

**PLANNING and ADMINISTRATION COMMITTEE  
MINUTES  
SEPTEMBER 25, 2007**

The Planning and Administration Committee met on Tuesday, September 25, 2007 in the Committee Room, located on the second floor of the Administration Building beginning at 2:05 p.m. Mr. Jeffcoat, Committee Chairman presided.

Members Attending:

Johnny W. Jeffcoat, Chairman	George H. Smokey Davis, V Chairman
Debra B. Debbie Summers	John W. Carrigg, Jr.
William B. Banning, Sr.	William C. Billy Derrick

Also attending: Katherine Hubbard, County Administrator; Larry Porth, Finance Director/Assistant County Administrator; other staff members, citizens of the county and representatives of the media.

In accordance with the Freedom of Information Act, a copy of the agenda was sent to radio and TV stations, newspapers, and posted on the bulletin board located in the lobby of the County Administration Building.

**Options to Address Derelict Mobile Homes and Unsafe Structures (Goal 2) - Community Development - Ronald Scott, Director** – Mr. Scott presented research information addressing derelict mobile homes and unsafe structures. In June 2007, the State of South Carolina amended Article 1, Chapter 1, Title 6 of the South Carolina Code of Laws by adding Section §6-1-150 to address derelict mobile homes. Mr. Scott gave a brief summary of the new law which establishes specific criteria and noted the main difference from the County ordinance is that it would allow a magistrate to make the final determination on whether a mobile home is derelict. He said the new law also allows a \$25 registration fee to be assessed on all mobile homes newly registered with the County, which would cover the administrative costs incidental to locating, identifying and inspecting derelict mobile homes. The revenue fee cannot be used for removal.

Mr. Scott proposed a pilot Derelict Mobile Home Removal Program that would address the removal of approximately 12 derelict mobile homes at an estimated cost of \$19,522 to cover moving costs, disposal, legal costs, etc, and if necessary, in rare circumstances, cost of placing a lien on the land. He also provided an overview of information for unsafe structures from the existing Lexington County Building Code ordinance.

Mr. Scott said the new law is specific that if the mobile home and property owners are the same you can place a lien on the property but there are no provisions if the ownership of properties is not the same. There had been discussions in the past of tying the ownership of the mobile home to the property because if the mobile home it is not in a mobile home park, it presents problems. Mr. Rick Dolan, County Assessor, added that there is a law that allows a mobile home and land to be classified as real estate.

Staff was asked to look at how to deal with derelict mobile homes in mobile home parks and mobile homes listed as real property which does not apply under the law. In addition, staff was asked to draft a proposed ordinance for the \$25 mobile home registration fee, look at an increase in the inspection fees to assist in the mobile home cleanup process, and address old mobile homes currently being used as rental units in mobile home parks aside from abandoned derelict mobile homes.

A motion was made by Mr. Banning, seconded by Mr. Davis to recommend that full Council adopt the proposed budget of \$19,552 for the Derelict Mobile Home Removal Program and direct staff to move forward with administering the new State statute.

The vote in favor was unanimous.

**Old Business/New Business – None.**

There being no further business, the meeting was adjourned.

Respectfully submitted,

Judy R. Busbee  
Assistant to the Clerk

Johnny W. Jeffcoat  
Chairman

Diana W. Burnett  
Clerk