

**CITY OF FLORENCE, SOUTH CAROLINA**  
**DESIGN REVIEW BOARD**  
**FEBRUARY 9, 2022 AGENDA**

**I. Call to Order**

**II. Approval of Minutes** Regular meeting held on January 12, 2021.

**III. Public Hearing and Matter in Position for Action**

DRB-2022-03 Request for a Certificate of Appropriateness to install signage at 286 West Evans Street, Tax Map Number 90168-01-021; H-1 Historic Overlay District.

**IV. Public Hearing and Matter in Position for Action**

DRB-2022-04 Request for a Certificate of Appropriateness to remove trees and the existing driveway and install a parking area at 521 West Pine Street, Tax Map Number 90074-09-010; D-4 Timrod Park Overlay District.

**V. Public Hearing and Matter in Position for Action**

DRB-2022-05 Request for a Certificate of Appropriateness to replace the siding of the house located at 126 Warley Street, Tax Map Number 90074-04-025; D-1 Redevelopment Overlay District.

**VI. Public Hearing and Matter in Position for Action**

DRB-2022-06 Request for a Certificate of Appropriateness to construct an addition and accessory building at 653 South Coit Street, Tax Map Number 90076-04-015; D-1 Redevelopment Overlay District.

**VII. Adjournment** Next meeting is scheduled for March 9, 2022.

**THE CITY OF FLORENCE, SOUTH CAROLINA**  
**DESIGN REVIEW BOARD**  
**JANUARY 12, 2022 MINUTES**

**MEMBERS PRESENT:** Jamie Carsten, Scott Collins, Brice Elvington, John Keith, Joey McMillan, Mike Padgett, and Ranny Starnes

**MEMBERS ABSENT:** Jay Ham, Erik Healy, and David Tedder

**STAFF PRESENT:** Jerry Dudley, Derek Johnston, Alfred Cassidy, and Alane Zlotnicki; Bryan Bynum for IT

**CALL TO ORDER:** Chairman Carsten called the January 12, 2022 regular meeting to order at 2:06 p.m.

**APPROVAL OF MINUTES:** Chairman Carsten introduced the December 8, 2021 minutes and asked if there were any corrections or comments. There being none, he called for a motion to approve the minutes as submitted. Mr. Padgett moved that they be approved; Mr. McMillan seconded the motion, and it passed unanimously (7-0).

**PUBLIC HEARINGS AND MATTERS IN POSITION FOR ACTION:**

**DRB-2022-01      Request for a Certificate of Appropriateness to install signage and a handicapped access ramp on the parcel located at 615 South Dargan Street, Tax Map Number 90088-08-003; D-1 Redevelopment Overlay District.**

Chairman Carsten read the introduction to DRB-2022-01 and asked staff for their report. Mr. Cassidy gave the staff report as submitted to the Design Review Board.

Mr. Collins stated the handicap ramp is not an L shape as originally shown in the site plan but is a switch-backed ramp with architectural features which do not complement the original structure. The porch has iron railing which is not easily noticed from the street while the ramp has heavy wood struts which stand out from the road. He also mentioned the parking lot plan has the entrance drive intersecting two spaces. Mr. Dudley stated that was an error in the drawing and the entrance is in fact in the center of the parking lot. Mr. Collins lamented the number of completed projects which come to the Board for retroactive approvals, mentioning it significantly weakens the Board's input. Mr. Elvington concurred with Mr. Collins but also mentioned he empathizes with the applicant.

There being no further questions for staff, Chairman Carsten opened the public hearing.

Mr. Eddie Lasaine, the applicant, rose to speak in favor of the request. He apologized to the Board for the design discrepancies.

Mr. Collins mentioned as an architect he would have liked to have input on the ramp because the materials used are noncomplementary to the home's character. He mentioned the ramp does not meet ADA standards as the handrails are too wide to grip onto. The applicant and Mr. Dudley stated the rails will be brought into compliance the coming day. Mr. Collins asked the applicant to paint the brick of the monument sign to match the foundation painted bricks in order to soften the sign's appearance.

There being no one else to speak either for or against the request, Chairman Carsten closed the public hearing and called for discussion and then a motion. Mr. Collins moved to approve the request as submitted with the condition that the brick framework for the sign be painted white to match the foundation of the house. Mr. McMillan seconded the motion, and the vote to approve the request passed unanimously (7-0).

**DRB-2022-02 Request for a Certificate of Appropriateness to renovate the house located at 412 Jerome Street, Tax Map Number 90075-03-016; D-4 Timrod Park Overlay District.**

Chairman Carsten read the introduction to DRB-2022-02 and asked staff for their report. Mr. Cassidy gave the staff report as submitted to the Design Review Board.

Mr. Collins expressed concern with the one over one windows and asked the Board if they were familiar with the terminology 1 over 1, or 6 over 1. He explained 1 over 1 is one glass pane over another, and 6 over 1 is six panes of glass over one pane. He asked if the applicant could maintain the home's character although understands that modern windows are economically far superior to the original. Mr. Collins stated the Board must be consistent in preserving character. Ms. Starnes reminded the Board of a similar case where the original 6 over 1 windowpane configuration was required after new 1 over 1 panes were installed.

There being no further questions for staff, Chairman Carsten opened the public hearing.

The applicant, Mr. Rodney Hannah, rose to speak in favor of the request. Mr. Collins asked if the windows and doors could be saved. Mr. Hannah stated that was possible, he said he would like to revitalize the home to match the surrounding neighborhood. Mr. Collins asked if the Board could allow storm windows to be installed over the existing windows, Mr. Dudley stated it could allow storm windows. Dr. Keith asked if the color of the house was going to be changed. Mr. Hannah stated the home will be repainted the same color.

Mr. Padgett had to leave the meeting.

There being no one else to speak either for or against the request, Chairman Carsten closed the public hearing and called for discussion and then a motion. Mr. McMillan moved to approve the request as submitted allowing the owner to change to storm or vinyl windows that match the existing, and to doors that match the existing in style if not materials. Ms. Starnes seconded the motion, and the vote to approve the request passed unanimously (6-0).

**DRB-2022-03 Request for a Certificate of Appropriateness to install signage at 286 West Evans Street, Tax Map Number 90168-01-021; H-1 Historic Overlay District.**

Mr. Cassidy explained that the applicant has asked to defer this case. Chairman Carsten agreed to defer the case as requested. Mr. McMillan noted that he knows the applicant and will recuse himself when the time comes for a vote.

**COMMISSIONER TRAINING:** Mrs. Zlotnicki explained that all Board members are required to obtain 6 hours of Orientation Training upon appointment to a board and then 3 hours annually of continuing education. She said that it is permissible to obtain those hours online or they can be sponsored by staff. She will email links to training opportunities to all members for their use. Mr. Dudley added that staff could provide short training sessions at the end of a regularly scheduled meeting if desired.

**ADJOURNMENT:** Chairman Carsten adjourned the meeting at 3:00 p.m. The next meeting is scheduled for February 9, 2022.

Respectfully submitted by

Austin Cherry  
Administrative Assistant III

**DEPARTMENT OF PLANNING, RESEARCH & DEVELOPMENT  
STAFF REPORT TO THE  
CITY OF FLORENCE DESIGN REVIEW BOARD**

**DATE:** February 9, 2022

**CASE NUMBER:** DRB-2022-03

**LOCATION:** 286 West Evans Street

**TAX MAP NUMBER:** 90168-01-021

**OWNERS OF RECORD:** Thompson Rentals of Florence

**APPLICANT:** John Moody

**PROJECT DESCRIPTION:** Perpendicular sign

**OVERLAY DISTRICT:** H-1 Historic Overlay District &  
D-1 Redevelopment Overlay District

**Project Description**

The applicant is seeking a Certificate of Appropriateness (COA) to permit a perpendicular sign to be attached to the building located at 286 West Evans Street, Tax Map Number 90168-01-021. The commercial property is the site of Purvis Florist and Event Planning. The proposed sign is a double sided 1.5' x 2' (3 square feet) black aluminum sign with white lettering and red roses. The arm bracket that will display the sign is powder-coated steel that is 26 to 28 inches long (Attachment F).

**Background Information**

The 5,644 square foot commercial building was constructed in 1951. The property is zoned Central Business District within the H-1 Historic Overlay District and the D-1 Redevelopment Overlay District. The intent of the H-1 Historic Overlay District is to safeguard the architectural integrity of historic structures and sites by preventing the intrusion of incompatible development. The applicant, Mr. John Moody, is currently renting out a tenant space to promote his floral and event planning business. According to Mr. Moody, he is the only African American male florist in Florence.

**Staff Analysis**

In considering the issue of appropriateness, the Design Review Board and the Downtown Planning Coordinator shall use the *Design Guidelines for Downtown Florence, South Carolina* prepared by Allison Platt & Associates and Hunter Interests Inc., as adopted by Florence City Council. From Chapter 4 of the *Design Guidelines for downtown Florence, SC*:

**Business signage**

Signs are an important part of the identity of any business. Modern technology has extended the range of possible materials and treatments available to business owners.

The following materials are recommended:

- Wood (carved, sandblasted, etched, and properly sealed, primed, and painted or stained)
- Metal (formed, etched, cast, engraved, and properly primed and painted or factory coated)

- to protect against corrosion)
- High density pre-formed foam or similar material. New materials may be appropriate if properly designed in a manner consistent with these guidelines and painted or otherwise finished to complement the architecture
- Custom neon tubing, in the form of graphics or lettering, may be incorporated into several of the above permitted sign types.
- Sign material should be compatible with the design of the face of the façade where it is to be placed.

Flashing signs are not permitted. Backlit and internally lit signs may be used if approved by the Design Review Board and will be allowed only when they complement the existing façade and surrounding structures and are consistent with the objectives of the Design Guidelines.

The architecture in the Historic District and the Downtown Overlay District provides for two kinds of building mounted signs:

- panels and letters mounted flat to the wall
- panels mounted perpendicular to the wall

Both kinds of signs require installations that are coordinated with and responsive to the architecture of the buildings. The architectural elevations suggest two graphic zones that will accommodate signage: the sign band zone and the transom zone. The sign band zone provides space for pin-mounted individual letters or a panel placed flat against the wall to address views from vehicles and long distances. The transom zone above the door openings, where an awning may be installed, also provides space for signs installed perpendicular to the building to provide pedestrian orientation on the sidewalk, between or beneath the awning(s).

*The applicant is proposing a custom perpendicular sign to be mounted on the outer stucco block wall to the west of the commercial tenant space (Attachment E). The proposed signage rendering is a double sided 1.5' x 2' (3 square feet) black aluminum sign with white lettering and red roses (Attachment F). The white lettering displays the name of the applicant's business, "Purvis Florist," and his slogan states, "Let us bring your dreams to life" (Attachment F).*

- 1. The historic and significant character of the property should be retained and preserved.** *The applicant is proposing to add a perpendicular sign that will identify the location of his business which would be visible for potential clientele who are walking or driving in the 200 block of West Evans Street.*
- 2. Distinctive features, finishes, and construction techniques or examples that characterize a property should be preserved.** *Not applicable.*
- 3. For all buildings, aluminum or vinyl siding may not be used unless approved by the Design Review Board.** *Not applicable.*
- 4. Chemical or physical treatments that cause damage to or cover the original materials may not be used unless approved by the Design Review Board.** *Not applicable.*
- 5. New additions and adjacent or related new construction should be undertaken in such a manner that if removed in the future, the essential form and integrity of the original property and its environment would be unimpaired.** *The applicant is proposing to add a perpendicular sign that will identify the florist and event planning shop located at 286 West Evans Street.*

6. **The height of any alteration or construction should be compatible with the style and character of the proposed or modified structure or building and with the surrounding buildings and structures.** *Not applicable.*
7. **The proportions and relationship between doors and windows should be compatible with the architectural style and character of the building and surrounding buildings.** *Not applicable.*
8. **The visual relationship of open space between buildings or structures should be compatible with adjacent buildings or structures.** *According to the applicant, the perpendicular sign will be located on the front side below the canopy on the outer stucco block wall (Attachment E). The perpendicular sign complies with the City of Florence Unified Development Ordinance Table 5-17.2.1B Regulation of Signs by Type, Characteristics, and Zoning Districts. Similar perpendicular signs are in the 100 and 200 block of West Evans Street (Attachment H).*
9. **The design of the roof should be compatible with the architectural style and character of existing buildings and surrounding structures.** *Not applicable.*
10. **Landscaping should be added that enhances the property and provides for greenspace and appropriate buffering between land uses.** *Not applicable.*
11. **The scale of buildings or structures after alteration, construction, or partial demolition should be compatible with the style and character of surrounding buildings and structures.** *Not applicable.*
12. **When appropriate, the architectural details (colors, materials, and textures) should be compatible with the style and character of surrounding buildings and structures.** *The proposed perpendicular sign rendering is a double sided 1.5' x 2' (3 square feet) black aluminum sign with white lettering and red roses. A similar sign that is compatible with the architectural details of the purposed perpendicular sign is Addie's Baby Art & Design Studio located on 290 West Evans Street (Attachment G).*

#### **Board Action**

1. Consider only the evidence presented before the board during the public hearing.
2. Make findings of fact to apply the guidelines to the application presently before the board.
3. Based on the findings of fact, make a decision regarding the request on the application.

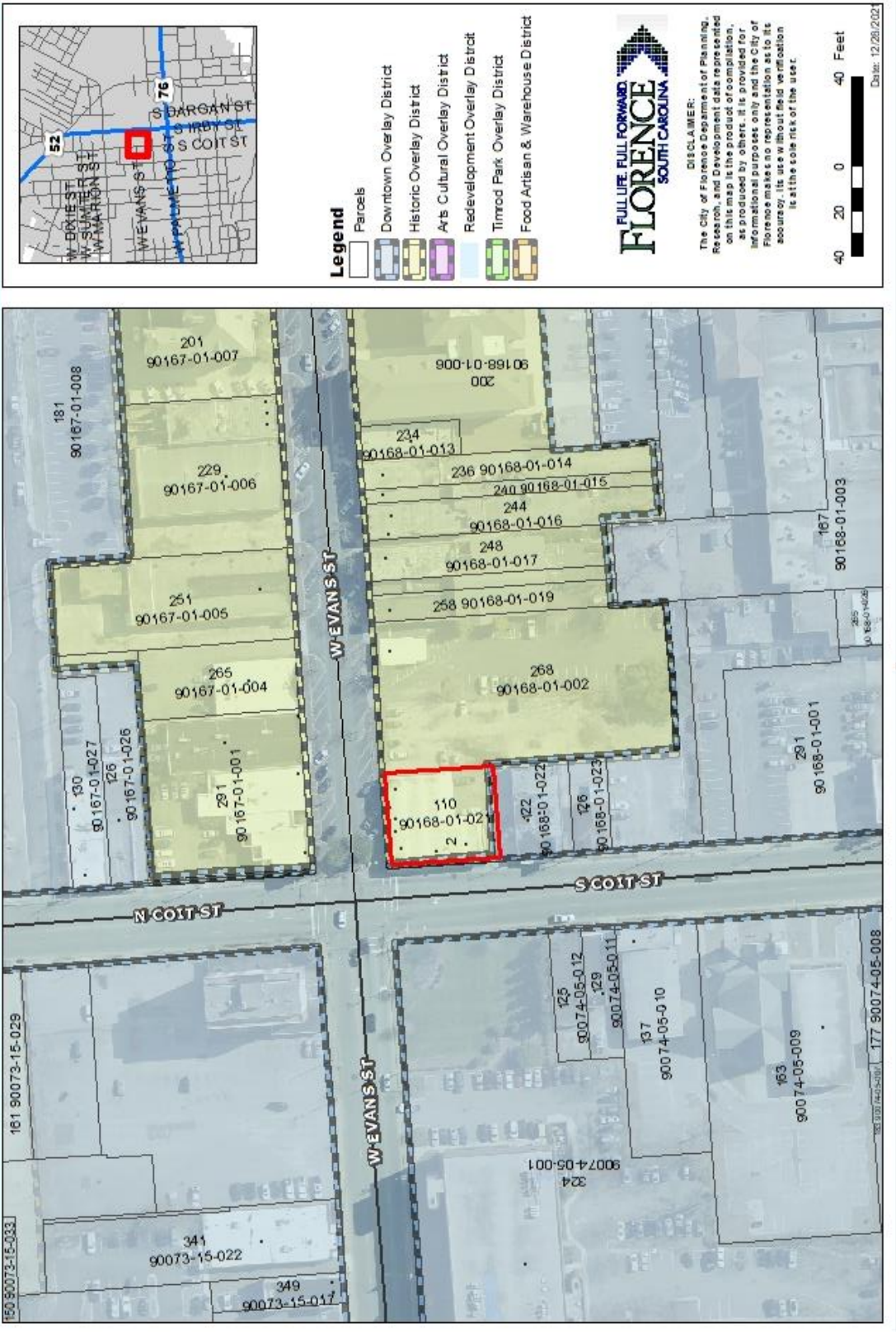
#### **Attachments**

- A. Vicinity Map
- B. Location Map
- C. Current Zoning Map
- D. Property Card
- E. Proposed Perpendicular Sign Rendering
- F. Proposed Perpendicular Sign Rendering with materials
- G. Site Photos
- H. Perpendicular signs located in the 100 and 200 block on West Evans St.

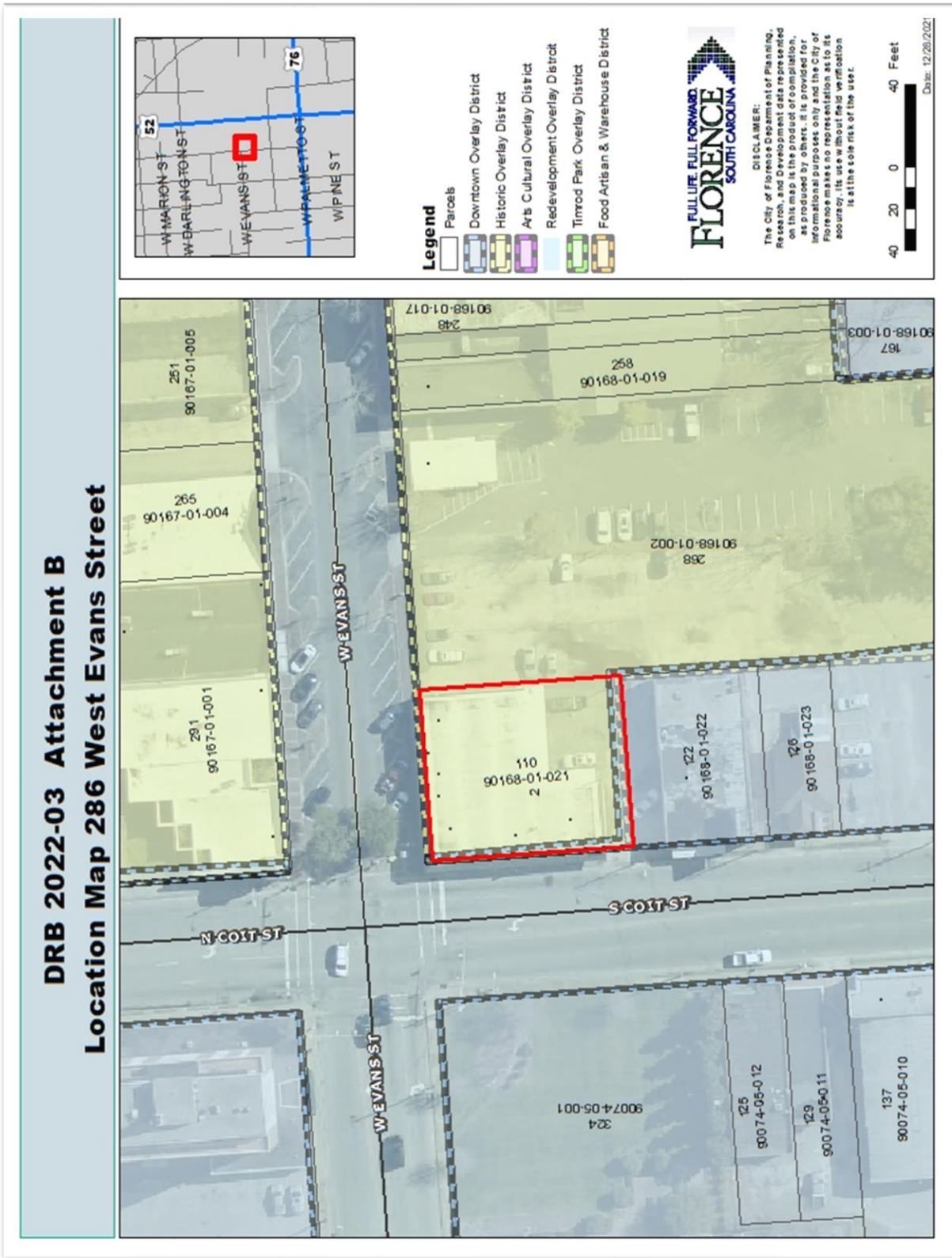


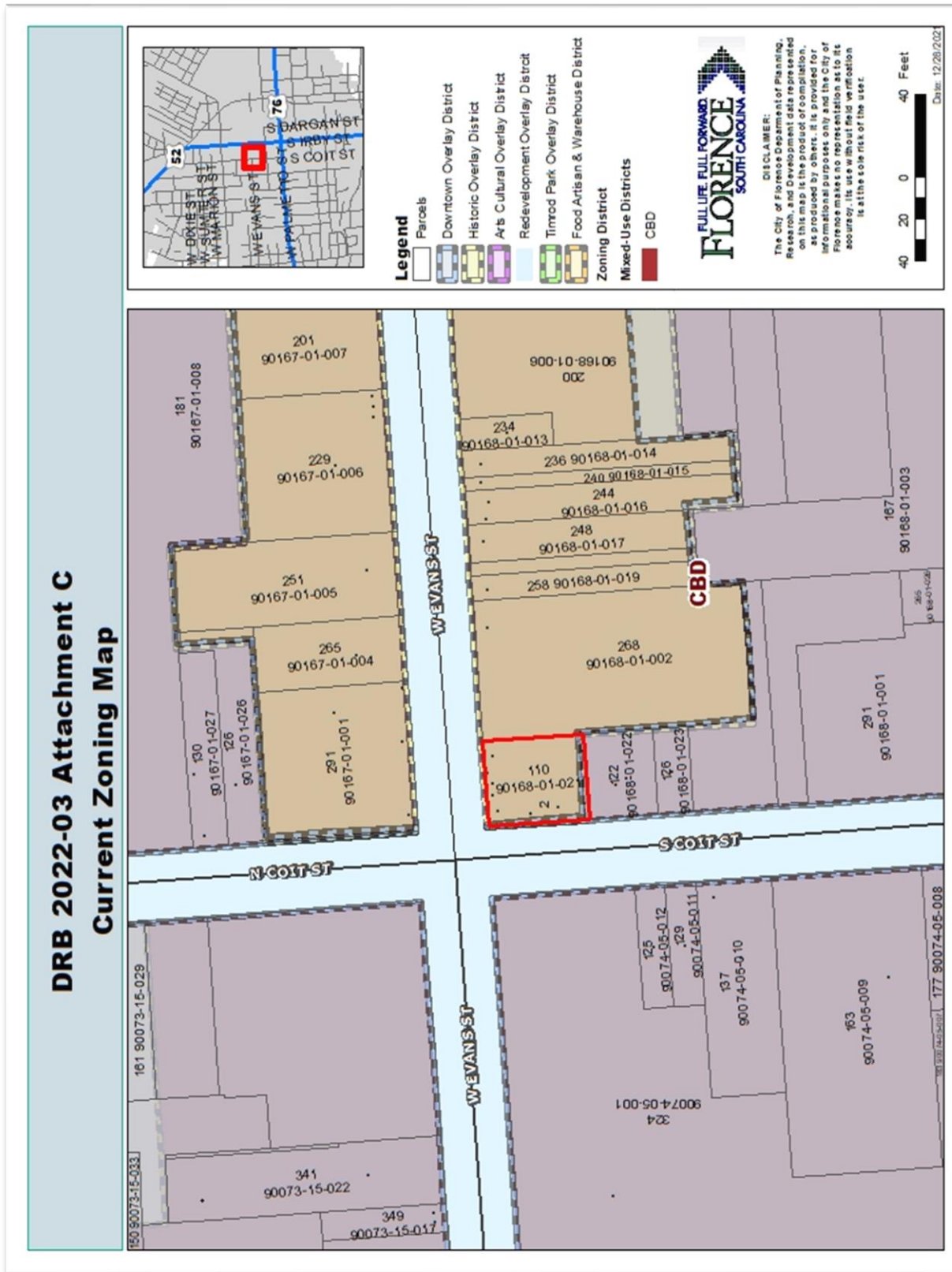
Attachment A: Vicinity Map

**DRB 2022-03 Attachment A**  
**Vicinity Map 286 West Evans Street**









Attachment D: Property Card

Close This Window

Map/Block/Parcel 90168 01 021 Property Card File Year 2017 File

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FLORENCE COUNTY TAX ASSESSOR  
 Property Card Record for MBP: 90168-01-021 TAX YEAR: 2021 9/16/21 10:13:19 PAGE: 77239

----- PROPERTY LOCATION Address ----- PROPERTY BILLING NAME/ADDRESS ===

Number: 00000 Suffix: THOMPSON RENTALS OF FLORENCE  
 Street Name: 00000000 Street Suffix: LLC  
 City: State: Zip: 00000 0000 2144 SUMAC DR  
 District: 110 Land Class: CI COMMERCIAL IMPROVED FLORENCE SC29503  
 Legal Desc: W EVANS ST

Land Characteristic Selections

01 Topography	1	Level
02 Street	1	Paved
02 Street	5	Curb & Gutter
02 Street	6	Sidewalk
03 Utilities	1	All Public Utilities
04 Fronting Traffic	5	Heavy
05 Ownership	1	Private

L A N D Square Feet: Primary Site 8,542

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C O M M E R C I A L MBP: 90168-01-021 BUILDING ID#: 001 SUFFIX#: 000  
 Category: 312 DISCOUNT STORES Yr.Built: 1951 Area Sq.Ft: 5,644  
 Improvement Cost with Additions: 64,957.93 Yard/Other Bldg Values: Total Buildings Value: 64,957.93

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--- Totals for MBP ---

# Buildings:	1	Building Value:	64,957.93	Land Market Value:	34,168.00		
Market Acres:	.00	Use Acres:	.00	Land Use Value:	.00		
Bld/Land Use Total:	64,957.93	Bld/Land Mar.Total:	99,125.93	6% Bld Value:	64,957	# of 6% Blds:	1
Rental Acres:	0	Rental Acres Value:	0	Ren.Acres-Mar:	0	Ren.Acres Value-Mar:	0

Attachment E: Proposed sign rendering from a pedestrian walkability standpoint





Attachment F: Proposed Perpendicular Sign Rendering with materials

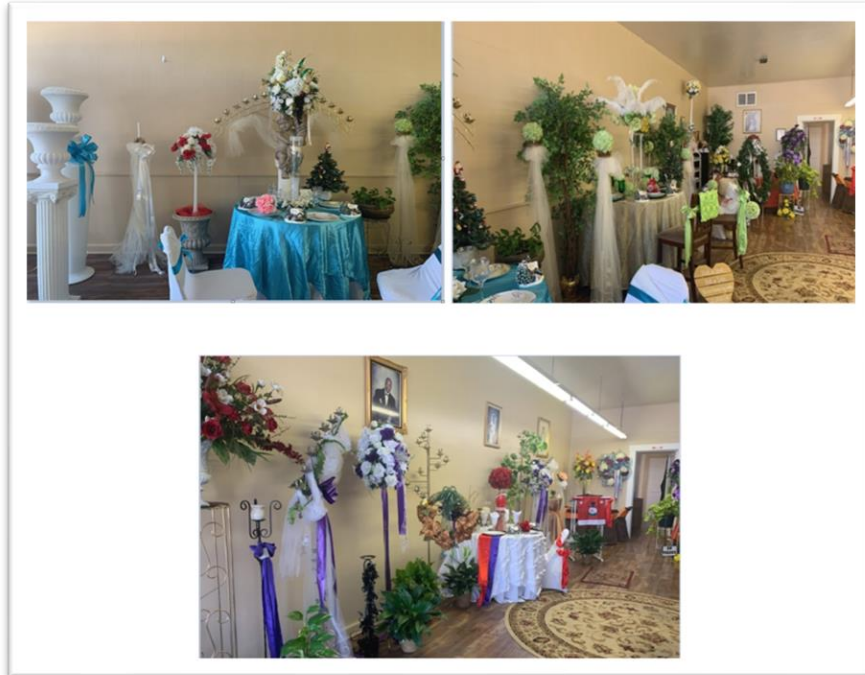


Attachment G: Site Photo



286 W. Evans St. (street view of the property)

Attachment G: Site Photos continued



286 W. Evans St. (inside of the property)

Attachment H: Perpendicular signs located in the 100 and 200 blocks of West Evans Street



**DEPARTMENT OF PLANNING, RESEARCH & DEVELOPMENT  
STAFF REPORT TO THE  
CITY OF FLORENCE DESIGN REVIEW BOARD**

**DATE:** February 9, 2022

**CASE NUMBER:** DRB-2022-04

**LOCATION:** 521 West Pine Street

**TAX MAP NUMBER:** 90074-09-010

**OWNER OF RECORD:** Montessori School of Florence

**APPLICANT:** Anthony T. Self, Jr., P.E.

**PROJECT DESCRIPTION:** Parking Lot Addition & Landscape Changes

**OVERLAY DISTRICT:** D-4 Timrod Park Overlay District

**Project Description**

The applicant is seeking a Certificate of Appropriateness (COA) to expand the Montessori School of Florence campus by renovating the adjacent building located at 521 West Pine Street, Tax Map Parcel 90074-09-010 in the Neighborhood Conservation – 6.3 (NC-6.3) zoning district. The proposal is to reconfigure the building to use as an administrative space and classrooms for 4<sup>th</sup>-6<sup>th</sup> grade students.

Most of the improvements and modifications will take place on the inside of the building. The improvements proposed outside of the structure include:

1. Remove the existing vinyl siding from the north, west, and east sides of the building.
2. Replace the vinyl siding with cementitious Hardie Board painted to match the existing color palette.
3. Paint the existing wooden shakes to match the existing color palette.
4. Demolish the existing 140 square foot concrete entrance off Graham Street (Attachment E).
5. Remove approximately 8.5 linear feet of wooden fence along Graham Street.
6. Remove the approximately 3,820 square foot existing gravel and asphalt driveway.
7. Remove 6 trees and 2 shrub beds.
8. Close the parcel's southern entrance on Graham Street with curb and gutter.
9. Install a widened concrete driveway from Graham Street.
10. Install a 6 car parking lot (4 gravel, 2 paved handicap accessible parking spaces).
11. Install a new exterior egress stair on the east side of the structure (not visible from Graham Street or West Pine Street).
12. Install a new water line connection tie-in along Graham Street (for domestic and fire protection).
13. Install new gravity sewer tie-in along West Pine Street (Attachment F).

**Background Information**

The two-story 3,412 square foot house was built in 1929. The property tax card currently lists the home as having 4 bedrooms and 3 bathrooms, which the Montessori School will convert into classrooms for 4<sup>th</sup>-6<sup>th</sup> grade students, and additional administrative offices for their staff.

The City issued an Administrative Certificate of Appropriateness (COA) on July 19, 2021 giving permission to install a permanent 6' high wooden fence and temporary 3'6" chain link fence around the new playground space. On July 26<sup>th</sup>, 2021, Montessori School received permission from the City/County Historical Commission to demolish a garage and shed (listed on property tax card, Attachment D) on the property, which were in an advanced state of disrepair.

### **Staff Analysis**

In considering the issue of appropriateness for these districts, the Design Review Board and the Downtown Planning Coordinator shall use the following criteria:

- 1. The historic and significant character of the property should be retained and preserved.** *The original design and character of the home will be preserved. The exterior wooden shakes will be painted to match the existing color. The vinyl siding will be replaced with Hardie Board, painted to match the existing color palette. The residential looped driveway will be removed to install a 6 space (2 being handicapped) gravel parking lot with sidewalk to provide handicap accessibility from the parking lot to the existing concrete ramp on the north side of the structure, and ultimately the building. New stairs will be installed on the east side of the structure which will not be visible from the street.*
- 2. Distinctive features, finishes, and construction techniques or examples that characterize a property should be preserved.** *The architectural features of the building will be preserved. The applicant has requested to repaint the wooden shakes where applicable on the southern, eastern, and western facades. The rest of the exterior is vinyl siding which will be replaced with Hardie Board and painted to match.*
- 3. For all buildings, aluminum or vinyl siding may not be used unless approved by the Design Review Board.** *No new vinyl siding is proposed; the existing vinyl siding will be removed and replaced with Hardie Board siding. The new Hardie Board siding and existing wooden shakes will be painted to match the existing color.*
- 4. Chemical or physical treatments that cause damage to or cover the original materials may not be used unless approved by the Design Review Board.** *The wooden shakes will most likely require sanding before painting to ensure textural consistency.*
- 5. New additions and adjacent or related new construction should be undertaken in such a manner that if removed in the future, the essential form and integrity of the original property and its environment would be unimpaired.** *The addition of the concrete driveway, gravel parking lot, handicap spaces, and sidewalk could all be removed in the future to return the building to its original residential nature.*
- 6. The height of any alteration or construction should be compatible with the style and character of the proposed or modified structure or building and with the surrounding buildings and structures.** *Not applicable.*
- 7. The proportions and relationship between doors and windows should be compatible with the architectural style and character of the building and surrounding buildings.** *Not applicable.*



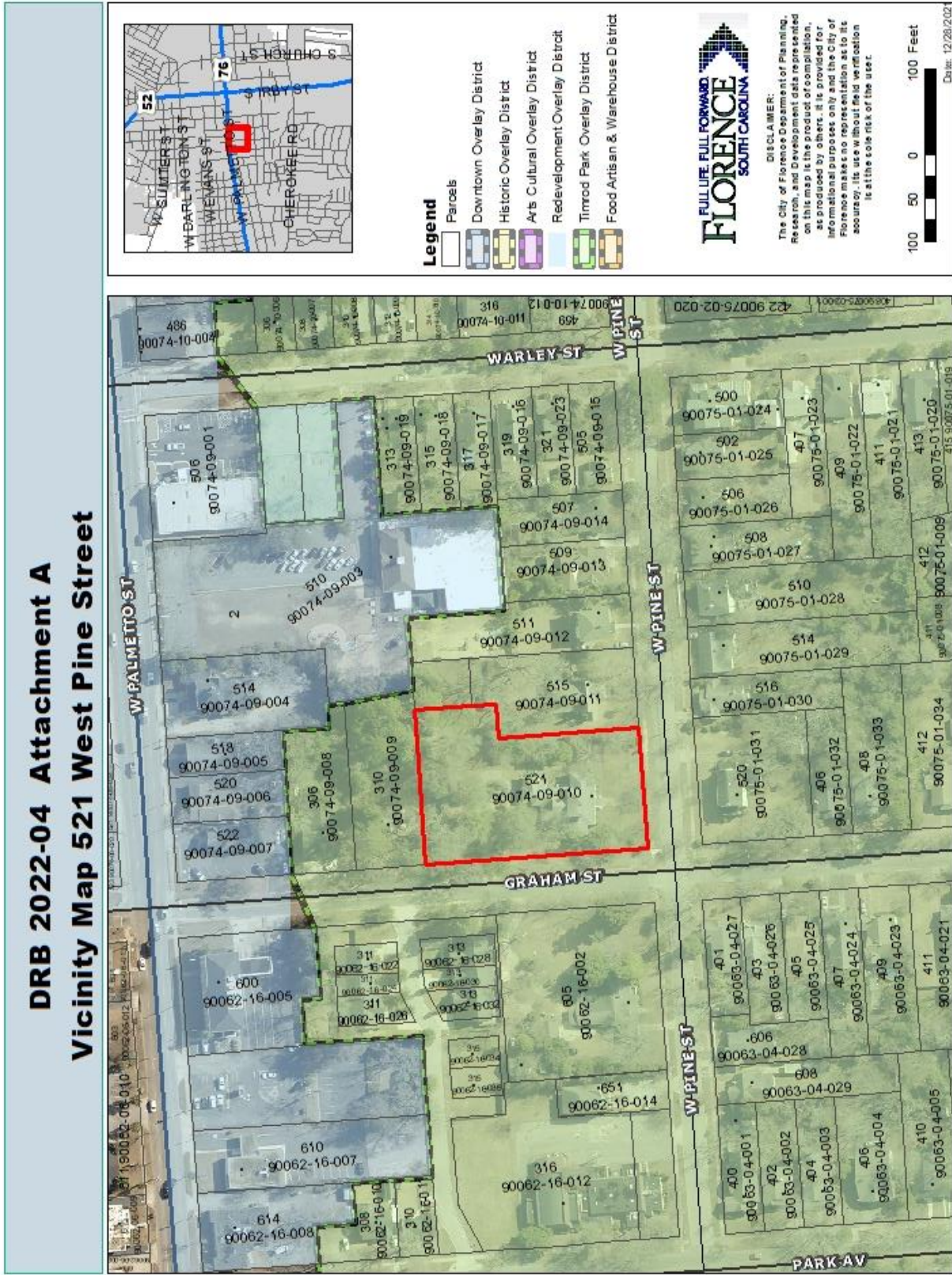
8. **The visual relationship of open space between buildings or structures should be compatible with adjacent buildings or structures.** *Not applicable.*
9. **The design of the roof should be compatible with the architectural style and character of existing buildings and surrounding structures.** *Not applicable.*
10. **Landscaping should be added that enhances the property and provides for green space and appropriate buffering between land uses and/or property boundaries.** *The applicant is requesting that six trees and 2 shrub beds be removed to accommodate construction of the proposed parking lot.*
11. **The scale of buildings or structures after alteration, construction, or partial demolition should be compatible with the style and character of surrounding buildings and structures.** *The structure itself will be unaltered.*
12. **When appropriate, the architectural details (colors, materials, and textures) should be compatible with the style and character of surrounding buildings and structures.** *The existing wooden shakes will be retained. The applicant is requesting to repaint the existing wooden shakes on the southern, eastern, and western side of the building to match the existing color. The rest of the structure is covered with a similarly colored vinyl siding, which will be removed. Hardie Board siding will be installed and painted to match the existing color of the building.*

#### **Board Action**

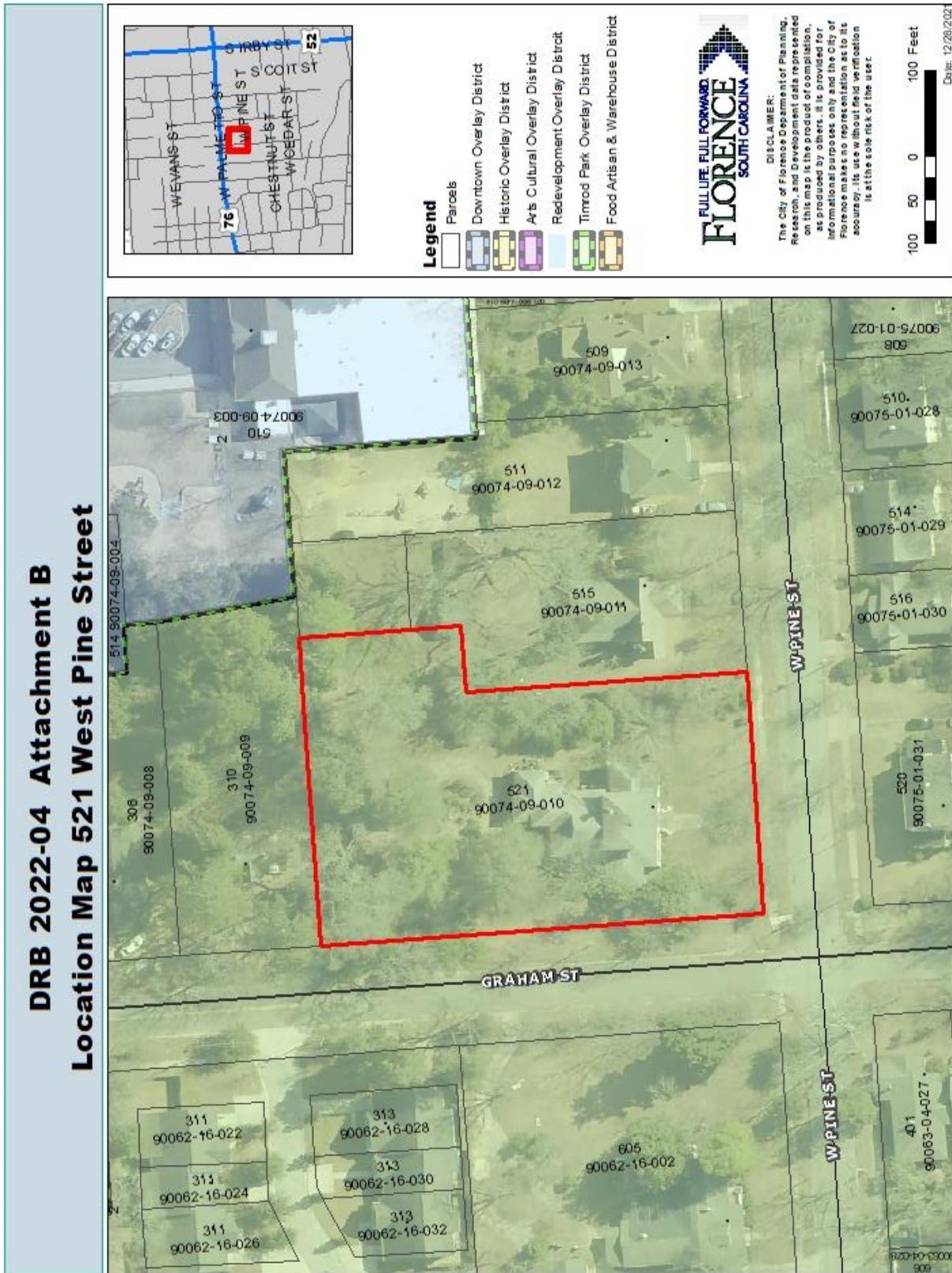
1. Consider only the evidence presented before the board during the public hearing.
2. Make findings of fact to apply the guidelines to the application presently before the board.
3. Based on the findings of fact, make a decision regarding the request on the application.

#### **Attachments**

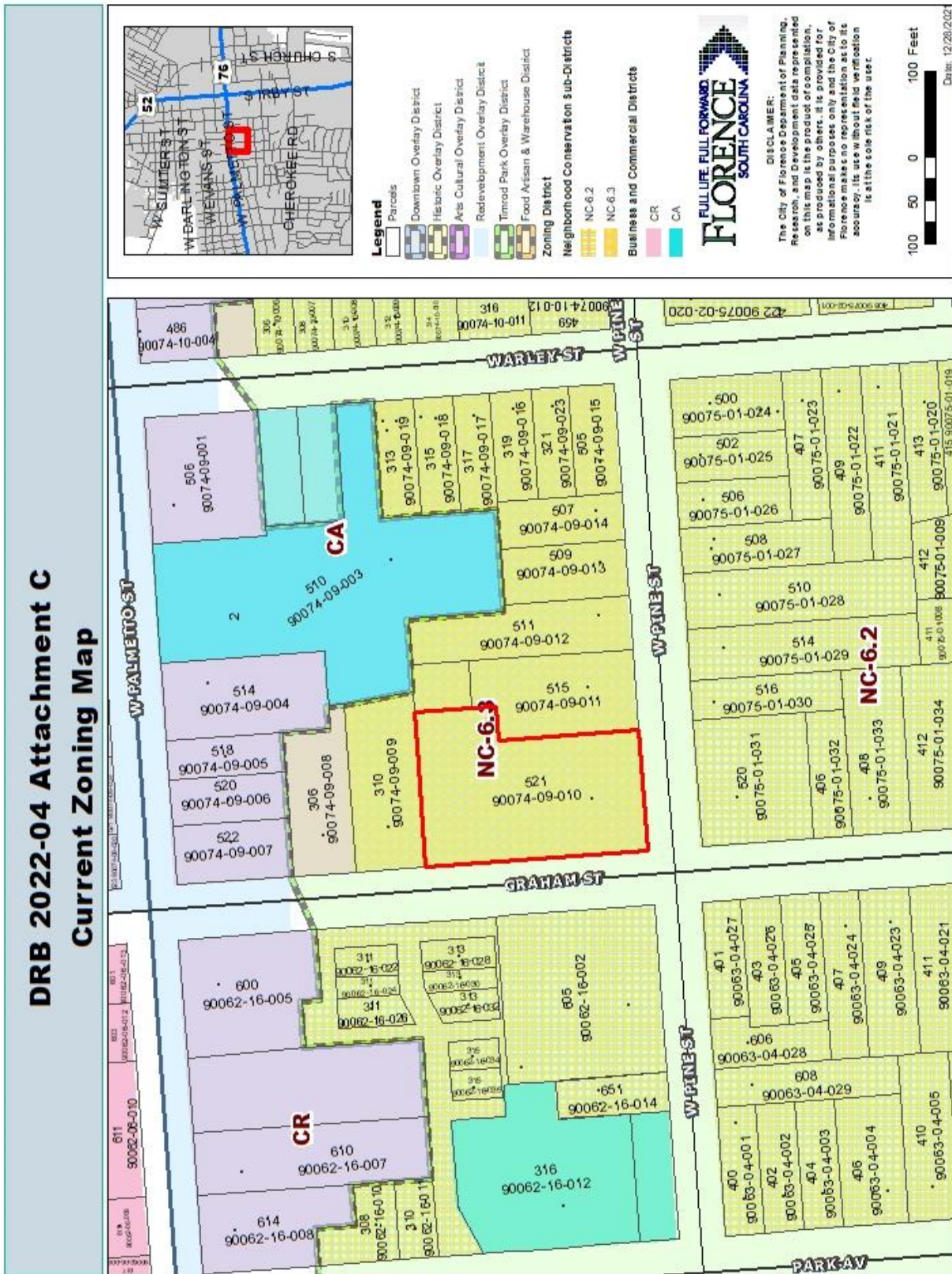
- A. Vicinity Map
- B. Location Map
- C. Zoning Map
- D. Property Tax Card
- E. Proposed Demolition & Landscape Removal Plan
- F. Proposed Site Plan
- G. Site Photos











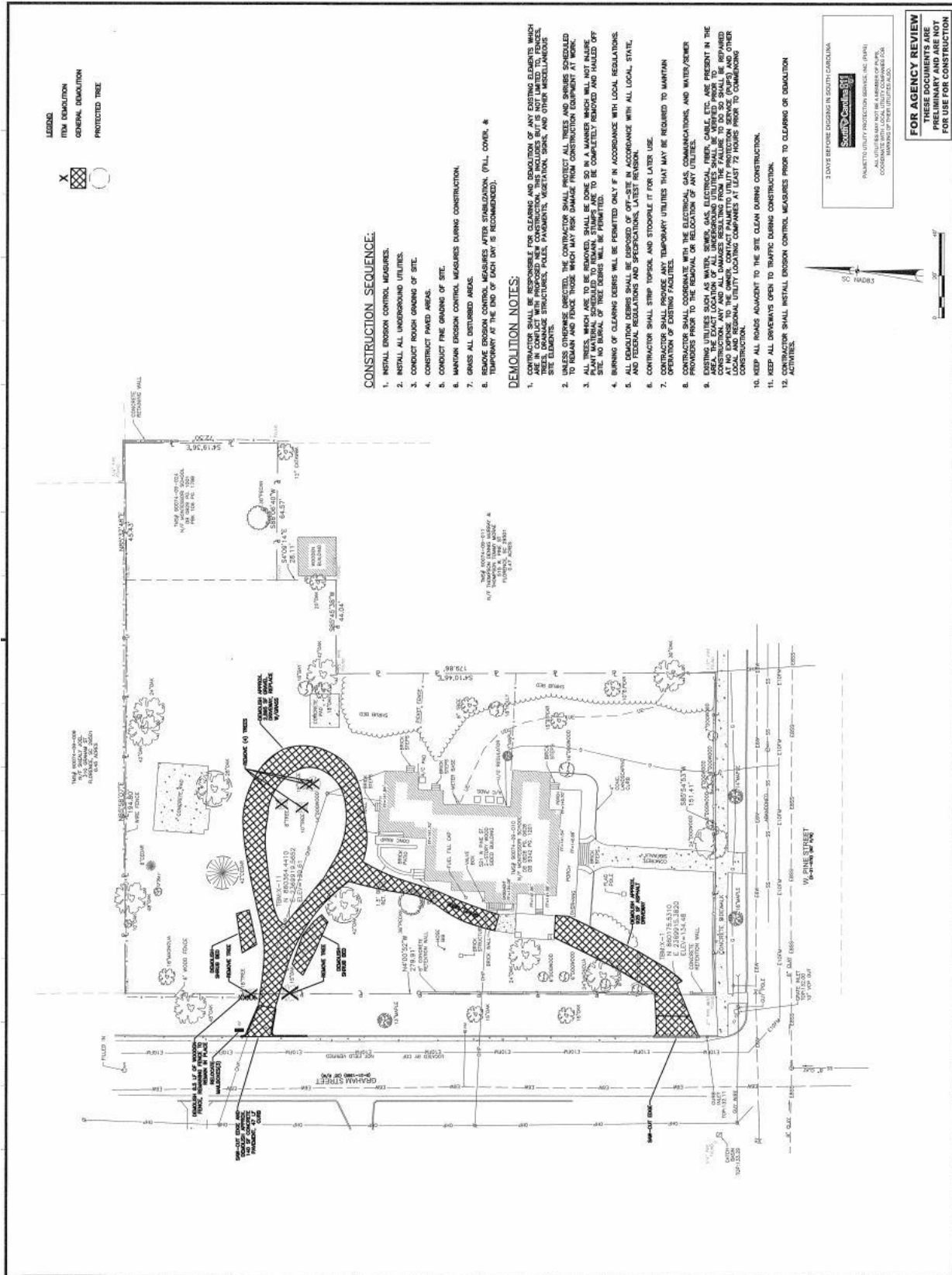
Attachment D: Property Tax Card

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FLORENCE COUNTY TAX ASSESSOR
Property Card Record for MBP: 90074-09-010 TAX YEAR: 2021 9/16/21 10:13:19 PAGE: 69126
----- PROPERTY LOCATION Address ----- PROPERTY BILLING NAME/ADDRESS ===
Number: 00521 Suffix:
Street Name: PINE Street Suffix: ST
City: FLORENCE State: SC Zip: 00000 0000 FLORENCE
District: 110 Land Class: RI RESIDENTIAL IMPROVED 510 W PALMETTO ST
Legal Desc: COR GRAHAM & PINE FLORENCE SC29501
Land Characteristic Selections
01 Topography 1 Level
02 Street 1 Paved
03 Utilities 2 Public Water
03 Utilities 3 Public Sewer
03 Utilities 8 Electricity
04 Fronting Traffic 3 Light
05 Ownership 1 Private
L A N D Lots: Eff Frontage: 199 Eff Depth: 280
L A N D Lots: Eff Frontage: 44 Eff Depth: 180
L A N D Gross Acres: Site Value .00
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R E S I D E N T I A L MBP: 90074-09-010 BUILDING ID#: 001 SUFFIX#: 000
Building Use Code: RESIDENTIAL 1 FAMILY Age Erected: 1929 Grade: C Story Height: 2S 2 STORY
Bedrooms: 04 Full Bath: 3 Half Bath: 0 Fireplaces: Heating & Air Conditioning: 3 CENTRAL
Total Living Area: 3,412 Exterior Wall Construction: F STUD FRAME 02 SF-METAL/VINYL SID.
Ext.Feat.Code: 33 Description: CON/BR PATIO Area: 128
Ext.Feat.Code: 12 Description: EFP Area: 324
Ext.Feat.Code: 11 Description: OFP Area: 780
Ext.Feat.Code: 130 Description: F:CARPORT Area: 234
OBY Code: 1 GARAGE Size: (len,wid,ht) 32 24 AREA: 768
OBY Code: 4 SHED Size: (len,wid,ht) 10 12 AREA: 120
OBY Code: 8 SHELTER Size: (len,wid,ht) 14 14 AREA: 196
Improvement Cost with Additions: .00 Yard/Other Bldg Values: Total Buildings Value: 153,825.2
Improvement Cost with Additions: .00 Yard/Other Bldg Values: Total Buildings Value:
Improvement Cost with Additions: .00 Yard/Other Bldg Values: Total Buildings Value:
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--- Totals for MBP ---
# Buildings: 2 Building Value: 153,825.28 Land Market Value: 22,000.00
Market Acres: .00 Use Acres: .00 Land Use Value: .00
Bld/Land Use Total: 153,825.28 Bld/Land Mar.Total: 175,825.28 6% Bld Value: 0 # of 6% Blds: 0
Rental Acres: 0 Rental Acres Value: 0 Ren.Acres-Mar: 0 Ren.Acres Value-Mar: 0
Transfer Date: 12/19 DEED Book: 0828 Page: 0628 Sales Price: 175,000

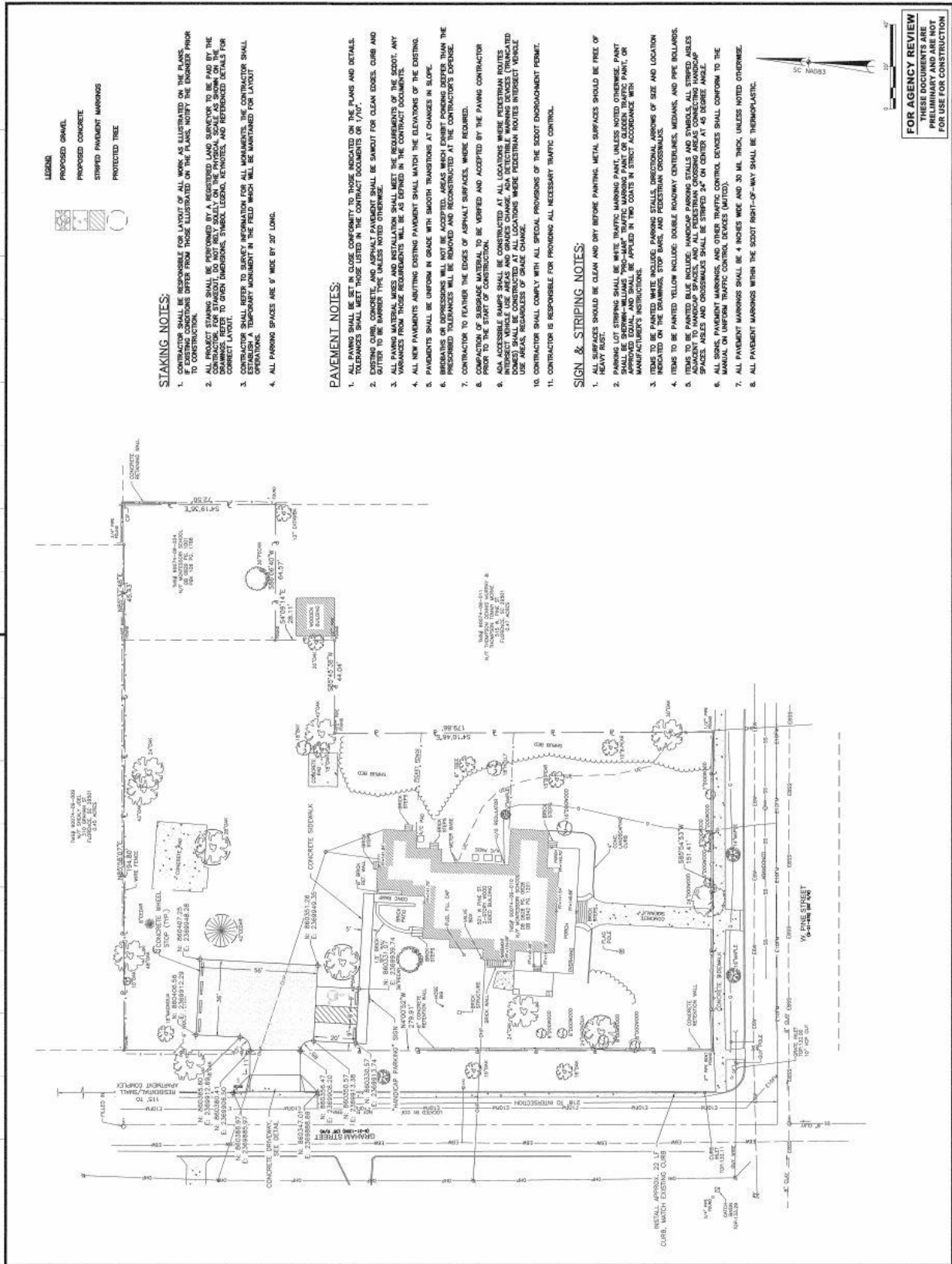
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Attachment E: Proposed Demolition & Landscape Removal Plan





Attachment F: Proposed Site Plan





Attachment G: Site Photos



*South Façade (Front) of 521 West Pine Street*



*Front & East Façade*

**DEPARTMENT OF PLANNING, RESEARCH & DEVELOPMENT**  
**STAFF REPORT TO THE**  
**CITY OF FLORENCE DESIGN REVIEW BOARD**

**DATE:** February 9, 2022

**CASE NUMBER:** DRB-2022-05

**LOCATION:** 126 Warley Street

**TAX MAP NUMBER:** 90074-04-025

**OWNER OF RECORD:** Samantha & Nathan Walton

**APPLICANT:** Nathan Walton

**PROJECT DESCRIPTION:** Installation of Vinyl Siding & Repair of Porches

**OVERLAY DISTRICT:** D-1 Redevelopment Overlay District

**Project Description**

The applicant is seeking a Certificate of Appropriateness (COA) for exterior renovations to the commercial office located on Tax Map Parcel 90074-04-025 at the address of 126 Warley Street in the Commercial Reuse zoning district. The scope of work includes installing new stone and vinyl siding along with painting and repairing the front and rear wooden porches (Attachment F).

**Background Information**

This commercial office building is the location of Walton Family Chiropractic. The building was constructed in 1935 and has a total area of 1,344 square feet. The building currently has painted horizontal wood lap board siding, which the applicant would like to replace with a combination of stone and vinyl siding shown in Attachment F. 102-120 Warley Street (townhouses), 134 Warley Street (house), and 165 Warley Street (commercial) recently received approval for the installation of vinyl siding.

**Staff Analysis**

In considering the issue of appropriateness, the Design Review Board and the Downtown Planning Coordinator shall use the *Design Guidelines for Downtown Florence, South Carolina* prepared by Allison Platt & Associates and Hunter Interests Inc., as adopted by Florence City Council. If the goal for Florence's Historic District is to become a National Register Historic District or simply to maintain the historical significance of a building, the following general guidelines should apply:

1. Every reasonable effort should be made to preserve and enhance the historically significant elements of a building.
2. Architectural restoration, rather than renovation, is a preferred option when feasible.
3. Qualities critical to overall design should be studied and retained when possible.

4. Before replacing historic elements of a building, preservation and consolidation should be considered.
5. All additions and renovations to existing structures should complement the original or historic elements in terms of material, size, shape, and color.
6. New construction should be appropriate to the period and style of the character of the district as a whole.
7. To avoid deterioration and possible loss, all elements, especially the historically significant elements, should be carefully maintained. Repairs should match in terms of materials, size, shape, and color.
8. Façade details such as cornice ornaments should not be covered to avoid the need for maintenance painting or refinishing.

*The applicant is requesting to install “Rustic Gray” stone veneer siding on the front façade with “Granite” colored vinyl siding on the front gable and the remaining exterior of the building. A similar material to what is proposed, Split-face concrete masonry is not specifically addressed in the Redevelopment Overlay District Design Guidelines chapter, but is encouraged as construction and accent material in other overlay districts. The wooden front and rear porches will be repaired and painted gray.*

#### **Board Action**

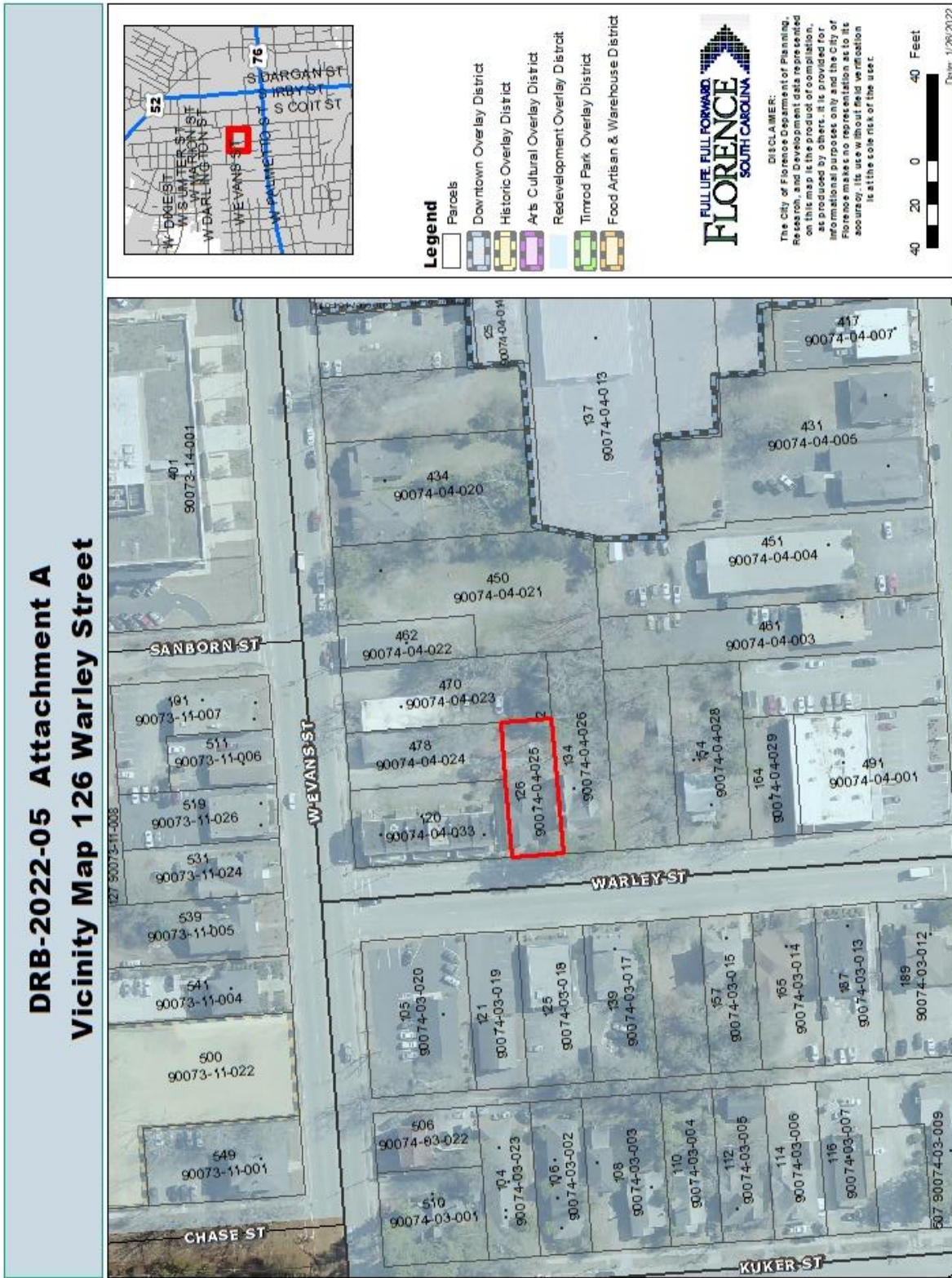
1. Consider only the evidence presented before the board during the public hearing.
2. Make findings of fact to apply the guidelines to the application presently before the board.
3. Based on the findings of fact, make a decision regarding the request on the application.

#### **Attachments**

- A. Vicinity Map
- B. Location Map
- C. Zoning Map
- D. Property Card
- E. Site Photos
- F. Façade Details
- G. Facades of Adjacent Properties



Attachment A: Vicinity Map

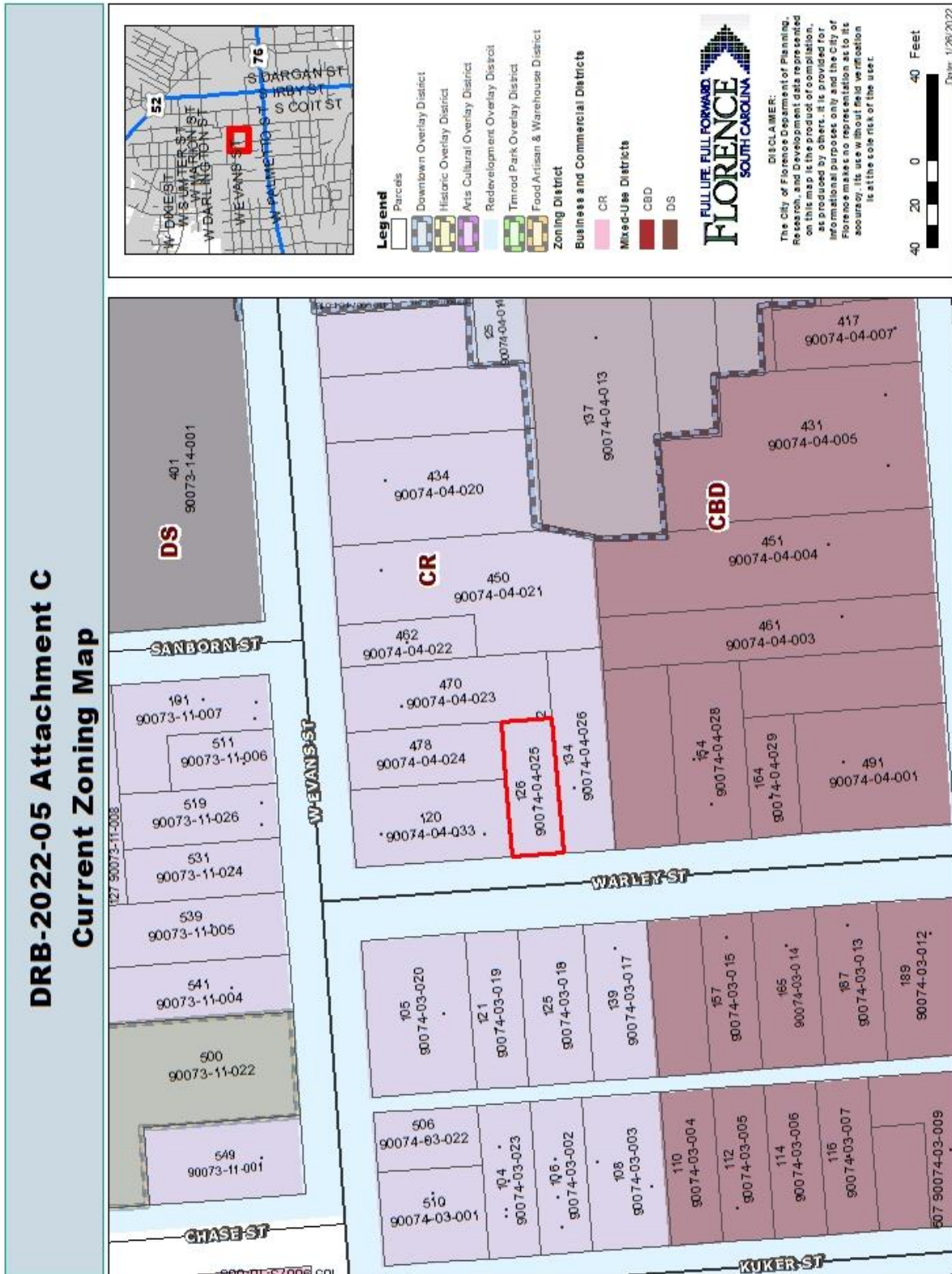


Attachment B: Location Map





Attachment C: Zoning Map



Attachment D: Property Card

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FLORENCE COUNTY TAX ASSESSOR
Property Card Record for MBP: 90074-04-025 TAX YEAR: 2021 9/16/21 10:13:19 PAGE: 68990
----- PROPERTY LOCATION Address ----- PROPERTY BILLING NAME/ADDRESS ===
Number: 00000 Suffix:
Street Name: 00000000T Street Suffix:
City: State: Zip: 00000 0000 WALTON NATHAN SCOTT &
District: 110 Land Class: CI COMMERCIAL IMPROVED WALTON SAMANTHA JO
Legal Desc: WARLEY ST FLORENCE SC29501
Land Characteristic Selections
01 Topography 1 Level
02 Street 1 Paved
02 Street 5 Curb & Gutter
02 Street 6 Sidewalk
03 Utilities 1 All Public Utilities
03 Utilities 4 Gas
04 Fronting Traffic 4 Med.
05 Ownership 1 Private
L A N D Lots: Eff Frontage: 50 Eff Depth: 129
L A N D Square Feet: Primary Site 6,450
-----
C O M M E R C I A L MBP: 90074-04-025 BUILDING ID#: 001 SUFFIX#: 000
Category: 503 OFFICE BUILDINGS Yr.Built: 1935 Area Sq.Ft: 600
Improvement Cost with Additions: 8,213.76 Yard/Other Bldg Values: 796.77 Total Buildings Value: 9,010.53
-----
R E S I D E N T I A L MBP: 90074-04-025 BUILDING ID#: 001 SUFFIX#: 000
Building Use Code: RESIDENTIAL 1 FAMILY Age Erected: 0000 Grade: D Story Height: 15 1 STORY
Bedrooms: 00 Full Bath: 0 Half Bath: 1 Fireplaces: Heating & Air Conditioning:
Total Living Area: 744 Exterior Wall Construction: F STUD FRAME 04 SF-WOOD SIDING
Improvement Cost with Additions: .00 Yard/Other Bldg Values: Total Buildings Value: 11,192.1
-----
--- Totals for MBP ---
# Buildings: 2 Building Value: 20,202.64 Land Market Value: 19,350.00
Market Acres: .00 Use Acres: .00 Land Use Value: .00
Bld/Land Use Total: 20,202.64 Bld/Land Mar.Total: 39,552.64 6% Bld Value: 9,010 # of 6% Blds: 1
Rental Acres: 0 Rental Acres Value: 0 Ren.Acres-Mar: 0 Ren.Acres Value-Mar: 0
Transfer Date: 12/15 DEED Book: B607 Page: 0384 Sales Price: 40,000

```

Attachment E: Site Photos



*Front of 126 Warley Street – Walton Family Chiropractic*





*Wooden Front Porch*



*Front & Westside Facade*



*Front & East side Façade (102-120 Warley Street Townhomes in Background)*



*East side & Rear Facade*

**DEPARTMENT OF PLANNING, RESEARCH & DEVELOPMENT  
STAFF REPORT TO THE  
CITY OF FLORENCE DESIGN REVIEW BOARD**

**DATE:** February 9, 2022

**CASE NUMBER:** DRB-2022-06

**LOCATION:** 653 South Coit Street

**TAX MAP NUMBER:** 90076-04-015

**OWNER OF RECORD:** Silver Leaf Investments

**APPLICANT:** Ashley Drayton

**PROJECT DESCRIPTION:** Construction of Building Addition, Storage Building, and Additional Parking Spaces at Drayton Realty Office

**ZONING DISTRICT:** CR Commercial Reuse

**OVERLAY DISTRICT:** D-1 Redevelopment Overlay District

**Project Description**

The applicant is seeking a Certificate of Appropriateness (COA) to construct a 968 square foot addition onto an existing office building, install a 480 square foot storage building in the rear yard, and add three parking spaces at the Drayton Realty Group offices. The addition will be constructed of the same materials as the existing building, and the storage building will match in color. Three new parking spaces will be striped outside the addition at the rear of the building.

The building addition and parking spaces will be located on a portion of the lot that is currently paved. The storage building will be placed on green space in the rear of the lot. In the Commercial Reuse zoning district, the Landscape Surface Ratio for new development is 35%. After the new construction, the LSR will be 31.66%. The City engineer does not consider this to be an issue as far as stormwater is concerned.

The setbacks for both the addition and the storage building are 5 feet from the side property lines, and 20 feet from the rear property line. The addition and storage building meet these requirements.

**Background Information**

The existing 1968 square foot office building was built in 1986 and received a COA for renovations in June 2019. There are 12 parking spaces in front of the building, which meets the requirement of 1 parking space per 300 square feet of building area for office uses. The building is finished with white painted brick and wood siding with white vinyl trim.

**Staff Analysis**

In considering the issue of appropriateness for the Redevelopment Overlay District, the Design Review Board and the Downtown Planning Coordinator shall use the following criteria:

1. **The historic and significant character of the property should be retained and preserved.** *This is not a historic building, but the addition and storage building will complement the existing building with materials and colors.*
2. **Distinctive features, finishes, and construction techniques or examples that characterize a property should be preserved.** *The painted brick, fascia board, soffit, and roof shingles of the addition will match the existing building.*
3. **For all buildings, aluminum or vinyl siding may not be used unless approved by the Design Review Board.** *The building has white vinyl siding on the sides of the roof, soffit, and fascia. The addition will mimic the vinyl trim but the building itself will be white brick. According to the applicant, the storage building will have white vinyl siding, not cementitious siding as indicated on the elevation.*
4. **Chemical or physical treatments that cause damage to or cover the original materials may not be used unless approved by the Design Review Board.** *Not applicable to this request.*
5. **New additions and adjacent or related new construction should be undertaken in such a manner that if removed in the future, the essential form and integrity of the original property and its environment would be unimpaired.** *The proposed scope of work will permanently change the building, but it is not a historic structure. The storage building can be removed in the future if necessary.*
6. **The height of any alteration or construction should be compatible with the style and character of the proposed or modified structure or building and with the surrounding buildings and structures.** *The heights of the addition and storage building will match the existing building.*
7. **The proportions and relationship between doors and windows should be compatible with the architectural style and character of the building and surrounding buildings.** *Six over six vinyl double hung windows that match the existing windows will be installed.*
8. **The visual relationship of open space between buildings or structures should be compatible with adjacent buildings or structures.** *The storage building will be located in the back yard of the property.*
9. **The design of the roof should be compatible with the architectural style and character of existing buildings and surrounding structures.** *The architectural shingles of the addition will match those of the main building as well as those of the storage building.*
10. **Landscaping should be added that enhances the property and provides for green space and appropriate buffering between land uses and/or property boundaries.** *The engineer does not foresee an issue with stormwater since the addition is being constructed on a portion that is already paved. Foundation plantings will be added to the sides of the building addition to match those already in place, and the required buffer will be installed at the rear of the lot.*

**11. The scale of buildings or structures after alteration, construction, or partial demolition should be compatible with the style and character of surrounding buildings and structures.** *The visual scale of the building will not be changed significantly because the addition and storage building are both located at the rear of the property. The street façade will not change and will remain similar in character and scale to other buildings in the area.*

**12. When appropriate, the architectural details (colors, materials, and textures) should be compatible with the style and character of surrounding buildings and structures.** *The dark architectural shingle roof and white painted brick of the addition as well as the architectural shingle roof and white vinyl siding of the storage building are both compatible with the neighborhood as well as with the existing building.*

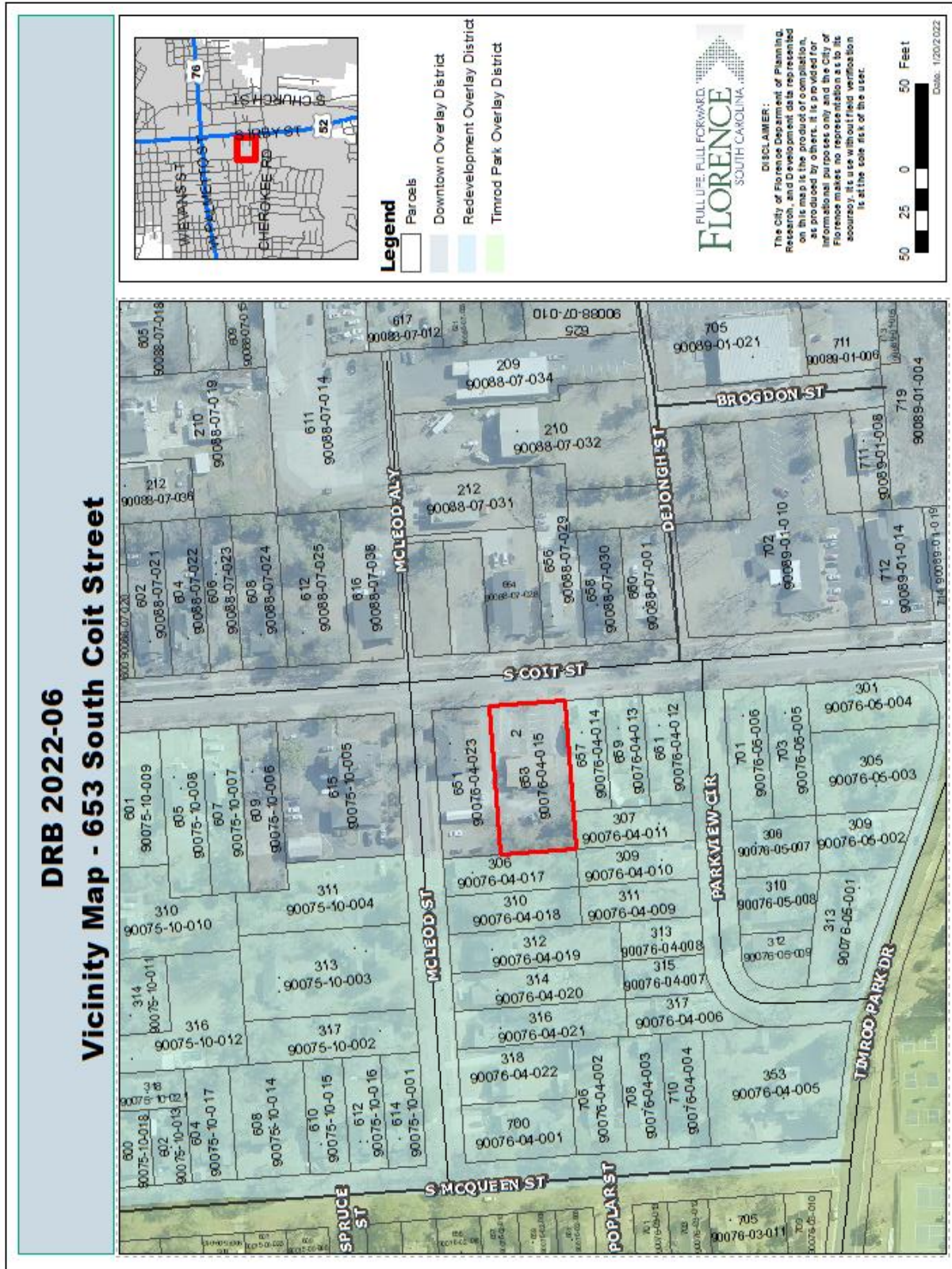
**Board Action**

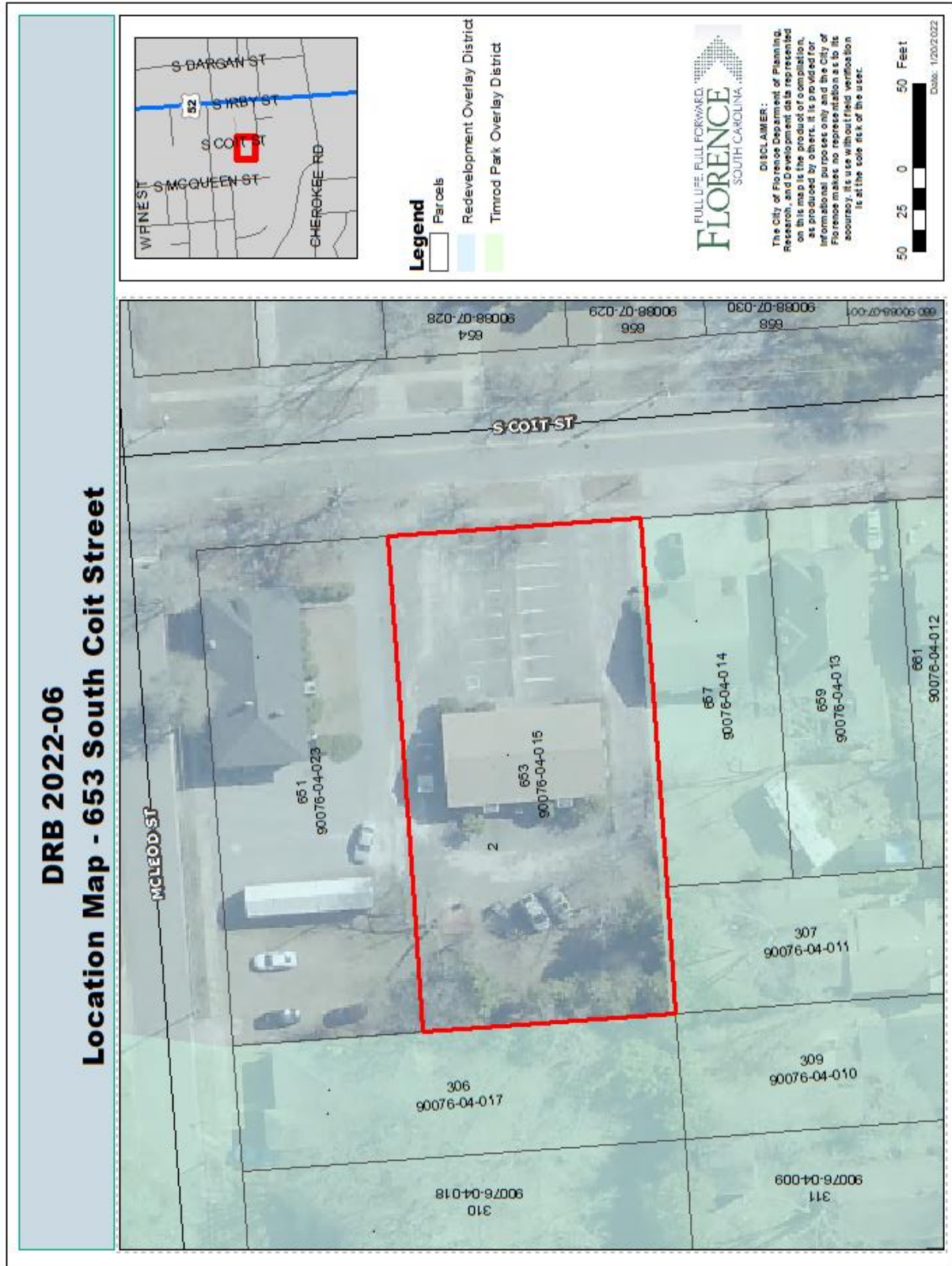
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**Attachments**

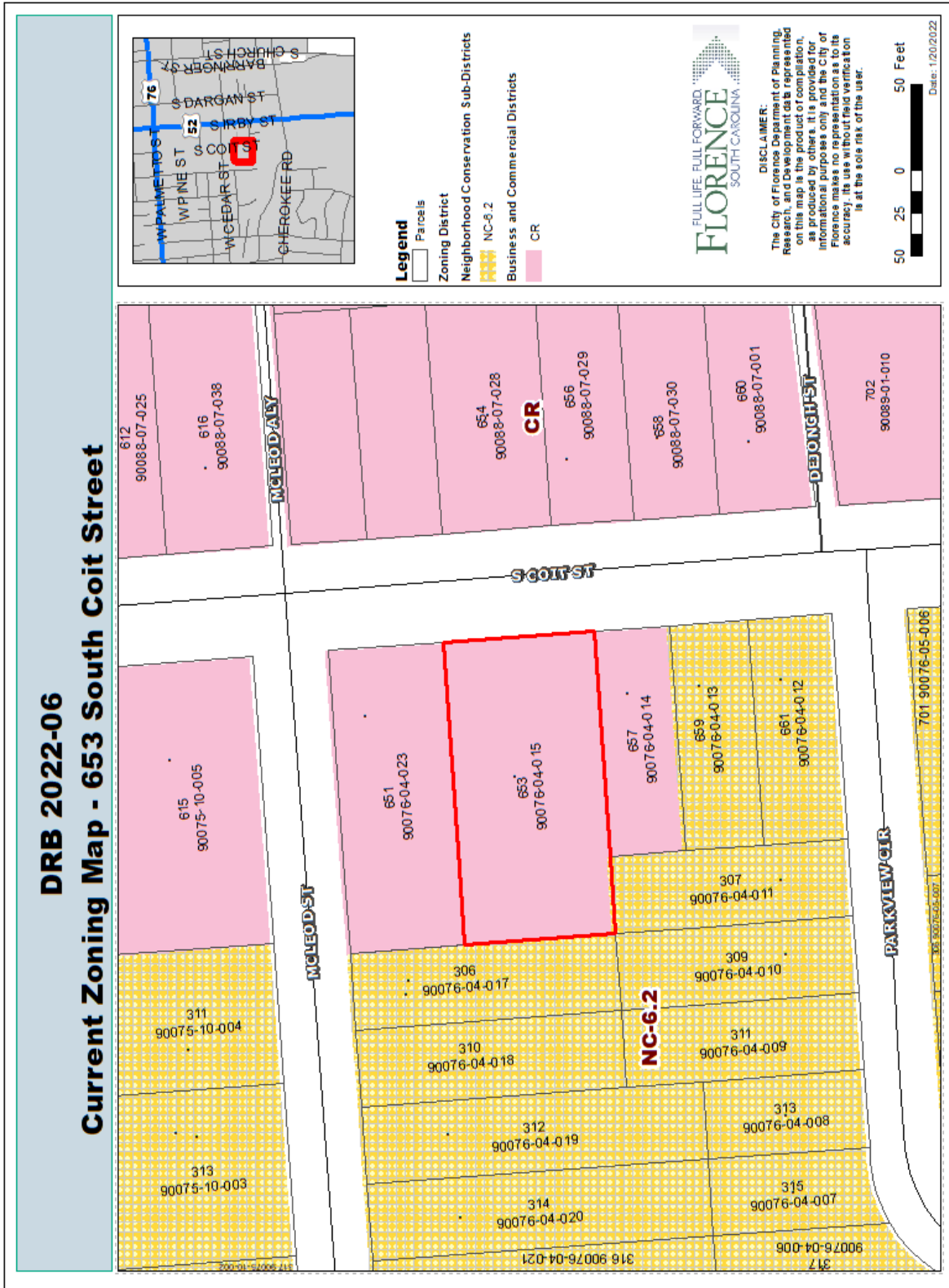
- A. Vicinity Map
- B. Location Map
- C. Zoning Map
- D. Site Photos
- E. Site Plan
- F. Building Elevations







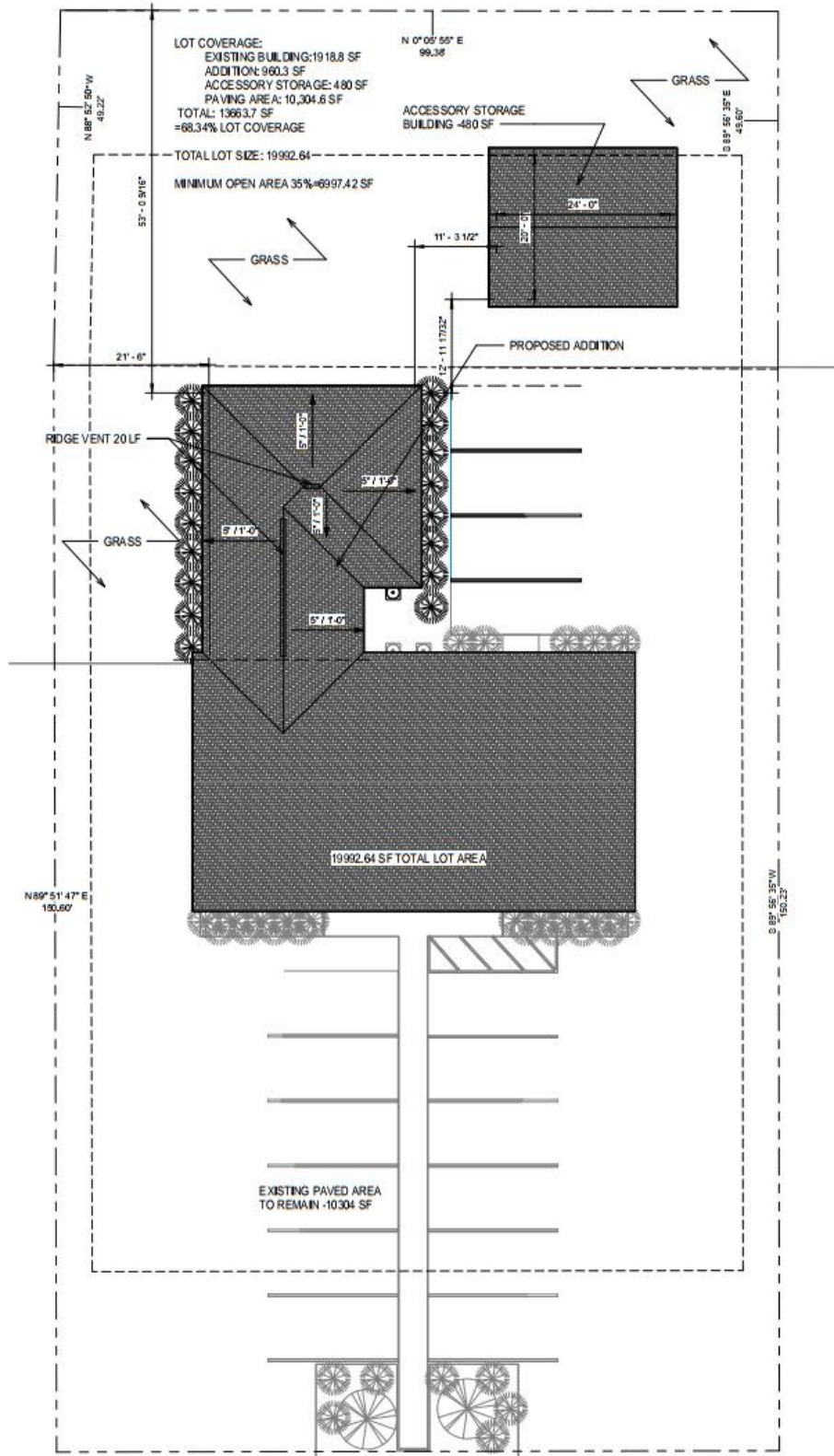




Attachment D: Site Photos – existing conditions

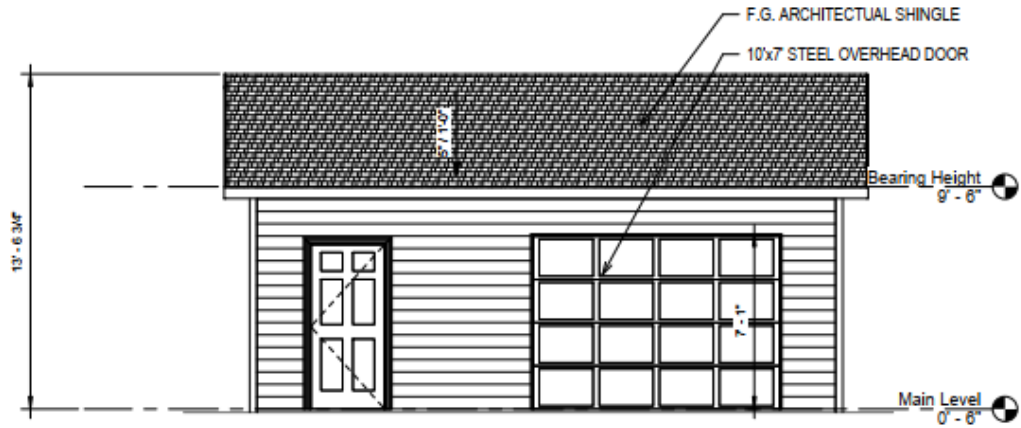


Attachment E: Site Plan

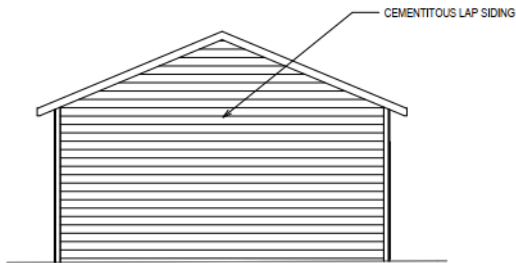


Attachment F: Building Elevations

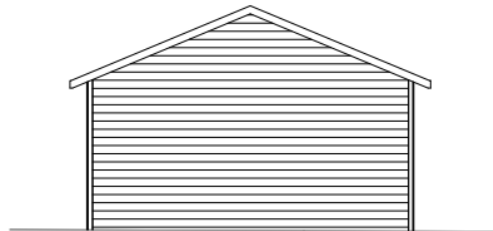
Storage building elevations.



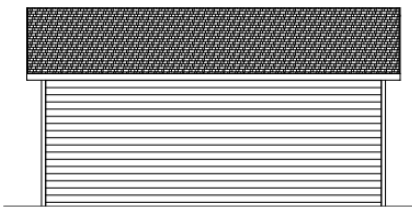
1 Front Elevation Storage Building  
A-2.02 1/4" = 1'-0"



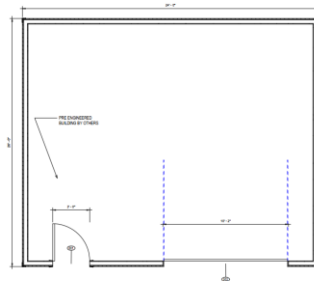
4 Right Elevation Storage Building  
A-2.02 1/4" = 1'-0"



2 Left Elevation Storage Building  
A-2.02 1/4" = 1'-0"



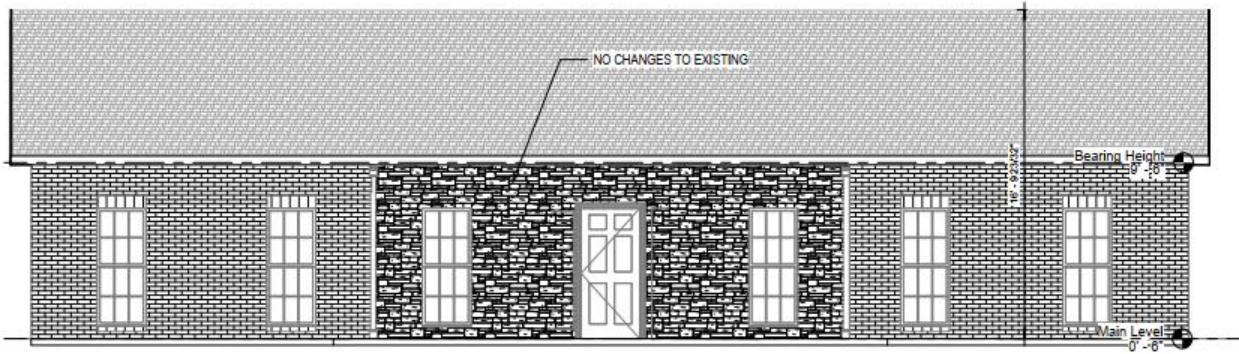
3 Back Elevation Storage Building  
A-2.02 1/4" = 1'-0"



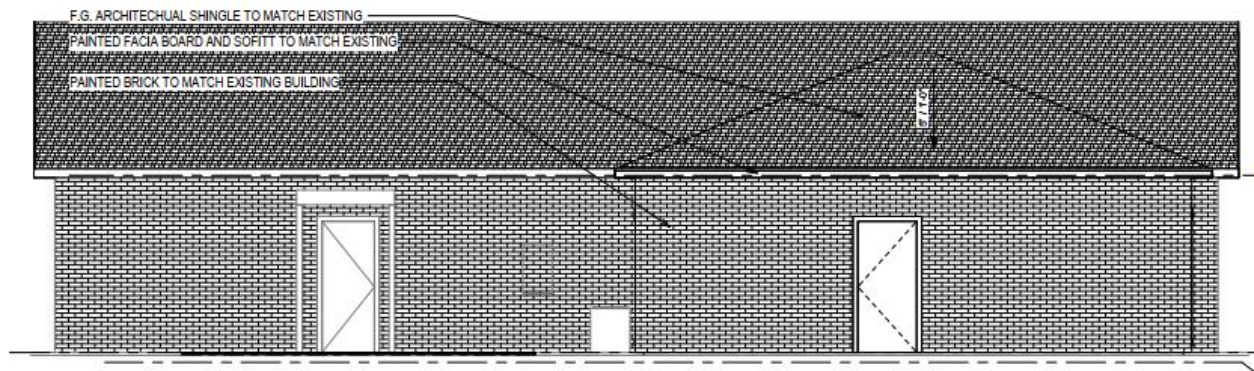
Storage building plan



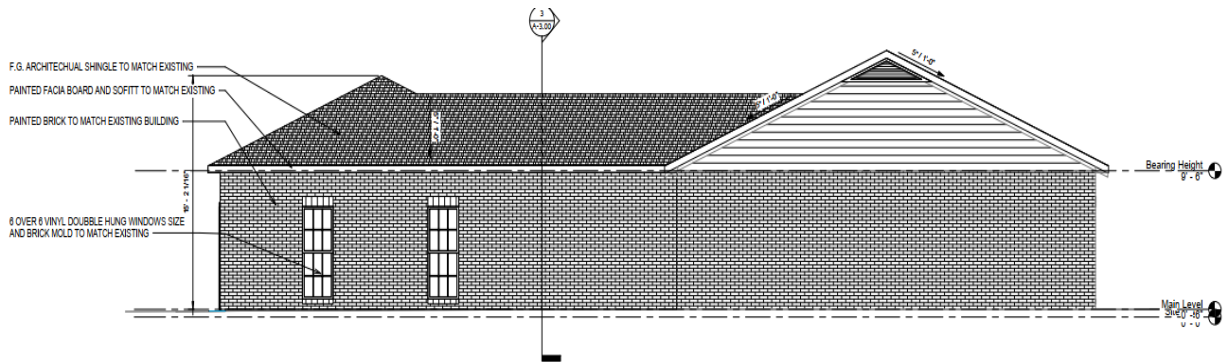
Building elevations.



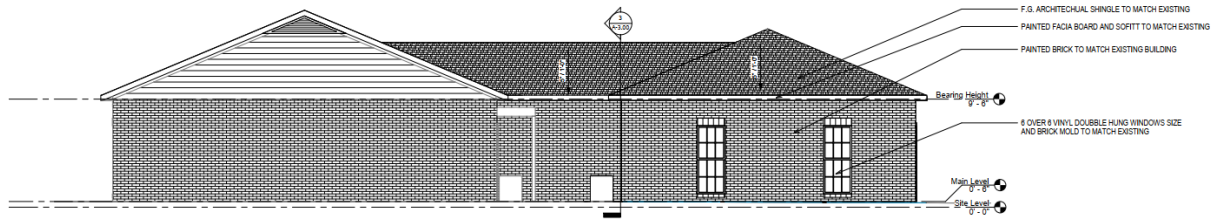
1 Proposed Front Elevation  
1/4" = 1'-0"



4 Proposed Rear Elevation  
1/4" = 1'-0"



2 Proposed Left Elevation  
1/4" = 1'-0"



3 Proposed Right Elevation  
1/4" = 1'-0"

Architect's rendering of addition.

