

The Lowcountry's Hometown

PO Box 700 | Moncks Corner, SC 29461 | 843.719.7900 | monckscornersc.gov

December 20, 2021

Angela Horne
120 Pinewood Drive
Moncks Corner, SC 29461

RE: 120 Pinewood Drive, TMS: 142-01-03-024

Dear Property Owner:

We have not received your permit application and payment for the trees that were removed on your property. Please see the options below to remedy this matter.

Option: 1: Pay \$10.00 for the tree permit and replant with new trees of similar species. Trees must be 6-8 feet tall and at least 2.5 inches in diameter. Total diameter of all trees planted must equal at least 26 inches.

Option 2: Pay \$10.00 for the tree permit, appear at the next planning commission meeting, and plead your case and request your newly planted trees to be an acceptable substitution.

Option 3: Pay \$75.00 per inch of tree that was removed the Town of Moncks Corner Tree Fund. $\$75.00 \times 39 \text{ inches of tree} = \2925.00

The Tree debris on the shoulder of the road also needs to be removed.

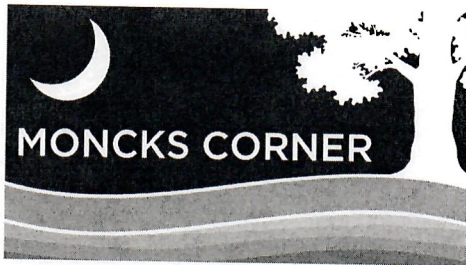
We need to hear from you within 7 days of receiving this notice to let us know which option you would like to choose.

We appreciate your prompt attention to this matter and ask that you take action to clear up this nuisance, please contact our office at 843-719-7913.

Thank you in advance for doing your part to help us keep Moncks Corner beautiful.

Sincerely,

Jennifer Shensky
Building & Codes Enforcement



The Lowcountry's Hometown

PO Box 700 | Moncks Corner, SC 29461 | 843.719.7900 | monckscornersc.gov

NOTICE OF PUBLIC NUISANCE AND ORDER TO ABATE 2nd NOTICE

NAME AND MAILING ADDRESS OF OWNER(S): Ms. Angela Horne
120 Pinewood Drive
ADDRESS OF PROPERTY IN VIOLATION: 120 Pinewood Drive
TAX MAP NUMBER: 142-01-03-024

NOTICE IS HEREBY GIVEN that an inspection of the property listed above on the 15th day of September has identified the following violation(s) of the Code of Ordinances of the Town of Moncks Corner:

- ___ The growth of grass, weeds, or undergrowth above the height of twelve inches. (Code §16-26(1))
- ___ Lumber or other wood materials, building materials, glass, trash, garbage, litter, rubbish or debris. (Code §16-26(3))
- ___ Abandoned, discarded or unused objects or equipment which is no longer safely usable for the purpose for which it was manufactured. (Code §16-26(4))
- ___ Accumulation of tree trimmings, yard clippings, stagnant water or other matter deleterious to good health and public sanitation. (Code §16-26(5))
- ___ Rodents, pests, and other vermin. (Code §16-26(6))
- ___ Unsafe structure, unsafe equipment, structure unfit for human occupancy, or unlawful structure (IPMC §108)
- ___ Exterior maintenance required (IPMC § 302)

X **Reconcile the two trees that were cut down without a permit. I have attached the letter that was sent to you on December 20, 2021 for you to review your options.**

PURSUANT TO CODE § 16-30, YOU ARE HEREBY ORDERED to abate the above-described violations within twenty **(20) days** after service of this notice, not including the date of receipt (or posting). When you have completed abatement, please contact the Code Enforcement Officer listed at the bottom of this letter. If a time extension is needed to abate the nuisance, please contact the Code Enforcement Officer.

FAILURE TO ABATE NUISANCE: If you fail to abate the nuisance and do not request an appeals hearing within twenty (20) days, the Town may correct or abate the nuisance and assess all costs of abatement as a lien against the property (Code §16-31).

843-719-7900

Address for Appeals: Town Administrator
PO Box 700
Moncks Corner, SC 29461

CODE ENFORCEMENT CASE 21MON-00221

Summary for Cited Violation Tree ordinance Violation

Case Number: 21MON-00221

Case Status: Open

Property:

120 Pinewood Drive
Moncks Corner, South Carolina 29461

Property Owner:

11/16/2021 : Failed Inspection logged by Jennifer Shensky

Notes	Corrections	Next Inspection
Trees measure 16" in diameter and 23"	Two trees were cut down in front yard without obtaining permits. Tree remnants are lined up at the curb in large piles.	11/16/2021

11/22/2021 : Update logged by Jennifer Shensky

Notes
Called Wilson Storm he said Stephanie is dropping off the tree permit application today

12/16/2021 : Update logged by Jennifer Shensky

Notes
Property owner still has not come in for permit. Debris remains on curb

12/29/2021 : Update logged by Jennifer Shensky

Notes
Letter was sent giving them 3 options for cutting the trees down without permission. Debris still remains on property

12/29/2021 : Update logged by Jennifer Shensky

Notes
Letter attached

01/10/2022 : Update logged by Jennifer Shensky

Notes
No response from letter sent 12/29. Debris is slowly being removed from property.

01/18/2022 : Update logged by Jennifer Shensky

Notes
Debris has been removed from curb

02/26/2022 : Update logged by Jennifer Shensky

Notes

Sent two letters to property owner informing them that trees were cut down without a permit and mitigation permit fees and penalties are going to be assessed and applied to property owner. I also informed them that they can go in front of the planning commission and plead their case and ask for complete dismissal of penalties and mitigation all with no response.

04/22/2022 : Update logged by Jennifer Shensky

Notes

Sent certified NOTICE OF PUBLIC NUISANCE AND ORDER TO ABATE 4/22/22. Letter is attached.

04/22/2022 : Update logged by Jennifer Shensky

Notes

Certified mail receipt