

CITY OF FLORENCE DESIGN REVIEW BOARD

CITY CENTER – COUNCIL CHAMBERS

324 WEST EVANS STREET, FLORENCE, SC

WEDNESDAY, JUNE 14, 2023 – 2:00 P.M.

MEETING AGENDA

I. Call to Order

II. Approval of Minutes Regular meeting held on May 10, 2023

III. Public Hearing and Matter in Position for Action

DRB-2023-10 Request for a Certificate of Appropriateness for the demolition of six buildings on the lots located at 121 and 122 East Cedar Street, specifically identified as Florence County Tax Map Numbers 90088-04-008 and 90088-09-007 in the D-3 Arts and Cultural Overlay District and D-1 Redevelopment Overlay District.

IV. Public Hearing and Matter in Position for Action

This request has been deferred to the July 12 meeting.

DRB-2023-11 Request for a Certificate of Appropriateness for renovations to be made to the building located at 127 West Evans Street, specifically identified as Florence County Tax Map Number 90167-02-008 in the H-1 Historic Overlay District.

V. Public Hearing and Matter in Position for Action

DRB-2023-12 Request for a Certificate of Appropriateness for the removal of two trees from the parcel located at 702 South Coit Street, specifically identified as Florence County Tax Map Number 90089-01-010 in the D-1 Redevelopment Overlay District.

VI. Adjournment Next meeting is scheduled for July 12, 2023.

**CITY OF FLORENCE, SOUTH CAROLINA
DESIGN REVIEW BOARD
MAY 10, 2023 MINUTES**

MEMBERS PRESENT: Jamie Carsten, Brice Elvington, Kyle Gunter, David Lowe, Joey McMillan, Mike Padgett, and Ranny Starnes

MEMBERS ABSENT: Scott Collins, John Keith, and David Tedder

STAFF PRESENT: Clint Moore, Derek Johnston, Alane Zlotnicki, Bryan Bynum for IT

CALL TO ORDER: Chairman Carsten called the May 10, 2023 meeting to order at 2:03 p.m.

APPROVAL OF MINUTES: Chairman Carsten introduced the April 12 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. Gunter seconded the motion, and it passed unanimously (6-0).

David Lowe arrived

PUBLIC HEARINGS AND MATTERS IN POSITION FOR ACTION:

DRB-2023-04 Request for a Certificate of Appropriateness for operation of a flea market to be located at 711 South Irby Street, specifically identified as Florence County Tax Map Number 90089-01-006 in the D-1 Redevelopment Overlay District and ISCOD Irby Street Corridor Overlay District.

Mr. Johnston explained that the applicant has asked to defer this request to the June 14, 2023 Design Review Board meeting. Chairman Carsten accepted the deferral but asked if anyone in the audience wanted to speak on the request. Dr. Webb Jones came forward and expressed his concerns about the appropriateness of the flea market and said that he was also concerned about the potential effect of parking on property values. There being no one else to speak on the matter, Chairman Carsten moved on to the next item on the agenda.

DRB-2023-07 Request for a Certificate of Appropriateness for removal of trees from the lot located at 501 Park Avenue, specifically identified as Florence County Tax Map Number 90063-06-013 in the D-4 Timrod Park Overlay District.

Chairman Carsten read the introduction to DRB-2023-07 and asked staff for their report. Mr. Johnston gave the staff report as submitted to the Design Review Board. The request is to remove two trees from the lot. The removal of several trees was approved administratively by City staff.

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

The applicant spoke about the hazards of these two trees and their encroachment into the driveway and sidewalks. She wanted to know what the location requirement for replacement trees would be; she is willing to plant more trees but not in the same locations as the existing trees. She pointed out all the excess vegetation already in place. Mr. Elvington asked if the lot would meet the requirements if starting from

scratch; Mr. Johnston said it exceeds the requirement. Mr. Moore said the City would be replacing the street tree that it removed.

There being no one else to speak either for or against the request, Chairman Carsten closed the public hearing and called for discussion or a motion. Mr. McMillan moved to approve the request without requiring that the applicant replace the two trees; Mr. Lowe seconded, and the motion to issue the COA passed unanimously (7-0).

DRB-2023-08 Request for a Certificate of Appropriateness for commercial signage to be located at 320 South Irby Street, specifically identified as Florence County Tax Map Number 90087-07-001 in the D-3 Arts and Cultural and Irby Street Corridor Overlay Districts.

Chairman Carsten read the introduction to DRB-2023-08 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.

There being no one to speak, Chairman Carsten closed the public hearing and called for discussion or a motion. Mr. Padgett moved to approve the request as submitted; Mr. McMillan seconded, and the motion to issue the COA passed unanimously (7-0).

DRB-2023-09 Request for a Certificate of Appropriateness for commercial signage to be located at 190 North Dargan Street, specifically identified as Florence County Tax Map Number 900170-01-020 in the H-1 Historic Overlay District.

Chairman Carsten read the introduction to DRB-2023-09 and asked staff for their report. Mrs. Zlotnicki gave the staff report as submitted to the Design Review Board. She was asked why it was coming before the Board. She said it was because the applicant was removing the awning that was originally approved, and the sign on the side of the building would be interior lit.

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

There being no one to speak for or against the request, Chairman Carsten closed the public hearing and called for discussion or a motion. Mr. Padgett moved to approve the request as submitted; Mr. Elvington seconded, and the motion to issue the COA passed unanimously (7-0).

ADJOURNMENT: Chairman Carsten adjourned the meeting at 2:25 p.m. The next meeting is scheduled for June 14, 2023 at 2:00 p.m.

Respectfully submitted by
Alane Zlotnicki, AICP
Senior Planner

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

DATE: June 14, 2023

CASE NUMBER: DRB-2023-10

LOCATION: 121 and 122 East Cedar Street

TAX MAP NUMBERS: 90088-09-007 and 90088-04-008

OWNERS OF RECORD: Medical University Hospital Authority

APPLICANT: Bryan Kizer

PROJECT DESCRIPTION: Demolition of Six Medical Buildings

OVERLAY DISTRICT: D-1 Redevelopment Overlay District (122 E. Cedar St.)
D-3 Arts & Cultural Overlay District (121 E. Cedar St.)

Project Description

The applicant is seeking a Certificate of Appropriateness (COA) to demolish six medical buildings located at 121 and 122 East Cedar Street, Tax Map Parcels 90088-09-007 and 90088-04-008 in the City's Redevelopment and Arts & Cultural Overlay Districts. The Medical University of South Carolina intends to construct new medical facilities on the site.

Background Information

According to the Florence County Property Card File, the buildings were constructed between 1965 and 1982.

The buildings to be demolished consist of the following (Attachment E):

1. 347,429 SF 5 story brick building
2. 13,259 SF 1 story brick building
3. 10,980 SF 2 story brick building
4. 8,393 SF 2 story brick building
5. 1600 SF 1 story building
6. 27,494 SF 1 story block/brick/metal building

The Florence City-County Historical Commission will have reviewed this request on June 12, 2023.

Staff Analysis

In considering the issue of appropriateness, the Design Review Board and the Downtown Planning Coordinator shall use the *Design Guidelines* as adopted by Florence City Council. According to "Chapter 2: Redevelopment Overlay District Design Guidelines and Requirements", the following general guidelines shall be followed, but for this particular request of a complete demolition, few apply.

1. The historic and significant character of the property should be retained and preserved: *The request is for a complete demolition of the existing buildings.*
2. Distinctive features, finishes, and construction techniques or examples that characterize a property should be preserved: *The request is for a complete demolition of the existing buildings.*
3. For all buildings, aluminum or vinyl siding may not be used unless approved by the Design Review Board: *Not applicable to this project.*
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 project.*
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: *Not applicable to this project.*
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 project.*
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 project.*
8. The visual relationship of open space between buildings or structures should be compatible with adjacent buildings or structures: *Not applicable to this project.*
9. The design of the roof should be compatible with the architectural style and character of existing buildings and surrounding structures: *Not applicable to this project.*
10. Landscaping should be added that enhances the property and provides for greenspace and appropriate buffering between land uses: *The applicant is required to stabilize the parcel to meet stormwater runoff requirements.*
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 project.*
12. When appropriate, the architectural details (colors, materials, and textures) should be compatible with the style and character of surrounding buildings and structures: *Not applicable to this project.*

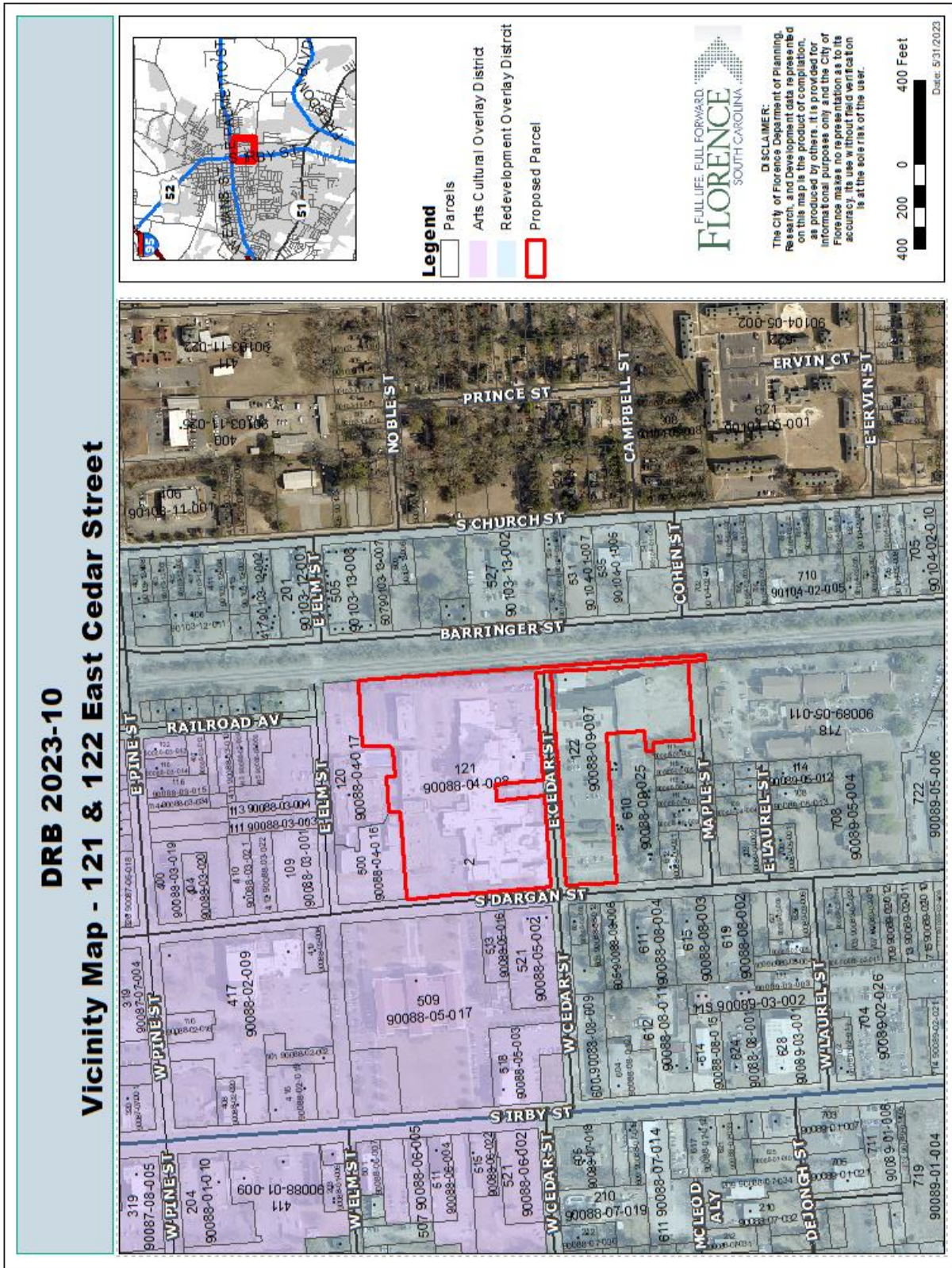
Board Action

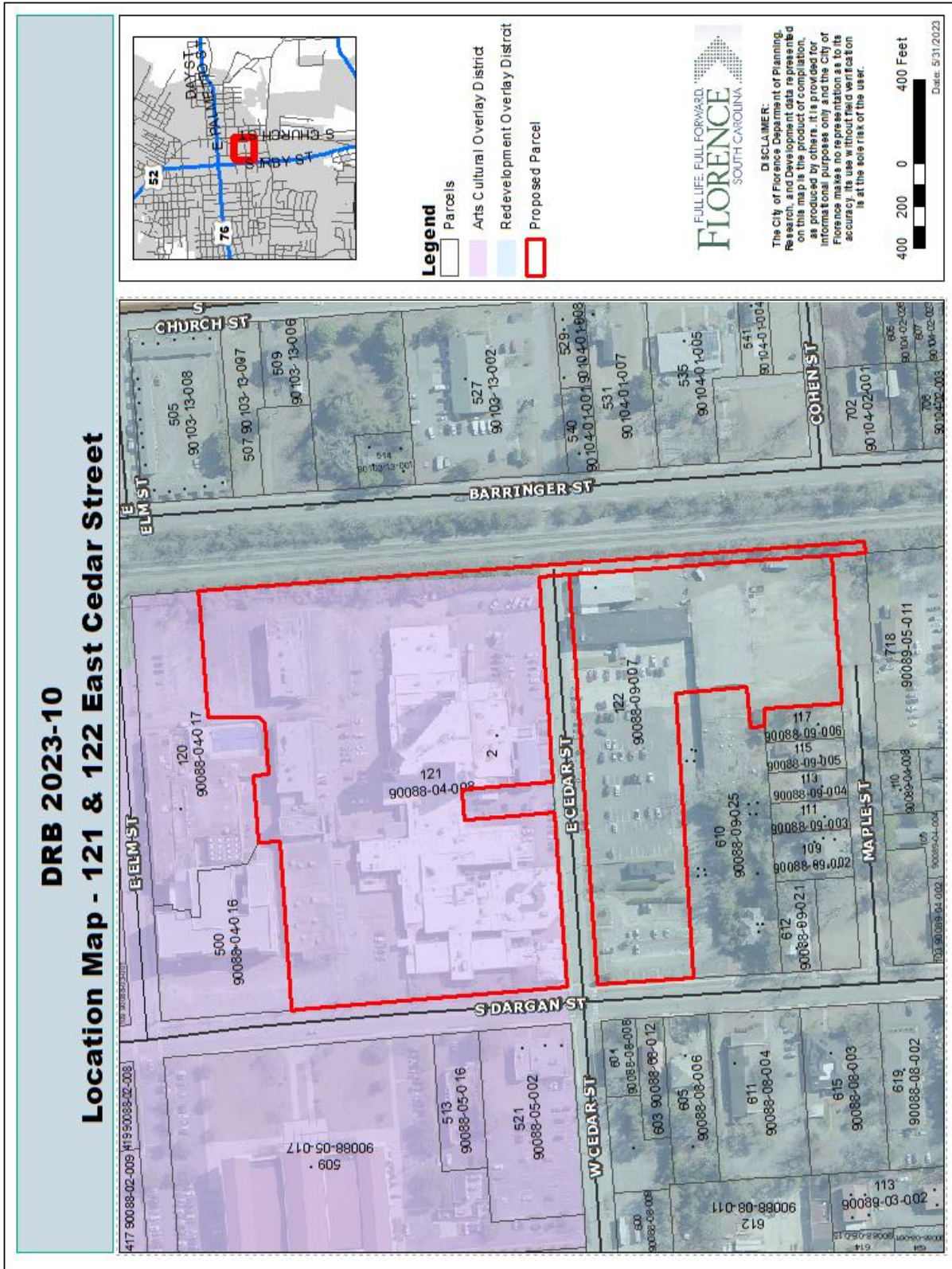
1. Consider only the evidence presented before the Board during the public hearing.
2. Make findings of fact to apply the Design Guidelines to the application.
3. Based on the findings of fact, make a motion regarding the request for demolition:
 - a. **Approval:** I move to approve Case Number DRB-2023-10 with the specific finding that the structures proposed for demolition have no historical significance as determined by the Florence City/County Historical Commission, and their removal will not have an adverse effect on the historic character of the district or property as referenced in the Staff Report.
 - b. **Denial:** I move to deny Case Number DRB-2023-10 with the specific finding that the proposed

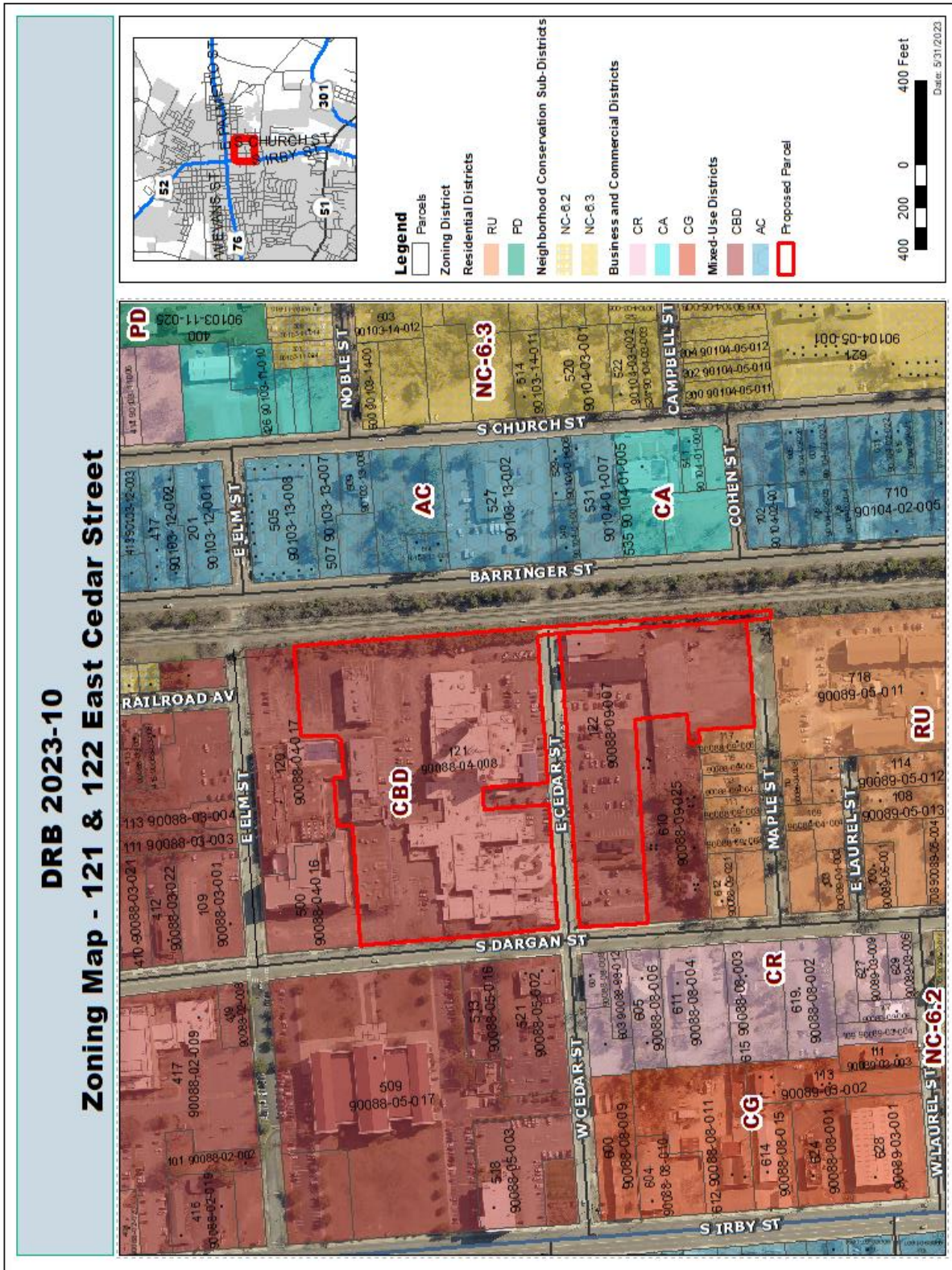
work as submitted will have an adverse effect on the historic character of the district or property; it is not consistent with the provisions of the Design Guidelines, and it is not in compliance with the relevant sections of the City of Florence *Unified Development Ordinance* as referenced in the Staff Report. [list the reasons in a numbered format]

Attachments

- A. Vicinity Map
- B. Location Map
- C. Zoning Map
- D. Property Card
- E. Aerial Map of Buildings
- F. Site Photos

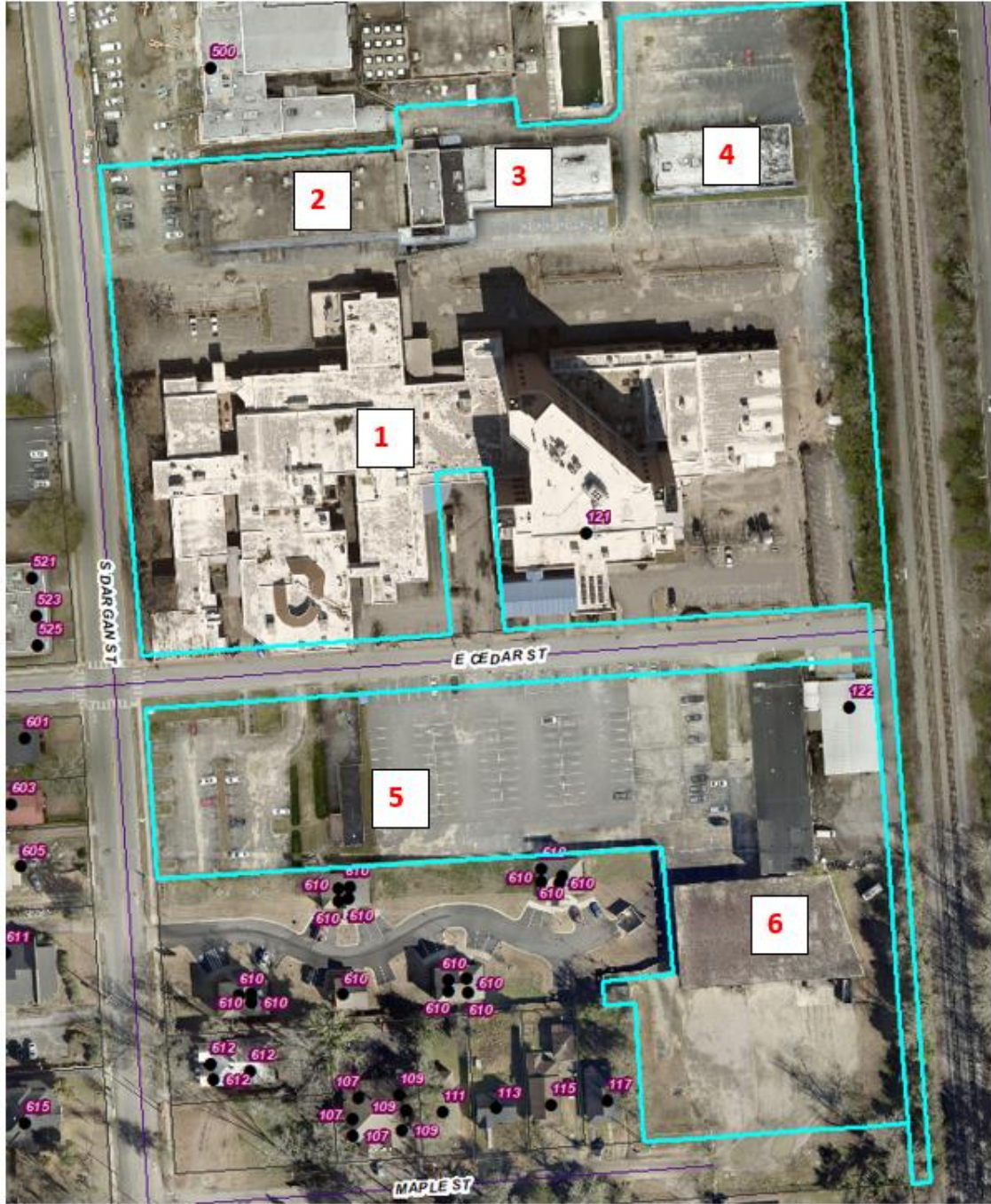






Date: May 09, 2023	Florence County Taxes Inquiry	Time: 09:14
Map/Block/Parcel 90088 04 008	Property Card File	Year 2017 File
Close This Window		
<p>FLORENCE COUNTY TAX ASSESSOR Property Card Record for MBP: 90088-04-008 TAX YEAR: 2022 9/17/22 12:38:29 PAGE: 71398 ----- PROPERTY LOCATION Address ----- PROPERTY BILLING NAME/ADDRESS ----= Number: 00121 Suffix: MEDICAL UNIV HOSPITAL AUTH Street Name: CEDAR Street Suffix: ST ATTN:CHIEF EXECUTIVE OFFICER City: FLORENCE State: SC Zip: 00000 0000 169 ASHLEY AVE S 205 MSC 332 District: 110 Land Class: CI COMMERCIAL IMPROVED CHARLESTON SC29425 Legal Desc: CEDAR ST Land Characteristic Selections 01 Topography 1 Level 02 Street 1 Paved 03 Utilities 1 All Public Utilities 04 Fronting Traffic 3 Light 05 Ownership 1 Private L A N D Gross Acres: Site Value .00</p>		
<p>----- C O M M E R C I A L MBP: 90088-04-008 BUILDING ID#: 001 SUFFIX#: 000 Category: 511 GENERAL HOSPITALS Yr.Built: 1975 Area Sq.Ft: 76,000 Improvement Cost with Additions: 3,035,136.00 Yard/Other Bldg Values: 132,678.00 Total Buildings Value: 3,167,814.00</p>		
<p>----- C O M M E R C I A L MBP: 90088-04-008 BUILDING ID#: 002 SUFFIX#: 000 Category: 508 DENTAL CLINICS Yr.Built: 1975 Area Sq.Ft: 77,717 Improvement Cost with Additions: 911,317.32 Yard/Other Bldg Values: Total Buildings Value: 911,317.32</p>		
<p>----- C O M M E R C I A L MBP: 90088-04-008 BUILDING ID#: 005 SUFFIX#: 000 Category: 508 DENTAL CLINICS Yr.Built: 1965 Area Sq.Ft: 13,604 Improvement Cost with Additions: 175,082.12 Yard/Other Bldg Values: Total Buildings Value: 175,082.12</p>		
<p>----- C O M M E R C I A L MBP: 90088-04-008 BUILDING ID#: 006 SUFFIX#: 000 Category: 508 DENTAL CLINICS Yr.Built: 1982 Area Sq.Ft: 29,403 Improvement Cost with Additions: 450,834.44 Yard/Other Bldg Values: Total Buildings Value: 450,834.44</p>		
<p>----- --- Totals for MBP --- # Buildings: 4 Building Value: 4,705,047.88 Land Market Value: 750,000.00 Market Acres: .00 Use Acres: .00 Land Use Value: .00 Bld/Land Use Total: 4,705,047.88 Bld/Land Mar.Total: 5,455,047.88 6% Bld Value: 4,705,047 # of 6% Blds: 4 Rental Acres: 0 Rental Acres Value: 0 Ren.Acres-Mar: 0 Ren.Acres Value-Mar: 0</p>		

Attachment E: Aerial Map of Buildings



Aerial of the site - demolition of 6 buildings:

1. 347,429 SF 5 story brick building
2. 13,259 SF 1 story brick building
3. 10,980 SF 2 story brick building
4. 8,393 SF 2 story brick building
5. 1600 SF 1 story building
6. 27,494 SF 1 story block/brick/metal building

Attachment F: Site Photos





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

DATE: June 14, 2023

CASE NUMBER: DRB-2023-12

LOCATION: 702 South Coit Street

TAX MAP NUMBER: 90089-01-010

OWNER OF RECORD: Camp Coker Property

APPLICANT: Michael Hesbach

PROJECT DESCRIPTION: Removal of 2 Trees from Parcel

OVERLAY DISTRICT: D-1, Downtown Redevelopment Overlay District

Project Description

The applicant is seeking a Certificate of Appropriateness (COA) for the removal of two oak trees from the rear parking lot of the Boy Scouts Pee Dee Area Council building property located at 702 South Coit Street as illustrated in Attachment D. According to the applicant, the parking lot was paved five years ago but since then the two trees adjacent to the lot have caused buckling and cracking. The paving contractor they hired to look at the situation said that if the lot was torn up and repaved, doing so would damage the roots and the trees would die in a few years. They would prefer to remove the two trees and then repave the lot. Upon inspection, the City Arborist agreed that the two trees indicated will continue to affect the parking lot as they grow.

Background Information

The building was constructed in 1981 and has a total area of 6,849 square feet. The property is located in the Commercial Re-Use (CR) zoning district within the D-1, Downtown Redevelopment Overlay District.

An Administrative COA was granted on July 22, 2019, with the approval of the City Arborist to remove four trees in the parking lot, with the applicant agreeing to mitigate the removal of the four trees by planting four new trees. The applicant is requesting that the removal of these two trees not require mitigation with the planting of any new trees. The applicant has pointed out the parcel meets the tree requirements for street frontage and these two trees are in the confines of the lot. Due to the location of these and the number of trees on the parcel, they are requesting that they not be required to provide any additional tree plantings.

Staff Analysis

In general, the *Unified Development Ordinance* states that the downtown overlay districts require a Certificate of Appropriateness (COA) in the event of “Landscape changes which include either the removal of any tree four (4) inches in caliper, or greater, or the removal of any hedge or shrub group that is at least thirty (30) inches in height.”

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 application.

Options for Board Action Based on Findings of Fact

a. **Deferral**

I move to defer Case Number _____ [or items _____ of Case Number _____], to the _____ meeting of the Design Review Board, with the specific finding that additional information is required from the applicant in order to determine whether the action requested is consistent with the relevant Design Guidelines and is in compliance with the relevant sections of the *Unified Development Ordinance* as referenced in the Staff Report.

b. **Approval**

I move to approve Case Number _____ with the specific finding that the proposed work as submitted will not have an adverse effect on the historic character of the district or property, and it complies with the relevant Design Guidelines and sections of the *Unified Development Ordinance* as referenced in the Staff Report.

c. **Approval with Conditions**

I move to approve Case Number _____ with the specific finding that the proposed work as submitted, with the agreed-upon conditions, will not have an adverse effect on the historic character of the district or property, and the items comply with the relevant Design Guidelines and sections of the *Unified Development Ordinance* as referenced in the Staff Report.

d. **Approval with Unique Circumstances**

I move to approve Case Number _____ with the specific finding that the proposed work as submitted will not have an adverse effect on the historic character of the district or property; that the following unique circumstances exist; that the items do not strictly comply with the relevant Design Guidelines or are not addressed by them, but are nonetheless consistent with the spirit and intent of the Guidelines and the *Unified Development Ordinance* as referenced in the Staff Report.

e. **Approval with Conditions and Unique Circumstances**

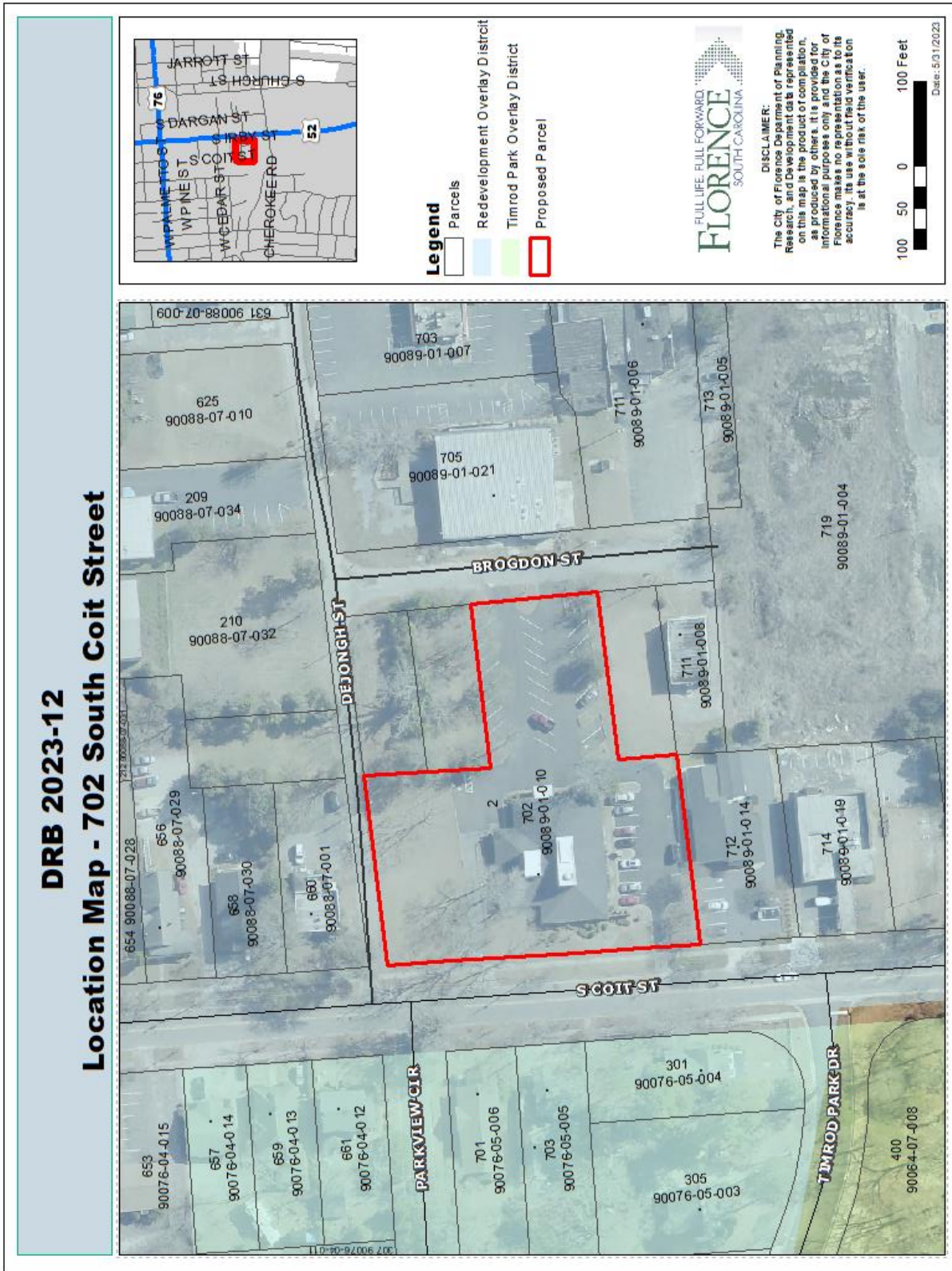
I move to approve Case Number _____ with the specific finding that the proposed work as submitted, with the agreed-upon conditions, will not have an adverse effect on the historic character of the district or property; that the following unique circumstances exist; that the items do not strictly comply with the relevant Design Guidelines or are not addressed by them, but are nonetheless consistent with the spirit and intent of the Guidelines and the *Unified Development Ordinance* as referenced in the Staff Report.

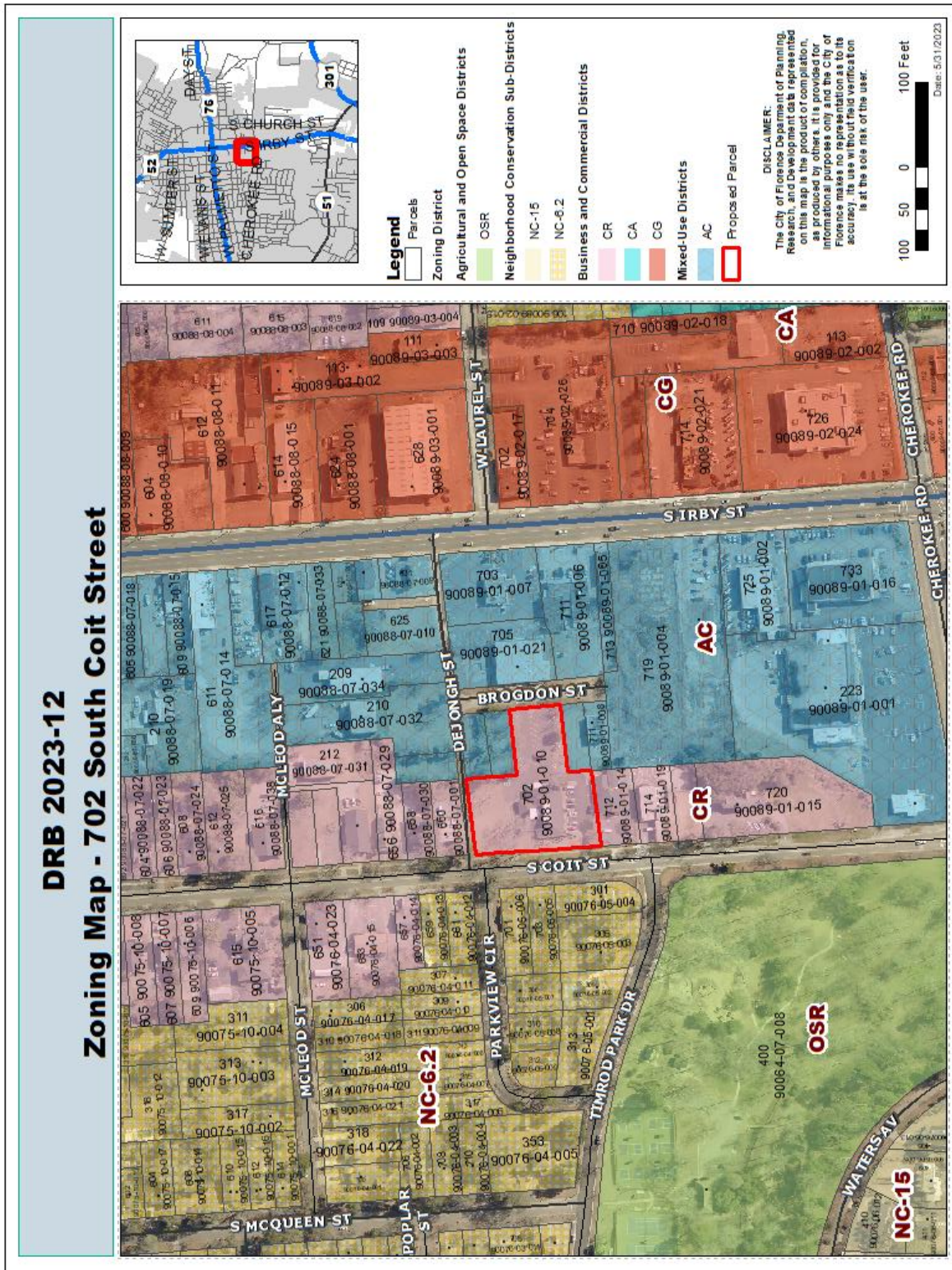
f. **Denial**

I move to deny Case Number _____ with the specific finding that the proposed work as submitted will have an adverse effect on the historic character of the district or property; it is not consistent with the provisions of the Design Guidelines, and it is not in compliance with the relevant sections of the City of Florence *Unified Development Ordinance* as referenced in the Staff Report.

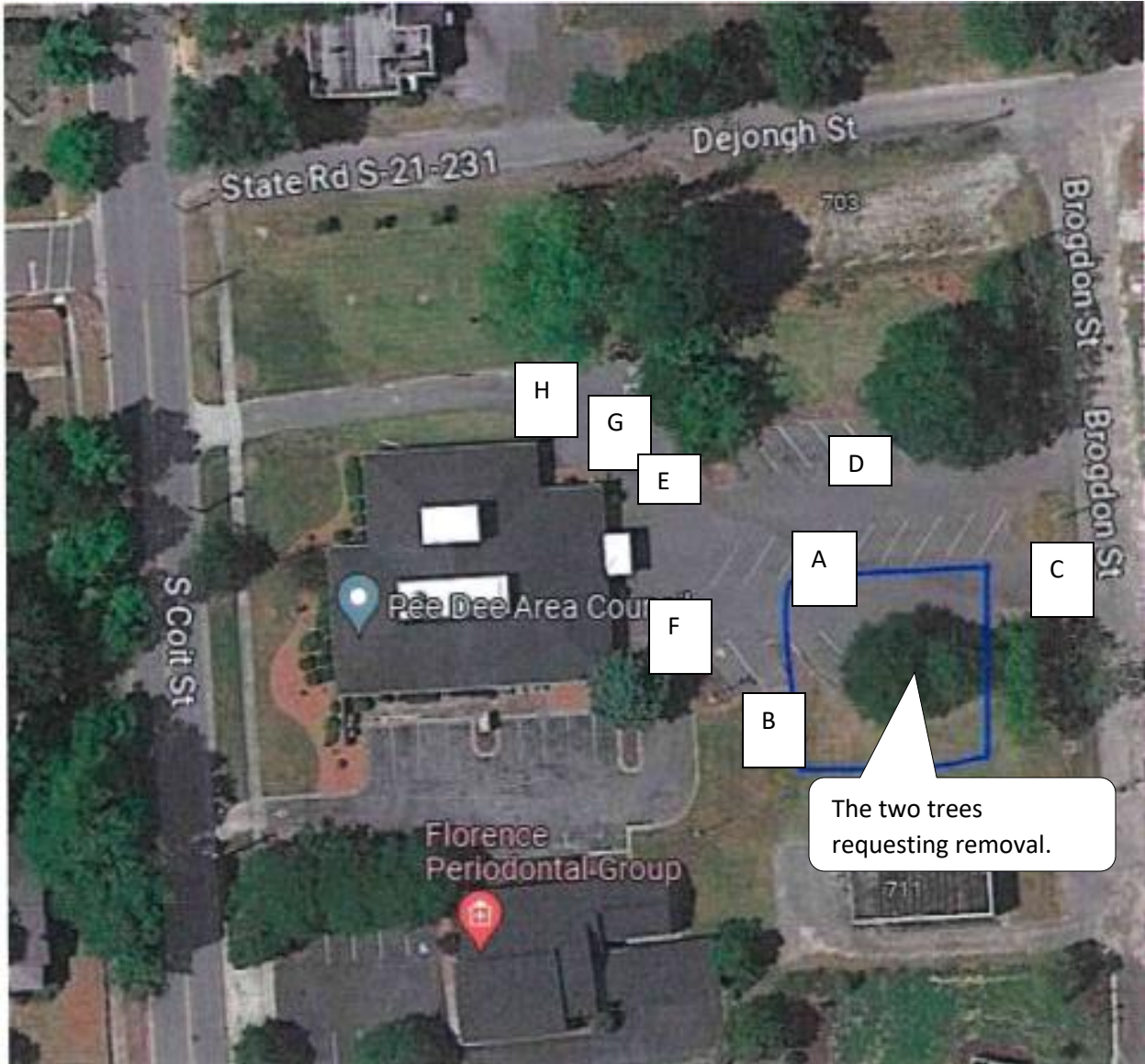
Attachments

- A. Vicinity Map
- B. Location Map
- C. Zoning Map
- D. Aerial of Proposed Tree Removal Locations
- E. Site Photos





Attachment D: Aerial of Proposed Tree Removal Locations. Letters refer to Site Photo perspectives.



Attachment E: Site Photos

The two trees the applicant wishes to remove:



A: Looking south from the middle of the parking lot.



B: Looking east down the side of the parking lot.



A close-up of the damaged asphalt in front of the larger tree.

These are pictures of remaining trees around the parking lot as indicated on the aerial in Attachment D.



C: Southeast corner of the parking lot.



D: Northeast corner of the parking lot.



E: Northwest corner of the parking lot.



F: Southwest corner of the parking lot.



G: Looking east at the entire parking lot. Arrows point to trees to be removed.



H: Looking northwest along driveway. There are six trees in this green space, including four planted as mitigation within the last 4 years.