

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

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 <i>Non-Res. Uses (d)</i>
	RES	NON-RES			RES	NON-RES	RES	NON-RES			
R-1	15,000	30,000	100	25	10	50	30	60	38	40%	0.25
R-2	10,000	20,000	80	25	8	25	25	50	38	45%	0.30
R-3	6,000	12,000	50	25	5	25	25	50	38	45%	0.30
R-3A	6,000	12,000	50	25	5	25	25	50	38	45%	0.30
R-4	6,000	12,000	50	25	5	25	20	40	38	45%	0.30
R-5	6,000	12,000	50	25	5	25	20	40	4 STORIES	70%	0.30
R-5A	6,000	12,000	50	25	5	25	20	40	4 STORIES	70%	0.30
	RES				RES		RES				
B-1	5,000	5,000	50	35	5	5(f)	20	20(f)	38	70%	0.30
B-2	5,000	5,000	50	35	5	5(g)	20	20(g)	38	80%	0.50
B-3	5,000	5,000	50	35	5	5(h)	20	20(h)	(e)	90%	NONE
B-4	NA	NONE	NONE	NONE	NA	NONE	NA	NONE	(e)	100%	NONE
B-5	NA	10,000	100	35	NA	10(h)	NA	25(i)	(e)	90%	NONE
B-6	NA	10,000	100	35	NA	10(h)	NA	25(i)	(e)	90%	NONE
	RES				RES		RES				
RU-1	15,000	15,000	100	35	10	10	30	30	38	40%	0.25
RU-1A	15,000	15,000	100	35	10	10	30	30	38	40%	0.25
RU-2	87,120	43,560	200	35	15	50	30	60	38	20%	0.15

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:

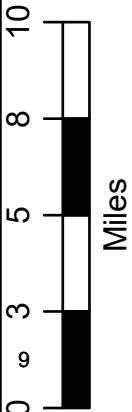
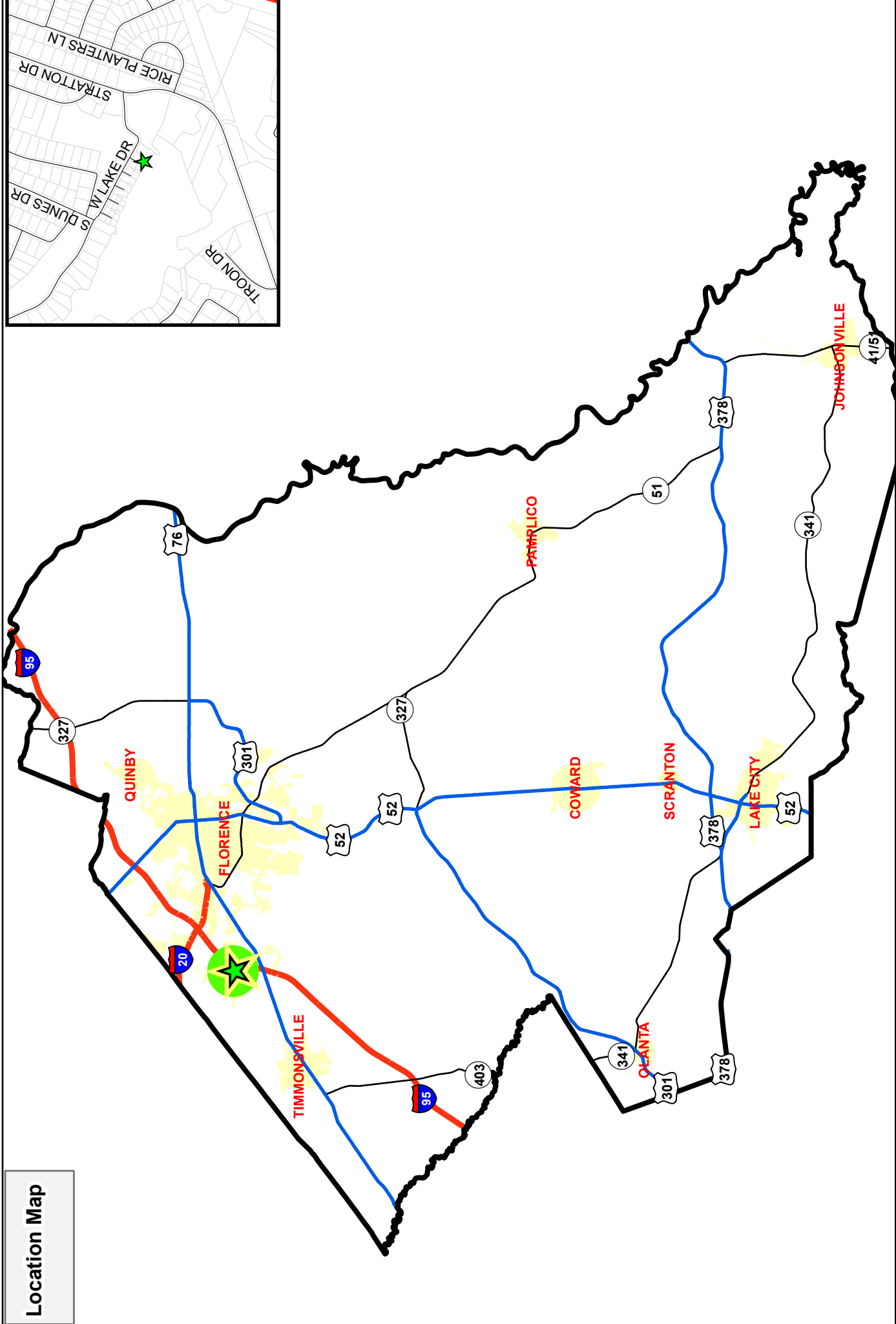
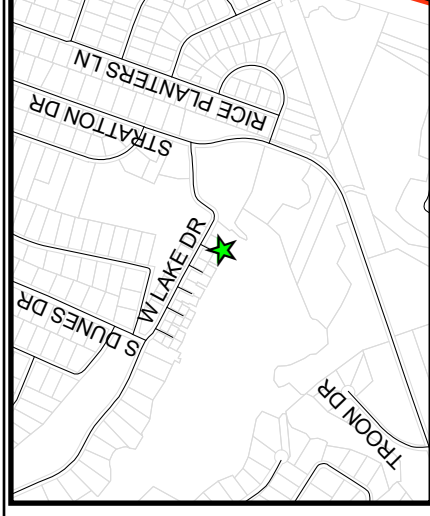
Applicant's response:

Sub-division plat.

ATTACHMENTS:

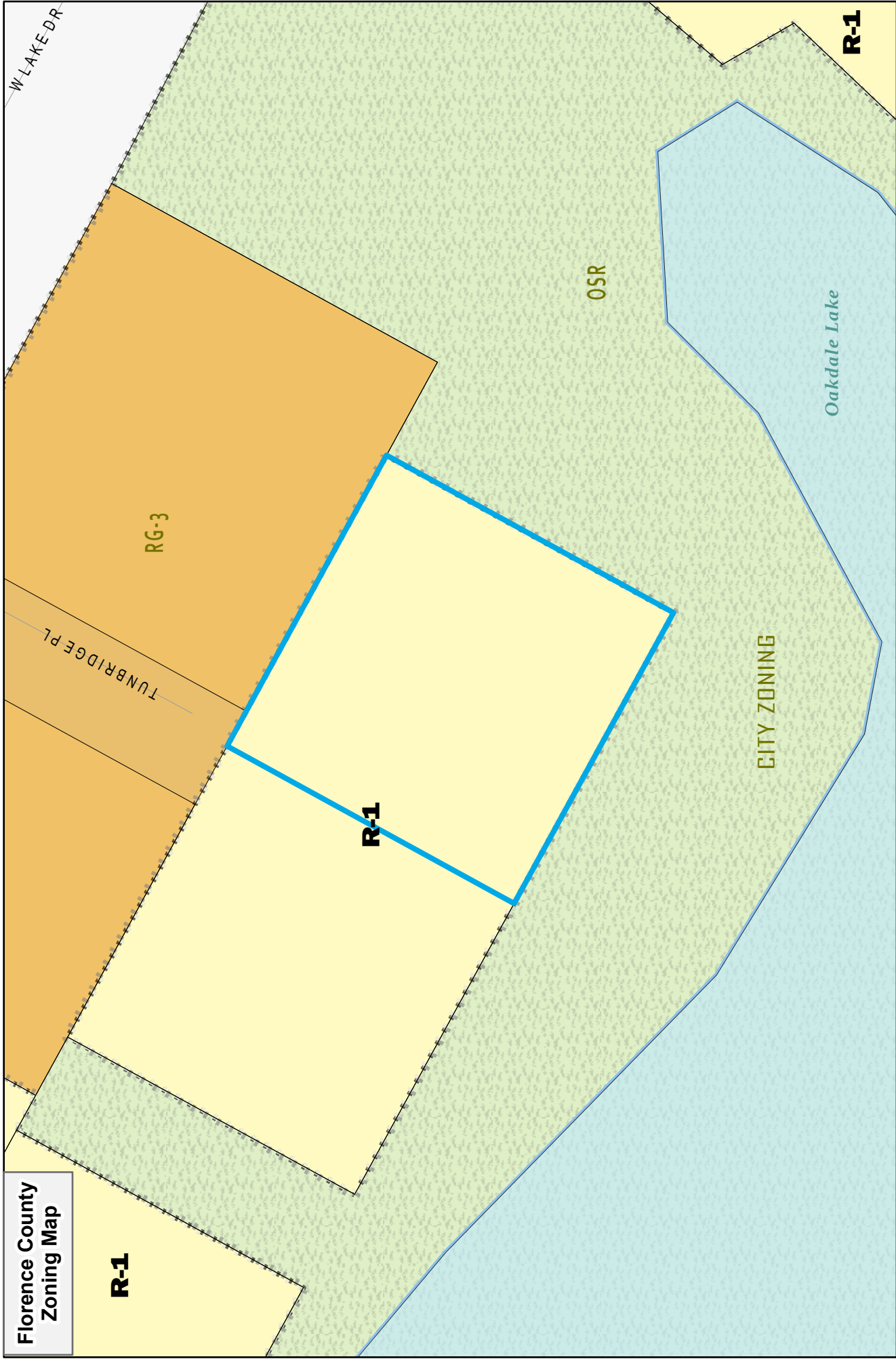
1. Location Map
2. Zoning Map
3. Aerial Map
4. Plat
5. Site Plan Compiled Map
6. Site Plan Reference Sketch

Location Map

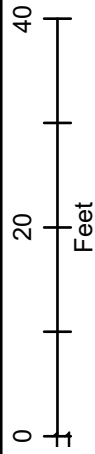


Florence County
Planning Department
Meeting Date:
01/20/2026

Council District 9
BZA#2026-01



2024 Aerial



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

Council District 9
BZA#2026-01

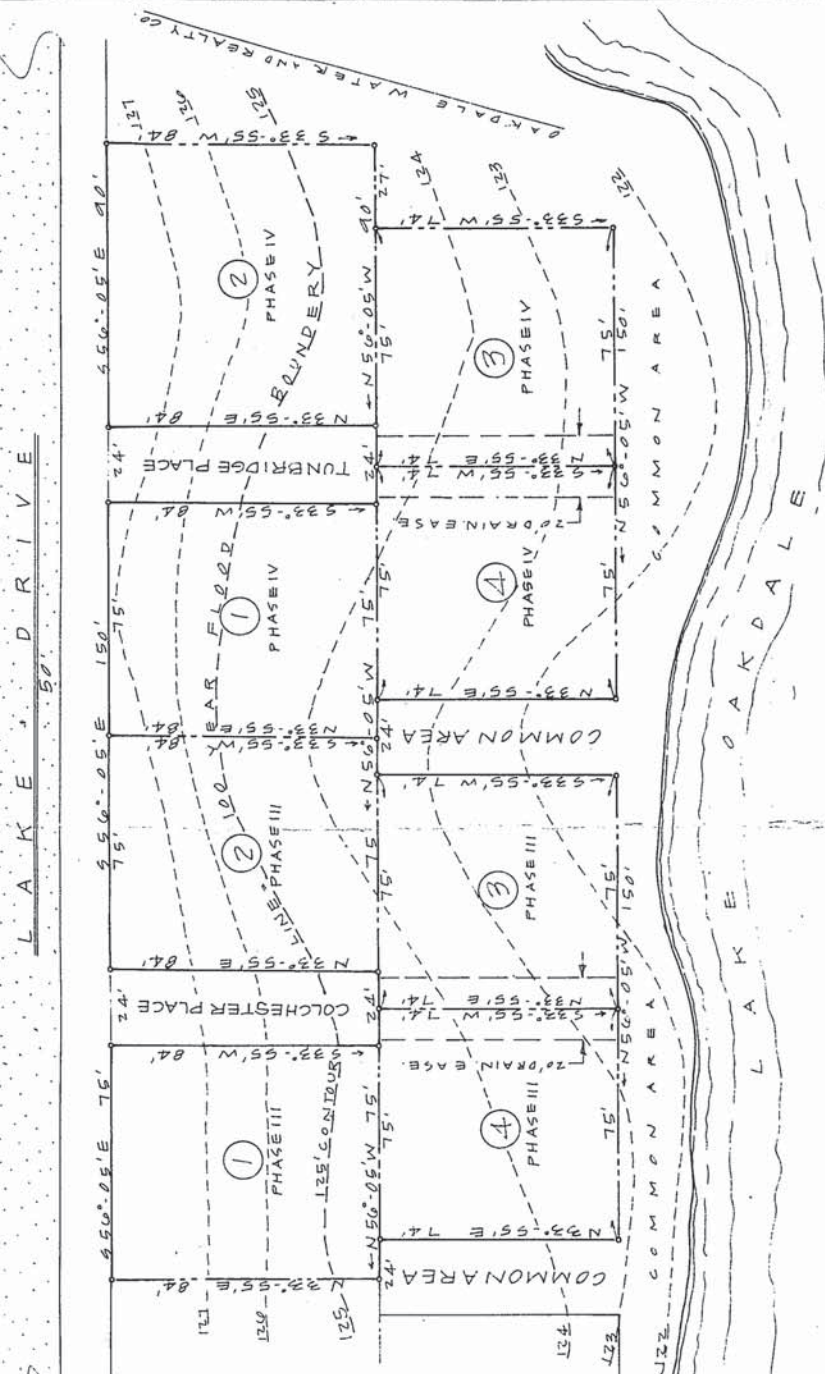
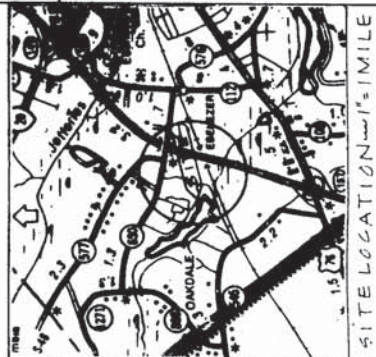
FILED
Aug 9 1 04 PM '94
BERNICE B. PARKER
C.C.P. & S.S.
FLORENCE COUNTY, S.C.

THIS PROPERTY DESIGNATED AS
MAP 00-75-1 BLOCK 01 PARCEL 275, 276, 277, 279, 280, 281, 282, 283
ON FLORENCE COUNTY TAX MAPS
SPLIT FROM 00-75-1-01-25D
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 00198, 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 MAP OF PHASES III AND IV, GREENS CAPE ON
THIS THE 26th OF July 1994

Chairman: *Shirley Howell*
SECRETARY: *John Love*



54-223

STATE OF SOUTH CAROLINA		COUNTY OF FLORENCE	
FINAL PLAT OF GREENS CAPE PHASES III AND IV DEVELOPED BY OAKDALE WATER AND REALTY CO. SITUATE AT OAKDALE IN FLORENCE COUNTY, S.C.			
I, the undersigned, being a duly qualified and sworn surveyor of the State of South Carolina, do hereby certify that this plat represents a true and correct survey of the above described property and that there are no encroachments by title or the adjoining property and that this property does in fact constitute a designated flood hazard area as shown on FEMA Community Panel No. 45007600198 EFT. Date of Survey: Sept. 2, 1982. The border survey of this survey was made in accordance with the requirements of the Uniform Standards of Land Surveying in S.C. and meets or exceeds the requirements for a Class "A" Survey.		Date of Plat: 11-27-90 Date of Problem: 11-27-90	
SURVEYED BY: MYN ENGINEERING CO., INC. 711 BROOKWOOD ST. P.O. BOX 3, FLORENCE, S.C. 29503		SOUTH CAROLINA SURVEYOR EVAN B. EVANS LICENSE NO. 2488	
GRAPHIC SCALE IN FEET SCALE: 1" = 30'		DATE: JULY 1, 1994	

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

10 Feet



10 ft

REQUESTED BUILDABLE AREA

EXISTING BUILDABLE AREA

10 ft

10 ft

10 ft

Requested 10ft Setback
Current Setback

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

