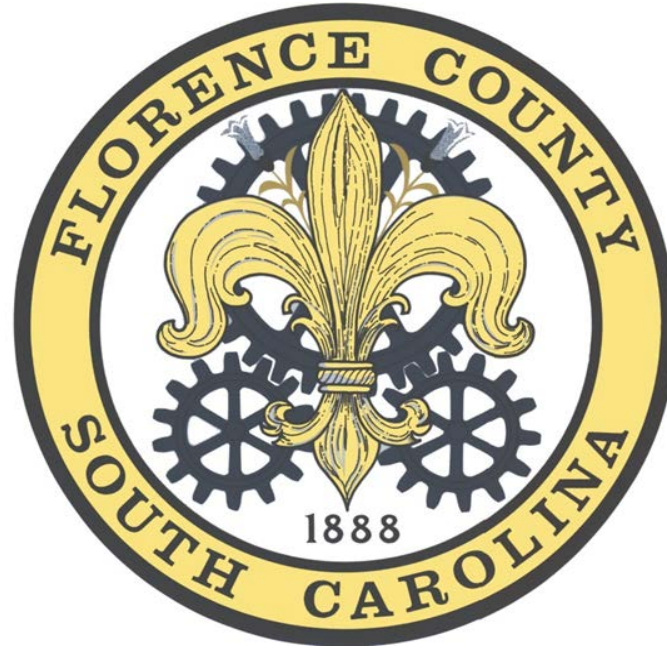


Florence County



Board of Zoning Appeals

Tuesday, January 20th, 2026 | 6:00 PM

Agenda
Florence County Board of Zoning Appeals
Regular Meeting
Tuesday, January 20, 2026
6:00 p.m.
County Complex
Room 803

The Florence County Planning Department staff posted the agenda for the meeting on the information boards at the main entrance and lobby of the County Complex and on the information board at the entrance of the Planning and Building Inspection Department building.

I. Call to Order

II. Review and Motion of Minutes

- Meeting of December 16, 2025

III. Public Hearings:

BZA#2026-01

A variance requested by Tommy E. Hall, from requirements of the Florence County Code of Ordinances, Chapter 30 – ZONING ORDINANCE, ARTICLE II. – ZONING DISTRICT REGULATIONS, DIVISION 1.- GENERALLY, Sec. 30-30. – Table III: Zoning setbacks for property located at 1004 Tunbridge Place, Florence, SC 29501, as shown on Florence County Tax Map No. 00751, Block 01, Parcel 281.

BZA#2026-01 – Staff Report

SUBJECT: A variance requested by Tommy E. Hall, from requirements of the Florence County Code of Ordinances, Chapter 30 – ZONING ORDINANCE, ARTICLE II. – ZONING DISTRICT REGULATIONS, DIVISION 1.- GENERALLY, Sec. 30-30. – Table III: Zoning setbacks. for property located at 1004 Tunbridge Place, Florence, SC 29501, as shown on Florence County Tax Map No. 00751, Block 01, Parcel 281.

LOCATION: 1004 Tunbridge Place, Florence, SC 29501

TAX MAP NUMBER: 00751-01-281

COUNCIL DISTRICT(S): 9; County Council

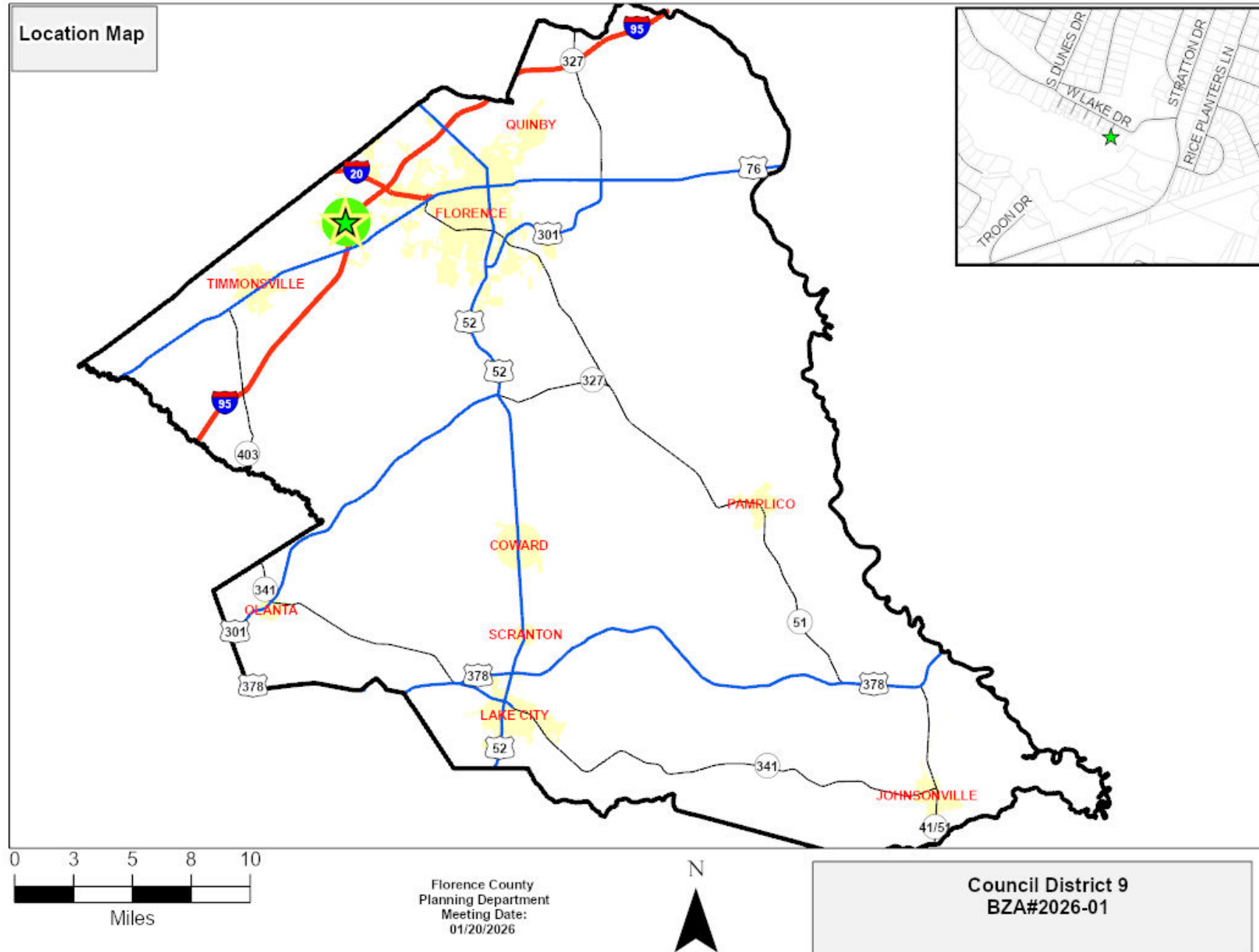
OWNER OF RECORD: The Lunn Family Limited Partnership

APPLICANT: Tommy E. Hall

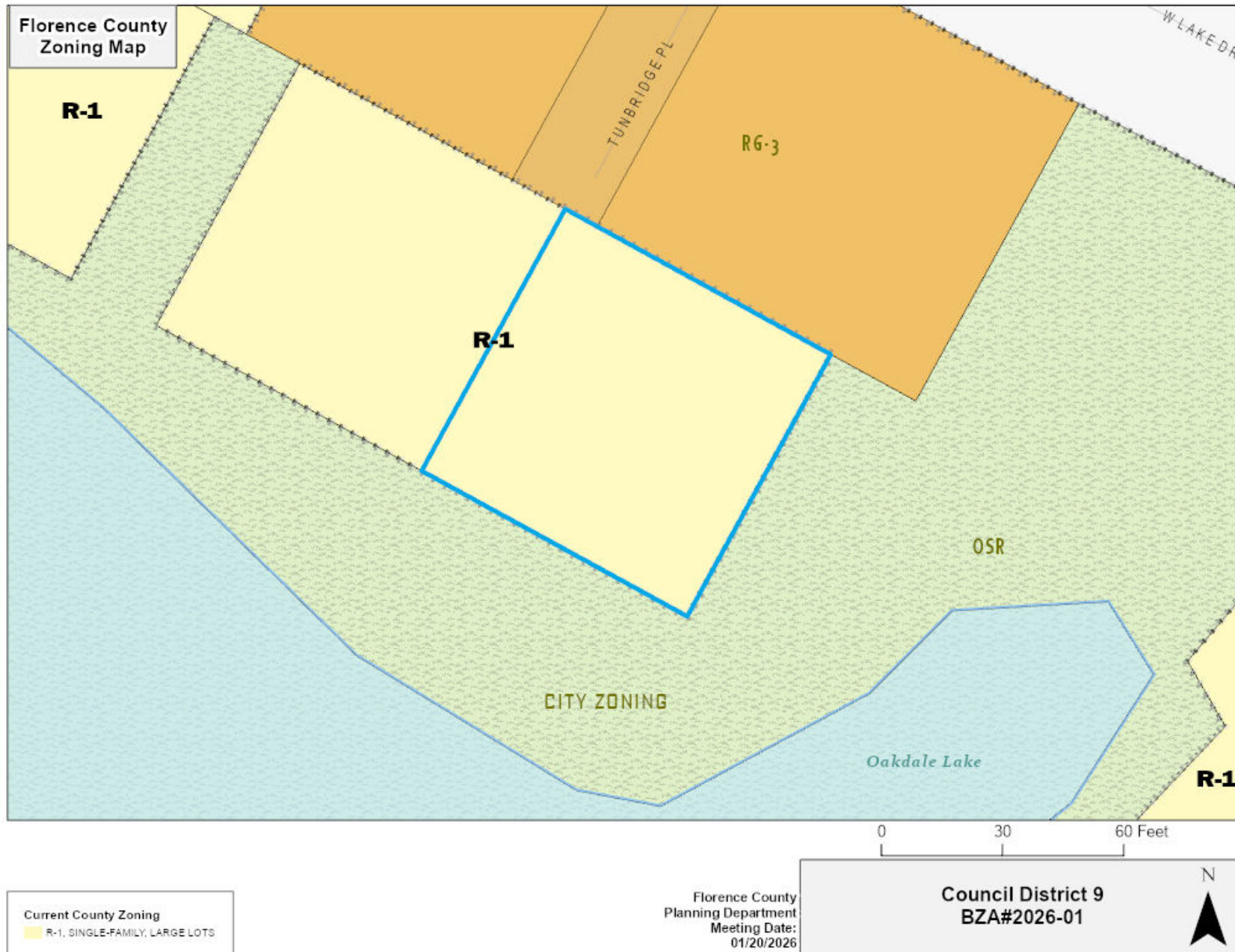
LAND AREA: Approximately .13 acres

VARIANCE REQUESTED: The variance requested would allow the property owner to exceed the minimum front and rear yard setback requirements in an R-1 zoning district as established by the Florence County Code of Ordinances.

BZA#2026-01 – Location Map



BZA#2026-01 – Zoning Map



BZA#2026-01 – Aerial Map



2024 Aerial

0 20 40
Feet

Florence County
Planning Department
Meeting Date:
01/20/2026



Council District 9
BZA#2026-01

FILED

Aug 9 1 04 PM '94

BERNICE B. PARKER
CSCA & ASSOCIATES
FLORENCE COUNTY, SC

THIS PROPERTY DESIGNATED AS
 MAP 0075-1 BLOCK 01 PARCELS 275, 276, 277, 279, 280, 281, 282, 283
 ON FLORENCE COUNTY TAX MAPS
 SPLIT FROM 0075-1-01-250
 FLORENCE COUNTY TAX MAP

NOTE:

1. AREA IN DEVELOPMENT = 1.30 ACRES (MORE OR LESS)
2. NUMBER OF LOTS = 8
3. WATER AND SEWER ARE AVAILABLE TO THIS SITE.
4. THE 100 YEAR FLOOD BOUNDARY DETERMINED BY FIELD SURVEY AND REFERENCED TO FEMA COMMUNITY-PANEL No. 450076 00156, EFFECTIVE DATE: SEPTEMBER 2, 1982
5. AN IRON STAKE HAS BEEN PLACED AT EACH LOT CORNER.

CERTIFICATION OF APPROVAL:

THE FLORENCE COUNTY PLANNING COMMISSION HEREBY APPROVES
 THIS FINAL PLAT OF PHASES III AND IV, GREENS CAPE ON
 THIS THE 26th OF July 1994

Chairman: Deborah Spawell
 CHAIRMAN:

Secretary: John Stone
 SECRETARY:

STATE OF SOUTH CAROLINA

COUNTY OF FLORENCE

FINAL PLAT OF GREENS CAPE PHASES III AND IV

SITUATE AT OAKDALE IN FLORENCE COUNTY, S.C.

DEVELOPED BY
 OAKDALE WATER AND REALTY CO.

We hereby certify that this plat represents a true and accurate survey of the above described property and that there are no encroachments by this or the adjoining property; and that this property does lie partially in a designated flood hazard area as shown on FEMA Community Panel No. 45007600156 Eff. Date Sept. 2, 1982. We further certify that this survey was made in accordance with the requirements of the Minimum Standards of Land Surveying in S.C. and meets or exceeds the requirements for a Class "A" Survey.

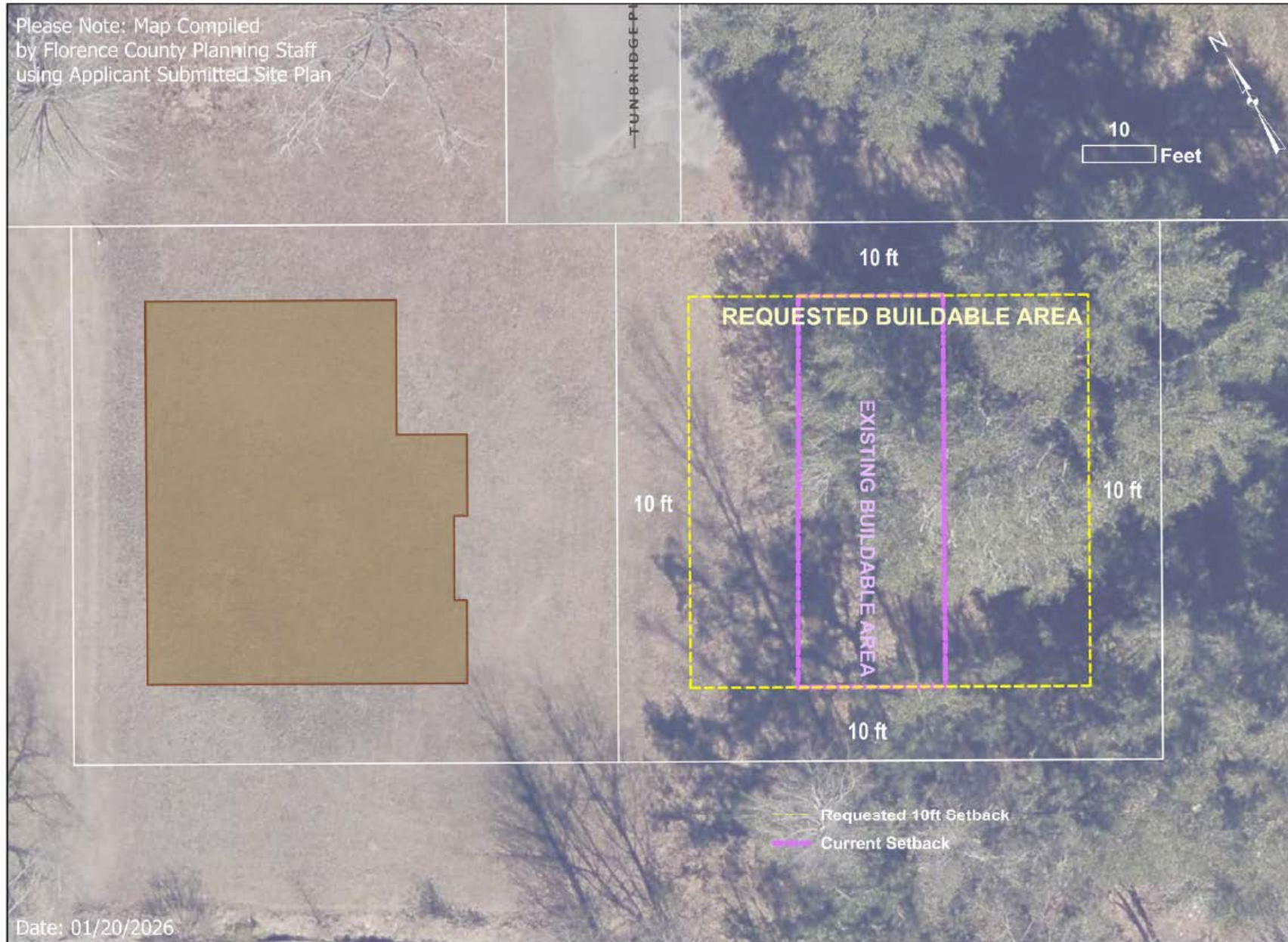
SURVEYED BY: MYRN ENGINEERS CO., INC.
 711 BROADWAY ST. P.O. BOX 2, FLORENCE, S.C. 29505
 DATE: JULY 1, 1994

GRAPHIC SCALE IN FEET
 SCALE: 1" = 30'

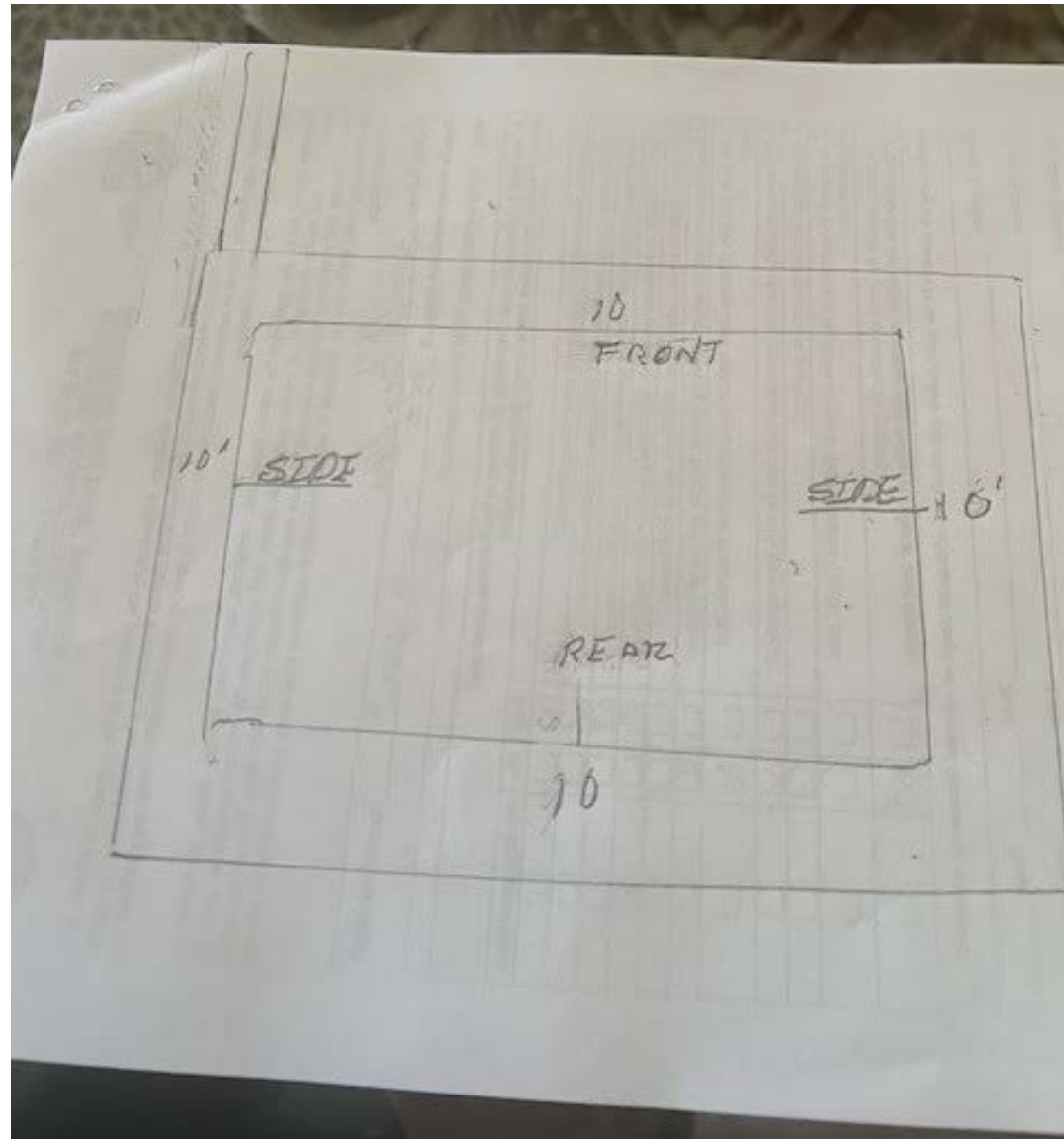
Ratio of
 Precision: 1:12,700

SITE LOCATION - 1 MILE

BZA#2026-01 – Compiled Site Plan *(based on applicant submitted site plan)*



BZA#2026-01 – Applicant Submitted Site Plan



BZA#2026-01 – Subject Property



BZA#2026-01 – Subject Property (from W Lake Dr)



Please Note: Lines shown here are for illustrative purposes only!

BZA#2026-01 – Public Notice *(posted on 01/05/2026)*



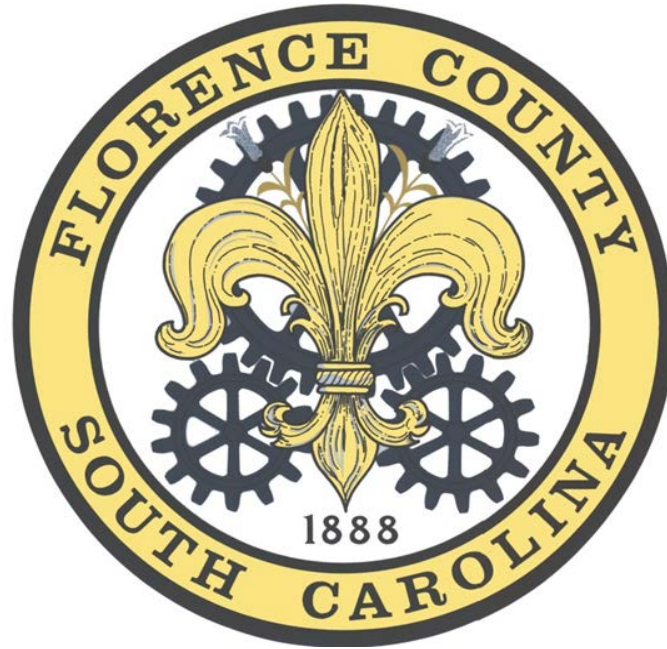
BZA#2026-01 – Adjacent Property (*looking across Tunbridge Pl*)



BZA#2026-01 – Adjacent Property (*from W Lake Dr*)



Comments/Questions



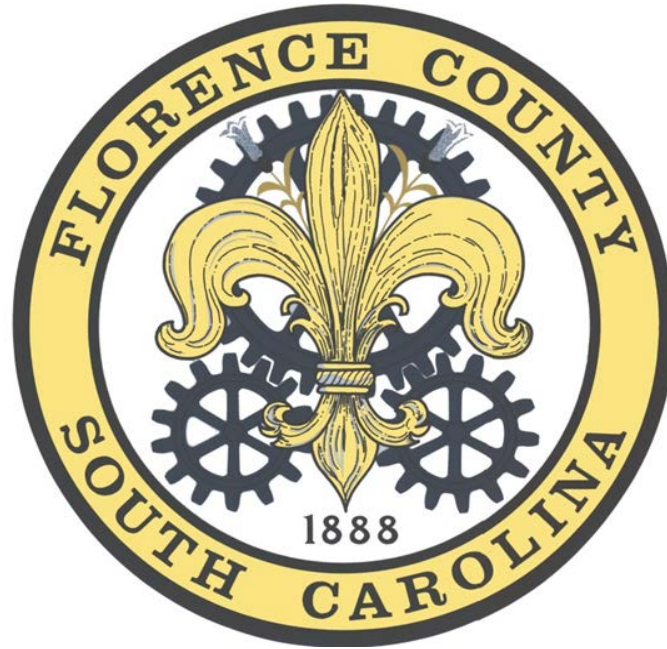
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IV. Other Business

V. Adjournment

Meeting Adjourned



Thanks for Attending