

**CITY OF FLORENCE DESIGN REVIEW BOARD**  
**CITY CENTER – COUNCIL CHAMBERS**  
**324 WEST EVANS STREET, FLORENCE, SC**  
**WEDNESDAY, NOVEMBER 8, 2023 – 2:00 P.M.**  
**MEETING AGENDA**

**I. Call to Order**

**II. Approval of Minutes** Regular meeting held on October 11, 2023

**III. Public Hearing and Matter in Position for Action**

DRB-2023-18 Request for a Certificate of Appropriateness for renovations to be made to the outdoor spaces of the building located at 360 North Irby Street, specifically identified as Florence County Tax Map Number 90085-10-003 in the D-2 Downtown Overlay District.

**IV. Public Hearing and Matter in Position for Action**

DRB-2023-19 Request for a Certificate of Appropriateness for an accessory building and renovations to a commercial building located at 657 South Coit Street, specifically identified as Florence County Tax Map Number 90076-04-014 in the D-4 Timrod Park Overlay District.

**V. Adjournment** Next meeting is scheduled for December 13, 2023.

**CITY OF FLORENCE, SOUTH CAROLINA**  
**DESIGN REVIEW BOARD**  
**OCTOBER 11, 2023 MINUTES**

**MEMBERS PRESENT:** Jamie Carsten, Scott Collins, Brice Elvington, John Keith, Joey McMillan, Mike Padgett, and Ranny Starnes

**MEMBERS ABSENT:** Kyle Gunter, David Lowe, and David Tedder

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

**CALL TO ORDER:** Chairman Carsten called the October 11, 2023 meeting to order at 2:00 p.m.

**APPROVAL OF MINUTES:** Chairman Carsten introduced the September 13, 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. McMillan moved that they be approved; Ms. Starnes seconded the motion, and it passed unanimously (6-0).

\*Dr. Keith arrived\*

**PUBLIC HEARINGS AND MATTERS IN POSITION FOR ACTION:**

**DRB-2023-16 Request for a Certificate of Appropriateness for removal of two trees from the lot located at 610 South McQueen Street, specifically identified as Florence County Tax Map Number 90075-10-015 in the D-4 Timrod Park Overlay District.**

Chairman Carsten read the introduction to DRB-2023-16 and asked staff for their report. Mrs. Zlotnicki gave the staff report as submitted to the Design Review Board.

Mr. Collins asked what the City would do if these were in the public right of way; Mr. Moore said that we would determine whether they were hazard trees, and if so, remove them and replace them with more appropriate deciduous trees. Mr. McMillan asked what the process was if the power company said the tree needed to be removed. Mr. Moore said they typically just notify the City and then we'd try to replace them with smaller trees that wouldn't conflict with power lines.

There being no further questions for staff, Chairman Carsten opened the public hearing. There being no one to speak regarding the request, Chairman Carsten closed the public hearing and called for discussion.

Mr. Collins expressed concern that they have become a rubber stamp Board that permits anything just because someone asks for it, and permitting owners to remove trees just because they drop debris could lead to requests to remove every large tree in Timrod Park. People who live in the overlay district need to abide by the Design Guidelines, and these trees are what make Timrod Park what it is.

Mr. Elvington commented that pecan trees can be a nuisance tree and he felt they could be replaced by something with the same aesthetic. He asked if all the debris affected storm drains as well. He thought replacing them with trees that further the look of the neighborhood without the issues was a good idea.

Mr. Moore explained that staff can administratively approve the removal of nuisance or diseased trees, but these were healthy trees so staff required the owner to apply to the Board.

Mr. Elvington asked if they needed to be pecan trees or if any other tree could replace them. Mr. Moore said that any heritage hardwood tree would qualify to uphold the character of Timrod Park.

Mr. McMillan asked Mrs. Zlotnicki if the neighbors to the right had commented on the removal; she said that yes, the neighbor called and said she had no issue with their removal. She didn't say that she had a problem with keeping them.

Ms. Starnes asked about extending the driveway to remove the cars from under the trees. Mrs. Zlotnicki stated that there really wasn't room for parking elsewhere.

Chairman Carsten asked where the replacement trees would go; Mrs. Zlotnicki said one has been placed in the middle of the front yard and the other would be further beyond the driveway in the middle of the back yard.

Mr. Padgett added that the trees' current location will also eventually crack the driveway.

Mr. Moore pointed out that there is a public value to the location of the existing trees because of their street presence and that needs to be considered for the location of the replacement.

Chairman Carsten called for a motion. Mr. McMillan moved that the request to remove the two pecan trees be approved with mitigation as submitted by the applicant. Mr. Elvington seconded, and the motion passed 6 to 1 with Mr. Collins voting no.

**DRB-2023-17      Request for a Certificate of Appropriateness for installation of a privacy fence around the lot located at 407 Spruce Street, specifically identified as Florence County Tax Map Number 90075-09-022 in the D-4 Timrod Park Overlay District.**

Chairman Carsten read the introduction to DRB-2023-17 and asked staff for their report. Mrs. Zlotnicki gave the staff report as submitted to the Design Review Board.

Dr. Keith asked to see the photos and clarified the size of the fence and its length. Mrs. Zlotnicki explained that it would need to be setback at least 25 feet to be behind the plane of a house.

Mr. Padgett clarified that it would be permitted if it was 25 feet back and didn't block people's views.

Mr. McMillan clarified that this is acting as the back yard to the owner's lot. Mr. Collins asked if these were two separate lots; Mrs. Zlotnicki said that was correct. Mr. Moore said that if the lots were combined, the property would be considered to have two front yards, one on each street frontage.

Mrs. Zlotnicki said that there hasn't been a house on this parcel for a long time. Mr. Elvington and Mr. Padgett discussed the visibility issues for the house to the left of the lot in question.

There was discussion regarding the chain link fence and the fact that it is grandfathered in because it has been there for a long time. Mr. Collins asked if they lowered the fence to 4 feet but didn't make it transparent, would that be a consideration, but the Board determined that wouldn't mitigate the safety issue because the bamboo would still be opaque.

Mr. McMillan said that the bamboo was not aesthetically pleasing. Mrs. Zlotnicki explained that they could move the 6 foot tall privacy fence and use the existing chain link for the front yard fencing.

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

Mr. Kris Varazo spoke as the owner. He said all the neighbors drive very tall vehicles so the height shouldn't be an issue. Mr. Padgett said he drives a full size truck, and he wouldn't be able to see over a 6 foot fence. Mr. Padgett asked Mr. Varazo if he was open to other possibilities. He said he looked around and saw other front yard fences that weren't transparent, including a brick fence on Pine and McQueen, among others, so he thought there wouldn't be an issue.

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

Mr. Collins said that there are noncompliant fences throughout the neighborhood that predate the overlay district, and some were just done and not disallowed, and he understands the homeowner's confusion and frustration, but the requirements are fair and in everyone's best interest.

Mr. Elvington said that since the owner was willing to be flexible, he liked the idea of following the Ordinance.

Mr. Collins asked to look at the neighborhood aerial photo again. Mrs. Zlotnicki said that the street side setback was 8 feet, and that's why the corner house looked close to the street, but there is a backyard between that house and the next lot.

Dr. Keith moved to require that the fence meet the *Unified Development Ordinance* regulations for height and location while accepting the bamboo material; Mr. Collins seconded, and the motion to issue the conditional COA passed unanimously (7-0).

#### **ADJOURNMENT:**

There being no other business, Chairman Carsten adjourned the meeting at 2:36 p.m. The next meeting is scheduled for November 8, 2023 at 2:00 p.m.

Respectfully submitted by  
Alane Zlotnicki, AICP  
Senior Planner

## 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]

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

**CASE NUMBER:** DRB-2023-18

**DATE:** November 8, 2023

**LOCATION:** 360 North Irby Street

**TAX MAP NUMBER:** 90085-10-003

**OWNER OF RECORD:** Hope Health Inc.

**APPLICANT:** FBI Construction Inc., Mike Tyler

**PROJECT DESCRIPTION:** Exterior Campus Improvements

**OVERLAY DISTRICT:** D-2 Downtown Central and D-1 Redevelopment  
Overlay Districts

**Project Description**

The applicant is seeking a Certificate of Appropriateness (COA) for campus improvements by adding a full campus walking trail to include new parking, a sheltered pavilion, a pedestrian bridge, and a sail shade. The request also includes landscaping and hardscaping to complement the proposed improvements. To facilitate the improvements, asphalt and concrete will be removed as well as a number of trees as indicated on the demolition plan sheets. (Attachments E-G).

**Background Information**

HopeHealth provides primary, preventative, and support services for local residents seeking integrated health care in one location. Services offered include primary care, radiology, dental health, lab services, referral services, etc. and the Medical Plaza has an onsite pharmacy.

In April of 2022, the Design Review Board approved the renovation and addition to the Streater Building at 309 North Dargan Street with the first floor being left as open space for future development and the second floor to be used as office space. The Streater Building is located to the southeast of the Hope Health Medical Plaza and is part of the overall campus.

The original construction of HopeHealth Medical Plaza was approved by the Board in 2014 with a second phase added in 2017. Other cases have included additional parking and updated signage.

**Staff Analysis**

HopeHealth is adding another entrance off East Darlington Street with 58 additional parking spaces along the southeastern portion of the campus. The existing pedestrian pathway will be elongated to provide a complete loop of the parcel with 6' wide concrete sidewalk being added where indicated (Attachments H, I, J).

The existing dry pond will be expanded and modified to become a wet pond (Attachment H) that will feature two water fountains (Attachment S) surrounded by a 4' wide pigmented concrete walking path with rock salt finish edged with brick that will connect to the overall campus pedestrian path then encompassed with the plantings indicated on Landscape Plan 1 (Attachment L). The proposed pathway will be separated for safety from the pond with either industrial aluminum fencing or 5' tall black vinyl-coated cyclone fencing with a 6' wide gate (Attachment R).

A 7' pole shade sail (Attachment R) will be placed near the pond with the hardscape of 6' by 6' pigmented concrete with rock salt finish with an 8" border.

Other additions (Attachment I) include a pedestrian bridge (Attachment N) that will cross a stormwater swale and lead to a picnic shelter both of which will be made of unpainted cedar. The roof of the picnic shelter will be HopeHealth blue. (Attachment Q). The onsite pharmacy drive thru will be expanded to include a third lane.

The entire improved area will be planted as shown on Attachments K, L, M, O, P with trees, shrubs, and groundcover as indicated.

The following excerpts from the *Design Guidelines for Downtown Florence, SC* apply to the request:

### **1: Design Principles for Successful Downtowns**

No zoning code or design guidelines can cover all possible development scenarios. These design principles should guide decision making regarding appropriate development.

- 3. Strive to establish traditional "Town Center" elements of design throughout downtown Florence.** Evans Street and Dargan Street within the two districts should be the civic, cultural, and activity center of the entire community. In the Central District, a sense of architectural enclosure, seating areas, areas of shade and sun, attractive streetscapes, cafes, and a richness of experience in the public environment should be the goal.
- 7. Enhance gateways and view corridors.** The public and private design of areas that serve as gateways into the downtown or that terminate views down important streets should be given special consideration. Gateway points into the downtown are identified in the previous Master Plan. These areas provide the opportunity to welcome visitors and residents into the downtown, and to establish or reinforce the unique identity of the area. In addition, gateways and sites at the termination of important streets or view corridors require architecture that enhances the importance of these areas through the use of special features such as towers, buildings that incorporate special corner treatments, and enhanced entry elements and design.
- 9. Give priority to pedestrians.** The goal of all elements in the plan and guidelines should be to create an attractive, unified, and walkable environment that responds primarily to the needs of people rather than automobiles...
- 10. Create pedestrian spaces in retail and commercial areas that add to the life of downtown Florence.** In retail/commercial areas, the emphasis should be on parking one's vehicle and enjoying the area on foot. This translates into the need for connections, color, detail, wayfinding signage, interesting architecture, sun and shade, safe and attractive sidewalks, streets, parks and plazas, and planned activities, entertainment, and events. Private enterprise should also be encouraged to add to the success of the downtown through the provision of such amenities as sidewalk cafes and restaurants, seating areas, screening, and landscaping. This can be encouraged through a sense of civic pride or by more direct means such as grants, loans, density bonuses, or the granting of desired variances.

## **Downtown Central District (DCD) Site Design Guidelines**

### **1. *Fencing and Screening Materials***

#### **Recommended screening and fencing materials:**

- Brick
- Split face block
- Double staggered row of approved hedge material
- Landscaped beds acting as screens with approval and appropriate ongoing maintenance
- Masonry piers and low foundation with metal pickets (for parking areas only, not storage areas)
- Approved wooden privacy fencing (back yards only)

#### **Prohibited screening and fencing materials:**

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

Per Chapter 4 *Downtown Central District Design Guidelines*, the following general guidelines shall 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**

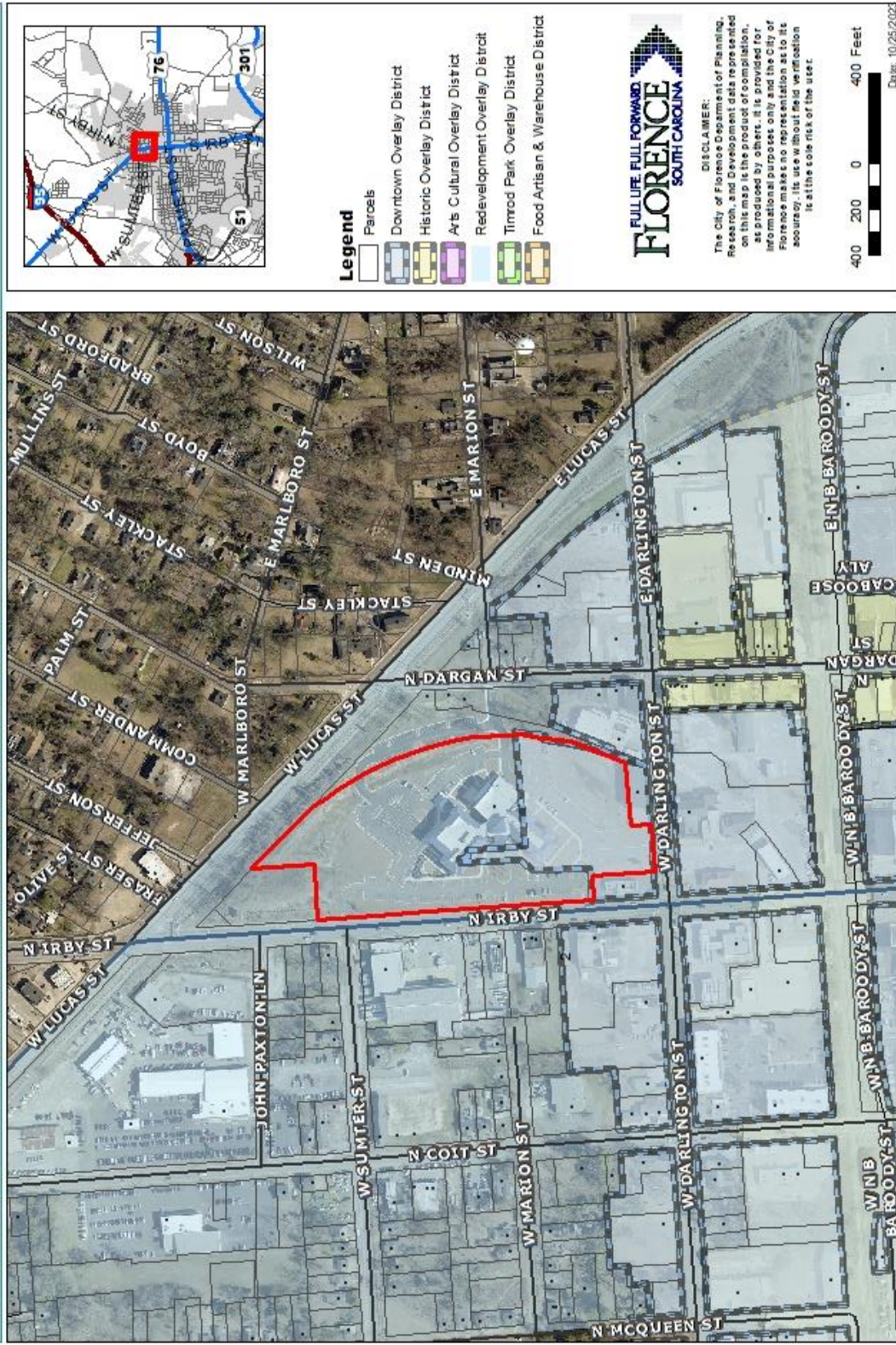
1. Consider only the evidence presented before the board during the public hearing.
2. Make findings of fact to apply the guidelines to the application presently before the board.
3. Based on the findings of fact, make a decision regarding the request for renovations.

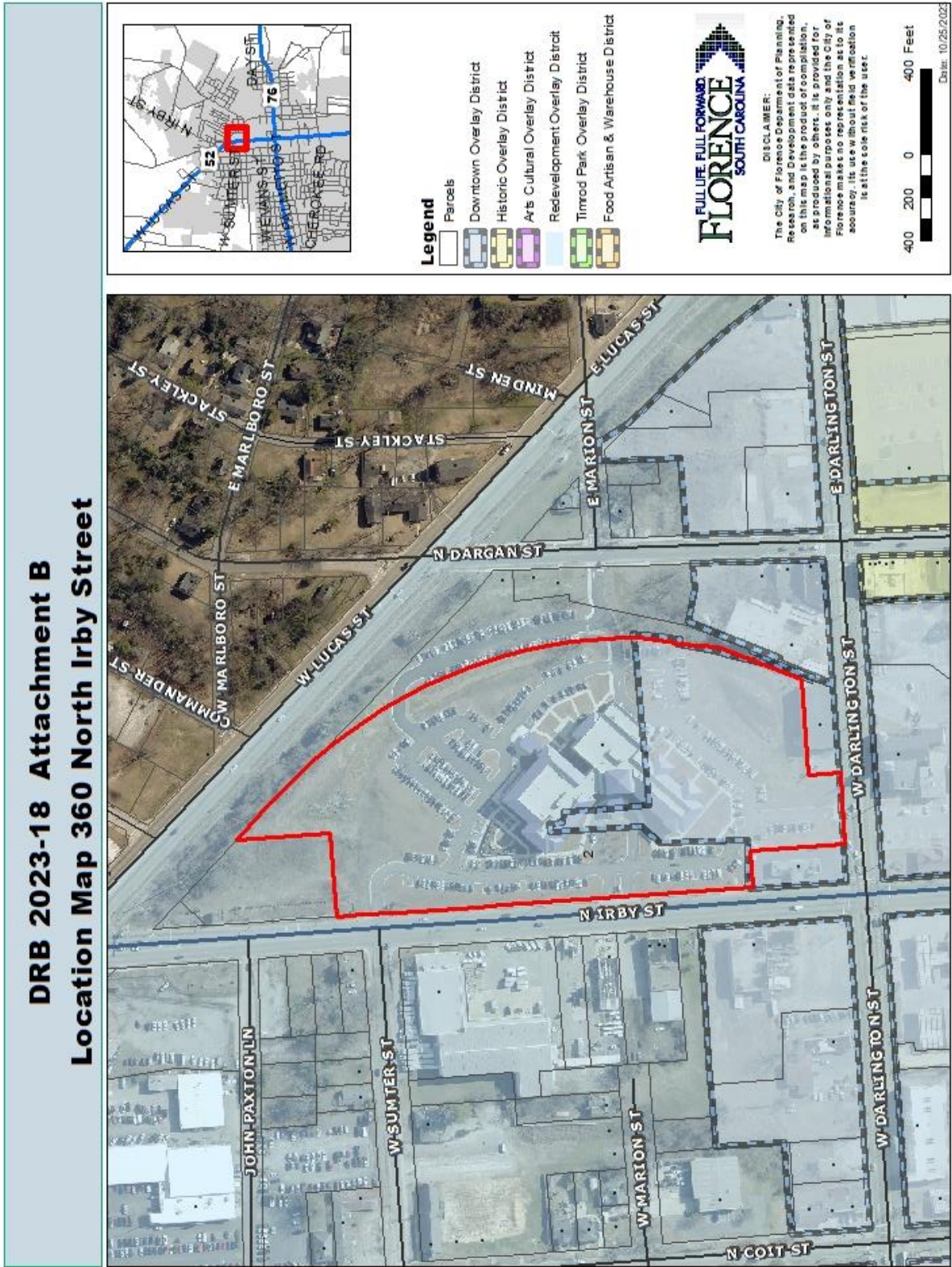


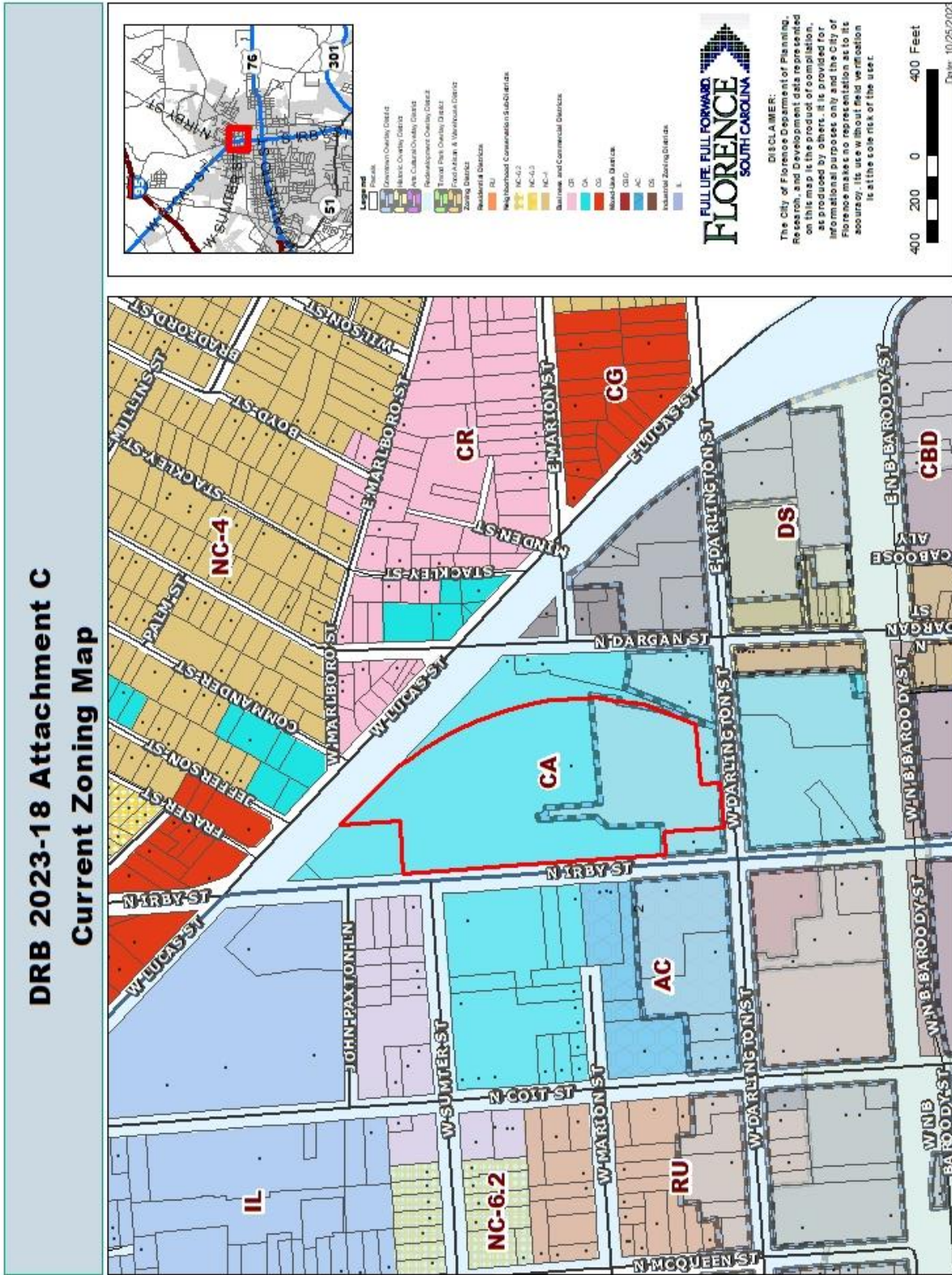
## **Attachments**

- A. Vicinity Map
- B. Location Map
- C. Zoning Map
- D. Overall Site Plan
- E. Demolition Plan 1
- F. Demolition Plan 2
- G. Demolition Plan 3
- H. Site Plan 1
- I. Site Plan 2
- J. Site Plan 3
- K. Campus Landscape Plan
- L. Landscape Plan 1
- M. Landscape Plan 2
- N. Foot Bridge Detail
- O. Landscape Plan 3
- P. Landscape Plan 4
- Q. Picnic Shelter Detail
- R. Pole Shade Detail
- S. Pond Fountain Detail

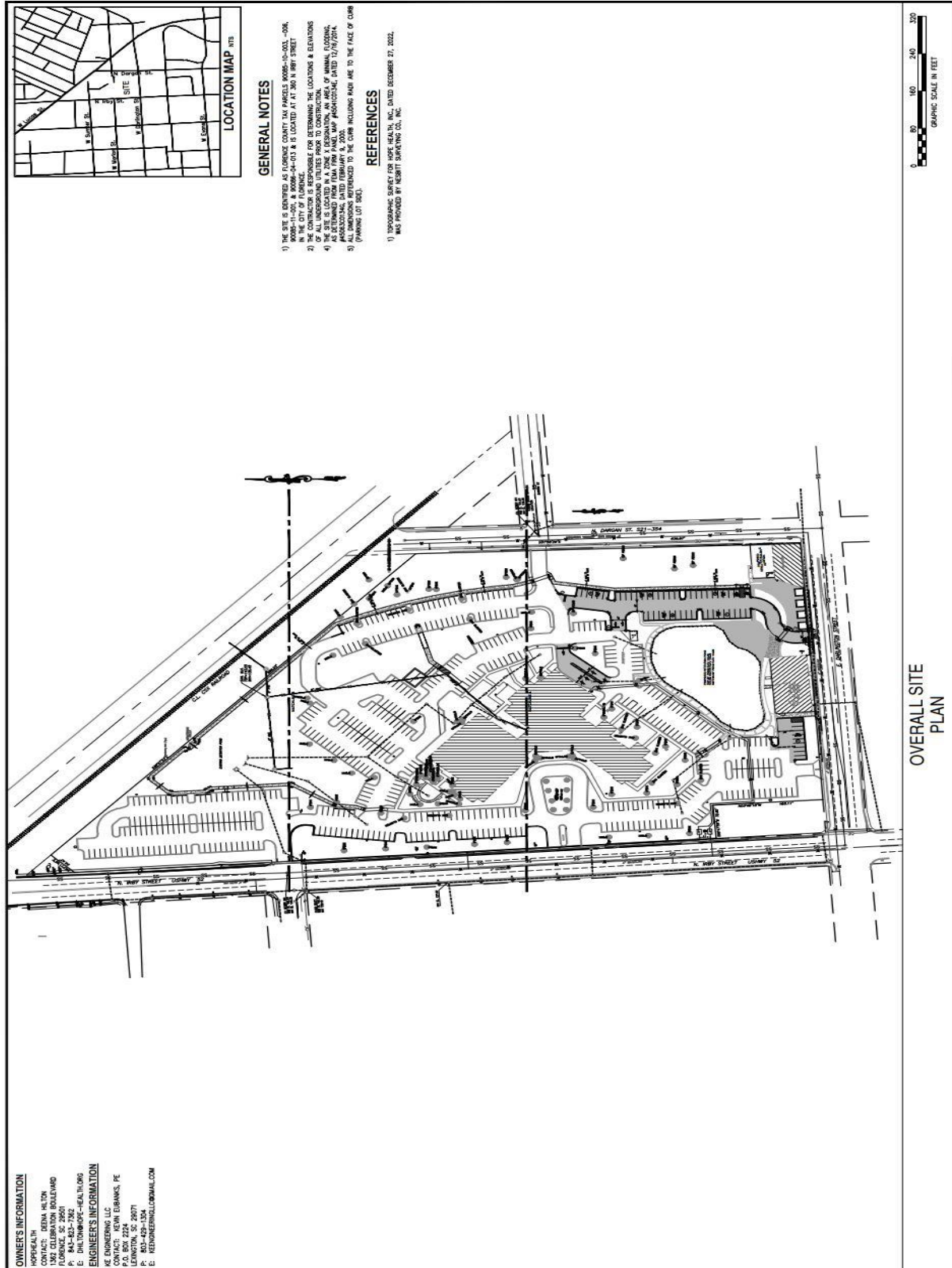
**DRB 2023-18 Attachment A**  
**Vicinity Map 360 North Irby Street**



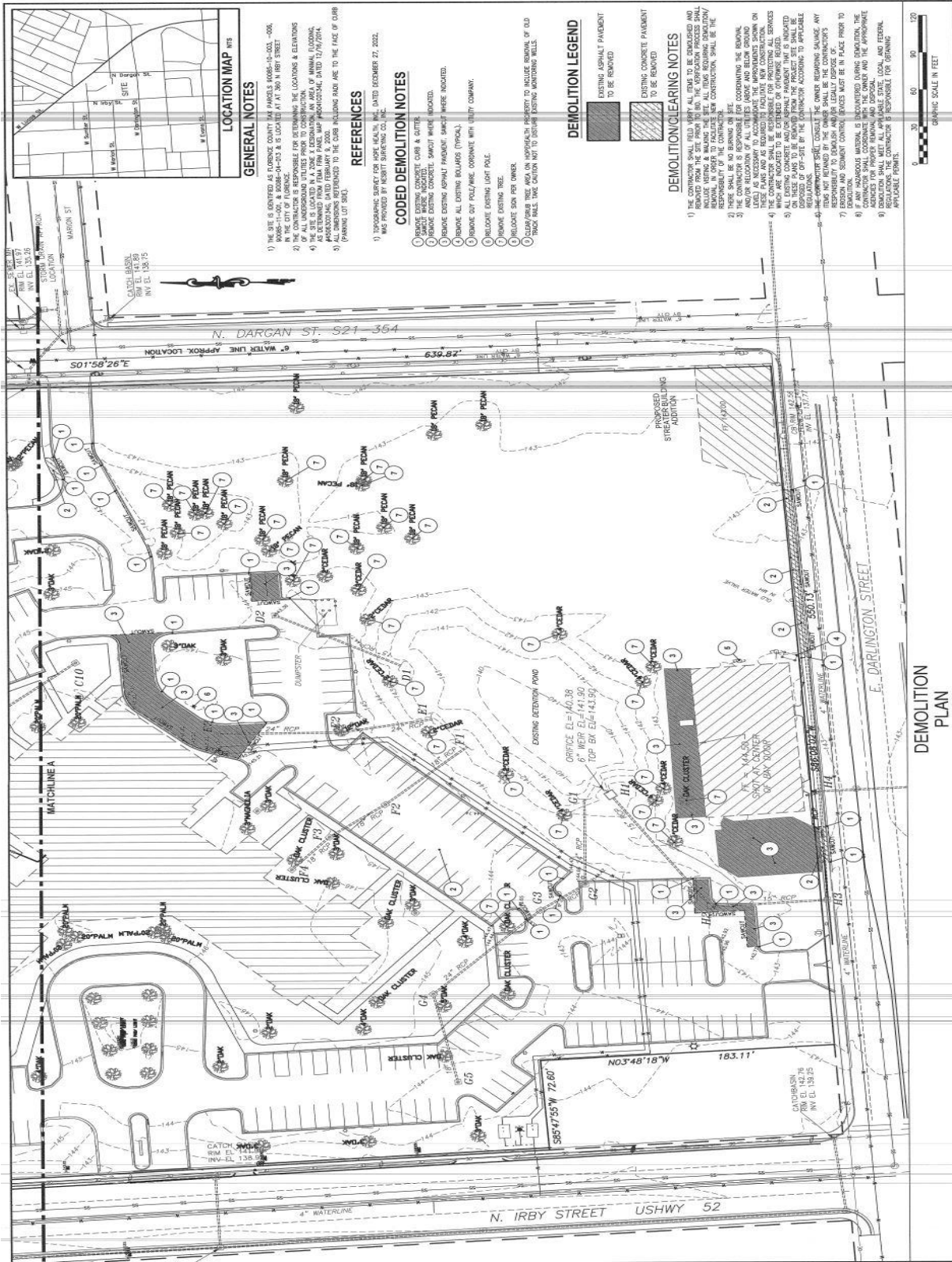




Attachment D: Overall Site Plan



# Attachment E: Demolition Plan 1



### LOCATION MAP



- #### GENERAL NOTES
- 1) THE SITE IS IDENTIFIED AS FLORIDA COUNTY TAX PARCELS 00086-10-001, 0002, 0003, 0004, 0005 & IS LOCATED AT 521 N. IRBY STREET IN THE CITY OF FLORISSANCE.
  - 2) THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE LOCATIONS & ELEVATIONS OF ALL UTILITIES TO BE REMOVED OR RELOCATED.
  - 3) THE SITE IS LOCATED IN A ZONE X DESIGNATION, AN AREA OF MINIMAL FLOODING, AS DESIGNATED ON THE FLOOD HAZARD MAP PHOTOGRAPHIC DATED 12/16/2014.
  - 4) ALL DIMENSIONS REFERENCED TO THE CORNER INCLUDING ROAD ARE TO THE FACE OF CURB (PARKING LOT SIDE).

- #### REFERENCES
- 1) TOPOGRAPHIC SURVEY FOR HOPE HEALTH, INC. DATED DECEMBER 27, 2022. WAS PROVIDED BY HERBERT SURVEYING CO., INC.

- #### CODED DEMOLITION NOTES
- BRIDGE EXISTING CONCRETE CURB & GUTTER. REMOVE EXISTING CONCRETE. SHOWN WHERE INDICATED.
  - REMOVE EXISTING ASPHALT PAVEMENT. SHOWN WHERE INDICATED.
  - REMOVE ALL EXISTING BOLLARDS (TYPICAL).
  - REMOVE COT PRESERVE COORDINATE WITH UTILITY COMPANY.
  - RELOCATE EXISTING LIGHT POLE.
  - REMOVE EXISTING TREE.
  - RELOCATE SIGN PER OWNER.
  - CLEAN/CURB TREE AREA ON IMPROVEMENTS. PROPERTY TO INCLUDE REMOVAL OF OLD TRUCK RAILS. TAKE CAUTION NOT TO DISTURB EXISTING MONITORING WELLS.

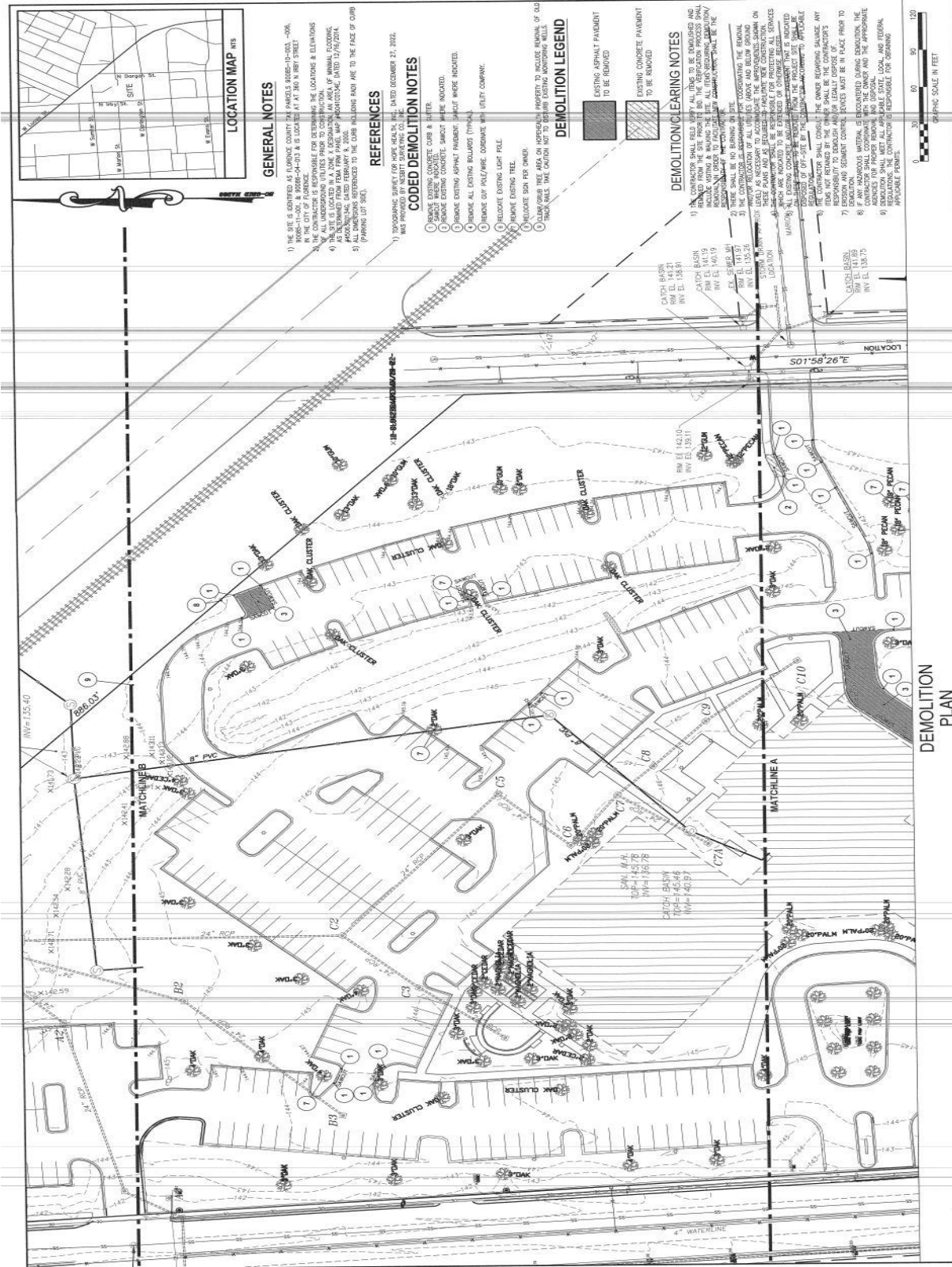
- #### DEMOLITION LEGEND
- EXISTING ASPHALT PAVEMENT TO BE REMOVED
  - EXISTING CONCRETE PAVEMENT TO BE REMOVED

- #### DEMOLITION/CLEARING NOTES
- 1) THE CONTRACTOR SHALL VERIFY ALL ITEMS TO BE DEMOLISHED AND REMOVED FROM THE SITE. ALL ITEMS INCLUDING DEMOLITION SHALL BE REMOVED FROM THE SITE. ALL ITEMS INCLUDING DEMOLITION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
  - 2) THERE SHALL BE NO BURNING ON SITE.
  - 3) THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE REMOVAL OF ALL UTILITIES TO BE REMOVED FROM THE SITE. ALL UTILITIES SHALL BE REMOVED IN ORDER TO FACILITATE NEW CONSTRUCTION. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES AS SHOWN ON THE PLAN AND AS REQUIRED TO FACILITATE NEW CONSTRUCTION. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES AS SHOWN ON THE PLAN AND AS REQUIRED TO FACILITATE NEW CONSTRUCTION.
  - 4) ALL ITEMS TO BE DEMOLISHED OR RELOCATED SHALL BE DEMOLISHED OR RELOCATED FROM THE PROJECT SITE. ALL ITEMS TO BE DEMOLISHED OR RELOCATED SHALL BE DEMOLISHED OR RELOCATED FROM THE PROJECT SITE.
  - 5) ALL DEMOLITION AND CLEARING SHALL BE ACCORDING TO APPLICABLE REGULATIONS. THE CONTRACTOR SHALL VERIFY ALL APPLICABLE STATE, LOCAL AND FEDERAL REGULATIONS. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING APPLICABLE PERMITS.
  - 6) THE CONTRACTOR SHALL CONSULT THE OWNER REGARDING SALVAGE. ANY ITEMS NOT RETAINED BY THE OWNER SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REMOVE FROM THE SITE.
  - 7) EROSION AND SEDIMENT CONTROL (SPRICES) MUST BE IN PLACE PRIOR TO ANY DEMOLITION OR CLEARING ACTIVITIES.
  - 8) ALL HAZARDOUS MATERIAL IS ENCOUNTERED DURING DEMOLITION, THE CONTRACTOR SHALL COORDINATE WITH THE OWNER AND THE APPROPRIATE AGENCIES TO REMOVE THE MATERIAL FROM THE SITE.
  - 9) DEMOLITION SHALL MEET ALL APPLICABLE STATE, LOCAL AND FEDERAL REGULATIONS. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING APPLICABLE PERMITS.

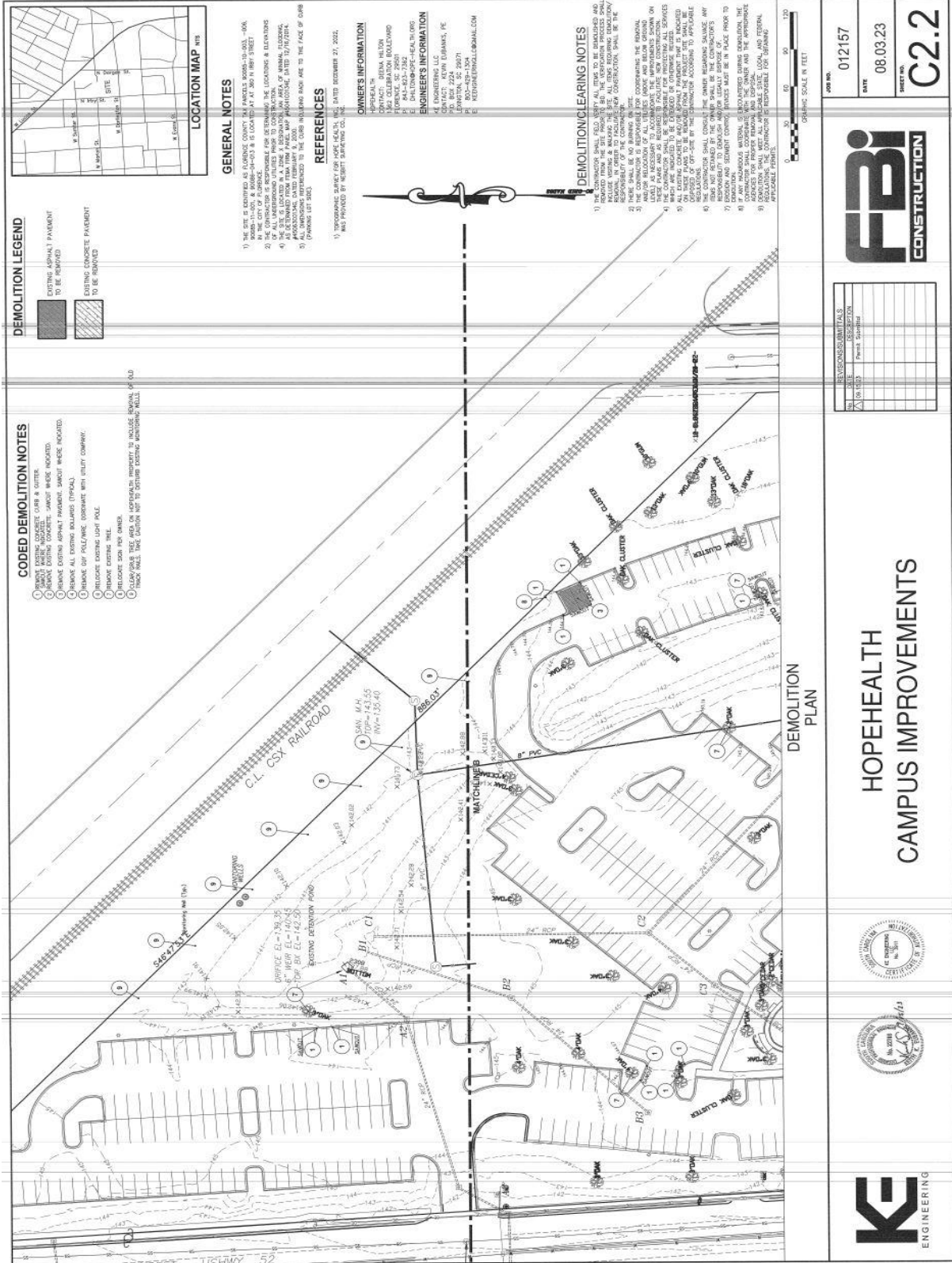


### DEMOLITION PLAN

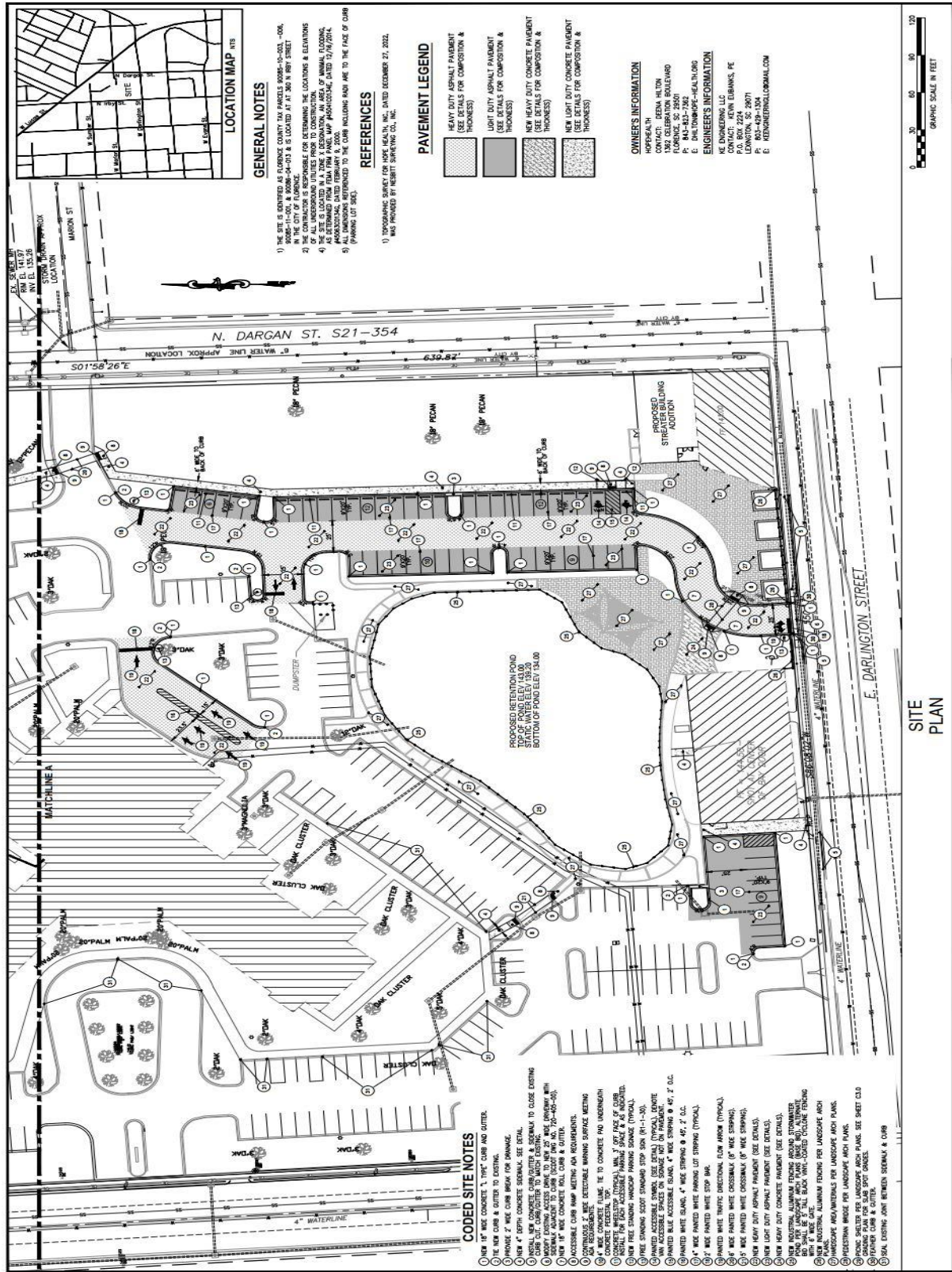
Attachment F: Demolition Plan 2



Attachment G: Demolition Plan 3



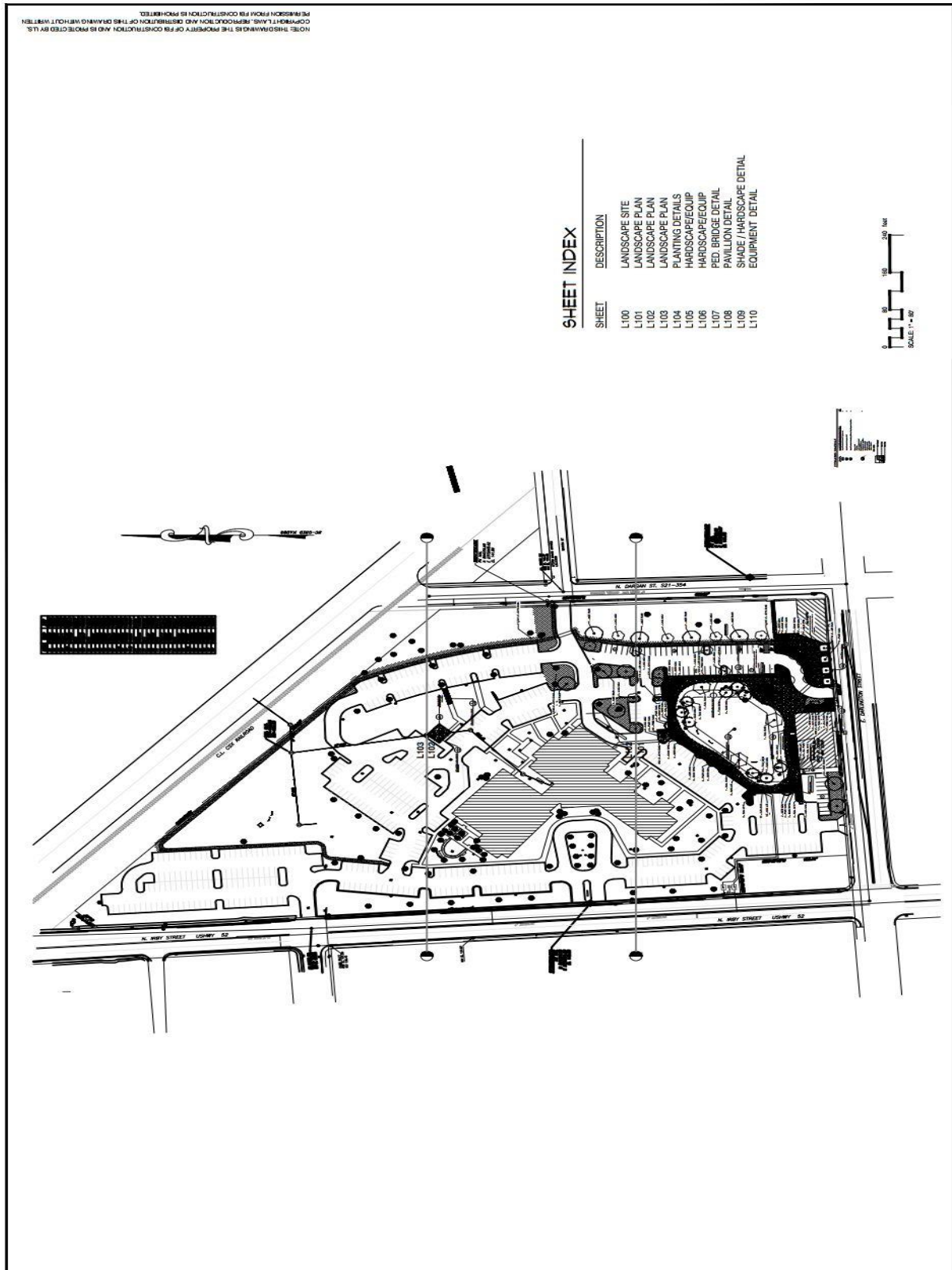




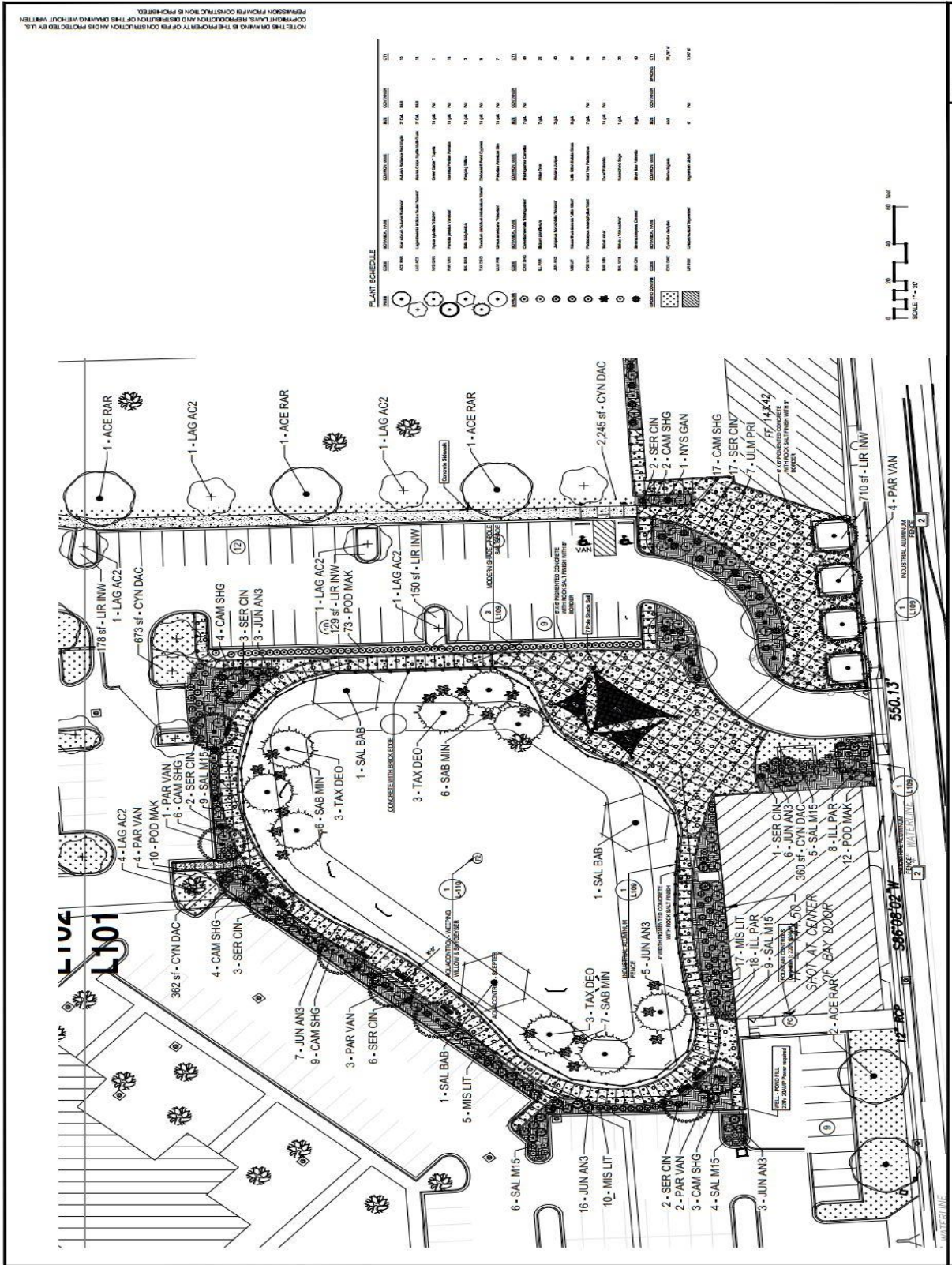




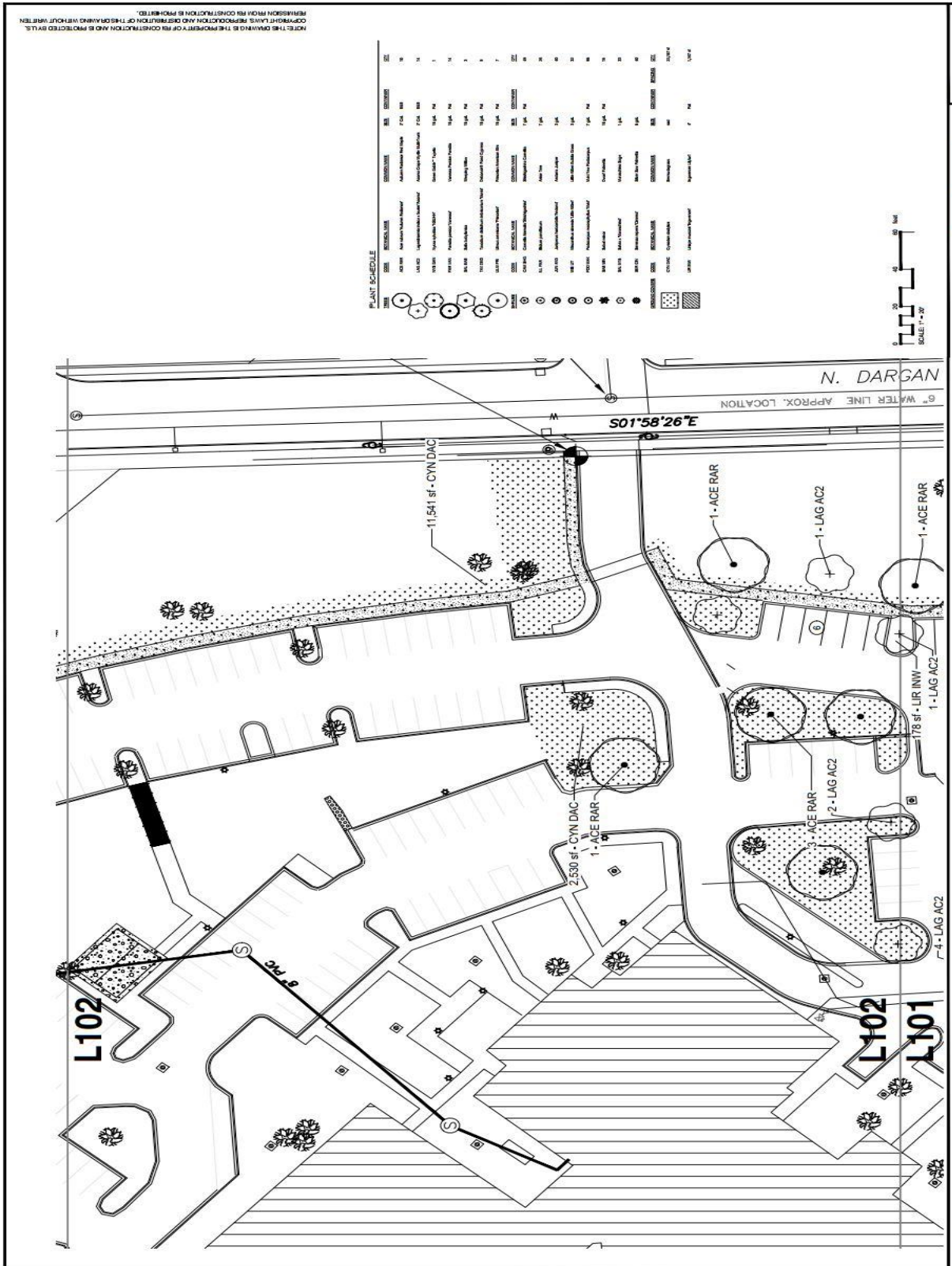
# Attachment K: Campus Landscape Plan



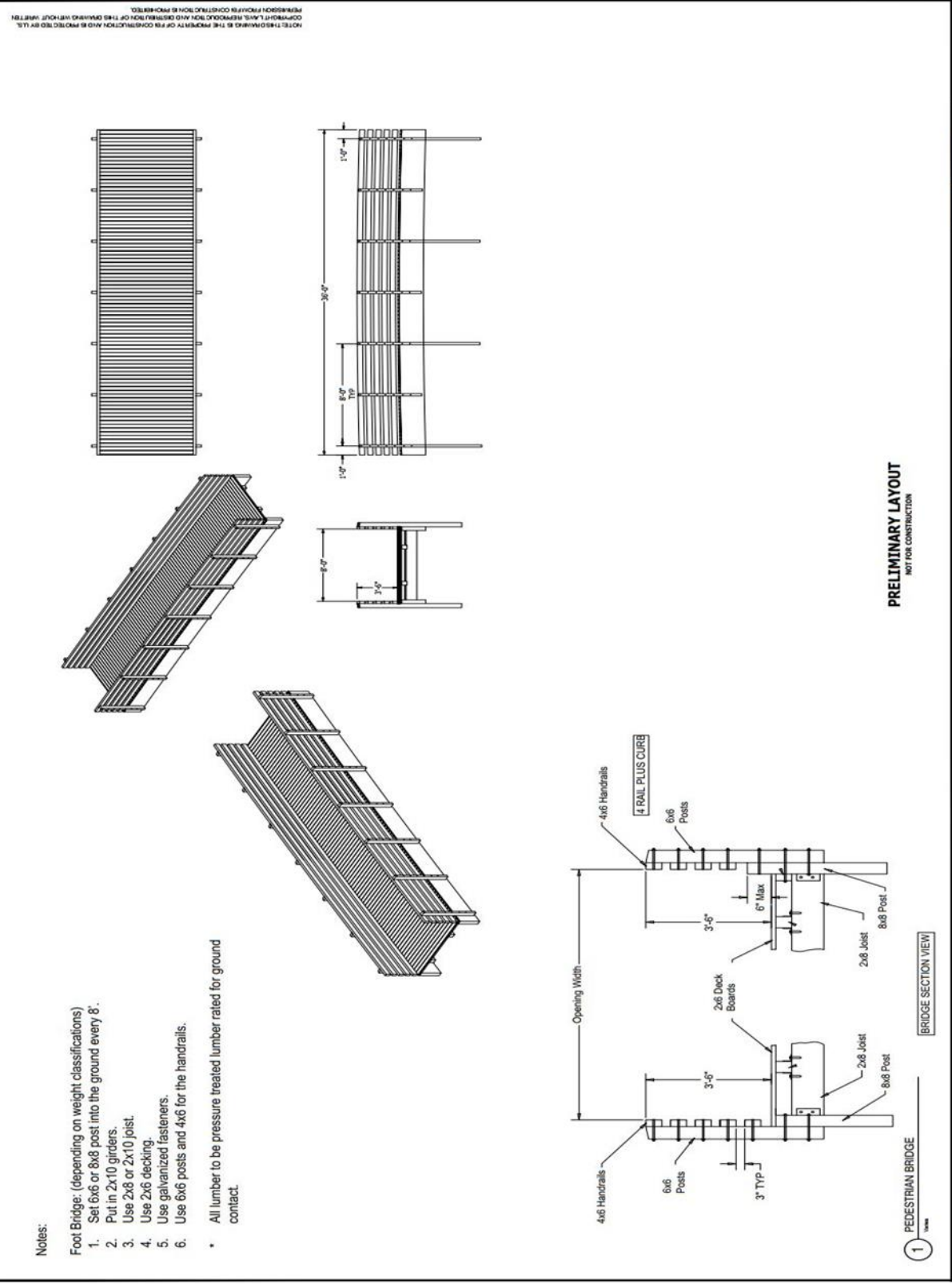
# Attachment L: Landscape Plan 1



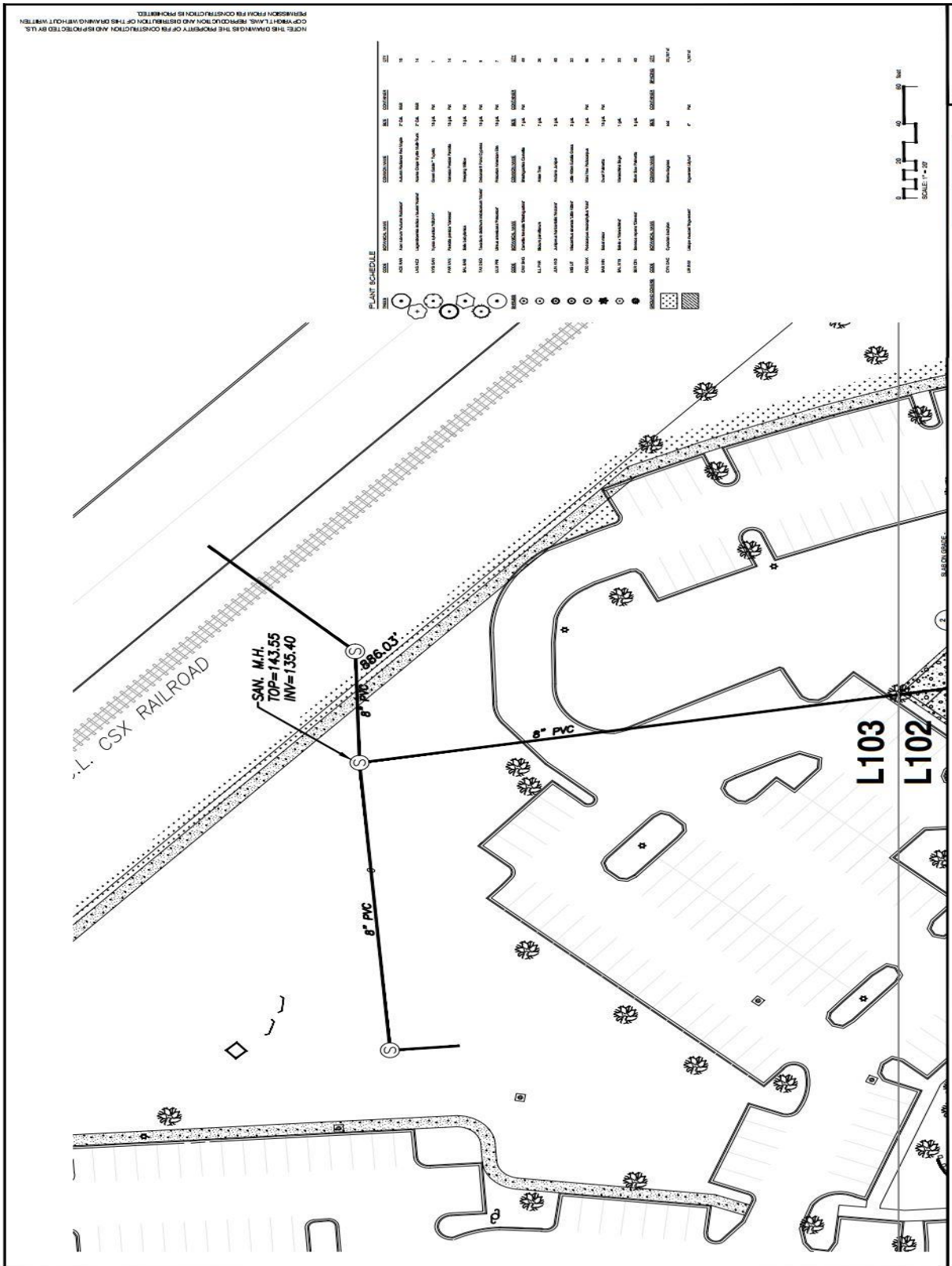
# Attachment M: Landscape Plan 2



# Attachment N: Foot Bridge Detail



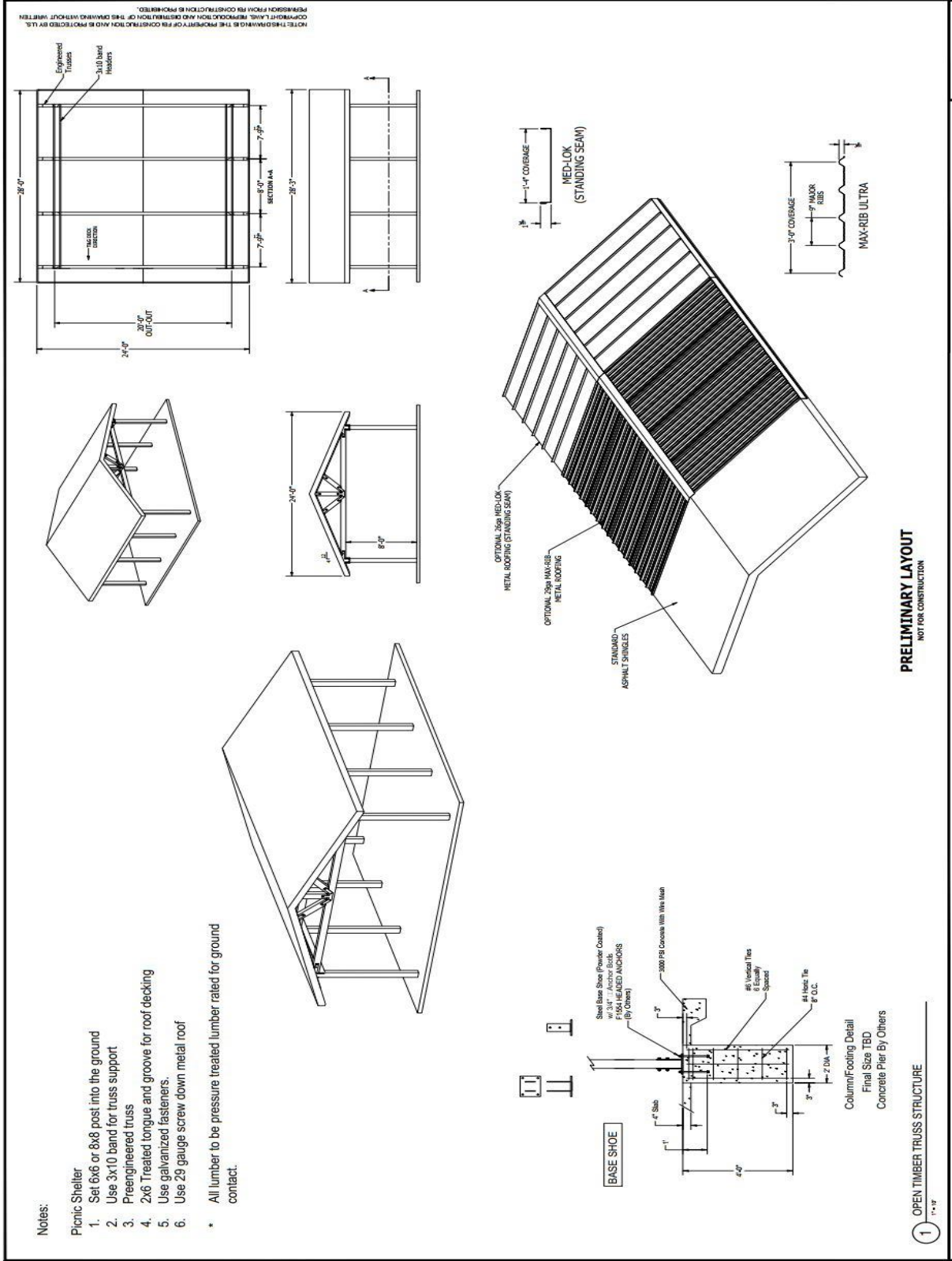
Attachment O: Landscape Plan 3







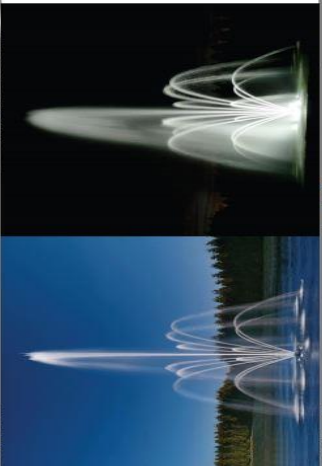
# Attachment Q: Picnic Shelter Detail





# Attachment S: Pond Fountain Detail

**COMBO Series**      **WEeping Willow & Sky GeYser**



Model	Height	Flow	Power
WWS-120	12.0'	12.0 gpm	1.5 HP
WWS-150	15.0'	15.0 gpm	2.0 HP
WWS-180	18.0'	18.0 gpm	2.5 HP
WWS-210	21.0'	21.0 gpm	3.0 HP
WWS-240	24.0'	24.0 gpm	3.5 HP
WWS-270	27.0'	27.0 gpm	4.0 HP
WWS-300	30.0'	30.0 gpm	4.5 HP
WWS-330	33.0'	33.0 gpm	5.0 HP
WWS-360	36.0'	36.0 gpm	5.5 HP
WWS-390	39.0'	39.0 gpm	6.0 HP
WWS-420	42.0'	42.0 gpm	6.5 HP
WWS-450	45.0'	45.0 gpm	7.0 HP
WWS-480	48.0'	48.0 gpm	7.5 HP
WWS-510	51.0'	51.0 gpm	8.0 HP
WWS-540	54.0'	54.0 gpm	8.5 HP
WWS-570	57.0'	57.0 gpm	9.0 HP
WWS-600	60.0'	60.0 gpm	9.5 HP

Outstanding Technical Support 800-374-0099      [www.aquacore.com](http://www.aquacore.com) to see a video

**1 AQUACONTROL - WEeping Willow & Sky GeYser**  
SPP 15P      10/11/14

NOT: THIS DRAWING IS THE PROPERTY OF AQUACONTROL AND IS PROTECTED BY U.S. COPYRIGHT LAWS. REPRODUCTION OR DISTRIBUTION OF THIS DRAWING WITHOUT WRITTEN PERMISSION FROM AQUACONTROL IS PROHIBITED.

**Fountain Notes:**

1. Contact dealer for complete specifications.
2. Verify that the fountain is suitable for the intended application.
3. Verify that the fountain is suitable for the intended application.
4. Verify that the fountain is suitable for the intended application.
5. Verify that the fountain is suitable for the intended application.

ANCHOR BY INSTALLER (CONCRETE BLOCK OR SIMILAR)

12\"/>

**4 FOUNTAIN SPECIFICATIONS**

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

**CASE NUMBER:** DRB-2023-19

**DATE:** November 8, 2023

**LOCATION:** 657 South Coit Street

**TAX MAP NUMBER:** 90076-04-014

**OWNER OF RECORD:** Hoa Diep N. Graham

**APPLICANT:** Hoa Diep N. Graham

**PROJECT DESCRIPTION:** Storage building, addition, and signage

**OVERLAY DISTRICT:** Timrod Park Overlay District with underlying zoning of Commercial Reuse

**Project Description**

The applicant is the new owner of the 1,054 square foot office building which was constructed in 1958. She is seeking a Certificate of Appropriateness (COA) to add a storage building to the site, construct a small addition onto the building to accommodate mechanical equipment, install a wheelchair ramp to the front of the building, and add wall signage in order to operate a dental office. The Scope of Work is as follows:

1. The accessory building being proposed is a 20 by 12 foot all steel storage building with two doors and four windows. The metal roof and trim are blue, and the siding is white. It will be located behind the main building near the new addition and will be 12 feet from the side and 45 feet from the rear property lines. It will be 7 feet from the addition to the main building.
2. A 6 foot by 5 ½ foot addition is proposed to the rear of the principal building to accommodate mechanical equipment. It will not be visible from the street. The exterior is to be white vinyl siding similar to the gables of the main building, and the roof will match the existing building.
3. A wooden wheelchair ramp is proposed for the front of the building. It is to be painted white.
4. An internally lit wall sign for the top front of the building is requested with raised letters and a total area of 18 square feet. The Ordinance permits wall signs up to 12 square feet in the Commercial Reuse zoning district. The Design Guidelines require Board approval for internally lit signs (see Attachment H).

**Unified Development Ordinance Requirements**

According to Section 3-8.2.5 “Accessory Buildings and Structures”, the following regulations apply to storage buildings in non-residential areas.

**C. Storage Buildings.** Storage buildings are permitted as accessory structures on non-residential sites if the Director finds that:

1. The cumulative floor area of storage and utility buildings does not exceed 25 percent of the gross floor area of the principal building. ***The building is 240 square feet in area, which is 22% of the gross floor area of the principal building.***
2. They are located behind the principal building(s) and at least 150 feet from street rights-of-way. ***The building will be located behind the principal building, but the lot itself is only 145 feet deep, making it impossible to meet this requirement. The Board has the authority to grant a variance to the distance requirement.***
3. They are completely screened from view from adjacent properties and public rights of way by buildings, fences, walls, or hedges. ***The building is screened from the rights of way by buildings, and there is a new fence between it and the residences to the south and west.***
4. They will not include converted semi-trailers, manufactured homes, modular shipping containers, dumpsters, or similar structures or equipment used for storage. These are permitted in the IH district subject to all regulations of this Section. ***The storage building is a commercial prefabricated structure.***
5. If they are larger than 200 square feet, they are located within the building envelope. ***The building is 240 square feet; it will be located within the building envelope which requires setbacks of 5 feet on the sides and 20 feet in the rear.***
6. If they are 200 square feet or less, they are situated behind the principal building and set back at least 10 feet from all side and rear property lines. ***The building is 240 square feet; it is proposed to be behind the principal building and set back 12 feet from the side and 45 feet from the rear property lines.***

### **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 front of the principal building will be structurally unchanged. The addition will be on the rear, and the wheelchair ramp will be external to the building.***
2. Distinctive features, finishes, and construction techniques or examples that characterize a property should be preserved: ***The overall character of the 1958 architecture will not change.***
3. For all buildings, aluminum or vinyl siding may not be used unless approved by the Design Review Board: ***The original building is blue painted brick with white siding on the gables. The white vinyl siding proposed for the small addition to the rear of the building is not one of the recommended materials of the Design Guidelines.***
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: ***Besides the small addition to the rear, this does not apply. The brick of the principal building was recently painted blue, and the roof was replaced by a previous owner.***

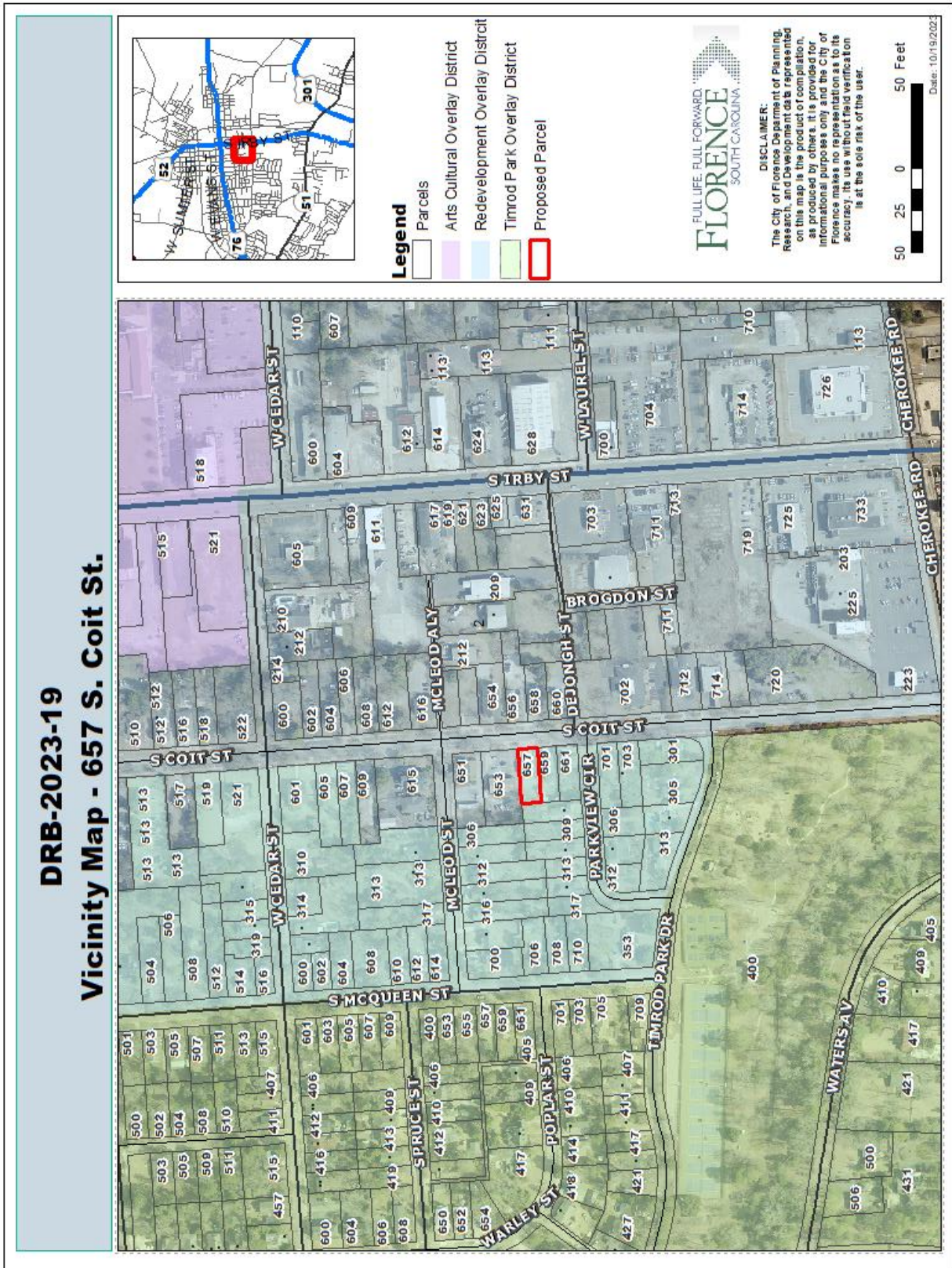
5. New additions and adjacent or related new construction should be undertaken in such a manner that if removed in the future, the essential form and integrity of the original property and its environment would be unimpaired: ***The small addition to the rear and the ramp in the front can be removed 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 height of the proposed addition and wheelchair ramp will not negatively impact the style and character of the existing building.***
7. The proportions and relationship between doors and windows should be compatible with the architectural style and character of the building and surrounding buildings: ***The existing windows and doors will not be moved.***
8. The visual relationship of open space between buildings or structures should be compatible with adjacent buildings or structures: ***Not applicable to this request.***
9. The design of the roof should be compatible with the architectural style and character of existing buildings and surrounding structures: ***The roof style will not be changed.***
10. Landscaping should be added that enhances the property and provides for greenspace and appropriate buffering between land uses: ***New landscaping was recently planted around the building by a previous owner.***
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 overall 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 colors of the addition will be similar to other buildings in the area. The storage building has similar colors and the basic style of other buildings although it is not historic in nature.***

#### **Board Action**

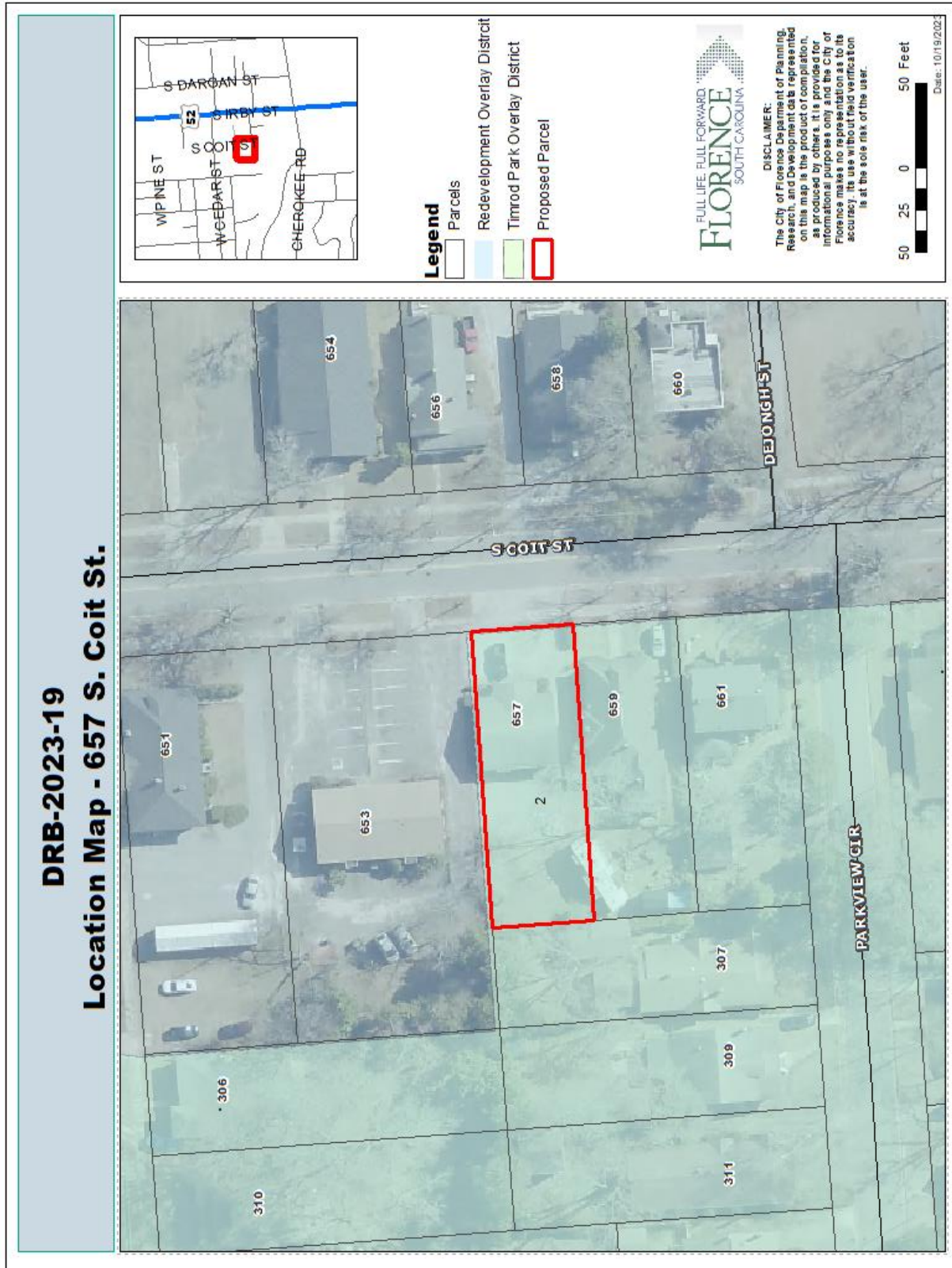
1. Consider only the evidence presented before the board during the public hearing.
2. Make findings of fact to apply the guidelines to the application presently before the board.
3. Based on the findings of fact, make a decision regarding the request for renovation.

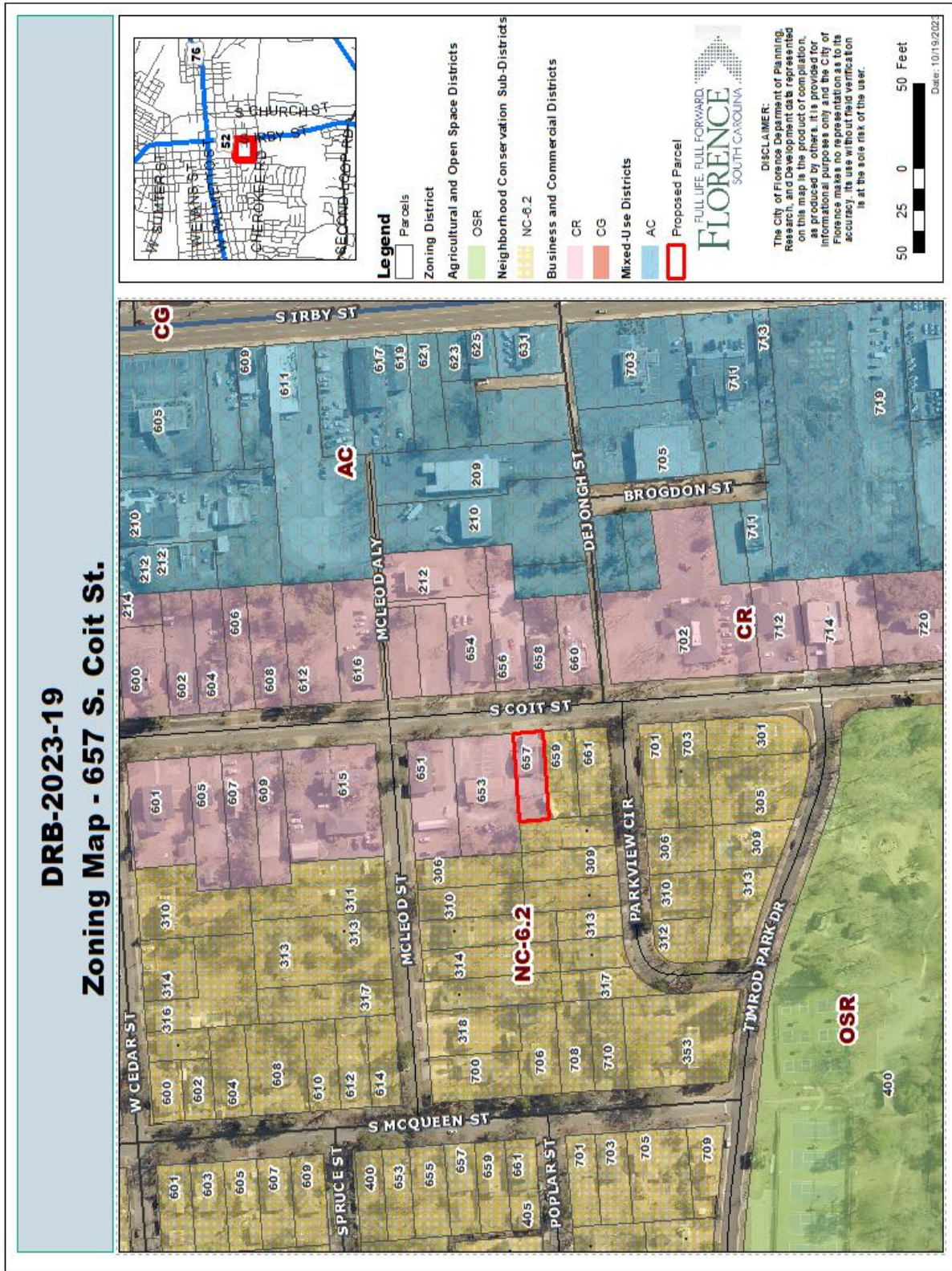
#### **Attachments**

- A. Vicinity Map
- B. Location Map
- C. Zoning Map
- D. Addition and Ramp Locations
- E. Storage Building
- F. Site Plan
- G. Site Photos
- H. Sign Rendering and Details

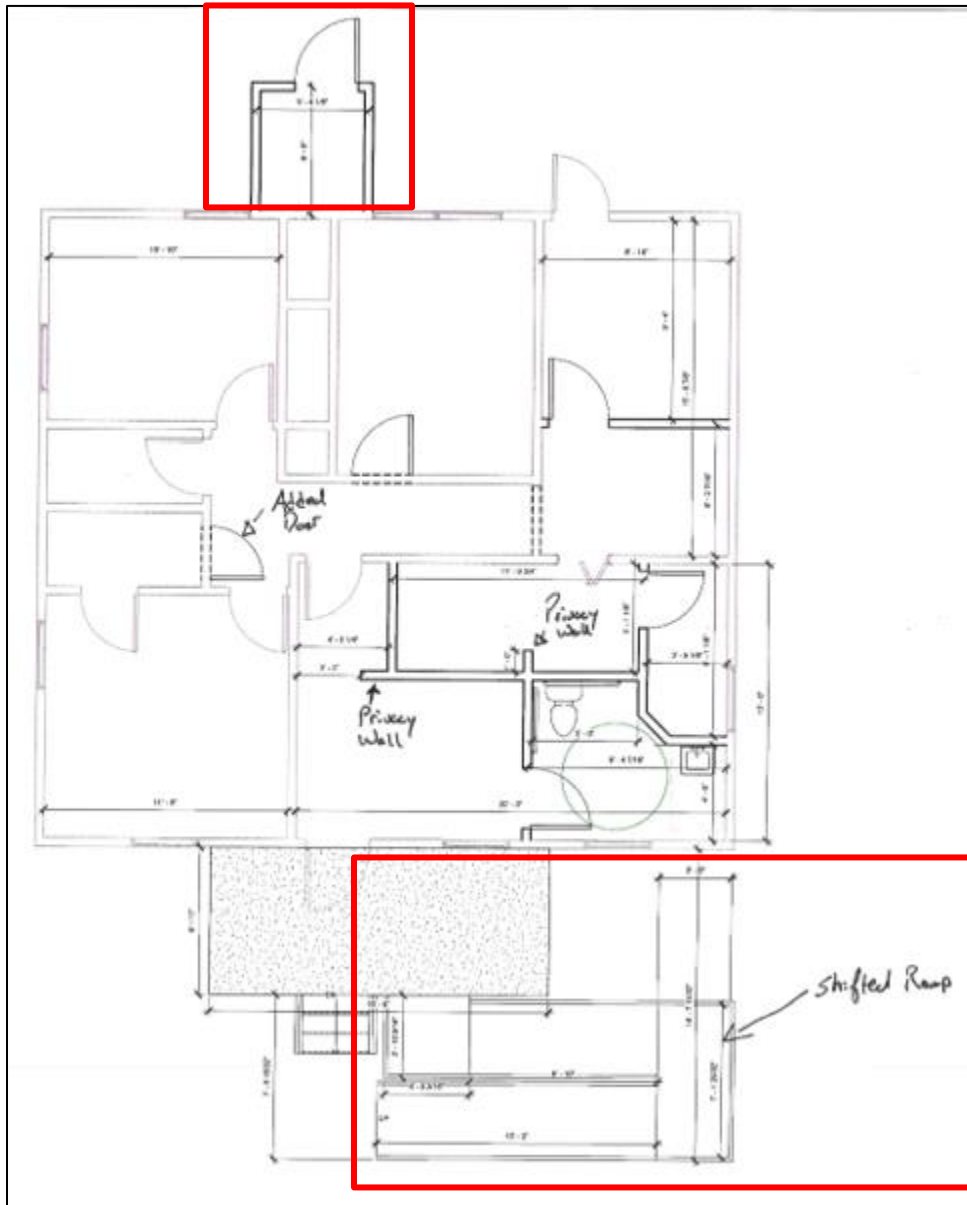








Attachment D: Addition and Ramp Locations



Attachment E: Storage Building



The storage building is constructed of galvanized steel; the colors are Hawaiian blue on the roof and trim, with white siding. There will be some extra windows and an extra door at the rear/side.

Attachment F: Site Plan



Parcel Lines



Storage Building



Maintenance Room Addition

Attachment G: Site Photos



View of the front of the building.



The rear yard; the storage building is proposed to be on the pavement at the edge of the grass.



The rear of the building where the addition is proposed (approximate location shown in orange).

Attachment H: Sign Rendering and Details



2 feet by 9 feet to be located on the top front of the building. Raised lettering with internal lighting.