

# Florence County



## Board of Zoning Appeals

Tuesday, January 20<sup>th</sup>, 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:**

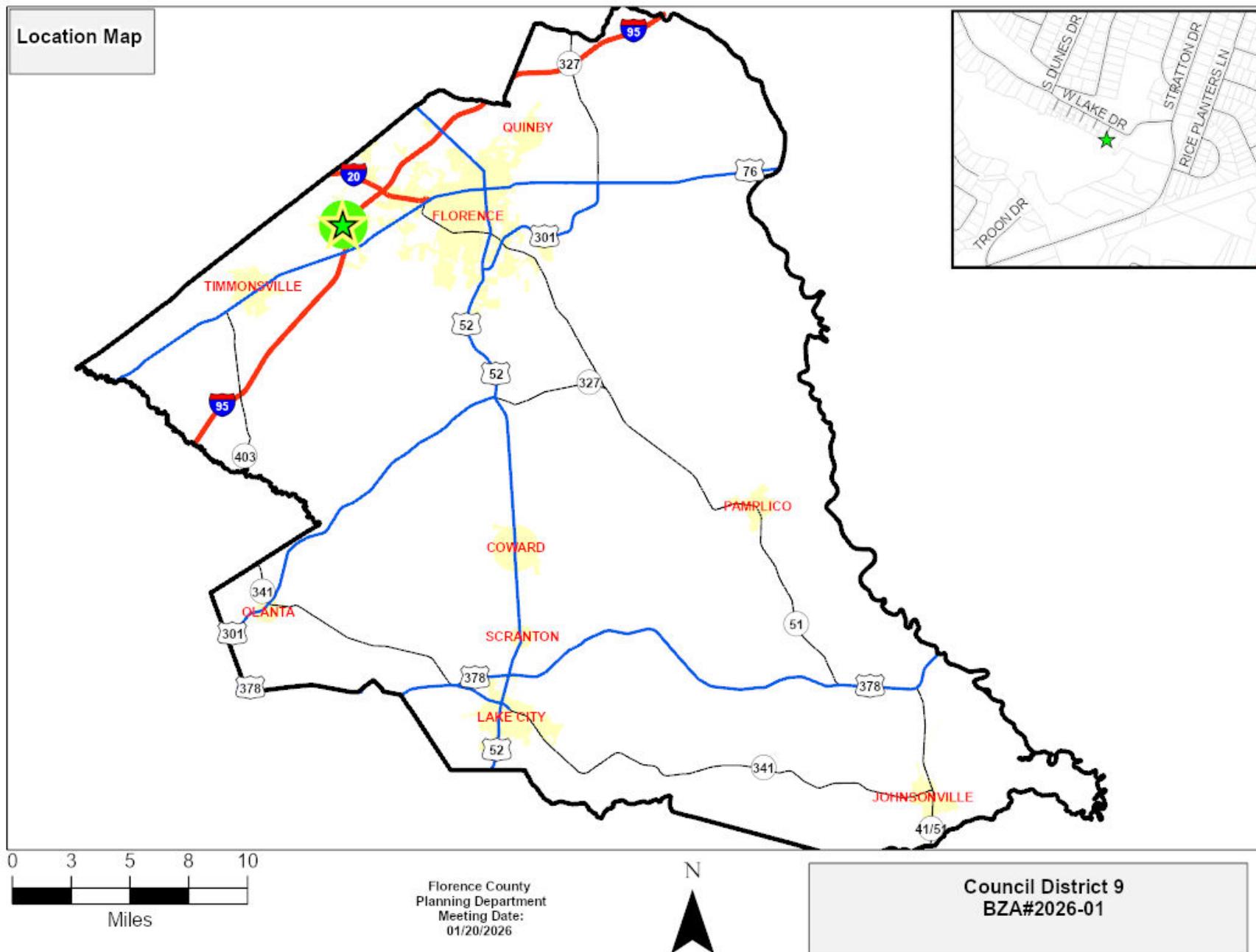
**BZA#2026-01**

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.

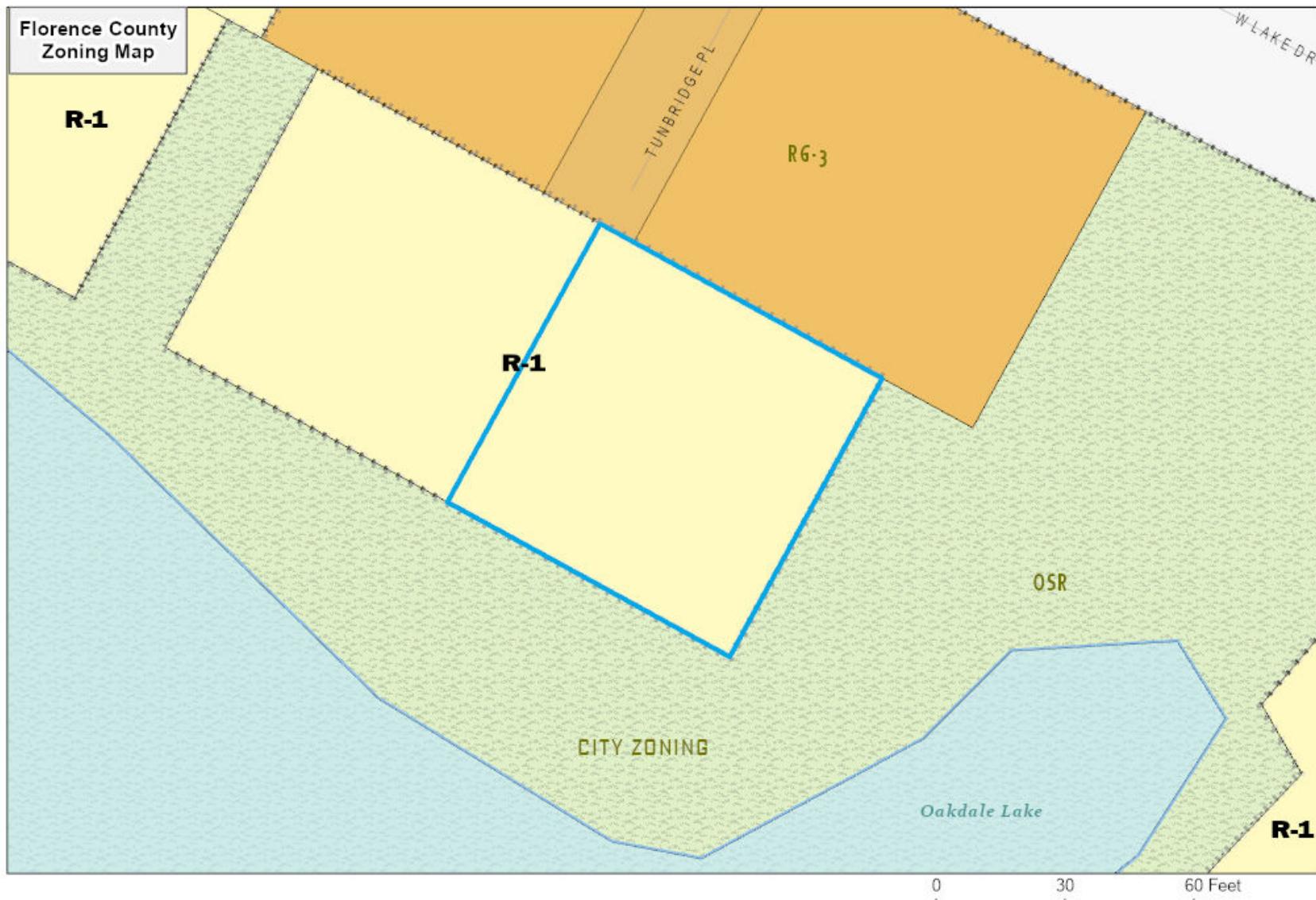
## **BZA#2026-01 – Staff Report**

<b>SUBJECT:</b>	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.
<b>LOCATION:</b>	1004 Tunbridge Place, Florence, SC 29501
<b>TAX MAP NUMBER:</b>	00751-01-281
<b>COUNCIL DISTRICT(S):</b>	9; County Council
<b>OWNER OF RECORD:</b>	The Lunn Family Limited Partnership
<b>APPLICANT:</b>	Tommy E. Hall
<b>LAND AREA:</b>	Approximately .13 acres
<b>VARIANCE REQUESTED:</b>	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



Current County Zoning  
R-1, SINGLE-FAMILY, LARGE LOTS

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

Council District 9  
BZA#2026-01



# BZA#2026-01 – Aerial Map



0 20 40  
Feet

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



Council District 9  
BZA#2026-01

# BZA#2026-01 – Applicant Submitted Plat

**FILED**  
Aug 9 1989  
BERNICE S. PARKER  
COOCA & CO., SC  
FLORENCE COUNTY, SC

LAKE DRIVE

THIS PROPERTY DESIGNATED AS  
MAP OC 75-1 BLOCK 01 PARCEL 275, 276, 277, 279, 280, 281, 282  
ON FLORENCE COUNTY TAX MAPS  
SPLIT FROM OC 75-1-01-150  
FLORENCE COUNTY TAX MAPS

**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 0015B, 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 1984

Chairman: Sherrill Howell  
Secretary: Leanne

**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.**

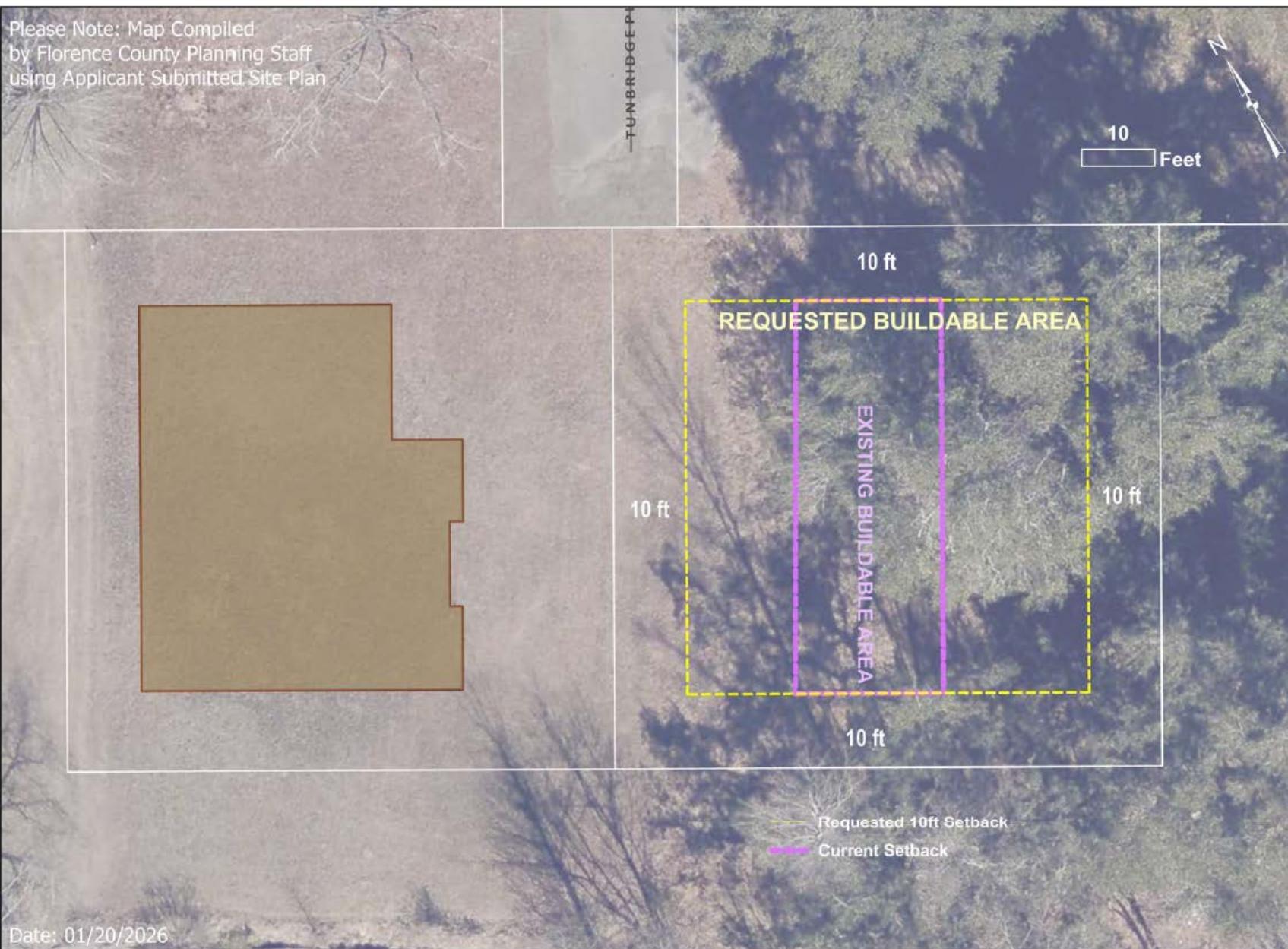
We hereby certify that this plat represents a true and accurate survey of the above described property and that there are no encroachments by this or the adjoining property, and that this property does not partially in a designated flood hazard area as shown on FEMA Community Panel No. 4500760015B ER. 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: MINTON ENGINEERING CO., INC.  
711 BROADWAY ST. P.O. BOX 3, FLORENCE, S.C. 29503

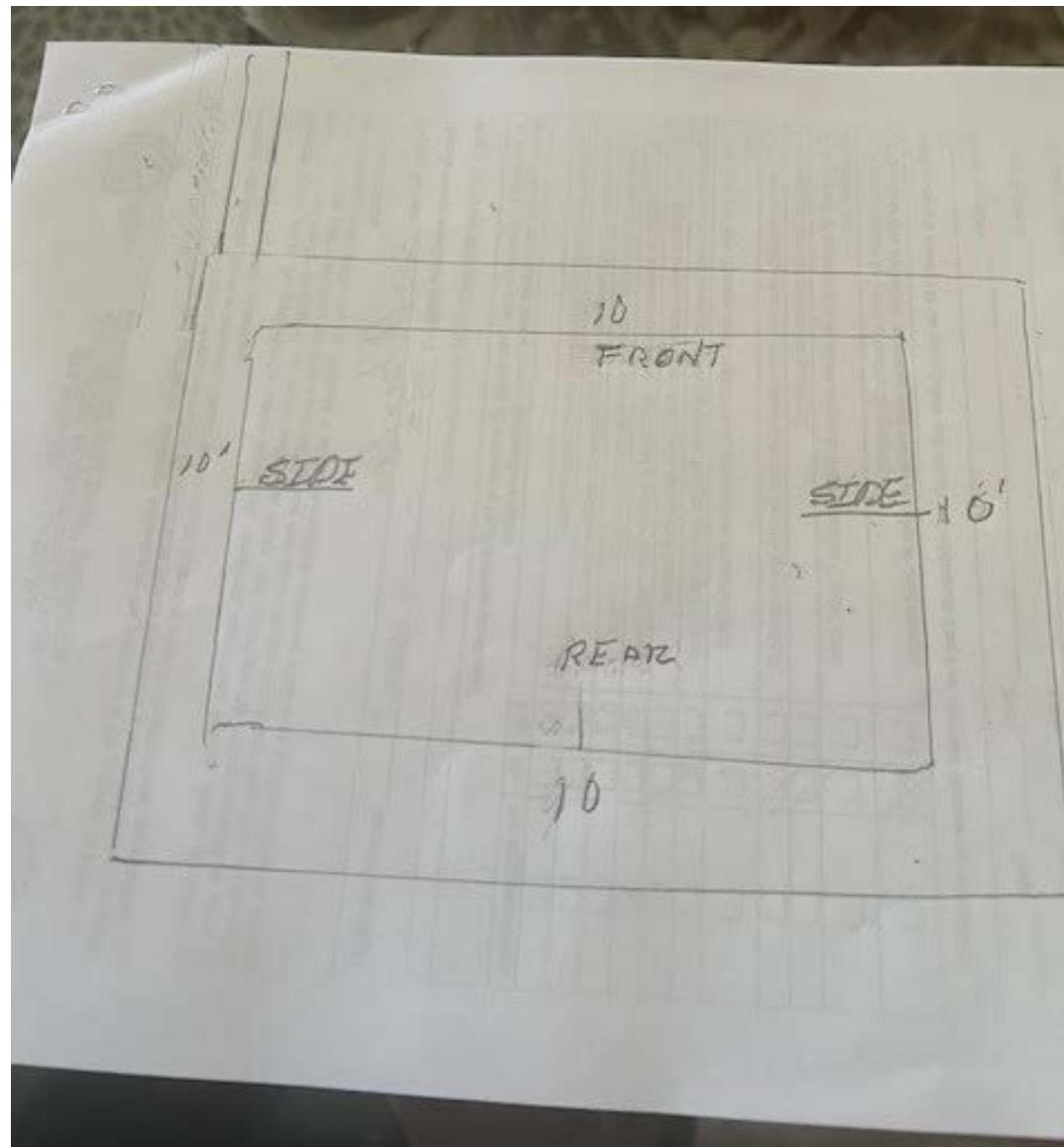
GRAPHIC SCALE IN FEET  
SCALE-1" = 50'  
DATE: JULY 1, 1984

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# 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)**



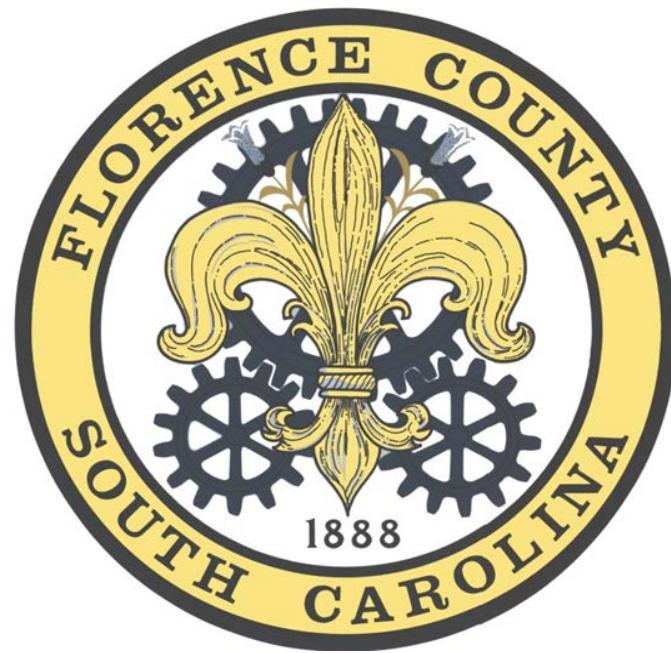
## **BZA#2026-01 – Adjacent Property (looking across Tunbridge Pl)**



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



# Comments/Questions



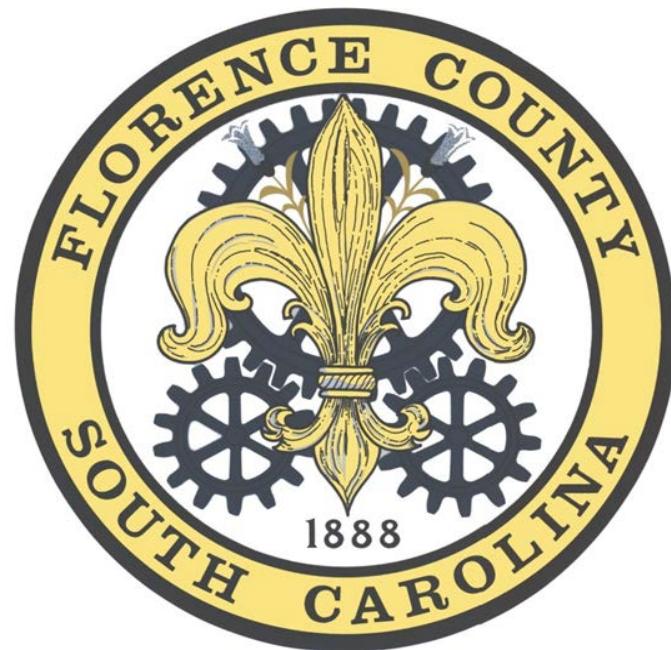
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**IV. Other Business**

**V. Adjournment**

# Meeting Adjourned



Thanks for Attending