

COUNTY OF FLORENCE

Case No. 2025-LP-

The City of Florence, Municipal  
Corporation,

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,

Defendant.

**COMPLAINT AND NOTICE  
OF DWELLING UNFIT FOR  
HUMAN HABITATION****YOU ARE HEREBY NOTIFIED AS FOLLOWS:**

1. A preliminary investigation conducted on August 11, 2025 by the City of Florence SC Building Official has determined that the dwelling located at 609 North Wilson Street, Florence County, South Carolina, TMS number 90100-15-004 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.

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 \_\_\_\_ day of \_\_\_\_ 2025 at \_\_am/pm, 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.

AND IT IS SO ORDERED

  
SignatureChris Johnson  
City of Florence Building OfficialSworn to and subscribed before me  
this XX day of Jan., 2026  
SignaturePrint Name William J. Nida  
Notary Public, State of South Carolina  
My commission expires July 25, 2028