

COUNTY OF FLORENCE

Case No. 2026-LP-00021

The City of Florence, Municipal
Corporation,

Plaintiff,

**COMPLAINT AND NOTICE
OF DWELLING UNFIT FOR
HUMAN HABITATION**

VS.

Franklin Bryant; all unknown persons to have any right, title, or interest in or to, or lien upon, the real estate known as 459 West Pine Street, Florence County, South Carolina, TMS number 90074-10-012, their heirs and assigns, and all other persons, firms, or corporations entitled to claim under, by or through the above-named Defendant(s), and all other persons or entities unknown claiming any right, title, interest, estate in, or lien upon, the real estate known as 459 West Pine Street, Florence County, South Carolina, TMS number 90074-10-012,

Defendant.

FILED
2026 JAN 16 A 10:11
DORIS FOLIOS O'HARA
Clerk of Court C.P. & G.S.
FLORENCE COUNTY, SC

YOU ARE HEREBY NOTIFIED AS FOLLOWS:

1. A preliminary investigation conducted on August 15, 2025 by the City of Florence SC Building Official has determined that the dwelling located at 459 West Pine Street Florence County, South Carolina, TMS number 90074-10-012 is unfit for human habitation and unsafe as set forth in the South Carolina Code of Laws, the International Property Maintenance Code, and the City of Florence Code of Ordinances, and a copy of the inspection report is attached hereto and incorporated herein by reference.

CERTIFIED: A TRUE COPY

Doris Folios O'Hara
CLERK OF COURT C.P. & G.S.
FLORENCE COUNTY, S.C.

2. Pursuant to § 31-15-30 Code of Laws South Carolina, you are hereby provided notice that a hearing will be held before the Building Official located at 324 West Evans Street, Florence, South Carolina. The hearing will be held on the 13th day of February 2026 at 9:00 am, and as a party in interest of the aforesaid premises, you and any other party in interest have a right to file an Answer to this Complaint and to appear in person or through an attorney and give testimony at this hearing.

3. The proceeding is conducted pursuant to the provisions of § 31-15-10, *et. seq.*, Code of Laws of South Carolina, 1976, as amended. Pursuant to the aforementioned provisions of the Code of Laws of South Carolina, the rules of evidence prevailing in courts of law or equity shall not be controlling in hearings before the Building Official.

4. This hearing will be for the purpose of determining whether the aforesaid building is unfit for human habitation and unsafe as set forth in § 31-15-20 of the Code of Laws of South Carolina, Section 111.1.3 of the International Property Maintenance Code adopted by the City of Florence, and Section 4-425 of the City of Florence Code of Ordinances.

5. If after such hearing it is determined that this dwelling is unfit for human habitation, an Order may be issued with findings of fact providing the reason for the determination. The order will be made available and any required actions to remedy the situation within a specified period of time will be stated in the Order.

6. In the event of a determination that this dwelling is unfit for human habitation, an Order may be issued requiring:

a. The repairs, alterations or improvements of the dwelling within a designated time, or

b. The removal or demolition of such dwelling if it is determined that the dwelling cannot reasonable be repaired in relationship to the value of the dwelling.

7. You are hereby notified that in the event it is determined that this dwelling is unfit for human habitation and/or a dangerous structure, and you are ordered to remove, demolish, or repair such dwelling but fail to do so as ordered, the Building Official of the City of Florence may cause this dwelling to be removed, demolished, or repaired and the cost of such removal, demolition, or repairs may be charged as a lien against this property pursuant to the provisions of § 31-15-20 *et. seq.*, Code of Laws of South Carolina, 1976.

8. If you disagree with the findings of fact and order of the Building Official following such hearing, you will be entitled to appeal, within thirty (30) days thereafter, to the Construction and Maintenance Board of Adjustments and Appeals pursuant to Chapter 4, Article 2 of the City of Florence Code of Ordinances.

9. If you fail to answer this Complaint or to appear in person at the time of the hearing above stated, the Building Official will proceed with a determination of the issues on the basis of the information on hand.

Sworn to and subscribed before me
this 16th day of January, 2026.

Marshall W. McKeever
Print Name Marshall W. McKeever
Notary Public, State of South Carolina
My commission expires 04-27-2026

[Signature]
Signature

City of Florence Building Official