

CITY OF FLORENCE, SOUTH CAROLINA DESIGN REVIEW BOARD
AUGUST 11, 2021 AT 2:00 P.M.
AGENDA

I. Call to Order

II. Approval of Minutes Regular meeting held on July 14, 2021.

III. Matter in Position for Action – deferred from July 14, 2021

DRB-2021-17 Request for a Certificate of Appropriateness to install a fence and trim trees at 501 South Irby Street, Tax Map Number 90088-06-007; D-3 Arts & Cultural Overlay District and Irby Street Corridor Overlay District.

IV. Public Hearing and Matter in Position for Action

DRB-2021-19 Request for a Certificate of Appropriateness for façade alterations of the building located at 270 South Coit Street, Tax Map Number 90087-01-023; D-1 Redevelopment Overlay District.

V. Public Hearing and Matter in Position for Action

DRB-2021-20 Request for a Certificate of Appropriateness to approve exterior renovations to the rear of the building located at 168 South Dargan Street, Tax Map Number 90169-01-023; H-1 Historic Overlay District.

VI. Public Hearing and Matter in Position for Action

DRB-2021-21 Request for a Certificate of Appropriateness to allow the installation of rooftop solar panels on the building located at 615 South Dargan Street, Tax Map Number 90088-08-003; D-1 Redevelopment Overlay District.

VII. Public Hearing and Matter in Position for Action

DRB-2021-22 Request for a Certificate of Appropriateness to allow the removal of a portion of a building located at 400 West Cheves Street, Tax Map Number 90074-07-001; D-2 Downtown Overlay District.

VIII. Adjournment Next meeting is scheduled for September 8, 2021.

**MINUTES OF THE RESCHEDULED REGULAR MEETING OF
THE CITY OF FLORENCE DESIGN REVIEW BOARD
WEDNESDAY, JULY 21, 2021 – 2:00 P.M.**

MEMBERS PRESENT: Julia Buyck, Scott Collins, Erik Healy, Nathaniel Mitchell, and David Tedder

MEMBERS ABSENT: Pierce Campbell, Jay Ham, Jamie Carsten, Mike Padgett

STAFF PRESENT: Jerry Dudley, Derek Johnston, and Alane Zlotnicki; Danny Young for IT

CALL TO ORDER:

In the absence of Chairman Campbell, Co-Chairwoman Buyck led the meeting, which is a rescheduling of the regular July meeting, which was cancelled on July 14 due to a lack of quorum. Co-Chairwoman Buyck called the July 21, 2021 regular meeting to order at 2:00 p.m.

APPROVAL OF MINUTES:

Chairwoman Buyck introduced the June 9, 2021 minutes and asked if there were any corrections or comments. There being none, she called for a motion to approve the minutes as submitted. Mr. Collins moved that they be approved, Mr. Mitchell seconded the motion, and the vote to approve the minutes was passed unanimously (5-0).

PUBLIC HEARINGS AND MATTERS IN POSITION FOR ACTION:

DRB-2021-16 Request for a Certificate of Appropriateness for façade alterations of the building located at 700 Park Avenue, Tax Map Number 90064-08-001; D-4 Timrod Park Overlay District.

Chairwoman Buyck read the introduction of DRB-2021-16 and asked staff for their report. Mr. Johnston gave the staff report as submitted to the Design Review Board. First Presbyterian Church wants to add covered entrances to their sanctuary building.

There being no one to speak either for or against the request, Chairwoman Buyck closed the public hearing and called for discussion and then a motion. Mr. Collins moved to approve the request as submitted. Mr. Mitchell seconded the motion, and the vote to approve the request passed unanimously (5-0).

DRB-2021-17 Request for a Certificate of Appropriateness to install a fence and trim trees at 501 South Irby Street, Tax Map Number 90088-06-007; D-3 Arts & Cultural Overlay District and Irby Street Corridor Overlay District.

Chairwoman Buyck read the introduction of DRB-2021-17 and asked staff for their report. Mr. Johnston gave the staff report as submitted to the Design Review Board, but mentioned that the applicants asked to defer their request for a month. He said that it includes an approved material, but that the guidelines recommend plantings along the fence.

Mr. Collins asked, that since it's voluntary, why do they need to landscape the screening? If they leave it as it is without landscaping, why would we require that if it's not mandatory? Since it's not a requirement, what they're doing is allowed and adequate.

Mr. Dudley explained that they originally wanted a chain link fence, but are looking at this style now.

Chairwoman Buyck called for a motion to defer. Mr. Mitchell moved to defer the request as submitted. Mr. Tedder seconded the motion, and the vote to approve the deferral passed unanimously (5-0).

DRB-2021-18 Request for a Certificate of Appropriateness for façade alterations of the building located at 151 West Evans Street, Tax Map Number 90167-02-005; H-1 Historic Overlay District.

Chairwoman Buyck read the introduction of DRB-2021-18 and asked staff for their report. Mrs. Zlotnicki gave the staff report as submitted to the Design Review Board. Synergi wants to add a canopy over the main entrance at the rear of their building on Courthouse Square.

There being no one to speak either for or against the request, Chairwoman Buyck closed the public hearing and called for discussion and then a motion. Mr. Collins asked if the metal canopy was a material permitted by the Guidelines. Mr. Dudley said that it's not considered an awning, which are not permitted to be metal, but there are many examples of this style around downtown. Mr. Tedder moved to approve the request as submitted. Mr. Mitchell seconded the motion, and the vote to approve the request passed unanimously (5-0).

OTHER BUSINESS:

Mr. Dudley pointed out that Mr. Mitchell and Mrs. Buyck have completed their terms on the Board, and this is their last meeting. He thanked them for their service and contributions to the mission of the DRB over the years. He said Mrs. Buyck provided historical advice and Mr. Mitchell kept everything practical. Mrs. Buyck said she's pleased with what they've accomplished and thanked staff for their work over the years.

ADJOURNMENT:

Chairwoman Buyck thanked everyone for their participation, and adjourned the meeting at 2:16 p.m. The next meeting is scheduled for August 11, 2021.

Respectfully submitted by

Alane Zlotnicki, AICP
Senior Planner

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

DATE: August 11, 2021

CASE NUMBER: DRB 2021-17

LOCATION: 501 S. Irby Street

TAX MAP NUMBERS: 90088-06-006 & 90088-08-007

OWNER OF RECORD: SC Federal Credit Union

APPLICANT: TRG Facilities – Jody Bowles

PROJECT DESCRIPTION: Construction of Black Aluminum Fence

OVERLAY DISTRICT: Arts & Cultural Overlay District (D-3) & Irby Street Corridor Overlay District (IS-COD)

Project Description

The South Carolina Federal Credit Union (SCFCU) is requesting a Certificate of Appropriateness (COA) to construct a 6’ black aluminum fence 270’ along the property line it shares with the bar 507 Live. The applicant has been made aware that chain link is a prohibited fence material within the Arts and Cultural Overlay District and has changed its application to comply with the Design Guidelines.

Background Information

The building is a 5431 square foot facility built in 1968. The building is located at the corner of Elm Street and Irby Street and includes two parcels; one where the building is located and one for the parking lot. The Credit Union had a recent DRB Case for the installation of exterior signage. This COA was granted at the February 12th, 2020 DRB Meeting.

The property is located in the Activity Center district within the D-1, Downtown Redevelopment (Overlay) District, the D-3, Arts and Cultural (Overlay) District, and the Irby Street Corridor (Overlay) District. The design guidelines state that the intent of the Downtown Redevelopment District is to “*promote the cultural, economic, and general welfare of the public by providing a mechanism for the identification, recognition, preservation, maintenance, protection, and enhancement of existing architecturally valuable structures, properties, and neighborhoods.*”

Staff Analysis

The following section is from the *Design Guidelines* which addresses fencing and screening in the Arts & Cultural Overlay District.

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 following section is from the *Design Guidelines* which addresses fencing and screening in the Arts & Cultural Overlay District.

From Chapter 8 of the *Design Guidelines for Downtown Florence, SC*:

Prohibited fencing and screening materials:

- **Chain link (except temporary installations at construction sites or where not visible from the street)**
- Split rail, stockade, wood picket or other suburban/rural styles of fencing
- Prefabricated wood fencing
- Unfinished concrete block.

Irby Street Corridor Overlay District – Fencing and Screening

Fencing and screening devices are to be utilized to protect the privacy of adjacent permitted uses and reduce visual clutter according to the following standards:

- a. Dumpsters and mechanical or utility equipment shall be screened from view from any public right-of-way and shall not be located in the front or street-side yards.
 - i. Dumpster screening shall comply with the following standards:
 1. Dumpsters shall be located no more than 200 feet (walking distance) from the individual uses that they are intended to serve;
 2. Dumpsters shall be fully enclosed by an opaque wall constructed of brick, stone, or stucco-finished concrete block, to a height of one foot above the top of the dumpster.
 3. The enclosures shall provide the following types of access:
 - a) Service gates which remain closed at all times except when the dumpster or garbage bins are being serviced; and
 - b) Separate pedestrian access gates or a pedestrian access opening that screens the dumpster from view.
 4. Mechanical or utility equipment shall be screened from view from any public rightof-way by an opaque wall constructed of brick, stone, or stucco-finished concrete block; a vegetative screen of sufficient height and opacity to screen the equipment within three years of installation; or a combination of the aforementioned methods.
 - ii. **Materials for fences and walls shall include wood, ornamental wrought iron or powder coated aluminum;** cement fiberboard; composite materials; masonry; or a
- b. Fences and walls shall comply with the following standards:
 - i. Fence and wall height, setback, and transparency requirements shall follow Division 3-8.2.2 of the Unified Development Ordinance.
 - ii. **Materials for fences and walls shall include wood, ornamental wrought iron or powder coated aluminum;** cement fiberboard; composite materials; masonry; or a

combination of these materials.

iii. Stockade, unfinished concrete block, sheet metal, vinyl or plastic, and **chain link fences are prohibited.**

The 6' black chain link fence originally proposed for SCFCU is expressly prohibited material in the Arts & Cultural and the Irby Street Corridor Overlay Districts. The applicant is seeking to provide a physical barrier between themselves and the adjacent property. The applicant has changed their proposal to a 6' black powder coated aluminum fence in lieu of the knowledge that chain link fences are prohibited by the City's Downtown Design Guidelines. Powder coated aluminum picket fences are recommended in the applicable Overlay Districts.

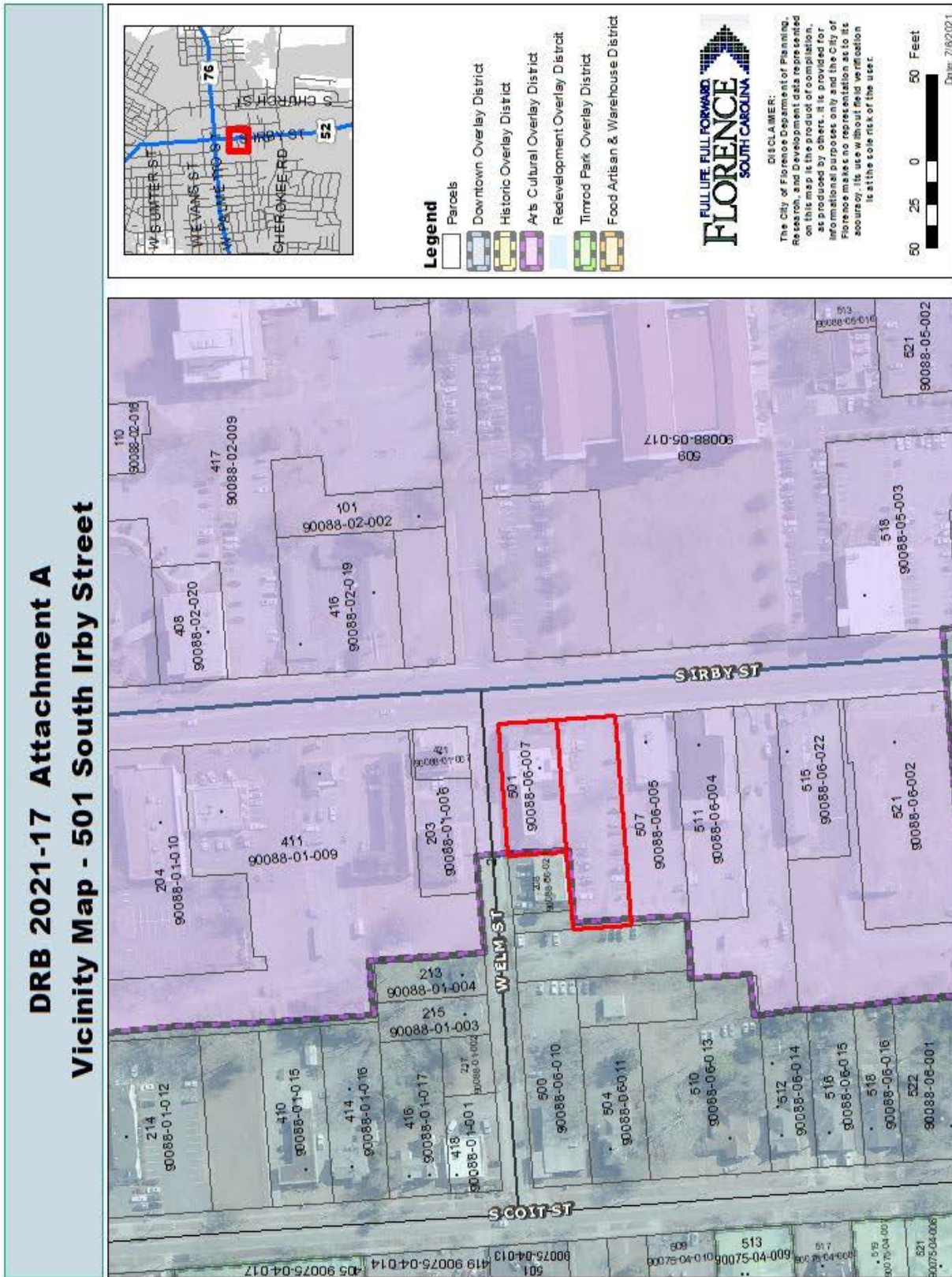
Board Action

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

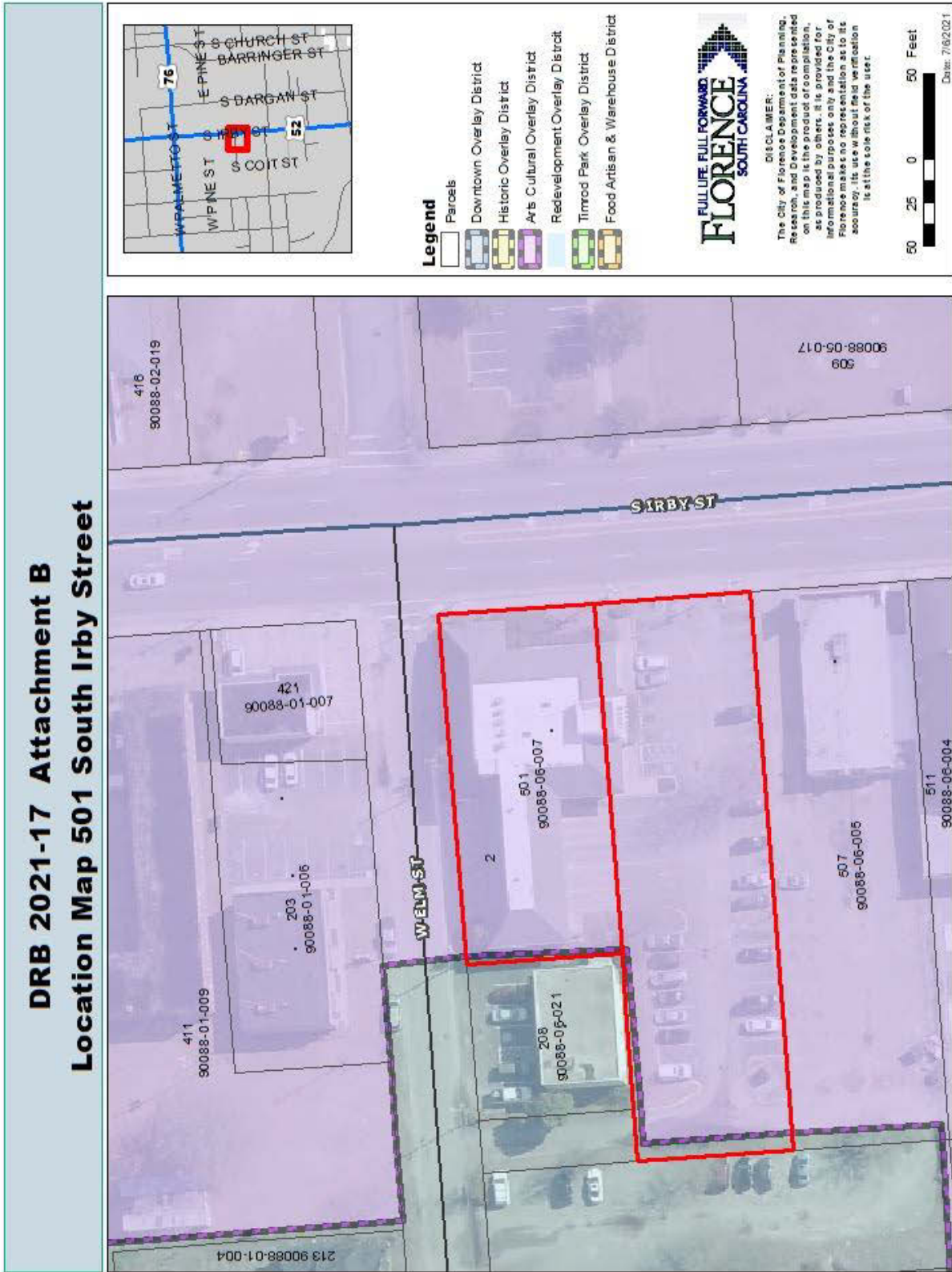
Attachments

- A. Vicinity Map
- B. Location Map
- C. Zoning Map
- D. Site Plan
- E. Site Photos
- F. Proposed Fence Detail

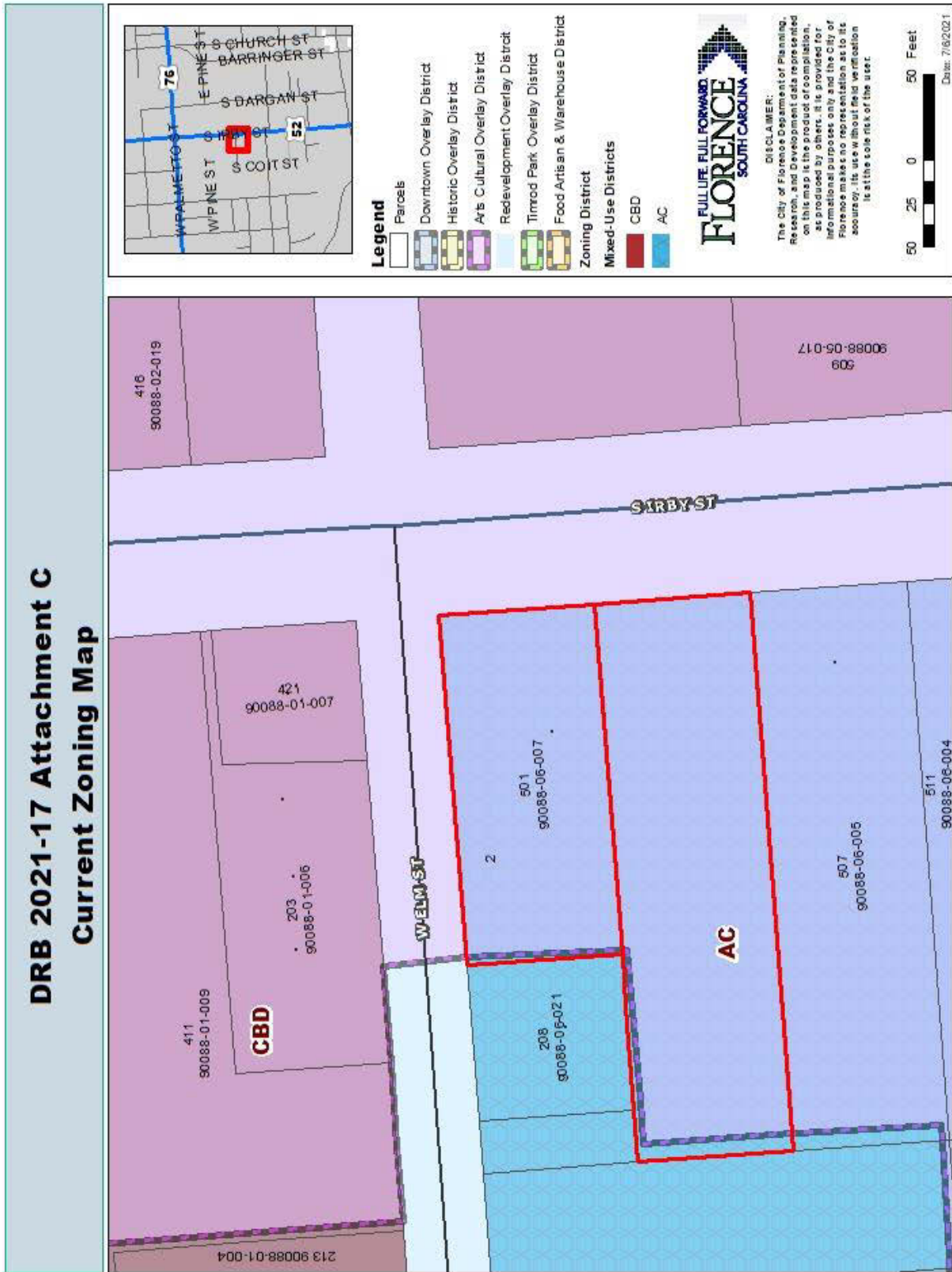
Attachment A: Vicinity Map



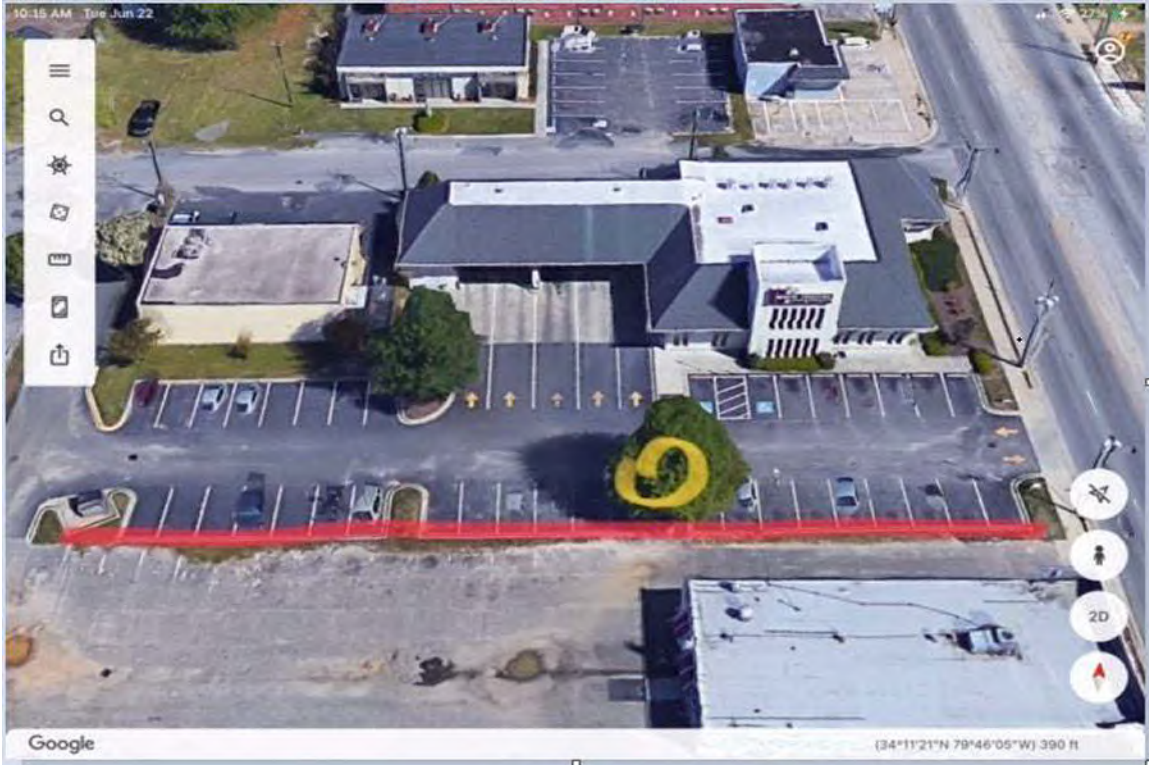
Attachment B: Location Map



Attachment C: Zoning Map



Attachment D: Site Plan



(Red Denotes Fence Location; Yellow Denotes Tree to be Trimmed)



(Red Denotes Fence Location; Yellow Denotes Tree to be Trimmed)

Attachment E: Site Photos



East towards South Irby Street – Property Line Shared with 507 Live



East towards South Irby Street – Property Line Shared with 507 Live



Facing Northwest from 507 Live Entrance



Facing West towards South Coit Street – Location of Proposed Fence



Facing Southwest from SCFCU Entrance on South Irby Street

Attachment F: Proposed Fence Detail



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

DATE: August 11, 2021

CASE NUMBER: DRB-2021-19

LOCATION: 270 South Coit Street

TAX MAP NUMBER: 90087-01-023

OWNER OF RECORD: T & W Rentals LLC

APPLICANT: Ashby Gressette, AIA

PROJECT DESCRIPTION: Renovation of existing building and demolition of later addition.

OVERLAY DISTRICT: D-1 Redevelopment Overlay District

Project Description

The applicant is seeking a Certificate of Appropriateness (COA) to renovate the building located at 270 South Coit Street, Tax Map Parcel 90087-01-023. The proposal is to restore the building to use as a small professional office building, with the scope of work including the removal of the 1956 addition and the renovation of the original building constructed in 1935. A new entrance, off street parking, and a ramp from the parking area to the front door is also proposed.

Background Information

The small brick house was built in 1935 and an addition was constructed on the south side and to the rear in 1956. A variety of commercial uses have been located in these two units over the years. The applicant is a retired architect wishing to use the building as office space.

Staff Analysis

In considering the issue of appropriateness for these districts, the Design Review Board and the Downtown Planning Coordinator shall use the following criteria:

1. The historic and significant character of the property should be retained and preserved;
The goal is to recreate the residential nature of the original 1935 building by removing the discount store addition. A 9 foot deep entry with a small porch will be constructed over the two commercial front doors and a Palladian window installed to face the street. With the addition removed, a small back porch can be recreated.
2. Distinctive features, finishes, and construction techniques or examples that characterize a property should be preserved;

Because of inconsistent brick colors, patching and repairs, removal of the attached addition, and brick veneer construction, the plan is to paint the exterior brick white to provide a consistent finish. The shingles will be dark gray.

3. For all buildings, aluminum or vinyl siding may not be used unless approved by the Design Review Board;
No new siding is proposed; the siding already on the roof level will be cleaned and preserved and the existing brick will be painted.
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;
Because of inconsistencies and the exposure of the south side and rear, the brick will be painted white to provide continuity.
5. New additions and adjacent or related new construction should be undertaken in such a manner that if removed in the future, the essential form and integrity of the original property and its environment would be unimpaired;
The addition constructed in 1956 will be removed, leaving the original structure intact.
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.
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 new windows and doors will be compatible with the overall architectural style of the original building although not exact replacements for the original. The newly exposed south side will have windows to mirror those on the north side.
8. The visual relationship of open space between buildings or structures should be compatible with adjacent buildings or structures;
Not applicable.
9. The design of the roof should be compatible with the architectural style and character of existing buildings and surrounding structures;
The existing roof will be repaired with the same materials and color as the original.
10. Landscaping should be added that enhances the property and provides for green space and appropriate buffering between land uses and/or property boundaries;
A low white brick wall parallel with the sidewalk will be installed to define the property and provide a landscaped area in front of the building. Foundation plantings will be installed along the side of the building. A small parking lot will be installed along with a ramp to provide access to the door.

11. The scale of buildings or structures after alteration, construction, or partial demolition should be compatible with the style and character of surrounding buildings and structures;
The renovated building will be in keeping with the area.

12. When appropriate, the architectural details (colors, materials, and textures) should be compatible with the style and character of surrounding buildings and structures;
The renovations are appropriate for the area and the era of construction.

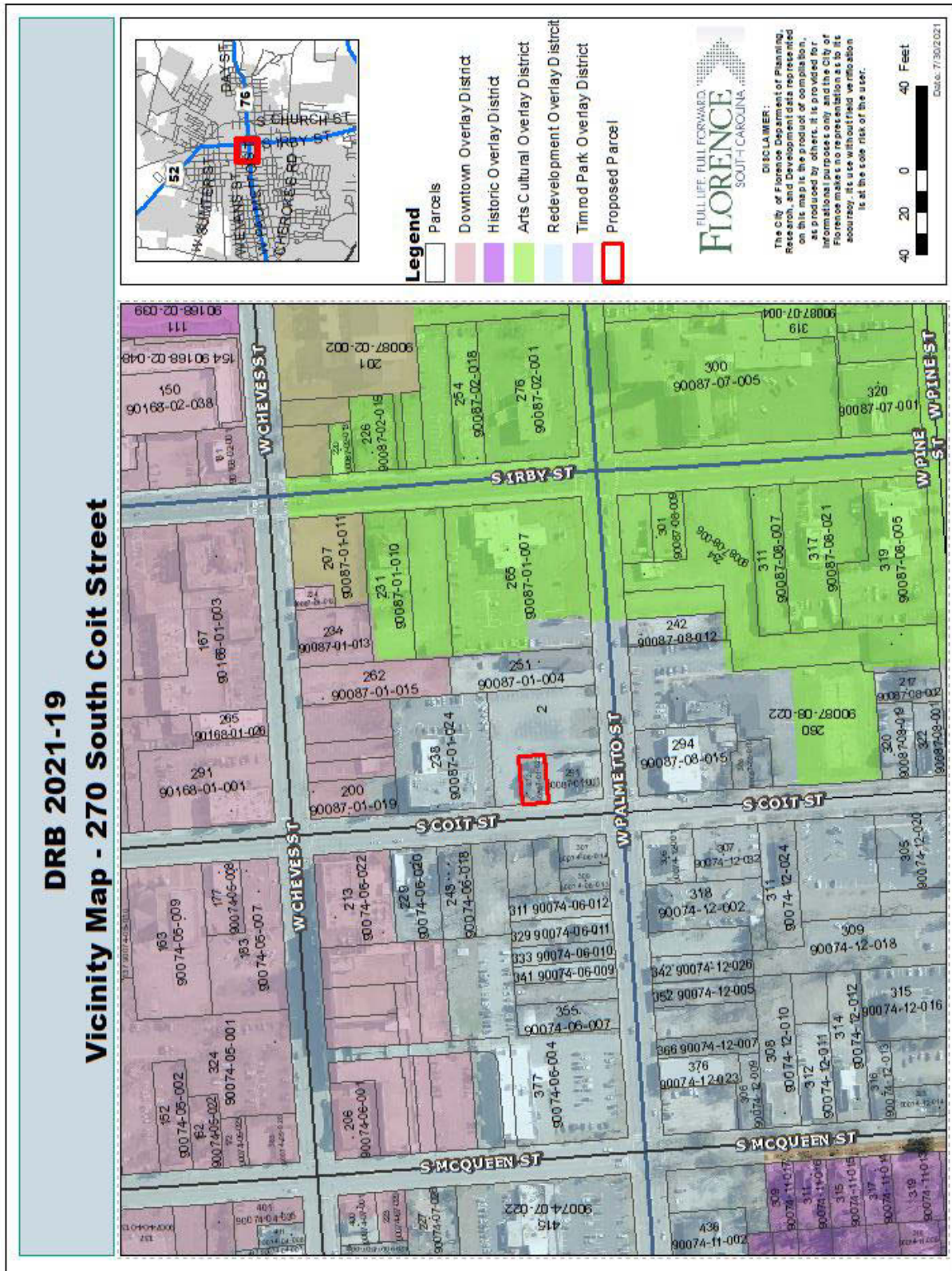
Board Action

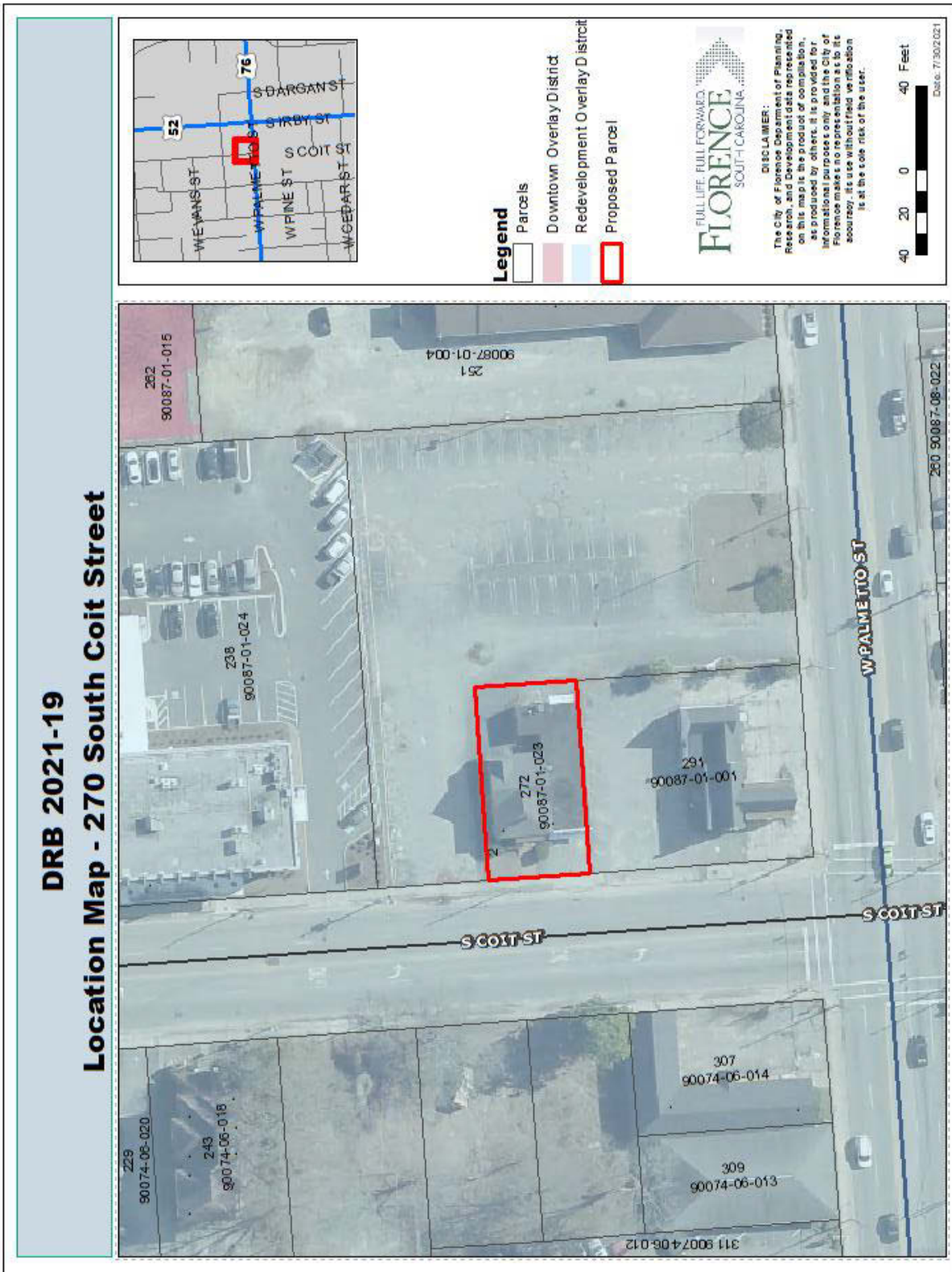
1. Consider only the evidence presented before the board during the public hearing.
2. Make findings of fact to apply the guidelines to the application presently before the board.
3. Based on the findings of fact, make a decision regarding the request on the application.

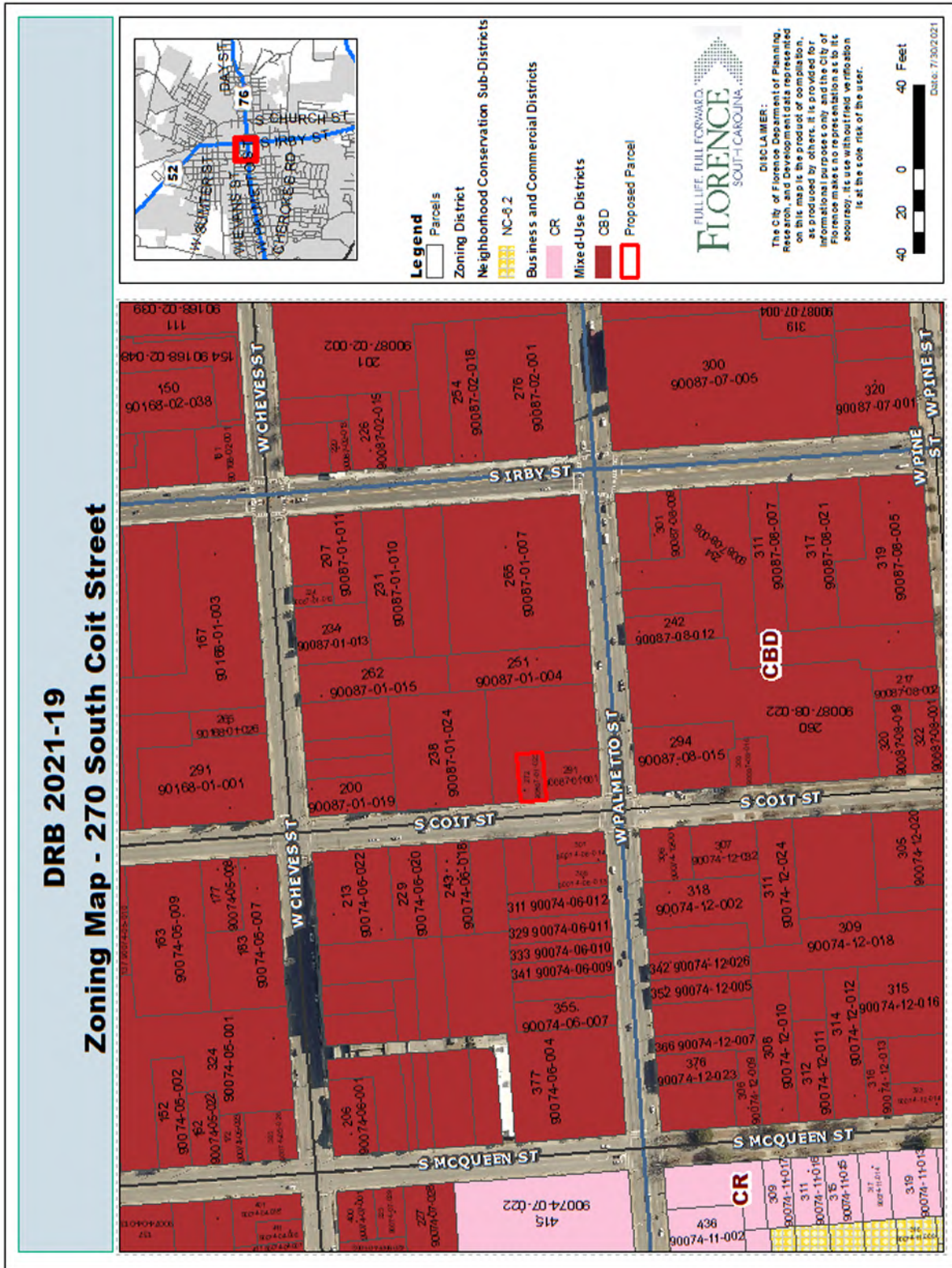
Attachments

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

Attachment A: Vicinity Map







Attachment D: Site Photos



Existing front of building to be renovated.



Existing front of addition to be removed.



Existing side of building to be removed and parking area to be refreshed.



Existing south side of building to be removed.



Existing rear parking area.



Existing rear of building to be removed.



North side of building to be removed (on left).



North side of building to be renovated (on right).

270 – 272 S. Coit Street

This project is envisioned as the renovation of a historic OFFICE Building (circa 1935). To highlight the design of the historic brick-veneer building, a request for the demolition of the flat-roof addition (circa 1956) is made. The addition has no historical value and detracts from the original structure.

SITE:

With the addition demolished, there is an opportunity to provide a single-lane driveway along the south side of the historic building. Parking for two or three cars on-site would occur on the eastern, interior portion of the site.

Other site plan developments would include an entry hall on the western side (S. Coit Street Side) to be consistent with the original architectural style. A ramp from the parking area would negotiate the level change to the finished floor.

Site improvements would include landscaping as required. A low brick wall parallel with the S. Coit sidewalk would define the property and serve as a background for street-number graphics.

PLAN:

The floor plan primarily represents an interior renovation. The occupancy would be a professional office space on a very limited basis. The plan appears to accommodate 2 offices and a conference space. A small toilet and storage closet would be included.

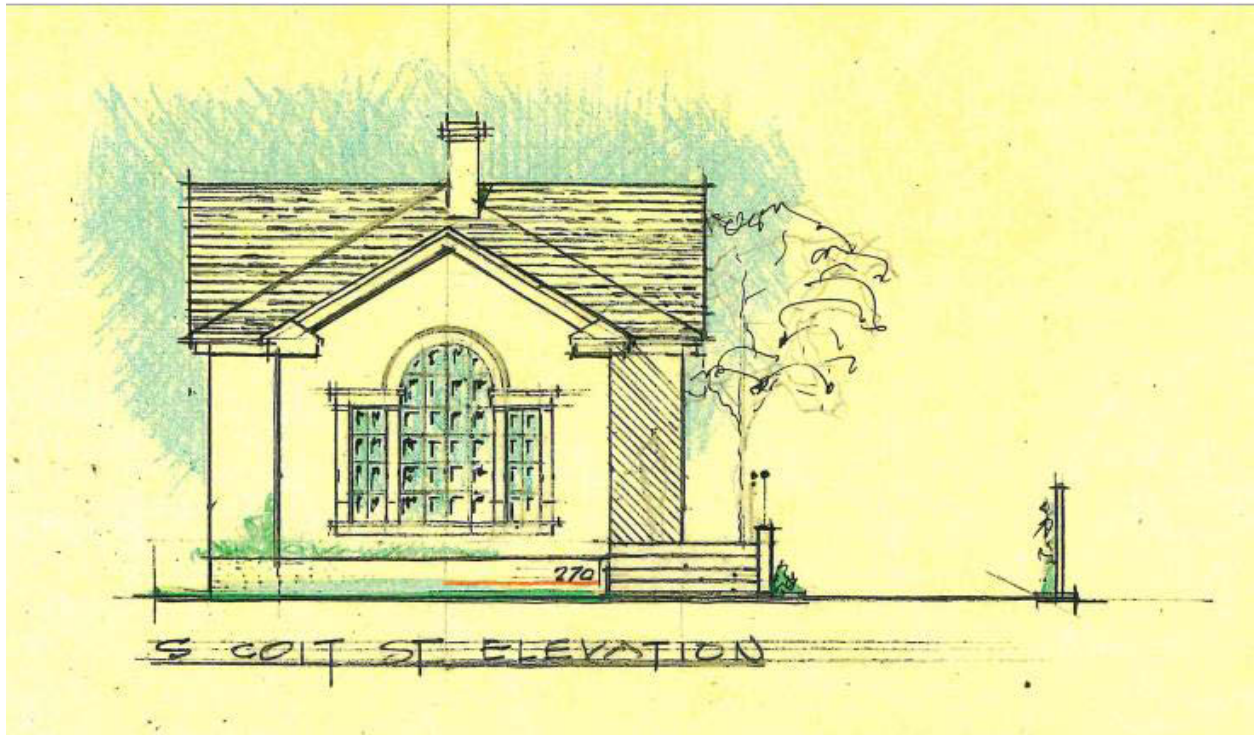
EXTERIOR:

With the unsightly addition gone, the goal is to re-create the image of a small office structure, almost residential in nature.

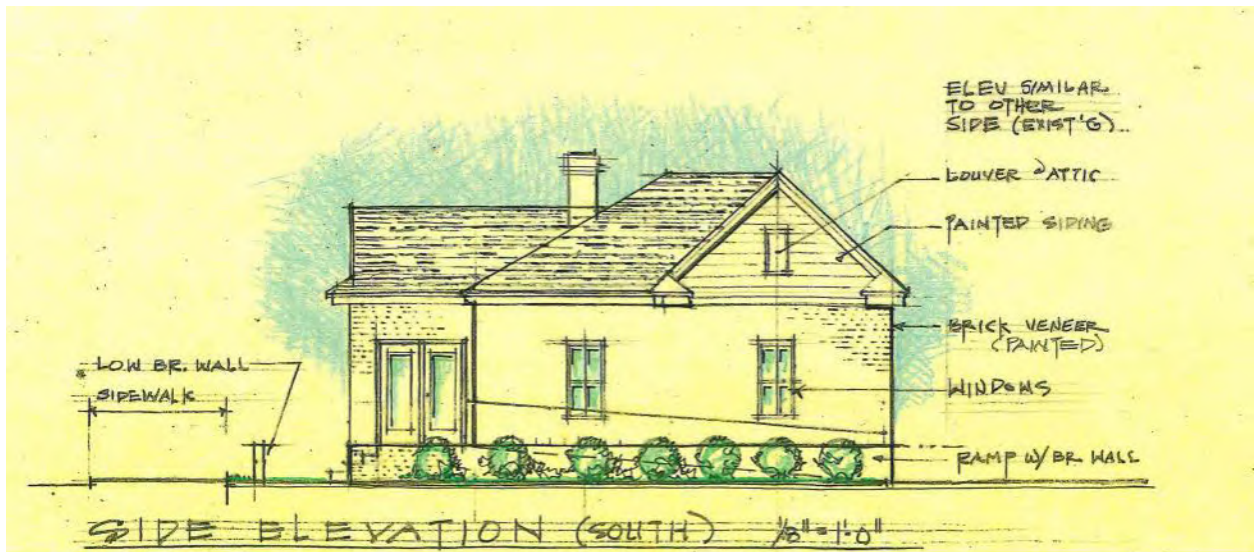
Existing windows would remain on the north side of the building and similar windows would be placed on the south side. A new brick veneer addition with a Palladian Arch window would be placed on the street side to enhance the curb appeal of the renovated structure.

Because of inconsistent brick colors, patching and repairing, and new brick-veneer construction, the exterior would be painted white. Shingles would be a dark grey.

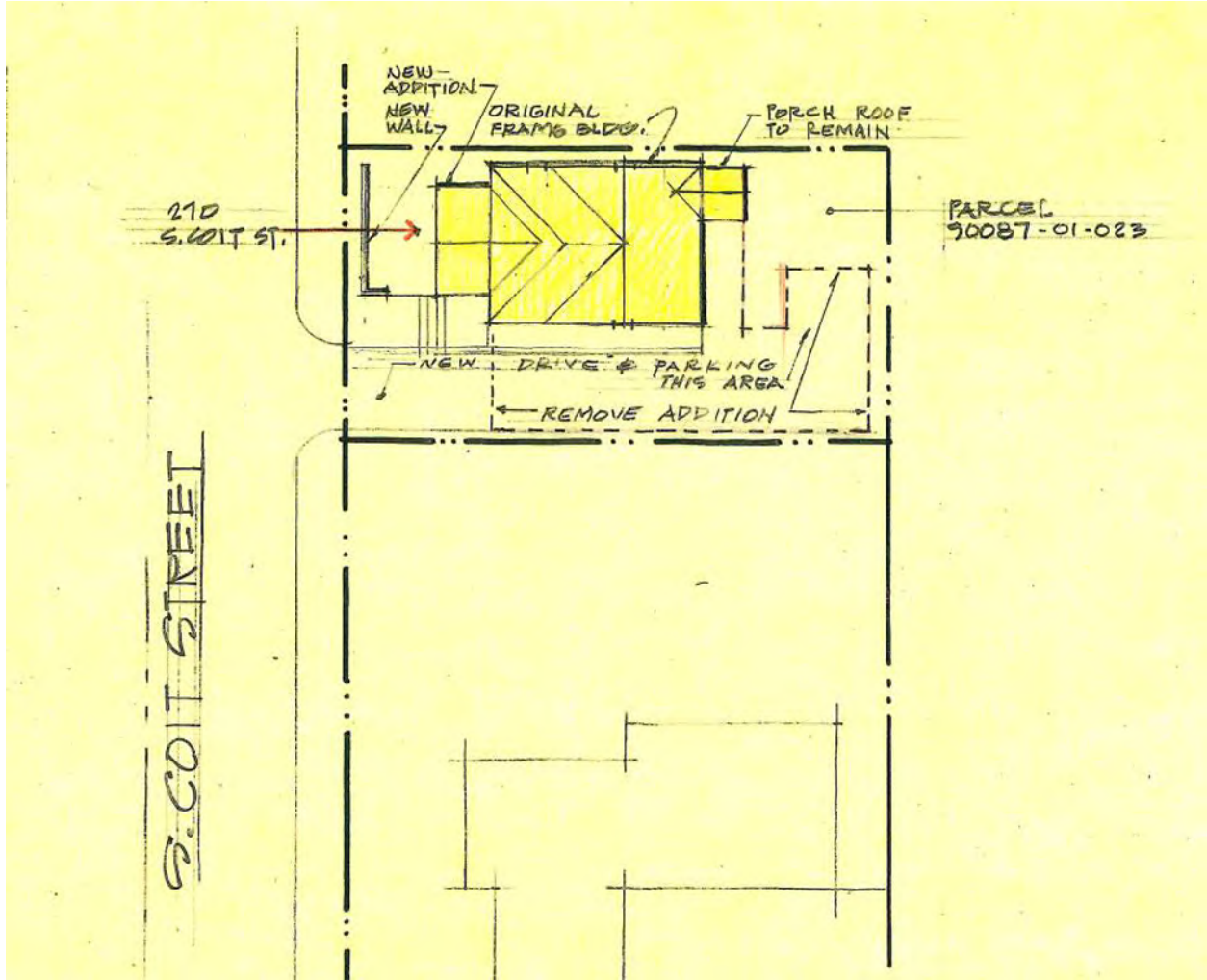
Attachment F: Proposal Renderings



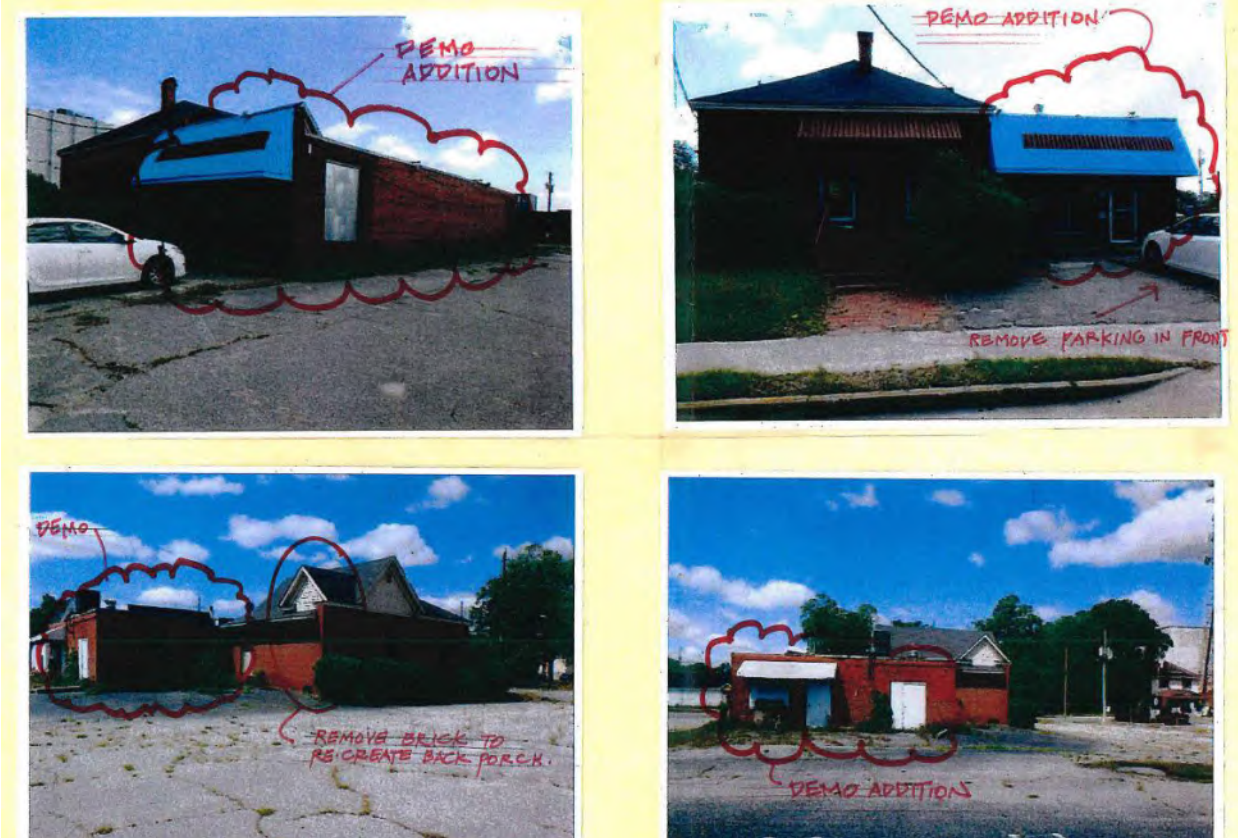
Proposed front elevation with new windows, ramp, and entrance.



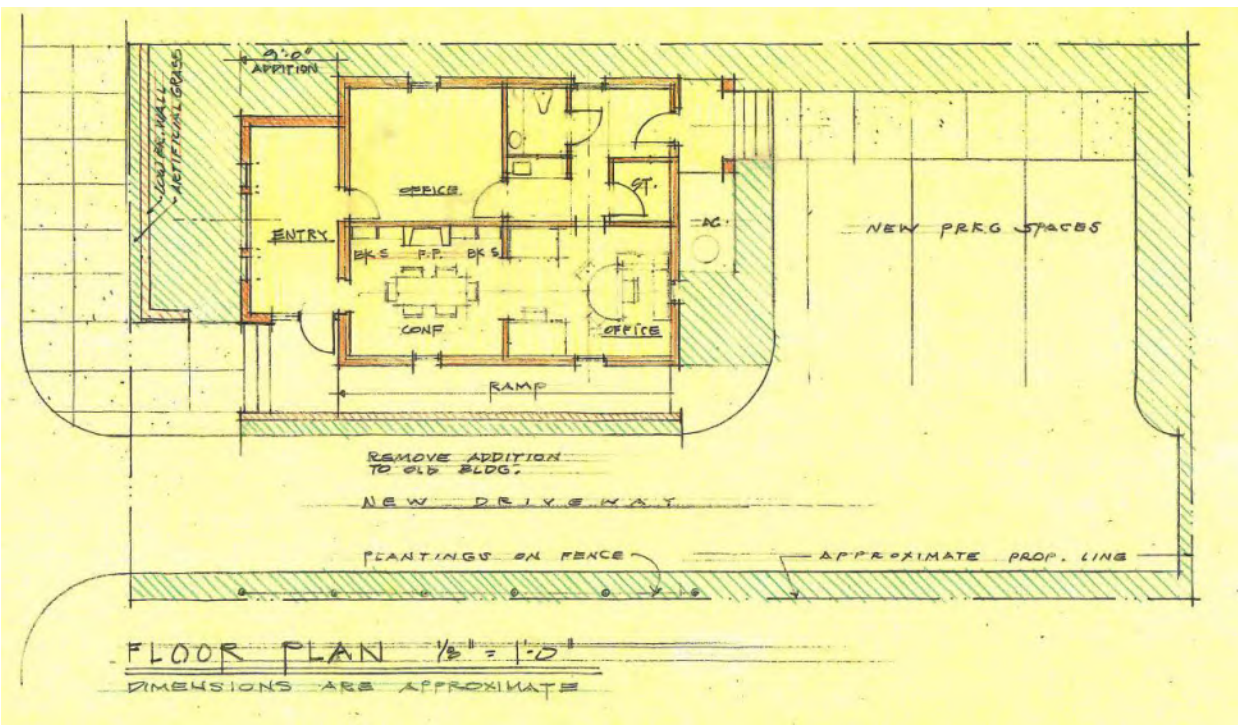
Proposed side elevation with new windows, entrance and ramp.



Proposed site plan layout.



Proposed scope of work.



Proposed floor plan.

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

DATE: August 11, 2021
CASE NUMBER: DRB 2021-20
LOCATION: 168 South Dargan Street
TAX MAP NUMBER: 90169-01-023
OWNER OF RECORD: Victor Webster
APPLICANT: Victor Webster
PROJECT DESCRIPTION: Outdoor eating area pavilion
OVERLAY DISTRICT: H-1 Historic Overlay District

Project Description

The applicant is seeking a Certificate of Appropriateness (COA) to provide a covered outdoor dining space behind the building located on Tax Map Parcel 90169-01-023 at the address of 168 South Dargan Street. The applicant is proposing the construction of a dark stained wooden deck with a white tent over the courtyard in the rear of the parcel for outdoor dining. It will be similar in style and scale to the one behind Victor's restaurant at 126 West Evans Street.

A site plan has not yet been submitted, but staff will require a site plan showing the exact location and height of the deck, as well as seeing a plan for stormwater mitigation before the COA and building permits will be issued.

Background Information

The building was built in 1935 and has a total area of 1,288 square feet. It is currently being operated as the Thai House and Sushi Bar restaurant.

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. If the goal for Florence's Historic District is to become a National Register Historic District or simply to maintain the historical significance of a building, the following general guidelines should apply:

1. Every reasonable effort should be made to preserve and enhance the historically significant elements of a building.
Not applicable to this request.
2. Architectural restoration, rather than renovation, is a preferred option when feasible.
Not applicable to this request.

3. Qualities critical to overall design should be studied and retained when possible.
Not applicable to this request.
4. Before replacing historic elements of a building, preservation and consolidation should be considered.
Not applicable to this request.
5. All additions and renovations to existing structures should complement the original or historic elements in terms of material, size, shape, and color.
The tent structure will be similar to one already in place at a nearby restaurant. The deck will be similar to those serving other restaurants on this block.
6. New construction should be appropriate to the period and style of character of the district as a whole.
The tent will be in the rear and not visible from South Dargan Street.
7. To avoid deterioration and possible loss, all elements, especially the historically significant elements, should be carefully maintained. Repairs should match in terms of materials, size, shape, and color.
Not applicable to this request.
8. Façade details such as cornice ornaments should not be covered to avoid the need for maintenance painting or refinishing.
Not applicable to this request.

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.

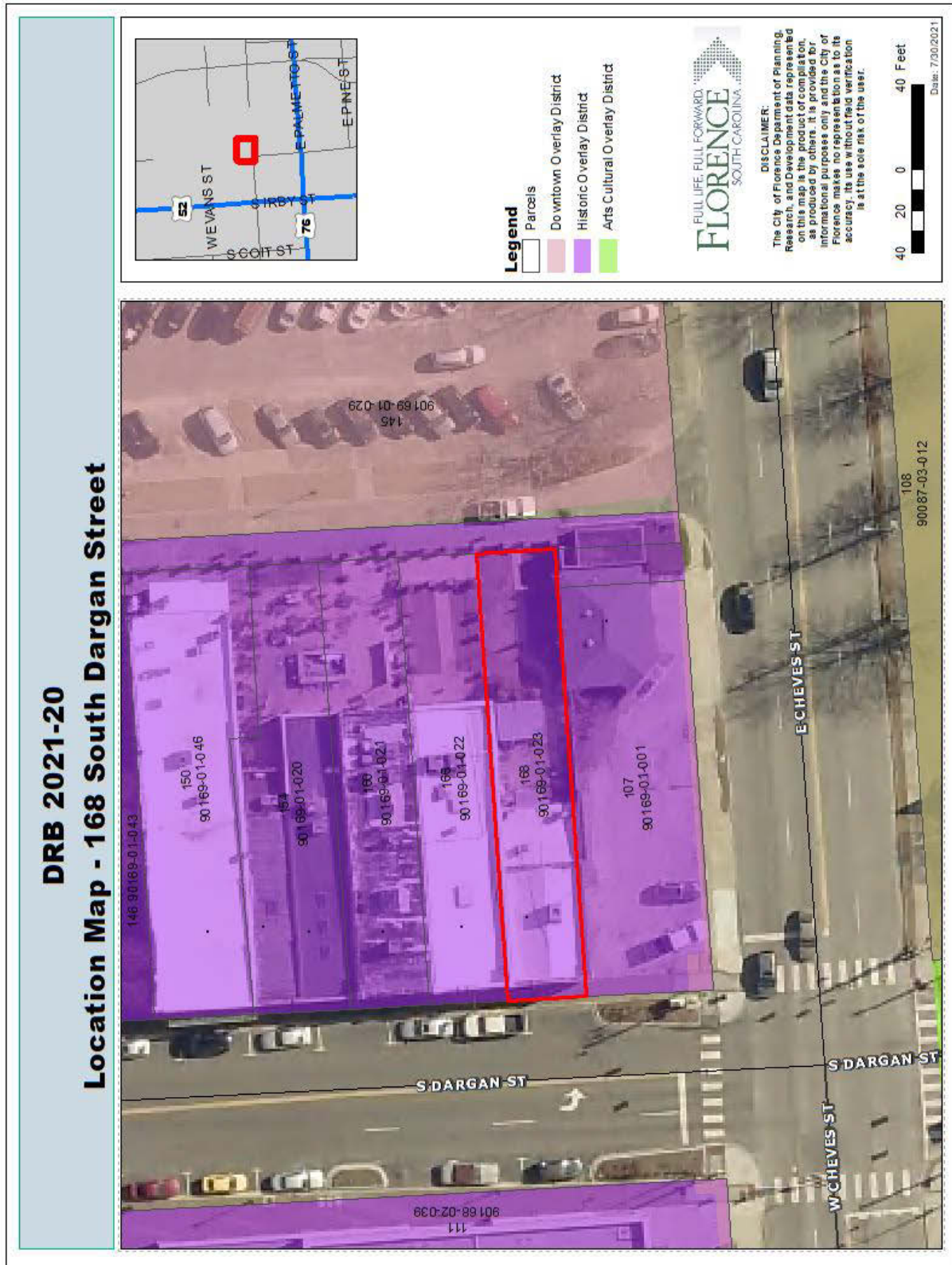
Attachments

- A. Vicinity Map
- B. Location Map
- C. Zoning Map
- D. Outdoor Structure Examples
- E. Site Photos

Attachment A: Vicinity Map



Attachment B: Location Map





Attachment D: Outdoor Structure Examples



The tent at Victor's Restaurant.



Victor's.



The tent in place behind the Thai House.

Attachment F: Site Photos



Front of restaurant from South Dargan Street.



Rear of parcel where deck and tent would be located.



Similar structure next door at the Bird's Nest Restaurant, approved by the DRB in August, 2018.

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

DATE: August 11, 2021
CASE NUMBER: DRB 2021-21
LOCATION: 615 South Dargan Street
TAX MAP NUMBER: 90088-08-003
OWNER OF RECORD: Draper G. Myers
APPLICANT: Palmetto Solar LLC – Polly Johnson
PROJECT DESCRIPTION: Installation of Solar Panels
OVERLAY DISTRICT: D-1 Redevelopment Overlay District

Project Description

The applicant is seeking a Certificate of Appropriateness (COA) to install solar panels on the roof of the building located on Tax Map Parcel 90088-08-003 at the address of 615 South Dargan Street. The scope of work includes the installation of a solar panel system which will include 16 solar panels mounted on the southside of the funeral home’s roof (Attachment D). Additional system equipment, like the DC disconnect and inverter, will be located at ground level on the northwest side of the building in proximity to the electrical meter.

Background Information

The 2700 square foot building was constructed in 1920 as a 3-bedroom, 2 bath residence on a 0.82 acre lot. Draper Myers has recently purchased the building to convert it into a funeral home. Mr. Myers received zoning approval for a funeral home earlier this year in April.

Staff Analysis

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

Sec. 3-8.1.6 Renewable Energy Systems

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

2. *Ground-Mounts.* Ground or structure-mounted photovoltaic arrays (not mounted on buildings) shall be setback as if they were detached accessory buildings if the highest point on the panels is more than six feet above grade. (see Section 3-8.1.9, *Accessory Buildings and Structures*)
3. *Carports and Covered Walkways.* Carports and walkways in multifamily developments may be covered with photovoltaic arrays, provided that:
 - a. There is not less than eight feet of clearance under the carport or covered walkway; and
 - b. In residential zoning districts, PV panels that cover carports and covered walkways are set back from the front property line as required for principal buildings. Additional setbacks may be required in other areas in order to comply with building setback requirements or accessory structure requirements for the underlying structures.

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

In considering the issue of appropriateness, the Design Review Board and the Downtown Planning Coordinator shall use the *Design Guidelines for Downtown Florence, South Carolina* prepared by Allison Platt & Associates and Hunter Interests Inc., as adopted by Florence City Council. Where specific guidelines are not available the following general guidelines shall apply:

1. The historic and significant character of the property should be retained and preserved;
The façade of the building will not be affected by the addition of the solar panels on the roof. Due to the pitch of the roof and the location of the solar panels, visibility from the South Dargan Street will be minimal.
2. Distinctive features, finishes, and construction techniques or examples that characterize a property should be preserved;
The new solar panels will be installed over the existing roof and could be removed in the future.
3. For all buildings, aluminum or vinyl siding may not be used unless approved by the Design Review Board;
Not applicable.
4. Chemical or physical treatments that cause damage to or cover the original materials may not be used unless approved by the Design Review Board;
The solar panels will be attached to the existing roof structure.
5. New additions and adjacent or related new construction should be undertaken in such a manner that if removed in the future, the essential form and integrity of the original property and its environment would be unimpaired;
The solar panels can be removed in the future if necessary.
6. The height of any alteration or construction should be compatible with the style and character of the proposed or modified structure or building and with the surrounding buildings and structures;
The solar panels do not add significant height to the roof.
7. The proportions and relationship between doors and windows should be compatible with the architectural style and character of the building and surrounding buildings;
Not applicable.

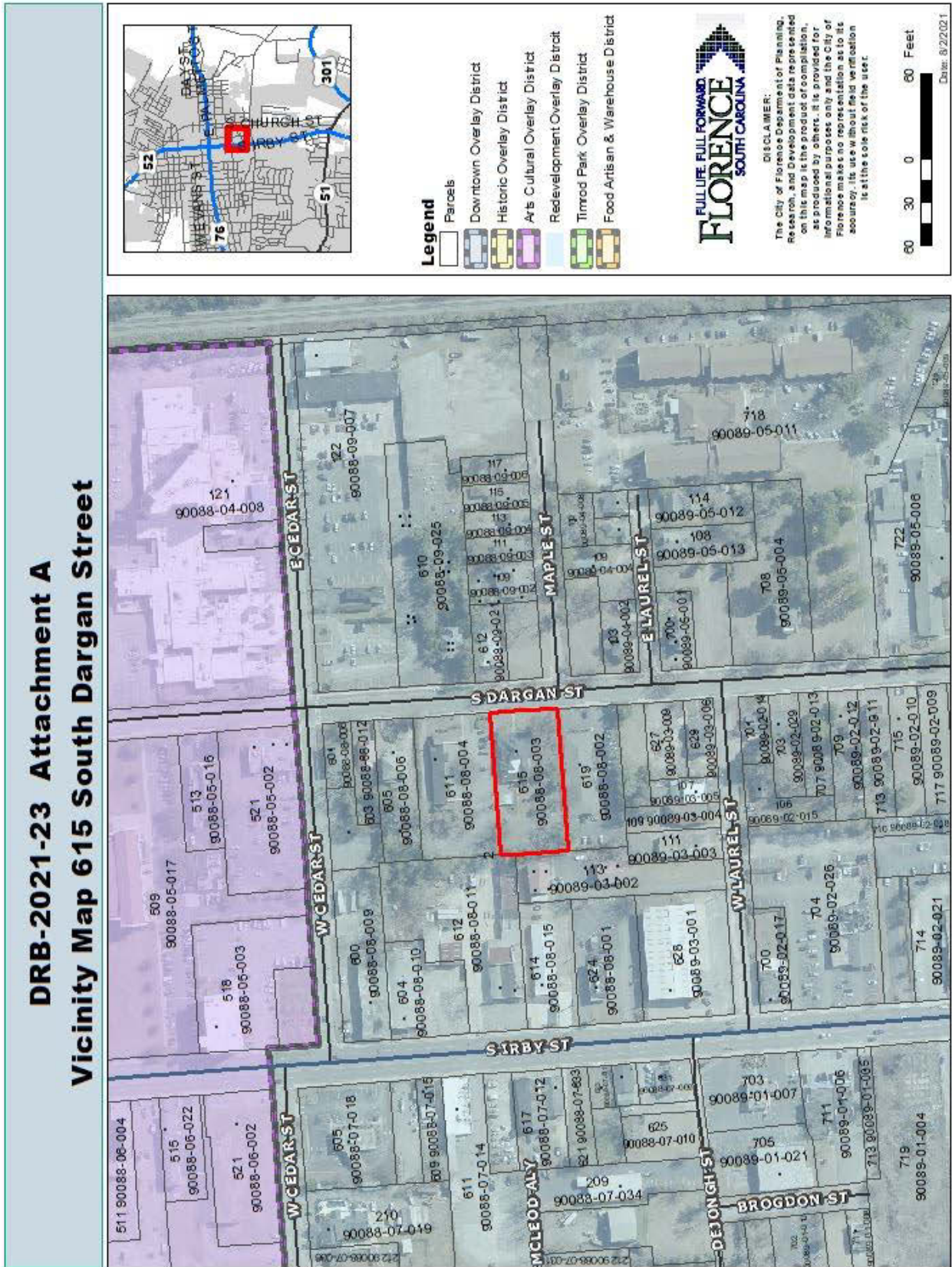
8. The visual relationship of open space between buildings or structures should be compatible with adjacent buildings or structures;
Not applicable.
9. The design of the roof should be compatible with the architectural style and character of existing buildings and surrounding structures;
The roof design will not change; the solar panels will be installed directly on top of the existing roof in the pattern shown in Attachment D. Attachment E shows the solar panel details. Solar panel installations have been allowed within the Timrod Park Neighborhood when located to minimize visibility from the street and/or appropriately colored panels are used. The proposed panels are black with black trim and match the existing roof.
10. Landscaping should be added that enhances the property and provides for greenspace and appropriate buffering between land uses;
Not applicable to this request.
11. The scale of buildings or structures after alteration, construction, or partial demolition should be compatible with the style and character of surrounding buildings and structures.
Not applicable to this request.
12. When appropriate, the architectural details (colors, materials, and textures) should be compatible with the style and character of surrounding buildings and structures.
The solar panels consist of a black anodized aluminum alloy frame and black solar glass with an anti-reflective surface (Attachment E).

Board Action

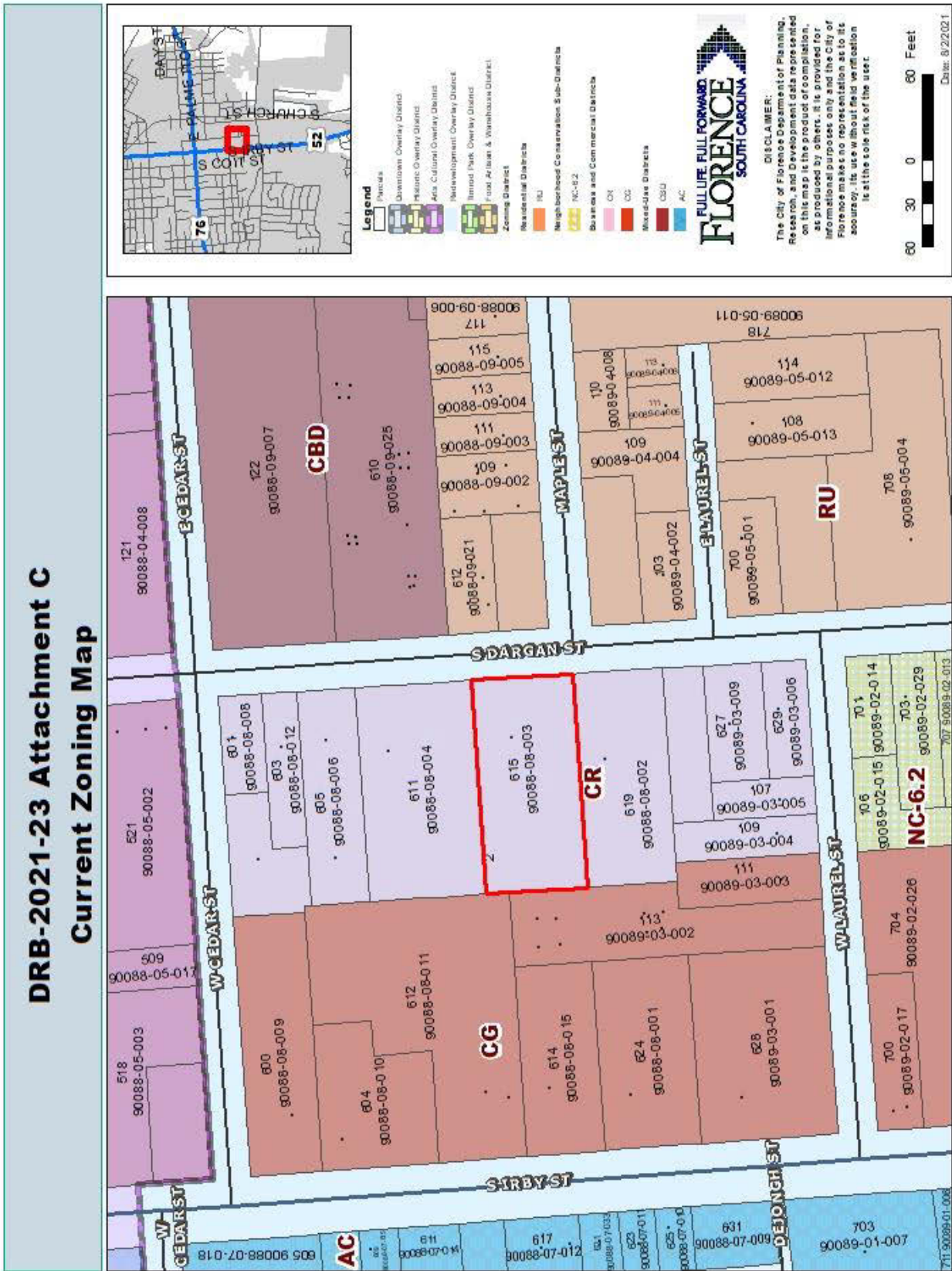
1. Consider only the evidence presented before the board during the public hearing.
2. Make findings of fact to apply the guidelines to the application presently before the board.
3. Based on the findings of fact, make a decision regarding the request on the application.

Attachments

- A. Vicinity Map
- B. Location Map
- C. Zoning Map
- D. Site Plan
- E. Solar Panel Detail
- F. Site Photos







Attachment D: Site Plan

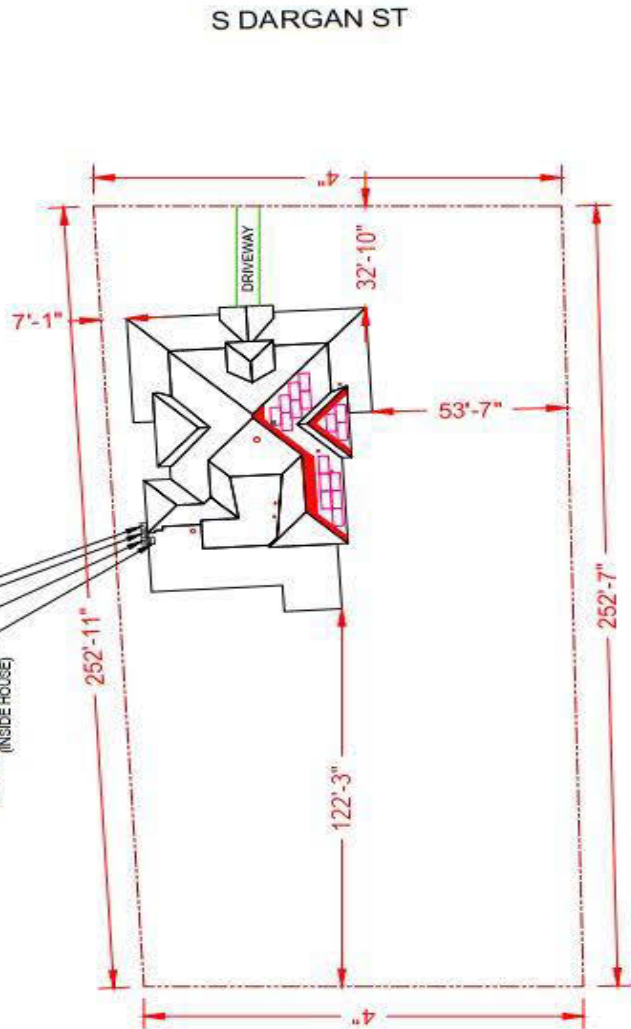


PROJECT NAME & ADDRESS DRAPER G MYERS 615 S DARGAN ST, FLORENCE, SC 29506, USA		SIGNATURE WITH SEAL	
REVISIONS	DATE	SHEET TITLE SITE PLAN	
NO.	DATE	DRAWN DATE	DESIGNED
		DRAWN BY	DC
		REVIEWED BY	-
		SHEET NUMBER A-101	

LEGEND

- FIRE SETBACK
- PROPERTY LINE
- JUNCTION BOX
- SKYLIGHT (ROOF OBSTRUCTION)
- CHIMNEY (ROOF OBSTRUCTION)
- VENT, ATTIC FAN (ROOF OBSTRUCTION)

- (N) SOLAREDGE SE3800H-US INVERTER
- (N) EXTERIOR LOCKABLE LABELED AND FUSED AC DISCONNECT (UTILITY DISCONNECT)
- (E) UTILITY METER
- (E) MAIN SERVICE PANEL (INSIDE HOUSE)



1 | SITE PLAN
SCALE: 1/32" = 1'-0"

powered by

Q.ANTUM DUO



Q.PEAK DUO BLK-G6+

330-345

ENDURING HIGH PERFORMANCE









- 

Q.ANTUM TECHNOLOGY: LOW LEVELIZED COST OF ELECTRICITY
Higher yield per surface area, lower BOS costs, higher power classes, and an efficiency rate of up to 19.5%.
- 

INNOVATIVE ALL-WEATHER TECHNOLOGY
Optimal yields, whatever the weather with excellent low-light and temperature behavior.
- 

ENDURING HIGH PERFORMANCE
Long-term yield security with Anti LID and Anti PID Technology¹, Hot-Spot Protect and Traceable Quality Tra.G™.
- 

EXTREME WEATHER RATING
High-tech aluminum alloy frame, certified for high snow (5400Pa) and wind loads (4000Pa).
- 

A RELIABLE INVESTMENT
Inclusive 25-year product warranty and 25-year linear performance warranty².
- 

STATE OF THE ART MODULE TECHNOLOGY
Q.ANTUM DUO combines cutting edge cell separation and innovative wiring with Q.ANTUM Technology.

¹ APT test conditions according to IEC/TS 62804-1:2015, method B (c=1800V, 166%)
² See data sheet on rear for further information

THE IDEAL SOLUTION FOR:



Rooftop arrays or residential buildings



Engineered in Germany

Attachment F: Site Photos



Front of Funeral Home – 615 South Dargan Street



Southeast side of building from South Dargan Street



View of solar panel location visible from South Dargan Street

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

DATE: August 11, 2021
CASE NUMBER: DRB 2021-22
LOCATION: 400 West Cheves Street
TAX MAP NUMBER: 90074-07-001
OWNER OF RECORD: DH Holdings LLC
APPLICANT: John Deberry
PROJECT DESCRIPTION: Partial Building Demolition
OVERLAY DISTRICT: D-2 Downtown Overlay District

Project Description

The applicant is seeking a Certificate of Appropriateness (COA) to remove a portion of the building located on Tax Map Parcel 90074-07-001 at the address of 400 West Cheves Street. The applicant is proposing to remove the brick building at 400 West Cheves Street and leave intact the stucco building at 410 West Cheves Street. The intent is to renovate the remaining building in the near future.

Background Information

The conjoined commercial buildings were built in 1947 and consist of about 1325 square feet for 400 West Cheves Street and 1285 square feet for 410 West Cheves Street. They were used for a variety of commercial purposes, but have been vacant for a number of years and are subject to frequent acts of vandalism.

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. Because the request involves a complete demolition, the considerations listed below are not applicable.

1. Every reasonable effort should be made to preserve and enhance the historically significant elements of a building.
2. Architectural restoration, rather than renovation, is a preferred option when feasible.
3. Qualities critical to overall design should be studied and retained when possible.
4. Before replacing historic elements of a building, preservation and consolidation should be

considered.

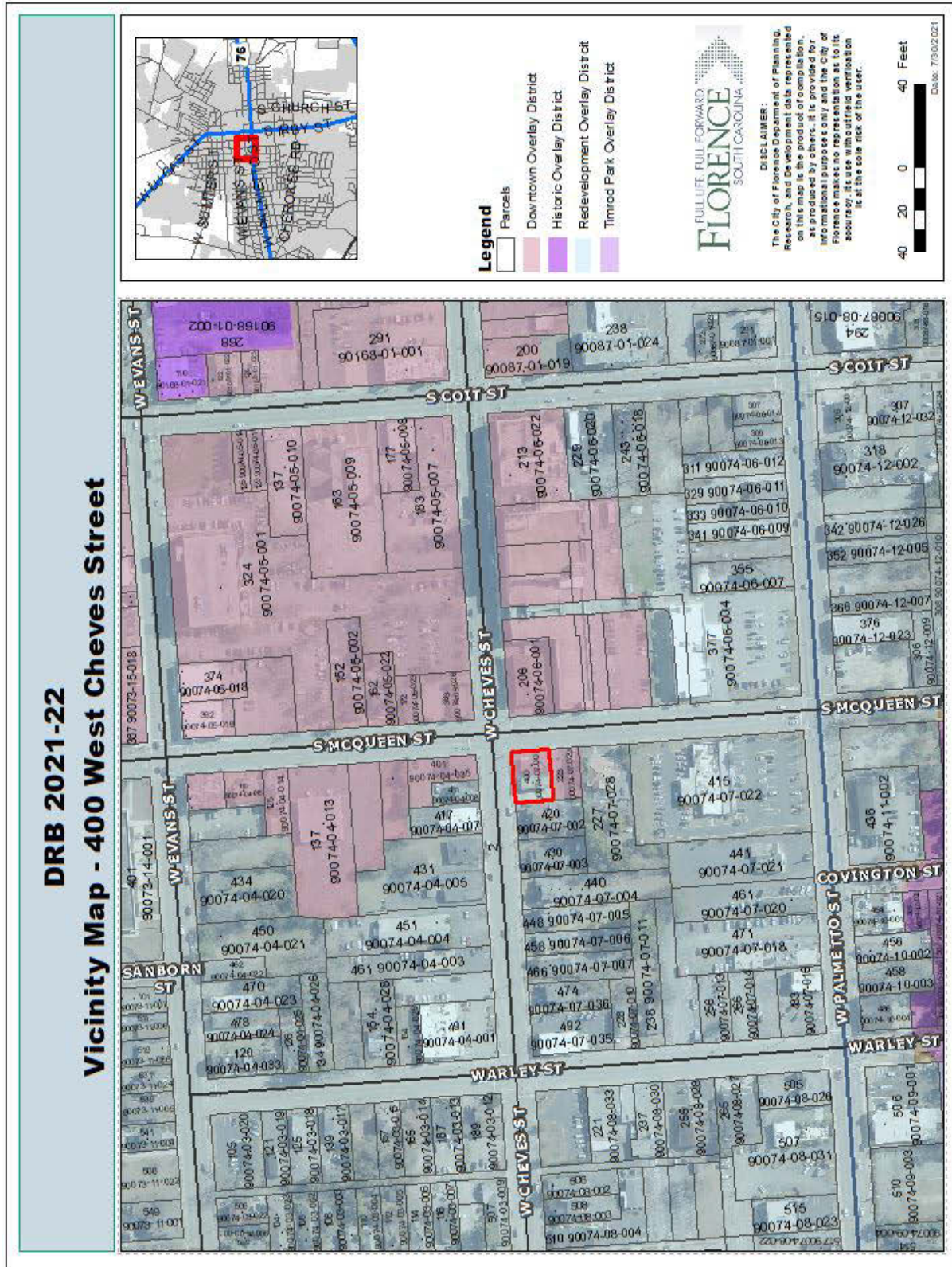
5. All additions and renovations to existing structures should complement the original or historic elements in terms of material, size, shape, and color.
6. New construction should be appropriate to the period and style of character of the district as a whole.
7. To avoid deterioration and possible loss, all elements, especially the historically significant elements, should be carefully maintained. Repairs should match in terms of materials, size, shape, and color.
8. Façade details such as cornice ornaments should not be covered to avoid the need for maintenance painting or refinishing.

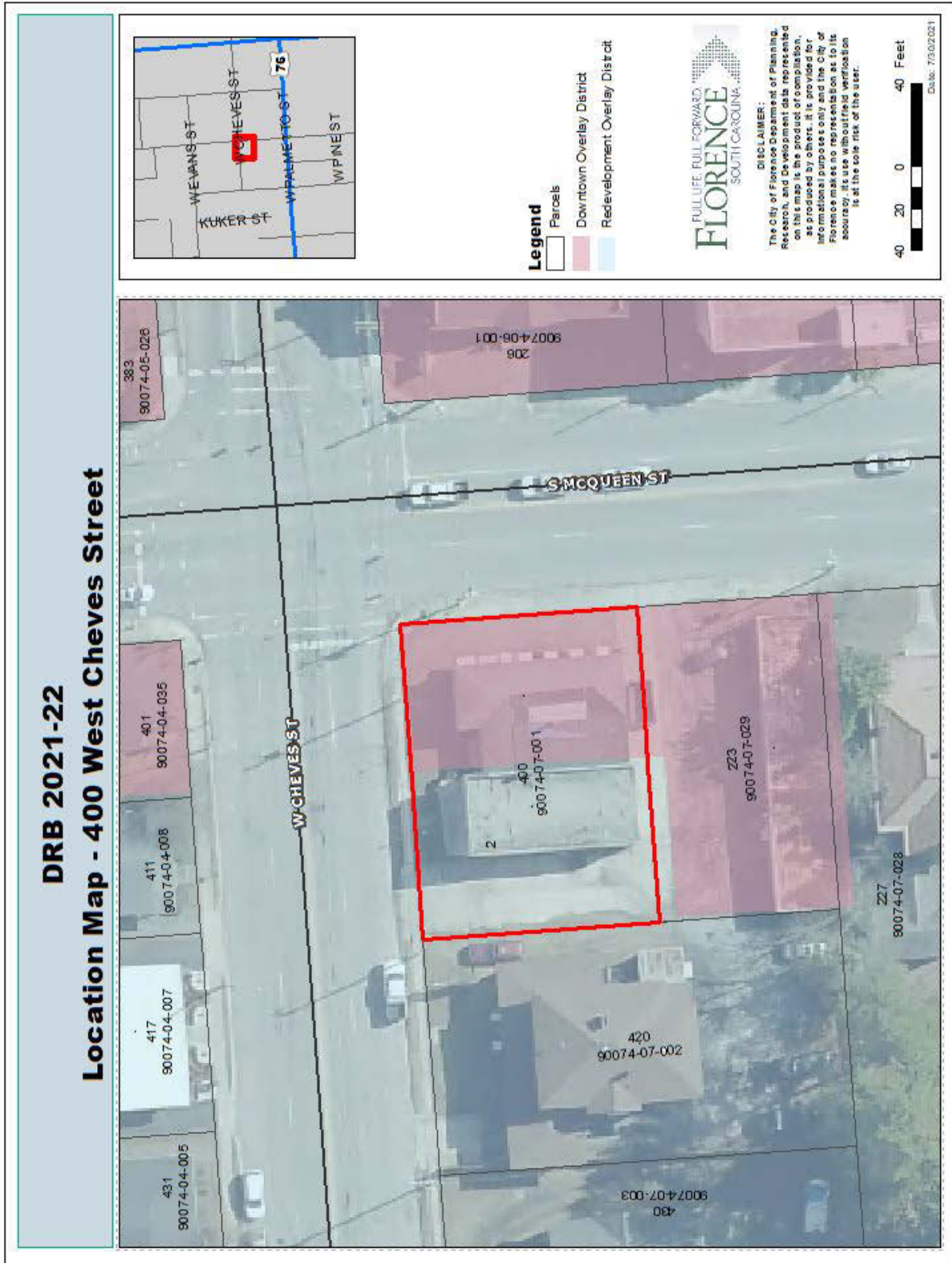
Board Action

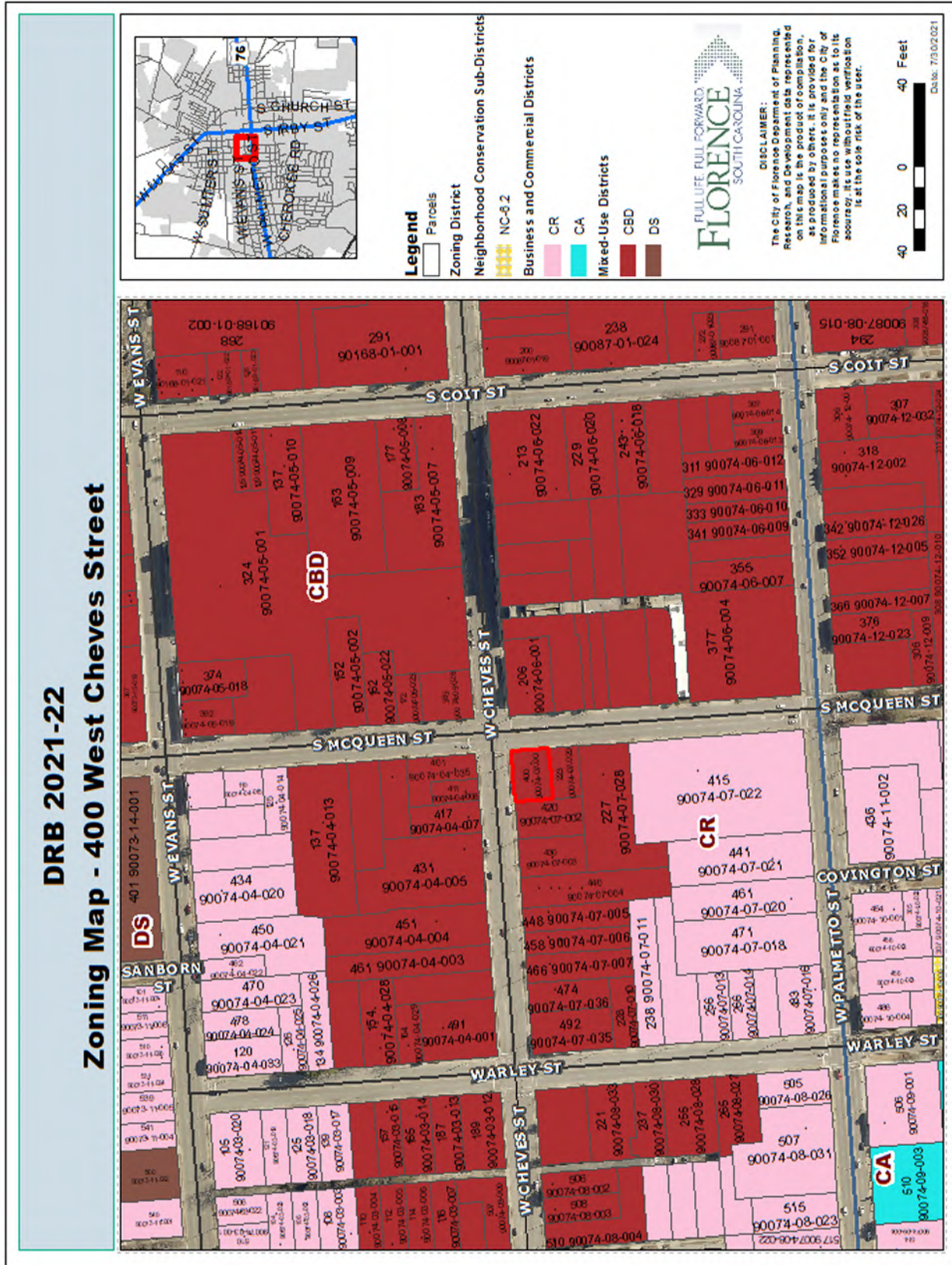
1. Consider only the evidence presented before the board during the public hearing.
2. Make findings of fact to apply the guidelines to the application presently before the board.
3. Based on the findings of fact, make a decision regarding the request on the application.

Attachments

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







Attachment D: Property Tax File Card

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FLORENCE COUNTY TAX ASSESSOR
Property Card Record for MBP: 90074-07-001 TAX YEAR: 2020 9/19/20 10:18:14 PAGE: 68363
----- PROPERTY LOCATION Address ----- PROPERTY BILLING NAME/ADDRESS ===
Number: 00000 Suffix: HYMAN VERA C
Street Name: 00000000T Street Suffix:
City: State: Zip: 00000 0000 541 FAIRWAY DR
District: 110 Land Class: CI COMMERCIAL IMPROVED FLORENCE SC29501
Legal Desc: CHEVES & MCQUEEN
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: 50 Eff Depth: 85
L A N D Square Feet: Primary Site 4,250
L A N D Square Feet: Primary Site 3,205
-----
C O M M E R C I A L MBP: 90074-07-001 BUILDING ID#: 001 SUFFIX#: 000
Category: 312 DISCOUNT STORES Yr.Built: 1947 Area Sq.Ft: 1,325
Improvement Cost with Additions: 13,278.09 Yard/Other Bldg Values: 2,084.94 Total Buildings Value: 15,363.03
-----
C O M M E R C I A L MBP: 90074-07-001 BUILDING ID#: 002 SUFFIX#: 000
Category: 312 DISCOUNT STORES Yr.Built: 1947 Area Sq.Ft: 1,285
Improvement Cost with Additions: 11,701.13 Yard/Other Bldg Values: 869.31 Total Buildings Value: 12,570.44
-----
--- Totals for MBP ---
# Buildings: 2 Building Value: 27,933.47 Land Market Value: 29,820.00
Market Acres: .00 Use Acres: .00 Land Use Value: .00
Bld/Land Use Total: 27,933.47 Bld/Land Mar.Total: 57,753.47 6% Bld Value: 27,933 # of 6% Blds: 2
Rental Acres: 0 Rental Acres Value: 0 Ren.Acres-Mar: 0 Ren.Acres Value-Mar: 0

```

Attachment E: Site Photos

Portion of building to be removed: rear, side, front.



Portion of the building to be preserved:

