

**Minutes**  
**Regular Meeting of the Florence County Board of Zoning Appeals**  
**Tuesday, January 20, 2026 at 6:00pm**  
**Florence County Complex, Room 803**  
**180 N. Irby St., Florence, South Carolina 29501**

**Florence County Planning Department staff posted the agenda for the meeting at the following locations:**

- The County's Website
- Information Board / Main Entrance of the County Complex (180 N Irby St, Florence)
- Information Board / Main Lobby of the County Planning & Building Dept (518 S Irby St, Florence)
- Elevator Landings / 1<sup>st</sup> Floor and 8<sup>th</sup> Floor of the County Complex
- The agenda was also mailed to the media.

**I. Call to Order**

Chairman Brian Casey called the meeting to order at 6:00 PM.

**Attendance:**

**Board Members Present:** Chairman, Brian Casey  
Vice-Chairman, Brenda Deas  
Jessica Wright  
Kenneth Muldrow  
Louie Hopkins

**Board Members Absent:** Wesley Martin  
Craig Floyd

**Staff Present:** Mr. Ethan Brown, Deputy Director  
Mr. J. Shawn Brashear, Planning Director  
Ms. Lisa Becoat, Administrative Assistance  
Ms. Holly Smith, Secretary  
Ms. Caroline Dunlap, Planner III  
Stephen White, IT Dept, A/V Support

**Staff Absent:** Mr. Malloy McEachin, County Attorney

**Public Attendance:** See sign-in sheet on file at the Florence County Planning Department.

**II. Review and Motion of the Minutes:**

- Minutes of the BZA Meeting of December 16<sup>th</sup>, 2025

**A Motion** to approve the minutes as presented was made by Vice-Chairman Brenda Deas/ Mr. Louie Hopkins **Seconded** the Motion. All were in favor.  
The minutes of the December 16<sup>th</sup>, 2025 BZA Meeting were unanimously approved **5 to 0**.

### **III. Public Hearing:**

**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.

Chairman Casey called Staff Member present, Mr. Ethan Brown, to present information to the Board pertaining to this variance request. Mr. Brown approached the podium and began his presentation by explaining to the Board that the applicant was one Mr. Tommy Hall, who had been authorized by the property owner of record, Harriet Hamer Lunn, to submit the application for the variance request. Mr. Brown continued with a description of the subject property as bearing Florence County Tax Map Number 00751-01-281, being located at 1004 Tunbridge Pl, and covering approximately .13 acres (or 5,663 sq ft) in area. He highlighted to the Board that the area of the property was much smaller than the 15,000 sq ft minimum lots size required by the Ordinance for property in the R-1 zoning district. This point led him to the next topic, explaining that the subject property was part of the Greens Cape subdivision, which he described as an older subdivision that contained much smaller lots than what would be required under the present Ch. 30 zoning regulations and noted that this particular lot was the last undeveloped lot within said subdivision. He stated that because of the smaller lots sizes of each applicable property in this subdivision; they have all had to come before the Board of Zoning Appeals at the time of their development to request a setback variance. He also mentioned that the adjacent lot, 1005 Tunbridge Pl, had also been granted a setback variance from the Board at the beginning of 2025.

Mr. Brown proceeded to present the staff report along with the location, zoning, and aerial maps, further describing the location and characteristics of the subject property. He explained that the property was adjacent to Oakdale Lake and all other surrounding properties, including Oakdale Lake were located within the City Limits of Florence explaining that the subject property was still located within the County as well as the adjacent lot he had just mentioned, 1005 Tunbridge Pl.

Mr. Brown then described the nature of the variance request submitted by the applicant, which was a reduction of the required minimum front and rear setbacks for a proposed Single Family Detached use of the subject property within the R-1 zoning district. He explained that the current required minimum setbacks for the R-1 district were 25 ft for the front yard and 30 ft for the rear yard. To further explain the nature of the request he presented a staff created map, based on the applicant's submitted sketch, showing the small buildable area that would exist if the current minimum setback requirements were applied.

Essentially, the map showed the buildable area as a narrow rectangle, 25ft wide, which would make development of a single-family detached use on the subject property extremely difficult, if not impossible.

Mr. Brown then presented photos taken by Planning Staff during a site visit to the subject property that occurred on January 5, 2026; Other photos Mr. Brown presented (also captured during the site visit) were of adjacent properties and the yellow sign notifying the public of the BZA Meeting/Variance Request that was posted and which is a requirement for public notification as stated in the Florence County Code of Ordinances §30-297. Also required by §30-297, he stated that the property owner, applicant, and adjacent property owners were notified of the variance request and the resulting scheduled BZA meeting/public hearing via letters mailed through USPS on January 5<sup>th</sup>. The BZA Meeting/public hearing and details of the variance request were also published in the Florence Morning News digital and printed January 3, 2026 editions per §30-297 requirements. Mr. Brown explained that no comments/inquiries were received from the public by Staff prior to the meeting in regard to this variance request.

To conclude the Staff Presentation, Mr. Brown explained that the applicant was unable to attend the meeting but had sent Staff an email for distribution to the Board Members in order to further explain his request and officially state his position as being in favor of the variance request. A copy of the email, along with the application submitted by Mr. Hall for the variance request was distributed to each of the BZA Members in attendance. This concluded the Staff presentation and Mr. Brown returned to his seat. A copy of the staff report and presentation are available at the Florence County Planning Department and published on the Florence County website at:  
<http://florenceco.org/planning/bza/archives.php/>.

After reviewing the received information from the applicant, Chairman Casey addressing the Board, inquired if there were any questions for Mr. Brown. There were no questions for Staff relating to the variance request.

There being no members of the public in attendance at this point during the meeting, the Chairman instructed the Board to move to discussion of the requested variance. Chairman Casey read aloud the four inquiries to be considered by the Board that would determine if strict application of §30-30. Table III of the Florence County Code of Ordinances would create an individual unnecessary hardship for the applicant. It was determined through their findings of the four inquiries that strict application of the ordinance would indeed create an individual unnecessary hardship and further discussion among the Board members revealed that no issues were envisioned if the requested variance was granted. At that time, the discussion ended and Chairman Casey asked the Board to make a motion.

Mr. Louie Hopkins made a motion to approve the requested variance, **BZA#2026-01**. Vice-Chairman Brenda Deas seconded the motion. All were in favor. The motion to approve **BZA#2026-01**, allowing a reduction to the minimum required front setback from 25 ft to 10ft and a reduction of the minimum required rear setback from 30 ft to 10 ft for proposed single-family detached uses on property located at 1004 Tunbridge Pl within the R-1 zoning district was approved **5 to 0**.

Chairman Casey proceeded, stating the previous action by the Board concluded the Public Hearing.

#### **IV. Other Business**

Chairman Casey then inquired if there was any other business or matters to be brought before the Board and it was determined that there was no other business or matters to be introduced/discussed.

#### **V. Adjournment**

Chairman Casey, citing that all matters on the agenda had been addressed and there being no other business or matters to discuss, requested the Board make a motion to adjourn the meeting. With that invitation, Mr. Louie Hopkins made a motion to adjourn the meeting. Vice-Chairman Brenda Deas seconded the motion. All were in favor. The motion to adjourn the January 20, 2026 BZA Meeting at 6:10 PM was approved **5 to 0**.

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**Holly Smith**, *BZA Secretary*

Approved by:

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**Ethan Brown**, *Deputy Director of Planning & Building*

*\*These minutes reflect only actions taken and do not represent a true verbatim transcript of the meeting.*