

**STAFF REPORT
TO THE
FLORENCE COUNTY BOARD OF ZONING APPEALS
TUESDAY, JANUARY 20, 2026
BZA#2026-01**

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|-----------------------------|--|
| 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. |

STAFF ANALYSIS:

Existing Land Use and Zoning:

The subject property is currently vacant and is zoned R-1, Single-Family, Large Lots.

Surrounding Land Use and Zoning:

North: RG-3 (City of Florence Zoning)/ Vacant
South: OSR (City of Florence Zoning)/ Lake Oakdale
West: R-1/ Residential
East: OSR (City of Florence Zoning) / Vacant

Background:**Sec. 30-30. – Table III: Zoning setbacks**

| ZONING DISTRICT | MIN LOT AREA (a) | | LOT WIDTH (ft) | FRONT YARD SETBACK (b) | SIDE YARD SETBACK | | REAR YARD SETBACK | MAX HEIGHT IN FEET (c) | MAX IMP. SURFACE RATIO | MAX FLOOR AREA RATION Non-Res. Uses (d) |
|-----------------|------------------|---------|----------------|------------------------|-------------------|---------|-------------------|------------------------|------------------------|---|
| | RES | NON-RES | | | RES | NON-RES | RES | NON-RES | | |
| R-1 | 15,000 | 30,000 | 100 | 25 | 10 | 50 | 30 | 60 | 38 | 40% |
| R-2 | 10,000 | 20,000 | 80 | 25 | 8 | 25 | 25 | 50 | 38 | 45% |
| R-3 | 6,000 | 12,000 | 50 | 25 | 5 | 25 | 25 | 50 | 38 | 45% |
| R-3A | 6,000 | 12,000 | 50 | 25 | 5 | 25 | 25 | 50 | 38 | 45% |
| R-4 | 6,000 | 12,000 | 50 | 25 | 5 | 25 | 20 | 40 | 38 | 45% |
| R-5 | 6,000 | 12,000 | 50 | 25 | 5 | 25 | 20 | 40 | 4 STORIES | 70% |
| R-5A | 6,000 | 12,000 | 50 | 25 | 5 | 25 | 20 | 40 | 4 STORIES | 70% |
| | RES | | | RES | | RES | | | | |
| B-1 | 5,000 | 5,000 | 50 | 35 | 5 | 5(f) | 20 | 20(f) | 38 | 70% |
| B-2 | 5,000 | 5,000 | 50 | 35 | 5 | 5(g) | 20 | 20(g) | 38 | 80% |
| B-3 | 5,000 | 5,000 | 50 | 35 | 5 | 5(h) | 20 | 20(h) | (e) | 90% |
| B-4 | NA | NONE | NONE | NONE | NA | NONE | NA | NONE | (e) | 100% |
| B-5 | NA | 10,000 | 100 | 35 | NA | 10(h) | NA | 25(i) | (e) | 90% |
| B-6 | NA | 10,000 | 100 | 35 | NA | 10(h) | NA | 25(i) | (e) | 90% |
| | RES | | | RES | | RES | | | | |
| RU-1 | 15,000 | 15,000 | 100 | 35 | 10 | 10 | 30 | 30 | 38 | 40% |
| RU-1A | 15,000 | 15,000 | 100 | 35 | 10 | 10 | 30 | 30 | 38 | 40% |
| RU-2 | 87,120 | 43,560 | 200 | 35 | 15 | 50 | 30 | 60 | 38 | 20% |

Applicant Tommy E. Hall, on behalf of the property owner, The Lunn Family Limited Partnership, has submitted a request for a variance from the dimensional standards of the Florence County Zoning Ordinance as required in Sec. 30-30. Table III (pictured above). The subject property, identified as **Parcel 281 in Block 01 of Tax Map 00751**, is a residentially zoned lot consisting of approximately **0.13 acres (5,663 square feet)** which is located at **1004 Tunbridge Pl.** The property is located within Phase IV of the Greens Cape Subdivision, as shown on the applicant submitted plat, which shows adjacent lots surrounding this property that are similar in size to the subject property.

If the requested variance is granted, it would allow the applicant to exceed the minimum required front and rear setbacks for the R-1 zoning district and allow the applicant to obtain a building permit for a proposed residential structure with a ten (10) foot front-yard setback and a ten (10) foot rear-yard setback. The reduced setbacks, if granted, would also allow for future residential development on this

lot to maintain the existing character of the neighboring and surrounding developed lots Phase IV of the Greens Cape subdivision.

Access and Circulation:

The property is currently accessed by way of Tunbridge Place, Florence, SC 29501.

Sec. 30-293. – Board of zoning appeals (c)

Powers of board of appeals; variances; special exceptions; remand; stay; hearing; decisions and orders.
The board of appeals has the following powers:

- (1) To hear and decide appeals where it is alleged there is error in an order, requirement, decision, or determination made by an administrative official in the enforcement of the zoning ordinance;
- (2) To hear and decide appeals for variance from the requirements of the zoning ordinance when strict application of the provisions of the ordinance would result in unnecessary hardship. A variance may be granted in an individual case of unnecessary hardship if the board makes and explains in writing the following findings:
 - a. There are extraordinary and exceptional conditions pertaining to the particular piece of property;
 - b. These conditions do not generally apply to other property in the vicinity;
 - c. Because of these conditions, the application of the ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property; and
 - d. The authorization of a variance will not be of substantial detriment to adjacent property or to the public good, and the character of the district will not be harmed by the granting of the variance.

VARIANCE REQUEST:

1. Applicant hereby appeals to the Board of Zoning Appeals for a variance from the strict application to the property described in the Notice of Appeal [Form 1] of the following provisions of the Zoning Ordinance:

- a. **Applicant's Response:**

Sec. 30-30 Table III: Zoning Setbacks

so that a zoning permit may be issued to allow use of the property in a manner shown on the attached plot plan, described as follows:

- b. **Applicant's Response:**

All Setbacks 10ft

for which a permit has been denied by a zoning official on the grounds that the proposal would be in violation of the cited section(s) of the Zoning Ordinance.

2. The application of the ordinance will result in unnecessary hardship, and the standards for a variance set by state law and the ordinance are met by the following facts.
 - a. There are extraordinary and exceptional conditions pertaining to the particular piece of property as follows:

Applicant's response:

Setbacks would only allow for 25' wide home.

- b. These conditions do not generally apply to other property in the vicinity as shown by:

Applicant's response:

See attached plat.

- c. Because of these conditions, the application of the ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property as follows:

Applicant's response:

Setbacks would only allow for 25' wide home.

- d. The authorization of the variance will not be of substantial detriment to adjacent property or to the public good, and the character of the district will not be harmed by the granting of the variance for the following reasons:

Applicant's response:

Variance being requested is more in compliance with rest of sub-division.

3. The following documents are submitted in support of this application:

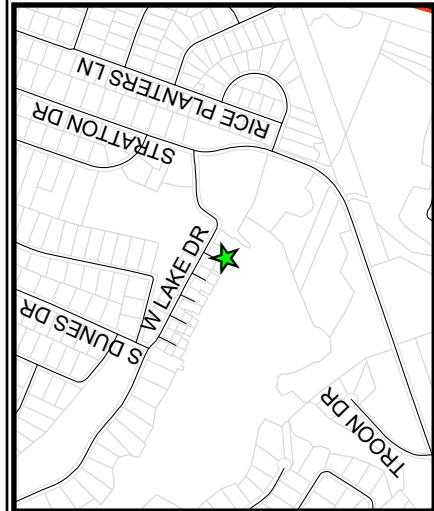
Applicant's response:

Sub-division plat.

ATTACHMENTS:

1. Location Map
2. Zoning Map
3. Aerial Map
4. Plat
5. Site Plan Compiled Map
6. Site Plan Reference Sketch

Location Map

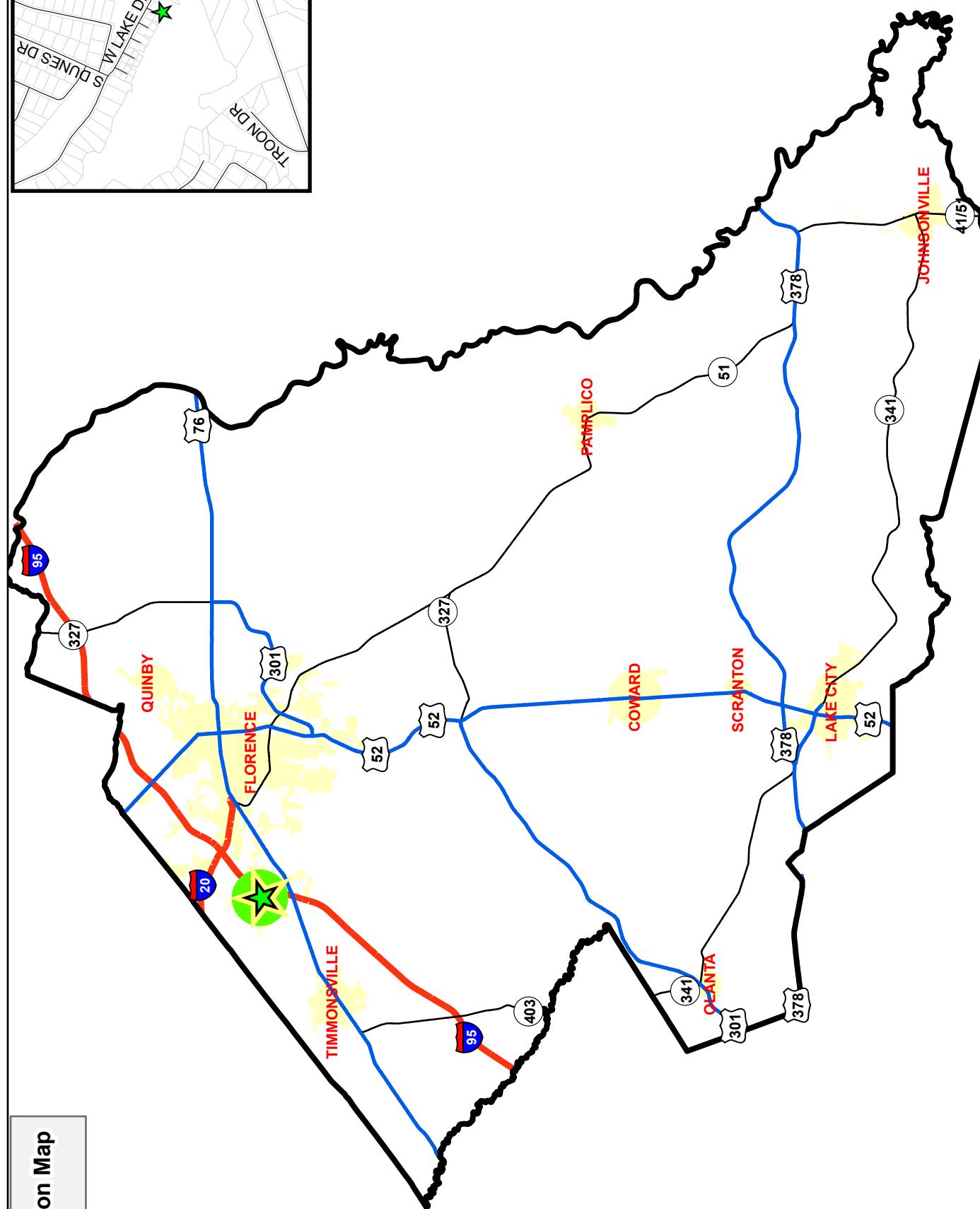


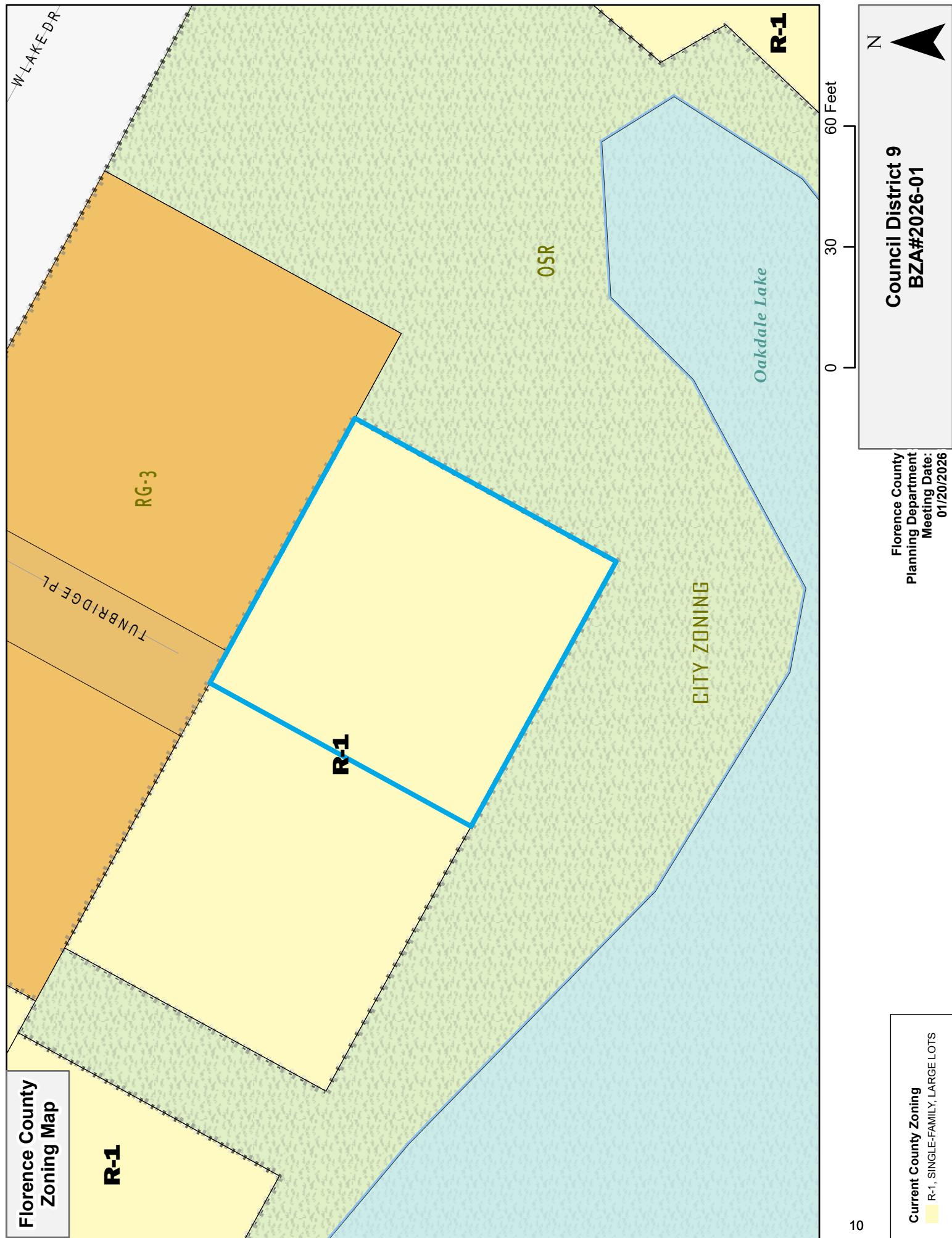
**Council District 9
BZA#2026-01**

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

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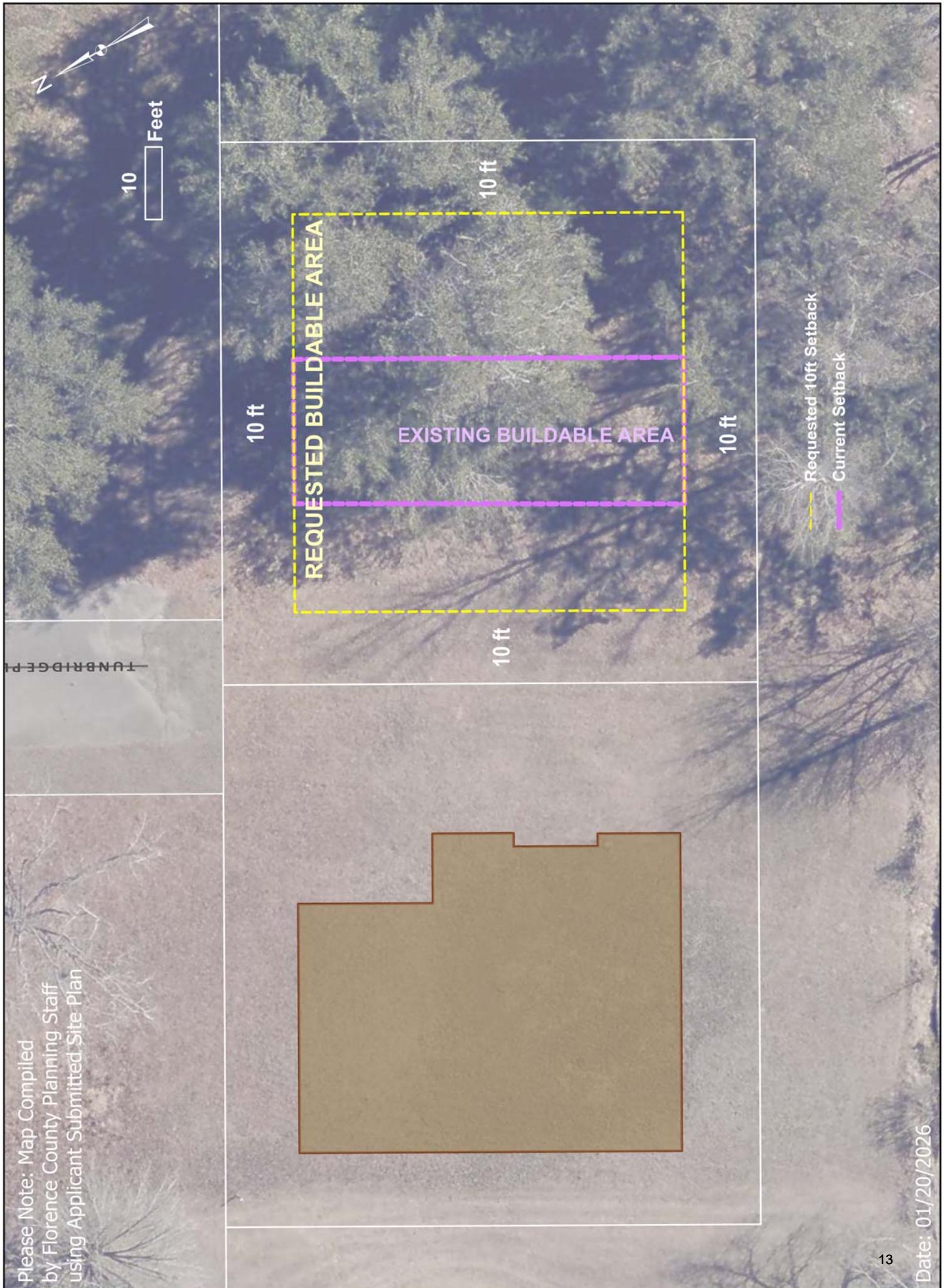
2024 Aerial

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

N 

Council District 9
BZA#2026-01

Please Note: Map Compiled
by Florence County Planning Staff
using Applicant Submitted Site Plan



Applicant Submitted Site Plan used for reference in development of Staff Compiled Site Plan Map

