



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

I. Call to Order

II. Approval of Minutes Regular meeting held on April 15, 2026

III. Public Hearing and Matter in Position for Action

DRB-2026-10 Request for a Certificate of Appropriateness to construct an event space at 124 West Evans Street, identified as Florence County Tax Map Number 90168-02-014, in the H-1 Historic Overlay District.

IV. Public Hearing and Matter in Position for Action

DRB-2026-11 Request for a Certificate of Appropriateness to demolish the building at 314 Warley Street, identified as Florence County Tax Map Number 90074-10-010, in the D-4 Timrod Park Overlay District.

V. Adjournment Next meeting is scheduled for August 12, 2026.

CITY OF FLORENCE, SOUTH CAROLINA
DESIGN REVIEW BOARD
APRIL 15, 2026 MINUTES
RESCHEDULED APRIL 8, 2026 MEETING

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

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

CALL TO ORDER: Chairman Carsten called the April 15, 2026 meeting to order at 2:00 p.m.

APPROVAL OF MINUTES: Chairman Carsten introduced the March 11, 2026 minutes and asked if there were any corrections or comments. There being none, he asked for a motion. Mr. Padgett moved to approve the minutes as submitted; Mr. Tedder seconded the motion, and it passed unanimously (10-0).

PUBLIC HEARINGS AND MATTERS 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.

Chairman Carsten read the introduction to DRB-2026-08 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.

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

Mr. Tedder moved that the request be approved as submitted; Mr. Gunter seconded, and the motion passed unanimously (10-0).

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.

Chairman Carsten read the introduction to DRB-2026-09 and asked staff for their report. Mrs. Zlotnicki presented the staff report as submitted.

Mr. Padgett asked if the parking pad would be concrete, she said yes. Mr. Collins asked if there was a site plan available showing the parking pad. No new curb cuts, just paving where people park anyway. Mr. Powers asked the size of the parking pad.

Mr. Dudley explained that this was a boarding house.

There being no other 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. Gunter moved that the request be approved as submitted; Mr. Powers amended it to ask that staff approve the final design and color for the shakes on the gables, and approve a site plan ensuring that the new parking area doesn't exceed the allowed impervious surface ratio. Mr. Lowe seconded, and the motion passed unanimously (10-0).

ADJOURNMENT: There being no other business, Chairman Carsten adjourned the meeting at 2:11 p.m. The next meeting is scheduled for May 13, 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
JULY 8, 2026

CASE NUMBER: DRB-2026-10
LOCATION: 124 West Evans Street
TAX MAP NUMBER: 90168-02-014
OWNER OF RECORD: Downtown Hospitality LLC
APPLICANT: Mike Padgett, Padgett Engineering
PROJECT DESCRIPTIONS: Construction of Commercial Building
OVERLAY DISTRICT: H-1 Historic Overlay District

Background Information

According to the Florence County Property Card File, the adjacent 4,104 square foot building was built in 1900. It is the location of Victor’s Restaurant. Behind the building is an open space which currently contains an outdoor seating area covered with a white tent.

Project Description

The applicant is seeking a Certificate of Appropriateness (COA) to construct a commercial building behind Victor’s Restaurant on the back of the lot located at 124 West Evans Street in the Historic Overlay District. The owner wishes to replace the existing tented outdoor seating area with an actual building that can be used as an event space in conjunction with the restaurant. It will not be visible from West Evans Street; only from the parking area behind the buildings which face West Evans Street and South Dargan Street.

The anticipated materials are listed below:

- 1) Roof & Gutters
 - Standing seam metal roof, copper or bronze colored. Same or similar to what is shown in the renderings.
 - Metal gutters the same color as the roof.
- 2) Walls
 - Architectural Brick: Same or similar to what is shown in the renderings and that matches or complements the surrounding older buildings.
- 3) Windows & Doors

- Architectural Bronze trim windows, that can be opened, with screens. Same or similar to what is shown in the renderings.
- Doors to match the new door hardware installed on the Waters Building.
- 4) Concrete
 - Exterior concrete: Same or similar pattern and finishes and tying into the existing concrete.
- 5) Exterior Lighting
 - Same or similar to fixtures currently used on the exterior of Victor's.
- 6) Fence
 - Black wrought iron fence, same or similar to existing.
- 7) Landscaping
 - Will be minimal. Some low greenery will be between the wrought iron fence and the south side of the building. Type TBD. Will comply with zoning ordinance.
 - The green arch and tree will remain against the building.
 - Anticipate some tastefully placed planters around the sides of the building.

Staff Analysis

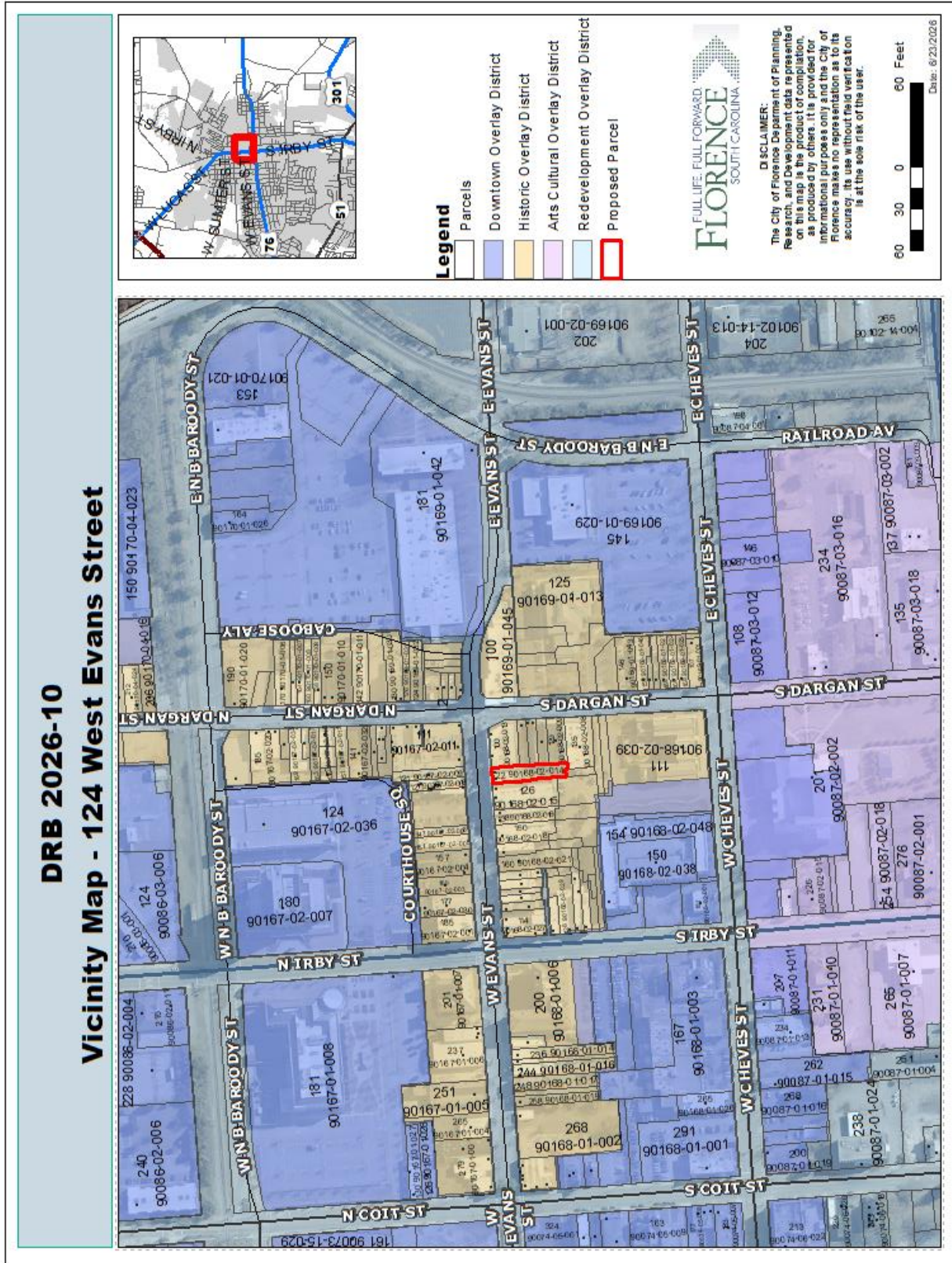
The *Downtown Design Standards* for new construction of non-residential buildings in the Historic Overlay District are generally intended for street facing buildings rather than accessory structures that are not visible from the public right of way. However, this building will be visible from the parking garage at the Emerson as well as from the parking area behind the buildings along both West Evans and South Dargan Streets and the Florence County Museum parking lot. Accordingly, as seen in Attachment D, the materials and colors are consistent with the required standards and, while not an exact match, do complement the existing buildings in the immediate vicinity. The style of the building is appropriate for its setting without trying to mimic the surrounding historic architecture.

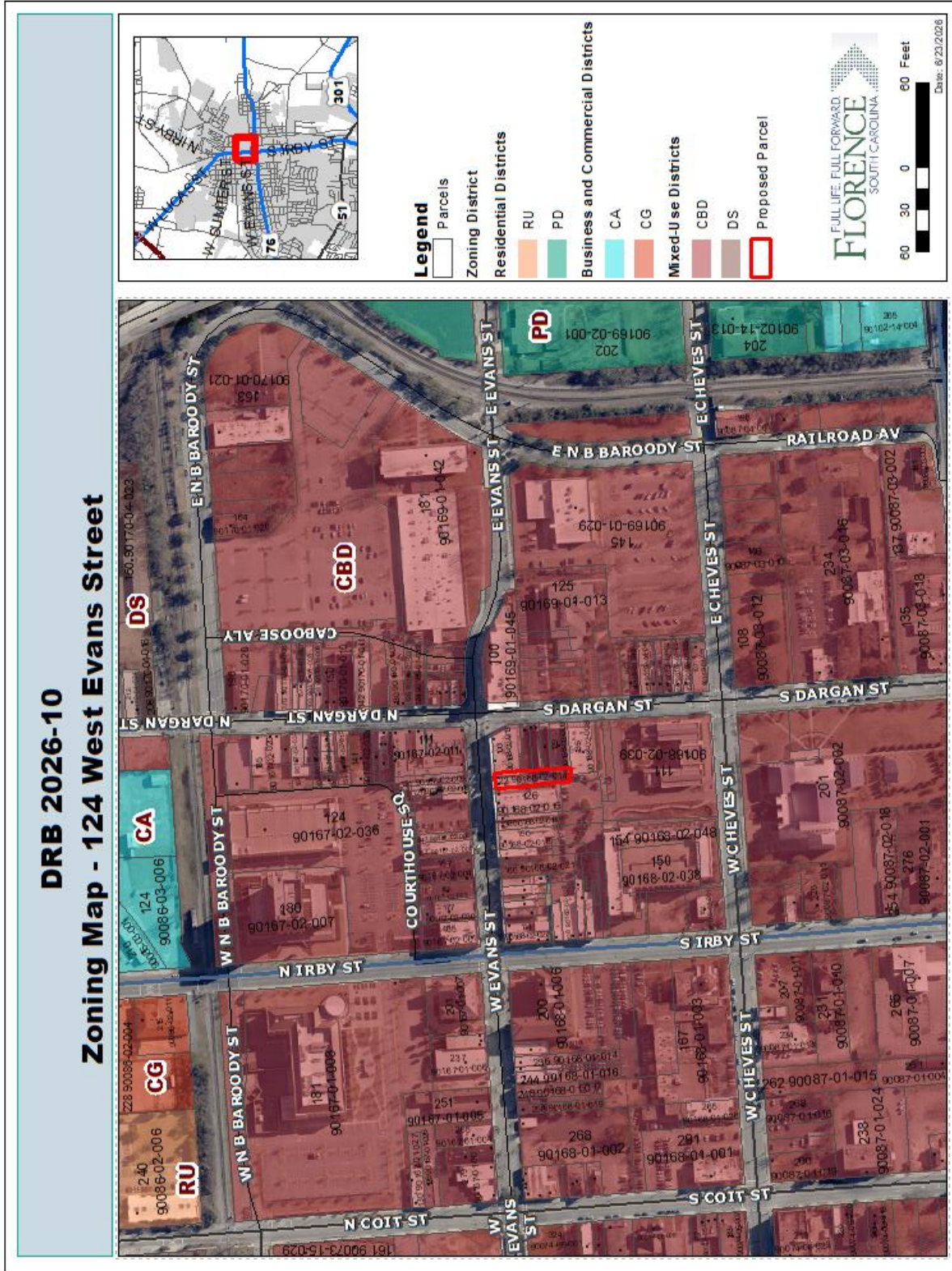
Board Action

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.

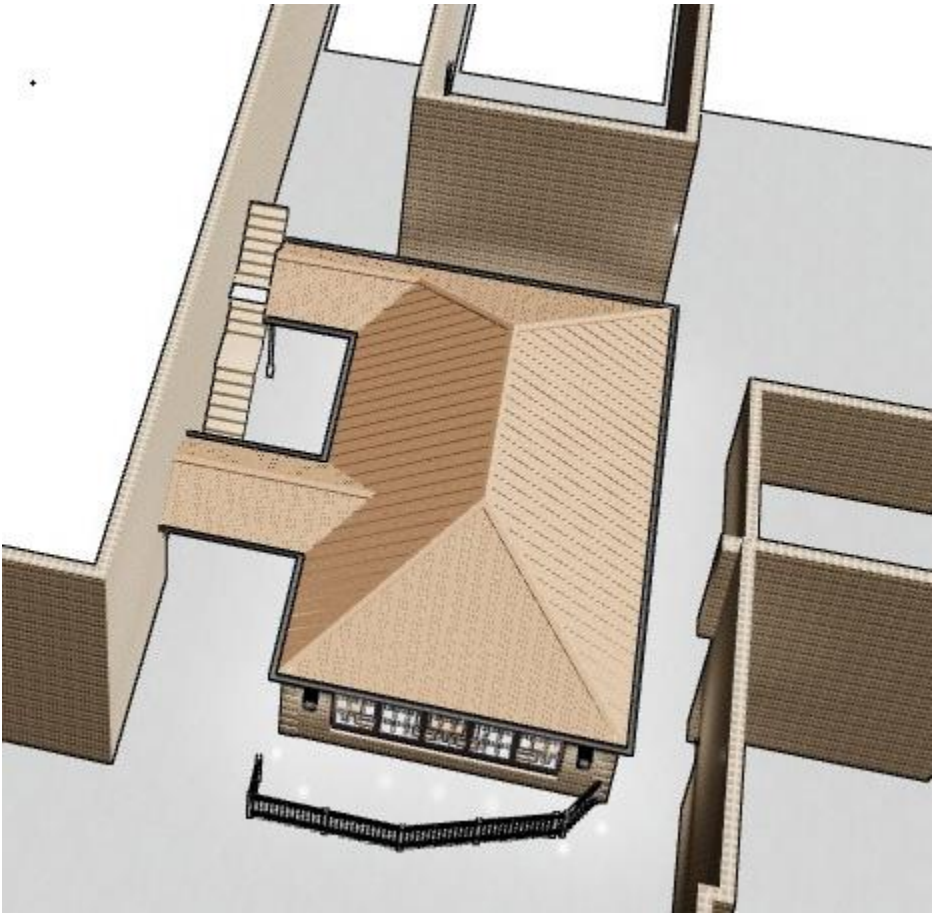
Attachments

- A. Vicinity Map
- B. Location Map
- C. Zoning Map
- D. Renderings
- E. Current Conditions





Attachment D: Renderings







Attachment E: Current Conditions





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

| | |
|------------------------------|------------------------------------|
| CASE NUMBER: | DRB-2026-11 |
| LOCATION: | 314 Warley Street |
| TAX MAP NUMBER: | 90074-10-010 |
| OWNER OF RECORD: | City of Florence |
| APPLICANT: | City of Florence |
| PROJECT DESCRIPTIONS: | Demolition of Residential Building |
| OVERLAY DISTRICT: | D-4 Timrod Park Overlay District |

Project Description

The applicant is seeking a Certificate of Appropriateness (COA) to demolish the residential building located at 314 Warley Street in the Timrod Park Overlay District.

Background Information

According to the Florence County Property Card File, the 540 square foot garage apartment was built in 1930. The City of Florence obtained the property in March, 2026. The intent is to demolish the existing garage apartment and build a single family house on the lot once it is vacant.

The Florence City-County Historical Commission was sent this request on May 22, 2026. They were scheduled to meet on June 8, 2026.

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”.

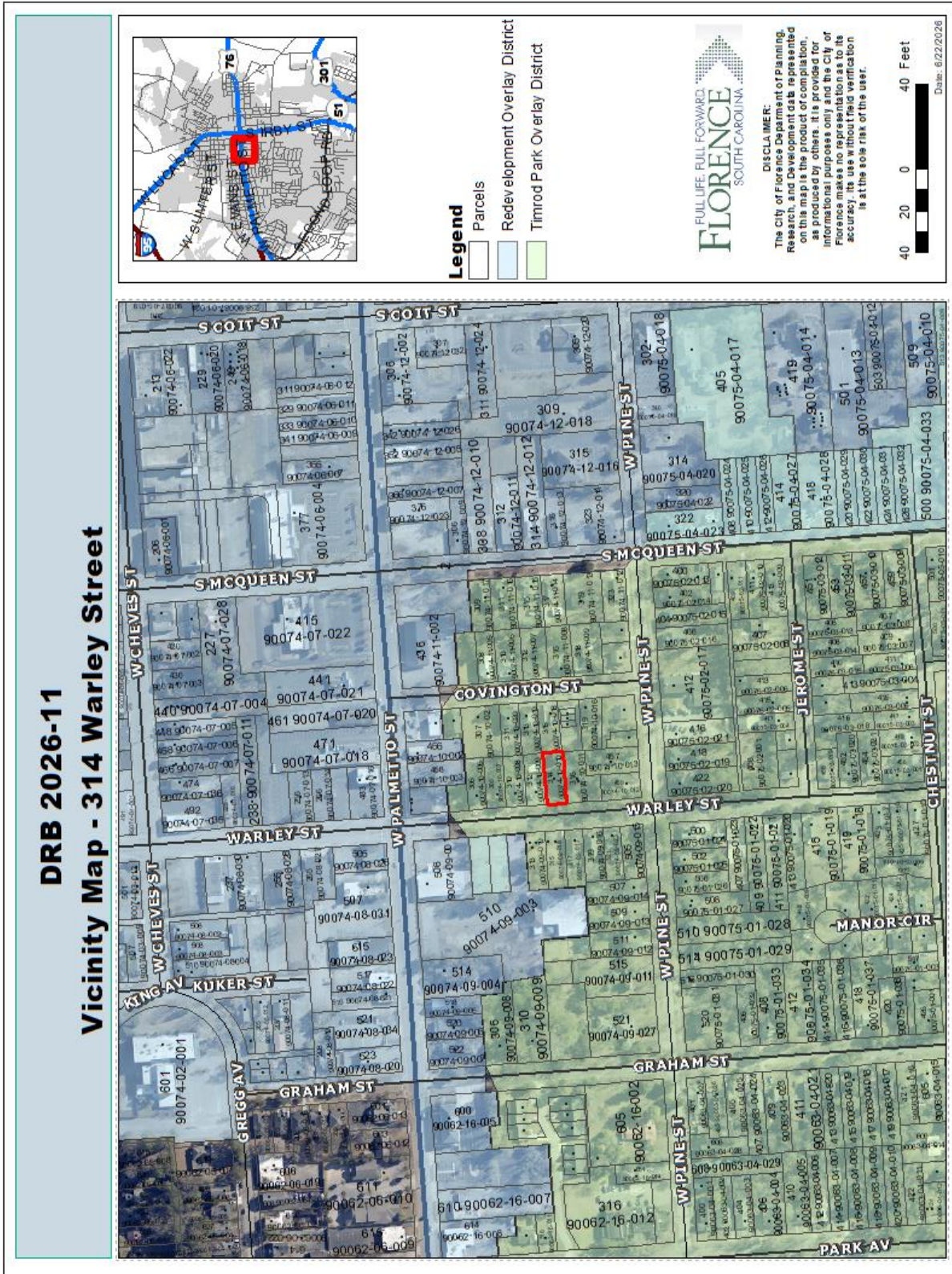
Board Action

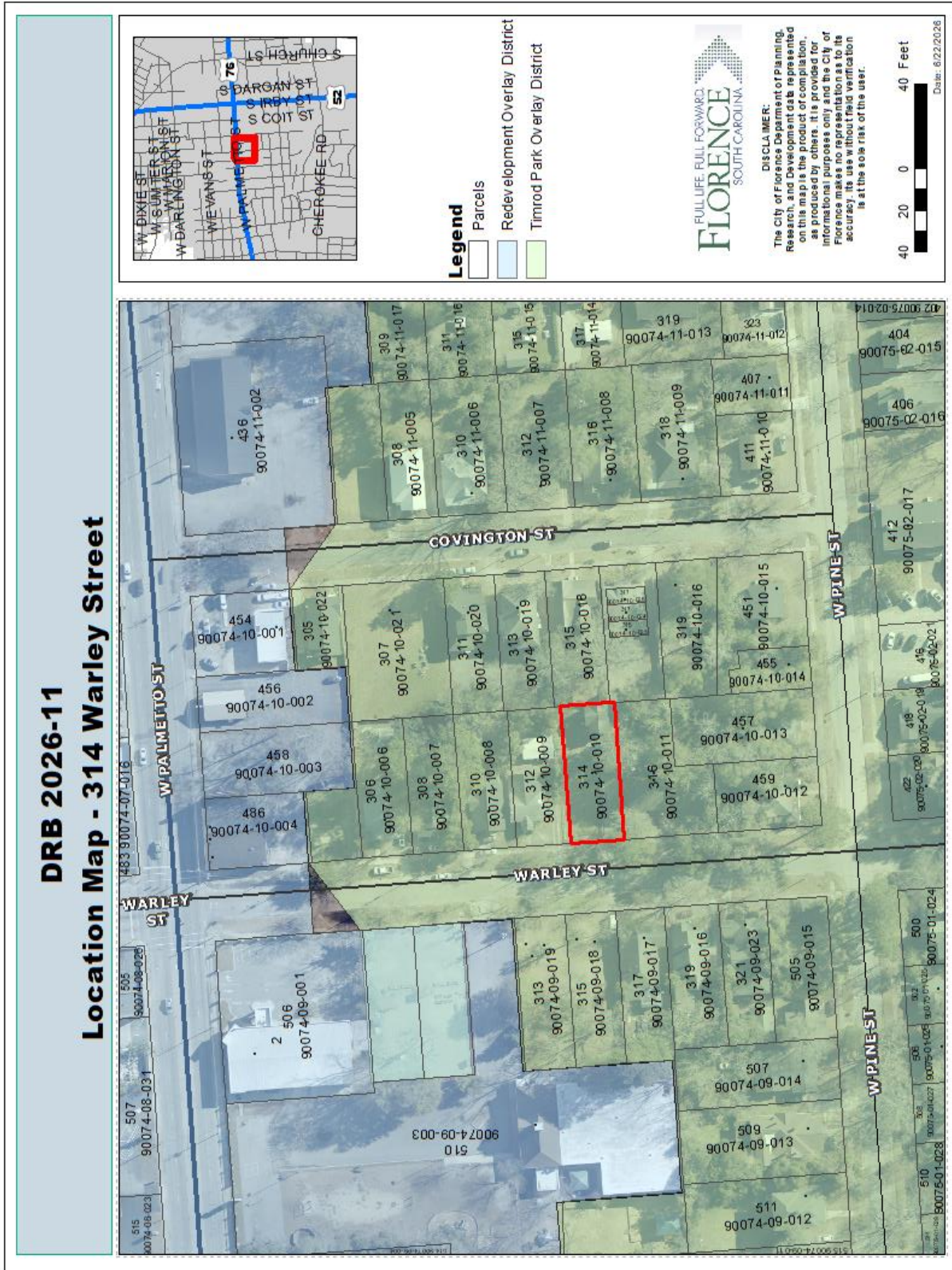
1. Consider only the evidence presented before the Board during the public hearing.
2. Apply the intent of the Design Standards to the application, considering the character of the applicable zoning and overlay districts.

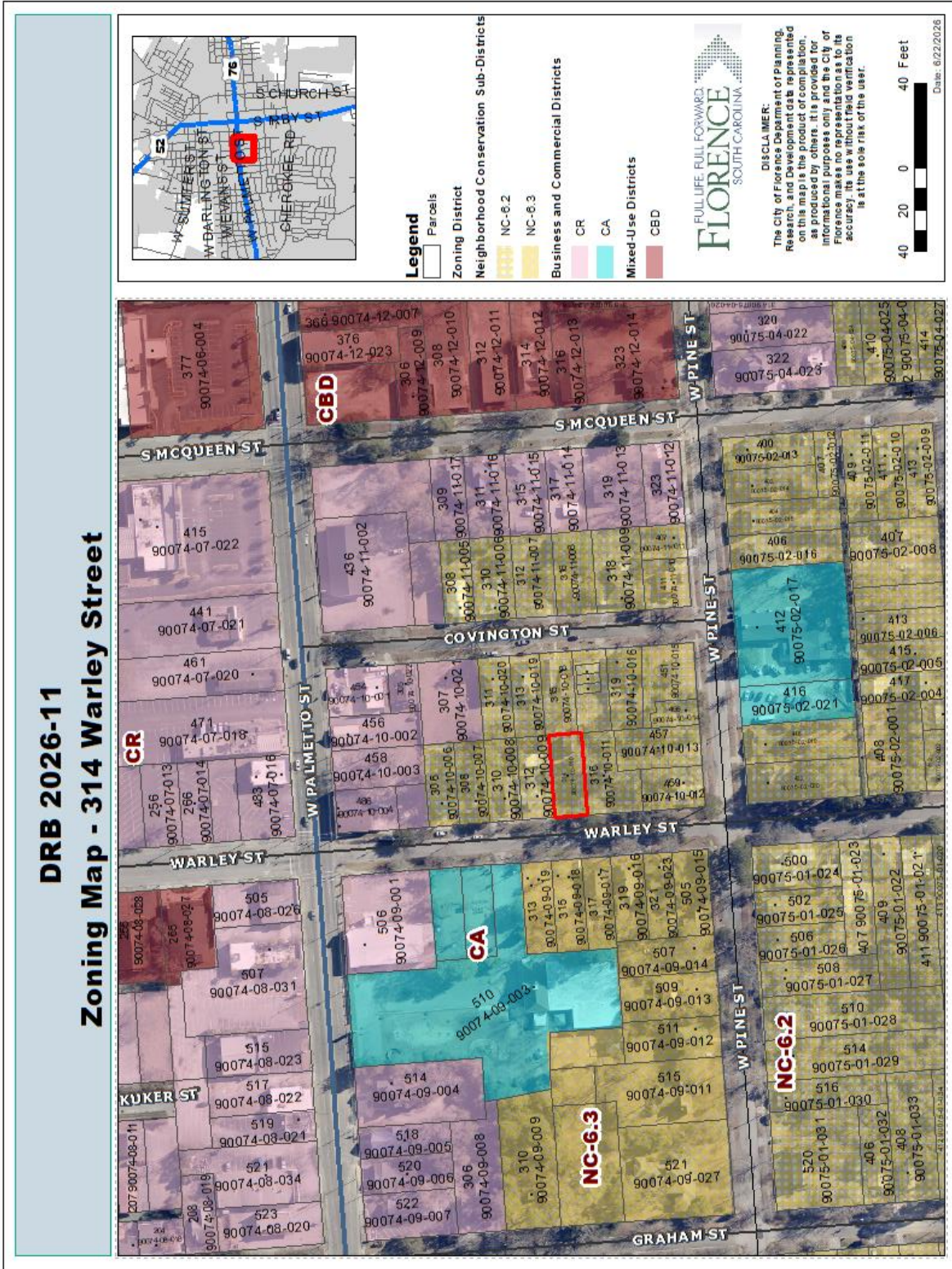
3. Based on the determination of appropriateness, make a motion regarding the request.

Attachments

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







Attachment D: Property Card

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FLORENCE COUNTY TAX ASSESSOR
Property Card Record for MBP: 90074-10-010 TAX YEAR: 2025 9/22/25 10:55:11 PAGE: 72469
----- PROPERTY LOCATION Address -----
Number: 00314 Suffix:
Street Name: WARLEY Street Suffix: ST
City: FLORENCE State: SC Zip: 29501 0000
District: 110 Land Class: RI RESIDENTIAL IMPROVED
Legal Desc: LOT 8 WARLEY ST
Land Characteristic Selections
01 Topography 1 Level
02 Street 1 Paved
03 Utilities 2 Public Water
03 Utilities 3 Public Sewer
03 Utilities 8 Electricity
04 Fronting Traffic 3 Light
05 Ownership 1 Private
L A N D Lots: Eff Frontage: 53 Eff Depth: 135
L A N D Gross Acres: Site Value .00
OBY Code: Size: (len,wid,ht) AREA: 0
Improvement Cost with Additions: .00 Yard/Other Bldg Values: Total Buildings Value:
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R E S I D E N T I A L MBP: 90074-10-010 BUILDING ID#: 002 SUFFIX#: 000
Building Use Code: RESIDENTIAL 1 FAMILY Age Erected: 1930 Grade: D Story Height: 15 1 STORY
Bedrooms: 01 Full Bath: 1 Half Bath: 0 Fireplaces: Heating & Air Conditioning: 1 NONE
Total Living Area: 540 Exterior Wall Construction: F STUD FRAME 02 SF-METAL/VINYL SID.
Improvement Cost with Additions: .00 Yard/Other Bldg Values: Total Buildings Value: 24,006.1
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--- Totals For MBP ---
# Buildings: 1 Building Value: 24,006.14 Land Market Value: 8,000.00
Market Acres: .00 Use Acres: .00 Land Use Value: .00
Bld/Land Use Total: 24,006.14 Bld/Land Mar.Total: 32,006.14 6% Bld Value: 0 # of 6% Blds: 0
Rental Acres: 0 Rental Acres Value: 0 Ren.Acres-Mar: 0 Ren.Acres Value-Mar: 0

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Attachment E: Site Photos



