



**CITY OF FLORENCE DESIGN REVIEW BOARD
CITY CENTER – COUNCIL CHAMBERS
324 WEST EVANS STREET, FLORENCE, SC
WEDNESDAY, MARCH 11, 2026 – 2:00 P.M.**

I. Call to Order

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

III. Public Hearing and Matter 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 Overlay District and ISCOD Irby Street Corridor Overlay District.

IV. Public Hearing and Matter in Position for Action

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.

VIII. Adjournment Next meeting is scheduled for April 8, 2026.

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

MEMBERS PRESENT: Jamie Carsten, Dr. John Keith, Tonya Morman Jackson, Mike Padgett, Steve Powers, and David Tedder

MEMBERS ABSENT: Scott Collins, Kyle Gunter, Ahmad Jackson, and David Lowe

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

CALL TO ORDER: Chairman Carsten called the February 11, 2026 meeting to order at 2:04 p.m.

APPROVAL OF MINUTES: Chairman Carsten introduced the January 14, 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 (6-0).

PUBLIC HEARINGS AND MATTERS IN POSITION FOR ACTION:

DRB-2026-02 Request for a Certificate of Appropriateness to install internally illuminated wall signs at 135 North Dargan Street, identified as Florence County Tax Map Number 90167-02-013, in the H-1 Historic Overlay District.

Chairman Carsten read the introduction to DRB-2026-02 and asked staff for their report. Mrs. Zlotnicki presented the staff report as submitted. Mr. Padgett recused himself because he has a professional interest in the request.

Mrs. Zlotnicki explained that, as requested, staff approved a smaller version of the SOHO sign on the rear of the building, but that the applicant provided four different options for the Urban Flats sign on the front of the building, and staff wasn't comfortable making that decision.

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

Mr. Dennis Faulk with ASL Signs spoke on behalf of the request. He said they'd worked hard on the designs to be appropriate for downtown. There was discussion about the virtues of each option, but the consensus was that option four, the 9.75 square foot blade sign placed directly above the second floor awning, was most appropriate.

Mr. Powers moved that option 4 of the Urban Flats signs be approved as submitted. Mr. Tedder seconded, and the motion passed unanimously (5-0) with Mr. Padgett recused.

DRB-2026-05 Request for a Certificate of Appropriateness to install window signs at 604 South Irby Street, identified as Florence County Tax Map Number 90088-08-010, in the D-1 Redevelopment Overlay District and ISCOD Irby Street Corridor Overlay District.

Chairman Carsten read the introduction to DRB-2026-05 and asked staff for their report. Mrs. Zlotnicki presented the staff report as submitted. She explained that there are currently no restrictions on window signage, and that staff took a proposal to Planning Commission on February 10 to require zoning permits for window signs, and to restrict their area to 25% of the window.

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

Mr. Marshall Anderson, son of the owners of Anderson Plumbing, spoke on behalf of the request. He said that he would speak to his parents about reducing the amount of signage on the windows.

There being no one else to speak regarding the request, Chairman Carsten closed the public hearing and called for discussion and a motion. Mr. Powers moved that the applicants work with staff to combine the tinting and graphics to blend with the building and cover 25% of the window area.

Dr. Keith seconded, and the motion passed unanimously (6-0).

ADJOURNMENT: There being no other business, Chairman Carsten adjourned the meeting at 2:32 p.m. The next meeting is scheduled for March 11, 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
MARCH 11, 2026**

CASE NUMBER: DRB-2026-06

LOCATION: 726 South Irby Street

TAX MAP NUMBER: 90089-02-024

OWNER OF RECORD: The Keith Corporation

APPLICANT: Lukas Braun

PROJECT DESCRIPTION: Installation of Internally Illuminated Wall and Monument Signs; Painting of Building

OVERLAY DISTRICT: Redevelopment and Irby Street Corridor Overlay Districts (D-1 and ISCOD)

Background Information

The building at 726 South Irby Street was constructed in 2014 as a Walgreens pharmacy. When the Walgreens closed, it was purchased by MUSC and is now being renovated into an imaging center. The property is zoned Commercial General within the Redevelopment and Irby Street Corridor Overlay Districts. In the Redevelopment district, internally illuminated signs are permitted with Design Review Board approval. Monument signs are preferred. Internally illuminated signs are also permitted within the Irby Street Corridor Overlay District with Board approval. Wall signs may cover no more than 10% of the wall to which they are attached in this district.

Project Description

The new owner is seeking to install two internally illuminated wall signs and replace the Walgreens monument sign with another internally illuminated monument sign in order to identify the new use of the building for MUSC. They are also proposing to paint the building itself white with blue awnings.

The two wall signs are to be placed on the south and west walls of the building. They are 22 feet long by 6 ½ feet high, with a total square footage of 142.3 each. They are well within the 10% allowed area of the facades.

The monument sign is about 8 feet wide and 5 ½ feet high on the existing brick base, painted white, for a total height of 7 feet. The square footage of the sign is about 46 square feet.

Staff Analysis

According to the *Downtown Design Standards*, “internally illuminated letters, neon, roof, and moveable signs must be reviewed by the DRB”, necessitating review by the Board for these particular signs, in addition to the materials being used. These signs are replacing similarly illuminated signs that identified the building when it was a Walgreens. They meet the area and location requirements of both the *Downtown Design Standards* and the *Unified Development Ordinance*. If this was not within the overlay districts, these signs would be permitted outright as submitted.

As far the paint colors, this is not an historic structure, and as a commercial building, the blue and white color combination is appropriate.

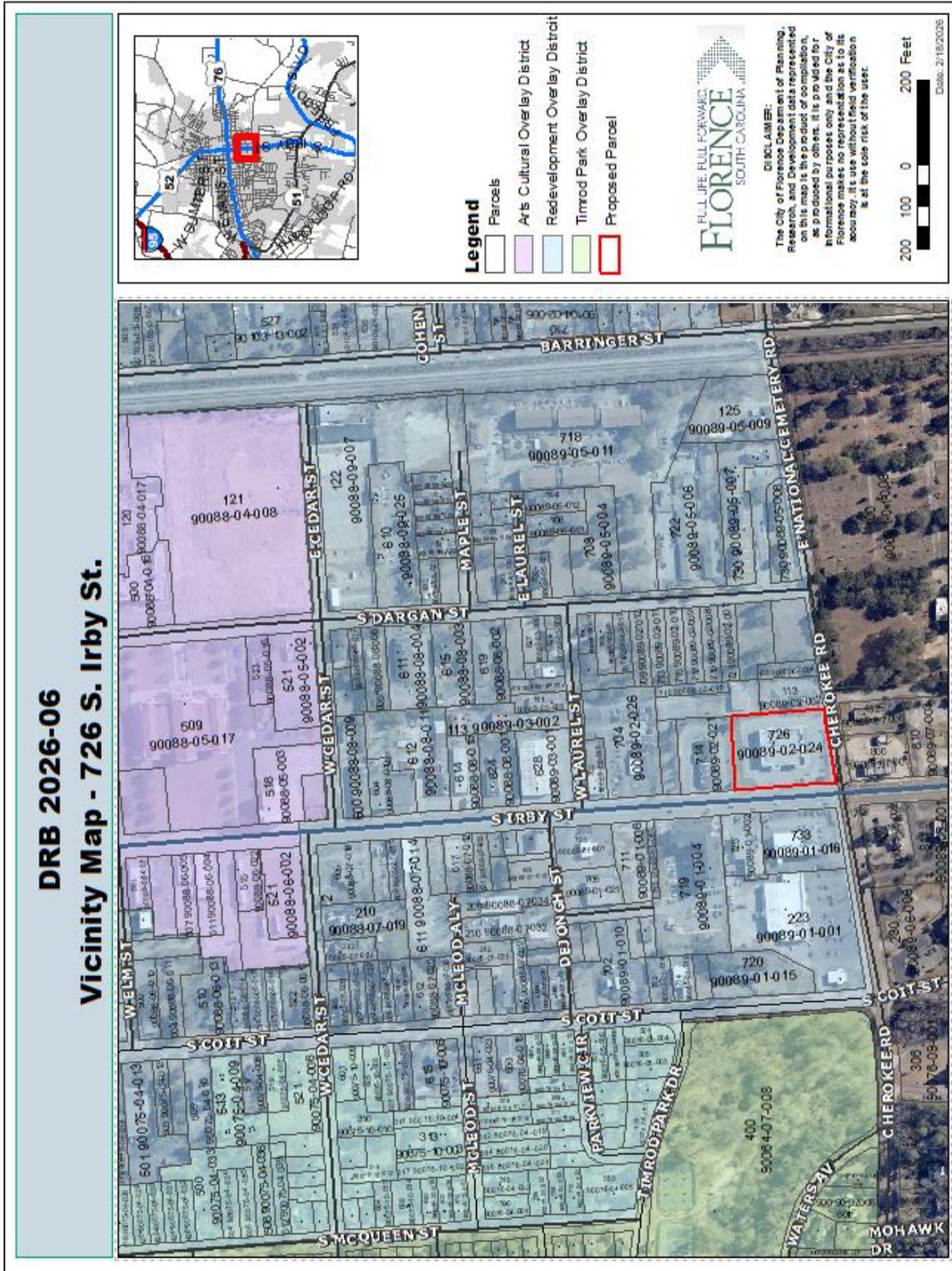
Board Action

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 to issue or deny the Certificate of Appropriateness.

Attachments

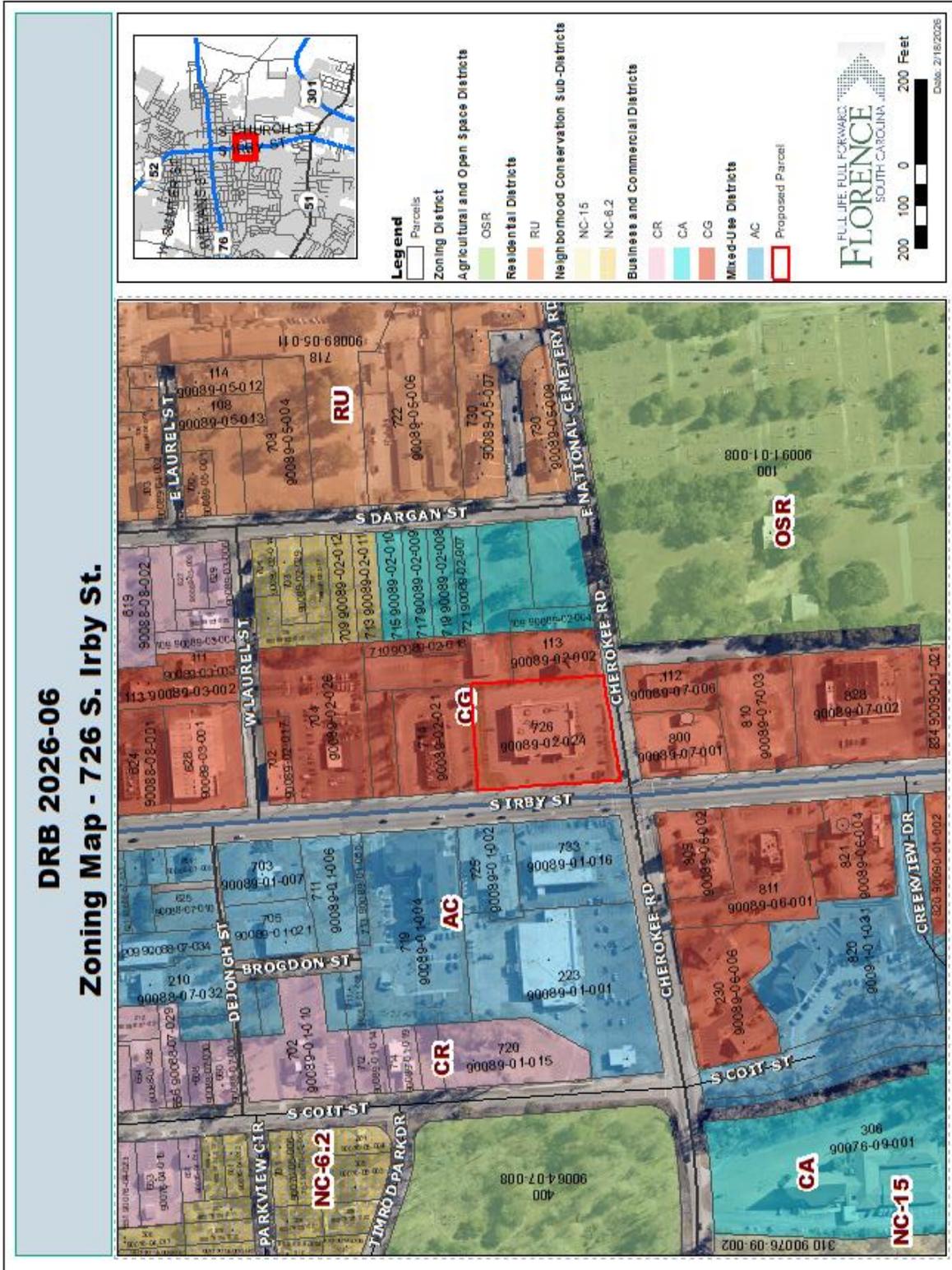
- A. Vicinity Map
- B. Location Map
- C. Zoning Map
- D. Building Renderings
- E. Sign Renderings
- F. Site Photos

Attachment A: Vicinity Map





Attachment C: Zoning Map



Attachment D: Building Renderings



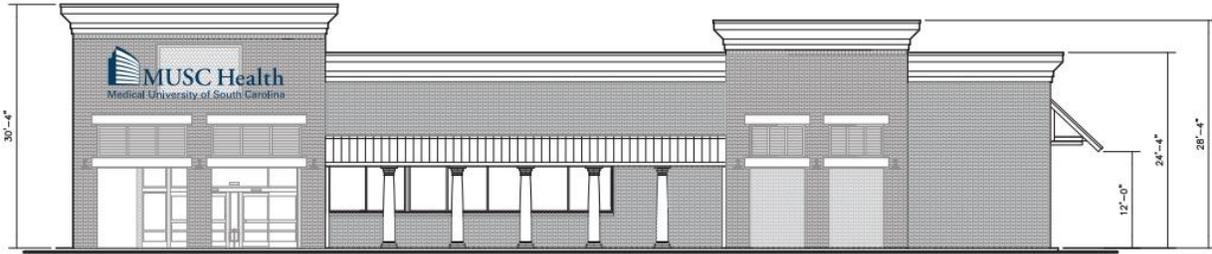
Proposed Wall Signs



Proposed Monument Sign



West Elevation (facing South Irby Street)

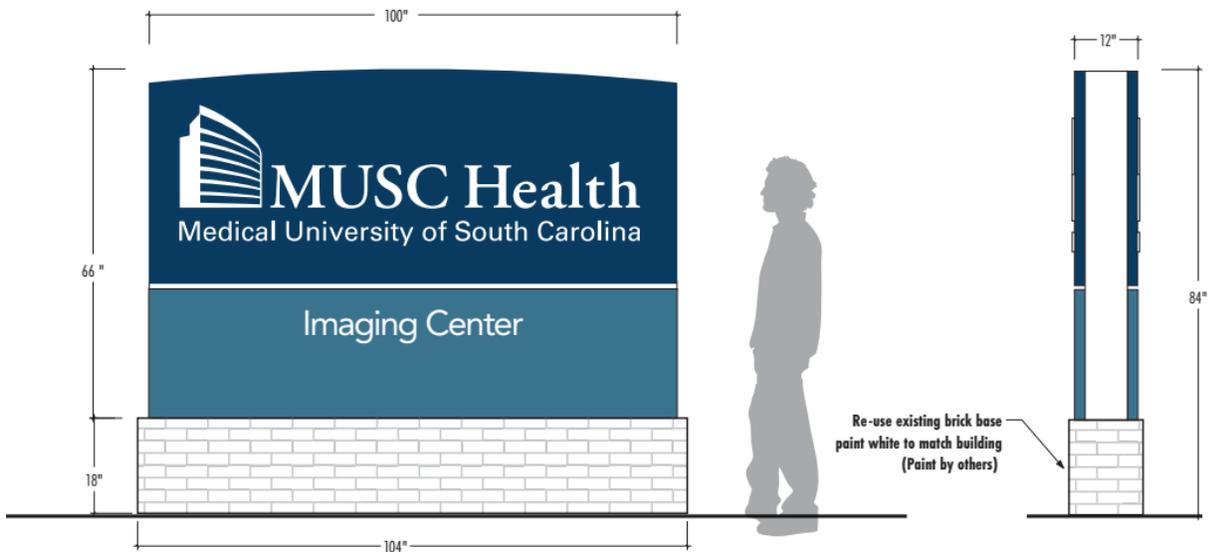


South Elevation (facing Cherokee Road)

Attachment E: Sign Renderings



Wall Signs (2)



Monument Sign

Attachment F: Site Photos



West elevation (facing South Irby Street).



South elevation (facing Cherokee Road).

**DEPARTMENT OF PLANNING, RESEARCH & DEVELOPMENT
STAFF REPORT TO THE
CITY OF FLORENCE DESIGN REVIEW BOARD
MARCH 11, 2026**

CASE NUMBER: DRB-2026-07
LOCATION: 308 A & B McLeod Street
TAX MAP NUMBER: 90076-04-017
OWNER OF RECORD: Louis Klucharich
APPLICANT: Louis Klucharich
PROJECT DESCRIPTION: Installation of vinyl siding & porch division
OVERLAY DISTRICT: Timrod Park Overlay District (D-4)

Background Information

The house located at 308 McLeod Street is a one story, 1,345 square foot two family duplex constructed in 1900 on an 8,770 square foot parcel. The property is zoned Neighborhood Conservation-6.2 (NC-6.2), which permits single family and duplex uses. It is within the Timrod Park Overlay District. The applicant purchased the house in November, 2025 and is renovating it.

Project Description

The applicant is seeking a Certificate of Appropriateness (COA) to install white vinyl siding, cover the exposed rafter tails with vinyl soffit, repaint the porch floor black, install black porch railings, and install a dividing wall on the porch to provide privacy to each entrance to the two units of the duplex. The siding is partially installed; the new owner was unaware of the requirements for the Timrod Park Overlay District.

Staff Analysis

The *Downtown Design Standards* do not give specific cladding standards for renovation of existing houses. For reference, replacement of wood windows with vinyl windows may be approved by the Board. The Standards do require Board approval for vinyl siding on new construction to ensure the new material is compatible with the building and neighborhood. A number of houses on this block do appear to have vinyl siding.

The Standards do recommend the retention of features like rafter tails.

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. ***The house was built as a two family structure and that use is being continued.***

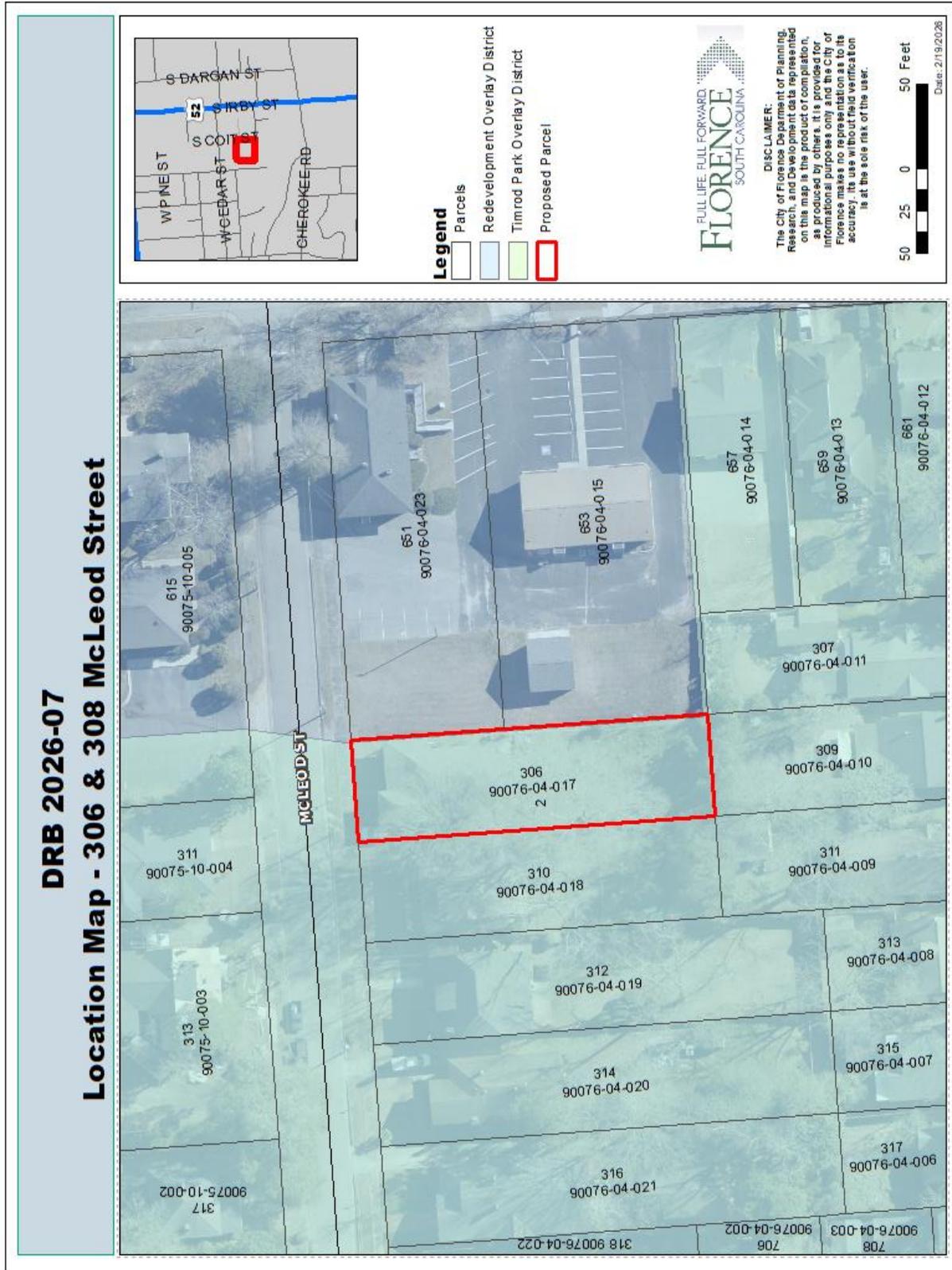
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided. ***It is unknown what the original cladding was nor if it has been altered in the past 126 years. The current siding is wood lap, which is characteristic of the era in which the house was constructed. Exposed rafter tails are also defining features of 1900 bungalows.***
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. ***A wall is being added to divide the porch into two distinct portions. The style of columns, the wooden floor, and appropriate railings are being retained on the porch itself.***
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved. ***The lattice currently on the porch is not historically accurate or valuable.***
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved. ***The original square columns on the porch are being restored. The original exposed rafter tails on the porch are being covered with vinyl soffit.***
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. ***The request is to replace the siding with vinyl that mimics lap siding.***
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. ***Not applicable.***
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. ***Not applicable.***
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 dividing wall on the porch could be removed in the future, as could the vinyl soffit.***

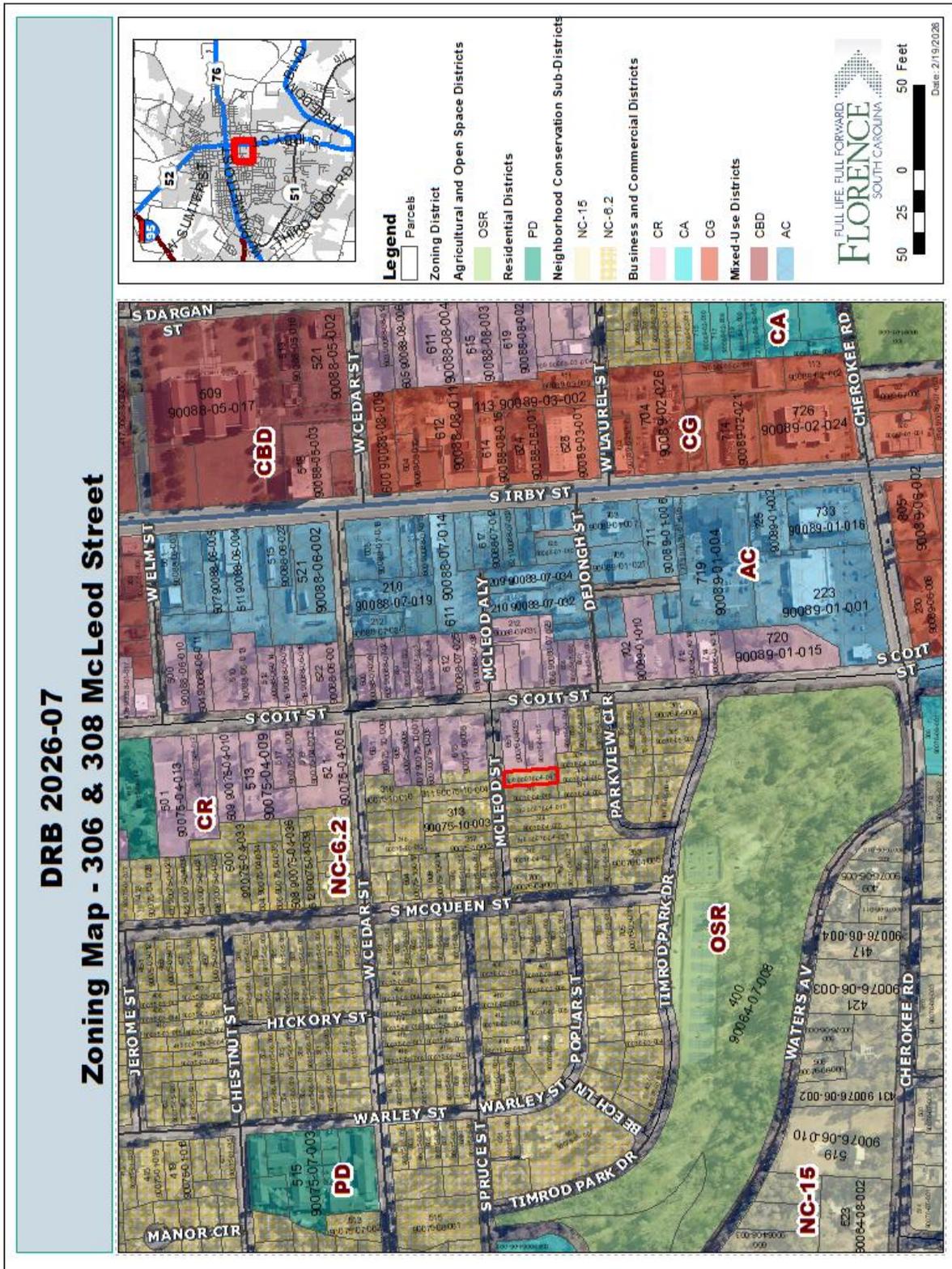
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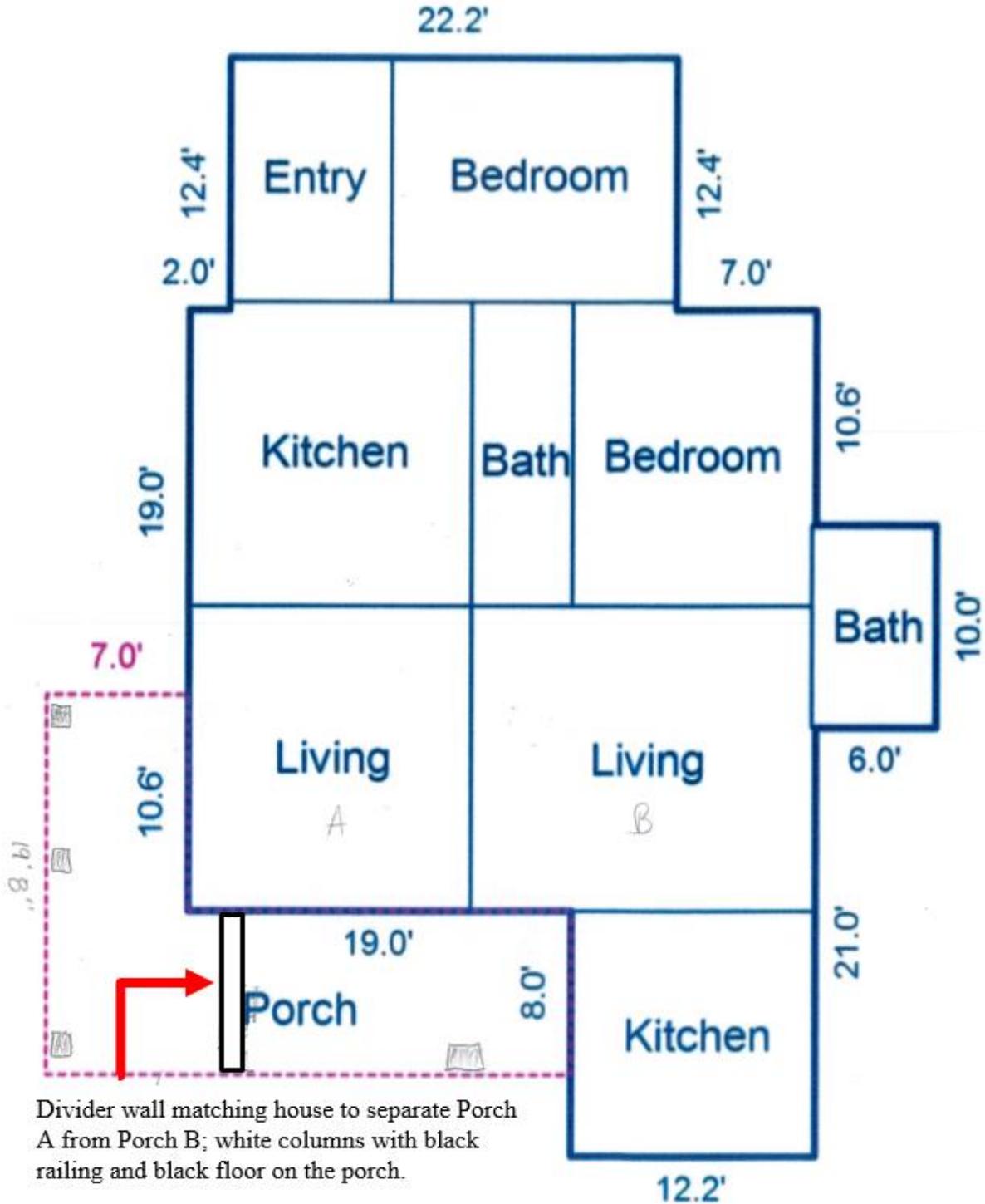
Attachments

- A. Vicinity Map
- B. Location Map
- C. Zoning Map
- D. Floor Plan
- E. Porch Inspiration
- F. Original Conditions
- G. Current Photos





Attachment D: Floor Plan



Divider wall matching house to separate Porch A from Porch B; white columns with black railing and black floor on the porch.

Attachment E: Porch Inspiration



Attachment F: Original Conditions





Original side of house.

Attachment G: Current Photos





Current front of house.



New dividing wall on porch.



Rear of house



Porch floor paint color.