

CITY OF FLORENCE, SOUTH CAROLINA
DESIGN REVIEW BOARD
JULY 13, 2022 AGENDA

I. Call to Order

II. Approval of Minutes Regular meeting held on June 22, 2022

III. Public Hearing and Matter in Position for Action

DRB-2022-25 Request for a Certificate of Appropriateness to extend the existing fence around the Montessori School of Florence buildings at 506 West Palmetto Street, Tax Map Number 90087-03-002 and 521 West Pine Street, Tax Map Number 90074-09-010; D-4 Timrod Park Overlay District.

IV. Public Hearing and Matter in Position for Action

DRB-2022-26 Request for a Certificate of Appropriateness to demolish the building located at 124 North Dargan Street, Tax Map Number 90169-01-032; H-1 Historic Overlay District.

V. Public Hearing and Matter in Position for Action

DRB-2022-27 Request for a Certificate of Appropriateness for a blade sign on the commercial building located at 178 West Evans Street, Tax Map Number 90168-02-026; H-1 Historic Overlay District.

VI. Public Hearing and Matter in Position for Action

DRB-2022-28 Request for a Certificate of Appropriateness to construct a building at 541 South Church Street, Tax Map Number 90104-01-004; D-1 Redevelopment Overlay District.

VII. Public Hearing and Matter in Position for Action

DRB-2022-29 Request for a Certificate of Appropriateness for a wall sign on the commercial building located at 177 South Coit Street, Tax Map Number 90074-05-008; D-2 Downtown Overlay District.

VIII. Adjournment Next meeting is scheduled for August 10, 2022.

CITY OF FLORENCE, SOUTH CAROLINA
DESIGN REVIEW BOARD
JUNE 22, 2022 MINUTES

MEMBERS PRESENT: Jamie Carsten, Scott Collins, Brice Elvington, Mike Padgett, Ranny Starnes, and David Tedder

MEMBERS ABSENT: Jay Ham, Erik Healy, John Keith, and Joey McMillan

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

CALL TO ORDER: Chairman Carsten called the June 22, 2022 meeting, a rescheduling of the June 8, 2022 scheduled meeting, to order at 2:01 p.m.

APPROVAL OF MINUTES: Chairman Carsten introduced the May 11, 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. Padgett moved that they be approved; Ms. Starnes seconded the motion, and it passed unanimously (6-0).

PUBLIC HEARINGS AND MATTERS 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 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. Mrs. Zlotnicki gave the staff report as submitted to the Design Review Board. Mr. Padgett recused himself from this request.

Mr. Madhur Chodda, owner of the liquor store, said he contacted several companies about replacing the bars with metal over the glass windows and there is a long wait time because of supply chain shortages. He said that even though the owner of the Drive-In said the bars would negatively affect her business, they haven't affected his business adversely.

Chairman Carsten asked if there were any questions for Mr. Chodda.

Mr. Collins asked for clarification from the Design Guidelines that speaks to security in the Arts and Culture Overlay District. Mrs. Zlotnicki 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. Mr. Tedder clarified that the bars go across the front windows. Mr. Elvington asked about specialty uses. He clarified that he is in compliance but anything else would be expensive. Mr. Collins asked Mr. Dudley to clarify again the security measures allowed for specialty uses. He said that roll down doors are not permitted for places like vape shops, and liquor stores are not listed specifically as a specialty use. Security bars are permitted in the underlying district.

There was discussion on the need to clean up the code to make it clearer for security. Mr. Dudley said the intent was to limit bars in the central business district, but it's unclear. Mr. Dudley said that if the Board wanted, staff could pursue an amendment to clarify the code, although it wouldn't affect this request.

Mr. Collins reiterated his frustration with people coming to the Board after they've done the work rather than before they spend the money, and he'd prefer to have the option to steer people to more appropriate options rather than dealing with the issues after the fact.

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 mentioned the lights on the windows and he asked Mr. Dudley if they were permitted, because it adds to the distraction. Mr. Dudley said that the changing lights were in violation of DOT state law. Mr. Collins said they were not attractive. Mr. Dudley said that the City could regulate flashing lights. Mr. Chodda said that the lights have been there for more than 3 years and that they were a single color. Mr. Collins said a month ago he videoed the lights in motion; Mr. Chodda said that staff emailed him about it and he changed it to stay one color.

Mr. Tedder asked if there were other businesses with security bars in the area; Mr. Dudley said there aren't any staff is aware of. Mr. Elvington asked if Mr. Chodda had problems with break-ins since installing the bars; he said no. Mr. Elvington said he did not like the bars, but he totally understands the need for them.

Mr. Collins moved to approve the project as installed, with the contingency that staff will look into modifying the code to clarify it. Mr. Tedder asked if they considered installing the bars on the inside; Mr. Chodda said they looked at it and discussed it last time and decided that it wouldn't work as well. Ms. Starnes seconded the motion, and the vote to approve the request passed 4-1 with Mr. Tedder voting against approval and Mr. Padgett recused.

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.

Chairman Carsten read the introduction to DRB-2022-22 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. He stated that he liked that the roof was flat and not visible.

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

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 and Cultural Overlay District.

Chairman Carsten read the introduction to DRB-2022-23 and asked staff for their report. Mr. Johnston 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. Tedder moved to approve the request as submitted. Mr. Elvington seconded the motion, and the vote to approve the request passed unanimously (6-0).

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.

Chairman Carsten read the introduction to DRB-2022-24 and asked staff for their report. Mr. Johnston gave the staff report as submitted to the Design Review Board. Mr. Collins asked if the code allowed two storage buildings; Mr. Johnston said a detached garage and storage building are permitted, so this technically meets that. The back yard is also not visible from the street or from the Montessori School which is located behind this lot.

There being no further 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. Padgett moved to approve the request as submitted. Mr. Collins seconded the motion, and the vote to approve the request passed unanimously (6-0).

Mr. Collins asked what the fee is to come to the Board; Mr. Dudley said it was \$100. Mr. Collins asked what we could do to encourage people to come to the Board first rather than claim ignorance when they are caught after the fact. Mr. Dudley said that to change the fee, it would need to go to City Council. Mr. Elvington asked why the \$100 fee. He said the fee is a nuisance especially for straightforward requests. He thinks they should make it as simple as possible to come to the Board. Mr. Padgett said that downtown Columbia approves things in house for projects under a certain amount and he feels we should do as much in house as possible. Mr. Collins agreed that people were being penalized for coming before the board, and not penalized for not following the rules. Mr. Dudley agreed. Mr. Elvington said he thought it would work better if people know that generally staff could review their requests but there's a penalty if they don't to save time and money.

Mr. Collins asked what the process to change the code was; Mr. Dudley said that staff will do some research and formulate some discussion items for the Board and figure out their recommendations and then take it to Planning Commission and City Council with the Commission's recommendations.

The Board officially asked staff to look into updating the Design Guidelines as well as looking at changing the fee schedule and review requirements.

ADJOURNMENT: Chairman Carsten adjourned the meeting at 2:41 p.m. The next meeting is scheduled for July 13, 2022.

Respectfully submitted by

Alane Zlotnicki, AICP
Senior Planner

CITY OF FLORENCE, SOUTH CAROLINA
DESIGN REVIEW BOARD
JULY 13, 2022 STAFF REPORT

CASE NUMBER: DRB-2022-25

LOCATION: 506 West Palmetto Street & 521 West Pine Street

TAX MAP NUMBER: 90087-03-002 & 90074-09-010

OWNER OF RECORD: Montessori School of Florence

APPLICANT: Collins & Almers Architecture

PROJECT DESCRIPTION: Parking Lot Addition & Landscape Changes

OVERLAY DISTRICT: D-1 Redevelopment & D-4 Timrod Park Overlay Districts

Project Description

The applicant is seeking a Certificate of Appropriateness (COA) to install approximately 475 feet of wrought iron fencing with brick piers (Attachments D & E) around the Montessori School of Florence campus at 506 West Palmetto Street in the Campus (CA) zoning district, and about 25 feet of the same at 521 West Pine Street in the Neighborhood Conservation – 6.3 (NC-6.3) zoning district, Tax Map Parcels 90087-03-002 and 90074-09-010 respectively. The proposed fencing will match the existing fencing along 506 West Palmetto Street (Attachments F & H). Two double-swing security gates will be installed at 506 West Palmetto Street and one will be located at 521 West Pine Street (Attachment G).

Background Information

Since 1999, The Montessori School of Florence’s main campus has been located at 510 West Palmetto Street. The campus has expanded out to adjacent parcels including 506 West Palmetto Street and 521 West Pine Street.

At the February 9, 2022 Design Review Board meeting, the Montessori School of Florence received permission for the addition of a parking lot and landscape changes as part of the conversion of the existing single-family home at 521 West Pine Street into classrooms for fourth through sixth grade students, and additional administrative offices for their staff.

The City issued an Administrative Certificate of Appropriateness (COA) on July 19, 2021 giving permission to install a permanent 6’ high wooden fence and temporary 3’6” chain link fence around the new playground space. The existing wrought iron fence with brick piers is seen in aerial photos dating back to at least 2011.

Staff Analysis

The following section is from the *Design Guidelines* which addresses fencing and screening in the City’s Overlay Districts.

From Chapter 5 of the *Design Guidelines for Downtown Florence, SC*:

Fencing and Screening Materials

Recommended fencing and screening materials:

- **Brick**
 - Split face block finished with stone or masonry caps and/or bands
 - Double staggered row of approved hedge material
 - Landscaped beds acting as screens with approval and appropriate ongoing maintenance
- **Metal pickets in dark colors with or without masonry piers or foundation walls (for perimeter and parking areas only, not storage areas).** If used to screen parking, landscaping materials 30-36" high should be planted in front of or behind the fence to screen the lower portion of parked vehicles
- Approved wooden privacy fencing (in the rear of properties only)
- Poured concrete or light stucco finish block.

The proposed fence meets the Design Guidelines and the Unified Development Ordinance regarding recommended materials. The proposed fencing will match the existing fencing at the Montessori campus. The fence will provide additional security to the school, help to keep children within the boundaries of the campus, and delineate the expanding campus from surrounding parcels.

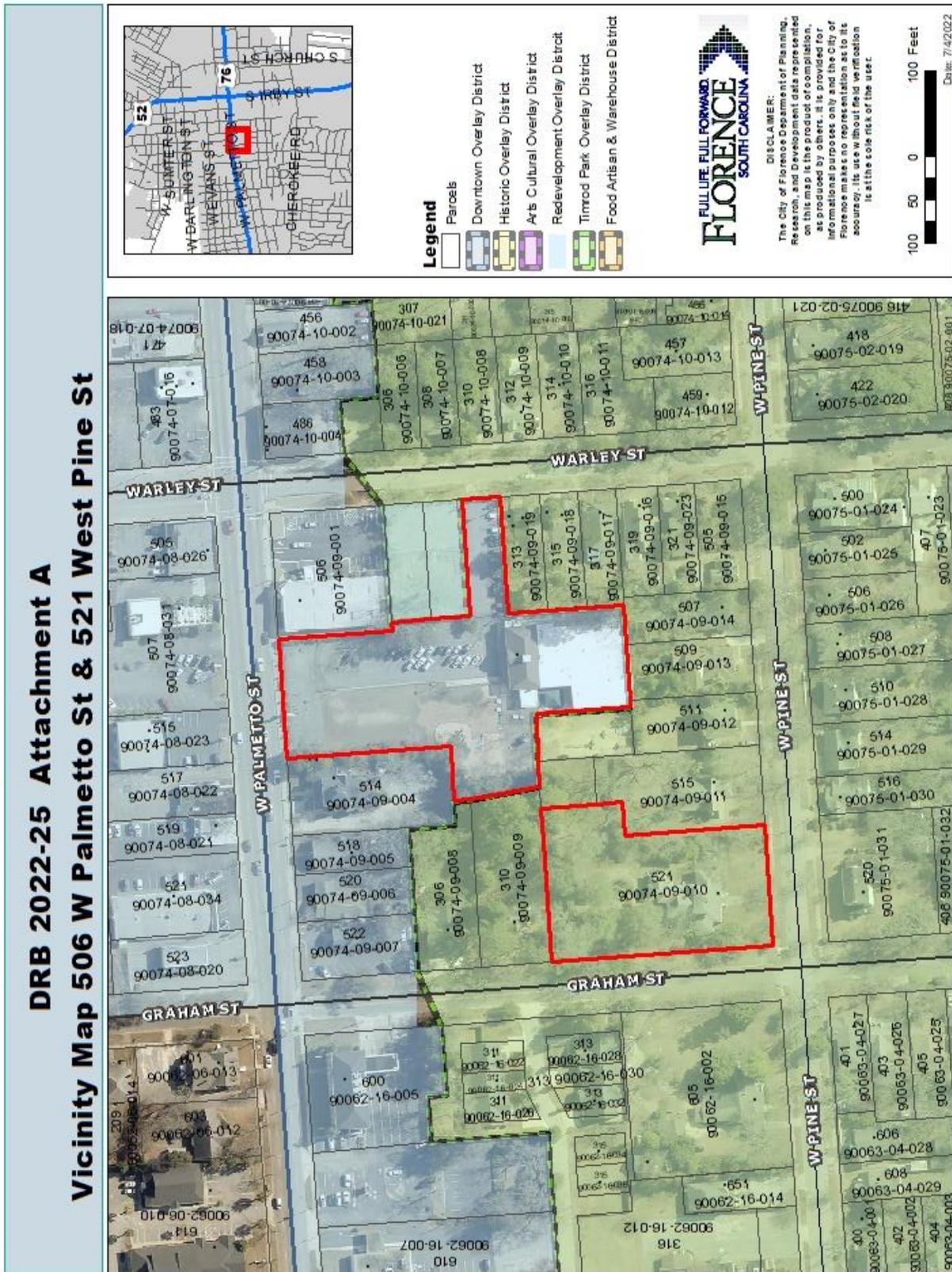
Board Action

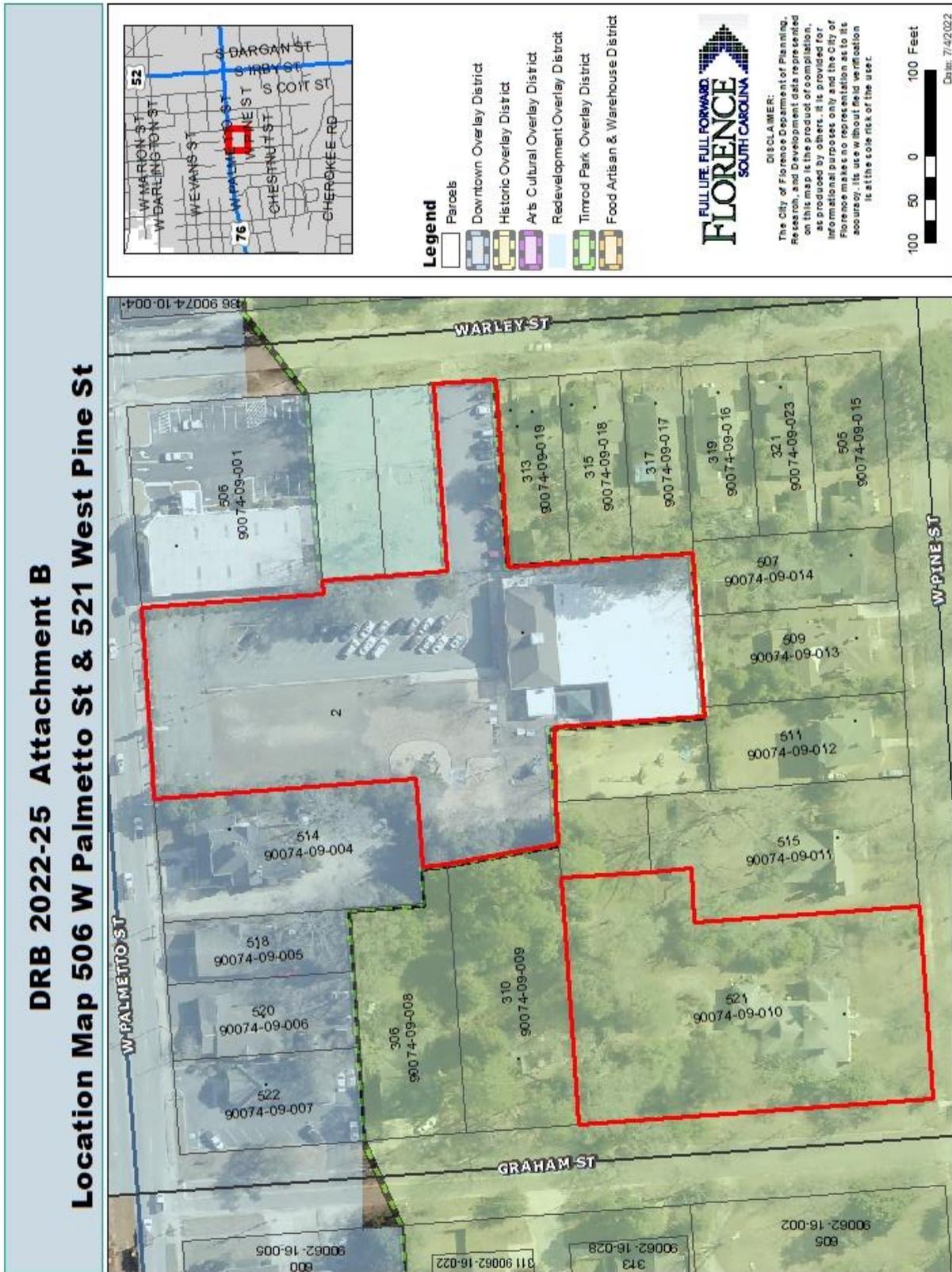
1. Consider only the evidence presented before the board during the public hearing.
2. Make findings of fact to apply the guidelines to the application presently before the board.
3. Based on the findings of fact, make a decision regarding the request on the application.

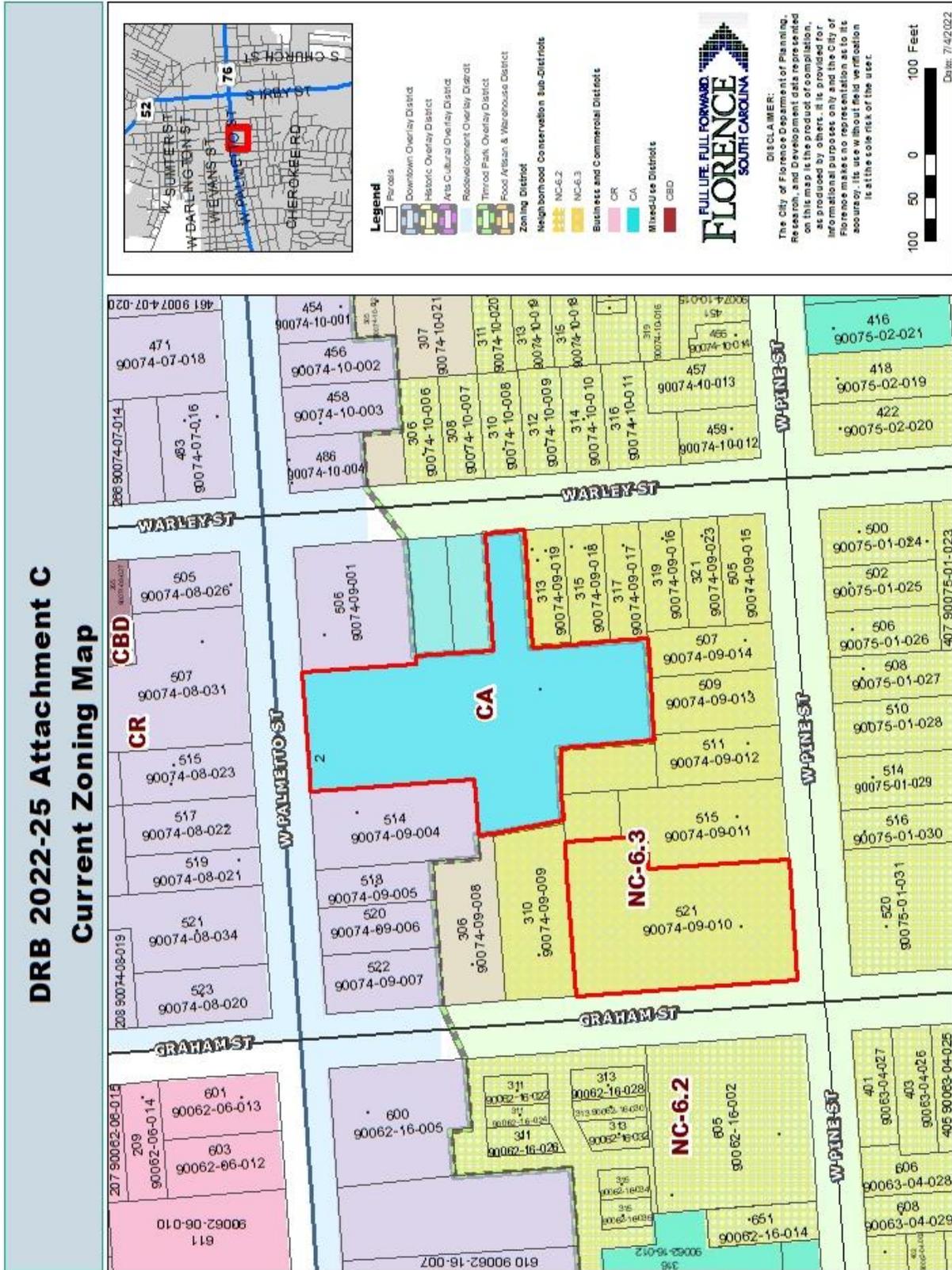
Attachments

- A. Vicinity Map
- B. Location Map
- C. Zoning Map
- D. 506 West Palmetto Street Site Plan
- E. 521 West Pine Street Site Plan
- F. Existing Fence
- G. Proposed Gate Detail
- H. Site Photos

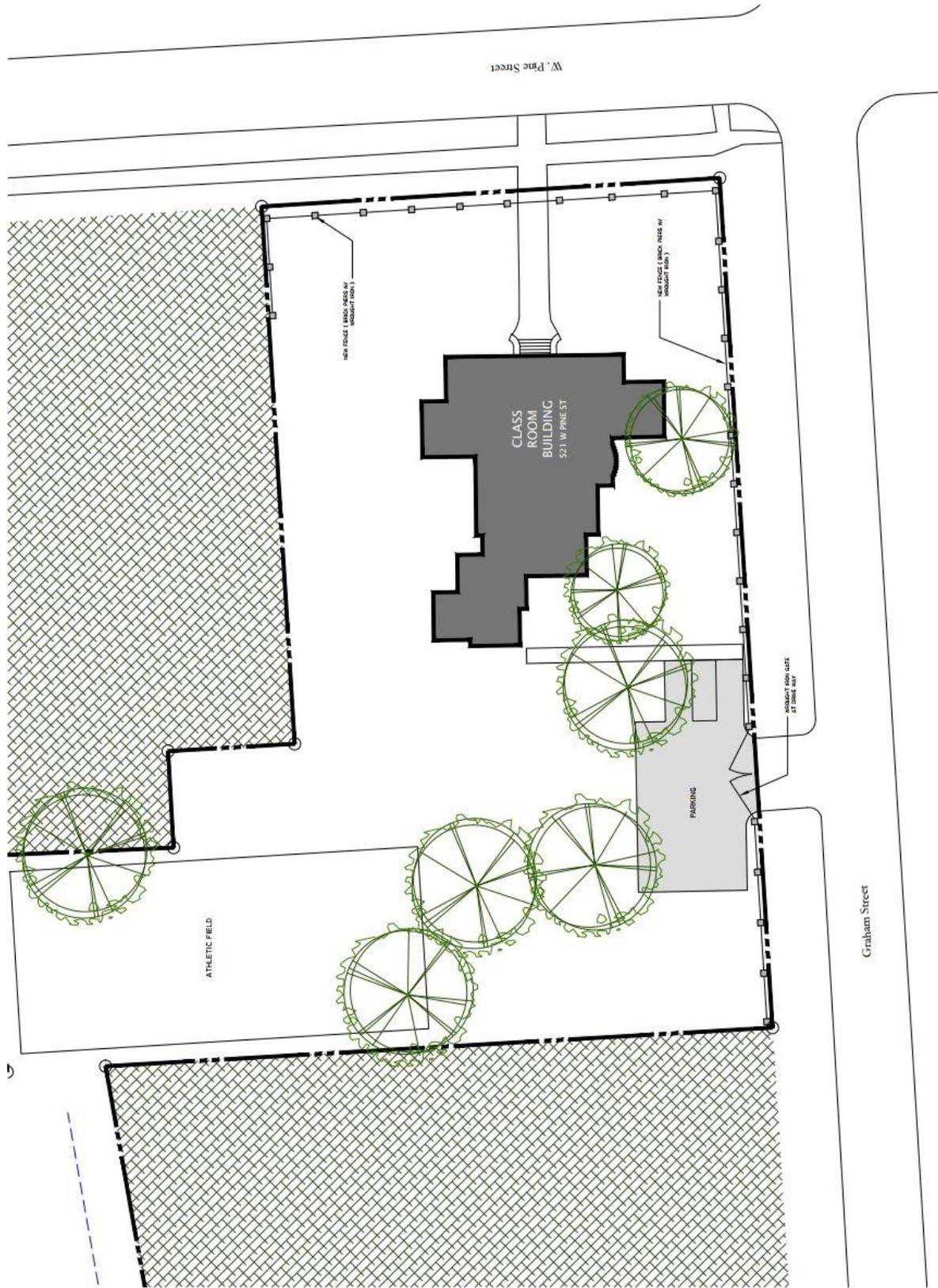
Attachment A: Vicinity Map







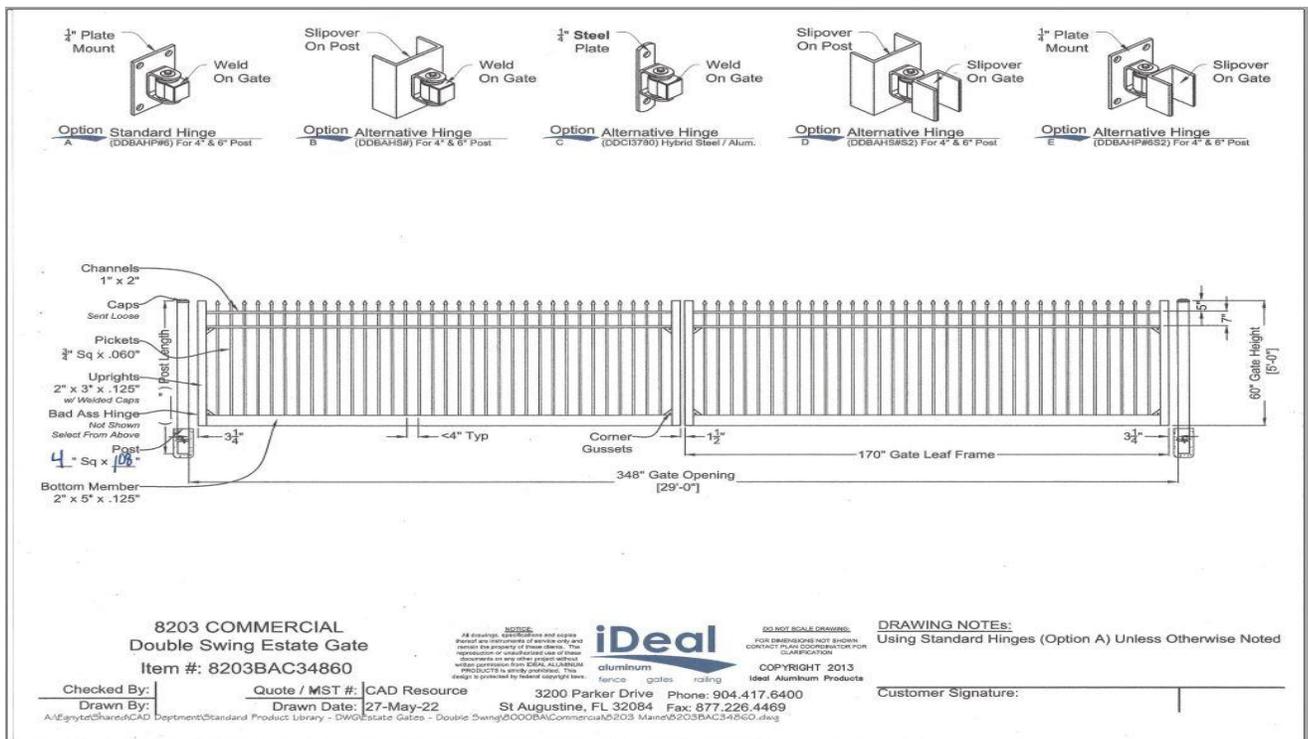
Attachment E: 521 West Pine Street Site Plan



Attachment F: Existing Fence



Attachment G: Proposed Gate Detail



Attachment H: Site Photos



Existing Wrought Iron Fence with Brick Piers along West Palmetto Street



506 West Palmetto Street – Corner of West Palmetto & Warley Street



Existing Wrought Iron & Brick Pier Fence – Will be Joined to Proposed Fence



Corner of West Palmetto & Warley Streets – Location of Proposed Fence



506 West Palmetto Street – Warley Street Frontage



Warley Street Driveway to Montessori School of Florence Campus



Existing Wrought Iron Fence with Brick Piers along Warley Street



Montessori School of Florence at 521 West Pine Street



South Façade (Front) of 521 West Pine Street



West Façade Fronting Graham Street



Northwest Corner of Property – Location of Proposed Gate and Fence



Rear Yard Looking East towards Montessori Main Campus at 510 West Palmetto Street

CITY OF FLORENCE, SOUTH CAROLINA
DESIGN REVIEW BOARD
JULY 13, 2022 STAFF REPORT

CASE NUMBER: DRB-2022-26

LOCATION: 124 North Dargan Street

TAX MAP NUMBERS: 90167-02-019

OWNER OF RECORD: Trey Cooper

APPLICANT: Trey Cooper

PROJECT DESCRIPTION: Demolition of Existing Building

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

Project Description

The applicant is seeking a Certificate of Appropriateness (COA) to demolish the one-story, 2,352 square foot commercial building located at 124 North Dargan Street.

The Historical Commission held a hearing on June 13th to take official action on the owner's request to demolish the building at 124 North Dargan Street (Attachment D). The Historical Commission decided the building has historical significance and requested an additional 60 days to deliberate the decision.

Background Information

According to the Florence County Property Card, the commercial property was built in 1920; however, the façade materials are not original and have been significantly altered. The parcel has a street frontage of approximately 33' and 160' in depth. The property is zoned Central Business District (CBD) and is in the Historic Overlay District. The CBD is intended for mixed use development including commercial and residential. This building was identified as a contributing building for the City's historic downtown district based on architectural features of the façade; however, the building has since lost the original façade due to deterioration and replacement. Sometime between 2012 and 2016, the entire front façade was lost due to structural failure and was considered a life safety concern. The framework and sidewalls were stabilized and covered with a temporary façade.

The applicant was granted permission at the June 9, 2021 Design Review Board meeting to add two floors to the existing building using shipping containers as a skeleton to accommodate a first-floor commercial space and four apartment units on the new second and third floors. This would have added 4,800 square feet. The concept was approved at that time, but no details were provided.

The existing building is constructed of brick with a stucco facade. An Administrative COA was issued on March 12, 2020 to repair the existing stucco and paint it Beige Sand (Sherwin Williams – SW 1093). This façade change was in response to a Codes Enforcement Notice of Violation regarding the City's Downtown Maintenance & Appearance Codes. This location has had numerous maintenance and appearance code violations in the past, with at least one occasion resulting in a Summons to Livability Court.

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 be followed, but for this particular request of a complete demolition, they do not apply.

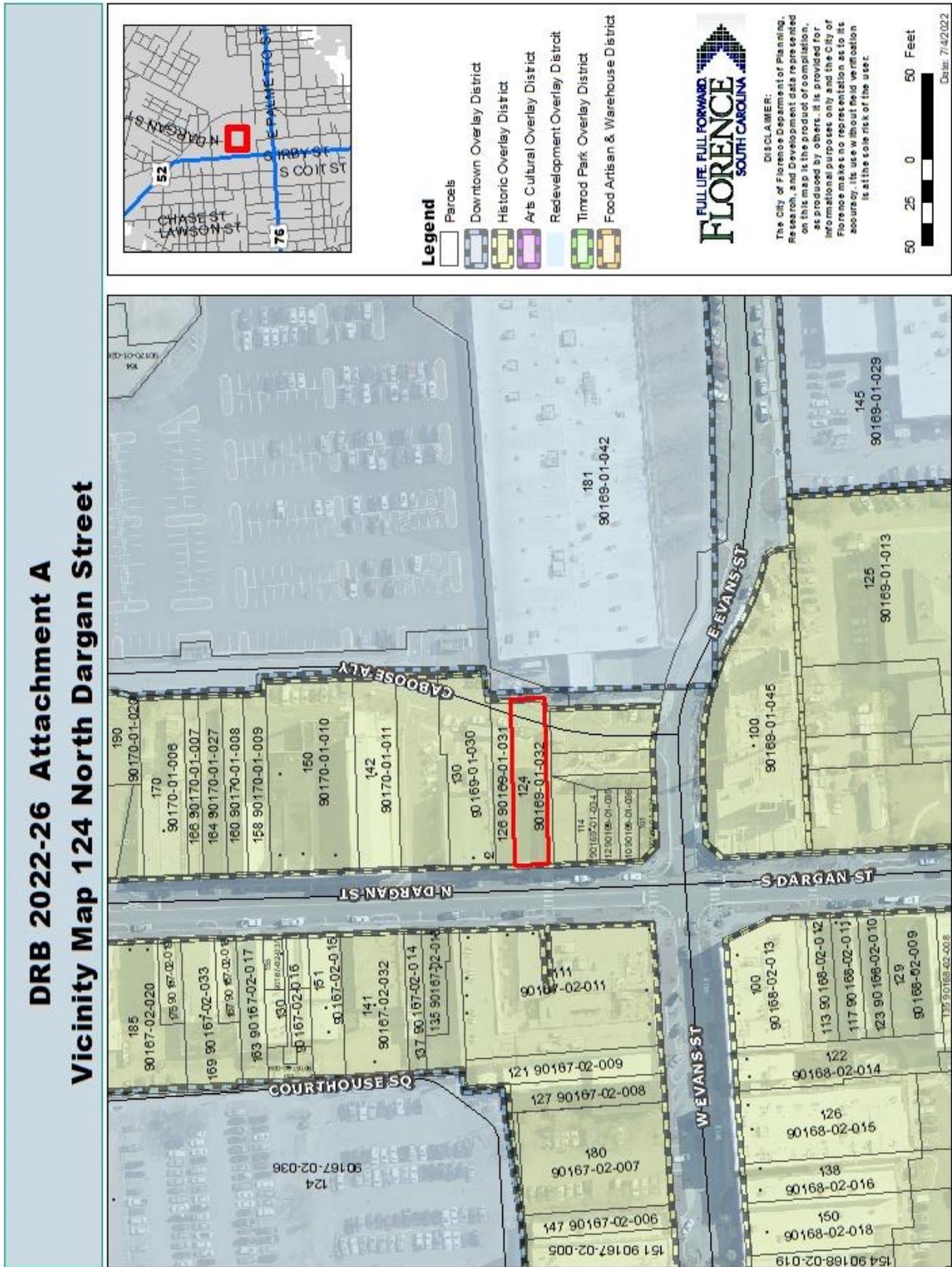
1. The historic and significant character of the property should be retained and preserved; ***The request is for a complete demolition of the building. Although the building was identified as a contributing building the City's historic downtown district, the historic façade of the building has been lost to deterioration.***
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 building. The historic front façade of the building was lost to deterioration.***
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; ***Upon complete demolition of the property and foundation, the bare soil will need to be vegetated, stabilize, and maintained by the property until a new building is constructed.***
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.***

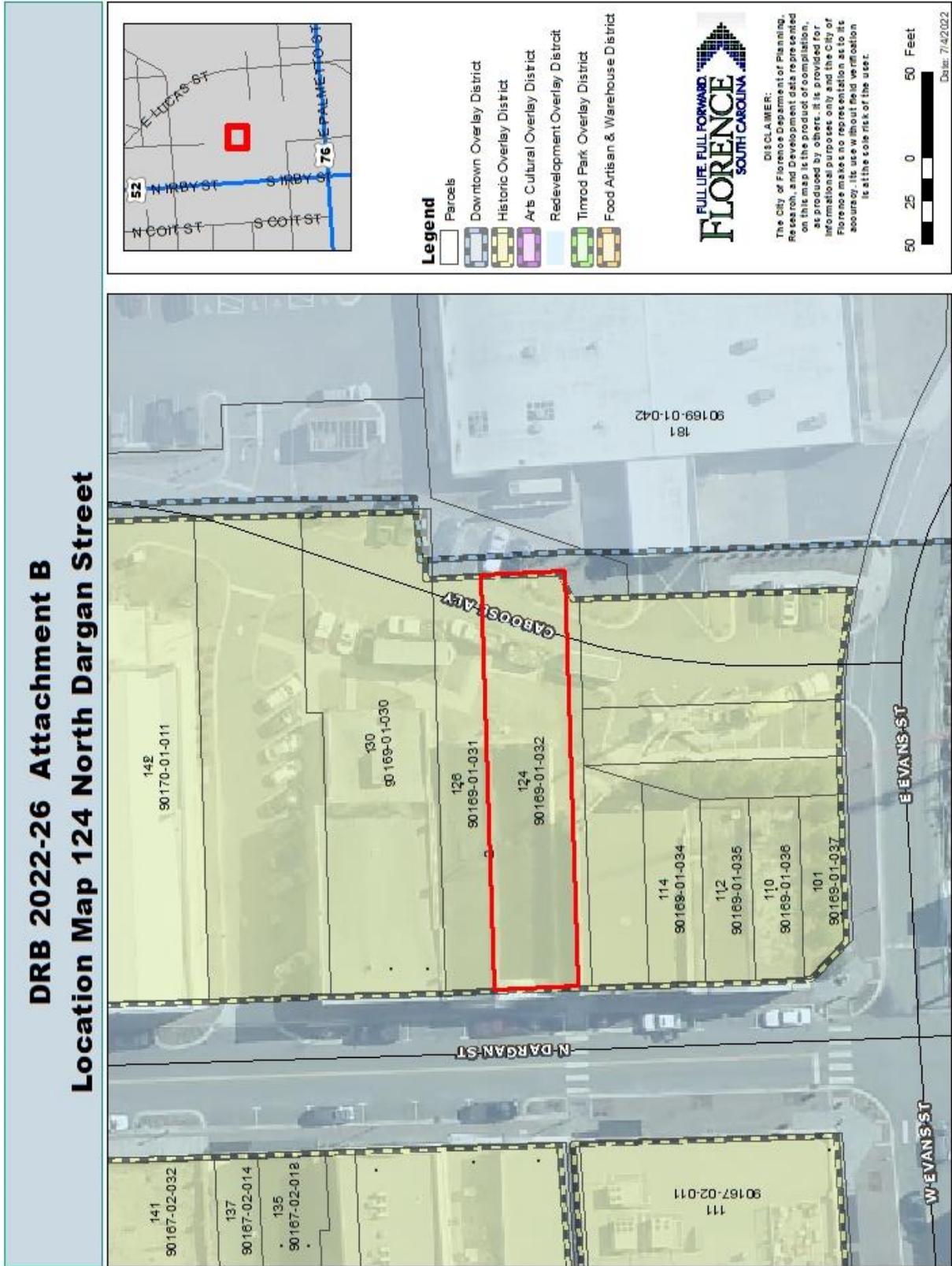
Board Action

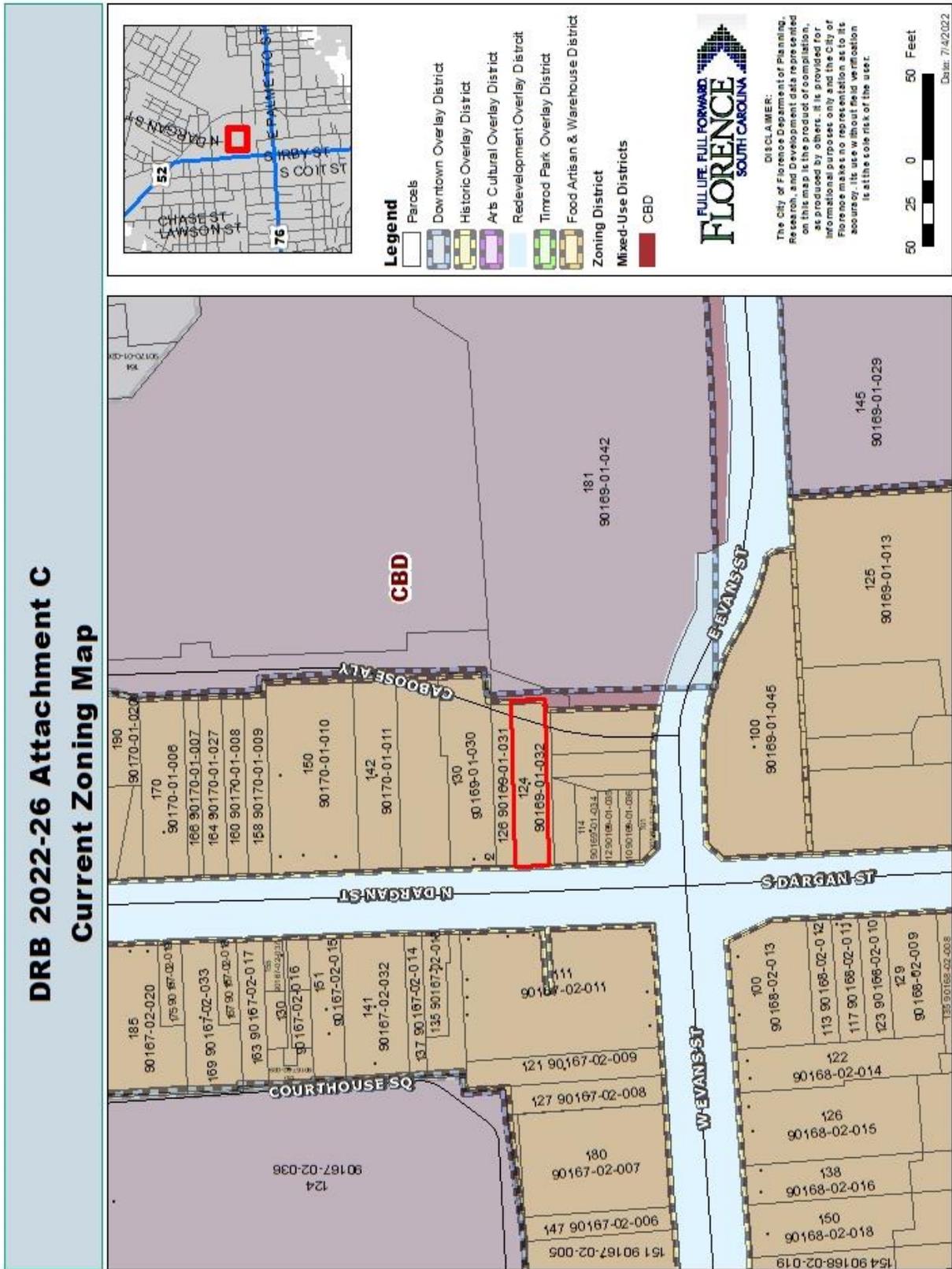
1. Consider only the evidence presented before the board during the public hearing.
2. Make findings of fact to apply the guidelines to the application presently before the board.
3. Based on the findings of fact, make a decision regarding the request for demolition.

Attachments

- A. Vicinity Map
- B. Location Map
- C. Zoning Map
- D. Property Tax Card
- E. Historical Commission Record of Official Action
- F. Previously Approved Building Alteration (DRB June 9, 2021)
- G. Historical Site Photo of 124 North Dargan Street Front Facade
- H. Site Photos







Attachment D: Property Tax Card

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FLORENCE COUNTY TAX ASSESSOR
Property Card Record for MBP: 90169-01-032 TAX YEAR: 2021 9/16/21 10:13:19 PAGE: 77309
----- PROPERTY LOCATION Address ----- PROPERTY BILLING NAME/ADDRESS ===
Number: 00124 Suffix:
Street Name: DARGAN Street Suffix: ST
City: FLORENCE State: SC Zip: 00000 0000 3205 SAVANNAH GROVE RD
District: 110 Land Class: CI COMMERCIAL IMPROVED EFFINGHAM SC29541
Legal Desc: N DARGAN ST
Land Characteristic Selections
01 Topography 1 Level
02 Street 1 Paved
02 Street 5 Curb & Gutter
02 Street 6 Sidewalk
03 Utilities 1 All Public Utilities
04 Fronting Traffic 5 Heavy
05 Ownership 1 Private
L A N D Lots: Eff Frontage: 33 Eff Depth: 160
L A N D Square Feet: Primary Site 5,200
-----
C O M M E R C I A L MBP: 90169-01-032 BUILDING ID#: 001 SUFFIX#: 000
Category: 312 DISCOUNT STORES Yr.Built: 1920 Area Sq.Ft: 2,352
Improvement Cost with Additions: 15,152.06 Yard/Other Bldg Values: Total Buildings Value: 14,397.49
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--- Totals for MBP ---
# Buildings: 1 Building Value: 14,397.49 Land Market Value: 15,600.00
Market Acres: .00 Use Acres: .00 Land Use Value: .00
Bld/Land Use Total: 14,397.49 Bld/Land Mar.Total: 29,997.49 6% Bld Value: 14,397 # of 6% Blds: 1
Rental Acres: 0 Rental Acres Value: 0 Ren.Acres-Mar: 0 Ren.Acres Value-Mar: 0
Transfer Date: 08/12 DEED Book: B421 Page: 1486 Sales Price: 30,000
Transfer Date: 07/08 DEED Book: B198 Page: 1189 Sales Price: 27,800

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Attachment E: Historical Commission Record of Official Action

Florence City / County Historical Commission

RECORD of OFFICIAL ACTION

On 6/13 2022
(month / day) (year)

The Florence City / County Historical Commission chairperson or an appointed designee reviewed the historical significance of

124 North Dargan Street, Florence, South Carolina
(address)

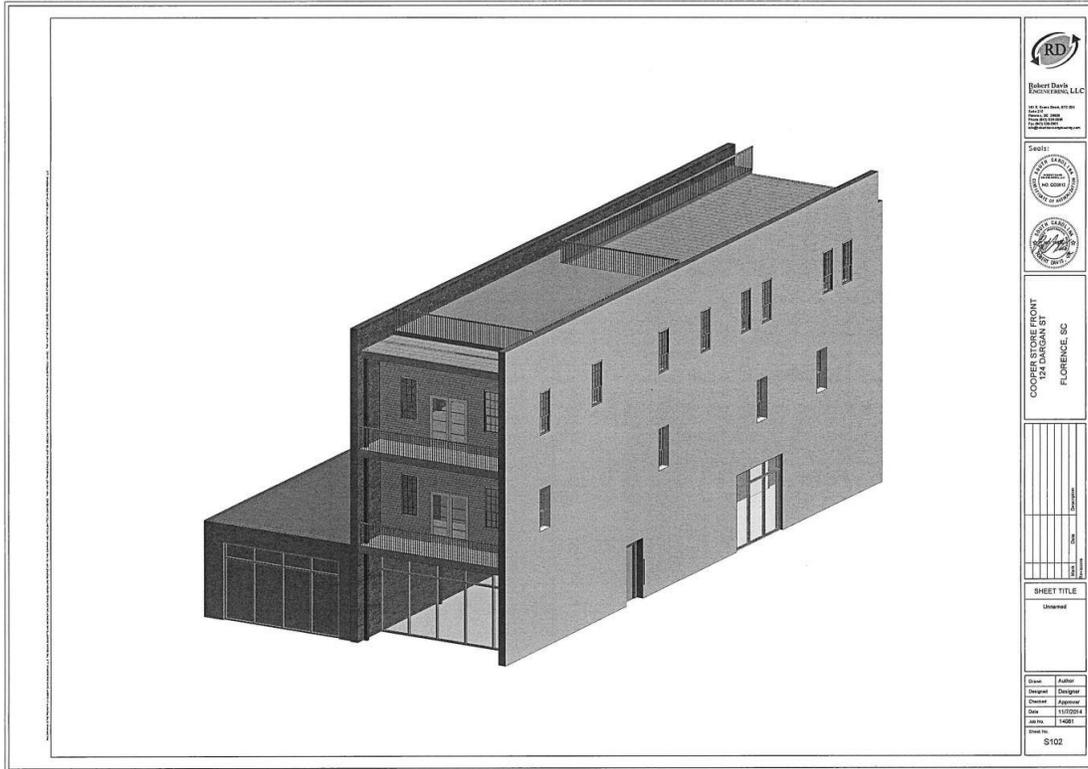
The following action was taken:

- No Action / No Historical Significance
- Additional time is needed to evaluate, because the structure(s) has general value to the community and could be preserved and rehabilitated. Therefore, the Historical Commission has decided to delay the issuance of the permit for up to thirty (30) days in order to properly survey and document the structure(s) and to arrange with the owner for the purchase, rehabilitation, renovation or relocation of the structure(s).
- Additional time is needed to evaluate, because the structure(s) has historical significance. Therefore, the Historical Commission has decided to delay the issuance of the permit for up to sixty (60) days in order to properly survey and document the structure(s) and to arrange with the owner for the purchase, rehabilitation, renovation or relocation of the structure(s).
- Other (Please describe in detail) _____

Name MARK BUCK, JR.

Florence City/County Historical Commission Chairperson or Designee
Signature [Handwritten Signature]

Attachment F: Previously Approved Building Alteration (DRB June 9, 2021)



Attachment G: Historical Site Photo of 124 North Dargan Street Front Façade



Attachment H: 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



Rear of Existing Building – 175 North Dargan Street

CITY OF FLORENCE, SOUTH CAROLINA
DESIGN REVIEW BOARD
JULY 13, 2022 STAFF REPORT

CASE NUMBER: DRB-2022-27
LOCATION: 178 West Evans Street
TAX MAP NUMBER: 90168-02-026
OWNER OF RECORD: John Deberry
APPLICANT: Agathoula Gioldasis
PROJECT DESCRIPTION: Blade Sign
OVERLAY DISTRICT: H-1 Historic Overlay District

Project Description

The applicant is seeking a Certificate of Appropriateness (COA) to install a blade sign on the commercial building located at 178 West Evans Street, Tax Map Parcel 90168-02-026. The sign is 30 inches square (6.25 square feet) and consists of a printed laminated vinyl adhesive to be applied to the existing metal fabricated sign used previously by Mosaic.

Background Information

The 1,936 square foot commercial building was constructed in 1913. The building was most recently the site of Mosaic Boutique. The new tenant, also a women's clothing store, wants to reface the existing hanging blade sign with her own brand. Because it does not fully meet the recommendations of the Design Guidelines, namely for dimensionality, it requires review by the Design Review Board.

Staff Analysis

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

Business signage

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. Back-lit 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.

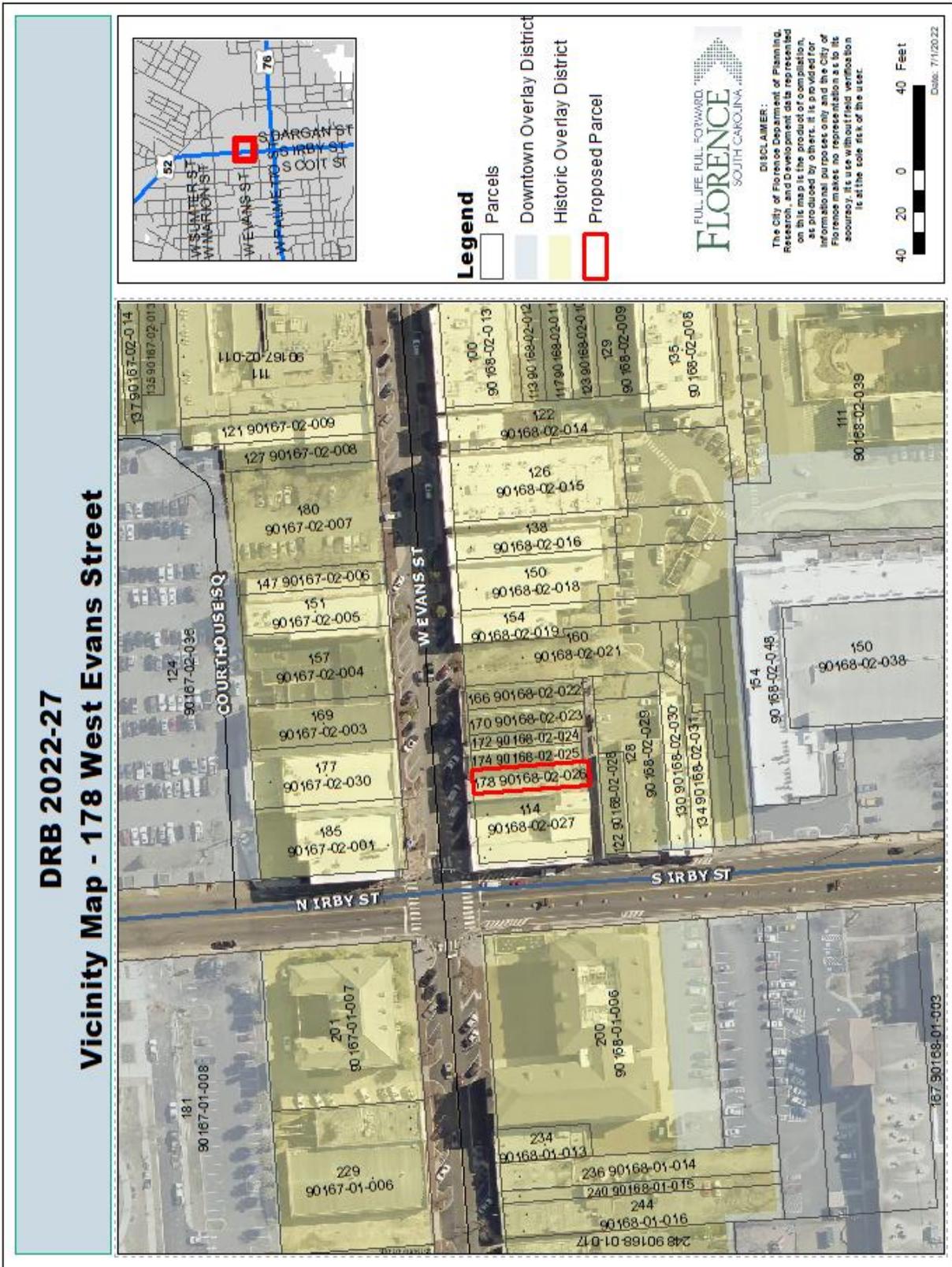
The applicant is requesting one hanging blade sign, to be installed on the framework connected to the front of the building and used by the former tenant. It is 30 inches square and consists of a printed laminated vinyl adhesive applied to the existing metal fabricated sign used previously by Mosaic. Like the Mosaic sign, it is not dimensional.

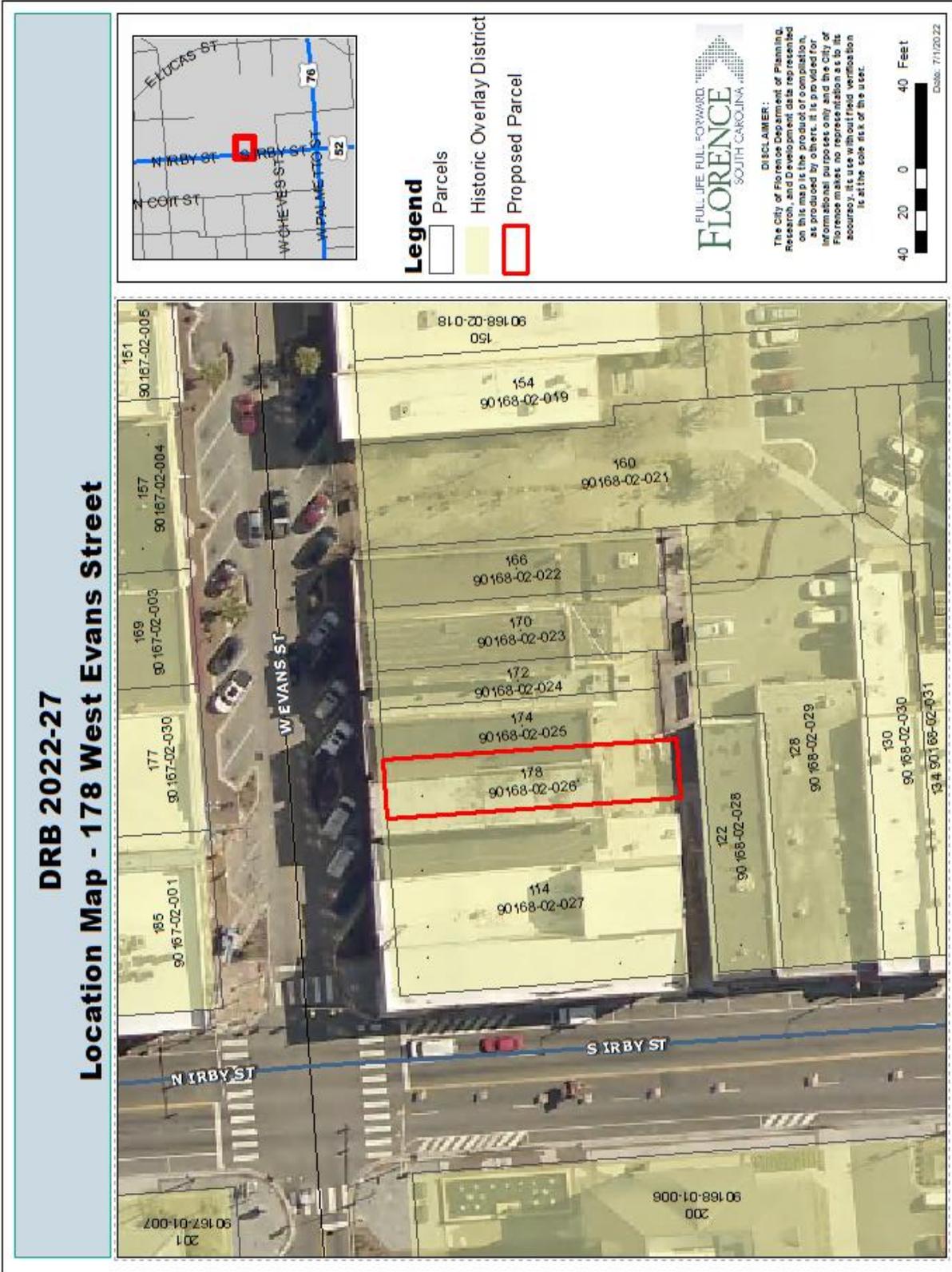
Board Action

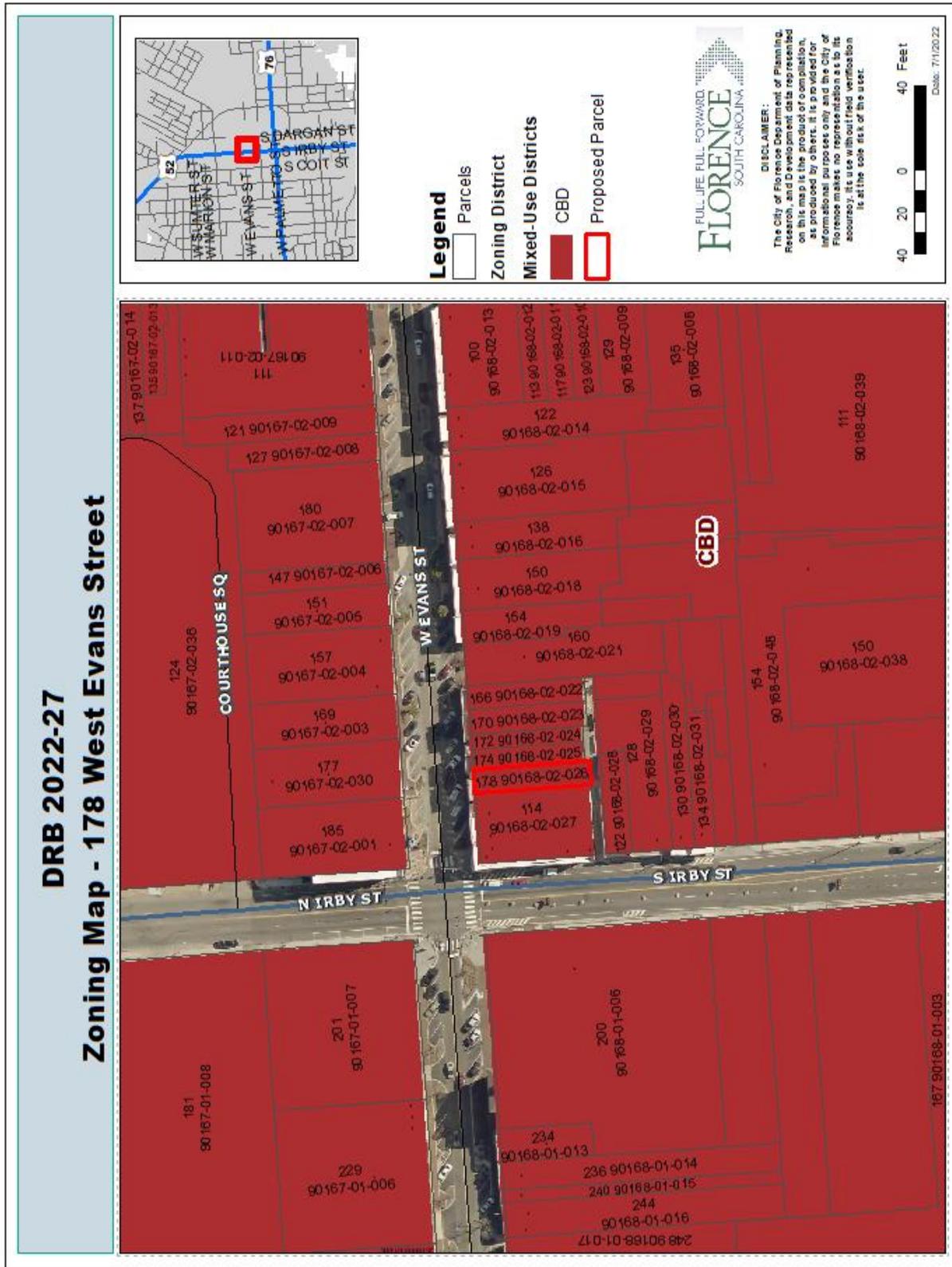
1. Consider only the evidence presented before the board during the public hearing.
2. Make findings of fact to apply the guidelines to the application presently before the board.
3. Based on the findings of fact, make a decision regarding the request on the application.

Attachments

- A. Vicinity Map
- B. Location Map
- C. Zoning Map
- D. Site Photo
- E. New Sign Rendering
- F. Previous Mosaic Sign







Attachment D: Site Photo



Attachment E: New Sign Renderings



Attachment F: Previous Mosaic Sign



**CITY OF FLORENCE, SOUTH CAROLINA
DESIGN REVIEW BOARD
JULY 13, 2022 STAFF REPORT**

CASE NUMBER: DRB-2022-28

LOCATIONS: 541 South Church Street

TAX MAP NUMBERS: 90104-01-004

OWNER OF RECORD: House of Hope of the Pee Dee

APPLICANT: House of Hope – Bryan Braddock

PROJECT DESCRIPTION: Demolition of Existing Building and Construction of New Building with Request for Setback Variances

OVERLAY DISTRICT: D-1 Redevelopment Overlay District

Project Description

The applicant is seeking a Certificate of Appropriateness (COA) to demolish the Whosoever Church (Attachment E) to construct a new 5,000 square foot building to provide a heating/cooling shelter for the homeless and to be the new location of the Whosoever Church. The request is for the demolition of Whosoever Church and permission to construct a new building on site. The location of the proposed building will not meet the Campus (CA) zoning district setbacks and will require Design Review Board permission for the placement.

The Historical Commission will hold a hearing Monday, July 11th to take official action on the owner’s request to demolish the existing building at 541 South Church Street. The result of this hearing will be presented to the Board on July 13th.

Background Information

The House of Hope ministry was started in 1990 in response to the needs of the homeless population of Florence, opening its original men’s shelter in Effingham in 1991. The Courtney McGinnis Graham Community Shelter was opened in 2016 as an emergency shelter for homeless men, women, and families.

Whosoever Church moved its location in 2016 to be adjacent to House of Hope. The Whosoever Church provides Sunday church services including a meal afterwards to those that attend.

Staff Analysis

The Unified Development Ordinance concerning Non-Residential Building Standards:

Table 2-6.1.1 Nonresidential and Mixed Use Lot and Building Standards							
District / General Use Type	Lot Width 1	Minimum Setback ²				Minimum Landscape Surface Ratio	Maximum Building Height
		Build-to Line	Front	Side (Min./Total)	Rear		

Campus (CA)							
Office	200'	N/A	50'	25' / 50'	40'	30%	38' -See F., Below.
All Other Uses	100'	N/A	50'	15' / 30'	40'	30%	

This table gives details regarding principal building standards in the Campus (CA) Zoning District. The proposed 5,000 square foot building addition will not meet the standards prescribed by Table 2-6.1.1. for side setbacks. The building will front and be addressed off South Church Street.

From the *Unified Development Ordinance*:

Division 6-20.2 Bodies Established and Authorized by the Code of Ordinances

Sec. 6-20.2.4 Design Review Board (DRB)

Powers and Duties. In accordance with the prescribed procedures and guidelines, the Board shall have the power to approve, approve with modifications, or deny approval for such applications for all construction within historic districts and construction or demolition pertaining to or affecting duly designated historic properties. Furthermore, they shall have the following powers and duties:

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 2: Redevelopment Overlay District (D-1) Design Guidelines and Requirements*, the following general guidelines shall apply:

Exterior material specifications are being gathered from the applicant and will be provided to the Design Review Board when available. A summary plat may be submitted to the City to alter property lines on the affected parcels to minimize or eliminate the need for setback variance(s).

Board Action

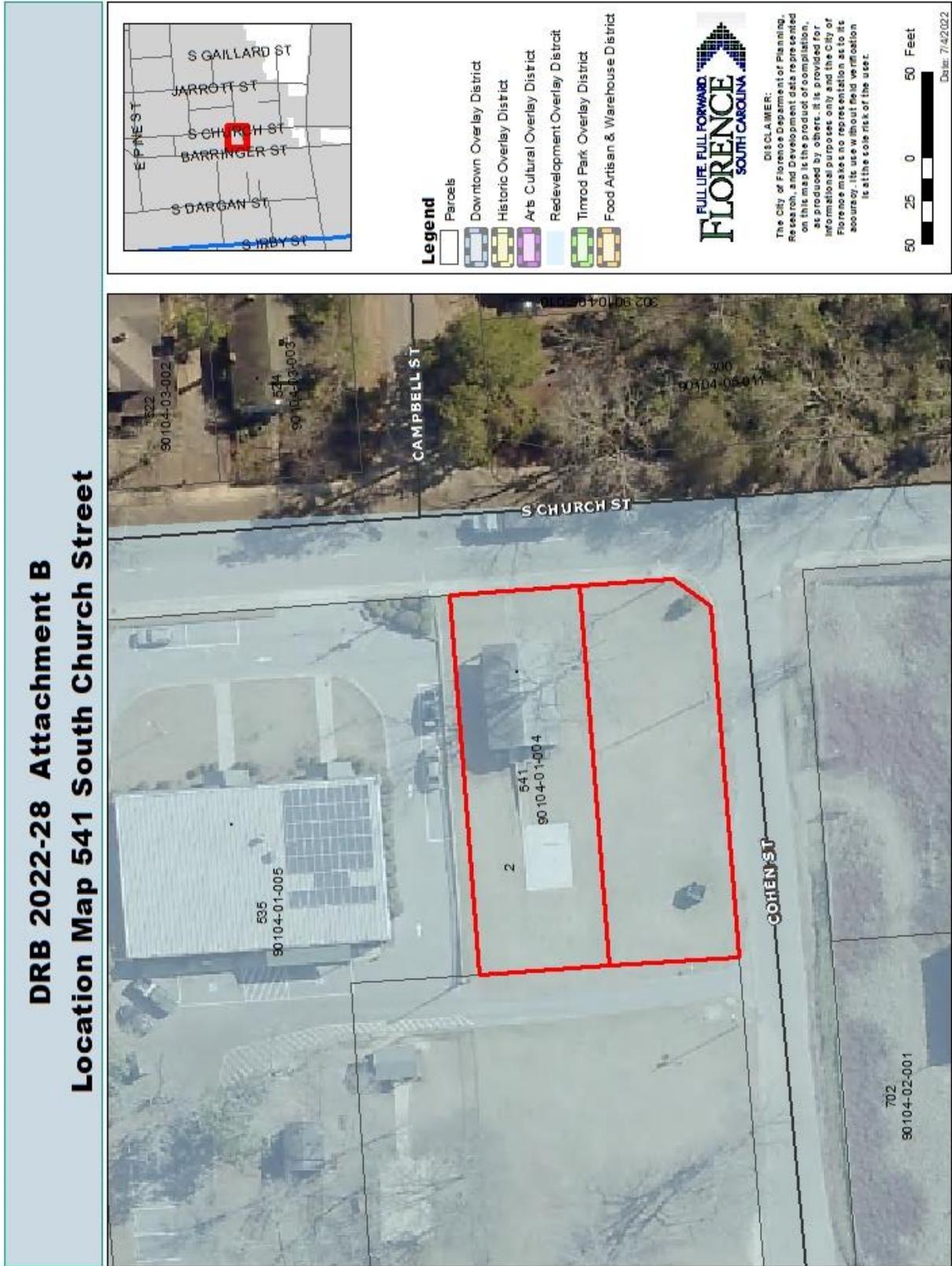
1. Consider only the evidence presented before the board during the public hearing.
2. Make findings of fact to apply the guidelines to the application presently before the board.
3. Based on the findings of fact, make a decision regarding the request for demolition.

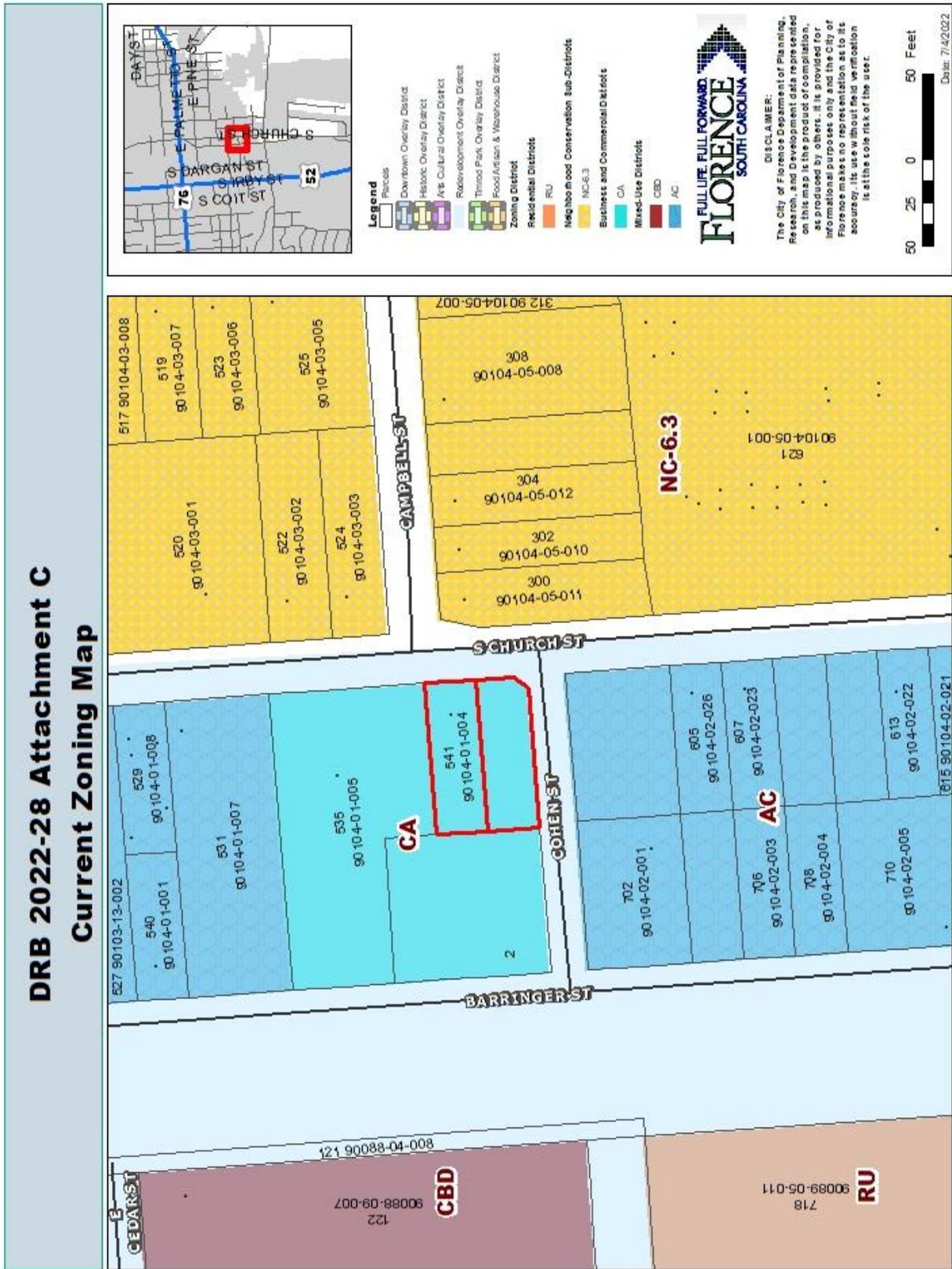
Attachments

- A. Vicinity Map
- B. Location Map
- C. Zoning Map
- D. Proposed Site Plan with Campus District Setbacks
- E. Proposed Building Renderings
- F. Proposed Building Layout
- G. Site Photos

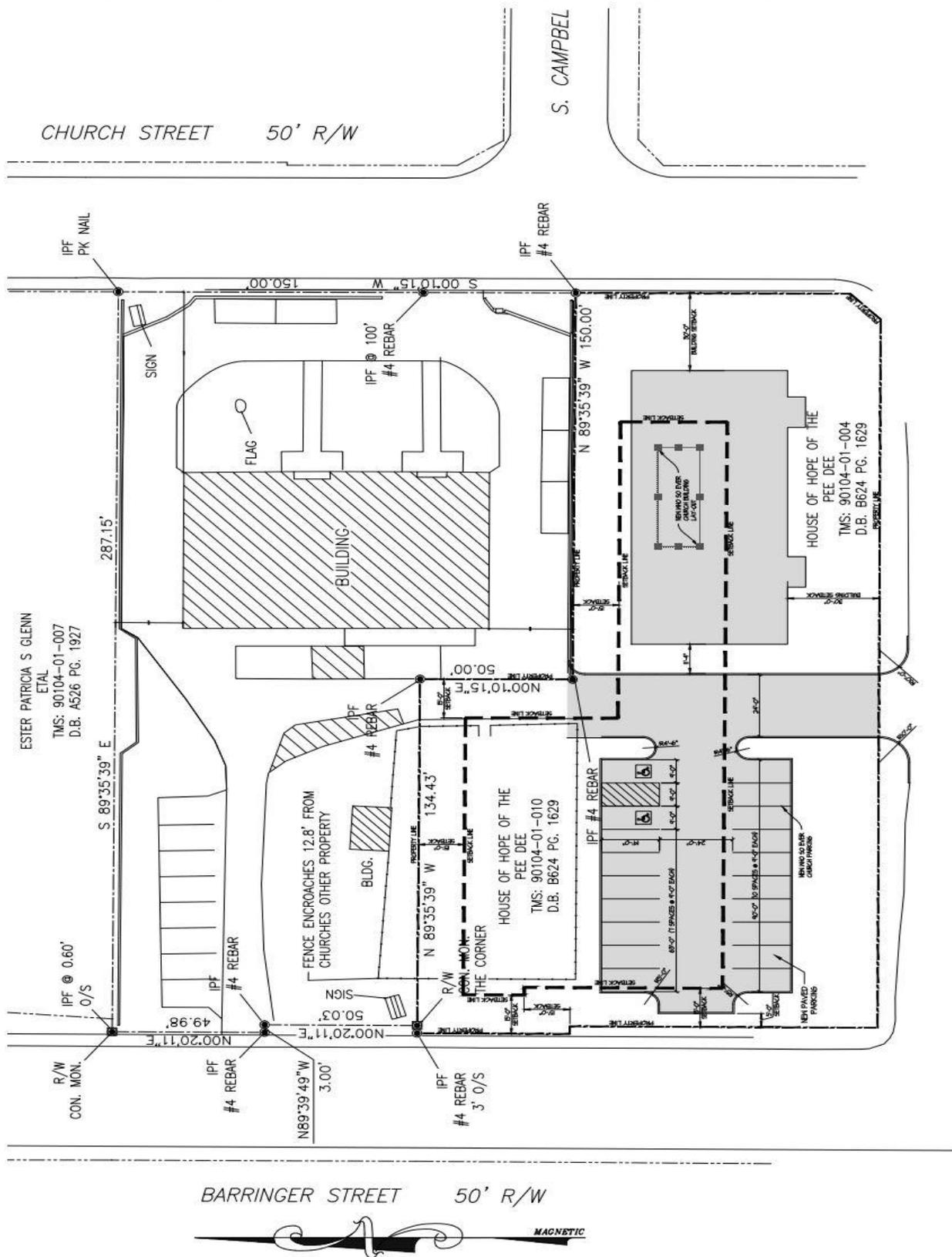


Attachment B: Location Map





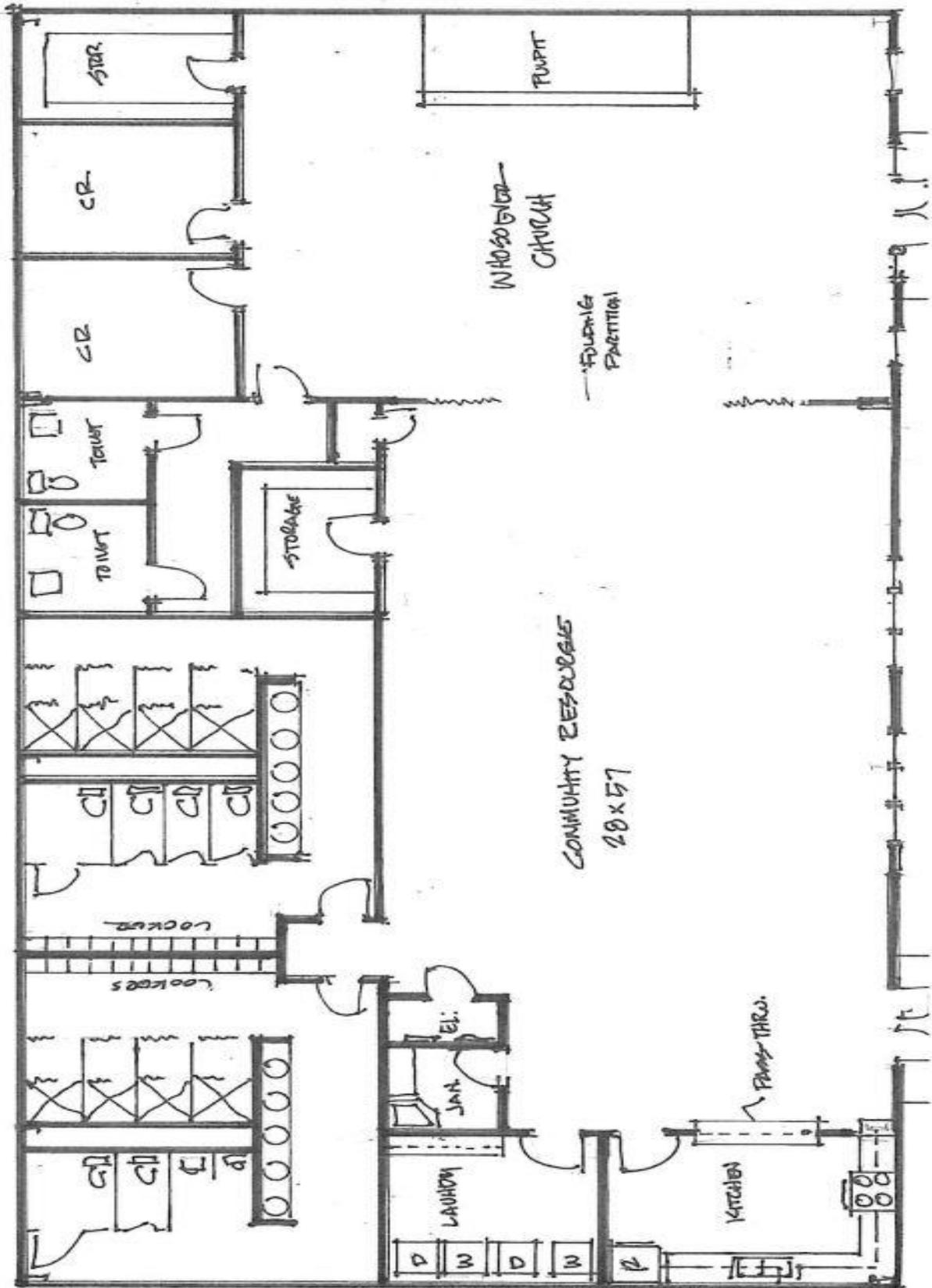
Attachment D: Proposed Site Plan with Campus District Setbacks



Attachment E: Proposed Building Renderings



Attachment F: Proposed Building Layout



Attachment G: Site Photos



Whosoever Church – Corner of South Church Street & Cohen Street



Front of Whosoever Church – 541 South Church Street



Whosoever Church Building to be Demolished



South Façade of Church



Rear of Church (Westside)



Northwest Side of Church



House of Hope Courtney McGinnis Graham Community Shelter

CITY OF FLORENCE, SOUTH CAROLINA
DESIGN REVIEW BOARD
JULY 13, 2022 STAFF REPORT

CASE NUMBER: DRB-2022-29
LOCATION: 177 South Coit Street
TAX MAP NUMBER: 90074-05-008
OWNER OF RECORD: Coit Street Property Holdings LLC
APPLICANT: Kinsley Rowe
PROJECT DESCRIPTION: Wall Sign
OVERLAY DISTRICT: D-2 Downtown Overlay District

Project Description

The applicant is seeking a Certificate of Appropriateness (COA) to install a wall sign on the commercial building located at 177 South Coit Street, Tax Map Parcel 90074-05-008, to identify her new business, Flair Boutique and Salon. The applicant is requesting one wall sign, to be installed on the front of the building to the left of the door. It is 30 inches square (6.25 square feet), made of composite aluminum with a black background and white letters. It is not dimensional.

Background Information

The 3,240 square foot commercial building was constructed in 1966. Because the flat sign does not fully meet the recommendations of the Design Guidelines, namely dimensionality, it requires review by the Design Review Board.

Staff Analysis

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

Business signage

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. Back-lit 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 applicant is requesting one wall sign, to be installed on the front of the building to the left of the door. It is 30 inches square (6.25 square feet), made of composite aluminum with a black background and white letters. It is not dimensional.

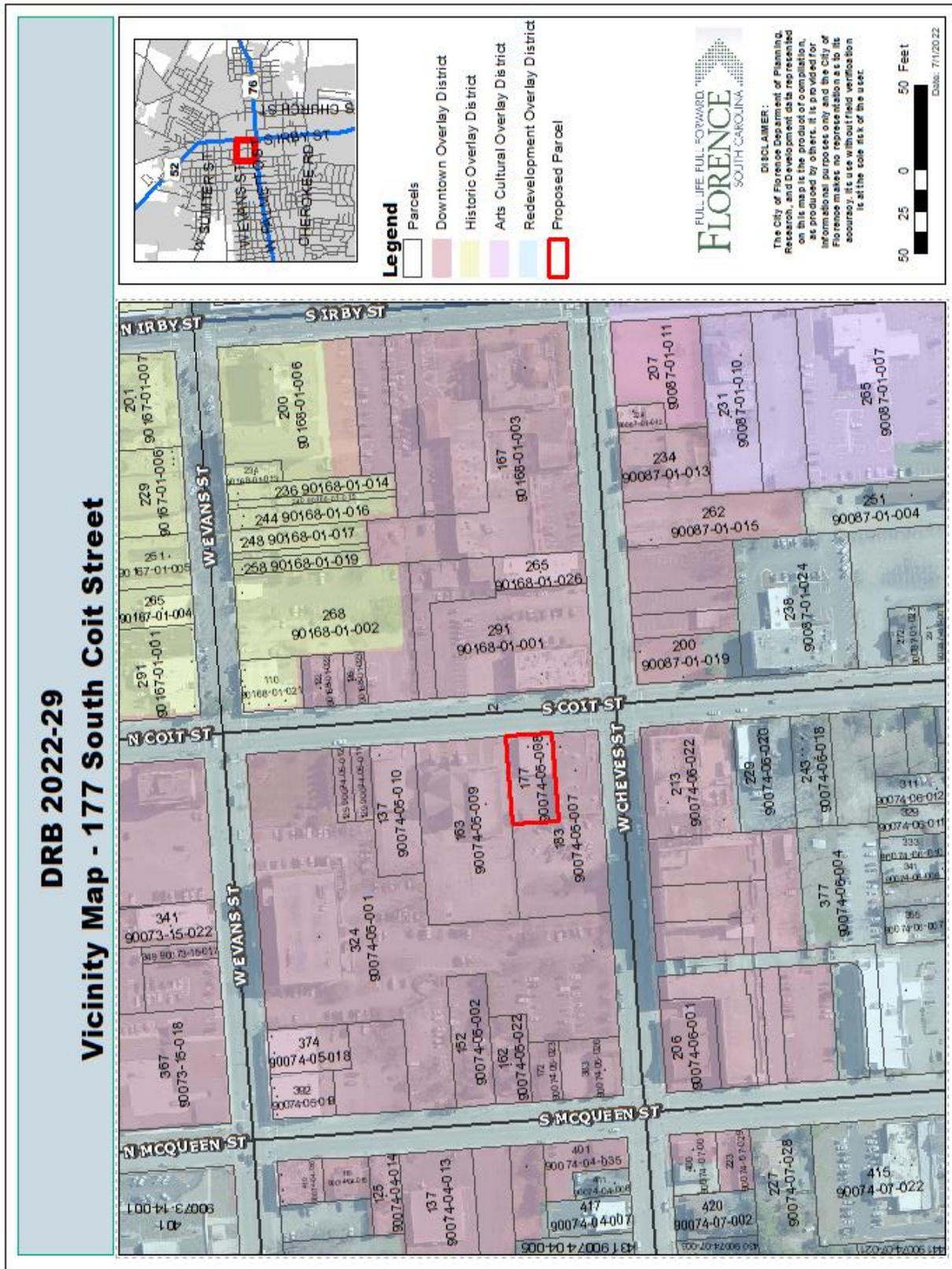
Board Action

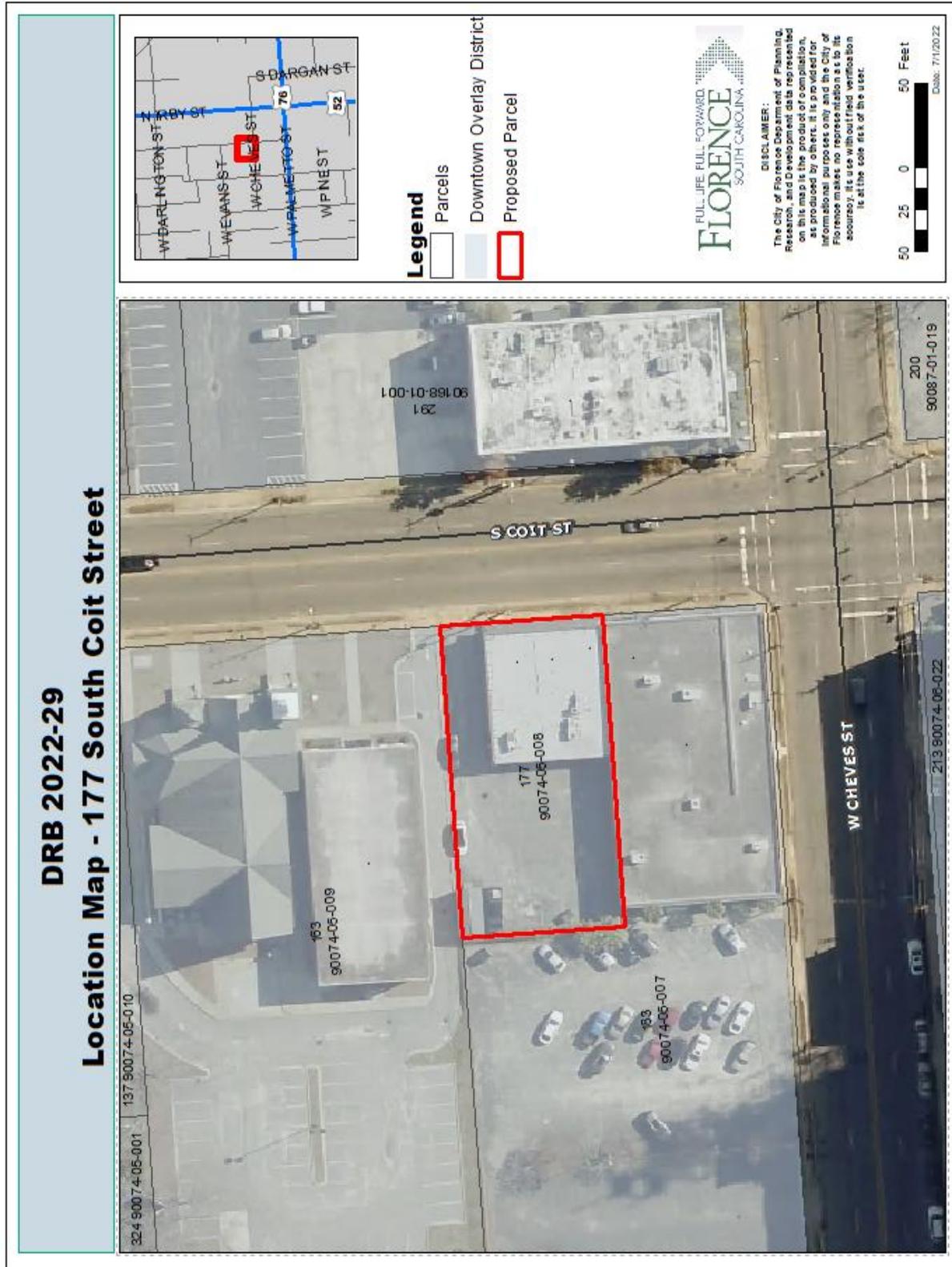
1. Consider only the evidence presented before the board during the public hearing.
2. Make findings of fact to apply the guidelines to the application presently before the board.
3. Based on the findings of fact, make a decision regarding the request on the application.

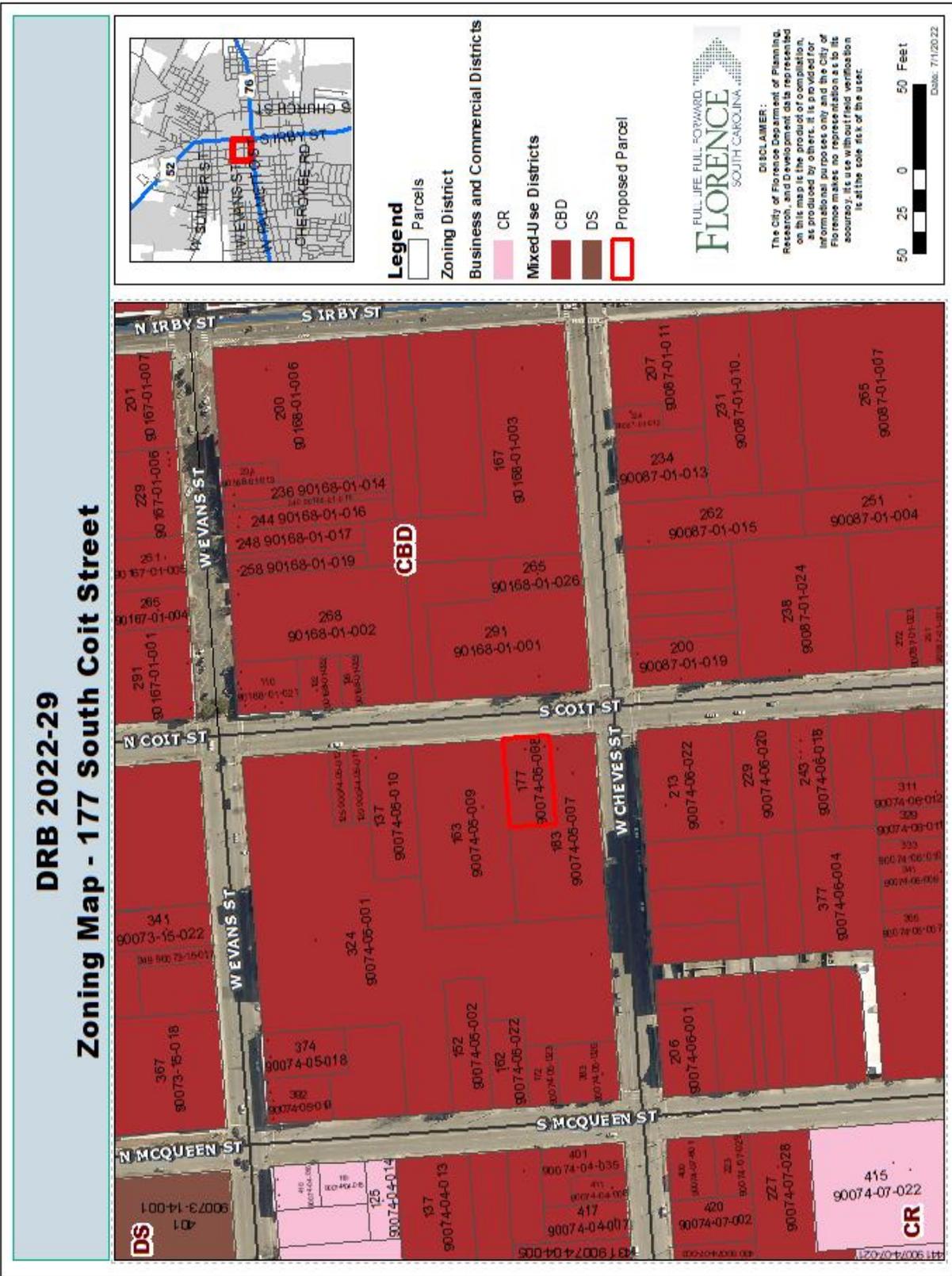
Attachments

- A. Vicinity Map
- B. Location Map
- C. Zoning Map
- D. Sign Rendering

Attachment A: Vicinity Map







Attachment D: Sign Renderings

