



**CITY OF FLORENCE DESIGN REVIEW BOARD
CITY CENTER – COUNCIL CHAMBERS
324 WEST EVANS STREET, FLORENCE, SC
WEDNESDAY, OCTOBER 9, 2024 – 2:00 P.M.
REGULAR MEETING AGENDA**

I. Call to Order

II. Approval of Minutes Regular meeting held on August 14, 2024

III. Matter in Position for Action

DRB-2024-16 Request for a Certificate of Appropriateness for wall signs at 301 North Dargan Street, identified as Florence County Tax Map Number 90085-10-003, in the H-1 Historic Overlay District.

IV. Matter in Position for Action

DRB-2024-17 Request for a Certificate of Appropriateness for a free standing monument sign at 505 North Coit Street, identified as Florence County Tax Map Number 90072-14-031, in the D-1 Redevelopment Overlay District.

V. Matter in Position for Action

DRB-2024-18 Request for a Certificate of Appropriateness for a neon wall sign to be located at 210 North Dargan Street, identified as Florence County Tax Map Number 90170-04-024, in the H-1 Historic Overlay District.

VI. Public Hearing and Matter in Position for Action

DRB-2024-19 Request for a Certificate of Appropriateness to construct six townhomes at 189 Warley Street, identified as Florence County Tax Map Number 90074-03-012, in the D-1 Redevelopment Overlay District.

VII. Matter of Information

DRB-2024-20 Information regarding the plan to demolish the building located at 601 Gregg Avenue and replace it with a new medical education facility for Francis Marion University, identified as Florence County Tax Map Number 90074-01-001, in the D-1 Redevelopment Overlay District.

VIII. Adjournment Next meeting is scheduled for November 13, 2024.

CITY OF FLORENCE, SOUTH CAROLINA
DESIGN REVIEW BOARD
AUGUST 14, 2024 MINUTES

MEMBERS PRESENT: Jamie Carsten, Brice Elvington, John Keith, David Lowe, Joey McMillan, Mike Padgett, Ranny Starnes, and David Tedder

MEMBERS ABSENT: Scott Collins and Kyle Gunter

STAFF PRESENT: Jerry Dudley, Derek Johnston, and Alane Zlotnicki

CALL TO ORDER: Chairman Carsten called the August 14, 2024 meeting to order at 2:00 p.m.

APPROVAL OF MINUTES: As there was no meeting in July, Chairman Carsten introduced the June 12, 2024 minutes and asked if there were any corrections or comments. There being none, he called for a motion to approve the minutes as submitted. Chairman Carsten moved that they be approved; Mr. Padgett seconded the motion, and it passed unanimously (6-0).

David Lowe arrived

PUBLIC HEARINGS AND MATTERS IN POSITION FOR ACTION:

DRB-2024-06 Revisit the request for a Certificate of Appropriateness for renovation of the building at 505 North Coit Street, identified as Florence County Tax Map Number 90072-14-031, in the D-1 Redevelopment Overlay District.

Chairman Carsten read the introduction to DRB-2024-06 and asked staff for their report. Mrs. Zlotnicki gave the staff report as submitted to the Design Review Board. She explained that there had been miscommunication regarding the original intentions for the renovation, and that the applicant had always planned to continue the existing white vinyl siding over the new section of the building.

There being no questions for staff and no one to speak regarding the request, Chairman Carsten opened and closed the public hearing and called for discussion and a motion. Mr. McMillan moved to approve the request as submitted. Mr. Lowe seconded, and the motion passed unanimously (7-0).

John Keith arrived

DRB-2024-14 Request for a Certificate of Appropriateness to demolish the house located at 118 East Pine Street, identified as Florence County Tax Map Number 90088-03-014, in the D-3 Arts and Culture Overlay District.

Chairman Carsten read the introduction to DRB-2024-14 and asked staff for their report. Mrs. Zlotnicki gave the staff report as submitted to the Design Review Board, commenting that she didn't know what the purpose of demolishing the house was, but it was in rough shape and the Historical Commission had not found it to have any historical significance.

There being no 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 and a

motion. Mr. Tedder moved that the request for demolition be approved. Mr. McMillan seconded, and the motion passed unanimously (8-0).

DRB-2024-15 Request for a Certificate of Appropriateness for the construction of two rooftop pergolas located at 101 West Evans Street, identified as Florence County Tax Map Number 90167-02-011, in the H-1 Historic Overlay District.

Chairman Carsten read the introduction to DRB-2024-15 and asked staff for the report. Mrs. Zlotnicki gave the staff report as submitted to the Design Review Board.

There being no questions for staff and no one to speak on the request, Chairman Carsten opened and closed the public hearing and called for discussion. Mr. Padgett asked if the building department had issued building permits; Mrs. Zlotnicki said that they had received the plans for it but was unaware if any inspections had been done yet, but they would be required.

Mr. McMillan commented that it matched the roof on the Hyatt Hotel across the street. Mr. Tedder asked if staff recommended approval. Mr. Dudley pointed out that staff doesn't usually make a recommendation but said that the materials were compliant with the Guidelines; the profile from the street was the main concern. Mr. Tedder repeated that it was cohesive with the Hyatt. Mrs. Zlotnicki was asked if any neighbors had complained, and she said she had not heard from anyone. Dr. Keith asked if string lighting would be added; applicant Mr. Dale Barth said he was planning to add some post lighting. He said it was supposed to be part of the improvements he was making to the existing deck.

Mr. McMillan moved that the request be approved as submitted. Mr. Tedder seconded, and the motion passed unanimously (8-0).

MATTER OF INFORMATION:

Mrs. Zlotnicki presented the landscaping plan provided by the school district for the renovated Poynor Building, located at 301 South Dargan Street in the D-3 Arts and Culture Overlay District. Mr. Dudley clarified that it was part of a large government project and staff ensures that the work is in compliance with the Design Guidelines. Staff presents the aspects of the project as they are received for informational purposes to the Board. He said they appear to be doing it correctly, including restoring the windows, and added that this area will complement the new park area in front of the administrative building at the McClenaghan Adult Education building.

Mr. Dudley shared that a Steering Committee had been formed and met to help the consultants rewriting the Design Guidelines and invited them to the public workshop scheduled for August 22 at 5:30 pm. He said that drafts will be shared as the process goes on to get their feedback.

Mr. Padgett asked if there would be a list of changes, and Mr. Dudley said that was possible. He offered to share the materials from Bolton and Menk that were shared with the steering committee earlier that day.

ADJOURNMENT: There being no other business, Chairman Carsten adjourned the meeting at 2:17 p.m. The next meeting is scheduled for OCTOBER 9, 2024 at 2:00 p.m.

Respectfully submitted by
Alane Zlotnicki, AICP
Senior Planner

DEPARTMENT OF PLANNING, RESEARCH & DEVELOPMENT
STAFF REPORT TO THE
CITY OF FLORENCE DESIGN REVIEW BOARD
OCTOBER 9, 2024

CASE NUMBER:	DRB-2024-16
LOCATION:	301 North Dargan Street
TAX MAP NUMBER:	90085-10-003
OWNER OF RECORD:	HopeHealth Inc. Medical Center
APPLICANT:	Dennis Ward – FW Architects
PROJECT DESCRIPTION:	Commercial Wall Signs
OVERLAY DISTRICT:	H-1 Historic Overlay District
ZONING DISTRICT:	Campus

Project Description

The applicant is seeking a Certificate of Appropriateness (COA) to approve the installation of wall signage to the front of the commercial building located at 301 North Dargan Street, Tax Map Parcel 90085-10-003. The Streater Building has recently been renovated and expanded to provide conference and meeting space for HopeHealth Medical Center. The proposal includes two halo illuminated logo wall signs and one non-illuminated blade sign. The property owners will also be installing aluminum street numbers and vinyl window decals on the front door, but those do not require a COA.

Background Information

The Streater Building was constructed in 1926. HopeHealth Medical Center acquired it in 2018 with plans to preserve as much of the original brick structure as possible and renovate it for modern use. In 2022, they received a Certificate of Appropriateness to restore the building and build an addition to the north. The signage proposed with this request is to identify the updated building.

Staff Analysis

In Chapter 4 of the *Design Guidelines for Downtown Florence, South Carolina*, the following general guidance for signage is given:

Business signage

The following materials are recommended:

- Wood (carved, sandblasted, etched, and properly sealed, primed, and painted or stained)

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

Flashing signs are not permitted. 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 signage requested includes the following:

- 1. 2 halo illuminated wall signs – 15.4 square feet each. These are lit from behind at night.*
- 2. 1 blade sign – 9 square feet, not illuminated*

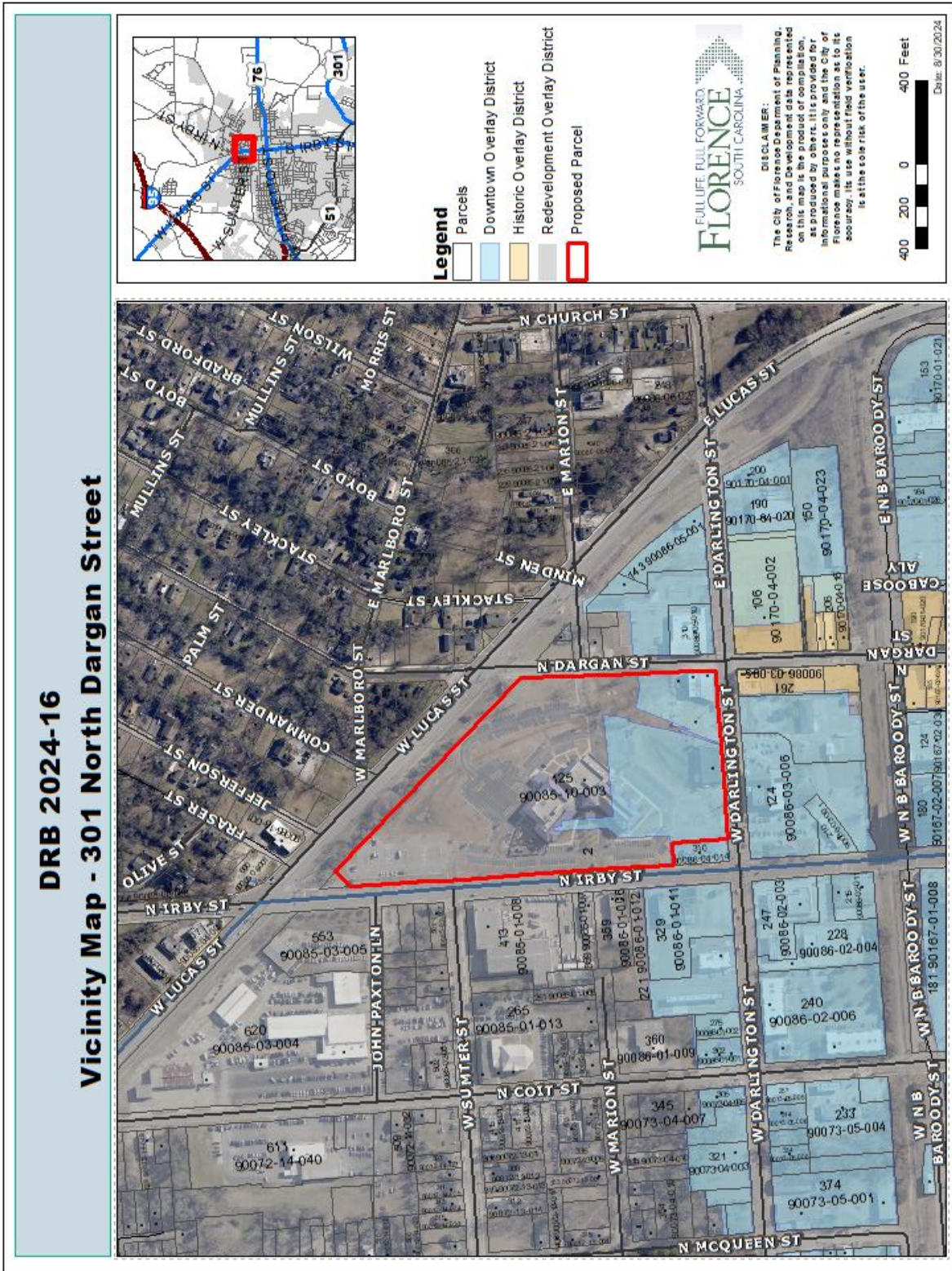
Board Action

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

Attachments

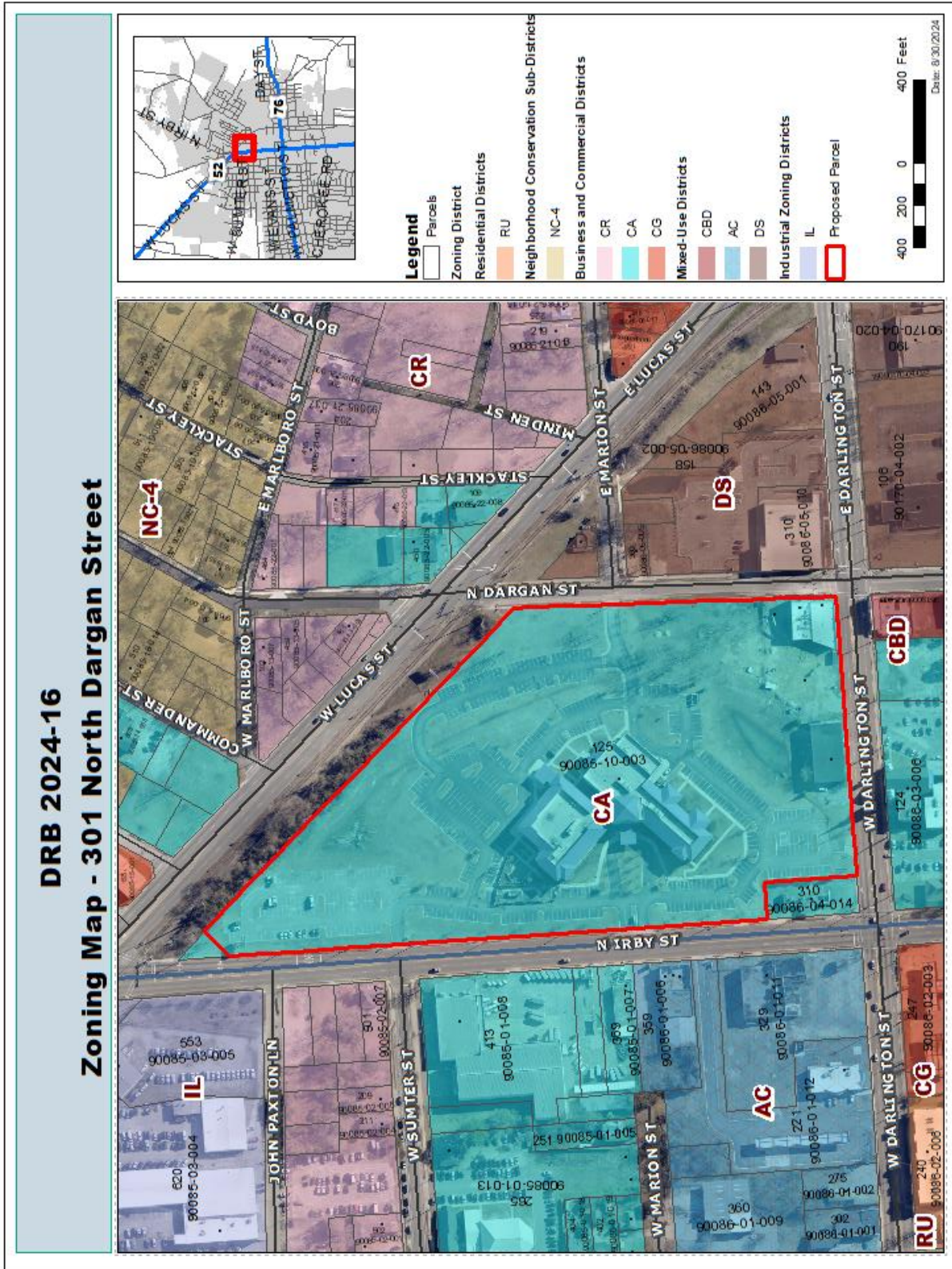
- A. Vicinity Map
- B. Location Map
- C. Zoning Map
- D. Proposed Signage Renderings
- E. Site Photos
- F. Additional Allowed Signage

Attachment A: Vicinity Map

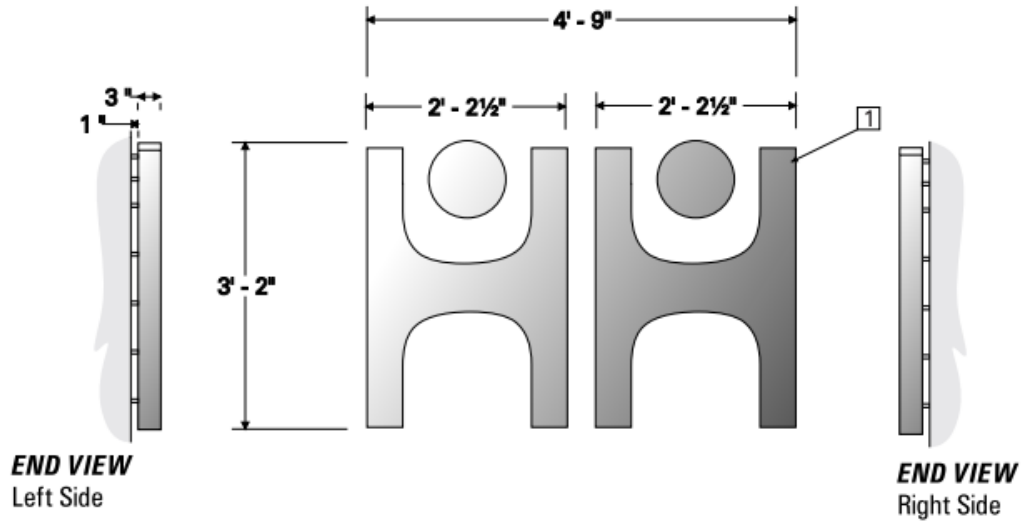




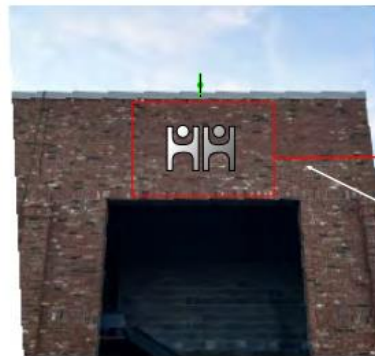
Attachment C: Zoning Map



Attachment D: Proposed Signage Renderings



EXISTING
WEST ELEVATION – NTS



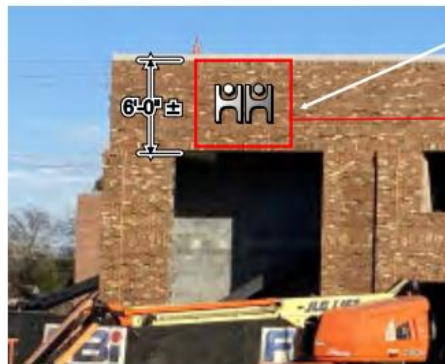
**INSTALL
CENTERED BTW
TOP & BOTTOM**

BRICK INLAY

INSTALLED SIGN
WEST SIDE – NTS



EXISTING
EAST ELEVATION – NTS



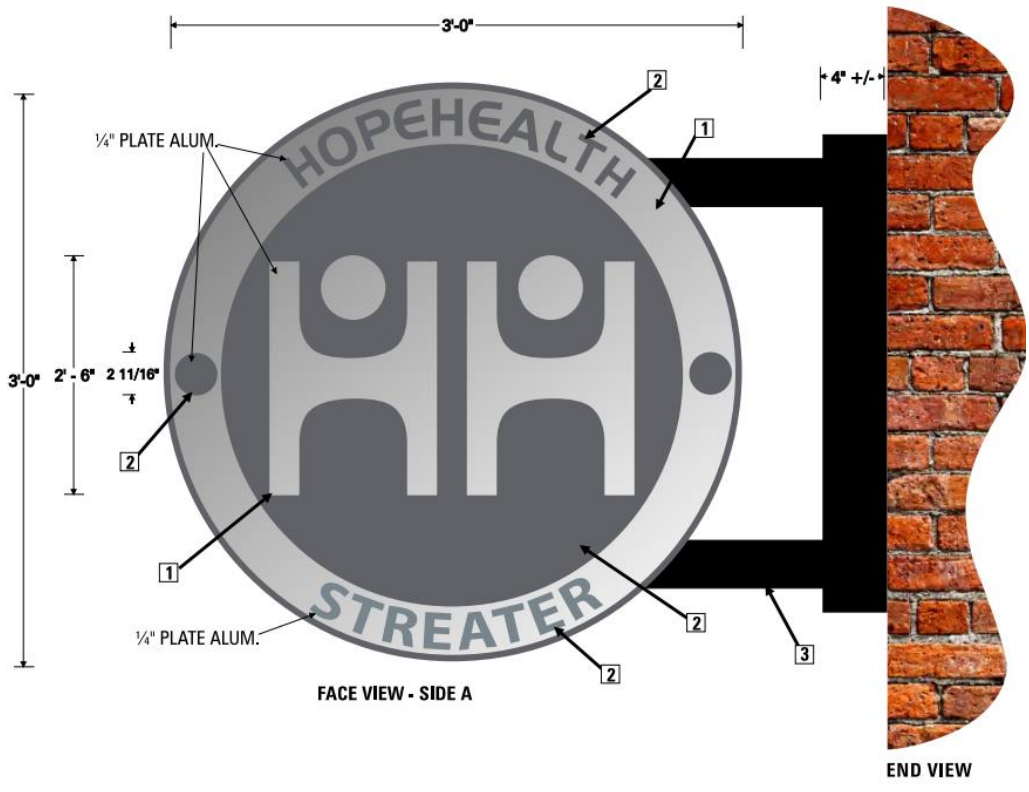
BRICK INLAY

**INSTALL
CENTERED BTW
TOP & BOTTOM**

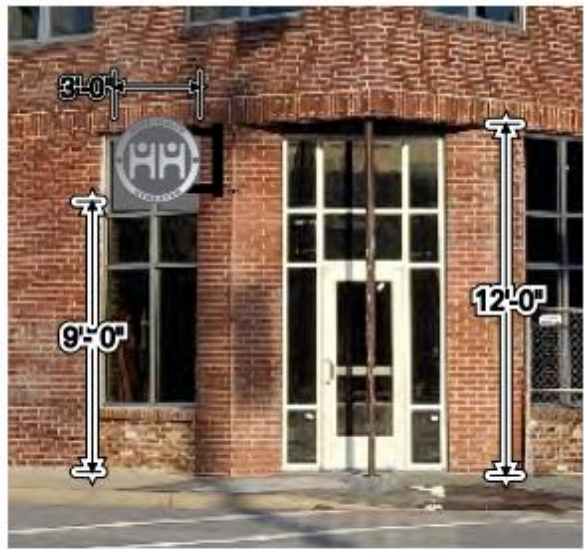
**SURVEY
REQUIRED**

WORKING AREA
TO BE VERIFIED

INSTALLED SIGN
EAST SIDE – NTS



EXISTING
For Reference Only | NTS



INSTALLED - Photo Edit - SIDE A
For Reference Only | NTS

Attachment E: Site Photos



Attachment F: Additional Allowed Signage



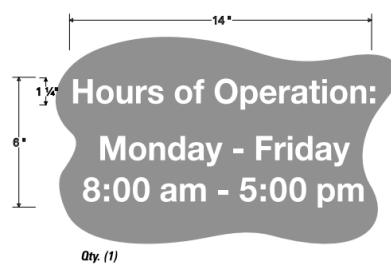
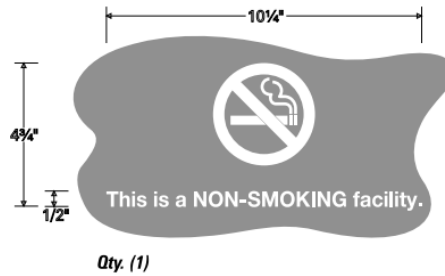
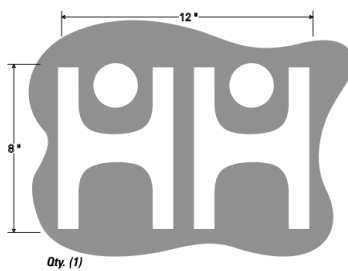
**INSTALL
BELOW
SOLDIER
COURSE
BRICK-
SEE
NOTES**



INSTALLATION LOCATION
For Reference Only – NTS

INSTALL LOCATION - Photo Edit
For Reference Only | NTS

Address numbers on the wall, and 3 sets of vinyl graphics on the door:



DEPARTMENT OF PLANNING, RESEARCH & DEVELOPMENT
STAFF REPORT TO THE
CITY OF FLORENCE DESIGN REVIEW BOARD
OCTOBER 9, 2024

CASE NUMBER: DRB-2024-17
LOCATION: 505 North Coit Street
TAX MAP NUMBER: 90072-14-031
OWNER OF RECORD: The Law Offices of Tiffany J. Brown LLC
APPLICANT: Tiffany J. Brown
PROJECT DESCRIPTION: Monument Sign
OVERLAY DISTRICTS: D-1 Redevelopment Overlay Districts

Project Description

The applicant is seeking a Certificate of Appropriateness (COA) to install a monument sign in front of the recently renovated law offices at 505 North Coit Street. The sign’s dimensions are 4 feet by 4 feet, for a total size of 16 square feet. The material is Alumilite resin with high performance print, and it will be mounted to vinyl posts and caps. The sign will be placed about 2 feet from the curb on the left side of the building. It is six feet tall.

Background Information

The one and a half story building was constructed as a single family house in 1933 and consists of 1,384 square feet. It was recently renovated to use as a law office building. It is zoned Commercial Reuse, which permits free standing signs with a maximum sign area of 20 square feet and maximum height of 12 feet. It also permits one wall sign with a maximum area of 12 square feet.

Staff Analysis

In Chapter 4 of the *Design Guidelines for Downtown Florence, South Carolina*, the following general guidance for signage is given:

Business signage

The following materials are recommended:

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

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

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

Flashing signs are not permitted. 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.

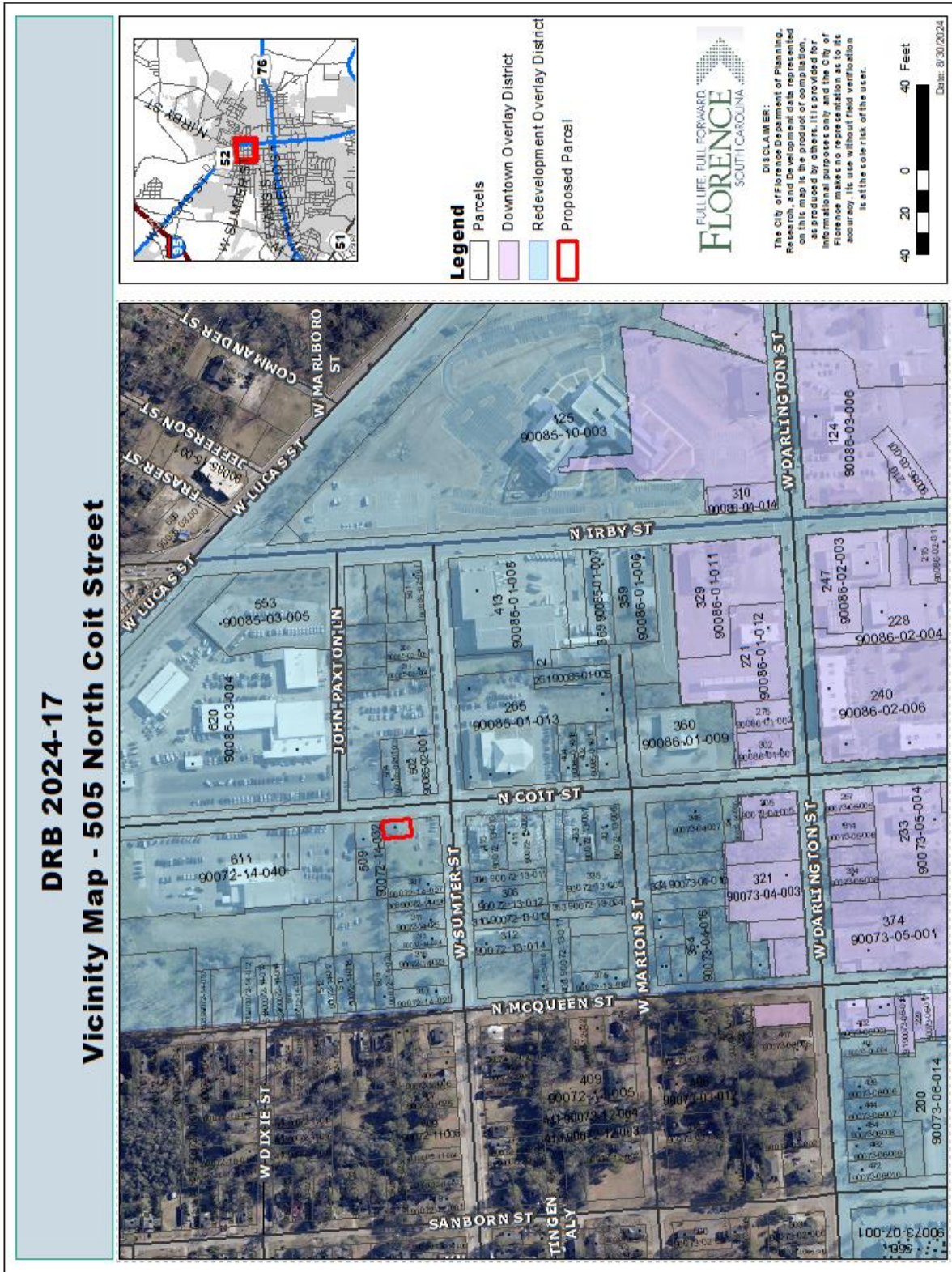
Flat signs are not unusual in the D-1 overlay district. The sign does meet the district requirements for area and height.

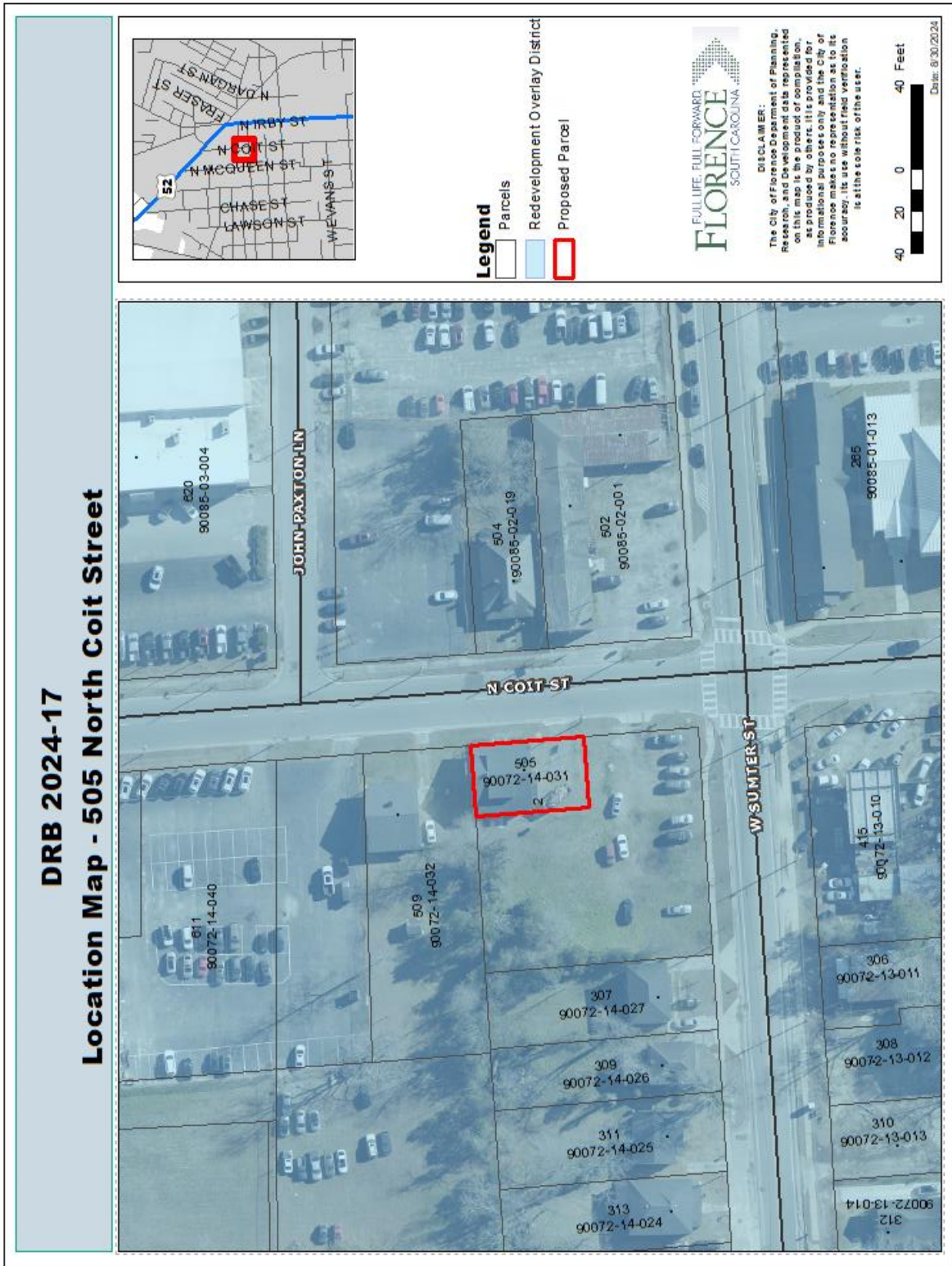
Board Action

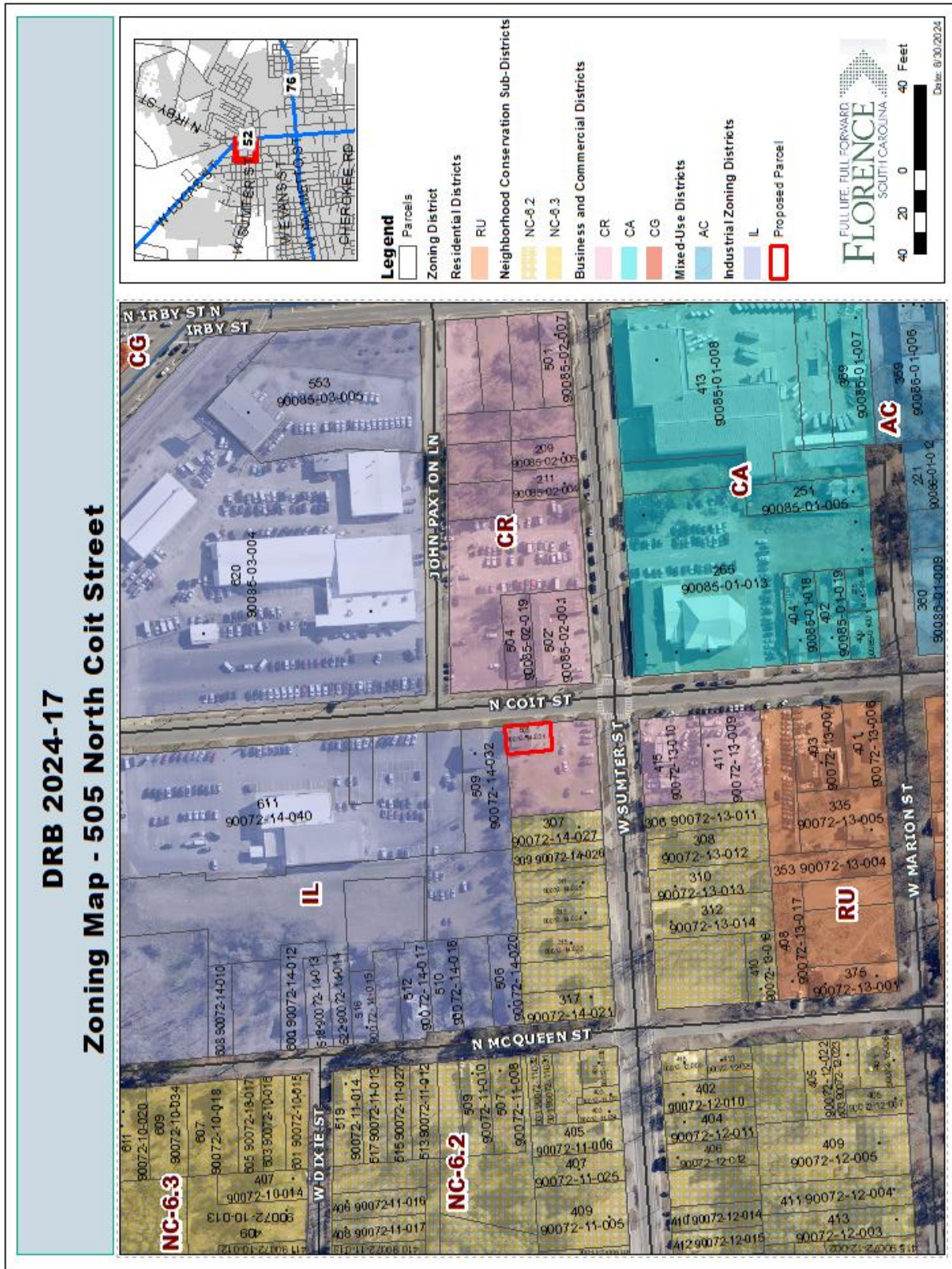
1. Consider only the evidence presented before the board during the public hearing.
2. Make findings of fact to apply the guidelines to the application presently before the board.
3. Based on the findings of fact, make a decision regarding the request on the application.

Attachments

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







Attachment D: Sign Rendering



Attachment E: Site Photo



DEPARTMENT OF PLANNING, RESEARCH & DEVELOPMENT
STAFF REPORT TO THE
CITY OF FLORENCE DESIGN REVIEW BOARD
OCTOBER 9, 2024

CASE NUMBER: DRB-2024-18
LOCATION: 210 North Dargan Street
TAX MAP NUMBER: 90170-04-024
OWNERS OF RECORD: William Thompson
APPLICANTS: William Thompson
PROJECT DESCRIPTION: Neon wall sign
OVERLAY DISTRICT: H-1 Historic Overlay District

Project Description

The applicant is seeking a Certificate of Appropriateness (COA) to permit a new neon wall sign to be attached to the building located at 210 North Dargan Street, Tax Map Number 90170-04-015. The building is the future site of Willie T’s booth rental venue.

Background Information

Thompson & Son’s Barber College is located at 218 North Dargan Street and received a Certificate of Appropriateness for a neon wall sign in 2021. The owner/applicant is the Son in Thompson & Son’s, and he wishes to install another neon sign on the front wall of the building above the space at 210 North Dargan Street. The “Willie T’s” sign proposed for this request is to mark the location of a new booth rental business space.

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).

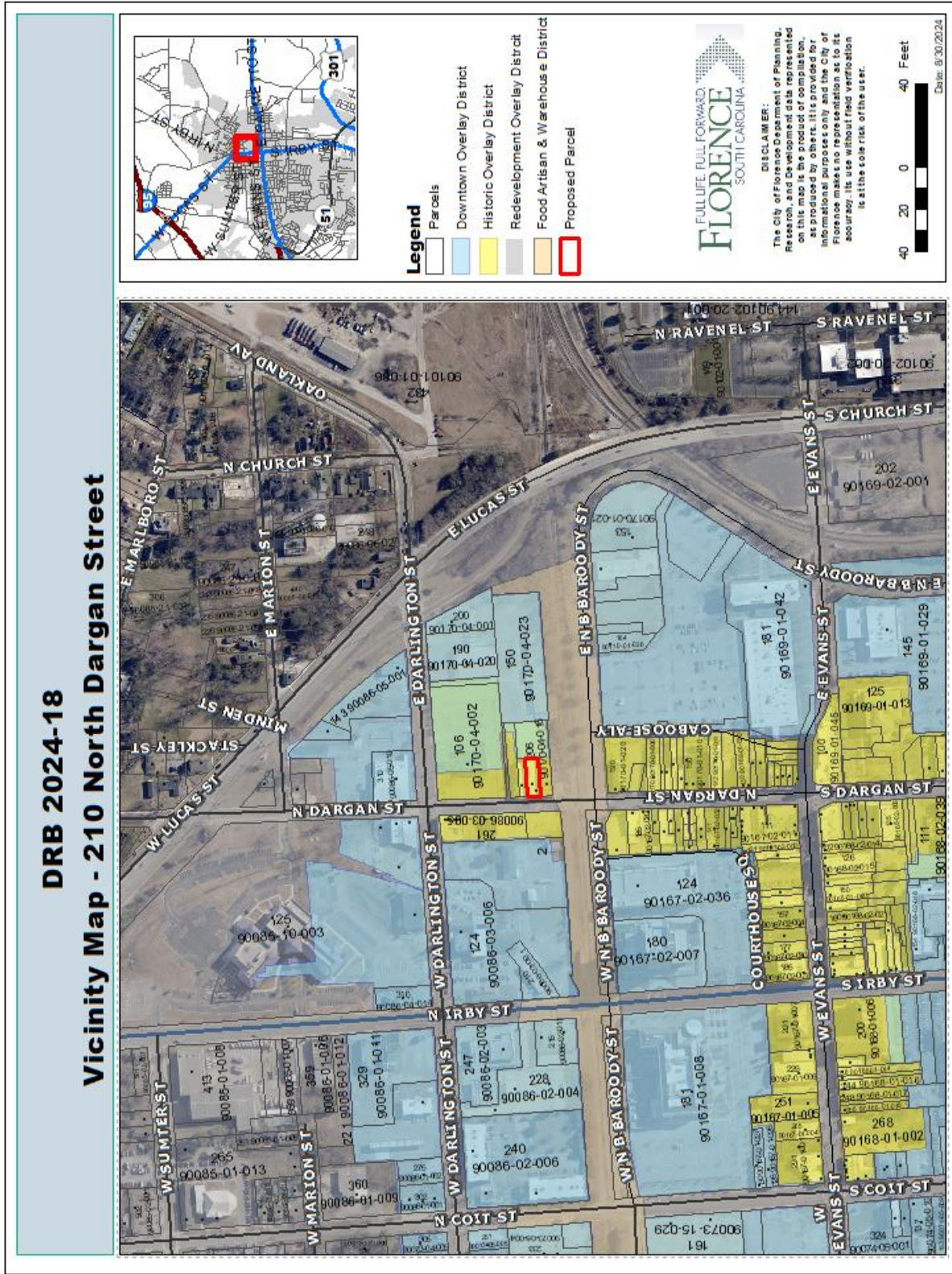
The applicant is proposing a custom neon tubing sign to be mounted above the storefront windows on the whitewashed brick wall face (see Attachment E).

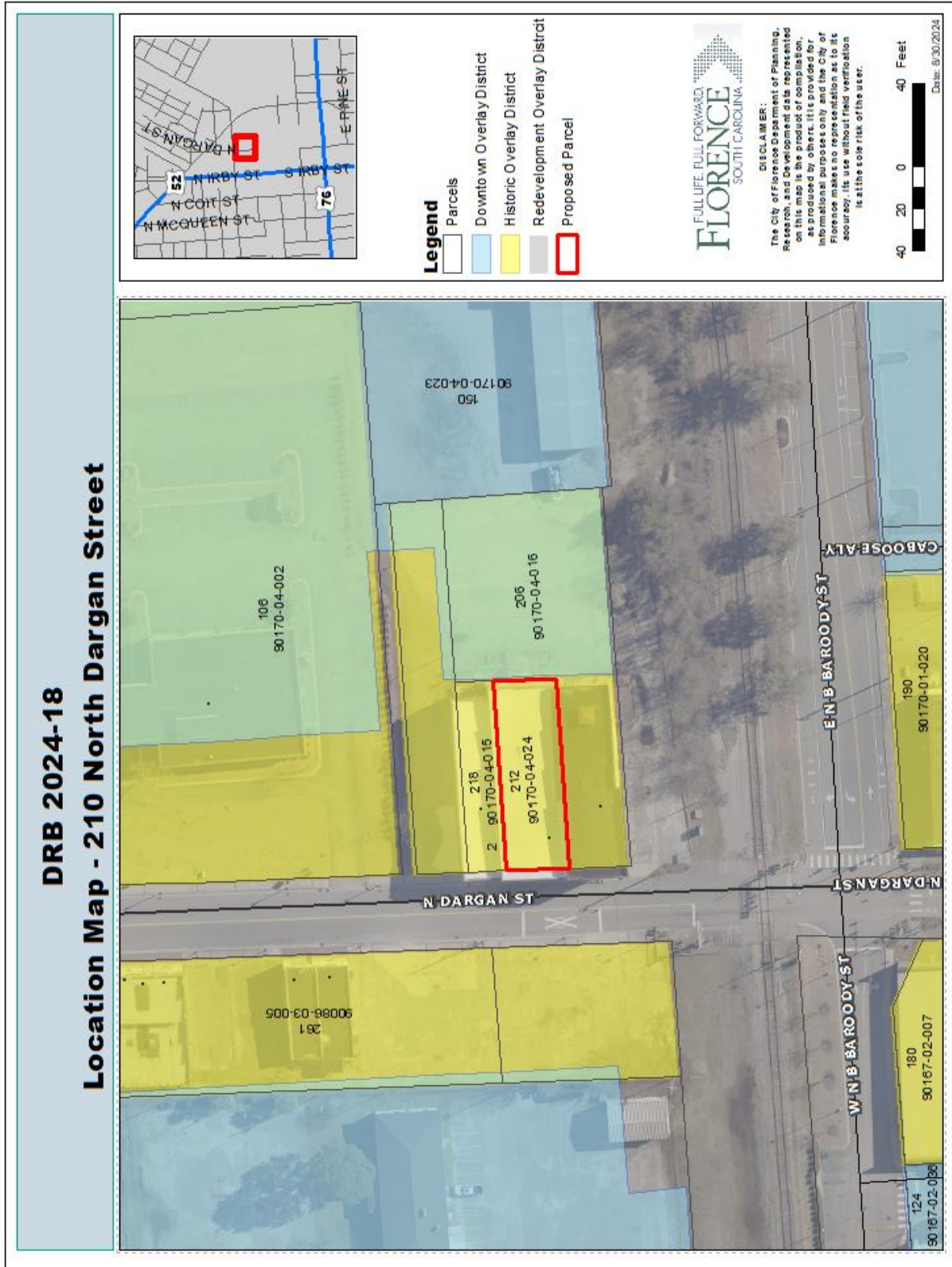
Board Action

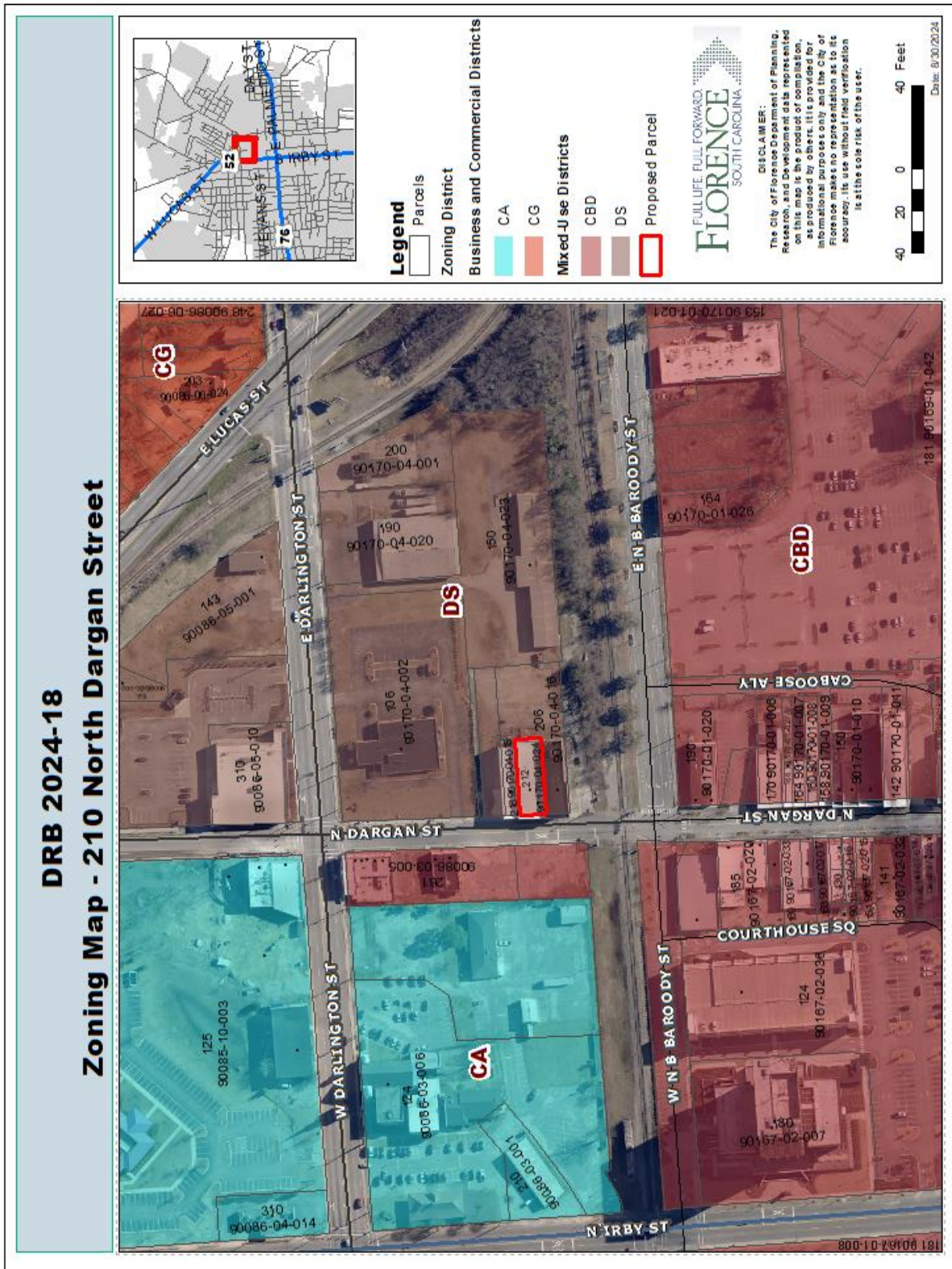
1. Consider only the evidence presented before the board during the public hearing.
2. Make findings of fact to apply the guidelines to the application presently before the board.
3. Based on the findings of fact, make a decision regarding the request on the application.

Attachments

- A. Vicinity Map
- B. Location Map
- C. Current Zoning Map
- D. Site Photos
- E. Proposed Sign Location and Rendering



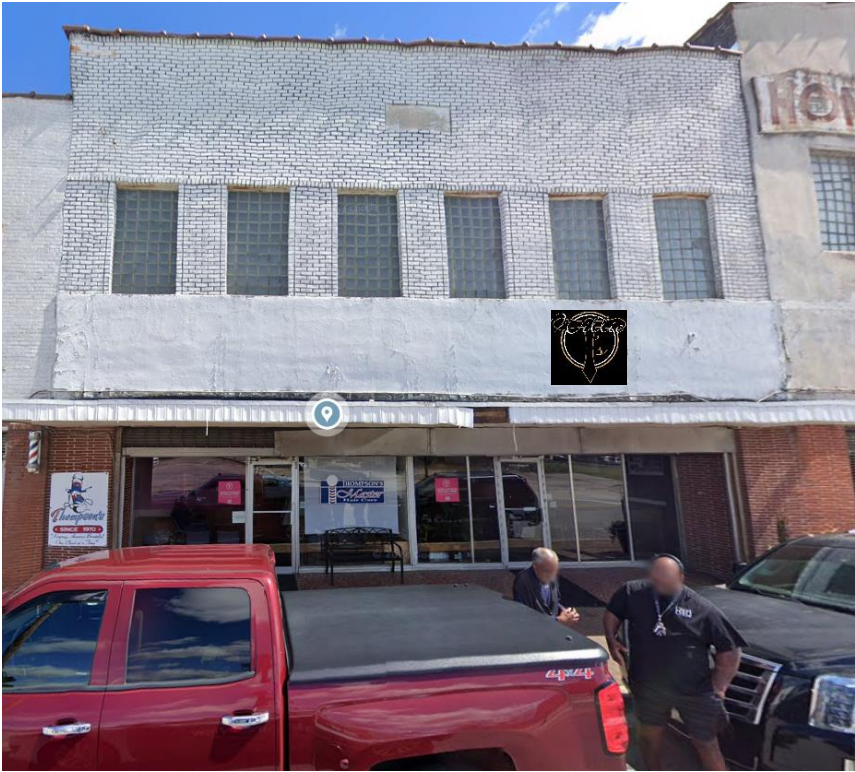




Attachment D: Site Photos



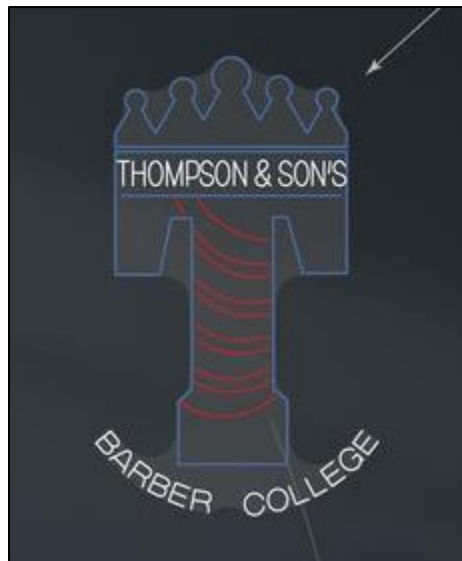
Attachment E: Proposed Sign Location and Renderings



Neon wall sign inside and visible through the windows of 210 North Dargan Street.



New neon sign proposed for outside wall of 210 North Dargan Street.



Neon sign approved in 2021 for 218 North Dargan Street.

**DEPARTMENT OF PLANNING, RESEARCH & DEVELOPMENT
STAFF REPORT TO THE
CITY OF FLORENCE DESIGN REVIEW BOARD
OCTOBER 9, 2024**

CASE NUMBER: DRB-2024-19
LOCATION: 189 Warley Street
TAX MAP NUMBER: 90074-03-012
OWNER OF RECORD: Dockside Investments LLC
APPLICANT: Chris Cawthon
PROJECT DESCRIPTION: Construction of Townhomes
OVERLAY DISTRICT: D-1 Redevelopment Overlay District

Project Description

The applicant is seeking a Certificate of Appropriateness (COA) to construct six townhouse units to be located on the parcel that is currently 189 Warley Street, Tax Map Parcel 90074-03-012, in the City's Redevelopment Overlay District. They are being designed and constructed by Dowling Homes LLC and will be identical in style, materials, and color to those being built off of Celebration Boulevard (Attachments E and F). A COA was issued in June, 2024 permitting five units; the applicant would like to add a sixth unit to the approved building.

The Certificate of Appropriateness needs to address two items:

1. Table 2-4.1.3 of the *Unified Development Ordinance* establishes lot and building standards by housing type for townhouses. All six lots meet the minimum lot width requirement of 16 feet. The proposed building meets the 10 foot front setback. The applicant received a 2 foot variance from the rear setback in order to place the building 18 rather than 20 feet from the new rear property line (see Attachment D). This updated request places the side of the building approximately 5 inches from the street side property line (Warley Street side). Townhouses typically have as side setback requirement of 6 feet; however, the CBD zoning district allows commercial and mixed use buildings to build up to the property line.
2. The Ordinance's minimum lot area requirement for townhouses is 2,400 square feet per unit. The parcel's total area is 11,250 square feet, for an average of 1,875 square feet per lot inclusive of the individual unit lots and common areas, requiring a variance of 525 square feet per lot, or 22%. The original COA for the five units included a 10% variance in lot area.

Background Information

The property is zoned Central Business District (CBD). Townhomes are a permitted use in this urban district. Setbacks in the CBD can be zero feet as long as the building does not impact the function of the public sidewalk.

Off street parking is not required in the CBD. The updated site plan provides five off street parking spaces, compared to the original plan which provided ten. On-street parking is available on West Cheves Street.

Staff Analysis

In considering the issue of appropriateness, the Design Review Board and the Downtown Planning Coordinator shall use the *Design Guidelines for Downtown Florence, South Carolina prepared by Allison Platt & Associates and Hunter Interests Inc.*, as adopted by Florence City Council. According to “Chapter 2: Redevelopment Overlay District Design Guidelines and Requirements”, the following general guidelines apply.

1. The historic and significant character of the property should be retained and preserved. ***Not applicable to this project; this is all new construction.***
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. ***The townhouses are clad in brick and Hardie board siding.***
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. ***Not applicable to this project.***
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 new townhouses will be 32 feet tall at the highest point of the roof.***
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 building is characterized by distinctive articulation of the windows and doors.***
8. The visual relationship of open space between buildings or structures should be compatible with adjacent buildings or structures. ***The Central Business District has an urban character with small yards and setbacks. Commercial and mixed use buildings in the CBD can have 0 foot side and rear setbacks. This structure is proposing a 5” street side setback so the building would be located 5 inches from the property line along Warley Street. Other buildings in this vicinity are built up to or very close to the property line.***
9. The design of the roof should be compatible with the architectural style and character of existing buildings and surrounding structures. ***The roofline of the proposed building has distinct articulation between the units.***
10. Landscaping should be added that enhances the property and provides for greenspace and appropriate buffering between land uses. ***Landscaping will be provided around the new parking lot and around the building as required by the Unified Development Ordinance.***

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. *There is a six unit, two story townhouse development one block away on the opposite side of the street at 102 Warley Street. Other buildings in the vicinity consist of a mixture of single story commercial and residential structures and two story residential and mixed use buildings.*
12. When appropriate, the architectural details (colors, materials, and textures) should be compatible with the style and character of surrounding buildings and structures. *The Design Guidelines do not provide architectural guidelines for the D-1 Redevelopment Overlay District, but the D-2 Downtown Overlay District states that “new construction should be traditional in character while reflecting the time period of its creation”.*

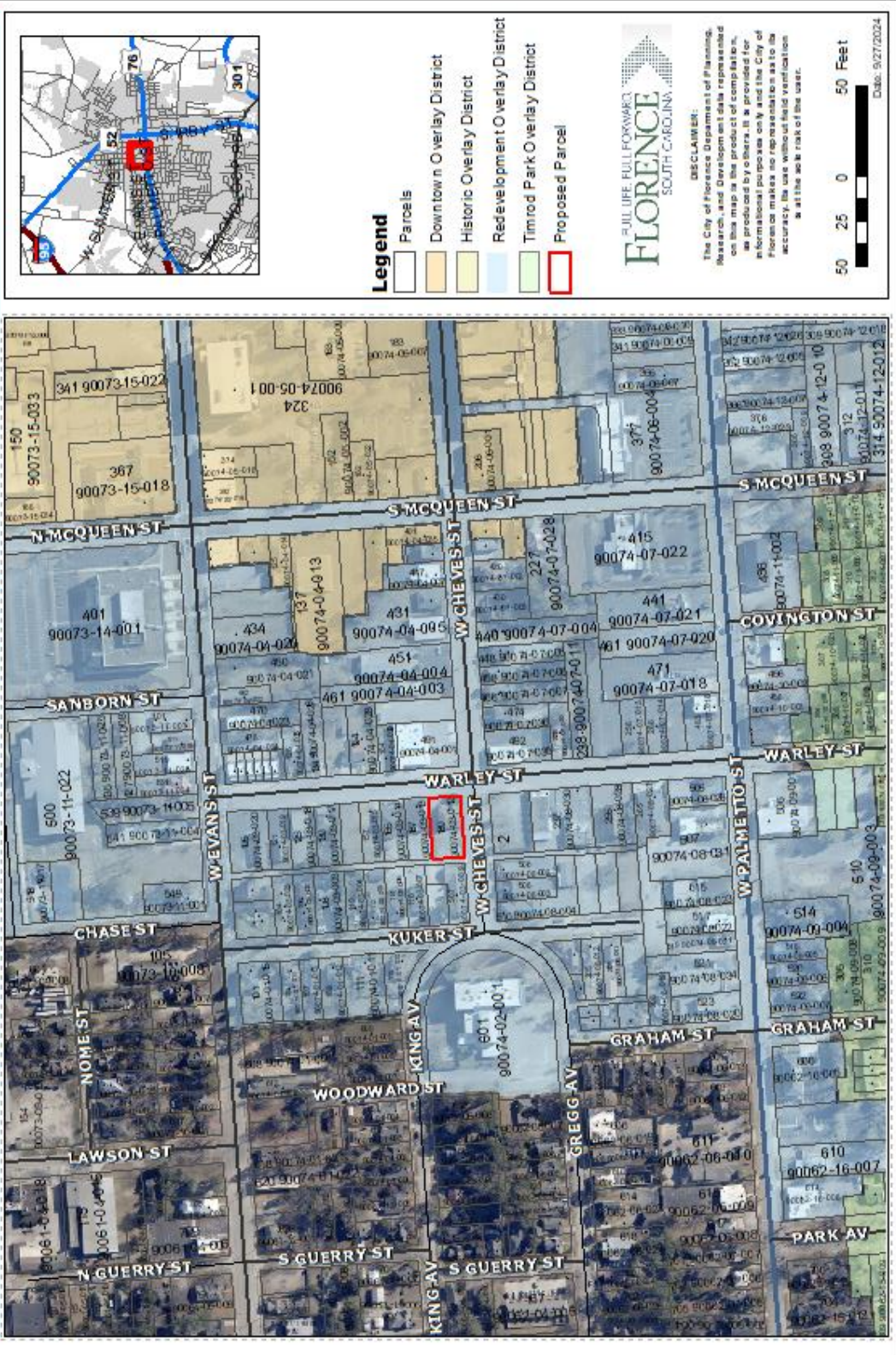
Board Action

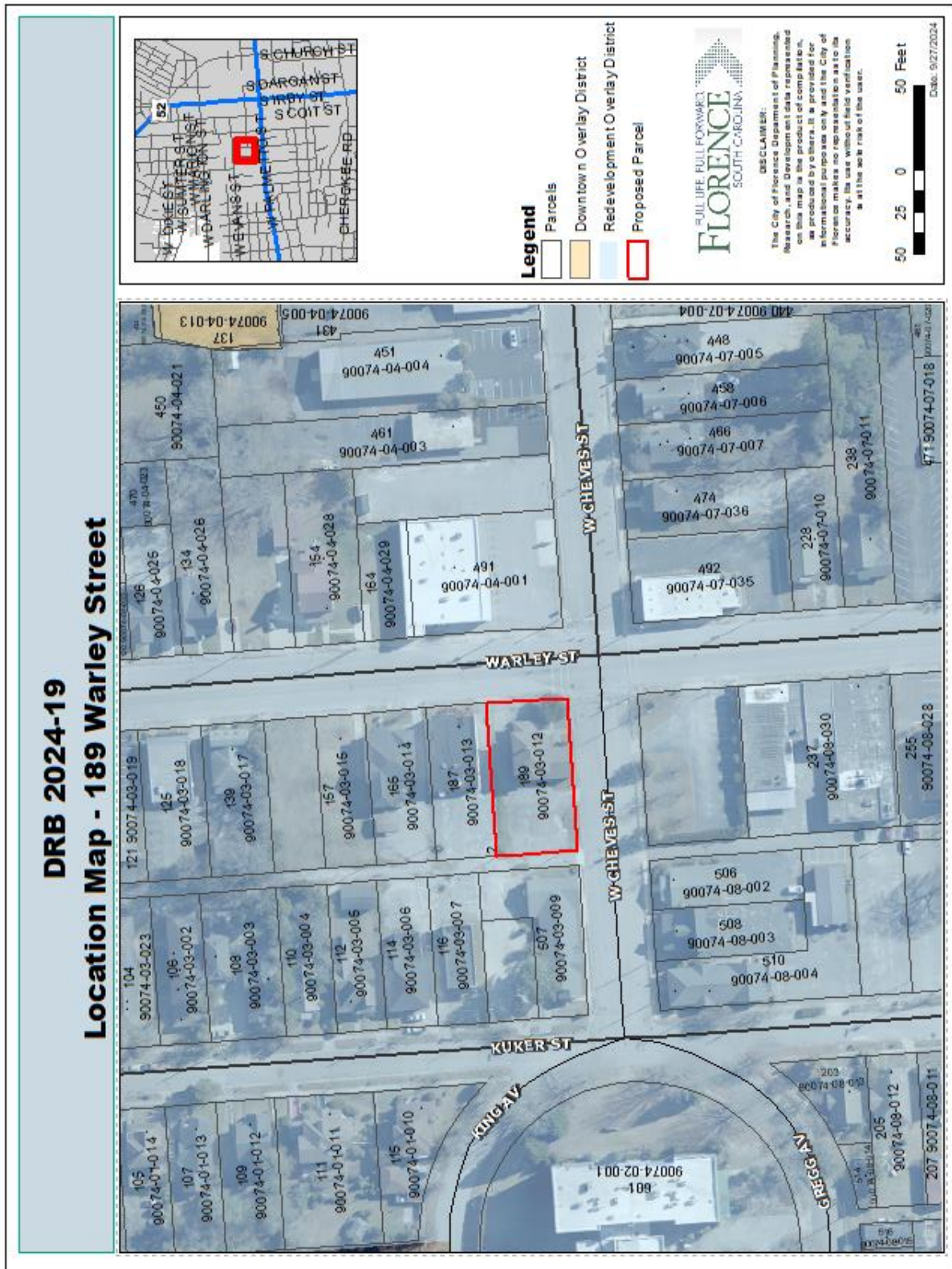
1. Consider only the evidence presented before the Board during the public hearing.
2. Make findings of fact to apply the Design Guidelines to the application.
3. Based on the findings of fact, make a motion regarding the request for a COA.

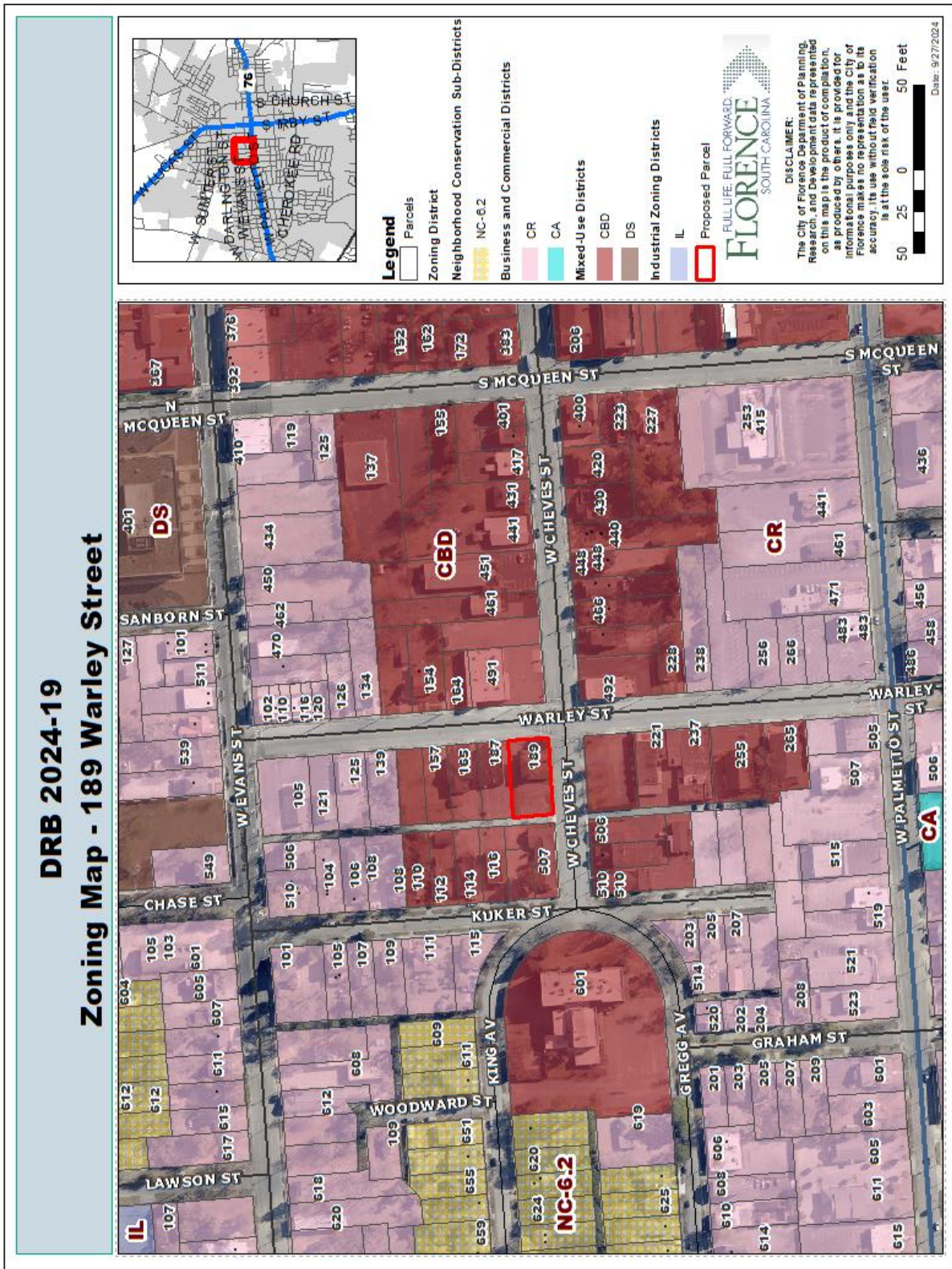
Attachments

- A. Vicinity Map
- B. Location Map
- C. Zoning Map
- D. Site Plan
- E. Twelve Oaks Townhomes Photo

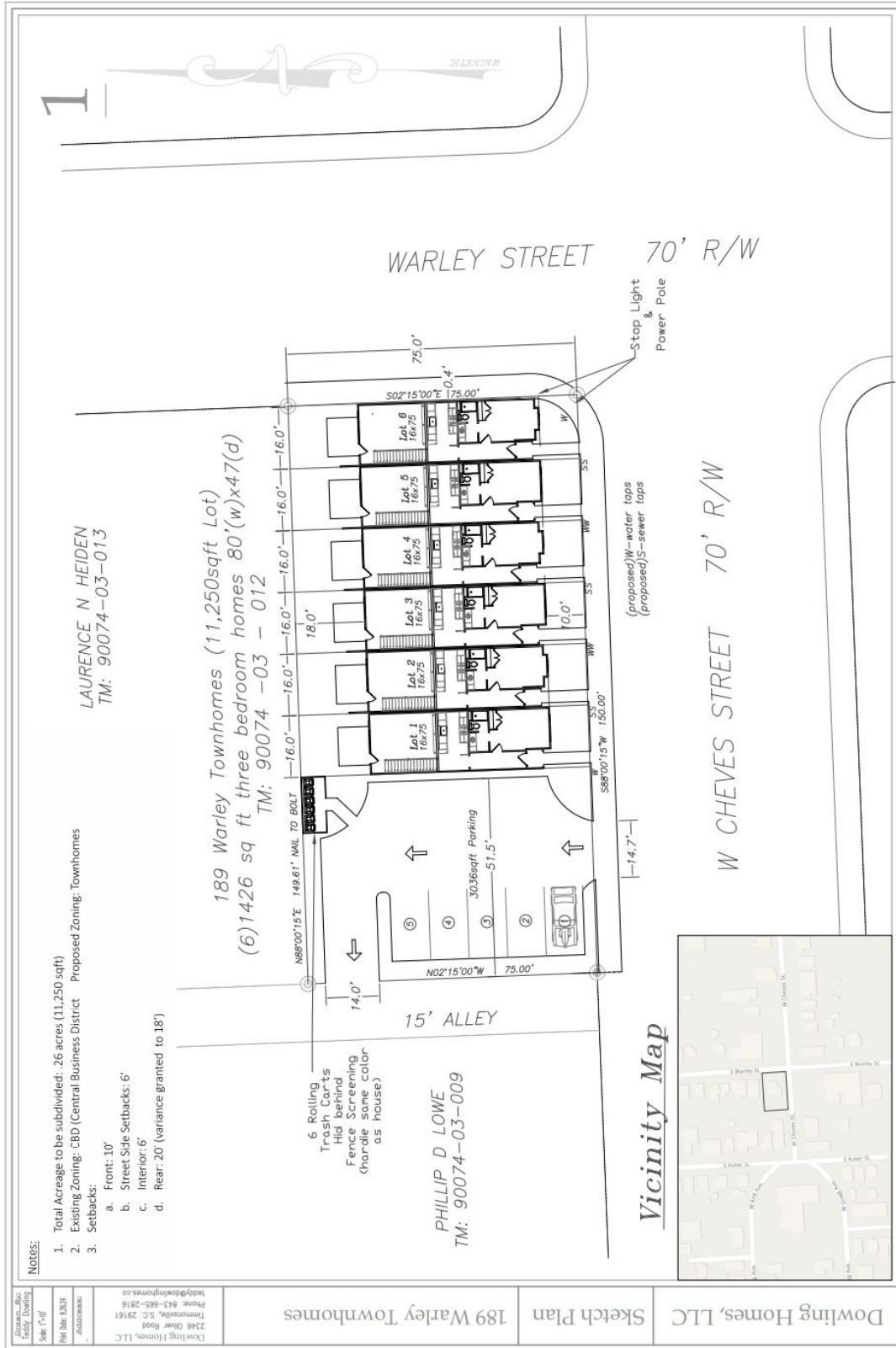
DRB 2024-19
Vicinity Map - 189 Warley Street







Attachment D: Site Plan



Notes:

1. Total Acreage to be subdivided: .26 acres (11,250 sqft)
2. Existing Zoning: CBD (Central Business District) Proposed Zoning: Townhomes
3. Setbacks:
 - a. Front: 10'
 - b. Street Side Setbacks: 6'
 - c. Interior: 6'
 - d. Rear: 20' (variance granted to 18')

LAURENCE N HEIDEN
TM: 90074-03-013

189 Warley Townhomes (11,250sqft Lot)
(6)1426 sq ft three bedroom homes 80'(w)x47(d)
TM: 90074 -03 - 012

PHILLIP D LOWE
TM: 90074-03-009

Drawing No: 189 Warley Townhomes Date: 11/11/11 Scale: 1"=10' Project No: 0331 Address: 189 Warley St Client: Dowling Homes, LLC 2246 Olive Road Charleston, SC 29161 Phone: 843-665-2816 ted@dowlinghomes.com	189 Warley Townhomes	Sketch Plan	Dowling Homes, LLC
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Attachment E: Twelve Oaks Townhomes Photo



**DEPARTMENT OF PLANNING, RESEARCH & DEVELOPMENT
STAFF REPORT TO THE
CITY OF FLORENCE DESIGN REVIEW BOARD
OCTOBER 9, 2024**

CASE NUMBER: DRB-2024-20

LOCATION: 601 Gregg Avenue

TAX MAP NUMBER: 90074-02-001

OWNERS OF RECORD: Francis Marion University

APPLICANT: Ralph Davis & Taylor McMillan, FMU

PROJECT DESCRIPTION: Demolition of Existing Building and
Construction of New Building

OVERLAY DISTRICT: D-1 Redevelopment Overlay District

Project Description

Francis Marion University is seeking a Certificate of Appropriateness (COA) to demolish the former school and office building located at 601 Gregg Avenue, Tax Map Parcel 90074-02-001 in the City's Redevelopment Overlay District. It is to be replaced by a new medical education facility complete with sitework. This presentation is for informational purposes only, since a Certificate of Appropriateness from the Design Review Board is not required.

Section 6-21.4.1 C 1 b of the *Unified Development Ordinance* established an exception to the requirement for a Certificate of Appropriateness for the following circumstances involving major governmental construction projects:

1. For the purposes of this ordinance, a "major governmental construction project" is defined as a construction project being built by a governmental agency (federal, state, county, or city) and for which the total costs of the project exceeds One Million and no/100th (\$1,000,000.00) Dollars.
2. For a "major governmental construction project" as defined above, no Certificate of Appropriateness is required.
3. In lieu of the requirement of applying for and obtaining a Certificate of Appropriateness for such a "major governmental construction project", the governmental agency shall, prior to seeking a permit from the Building Official and/or the Zoning Administrator, submit a detailed description of the project, including cost information establishing that the total project costs exceed \$1,000,000.00, to the Downtown Planning Coordinator to establish that the project falls within this exception and to further establish that the project substantially complies with the intent of the Design Guidelines. Upon receipt of the application, the Downtown Planning Coordinator shall then certify that the project falls within this exception and further certify, by submitting findings of fact that the project substantially complies with the intent of the Design Guidelines. Such certification shall be made part of the public record and shall be forwarded to the City Attorney, City Manager, Design Review Board Chair and Mayor and City Council. Upon approval of said submission, the Downtown Planning Coordinator shall issue a Certificate certifying that the project falls within the exception created herein and authorizing the

Building Official and/or the Zoning Administrator to issue required permits without a Certificate of Appropriateness.

Planning staff is reviewing the request for compliance with the Design Guidelines.

Background Information

601 Gregg Avenue was originally known as McKenzie School and then the Circle School. It was the location of Circle Park Behavioral Health Services for thirty years, until it was closed on June 30, 2019. The property is zoned Central Business District (CBD).

The Florence City-County Historical Commission received the request for demolition on September 16, 2024.

Staff Analysis

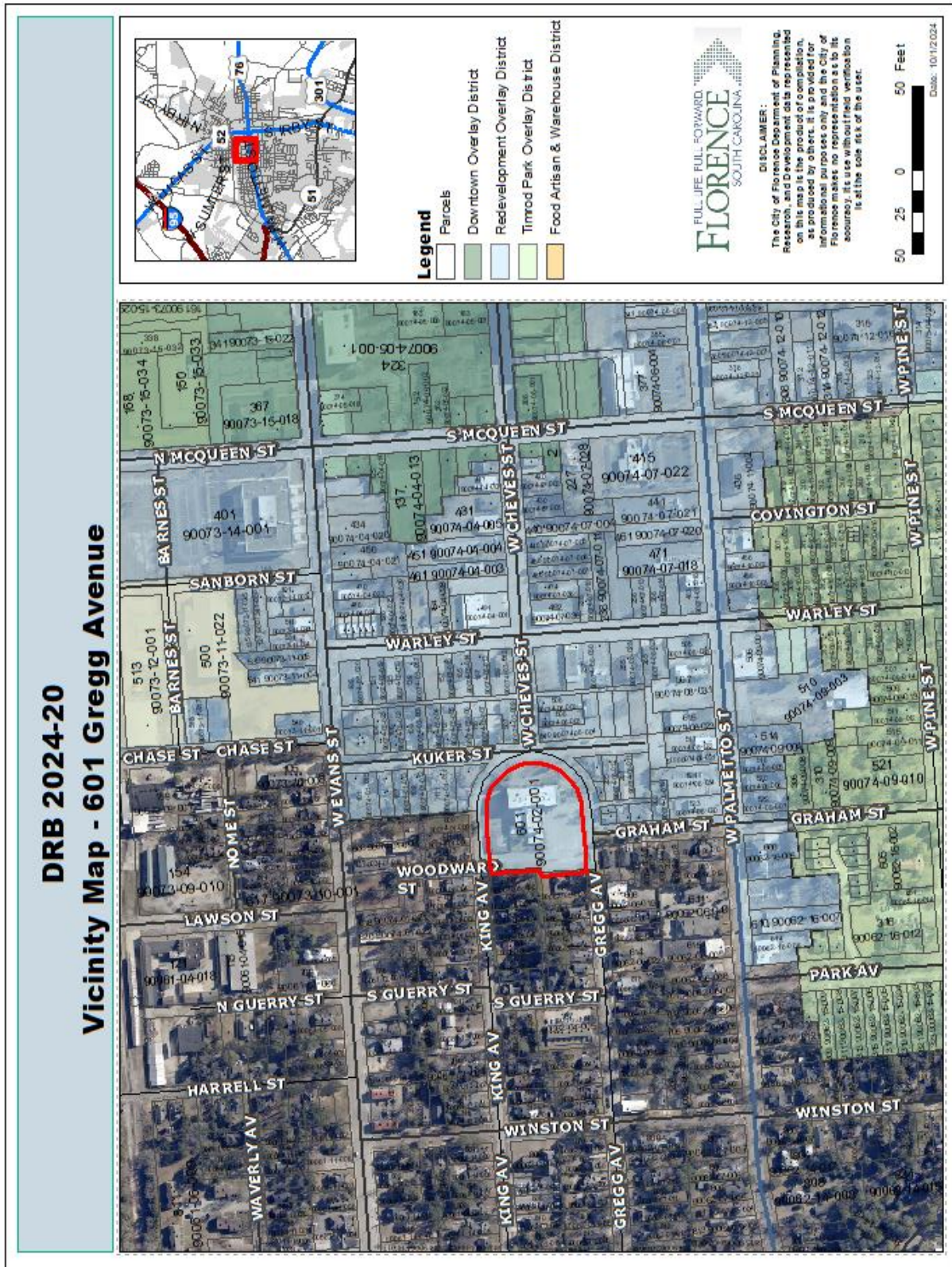
In considering the issue of appropriateness, the Design Review Board and the Downtown Planning Coordinator shall use the *Design Guidelines for Downtown Florence, South Carolina prepared by Allison Platt & Associates and Hunter Interests Inc.*, as adopted by Florence City Council. According to “Chapter 2: Redevelopment Overlay District Design Guidelines and Requirements”, the following general guidelines shall be followed.

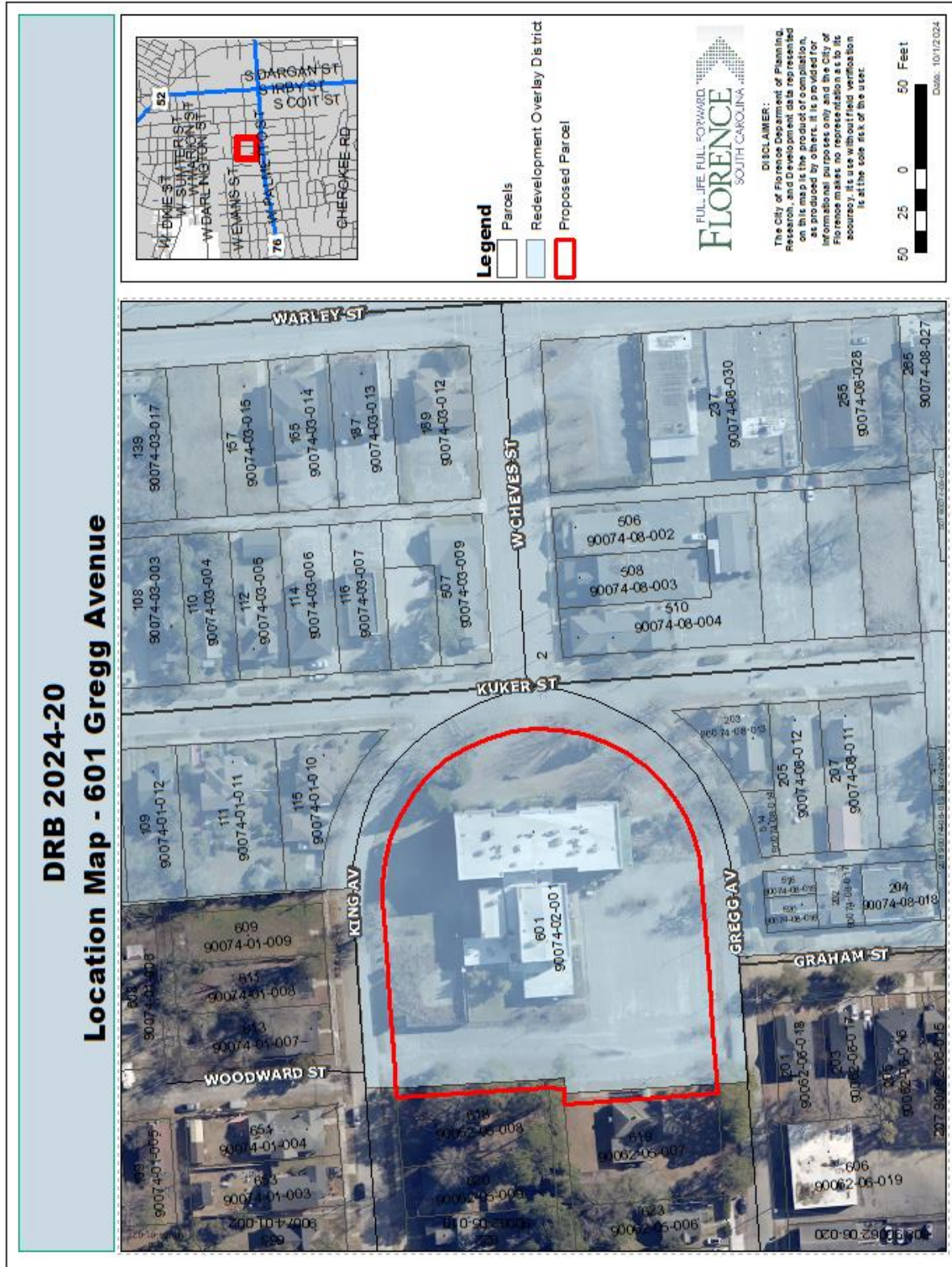
1. The historic and significant character of the property should be retained and preserved: *The request is for complete demolition of the existing building.*
2. Distinctive features, finishes, and construction techniques or examples that characterize a property should be preserved: *The request is for a complete demolition of the existing building.*
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 existing building will be replaced by a three story structure that echoes the building it will be replacing in form, style, and scale.*
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 original building was three stories in height and the new building is also three stories tall.*
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 new building has a symmetrical façade with well-articulated windows and details that are similar to those of the original.*
8. The visual relationship of open space between buildings or structures should be compatible with adjacent buildings or structures: *The new building will be placed on the footprint of the original building.*

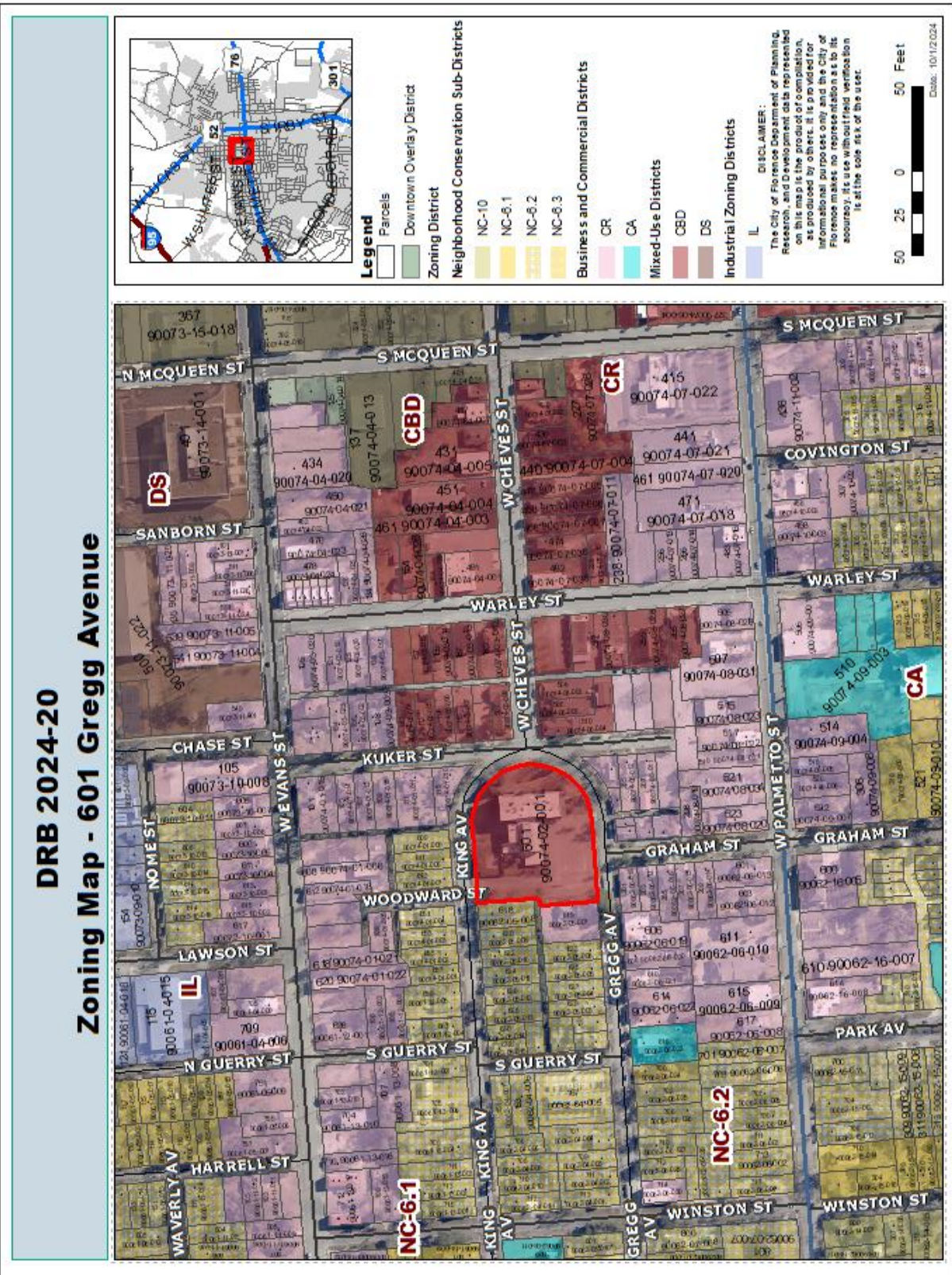
9. The design of the roof should be compatible with the architectural style and character of existing buildings and surrounding structures: *Both the original and the replacement buildings have flat roofs.*
10. Landscaping should be added that enhances the property and provides for greenspace and appropriate buffering between land uses: *Appropriate landscaping as well as a fountain will be installed as part of the new development.*
11. The scale of buildings or structures after alteration, construction, or partial demolition should be compatible with the style and character of surrounding buildings and structures: *The scale and character of the new construction is very similar to the scale and character of the original building. The front portion of the building facing West Cheves Street is three stories tall, and the rear of the building facing Gregg Avenue is one story tall.*
12. When appropriate, the architectural details (colors, materials, and textures) should be compatible with the style and character of surrounding buildings and structures: *Architectural details of the new building will be very similar to those of the original structure.*

Attachments

- A. Vicinity Map
- B. Location Map
- C. Zoning Map
- D. Current Site Photos
- E. FMU Elevation Renderings
- F. Architectural Site Plans







Attachment D: Current Site Photos



East Elevation.



South Elevation.



West Elevation.



North Elevation.

Attachment E: FMU Elevation Renderings

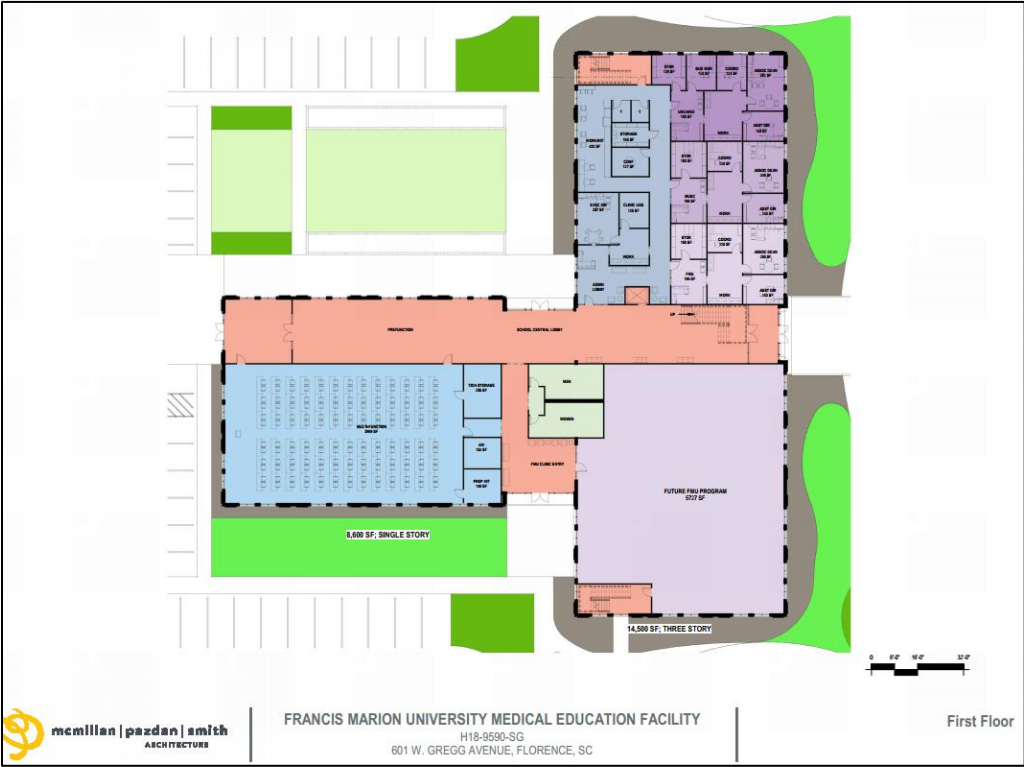
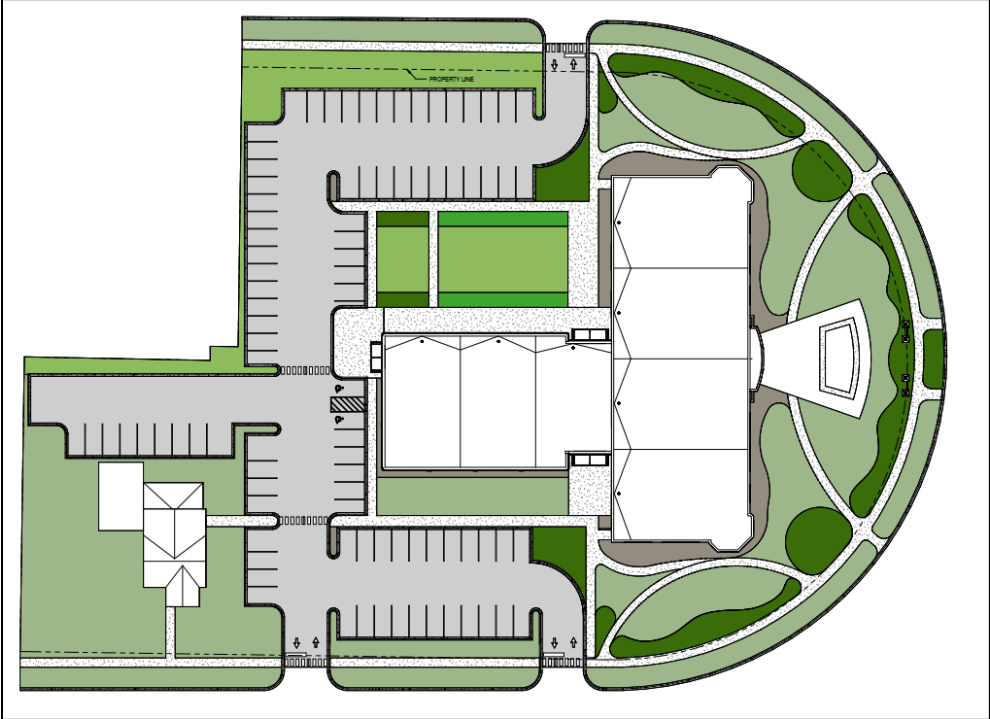


East Elevation.



North Elevation.

Attachment F: Architectural Site Plans



 **mcmillan | pazdan | smith**
ARCHITECTURE

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