



**CITY OF FLORENCE DESIGN REVIEW BOARD**  
**CITY CENTER – COUNCIL CHAMBERS**  
**324 WEST EVANS STREET, FLORENCE, SC**  
**WEDNESDAY, APRIL 8, 2026 – 2:00 P.M.**

**I. Call to Order**

**II. Approval of Minutes** Regular meeting held on March 11, 2026

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

DRB-2026-08 Request for a Certificate of Appropriateness to demolish the building at 711 Brogdon Street, identified as Florence County Tax Map Number 90089-01-008, in the D-1 Redevelopment Overlay District.

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

DRB-2026-09 Request for a Certificate of Appropriateness to remove six trees, paint the brick, and install shakes on the gables at 510 West Evans Street, identified as Florence County Tax Map Number 90074-03-001, in the D-1 Redevelopment Overlay District.

**VIII. Adjournment** Next meeting is scheduled for May 13, 2026.

**CITY OF FLORENCE, SOUTH CAROLINA**  
**DESIGN REVIEW BOARD**  
**MARCH 11, 2026 MINUTES**

**MEMBERS PRESENT:** Jamie Carsten, Scott Collins, Kyle Gunter, Dr. John Keith, Tonya Morman Jackson, Mike Padgett, and Steve Powers

**MEMBERS ABSENT:** Ahmad Jackson, David Lowe, and David Tedder

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

**CALL TO ORDER:** Chairman Carsten called the March 11, 2026 meeting to order at 2:00 p.m.

**APPROVAL OF MINUTES:** Chairman Carsten introduced the February 11, 2026 minutes and asked if there were any corrections or comments. There being none, he asked for a motion. Mr. Powers moved to approve the minutes as submitted; Mr. Padgett seconded the motion, and it passed unanimously (7-0).

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

**DRB-2026-06 Request for a Certificate of Appropriateness to install internally illuminated monument and wall signs at 726 South Irby Street, identified as Florence County Tax Map Number 90089-02-024, in the D-1 Redevelopment and Irby Street Corridor Overlay Districts.**

Chairman Carsten read the introduction to DRB-2026-06 and asked staff for their report. Mrs. Zlotnicki presented the staff report as submitted.

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

Dr. Keith asked if the building color would be pure white or if it had grayish undertones. He noted that other MUSC buildings have the gray undertone.

Mr. Lukas Braun spoke on behalf of the request. He said the building would use the MUSC color scheme, with a gray undertone for the bulk of the building.

Mr. Powers asked if Mr. Braun owned the building and was leasing it to MUSC; he said yes. Mr. Powers said he felt it would be a good addition to the corridor.

Mr. Padgett asked why the signs needed to come to the Board; Mrs. Zlotnicki said that they had to get Board approval because they are internally illuminated. She said they all meet the UDO for size and number.

There being no other questions and no one else to speak in favor or against the request, Chairman Carsten closed the public hearing and called for discussion and a motion.

Mr. Padgett moved that the request be approved as submitted; Mr. Collins clarified that it be approved once staff received and approved the final wall color. Mr. Gunter seconded, and the motion passed unanimously (7-0).

**DRB-2026-07 Request for a Certificate of Appropriateness to install vinyl siding at 308 McLeod Street, identified as Florence County Tax Map Number 90076-04-017, in the D-4 Timrod Park Overlay District.**

Chairman Carsten read the introduction to DRB-2026-07 and asked staff for their report. Mrs. Zlotnicki presented the staff report as submitted.

Chairman Carsten asked about the approval of vinyl siding on existing buildings; Mr. Dudley said the Design Standards don't specifically forbid vinyl for rehabilitation projects, but it does encourage the use of historic materials. For new structures, it lists approved materials and vinyl siding is listed as something that must go to the Board. It is not prohibited, but it makes a strong case against it.

Mrs. Zlotnicki shared an email from a resident of Timrod Park that spoke against the request. Each Board member received a copy of that email. His main concern was the splitting of the porch and the vinyl siding.

Chairman Carsten asked if the Design Standards said anything about split porches. Mrs. Zlotnicki said it only discourages enclosing front porches. Mr. Padgett asked if the house was built as a two family; she said it was according to the property card.

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

Ms. Monica LaMastus spoke on behalf of the request. She said that they have done a lot to clean up the yard and that now there are no derelict houses on that street. There are a lot of houses nearby with vinyl and she has no problem with it. The side of the house is very visible to the street, and she sees it as a big improvement.

Ms. Marilou Bircher of 310 McLeod Street spoke on behalf of the request. She lives immediately adjacent to the house and said she is glad to see it being fixed up and feels the vinyl siding looks great, as does the porch divider.

Mr. Michael McKenzie said he was there to represent the owner on behalf of the request.

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

Ms. Jackson asked about the rafter tails. Mr. McKenzie said that the rafter tails are in poor shape so they want to cover them to prevent further damage. There are 11 properties on that street; every other property except one has boxed eaves.

Mr. Collins said that the intention of the Timrod Park district is to protect the integrity of the architecture. He feels there have been a lot of breaches to the guidelines, and it would be punitive to zero in on this specific project when many people have installed vinyl siding, windows, and doors without DRB approval, and the aesthetics of Timrod Park have already been breached to the point that this is an acceptable course of action.

Mr. Padgett commented that they can't put the bar too high because then no one could afford it. To encourage people to fix up derelict houses, they need to be flexible.

Mr. Powers said that the improvement to the property needs to be continued to be completed. Mr. Collins agreed, though he said that he's against people coming for approval after being caught without a COA; he wants to encourage people to go through the process. He doesn't think this should be approved just because

they started already, but he would have looked at it favorably if they had applied at the beginning of the project.

Ms. Jackson moved that the request be approved as submitted. Mr. Collins seconded, and the motion passed unanimously (7-0).

**ADJOURNMENT:** There being no other business, Chairman Carsten adjourned the meeting at 2:23 p.m. The next meeting is scheduled for April 8, 2026 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  
APRIL 8, 2026**

**CASE NUMBER:** DRB-2026-08

**LOCATION:** 711 Brogdon Street

**TAX MAP NUMBER:** 90089-01-008

**OWNER OF RECORD:** Primrose Ventures LLC

**APPLICANT:** Charlie Schumpert, L. H. Stokes & Son

**PROJECT DESCRIPTIONS:** Demolition of Commercial Building

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

**Project Description**

The applicant is seeking a Certificate of Appropriateness (COA) to demolish the commercial building located at 711 Brogdon Street in the Redevelopment Overlay District.

**Background Information**

According to the Florence County Property Card File, the 1,518 square foot office building was built in 1960. It has been used for a variety of businesses.

The Florence City-County Historical Commission was sent this request on March 6, 2026. They were scheduled to meet on March 9, 2026. At this time, their formal approval has not been received.

**Staff Analysis**

Section 6-20.3.3 of the *Unified Development Ordinance* states that the Downtown Planning Coordinator shall “ensure that all applications for new construction, renovation, rehabilitation, and **demolition** shall require a Certificate of Appropriateness if the property involved is located within the overlay districts”.

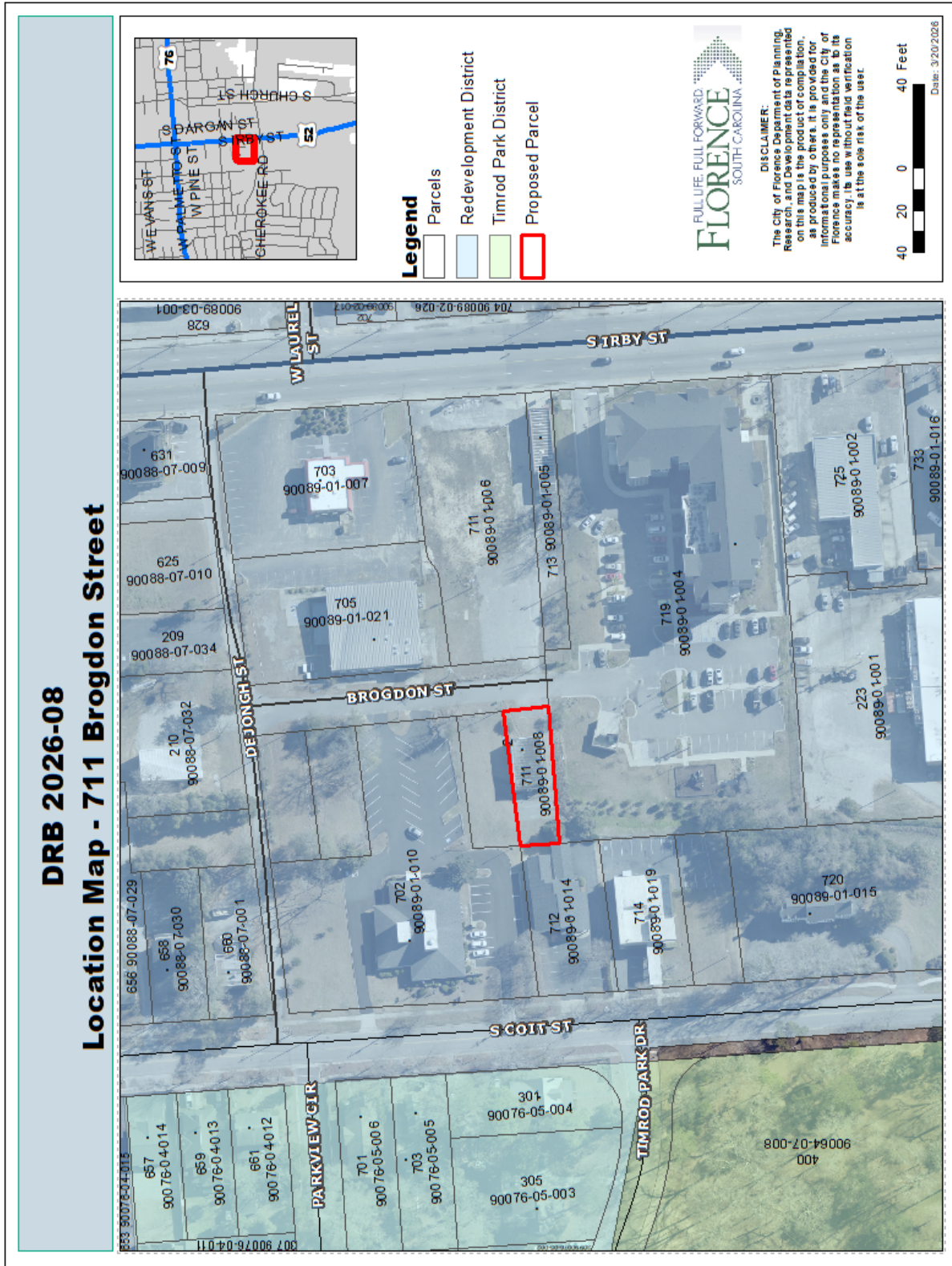
**Board Action**

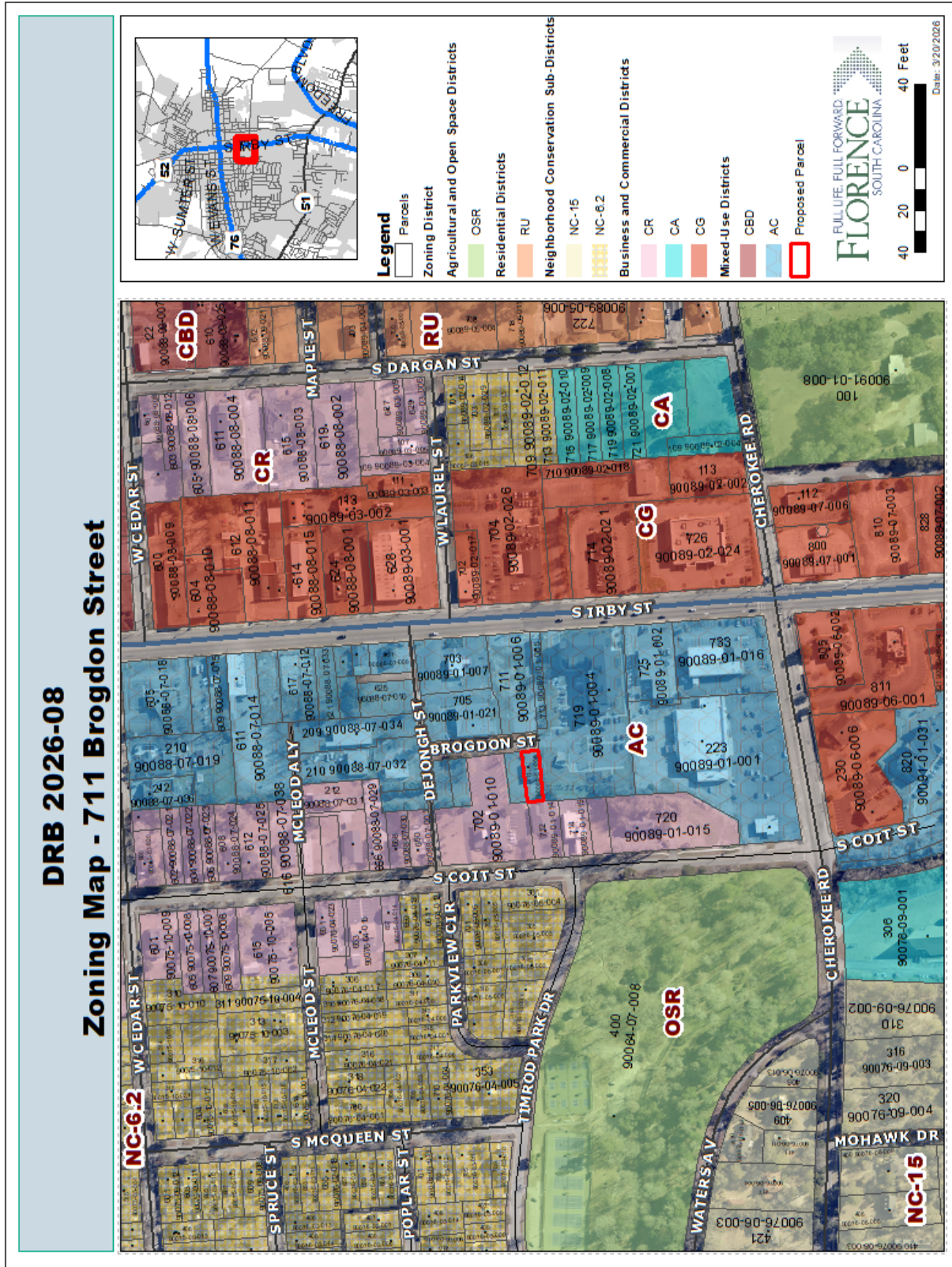
1. Consider only the evidence presented before the Board during the public hearing.
2. Apply the intent of the Design Standards to the application, considering the character of the applicable zoning and overlay districts.
3. Based on the determination of appropriateness, make a motion regarding the request.

**Attachments**

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







Attachment D: Property Card

FLORENCE COUNTY TAX ASSESSOR			
Property Card Record for MBP: 90089-01-008		TAX YEAR: 2025	9/22/25 10:55:11
PROPERTY LOCATION Address -----		PROPERTY BILLING NAME/ADDRESS ===	PAGE: 74203
Number: 00711	Suffix:	PRIMROSE VENTURES LLC	
Street Name: BROGDON	Street Suffix: ST		
City: FLORENCE	State: SC	Zip: 29501 0000	
District: 110	Land Class: CI COMMERCIAL IMPROVED	285 W POCKET RD	
Legal Desc: BROGDON ST LT 18		FLORENCE	SC29506
Land Characteristic Selections			
01 Topography	1	Level	
02 Street	1	Paved	
03 Utilities	1	All Public Utilities	
04 Fronting Traffic	2	No-Outlet St.	
05 Ownership	1	Private	
L A N D Lots:	Eff Frontage: 50	Eff Depth: 125	
L A N D Square Feet:	Primary Site	6,250	
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C O M M E R C I A L MBP: 90089-01-008 BUILDING ID#: 001 SUFFIX#: 000			
Category: 503 OFFICE BUILDINGS		Yr.Built: 1960	Area Sq.Ft: 1,518
Improvement Cost with Additions: 59,576.80		Yard/Other Bldg Values:	Total Buildings Value: 59,576.80
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--- Totals for MBP ---			
# Buildings:	1	Building Value: 59,576.80	Land Market Value: 21,562.50
Market Acres:	.00	Use Acres: .00	Land Use Value: .00
Bld/Land Use Total:	59,576.80	Bld/Land Mar.Total: 81,139.30	6% Bld Value: 59,576 # of 6% Blds: 1
Rental Acres:	0	Rental Acres Value: 0	Ren.Acres-Mar: 0 Ren.Acres Value-Mar: 0
Transfer Date: 06/93	DEED Book: A391	Page: 1603	Sales Price: 35,000

Attachment E: Site Photos



**DEPARTMENT OF PLANNING, RESEARCH & DEVELOPMENT  
STAFF REPORT TO THE  
CITY OF FLORENCE DESIGN REVIEW BOARD  
APRIL 8, 2026**

**CASE NUMBER:** DRB-2026-09  
**LOCATION:** 510 West Evans Street  
**TAX MAP NUMBER:** 90074-03-001  
**OWNER OF RECORD:** Douglas Phillips  
**APPLICANT:** Douglas Phillips  
**PROJECT DESCRIPTION:** Removal of trees, material changes to house  
**OVERLAY DISTRICT:** Redevelopment Overlay District (D-1)

**Background Information**

The house located at 510 West Evans Street is a two story, 3,400 square foot multiplex constructed in 1941 on an 9,148 square foot parcel. The property is zoned Commercial Reuse (CR), which permits single family and multiplex uses. It is within the Redevelopment Overlay District. The applicant purchased the house in 2017 and operates it as a multi-unit boarding house. He is renovating the exterior of the house.

**Project Description**

The applicant is seeking a Certificate of Appropriateness (COA) to do the following:

1. Remove six trees;
2. Apply a German schmear in a light tan color to the brick walls;
3. Install shake siding on two gables; and
4. Enlarge the parking pad in the front yard.

**Staff Analysis**

The *Downtown Design Standards* require Board approval for painting masonry and rehabilitation projects.

To deny an application for a Certificate of Appropriateness, the DRB must determine that the proposed project violates one or more of the Secretary of the Interior's Standards for Historic Rehabilitation as listed verbatim below.

1. A property shall be used for its historical purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
6. Deteriorated historic features should be repaired rather than replaced. If replacement is necessary, the new feature must match the original in design, color, texture, and visual qualities, and where possible, use the same materials. Missing features should be replaced based on documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historical materials, shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken. ***Not applicable.***
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

***The removal of the six trees will change the atmosphere of the house, particularly from Kuker Street, by the removal of several loblolly pine trees which will open up the side yard.***

***The technique known as German Schmear applies wet mortar over brick with the goal of creating a rustic aesthetic. It is also used to conceal ugly brick, change the color of a brick structure, improve durability, and provide a protective coating. The owner wants to use a light tan color over the current orange brick.***

***The gables currently have a smooth white surface with panels. The application of shakes will provide texture.***

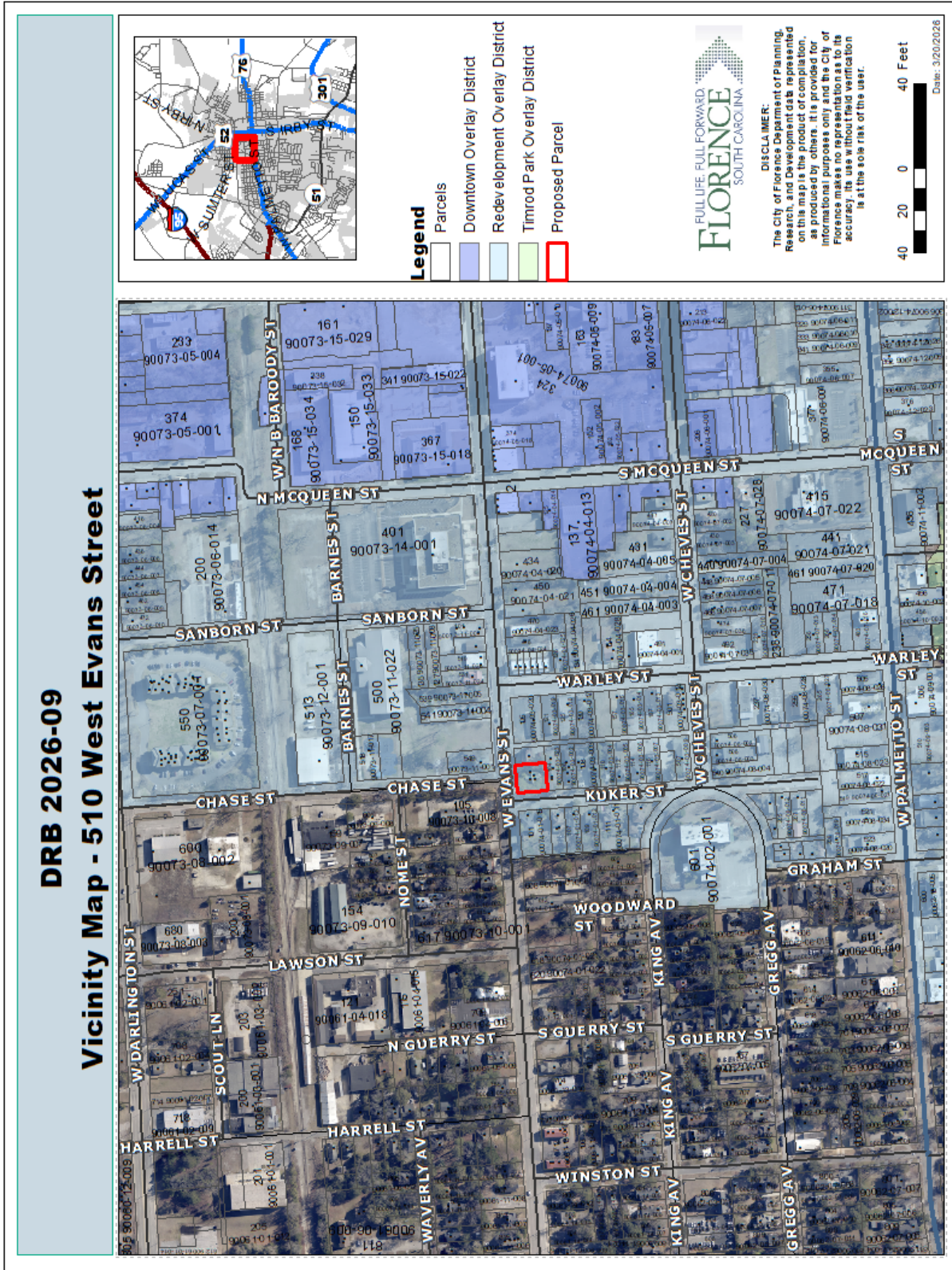
***An additional paved parking area is also proposed for the front yard to the left of the sidewalk.***

### **Board Action**

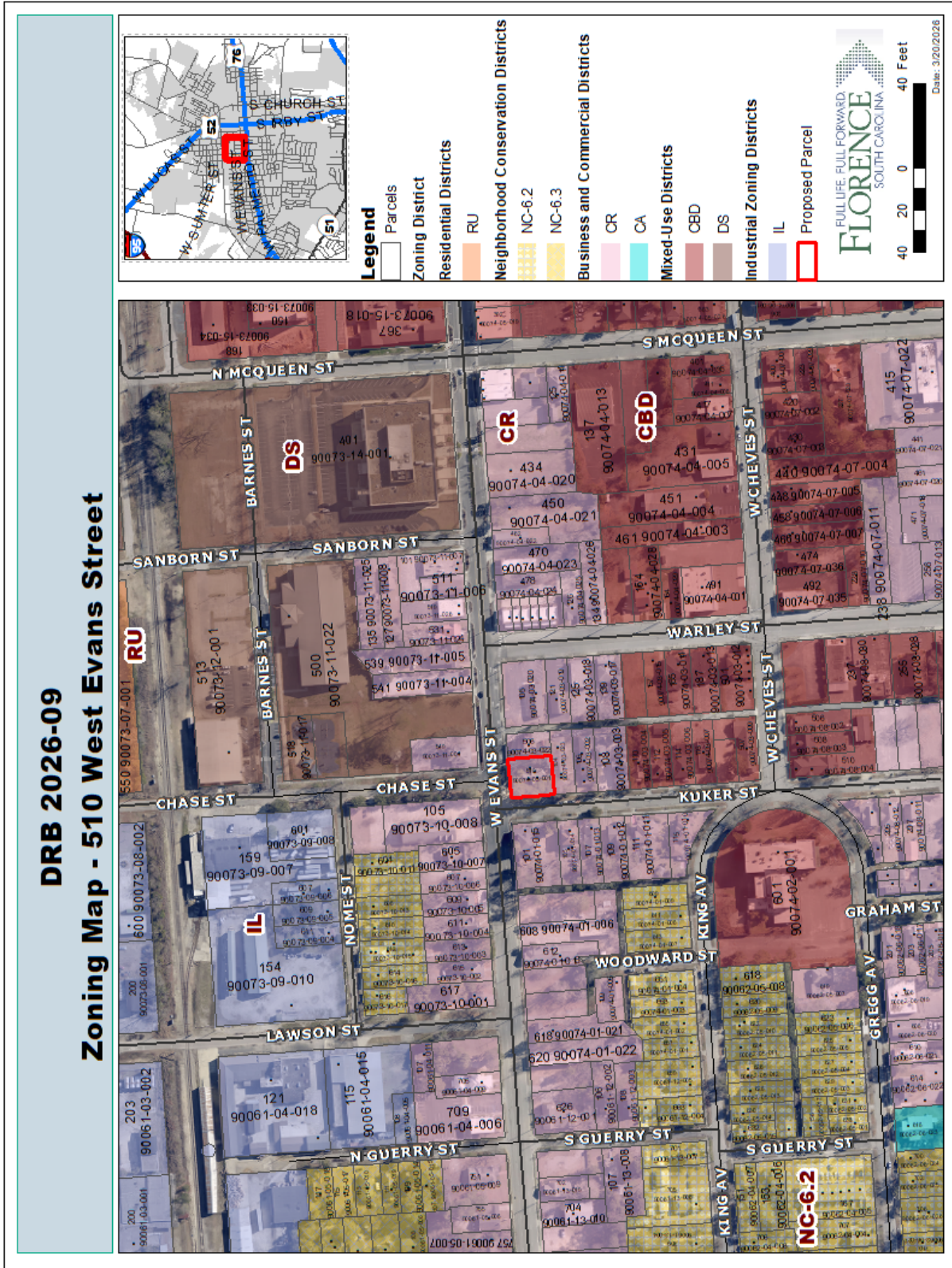
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3. Based on the determination of appropriateness, make a motion regarding the request.

### **Attachments**

- A. Vicinity Map
- B. Location Map
- C. Zoning Map
- D. Tree Removal Map and Site Plan
- E. German Schmear Example
- F. Current Photos







Attachment D: Tree Removal Map and Site Plans

Tree Map – Red numbers are to be removed; green numbers are to stay. The ones to be removed are highlighted in the table below.

Map Number	Species	Diameter
1	Magnolia	18"
2	Loblolly Pine	30"
3	Loblolly Pine	28"
4	Privet	12"
5	Loblolly Pine	30"
6	Loblolly Pine	30"
7	Loblolly Pine	36"
8	Loblolly Pine	20"
9	Loblolly Pine	28"
10	China Fir	20"





Attachment E: German Schmeier Example



Attachment F: Current Photos



Proposed new parking area.



Closeup of current finish on gables.