

CITY OF FLORENCE DESIGN REVIEW BOARD
CITY CENTER – COUNCIL CHAMBERS
324 WEST EVANS STREET, FLORENCE, SC
WEDNESDAY, SEPTEMBER 13, 2023 – 2:00 P.M.
MEETING AGENDA

I. Call to Order

II. Approval of Minutes Regular meeting held on July 12, 2023

III. Public Hearing and Matter in Position for Action

DRB-2023-14 Request for a Certificate of Appropriateness for demolition of a house located at 720 Barringer Street, specifically identified as Florence County Tax Map Number 90104-02-006 in the D-1 Redevelopment Overlay District.

IV. Public Hearing and Matter in Position for Action

DRB-2023-15 Request for a Certificate of Appropriateness for renovations to be made to the house located at 604 Sandra Terrace, specifically identified as Florence County Tax Map Number 90064-07-003 in the D-4 Timrod Park Overlay District.

V. Adjournment Next meeting is scheduled for October 11, 2023.

CITY OF FLORENCE, SOUTH CAROLINA
DESIGN REVIEW BOARD
JULY 12, 2023 MINUTES

MEMBERS PRESENT: Jamie Carsten, Scott Collins, Brice Elvington, John Keith, Ranny Starnes, and David Tedder

MEMBERS ABSENT: Kyle Gunter, David Lowe, Joey McMillan, and Mike Padgett

STAFF PRESENT: Clint Moore, Derek Johnston, and Alane Zlotnicki

CALL TO ORDER: Chairman Carsten called the July 12, 2023 meeting to order at 2:17 p.m.

APPROVAL OF MINUTES: Chairman Carsten introduced the June 14, 2023 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. Tedder moved that they be approved; Dr. Keith seconded the motion, and it passed unanimously (6-0).

PUBLIC HEARINGS AND MATTERS IN POSITION FOR ACTION:

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

Chairman Carsten read the introduction to DRB-2023-04 and asked staff for their report. Mr. Johnston explained that this was a continuation from the month before as requested by the Design Review Board in order to give the applicant the opportunity to bring more details as well as to address concerns of the community. He explained that the use is permitted if the conditions of the *Unified Development Ordinance* are met, and it is the responsibility of the Board to ensure that the design meets the intent of the Design Guidelines.

Mr. Johnston shared the site plan, landscape plan, and materials list provided by the applicant at the request of the Board. He said this would be a Class A temporary sales event as defined in the *Unified Development Ordinance*. Parking was a major concern. The applicant anticipated 45 people with 20 parking spaces provided. The applicant has obtained an additional 54 parking spaces through the Kingdom Temple and the neighboring pawn shop for a total of 74 parking spaces available.

Because this lot is in the ISCOD and Redevelopment District, it is a permitted use, and Chapter 8 of the Design Guidelines gives requirements for materials and landscaping. The current site plan shows a chain link fence, which is prohibited by the Guidelines.

Mr. Collins asked Mr. Johnston to put the proposed site plot back up and to go over the details of the plan. Mr. Johnston explained that the main structure is about 2000 square feet in area, 14'6" high, set back 30 feet from South Irby Street. The smaller portable tents north of the permanent structure will be removed each weekend. There are food trucks on the lawn. Parking Lot A is existing and being restriped; Parking Lot B would be gravel. Mr. Tedder asked the full size of the lot. It is 0.64 acre. Ms. Starnes pointed out that

the parking area is required to be paved if it's used more than 2 weeks out of a year, so they'd have to have to provide a more permanent parking surface.

Mr. Elvington asked about the approval for up to 1500 people; Mr. Johnston pointed out that was just a cutoff number for the distinction of types of temporary uses in the *Unified Development Ordinance*. Mr. Moore explained that if the number of users exceeded the number of available parking spaces, it would become a codes issue where the owner would have to do something to limit the number of attendees.

Mr. Collins asked about restrooms; the code requires one per 50 attendees. The Kingdom Living church was going to be made available for restrooms and handicapped spaces.

Mr. Tedder clarified that the parking agreement with the church and pawn shop presupposes different hours of operation in order to have parking spaces available. Mr. Collins asked if a grease trap was required. Mr. Johnston said that it would be required if a vendor needed one.

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

Mr. Mike Tayara, who owns the property, spoke on behalf of the request. He said the Kingdom Temple applicants have been his neighbors for 7 or 8 years and he's never had a problem with them. He said he'd like to see South Irby Street be improved and this would help with that.

Ms. Carol Witherspoon said that she likes fresh produce and wants to be able to come to Florence from Darlington to buy it.

Ms. Christine B. Anderson, who lives in Lexington, SC, said she comes to Florence to shop, and she'd like to be able to get fresh produce at a reasonable price.

Mr. George Mack, the contractor on the project, said that he worked with the architect and engineer to bring something that won't damage the aesthetic of South Irby Street, and provide a place for people to sell their fresh produce.

Mr. Tedder asked Mr. Mack how many restrooms were being made available at the church; he said 3 men's and 3 women's stalls would be available.

Ms. Loretta Slater spoke to express her interest in obtaining fresh produce and said that low income people should have the opportunity to get fresh produce as well.

Mr. Anthony Hall said that Reverend Woodberry represents innovation. The Board needs to consider the benefits of the market rather than the potential problems that the Board is focused on. They are looking for every reason to deny the project rather than looking outside the box at its benefits to the community.

Mr. Rashad Cade said it would create jobs and opportunities for people to leave homelessness. It would be good for resources as well as the economy.

Mr. Dewey Powers spoke against the proposal, reiterating his concerns about homelessness and overflow from the park. If it becomes a problem, it becomes a codes issue, but that's difficult to enforce. He's also apprehensive because there's a shared driveway with his business. He is worried that the homeless will use the permanent structure and trash will be left onsite. His main concerns are traffic and homelessness.

Ms. Jeri Bolling said she drew the building, and it's open on all sides, being a large shed. It has solar lights so it will be lit up at night.

Reverend Woodberry spoke in favor of the proposal. He said it can help with economic development in the City, as well as provide fresh produce to help people be healthier. He works with farmers and training programs. They've been trying to build up training centers here in Florence but had to go to Brittons Neck because the City wouldn't support it. They have a \$250,000 grant from the Fish and Wildlife program that they want to use to invest in Florence.

Mr. J. P. Costas, whose property is on the north side of this project, said that the City has promised for decades to improve South Irby Street. The placement of the farmers market is inappropriate. There's a farmers market already downtown. There's already too much traffic on South Irby Street.

Ms. Maria Costas said her concerns are also traffic and parking. There's already two farmers markets in the area.

Ms. Cherie Springs expressed her concerns with traffic and parking as well. She's afraid it will affect her parking areas and it would give the homeless more places to hang out.

Mr. Wilbur Grice said his wife has a store along South Irby Street. He said a lot of the problems are fabricated. Irby Street is a food desert so creative minds need to come together. It's just a vacant lot. This project could inspire youth by showing them how to come together with the City. They need to focus on the overall good of the proposal.

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

Mr. Elvington said that he agrees with Reverend Woodberry that the City doesn't encourage development and he applauds all the things they said. Parking is like water; it finds somewhere to go. That's his main concern, no business wants their parking spaces taken up by another use. All the benefits they listed actually compound the parking problems the more people it attracts. If the church changed ownership, the bathrooms may not be available. Things change and the Board's job is to ensure that they're not putting future problems into place. He's learned that there are reasons that the City asks these questions and anticipates future problems, and it's not to thwart development.

Mr. Tedder said that it's a great project, but this doesn't appear to be the best place for it. South Irby Street has over 19,500 vehicles per day; that is a concern for the safety of people on that small of a parcel.

Mr. Tedder moved that the request be denied due to the adverse effects the proposal would have on the character of the area, its irrelevance to the Design Guidelines, its nonconformance with the *Unified Development Ordinance*, and mainly the safety of the citizens, parking, and restrooms. Mr. Collins seconded, and the motion to deny the request passed unanimously (6-0).

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

Chairman Carsten read the introduction to DRB-2023-11 and asked staff for their report. Mrs. Zlotnicki gave the staff report as submitted to the Design Review Board. The building is to be restored to its original design with extensive interior renovations.

Mr. Collins said that the west side faced another building in the past but when that was torn down, it left the exposed wall, which is harsh with blank stucco. He hopes that their changes will soften that and blend them in. Mr. Moore said they originally looked at exposing the original brick. They are using historic tax

credits with this project so they'll work with the state, and are proposing public art on this wall as well as new windows and doors.

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

There being no one to speak, Chairman Carsten closed the public hearing and called for discussion or a motion. Mr. Collins applauded the renovation of this as one of the last remaining buildings in the historic district, and moved to approve the request as submitted; Dr. Keith seconded, and the motion to issue the COA passed unanimously (6-0).

ADJOURNMENT: Chairman Carsten adjourned the meeting at 3:15 p.m. The next meeting is scheduled for August 9, 2023 at 2:00 p.m.

Respectfully submitted by
Alane Zlotnicki, AICP
Senior Planner

**DEPARTMENT OF PLANNING, RESEARCH & DEVELOPMENT
STAFF REPORT TO THE
CITY OF FLORENCE DESIGN REVIEW BOARD
SEPTEMBER 13, 2023**

CASE NUMBER: DRB-2023-14

LOCATION: 720 Barringer Street

TAX MAP NUMBER: 90104-02-006

OWNER OF RECORD: David Jackson Jr.

APPLICANT: City of Florence

PROJECT DESCRIPTION: Demolition of Single Family House

OVERLAY DISTRICT: D-1 Redevelopment Overlay District

Project Description

The City of Florence’s Community Services department is seeking a Certificate of Appropriateness (COA) to demolish a dilapidated house as part of its neighborhood revitalization program. The house is located at 720 Barringer Street, on Tax Map Parcel 90104-02-006, in the Redevelopment Overlay District.

Background Information

According to the Florence County Property Card File, the single family house was built in 1952 and has an area of 840 square feet. The property is zoned Activity Center, which allows a variety of commercial uses. The parcel area is 7,621 square feet with a lot width of 52 feet and a lot depth of 145 feet.

The Florence City-County Historical Commission reviewed this request on August 2, 2023 and determined that the property has no historical significance. The Record of Official Action was signed and released at that time (Attachment E).

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 2: Redevelopment Overlay District Design Guidelines and Requirements”, 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.
2. Distinctive features, finishes, and construction techniques or examples that characterize a property should be preserved.
3. For all buildings, aluminum or vinyl siding may not be used unless approved by the Design Review Board.
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.

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.
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.
7. The proportions and relationship between doors and windows should be compatible with the architectural style and character of the building and surrounding buildings.
8. The visual relationship of open space between buildings or structures should be compatible with adjacent buildings or structures.
9. The design of the roof should be compatible with the architectural style and character of existing buildings and surrounding structures.
10. Landscaping should be added that enhances the property and provides for greenspace and appropriate buffering between land uses.
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.
12. When appropriate, the architectural details (colors, materials, and textures) should be compatible with the style and character of surrounding buildings and structures.

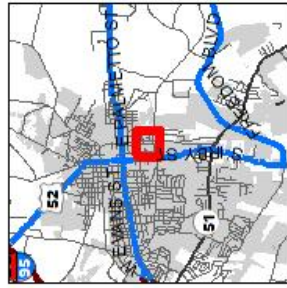
Board Action

1. Consider only the evidence presented before the Board during the public hearing.
2. Make findings of fact to apply the Design Guidelines to the application.
3. Based on the findings of fact, make a motion regarding the request for demolition:
 - a. **Approval:** I move to approve Case Number DRB-2023-14 with the specific finding that the structure proposed for demolition has no historical significance as determined by the Florence City/County Historical Commission, and its removal will not have an adverse effect on the historic character of the district or property as referenced in the Staff Report.
 - b. **Denial:** I move to deny Case Number DRB-2023-14 with the specific finding that the proposed work as submitted will have an adverse effect on the historic character of the district or property; it is not consistent with the provisions of the Design Guidelines, and it is not in compliance with the relevant sections of the City of Florence *Unified Development Ordinance* as referenced in the Staff Report. [list the reasons in a numbered format]

Attachments

- A. Vicinity Map
- B. Location Map
- C. Zoning Map
- D. Property Card
- E. Signed ROA
- F. Site Photo

DRB 2023-14
Vicinity Map - 720 Barringer St.



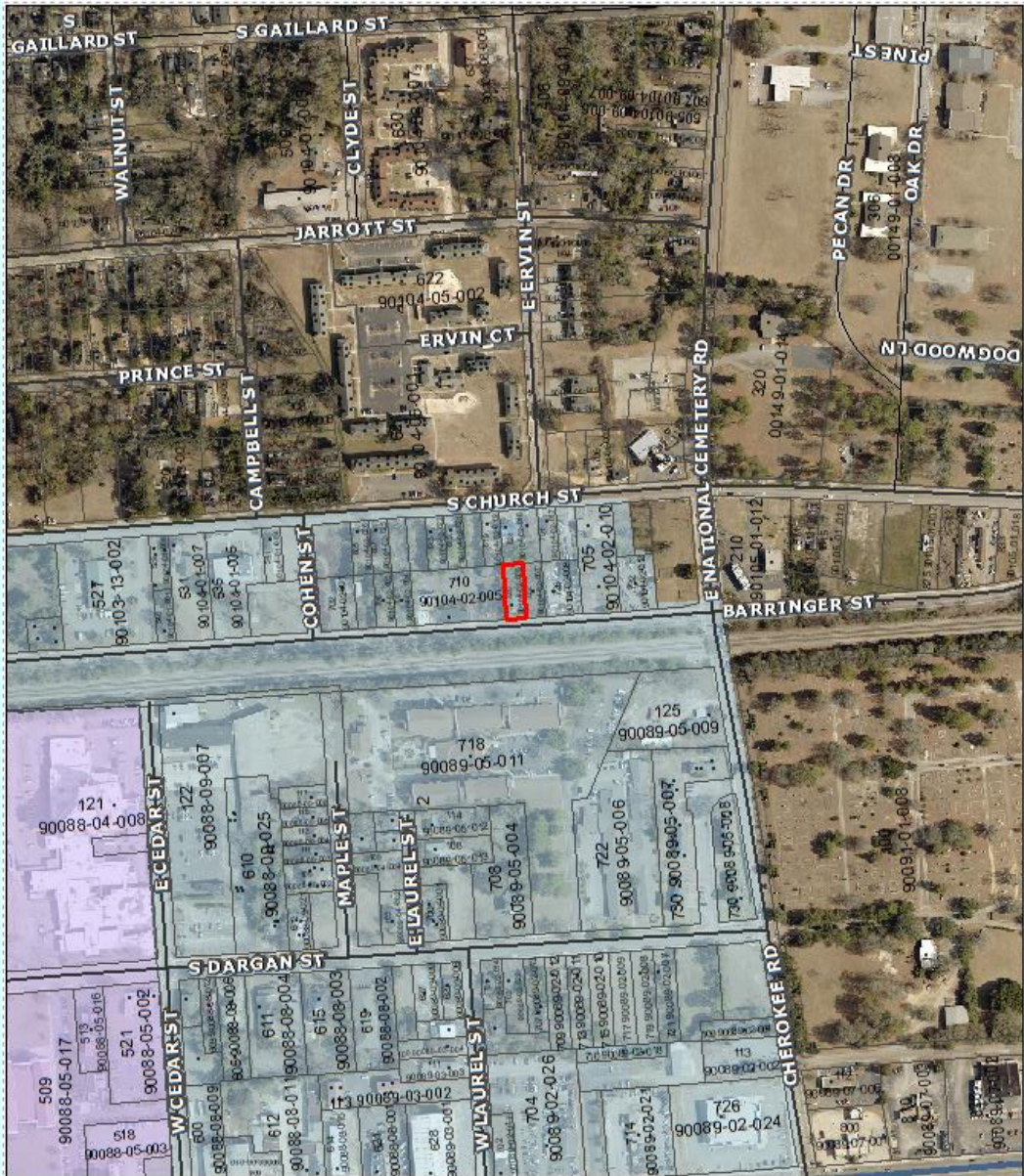
- Legend**
- Parcels
 - Arts Cultural Overlay District
 - Redevelopment Overlay District



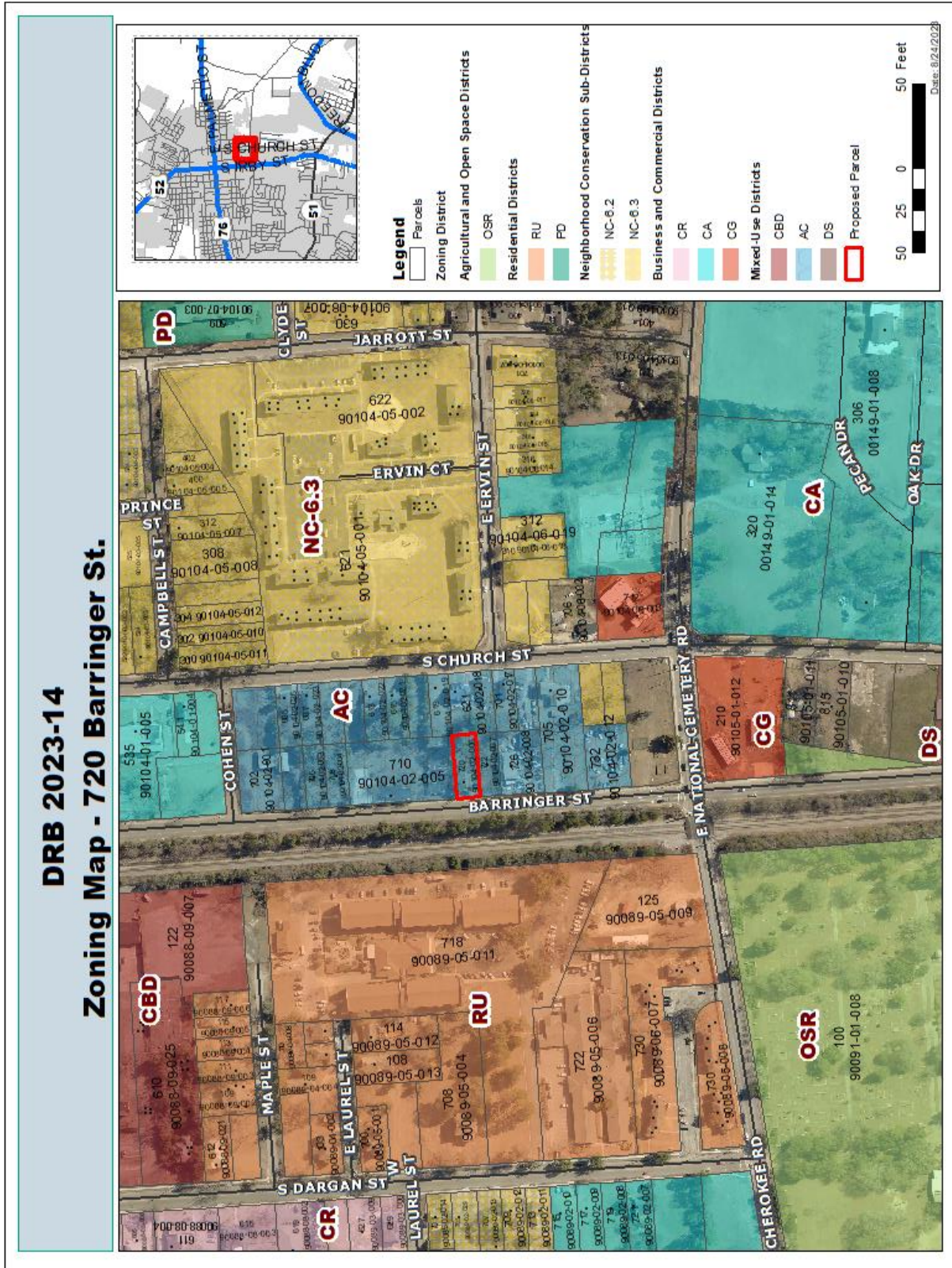
DISCLAIMER:
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Date: 8/24/2023







Date: May 25, 2022

Florence County Taxes Inquiry

Time: 11:43

Map/Block/Parcel 90104 02 006

Property Card File

Year 2017 File

Close This Window

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FLORENCE COUNTY TAX ASSESSOR
Property Card Record for MBP: 90104-02-006 TAX YEAR: 2021 9/16/21 10:13:19 PAGE: 72508
----- PROPERTY LOCATION Address ----- PROPERTY BILLING NAME/ADDRESS ===
Number: 00720 Suffix:
Street Name: BARRINGER ST Street Suffix:
City: State: Zip: 00000 0000 1601 SOUTHWOOD CT
District: 110 Land Class: RI RESIDENTIAL IMPROVED FLORENCE SC29505
Legal Desc: LOT 99 BARRINGER ST
Land Characteristic Selections
01 Topography 1 Level
02 Street 2 Unpaved
03 Utilities 1 All Public Utilities
03 Utilities 2 Public Water
03 Utilities 3 Public Sewer
04 Fronting Traffic 3 Light
05 Ownership 1 Private
L A N D Lots: Comm.Site Eff Frontage: 50 Eff Depth: 150
-----
R E S I D E N T I A L MBP: 90104-02-006 BUILDING ID#: 001 SUFFIX#: 000
Building Use Code: RESIDENTIAL 1 FAMILY Age Erected: 1952 Grade: D Story Height: 15 1 STORY
Bedrooms: 02 Full Bath: 1 Half Bath: 0 Fireplaces: Heating & Air Conditioning: 1 NONE
Total Living Area: 840 Exterior Wall Construction: M MASONRY 09 MA-CONCRETE BLOCK
Ext.Feat.Code: 11 Description: OFF Area: 55
Ext.Feat.Code: 11 Description: OFF Area: 120
OBY Code: Size: (len,wid,ht) AREA: 800
OBY Code: Size: (len,wid,ht) AREA: 800
OBY Code: Size: (len,wid,ht) AREA: 800
Improvement Cost with Additions: .00 Yard/Other Bldg Values: +NH%: 3} Total Buildings Value: 13,142.6
-----
--- Totals for MBP ---
# Buildings: 1 Building Value: 13,142.67 Land Market Value: 12,500.00
Market Acres: .00 Use Acres: .00 Land Use Value: .00
Bld/Land Use Total: 13,142.67 Bld/Land Mar.Total: 25,642.67 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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Florence City / County Historical Commission

RECORD of OFFICIAL ACTION

On 8/2/23 _____
(month / day) (year)

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

120 Barringer 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 _____

Florence City/County Historical Commission Chairperson or Designee

Signature _____

Attachment F: Site Photo



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

CASE NUMBER: DRB-2023-15

DATE: September 13, 2023

LOCATION: 604 Sandra Terrace

TAX MAP NUMBER: 90064-07-003

OWNER OF RECORD: Lorie and Sharon Lee

APPLICANT: Sharon Lee

PROJECT DESCRIPTION: Exterior renovations to single family house

OVERLAY DISTRICT: Timrod Park Overlay Districts with underlying zoning of NC-6.2.

Project Description

The applicant is seeking a Certificate of Appropriateness (COA) to renovate the house located at 604 Sandra Terrace. The work proposed involves removing the existing windows on the right side of the front façade and replacing them with T1-11 siding painted to match the existing siding.

Background Information

According to the Florence County Property Card on file, the house was built in 1960 and has an area of 2,708 square feet. The parcel is zoned Neighborhood Conservation-6.2.

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, but the applicant is proposing to remove the damaged windows at the front of the house and replace them with matching T1-11 siding painted the same color as the original.***
2. Distinctive features, finishes, and construction techniques or examples that characterize a property should be preserved: ***The overall character of the 1960 architecture will be preserved through the extension of the original T1-11 plywood siding.***
3. For all buildings, aluminum or vinyl siding may not be used unless approved by the Design Review Board: ***The replacement siding will use the same material, T1-11 plywood siding, as is there now and on the rest of the house.***

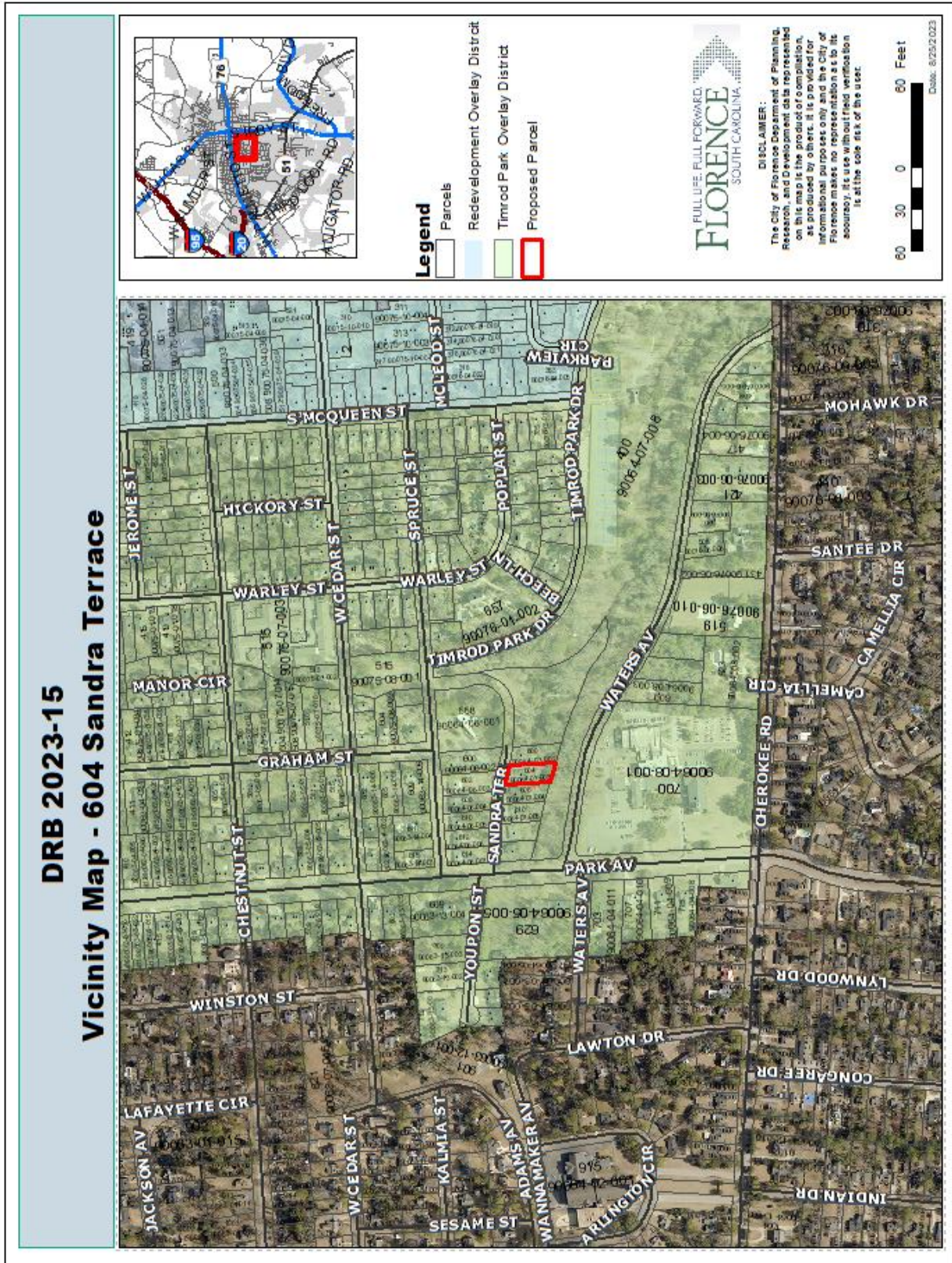
4. Chemical or physical treatments that cause damage to or cover the original materials may not be used unless approved by the Design Review Board: ***The proposal is to remove existing windows.***
5. New additions and adjacent or related new construction should be undertaken in such a manner that if removed in the future, the essential form and integrity of the original property and its environment would be unimpaired: ***The removal of the original windows will be permanent.***
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 height will not be affected.***
7. The proportions and relationship between doors and windows should be compatible with the architectural style and character of the building and surrounding buildings: ***Existing windows are being removed and replaced with a solid wall, resulting in a symmetrical façade as there are currently no windows on the left side of the house.***
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: ***No additional landscaping is planned at this time.***
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 scale of the building will not be affected.***
12. When appropriate, the architectural details (colors, materials, and textures) should be compatible with the style and character of surrounding buildings and structures: ***The street is characterized by mid-century houses.***

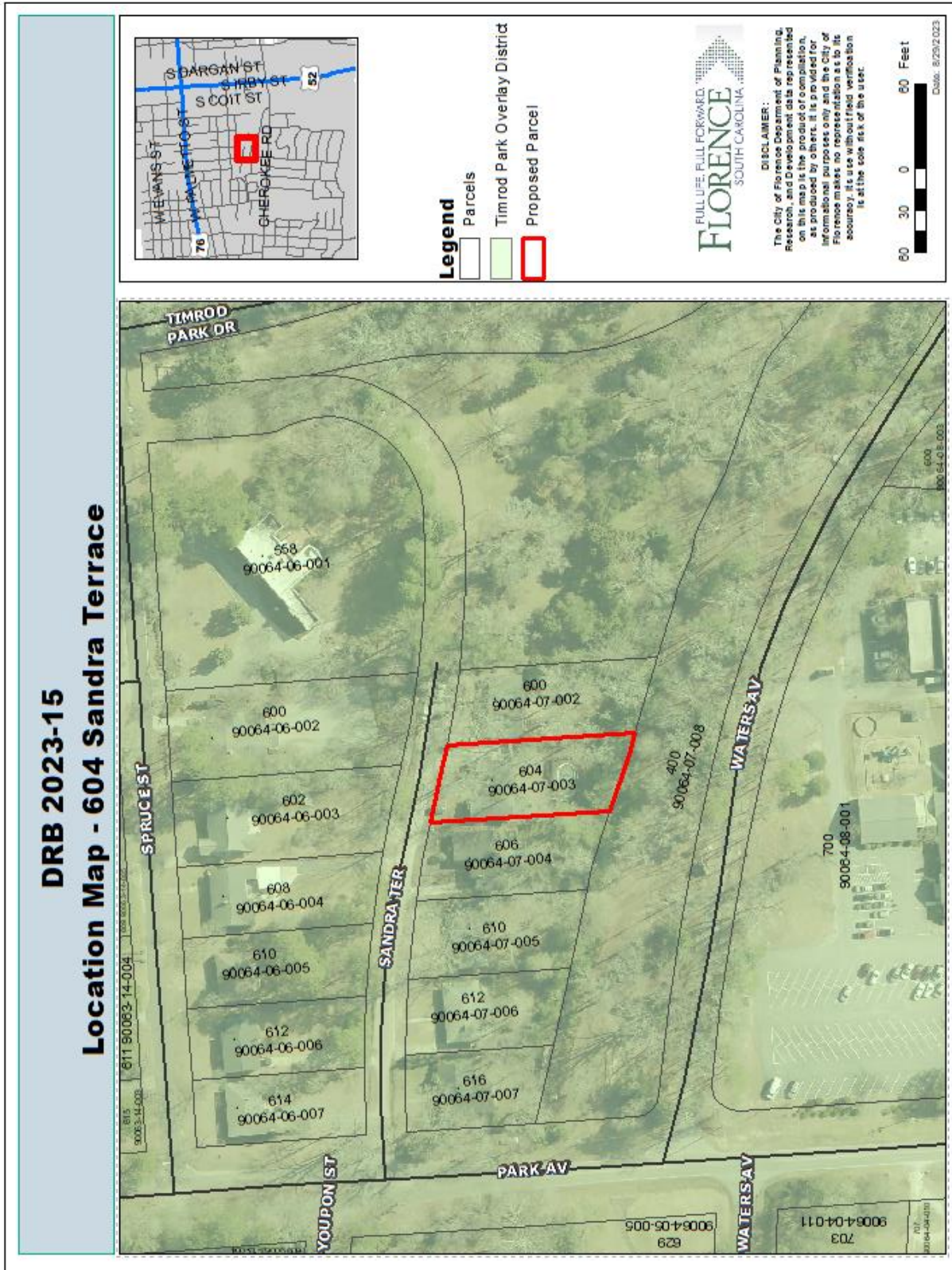
Board Action

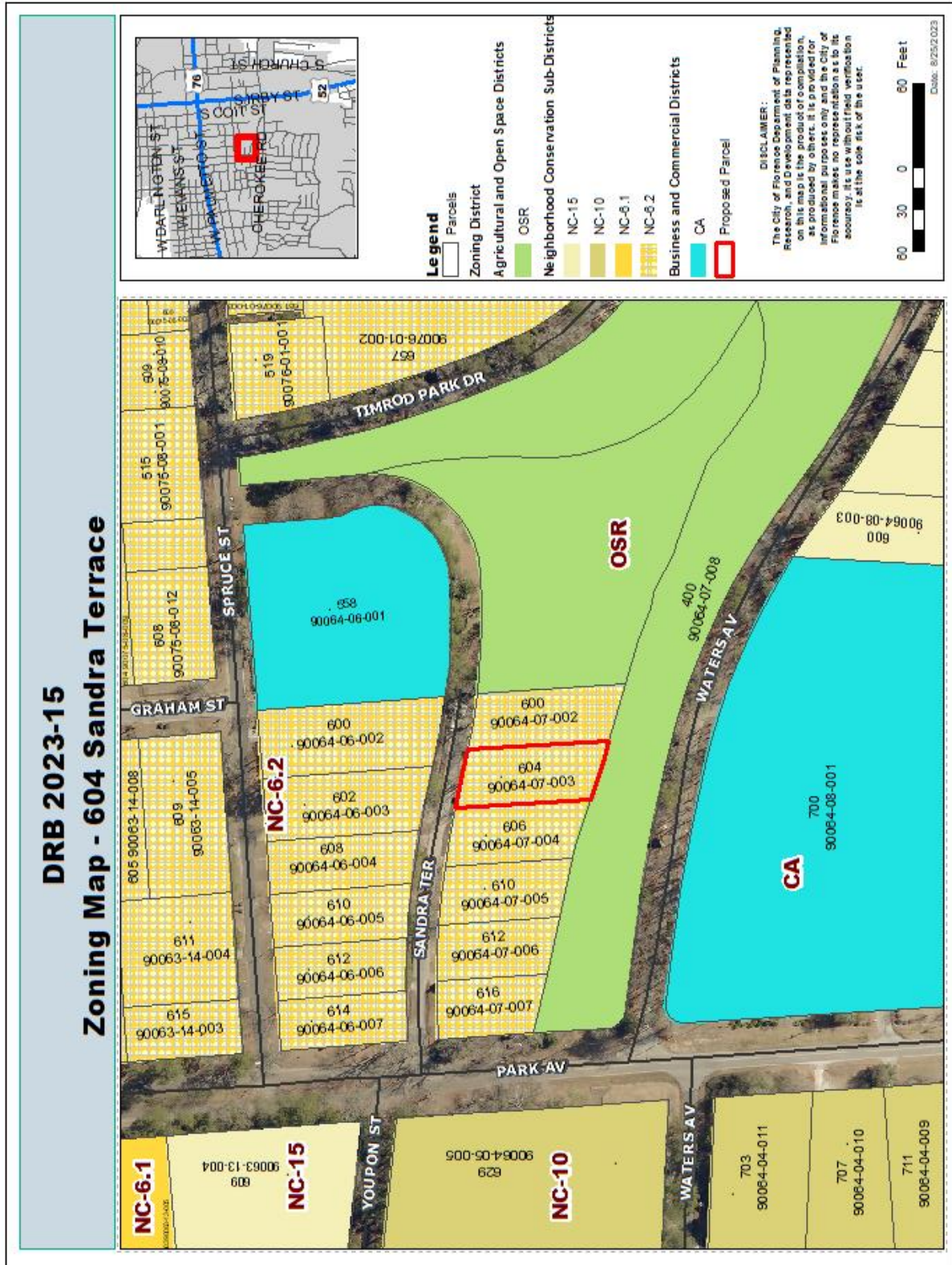
1. Consider only the evidence presented before the board during the public hearing.
2. Make findings of fact to apply the guidelines to the application presently before the board.
3. Based on the findings of fact, make a decision regarding the request for renovation.

Attachments

- A. Vicinity Map
- B. Location Map
- C. Zoning Map
- D. Site Photos
- E. Options for Board Action Based on Findings of Fact







Attachment D: Site Photos



The front of the house as seen from Sandra Terrace showing the asymmetrical sides of the home.



The right side of the house with the windows to be removed.
The siding is to be expanded to infill the wall instead of the windows.



The left side of the house with no windows.



A closeup showing the damage around the windows and the existing siding.

Attachment E: Options for Board Action Based on Findings of Fact

a. Deferral

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

b. Approval

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

c. Approval with Conditions

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

d. Approval with Unique Circumstances

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

e. Approval with Conditions and Unique Circumstances

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

f. Denial

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