

**CITY OF FLORENCE, SOUTH CAROLINA**

**DESIGN REVIEW BOARD**

**MAY 12, 2021 AT 2:00 P.M. VIA ZOOM**

**AGENDA**

**I. Call to Order**

**II. Approval of Minutes**

Regular meeting held on April 14, 2021.

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

DRB-2021-08 Request for a Certificate of Appropriateness for a townhouse development on six parcels located at 113, 114, 115, and 116 East Pine Street and 319 & 321 Railroad Avenue, Tax Map Numbers 90087-06-001, 90087-06-002, 90088-03-015, 90088-03-034, 90087-06-005, and 90087-06-006; D-3 Arts and Culture Overlay District.

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

DRB-2021-09 Request for a Certificate of Appropriateness for the demolition of the house located at 440 West Cheves Street, Tax Map Number 90074-07-004; D-1 Redevelopment Overlay District.

**V. Public Hearing and Matter in Position for Action – deferred by applicant**

DRB-2021-10 Request for a Certificate of Appropriateness for façade alterations of the building located at 273 West Evans Street, Tax Map Number 90167-01-001; H-1 Historic Overlay District.

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

DRB-2021-11 Request for a Certificate of Appropriateness for a chain link fence on the rear of the lot located at 661 South McQueen Street, Tax Map Number 90076-02-008; D-4 Timrod Park Overlay District.

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

DRB-2021-12 Request for a Certificate of Appropriateness for the demolition of the house located at 404 South Dargan Street, Tax Map Number 90088-03-020; D-3 Arts and Culture Overlay District.

**VIII. Public Hearing and Matter in Position for Action – deferred by applicant**

DRB-2021-13 Request for a Certificate of Appropriateness for a sign to be located at 507 South Irby Street, Tax Map Number 90088-06-005; D-3 Arts and Culture Overlay District and Irby Street Corridor Overlay District.

**IX. Adjournment** Next meeting is scheduled for June 9, 2021.

**MINUTES OF THE REGULAR MEETING OF  
THE CITY OF FLORENCE DESIGN REVIEW BOARD  
VIA ZOOM REMOTE MEETING  
WEDNESDAY, APRIL 14, 2021 – 2:00 P.M.**

**MEMBERS PRESENT:** Pierce Campbell and Julia Buyck (in person); Jamie Carsten, Scott Collins, Erik Healy, Mike Padgett, and David Tedder (via Zoom)

**MEMBERS ABSENT:** Jay Ham and Nathaniel Mitchell

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

**APPLICANTS PRESENT:** Deidra Thomas, Michael Smith, Signs Ltd.

**CALL TO ORDER:** Chairman Campbell called the April 14, 2021 regular meeting to order at 2:02 p.m. and thanked everyone in attendance via Zoom.

**APPROVAL OF MINUTES:** Chairman Campbell introduced the minutes from the February 10, 2021 regular meeting and asked if there were any corrections. Being none, he called for a vote. Ms. Buyck moved to approve the minutes; Mr. Padgett seconded the motion. The vote to approve the minutes was unanimous (7-0).

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

**DRB-2021-02      Request for a Certificate of Appropriateness for a monument sign for the restaurant located at 137 East Palmetto Street, Tax Map Number 90087-03-002; D-3 Arts and Culture Overlay District.**

Chairman Campbell read the introduction of DRB-2021-02 and asked staff for their report. Mr. Johnston gave the staff report as submitted to the Design Review Board. Mr. Tedder recused himself from the case.

Mr. Collins asked if the sign setback was one foot from the tip of the sign face or from the pole. Mr. Dudley stated they can have a zero-foot setback, but a sign cannot encroach on the property line, or Right of Way. In this case the tip of the sign face will be one foot from the property line. Chairman Campbell asked if the Drive-In restaurant has a free standing internally lit sign. Mr. Johnston stated it does have a freestanding sign but cannot remember if the sign is internally lit.

Ms. Buyck asked about the choice to include the parallel parking, she stated it appeared that the restaurant had enough parking. Mr. Johnston stated the drive space between the front of the building and the street is already narrow and the addition of the new sign would further limit the space in front of the building. He stated the space is too narrow not to adjust the parking. Ms. Buyck asked if the restaurant is in the overlay district. Mr. Johnston stated it is. Ms. Buyck asked if monument signs are required in the cultural overlay district. Mr. Johnston stated they are recommended, not required, and because of the lot's constraints, in this case a monument sign is not feasible.

Chairman Campbell asked how an ABC store is allowed so close to two churches. Mr. Dudley stated the ABC store has been operating for quite a while, and at the time before its opening, the churches would have had the opportunity to protest, but had not. Ms. Buyck asked if it were feasible for the restaurant to adjust the entrance to a one-way style driveway. Mr. Johnston stated that would most likely cause confusion. She

added that it may be prudent for the applicant to study the feasibility of a monument sign. Mr. Johnston mentioned the applicant had already studied that, and that staff agreed that because of visibility concerns, a monument sign is not ideal.

Mr. Carsten asked if the sign could be moved to a different location. Mr. Dudley stated that had been researched but there is not enough space in the other corner, it is too cluttered already. Mr. Padgett also expressed concern that a monument sign would hinder visibility for cars entering Palmetto Street from the Drive-In and Flavors of India. Mr. Collins stated looking at the corridor there is a clear precedent for the approval of this sign.

There being no further questions of staff, Chairman Campbell opened the public hearing. There being no one else to speak either for or against the request, Chairman Campbell closed the public hearing and called for a motion.

Mr. Collins moved to approve the request as submitted. Mr. Healy seconded the motion, and it passed 4-2, with Chairman Campbell and Ms. Buyck voting no and Mr. Tedder recusing himself.

**DRB-2021-04 Request for a Certificate of Appropriateness for a monument sign for the business located at 314 West Pine Street, Tax Map Number 90075-04-020; D-1 Redevelopment Overlay District.**

Chairman Campbell read the introduction of DRB-2021-04 and asked staff for their report. Mr. Johnston gave the staff report as submitted to the Design Review Board.

Chairman Campbell asked if there was a reason for the sign to be internally lit. He stated on this section of Pine there are not many internally lit signs. Mr. Johnston stated the applicant is present.

There being no further questions of staff, Chairman Campbell opened the public hearing. Susan with Signs Ltd. asked the chairman if the sign would be acceptable if externally lit or with lit lettering. Chairman Campbell stated external lighting would be ideal and he would have the same reservations with a lit letter sign. The chair asked her to modify the request in order to receive Board approval.

The Chairman of Pee Dee Healthy Start and Ms. Deidre Thomas spoke in opposition to Chairman Campbell's amendment request. They emphasized the neighboring properties are all residential, and that the bank on the corner of Coit and Pine has an internally lit sign. Chairman Campbell stated he understands the frustration of Pee Dee Healthy Start, but that according to the Code of Ordinances approved by City Council, he cannot approve a sign in that district which is internally lit. Ms. Buyck also joined with the chairman stating the only problem is the sign being internally lit. The applicant agreed to the change to the lighting, they amended the request to an exterior lit sign.

There being no one else to speak either for or against the request, Chairman Campbell closed the public hearing and called for a motion. Mr. Collins moved to approve the request with external rather than internal lighting of the sign. Mr. Padgett seconded the motion, and it passed unanimously (7-0).

**DRB-2021-05 Request for a Certificate of Appropriateness for the replacement of the siding on the business located at 165 Warley Street, Tax Map Number 90074-03-014; D-1 Redevelopment Overlay District.**

Chairman Campbell read the introduction of DRB-2021-05 and asked staff for their report. Mr. Johnston gave the staff report as submitted to the Design Review Board.

Ms. Buyck asked if the DRB had approved the vinyl siding on neighboring properties. Mr. Dudley stated 134 Warley Street had been previously approved by the Board. Mr. Collins asked if the trim would be different from the siding, and what that material would be. Mr. Johnston stated the applicant is present and the information to answer was not in the application. Ms. Buyck asked if the siding would be covering the entire house. Mr. Johnston stated yes.

There being no further questions of staff, Chairman Campbell opened the public hearing. Mr. Michael Smith, the applicant stated repairing the existing siding is not possible. He responded to Mr. Collins' question stating the trim will be replaced in the most economical, yet tasteful way.

There being no one else to speak either for or against the request, Chairman Campbell closed the public hearing and called for a motion. Mr. Padgett moved to approve the request as submitted. Mr. Carsten seconded the motion, and it passed unanimously (7-0).

**DRB-2021-06 Request for a Certificate of Appropriateness to remove trees from the lot located at 125 East Cheves Street, Tax Map Number 90169-01-013; H-1 Historic Overlay District.**

Chairman Campbell read the introduction of DRB-2021-06 and asked staff for their report. Mr. Johnston gave the staff report as submitted to the Design Review Board.

Mr. Healy asked if the remaining crepe myrtle trees would be pruned. Mr. Johnston stated they will be. Ms. Buyck expressed regret that the two live oaks would be cut down. Mr. Dudley agreed but explained the applicant's reasoning for removal. Ms. Buyck asked if the location has any other live oaks, Mr. Dudley stated there are two other live oak trees on the premises.

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

Mr. Healy moved to approve the request as submitted with the stipulation that the two live oaks will be replaced elsewhere on the site. Mr. Collins seconded the motion, and it passed unanimously (7-0).

**DRB-2021-07 Request for a Certificate of Appropriateness for a neon wall sign for the business located at 218 North Dargan Street, Tax Map Number 90170-04-015; H-1 Historic Overlay District.**

Chairman Campbell read the introduction of DRB-2021-07 and asked staff for their report. Mrs. Zlotnicki gave the staff report as submitted to the Design Review Board. She added that the applicant asked her to gauge the Board's thoughts regarding a historical mural to be painted on the side of the barber shop.

Chairman Campbell asked how large the mural would be. Mrs. Zlotnicki stated the mural would take up only a portion of the wall. Mr. Dudley stated the rendering the applicant showed the directors and staff looked good. Ms. Buyck asked if there was a historical marker at the site. Mr. Dudley stated there is not one for this site.

Mr. Collins expressed reservations stating, "a good mural is a good thing, and a bad mural is a bad thing". He signaled his approval as long as the mural is tastefully done. He also stated the neon sign would be a good addition to the downtown because of the vibrancy neon gives. Mr. Collins and Mr. Healy also

expressed concern with the scale and location of the neon sign, and asked staff if the applicant would be open to relocating the sign to a more appealing location along the façade.

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

Mr. Collins moved to approve the request with the stipulation that staff will work with the applicant to approve the final location of the neon sign. Ms. Buyck seconded the motion, and it passed unanimously (7-0).

**ADJOURNMENT:** Chairman Campbell thanked everyone for their patience and participation, and adjourned the meeting at 3:15 p.m. The next meeting is scheduled for May 12, 2021.

Respectfully submitted:

*Austin Cherry, Office Assistant III;*  
*Alane Zlotnicki AICP, Senior Planner*

**DEPARTMENT OF PLANNING, RESEARCH & DEVELOPMENT  
STAFF REPORT TO THE  
CITY OF FLORENCE DESIGN REVIEW BOARD  
MAY 12, 2021**

**CASE NUMBER:** DRB-2021-08

**LOCATION:** 113, 114, 115, and 116 East Pine Street and 319 & 321 Railroad Avenue

**TAX MAP NUMBERS:** 90087-06-001, 90087-06-002, 90088-03-015, 90088-03-034, 90087-06-005, and 90087-06-006

**OWNER OF RECORD:** The City of Florence

**APPLICANT:** The City of Florence

**OVERLAY DISTRICT:** D-3 Arts and Culture Overlay District

**Project Description**

The applicant is seeking a Certificate of Appropriateness (COA) to construct townhouses.

**Background Information**

The City of Florence has owns six lots at the corner of East Pine Street and Railroad Avenue. The City is currently working with a private developer on a conditional grant agreement to construct 19 townhouse units as part of the Neighborhood Revitalization Strategy. These lots are within the identified catalyst area for the East Florence neighborhood and are geographically located between the Florence Downtown and the historic neighborhood. Four of the lots are before the Planning Commission and City Council for rezoning from NC-6.2 to Central Business District, which is in alignment with downtown development and permits townhouses.

The townhomes will be a mix of two and three bedroom units and will contain a single car garage and one additional exterior parking spot for each unit. Vehicular parking will be interior to the site and maintain a residential, rather than commercial, character. The townhome units will be individually owned and common property will be maintained by a property owners association.

**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.

1. The historic and significant character of the property should be retained and preserved: ***Because this is new construction on vacant land, this requirement does not apply.***
2. Distinctive features, finishes, and construction techniques or examples that characterize a property should be preserved: ***Because this is new construction, requirement does not apply.***

3. For all buildings, aluminum or vinyl siding may not be used unless approved by the Design Review Board: ***The primary material proposed for exterior walls is red brick.***
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: ***This is all new construction on vacant land; no pre-existing structures are involved.***
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: ***These are two story townhouses similar in height to that of two story houses in the area.***
7. The proportions and relationship between doors and windows should be compatible with the architectural style and character of the building and surrounding buildings: ***According to the elevations provided, the style of architecture will be traditional similar to existing housing in the vicinity.***
8. The visual relationship of open space between buildings or structures should be compatible with adjacent buildings or structures: ***The townhouses will be new construction on vacant lots within proximity to the more densely developed central business district in downtown Florence.***
9. The design of the roof should be compatible with the architectural style and character of existing buildings and surrounding structures: ***The attached elevation illustrates the gable rooflines and dormers proposed for the buildings.***
10. Landscaping should be added that enhances the property and provides for green space and appropriate buffering between land uses and/or property boundaries: ***On site landscaping will be provided around the townhouses and the parking areas. Bufferyards are not required because the entire area is zoned CBD.***
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 density will be in keeping with that of development in nearby downtown.***
12. When appropriate, the architectural details (colors, materials, and textures) should be compatible with the style and character of surrounding buildings and structures: ***Most of the original houses on the block have since been removed. Those that remain are traditional in materials and style consisting primarily of wooden shiplap and brick. The proposed townhouses will have traditional colors with primary exterior materials consisting of brick and precast concrete for window and door accents.***

**Board Action**

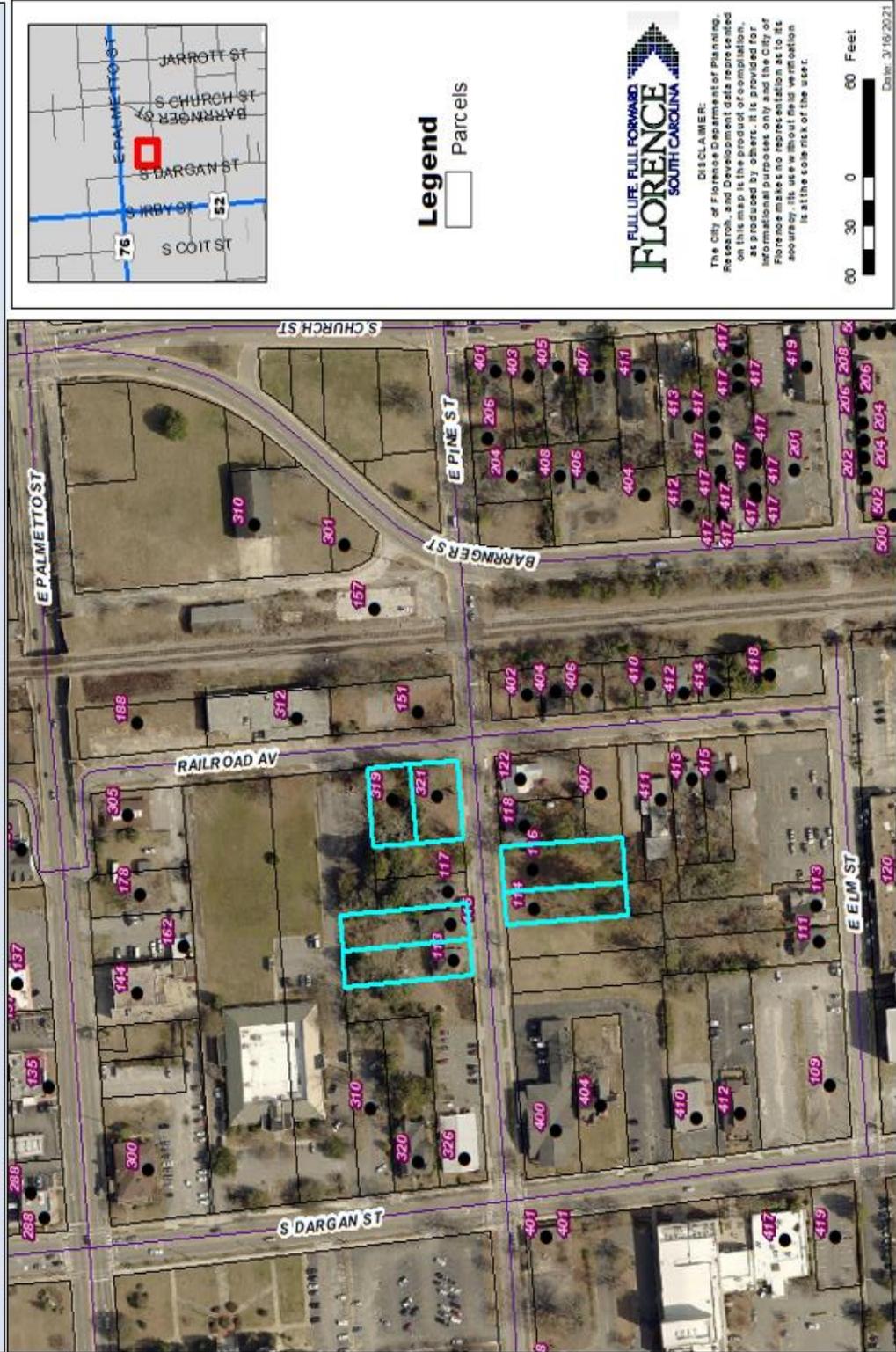
1. Consider only the evidence presented before the board during the public hearing.
2. Make findings of fact to apply the guidelines to the application presently before the board.
3. Based on the findings of fact, make a decision regarding the design standards presented.

**Attachments**

- A. Vicinity Map
- B. Location Map
- C. Zoning Map
- D. Elevations
- E. Site Plans
- F. Materials
- G. Site Photos

DRB-2021-08

Vicinity Map – Pine Street Townhouse Project



DRB-2021-08

Location Map – Pine Street Townhouse Project



**Legend**  
□ Parcels



**DISCLAIMER:**  
The City of Florence's Department of Planning, Research, and Development data represented herein is provided for informational purposes only and the City of Florence makes no representation as to its accuracy. Its use without field verification is at the sole risk of the user.



Date: 3/16/2021

DRB-2021-08

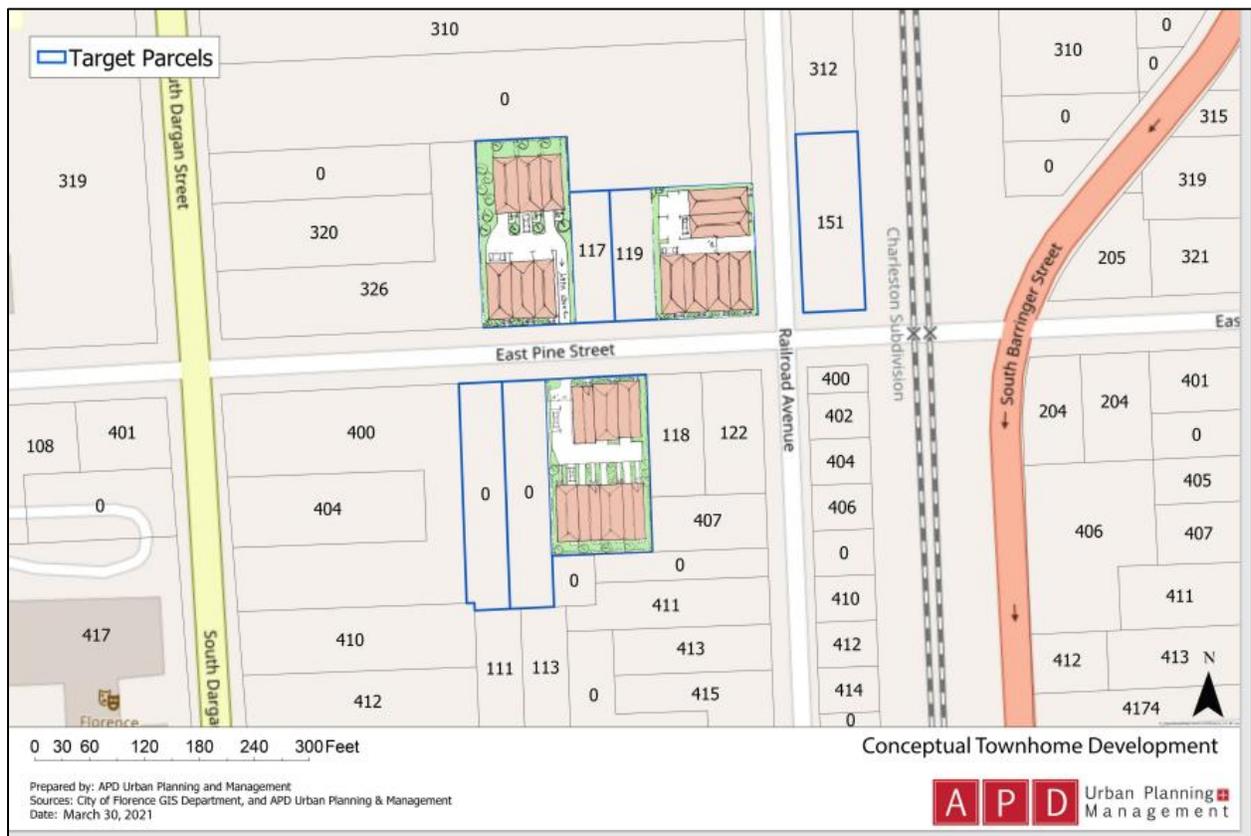
Zoning Map – Pine Street Townhouse Project

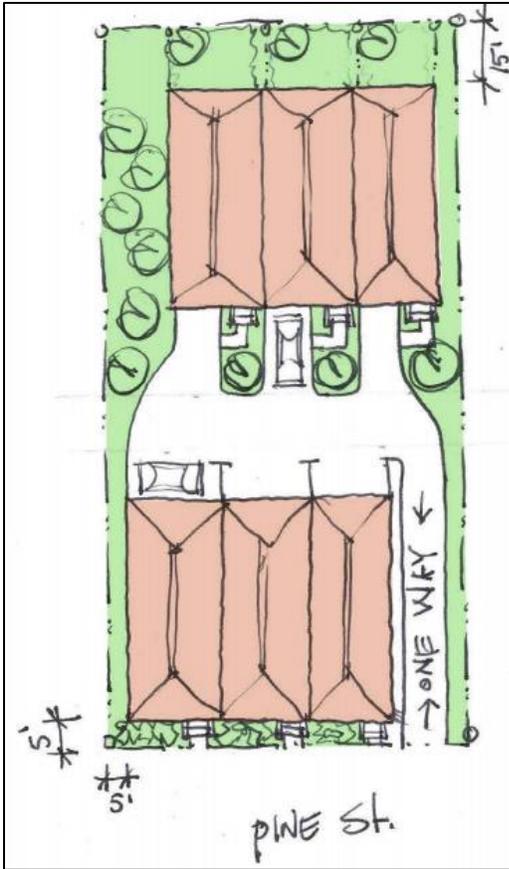


Attachment D: Elevations

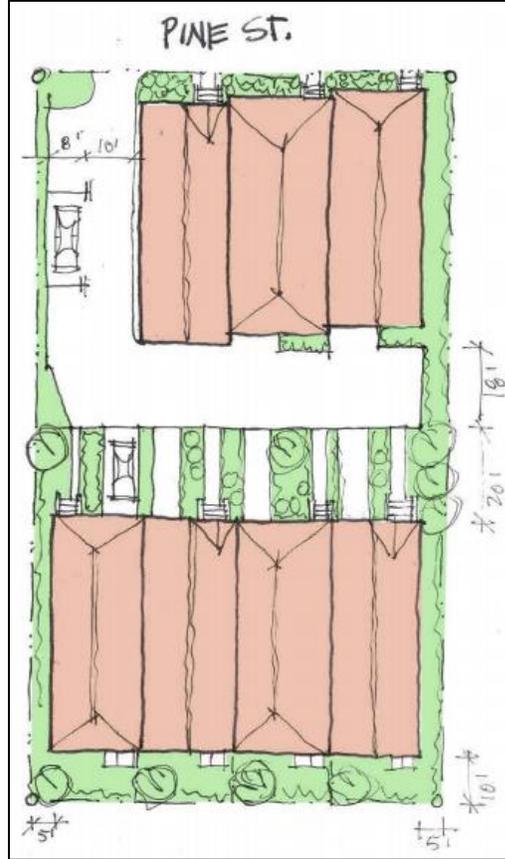


Attachment E: Site Plans

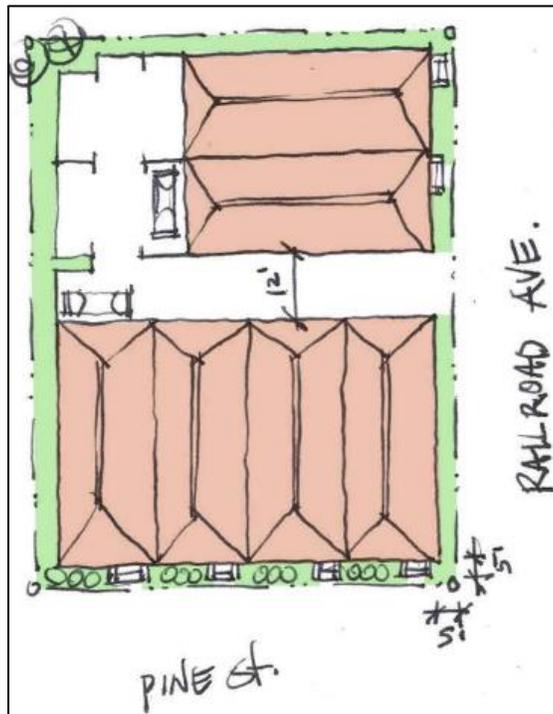




113 and 115 East Pine Street



114 and 116 East Pine Street



319 and 321 Railroad Avenue

## Pine Street Townhouses

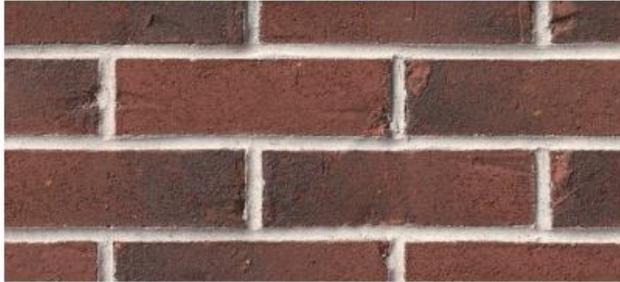
---

Draft 4/15/21

RE: Exterior Materials Specifications

Exterior Wall Finish: Brick, Red Blend

<https://www.meridianbrick.com/brick/roman-red/>



Exterior Trim Finish: Brick, precast concrete, buff color, painted composite trim.



The above preliminary specifications are intended to establish a standard of aesthetics and quality. Components of similar character. Some amount of variety of materials and colors choices within this pallet will be used to give each residence some unique character.

Doors and Windows: Aluminum Clad Wood, Bronze or Black

<https://www.marvin.com/products/collections/signature/ultimate/double-hung-g2>



Railings: Ironwork or Aluminum, Black



Roofing: Architectural Shingle, Black Blend or Weathered Wood

Attachment G: Site Photos



**DEPARTMENT OF PLANNING, RESEARCH & DEVELOPMENT  
STAFF REPORT TO THE  
CITY OF FLORENCE DESIGN REVIEW BOARD  
MAY 12, 2021**

**CASE NUMBER:** DRB-2021-09

**LOCATION:** 440 West Cheves Street

**TAX MAP NUMBER:** 90074-07-004

**OWNER OF RECORD:** The Osborne Company, Inc.

**APPLICANT:** Pee Dee Land Trust

**OVERLAY DISTRICT:** D-1 Redevelopment Overlay District

**Project Description**

The applicant is seeking a Certificate of Appropriateness (COA) to demolish a dilapidated building.

**Background Information**

The Pee Dee Land Trust has a contract to purchase 440 and 448 West Cheves Street. The applicants would like to move their existing offices to 448 West Cheves and demolish the house at 440 West Cheves as it is in complete disrepair. The end goal is to combine the parcels of 440 and 448 West Cheves into one parcel, create a community garden along 440's street frontage, provide an impervious surface parking area in the middle, and eventually build a simple pavilion for outdoor gatherings towards the back of the lot while using the brick structure at 448 for their offices. Purchase of this property is contingent upon the ability of the new owners to demolish the building located at 440 West Cheves.

The Florence City-County Historical Commission will review this request at their regular meeting on May 10, 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. Because this request is for a complete demolition, they do not apply.

**Board Action**

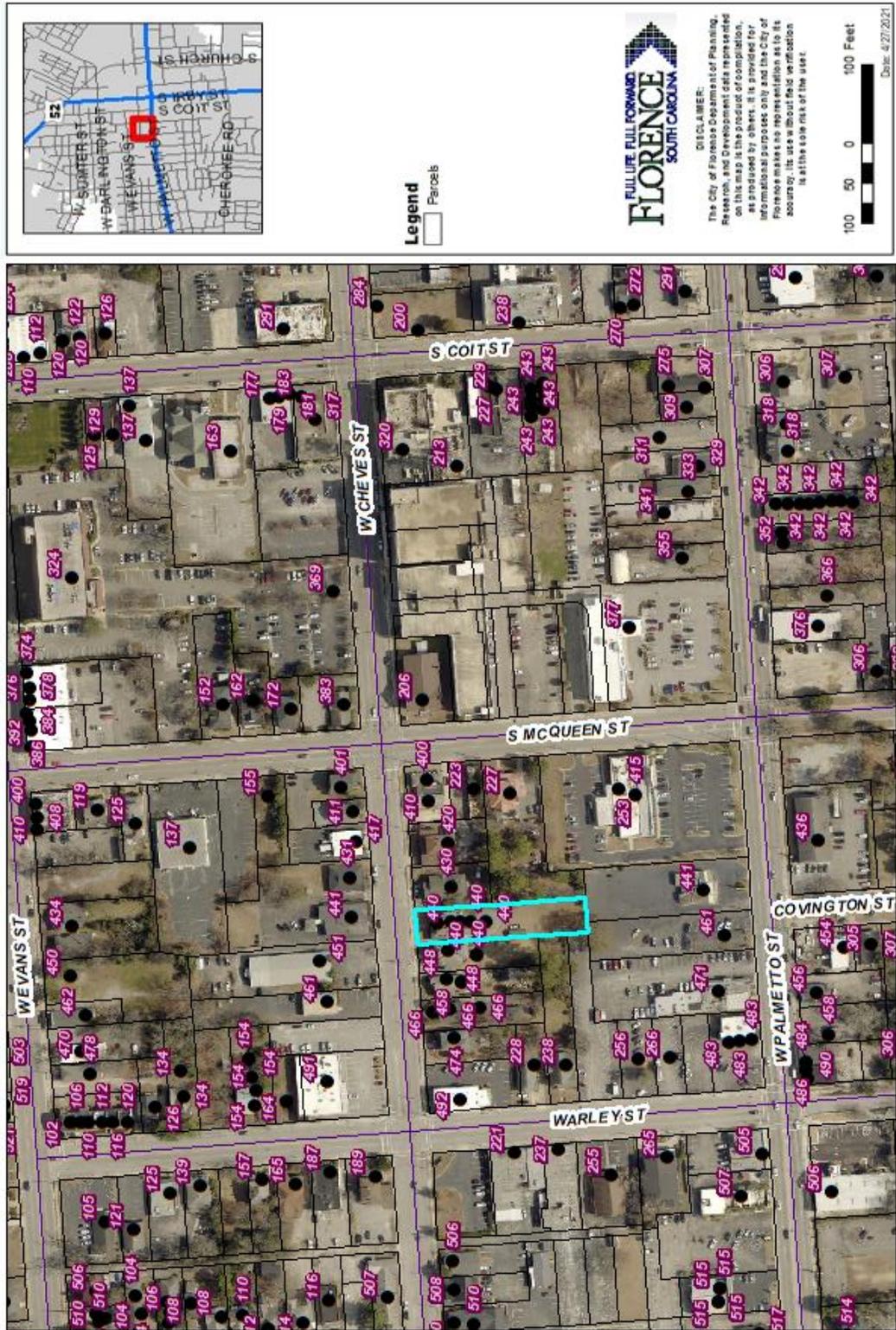
1. Consider only the evidence presented before the board during the public hearing.
2. Make findings of fact to apply the guidelines to the application presently before the board.
3. Based on the findings of fact, make a decision regarding the request for demolition.

**Attachments**

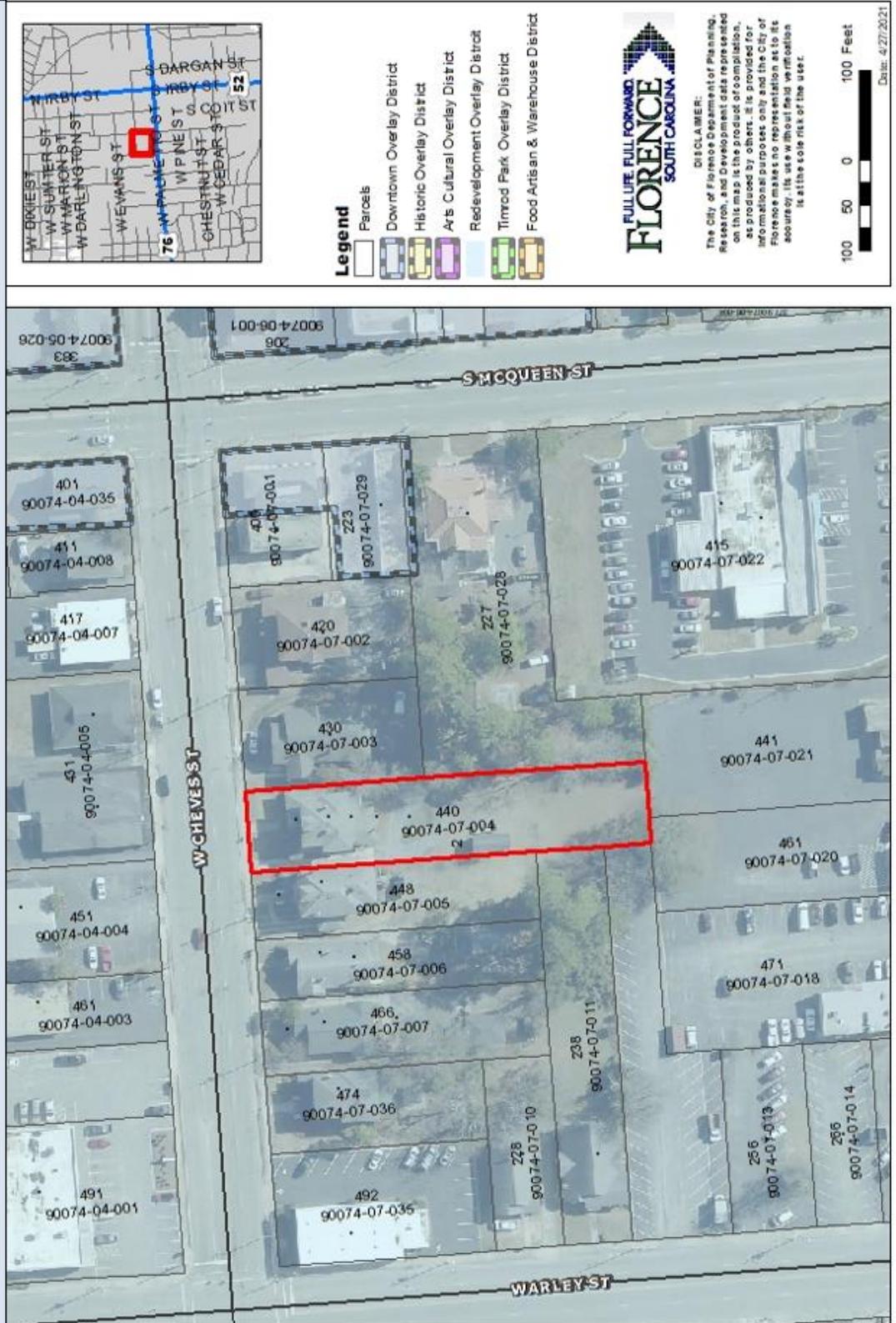
- A. Vicinity Map
- B. Location Map
- C. Zoning Map
- D. Property Card
- E. Applicant's Statement
- F. Site Photos

DRB-2021-09

Vicinity Map – 440 West Cheves Street

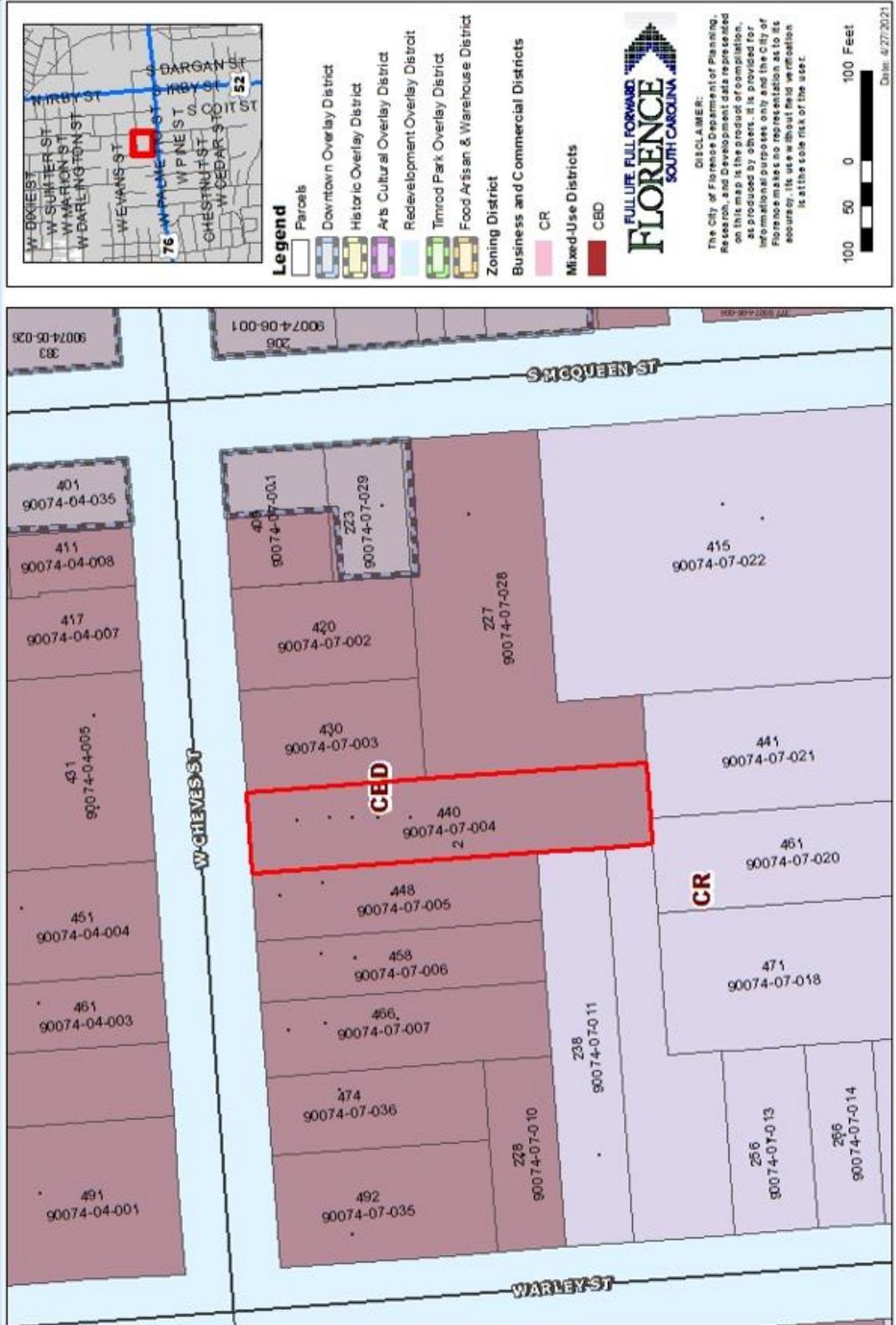


**DRB-2021-09**  
**Location Map – 440 West Cheves Street**



DRB-2021-09

Zoning Map – 440 West Cheves Street



Close This Window

```

FLORENCE COUNTY TAX ASSESSOR
Property Card Record for MBP: 90074-07-004 TAX YEAR: 2020 9/19/20 10:18:14 PAGE: 68366
----- PROPERTY LOCATION Address ----- PROPERTY BILLING NAME/ADDRESS ===
Number: 00440 Suffix:
Street Name: CHEVES ST Street Suffix:
City: State: Zip: 00000 0000 LLC
District: 110 Land Class: RI RESIDENTIAL IMPROVED 448 W CHEVES ST
Legal Desc: WEST CHEVES ST FLORENCE SC29501
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
03 Utilities 2 Public Water
03 Utilities 3 Public Sewer
04 Fronting Traffic 5 Heavy
05 Ownership 1 Private
L A N D Lots: Eff Frontage: 60 Eff Depth: 295
L A N D Square Feet: Primary Site 17,700
L A N D Gross Acres: Site Value .00
-----
R E S I D E N T I A L MBP: 90074-07-004 BUILDING ID#: 001 SUFFIX#: 000
Building Use Code: RESIDENTIAL 4 FAMILY Age Erected: 1950 Grade: D Story Height: 2S 2 STORY
Bedrooms: 04 Full Bath: 2 Half Bath: 1 Fireplaces: Heating & Air Conditioning: 1 NONE
Total Living Area: 2,941 Exterior Wall Construction: F STUD FRAME 02 SF-METAL/VINYL SID.
Ext.Feat.Code: 11 Description: OFP Area: 48
Ext.Feat.Code: 11 Description: OFP Area: 352
OBY Code: Size: (len,wid,ht) AREA: 2,800
Improvement Cost with Additions: .00 Yard/Other Bldg Values: Total Buildings Value: 23,381.5
-----
--- Totals for MBP ---
# Buildings: 1 Building Value: 23,381.58 Land Market Value: 45,000.00
Market Acres: .00 Use Acres: .00 Land Use Value: .00
Bld/Land Use Total: 23,381.58 Bld/Land Mar.Total: 68,381.58 6% Bld Value: 0 # of 6% Blds: 0
Rental Acres: 0 Rental Acres Value: 0 Ren.Acres-Mar: 0 Ren.Acres Value-Mar: 0
Transfer Date: 10/06 DEED Book: B046 Page: 0286 Sales Price: 85,000
Transfer Date: 09/98 DEED Book: A536 Page: 1098 Sales Price: 81,500
    
```

Attachment E: Applicant's Statement

**440 W Cheves Street, Florence SC 29501**

Tax Map Number: 90074-07-004

Residence built in the 1950's; Completely gutted on the inside to try and renovate to create 3-4 apartments, however it was abandoned and has been left to rot for years (all utility lines non-active). Currently zoned by the city in the 'Redevelopment' area of downtown.

The owner will only sell 440 and 448 Cheves Street as a package deal. If removed of the structure on 440 is approved by the City of Florence and the entities required to review this type of project, Pee Dee Land Trust plans to purchase both properties and house their permanent office in 448 (brick building adjacent to 440). Due to the extremely poor condition and no known historical value of 440, PDLT plans to move or demolish the structure on 440 (multiple realtors and developers have been consulted and they all agreed the structure's poor condition was not worth attempting a renovation). Plans have are in progress to combine the two parcels into one parcel and utilize the space where the structure was to create an attractive raised bed community garden along the Cheves Street frontage, design an impervious parking area adjacent to 448 and in the future construct a pavilion to be used for small gatherings on the rear of the property.

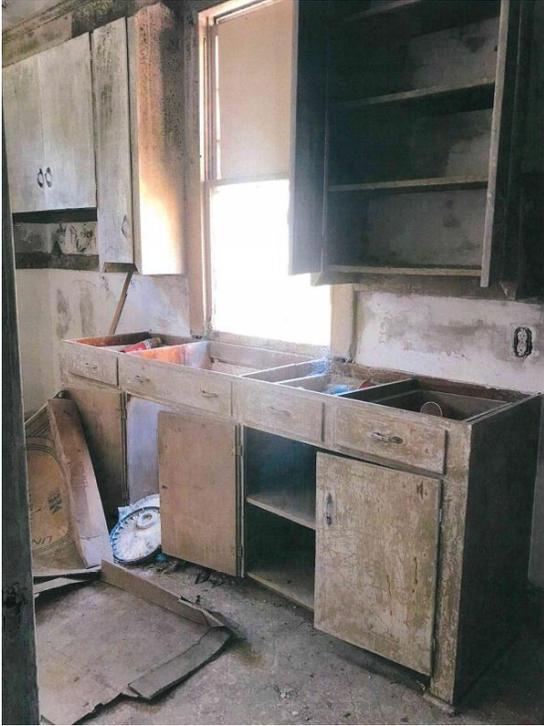
Attachment F: Site Photos

Exterior photos.





Interior photos.



**DEPARTMENT OF PLANNING, RESEARCH & DEVELOPMENT  
STAFF REPORT TO THE  
CITY OF FLORENCE DESIGN REVIEW BOARD  
MAY 12, 2021**

**CASE NUMBER:** DRB-2021-11

**LOCATION:** 661 South McQueen Street

**TAX MAP NUMBER:** 90076-02-008

**OWNER OF RECORD:** Jerry Hudson

**APPLICANT:** Jerry Hudson

**PROJECT DESCRIPTION:** Installation of a Black Powder Coated Chain-Link Fence

**OVERLAY DISTRICT:** Timrod Park Overlay District (D-4)

**Project Description**

The applicant is seeking a Certificate of Appropriateness (COA) for a black, powder-coated chain link fence that has been installed at the residence of 661 South McQueen Street. The fence is 40' in length, and 4' high located on the house's secondary front along Poplar Street. The owner has proactively planted (6) Purple Diamond Lorapetalums and (3) Sunshine Ligustrums in response to learning of the Unified Development Ordinance's screening requirement.

**Background Information**

The four-bedroom, two bath house was built in 1900 and has a total square footage of 2,255. The property is zoned Neighborhood Conservation (NC) 6.2 and is within the D-4, Timrod Park Overlay District (D-4). The renter installed the fence without knowledge of the need for a COA from the City. The owner has been having trouble with neighbors loitering and engaging in illegal activities on or near his property. The fence was erected for security purposes.

**Staff Analysis**

Section 3-8.1.2C(2) of The Unified Development Ordinance allows for chain link fences in street side yards where a hedge is planted outside of the fence and maintained at the height of the fence.

The Design Guidelines state that the intent of the Timrod Park Overlay 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*”.

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:  
***Not applicable to this project.***

2. Distinctive features, finishes, and construction techniques or examples that characterize a property should be preserved: ***Not applicable to this project.***
3. For all buildings, aluminum or vinyl siding may not be used unless approved by the Design Review Board: ***Not applicable to this project.***
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 project.***
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 fence can be removed in the future if necessary with absolutely no effect on the existing building.***
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 applicant has installed a black chain link fence along the house's secondary front on Chestnut Street.***
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 to this project.***
8. The visual relationship of open space between buildings or structures should be compatible with adjacent buildings or structures: ***Because the fence is not opaque, it will not obstruct the line of vision across the side yard. However, chain link is not a traditional material for fences within Timrod Park. The Design Review Board granted a Certificate of Appropriateness for a house on Graham Street that installed a black vinyl chain with the condition a hedgerow was planted to completely screen the fence from public view.***
9. The design of the roof should be compatible with the architectural style and character of existing buildings and surrounding structures: ***Not applicable to this project.***
10. Landscaping should be added that enhances the property and provides for greenspace and appropriate buffering between land uses: ***The fence is a black powder coated chain link fence that is within the house's street side yard (secondary frontage). The Unified Development Ordinance (Section 3-8.1.2C2a2) allows for chain link fences in street side yards where a hedge is planted outside of the fence and maintained at the height of the fence. The owner has planted (6) Purple Diamond Lorapetalums and (3) Sunshine Ligustrums in response to learning of the Unified Development Ordinance's screening requirement. The Lorapetalums will grow to a height of four to six feet to completely screen the fence, with the Ligustrums growing to a height of three to six feet.***
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 fence is 4' tall. The fence is 40' long with its length running parallel to Poplar Street.*

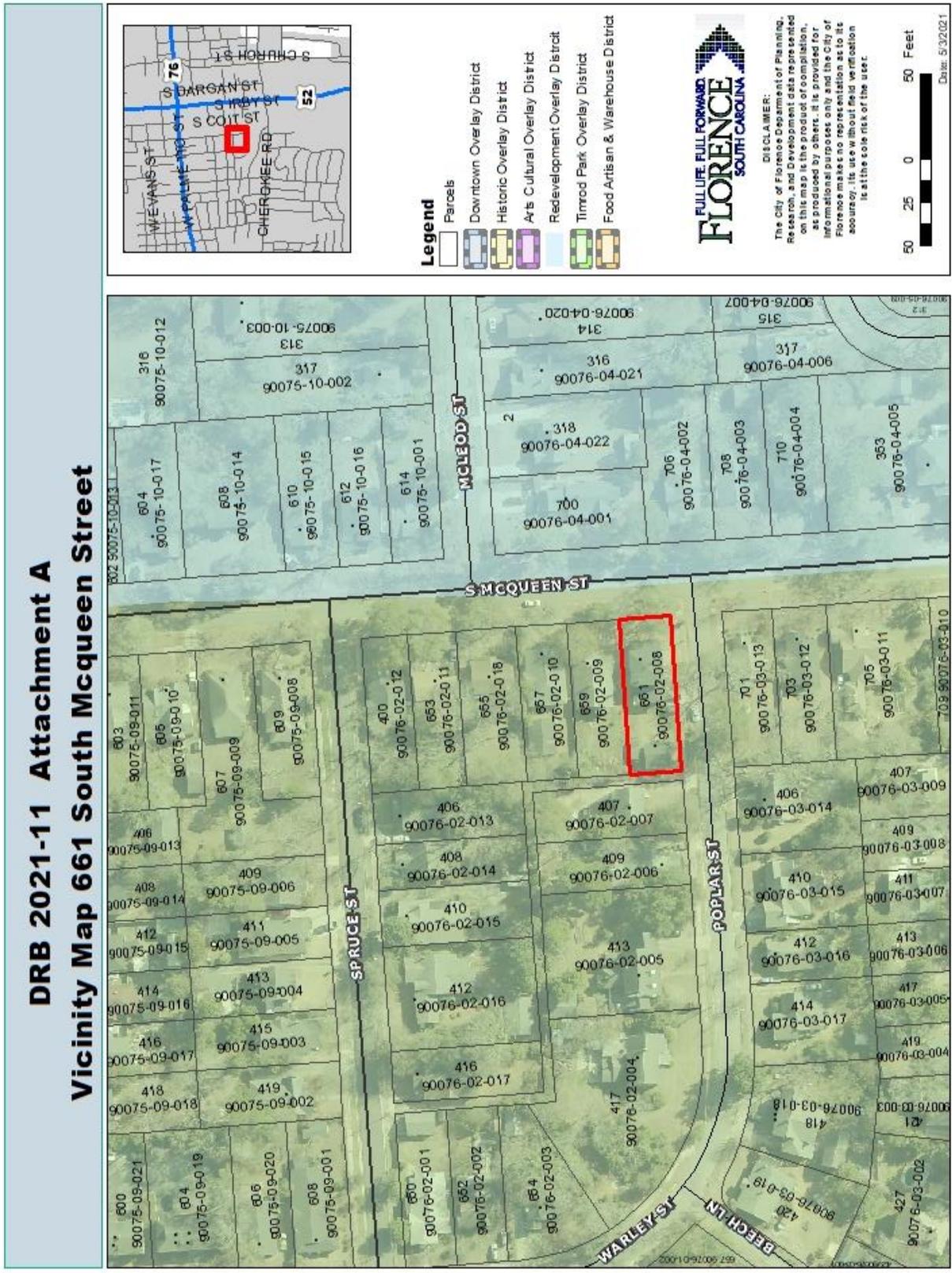
12. When appropriate, the architectural details (colors, materials, and textures) should be compatible with the style and character of surrounding buildings and structures: *The fence is a black chain link fence that is within the house's street side yard. The Unified Development Ordinance allows for Chain link fences in street side yards where a hedge is planted outside of the fence and maintained at the height of the fence. Historically, allowed fences within the Timrod Park neighborhood have been constructed of wood and or masonry materials. If allowed, chain link should be completely screened with vegetation.*

**Board Action**

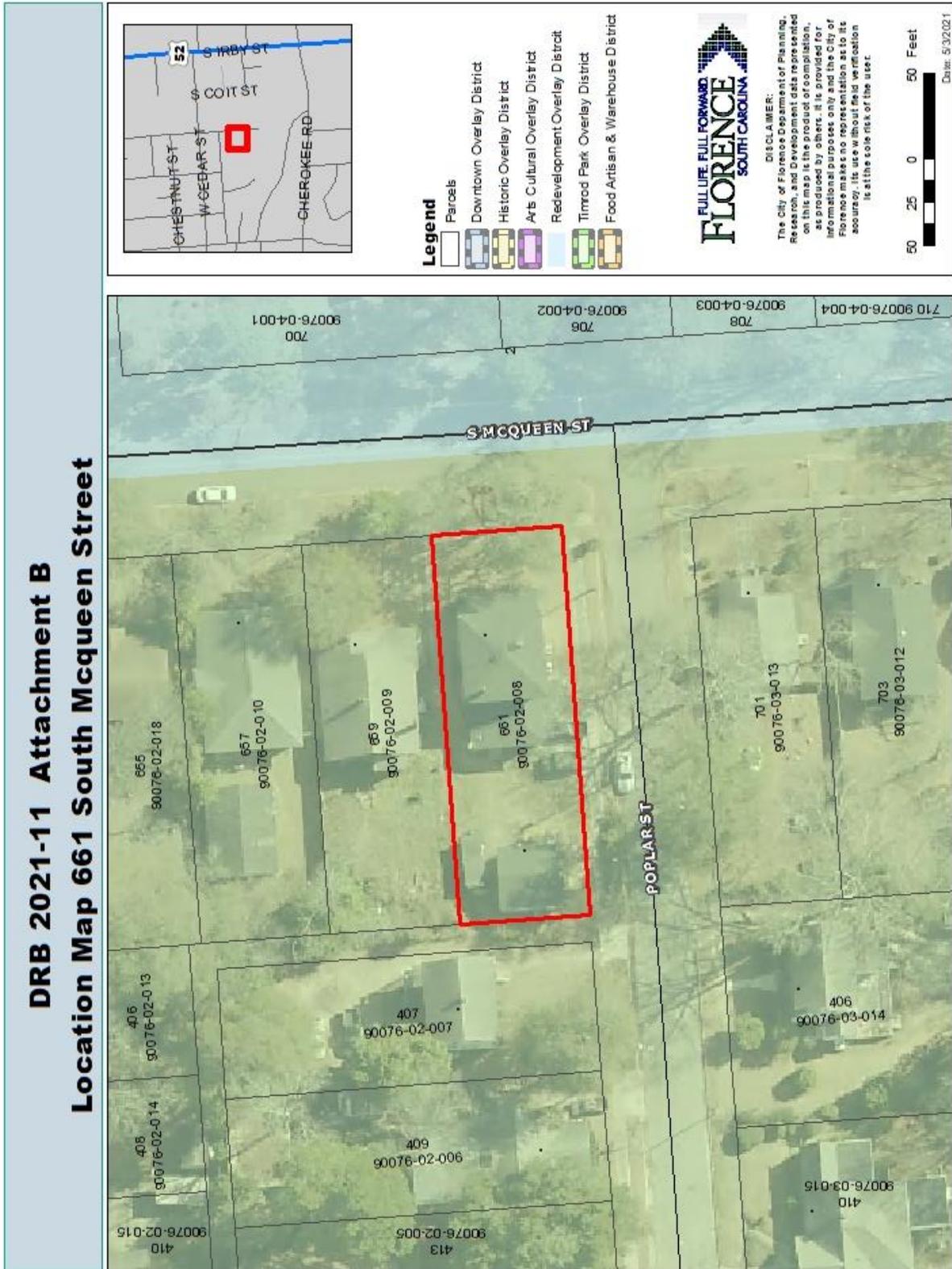
1. Consider only the evidence presented before the board during the public hearing.
2. Make findings of fact to apply the guidelines to the application presently before the board.
3. Based on the findings of fact, decide regarding the request on the application.

**Attachments**

- A. Vicinity Map
- B. Location Map
- C. Zoning Map
- D. Site Photos



Attachment B: Location Map





Attachment D: Site Photos



**Front of 661 South McQueen Street**



**Secondary Front of House (Poplar Street)**



**Poplar Street – Newly Constructed Black Powder Coated Chain Link Fence**



**Fence facing towards rear of property**

**6 Purple Diamond Lorapetalums & 3 Sunshine Ligustrum Shrubs**



**DEPARTMENT OF PLANNING, RESEARCH & DEVELOPMENT  
STAFF REPORT TO THE  
CITY OF FLORENCE DESIGN REVIEW BOARD  
MAY 12, 2021**

**CASE NUMBER:** DRB-2021-12

**LOCATION:** 404 South Dargan Street

**TAX MAP NUMBER:** 90088-03-020

**OWNER OF RECORD:** Charles Powell

**APPLICANT:** Waters & Powell Funeral Home

**OVERLAY DISTRICT:** D-3 Arts & Culture Overlay District

**Project Description**

The applicant is seeking a Certificate of Appropriateness (COA) to demolish a dilapidated building.

**Background Information**

The approximately 5280 square foot home was constructed in 1941, and the property is currently owned by the Waters-Powell Funeral Home located at 400 South Dargan Street. It was previously used as a flower and gift shop but has been vacant for a number of years. It has fallen into disrepair and become the site of illegal activities. The applicants have also received citations from Codes Enforcement. They are seeking to remove the building to alleviate these issues.

The Florence City-County Historical Commission will review this request at their regular meeting on May 10, 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. Because this request is for a complete demolition, they do not apply.

**Board Action**

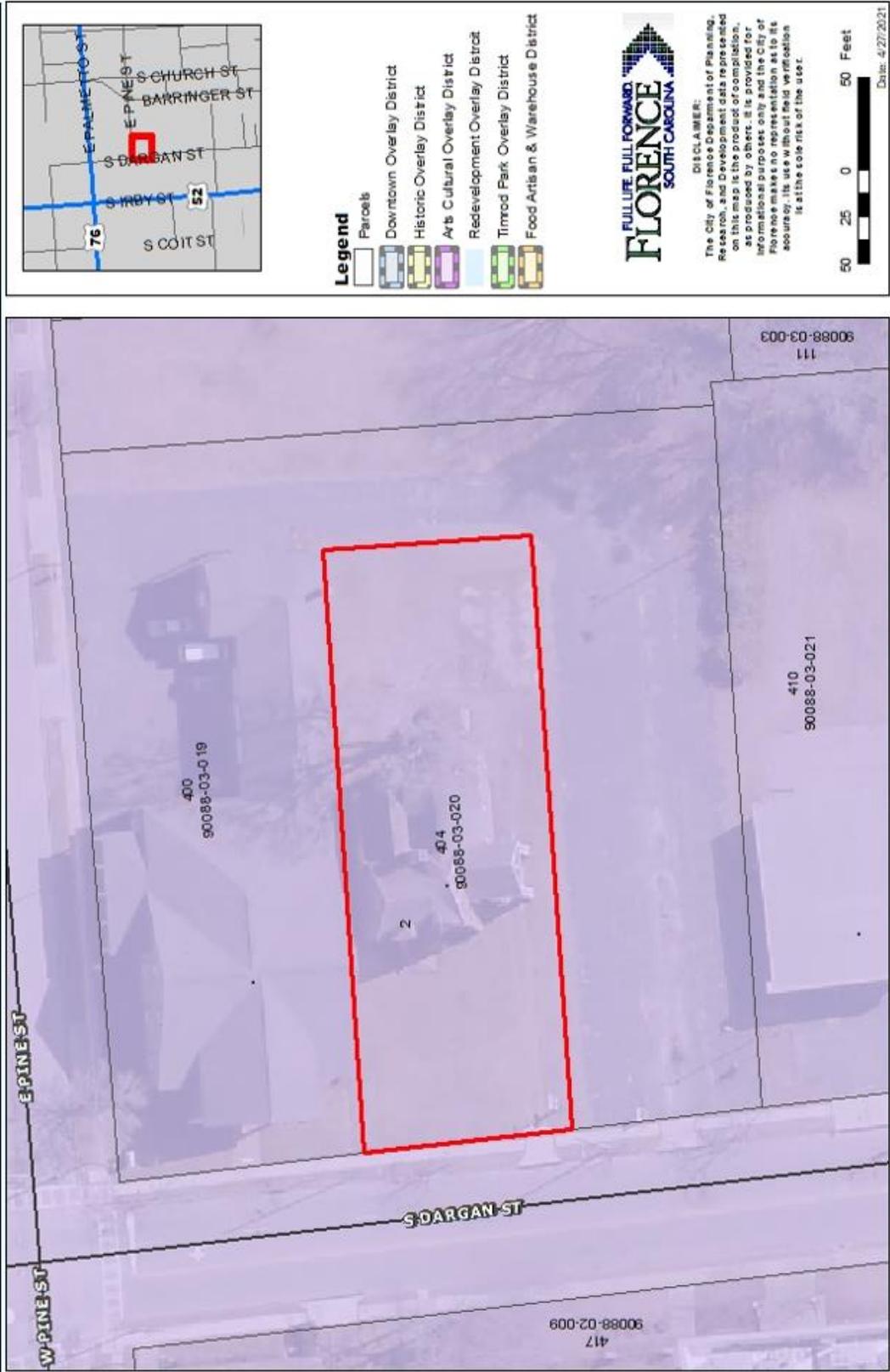
1. Consider only the evidence presented before the board during the public hearing.
2. Make findings of fact to apply the guidelines to the application presently before the board.
3. Based on the findings of fact, make a decision regarding the request for demolition.

**Attachments**

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



# DRB-2021-12 Location Map – 404 South Dargan Street



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

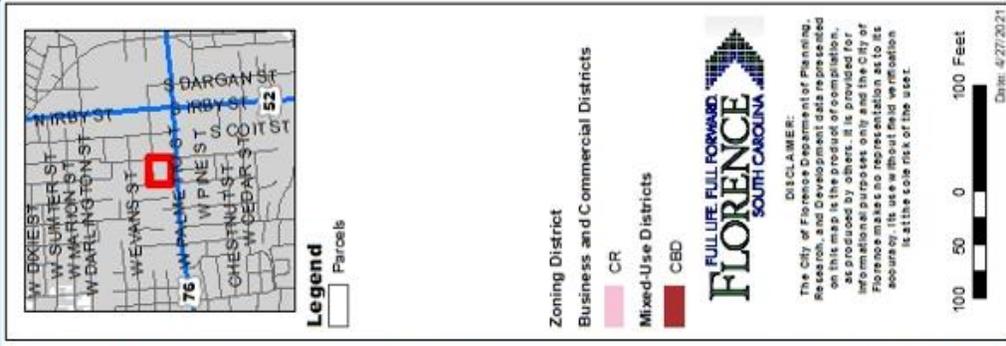
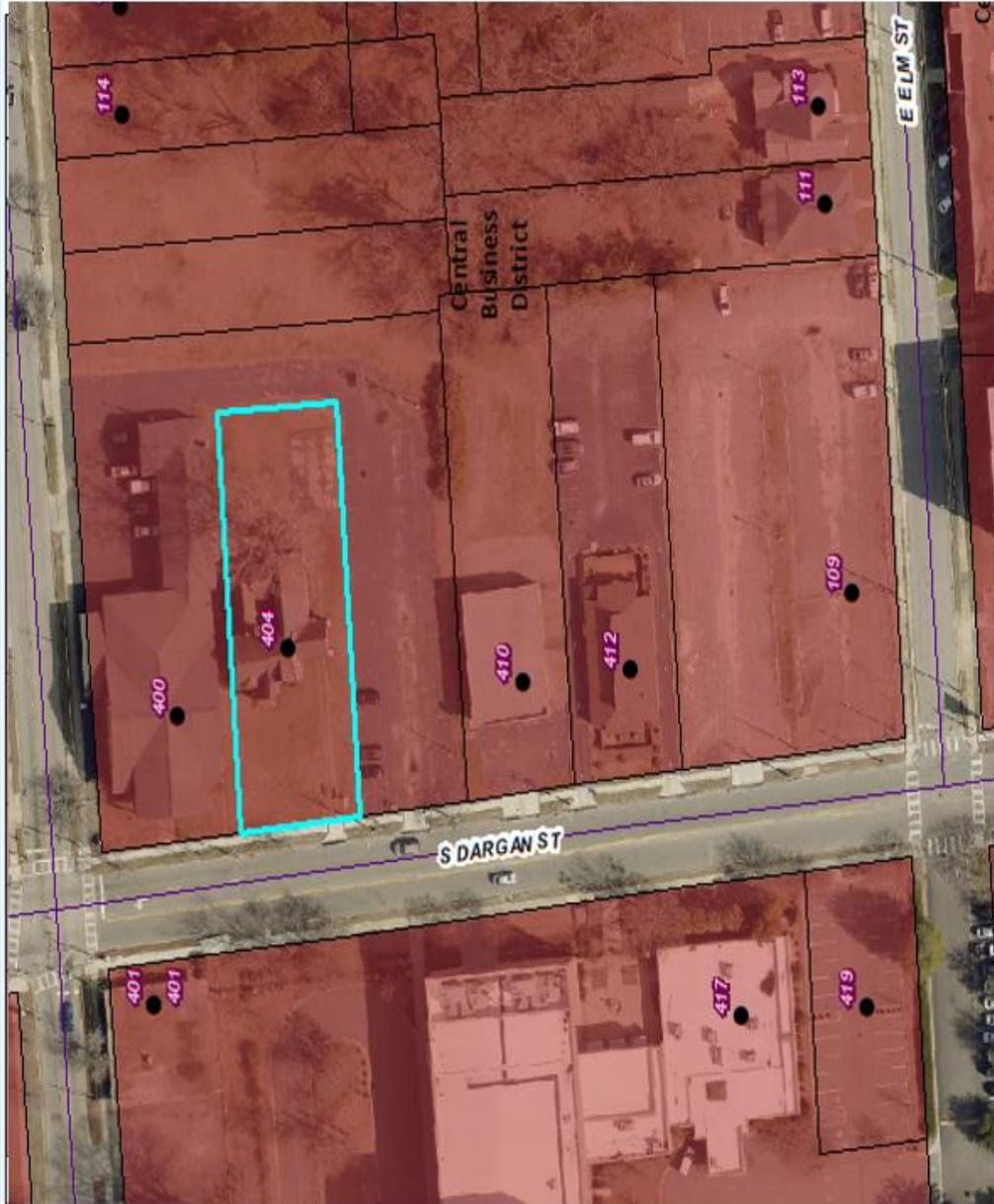


**DISCLAIMER:**  
The City of Florence Department of Planning, Research, and Development data represented on this map is the product of compilation, as produced by others. It is provided for informational purposes only and the City of Florence makes no representation as to its accuracy. Its use without field verification is at the sole risk of the user.



Date: 4/27/2021

# DRB-2021-12 Zoning Map – 404 South Dargan Street



Attachment D: Property Card

Date: Apr 28, 2021	<b>Florence County Taxes Inquiry</b>	Time: 13:04
Map/Block/Parcel 90088 03 020	Property Card File	Year 2017 File

FLORENCE COUNTY TAX ASSESSOR  
 Property Card Record for MBP: 90088-03-020 TAX YEAR: 2020 9/19/20 10:18:14 PAGE: 70057

----- PROPERTY LOCATION Address ----- PROPERTY BILLING NAME/ADDRESS ===  
 Number: 00000 Suffix: Powell Charles W Trustee  
 Street Name: 00000000 Street Suffix:  
 City: State: Zip: 00000 0000 PO BOX 1138  
 District: 110 Land Class: CI COMMERCIAL IMPROVED FLORENCE SC29503  
 Legal Desc: S DARGAN ST  
 Land Characteristic Selections  
 01 Topography 1 Level  
 02 Street 1 Paved  
 03 Utilities 1 All Public Utilities  
 04 Fronting Traffic 3 Light  
 05 Ownership 1 Private  
 L A N D Lots: Eff Frontage: 77 Eff Depth: 200  
 L A N D Square Feet: Primary Site 15,400

-----  
 C O M M E R C I A L MBP: 90088-03-020 BUILDING ID#: 001 SUFFIX#: 000  
 Category: 312 DISCOUNT STORES Yr.Built: 1941 Area Sq.Ft: 5,281  
 Improvement Cost with Additions: 72,980.78 Yard/Other Bldg Values: Total Buildings Value: 72,980.78

-----  
 --- Totals for MBP ---  
 # Buildings: 1 Building Value: 72,980.78 Land Market Value: 53,900.00  
 Market Acres: .00 Use Acres: .00 Land Use Value: .00  
 Bld/Land Use Total: 72,980.78 Bld/Land Mar.Total: 126,880.78 6% Bld Value: 72,980 # of 6% Blds: 1  
 Rental Acres: 0 Rental Acres Value: 0 Ren.Acres-Mar: 0 Ren.Acres Value-Mar: 0

Attachment E: Site Photos



