

**CITY OF FLORENCE, SOUTH CAROLINA**  
**DESIGN REVIEW BOARD**  
**MAY 11, 2022 AGENDA**

**I. Call to Order**

**II. Approval of Minutes** Regular meeting held on April 13, 2022

**III. Matter of Information**

DRB-2022-16 Presentation of public art installation on the building located at 218 North Dargan Street, Tax Map Number 90170-04-015; H-1 Historic Overlay District.

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

DRB-2022-17 Request for a Certificate of Appropriateness to demolish the building located at 175 North Dargan Street, Tax Map Number 90167-02-019; H-1 Historic Overlay District.

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

DRB-2022-18 Request for a Certificate of Appropriateness for new construction located at 175 North Dargan Street, Tax Map Number 90167-02-019; H-1 Historic Overlay District.

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

DRB-2022-19 Request for a Certificate of Appropriateness to replace the roof of the building located at 531 West Evans Street, Tax Map Number 90073-11-024; D-1 Redevelopment Overlay District.

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

DRB-2022-20 Request for a Certificate of Appropriateness to construct a carport at 227 South McQueen Street, Tax Map Number 90074-07-028; D-1 Redevelopment Overlay District.

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

DRB-2022-21 Request for a Certificate of Appropriateness to install security bars on the building located at 137 East Palmetto Stree, Tax Map Number 90087-03-002; D-3 Arts and Culture Overlay District.

**IX. Adjournment** Next meeting is scheduled for June 8, 2022.

**CITY OF FLORENCE, SOUTH CAROLINA**  
**DESIGN REVIEW BOARD**  
**APRIL 13, 2022 MINUTES**

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

**MEMBERS ABSENT:** Jay Ham and Erik Healy

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

**CALL TO ORDER:** Chairman Carsten called the April 13, 2022 regular meeting to order at 2:01 p.m.

**APPROVAL OF MINUTES:** Chairman Carsten introduced the March 9, 2022 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. McMillan moved that they be approved; Mr. Tedder seconded the motion, and it passed unanimously (7-0).

\*Brice Elvington arrived.\*

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

**DRB-2022-10 Request for a Certificate of Appropriateness to install signage on the building located at 151 West Evans Street, Tax Map Number 90167-02-005; H-1 Historic Overlay District.**

Chairman Carsten read the introduction to DRB-2022-10 and asked staff for their report. Mr. Cassidy gave the staff report as submitted to the Design Review Board.

Dr. Keith asked if there was a lumens/brightness guideline for downtown. Mr. Dudley said there isn't, just the DOT standards for brightness, and while there are guidelines for animated signs, we don't have any for static lit signs. Dr. Keith asked if that was something that the City needed to look at with residences coming into the downtown area. Mr. Dudley agreed that in mixed use environments such as this, it would be desirable to look into brightness limits for the CBD or mixed use districts in the UDO. He clarified that Synergi was referring to the corner building.

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

There being no one to speak either for or against the request, Chairman Carsten closed the public hearing and called for discussion and then a motion.

Mr. Collins asked if they were going to fit the sign into the recessed panel on the façade of the building. The applicant said they would extend the letters to straddle the bricks.

Mr. McMillan moved to approve the request as submitted. Mr. Collins seconded the motion, and the vote to approve the request passed unanimously (8-0).

**DRB-2022-11 Request for a Certificate of Appropriateness to replace the awning and install fencing at 604 South Irby Street, Tax Map Number 90088-08-010; D-1 Redevelopment Overlay District and ISCOD Irby Street Corridor Overlay District.**

Chairman Carsten read the introduction to DRB-2022-11 and asked staff for their report. Mr. Cassidy gave the staff report as submitted to the Design Review Board.

Mr. McMillan asked about the awning. Chairman Carsten asked if the fence would open onto South Irby Street; Mr. Dudley said it would, and that delivery trucks would be given the access code. The purpose of the gate is for security.

There being no further questions for staff, Chairman Carsten opened the public hearing. Phillip Anderson spoke, saying he needed the higher fence and gate to provide security to their female employees, and they are prepared to screen it with landscaping.

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. Padgett moved to approve the request as submitted. Dr. Keith seconded the motion, and the vote to approve the request passed unanimously (8-0).

**DRB-2022-12 Request for a Certificate of Appropriateness to paint signage on the building located at 492 West Cheves Street, Tax Map Number 90074-07-035; D-1 Redevelopment Overlay District.**

Chairman Carsten read the introduction to DRB-2022-12 and asked staff for their report. Mrs. Zlotnicki gave the staff report as submitted to the Design Review Board.

There being no questions for staff, Chairman Carsten opened the public hearing. Adam Crosson, the applicant, explained that they wanted to add a different layer to the building and take advantage of exposure on West Palmetto and Warley Streets, and there's no room for a monument sign onsite. They have an artist doing the painting.

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. Tedder moved to approve the request as submitted. Mr. McMillan seconded the motion, and the vote to approve the request passed unanimously (8-0).

**DRB-2022-13 Request for a Certificate of Appropriateness to renovate the building located at 309 North Dargan Street, Tax Map Number 90086-04-013; D-2 Downtown Overlay District.**

Chairman Carsten read the introduction to DRB-2022-13 and asked staff for their report. Mrs. Zlotnicki gave the staff report as submitted to the Design Review Board.

Mr. Collins asked about the guidelines requiring contrast to distinguish old from new in buildings in the historic district, but this building is across the street from the H-1. He asked if this was considered a historic building. Mr. Dudley wasn't sure if that mattered in the D-2. Mr. Collins pointed out that the goal seems to be to match the existing building, but he thinks they are supposed to distinguish between what's 100 years old and what's not.

Mr. Dudley commented that when the old post office was done, that was one of the concerns. He confirmed that in the H-1 the evolution of a building over the years was to be characterized by the era in which it was built or altered.

There being no other questions for staff, Chairman Carsten opened the public hearing. Dennis Ward with FW Architects spoke, explaining that they don't know what's underneath the paint, and since it's so plain with no brick detailing, they were going to try to match it. He said they'd do a test patch to determine the best way to remove the paint. The fallback plan is to repaint the whole building, at which time they would come back to the Board.

Mr. Dudley read from the general guidelines for the H-1, that new construction should be appropriate to the period and style of the district as a whole.

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. Mr. Padgett seconded the motion, and the vote to approve the request passed unanimously (8-0).

**DRB-2022-14 Request for a Certificate of Appropriateness to construct a townhouse development on East NB Baroody Street, Tax Map Numbers 90170-01-023, 90170-01-024, and 90170-01-025; D-2 Downtown and W-1 Food, Artisan, and Warehouse Overlay Districts.**

Chairman Carsten read the introduction to DRB-2022-14 and asked staff for their report. Mr. Cassidy gave the staff report as submitted to the Design Review Board.

There being no questions for staff, Chairman Carsten opened the public hearing. Ashby Gressette, the architect, was present to answer any questions the Board had. Dr. Keith asked if all the buildings had balconies; Mr. Gressette said it was only available on the residential units on the upper floor on the Baroody Street side. Mr. McMillan asked if it would be gated; Mr. Martin said no. Dr. Keith commented on the noise of the trains for people living downtown, and suggested soundproofed windows and doors as much as possible.

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. Dr. Keith seconded the motion, and the vote to approve the request passed unanimously (8-0).

**DRB-2022-15 Request for a Certificate of Appropriateness to repair the house located at 353 Timrod Park Drive, Tax Map Number 90076-04-005; D-4 Timrod Park Overlay District.**

Chairman Carsten read the introduction to DRB-2022-15 and asked staff for their report. Mrs. Zlotnicki gave the staff report as submitted to the Design Review Board. Mr. Padgett recused himself from the case as he is the design professional on the project.

Mr. Collins asked about the material of the windows; Mrs. Zlotnicki said they would be vinyl, which the Board has approved in the past, and that the guidelines don't speak to awnings in residential districts.

There being no further questions for staff, Chairman Carsten opened the public hearing. Mr. Padgett was available for questions. Mr. Collins commented that he would encourage the owners to remove the awnings. Mr. Padgett said they would decide since they're not original. He said a lot of the work they're doing was for security purposes. He said the fire was in the mother in law suite and smoked throughout the house.

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. Mr. McMillan seconded the motion, and the vote to approve the request passed unanimously (7-0) with Mr. Padgett recused.

**ADJOURNMENT:** Chairman Carsten adjourned the meeting at 2:50 p.m. The next meeting is scheduled for May 11, 2022.

Respectfully submitted by

Alane Zlotnicki, AICP  
Senior Planner

**CITY OF FLORENCE, SOUTH CAROLINA  
DESIGN REVIEW BOARD  
STAFF REPORT**

**DATE:** May 11, 2022

**CASE NUMBER:** DRB-2022-16

**LOCATION:** 218 North Dargan Street

**TAX MAP NUMBER:** 90170-04-015

**OWNER OF RECORD:** William Thompson Jr.

**APPLICANT:** William Thompson Jr.

**PROJECT DESCRIPTION:** Public Art Review

**OVERLAY DISTRICT:** H-1 Historic Overlay District

**Background Information**

William Thompson Jr., the owner of 218 North Dargan Street, wishes to install a mural that reflects the history of the building and the 200 block of North Dargan Street. This building opened in 1928 as the Lincoln Theater, an African-American theater that operated until 1975. In 1986, William Thompson Sr. started Thompson Barber College in the space, which is still in operation. The founder's son wishes to honor his father and the African-American history of the block by installing the colorful mural on the north side of the building.

**Project Description**

The mural is a joint partnership between the City of Florence, Florence Downtown Development Corporation, and the Thompson family. The original concept was proposed by the Thompson family and City staff identified an appropriate artist team, discussed the concept with the artist team, and have been the lead on the approvals. The staff presented the final concept to the full FDDC board and they along with the Thompson family approved the final design.

The mural is approximately 24 feet tall and 41 feet wide. It is created on an acrylic panel that adheres to brick but which can be removed, per National Park Service guidelines that state "new murals should not compromise the historic character or integrity of the original resource." Additionally, care will be taken to properly prepare the surface of the brick underneath the mural to prevent damage to the structure.

Attachment D is the image of the mural superimposed onto the brick as it will be installed as well as an illustration of the mural. The conceptual artists are Herman Keith, Damion Johnson, and Fine Arts Program students at Claflin University. The mural panels themselves will be pre-treated by the artist team and then distributed to various community centers in Florence for children to participate in the actual application of paint to the panels as guided by the artist team. The City will host a downtown event in July to allow for public painting.

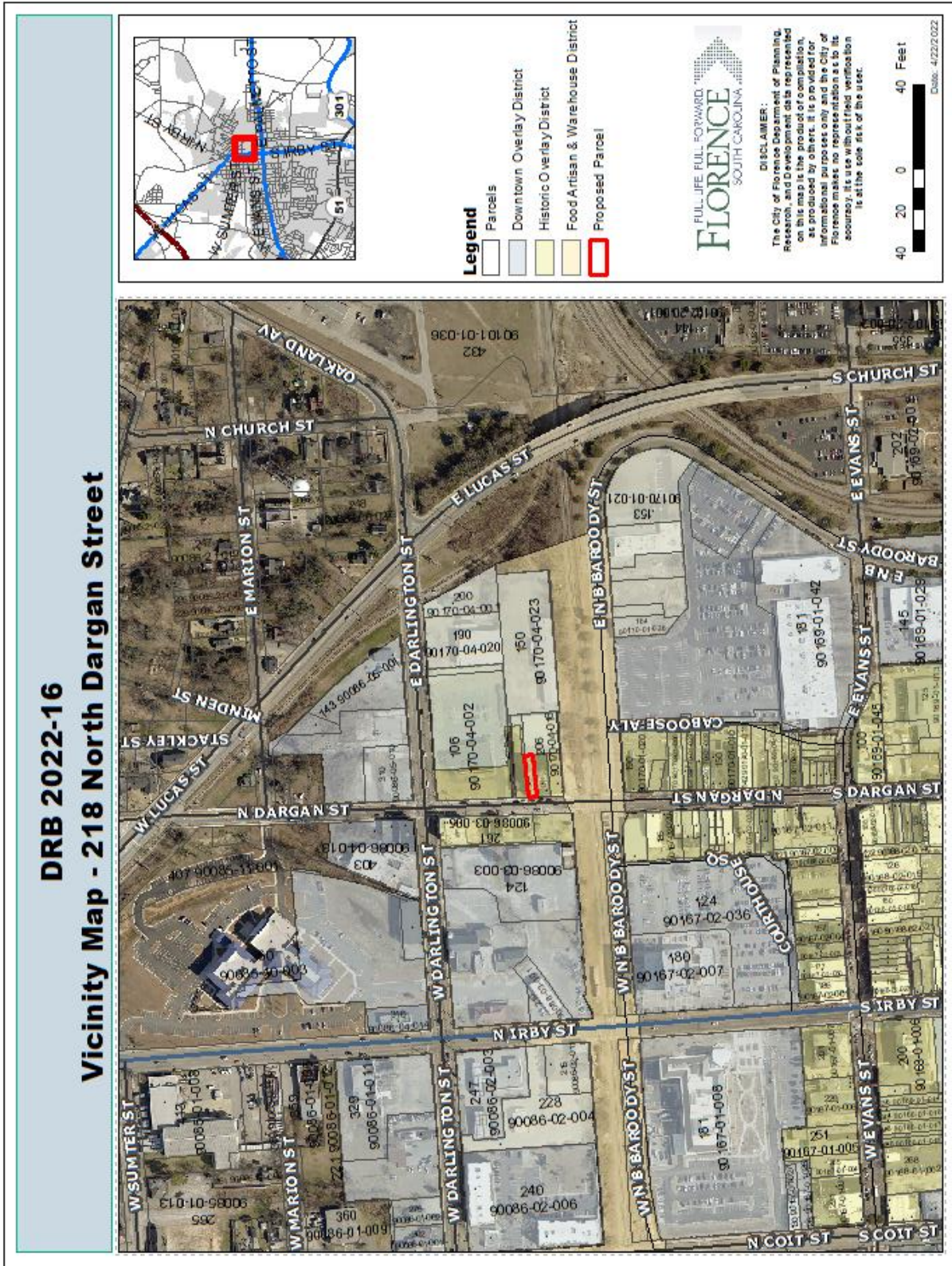
### **Timeline**

- Mural Approvals, wall preparation, and acrylic panel preparation – April/May 2022
- Mural painting in Community Centers, Downtown Events, and City Center Market – June/July 2022
- Mural final painting and preparation for installation – August 2022
- Mural Installation – September 2022
- Mural Varnish – October 2022

### **Attachments**

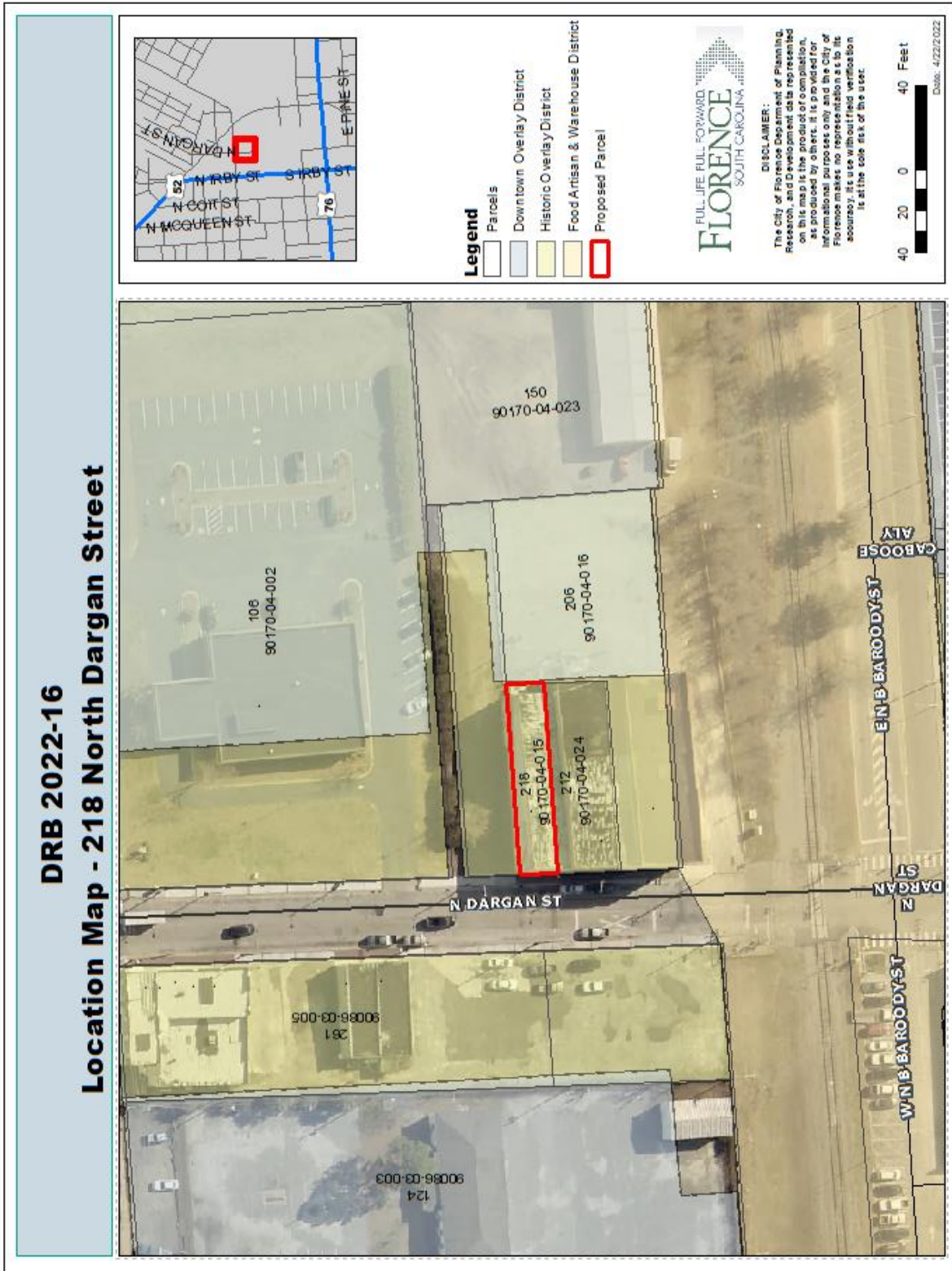
- A. Vicinity Map
- B. Location Map
- C. Zoning Map
- D. Mural Images
- E. Current Site Photos

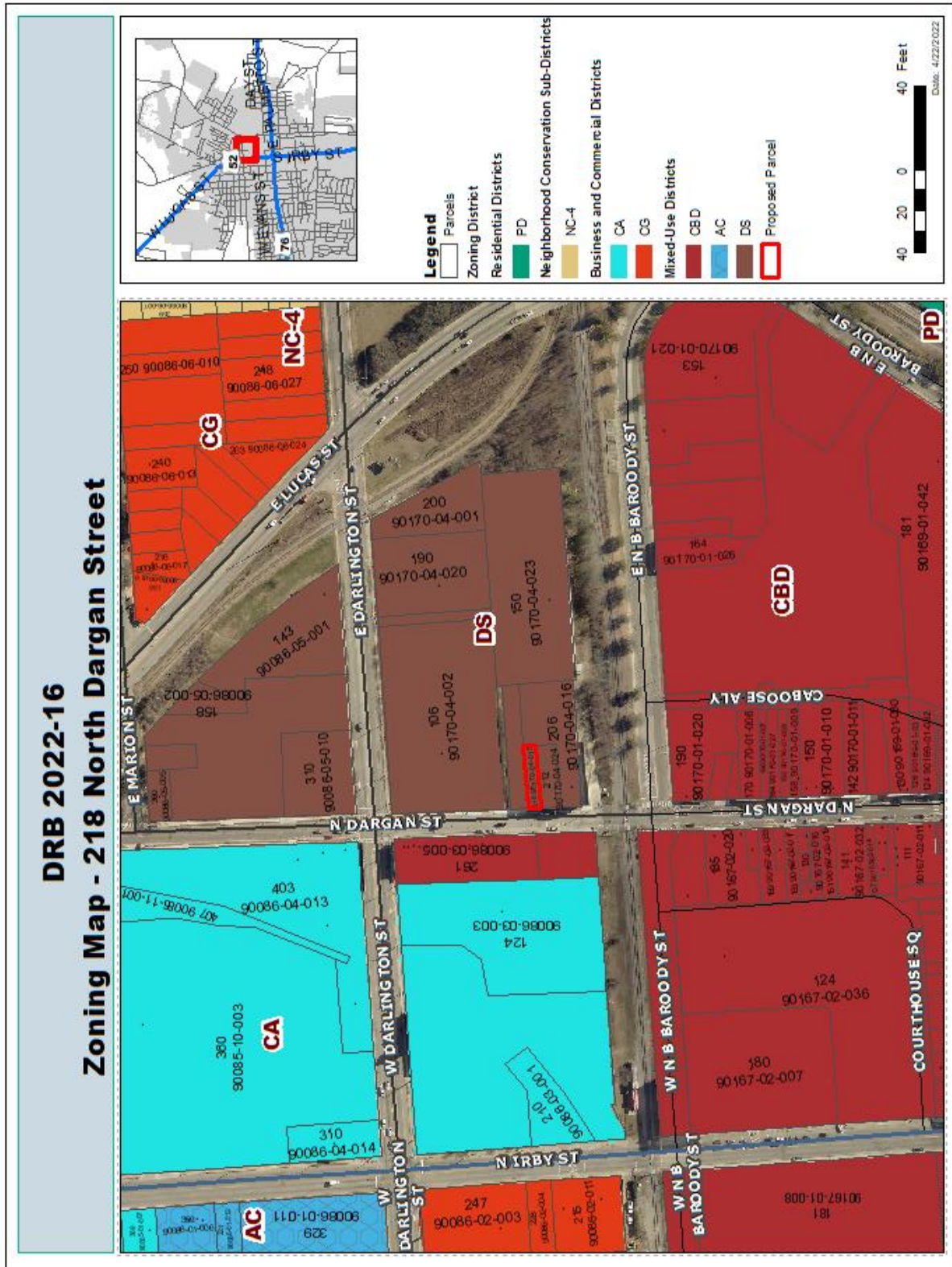
Attachment A: Vicinity Map





Attachment B: Location Map





Attachment D: Mural Images

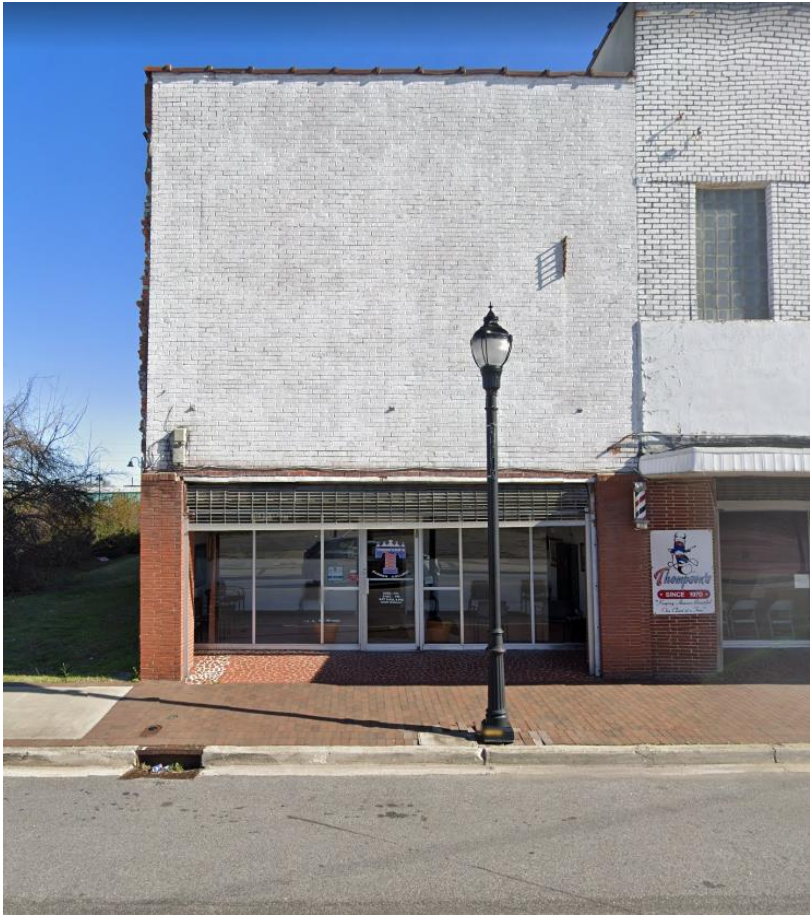


Image of mural on north side of 218 North Dargan Street.



Image of the mural to be installed.

Attachment E: Current Site Photos



West facing façade of 218 North Dargan Street.



North side of 218 North Dargan Street, location of mural installation.

**CITY OF FLORENCE, SOUTH CAROLINA  
DESIGN REVIEW BOARD  
STAFF REPORT**

**DATE:** May 11, 2022

**CASE NUMBERS:** DRB-2022-17 and DRB-2022-18

**LOCATIONS:** 175 North Dargan Street

**TAX MAP NUMBERS:** 90167-02-019

**OWNER OF RECORD:** Carlos Velazquez

**APPLICANT:** Michael Padgett, P.E.

**PROJECT DESCRIPTION:** Demolition of Existing Building and Construction of New Building

**OVERLAY DISTRICT:** H-1 Historic Overlay District

**Project Description**

The applicant is seeking a Certificate of Appropriateness (COA) to demolish the one-story, 1400 square foot commercial building located at 175 North Dargan Street. The owner would like to construct a 3-story building in its place. The proposed building will have a first-floor commercial space and the 2<sup>nd</sup> and 3<sup>rd</sup> floors will both house 2-bedroom apartments.

The applicant is proposing two different exterior finish options; one option in brick (Attachment E), and the other in Exterior Insulation Finishing System (EIFS) finished with stucco (Attachment F). The colors and materials for storefronts, windows, rails, etc. are included in Attachment G.

The Historical Commission will hold a hearing Monday, May 9<sup>th</sup> to take official action on the owner's request to demolish the existing building at 175 North Dargan Street (Attachment D). The result of this hearing will be presented to the Board on May 10<sup>th</sup>.

**Background Information**

According to the Florence County Property Card, the commercial property was built in 1920; however, the façade materials indicate that the building may not be original or may have been altered mid-century. The building has a square footage of 1,386 square feet on an approximately 0.043 acre lot. The property is zoned Central Business District (CBD) and located in the Historic Overlay District. The CBD is intended for mixed use development including commercial and residential. This building is not a contributing building for the City's historic downtown district.

Business License records show the previous use as AA Transportation until 2019. The brick building was used as an office. The building is currently vacant. The owner's desire is to open a jewelry store, V Latin Jewelers on the first floor of the proposed building with rental 2-bedroom apartments on the 2<sup>nd</sup> & 3<sup>rd</sup> floors.

**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. According to Chapter 4 *Downtown Central District Design Guidelines*, the following general guidelines shall apply.

*(See Attachments E, F, & G for details)*

1. **The historic and significant character of the property should be retained and preserved:** *The existing building will be demolished, and a new building is proposed with a brick or EIFS façade option with materials as listed in Attachment G to match and or complement the character of existing and renovated buildings in the Historic Overlay District. The existing façade is of mid-century character and is not a contributing structure to the Historic District.*
2. **Distinctive features, finishes, and construction techniques or examples that characterize a property should be preserved:** *The storefront will be reconstructed with large expanses of glazing trimmed with wide black metal framing in the proposed new construction with an added two floors of 2-bedroom apartments. The upper floors have symmetrical windows with façade accents including decorative cornice, belt course, window hoods, and piers to provide interest. The building will also have a black metal awning overhanging the storefront.*
3. **For all buildings, aluminum or vinyl siding may not be used unless approved by the Design Review Board:** *Not applicable to this request; the new addition will have a brick exterior or EIFS with a stucco finish.*
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 building could 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 proposed building will have 3-stories. In the same block are the Mangum and Nofal buildings each at 2-stories. In close proximity on Dargan Street is the Kress Building (3-story) and Hyatt Place (4-story).*
7. **The proportions and relationship between doors and windows should be compatible with the architectural style and character of the building and surrounding buildings:** *Windows on the ground floor front of the building will be storefront style with a black metal finish with vertical and horizontal cross bars. Residential windows on the left and right elevation add visual interest for the 2<sup>nd</sup> and 3<sup>rd</sup> floor apartments. The rear façade has a commercial security door on the first floor and the 2<sup>nd</sup> and 3<sup>rd</sup> floors have vinyl sliding glass doors with residential wooden doors.*
8. **The visual relationship of open space between buildings or structures should be compatible with adjacent buildings or structures:** *The proposed building will be physically attached to the adjacent buildings in keeping with the architectural styles of other buildings in the downtown area.*
9. **The design of the roof should be compatible with the architectural style and character of existing buildings and surrounding structures:** *The roof will be flat in keeping with the architectural styles of other buildings in the downtown area. The construction will be a metal standing seam roof of either black or dark grey. The brick parapets surrounding the roof will step down gradually from the front*

*of the building to the rear. Black or dark grey metal coping along the top of the wall will be added to match the roof.*

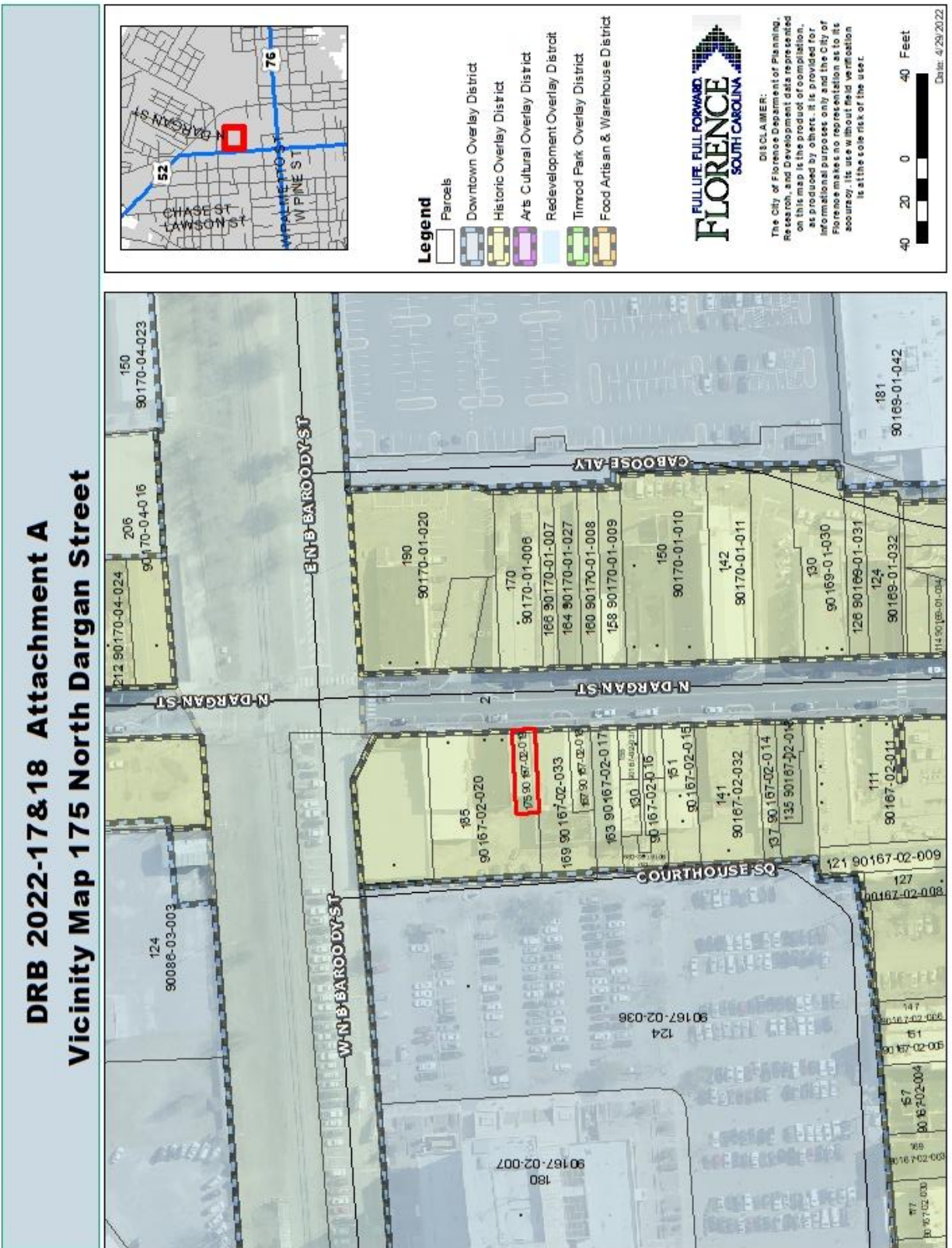
10. **Landscaping should be added that enhances the property and provides for greenspace and appropriate buffering between land uses:** *No new landscaping is proposed for this project.*
11. **The scale of buildings or structures after alteration, construction, or partial demolition should be compatible with the style and character of surrounding buildings and structures:** *The original building and those directly adjacent are one story. The proposed building will be 3-stories in height.*
12. **When appropriate, the architectural details (colors, materials, and textures) should be compatible with the style and character of surrounding buildings and structures:** *The proposal is compatible with the majority of other commercial buildings in the downtown historic district, which are brick or stucco, have one to four stories, and have storefront windows and doors. The proposed exterior materials are earth-toned accented with dark-grey or black metal for the doors, windows, and fencing material.*

#### **Board Action**

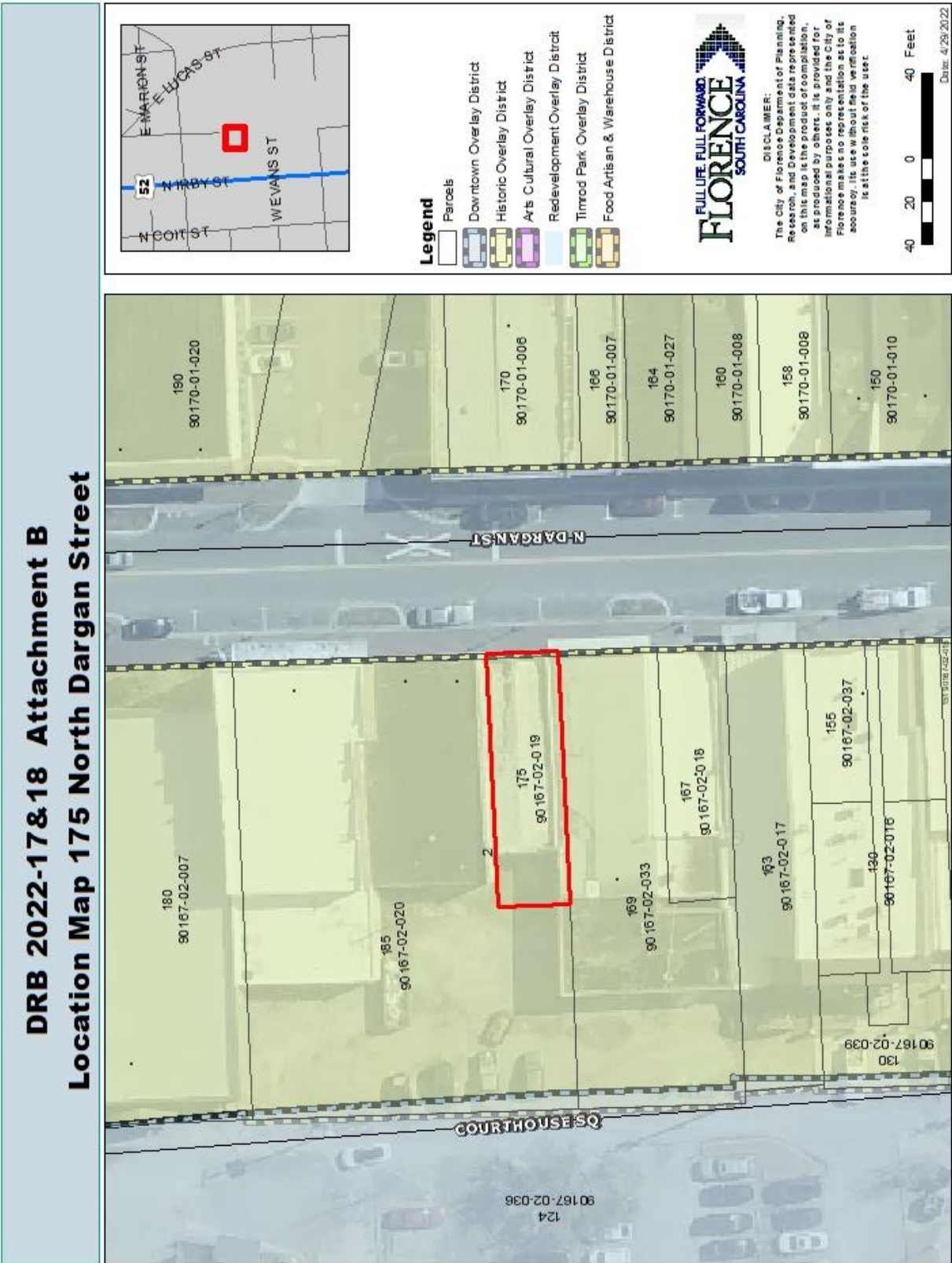
1. Consider only the evidence presented before the board during the public hearing.
2. Make findings of fact to apply the guidelines to the application presently before the board.
3. Based on the findings of fact, make a decision regarding the request for demolition.

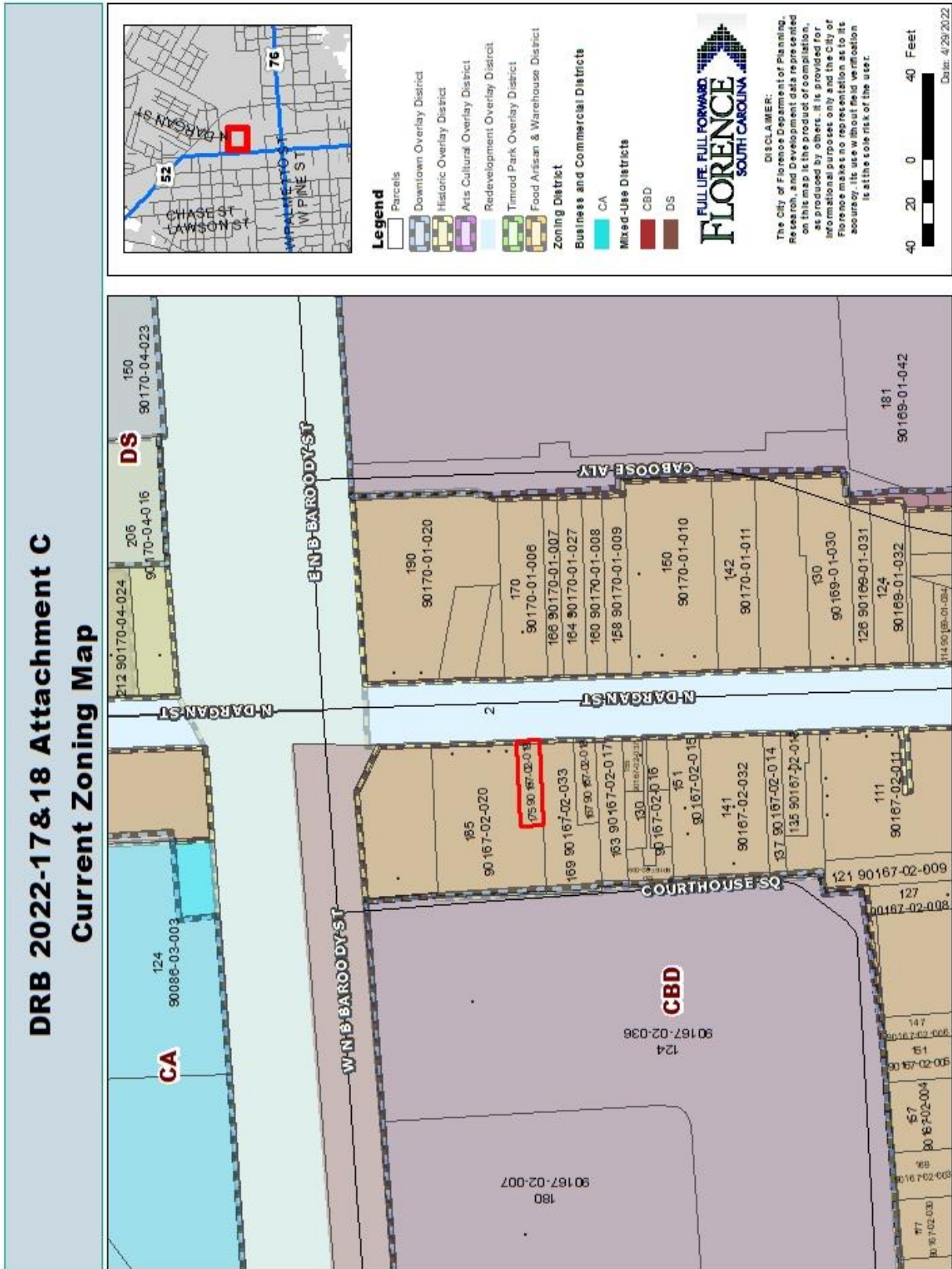
#### **Attachments**

- A. Vicinity Map
- B. Location Map
- C. Zoning Map
- D. Site Photos
- E. Proposed Building Renderings – Brick Façade Option
- F. Proposed Building Renderings – EIFS Façade Option
- G. Material Specifications









Attachment D: Site Photos



Front of Existing Building – 175 North Dargan Street



Front of Existing Building – 175 North Dargan Street



Front of Existing Building – 175 North Dargan Street



Rear of Existing Building – 175 North Dargan Street



Rear of Existing Building – 175 North Dargan Street

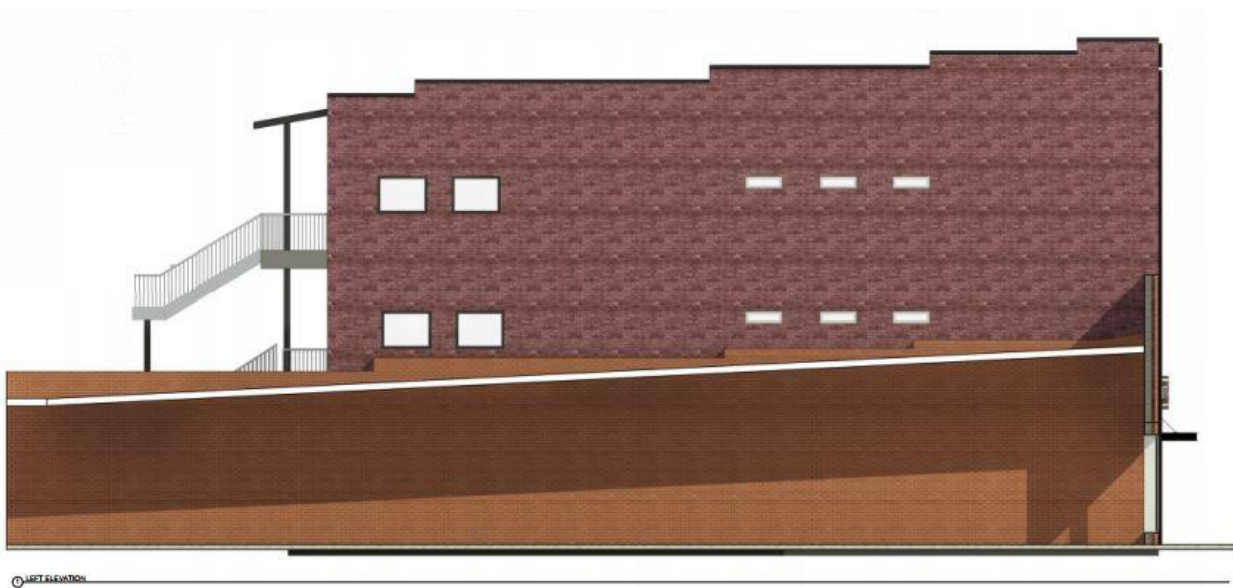
Attachment E: Proposed Building Renderings – Brick Façade Option



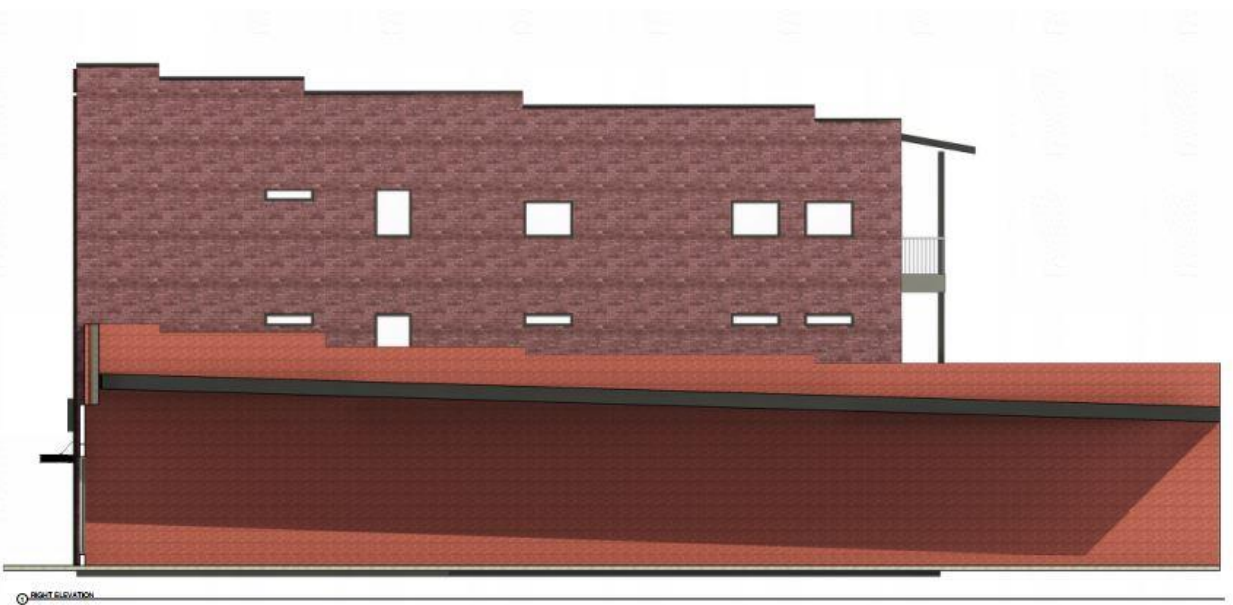
Front Elevation



Rear Elevation



Left Elevation

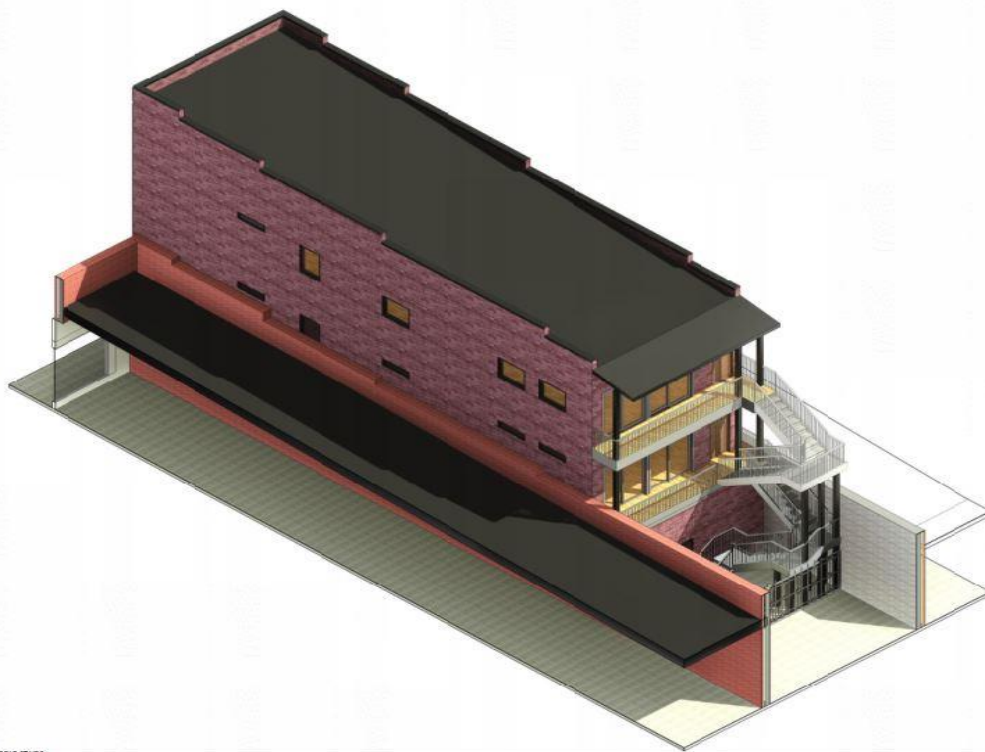


Right Elevation



© 2020 BENDER INC. - LEFT SIDE

3D Elevation – Left Side



© 2020 BENDER INC. - REAR STAIRS

3D Elevation – Rear

Attachment F: Proposed Building Renderings – EIFS Façade Option

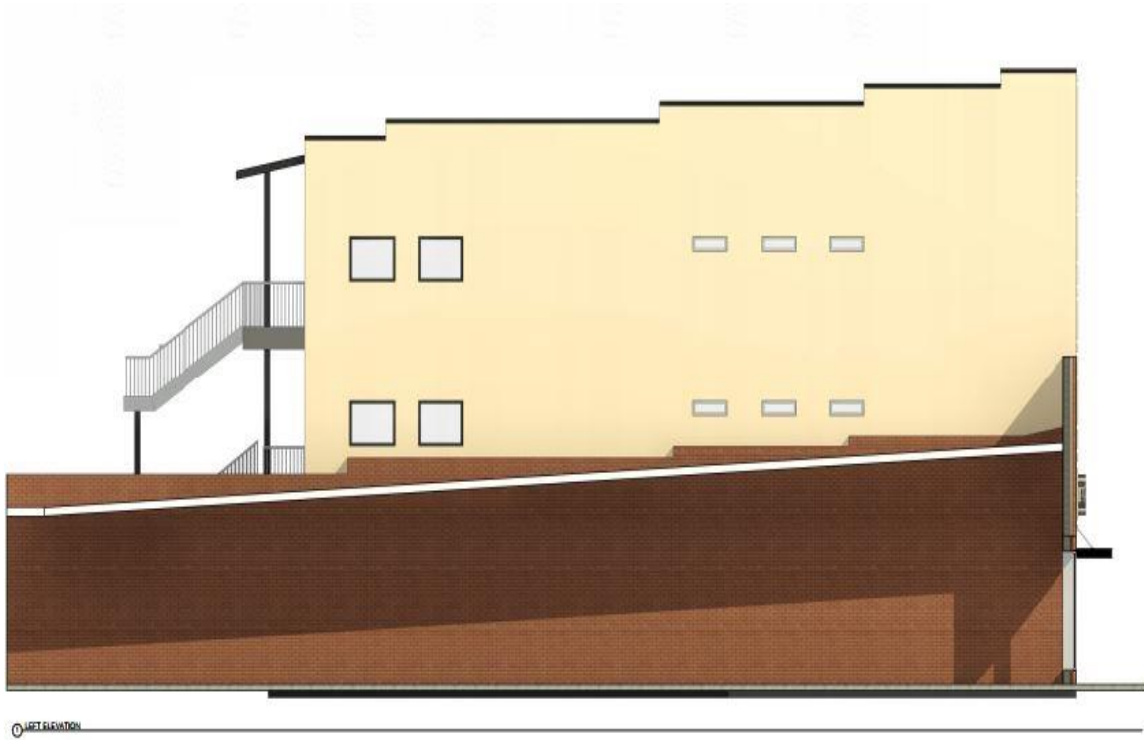


Front Elevation

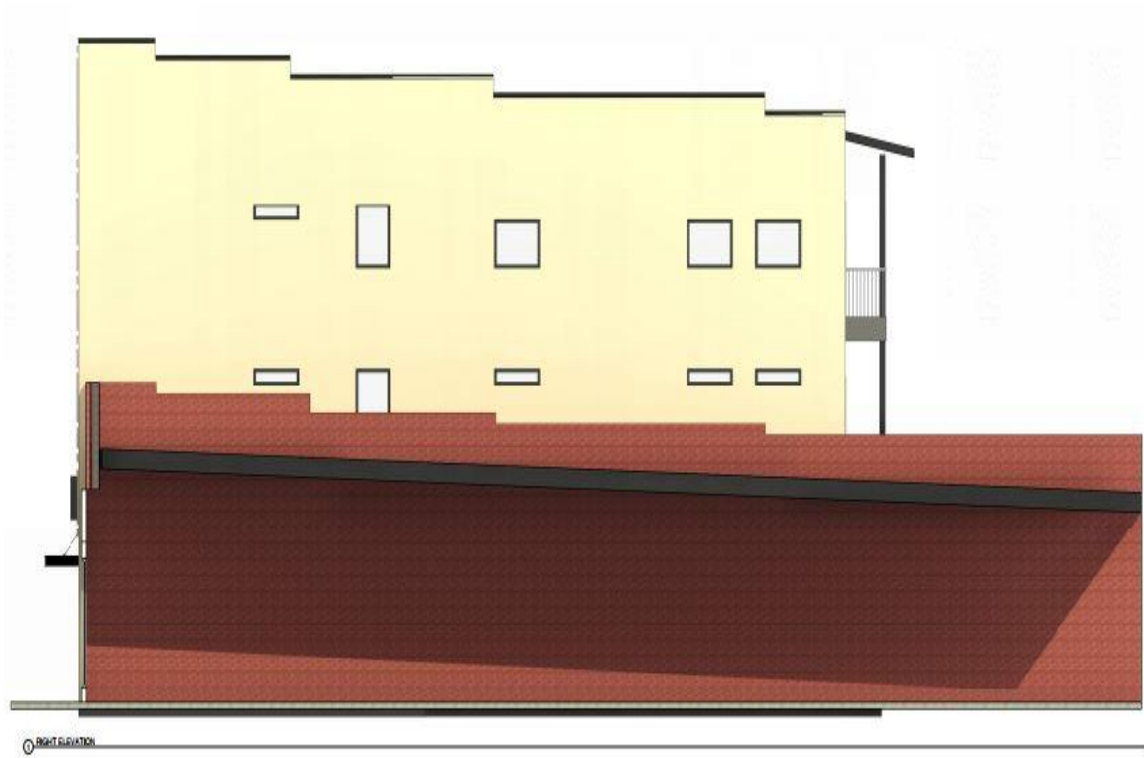


Rear Elevation

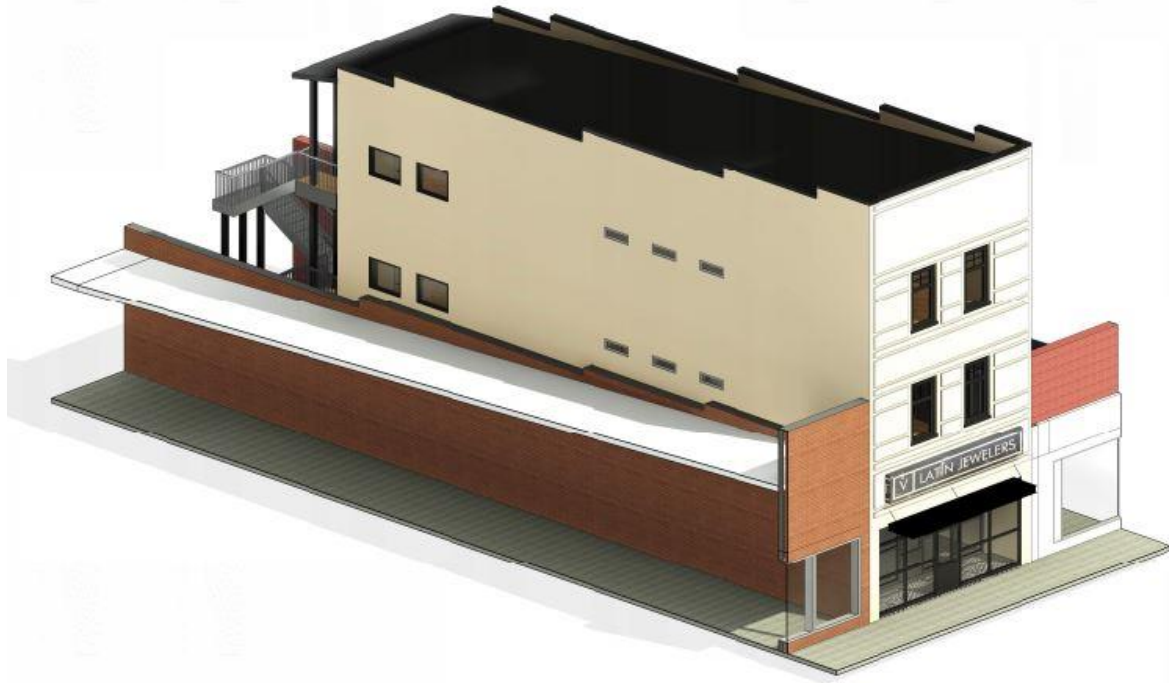




Left Elevation

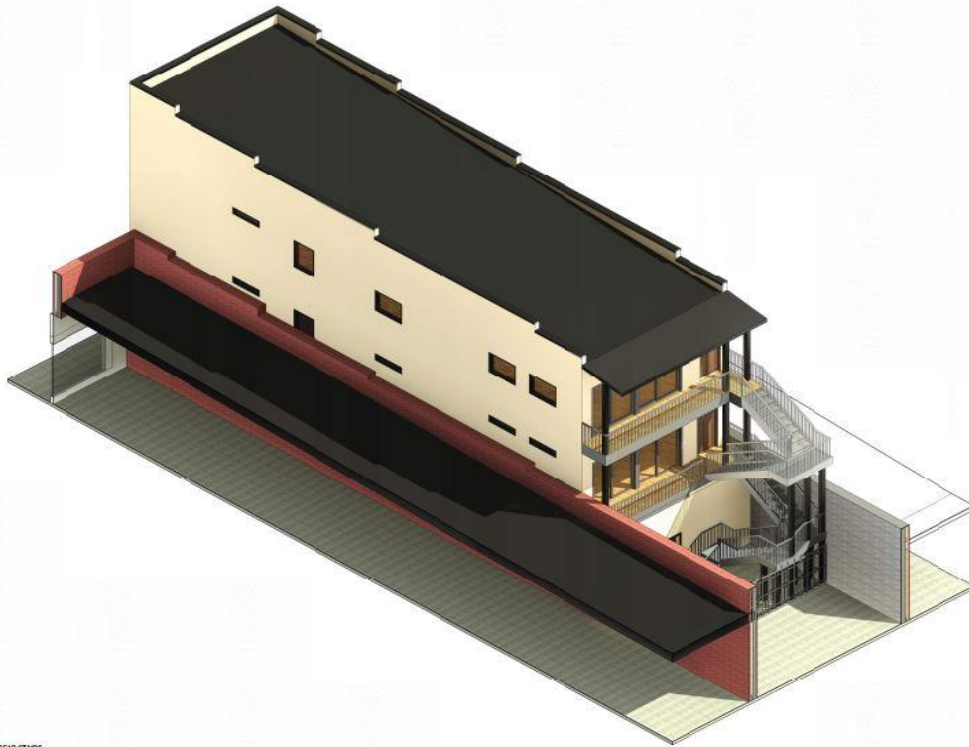


Right Elevation



© 2018 BENDERBROS - LEFT SIDE

3D Elevation – Left



© 2018 BENDERBROS - REAR STAIRS

3D Elevation - Rear

## Attachment G: Material Specifications

### 1. EXTERIOR FINISHES

1.1. The owner and I are still exploring construction types, costs thereof, and the techniques/logistics of how to construct this. Thus, we would like to propose 2 different exterior finish options. One in brick and the other in EIFS. The brick and an all-masonry exterior option could possibly be built substantially from the interior and not require working platforms on the adjacent buildings. The EIFS would be more traditionally wood or steel framed and would require access from the adjacent buildings.

#### 1.2. Brick Option

1.2.1. See attached renderings

1.2.2. The proposed brick would be the same/similar to below. However, in the event of limited material availability we request that the DRB allow City Planning Staff to allow for in-house approval of a substitution at a later date. Color/finish would be tasteful, tame, similar/complimentary to neighboring buildings and appropriate for the area.



1.2.2.1.

#### 1.3. EIFS Option

1.3.1. See attached renderings

1.3.2. The proposed EIFS finish would be the same/similar to below. However, in the event of limited material availability we request that the DRB allow City Planning Staff to allow for in-house approval of a substitution at a later date. Color/finish would be tasteful, tame, similar/complimentary to neighboring buildings and appropriate for the area.



1.3.2.1.

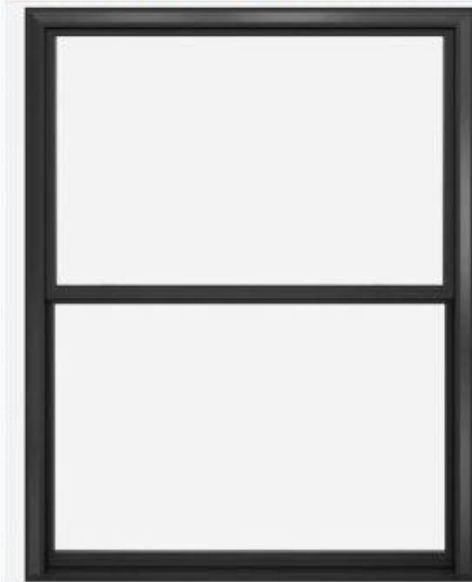
**2. WINDOWS**

2.1. Front all in black storefront like below



2.1.1.

2.2. All 2<sup>nd</sup> and 3<sup>rd</sup> floor windows in black vinyl like below

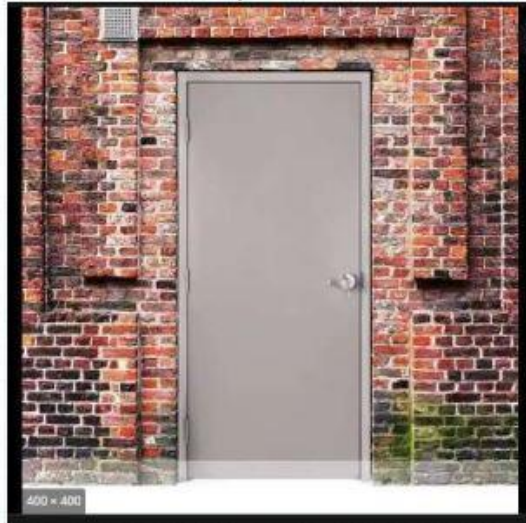


2.2.1.

**3. DOORS**

3.1. Front storefront in all black as noted previously

3.2. Rear 1<sup>st</sup> floor solid metal security door like below. Painted black



3.2.1.

3.3. 2<sup>nd</sup> and 3<sup>rd</sup> floor at rear

3.3.1. Black vinyl sliding glass doors to match windows as noted previously

3.3.2. Decorative wooden door for apartment entrance similar to below. Exact finish & design are still TBD. Request that DRB allow City Planning Staff to do an in-house approval at a later date. Color/finish would be tasteful, tame, similar/complimentary to neighboring buildings and appropriate for the area.



3.3.2.1.

**4. OTHER**

4.1. Front awning in black metal like below. This will be the same or similar to others on the street



4.1.1.

4.2. Rear metal stairs, railings, columns in steel and/or aluminum. Typical powder coated black. Like below



4.2.1.

**CITY OF FLORENCE, SOUTH CAROLINA  
DESIGN REVIEW BOARD  
STAFF REPORT**

**DATE:** May 11, 2022

**CASE NUMBER:** DRB-2022-19

**LOCATION:** 531 West Evans Street

**TAX MAP NUMBER:** 90073-11-024

**OWNER OF RECORD:** AWC Lab Corporation P/U/C

**APPLICANT:** Dr. Jim Goodman

**PROJECT DESCRIPTION:** Installation of a metal roof

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

**Background Information:**

531 West Evans Street is a 1,948 square foot commercial building in the Commercial Re-use district (CR) within the D-1 Redevelopment Overlay District. The property was constructed in 1930.

**Project Description:**

The applicant is seeking a Certificate of Appropriateness (COA) to install a metal roof on the property located at the address of 531 South Irby Street. The property is the home of Goodman & Goodman Financial Group. According to the applicant, Dr. Goodman, the black shingle roof is damaged, and he is requesting to install a metal roof to provide longevity to the property. He was not aware that he needed approval to install a metal roof on his property. Currently, the contractor has installed asphalt sheet underlayment to the shingle roof to prevent any further water damage. The request involves replacing the black asphalt shingle roof with a “copper tone bronze” metal roof (see Attachment H – appears reddish in color).

**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.

The architectural guidelines for buildings, as referenced in the Design Guidelines, recommend the following:

**Roofing materials**

- Standing-seam metal roofs;
- Slate or synthetic slate;
- Composition shingles (Standard 3-tab shingles and shingles that are imitations of wood shingles or shakes are inappropriate. Heavy weight shingles are appropriate.);
- Membrane roofing at low-slope areas (built-up roofing, single-ply roofing, etc.).

*Metal roofing is an encouraged material for roof replacement in the Design Guidelines. The color chosen by the applicant is bronze as shown in Attachment H. The current asphalt shingle roof is damaged, and the applicant is requesting a change of material to a longer lasting metal roof.*

*In September of 2018 (Case DRB 2018-19), the Design Review Board approved a blue metal roof for the residential home at 306 Warley Street; however, that property is in the Timrod Park Overlay District (Attachment G).*

1. **The historic and significant character of the property should be retained and preserved:** *The applicant is proposing to install a metal roof on the property that will replace the damaged shingle roof.*
2. **Distinctive features, finishes, and construction techniques or examples that characterize a property should be preserved:** *The applicant is proposing to install a metal roof on the property that will replace the damaged shingle roof.*
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:** *This replaces the current roof, but it is unlikely that the existing roof was the original.*
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 metal roof addition can be removed anytime in the future.*
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 to this request*
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 to this request.*
8. **The visual relationship of open space between buildings or structures should be compatible with adjacent buildings or structures:** *Not applicable to this request.*
9. **The design of the roof should be compatible with the architectural style and character of existing buildings and surrounding structures:** *The building is a repurposed single family house, so a metal roof is not out of character with the structure itself nor the surrounding buildings.*
10. **Landscaping should be added that enhances the property and provides for greenspace and appropriate buffering between land uses:** *Not applicable for this project.*
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 proposed metal roof will not change the scale of the building.*



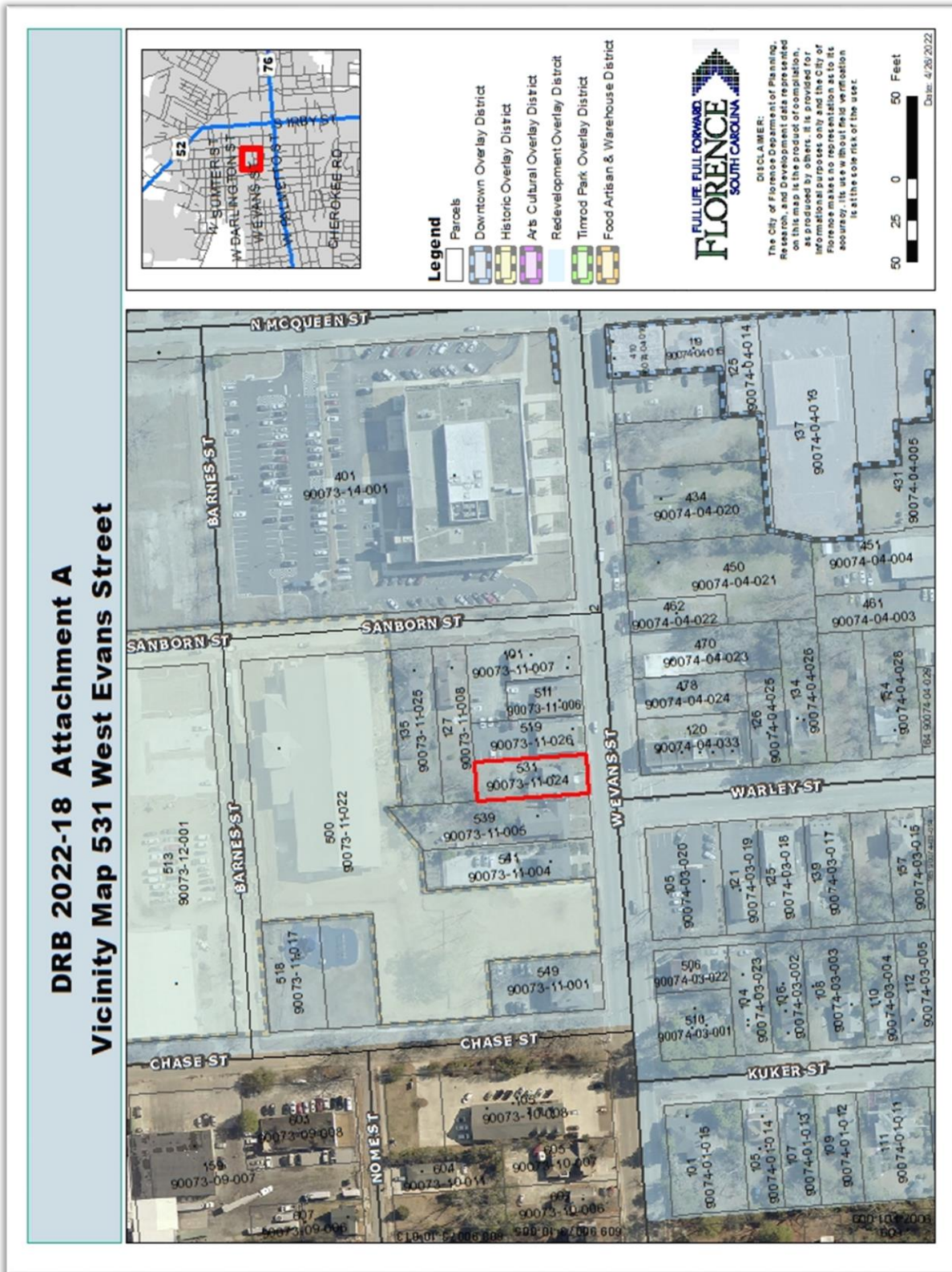
12. **When appropriate, the architectural details (colors, materials, and textures) should be compatible with the style and character of surrounding buildings and structures:** *The architectural details and character of surrounding buildings and structures vary. In the 700 block of West Evans Street, two commercial buildings have metal roofs (Attachment F). Also, in the 1000 block of West Evans Street, one commercial property has a metal roof (Attachment F). However, these three commercial properties are outside of the D-1 Redevelopment Overlay District.*

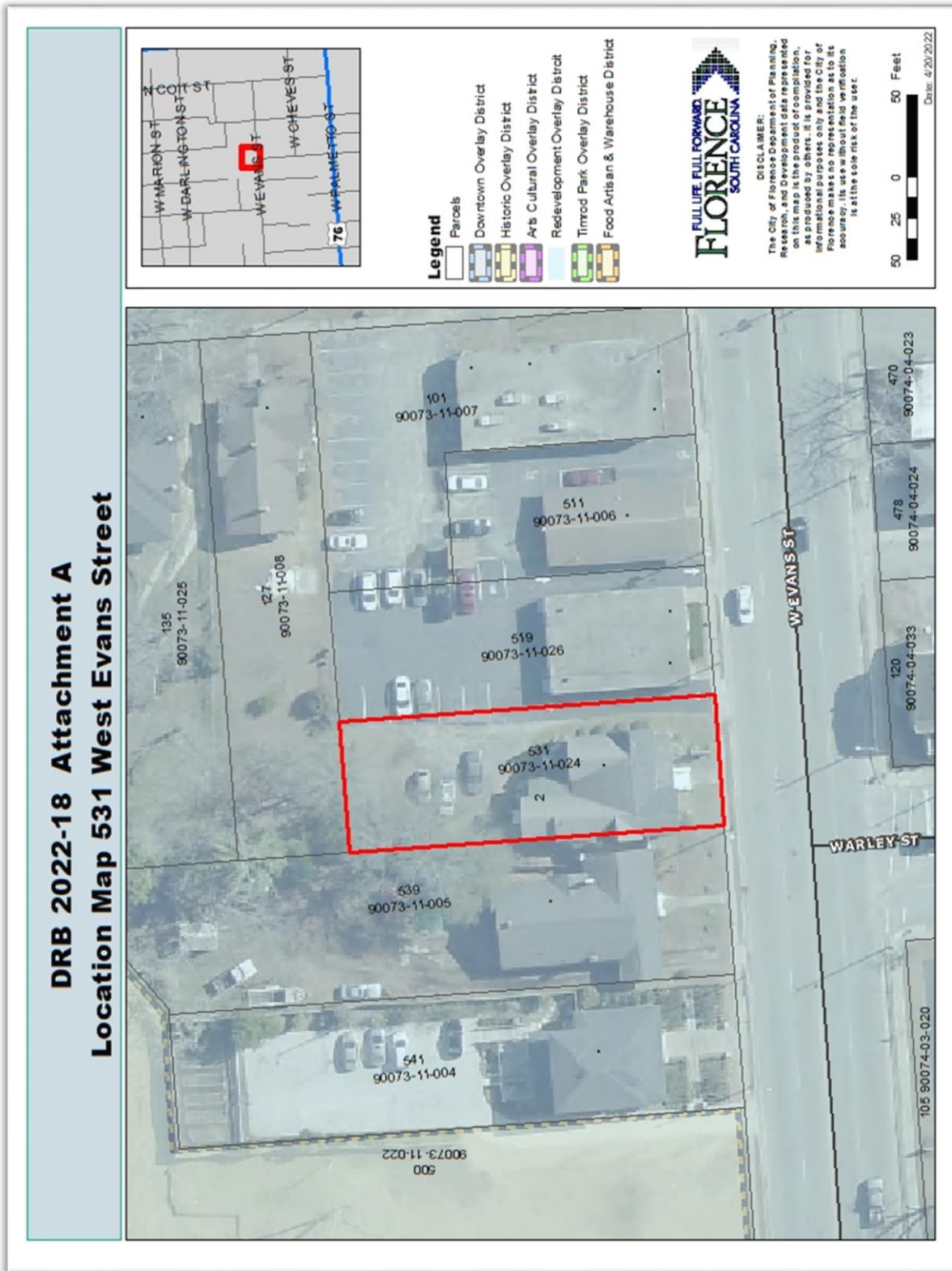
**Board Action**

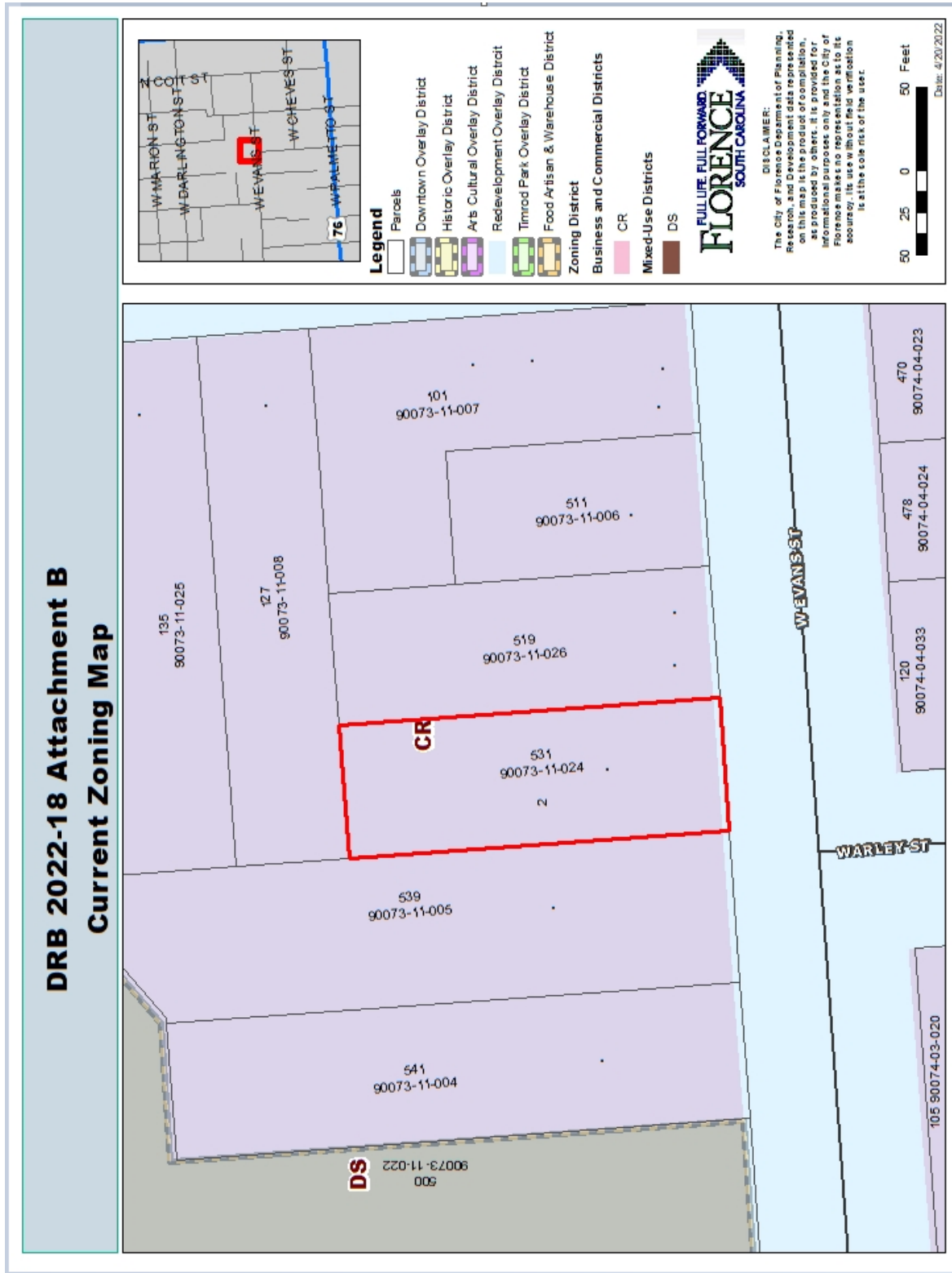
1. Consider only the evidence presented before the board during the public hearing.
2. Make findings of fact to apply the guidelines to the application presently before the board.
3. Based on the findings of fact, make a decision regarding the request on the application.

**Attachments**

- A. Vicinity Map
- B. Location Map
- C. Zoning Map
- D. Property Tax Card
- E. Site Photos
- F. Properties that have metal roofs in the vicinity
- G. 306 Warley Street residential metal roof
- H. Sample metal roof picture the applicant is proposing to use







Attachment D: Property Card

Date: Apr 26, 2022 **Florence County Taxes Inquiry** Time: 09:08

Map/Block/Parcel 90073 11 024 **Property Card File** Year 2017 File

Close This Window

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FLORENCE COUNTY TAX ASSESSOR
Property Card Record for MBP: 90073-11-024 TAX YEAR: 2021 9/16/21 10:13:19 PAGE: 68885
----- PROPERTY LOCATION Address ----- PROPERTY BILLING NAME/ADDRESS ---
Number: 00000 Suffix: Street Name: Street Suffix:
Street Name: 00000000 City: State: Zip: 00000 0000 AWC LAB CORP P/U/C
City: State: Zip: 00000 0000 GOODMAN JIM DBA FIRST CHOICE
District: 110 Land Class: CI COMMERCIAL IMPROVED N MYRTLE BEACH SC29598
Legal Desc: EVANS ST LT 6
Land Characteristic Selections
01 Topography 1 Level
02 Street 1 Paved
03 Utilities 1 All Public Utilities
04 Fronting Traffic 5 Heavy
05 Ownership 1 Private
L A N D Lots: Eff Frontage: Eff Depth:
L A N D Square Feet: Primary Site 7,800
-----
C O M M E R C I A L MBP: 90073-11-024 BUILDING ID#: 001 SUFFIX#: 000
Category: 503 OFFICE BUILDINGS Yr. Built: 1930 Area Sq.Ft: 1,948
Improvement Cost with Additions: 41,879.82 Yard/Other Bldg Values: Total Buildings Value: 41,879.82
-----
--- Totals for MBP ---
# Buildings: 1 Building Value: 41,879.82 Land Market Value: 19,500.00
Market Acres: .00 Use Acres: .00 Land Use Value: .00
Bld/Land Use Total: 41,879.82 Bld/Land Mar.Total: 61,379.82 6% Bld Value: 41,879 # of 6% Blds: 1
Rental Acres: 0 Rental Acres Value: 0 Ren.Acres-Mar: 0 Ren.Acres Value-Mar: 0
    
```

Attachment E: Site Photos



Street view photo showing the damaged shingle roof.



Street view photo of the asphalt sheet underlayment

Attachment F: Commercial properties that have metal roofs in the vicinity (outside of the D-1 district).



1012 West Evans Street – commercial property



712 West Evans Street



705 West Evans Street – commercial property

Attachment G: 306 Warley Street residential metal roof that was approved by the Design Review Board.



Attachment H: Sample roofing material (bronze)



**CITY OF FLORENCE, SOUTH CAROLINA  
DESIGN REVIEW BOARD  
STAFF REPORT**

**DATE:** May 11, 2022

**CASE NUMBER:** DRB-2022-20

**LOCATION:** 227 South McQueen Street

**TAX MAP NUMBER:** 90087-02-015

**OWNER OF RECORD:** Pee Dee Coalition Against Domestic and Sexual Assault

**APPLICANT:** Shonette Dargan-Richardson

**PROJECT DESCRIPTION:** Installation of a open carport

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

**Background Information:**

227 South McQueen Street is a 4,062 square foot commercial property constructed in 1908. The property is in the Central Business District (CBD) within the D-1 Redevelopment Overlay District. It is the location of the Pee Dee Coalition Against Domestic and Sexual Assault, whose main objective is to help women and children overcome domestic violence.

**Project Description:**

The applicant is seeking a Certificate of Appropriateness (COA) to install an open carport in the rear of the property located at 227 South McQueen Street. According to the applicant, Ms. Richardson, they need a carport to protect their vehicles and clients. This is a safe house for victims of domestic, family, and sexual violence. Having a covered vehicle protects the life of the vehicle as well the clients.” The proposed carport will be installed in the rear of the property behind an accessory building and is to be of prefabricated metal construction (Attachment F). The proposed carport will not be visible from the street.

**Staff Analysis:**

Rear accessory building setbacks according to the City of Florence *Unified Development Ordinance* Section 3-8.1H Supplemental Standard states, “Carports and car covers may be constructed outside of the building envelope as follows: Support posts shall not be closer than: 1.) Three feet to any property line; or 2.) 10 feet from a rear property line; and 3.) 10 feet from a front or street side property line.

The Design Guidelines state that an applicant in the Redevelopment Overlay District requires a Certificate of Appropriateness (COA) before; “The issuance of a permit by the Building Official and/or Zoning Administrator for erection, alteration, improvement, demolition, or moving of structure, building, or signage.”

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. Where specific guidelines are not available the following general guidelines shall apply:



1. **The historic and significant character of the property should be retained and preserved:** *The Pee Dee Coalition is proposing to install a 12' x 21' open, prefabricated, metal carport that will be placed in the rear of the property. The open carport will be behind the small washing room in the rear of the property (Attachment F).*
2. **Distinctive features, finishes, and construction techniques or examples that characterize a property should be preserved:** *The metal carport will have a gable and the roof will match the existing commercial building. The open carport will be located behind the small washing room in the rear of the property (Attachment F). The existing house and accessory structures are constructed of brick and wood.*
3. **For all buildings, aluminum or vinyl siding may not be used unless approved by the Design Review Board:** *The proposed carport is metal.*
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 proposed carport can be removed anytime in the future.*
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 carport addition will not change the footprint of the commercial building and the carport will be 12' x 21'. The roof of the carport will match the laundry room 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:** *Not applicable.*
8. **The visual relationship of open space between buildings or structures should be compatible with adjacent buildings or structures:** *The roof of the carport will match the existing commercial building.*
9. **The design of the roof should be compatible with the architectural style and character of existing buildings and surrounding structures:** *The design of the proposed carport roof will have a small gable which will match the roof of the existing laundry building. The carport is a prefabricated metal structure.*
10. **Landscaping should be added that enhances the property and provides for greenspace and appropriate buffering between land uses:** *Not applicable for this project.*
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 scale of the structure is similar to other accessory structures in the vicinity.*
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 carport will be metal and the roof of the carport will be black in color.*

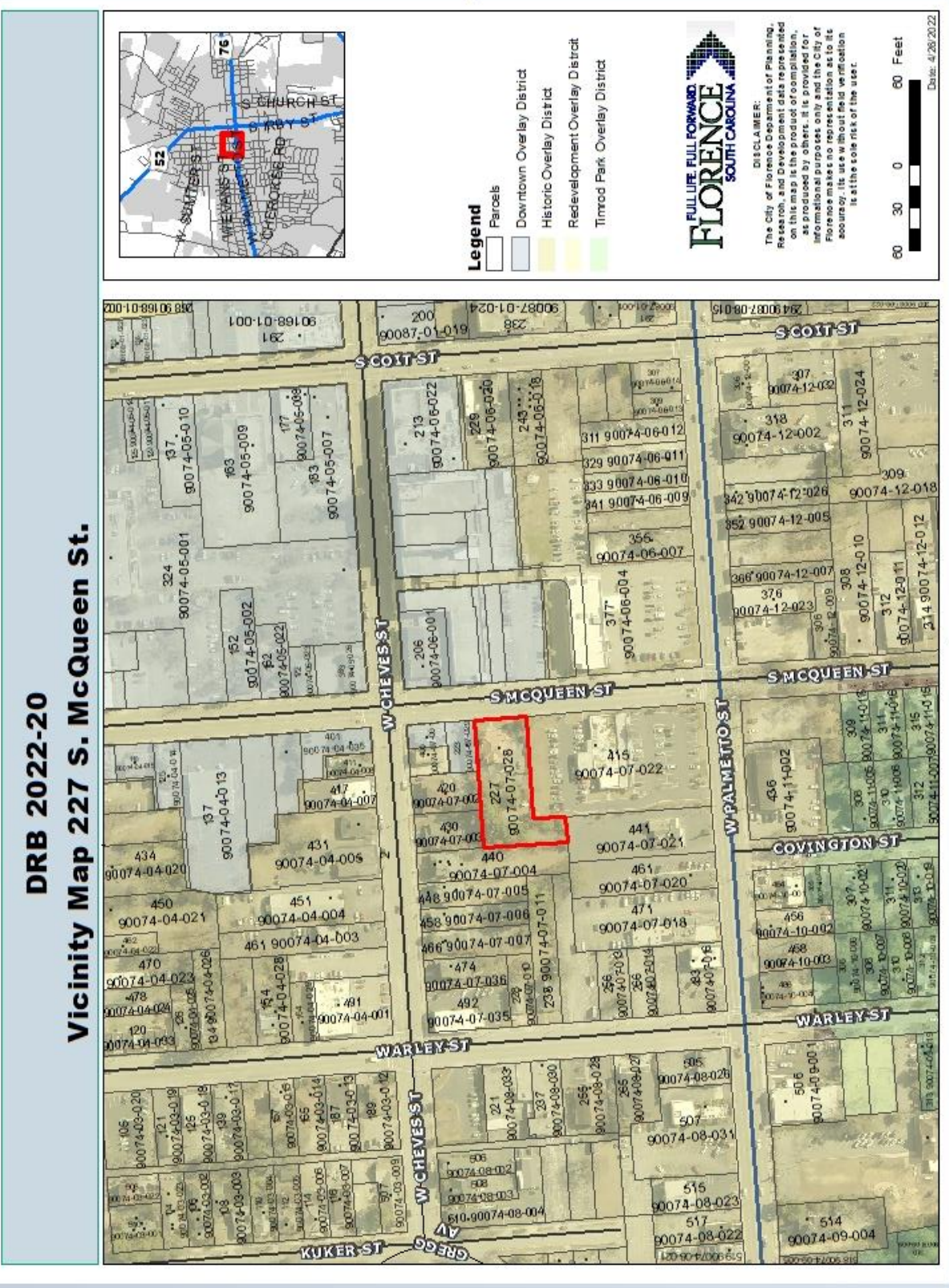
#### **Board Action**

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 façade renovation.

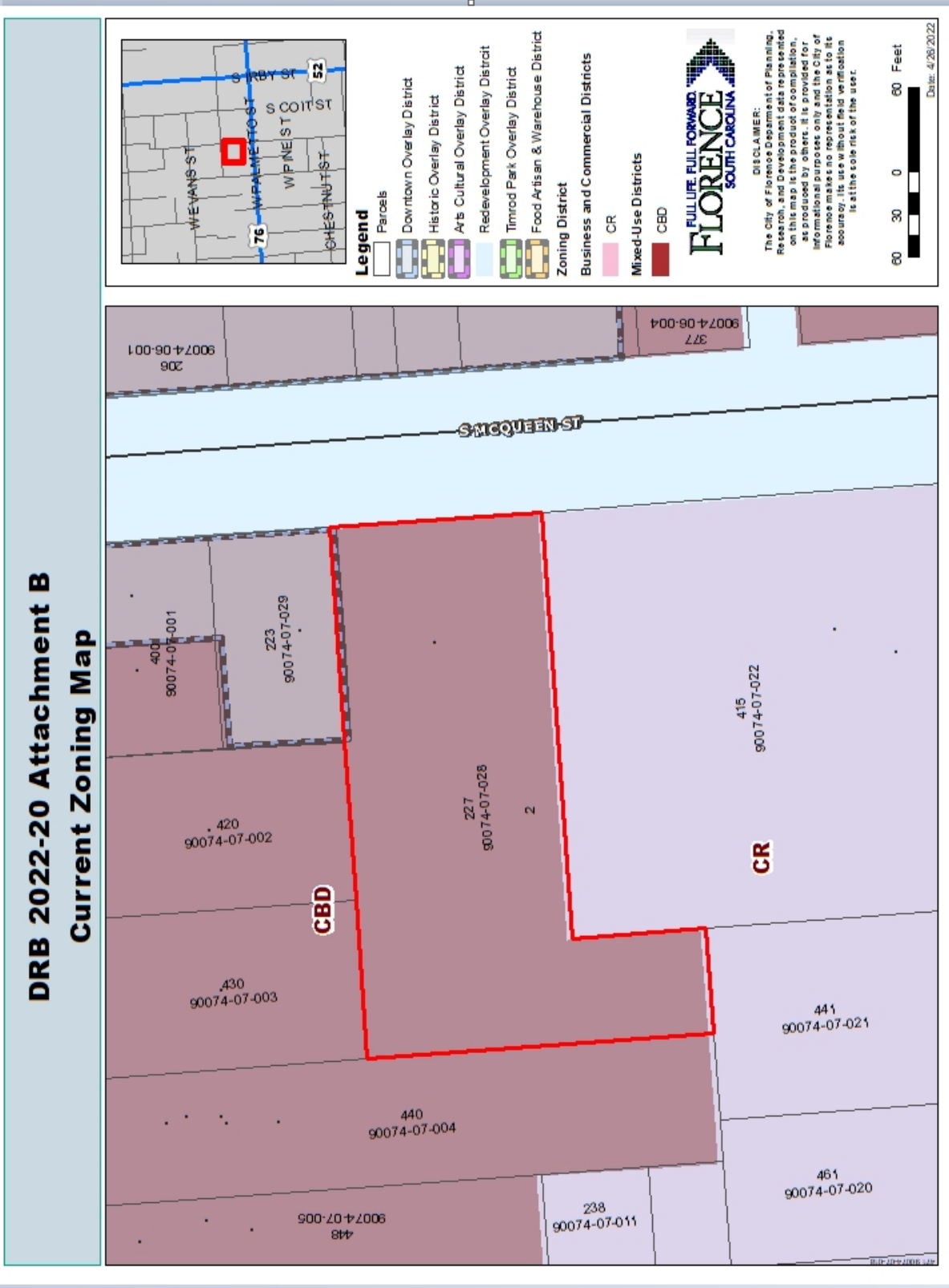
**Attachments**

- A. Vicinity Map
- B. Location Map
- C. Zoning Map
- D. Property Tax Card
- E. Site Plan
- F. Site Photos



**DRB 2022-20 Attachment A  
Location Map 227 S. McQueen St.**





Date: Apr 27, 2022	<b>Florence County Taxes Inquiry</b>	Time: 08:15
Map/Block/Parcel 90074 07 028	Property Card File	Year 2017 File

Close This Window

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FLORENCE COUNTY TAX ASSESSOR
Property Card Record for MBP: 90074-07-028  TAX YEAR: 2021    9/16/21  10:13:19    PAGE: 69074
----- PROPERTY LOCATION Address -----== PROPERTY BILLING NAME/ADDRESS ==
Number: 00227  Suffix:
Street Name: MCQUEEN ST          Street Suffix:
City:                            State:      Zip: 00000 0000
District: 110  Land Class: RI RESIDENTIAL IMPROVED
Legal Desc: SOUTH MCQUEEN ST
Land Characteristic Selections
01 Topography      1          Level
02 Street          1          Paved
03 Utilities       1          All Public Utilities
03 Utilities       2          Public Water
03 Utilities       3          Public Sewer
04 Fronting Traffic 5          Heavy
05 Ownership       1          Private
L A N D  Lots:      Eff Frontage: 160  Eff Depth: 250
L A N D  Lots:      Eff Frontage: 50   Eff Depth: 60
L A N D  Square Feet: Primary Site      28,000
-----
R E S I D E N T I A L  MBP: 90074-07-028  BUILDING ID#: 001  SUFFIX#: 000
Building Use Code:  RESIDENTIAL 1 FAMILY      Age Erected: 1908  Grade: C  Story Height: 25  2 STORY
Bedrooms: 05  Full Bath: 3  Half Bath: 1  Fireplaces:  Heating & Air Conditioning: 3 CENTRAL
Total Living Area: 4,062  Exterior Wall Construction: F STUD FRAME  08 SF-MASONRY VENEER
Ext.Feat.Code: 21  Description: OMP          Area: 853
Ext.Feat.Code: 130 Description: F:CARPORT      Area: 130
OBY Code: 4 SHED          Size: (len,wid,ht) 12 15  AREA: 180
Improvement Cost with Additions: .00  Yard/Other Bldg Values:          Total Buildings Value: 28,086.3
-----
--- Totals for MBP ---
# Buildings: 1  Building Value: 28,086.33  Land Market Value: 98,000.00
Market Acres: .00  Use Acres: .00  Land Use Value: .00
Bld/Land Use Total: 28,086.33  Bld/Land Mar.Total: 126,086.33  6% Bld Value: 0  # of 6% Blds: 0
Rental Acres: 0  Rental Acres Value: 0  Ren.Acres-Mar: 0  Ren.Acres Value-Mar: 0
    
```

Attachment E: Site Plan



Attachment F: Site Photos



227 S. McQueen Street



Front picture of the laundry room that the proposed open carport will be behind.





Picture of the laundry room that the proposed open carport will be behind

Attachment G: Carport illustration example



**CITY OF FLORENCE, SOUTH CAROLINA  
DESIGN REVIEW BOARD  
STAFF REPORT**

**DATE:** May 11, 2022

**CASE NUMBER:** DRB-2022-21

**LOCATION:** 137 East Palmetto Street

**TAX MAP NUMBERS:** 90087-03-002

**OWNER OF RECORD:** Angelo Bakis

**APPLICANT:** Madhur Chodda - Flavors of India

**PROJECT DESCRIPTION:** Installation of 8 security bars to the storefront windows

**OVERLAY DISTRICT:** Arts & Cultural Overlay District (D-3)

**Background Information**

The building is located at 137 East Palmetto Street. The property is a 3,840 square foot facility built in 1972 on the .801-acre parcel. The property is in the Central Business District zoning designation within the D-3 Arts & Cultural Overlay District.

**Project Description**

The applicant is seeking a Certificate of Appropriateness (COA) to keep the security bars on the storefront windows located at 137 East Palmetto Street (Attachment D). The property is the location of the Flavors of India restaurant. Attachment D contains photographs of the horizontal security bars which are constructed of halfinch powder-coated black metal. The applicant has had several break-ins to his property where individuals would shoot or throw objects at the windows and the commercial glass door to rob his establishment (Attachment G).

**Staff Analysis**

From the *Design Guidelines for Florence, SC*:  
In Section 1, Design Principles for Successful Downtowns it is stated, “*Consideration of safety must be taken into account, but whenever possible the use of open security grates or grilles or special thick glass rather than roll-down solid metal shutters is recommended in order to make the street attractive even when stores are closed.*”

The property is within the D-3, Arts and Cultural Overlay District, which does not have specific guidelines for window security treatments. The H-1, Historic Overlay District provides the following guidance:

“*Roll-down solid or mesh window and door covers are not allowed in the Florence Historic District. Instead, it is recommended that thicker security glass be installed at the ground level combined with alarm systems needed. Lighting of the display windows in the evening hours also serves to deter crime. Decorative security grilles finished in dark colors are allowed on windows to the side and rear of*

*buildings in this district.”*

This property is located within the Central Business District (CBD), and the *Unified Development Ordinance* Section 1-2.8.4-O states “*Security measures associated with the use do not include metal bars or roll-down shutters over doors and windows.*” The referenced use is “Specialty Use” which includes tattoo parlors, hookah bars, consignment shops, pawn shops, bail bonds, and title loans. This does not specifically include restaurants or alcohol beverage retailers; however, there appears to be an intent to exclude such security structures from the CBD.

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. Where specific guidelines are not available the following general guidelines shall apply:

1. **The historic and significant character of the property should be retained and preserved:** *The scope of work to the building includes the installation of 8 security bars on 8 windows on the front of the building. The applicant has already installed security bars without DRB approval.*
2. **Distinctive features, finishes, and construction techniques or examples that characterize a property should be preserved:** *No distinctive features were removed or physically altered. The appearance of the façade has been altered by the addition of the security bars.*
3. **For all buildings, aluminum or vinyl siding may not be used unless approved by the Design Review Board:** *Not applicable to this request.*
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 security bars have been added in front of existing windows.*
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 security bars can be removed in the future if necessary. The only addition to the building itself are the security bars.*
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 to this request.*
7. **The proportions and relationship between doors and windows should be compatible with the architectural style and character of the building and surrounding buildings:** *The applicant installed security bars in front of the existing windows. The windows themselves were not changed.*
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 greenspace and appropriate buffering between land uses:** *Not applicable.*

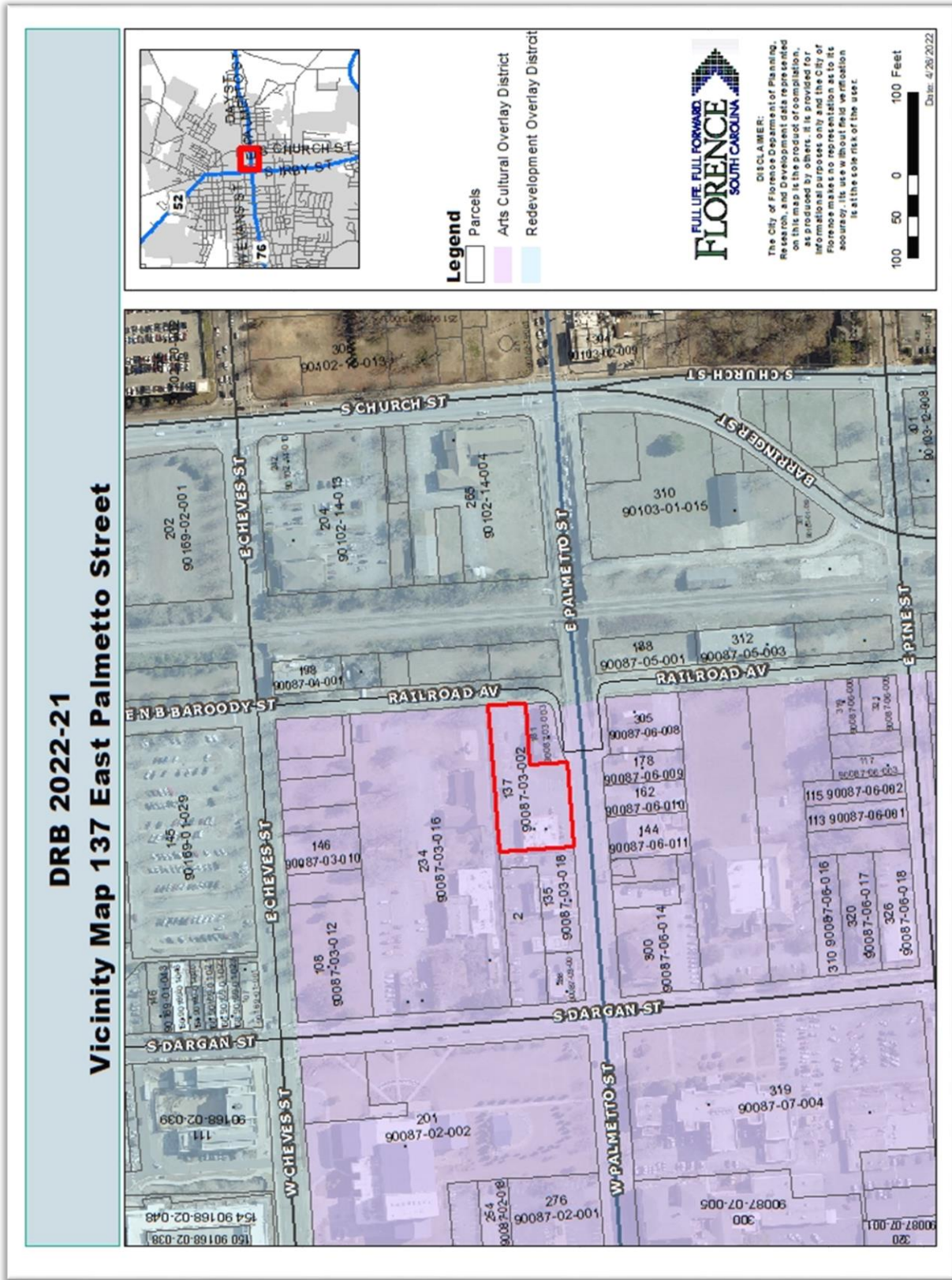
11. **The scale of buildings or structures after alteration, construction, or partial demolition should be compatible with the style and character of surrounding buildings and structures:** *Not applicable.*
12. **When appropriate, the architectural details (colors, materials, and textures) should be compatible with the style and character of surrounding buildings and structures:** *The security bars consist of black half-inch powder coated metal.*

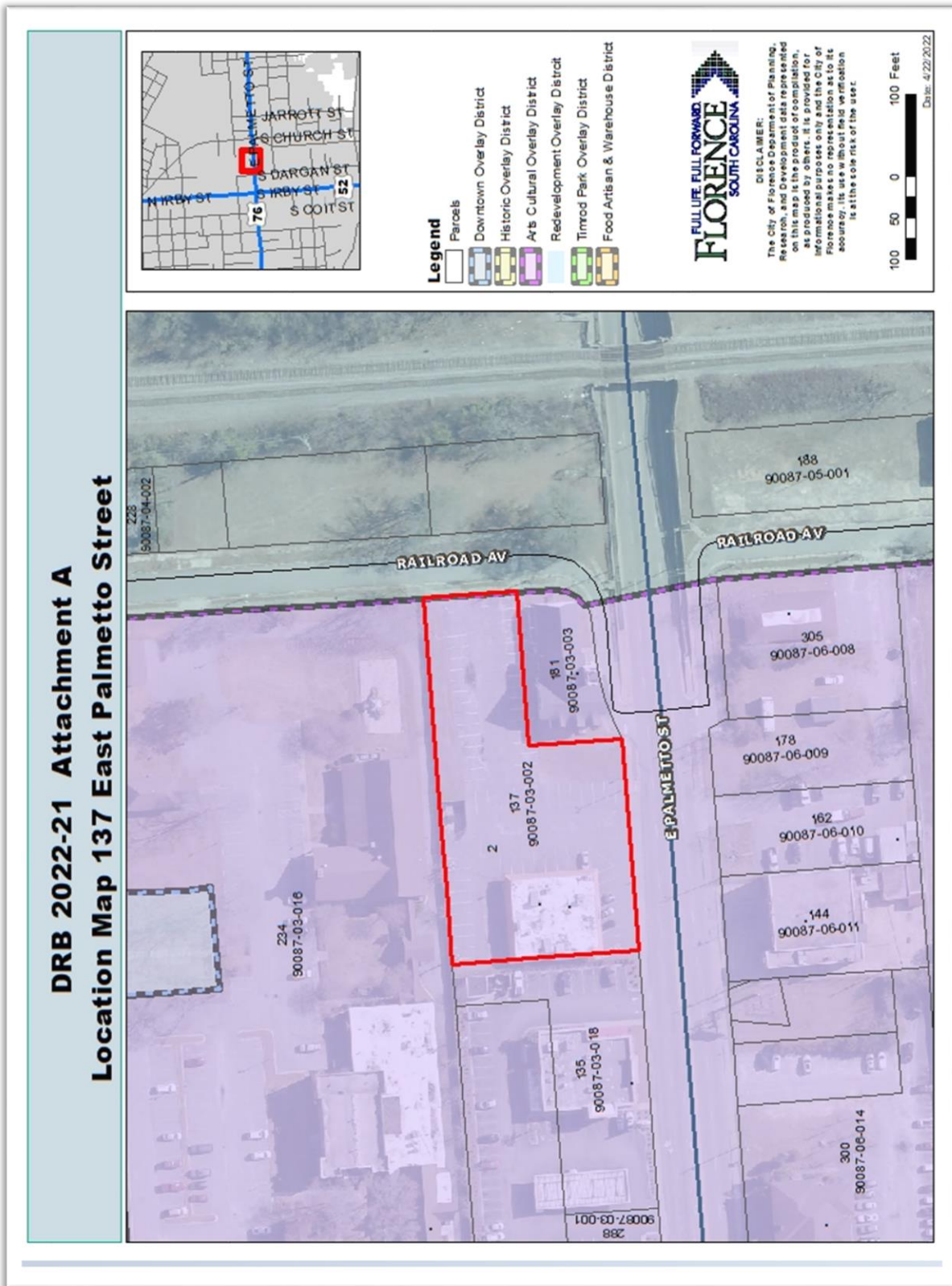
**Board Action**

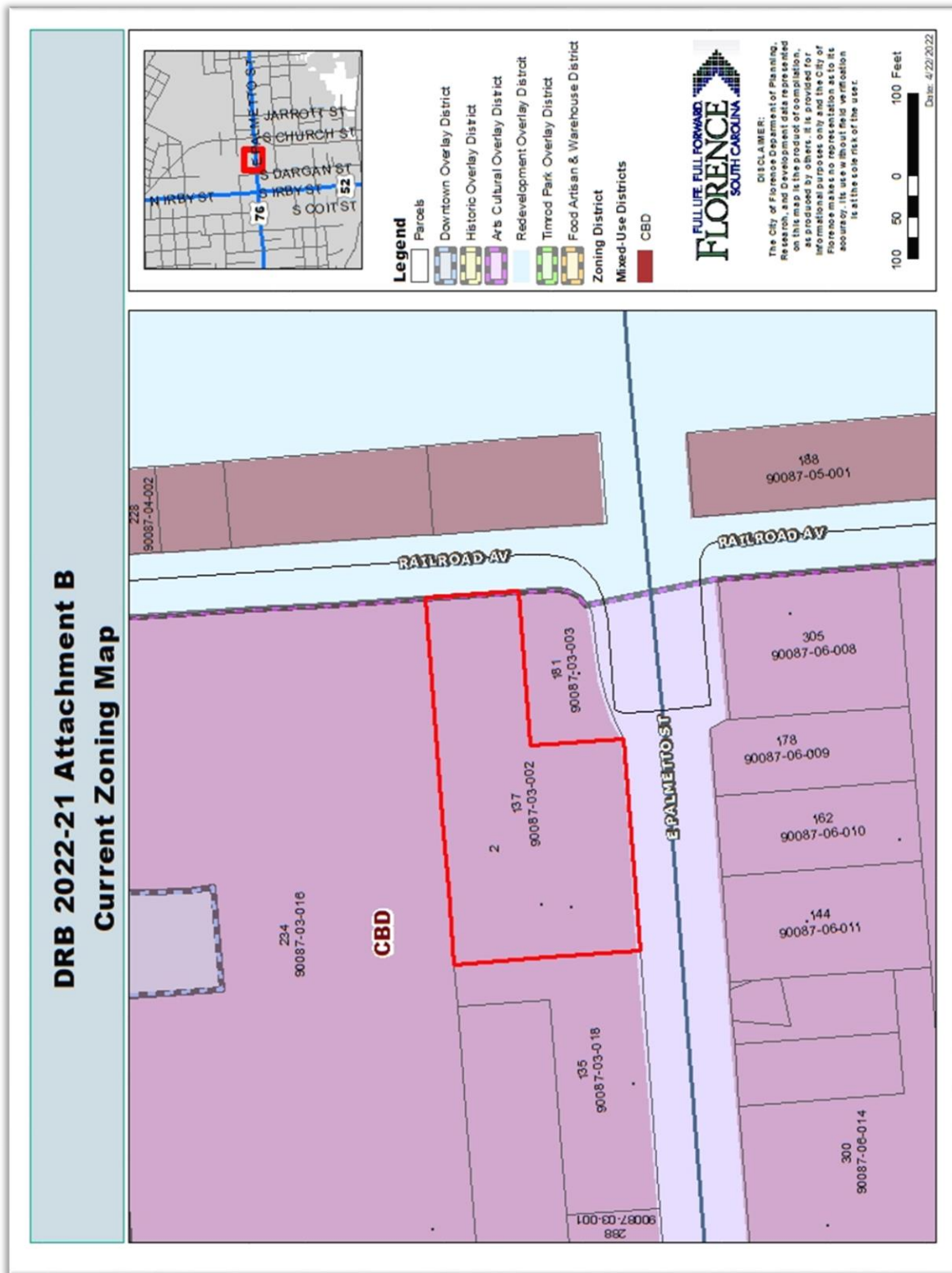
1. Consider only the evidence presented before the board during the public hearing.
2. Make findings of fact to apply the guidelines to the application presently before the board.
3. Based on the findings of fact, decide regarding the request on the application.

**Attachments**

- A. Vicinity Map
- B. Location Map
- C. Zoning Map
- D. Site Photos
- E. Statement from the applicant
- F. Picture of a damaged window at the applicant's location
- G. Pictures of storefront broken glass







Attachment D: Site Photos



Street view of the property at 137 East Palmetto Street.



Picture of the 1/2 inch black metal powder coated bars (2 out of 8 storefront windows).



Attachment E: Statement from the applicant

Re: Question regarding the guardrails at 137 E Palmetto St



Mannyh Singh <mannyh26@gmail.com>  
To Alfred Cassidy

Reply Reply All Forward ...

Tue 4/26/2022 1:13 PM

**CAUTION: This email originated from outside the City of Florence. Maintain caution when opening external links/attachments**

Hi

In last 3-4 months I had 3 times someone tried to break in my break property and try to steal some stuff .  
First time one person he broke the front glass and outside lights and stole some stuff from my property. Police came they arrested the person but after 2-3 days I guess they released him and same person came again to my property looks like I have no security from anyone. So I have secure my business somehow. That's why I decided to put bars.

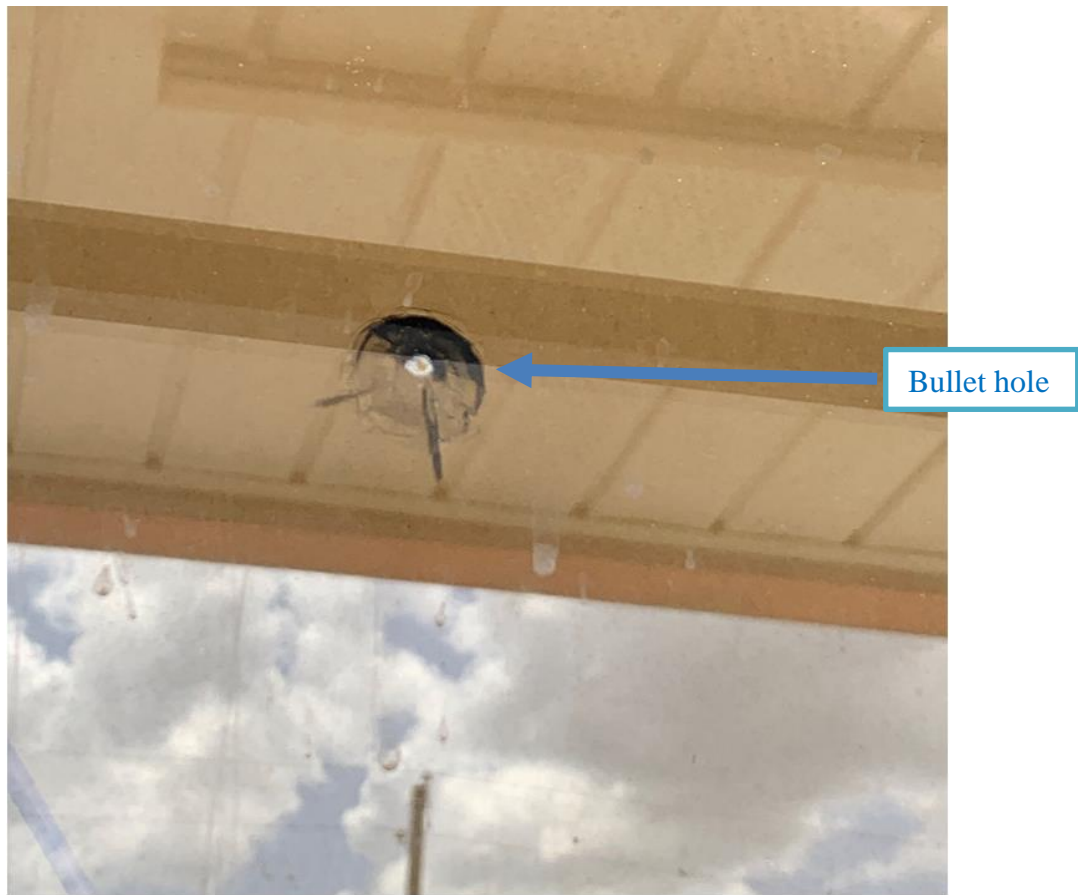
Second time person tried to break side window

Third time side glass .

So that's the only reason I put bars and I have a lot of money invested into my business and I don't want someone just come in the middle of the night and steal my stuff .

Pic attached

Attachment F: Picture of a damaged window at the applicant's location



Attachment G: Pictures of storefront broken glass

