

CITY OF FLORENCE, SOUTH CAROLINA
DESIGN REVIEW BOARD
OCTOBER 12, 2022 AGENDA

I. Call to Order

II. Approval of Minutes Regular meeting held on September 14, 2022

III. Public Hearing and Matter in Position for Action – deferred from September 14, 2022

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

IV. Public Hearing and Matter in Position for Action

DRB-2022-34 Request for a Certificate of Appropriateness for new wall signs to be located at 221 Cherokee Road, Tax Map Number 90089-01-001 in the D-1 Redevelopment Overlay District.

V. Public Hearing and Matter in Position for Action

DRB-2022-35 Request for a Certificate of Appropriateness for a new monument sign to be located at 125 East Cheves Street, Tax Map Number 90169-01-013 in the H-1 Historic Overlay District.

VI. Public Hearing and Matter in Position for Action

DRB-2022-36 Request for a Certificate of Appropriateness for a new single-family house to be located at 323 South McQueen Street, Tax Map Number 90074-11-012 in the D-4 Timrod Park Overlay District.

VII. Public Hearing and Matter in Position for Action

DRB-2022-37 Request for a Certificate of Appropriateness for façade modifications to the building located at 130 ½ South Irby Street, Tax Map Number 90168-02-030 in the H-1 Historic Overlay District.

VIII. Adjournment Next meeting is scheduled for November 9, 2022.

CITY OF FLORENCE, SOUTH CAROLINA
DESIGN REVIEW BOARD
SEPTEMBER 14, 2022 MINUTES

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

MEMBERS ABSENT: Brice Elvington, Jay Ham, and Mike Padgett

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

CALL TO ORDER: Chairman Carsten called the September 14, 2022 meeting to order at 2:03 p.m.

APPROVAL OF MINUTES: Chairman Carsten introduced the August 10, 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. Tedder moved that they be approved; Mr. McMillan seconded the motion, and it passed unanimously (6-0).

Dr. Keith arrived

PUBLIC HEARINGS AND MATTERS IN POSITION FOR ACTION:

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

Chairman Carsten read the introduction to DRB-2022-32 and asked staff for their report. Mrs. Zlotnicki gave the staff report as submitted to the Design Review Board. She explained that these were formal amendments to the Design Guidelines and *Unified Development Ordinance* proposed to address concerns expressed by the Board at prior meetings. They then go to Planning Commission and City Council for approval.

Mr. Collins asked about the current policy of no charge for an administrative COA, if staff was okay with that. Mr. Dudley said that staff has no problem with that policy, that it encourages people to let us know when they are doing simple things that don't change the appearance of their buildings. Mr. McMillan said that he obtained an administrative COA to do some painting and he feels it is appropriate.

Mr. Collins then commented on the use of security bars on windows on the sides and rear of buildings in the overlay districts and asked if a corner lot was considered as having two fronts; Mr. Dudley said yes. Mrs. Zlotnicki clarified that the Board wanted to leave that phrase in the Guidelines as long as it's understood that a corner lot has two fronts so only one side could have the security bars on the windows in addition to the rear windows. Ms. Starnes pointed out that in the case of the liquor store, the side of that building was still visible to the customers at the restaurant next door. Mr. Collins commented that sides of buildings were often less aesthetically pleasing. Ms. Starnes agreed that bars on the sides wouldn't be as visible to people driving by, including those coming from out of town.

Mr. McMillan said that he wanted to better notify people rather than charging the double fee, including letting realtors know about restrictions in the overlay districts so they could tell their clients. Mr. Dudley suggested informing the realtors as well as neighborhood associations and contractors. Mr. Collins agreed that contractors needed to know about the requirements, and Mr. Dudley agreed that information could be

posted in the building department so contractors would know about the requirements when they apply for a permit. Mr. McMillan asked if the building department knew to flag properties in the overlay districts; Mr. Dudley explained that the computer system does have some ways to check for that before permits are issued. The clerks do have a place to check if an address is in an overlay district. The problem comes in if contractors forgo getting a permit or for work that doesn't require a permit like painting.

Mrs. Zlotnicki pointed out that these amendments do go to Planning Commission, which requires a public hearing.

Mr. Dudley asked the Board if they wanted to specify the materials to be used for security bars to help them make a determination of the appropriateness of a design for any given building.

Mr. Collins asked if the bars on the liquor store had been on the side, would they have been acceptable, and whether the amendment should be worded to encourage more attractive styles that are more period correct like in other downtown areas while still being subject to DRB approval. Dr. Keith said they shouldn't leave it too open so they should use more specific language to describe what's appropriate. Mr. Dudley asked if staff should bring back some language on style of security bars; Dr. Keith said yes.

Mr. Collins mentioned maybe only allowing security grills on rear windows and doors, and prohibit them on the front and sides, but wondered if that would adequately serve the security needs of the owners. It was pointed out that there are other measures that can be taken on the sides such as cameras and lighting, and there aren't that many buildings in the downtown area with exposed sides. It was suggested that even rear grills should be brought to the Board for approval. Mr. Tedder suggested putting more thought into the proposal.

There being no further questions for staff, and no one present for the public hearing, Chairman Carsten closed the public hearing and called for a motion.

Mr. McMillan moved to defer the request to allow further changes to be made to the amendments; Mr. Healy seconded the motion, and the vote to approve the request passed unanimously (7-0).

DRB-2022-33 Request for a Certificate of Appropriateness for two monument signs to be located at 221 West Darlington Street, Tax Map Number 90086-01-012; D-2 Downtown Overlay District and D-1 Redevelopment Overlay District.

Chairman Carsten read the introduction to DRB-2022-33 and asked staff for their report. Mr. Johnston gave the staff report as submitted to the Design Review Board.

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

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

ADJOURNMENT: Chairman Carsten adjourned the meeting at 2:27 p.m. The next meeting is scheduled for October 12, 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-2022-32
DATE: October 12, 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. At the meetings on August 10 and September 14, 2022, several changes proposed by Board members were presented by staff as edits to the existing text. Following further modifications by the Board, the following amendments to the Design Guidelines have been proposed.

Changes to the sign guidelines will be addressed in the future.

Amendment proposals made by the Design Review Board will be taken to the Planning Commission for review. Their recommendation goes to City Council for final approval and adoption.

Proposed amendments to the *Unified Development Ordinance* are in Attachment A, with deletions struck through and highlighted, and additions in red. Amendments to the Design Guidelines are in Attachment B, also with deletions struck through and highlighted and additions in red.

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: Section 6-20.3.2 5 i from the *Unified Development Ordinance*

B: Proposed Amendments to the *Design Guidelines for Downtown Florence, South Carolina*

Attachment A: Section 6-20.3.2 5 i from the *Unified Development Ordinance*

Deletions are struck through and highlighted; additions are in red.

- i. Certificate of Appropriateness, provided the Director, acting as the Downtown Planning Coordinator, determines that the materials, paint color, design, architectural features, or style of the project or signage conforms to the application design district in the following situations:
 1. Any project or signage for which the total cost does not exceed ~~\$5,000~~ \$15,000 in which a specific determination is made by the Director, acting as the Downtown Planning Coordinator, that the subject project is not a part of a larger project:

Attachment B: Amendments to the *Design Guidelines for Downtown Florence, South Carolina*

Deletions are struck through and highlighted; additions are in red.

1. Chapter 1: Design Principles for Successful Downtowns:

Amend #7 under “Architectural Design Principles” by removing the highlighted sentence and adding the sentences in red:

7. Articulate the ground floor of buildings to respond to the pedestrian. Require ground floor architecture in commercial and retail areas to be “open” to the street. The traditional “storefront” in retail areas increases activity and adds to civic life through the display of goods and services. Even where the activities are not strictly retail, such as the ground floor of a restaurant or office, transparency can still be employed to provide enhanced entry areas or views to attractive lobby spaces, atriums, or displays. Where large buildings with few windows must face the street, such areas can be used to create outdoor seating areas or gardens. Consideration of safety must be taken into account, but ~~whenever possible the use of open security grates or grilles or special thick glass rather than roll-down solid metal shutters is recommended in order to make the street attractive even when stores are closed.~~ **in order to avoid the implication of blight, roll-down solid or mesh window and door covers are not allowed in the overlay districts. 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 period appropriate metal security grilles finished in dark colors may be permitted with Board approval on rear windows and doors only.**

2. 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~~ \$15,000 in cost.

Certificate of Appropriateness: Approval by the City Planner

For any project or signage which does not exceed ~~\$5,000~~ \$15,000 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.

3. Add the following paragraph to each of the indicated chapters and amend in Chapter 3:

- 2: Redevelopment District (D-1) Design Guidelines & Requirements
- 3: Florence Historic District (H-1) Design Guidelines
- 4: Downtown Central District (D-2) Design Guidelines
- 5: Arts and Cultural District (D-3) Design Guidelines
- 6: Timrod Park Residential District (D-4) Design Guidelines
- 7: Food, Artisan, and Warehouse District (W-1) Design Guidelines
- 8: Irby Street Corridor Overlay District (IS-COD) Design Guidelines

Storefront Security

In order to avoid the implication of blight, roll-down solid or mesh window and door covers are not allowed in the **Florence Historic District overlay districts**. 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 **period appropriate** metal security grilles finished in dark colors ~~are allowed on windows to the side and rear of buildings in this district.~~ **may be permitted with Board approval on rear windows and doors only.**

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

DATE: October 11, 2022

CASE NUMBER: DRB-2022-34

LOCATION: Piggly Wiggly grocery store, 221 Cherokee Road

TAX MAP NUMBER: 90089-01-001

OWNER OF RECORD: Webster Rodgers

APPLICANT: Woody Nelson, Nelson Sign Company

PROJECT DESCRIPTION: Two Additional Internally Illuminated Wall Signs

OVERLAY DISTRICT: D-1 Redevelopment Overlay District

ZONING DESIGNATION: Activity Center

Project Description

The applicant is seeking a Certificate of Appropriateness (COA) to install two additional internally illuminated wall signs on the Piggly Wiggly grocery store building located at 221 Cherokee Road on Tax Map Parcel 90089-01-001, to supplement the existing signs. The storefront is 145 feet from the right of way.

Background Information

The 16,214 square foot commercial building was constructed in 1960. The owner is in the process of updating the interior and as part of that wishes to add signage to the exterior of the building to identify new products which will be available once the renovations are complete. The façade signage currently consists of two pig heads of 64 square feet each and the letters for “Piggly Wiggly”, with an area of 275 square feet. The two new signs, “Bakery Deli” and “Hot Foods”, to be placed between the existing signs, are 100 and 61 square feet in area, respectively.

Staff Analysis

From Chapter 4 of the *Design Guidelines for downtown Florence, SC*:

Business signage

The following materials are recommended:

- Wood (carved, sandblasted, etched, and properly sealed, primed, and painted or stained)
- Metal (formed, etched, cast, engraved, and properly primed and painted or factory coated to protect against corrosion)
- High density pre-formed foam or similar material. New materials may be appropriate if properly

designed in a manner consistent with these guidelines and painted or otherwise finished to complement the architecture

- Custom neon tubing, in the form of graphics or lettering, may be incorporated into several of the above permitted sign types.
- Sign material should be compatible with the design of the face of the façade where it is to be placed.

Flashing signs are not permitted. Backlit 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.

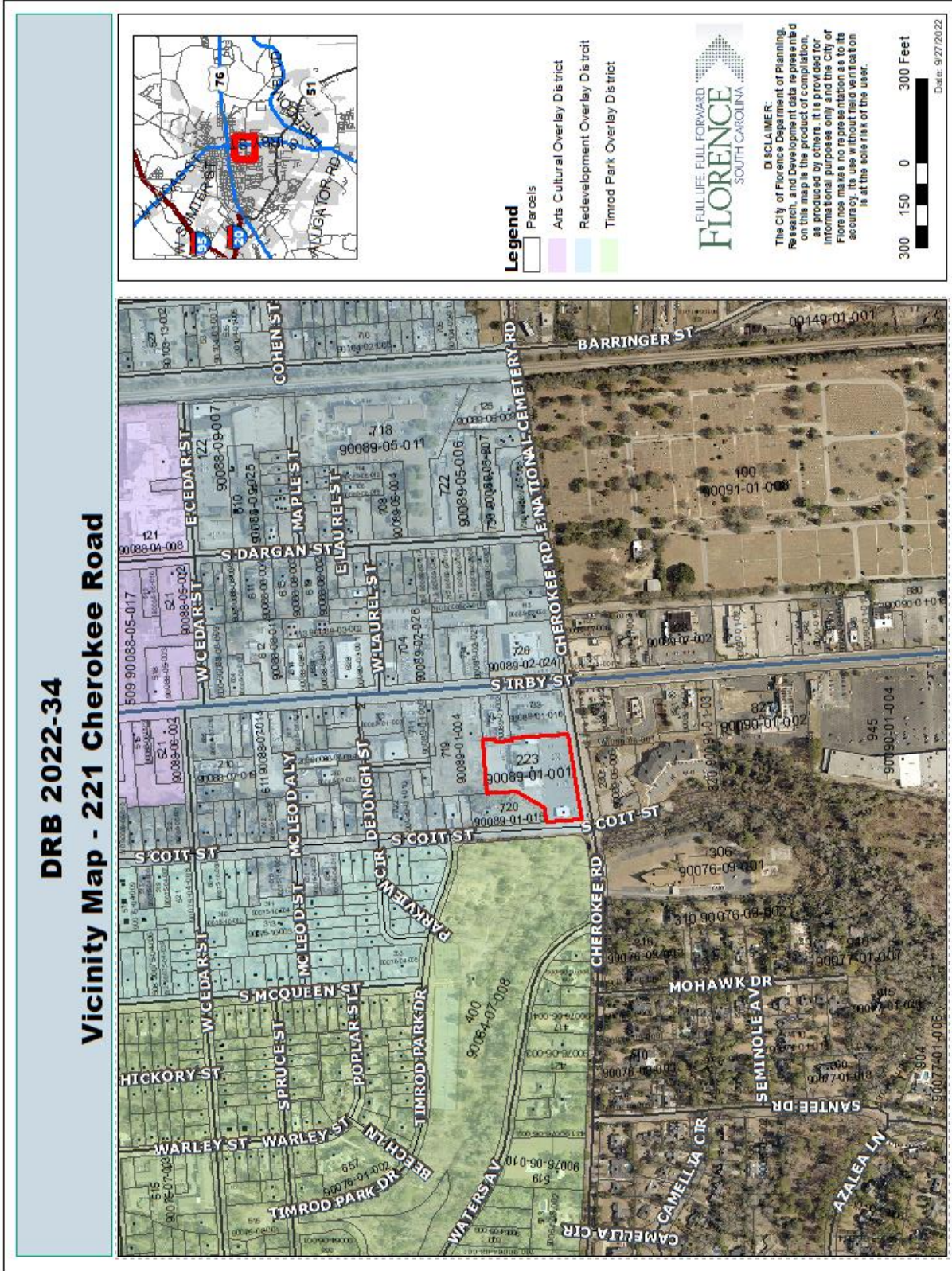
In the Activity Center zoning district, two wall signs are permitted, with a combined area of up to 25% of the area of the front façade. 25% of the front façade of the store is 960 square feet. The additional signage brings the total to 570 square feet, well within the allowed limit. The two pig heads may be considered Identification signs, which are allowed in addition to the permitted two wall signs, so the applicant is technically requesting one sign over the stated limit. The Board has the ability to permit the additional signage as well as to approve the internal illumination. The existing signs are already internally lit; the requested signs will be of the same material and style.

Board Action

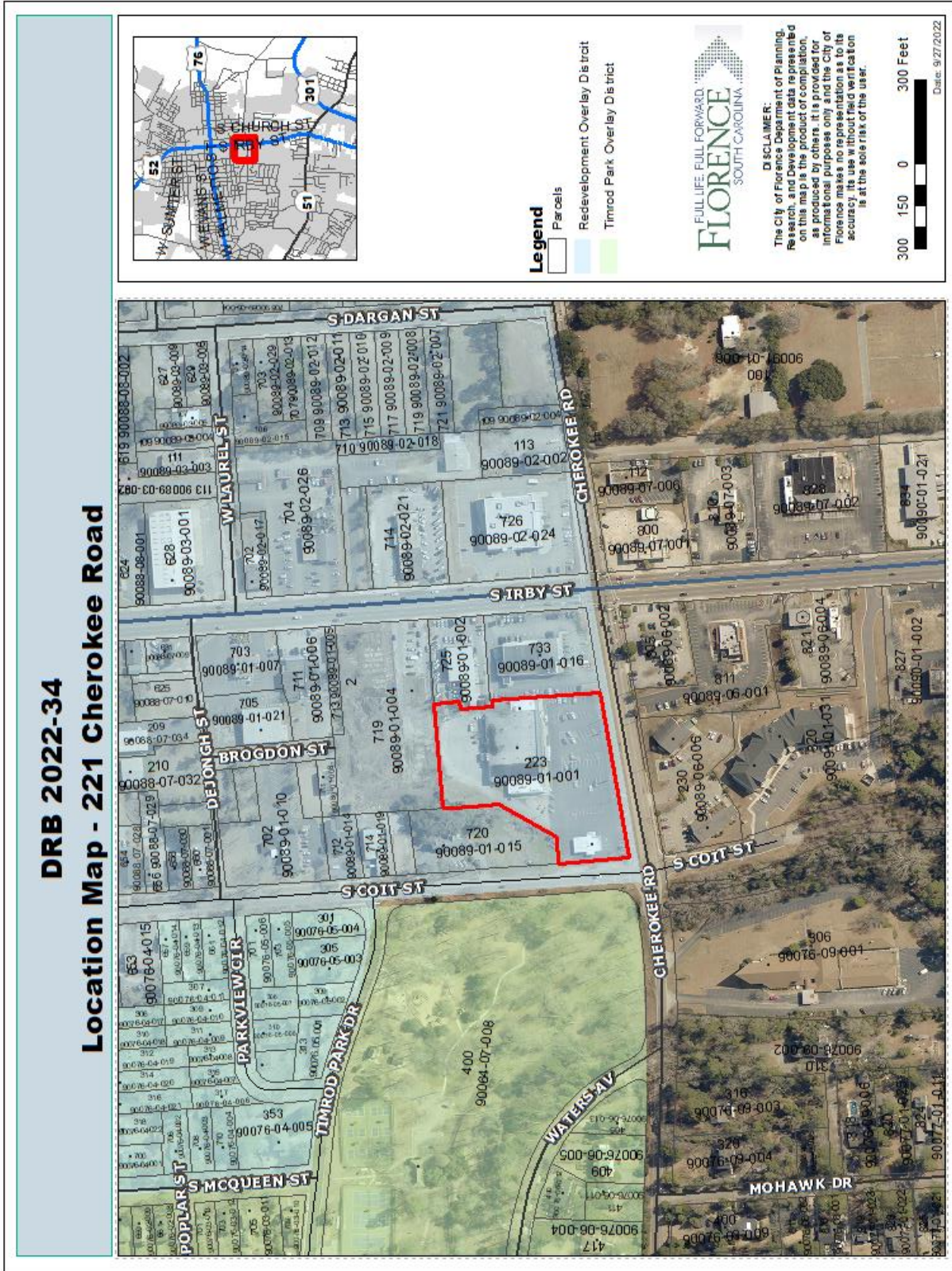
1. Consider only the evidence presented before the board during the public hearing.
2. Make findings of fact to apply the guidelines to the application presently before the board.
3. Based on the findings of fact, make a decision regarding the request on the application.

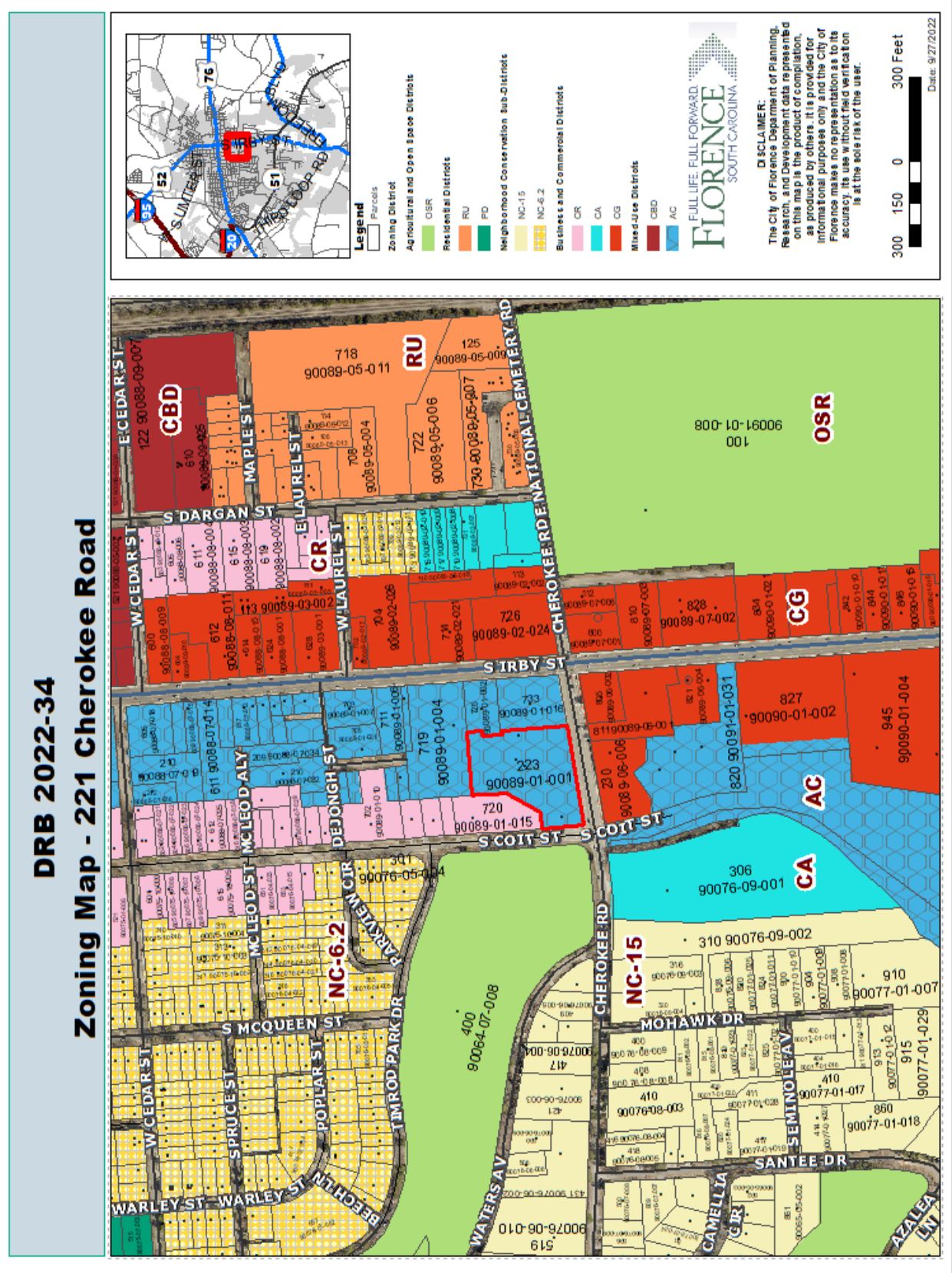
Attachments

- A. Vicinity Map
- B. Location Map
- C. Zoning Map
- D. Sign Locations and Specifications
- E. Existing Conditions

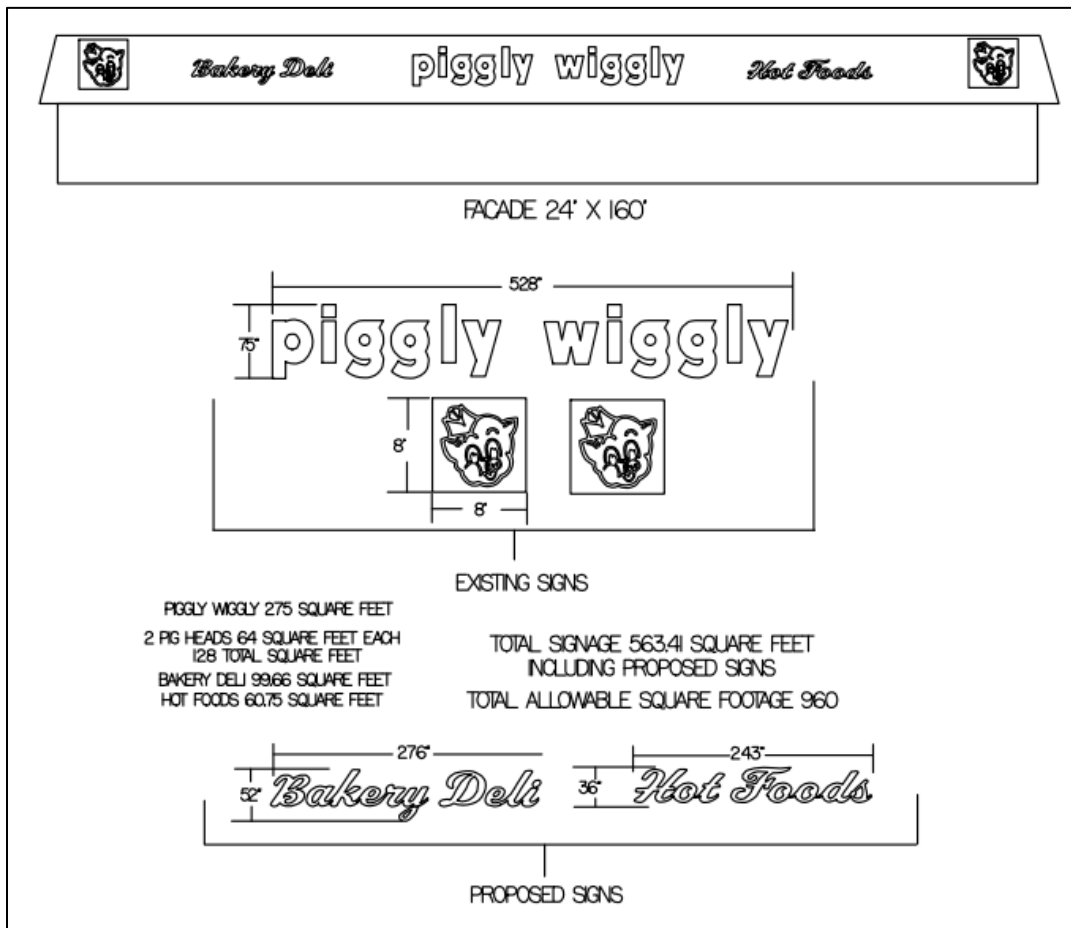


Attachment B: Location Map





Attachment D: Sign Locations and Specifications



Attachment E: Existing Conditions



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

DATE: October 11, 2022

CASE NUMBER: DRB-2022-35

LOCATION: 125 East Cheves Street

TAX MAP NUMBER: 90169-01-013

OWNER OF RECORD: State of SC Department of Mental Health

APPLICANT: Greg Cruz, Pee Dee Mental Health

PROJECT DESCRIPTION: Monument Sign

OVERLAY DISTRICT: H-1 Historic Overlay District

ZONING DESIGNATION: Central Business District

Project Description

The applicant is seeking a Certificate of Appropriateness (COA) to install a monument sign in front of the building located at 125 East Cheves Street on Tax Map Parcel 90169-01-013.

Background Information

The Pee Dee Mental Health Center is an outpatient facility of the SC Department of Mental Health. Medical services are provided on site. The applicant is asking for a monument sign to better identify the building for the benefit of those who use their services.

Staff Analysis

From Chapter 4 of the *Design Guidelines for downtown Florence, SC*:

Business signage

The following materials are recommended:

- Wood (carved, sandblasted, etched, and properly sealed, primed, and painted or stained)
- Metal (formed, etched, cast, engraved, and properly primed and painted or factory coated to protect against corrosion)
- High density pre-formed foam or similar material. New materials may be appropriate if properly designed in a manner consistent with these guidelines and painted or otherwise finished to complement the architecture
- Custom neon tubing, in the form of graphics or lettering, may be incorporated into several of the above permitted sign types.
- Sign material should be compatible with the design of the face of the façade where it is to be

placed.

Flashing signs are not permitted. Backlit 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.

In the Central Business zoning district, one free standing sign is permitted, with an area of up to 80 square feet and maximum height of 24 feet. The proposed monument sign has a total of 53 square feet, including the brick wall on which the actual signage will be mounted. The total height is less than 6 feet. The proposal is well within the size and height limits for the district. The sign will be lit with existing flood lights and is to be located at the southeast corner of the building to the right of the main entrance.

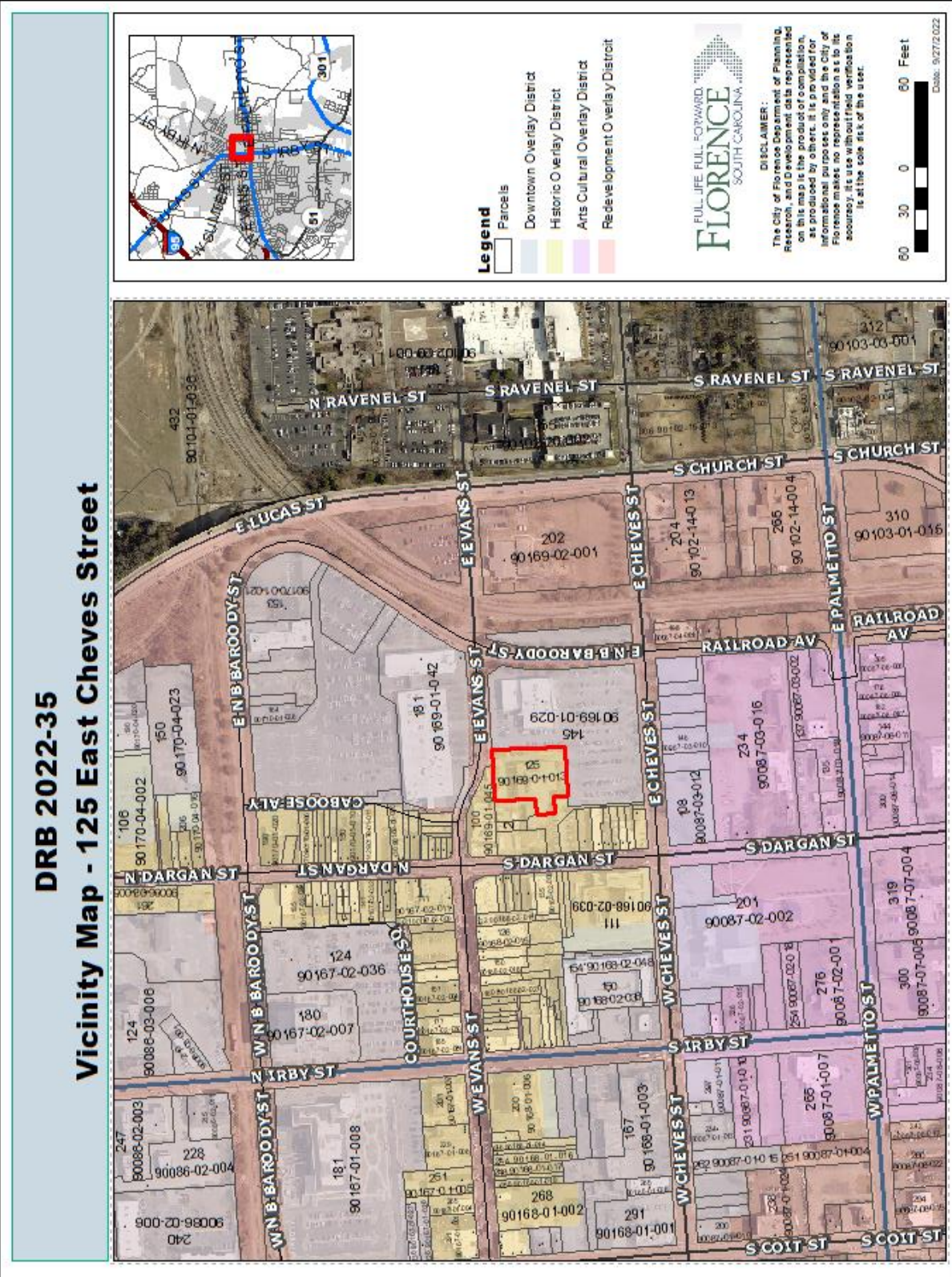
Actual signage consists of an 8 square foot aluminum sign and 6 square feet of aluminum post mounted letters on the brick facing (see Attachment D). The brick will match the existing building.

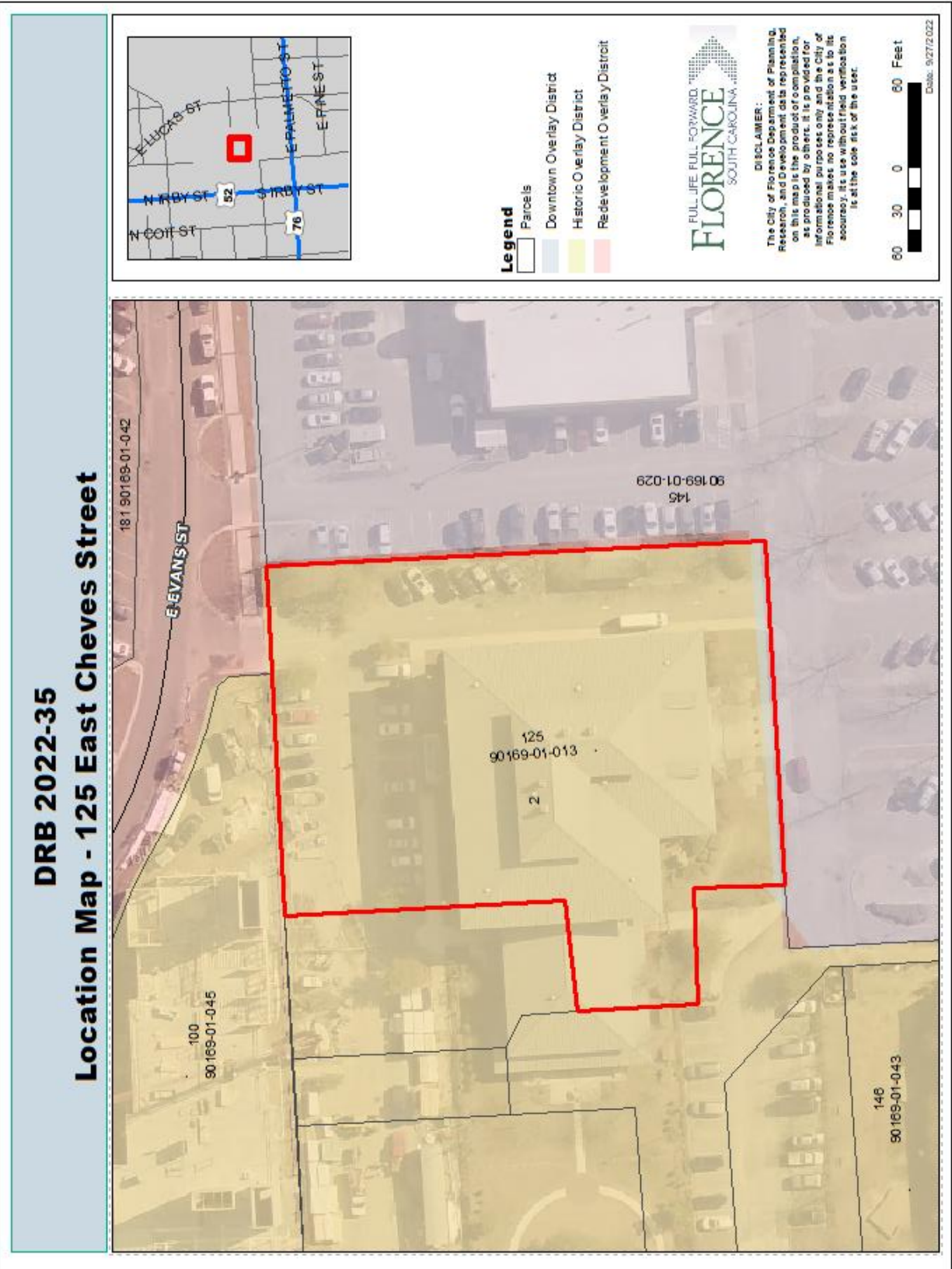
Board Action

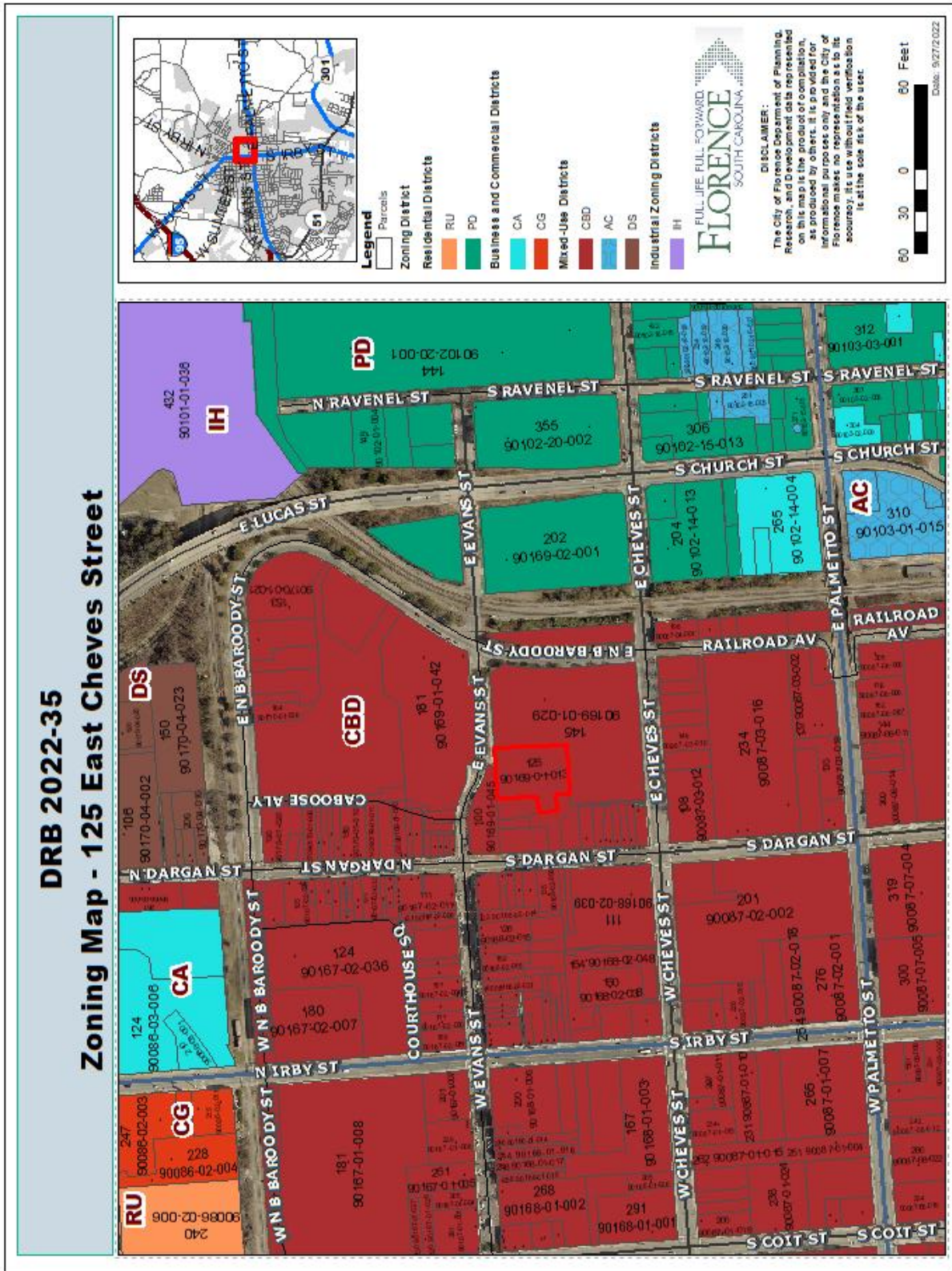
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3. Based on the findings of fact, make a decision regarding the request on the application.

Attachments

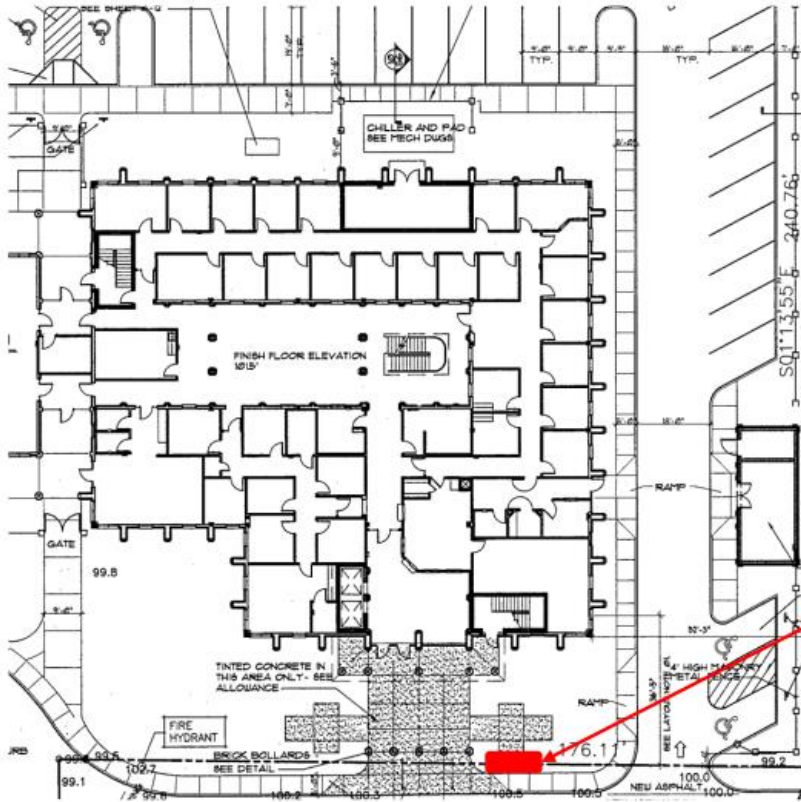
- A. Vicinity Map
- B. Location Map
- C. Zoning Map
- D. Sign Location and Specifications
- E. Existing Conditions







Attachment D: Sign Location and Specifications



Location for new sign



Approximate Location of new sign



Sign Specifications



Attachment E: Existing Conditions



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

DATE: October 12, 2022

CASE NUMBER: DRB-2022-36

LOCATION: 323 South McQueen Street

TAX MAP NUMBER: 90074-11-012

OWNER OF RECORD: MWS Construction of the Pee Dee, LLC

APPLICANT: Wayne Sturkie, MWS Construction

PROJECT DESCRIPTION: Construction of New Home

OVERLAY DISTRICT: D-4 Timrod Park Overlay District

Project Description

The applicant is seeking a Certificate of Appropriateness (COA) to construct a new single-family detached house on the vacant lot at 323 South McQueen Street in the Timrod Park Overlay District. The elevations (Attachment G), floor plan (Attachment H), and house details (Attachment I) are provided to describe the proposed design of the house.

The house will have white board and batten vinyl siding on the front, with the remaining exterior being covered with 6” vinyl lap board siding. From the South McQueen Street view, the box gable roof with gable window will sit above the 6’ by 24’ covered front porch supported by four 4’ by 4’ columns. Two over two double windows will frame the “Tricorn Black” front door on both sides. The windows will have “Absolute Black” board and batten shutters. The roof will be covered with black composite architectural shingles.

Background Information

The applicant is proposing an 1,152 square foot 3 bedroom, 2 bath single-family detached house on the vacant corner lot at 323 South McQueen Street. The parcel is located in the Commercial Reuse (CR) Zoning District, which is intended to provide a transition zone between residential and commercial uses.

A single-family detached house is a permitted use in the CR zoning district. The proposed new construction is located within the Timrod Park Overlay District (D-4) requiring Design Review Board approval. Aerial photos show a house on the property as recently as 2018. The previous house was demolished in 2019 (Attachment F).

Staff Analysis

This property is located within the City’s Timrod Park Overlay District (D-4). The Design Guidelines description details:

“The intent of this District is to maintain the general quality and appearance of the neighborhood and to encourage redevelopment while preserving and promoting the cultural, economic, and general welfare of the public.”

“As in other districts, the goal is to implement and enable redevelopment by providing compatible residential development immediately adjacent to the traditional Downtown Core Area.”

Historically, the parcel contained a single-family detached home that was demolished in 2019. Single-family detached homes are a permitted use in the CR zoning district and would be in line with the intent of the overlay district to encourage redevelopment and preserve the historic use of this parcel. The home will observe the CR district setbacks. Future Land Use is Neighborhood Conservation. Attachments G & H show details of the proposed house construction.

Certificate of Appropriateness: Criteria for Issuance

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 existing property will be preserved according to the goal of neighborhood conservation and the intent of the overlay district. The single-family detached home is in keeping with the historic use of the parcel. This home is on the eastern edge of the Timrod Park Neighborhood with most development to the west being single-family dwellings, and development to the east becoming more commercial in nature.***
2. Distinctive features, finishes, and construction techniques or examples that characterize a property should be preserved: ***The project involves the construction of a new single-family home.***
3. For historic commercial buildings, aluminum or vinyl siding may not be used unless approved by the Design Review Board: ***The applicant is proposing white 6” lap board vinyl siding for the home’s exterior.***
4. Chemical or physical treatments that cause damage to historic materials may not be used unless approved by the Design Review Board: ***Not applicable.***
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 historic property and its environment would be unimpaired: ***Not applicable.***
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 surrounding residences are a variety of one and two-story homes. The proposed home will be a one-story home. Homes in the area utilize a wide range of styles and materials. There are also commercial and institutional uses embedded within the CR District, with commercial uses becoming more common to the east.***
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 configuration of***

windows and doors are typical of new home construction and is compatible with surrounding residences.

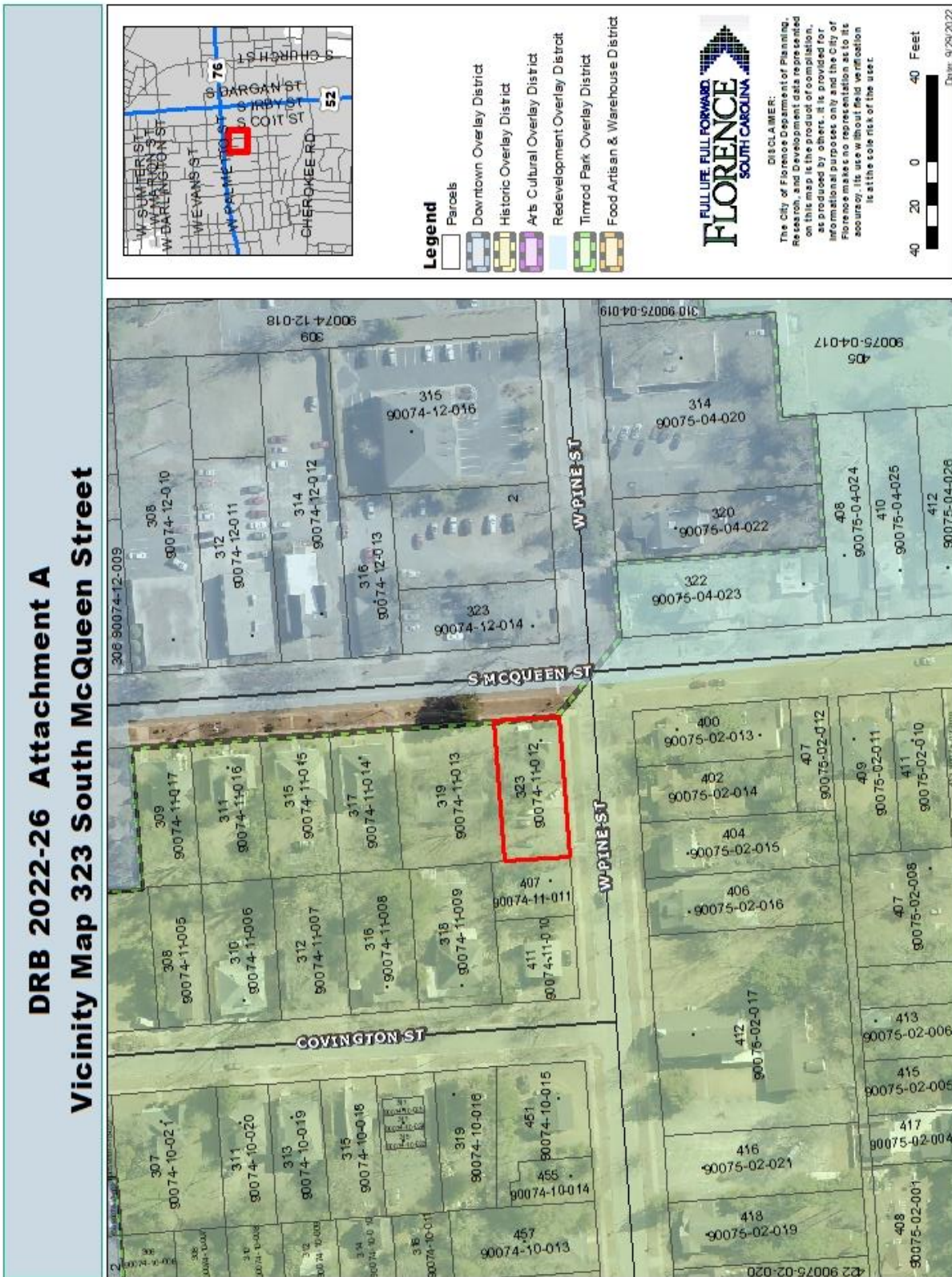
8. The visual relationship of open space between buildings or structures should be compatible with adjacent buildings or structures: ***The proposed new house will meet the setbacks established in the Unified Development Ordinance for the CR District including a build-to-line of 25' (Attachment I).***
9. The design of the roof should be compatible with the architectural style and character of existing buildings and surrounding structures: ***The surrounding residences have varying roof slopes, but most are hip roofs and box gable roofs like the home proposed. The proposed roof style is compatible with adjacent houses. The roof will be covered with black composite architectural shingles.***
10. Landscaping should be added that enhances the property and provides for greenspace and appropriate buffering between land uses: ***There are no plans for landscaping at this time, but property enhancements will be left up to the discretion of the homeowner.***
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 square footage of the proposed single-story home is 1,152 square feet.***
12. When appropriate, the architectural details (colors, materials, and textures) should be compatible with the style and character of surrounding buildings and structures: ***The house will have white board and batten vinyl siding on the front with the remaining exterior covered with 6" lap board vinyl siding. From the South McQueen Street side, the box gable roof with gable window will sit above the 6' by 24' covered front porch supported by four 4' by 4' columns. Two over two double windows will frame the "Tricorn Black" front door on both sides. The windows will have "Absolute Black" board and batten shutters. The roof will be covered with black composite architectural shingles.***

Board Action

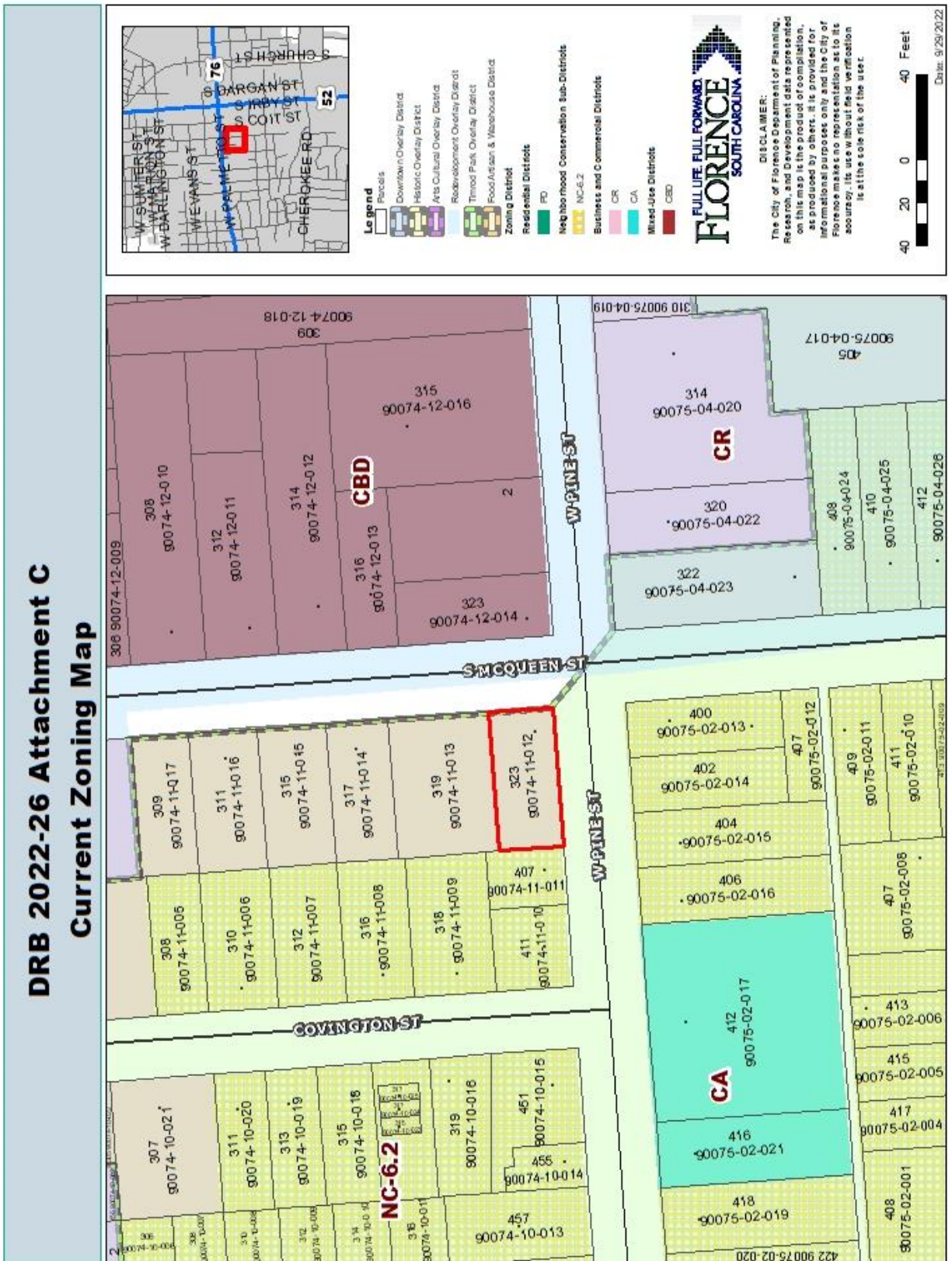
1. Consider only the evidence presented before the board during the public hearing.
2. Make findings of fact to apply the guidelines to the application presently before the board.
3. Based on the findings of fact, make a decision regarding the request on the application.

Attachments

- A. Vicinity Map
- B. Location Map
- C. Zoning Map
- D. Property Tax Card
- E. Photos of Vacant Corner Lot
- F. Photo of Demolished Home
- G. Proposed House Elevations
- H. Floor Plan
- I. House Details
- J. UDO Table 2-6.1.1







Attachment D: Property Tax Card

FLORENCE COUNTY TAX ASSESSOR			
Property Card Record for MBP: 90074-11-012 TAX YEAR: 2022 9/17/22 12:38:29 PAGE: 69811			
----- PROPERTY LOCATION Address -----		===== PROPERTY BILLING NAME/ADDRESS =====	
Number: 00323	Suffix:	MCEACHIN D MALLOY JR	
Street Name: MCQUEEN ST	Street Suffix:		
City:	State:	Zip: 00000 0000	4118 CLAUSSEN RD
District: 000	Land Class: RV RESIDENTIAL VACANT	FLORENCE	SC29505
Legal Desc: MCQUEEN & PINE			
Land Characteristic Selections			
01 Topography	1	Level	
02 Street	2	Unpaved	
02 Street	6	Sidewalk	
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 Square Feet: Primary Site			8,997
Improvement Cost with Additions:	.00	Yard/Other Bldg Values:	Total Buildings Value:

--- Totals for MBP ---			
# Buildings:	0	Building Value:	.00
Market Acres:	.00	Use Acres:	.00
Bld/Land Use Total:	.00	Bld/Land Mar.Total:	22,492.50
Rental Acres:	0	Rental Acres Value:	0
Transfer Date: 04/16	DEED Book: B625	Page: 1106	Sales Price: 150,000
Transfer Date: 04/03	DEED Book: A731	Page: 1613	Sales Price: 129,000
Transfer Date: 09/00	DEED Book: A607	Page: 0069	Sales Price: 47,000
Transfer Date: 06/99	DEED Book: A565	Page: 0573	Sales Price: 44,000

Attachment E: Photos of Vacant Corner Lot



Vacant Lot – View from South McQueen Street



Vacant Lot – Corner of South McQueen Street & West Pine Street



Vacant Lot – View from West Pine Street

Attachment F: Photo of Demolished Home



Attachment G: Proposed House Elevations

COPPER/STAIN STEEL ROOFING
 1/2" OSB SHEATHING
 1" OSB PLANK SHEATHING
 SILV. KASCIA
 2" X 4" CORNER BRD
 2" X 4" TRIM
 1" X 4" LAP SIDING
 PER CONTRACTOR
 4X4 COL. BU. TO MOVE
 HALL FLOOR
 FINISHED GARAGE

FRONT ELEVATION
 SCALE 1/4"=1'-0"

LEFT ELEVATION
 SCALE 1/8"=1'-0"

RIGHT ELEVATION
 SCALE 1/8"=1'-0"

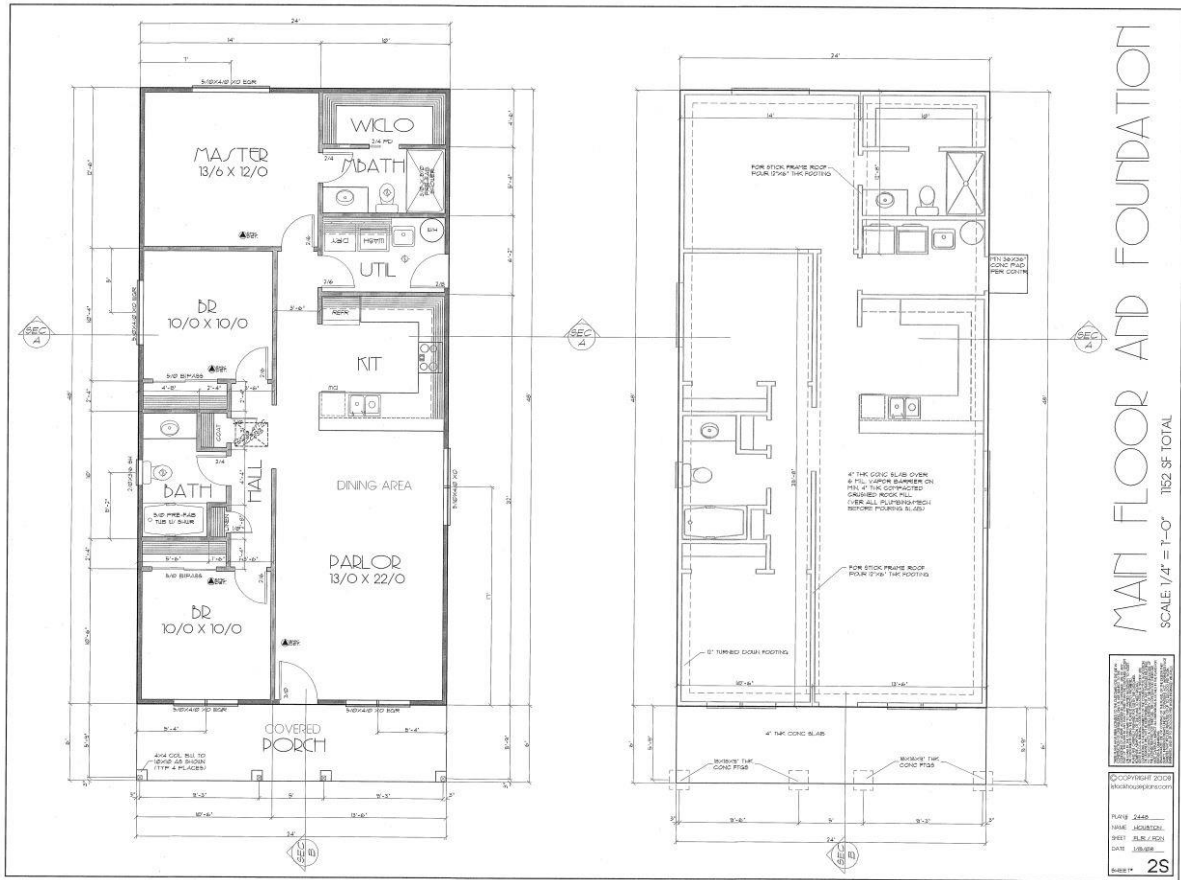
REAR ELEVATION
 SCALE 1/8"=1'-0"

ELEVATIONS
 SCALE 1/4" = 1'-0"

CONSULTANT: J. J. B. ARCHITECTS
 ARCHITECT: J. J. B. ARCHITECTS
 DATE: 10/09/14
 SHEET: 1

See how much you can save by going solar. Free consultation, no obligation. Little to no upfront cost. <http://www.solarcity.com/toothouseplans>.

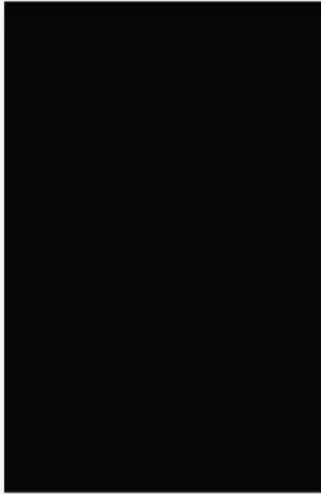
Attachment H: Floor Plan



Attachment I: House Details



White Board & Batten Siding (Front of House)



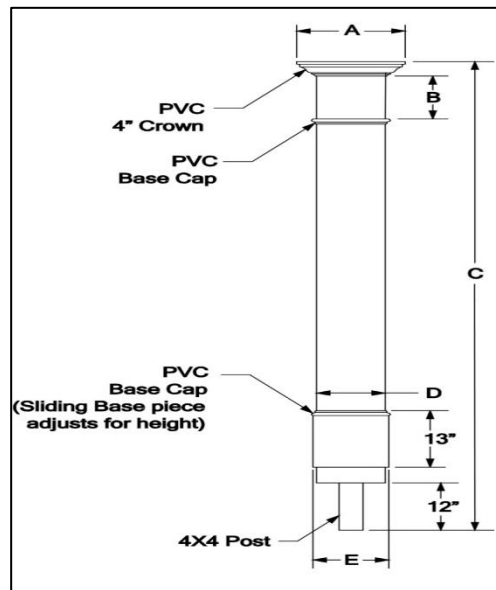
Absolute Black, Vinyl Board & Batten Siding



Standard Four-Board Joined Shutter



White Columns for Front Porch





Tricorn Black, Front Door



2 over 2 White Vinyl Windows



White Vinyl Lap Board Siding

Attachment J: UDO Table 2-6.1.1

Table 2-6.1.1 Nonresidential and Mixed Use Lot and Building Standards							
District / General Use Type	Lot Width 1	Minimum Setback ²				Minimum Landscape Surface Ratio	Maximum Building Height
		Build-to Line	Front	Side (Min./Total)	Rear		
Commercial Re-Use (CR)							
Retail	50'	25'	N/A	5' / 10'	20'	35%	27'
Office / Service	50'	25'	N/A	5' / 10'	20'	35%	27'
All other uses	50'	25'	N/A	10' / 20'	20'	35%	27'



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

CASE NUMBER: DRB-2022-37

DATE: October 12, 2022

LOCATION: 130 ½ South Irby Street

TAX MAP NUMBER: 90168-02-030

OWNER OF RECORD: Coastal Health LLC

APPLICANT: Brandon Moore, East Coast TVM LLC

PROJECT DESCRIPTION: Removal of Portico, Installation of Fabric Awning, and Signage

OVERLAY DISTRICT: H-1 Historic Overlay District

Project Description

The applicant is seeking a Certificate of Appropriateness (COA) on behalf of Coastal Health LLC to remove the existing wooden portico, install a new 10'-8" x 5'-0" x 3'-0" fabric awning (Attachment F), and a 46" by 32" metal sign (Attachment G) to the front of the commercial building located at 130 1/2 South Irby Street, Tax Map Parcel 90168-02-030.

Background Information

This 3,200 square foot brick building was constructed in 1954 and has a total of 3,241 square feet. The applicant recently relocated Coastal Health, a home health agency, to this new location. The building consists of the King Jefe Restaurant, which fronts South Irby Street, and Coastal Health, which is on the rear of the building facing the parking lot shared by numerous downtown businesses, The Emerson Apartments, and the Florence County Museum.

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.

Chapter 4:

Awnings

Awnings are an excellent way to introduce color and texture into the commercial street/building environment. Because of the historic character of the Downtown Central District, only fabric awnings are recommended, and a range of acceptable colors should be agreed upon. Where the architecture of the existing buildings makes a sign frieze difficult to install, placement of business information on the drop portion of the awning should be allowed in combination with window

signs. Backlit or plastic awnings are not permitted.



This sketch illustrates how awnings can add color to the street environment. If there is not adequate room for business signs on the facade, the store name can appear on the drop portion of an awning.

The Design Guidelines encourage fabric awnings to add color and accents to the street environment. The color choices available are left to the discretion of the Board.

Business signage.

- 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.

Historically, signage encouraged in the H-1 District includes dimensionality. The Planning Director is empowered by the Design Guidelines to approve signage that meets the desired intent of the guidelines, and the signage cost is below \$5,000. All other signage must be approved by the Board.

The metal wall sign was installed without DRB or staff approval.

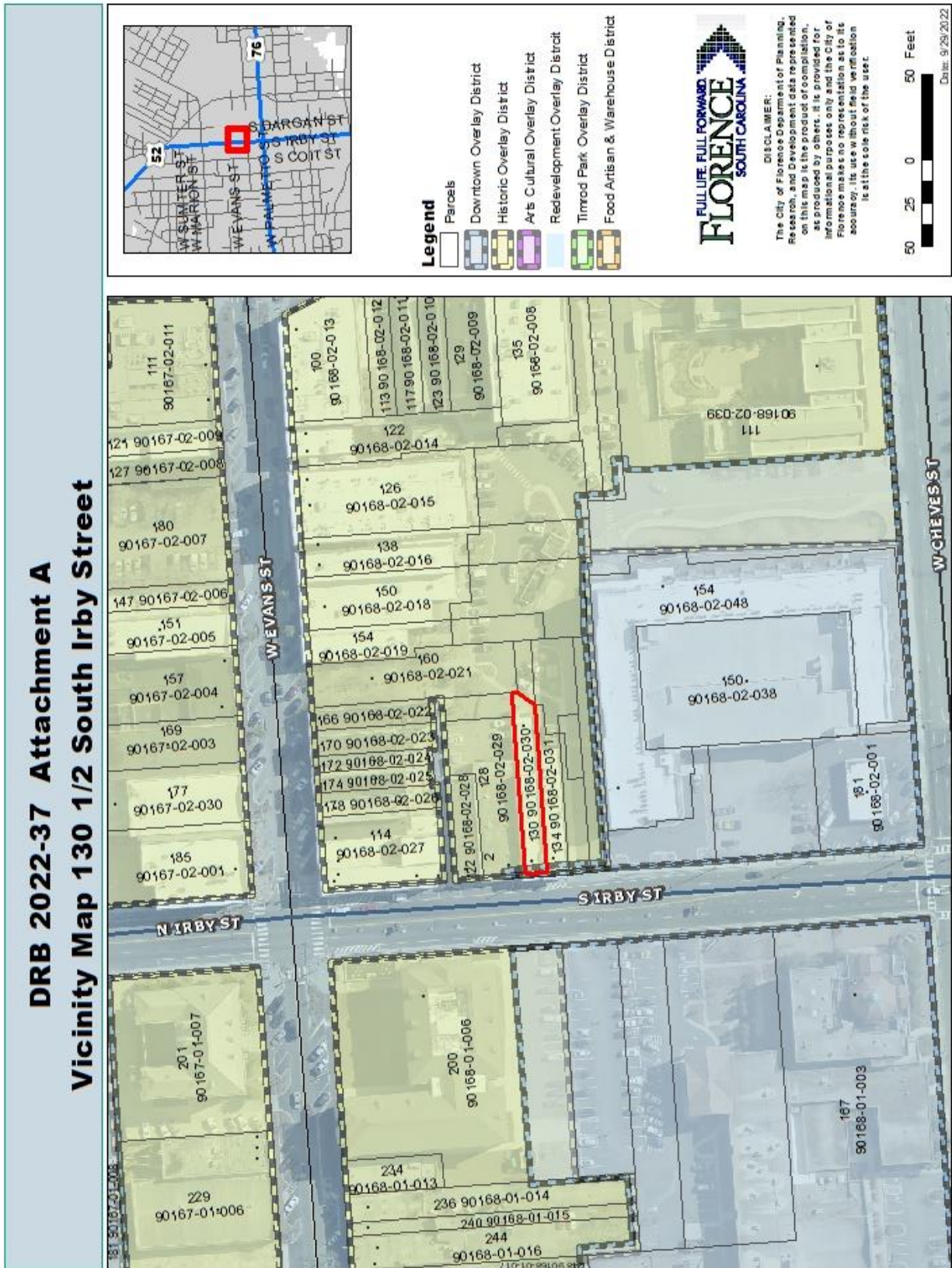
Board Action

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.

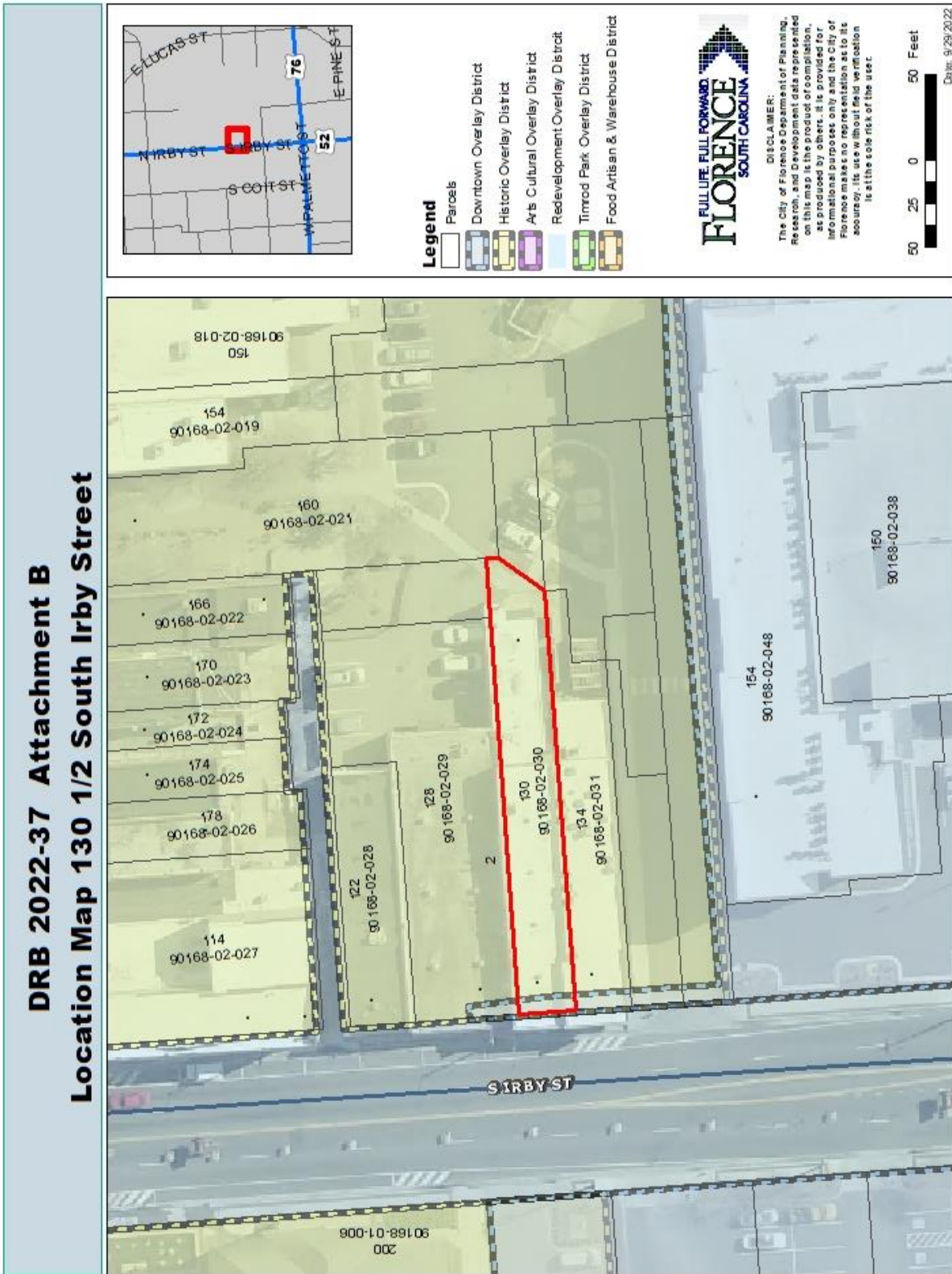
Attachments

- A. Vicinity Map
- B. Location Map
- C. Current Zoning Map
- D. Coastal Health LLC at 130 ½ South Irby Street
- E. Existing Wooden Portico to be Removed
- F. Proposed Awning
- G. Wall Sign

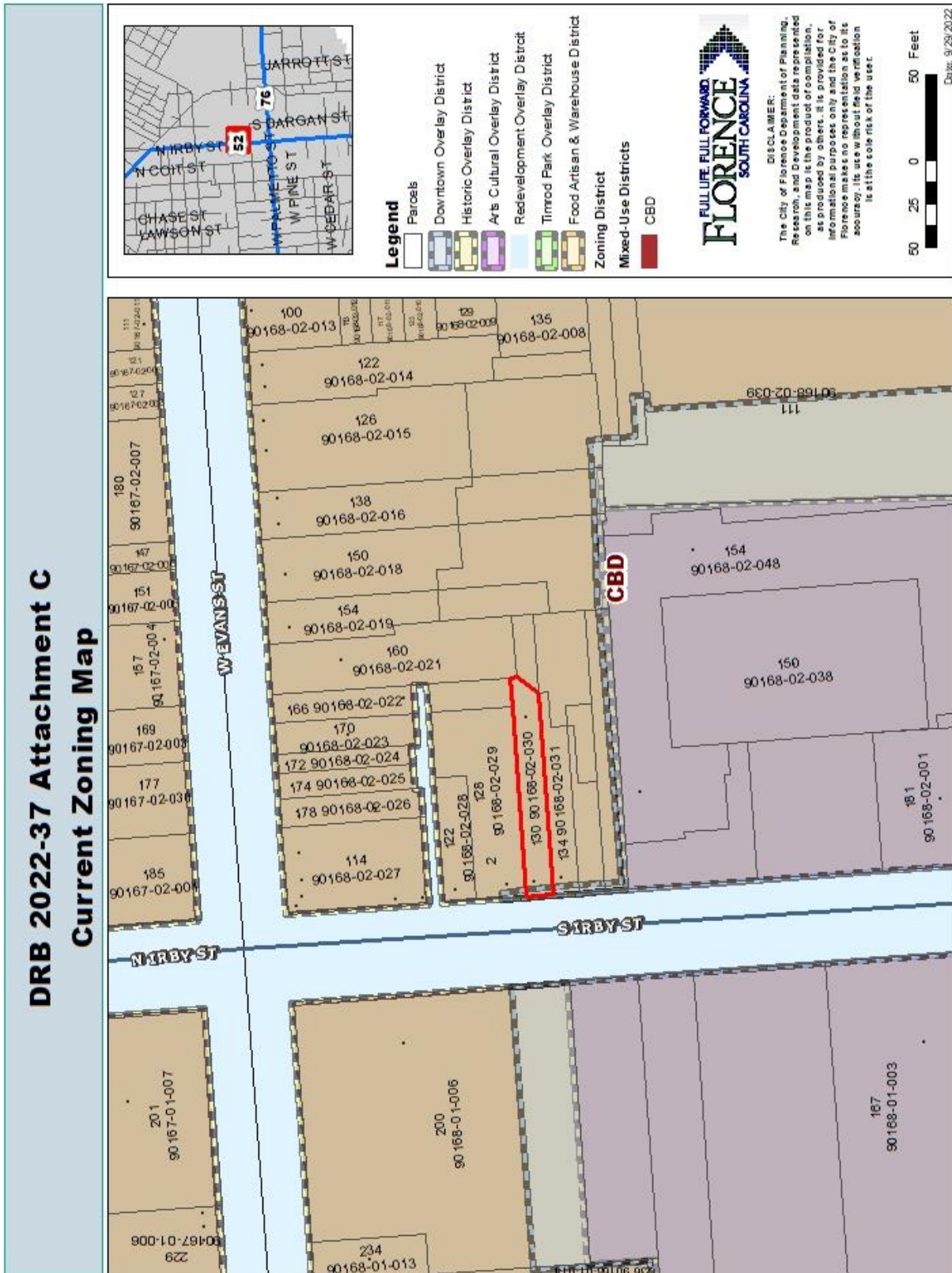
Attachment A: Vicinity Map



Attachment B: Location Map



Attachment C: Current Zoning Map



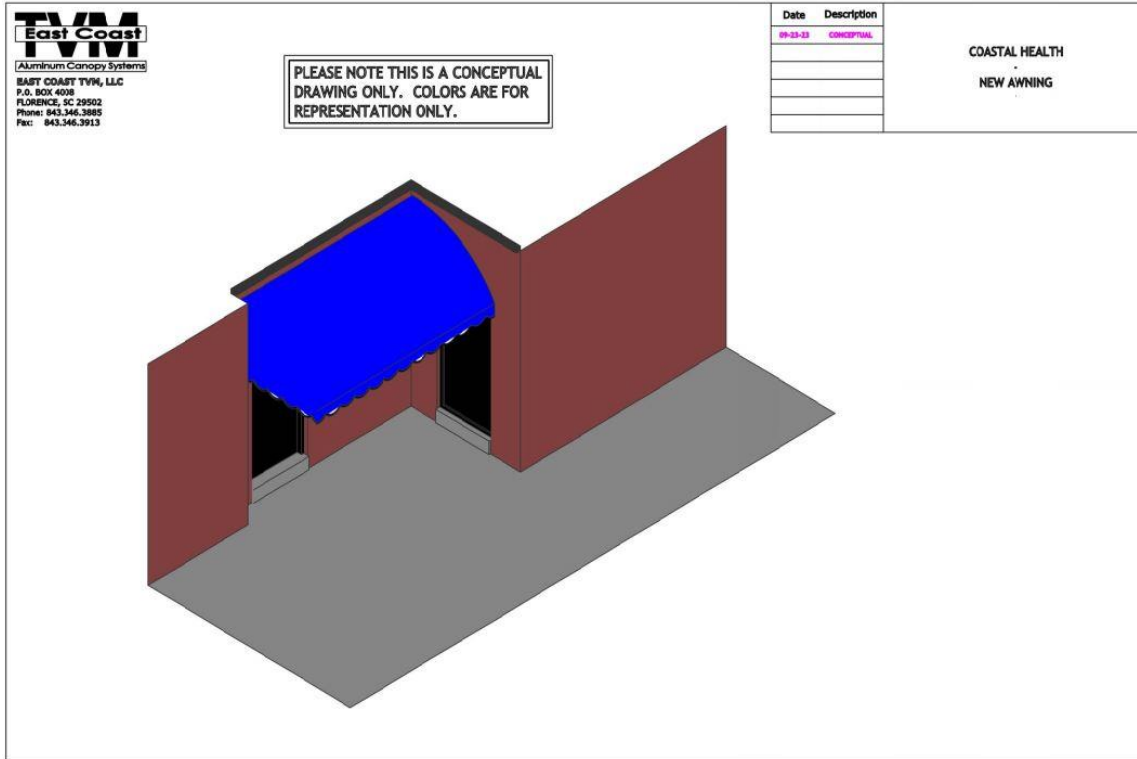
Attachment D: Coastal Health LLC at 130 1/2 South Irby Street



Attachment E: Existing Wooden Portico to be Removed



Attachment F: Proposed Awning



East Coast
TWM
 Aluminum Canopy Systems
 EAST COAST TWM, LLC
 P.O. BOX 4008
 FLORENCE, SC 29502
 Phone: 843.346.3885
 Fax: 843.346.3913

PLEASE NOTE THIS IS A CONCEPTUAL DRAWING ONLY. COLORS ARE FOR REPRESENTATION ONLY.

Date	Description
09-23-13	CONCEPTUAL

COASTAL HEALTH
 NEW AWNING

Proposed 10'-8" by 5'-0" by 3'-0" fabric awning

FINISHING TOUCHES

SCALLOPS, BINDING, APPLIQUE

EFFECTIVE 03.01.2012

CURTAIN SCALLOP DESIGNS

STYLE B

STYLE F

STYLE J

STYLE K

STYLE M

STYLE N

STYLE O

STYLE W

STYLE Y

BINDING COLORS

NATURAL	BROWN	GRAY	BLUE
VANILLA	PERSIAN GREEN	FOREST GREEN	ALPINE GREEN
RED	GREEN	LINEN	
BLACK	BURGUNDY	TOAST	
CAPTAIN NAVY	BEIGE	TERRA COTTA	
BLUE			

APPLIQUE DESIGNS

Add the final touch of elegance in outdoor or indoor decorating! This handsome addition is a 1" strip of solid color painted on curtain as shown below. Recommended for use on any solid color curtain. See pricing.

#406

10" Minimum Curtain

#412

10" Minimum Curtain

#414

8" Minimum Curtain

#416

9" Minimum Curtain

#418

8" Minimum Curtain

#424

10" Minimum Curtain

7



Example of “Pacific Blue” & “Style M” Scallop Design Awning

Attachment G: Wall Sign

