

COUNTY OF FLORENCE

Case No. 2025-LP-21-00306

The City of Florence, Municipal Corporation,

ORDER TO DEMOLISH

Plaintiff,

VS.

John L. Wilson; Robin Edwards; the Estate of Marion Joseph Edwards Jr.; Heirs of Marion Joseph Edwards Jr.; all unknown persons to have any right, title, or interest in or to, or lien upon, the real estate known as 609 North Wilson Street, Florence County, South Carolina, TMS number 90100-15-004, 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 609 North Wilson Street, Florence County, South Carolina, TMS number 90100-15-004,

Defendants

226 JAN 16 A 10-11
DORIS POULOS OHARA
OCCP & GS
FLORENCE COUNTY, SC

FILED

CERTIFIED: A TRUE COPY
Chris Johnson
CLERK OF COURT C.P. & G.S.
FLORENCE COUNTY, S.C.

YOU ARE HEREBY NOTIFIED AS FOLLOWS:

An evaluation conducted on August 11, 2025 by the City of Florence, South Carolina (the "City") Building Official resulted in a preliminary determination that the structure located at 609 North Wilson Street in the City of Florence is unfit for human habitation as set forth in Section 31-15-20 of the South Carolina Code of Laws and Section 111.1.3 of the International Property Maintenance Code. In accordance with Section 31-15-60 of the South Carolina Code of Laws, the Complaint and Notice of Dwelling Unfit for Human Habitation (the "Notice") was properly served on the Defendants by way of personal service to John L. Wilson and Robin Edwards and was published in a newspaper printed and published in the municipality for two consecutive weeks. A copy of the Notice was posted visibly on the property at 609 North Wilson Street, and is attached as **Exhibit A**. The Notice was filed with the Clerk of Court of Florence County and a clocked copy is attached as **Exhibit B**. As such, all parties in interest were properly provided notice and had an opportunity to appear at a hearing before the City Building Official that was scheduled for December 22, 2025 at 9:00am. No Answer was filed by the Defendants in response. The City Building Official now hereby makes the following Findings of Facts and Conclusions of Law.

FINDINGS OF FACTS

1. City Inspector Chris Johnson conducted an onsite inspection of the property on August 11, 2025, and documented the following findings of fact, which are detailed in the attached **Exhibit C**. The structure has significant fire and mechanical damage throughout. The interior and rafters are destroyed; the roof has large holes exposing the interior; areas of the floor finish and subfloor have failed; electrical devices and wiring are missing throughout; the HVAC system is nonfunctional and missing essential components; the ceiling and load bearing studs are destroyed; and more than half of the structure is damaged and/or uninhabitable.

2. On November 19, 2025 Robin Edwards was personally served the Notice and John L. Wilson was personally served the Notice on November 20, 2025. Service of the Notice was also accomplished by publishing it in the Florence Morning News on November 25, 2025, and on December 2, 2025, and by posting a copy of the Notice visibly on the property on November 19, 2025 in accordance with Section 31-15-60 of the South Carolina Code of Laws and Section 111.1.3 of the International Property Maintenance Code. On December 22, 2025, the City Building Official conducted the scheduled hearing at 324 West Evans Street in a conference room of the City Police Department.

Ms. Latesha Wilson attended and asked questions but did not present testimony or protest the demolition of the structure. A copy of the Minutes of the hearing is attached as **Exhibit D**. Based upon the evidence at hand and a determination made by the City Building Official, the property at 609 North Wilson Street is unfit for human habitation and is unsafe.

CONCLUSIONS OF LAW

1. Section 4-428 of the City of Florence Code of Ordinances provides that if, after notice and hearing, the public safety and housing officer determines that the dwelling under consideration is unfit for human habitation, he shall state in writing his findings of fact in support of such determination and shall issue and cause to be served upon the owner thereof an order requiring that if the repair, alteration or improvement of such dwelling cannot be made at a reasonable cost in relation to the value of the dwelling, the owner shall remove or demolish such dwelling within the time specified in the order.

2. The conditions found at 609 North Wilson Street, Florence, South Carolina, (tax parcel 90100-15-004) clearly establish that the property and the structure thereon is unsafe and unfit for human habitation, that the cost to repair this structure exceeds fifty percent (50%) of the value of the structure itself and is thus deemed unreasonable to repair, and that demolition of the structure is justified under the applicable South Carolina law, the International Property Maintenance Code, and the City of Florence Code of Ordinances.

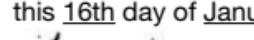
IT IS THEREFORE ORDERED AS FOLLOWS:

(a) The Defendants' authorized agent shall obtain the necessary permit(s) for the demolition of the structure and shall have the contents and debris removed from the site within 60 days from the date of this Order.

(b) Failure to comply with this Order may result in additional penalties for failure to abate a nuisance. In addition, due to the condition of the property, failure to comply with this Order may result in the City of Florence contracting for the demolition of the structure and filing a lien against the property for the cost involved.

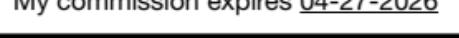
(c) The Defendants have a right to appeal this Order to the Circuit Court within 60 days after the Order has been posted and served as authorized under Section 31-15-70 of the South Carolina Code of Laws.

AND IT IS SO ORDERED



Signature
Chris Johnson
City of Florence Building Official

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



Print Name Marshell W. McKeever
Notary Public, State of South Carolina

My commission expires 04-27-2026