

CITY OF FLORENCE, SOUTH CAROLINA
DESIGN REVIEW BOARD
AUGUST 10, 2022 AGENDA

I. Call to Order

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

III. Public Hearing and Matter in Position for Action

DRB-2022-30 Request for a Certificate of Appropriateness to enlarge the house located at 504 Graham Street, Tax Map Number 90075-07-014; D-4 Timrod Park Overlay District.

IV. Public Hearing and Matter in Position for Action

DRB-2022-31 Request for a Certificate of Appropriateness to demolish the house located at 721 South Dargan Street, Tax Map Number 90089-02-007; D-1 Redevelopment Overlay District.

V. Public Hearing and Matter in Position for Action

DRB-2022-32 Review of proposed amendments to the Design Guidelines for Downtown Florence, South Carolina.

VI. Adjournment Next meeting is scheduled for September 14, 2022.

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

MEMBERS PRESENT: Jamie Carsten, Erik Healy, John Keith, Joey McMillan, Mike Padgett, Ranny Starnes, and David Tedder

MEMBERS ABSENT: Scott Collins, Brice Elvington, and Jay Ham

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

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

APPROVAL OF MINUTES: Chairman Carsten introduced the June 22, 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; Mr. McMillan seconded the motion, and it passed unanimously (7-0).

PUBLIC HEARINGS AND MATTERS 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.

Chairman Carsten read the introduction to DRB-2022-25 and asked staff for their report. Mr. Johnston gave the staff report as submitted to the Design Review Board. Mike Padgett recused himself from this case as he is the engineer doing the project for the school.

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

The director of the Montessori School, Elizabeth Kahn, explained the purpose of the fencing, which is to provide security by delineating the perimeter of the campus as well as to protect the children while they are at the school. The fencing will be consistent with existing fencing.

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

Mr. Tedder moved to approve the project as submitted; Mr. McMillan seconded the motion, and the vote to approve the request passed unanimously (6-0) with Mr. Padgett recused.

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.

Chairman Carsten read the introduction to DRB-2022-26 and asked staff for their report. Mr. Johnston gave the staff report as submitted to the Design Review Board.

Mr. McMillan clarified that the owner can't demolish the building until the Historical Commission also gives its approval. Mr. Dudley explained that the Historical Commission asked for 60 days to work with the property owner to determine if there really is anything historically significant remaining in the building, but after the 60 days their authority ends. The 60 days must complete before the demolition permit can be issued, if the DRB approves.

Dr. Keith asked if they would have to do all the remediation regarding asbestos and such first; Mr. Dudley said that was correct. Dr. Keith asked if anyone had looked at how 126 North Dargan Street would look without the other building there. Mr. Dudley said that they would have to look at it.

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. Padgett said that there isn't much that can be done to fix these old buildings if they haven't been kept up. It's a better product if you start from scratch. He said that after looking at it, he can say that the structure is not in good shape. Mr. Dudley added that this building originally was a contributing building to the downtown historic district, but that was based on the original façade. In 2013 or 2014 the façade fell off, and the City had to stabilize it with a tunnel to keep it from collapsing onto the sidewalk, so the building itself has a number of life safety issues. The historical aspects have been lost for a long time.

Mr. McMillan said that there seems little need to save the building if what made it significant in the past is no longer there.

Mr. Padgett moved to approve the request as submitted contingent upon the Historical Commission's time expiring. Dr. Keith seconded the motion, and the vote to approve the request passed unanimously (7-0).

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.

Chairman Carsten read the introduction to DRB-2022-27 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 either for or against the request, Chairman Carsten closed the public hearing and called for discussion and then a motion. Mr. McMillan moved to approve the request as submitted. Mr. Tedder seconded the motion, and the vote to approve the request passed unanimously (7-0).

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.

Chairman Carsten read the introduction to DRB-2022-28 and asked staff for their report. Mr. Johnston gave the staff report as submitted to the Design Review Board. The request is to demolish the existing Whosoever Church and construct a new facility that provides a cooling and warming station for the homeless as well as space for the Whosoever Church to meet. The proposed new building will encroach into the required setbacks, so they are asking to have 30 foot front and side setbacks rather than the required 40 feet, and 11 foot rear setbacks instead of the required 30 feet.

The demolition of the old church building is being reviewed by the Historical Commission as well. The applicant is therefore requesting Certificates of Appropriateness for both the demolition of the old church as well as the new building with the placement as requested, which the Design Review Board has the authority to grant.

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. Johnston added that the property owner is looking at combining all the parcels into one, in which case the setback variance wouldn't be needed.

Mr. McMillan moved to approve the request as submitted. Mr. Healy seconded the motion, and the motion to approve the request passed unanimously (7-0).

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.

Chairman Carsten read the introduction to DRB-2022-29 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 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. Tedder seconded the motion, and the vote to approve the request passed unanimously (7-0).

ADJOURNMENT: Chairman Carsten adjourned the meeting at 2:25 p.m. The next meeting is scheduled for August 10, 2022.

Respectfully submitted by

Alane Zlotnicki, AICP
Senior Planner

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

CASE NUMBER: DRB 2022-30

DATE: August 10, 2022

LOCATION: 504 Graham Street

TAX MAP NUMBER: 90075-07-014

OWNER OF RECORD: Tommie Thomas

APPLICANT: Tommie Thomas

PROJECT DESCRIPTION: Buildout of attic to create living space

OVERLAY DISTRICT: D-4 Timrod Park Overlay District with underlying zoning of NC 6.2.

Project Description

The applicant is seeking a Certificate of Appropriateness (COA) to renovate the house located at 504 Graham Street by building out the attic into a living space in order to create an over/under duplex. The exterior of the house will be updated to include whitewashing of the existing brick and the addition of fiber cement shake shingles on accents as well as the relocation of the front doors and removal of an existing screened porch. Exterior stairs will be added to access the apartment on the second floor. The complete scope of work is provided in Attachment E.

Background Information

According to the Florence County Property Card on file, the house was built in 1943 and has an area of 2,125 square feet. There is a second building in the rear yard that was built in 1940 with an area of 638 square feet. Duplexes are a permitted use in the NC-6.2 zoning district, and this lot meets the size requirements for an over/under duplex.

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 6: Timrod Park Residential District Design Guidelines*, the following design guidelines shall apply:

1. **The historic and significant character of the property should be retained and preserved:** *The basic form and character of the house will be preserved; individual elements such as windows and doors are being replaced with new elements that maintain the character of the house, although they are not identical to the originals. The rundown screened porch will be removed. The second floor will be raised to create a living space. The existing brick will be whitewashed, and fiber cement shake shingles will be added. Exterior stairs will be added to provide access to the new apartment on the upper floor.*

2. **Distinctive features, finishes, and construction techniques or examples that characterize a property should be preserved:** *The overall character of the 1943 architecture will be preserved through new materials designed to mimic traditional features. The replacement items are not historical, but they are intended to compliment the character of the house.*
3. **For all buildings, aluminum or vinyl siding may not be used unless approved by the Design Review Board:** *The exterior will consist of whitewashed brick and shake shingle fiber cement 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:** *It is unknown how many of the doors and windows to be replaced or awnings to be removed are original to the house. The owner wishes to whitewash the existing brick.*
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:** *New windows and doors will be permanent. Their location, especially on the front elevation, will be different from the original, but more appropriate to the house.*
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 upper floor of the house will be raised and doors and windows as well as exterior stairs will be added. Houses on either side are two storied as well, so the added height to this currently single story house will not be out of character for the block.*
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 existing single front door will be removed; front windows will be replaced by new double doors; the screened porch will be removed and existing windows replaced. Windows and doors will be moved and added to the rear elevation of the house. See Attachment E for before and after elevations.*
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 style will be the same as it is now.*
10. **Landscaping should be added that enhances the property and provides for greenspace and appropriate buffering between land uses:** *The existing landscaping will be cleaned up, but no additional landscaping is planned at this time. An improved surface parking area will be added to the back yard to provide parking for the second living unit (Attachment D).*
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:** *There are a number of two-story houses in the area. Although this structure will have two living units in it, it is no larger than adjacent houses.*
12. **When appropriate, the architectural details (colors, materials, and textures) should be compatible with the style and character of surrounding buildings and structures:** *The colors and materials will be similar to other houses in the area, and characteristic of houses of this era.*

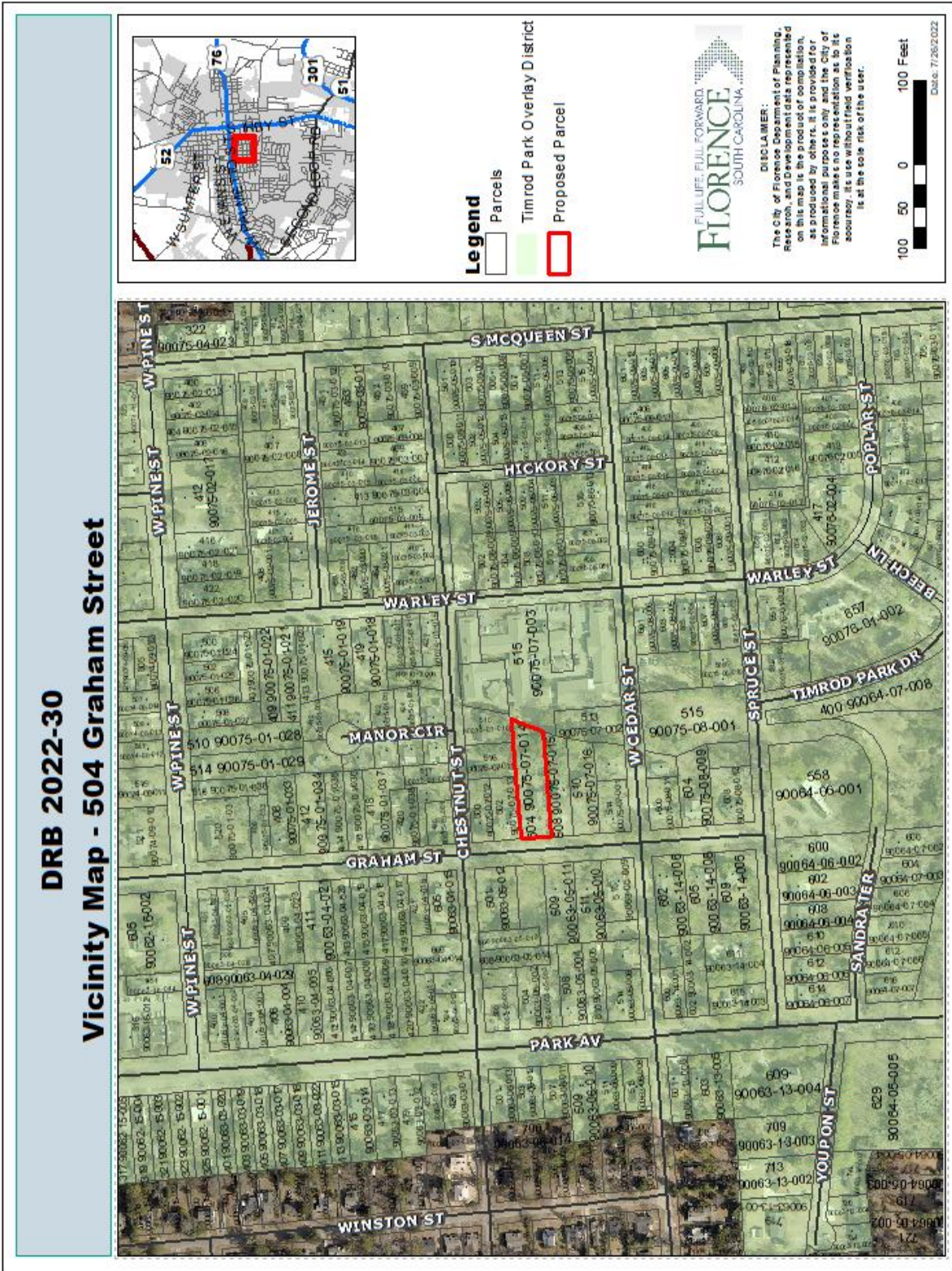
Board Action

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 renovation.

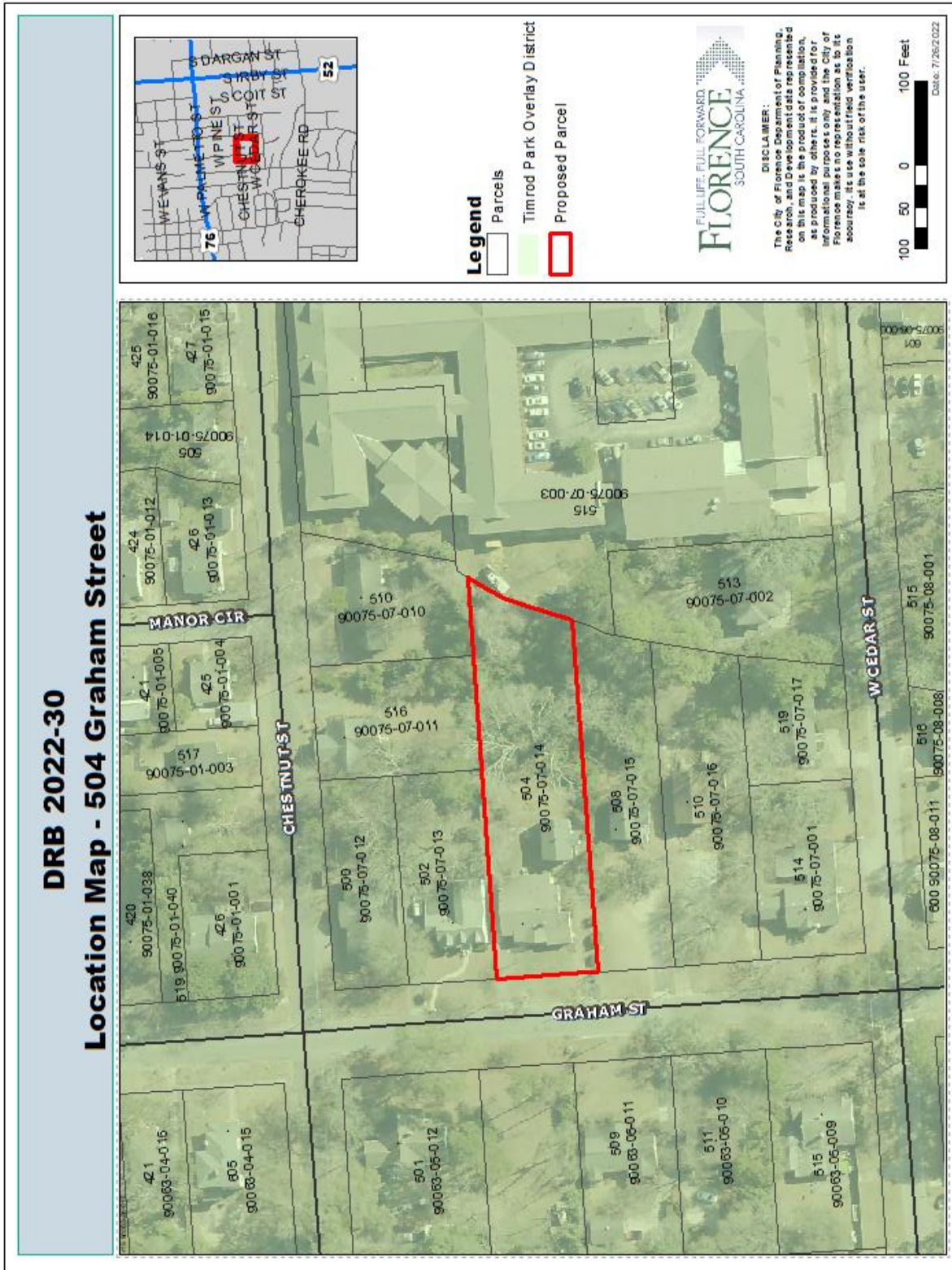
Attachments

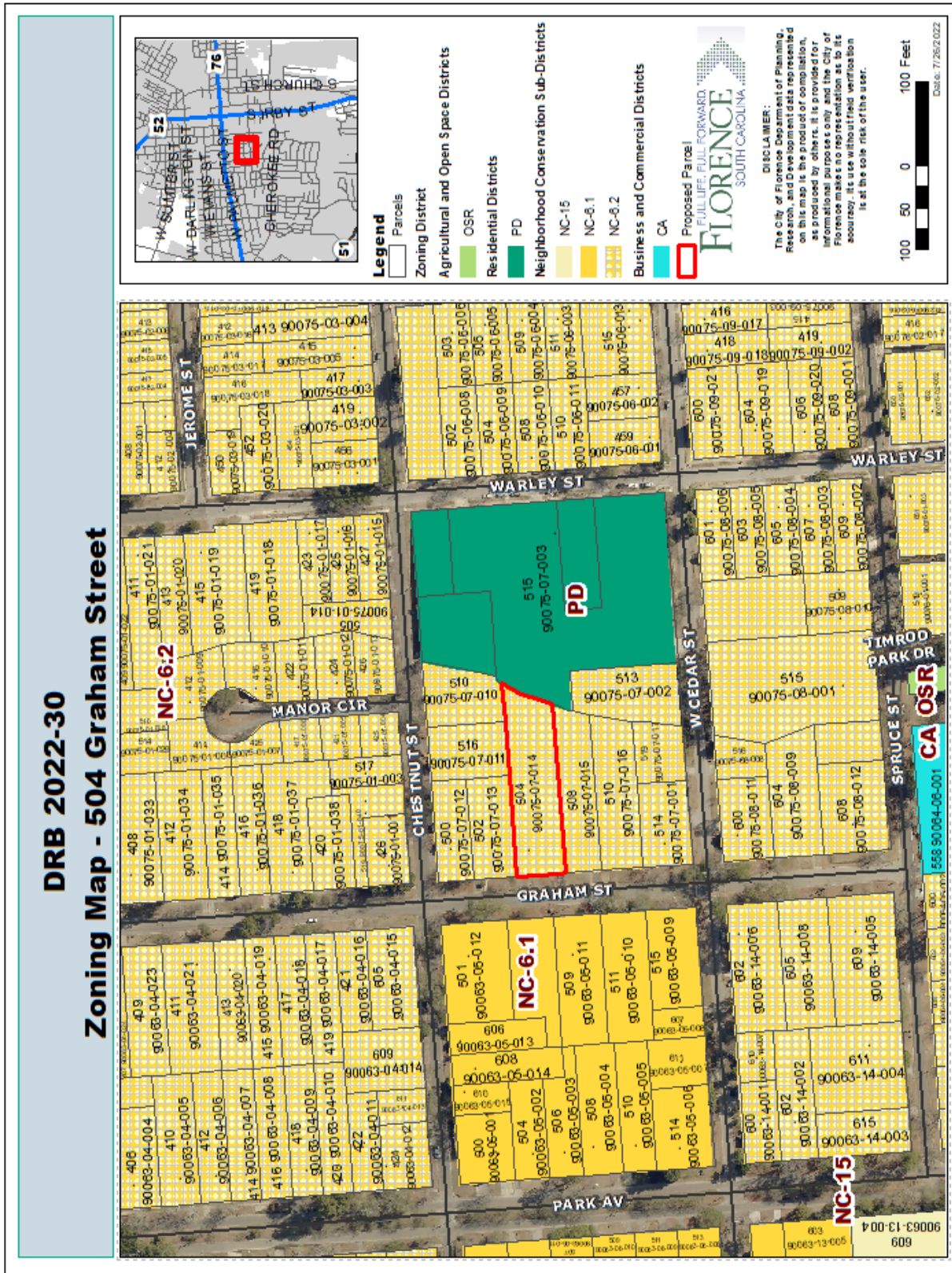
- A. Vicinity Map
- B. Location Map
- C. Zoning Map
- D. Plat
- E. Scope of Work
- F. Site Photos

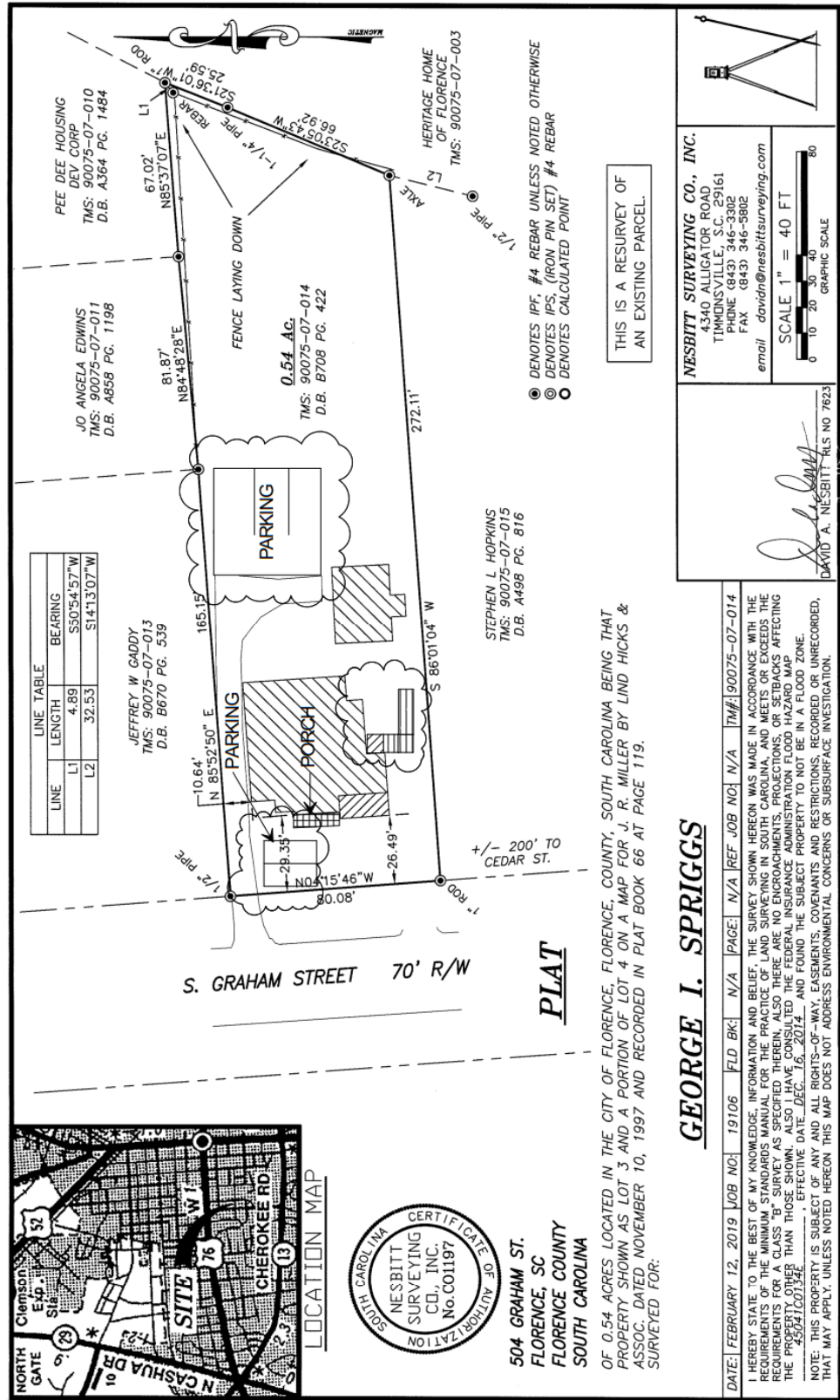
Attachment A: Vicinity Map



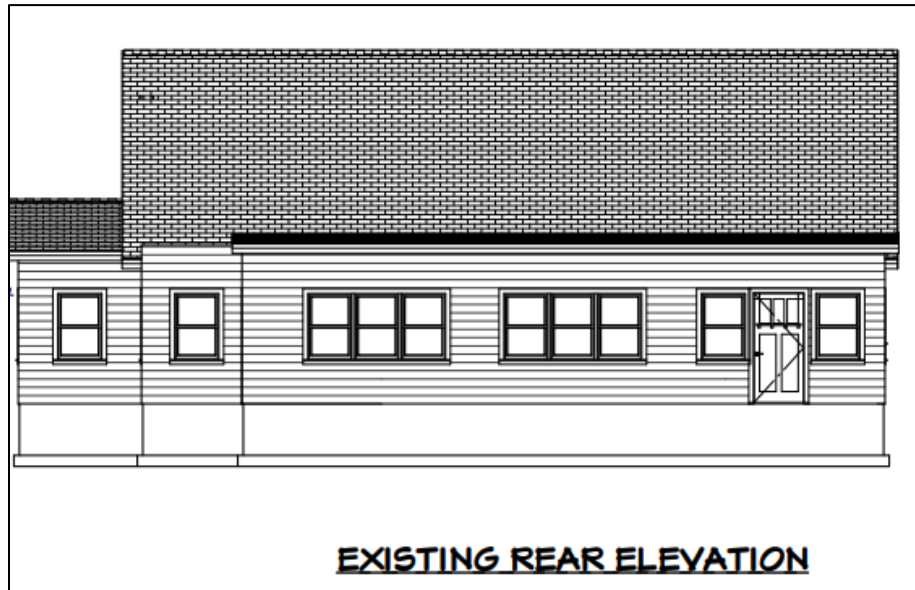
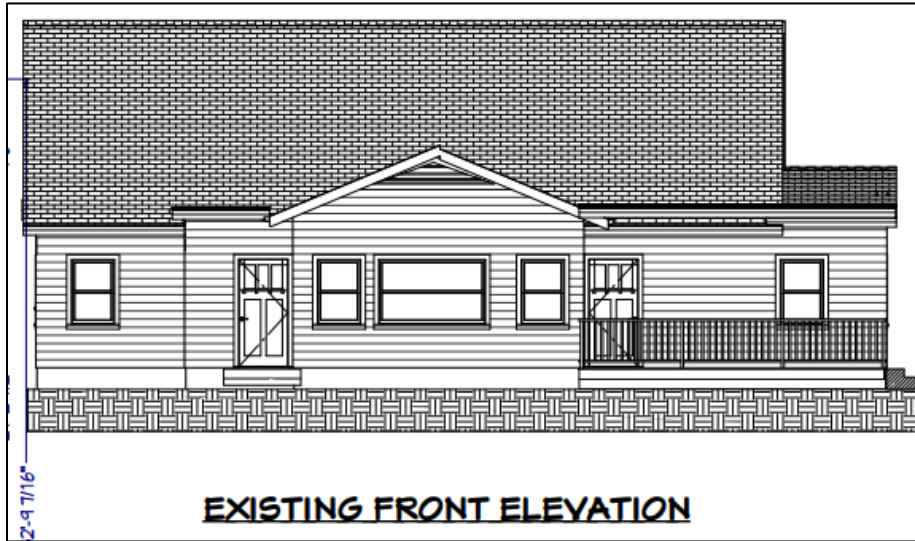
Attachment B: Location Map



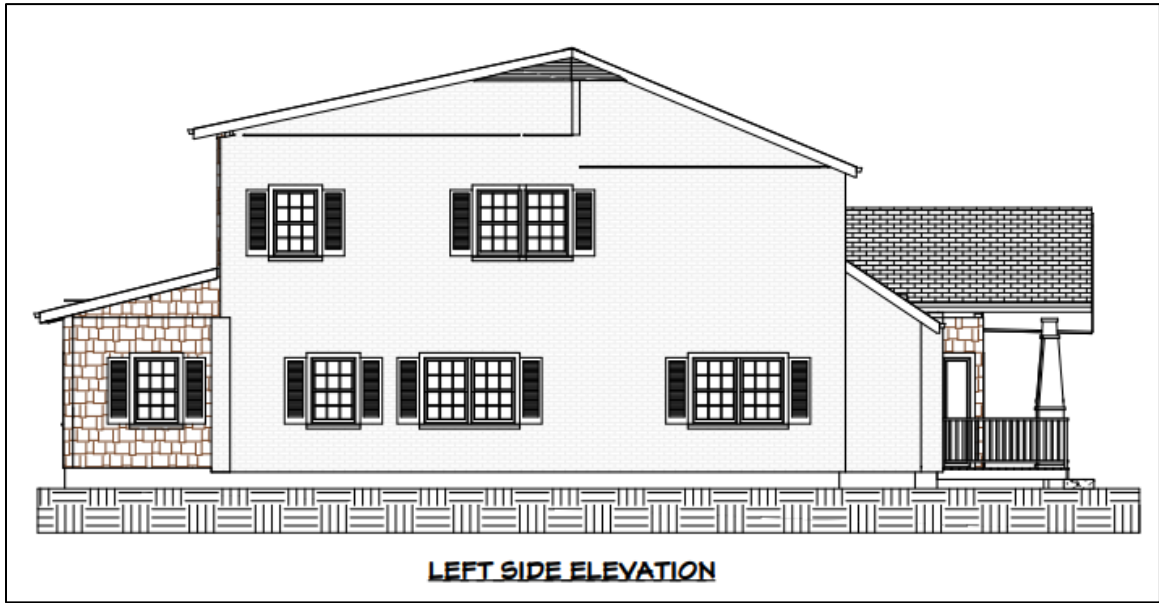
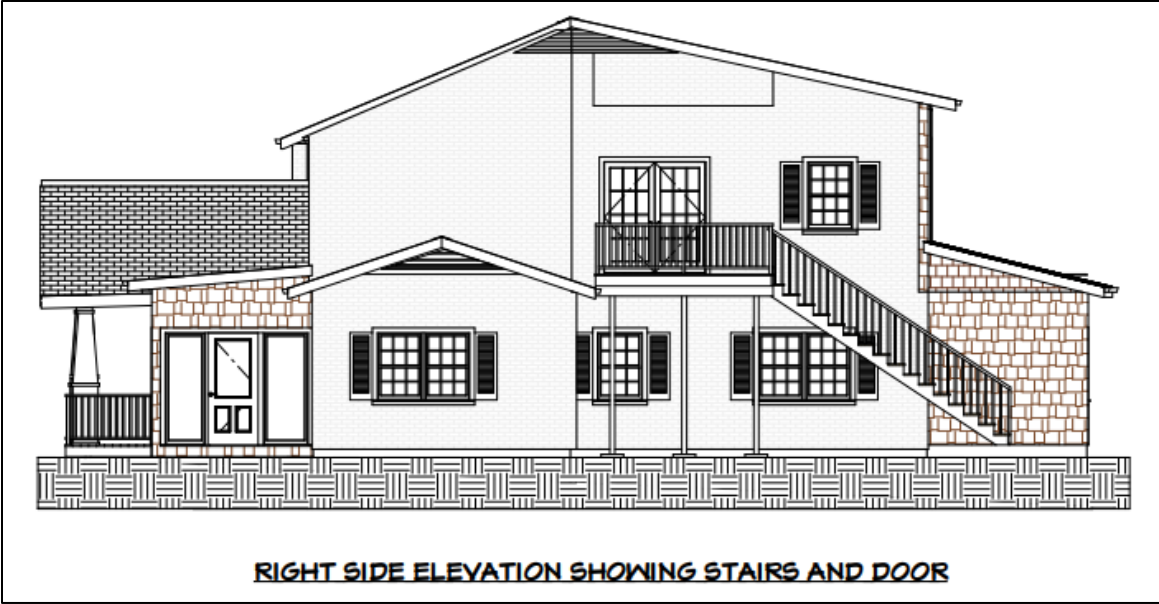


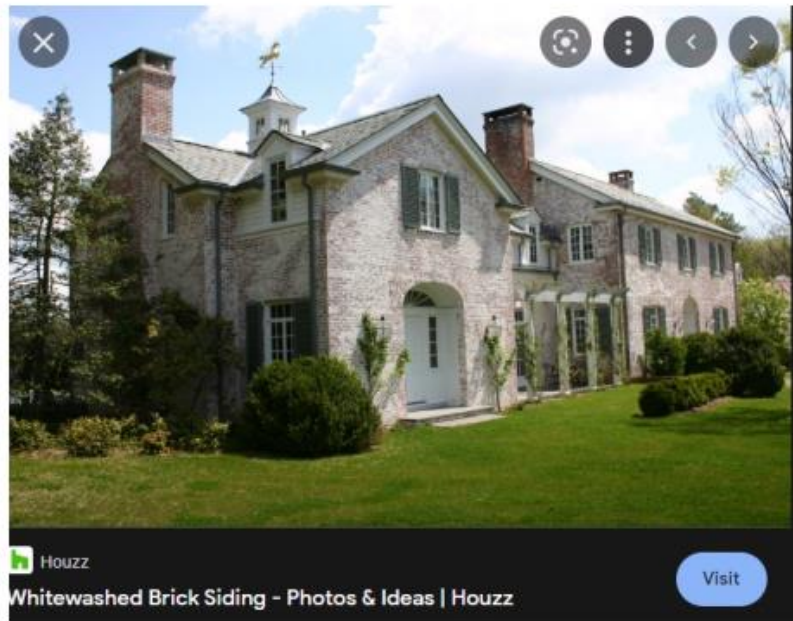


Attachment E: Scope of Work





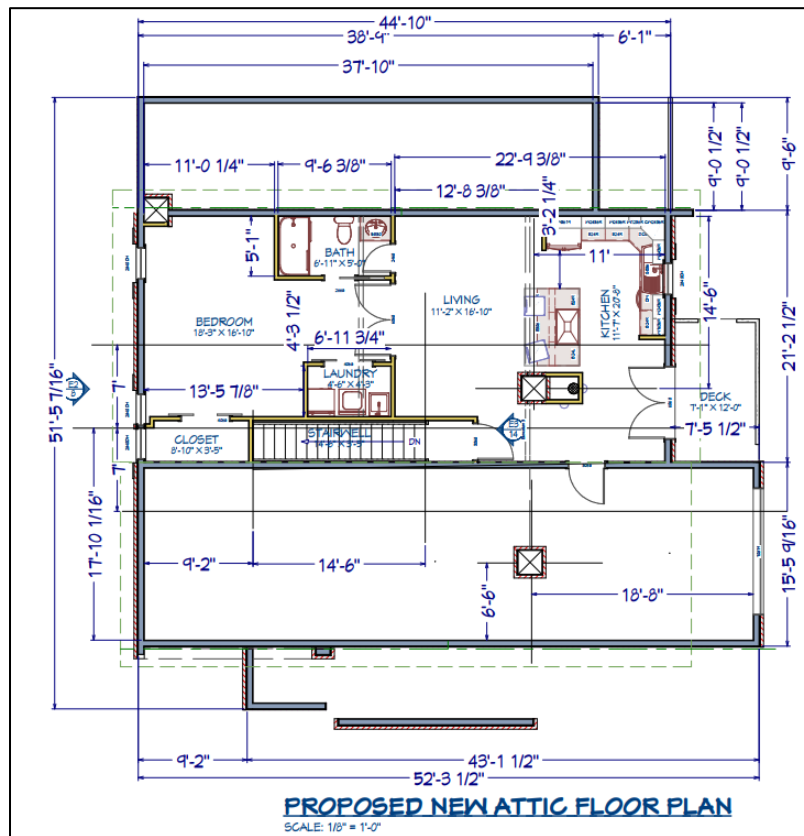
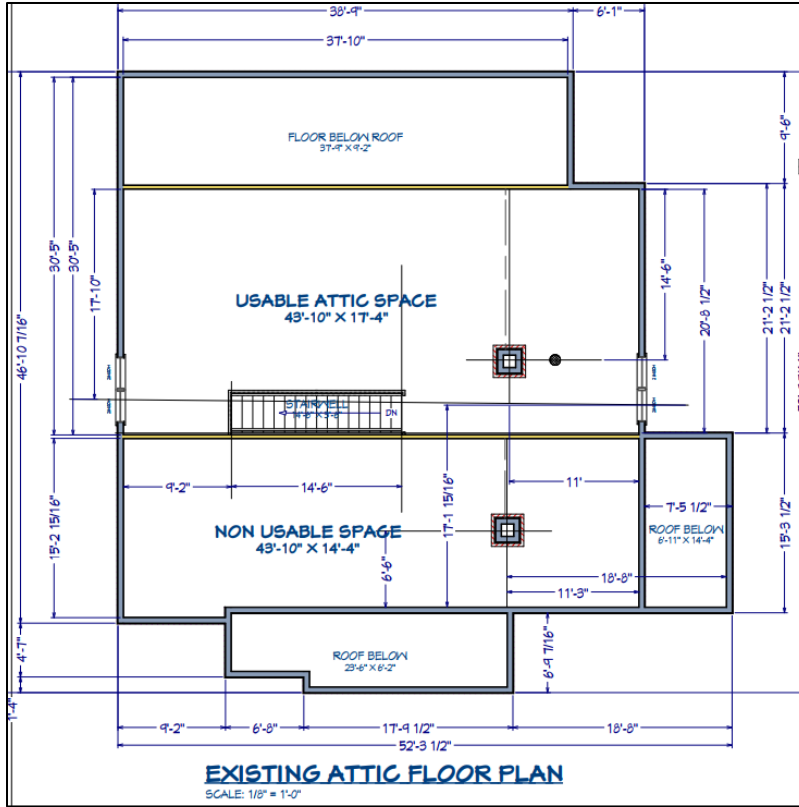




The existing building's brickwork will be Whitewashed as shown in this example. And the Proposed Enclosed Sunroom will have Shake Shingle Siding, as well as the Enclosed existing entry.



The porch and enclosed Front Sunroom, as well as the rear building elevation, and Attic Addition will be Shake Shingle Siding as shown in this example.



Attachment E: Site Photos



Existing front elevation.



Existing rear elevation.



Existing north side and rear corner of house.



Existing secondary structure on lot.

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

CASE NUMBER: DRB 2022-31
DATE: August 10, 2022
LOCATION: 721 South Dargan Street
TAX MAP NUMBER: 90089-02-007
OWNER OF RECORD: Asset Holdings Trust, LLC
APPLICANT: Barron Ervin, Ervin Engineering
PROJECT DESCRIPTION: Demolition of Vacant House
OVERLAY DISTRICT: D-1 Redevelopment Overlay District

Project Description

The applicant is seeking a Certificate of Appropriateness (COA) to demolish a vacant home located at 721 South Dargan Street, Tax Map Parcel 90089-02-007 in the D-1 Redevelopment Overlay District.

Background Information

According to the Florence County Property Card File, the house was built in 1930 and has an area of 1,040 square feet. The property is zoned Campus (CA). “The CA district is intended for suburban campus settings for general, professional, and medical offices; educational and institutional facilities; hospitals; research and development; and light industries”. The parcel is approximately one-third of an acre (0.332) with a lot width of 58 feet and a lot depth of 250 feet.

The Florence City-County Historical Commission will review this request on August 8, 2022 to determine whether this property has any historical significance.

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 6: Timrod Park Residential District Design Guidelines*, the following general guidelines shall be followed, but for this particular request of a complete demolition, few do 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 home.*
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 home.*

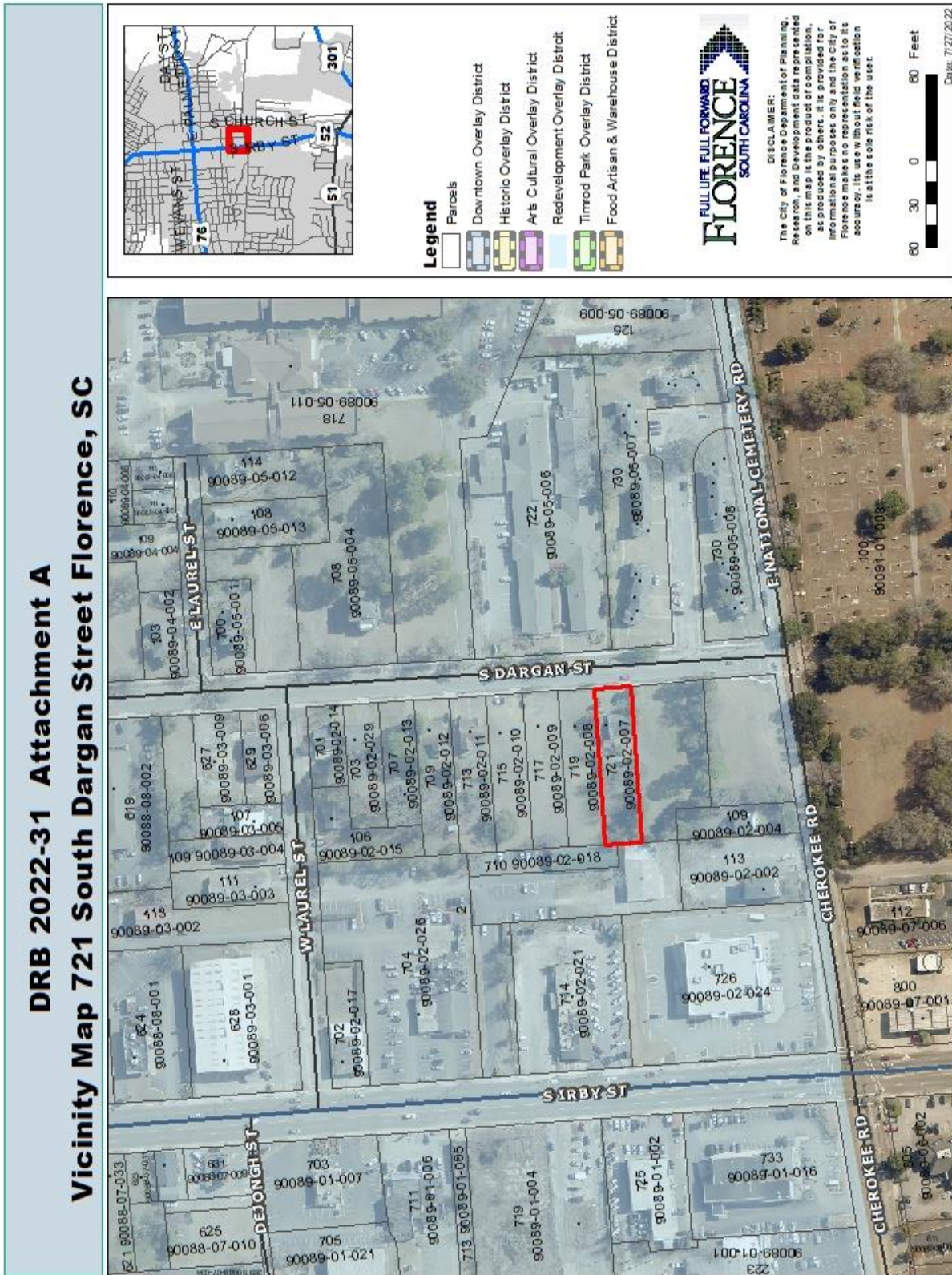
3. **For all buildings, aluminum or vinyl siding may not be used unless approved by the Design Review Board:** *Not applicable to this project.*
4. **Chemical or physical treatments that cause damage to or cover the original materials may not be used unless approved by the Design Review Board:** *Not 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 will be 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.*

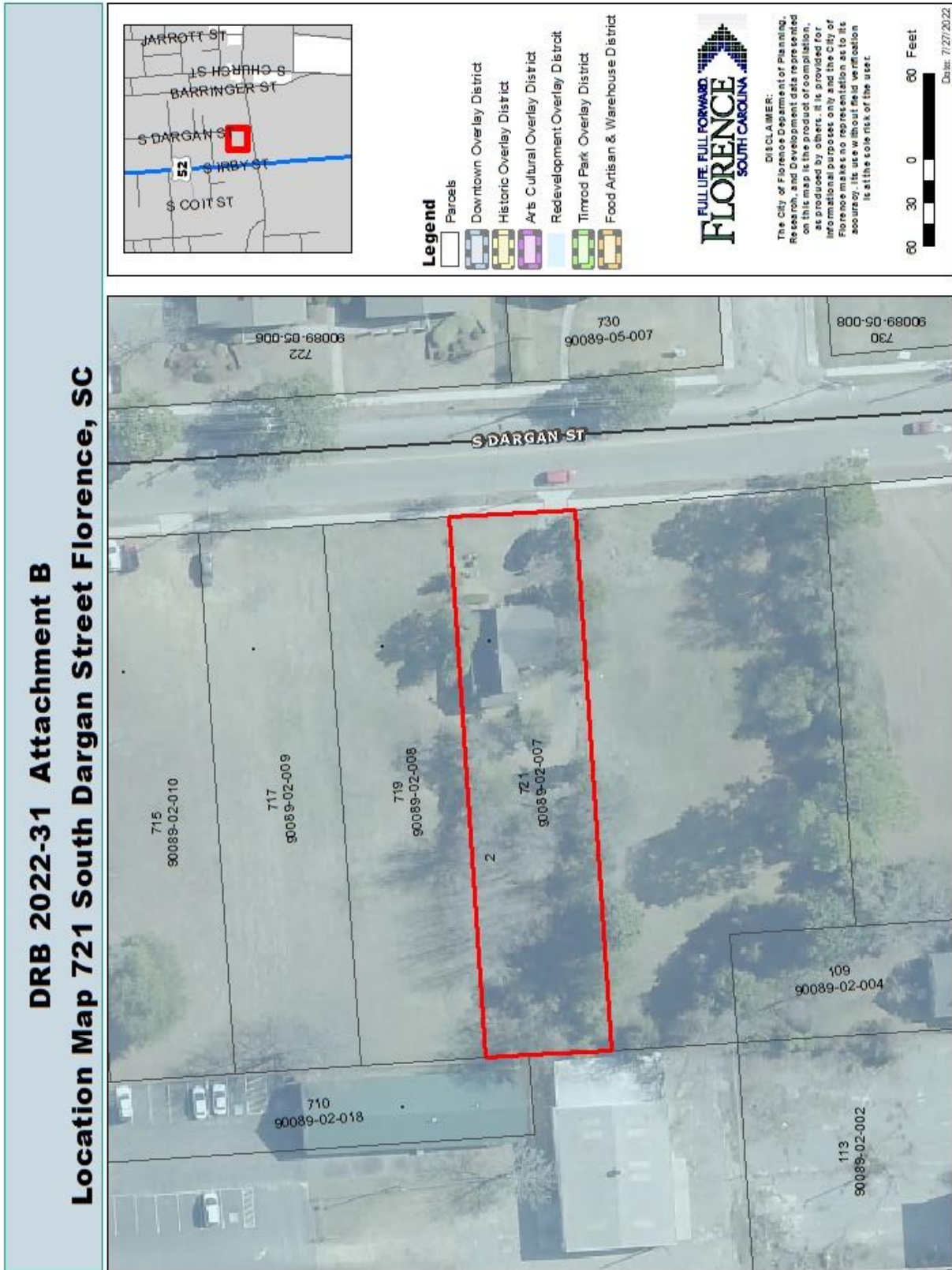
Board Action

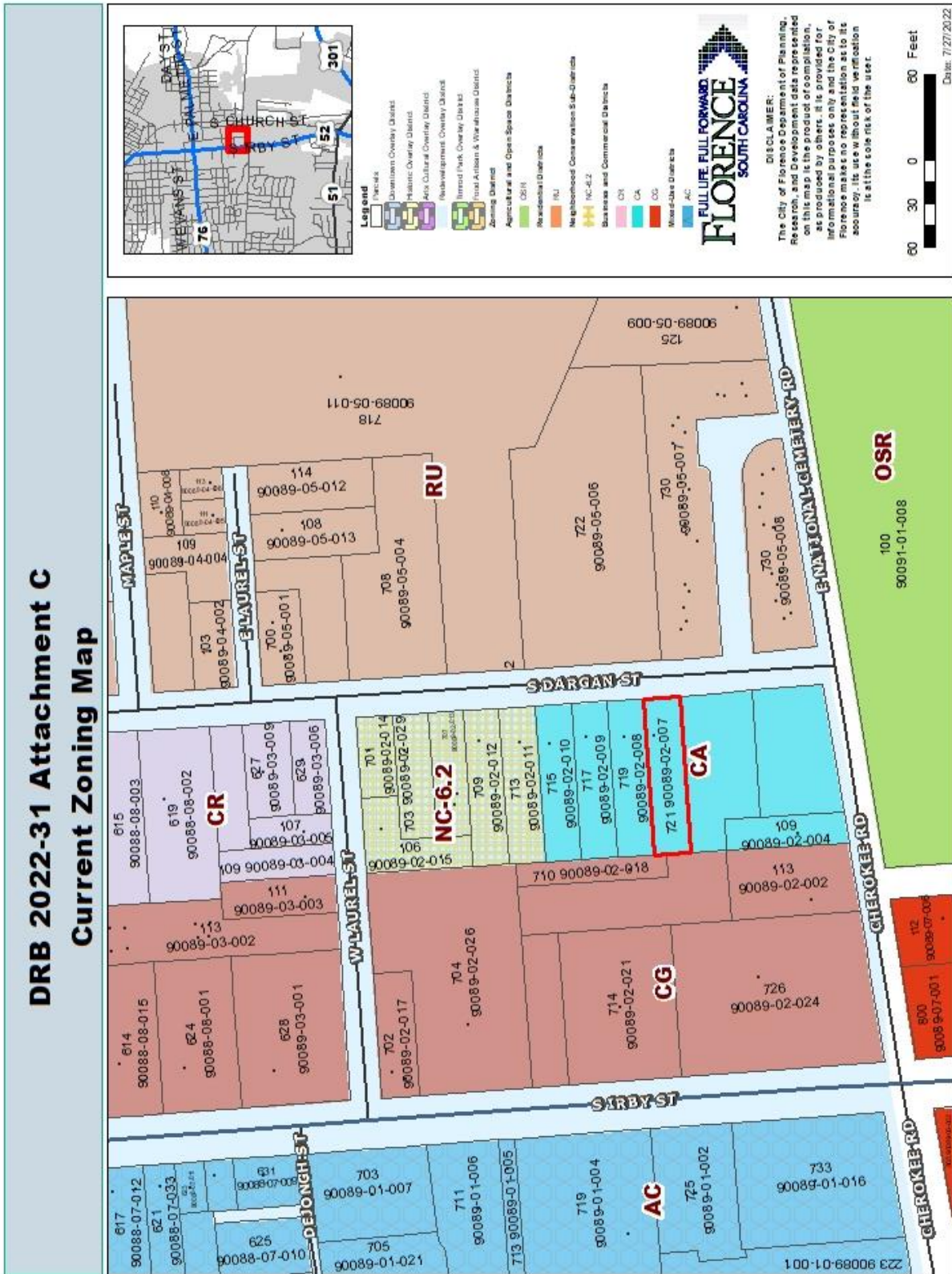
1. Consider only the evidence presented before the board during the public hearing.
2. Make findings of fact to apply the guidelines to the application presently before the board.
3. Based on the findings of fact, make a decision regarding the request for demolition.

Attachments

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







Attachment D: Property Card

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FLORENCE COUNTY TAX ASSESSOR
Property Card Record for MBP: 90089-02-007 TAX YEAR: 2021 9/16/21 10:13:19 PAGE: 70901
----- PROPERTY LOCATION Address -----== PROPERTY BILLING NAME/ADDRESS ==
Number: 00721 Suffix:
Street Name: DARGAN ST Street Suffix:
City: State: Zip: 00000 0000 4438 PAMPLICO HWY
District: 110 Land Class: RI RESIDENTIAL IMPROVED FLORENCE SC29505
Legal Desc: S DARGAN ST LT 13
Land Characteristic Selections
01 Topography 1 Level
02 Street 1 Paved
02 Street 5 Curb & Gutter
03 Utilities 1 All Public Utilities
03 Utilities 2 Public Water
03 Utilities 3 Public Sewer
04 Fronting Traffic 4 Med.
05 Ownership 1 Private
L A N D Lots: Eff Frontage: Eff Depth:
L A N D Gross Acres: Site Value .00
-----
R E S I D E N T I A L MBP: 90089-02-007 BUILDING ID#: 001 SUFFIX#: 000
Building Use Code: RESIDENTIAL 1 FAMILY Age Erected: 1930 Grade: D Story Height: 1S 1 STORY
Bedrooms: 02 Full Bath: 1 Half Bath: 0 Fireplaces: Heating & Air Conditioning: 4 HTG & AC
Total Living Area: 1,040 Exterior Wall Construction: F STUD FRAME 02 SF-METAL/VINYL SID.
Ext.Feat.Code: 11 Description: OFP Area: 72
Ext.Feat.Code: 11 Description: OFP Area: 80
Improvement Cost with Additions: .00 Yard/Other Bldg Values: Total Buildings Value: 21,672.2
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--- Totals for MBP ---
# Buildings: 1 Building Value: 21,672.27 Land Market Value: 13,000.00
Market Acres: .00 Use Acres: .00 Land Use Value: .00
Bld/Land Use Total: 21,672.27 Bld/Land Mar.Total: 34,672.27 6% Bld Value: 0 # of 6% Blds: 0
Rental Acres: 0 Rental Acres Value: 0 Ren.Acres-Mar: 0 Ren.Acres Value-Mar: 0

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Attachment E: Site Photos



Front of 721 South Dargan Street



Front & Left side (South)



Rear & Left side



Rear of 721 South Dargan Street



Rear & Right Side (North)



Right Side



Front & Right side

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

CASE NUMBER: DRB-2022-32
DATE: August 10, 2022
PROJECT DESCRIPTION: Amendments to Design Guidelines

Background Information

The *Design Guidelines for Downtown Florence, South Carolina* were prepared for the Florence Downtown Development Corporation and adopted in March 2005. The Guidelines have been amended since (see Attachment A), with the most recent amendment being the establishment of the Irby Street Corridor Overlay District in 2019. At the suggestion of Board members, the following amendments have been proposed in order to encourage adherence to the Guidelines by property owners, streamline the approval process through planning staff, and structure the fee schedule to reward compliance and discourage property owners from disregarding the requirements for the overlay districts.

Any amendment proposals made by the Design Review Board then go to the Planning Commission, and their recommendation goes before City Council for final approval and adoption.

Proposed Amendments

1. Chapter 2: D-1 Design Guidelines and Requirements

Certificate of Appropriateness: Application Fee

Upon presentation of a signed application, the owner/agent must pay any required fees as determined and approved by the Florence City Council. Once received by the City of Florence the application fee is not refundable. An application fee is not required of any local, state, or federal governmental body. Also, an application fee is not required of any owner or developer for a project which is submitted to the Downtown Planning Coordinator for administrative approval and does not exceed \$5,000 in cost.

Currently administrative Certificates of Appropriateness are issued free of charge. The Design Review Board application fee of \$100 was established in Section 2.9-8 of the Zoning Ordinance of the City of Florence, which was adopted in 2008, and has not been adjusted since.

The proposal is that the application fee for an administrative Certificate of Appropriateness be changed to \$25, and the application fee for the Design Review Board for those who have not done the work yet remain at \$100. The DRB application fee shall be doubled to \$200 for those who did the work without a Certificate of Appropriateness. The purpose of the change is to encourage homeowners to follow the Guidelines and apply for the COA prior to commencement of any qualifying work, and to discourage property owners from doing the work and then requesting that a COA be issued after the fact even when the work does not fully comply with the Guidelines.

2. Chapter 2: D-1 Design Guidelines and Requirements

Certificate of Appropriateness: Approval by the City Planner

For any project or signage which does not exceed \$5,000, the Downtown Planning Coordinator has the authority to administratively approve a Certificate of Appropriateness if it is determined that materials, paint color, design, architectural feature, or style conforms to the applicable District and is not considered to be part of a larger project.

Increase the project limit to \$15,000 to recognize the increase in costs of standard maintenance work.

3. Chapter 3: H-1 Design Guidelines and Requirements

Storefront Security (H-1)

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 if needed. Lighting of the display windows in the evening hours also serves to deter crime. Decorative metal security grilles finished in dark colors are allowed on windows to the side and rear of buildings in this district.

Expand the scope of this section to include all overlay districts, not just the H-1 district. Provide additional suggestions for aesthetically appropriate security measures.

4. Chapter 4: D-2 Design Guidelines and Requirements

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. 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 architecture in the Historic District and the DCD provides for two kinds of building mounted signs:

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

Both kinds of signs require installations that are coordinated with and responsive to the architecture of the buildings. The architectural elevations suggest two graphic zones that will accommodate signage: the sign band zone and the transom zone. The sign band zone provides space for pin-mounted individual letters or a panel placed flat against the wall to address views from vehicles and long distances. The

transom zone above the door openings, where an awning may be installed, also provides space for signs installed perpendicular to the building to provide pedestrian orientation on the sidewalk, between or beneath the awning(s).

Other general recommendations for retail signs and graphics:

- Efforts should be made to encourage, accommodate, and grandfather into the cityscape unique, sculptural, and historic signs. These graphics give the downtown a layer of history, vitality, and charm that distinguishes one downtown from another.

Traditionally staff has interpreted these Guidelines to imply that signage in the overlay districts must be dimensional. Clarify the requirements for signage to determine which types of signs staff can approve administratively and when they still need review by the DRB.

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 amendments.

Attachments

- A. Design Guidelines Amendments

APPENDIX D: AMENDMENTS

ORDINANCE	DESCRIPTION	DATE ADOPTED
<i>To the Design Guidelines for Downtown Florence, South Carolina:</i>		
2007-11	Amend the <i>City of Florence Design Guidelines</i> for downtown Florence by adding guidelines applicable to the Timrod Park Residential District.	Feb. 19, 2007
2007-20	Amend the <i>City of Florence Design Guidelines</i> relating to business signage.	April 9, 2007
<i>To the City of Florence Zoning Ordinance</i>		
2005-14	Amend the consolidated <i>Zoning Ordinance</i> by adding Section 2.9 to the existing ordinance in order to create downtown overlay districts associated with design guidelines and to provide for their enforcement and administration.	June 13, 2005
2007-09	Amend Section 2.9 of the consolidated <i>Zoning Ordinance</i> to enable more efficient administration.	Feb. 19, 2007
2007-10	Amend Section 2.9-2 of the consolidated <i>Zoning Ordinance</i> by adding to the existing ordinance in order to create the Timrod Park Residential Overlay District associated with design guidelines and to provide for their enforcement and administration.	Feb. 19, 2007
2015-01	Amend Section 2.9-4 of the consolidated <i>Zoning Ordinance</i> to establish a limited exception to the requirement of a Certificate of Appropriateness for major governmental construction projects.	Jan. 12, 2015
2016-19	Amend the <i>City of Florence Zoning Ordinance</i> Article 2, Section 2.9 Florence Overlay Districts by adding Section 2.9-12 expiration of Certificate of Appropriateness	June 13, 2016
2016-24	Amend the <i>City of Florence Zoning Ordinance</i> Sections 2.9-4 and 2.9-8 regarding requirements of a Certificate of Appropriateness for the removal of trees and/or shrubs of a certain size.	June 13, 2016
2017-05	Amend Article 2, Section 2.9-2 Florence Downtown Overlay Districts of the <i>City of Florence Zoning Ordinance</i> and amend the <i>City of Florence Design Guidelines</i> to add the Overlay District to be referred to as the “Food, Artisan, and Warehouse District”	March 13, 2017

2019-22 Amend Article 2, Section 1-2.4.2 Establishment of Downtown Overlay Districts of the City of Florence *Unified Development Ordinance*, and amend the *City of Florence Design Guidelines* to add the Overlay District to be referred to as the “Irby Street Corridor Overlay District” June 10, 2019

To the *Code of Ordinances of the City of Florence, South Carolina*

2005-16 Amend Chapter 16 of the *Code of Ordinances of the City Of Florence, South Carolina* by adding an Article III to establish the City of Florence Design Review Board June 13, 2005