



CITY OF FLORENCE DESIGN REVIEW BOARD
CITY CENTER – COUNCIL CHAMBERS
324 WEST EVANS STREET, FLORENCE, SC
WEDNESDAY, JULY 9, 2025 – 2:00 P.M.
AGENDA

I. Call to Order

II. Approval of Minutes Rescheduled meeting held on June 18, 2025

III. Public Hearing and Matter in Position for Action

DRB-2025-07 Request for a Certificate of Appropriateness to install windows in the building at 218 North Dargan Street, identified as Florence County Tax Map Number 90170-04-015, in the H-1 Historic Overlay District.

IV. Adjournment Next meeting is scheduled for August 13, 2025.

CITY OF FLORENCE, SOUTH CAROLINA
DESIGN REVIEW BOARD
JUNE 18, 2025 MINUTES

MEMBERS PRESENT: Jamie Carsten, Scott Collins, Kyle Gunter, Dr. John Keith, David Lowe, Ranny Starnes, and David Tedder

MEMBERS ABSENT: Brice Elvington, Joey McMillan, and Mike Padgett

STAFF PRESENT: Clint Moore and Derek Johnston

CALL TO ORDER: Chairman Carsten called the June 18, 2025 meeting to order at 2:00 p.m.

APPROVAL OF MINUTES: Chairman Carsten introduced the May 14, 2025 minutes and asked if there were any corrections or comments. There being none, he moved to approve the minutes as submitted; Mr. Tedder seconded the motion, and it passed unanimously (6-0).

PUBLIC HEARING AND MATTER IN POSITION FOR ACTION:

DRB-2025-05 Request for a Certificate of Appropriateness to remove trees from 319 South Irby Street, identified as Florence County Tax Map Number 90087-08-005, in the D-3 Arts & Culture Overlay District.

Chairman Carsten read the introduction to DRB-2025-05 and asked staff for their report. Mr. Johnston presented the staff report as submitted. He stated that the applicant did receive approval from the Parks Commission as required since they are in the public right of way to remove the three trees.

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

Mr. Evan Clements with Healy Horticulture spoke on behalf of Florence District One. He explained that the main reason for removal is that their overall size and growth blocks out the view of the building. They do plan to reinstall more diverse street trees. They are offering to renovate and replace 300 feet of sidewalk.

Mr. Tedder asked what they'd replace them with; he said they haven't decided yet but it would be something that didn't grow as large or wide so it wouldn't get sheared by passing trucks. Mr. Lowe asked if they did interfere with the current traffic pattern and Mr. Clements confirmed that they did.

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

Mr. Tedder commented that previously the Board didn't approve the removal of trees even when they're destructive, and he's in favor of it.

There being no other comments or questions, Mr. Tedder moved that the request be approved as submitted, and the motion passed unanimously (6-0).

Dr. Keith arrived

DRB-2025-06 Request for a Certificate of Appropriateness to install an LED monument sign at 163 South Coit Street, identified as Florence County Tax Map Number 90074-05-009, in the D-2 Downtown Overlay District.

Chairman Carsten read the introduction to DRB-2025-06 and asked staff for their report. Mr. Johnston presented the staff report as submitted.

Mr. Collins clarified that the Harrington Vision sign is also in the D-2 district. He confirmed that these types of sign would be denied under the new Design Standards, but this one is similar to the Harrington sign.

Dr. Keith asked if the church was willing to use a brick base; Mr. Johnston said it was not part of the proposal at the moment.

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. Tedder clarified that the application was received prior to the adoption of the new standards, and it would be denied outright under the new standards. Mr. Johnston confirmed that was correct.

Chairman Carsten asked the representative of the church sitting in the audience, William Richardson, if they would be putting bricks around the foundation of the sign; he said they hadn't considered doing so.

There being no other comments or questions, Mr. Collins moved that the request be approved as submitted, with the amendment that the church be encouraged to put a brick foundation on the sign base. Dr. Keith seconded, and the motion passed unanimously (7-0).

ADJOURNMENT: There being no other business, Chairman Carsten adjourned the meeting at 2:14 p.m. The next meeting is scheduled for July 9, 2025 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

DATE:	July 9, 2025
CASE NUMBER:	DRB-2025-07
LOCATION:	218 North Dargan Street
TAX MAP NUMBER:	90170-04-015
OWNER OF RECORD:	William Thompson Jr.
APPLICANT:	William Thompson Jr.
PROJECT DESCRIPTION:	Installation of three windows on side of building
OVERLAY DISTRICT:	Historic Overlay District (H-1)

Background Information

The building located at 218 North Dargan Street is a two story, 2,736 square foot building constructed in 1920 on the 0.07 acre parcel. It is the northernmost unit of three connected buildings. The property is zoned Destination/Select Use District (DS), which is a commercial and mixed use district within the H-1 Historic Overlay District. It is the home of Thompson and Son Barber College.

Project Description

The applicant is seeking a Certificate of Appropriateness (COA) to install four windows on the north side of the building in order to provide natural light into the classrooms located at the back of the building (Attachment D). The windows are designed to repeat the simple style of those on the nearby Ideal Funeral Parlor, Community Grocery Store, and HopeHealth's Streater Building (Attachment E). The owner is also interested in restoring the white paint on the portion of the wall which does not contain the mural, as shown in the renderings in Attachment D.

Staff Analysis

The four windows will be in the same style as nearby buildings: simple dark aluminum frames with simple undivided glass panes. The purpose is to provide natural light into the barber school classrooms located at the rear of the building, far away from the only windows at the front door. The windows are proposed for the back portion of the 117 foot long building, which contains a colorful tribute mural at the front of the wall closest to North Dargan Street. The windows will not be immediately apparent from the public right of way.

While painting unpainted masonry is strongly discouraged, this wall was historically painted white, and the owner wishes to replace the chipped white paint with a fresh coat to compliment the colorful mural that was added in 2022.

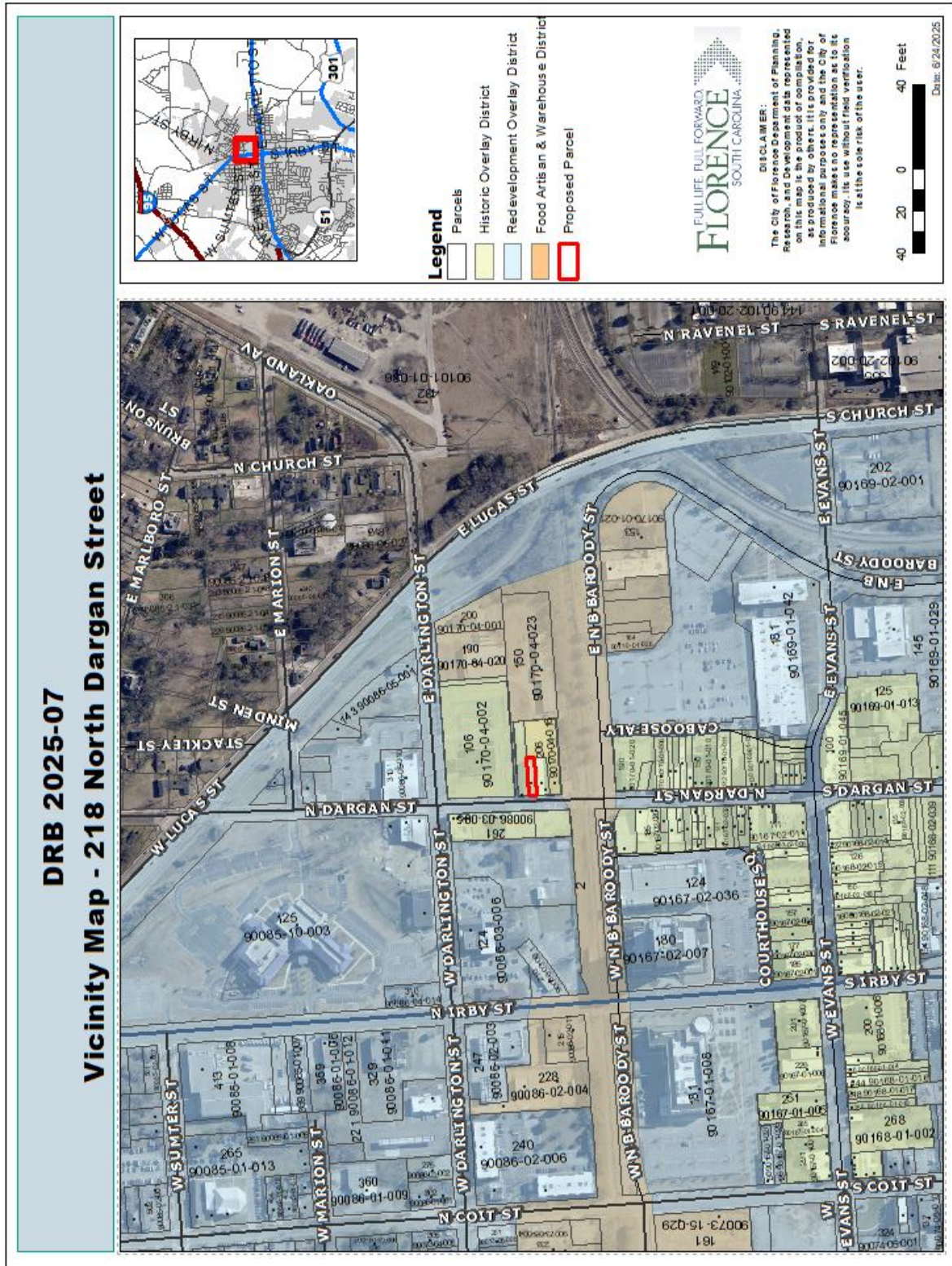
Board Action

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.

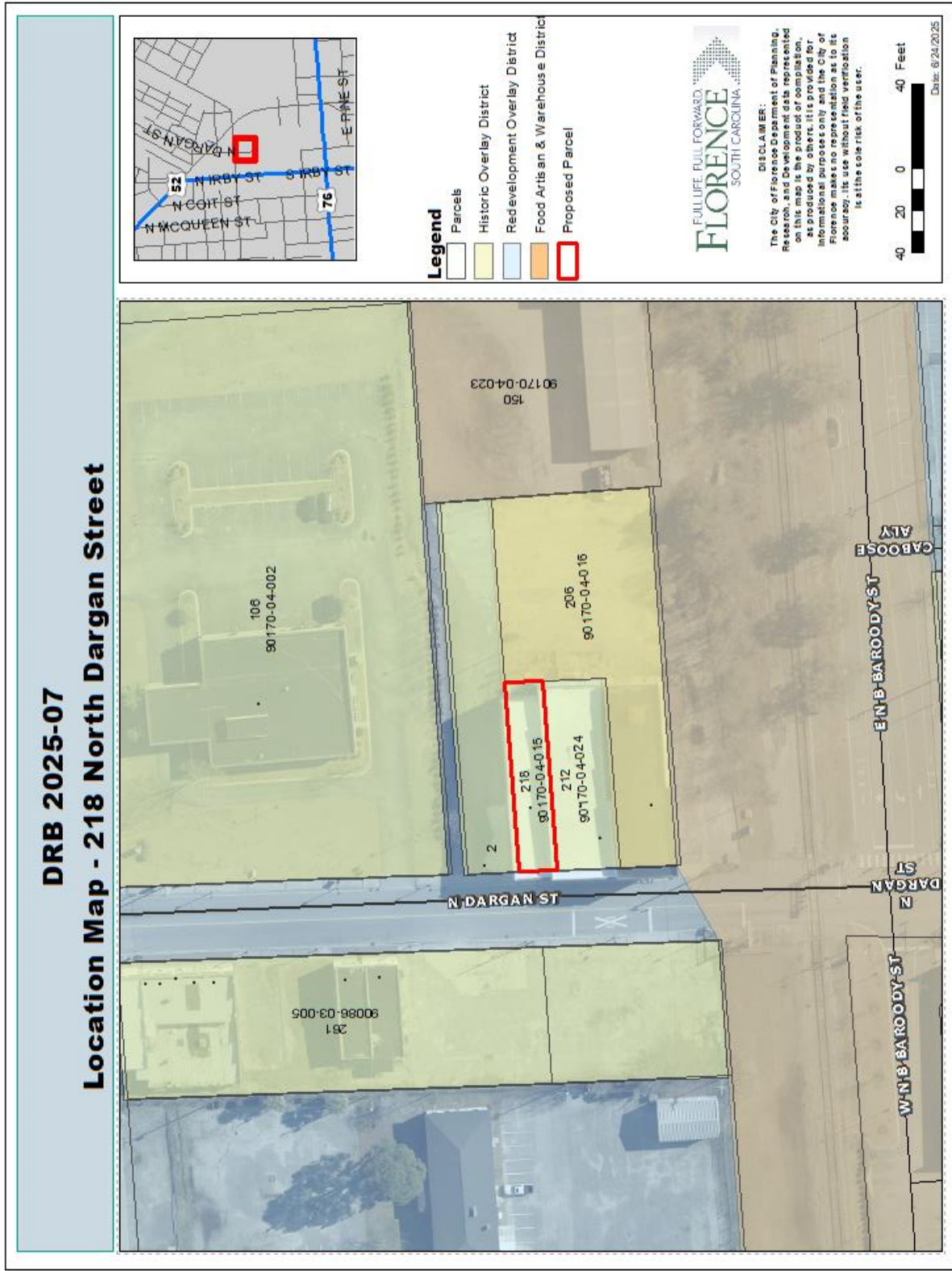
Attachments

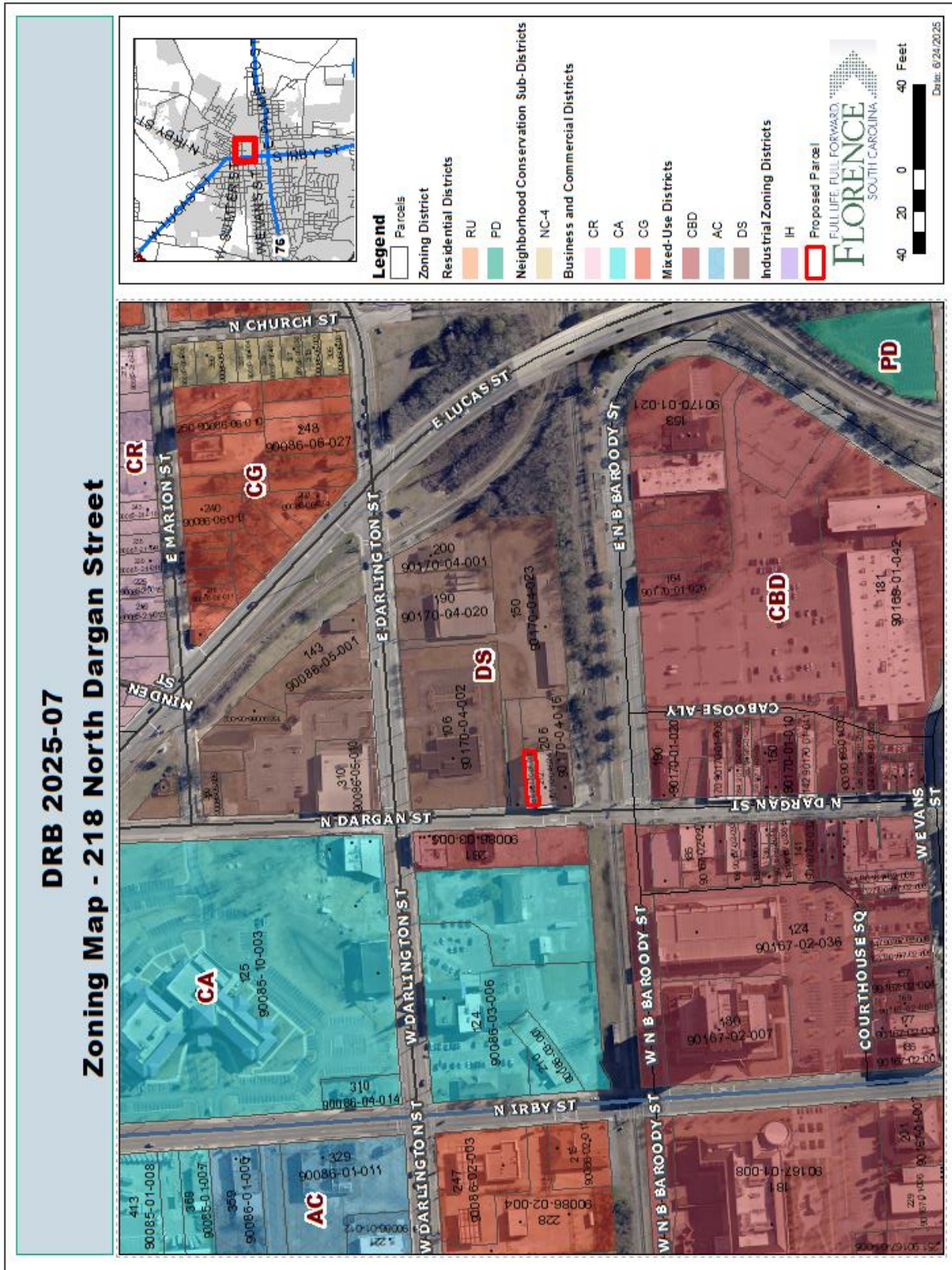
- A. Vicinity Map
- B. Location Map
- C. Zoning Map
- D. Window Renderings
- E. Site Photos

Attachment A: Vicinity Map

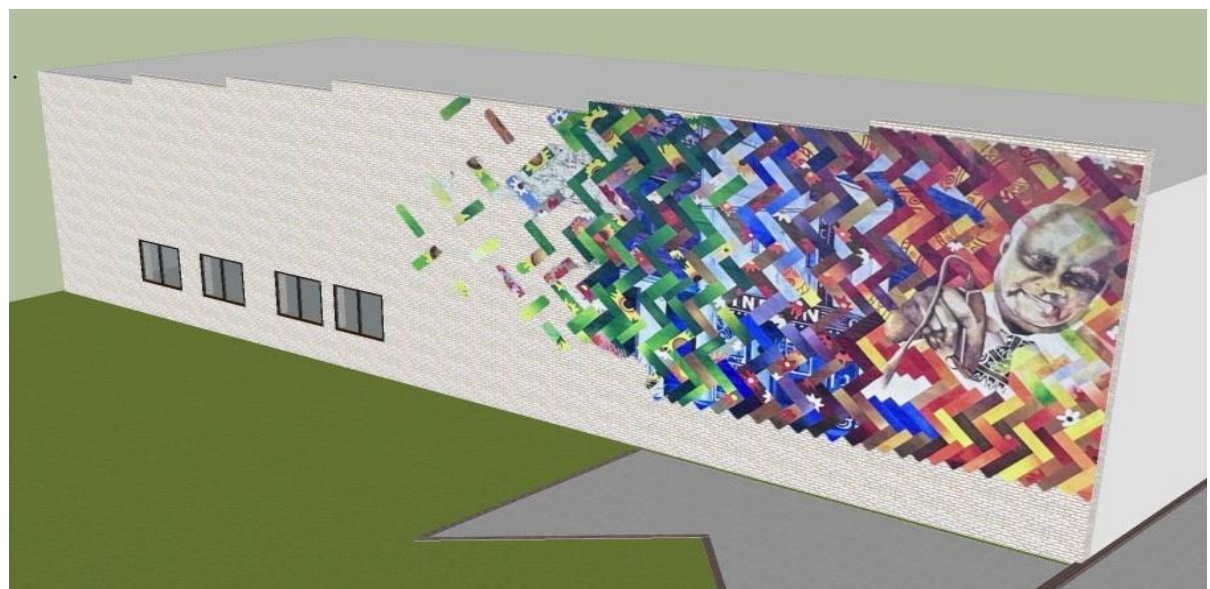
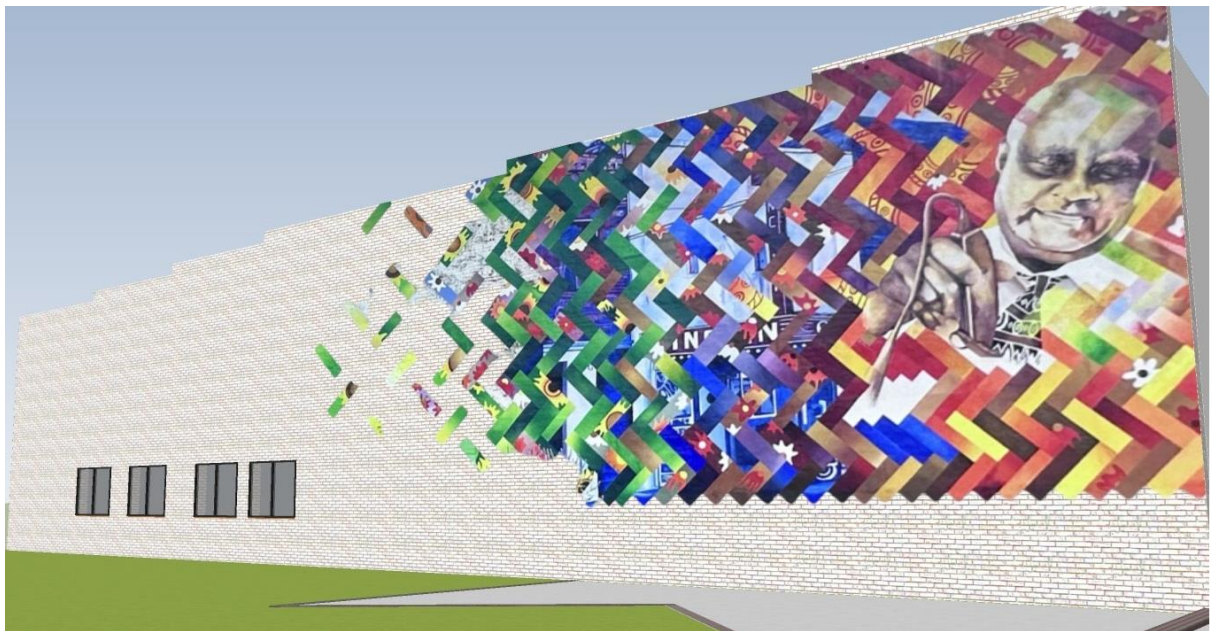


Attachment B: Location Map





Attachment D: Window Renderings



Attachment E: Site Photos

January, 2008, showing that the wall has traditionally been painted white.



Current views of the wall from North Dargan Street.





The location of the proposed windows.



Windows on the Ideal Funeral Parlor next door at 106 East Darlington Street.



Windows on the Streater Building at 301 North Dargan Street.



Windows on the Community Grocery Store at 310 North Dargan Street.

