliance official may take steps to immediately secure a vacant building at his or her discretion in emergency circumstances.

(3) *Fire safety.*

a. *Fire protection systems.* Owners of nonresidential vacant buildings must maintain all fire protection systems, appliances and assemblies in operating condition and maintain underwriter laboratories (UL) monitoring of all systems.

b. *Removal of hazardous and combustible materials.* The owner of any vacant building, or vacant portion thereof, must remove all hazardous material and hazardous refuse that could constitute a fire hazard or contribute to the spread of fire.

(4) *Plumbing fixtures.* Plumbing fixtures connected to an approved water system, an approved sewage system, or an approved natural gas utility system must be installed in accordance with applicable codes and be maintained in sound condition and good repair or removed and the service terminated in the manner prescribed by applicable codes. The building's water systems must be protected from freezing.

(5) *Electrical.* Electrical service lines, wiring, outlets or fixtures not installed or maintained in accordance with applicable Codes must be repaired, removed or the electrical services terminated to the building in accordance with applicable codes.

(6) *Lighting.* All exterior lighting fixtures must be maintained in good repair, and illumination must be provided to the building and all walkways in the same manner as provided at the time the building was last occupied or as otherwise provided in the approved vacant building plan.

(7) *Heating.* Heating facilities or heating equipment in vacant buildings must be removed, rendered inoperable, or maintained in accordance with applicable codes.

(8) *Termination of utilities.* The compliance official may require that water, sewer, electricity, or gas service to the vacant building be terminated or disconnected. Prior to the termination of any utility service, written notice must be given to the owner. No utility may be restored until consent is given by the compliance official. Utilities may be discontinued at the request of the owner or responsible party as part of the approved vacant building property plan. The compliance official may authorize immediate termination of utilities at his or her discretion in emergency circumstances.

(9) *Signage.* Obsolete or unused exterior signs and installation hardware must be removed. Holes and penetrations must be properly patched and painted to match the building. Surfaces beneath the signs that do not match the building must be repaired, resurfaced, painted or otherwise altered to be compatible with the building surfaces.

All signs must be maintained in good condition and in compliance with article V of the City of Darlington Zoning Ordinance. Auction signs or attention-getting devices may be placed on a property for no more than 14 consecutive days prior to the auction date and must be removed within three days following the auction.

(10) *Exterior maintenance.* The owner must comply with all applicable property maintenance regulations and city Codes including, but not limited to, the following:

a. *Public nuisances.* The owner must eliminate any activity on the property that constitutes a public nuisance as defined by §58-23 of the city Code.

b. *Grass and weeds.* Grass, weeds and all components of the exterior lot surrounding the structure must maintained in a manner not to violate §70-9 – Overgrown or Unkempt lots of the City Code.

c. *Exterior structure maintenance.* The owner must maintain the vacant building in compliance with §18-273 through §18-283 as determined to be necessary by the Code official.

d. *Storage and disposal of refuse.* The storage and disposal of refuse must comply with the requirements of chapter 70 of the city Code.

e. *Animals.* The owner must ensure that all animals are removed from the property and handled in a humane manner.

f. *Diseased, dead or hazardous trees.* The owner must remove diseased, dead or hazardous trees or branches from the property in accordance with chapter 20 of the city code.

g. *Graffiti.* The owner must remove all graffiti from the property in accordance with city ordinance.

h. *Abandoned pools.* Swimming pools must be maintained in good operating condition; treated to prevent pest harborage; or properly drained and emptied. Swimming pools must be secured in accordance with article VIII of chapter 18 of the city code.

(11) *Police protections systems.* The owner must properly maintain all alarm systems in any vacant building or portion thereof in operating condition.

(12) *Loitering, criminal activities.* Loitering or engaging in criminal activities is not allowed in the vacant building or on the real property upon which the vacant building is located. The owner or responsible party must not allow these activities and take immediate actions to eliminate these conditions once notified by the city.

(13) *Emergency abatement.* The compliance official may authorize immediate abatement of any public nuisance or maintenance item if, in the discretion of the compliance official, emergency circumstances exist that present an imminent threat to the public health and safety.

(14) *Other codes.* All other city codes and applicable regulations must be complied with.

(Ord. No. 2021-07, 4-2-2021; Ord No. 2024-04)

Sec. 18-282. - Appeal.

Any person or responsible party aggrieved by a decision under §18-273 through §18-283 may appeal to the city council. The appeal must be in writing, must specify the grounds for the appeal, and must be submitted to the city manager within ten business days of the decision that is basis of the appeal.

(Ord. No. 2021-07, 4-2-2021)

Sec. 18-283. - Penalties.

Any person or responsible party who violates §18-273 through §18-283 is subject to the penalty as provided under section 18-253 of this Code. Nothing in §18-273 through §18-283, however, is deemed to impair other remedies or civil penalties available to the city under this Code or state law.

(Ord. No. 2021-07, 4-2-2021)

THE STATE OF SOUTH CAROLINA
COUNTY OF DARLINGTON
CITY OF DARLINGTON

ORDINANCE NO: 2024-05

AMEND
CHAPTER 18 BUILDING AND BUILDING REGULATIONS
ARTICLE XII – REGISTRATION AND REGULATION OF VACANT BUILDINGS

An ordinance to amend Article XII - Registration and Regulations of Vacant Buildings of the City of Darlington Code of Ordinances.

Pursuant to Article III, Division 3 §2-114 (a)(2) of the City of Darlington Code of Ordinances.

BE IT ORDERED AND ORDAINED by City Council of the City of Darlington in Council assembled this 4TH day of June 2024.

1. Sec. 18-275. – Definitions is amended:

Vacant Building means any structure built for occupancy of residential, commercial or industrial uses that is unoccupied.
Vacant Building; Categorical Classification Standards: A Building or portion of a building which is:

(1) *Category I:* No current code violations on the structure or the premise.
   a. The building is secure, not boarded.
   b. The building is structurally sound with no code violations.
   c. The property is maintained to minimal code by owner or responsible party.

(2) *Category II:* Minimal code violations.
   a. The building is boarded and secure.
   b. The building is structurally sound with minor code violations.
   c. The property is not regularly maintained.

(3) *Category III:* Severe code violations.
   a. The building is boarded or needs to be boarded.
   b. Structural deficiencies are evident.
   c. History of criminal activity at the address.
   d. Structure is unfit for occupancy.
   e. The property is not maintained.

(Ord. No. 2021-07, 4-2-2021; Ord No. 2024-04)

City of Darlington

THE STATE OF SOUTH CAROLINA
COUNTY OF DARLINGTON
CITY OF DARLINGTON

2. Sec. 18-276. - Vacant building registration is amended.

(a) *Application.* The owner or responsible party must register a vacant building with the city no later than 30 days after the building becomes vacant. The registration must be submitted on a form provided by the city and shall include the following information supplied by the owner:

(1) The name, address, telephone number, and email address, if applicable, of each owner or the owner's representative;

(2) The names, addresses, telephone numbers, and email addresses, if applicable, of all known lien holders and all other parties with any legal interest in the building;

(3) The name, address, telephone number, and email address, if applicable, of a local agent or person responsible for managing or maintaining the property;

(4) The legal description, tax parcel identification number, and street address of the premises on which the building is situated;

(5) The date the building became vacant, the period of time the building is expected to remain vacant, and a property plan and timetable for returning the building to appropriate occupancy or use and for correcting Code violations and nuisances, or for demolition of the building;

(6) The status of water, sewer, natural gas and electric utilities.

(7) Following the registration of the vacant building, the code enforcement officer shall conduct an inspection of the property and premises to determine any code violations and to verify the vacant building category.

a. A status report will be provided to the owner of the building with the findings and current condition of the property. It will include any found violations and assign a category to the building.

(9) The owner must notify the compliance official of any changes in information supplied as part of the vacant building registration within 30 days of the change.

(b) *Property plan.* The property plan identified in §18-276(a)(6) must meet the following requirements:

(1) *General provisions.* The plan must comply with all applicable regulations and meet the approval of the compliance official. It must contain a timetable regarding use or demolition of the property. The plan must be completed within 30 days after the building is registered.

(2) *Maintenance of building.* The plan must identify the means and timetable for addressing all maintenance and nuisance-related items identified in the application. Any repairs, improvements or alterations to the property must comply with the applicable building codes and city regulations.

(3) *Plan changes.* If the property plan or timetable for the vacant building is revised in any way, the revisions must meet the approval of the compliance official.

(4) *Demolition required.* If a building has remained vacant for a period of 365 consecutive days, and the compliance official has not approved an alternative schedule in the property plan, the owner must demolish the building and restore the grounds. If the owner does not demolish the building, the city may commence abatement and cost recovery proceedings for the abatement of the violation in accordance with city Code section 19-105.

(c) *Non-compliance and notification.* If the owner does not comply with the property plan or maintain or correct nuisance items, the city may commence abatement and recover its costs for correction of those items. In the case of an absent owner and ongoing nuisance items, the City need not provide notice of each abatement act to the owner. A single notice by the city to the owner that it intends to provide ongoing abatement until the owner corrects the items will be sufficient notice.

(d) *Fees.* The owner must pay an annual registration fee. The annual registration fee will be based on the use and the number of years that the building has been vacant (after the effective date of the ordinance from which this article derives). All fees are due at the time of registration or renewal.

(1) *Fees for non-residential structures are as follows:*

YEAR	CATEGORY I	CATEGORY II	CATEGORY III
Initial Registration	$0	$0	$0
1st Annual Year	$100	$150	$200
2nd Annual Year	$500	$750	$1,000
3rd Annual Year	$1,000	$1,500	$2,000
Each Year Thereafter	$1,500	$2,250	$3,000

(2) *Fees for Residential structures are as follows:*

YEAR	CATEGORY I	CATEGORY II	CATEGORY III
Initial Registration	$0	$0	$0
1st Annual Year	$0	$50	$100
2nd Annual Year	$0	$250	$500
3rd Annual Year	$0	$500	$1,000
Each Year Thereafter	$0	$500	$1,000

(e) An annual compliance inspection fee of $50.00 is required on all non-exempt vacant buildings. The fee shall be paid at the time of registration.

(f) *Exemptions* from annual registration fees shall be granted for the following situations upon notification in writing to the code enforcement division, registration is still required:

(1) Residential and commercial buildings that are actively being marketed for sale or rent (up to one year, longer by appeal). Must be maintained to minimum code for the duration on the market;

(2) Buildings that are actively being renovated. Repairs and progression must be noticeable by the inspector (up to one year, longer by appeal);

(3) Properties that are in probate and actively being transferred;

(4) Structures damaged by a fire or weather event may be exempt for up to one year;

(5) Financial hardship;

(6) Category I structures that have not had citations within the last 12 months;

(7) Buildings owned by the government or a successor-in-interest to the government, provided the vacancy began during the government ownership; and/or

(8) Buildings that are structurally deficient that have been ordered by the city to be demolished and removed, in which the owner has provided consent to the city to demolish, and the city has accepted the consent. Liens are to be placed against the property to cover the cost of demolition.

(g) *Assessment.* If the registration fee or any portion is not paid within 60 days after billing, or within 60 days after any appeal becomes final, the city shall proceed to collect the unpaid cost against the property in a manner as a service fee assessed to be collected with the annual property tax.

(h) *Issuance of permit.* Upon completion of the registration process and payment of the fee, the city will issue a vacant building permit to the owner. The owner must securely post the permit on the vacant building, if possible, on a side entrance door that is not generally visible from the public street. If no side entrance door is available, the permit must be securely posted on another available entrance door.

If the property is abandoned or the owner or responsible party fails to complete the registration process, the property will be administratively registered as a vacant property.

(Ord. No. 2021-07, 4-2-2021; Ord No. 2024-04)

City of Darlington

THE STATE OF SOUTH CAROLINA
COUNTY OF DARLINGTON
CITY OF DARLINGTON

3. Sec. 18-277. - Change of ownership is amended.

A new owner(s) must register or re-register a vacant building under section 18-276 within **45** days of any transfer of an ownership interest in a vacant building. The new owner(s) must comply with the approved property plan and timetable submitted by the previous owner. Any proposed changes in the property plan must be submitted and approved by the compliance official.

(Ord. No. 2021-07, 4-2-2021; Ord No. 2024-04)

4. Sec. 18-279. - Maintenance of vacant buildings is amended.

The owner must comply with and address the following items in the property plan, as described in §18-276 (2):

(1) Appearance. All vacant buildings must be so maintained and kept that they appear to be occupied.

(2) *Securing.* All vacant buildings must be secured from outside entry by unauthorized persons or pests. Security must be by the normal building amenities such as windows and doors having adequate strength to resist intrusion. All doors and windows must remain locked. There shall be at least one operable door into every building and into each housing unit. Exterior walls and roofs must remain intact without holes.

a. *Architectural (cosmetic) structural panels.* Architectural structural panels may be used to secure windows, doors and other openings provided they are cut to fit the opening and match the characteristics of the building. Architectural panels may be of exterior grade-finished plywood or medium density overlaid plywood (MDO) that is painted to match the building exterior or covered with a reflective material such as plexi-glass to simulate windows.

b. *Temporary securing.* Untreated plywood or similar structural panels or temporary construction fencing may be used to secure windows, doors, and other openings for a maximum period of 14 days.

c. *"Artistic" board-up.* With prior approval of the compliance official, artistic options may be utilized to secure a vacant building.

d. *Emergency securing.* The compliance official may take steps to immediately secure a vacant building at his or her discretion in emergency circumstances.

(3) *Fire safety.*

a. *Fire protection systems.* Owners of nonresidential vacant buildings must maintain all fire protection systems, appliances and assemblies in operating condition and maintain underwriter laboratories (UL) monitoring of all systems.

b. *Removal of hazardous and combustible materials.* The owner of any vacant building, or vacant portion thereof, must remove all hazardous material and hazardous refuse that could constitute a fire hazard or contribute to the spread of fire.

(4) *Plumbing fixtures.* Plumbing fixtures connected to an approved water system, an approved sewage system, or an approved natural gas utility system must be installed in accordance with applicable codes and be maintained in sound condition and good repair or removed and the service terminated in the manner prescribed by applicable codes. The building's water systems must be protected from freezing.

(5) *Electrical.* Electrical service lines, wiring, outlets or fixtures not installed or maintained in accordance with applicable Codes must be repaired, removed or the electrical services terminated to the building in accordance with applicable codes.

(6) *Lighting.* All exterior lighting fixtures must be maintained in good repair, and illumination must be provided to the building and all walkways in the same manner as provided at the time the building was last occupied or as otherwise provided in the approved vacant building plan.

(7) *Heating.* Heating facilities or heating equipment in vacant buildings must be removed, rendered inoperable, or maintained in accordance with applicable codes.

(8) *Termination of utilities.* The compliance official may require that water, sewer, electricity, or gas service to the vacant building be terminated or disconnected. Prior to the termination of any utility service, written notice must be given to the owner. No utility may be restored until consent is given by the compliance official. Utilities may be discontinued at the request of the owner or responsible party as part of the approved vacant building property plan. The compliance official may authorize immediate termination of utilities at his or her discretion in emergency circumstances.

(9) *Signage.* Obsolete or unused exterior signs and installation hardware must be removed. Holes and penetrations must be properly patched and painted to match the building. Surfaces beneath the signs that do not match the building must be repaired, resurfaced, painted or otherwise altered to be compatible with the building surfaces.

City of Darlington

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CITY OF DARLINGTON

All signs must be maintained in good condition and in compliance with article V of the City of Darlington Zoning Ordinance. Auction signs or attention-getting devices may be placed on a property for no more than 14 consecutive days prior to the auction date and must be removed within three days following the auction.

(10) *Exterior maintenance.* The owner must comply with all applicable property maintenance regulations and city Codes including, but not limited to, the following:

a. *Public nuisances.* The owner must eliminate any activity on the property that constitutes a public nuisance as defined by §58-23 of the city Code.

b. *Grass and weeds.* Grass, weeds and all components of the exterior lot surrounding the structure must maintained in a manner not to violate §70-9 – Overgrown or Unkempt lots of the City Code.

c. *Exterior structure maintenance.* The owner must maintain the vacant building in compliance with §18-273 through §18-283 as determined to be necessary by the Code official.

d. *Storage and disposal of refuse.* The storage and disposal of refuse must comply with the requirements of chapter 70 of the city Code.

e. *Animals.* The owner must ensure that all animals are removed from the property and handled in a humane manner.

f. *Diseased, dead or hazardous trees.* The owner must remove diseased, dead or hazardous trees or branches from the property in accordance with chapter 20 of the city code.

g. *Graffiti.* The owner must remove all graffiti from the property in accordance with city ordinance.

h. *Abandoned pools.* Swimming pools must be maintained in good operating condition; treated to prevent pest harborage; or properly drained and emptied. Swimming pools must be secured in accordance with article VIII of chapter 18 of the city code.

(11) *Police protections systems.* The owner must properly maintain all alarm systems in any vacant building or portion thereof in operating condition.

City of Darlington

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COUNTY OF DARLINGTON
CITY OF DARLINGTON

(12) *Loitering, criminal activities.* Loitering or engaging in criminal activities is not allowed in the vacant building or on the real property upon which the vacant building is located. The owner or responsible party must not allow these activities and take immediate actions to eliminate these conditions once notified by the city.

(13) *Emergency abatement.* The compliance official may authorize immediate abatement of any public nuisance or maintenance item if, in the discretion of the compliance official, emergency circumstances exist that present an imminent threat to the public health and safety.

(14) *Other codes.* All other city codes and applicable regulations must be complied with.

(Ord. No. 2021-07, 4-2-2021; Ord No. 2024-04)

5. This Ordinance shall be effective upon its adoption.

DONE AND RATIFIED in Council assembled this 4th day of June, 2024

Tuesday, May 07, 2024
First Reading

Tuesday, June 04, 2024
Second Reading

_____
Mayor: J Curtis Boyd

ATTEST:

_____
Clerk/Treasurer: Gloria B Pridgen

AS TO FORM:

_____
Municipal Attorney: Kevin Etheridge

City of Darlington
South Carolina

THE STATE OF SOUTH CAROLINA
COUNTY OF DARLINGTON
CITY OF DARLINGTON

ORDINANCE NO: 2024-05

AMEND
CHAPTER 18 BUILDING AND BUILDING REGULATIONS
ARTICLE XII – REGISTRATION AND REGULATION OF VACANT BUILDINGS

An ordinance to amend Article XII - Registration and Regulations of Vacant Buildings of the City of Darlington Code of Ordinances.

Pursuant to Article III, Division 3 §2-114 (a)(2) of the City of Darlington Code of Ordinances.

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Vacant Building; Categorical Classification Standards: A Building or portion of a building which is:

(1) *Category I:* No current code violations on the structure or the premise.
   a. The building is secure, not boarded.
   b. The building is structurally sound with no code violations.
   c. The property is maintained to minimal code by owner or responsible party.

(2) *Category II:* Minimal code violations.
   a. The building is boarded and secure.
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   c. The property is not regularly maintained.

(3) *Category III:* Severe code violations.
   a. The building is boarded or needs to be boarded.
   b. Structural deficiencies are evident.
   c. History of criminal activity at the address.
   d. Structure is unfit for occupancy.
   e. The property is not maintained.

(Ord. No. 2021-07, 4-2-2021; Ord No. 2024-04)

City of Darlington
South Carolina

THE STATE OF SOUTH CAROLINA
COUNTY OF DARLINGTON
CITY OF DARLINGTON

2. Sec. 18-276. - Vacant building registration is amended.

(a) *Application.* The owner or responsible party must register a vacant building with the city no later than 30 days after the building becomes vacant. The registration must be submitted on a form provided by the city and shall include the following information supplied by the owner:

(1) The name, address, telephone number, and email address, if applicable, of each owner or the owner's representative;

(2) The names, addresses, telephone numbers, and email addresses, if applicable, of all known lien holders and all other parties with any legal interest in the building;

(3) The name, address, telephone number, and email address, if applicable, of a local agent or person responsible for managing or maintaining the property;

(4) The legal description, tax parcel identification number, and street address of the premises on which the building is situated;

(5) The date the building became vacant, the period of time the building is expected to remain vacant, and a property plan and timetable for returning the building to appropriate occupancy or use and for correcting Code violations and nuisances, or for demolition of the building;

(6) The status of water, sewer, natural gas and electric utilities.

(7) Following the registration of the vacant building, the code enforcement officer shall conduct an inspection of the property and premises to determine any code violations and to verify the vacant building category.

a. A status report will be provided to the owner of the building with the findings and current condition of the property. It will include any found violations and assign a category to the building.

(9) The owner must notify the compliance official of any changes in information supplied as part of the vacant building registration within 30 days of the change.

(b) *Property plan.* The property plan identified in §18-276(a)(6) must meet the following requirements:

(1) *General provisions.* The plan must comply with all applicable regulations and meet the approval of the compliance official. It must contain a timetable regarding use or demolition of the property. The plan must be completed within 30 days after the building is registered.

(2) *Maintenance of building.* The plan must identify the means and timetable for addressing all maintenance and nuisance-related items identified in the application. Any repairs, improvements or alterations to the property must comply with the applicable building codes and city regulations.

(3) *Plan changes.* If the property plan or timetable for the vacant building is revised in any way, the revisions must meet the approval of the compliance official.

(4) *Demolition required.* If a building has remained vacant for a period of 365 consecutive days, and the compliance official has not approved an alternative schedule in the property plan, the owner must demolish the building and restore the grounds. If the owner does not demolish the building, the city may commence abatement and cost recovery proceedings for the abatement of the violation in accordance with city Code section 19-105.

(c) *Non-compliance and notification.* If the owner does not comply with the property plan or maintain or correct nuisance items, the city may commence abatement and recover its costs for correction of those items. In the case of an absent owner and ongoing nuisance items, the City need not provide notice of each abatement act to the owner. A single notice by the city to the owner that it intends to provide ongoing abatement until the owner corrects the items will be sufficient notice.

(d) *Fees.* The owner must pay an annual registration fee. The annual registration fee will be based on the use and the number of years that the building has been vacant (after the effective date of the ordinance from which this article derives). All fees are due at the time of registration or renewal.

(1) *Fees for non-residential structures are as follows:*

YEAR	CATEGORY I	CATEGORY II	CATEGORY III
Initial Registration	$0	$0	$0
1st Annual Year	$100	$150	$200
2nd Annual Year	$500	$750	$1,000
3rd Annual Year	$1,000	$1,500	$2,000
Each Year Thereafter	$1,500	$2,250	$3,000

(2) *Fees for Residential structures are as follows:*

YEAR	CATEGORY I	CATEGORY II	CATEGORY III
Initial Registration	$0	$0	$0
1st Annual Year	$0	$50	$100
2nd Annual Year	$0	$250	$500
3rd Annual Year	$0	$500	$1,000
Each Year Thereafter	$0	$500	$1,000

(e) An annual compliance inspection fee of $50.00 is required on all non-exempt vacant buildings. The fee shall be paid at the time of registration.

(f) *Exemptions* from annual registration fees shall be granted for the following situations upon notification in writing to the code enforcement division, registration is still required:

(1) Residential and commercial buildings that are actively being marketed for sale or rent (up to one year, longer by appeal). Must be maintained to minimum code for the duration on the market;

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(6) Category I structures that have not had citations within the last 12 months;

(7) Buildings owned by the government or a successor-in-interest to the government, provided the vacancy began during the government ownership; and/or

(8) Buildings that are structurally deficient that have been ordered by the city to be demolished and removed, in which the owner has provided consent to the city to demolish, and the city has accepted the consent. Liens are to be placed against the property to cover the cost of demolition.

(g) *Assessment.* If the registration fee or any portion is not paid within 60 days after billing, or within 60 days after any appeal becomes final, the city shall proceed to collect the unpaid cost against the property in a manner as a service fee assessed to be collected with the annual property tax.

(h) *Issuance of permit.* Upon completion of the registration process and payment of the fee, the city will issue a vacant building permit to the owner. The owner must securely post the permit on the vacant building, if possible, on a side entrance door that is not generally visible from the public street. If no side entrance door is available, the permit must be securely posted on another available entrance door.

If the property is abandoned or the owner or responsible party fails to complete the registration process, the property will be administratively registered as a vacant property.

(Ord. No. 2021-07, 4-2-2021; Ord No. 2024-04)

City of Darlington South Carolina

THE STATE OF SOUTH CAROLINA
COUNTY OF DARLINGTON
CITY OF DARLINGTON

3. Sec. 18-277. - Change of ownership is amended.

A new owner(s) must register or re-register a vacant building under section 18-276 within **45** days of any transfer of an ownership interest in a vacant building. The new owner(s) must comply with the approved property plan and timetable submitted by the previous owner. Any proposed changes in the property plan must be submitted and approved by the compliance official.

(Ord. No. 2021-07, 4-2-2021; Ord No. 2024-04)

4. Sec. 18-279. - Maintenance of vacant buildings is amended.

The owner must comply with and address the following items in the property plan, as described in §18-276 (2):

(1) Appearance. All vacant buildings must be so maintained and kept that they appear to be occupied.

(2) *Securing.* All vacant buildings must be secured from outside entry by unauthorized persons or pests. Security must be by the normal building amenities such as windows and doors having adequate strength to resist intrusion. All doors and windows must remain locked. There shall be at least one operable door into every building and into each housing unit. Exterior walls and roofs must remain intact without holes.

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c. *"Artistic" board-up.* With prior approval of the compliance official, artistic options may be utilized to secure a vacant building.

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(3) *Fire safety.*

a. *Fire protection systems.* Owners of nonresidential vacant buildings must maintain all fire protection systems, appliances and assemblies in operating condition and maintain underwriter laboratories (UL) monitoring of all systems.

b. *Removal of hazardous and combustible materials.* The owner of any vacant building, or vacant portion thereof, must remove all hazardous material and hazardous refuse that could constitute a fire hazard or contribute to the spread of fire.

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(8) *Termination of utilities.* The compliance official may require that water, sewer, electricity, or gas service to the vacant building be terminated or disconnected. Prior to the termination of any utility service, written notice must be given to the owner. No utility may be restored until consent is given by the compliance official. Utilities may be discontinued at the request of the owner or responsible party as part of the approved vacant building property plan. The compliance official may authorize immediate termination of utilities at his or her discretion in emergency circumstances.

(9) *Signage.* Obsolete or unused exterior signs and installation hardware must be removed. Holes and penetrations must be properly patched and painted to match the building. Surfaces beneath the signs that do not match the building must be repaired, resurfaced, painted or otherwise altered to be compatible with the building surfaces.

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b. *Grass and weeds.* Grass, weeds and all components of the exterior lot surrounding the structure must maintained in a manner not to violate §70-9 – Overgrown or Unkempt lots of the City Code.

c. *Exterior structure maintenance.* The owner must maintain the vacant building in compliance with §18-273 through §18-283 as determined to be necessary by the Code official.

d. *Storage and disposal of refuse.* The storage and disposal of refuse must comply with the requirements of chapter 70 of the city Code.

e. *Animals.* The owner must ensure that all animals are removed from the property and handled in a humane manner.

f. *Diseased, dead or hazardous trees.* The owner must remove diseased, dead or hazardous trees or branches from the property in accordance with chapter 20 of the city code.

g. *Graffiti.* The owner must remove all graffiti from the property in accordance with city ordinance.

h. *Abandoned pools.* Swimming pools must be maintained in good operating condition; treated to prevent pest harborage; or properly drained and emptied. Swimming pools must be secured in accordance with article VIII of chapter 18 of the city code.

(11) *Police protections systems.* The owner must properly maintain all alarm systems in any vacant building or portion thereof in operating condition.

(12) *Loitering, criminal activities.* Loitering or engaging in criminal activities is not allowed in the vacant building or on the real property upon which the vacant building is located. The owner or responsible party must not allow these activities and take immediate actions to eliminate these conditions once notified by the city.

(13) *Emergency abatement.* The compliance official may authorize immediate abatement of any public nuisance or maintenance item if, in the discretion of the compliance official, emergency circumstances exist that present an imminent threat to the public health and safety.

(14) *Other codes.* All other city codes and applicable regulations must be complied with.

(Ord. No. 2021-07, 4-2-2021; Ord No. 2024-04)

5. This Ordinance shall be effective upon its adoption.

DONE AND RATIFIED in Council assembled this 4th day of June, 2024

Tuesday, May 07, 2024
First Reading

Tuesday, June 04, 2024
Second Reading

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Mayor: J Curtis Boyd

ATTEST:

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Clerk/Treasurer: Gloria B Pridgen

AS TO FORM:

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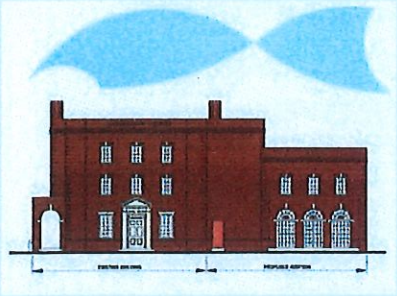
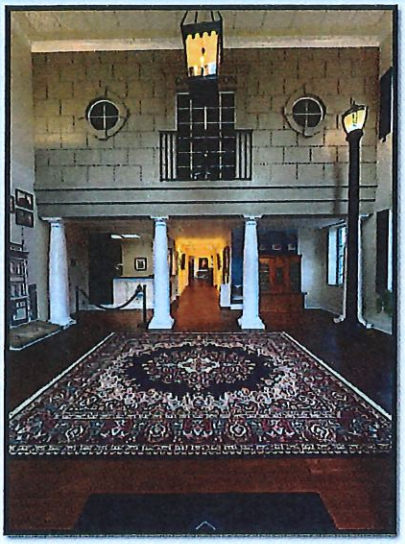
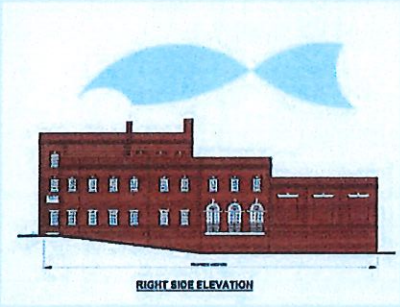
Municipal Attorney: Kevin Etheridge







DARLINGTON COUNTY
HISTORICAL COMMISSION & MUSEUM
ESTABLISHED 1965

MUSEUM GRAND OPENING

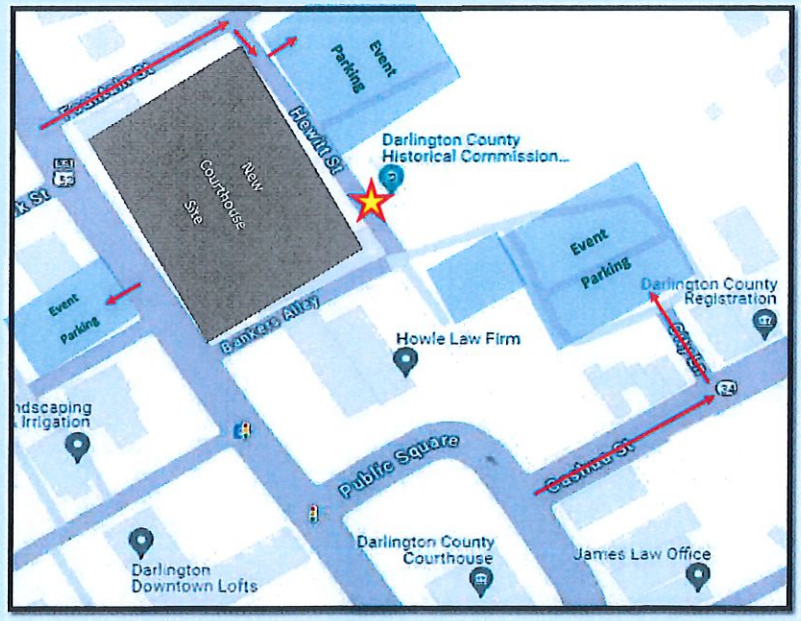
We are excited to invite you to join us as we dedicate our new **Darlington County Museum**, celebrate the ribbon cutting, and open it to the public. The day will be full of historical exhibits, interpretive history, and opportunities to celebrate the past.

SATURDAY | May 18 2024 | 10:00 AM

204 Hewitt Street, Darlington, South Carolina, 29532

EVENT ADDRESS

204 Hewitt Street, Darlington, South Carolin 29532

EVENT PARKING

Event Parking will be available in the City Parking Lot off DeLeo Lane, the Carnegie Library Parking Lot off Main Street, and the "New" Courthouse & Museum Parking Lot off Hewitt Street.