



# City of Clemson

## PLANNING & CODES ADMINISTRATION

1250 Tiger Blvd., Suite 4 • Clemson, SC 29631-2662 • (864) 653-2050 • Fax (864) 653-2057 • [www.cityofclemson.org](http://www.cityofclemson.org)

October 29, 2015

William R. Kelly  
502 Fairway Lakes Road  
Greenwood, SC 29649

**BY CERTIFIED AND FIRST CLASS MAIL**

Re: 212 Edgewood Avenue, Notice of Hearing

Dear Mr. Kelly,

Based upon the court action on October 28, 2015, your property at 212 Edgewood Avenue is considered a Nuisance Property because of the substantiated occupancy violation. A suspension hearing with City Council is now required and scheduled for **November 23, 2015 at 6:00 p.m. in City Council Chambers at 1200 Tiger Blvd.** Relevant Sections of the , City of Clemson Rental Housing Ordinance is attached for your information.

You will have the opportunity to present information regarding the circumstances of the occupancy violation, any corrective measures implemented, and other information you deem relevant to this matter. It is required that you bring a copy of your lease with you to this hearing. City Council has set aside 30 minutes for this hearing and a decision is normally rendered at this time.

Sincerely,

Todd A. Steadman  
Zoning and Codes Administrator

C: Richard Cotton, City Administrator  
Beverly Coleman, City Clerk

**Chapter 13**  
**Article III. Rental Housing Regulations**

**Sec. 13-59. Property Owner, Person in Charge, and Occupant.**

- c) Property Owner, the Person in Charge, and Occupants shall be liable for occupancy violations within rental residences of their control or in which they are located.

**Sec. 13-62. Requirement for Suspension Hearings**

City Council shall hold Suspension Hearings as follows:

- (1) Occupancy. Violation of occupancy regulations shall be grounds for declaring the rental unit a nuisance property and a suspension hearing date will be established by City Council within 60 days of the offense. The Zoning and Codes Administrator shall issue a notice by certified mail or any other means available to ensure delivery to the Property Owner and Person in Charge noting the property is considered a nuisance property and pending a suspension hearing. A copy of this notice shall be maintained by the Zoning and Codes Administrator.

**Sec. 13-63. City Council Hearing.**

- (a) The Zoning and Codes Administrator shall provide written notice to the Owner or Person in Charge of the residential rental unit by personal service, certified mail or any other means available. The written notice shall include the fact that the property is scheduled for a suspension hearing before City Council for the purpose of determining the status of the permit. The notice shall state the time and place at which the hearing is to be held which shall be at a regular or special Council meeting. The notice shall also contain a brief statement of the reasons for suspension hearing and a copy of the applicable provisions of the Code of Ordinances.
- (b) The Zoning and Codes Administrator shall provide City Council with a written report outlining the circumstances for declaring the rental property as a nuisance property. All documents relating to the property shall be available prior to the hearing for review by all parties.

**Sec. 13-65. Effect of Revocation.**

Upon the commencement of revocation, the property shall be secured and no person, firm or corporation shall operate or rent/lease to another for residential occupancy any dwelling unit or rooming unit during such time that the rental housing permit for such unit is revoked.