

CITY OF FLORENCE, SOUTH CAROLINA
DESIGN REVIEW BOARD
JUNE 8, 2022 AGENDA

I. Call to Order

II. Approval of Minutes Regular meeting held on May 11, 2022

III. 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.

IV. Public Hearing and Matter in Position for Action

DRB-2022-22 Request for a Certificate of Appropriateness to install solar panels on the house located at 325 Park Avenue, Tax Map Number 90062-15-001; D-4 Timrod Park Overlay District.

V. Public Hearing and Matter in Position for Action

DRB-2022-23 Request for a Certificate of Appropriateness for wall signage on the commercial building located at 288 B South Dargan Street, Tax Map Number 90087-03-001; D-3 Arts & Culture Overlay District.

VI. Public Hearing and Matter in Position for Action

DRB-2022-24 Request for a Certificate of Appropriateness to install two accessory buildings behind the house located at 509 West Pine Street, Tax Map Number 90074-09-013; D-4 Timrod Park Overlay District.

VII. Adjournment Next meeting is scheduled for July 13, 2022.

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

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

MEMBERS ABSENT: John Keith, Jay Ham, Erik Healy, and David Tedder

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

CALL TO ORDER: Chairman Carsten called the May 11, 2022 regular meeting to order at 2:01 p.m.

APPROVAL OF MINUTES: Chairman Carsten introduced the April 13, 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. Padgett seconded the motion, and it passed unanimously (6-0).

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.

Chairman Carsten read the introduction to DRB-2022-16 and asked staff for their report. Mrs. Zlotnicki gave the staff report as submitted to the Design Review Board. Because this concerns a public art installation already approved by the downtown development manager, it is being presented for informational purposes only.

Mr. Dudley added that the artist is Herman Keith, who is originally from Anderson and has a studio in Orangeburg. They worked as a team to develop the plan for the artwork. There being no action required by the Board, Chairman Carsten asked for discussion. There being none, he moved onto the next item on the agenda.

PUBLIC HEARINGS AND MATTERS 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.

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.

Chairman Carsten read the introductions to DRB-2022-17 and DRB-2022-18 and asked staff for their report. Because these two cases are linked, Mr. Johnston gave the staff reports for both as submitted to the Design Review Board. Mike Padgett recused himself due to his involvement with the design of the new building.

Mr. Johnston said that the choice of brick or EIFS for the final material will be determined by design elements and material availability as well as preferences as expressed by the DRB.

There being no questions for staff, Chairman Carsten opened the public hearing. Mr. Padgett offered to answer any questions.

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 said he thought this was a wonderful project and that many of the other one story buildings should be demolished and rebuilt. He encouraged the owner to go with the brick if the budget allowed. The EIFS is okay from an aesthetic standpoint, it just isn't as durable as the brick would be. From an architectural standpoint, he said that urban buildings should be more vertical and this one seems more horizontal, and he would encourage 3 windows per upper floor to provide a stronger verticality. He thinks the elevation could be a bit more proportioned per the Design Guidelines.

Mr. Padgett said that they are willing to tweak the design as approved by staff. The relief design is not a big deal.

Mr. Dudley said that staff wondered if it was possible to do the first story in the EIFS and the upper in brick. Mr. Collins said that the weight of the brick visually on the first floor is heavy, and the "legs" of the first floor could be beefier to make it look less like the glass will be crushed. These are just tweaks that could be made to improve a good design. He said that EIFS on the lower level may not hold up as well as the brick because this level tends to get more abuse than the upper floors and the EIFS isn't as durable as the brick is.

Mr. Collins moved to approve both the requests as submitted, the demolition and the design, with the exception that the owner work to implement some of his suggestions and those suggestions could be worked through with staff. Mr. McMillan seconded the motion, and the vote to approve the request passed unanimously with Mr. Padgett recused (5-0).

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.

Chairman Carsten read the introduction to DRB-2022-19 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.

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 moved to approve the request as submitted. Mr. Padgett seconded the motion, and the vote to approve the request passed unanimously (6-0).

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.

Chairman Carsten read the introduction to DRB-2022-20 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.

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 there was anything that prohibited the location of the carport. Mr. Cassidy read a statement from the applicant saying that they needed to be able to cover the vehicle to protect it and their clients.

Mr. McMillan said he thought that Central Methodist has a carport. Mr. Dudley said we'd prefer a stick built garage or carport to match the house but this location is well shielded from the street. If it wasn't in the overlay district there wouldn't be an issue at all. Mr. Collins said he agreed that it wouldn't have any impact on the street view. Mr. Elvington said that since we want to protect the large trees in the area we have to let them protect their vehicles from the trees.

Mr. McMillan moved to approve the request as submitted. Ms. Starnes seconded the motion, and the vote to approve the request passed unanimously (6-0).

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

Chairman Carsten read the introduction to DRB-2022-21 and asked staff for their report. Mr. Cassidy gave the staff report as submitted to the Design Review Board. Mr. Padgett recused himself from this request.

Mr. Collins asked if there was anything in the Design Guidelines that speaks to security in the Arts and Culture Overlay District. Mr. Dudley said that it says that open grills or reinforced glass is preferable to roll down doors, and in the H-1 district grates are permitted on side or rear windows but not front façade windows and doors. So technically they are in compliance with the grates over the windows. There are more specific limits for specialty uses, but this isn't listed as a specialty use. Mr. McMillan asked if there were other buildings with bars on the windows in the area; Mr. Dudley said there weren't any that staff was aware of.

Mr. Elvington said the intent of the UDO regulations then was to not attract uses that would need bars on the windows.

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

Mr. Madhur Chodda, owner of the liquor store, spoke to explain that he's had people try to break in several times so he put the bars up a few weeks ago.

Ms. Pauline Kremydas, owner of 301 Drive-In next door, spoke in protest of the bars on the building next to hers. She said they built their business to conform to the guidelines for downtown and now her customers see bars on the windows, and people have already asked if it was safe to bring their families there especially at night. She said that the bars were not appropriate for what they're trying to do in the downtown area. The bars went up overnight.

Mr. McMillan asked her if they'd had any break ins. She said no, they have cameras which have been a good deterrent for them.

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.

Chairman Carsten asked Mr. Dudley if there were any rules to prevent the installation of the bars. Mr. Dudley said the over-arching rule was what applied, and it says that whenever possible, the use of open security grates or grills or security glass rather than roll down shutters should be used in order to make the street more attractive. The historic overlay district guidelines speak of decorative grates rather than hard security bars.

Mr. Elvington asked the applicant if he'd priced other options, such as the thicker glass, and it seems to be the liquor that is necessitating the added security. Mr. McMillan said he understood the desire not to have bars on neighboring businesses, and there must be a different way to accomplish the same goal.

Mr. Collins said it's the Board's job to enforce the guidelines, rather than try to assign meaning to it. His biggest problem is the sequence of the process. It's more difficult to talk about a design measure when it's already done. You're supposed to apply for a review before you do the work. The process makes the Board's job easier because they can discuss alternatives before the applicant spends the money. The old public library has decorative bars on the first floor. He doesn't have a problem with the bars themselves, but with the sequence because they could have had a more constructive conversation first. There isn't anything in the Design Guidelines that would cause him to deny the project. We're not a subjective Board, we're not enforcing our opinions but the regulations, but he understands the image that comes with ramped up security.

Mr. Elvington said as a business owner himself, he could sympathize with both business owners. The business that takes matters into its own hands affects every other business around it. Police have a lot on their plates so the owners have to do what they can to secure their buildings.

Mr. McMillan asked Mr. Chodda if there was a way to separate the restaurant from the liquor store so he wouldn't need bars on the whole building. He said that those windows are for the liquor store. Different doors are used to access each business. Bars are only on the liquor store windows, but that takes up the whole front.

Mr. Padgett said he'd done the plans to separate the liquor store from the restaurant. Originally the restaurant took up the whole building, but it is now located at the rear of the building.

Chairman Carsten asked Mr. Padgett if there were other options. Mr. Padgett said that bulletproof glass gets scratched and looks terrible because the criminal doesn't realize it isn't regular glass. The bars are a good visual deterrent. He said if they were inside, they'd not be visible behind the screen printing and would defeat the purpose.

Ms. Kremydas asked why they couldn't put the bars on the inside. She had to follow the Guidelines when she built her restaurant, so why can't they hold him to the same standards for approval. It has an impact on her business and downtown Florence as well.

Mr. McMillan said in his time on the Board he hasn't had a situation where the neighbor was against something. Mr. Elvington added that maybe once people in the neighborhood know that they can't get in, the number of attempts may decrease.

Mr. McMillan asked if they could table the request and look for other options. The applicant said he wants the bars. Mr. Padgett asked if he was willing to get rid of the windows by filling them in. The owner agreed that he was willing to consider that.

Mrs. Zlotnicki suggested Bahama shutters that could be installed over the barred windows themselves. Mr. Padgett said they don't need the windows for light so they could fill it in with something solid.

The owner said he would look into those options to cover the windows themselves. The Board said he could leave the bars in place for the next 30 days while he explores his options.

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 defer the request. Ms. Starnes seconded the motion, and the vote to table the request passed unanimously with Mr. Padgett recused (5-0).

ADJOURNMENT: Chairman Carsten adjourned the meeting at 3:05 p.m. The next meeting is scheduled for June 8, 2022.

Respectfully submitted by

Alane Zlotnicki, AICP
Senior Planner

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

DATE: June 8, 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 Window Security Bars

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

On May 11, 2022 the applicant requested a Certificate of Appropriateness (COA) to keep the security bars on the storefront windows located at 137 East Palmetto Street. The bars are part of a horizontal grate across four windows along the front of the building that houses the Taste of India restaurant as well as a liquor store. The applicant has had several break-ins to the liquor store, necessitating the increased security measures.

Staff Analysis

The following section is from the Design Guidelines Architectural Design Principles section which states, *“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.”*

From the *Design Guidelines for Florence, SC*:

Security Storefront

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.

The property is outside of the H-1 Historic Overlay District, within the D-3 Arts & Cultural Overlay District. The D-3 Arts & Cultural Overlay District does not specify if security bars can be allowed on windows. According to the City of Florence *Unified Development Ordinance* Section 1-2.8.4O Specialty Use in the Central Business District (CBD), “*Security measures associated with the use do not include metal bars or rolldown shutters over doors and windows.*”

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 4 windows on the front of the building. The applicant has already installed security bars without DRB approval. The commercial building is not historically significant.*
2. **Distinctive features, finishes, and construction techniques or examples that characterize a property should be preserved:** *The installation of security bars will prevent individuals from breaking into and damaging the applicant’s commercial property.*
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:** *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 security bars can be removed in the future if necessary. The only addition to the building itself is 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 on the front windows to protect his liquor store from being robbed and damaged. 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 ½ inch powder coated metal.*

Previous Board Action

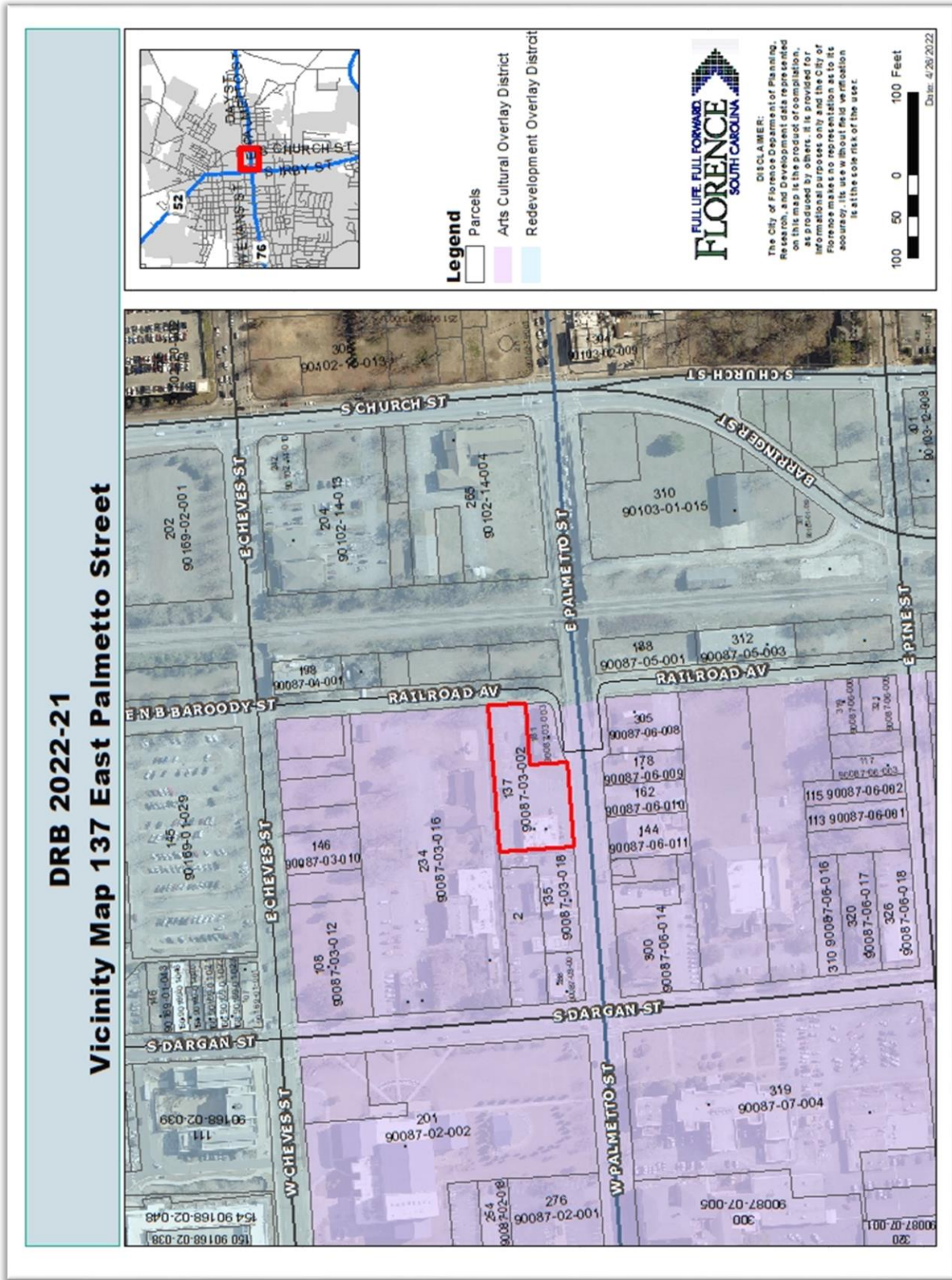
On May 11, 2022, the Board voted to table the request for 30 days to enable the applicant to explore more attractive ways to achieve the goal of window security.

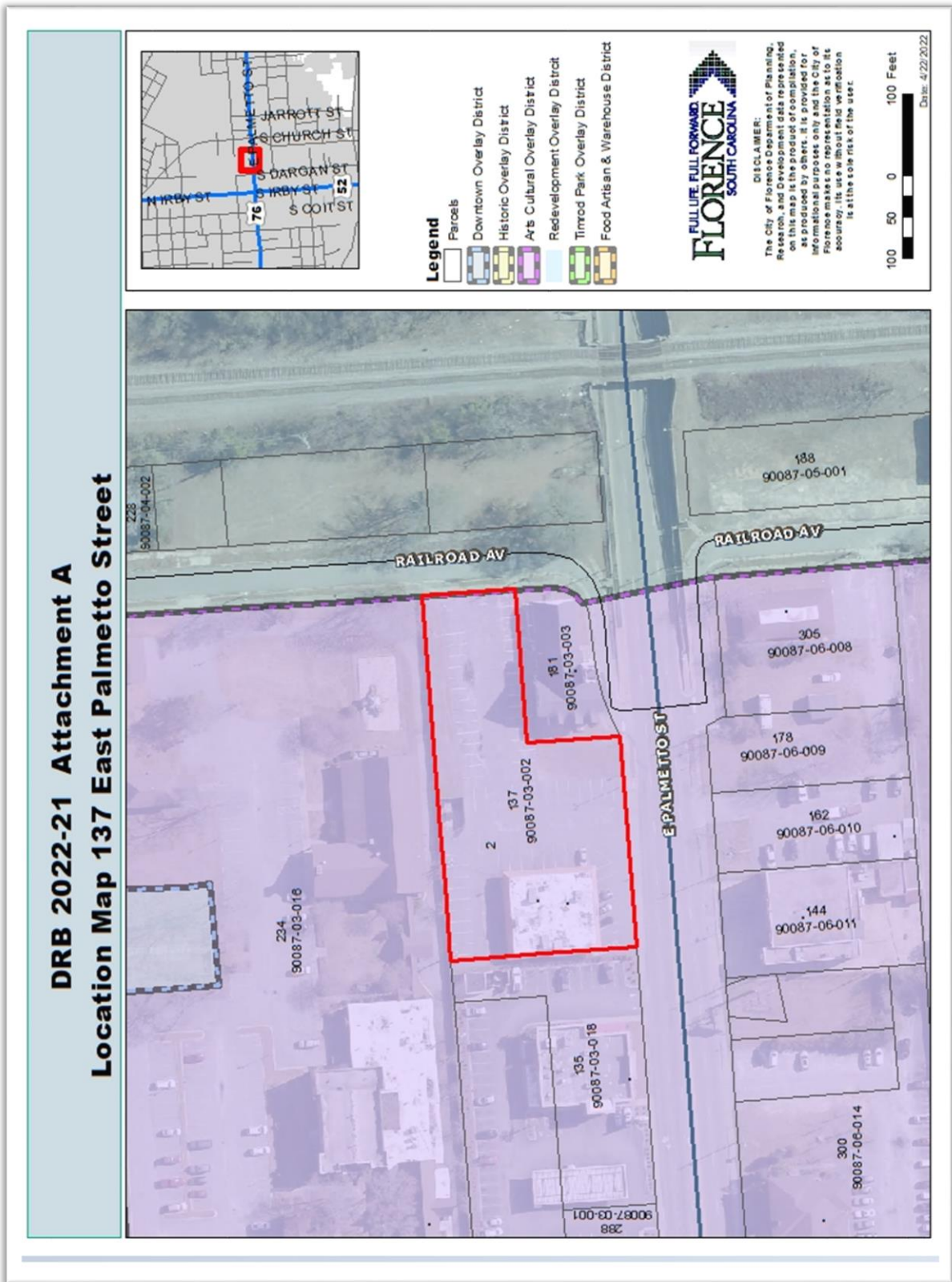
Board Action

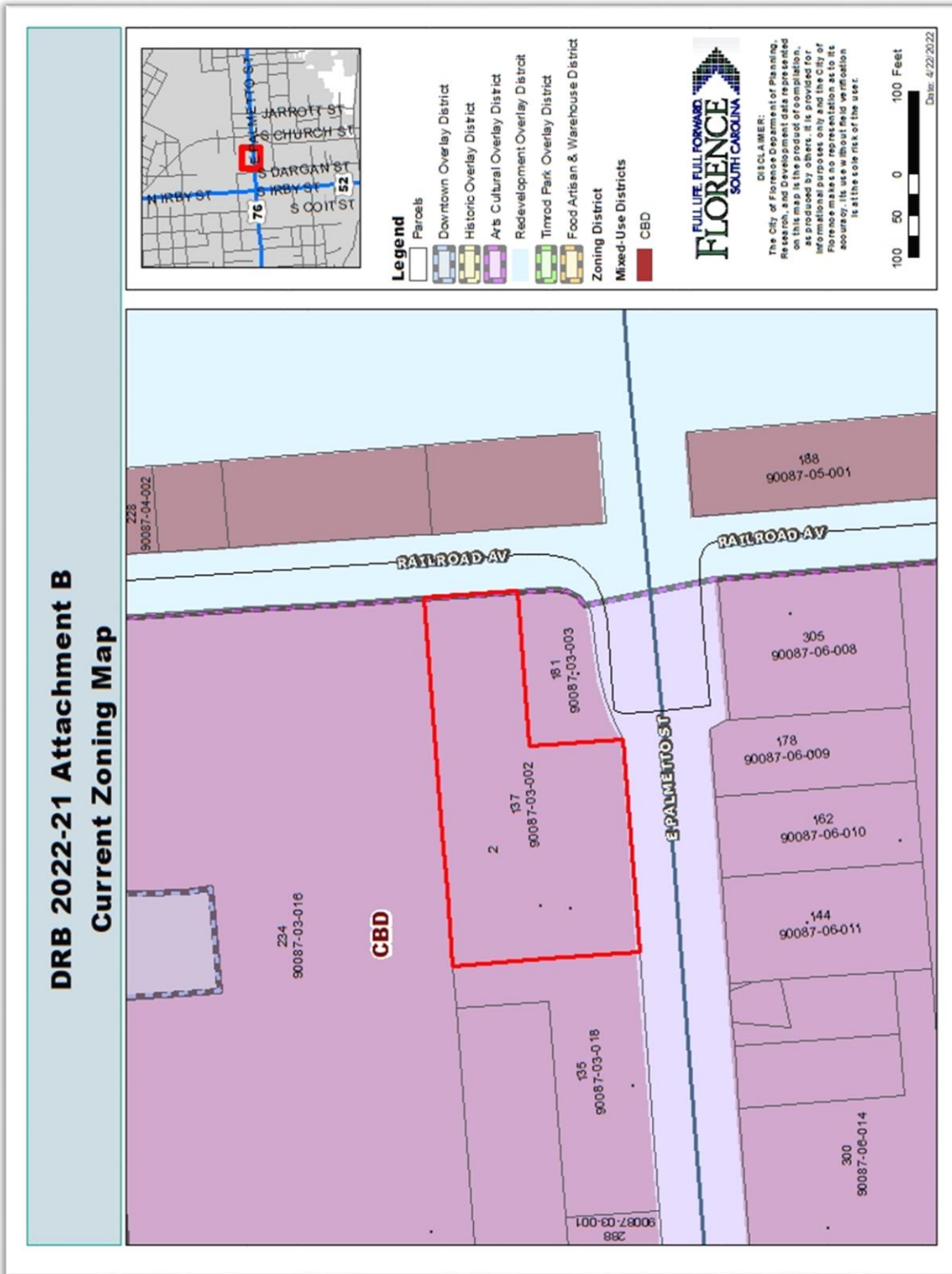
1. Consider only the evidence presented before the board during the public hearing.
2. Make findings of fact to apply the guidelines to the application presently before the board.
3. Based on the findings of fact, decide regarding the request on the application.

Attachments

- A. Vicinity Map
- B. Location Map
- C. Zoning Map
- D. Site Photos
- E. Statement from the applicant







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

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

DATE: June 8, 2022
CASE NUMBER: DRB 2022-22
LOCATION: 325 Park Avenue
TAX MAP NUMBER: 90062-15-001
OWNER OF RECORD: Carl Schleg
APPLICANT: Madison Polce
PROJECT DESCRIPTION: Installation of 20 Rooftop Solar Panels
OVERLAY DISTRICT: D-4 Timrod Park Overlay District

Project Description

The applicant is seeking a Certificate of Appropriateness (COA) to install 20 roof top solar panels on the house located at 325 Park Avenue, Tax Map Parcel 90062-15-001. The roof itself is flat with a low parapet around the entire perimeter, making it invisible from street level. The solar panels are black in color and mount flat on the surface of the roof.

Background Information

The house was constructed in 1925 and has 1,452 square feet. The owner wishes to install 20 solar panels on the roof to help with energy costs and supply.

Staff Analysis

The City of Florence *Unified Development Ordinance* allows roof mounted photovoltaic arrays in all zoning districts of the City and is regulated as follows:

Sec. 3-8.1.6 Renewable Energy Systems

- A. Generally. Renewable energy systems include photovoltaic arrays (solar electric panels), solar water heaters, and geothermal heating and cooling systems. They do not include the manufacture of renewable combustible fuels (*e.g.*, ethanol or biodiesel).
- B. Interconnect Agreements Required. If a photovoltaic array is to be interconnected to the electric utility grid, proof of an executed interconnect agreement shall be provided before the system is interconnected. Systems approved pursuant to this Section shall not generate power as a commercial enterprise.
- C. Photovoltaic Arrays. The following standards apply to photovoltaic arrays:
 1. *Roof-Mounts*. Photovoltaic arrays may be roof-mounted on principal and accessory buildings in all districts. Systems that are designed to be incorporated into the roof, such as solar shingles, are permitted anywhere on the building.
 2. *Ground-Mounts*. Ground or structure-mounted photovoltaic arrays (not mounted on buildings) shall be setback as if they were detached accessory buildings if the highest point on the panels is more than six feet above grade. (*see Section 3-8.1.9, Accessory Buildings and Structures*)

3. *Carports and Covered Walkways.* Carports and walkways in multifamily developments may be covered with photovoltaic arrays, provided that:
 - a. There is not less than eight feet of clearance under the carport or covered walkway; and
 - b. In residential zoning districts, PV panels that cover carports and covered walkways are set back from the front property line as required for principal buildings. Additional setbacks may be required in other areas in order to comply with building setback requirements or accessory structure requirements for the underlying structures.

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 6: Timrod Park Residential District (D-4) Design Guidelines*, the following general guidelines shall apply:

1. **The historic and significant character of the property should be retained and preserved:** *The façade of the house will not be affected by the addition of the solar panels on the roof.*
2. **Distinctive features, finishes, and construction techniques or examples that characterize a property should be preserved:** *Not applicable to this request.*
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 solar panels will be attached to the existing roof structure.*
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 solar panels 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 solar panels do not add significant height to the roof.*
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 roof design will not change; the solar panels will be installed directly on top of the existing flat roof.*
10. **Landscaping should be added that enhances the property and provides for greenspace and appropriate buffering between land uses:** *Not applicable to this request.*
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 to this request.*

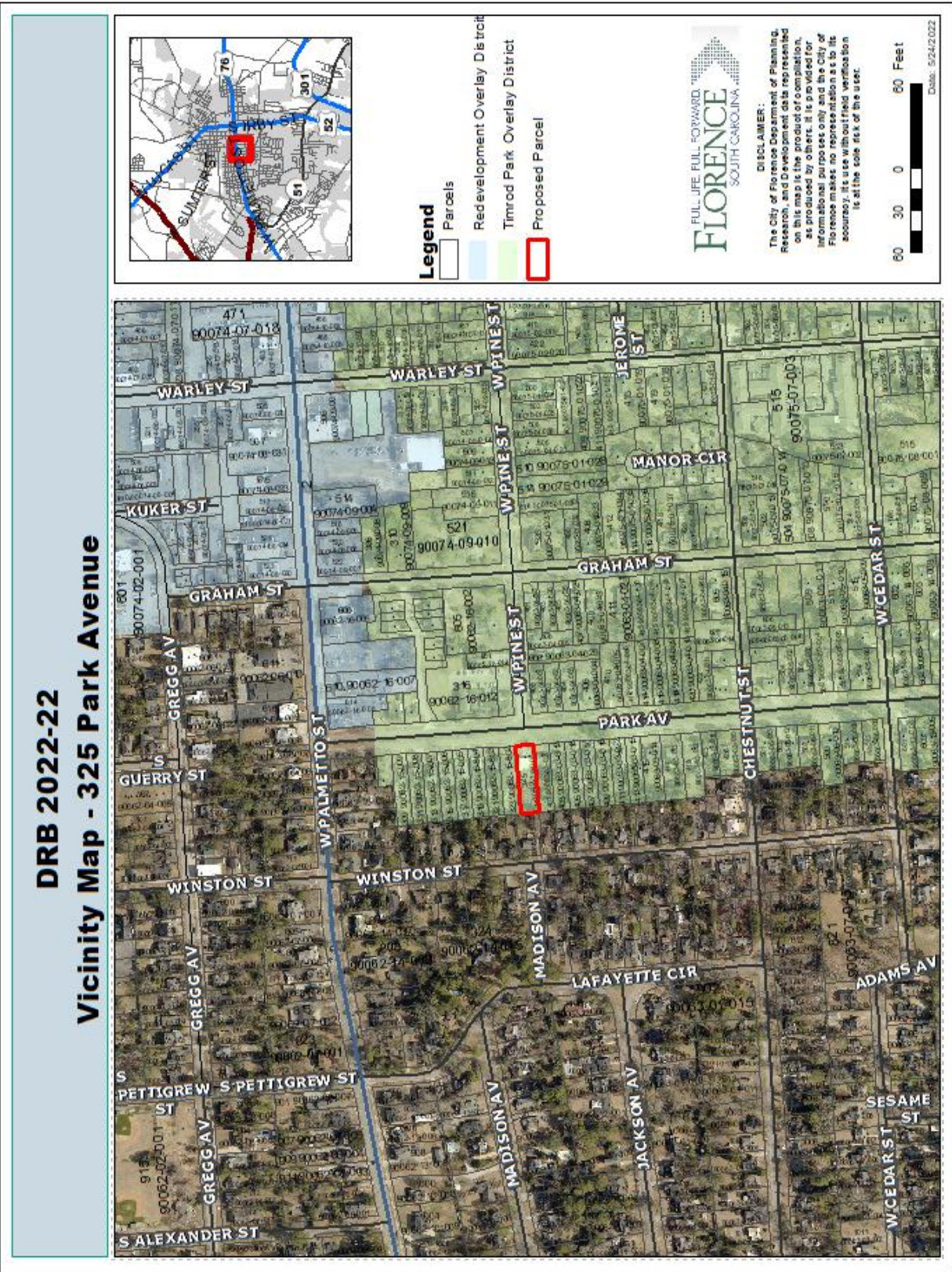
12. **When appropriate, the architectural details (colors, materials, and textures) should be compatible with the style and character of surrounding buildings and structures:** *The solar panels are made of black glass and are specially designed for low sloped roofs. They are not visible from the street level because the roof itself is flat and is surrounded by a low parapet.*

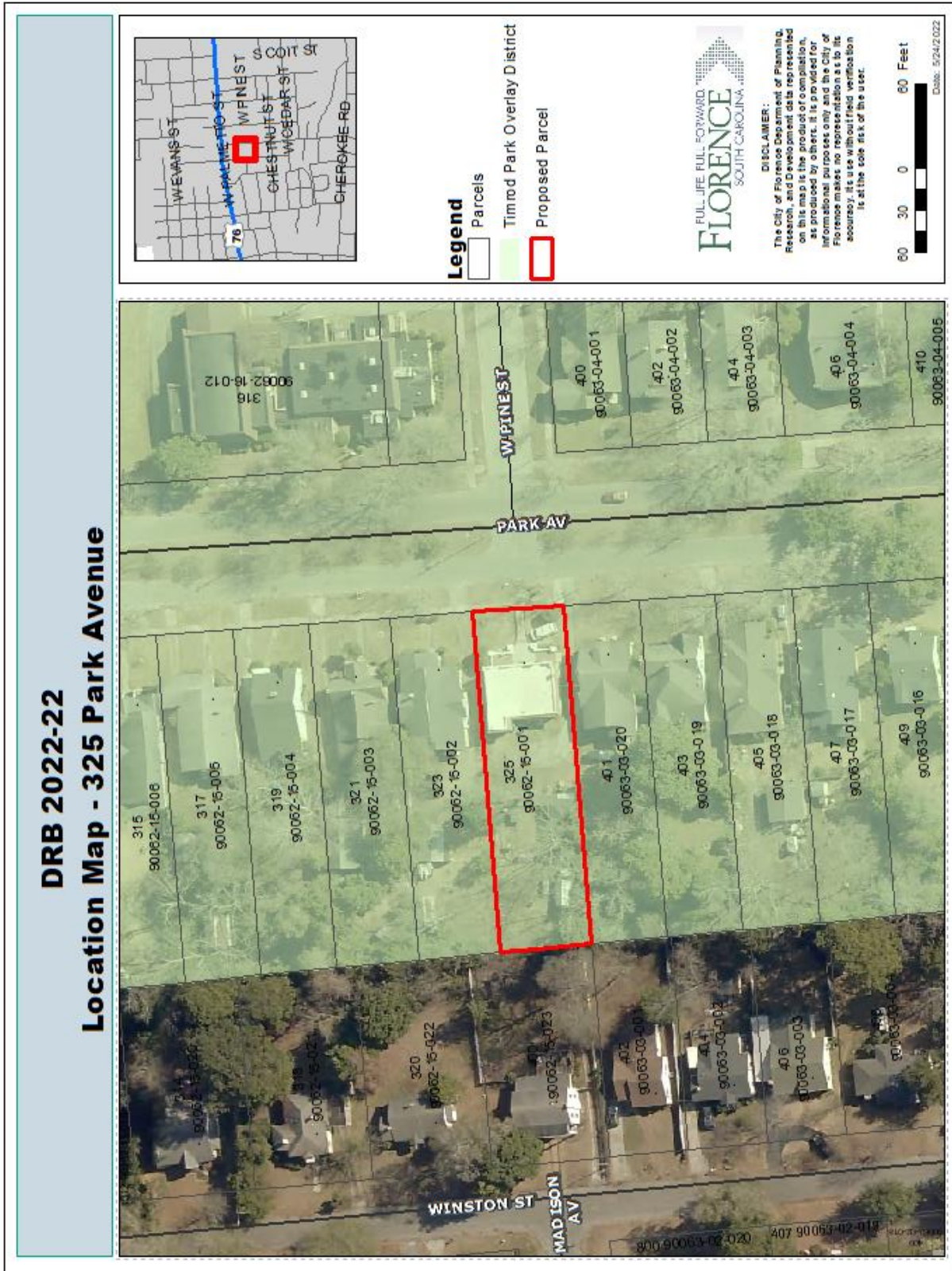
Board Action

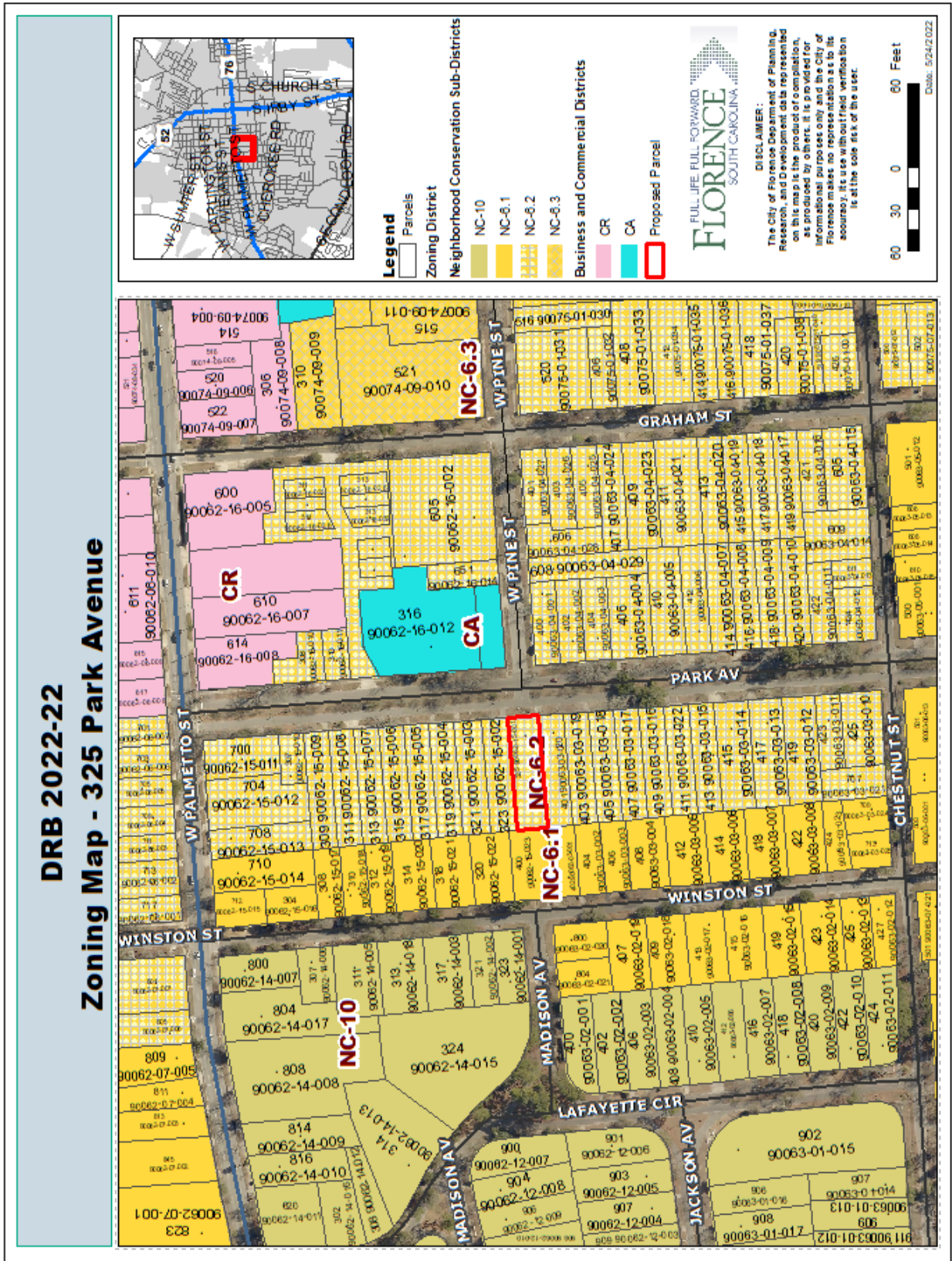
1. Consider only the evidence presented before the board during the public hearing.
2. Make findings of fact to apply the guidelines to the application presently before the board.
3. Based on the findings of fact, make a decision regarding the request for solar panels.

Attachments

- A. Vicinity Map
- B. Location Map
- C. Zoning Map
- D. Site Photos
- E. Location on Roof
- F. Panel Details







Attachment D: Site Photos

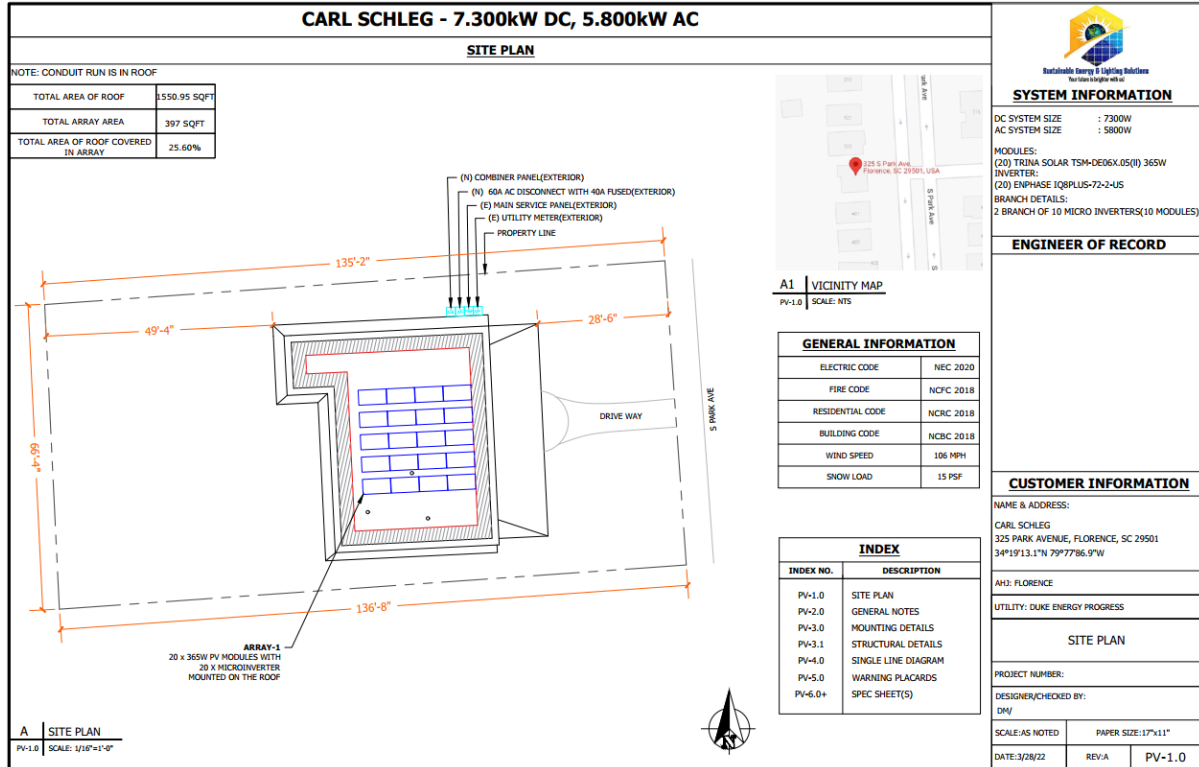


Street view of the house.



Aerial view of flat roof.

Attachment E: Location on Roof



Attachment F: Panel Details

Installer-Preferred for Low-Slope Roofs

Three Main Components.
 The Ultimate in Speed and Simplicity.

Base
 UL-Listed ASA based resin is a durable material commonly used for automotive and construction products. Wire Clips are built-in for easy wire management. Class A fire rated and UL2703 Certified.

Universal Clamp
 The preassembled Universal Clamp is ready to go right out of the box. Simply drop the Clamp into the Base. Integrated Bond Pin achieves integrated grounding without the use of grounding washers. Fits 30-50mm module frames with a single component.

Wind Deflector
 Corrosion-resistant wind deflector on every module helps minimize uplift, reduce ballast requirements and carries UL2703 validated ground path from modules and racking components.

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

DATE: June 8, 2022
CASE NUMBER: DRB 2022-23
LOCATION: 288 South Dargan Street Suite B
TAX MAP NUMBER: 90087-03-001
OWNER OF RECORD: 301 Real Estate LLC
APPLICANT: Cortney Ragin
PROJECT DESCRIPTION: Illuminated Wall Signs
OVERLAY DISTRICT: D-3 Arts & Cultural Overlay District

Project Description

The applicant is seeking a Certificate of Appropriateness (COA) to add two internally illuminated wall signs to the building located on Tax Map Parcel 90087-03-001 at the address of 288 South Dargan Street Suite B. The name and logo wall sign will be displayed on the front of the building (facing South Dargan Street) and the logo wall sign will be displayed on the secondary front (facing East Palmetto Street).

Both signs have a diameter of 4 feet, but the name and logo wall sign on South Dargan Street is 4 inches deep while the logo wall sign on East Palmetto Street is 3 inches deep (Attachment D). The City of Florence *Unified Development Ordinance* permits wall signs with internal illumination on buildings in the Central Business District with a maximum 25% of the total wall area. However, the City's Design Guidelines specify Design Review Board approval must be obtained for internally illuminated signs in an Overlay District.

Background Information

The building was built in 2007 and has approximately 2000 square feet. Cortney's Cupcakery is the tenant of Suite B which shares a parking lot with 301 Drive In. Because the wall sign is internally illuminated, the applicant is required to obtain a COA from the Design Review Board.

Staff Analysis

The following section from the *Design Guidelines* addresses signage in the Arts & Cultural Overlay District.

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.

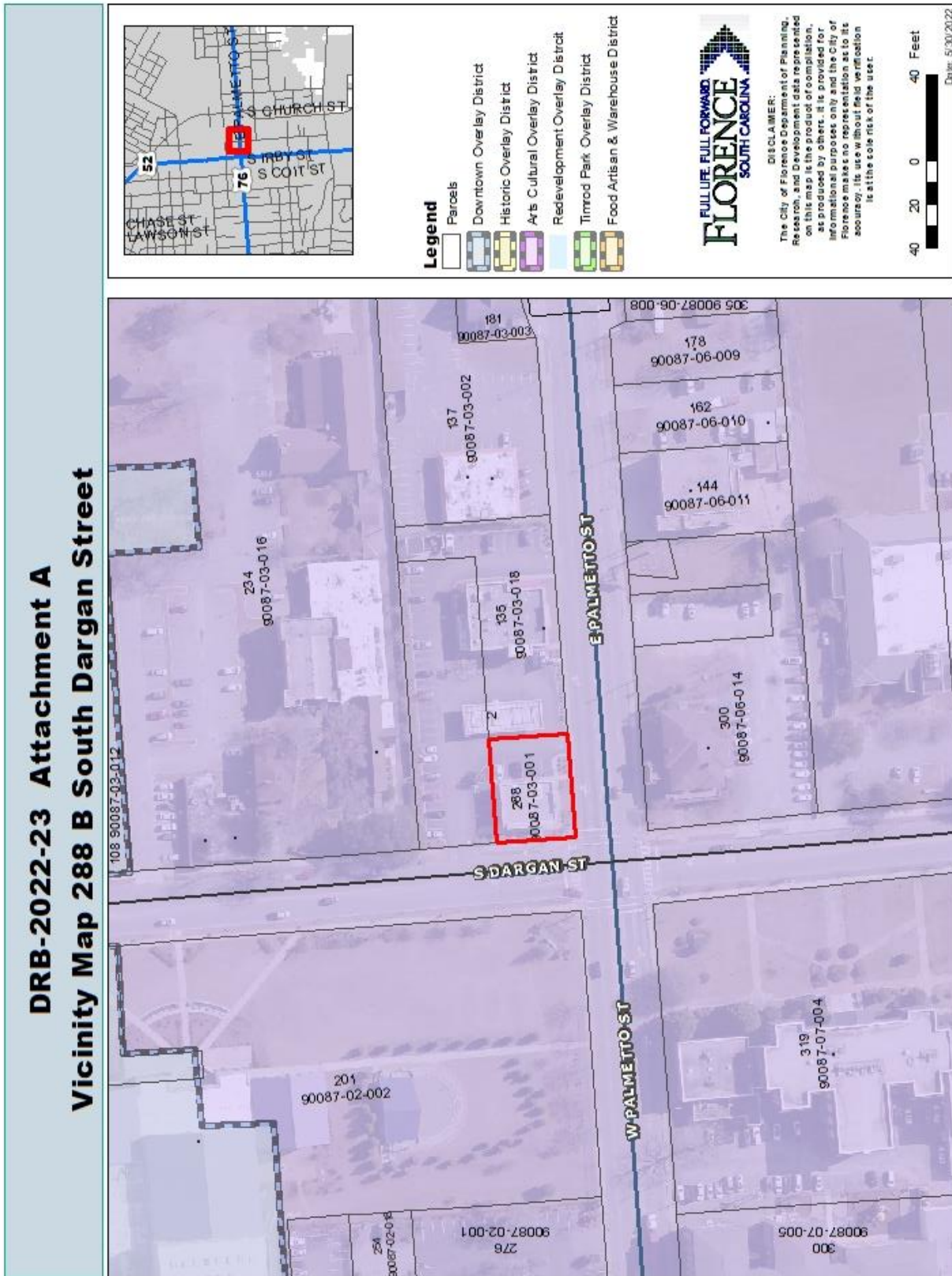
The proposed signs are approximately 4' in diameter, or about 12.5 square feet. The display walls are approximately 308 square feet which is well below the 25% maximum set in the Unified Development Ordinance for wall signs in the CBD. The signs are constructed of aluminum, with vinyl graphics, and illuminated internally by white LEDs (Attachment D).

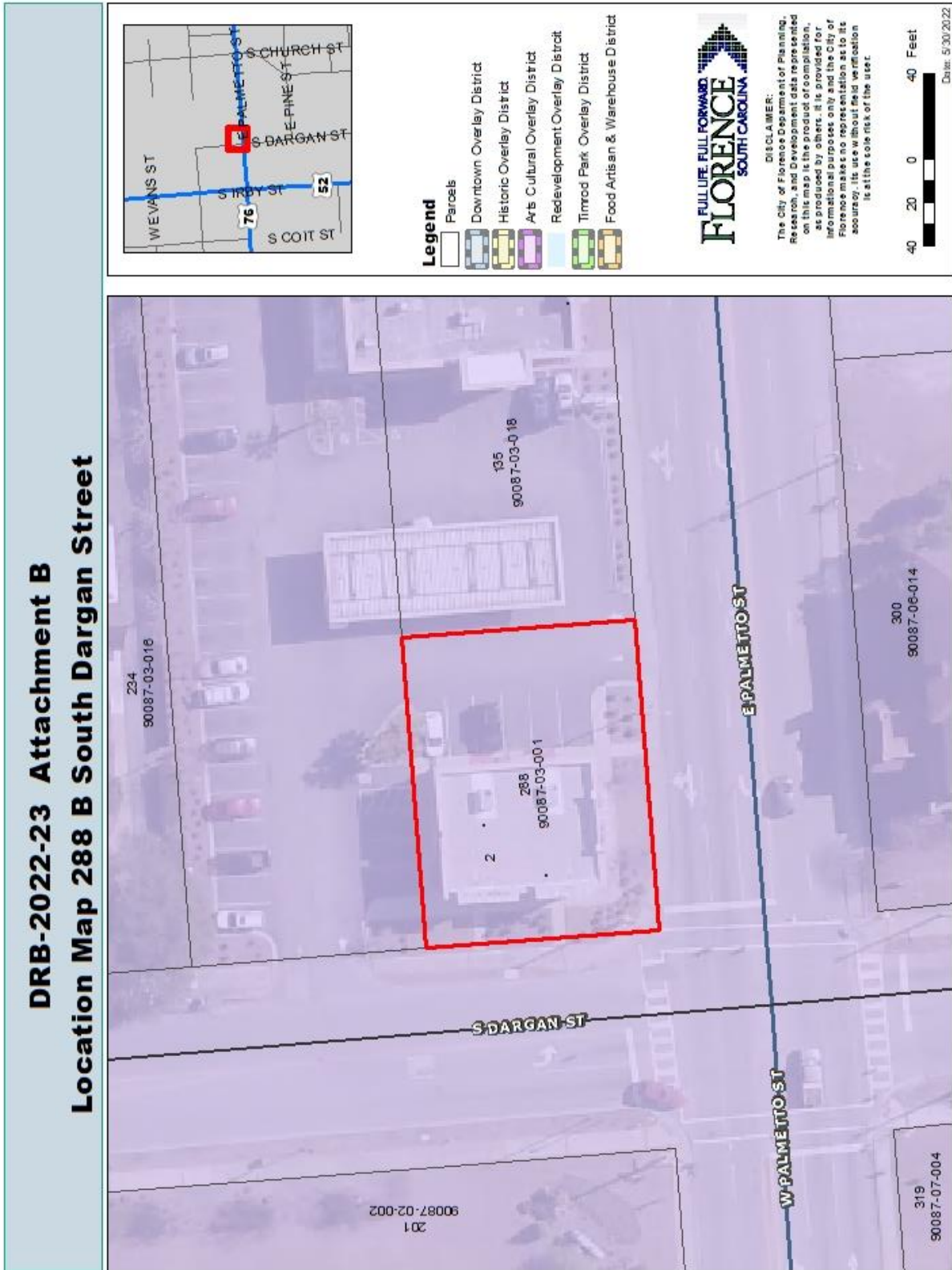
Board Action

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. Sign Photos
- E. Site Photos







Attachment D: Sign Photos



Name and logo signage for South Dargan Street side façade.



Logo sign for East Palmetto Street side façade.

Attachment D: Site Photos



288B South Dargan Street – Cortney's Cupcakery



288B South Dargan Street – Name and Logo Sign



288B South Dargan Street – Corner of South Dargan and East Palmetto Streets



East Palmetto Street Façade – Logo Sign

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

DATE: June 8, 2022

CASE NUMBER: DRB-2022-24

LOCATION: 509 West Pine Street

TAX MAP NUMBER: 90074-09-013

OWNER OF RECORD: Billy & Emily Griffin

APPLICANTS: Billy Griffin

PROJECT DESCRIPTION: Construction of Two Accessory Storage Buildings

ZONING DISTRICT: Neighborhood Conservation-6.3 (NC-6.3)

OVERLAY DISTRICT: D-4 Timrod Park Overlay District

Project Description

The applicant is seeking a Certificate of Appropriateness (COA) to construct two 120 square foot detached storage buildings. The storage buildings are prefabricated wooden structures with A-frame roofs. The wooden vertical siding will be painted with a neutral off-white color, natural wood trim, and gray shingled roof. Both storage buildings will be 12' long, 10' wide, and approximately 10' in height (Attachment F).

The setbacks for the accessory storage buildings are 5 feet from the side property lines, 10 feet from the rear property lines and spaced at least 6 feet apart from each other and the house (Attachment E). The *Unified Development Ordinance* permits one accessory building and one detached garage per parcel. The proposed accessory buildings meet these standards.

The home currently has one accessory storage building (Attachment G) which will be demolished to accommodate the two new proposed buildings.

Background Information

The existing 2,000 square foot house was built in 1940. The house is constructed of cream-colored siding with white trim, a red roof, and accented with red brick columns on the front of the home.

Staff Analysis

Unified Development Ordinance (UDO) Section 3-8.1.9 Accessory Building and Structures governs the permitting of residential accessory buildings with one element of compliance ensuring the accessory building are compatible (color, material, roof pitch, etc.) with the principal building. UDO Section 3-8.1.9I6 does permit accessory buildings 120 square feet or less to be exempt from these compatibility requirements. The storage buildings are compliant with the governing standards for residential accessory buildings.

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:** *The proposed accessory storage buildings will not match exactly the characteristics of the house, but are compatible to the house due to the neutral off-white color, natural wood trim, and gray shingled roofs.*
2. **Distinctive features, finishes, and construction techniques or examples that characterize a property should be preserved:** *The A-frame roof of the proposed storage buildings will be very similar to the roof pitch over the front porch of the home.*
3. **For all buildings, aluminum or vinyl siding may not be used unless approved by the Design Review Board:** *The exterior of the home consists of horizontal vinyl siding, but the proposed buildings will have painted, vertical wooden siding.*
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 accessory buildings are in keeping with the residential character of the home and neighborhood, and the storage buildings 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 heights of the proposed storage buildings (approximately 10') will be less than the height of the house in keeping with the UDO standard.*
7. **The proportions and relationship between doors and windows should be compatible with the architectural style and character of the building and surrounding buildings:** *Four over four vinyl single hung windows are not an exact match with the windows of the house, but are in keeping with windows of a residential character.*
8. **The visual relationship of open space between buildings or structures should be compatible with adjacent buildings or structures:** *The storage buildings will be located in the back yard of the property and will meet the required setbacks.*
9. **The design of the roof should be compatible with the architectural style and character of existing buildings and surrounding structures:** *The roof pitch of the accessory buildings is similar to the roof pitch found over the front porch of the principal building. The proposed buildings will have a gray, asphalt shingle roof.*
10. **Landscaping should be added that enhances the property and provides for green space and appropriate buffering between land uses and/or property boundaries:** *No additional landscaping is proposed.*

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 buildings will not be changed significantly because the storage buildings will be located at the rear of the property. The street façade will not change. The accessory buildings will not be visible from the street.*

12. When appropriate, the architectural details (colors, materials, and textures) should be compatible with the style and character of surrounding buildings and structures: *The design of the storage buildings is in keeping with the residential character of the house and surrounding neighborhood.*

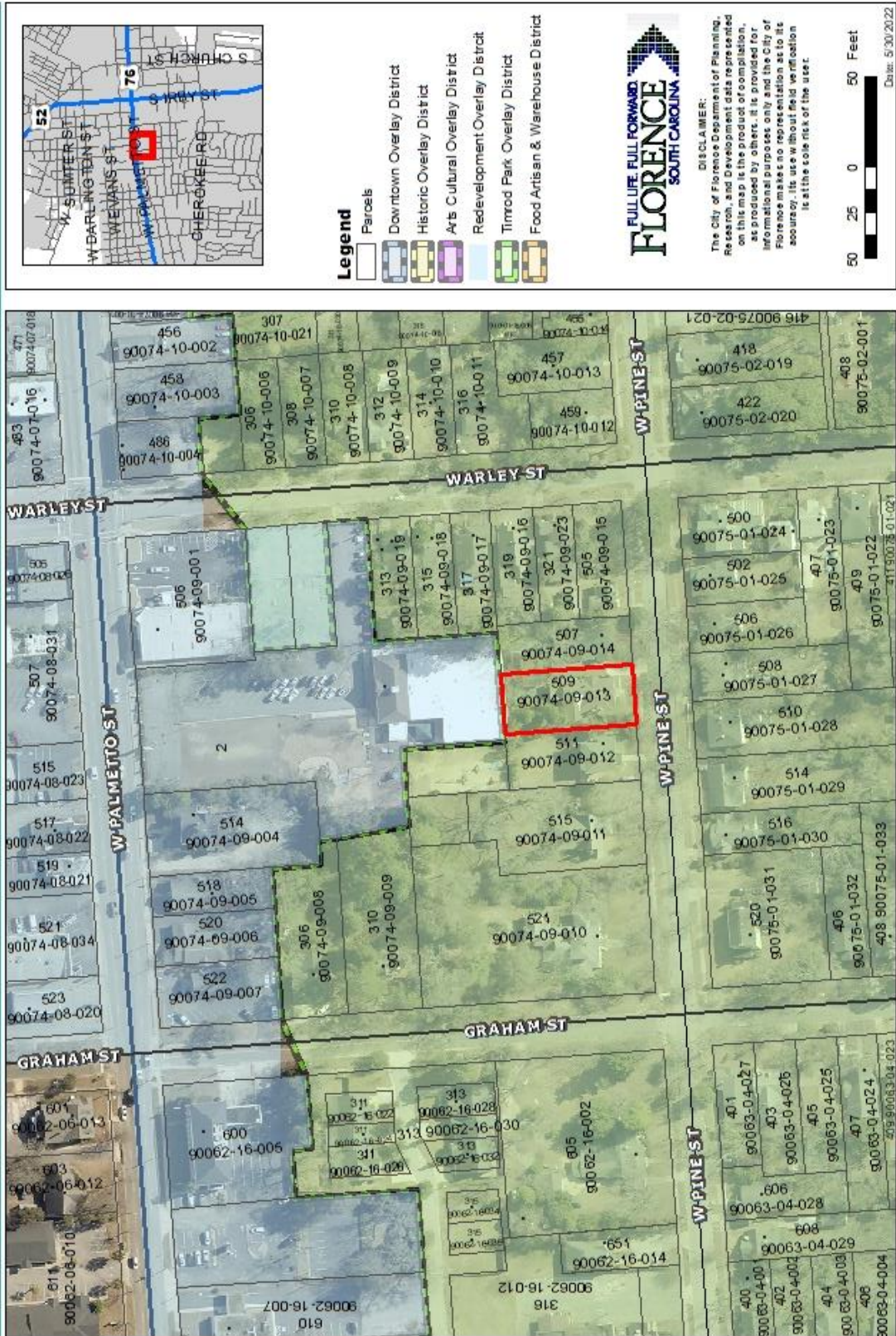
Board Action

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

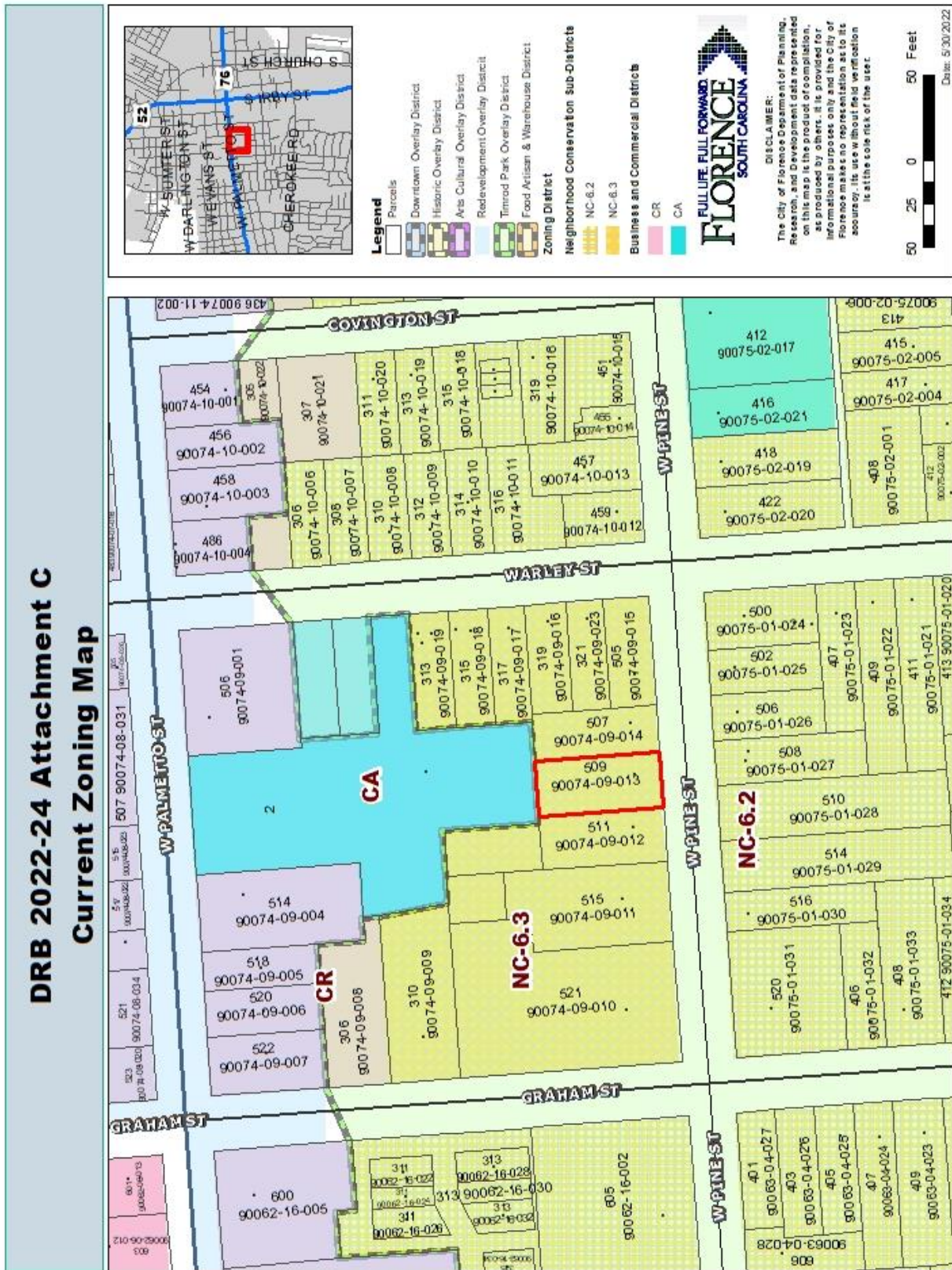
- A. Vicinity Map
- B. Location Map
- C. Zoning Map
- D. Site Photos
- E. Site Plan
- F. Building Elevations
- G. Existing Accessory Building to be Demolished

DRB 2022-24 Attachment A
Vicinity Map 509 West Pine Street



**DRB 2022-24 Attachment B
Location Map 509 West Pine Street**





Attachment D: Site Photos



Front of 509 West Pine Street

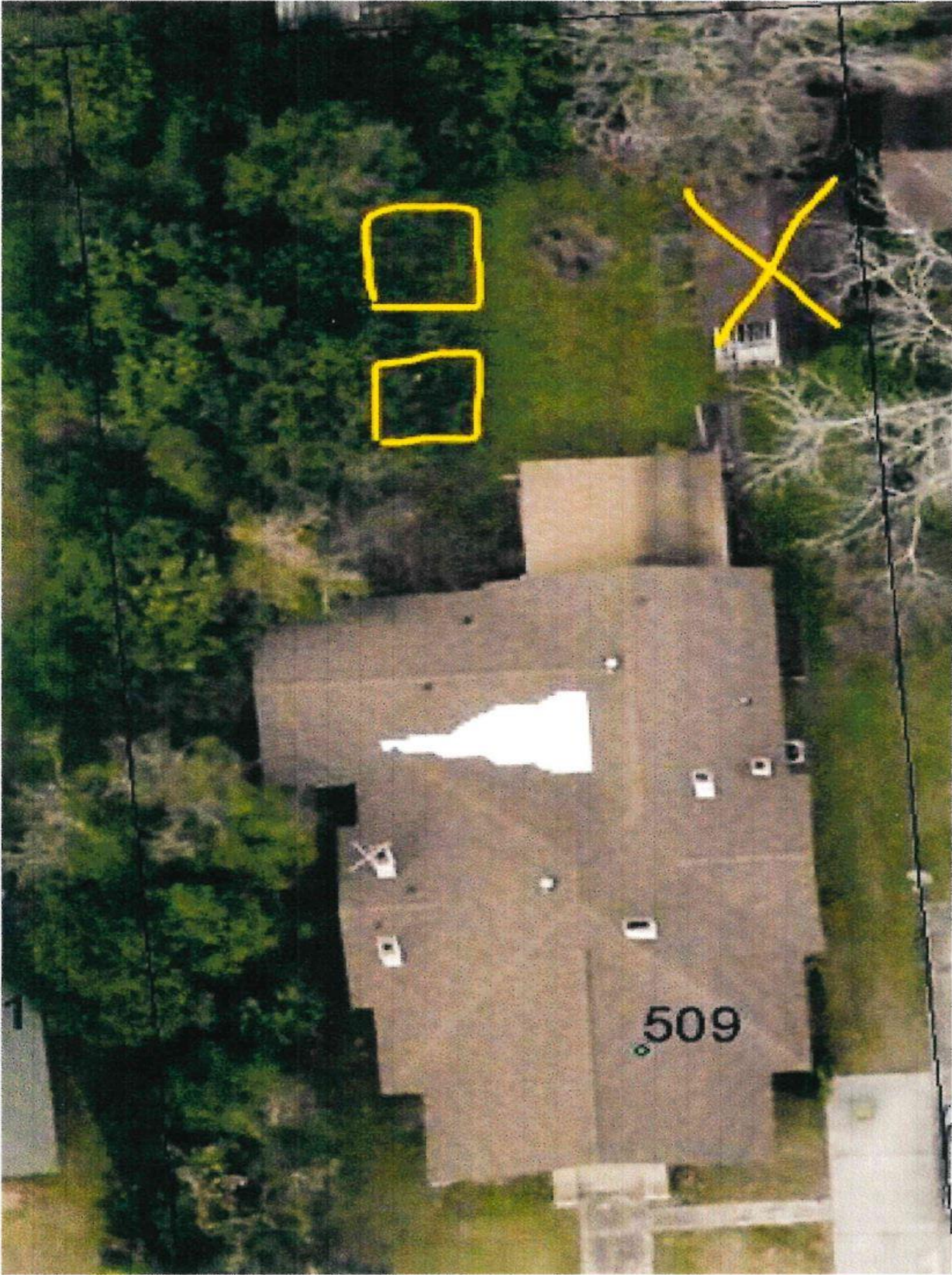


West Side of 509 West Pine Street

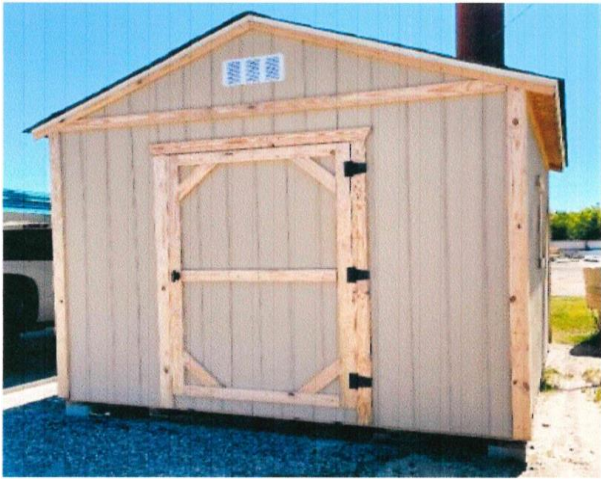


East Side of 509 West Pine Street

Attachment E: Site Plan



Attachment F: Building Elevations



Front of Proposed Buildings



Side of Proposed Buildings

Attachment F: Existing Accessory Building to be Demolished

