

CITY OF FLORENCE, SOUTH CAROLINA
DESIGN REVIEW BOARD
DECEMBER 8, 2021 AT 2:00 P.M.
AGENDA

I. Call to Order

II. Approval of Minutes Regular meeting held on November 10, 2021.

III. Approval of 2022 Meeting Dates

IV. Public Hearing and Matter in Position for Action – Applicant has requested that this case be deferred

DRB-2021-30 Request for a Certificate of Appropriateness to install signage on the parcel located at 615 South Dargan Street, Tax Map Number 90088-08-003; D-1 Redevelopment Overlay District.

V. Public Hearing and Matter in Position for Action

DRB-2021-40 Request for a Certificate of Appropriateness to construct a commercial building on the parcel located at 221 West Darlington Street, Tax Map Number 90086-01-012; D-2 Downtown Overlay District.

VI. Public Hearing and Matter in Position for Action

DRB-2021-41 Request for a Certificate of Appropriateness to install signage at 286 West Evans Street, Tax Map Number 90168-01-021; H-1 Historic Overlay District.

VII. Adjournment Next meeting is scheduled for January 12, 2022.

**THE CITY OF FLORENCE DESIGN REVIEW BOARD
NOVEMBER 10, 2021 AT 2:00 P.M.**

MINUTES

MEMBERS PRESENT: Jamie Carsten, Scott Collins, Brice Elvington, Jay Ham, John Keith, Joey McMillan, Mike Padgett, and David Tedder

MEMBERS ABSENT: Erik Healy and Ranny Starnes

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

CALL TO ORDER: Chairman Carsten called the November 10, 2021 regular meeting to order at 2:00 p.m.

APPROVAL OF MINUTES: Chairman Carsten introduced the October 13, 2021 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. Ham moved that they be approved; Mr. Tedder seconded the motion, and it passed unanimously (7-0).

PUBLIC HEARINGS AND MATTERS IN POSITION FOR ACTION:

DRB-2021-30 Request for a Certificate of Appropriateness to install signage on the parcel located at 615 South Dargan Street, Tax Map Number 90088-08-003; D-3 Arts & Culture Overlay District.

Chairman Carsten read the introduction of DRB-2021-30 and asked staff for their report. Mr. Cassidy explained that the applicant has asked to defer this case to the December meeting. Chairman Carsten agreed to defer the case as requested.

Scott Collins arrived

DRB-2021-34 Request for a Certificate of Appropriateness to change out windows on the house located at 319 South McQueen Street, Tax Map Number 90074-11-013; D-4 Timrod Park Overlay District.

Chairman Carsten read the introduction to DRB-2021-34 and asked staff for their report. Mr. Cassidy gave the staff report as submitted to the Design Review Board.

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

The homeowner, Mr. Mike Jones, stated he was unaware of the overlay district and halted construction pending the Board Meeting. He stated the new windows match the old ones.

There being no one else to speak either for or against the request, Chairman Carsten closed the public hearing and called for discussion and then a motion. Mr. Padgett moved to approve the request as submitted. Mr. Ham seconded the motion, and the vote to approve the request passed unanimously (8-0).

DRB-2021-35 Request for a Certificate of Appropriateness to expand an accessory building located at 516 South Coit Street, Tax Map Number 90088-06-015; D-1 Redevelopment Overlay District.

Chairman Carsten read the introduction of DRB-2021-35 and asked staff for their report. Mr. Johnston gave the staff report as submitted to the Design Review Board. Mr. Padgett and Mr. Elvington recused themselves from voting on this case due to personal conflicts of interest.

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

There being no one to speak either for or against the request, Chairman Carsten closed the public hearing and called for discussion and then a motion. Mr. Tedder moved to approve the request as submitted. Mr. McMillan seconded the motion, and the vote to approve the request passed unanimously (6-0 with Mr. Padgett and Mr. Elvington abstaining).

DRB-2021-36 Request for a Certificate of Appropriateness to construct an addition on the building located at 105 Warley Street, Tax Map Number 90074-03-020; D-1 Redevelopment Overlay District.

Chairman Carsten read the introduction of DRB-2021-36 and asked staff for their report. Mr. Johnston gave the staff report as submitted to the Design Review Board.

Mr. Collins asked if the alleyway was City owned or maintained. Mr. Dudley stated no, and that it was most likely extremely old with no existing records. Mr. Collins asked what the width of the alley was. Mr. Dudley stated 15 feet. Mr. Collins suggested the width could be added to the setback as it would separate the addition from neighboring buildings by fifteen feet. Chairman Carsten asked if it were the task of the Board of Zoning Appeals or Design Review Board to approve this request. Mr. Dudley stated the Design Review Board in this case may approve the site plan. Dr. Keith asked if there would be room for landscaping, or if it was all asphalted over. Mr. Dudley stated there is greenspace in the side and rear of the parcel.

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

Mr. Hal Fuller, architect, rose to speak in favor of the request. He stated the new addition will have a door facing Evans Street. Dr. Keith stated removing the two trees will eliminate the greenspace. He stated it may leave the site looking bare and suggested enhanced landscaping.

There being no one else to speak either for or against the request, Chairman Carsten closed the public hearing and called for discussion and then a motion. Mr. Ham moved to approve the request as submitted but with the condition that the trees removed be mitigated by additional landscaping throughout the site. Mr. Collins seconded the motion, and the vote to approve the request passed unanimously (8-0).

DRB-2021-38 Request for a Certificate of Appropriateness to construct an apartment building on the parcel located at North Coit Street and West NB Baroody Street, Tax Map Number 90073-15-029; D-2 Downtown Overlay District.

Chairman Carsten read the introduction of DRB-2021-38 and asked staff for their report. Mrs. Zlotnicki gave the staff report as submitted to the Design Review Board.

Mr. McMillan asked if the space would be mixed retail and residential. Mrs. Zlotnicki stated she believed the building would be all residential.

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

The contractor, David Tuttle, rose to speak in favor of the project. Dr. Keith asked him if the apartments would include a patio area. Mr. Tuttle stated the apartments have balconies.

There being no one else to speak either for or against the request, Chairman Carsten closed the public hearing and called for discussion and then a motion. Mr. Ham asked Mr. Dudley if the Board could approve a conceptual plan which may change in the future. Mr. Dudley reassured the Board it would be voting only on the apartments, not the entirety of the project. Mr. Ham then moved to approve the request as submitted. Dr. Keith seconded the motion, and the vote to approve the request passed unanimously (8-0).

MATTER FOR BOARD CONSIDERATION:

DRB-2021-39 Request for a Certificate of Appropriateness to construct a parking deck on the parcel located at North McQueen Street and West NB Baroody Street, Tax Map Number 90073-15-033; D-2 Downtown Overlay District.

Chairman Carsten read the introduction of DRB-2021-39 and asked staff for their report. Mrs. Zlotnicki gave the staff report as submitted to the Design Review Board. Being that the parking deck is a government project over one million dollars, the report is given for information purposes only; no action by the Board is required.

ADJOURNMENT: Chairman Carsten thanked everyone for their participation, and adjourned the meeting at 2:44 p.m. The next meeting is scheduled for December 8, 2021.

Respectfully submitted by

Austin Cherry
Administrative Assistant III

2022 Design Review Board Meeting Dates

<u>Month</u>	<u>Date</u>
January	1/12/2022
February	2/9/2022
March	3/9/2022
April	4/13/2022
May	5/11/2022
June	6/8/2022
July	7/13/2022
August	8/10/2022
September	9/14/2022
October	10/12/2022
November	11/9/2022
December	12/14/2022

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

DATE: December 8, 2021

CASE NUMBER: DRB-2021-40

LOCATION: 221 West Darlington Street

TAX MAP NUMBER: 90086-01-012

OWNER OF RECORD: Rishmawi Investments, LLC

APPLICANT: Johnny Rishmawi

PROJECT DESCRIPTION: Construction of Fueling Station

OVERLAY DISTRICT: D-2 Downtown Central Overlay District

Project Description

The applicant is seeking a Certificate of Appropriateness (COA) to construct a fueling station to include a 4,800 square foot convenience store with entrances from West Darlington Street and North Irby Street. The fueling station will have a 186' by 24' (4,464 square feet) canopy to cover 7 fuel pumps in the parking lot to the west of the proposed convenience store (Attachment F). The applicant received Historical Commission and Design Review Board permission on September 13, 2021 to demolish the existing 4,700 square foot brick and metal buildings previously occupied as a used car dealership and then tire repair shop. The existing asphalt will also be removed, and the concrete crushed for recycling. The repair shop previously had 8 bays as recent as 2019, but presently has about 3 indicating recent demolition.

The fueling station façade will match the existing On The Go Gas Station at 3011 Alligator Road (Attachment H) with a different color palette. Façade materials include Exterior Insulation and Finish Stucco (EIFS) System, a brick veneer, and a prefabricated aluminum awning, with metal framed glass windows and doors. No signage details have been provided at this time. The fuel pump canopy will feature a metal standing seam mansard roof as shown in Attachment I.

The applicant is requesting permission to construct the building 10 feet from the front property line on West Darlington Street in order to be more characteristic of the area rather than the 40 foot front setback required by the *Unified Development Ordinance* for a fueling station's principal building. The project is currently being reviewed for stormwater compliance.

Background Information

The 1.83 acre lot has frontage on West Darlington Street, North Irby Street, and West Marion Street. The parcel is located within the Downtown Central Overlay (D-2) District and is zoned Activity Center (AC). The brick and metal buildings currently existing on the lot will be demolished before construction begins on the fueling station. The eastern most existing building was initially constructed in 1972 as a discount store and then an auto repair garage was constructed to the west in 1974. The buildings were most recently

used for used car sales and then a tire repair shop until May of 2020. The applicant received Historical Commission approval in October, and DRB approval for the demolition on October 13, 2021.

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. These design principles should guide decision making regarding appropriate development:

1. Draw on regional styles of architecture to reinforce a sense of place.
2. Orient the main facades of buildings to the street.
3. Avoid blank facades on the ground level, and especially on the street.
4. Articulate buildings for visual interest.
5. Use high quality building materials to provide a quality image, fire safety, and permanence.
6. Use sites of visual prominence to create architecture that responds to the opportunities presented.
7. Articulate the ground floor of buildings to respond to the pedestrian.
8. Require ground floor architecture in commercial and retail areas to “open” to the street.

The proposed construction is oriented with the front of the building facing west. The building does not take direct pedestrian access from the sidewalk along West Darlington Street, placing more visual emphasis and openness on the west side (front) of the building.

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

1. The historic and significant character of the property should be retained and preserved; ***Not applicable to this request; this is all new construction. The property is located in the Downtown Central Overlay District and zoned Activity Center.. The fueling station construction will be in keeping with the Districts’ intention for urban, commercial mixed-use development. The vicinity is characterized by a variety of commercial, institutional, and residential buildings, with some in need of revitalization.***
2. Distinctive features, finishes, and construction techniques or examples that characterize a property should be preserved; ***Not applicable to this request; this is all new construction.***
3. For all buildings, aluminum or vinyl siding may not be used unless approved by the Design Review Board; ***EIFS Stucco, brick veneer, and an aluminum awning will compose the building’s façade. The canopy will be constructed of a metal frame with a metal standing seam mansard roof as shown in Attachment I.***
4. Chemical or physical treatments that cause damage to or cover the original materials may not be used unless approved by the Design Review Board; ***Not applicable to this request; this is all new construction.***
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 buildings and property are currently vacant. The applicant is proposing a completely new use for the parcel. This will be a permanent structure that includes a 4,800 square foot building, parking lot, and 4,464 square foot canopy to cover 7 fuel pumps capable of serving 14 automobiles at a time.*

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 building is proposed to be 19'8" high, well below the district's maximum height allowance of 38 feet. There is a mixture of building heights in the general vicinity from one-story single-family detached homes to the 11-story Florence County Complex.*
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 doors and windows are symmetrical and orderly as shown on Attachment I.*
8. The visual relationship of open space between buildings or structures should be compatible with adjacent buildings or structures; *This building will be pulled up near the street, if the applicant is permitted to utilize a front setback of 10 feet instead of 40 feet, in keeping with surrounding building placement. The AC zoning district normally requires a 15 foot build-to line for new construction, but the Unified Development Ordinance requires a 40 foot front setback for the principal building of a fueling station.*
9. The design of the roof should be compatible with the architectural style and character of existing buildings and surrounding structures; *The roof is flat, but the horizontal sign bands on the front and left elevations are approximately 4 feet higher providing articulation and visual interest from ground level.*
10. Landscaping should be added that enhances the property and provides for green space and appropriate buffering between land uses and/or property boundaries; *Parking lot buffering and landscaping and building landscaping will be provided that meets the requirements of the Ordinance (Attachment H).*
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; *Most buildings in the area are one to two stories in height like HopeHealth and the former Griffin Motors next door, but there are taller buildings in the vicinity like Coit Village Apartments, Florence County Complex, and Florence County Library. The surrounding style is a mixture of residential, commercial, and institutional design allowing for a range of appropriate design styles.*
12. When appropriate, the architectural details (colors, materials, and textures) should be compatible with the style and character of surrounding buildings and structures; *The surrounding built environment is a myriad of materials, colors, and textures. Façade materials include Exterior Insulation and Finish Stucco (EIFS) System, brick veneer, and a prefabricated aluminum*

awning, with metal framed glass windows and doors as shown in Attachment I. There is an existing gas station across the street at 247 West Darlington Street.

Board Action

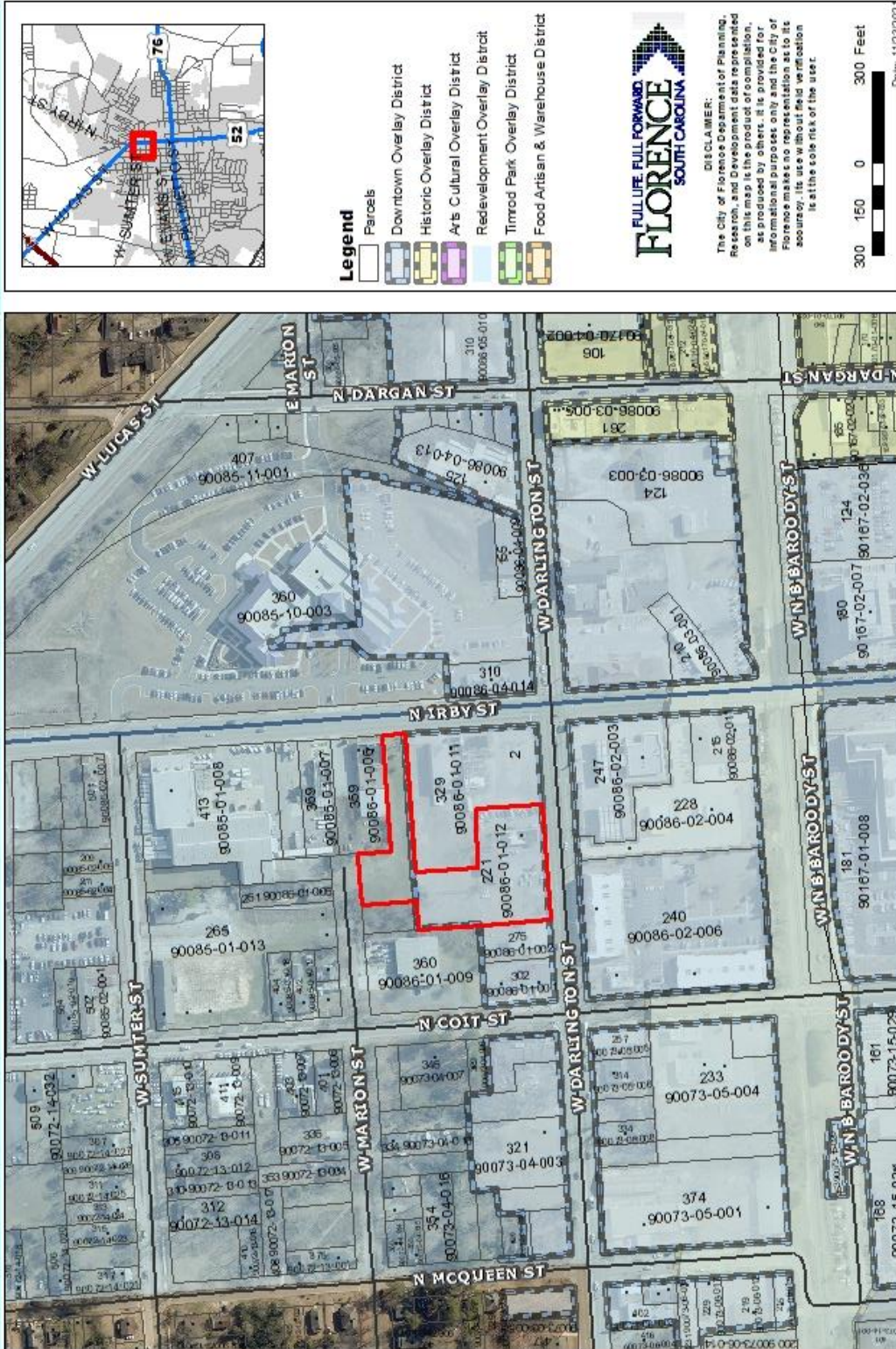
1. Consider only the evidence presented before the board during the public hearing.
2. Make findings of fact to apply the guidelines to the application presently before the board.
3. Based on the findings of fact, make a decision regarding the request on the application.

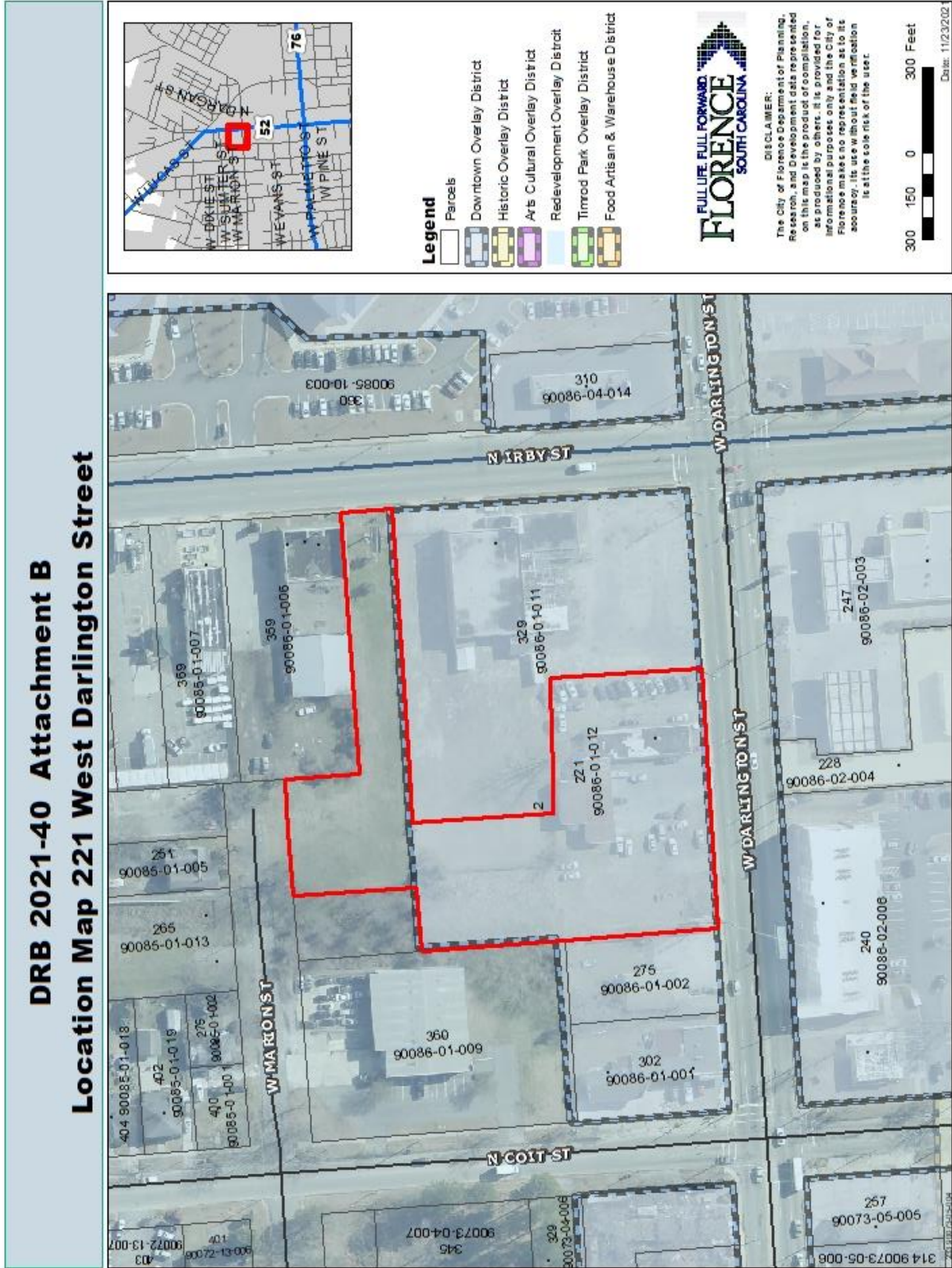
Attachments

- A. Vicinity Map
- B. Location Map
- C. Current Zoning Map
- D. UDO Section 4-16.1.5 – Fueling Station Site Development Standards
- E. Site Photos
- F. Existing Conditions & Demolition Plan
- G. Development Plan
- H. Landscape Plan
- I. Elevations

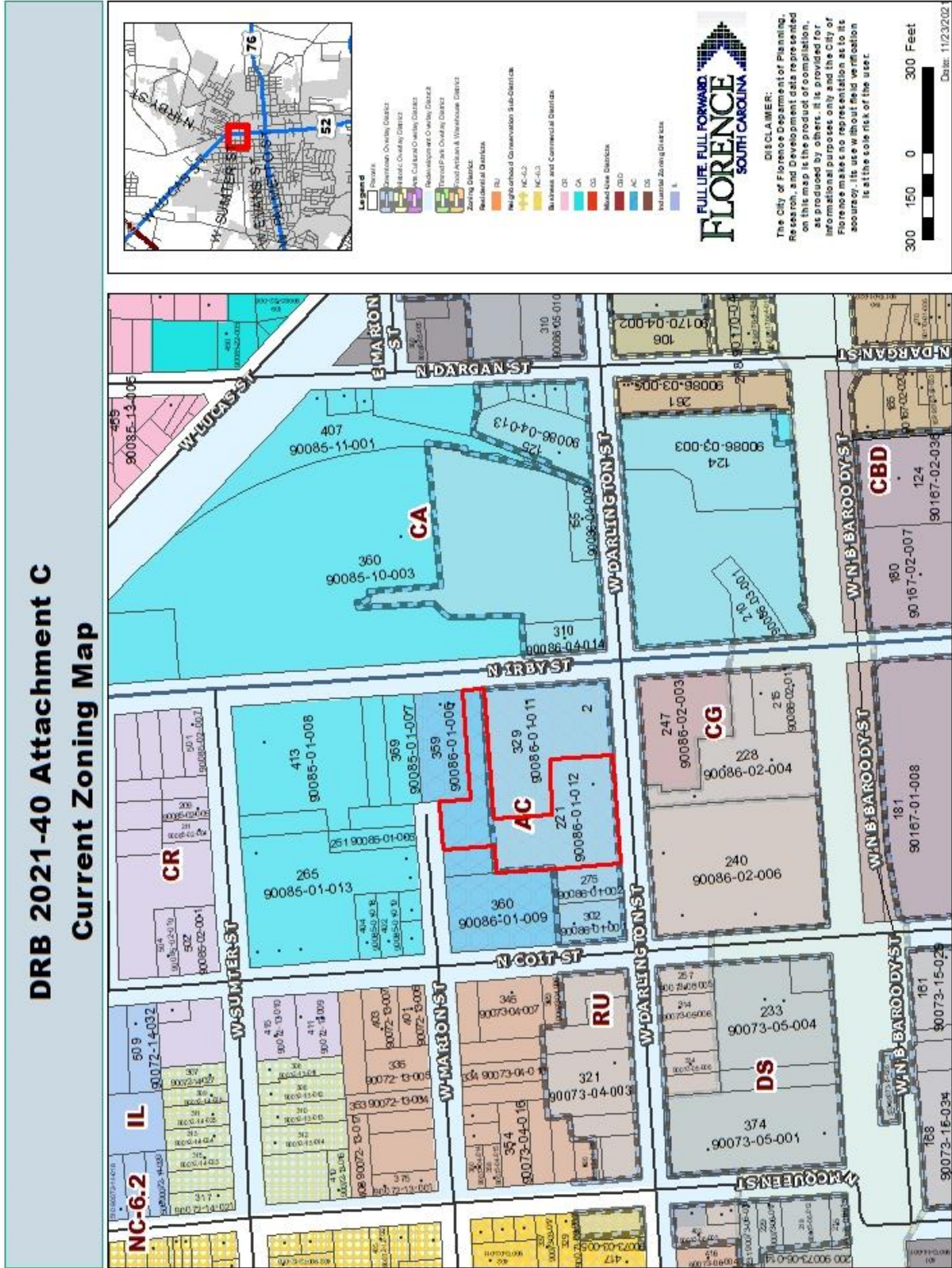
Attachment A: Vicinity Map

DRB 2021-40 Attachment A
Vicinity Map 221 West Darlington Street





Attachment C: Current Zoning Map



Attachment D: *Unified Development Ordinance* Section 4-16.1.5 – Fueling Station Site Development Standards

Sec. 4-16.1.5 Fueling Stations, Light Automobile Service, and Car Wash Site Development Standards

A. Front and Street Side Setbacks.

1. Principal building: 40 feet
2. Fuel dispensers, fuel pump islands, detached canopies, compressed air connections, and similar equipment: 20 feet

B. Fuel Dispensers. Fuel dispensers shall be set back a minimum of 20 feet from any other fuel dispenser located on a parallel pump island, as well as from the primary building and any building containing an accessory or secondary use. Such distance shall be measured from pump island to parallel pump island and from pump island to the curb surrounding the building or to the building itself, whichever is closer.

Attachment E: Site Photos



Front, West side of Existing Building to be Demolished



Front, East side of Existing Building to be Demolished



East side of Existing Building



Rear of Building from North side of Property (Coit Street Townhomes in Background)



Northern Perimeter of Property East towards North Irby Street (HopeHealth in Background)

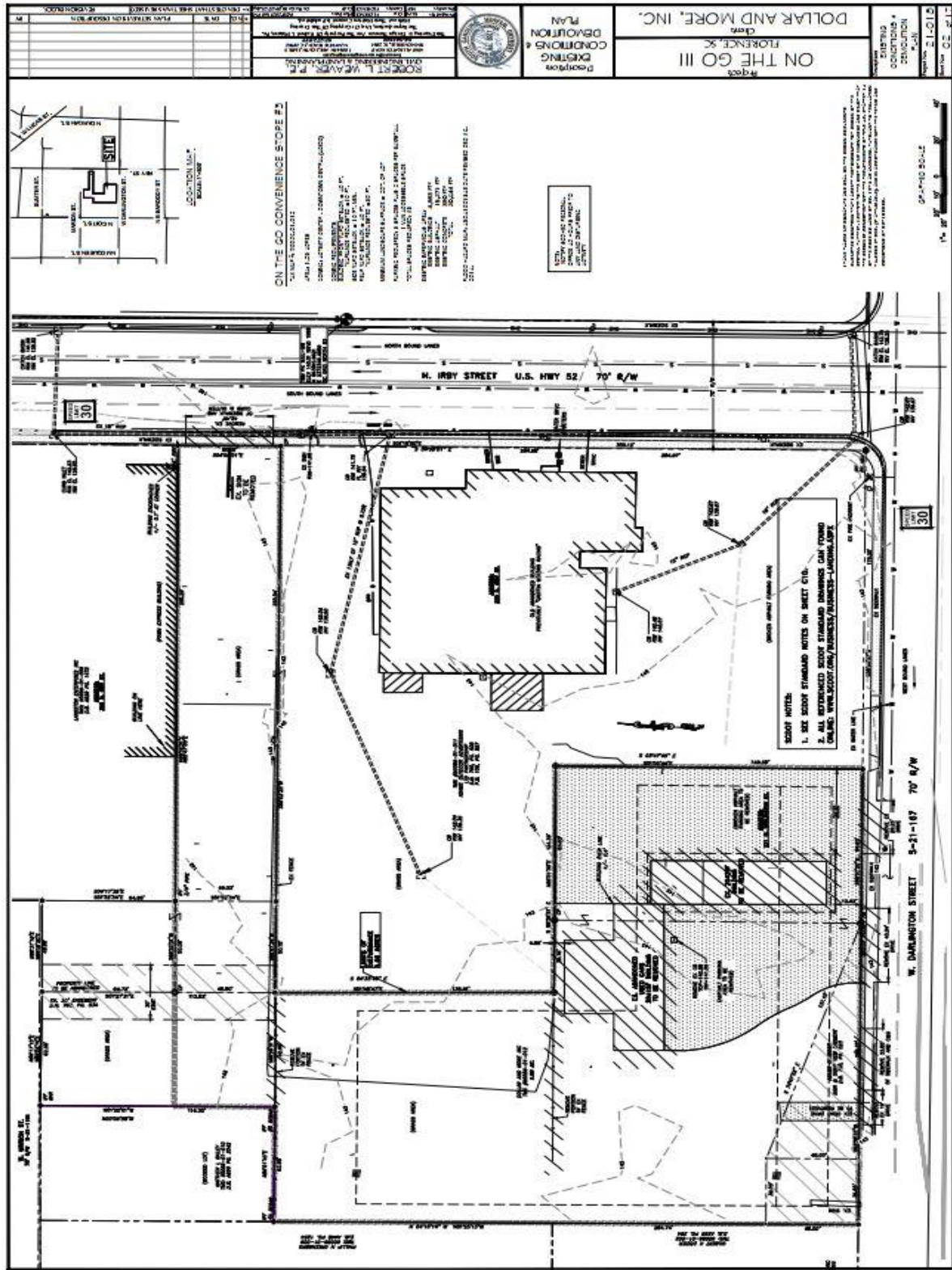


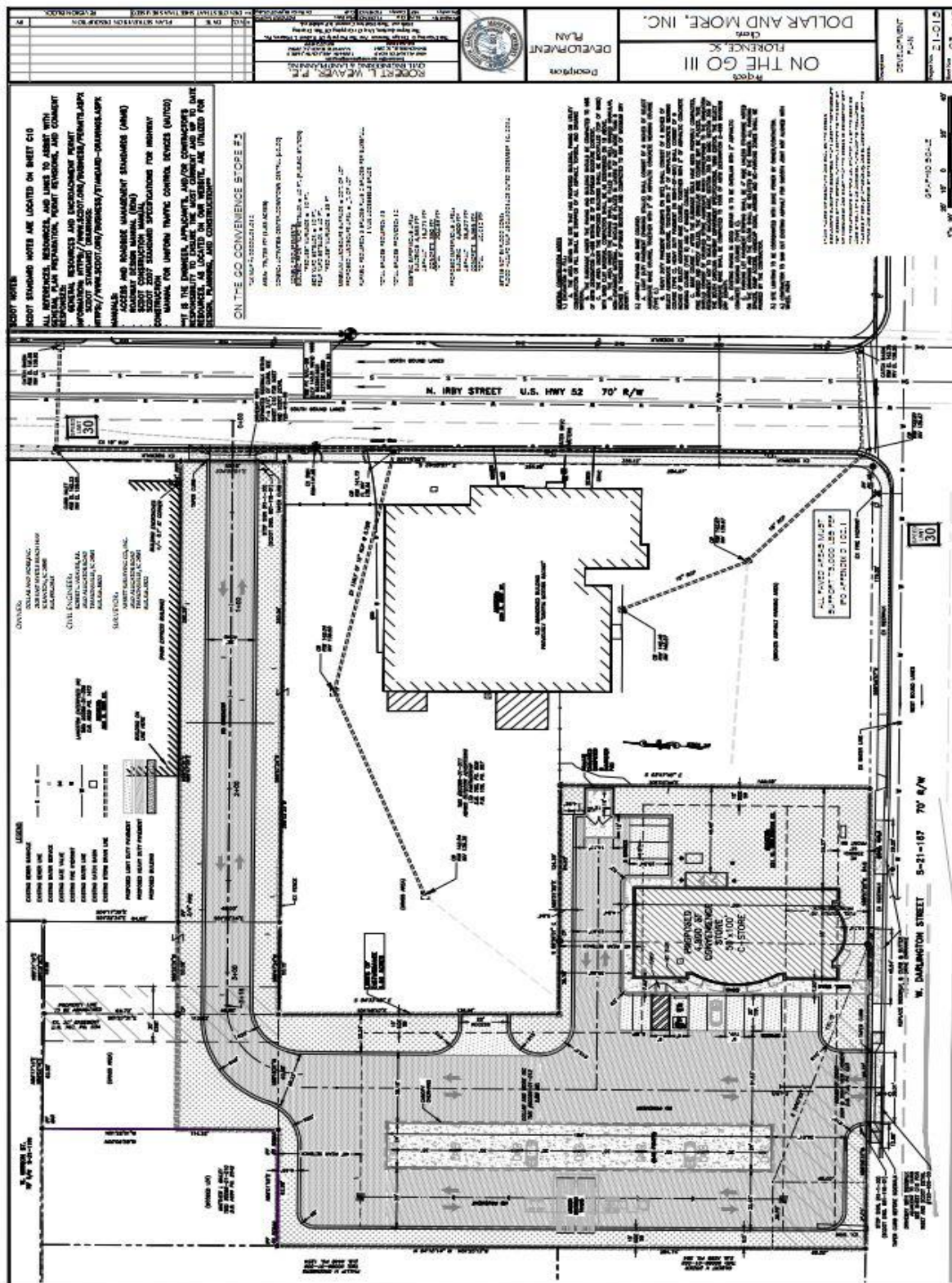
North Irby Street Frontage with Former Griffin's Motor Racing in Foreground



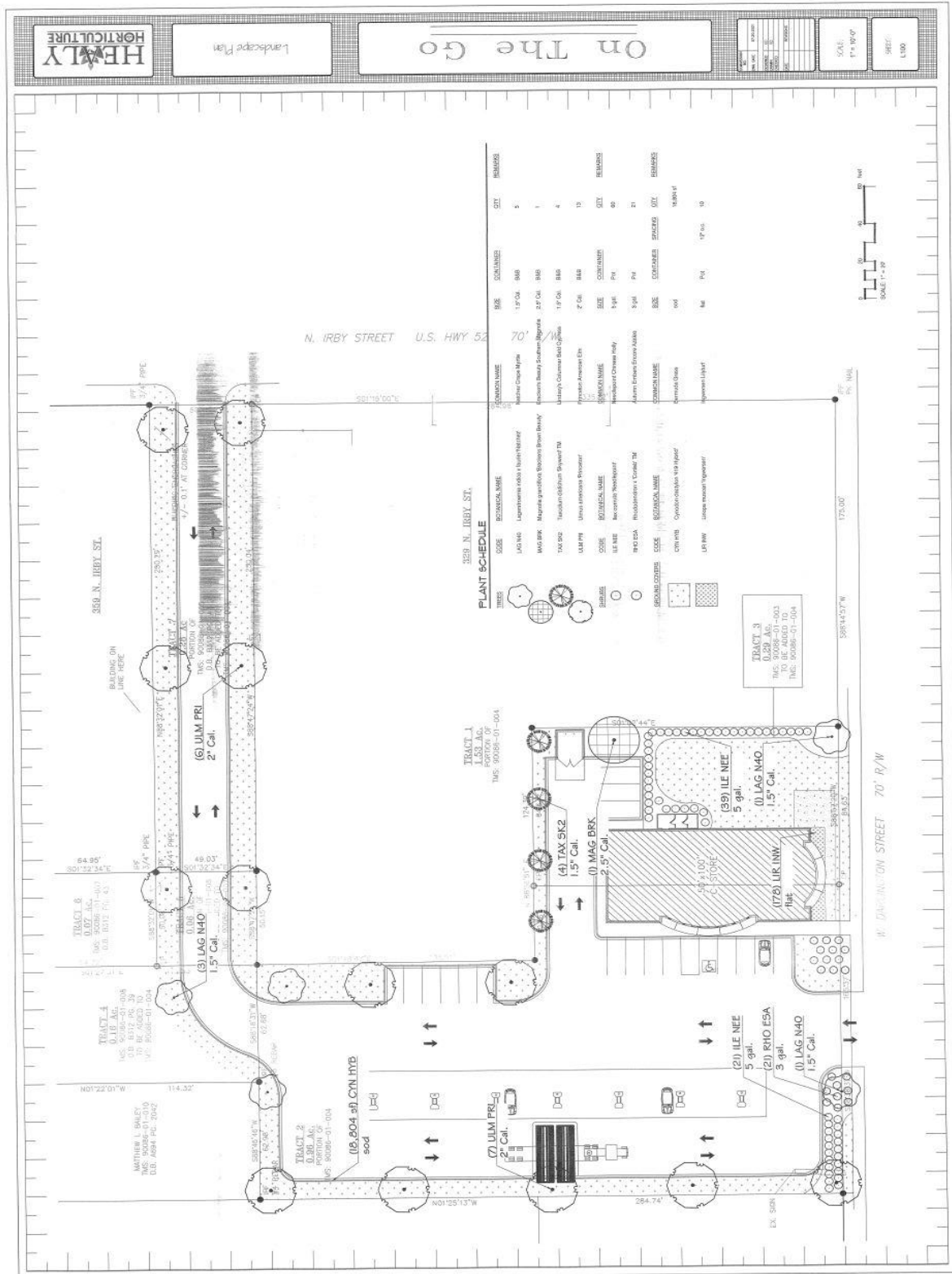
West Marion Street Frontage with County Complex and Coit Street Townhomes in Background

Attachment F: Existing Conditions & Demolition Plan





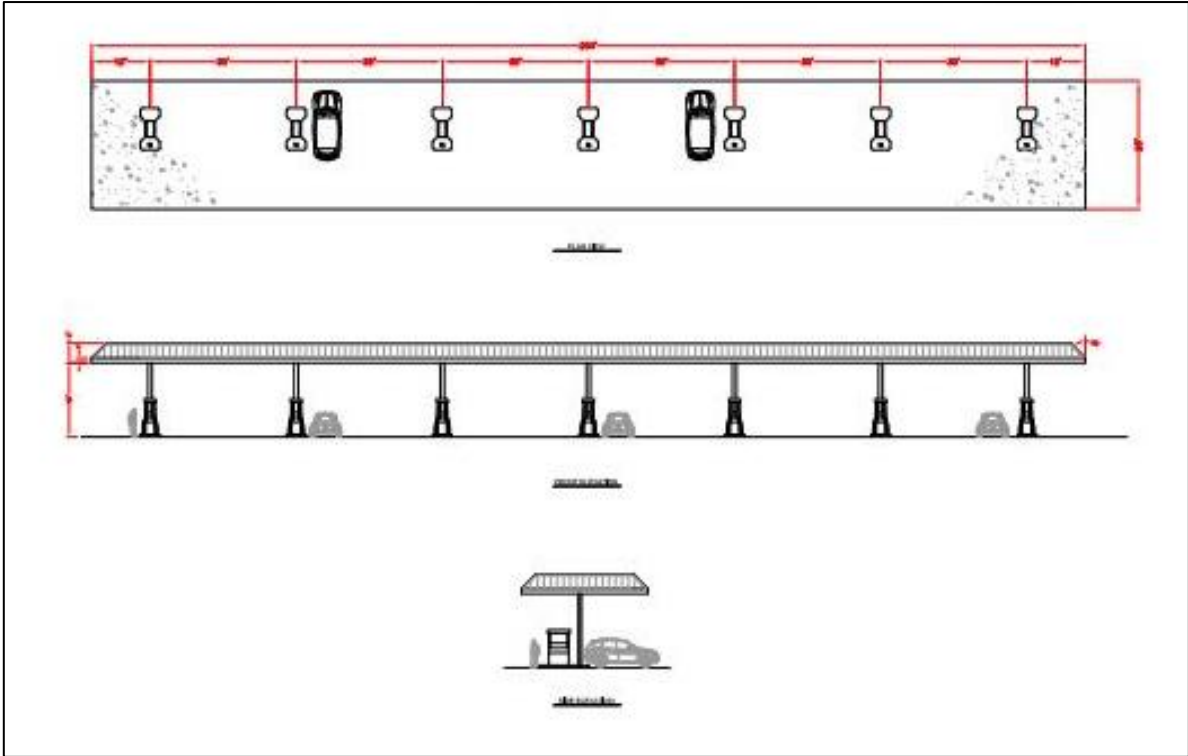
Attachment H: Landscape Plan



Attachment I: Elevations



Building Elevations



Fueling Stations Elevations

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

DATE: December 8, 2021

CASE NUMBER: DRB-2021-41

LOCATION: 286 West Evans Street

TAX MAP NUMBER: 90168-01-021

OWNERS OF RECORD: Thompson Rentals of Florence

APPLICANT: John Moody

PROJECT DESCRIPTION: Perpendicular sign

OVERLAY DISTRICT: H-1 Historic Overlay District

Project Description

The applicant is seeking a Certificate of Appropriateness (COA) to permit a perpendicular sign to be attached to the building located at 286 West Evans Street, Tax Map Number 90168-01-021. The commercial property is the site of Purvis Florist and Event Planning. The proposed signage rendering is not included in the staff report; however, the proposed rendering will be added in the presentation to the Design Review Board.

Background Information

The 5,644 square foot commercial building was constructed in 1951. The property is zoned Central Business District within the H-1 Historic Overlay District and the D-1 Redevelopment Overlay District. The intent of the H-1 Historic Overlay District is to safeguard architectural integrity of historic structures and sites by preventing the intrusion of incompatible development. The intent of the D-1 Overlay District is to foster the cultural, economic, and general welfare of the public by providing a mechanism for the identification, recognition, conservation, maintenance, protection, and enhancement of existing architecturally valuable structures, properties, and neighborhoods. The applicant, Mr. Moody, is currently renting out a tenant space to promote his floral and event planning business. According to Mr. Moody, he mentioned that he is the only African American male florist in Florence.

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

Business signage

Signs are an important part of the identity of any business. Modern technology has extended the range of possible materials and treatments available to business owners.

The following materials are recommended:

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

Flashing signs are not permitted. Back-lit and internally lit signs may be used if approved by the Design Review Board and will be allowed only when they complement the existing façade and surrounding structures, and are consistent with the objectives of the Design Guidelines.

The architecture in the Historic District and the Downtown Overlay District provides for two kinds of building mounted signs:

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

Both kinds of signs require installations that are coordinated with and responsive to the architecture of the buildings. The architectural elevations suggest two graphic zones that will accommodate signage: the sign band zone and the transom zone. The sign band zone provides space for pin-mounted individual letters or a panel placed flat against the wall to address views from vehicles and long distances. The transom zone above the door openings, where an awning may be installed, also provides space for signs installed perpendicular to the building to provide pedestrian orientation on the sidewalk, between or beneath the awning(s).

The applicant is proposing a custom perpendicular sign to be mounted below the canopy. The proposed signage rendering is not included in the staff report; however, the proposed rendering will be added in the presentation to the Design Review Board.

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

1. The historic and significant character of the property should be retained and preserved; ***The applicant is proposing to add a perpendicular sign that will identify the location of his business which would be visible for potential clientele who are walking or driving in the 200 block of West Evans Street.***
2. Distinctive features, finishes, and construction techniques or examples that characterize a property should be preserved; ***Not applicable.***
3. For all buildings, aluminum or vinyl siding may not be used unless approved by the Design Review Board; ***Not applicable.***
4. Chemical or physical treatments that cause damage to or cover the original materials may not be used unless approved by the Design Review Board; ***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 original property and its environment would be unimpaired; *The applicant is proposing to add a perpendicular sign that will identify the florist and event planning shop location at 286 West Evans Street.*
6. The height of any alteration or construction should be compatible with the style and character of the proposed or modified structure or building and with the surrounding buildings and structures; *Not applicable.*
7. The proportions and relationship between doors and windows should be compatible with the architectural style and character of the building and surrounding buildings; *Not applicable.*
8. The visual relationship of open space between buildings or structures should be compatible with adjacent buildings or structures; *According to the applicant, the perpendicular sign will be located on the front left side below the canopy. The perpendicular sign complies with the City of Florence Unified Development Ordinance Table 5-17.2.1B Regulation of Signs by Type, Characteristics, and Zoning Districts. Similar perpendicular signs that have been approved by the Design Review Board are located in the 100 and 200 block of West Evans Street (Attachment F).*
9. The design of the roof should be compatible with the architectural style and character of existing buildings and surrounding structures; *Not applicable.*
10. Landscaping should be added that enhances the property and provides for greenspace and appropriate buffering between land uses; *Not applicable.*
11. The scale of buildings or structures after alteration, construction, or partial demolition should be compatible with the style and character of surrounding buildings and structures; *Not applicable.*
12. When appropriate, the architectural details (colors, materials, and textures) should be compatible with the style and character of surrounding buildings and structures; *The proposed perpendicular sign rendering will be added in the presentation to the Design Review Board.*

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. Site Photos
- E. Proposed Sign Rendering (will be available during the Design Review Board meeting)
- F. Examples of perpendicular signs located on West Evans Street
- G. Property Card

DRB 2021-41 Attachment A
Vicinity Map 286 West Evans Street



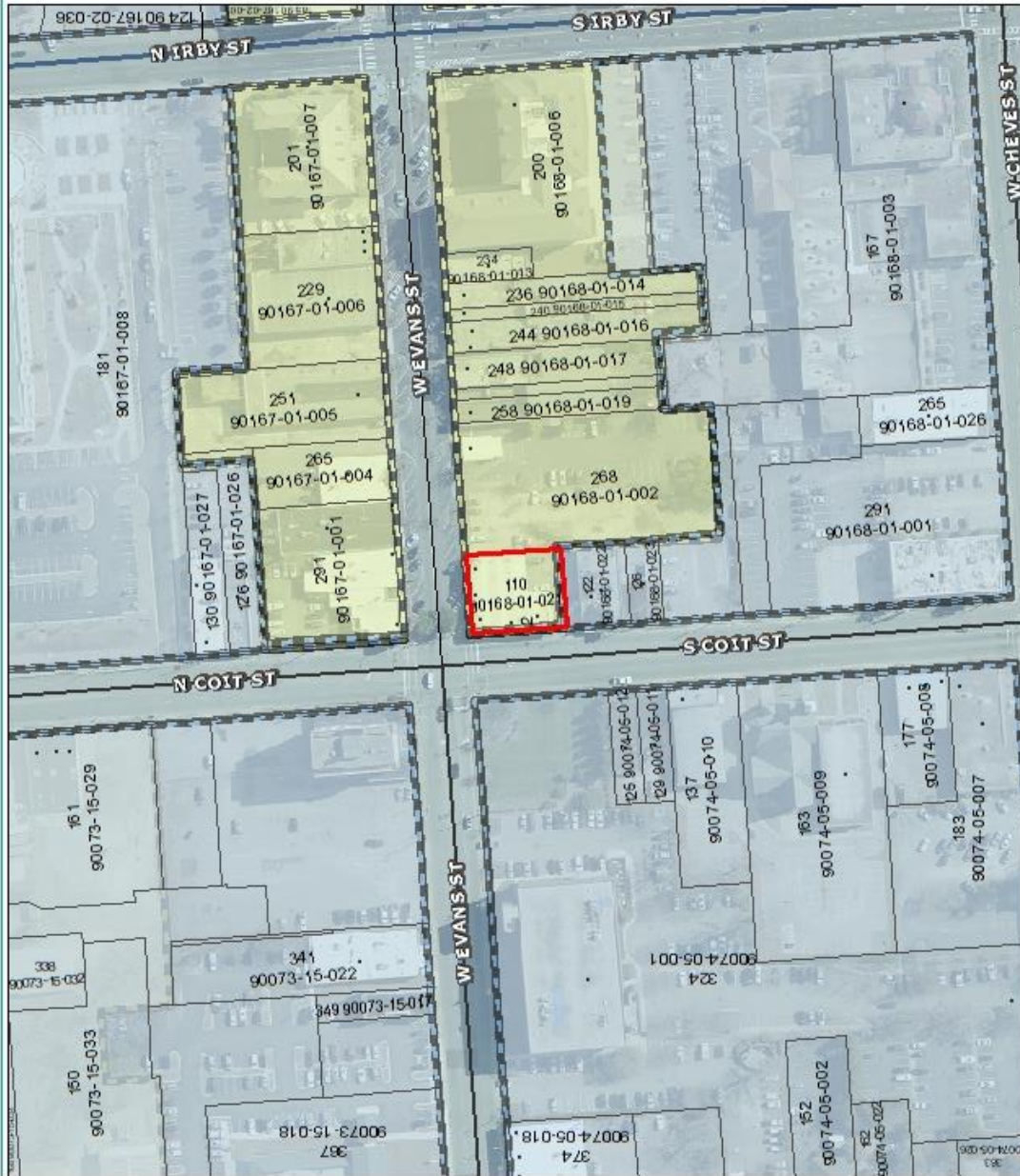
- Legend**
- Parcels
 - Downtown Overlay District
 - Historic Overlay District
 - Arts Cultural Overlay District
 - Redevelopment Overlay District
 - Timrod Park Overlay District
 - Food Artisan & Warehouse District

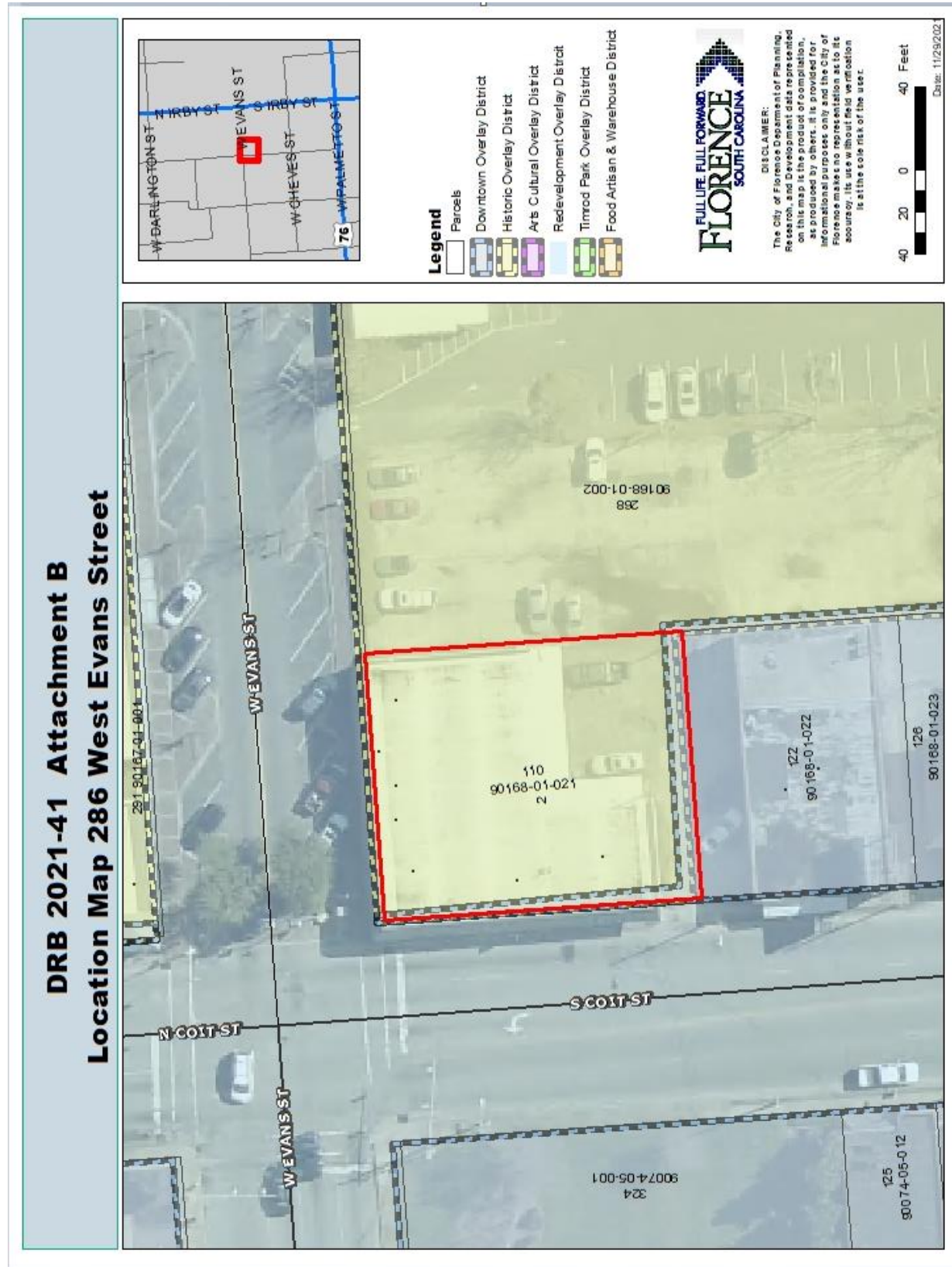


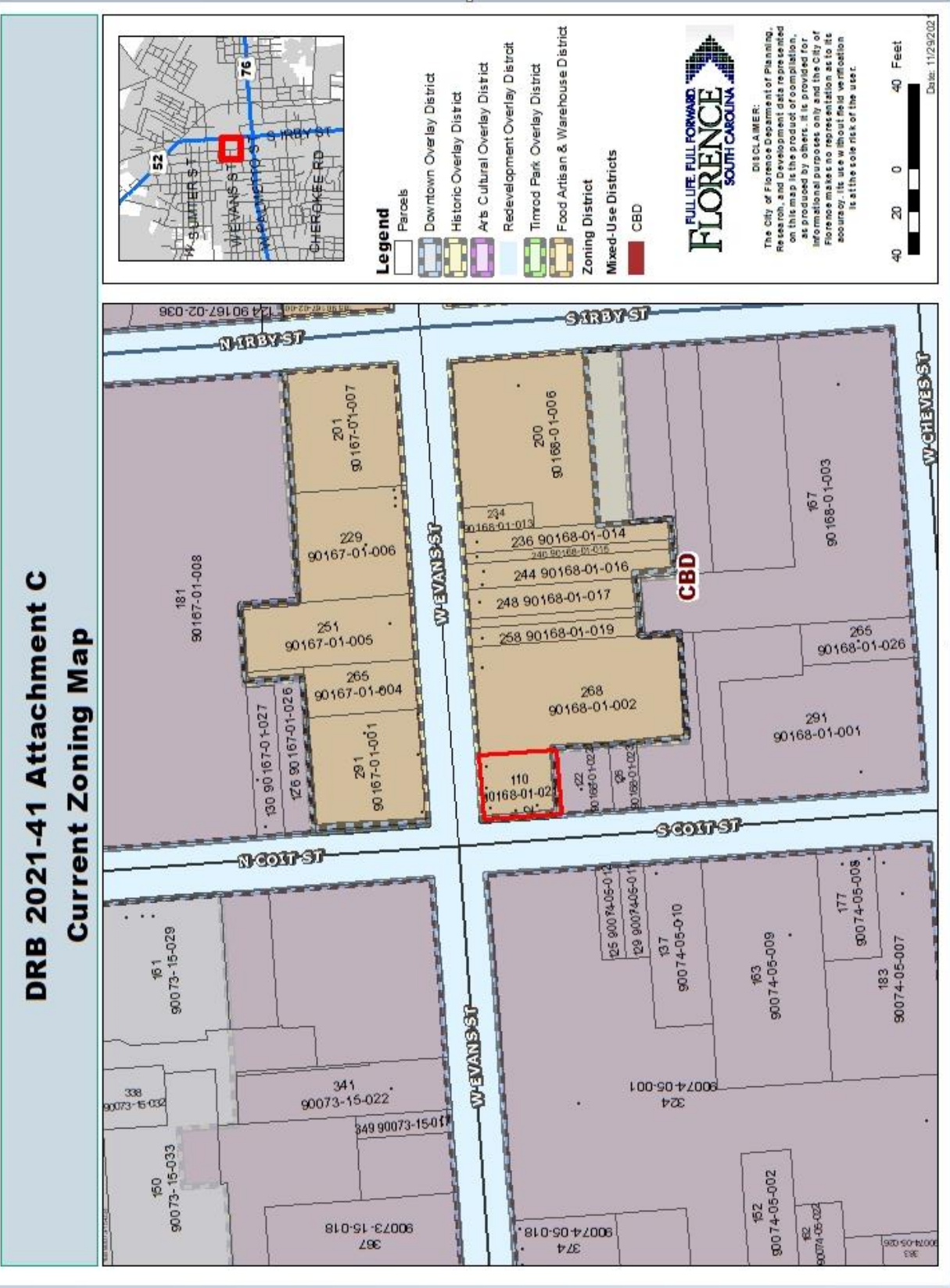
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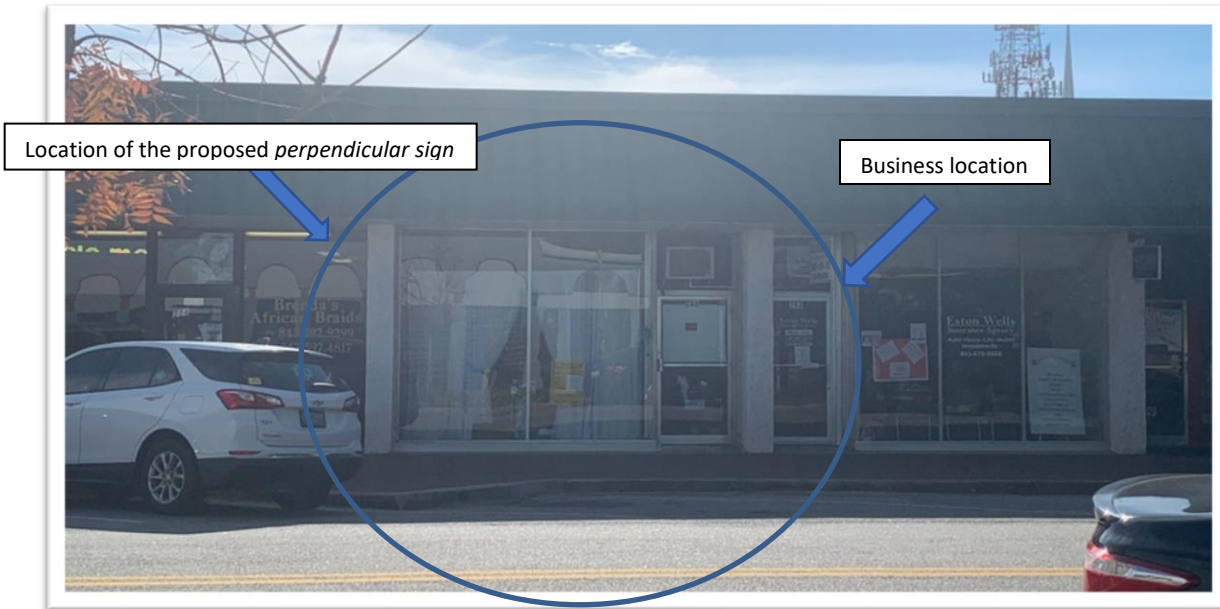
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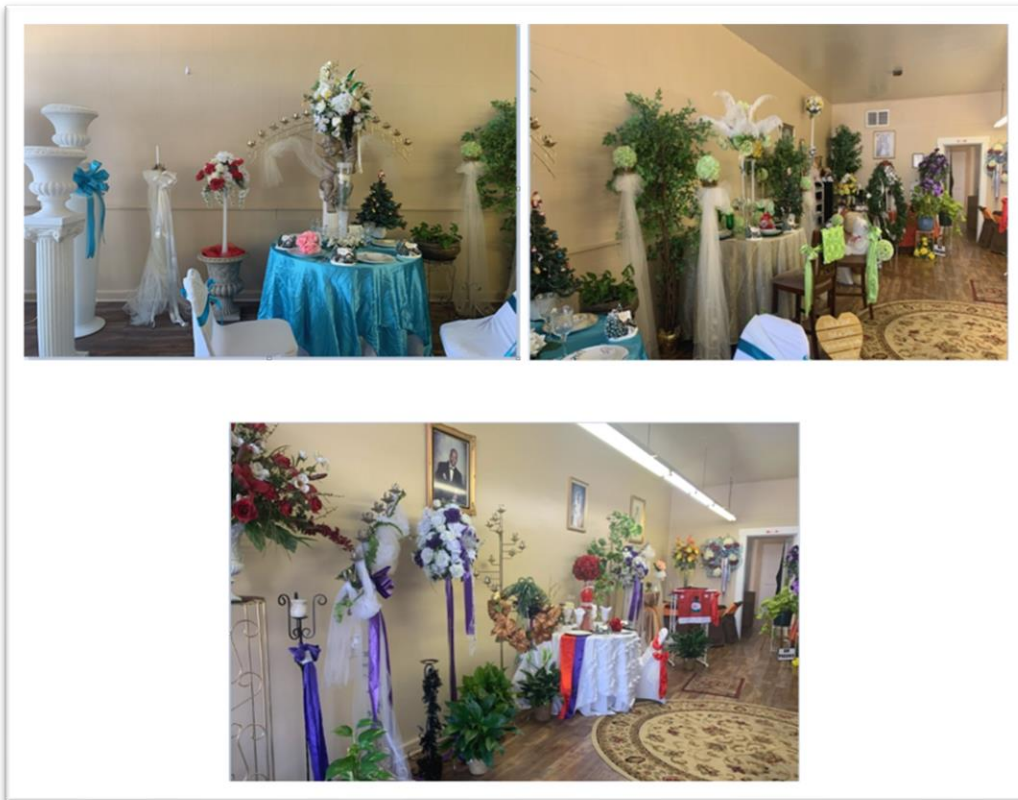




Attachment D: Site Photo



286 W. Evans St. (street view of the property)



286 W. Evans St. (inside of the property)

Attachment E: Proposed sign rendering (will be available during the Design Review Board meeting)

Attachment F: Examples of perpendicular signs located on West Evans Street.



154 W. Evans St.



178 W. Evans St.



234 W. Evans St.



290 W. Evans St.

Attachment G: Property Card

Date: Nov 17, 2021	Florence County Taxes Inquiry	Time: 11:06
Map/Block/Parcel 90168 01 021	Property Card File	Year 2017 File

Close This Window

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FLORENCE COUNTY TAX ASSESSOR
Property Card Record for MBP: 90168-01-021 TAX YEAR: 2021 9/16/21 10:13:19 PAGE: 77239
----- PROPERTY LOCATION Address ----- PROPERTY BILLING NAME/ADDRESS ===
Number: 00000 Suffix:
Street Name: 00000000 Street Suffix: THOMPSON RENTALS OF FLORENCE
City: State: Zip: 00000 0000 LLC
District: 110 Land Class: CI COMMERCIAL IMPROVED 2144 SUMAC DR
Legal Desc: W EVANS ST FLORENCE SC29583
Land Characteristic Selections
01 Topography 1 Level
02 Street 1 Paved
02 Street 5 Curb & Gutter
02 Street 6 Sidewalk
03 Utilities 1 All Public Utilities
04 Fronting Traffic 5 Heavy
05 Ownership 1 Private
L A N D Square Feet: Primary Site 8,542
-----
C O M M E R C I A L MBP: 90168-01-021 BUILDING ID#: 001 SUFFIX#: 000
Category: 312 DISCOUNT STORES Yr.Built: 1951 Area Sq.Ft: 5,644
Improvement Cost with Additions: 64,957.93 Yard/Other Bldg Values: Total Buildings Value: 64,957.93
-----
--- Totals for MBP ---
# Buildings: 1 Building Value: 64,957.93 Land Market Value: 34,168.00
Market Acres: .00 Use Acres: .00 Land Use Value: .00
Bld/Land Use Total: 64,957.93 Bld/Land Mar.Total: 99,125.93 6% Bld Value: 64,957 # of 6% Blds: 1
Rental Acres: 0 Rental Acres Value: 0 Ren.Acres-Mar: 0 Ren.Acres Value-Mar: 0
    
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