

**Construction Board of Appeals
October 27, 2014
MINUTES**

MEMBERS PRESENT: Hobson H. Milton, Melvin Huell Sr., John Rogers, Zannie Graham, Jimmy Holt, & William Stuckey

MEMBERS ABSENT: None

OTHERS PRESENT: Janet Grant, Rick Martin, & Debra Grant

- I. **Call to Order**
- II. **Approval of Minutes:** November 12, 2013; **the minutes were approved unanimously.**
- III. **Consideration for demolition:**

- 1. In the matter of **114 S Alex Alford Dr. (TMS#05-17-138-1)**, owner of record **John Uwagbai**, the City finds that this structure is an unfit dwelling for human habitation and imminent danger to human life or health.
Staff's Presentation: Rick Martin (None)
Property Owner's Response: Not Present
Public Input: None
Motion: Mr. Melvin Huell made a motion to support the findings of the City, seconded by Mr. Stuckey; the motion carried 6 to 0.
- 2. In the matter of **313 Alex Alford (TMS# 05-22-98)**, owner of record **John Wilson**, the City finds that this structure is an unfit dwelling for human habitation and imminent danger to human life or health.
Staff Presentation: Rick Martin stated that he has done an evaluation of the property and concluded that the structure is beyond repair and a hazard.
Property Owner's Response: Mr. John Wilson told the Board that the decisions for the property will be a group decision and they would like to repair the home.
Public Input: None
Motion: Mr. Huell made a motion to support the findings of the City, seconded by Mr. Graham; the motion carried 6 to 0.
- 3. In the matter of **Black River Alley (TMS #05-19-84)**, owner of record **Albertha L. Allien**, the City finds that this structure is an unfit dwelling for human habitation and imminent danger to human life or health.
Staff's Presentation: Rick Martin stated that he has done an evaluation of the property and concluded that the structure is beyond repair and a hazard.
Property Owner's Response: Not Present
Public Input: None
Motion: Mr. Stuckey made a motion to support the findings of the City, seconded by Mr. Rogers; the motion carried 6 to 0.
- 4. In the matter of **1901 Butts St. (TMS#05-25-61)**, owner of record **Mary McCoy C/O James Wragg**, the City finds that this structure is an unfit dwelling for human habitation and imminent danger to human life or health.
Staff's Presentation/Rick Martin, stated that he has done an evaluation of the property and concluded that the structure is beyond repair and a hazard.

Property Owner's Response: Not present but did ask the City to assist in the removal of the structure.

Public Input: None

Motion: Mr. Huell made a motion to support the findings of the City, seconded by Mr. Rogers; the motion carried 6 to 0.

5. In the matter of **621 Church St. (TMS#05-27-144)**, owner of record **Robert Deane**, the City finds that this structure is an unfit dwelling for human habitation and imminent danger to human life or health.

Staff's Presentation: Rick Martin stated that he has done an evaluation of the property and concluded that the structure is beyond repair and a hazard. Mr. Martin also told the Board that this property is in the Historic District and the ARB has giving their approval.

Property Owner's Response/Not Present

Public Input: None

Motion: Mr. Graham made a motion to support the findings of the City, seconded by Mr. Milton; the motion carried 6 to 0.

6. In the matter of **405 Dekalb St. (TMS#05-7-22)**, owner of record **Daniel Cooper**, the City finds that this structure is an unfit dwelling for human habitation and imminent danger to human life or health.

Staff's Presentation: Rick Martin stated that he has done an evaluation of the property and concluded that the structure is beyond repair and a hazard.

Property Owner's Response: Not present but did ask the City to assist in the removal of the structure.

Public Input: None

Motion: Mr. Huell made a motion to support the findings of the City, seconded by Mr. Holt; the motion carried 6 to 0.

7. In the matter of **2019 Duke St. (TMS#05-13-231)**, owner of record **Shirley Wallace**, the City finds that this structure is an unfit dwelling for human habitation and imminent danger to human life or health.

Staff's Presentation: Rick Martin stated that he has done an evaluation of the property and concluded that the structure is beyond repair and a hazard.

Property Owner's Response: Not present but did ask the City to assist in the removal of the structure.

Public Input: None

Motion: Mr. Stuckey made a motion to support the findings of the City, seconded by Mr. Holt; the motion carried 6 to 0.

8. In the matter of **1914 Emanuel St. (TMS#05-22-39)**, owner of record **Ruth Russell**, the City finds that this structure is an unfit dwelling for human habitation and imminent danger to human life or health.

Staff's Presentation: Rick Martin stated that he has done an evaluation of the property and concluded that the structure is beyond repair and a hazard.

Property Owner's Response: Not Present

Public Input: None

Motion: Mr. Graham made a motion to support the findings of the City, seconded by Mr. Milton; the motion carried 6 to 0.

9. In the matter of **2206 Emanuel St. (TMS#05-17-196)**, owner of record **Leroy Sabb C/O James Sabb**, the City finds that this structure is an unfit dwelling for human habitation and imminent danger to human life or health.

Staff's Presentation: Rick Martin stated that he has done an evaluation of the property and concluded that the structure is beyond repair and a hazard.

Property Owner's Response: Not present but did ask the City to assist with the removal of the structure.

Public Input: None

Motion: Mr. Rogers made a motion to support the findings of the City, seconded by Mr. Huell; the motion carried 6 to 0.

10. In the matter of **1424 Front St. (TMS#05-23-83)**, owner of record **Terry Thomas**, the City finds that this structure is an unfit dwelling for human habitation and imminent danger to human life or health.

Staff's Presentation: Rick Martin stated that he has done an evaluation of the property and concluded that the structure is beyond repair and a hazard.

Property Owner's Response: Not Present

Public Input: None

Motion: Mr. Stuckey made a motion to support the findings of the City, seconded by Mr. Huell; the motion carried 6 to 0.

11. In the matter of **1813 Front St. (TMS#05-18-192)**, owner of record **Jim Davis Hrs. C/O R. Davis** the City finds that this structure is an unfit dwelling for human habitation and imminent danger to human life or health.

Staff's Presentation: Rick Martin stated that he has done an evaluation of the property and concluded that the structure is beyond repair and a hazard.

Property Owner's Response: Not Present

Public Input: None

Motion: Mr. Holt made a motion to support the findings of the City, seconded by Mr. Huell; the motion carried 6 to 0.

12. In the matter of **2203 Front St. (TMS#05-17-81)**, owner of record **Bernice McCollough** the City finds that this structure is an unfit dwelling for human habitation and imminent danger to human life or health.

Staff's Presentation: Rick Martin stated that he has done an evaluation of the property and concluded that the structure is beyond repair and a hazard.

Property Owner's Response: Ms. Ebony McCollough told the Board that she is presently going through Probate Court to gain rights of the property and would like to be granted time to repair the home if she is successful with the legal aspect.

Public Input: None

Motion: Mr. Milton made a motion to table the matter until further notice, seconded by Mr. Rogers; the motion carried 6 to 0.

13. In the matter of **2211 Front St. (TMS#05-17-77)**, owner of record **Wilhelmena Lewis C/O Rev. Jack Lewis Jr.** the City finds that this structure is an unfit dwelling for human habitation and imminent danger to human life or health.

Staff's Presentation: Rick Martin stated that he has done an evaluation of the property and concluded that the structure is beyond repair and a hazard.

Property Owner's Response: Rev. Jack Lewis and his sister Ms. Daisy Mitchell came before the Board and said their family will be meeting over the Thanksgiving Holiday and will retain a contractor to remove the structure at their expense.

Public Input: None

Motion: Mr. Holt made a motion to support the findings of the City, seconded by Mr. Huell; the motion carried 6 to 0.

- 14.** In the matter of **1916 Gilbert St. (TMS #05-22-145)**, owner of record **Leroy McCants** the City finds that this structure is an unfit dwelling for human habitation and imminent danger to human life or health.
Staff's Presentation: Rick Martin stated that he has done an evaluation of the property and concluded that the structure is beyond repair and a hazard.
Property Owner's Response: Not Present
Public Input: None
Motion: Mr. Stuckey made a motion to support the findings of the City, seconded by Mr. Huell; the motion carried 6 to 0.
- 15.** In the matter of **1922 Gilbert St. (TMS# 05-22-148)**, owner of record **Alafair Wragg Hrs. C/O Sammy Martin Jr.** the City finds that this structure is an unfit dwelling for human habitation and imminent danger to human life or health.
Staff's Presentation: Rick Martin stated that he has done an evaluation of the property and concluded that the structure is beyond repair and a hazard.
Property Owner's Response: Not Present (Owner called and expressed wanting to save the house)
Public Input: None
Motion: Mr. Huell made a motion to support the findings of the City, seconded by Mr. Rogers; the motion carried 6 to 0.
- 16.** In the matter of **1920 Hawkins (TMS #05-22-230)**, owner of record **Rosa Sessions Barnwell C/O Michael Sessions** the City finds that this structure is an unfit dwelling for human habitation and imminent danger to human life or health.
Staff's Presentation: Rick Martin stated that he has done an evaluation of the property and concluded that the structure is beyond repair and a hazard.
Property Owner's Response: Not Present
Public Input: None
Motion: Mr. Graham made a motion to support the findings of the City, seconded by Mr. Milton; the motion carried 6 to 0.
- 17.** In the matter of **225 S. Hazard St. (TMS #05-26-191)**, owner of record **James Gillard** the City finds that this structure is an unfit dwelling for human habitation and imminent danger to human life or health.
Staff's Presentation: Rick Martin stated that he has done an evaluation of the property and concluded that the structure is beyond repair and a hazard.
Property Owner's Response: Not Present
Public Input: None
Motion: Mr. Huell made a motion to support the findings of the City, seconded by Mr. Holt; the motion carried 6 to 0.
- 18.** In the matter of **608 Henry St. (TMS# 05-25-159)**, owner of record **Debra Nelson White C/O Deborah White** the City finds that this structure is an unfit dwelling for human habitation and imminent danger to human life or health.
Staff's Presentation: Rick Martin stated that he has done an evaluation of the property and concluded that the structure is beyond repair and a hazard.
Property Owner's Response: Not Present
Public Input: None
Motion: Mr. Stuckey made a motion to support the findings of the City, seconded by Mr. Huell; the motion carried 6 to 0.

19. In the matter of **214 Kaminski St. (TMS# 05-23-146)**, owner of record **Larry Paul and Joe Rabon** the City finds that this structure is an unfit dwelling for human habitation and imminent danger to human life or health.
Staff's Presentation: Rick Martin stated that he has done an evaluation of the property and concluded that the structure is beyond repair and a hazard.
Property Owner's Response: Not present but did ask the City to assist with the removal of the structure.
Public Input: None
Motion: Mr. Huell made a motion to support the findings of the City, seconded by Mr. Holt; the motion carried 6 to 0.
20. In the matter of **1903 ½ Legion St. (TMS #05-13-9)**, owner of record **Herbert King Sr.** the City finds that this structure is an unfit dwelling for human habitation and imminent danger to human life or health.
Staff's Presentation: Rick Martin stated that he has done an evaluation of the property and concluded that the structure is beyond repair and a hazard.
Property Owner's Response: Not present but did ask the City to assist with the removal of the structure.
Public Input: None
Motion: Mr. Stuckey made a motion to support the findings of the City, seconded by Mr. Graham; the motion carried 6 to 0.
21. In the matter of **1917 Legion St. (TMS #05-13-2)**, owner of record **Andrew Washington Hrs.** the City finds that this structure is an unfit dwelling for human habitation and imminent danger to human life or health.
Staff's Presentation: Rick Martin stated that he has done an evaluation of the property and concluded that the structure is beyond repair and a hazard.
Property Owner's Response: Not present
Public Input: None
Motion: Mr. Graham made a motion to support the findings of the City, seconded by Mr. Milton; the motion carried 6 to 0.
22. In the matter of **614 S. Merriman Rd. (TMS #05-25-139)**, owner of record **Thomas Shubrick** the City finds that this structure is an unfit dwelling for human habitation and imminent danger to human life or health.
Staff's Presentation: Rick Martin stated that he has done an evaluation of the property and concluded that the structure is beyond repair and a hazard.
Property Owner's Response: Not present
Public Input: None
Motion: Mr. Stuckey made a motion to support the findings of the City, seconded by Mr. Huell; the motion carried 6 to 0.
23. In the matter of **516 Palm St. (TMS# 05-13-112-1)**, owner of record **Kimberly Rutledge** the City finds that this structure is an unfit dwelling for human habitation and imminent danger to human life or health.
Staff's Presentation: Rick Martin stated that he has done an evaluation of the property and concluded that the structure is beyond repair and a hazard.
Property Owner's Response: Elton Rutledge came before the Board to ask to have the house removed off the demolition list.
Public Input: None
Motion: Mr. Holt made a motion to support the findings of the City, seconded by Mr. Huell; the motion carried 6 to 0.

- 24.** In the matter of **614 Palm St. (TMS #05-13-76)**, owner of record **Sharrell W. Hankins** the City finds that this structure is an unfit dwelling for human habitation and imminent danger to human life or health.
Staff's Presentation: Rick Martin stated that he has done an evaluation of the property and concluded that the structure is beyond repair and a hazard.
Property Owner's Response: Carlos Weathers was present representing his mother **Sharrell W. Hankins** and asked the Board to remove their home from the demolition list to give them time to do repairs.
Public Input: None
Motion: Mr. Graham made a motion to table the matter until further notice, seconded by Mr. Milton; the motion carried 6 to 0.
- 25.** In the matter of **906 Palm St. (TMS# 05-8-33)**, owner of record **Janice Armstrong** the City finds that this structure is an unfit dwelling for human habitation and imminent danger to human life or health.
Staff's Presentation: Rick Martin stated that he has done an evaluation of the property and concluded that the structure is beyond repair and a hazard.
Property Owner's Response: Not present but did ask the City to assist with the removal of the structure.
Public Input: None
Motion: Mr. Huell made a motion to support the findings of the City, seconded by Mr. Milton; the motion carried 6 to 0.
- 26.** In the matter of **2402 Prince St. (TMS# 05-112-111)**, owner of record **William White Hrs. C/O Martha White** the City finds that this structure is an unfit dwelling for human habitation and imminent danger to human life or health.
Staff's Presentation: Rick Martin stated that he has done an evaluation of the property and concluded that the structure is beyond repair and a hazard.
Property Owner's Response: Not present
Public Input: None
Motion: Mr. Graham made a motion to support the findings of the City, seconded by Mr. Huell; the motion carried 6 to 0.
- 27.** In the matter of **1909 Prince St. (TMS# 05-18-224)**, owner of record **Kathy Cain ET AL C/O Jerry Vanderhorst** the City finds that this structure is an unfit dwelling for human habitation and imminent danger to human life or health.
Staff's Presentation: Rick Martin stated that he has done an evaluation of the property and concluded that the structure is beyond repair and a hazard.
Property Owner's Response: Ms. Ruth Pyatt was present and asked the Board to remove the property from the demolition list.
Public Input: None
Motion: Mr. Huell made a motion to support the findings of the City, seconded by Mr. Milton; the motion carried 5 to 1 (Mr. Hobson Milton cast the descending vote) .
- 28.** In the matter of **2109 Prince St. (TMS #05-17-34)**, owner of record **The Global Group** the City finds that this structure is an unfit dwelling for human habitation and imminent danger to human life or health.
Staff's Presentation: Rick Martin stated that he has done an evaluation of the property and concluded that the structure is beyond repair and a hazard.
Property Owner's Response: Not present
Public Input: None

- Motion: Mr. Stuckey made a motion to support the findings of the City, seconded by Mr. Graham; the motion carried 6 to 0.**
29. In the matter of **1812 Prince St. (TMS# 05-18-115)**, owner of record **Rosiland Ziglar** the City finds that this structure is an unfit dwelling for human habitation and imminent danger to human life or health.
Staff's Presentation: Rick Martin stated that he has done an evaluation of the property and concluded that the structure is beyond repair and a hazard.
Property Owner's Response: Not present
Public Input: None
Motion: Mr. Milton made a motion to support the findings of the City, seconded by Mr. Huell; the motion carried 6 to 0.
30. In the matter of **1812 Prince St. 2nd Structure (TMS# 05-18-115)**, owner of record **Rosiland Ziglar** the City finds that this structure is an unfit dwelling for human habitation and imminent danger to human life or health.
Staff's Presentation: Rick Martin stated that he has done an evaluation of the property and concluded that the structure is beyond repair and a hazard.
Property Owner's Response: Not present
Public Input: None
Motion: Mr. Milton made a motion to support the findings of the City, seconded by Mr. Huell; the motion carried 6 to 0.
31. In the matter of **1814 Prince St. (TMS# 05-18-116)**, owner of record **Rosiland Ziglar** the City finds that this structure is an unfit dwelling for human habitation and imminent danger to human life or health.
Staff's Presentation: Rick Martin stated that he has done an evaluation of the property and concluded that the structure is beyond repair and a hazard.
Property Owner's Response: Not present
Public Input: None
Motion: Mr. Milton made a motion to support the findings of the City, seconded by Mr. Huell; the motion carried 6 to 0.
32. In the matter of **2413 Prince St. (TMS# 05-12-176)**, owner of record **Elizabeth Cuttino** the City finds that this structure is an unfit dwelling for human habitation and imminent danger to human life or health.
Staff's Presentation: Rick Martin stated that he has done an evaluation of the property and concluded that the structure is beyond repair and a hazard.
Property Owner's Response: Not present
Public Input: None
Motion: Mr. Graham made a motion to support the findings of the City, seconded by Mr. Huell; the motion carried 6 to 0.
33. In the matter of **2215 Winyah St. (TMS#05-17-181)**, owner of record **Perry Fraser ET AL** the City finds that this structure is an unfit dwelling for human habitation and imminent danger to human life or health.
Staff's Presentation: Rick Martin stated that he has done an evaluation of the property and concluded that the structure is beyond repair and a hazard.
Property Owner's Response: Not present
Public Input: None
Motion: Mr. Milton made a motion to support the findings of the City, seconded by Mr. Huell; the motion carried 6 to 0.

- 34.** In the matter of **2405 Winyah St. (TMS#05-12-263)**, owner of record **Herman Lee Parson** the City finds that this structure is an unfit dwelling for human habitation and imminent danger to human life or health.
Staff's Presentation: **Rick Martin** stated that he has done an evaluation of the property and concluded that the structure is beyond repair and a hazard.
Property Owner's Response: **Mr. Herman L. Parson was present and asked that the Board remove his property for the demolition list.**
Public Input: **None**
Motion: **Mr. Huell made a motion to support the findings of the City, seconded by Mr. Graham; the motion carried 6 to 0.**
- 35.** In the matter of **318 Wood St. (TMS#05-27-184)**, owner of record **Anthony Gallant** the City finds that this structure is an unfit dwelling for human habitation and imminent danger to human life or health.
Staff's Presentation: **Rick Martin** stated that he has done an evaluation of the property and concluded that the structure is beyond repair and a hazard.
Property Owner's Response: **Not present but did ask the City to assist in the removal of the structure.**
Public Input: **None**
Motion: **Mr. Huell made a motion to support the findings of the City, seconded by Mr. Stuckey; the motion carried 6 to 0.**

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

Submitted By,

*Debra Grant
Board Secretary*