



BOARD OF ZONING APPEALS
WEDNESDAY, OCTOBER 14, 2026 @ 3:00

JAMES E. CLYBURN
INTERMODAL TRANSPORTATION CENTER
SANTEE WATEREE RTA BUILDING - MEETING ROOM
129 SOUTH HARVIN STREET

I. APPROVAL OF MINUTES – September 9, 2026

II. NEW BUSINESS

[BOA-26-30, 1340 Reona Ave. \(County\)](#)

The applicant (Johnny Bowen) is requesting variances from the requirements of Sumter County Zoning & Development Standards Ordinance, as follows: (1) residential building maximum number requirements provided for in *Article 4.g.2.b.2*; (2) residential accessory building maximum total size requirements provided for in *Article 4.g.2.b.5* and *Article 4, Exhibit 8A*; and (3) any other variances required to establish a new 300 sq. ft. detached carport on the property. Variances are being sought by the applicant to exceed the maximum total number residential buildings over 200 sq. ft. in size allowed and to exceed the total combined maximum size of residential accessory buildings allowed. The property is located at 1340 Reona Ave., is zoned General Residential (GR) and is represented by TMS# 155-07-02-011.

[BOA-26-32, 850 Lewis Rd. \(County\)](#)

The applicant (Kevin Boland) is requesting variances from the requirements of Sumter County Zoning & Development Standards Ordinance, as follows: (1) residential accessory building maximum total size requirements provided for in *Article 4.g.2.b.5* and *Article 4, Exhibit 8A*, and (2) any other variances required to establish a new 1200 sq. ft. detached garage/storage building on the property. A variance is being sought by the applicant to exceed the total combined maximum size of residential accessory buildings allowed, which is 1,150 sq. ft. based on the acreage of the property. The property is located at 850 Lewis Rd., is zoned Residential-15 (R-15), and is represented by TMS# 226-00-01-002.

[BOA-26-33, 760 Bay Springs Dr. \(County\)](#)

The applicant (Carrie D. Tisdale) is appealing the Zoning Administrator's determination that the structures used to keep chickens on the property are subject to the requirements of *Article 3.x: Farming*, including the stated setback requirements from residential property lines for barns, stables, pens, or other animal shelters. The applicant contends that the keeping of chickens on the property does not qualify as a farming activity/operation as defined in the Zoning Ordinance and therefore the setbacks provided for in *Article 3.x: Farming* are not applicable. The property is located at 760 Bay Springs Dr., is zoned Residential-15 (R-15), and is represented by TMS# 207-01-07-013.

III. OLD BUSINESS

BOA-26-29, 7056 Camden Hwy. (County)

The Board of Zoning Appeals will consider a request from (Harmoni Gateway Towers, LLC) to establish a 279 ft. tall cellular communications tower on the property. The Zoning administrator has referred this request to the Board of Zoning Appeals consistent with *Article 5.b.4: Communication Towers and Antenne* of the Sumter County Zoning & Development Standards Ordinance. The property is located at 7056 Camden Hwy., is zoned Agricultural Conservation (AC), and is identified as TMS# 088-00-03-028.

IV. ADJOURNMENT