

Sumter City-County Board of Zoning Appeals

October 14, 2026

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.



Appeals - Variance - Special Exception

Sumter City-County Zoning Board of Appeals

October 14, 2026

BOA-26-33, 760 Bay Springs Dr. (County)

I. THE REQUEST

Applicant: Carrie D. Tisdale

Status of the Applicant: Property Owner

Request: The applicant is appealing the Zoning Official'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.

County Council District: District 4

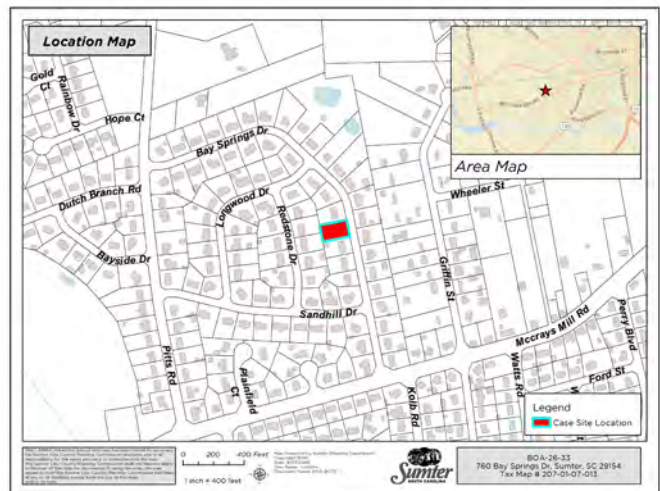
Location: 760 Bay Springs Dr.

Zoning: Residential-15 (R-15)

Tax Map Reference: 207-01-07-013

II. BACKGROUND

The applicant, hereby referred to as the “appellant”, is appealing the zoning official's (Zoning Administrator) determination that the structures used to keep chickens on the property are subject to the requirements of *Article 3.x: Farming* of the Sumter County Zoning & Development Standards Ordinance (the “Zoning Ordinance”). This provision mandates a 100-foot setback from nearest residential property lines for barns, stables, pens, or other animal shelters. The appellant contends that keeping personal



companion chickens does not qualify as a farming activity/operation under the Zoning Ordinance and that the *Article 3.x.1* setback standards are therefore inapplicable.

The property is located on the west side of Bay Springs Dr. within the Bay Springs Subdivision located off McCray's Mill Rd. The property is shown in red on the location map on pg. 2 of this report and is located within the R-15 zoning district.

The following exhibits are an integral component of this appeal case and are referenced throughout this report:

Exhibit #	Description
1	Appeal Application
2	Appellant Appeal Narrative & Site Plan
3	Zoning Official Determination
4	Written Correspondence W/ Appellant
5	Notice of Violation – 8-24-26
6	Notice of Violation – 9-9-26
7	Article 3.x.1: Farming
8	Article 10 – Agriculture Definition
9	Article 10 – Farm or Farmland Definition



Figure 1: 2026 Aerial Imagery

The timeline of the events resulting in this appeal are summarized below:

1. **Mid-July 2026** – A complaint from a resident concerning the subject property was received. The complaint concerned the number of chickens and number of structures housing said chickens on the property located at 760 Bay Springs Dr.
2. **July 30, 2026** – Planning staff conducted aerial photographic analysis and performed a visual site inspection from the Bay Springs Drive public right-of-way.
3. **August 24, 2026** – The Zoning Administrator issued a Notice of Violation (NOV) regarding the total number of accessory structures. The NOV also cited that the activity appeared to meet the definition of a commercial poultry house under *Article 10*, a use not permitted in R-15. See Exhibit 5.
4. **August 31, 2026** – The appellant responded by email, proposing a consolidation plan for accessory structures and clarifying that the flock is maintained solely as personal hobby/rescue pets rather than a commercial operation. See Exhibit 4.

Note: At this time, staff is not contesting that the keeping of chickens is non-commercial.

5. **September 9, 2026** – The Zoning Administrator notified the appellant that *Article 3.x.1* setbacks apply to animal shelters housing chickens, requiring a 100-foot setback from residential property lines, and issued an updated NOV outlining available options. See Exhibit 4 & Exhibit 6.
6. **September 9, 2026** - The appellant replied inquiring into the formal administrative appeal process in lieu of requesting variance relief. See Exhibit 4.
7. **September 10, 2026** – In response to staff inquiry, the appellant confirmed that approximately 50 chickens are housed on the property, noting that most are rescue animals, including ~20 recently acquired from a military family reassigned to Guam. See Exhibit 4.
8. **September 10, 2026** - The Zoning Administrator issued a formal written determination that *Article 3.x.1* setbacks govern the shelters, accompanied by appeal submission instructions. See Exhibit 2.
9. **September 17, 2026** – The appellant emailed additional information concerning the nature of the chickens being kept on the property. See Exhibit 4.
10. **September 21, 2026** – The appellant submitted a complete BOA Appeal Application (Forms 1 & 2), accompanied by an appeal narrative and proposed site plan. See Exhibit 1 & Exhibit 2.



Figure 2: Applicant Site Plan

The Board of Zoning Appeals (BOA) BOA has the explicit authority to hear such appeals pursuant to Article 1.h.4. of the Zoning Ordinance.

1.h.4. Powers of the Board of Zoning Appeals: *It is the intention of this Ordinance that all questions arising in connection with the enforcement of this Ordinance shall be presented first to the Zoning Administrator and that such questions shall be presented to the Board of Zoning Appeals only on appeal from the Zoning Administrator.*

The Board of Zoning Appeals shall have the following powers and duties:

- a. **Appeals from administrative interpretation:** *To hear and decide appeals where it is alleged there is an error in an order, requirement, decision, or determination made by an administrative official of the Sumter City-County Planning Commission in the enforcement of the Zoning Ordinance...*

III. APPEAL

Zoning Administrator Position

The position of the Zoning Official is as follows:

1. Pursuant to written communication with the appellant, approximately 50 chickens are housed on the property in small structures located in the rear yard of the property. See Exhibit 4.
2. The keeping of approximately 50 chickens on the property constitutes agricultural activity, meeting the agriculture definition in *Article 10* of the Zoning Ordinance. See Exhibit 8.

This determination is based on the fact that an agricultural product (eggs) is produced from the chickens. While it is staff's understanding that the eggs produced by the chickens on the property are given away, and not sold, there is still a product being produced.

3. *Article 3.x.1.* is applicable to general farming operations, including the keeping of approximately 50 chickens on a residential lot.
4. *Article 3.x.1.* of the Zoning Ordinance states that all accessory and principal buildings associated with said use shall meet the minimum yard and setback requirements for the district in which the farming use is located, except that barns, stables, pens, or other animal shelter shall be located not closer than 100 ft. to the nearest residential property. These requirements are applicable to the buildings, structures, and/or enclosures serving the chickens on the property.
5. The language in *Article 3.x.1* of the Zoning Ordinance states that farming operations can be of a personal nature and do not have to be commercial.
6. A definition of "farm" or "farmland" exists in *Article 10* of the Zoning Ordinance. This definition includes a 35-acre minimum acreage requirement. Staff asserts that farming activity can take place on property that does not formally meet the definition of a farm.

Appellant Position

The appellant submitted the standard BOA application (Forms 1 & 2) for an appeal from action of a zoning official on September 21, 2026. The appellant is taking the following positions:

1. The action of the Zoning Official was erroneous because – The animals kept are personal pets whose value is companionship, not agricultural production or commercial value. The keeping of the animals on the property is not an agricultural enterprise, in that animals or eggs are not sold. Rather, the animals are kept, housed, and cared for pets.
2. Appellant is aggrieved by the action or decision in that – The determination classifies a private, non-commercial residential use as farming and subjects my property to setback requirements that the property cannot physically satisfy. The animals are maintained as personal pets and not for agricultural production or commercial purposes. A plan to

comply violations pertaining to the overall number of structures has been submitted and is believed to be acceptable means to achieve compliance.

3. Appellant contends that the correct interpretation of the Zoning Ordinance as applied to the property is – That private non-commercial keeping of companion animals on a residential property does not constitute a “farming use” subject to setback requirements in *Article 3.x.1* of the Zoning Ordinance. Applying this standard would affect most property owners of personal flocks with the county.
4. Appellant requests the following relief – Reverse staff’s determination that the property constitutes a farming use and interpret the Zoning Ordinance based upon the actual and stated purpose for which the animals are kept, as privately owned pets and companion animals, not for commercial or agricultural production and determine that the setbacks requirements in *Article 3.x.1* of the Zoning Ordinance are not applicable to this situation.

The above is a summary of the statements made within the formal appeal application. The appellant provided additional information and appeal arguments in the summary and site plan attached as Exhibit 2.

IV. BOARD INFORMATION

Per *Article 1.h.4.a* of the Zoning Ordinance, the BOA must decide if there is an error in the order, requirement, decision, or determination of the Zoning Administrator pertaining to the position that the keeping of 50 chickens on the property constitutes general farming operations subject to the requirements of *Article 3.x.1* of the Zoning Ordinance.

If the BOA makes the decision to affirm the Zoning Administrator’s determination, the appellant will need to come into compliance with the Zoning Ordinance. This process could include seeking a variance from the BOA concerning *Article 3.x.1* setback requirements.

If the BOA makes the decision to reverse the Zoning Administrator’s determination, then *Article 3.x.1* setbacks will not be applicable to this situation and the appellant can move forward with plans to resolve compliance issues concerning the number of accessory structures on the property by consolidating all chicken keeping activity to structures compliant with *Article 4.g: Accessory Buildings & Uses* of the Zoning Ordinance.

IV. DRAFT MOTIONS FOR BOA-26-33

- A. I move that the Zoning Board of Appeals **Affirm** the Zoning Official’s determination that the requirements of *Article 3.x.1* of the Zoning Ordinance are applicable to the keeping and sheltering of chickens on the property, subject to the findings of fact and conclusions developed by the BZA and so stated:
- B. I move that the Zoning Board of Appeals **Reverse** the Zoning Official’s determination that the requirements of *Article 3.x.1* of the Zoning Ordinance are applicable to the

keeping and sheltering of chickens on the property, subject to the findings of fact and conclusions developed by the BZA and so stated:

C. I move that the Zoning Board of Appeals enter an alternative motion for BOA-26-33.

V. BOARD OF APPEALS – October 14, 2026

Exhibit 1



SUMTER CITY-COUNTY PLANNING COMMISSION
 POST OFFICE BOX 1449
 SUMTER, SC 29151
 12 WEST LIBERTY STREET
 (803) 774-1660



Notice of Appeal -- Form 1
Board of Zoning Appeals

BOA-24-33

Date Filed: September 16, 2026 ☐ City ☒ County

INSTRUCTIONS

This form must be completed for a hearing on **appeal** from action of a zoning official, application for a **variance**, or application for **special exception**. Entries must be printed or typewritten. If the application is on behalf of the property owner(s), all owners must sign. If the applicant is not an owner, the owner(s) must sign the Designation of Agent.

An accurate, legible plot plan showing property dimensions and locations of structures and improvements must be attached to an application for variance or special exception.

THE APPLICANT HEREBY APPEALS (indicate one):

- ☒ From action of a zoning official as stated on attached Form 2
☐ For a variance as stated on attached Form 3
☐ For a special exception as stated on attached Form 4

APPLICANTS: [print] Carrie D Tisdale

Address: 760 Bay Springs Dr, Sumter SC 29154

Telephone: [REDACTED] [work] [REDACTED] [home]

Interest: ☒ owner ☐ Owner(s) Carrie D Tisdale ☐ Adjacent Owner(s); Other: NA

E-mail address: [REDACTED]

OWNER(S) (if other than Applicant(s)): NA

Address: _____

Telephone: _____ [work] _____ [home]

PROPERTY ADDRESS: 760 Bay Springs Dr Sumter SC 29154

Lot: _____ Block: _____ Subdivision: _____

Tax Map # 207-01-07-013

Lot Dimensions: _____ Area: _____

Zoning District: _____

Is this tract or parcel restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the activity described in this permit? ☐ Yes ☒ No

CERTIFICATION

I hereby certify that I have read this application and the information supplied herein is true and correct to the best of my knowledge. I agree to comply with all applicable City and/or County Ordinances and State Laws related to land development. I am the property owner, or have received the owner's written authorization to act as his/her agent regarding this matter. I understand that falsifying any information herein may result in nullification of this request and/or appropriate legal remedies.

Carrie D Tisdale 9/16/2026

C. Datra Tisdale

Property Owner or Authorized Agent Name, Signature and Date

APPLICATION MUST:

- ♦ Be submitted at least 22 days prior to the next scheduled Board of Adjustment meeting
- ♦ Include site plan (if applicable)
- ♦ Include an application fee of: \$250.00 (City) or \$100.00 (County)
- ♦ Plat of the property that includes all structures both existing and proposed (if applicable)

OFFICE USE:
 Date Fee Paid
 Received By

9/21/26

KR 11/7

Amount Paid
 Meeting Date

\$100

10-14-26

Appeal from Action of Zoning Official – Form 2
Board of Zoning Appeals

Date Filed: 9/16/2026 Permit Application No. _____ Appeal No. _____

1. Applicant hereby appeals to the Board of Zoning Appeals from the action of the Zoning Official affecting the property described in the Notice of Appeal (Form 1) on the grounds that:

() granting () denial of an application for a permit to _____ was erroneous and contrary to provisions of the zoning ordinance in Section _____; or other action or decision of the Zoning Official was erroneous as follows:

Staff determined that my private keeping of companion animals at my residential property constitutes a farming use. I appeal that

determination for the reasons stated herein and in the attached "Appeal of Staff Determination" document.

2. Applicant is aggrieved by the action or decision in that:

The determination classifies a private, non-commercial residential use as farming and subjects my property to a setback requirement that the property cannot physically satisfy

The animals are maintained as personal pets and not for agricultural production or commercial purposes. Applicant presented acceptable plan to comply with original NOV

3. Applicant contends that the correct interpretation of the zoning ordinance as applied to the property is:

The private non-commercial keeping of companion animals on a residential property does not constitute a "farming use" subject to the 100ft setback

and would affect most owners of personal flocks within the county. See attached appeal for the applicable ordinance provisions, and supporting analysis.

4. Applicant requests the following relief:

Reverse Staff's determination that the property constitutes a farming use and interpret the ordinance based upon the actual and stated purpose for which the

animals are kept; as privately owned pets and companion animals, not for commercial or agricultural production and determine that the 100-ft setback does not apply

CERTIFICATION

I hereby certify that I have read this application and the information supplied herein is true and correct to the best of my knowledge. I agree to comply with all applicable City and/or County Ordinances and State Laws related to land development. I am the property owner, or have received the owner's written authorization to act as his/her agent regarding this matter. I understand that falsifying any information herein may result in nullification of this request and/or appropriate legal remedies.

Carrie D Tisdale, 9/16/2026

C. Datra Tisdale

Property Owner or Authorized Agent Name, Signature and Date

Exhibit 2

APPEAL OF STAFF DETERMINATION

Classification of Private Residential Keeping of Companion Animals as a Farming Use and Applicability of the 100-Foot Animal-Shelter Setback

I respectfully appeal Staff's determination that my private keeping of companion animals in connection with the residential use of my property constitutes a farming use subject to the 100-foot animal-shelter setback contained within the Sumter County Zoning and Development Standards Ordinance.

My property is principally and actually used as my private residence. The animals maintained on the property are personal pets whose value to me is companionship, not agricultural production or commercial value. I do not operate an agricultural enterprise from the property, sell animals or eggs, or use the property primarily for agricultural production. The animals are kept, housed, and cared for because they are my pets.

I understand and respect the County's responsibility to enforce its zoning and development standards and have made a good-faith effort throughout this process to understand Staff's concerns and address them where possible. In response to the original concern regarding the number of appurtenant/accessory structures, I developed a proposed plan to consolidate the existing animal housing into a single structure, substantially reducing the number of separate structures.

My remaining concern is Staff's subsequent determination that the housing for my pets is subject to the 100-foot setback applicable to farming uses. I respectfully request that the Board first determine whether my actual use constitutes a farming use under the Ordinance.

1. The 100-foot animal-shelter setback appears to depend upon the existence of a farming use.

The 100-foot animal-shelter requirement appears within the Ordinance provisions governing "General Farming operations." The applicable provision first addresses setbacks within the district "in which the farming use is located" and then establishes the 100-foot requirement for barns, stables, pens, or other animal shelters.

This creates a threshold question:

Does the particular use occurring on my property constitute a "farming use" under the Ordinance?

The species of an animal kept as a pet should not, standing alone, determine that the property is being used for farming unless the Ordinance expressly establishes that classification.

2. The Ordinance's definitions do not clearly classify my residential use as farming.

"Farm or Farmland" is defined in Article 10 as a parcel of not less than 35 acres, in one ownership, used primarily for commercial, soil-dependent agricultural crop production and/or the raising of livestock.

My property does not satisfy that definition. More importantly, its primary and actual use is residential, not agricultural or commercial.

I recognize that the Ordinance's General Farming provisions separately contemplate "personal or private farming operations in connection with a residential use" and provide no minimum acreage requirement for such operations. I therefore do not contend that the 35-acre definition makes personal or private farming impossible on a smaller residential parcel.

Rather, my concern is that the Ordinance does not appear to define when the private keeping of companion animals incidental to residential use becomes a "personal or private farming operation." Nor does it appear to state that every residential property where a particular species of animal is kept automatically constitutes a

farming use.

Article 10 also defines "Agriculture" as the use of land "for agricultural purposes," including several identified agricultural activities, one of which is "animal and poultry husbandry."

The introductory language is significant. The definition describes the use of land for agricultural purposes. Therefore, even if "poultry husbandry" can constitute an agricultural activity, the threshold question remains whether my property is actually being used for an agricultural purpose rather than for the private keeping and care of companion animals incidental to residential use.

My property is not used for animal production or as an agricultural enterprise. My pets are individually kept and cared for as companion animals. They are not maintained to produce an agricultural commodity or generate income. Their presence on my property is part of my residential life.

3. The agricultural meaning of "husbandry" supports distinguishing agricultural activity from ordinary private animal keeping.

The Ordinance does not separately define "animal husbandry" or "poultry husbandry." Where an Ordinance uses an agricultural term without separately defining it, established agricultural usage may be instructive in understanding that term in context.

The United States Department of Agriculture's Agricultural Research Service describes animal husbandry as the "breeding and raising of livestock." Federal agricultural regulations administered through the USDA Farm Service Agency likewise use animal husbandry in the context of animals being raised and cared for to produce offspring, meat, fiber, milk, eggs, or other products.

I recognize that these federal definitions are not controlling upon Sumter County. I offer them only as persuasive evidence of the recognized agricultural context of the term "husbandry," particularly because the County Ordinance itself does not separately define that term.

In my case, I do not operate a breeding or animal-production enterprise, sell animals or eggs, or otherwise maintain my pets for commercial agricultural production. Their value to me is as living animals for whom I care and to whom I am personally attached - not as agricultural commodities.

Accordingly, the ordinary ownership, sheltering, feeding, and care of companion animals should not, without further language in the Ordinance, automatically establish "animal and poultry husbandry," "Agriculture," or a "farming operation" for purposes of imposing the 100-foot farming setback.

4. The Ordinance should be applied according to the actual nature and purpose of the use.

As I understand Staff's determination, the interpretation effectively proceeds as follows:

Pet happens to be poultry -> "poultry husbandry" -> Agriculture -> farming use -> 100-foot farming setback.

My concern is that the Ordinance does not clearly establish each step in that progression.

If the County intended the 100-foot setback to apply to every enclosure housing a particular species of companion animal on residential property, regardless of the nature or purpose of the underlying use, it could expressly impose such a requirement. Instead, the provision at issue appears within regulations governing General Farming operations and expressly refers to "the farming use."

The Ordinance itself recognizes that agricultural and animal-related activities may exist "in connection with a residential use." The character of a land use should therefore be determined by its actual nature and purpose rather than solely by the species of animal involved.

Here, the actual use is residential. My animals are maintained as personal pets and companions, not as agricultural inventory or production animals.

The fact that my pets happen to be a species also associated with agriculture should not, standing alone, transform their private keeping into an agricultural purpose or transform the residential use of my property into a farming use.

Staff's interpretation may also have implications beyond this individual property. If the private, non-commercial keeping of chickens incidental to residential use is classified as a farming use solely because the animals are poultry, then the 100-foot animal-shelter setback would appear to apply to similarly situated backyard flocks throughout the County. As a practical matter, a 100-foot setback from residential property lines cannot be accommodated on most ordinary residential lots. The effect of that interpretation could therefore be to prohibit or substantially restrict the private keeping of backyard chickens for most residential property owners, even though the Ordinance does not expressly state that result. I respectfully ask the Board to consider whether such a broad consequence is consistent with the language and intended scope of the General Farming provisions.

5. I have made a good-faith effort to address the County's separate structural concern.

The County's original notice raised a separate concern regarding the number of appurtenant/accessory structures on my property. Rather than contesting the County's ability to regulate the number of such structures, I developed a proposed plan to consolidate the separate animal housing into a single structure.

My intent is to resolve that concern while continuing to provide safe and appropriate housing for my pets. I remain willing to work with Planning Staff regarding the design, permitting, placement, and other generally applicable requirements for the consolidated structure.

However, the physical dimensions of my parcel do not allow the proposed structure to satisfy a 100-foot animal-shelter setback. Resolution of the threshold classification question is therefore important before a setback applicable to farming uses makes an otherwise feasible compliance solution impossible.

I am not seeking permission to establish a commercial operation, agricultural enterprise, or livestock-production facility in a residential area. I am seeking to continue caring for my existing companion animals at my home while making reasonable changes to address the County's legitimate structural requirements.

REQUEST FOR RELIEF

For these reasons, I respectfully request that the Board of Zoning Appeals review Staff's determination and determine:

1. Whether my private, non-commercial keeping of companion animals as personal pets incidental to the residential use of my property constitutes a "farming use" under the Ordinance;
2. What specific provision of the Ordinance establishes that classification;
3. Whether the private keeping and care of my pets, without an agricultural production or commercial purpose, constitutes "animal and poultry husbandry" and therefore "Agriculture" as those terms are used in Article 10; and
4. Whether, in the absence of a qualifying farming use, the 100-foot animal-shelter setback contained within the General Farming provisions applies to the housing for my pets.

I am not asking the Board through this appeal to create an exception to an otherwise applicable setback. I am asking the Board first to determine whether the farming regulation and its 100-foot setback apply to my residential use under the language of the Ordinance as written.

I have already developed a proposed solution to address the separate concern regarding appurtenant/accessory structures by consolidating the existing animal housing into a single structure, and I remain willing to work with the County to ensure that structure complies with applicable requirements.

I respectfully request that the Board reverse or modify Staff's determination accordingly.

SUPPLEMENTAL EDUCATIONAL REFERENCE

Companion and Recreational Poultry Keeping

This supplemental information is provided as educational context regarding the purposes for which poultry may be privately kept. These sources are university Cooperative Extension and agricultural programs, including South Carolina's Clemson University.

Clemson University — South Carolina

Clemson University's Animal Health Programs, which administers poultry programs and the National Poultry Improvement Plan in South Carolina, expressly recognizes that poultry may be raised for purposes other than profit:

“Raising chickens, turkeys, and other types of poultry — whether done for profit or pleasure — entails undertaking the responsibility of good management and disease prevention.”

Source: Clemson University, Livestock-Poultry Health, Animal Health Programs, *Poultry Information and National Poultry Improvement Plan (NPIP)*.

<https://www.clemson.edu/public/lph/ahp/poultry-npip/>

Virginia Cooperative Extension — Virginia Tech

Virginia Cooperative Extension similarly recognizes keeping chickens as pets as a purpose distinct from keeping chickens for meat or egg production. Its educational guidance asks prospective chicken owners to consider:

“Why do you want chickens, for eggs, meat, or do you want pets?”

The publication further explains that chicken breeds have different temperaments and that individual birds have their own personalities.

Source: Virginia Cooperative Extension, Virginia Tech, *Ten Things to Know Before You Get Chickens*, Publication APSC-172.

<https://www.pubs.ext.vt.edu/APSC/APSC-172/APSC-172.html>

Penn State Extension

Penn State Extension likewise recognizes multiple distinct purposes for maintaining backyard poultry. Its educational program *Raising Poultry in Your Backyard* specifically identifies its intended audience as including:

“People who are considering raising a flock of backyard poultry for pets, home consumption of eggs or meat, and/or exhibition.”

Source: Penn State Extension, *Raising Poultry in Your Backyard*.

<https://extension.psu.edu/raising-poultry-in-your-backyard>

Relevance

These agricultural and Cooperative Extension authorities demonstrate that the mere keeping of poultry does not, by itself, establish a single agricultural or commercial purpose. Poultry are commonly maintained for different purposes, including **profit, food production, exhibition, pleasure, and specifically as pets.**

This information is submitted solely as educational context supporting the distinction between poultry maintained for agricultural or commercial production and a privately maintained companion flock.

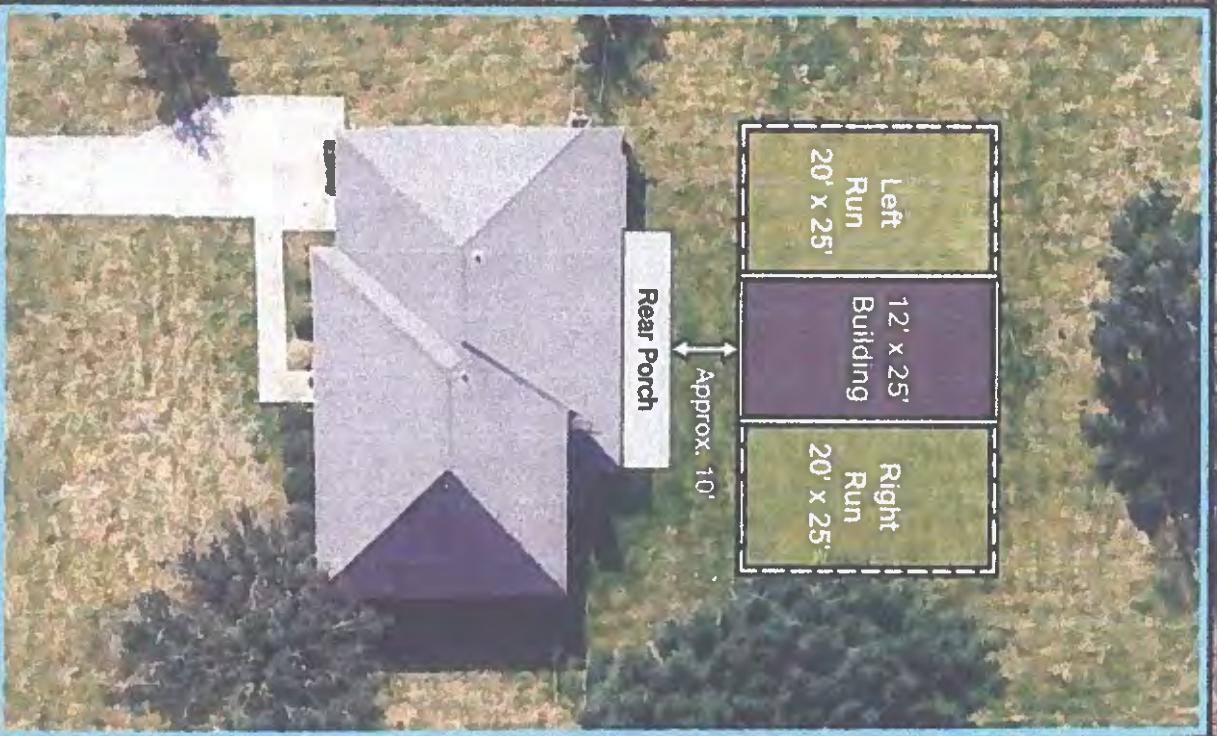


Sumter County, SC Proposed Site Plan

760 Bay Springs Drive
Sumter, SC 29150
Parcel ID: 2070107013
Approx. 0.45 Acres

Legend

- Property Line (approx.)
- Proposed Building (12' x 25')
- Proposed Runs (approx.) (20' x 25' each)
- Existing Residence
- Driveway / Walkway
- Grass / Yard Area



BAY SPRINGS DRIVE



Note: This drawing is for illustrative purposes only. Dimensions are approximate and based on county aerial imagery. Not a survey. Verify all measurements with a licensed surveyor.

Exhibit 3

Datra,

Thanks for the information. My determination is that the *Article 3.i.x* setbacks apply to this situation, as the use meets the zoning definition of agriculture. While this use is allowed in all zoning districts in the County, all applicable development standards apply. I have attached the Zoning Ordinance definition for Agricultural and Farm to this email.

With that said, you certainly could appeal my determination concerning the applicability of the *Article 3.i.x* setbacks. The appeal period is 30 days and I will stay any previously stated compliance timeframes for this matter for a 30-day period starting from the date of this email while you decide how you are going to proceed. Appeals to a determination of the Zoning Administrator are heard before the Sumter City-County Board of Zoning Appeals (BOA) and follow the same process I described in my previous email describing variance requests. I have attached the BOA application to this email, which is the document you will need to complete for either a Variance or an Appeal from action of a Zoning Official. There is a main cover form to be completed, and you will complete Form 2 for an Appeal or Form 3 for a Variance. The deadline for the next available BOA meeting is prior to close of business on September 22, 2026.

Thanks,

-Jeff

Jeff Derwort, AICP

Planning Manager/Zoning Administrator
Sumter City-County Planning Department
12 W. Liberty St.
PO Box 1449
Sumter, SC 29150
P: 803-774-1611
F: 803-774-1687

<image002.jpg>

From: [REDACTED]
Sent: Thursday, September 10, 2026 10:44 AM
To: [REDACTED]
Subject: Re: 760 bay springs drive

I'd estimate 50. I "adopted" a flock from a military couple who were being stationed in Guam and were pretty upset about having to leave their chickens (and not knowing how they'd be cared for) so I took the flock on since they were friends. (That is why I put up the large emergency structure a month or two ago- it was never meant to be back there permanently, it was just what I could do in the moment until I could consolidate in one building)

Exhibit 4

Jeff Derwort

From: cdtisdale18@gmail.com
Sent: Thursday, September 17, 2026 12:49 PM
To: Jeff Derwort
Subject: Re: 760 bay springs drive

Hi Jeff,

I came across something while doing some additional research that I wanted to send to you before moving forward with the appeal, just in case it may be helpful in looking at my situation again.

USDA regulations at Title 7 of the Code of Federal Regulations, Section 701.2 (7 C.F.R. § 701.2) specifically include poultry when discussing agricultural producers, but distinguish animals kept for commercial production from animals raised for recreational purposes. The regulation states that producers of animals raised solely for recreational uses are not considered agricultural producers.

I understand that a federal USDA regulation does not control how Sumter County applies its own ordinance. What caught my attention, though, was the distinction based on **the purpose for which the animals are kept**, rather than simply the type of animal.

As I've explained, my chickens are pets and companion animals. I don't sell birds or eggs, breed them for production, or operate any type of agricultural business from my property. The definitions previously sent state a commercial use, which does not exist in my situation. I'm also still willing to consolidate the existing structures into the single building we previously discussed.

I'm really hoping there may be a way to resolve this without having to go through the formal appeal process. Would you be willing to take another look at the farming classification in light of this distinction and let me know if you think there is any way for us to work within the ordinance to resolve it?

I appreciate your time and your help with this.

Thank you,
Datra

Sent from my iPhone

On Sep 10, 2026, at 1:13 PM, Jeff Derwort <jderwort@sumtersc.gov> wrote:

Datra,

Thanks for the information. My determination is that the *Article 3.i.x* setbacks apply to this situation, as the use meets the zoning definition of agriculture. While this use is allowed in all zoning districts in the County, all applicable development standards apply. I have attached the Zoning Ordinance definition for Agricultural and Farm to this email.

With that said, you certainly could appeal my determination concerning the applicability of the *Article 3.i.x* setbacks. The appeal period is 30 days and I will stay any previously stated compliance timeframes for this matter for a 30-day period starting from the date of this email while you decide how you are going to proceed. Appeals to a determination of the Zoning Administrator are heard before the Sumter City-County Board of Zoning Appeals (BOA) and follow the same process I described in my previous email describing variance requests. I have attached the BOA application to this email, which is the document you will need to complete for either a Variance or an Appeal from action of a Zoning Official. There is a main cover form to be completed, and you will complete Form 2 for an Appeal or Form 3 for a Variance. The deadline for the next available BOA meeting is prior to close of business on September 22, 2026.

Thanks,

-Jeff

Jeff Derwort, AICP

Planning Manager/Zoning Administrator
Sumter City-County Planning Department
12 W. Liberty St.
PO Box 1449
Sumter, SC 29150
P: 803-774-1611
F: 803-774-1687
jderwort@sumtersc.gov

<image002.jpg>

From: cdtisdale18@gmail.com <cdtisdale18@gmail.com>

Sent: Thursday, September 10, 2026 10:44 AM

To: Jeff Derwort <jderwort@sumtersc.gov>

Subject: Re: 760 bay springs drive

I'd estimate 50. I "adopted" a flock from a military couple who were being stationed in Guam and were pretty upset about having to leave their chickens (and not knowing how they'd be cared for) so I took the flock on since they were friends. (That is why I put up the large emergency structure a month or two ago- it was never meant to be back there permanently, it was just what I could do in the moment until I could consolidate in one building)

I also have a special needs flock that is 4 chickens and then my main 2 sit at about 30 birds total.

I'm not sure this makes a difference, but most of these birds came from some type of rescue situation. Whether it was because they were special needs, or being overbred, or retired breeders, or being culled by a breeder for not meeting SOP etc... outside of the adopted military flock most of these birds are in fact rescues, and I really consider that a rescue as well. They are by no means anything other than pets. I am willing to get affidavits or anything else you need to prove they are not in any way "for profit" breeders or egg producers. They are not commercial, nor are they farm animals in any capacity. I could potentially move some to my friends farm, but it is extremely important to me to be able to keep the ones that I rescued from bad situations, as well as the ones that need daily special care. I really appreciate your help with this. I am going to attach an image of my plan to move to a single building for housing for you to review. Thanks again!

<image001.png>

Sent from my iPhone

On Sep 10, 2026, at 9:31 AM, Jeff Derwort <jderwort@sumtersc.gov> wrote:

Datra,

Quick question – How many chickens are in your flock?

-Jeff

Jeff Derwort, AICP

Planning Manager/Zoning Administrator
Sumter City-County Planning Department

12 W. Liberty St.

PO Box 1449

Sumter, SC 29150

P: 803-774-1611

F: 803-774-1687

jderwort@sumtersc.gov

<image001.jpg>

From: cdtisdale18@gmail.com <cdtisdale18@gmail.com>

Sent: Wednesday, September 9, 2026 3:13 PM

To: Jeff Derwort <jderwort@sumtersc.gov>

Subject: Re: 760 bay springs drive

Jeff,

I had one more question after going back through your email and the variance information. I'm trying to make sure I understand the process correctly before I decide what to do next.

If the County considers Article 3.x.1 applicable to my property, is there a way to ask the Board of Zoning Appeals to review that interpretation itself, or is the variance process the only option available to me?

I'm asking because I'm still trying to understand how residential ownership of pet chickens fits within the "personal or private farming operation" language, especially since chickens are commonly kept on residential properties in this area.

I just want to be sure I'm following the right process and not missing an option that may be available to me. Since you mentioned the September 22 deadline for the October meeting, I'd also appreciate any guidance on whether that same deadline would apply if there is a separate appeal process.

Thank you again for helping me understand this.

Datra

Sent from my iPhone

On Sep 9, 2026, at 12:38 PM, Jeff Derwort
<jderwort@sumtersc.gov> wrote:

Datra,

Thanks for reaching out with this information. However, on further review I need to point out that there are actually additional building setback requirements for livestock

shelters, pens, & enclosures as provided for in *Article 3.x.1* of the Sumter County Zoning & Development Standards Ordinance that are applicable to your situation. Essentially, a 100 ft. setback requirement from adjacent residential property lines is required, and your property cannot comply with this. I have updated the NOV to include this provision. See attached Ordinance section and NOV.

While your proposal below would work out the violation for multiple noncompliant accessory buildings, the setbacks are still an issue. I have outlined options for compliance below.

1. Remove chickens and uncompliant structures from the property.

Or

2. Apply for a variance to applicable setback requirements pertaining to livestock shelters as outlined in *Article 3.x.1*. as is applicable for the new structure proposed below. Variances are requests for relief from the strict standards of the Ordinance and reviewed by the Sumter City-County Board of Zoning Appeals (BOA). The BOA is joint city/county board comprised of members appointed by city and county council. Variance requests are an open public process. A public hearing is conducted. Notice of the public hearing is provided to owners within 500 ft. of the subject property, a notice sign is placed on the property, and a hearing notice is placed in the paper. The BOA must determine that requests meet required hardship criteria. I have attached the BOA application to this email for your review. If you chose to go this route, I will need a sketch showing the placement of the proposed building and the distance of the building to all property lines. BOA review fee is \$100.00. The submission deadline for the October BOA meeting is prior to close of business on September 22, 2026. If a variance is approved, then the proposed structure will need obtain proper building permits prior to placement on the property.

The above assumes that the keeping of chickens on the property is not commercial in nature. I am unsure at this time if any state requirements pertaining to poultry are applicable based on the number chickens you have.

Again, thanks for reaching out to me. I look forward to working with you on achieving compliance with County Zoning

requirements. I am happy to schedule a meeting to discuss this matter further with you.

Regards,

-Jeff

Jeff Derwort, AICP

Planning Manager/Zoning Administrator
Sumter City-County Planning Department
12 W. Liberty St.
PO Box 1449
Sumter, SC 29150
P: 803-774-1611
F: 803-774-1687
jderwort@sumtersc.gov

<image001.jpg>

From: cdtisdale18@gmail.com <cdtisdale18@gmail.com>

Sent: Monday, September 7, 2026 1:06 PM

To: Jeff Derwort <jderwort@sumtersc.gov>

Subject: Re: 760 bay springs drive

Hi Mr. Derwort,

I wanted to provide an update since my last email. Unfortunately, the seller was unable to continue holding the 12×36 building I previously mentioned, so I have revised the plan to a 12×25 building instead.

This option would still allow me to consolidate the poultry housing and storage into a single larger structure, rather than having multiple smaller buildings on the property.

My goal is to bring the property into compliance in the simplest and most practical way possible, and I look forward to your guidance on whether this revised plan would be acceptable before I move forward with the purchase.

Sent from my iPhone

On Sep 1, 2026, at 8:53 AM, Jeff Derwort
<jderwort@sumtersc.gov> wrote:

Good morning,

I was out of the office yesterday. I am looking at
your responses and will follow-up soon.

-Jeff

Jeff Derwort, AICP
Planning Manager/Zoning Administrator
Sumter City-County Planning Department
12 W. Liberty St.
PO Box 1449
Sumter, SC 29150
P: 803-774-1611
F: 803-774-1687
jderwort@sumtersc.gov

<image001.jpg>

From: cdtisdale18@gmail.com
<cdtisdale18@gmail.com>
Sent: Monday, August 31, 2026 11:41 AM
To: Jeff Derwort <jderwort@sumtersc.gov>
Subject: Re: 760 bay springs drive

Hi Jeff,

I've tried to reach you by phone, but I
know you may be tied up, so I wanted to

send my proposed plan by email so you can review it when you have a chance.

My goal is to bring the property into compliance while continuing to keep my chickens strictly as a personal/hobby flock. There is no commercial poultry operation, and I do not sell eggs, meat, birds, or otherwise operate a poultry-related business from the property.

Rather than continuing to use multiple small coop structures, I am considering consolidating the permanent chicken housing into one 12' × 36' accessory building, totaling 432 square feet. The building would be divided internally to house the flock as well as have room for storage.

Based on the county GIS map and measurements of my property, my current proposed placement would be approximately 25 feet from the rear property line/fence. The building itself would be 12 feet deep by 36 feet wide, with chicken runs extending approximately 20 feet from the building toward the house. This would leave approximately 20 feet of open space between the end of the runs and the rear porch.

The building would also be well in excess of the 5-foot side and rear setbacks referenced in your letter. The runs would be attached to the building and oriented inward toward my property rather than toward neighboring properties.

Before I purchase or have anything delivered, I would like to make sure I

understand exactly what the County will require. Could you please confirm whether this general layout would be acceptable as a residential accessory structure for my personal chickens, and let me know what permits or approvals I would need for the 12' × 36' building?

I would also appreciate clarification regarding the commercial poultry language referenced in the letter. Because the definition appears to refer to poultry raised for commercial use and housing of at least 200 square feet in aggregate, I want to make sure I understand what documentation or information you need from me to establish that these birds are kept strictly for personal/hobby purposes. Since the birds naturally produce eggs, I do gift those, but have never sold them. I also do not breed or raise any birds for sale. I have gifted a few, but have never sold anything.

I'm happy to provide a sketch or GIS image showing the proposed location if that would be helpful. I'm trying to get a clear plan in place before making any changes or purchases, so I appreciate your guidance.

Thank you,

Datra Tisdale
760 Bay Springs Drive

Sent from my iPhone

On Aug 28, 2026, at 8:14 PM,
cdtisdale18@gmail.com wrote:

Mr. Derwort,

My name is Carrie Tisdale and I have received your letter about my chickens. Please be advised these chickens are in no way commercial. They are simply pets. I do not even sell eggs, rather I generously gift them to friends, family, and especially neighbors. I do not raise or sell birds. There is no commercial operation whatsoever. My chickens all have names, and even go to the vet when they are unwell. They are my pets and nothing else. Please let me know what additional information is needed in order to bring me into compliance without forcing me to lose my loved and nurtured pets.
Thank you for your time.

Sent from my iPhone

<NOV 9-9-26 - 760 Bay Springs.pdf>

<Article 3.x.1.pdf>

<board-of-appeals-application-revised-6-29-17.pdf>

<County - Agriculture.pdf>

<County - Farm Definition.pdf>

Exhibit 5



Sumter City-County

Planning Department

DERON L. MCCORMICK
CITY MANAGER

HELEN M. ROODMAN
PLANNING DIRECTOR

GARY M. MIXON
COUNTY ADMINISTRATOR

August 24, 2026

Carrie D. Tisdale
Property Owner of Record (760 Bay Springs Dr.)
760 Bay Springs Dr.
Sumter, SC 29154

RE: **Zoning Violation Notice**
760 Bay Springs Dr.
TMS# 207-01-07-013

Dear Property Owner:

This letter serves as a **formal notice of zoning violation** for property located at 760 Bay Springs Dr. and further identified as **TMS# 207-01-07-013** (the "Property") on Sumter County tax parcel maps as of the date of this letter. The property is zoned Residential-15 (R-15).

Based on observations and available information, current land uses on the Property appear to violate the Sumter County Zoning & Development Standards Ordinance (the "Zoning Ordinance"). Specifically, agricultural activity including the keeping of fowl/poultry is occurring on the property. While limited poultry keeping is permitted within a residential zoning district, the activity observed appears to meet the definition of a commercial poultry house as stated in *Article 10.b1: Definitions* of the Zoning Ordinance. Commercial poultry houses are not permitted in residential zoning districts.

Definition - Poultry House, Commercial (Article 10.b.1): A building or structure where chickens, turkeys, ducks, or other domestic birds are raised exclusively for commercial use, and where the structure(s) in which they are housed is not less than 200 sq. ft. in aggregate.

Additionally, the Property appears to contain more accessory structures associated with poultry keeping than permitted in residential zoning districts. Although the accessory structures do not appear to exceed 120 sq. ft. in size, the number of structures exceeds the maximum allowed. See below.

Article 4.g.2.a.3. – Any accessory building 120 sq. ft. in size or smaller (i.e. play houses, well pump houses, and other similar uses) will not be counted as accessory structures. However, they must comply with accessory structure 5 ft. minimum setbacks and **shall be limited to 2 per parcel.**

Please be aware that other violations may exist. Should additional issues be identified, they will be communicated promptly for resolution.

VIOLATION:

Evidence indicates violations of the following Zoning Ordinance provisions:

- Article 3, Exhibit 5: Permitted Uses in All Zoning Districts
- Article 4.g.2.a.3: Residential Accessory Structures (Conditions & Exceptions)

REQUIRED CORRECTIVE ACTION(S):

1. Contact the Zoning Administrator to schedule a meeting regarding this matter on or prior to **September 9, 2026.**
2. Comply with requests for additional information pertaining to the Property.
3. Comply with the terms of any agreement established to resolve zoning violations on the property.

The Sumter City-County Planning Department's goal is to work cooperatively with property owners and tenants to achieve voluntary compliance with the Zoning Ordinance. Failure to complete the corrective actions listed above may result in further enforcement measures, which could include issuance of a formal citation/court summons or other civil remedies available to Sumter County.

Please contact me at 803-774-1611 or jderwort@sumtersc.gov to discuss your plans for bringing the property into compliance. I have enclosed documents of the ordinance referred to above for your records. I look forward to working with you to address this issue.

Sincerely,



Jeff Derwort, AICP
Zoning Administrator

cc: Helen Roodman, Planning Director

Exhibit 6



Sumter City-County

Planning Department

DERON L. MCCORMICK
CITY MANAGER

HELEN M. ROODMAN
PLANNING DIRECTOR

GARY M. MIXON
COUNTY ADMINISTRATOR

September 9, 2026

Carrie D. Tisdale
Property Owner of Record (760 Bay Springs Dr.)
760 Bay Springs Dr.
Sumter, SC 29154

RE: **Zoning Violation Notice**
760 Bay Springs Dr.
TMS# 207-01-07-013

Dear Property Owner:

This letter serves as a **formal notice of zoning violation** for property located at 760 Bay Springs Dr. and further identified as **TMS# 207-01-07-013** (the "Property") on Sumter County tax parcel maps as of the date of this letter. The property is zoned Residential-15 (R-15).

Based on observations and available information, current land uses on the Property appear to violate the Sumter County Zoning & Development Standards Ordinance (the "Zoning Ordinance"). Specifically, agricultural activity including the keeping of fowl/poultry is occurring on the property. While limited poultry keeping is permitted within a residential zoning district, the activity observed appears to meet the definition of a commercial poultry house as stated in *Article 10.b1: Definitions* of the Zoning Ordinance. Commercial poultry houses **are not permitted** in residential zoning districts.

Definition - Poultry House, Commercial (Article 10.b.1): A building or structure where chickens, turkeys, ducks, or other domestic birds are raised exclusively for commercial use, and where the structure(s) in which they are housed **is not less than 200 sq. ft. in aggregate**.

The Property appears to contain more accessory structures associated with poultry keeping than permitted in residential zoning districts. Although the accessory structures do not appear to exceed 120 sq. ft. in size, the number of structures exceeds the maximum allowed. See below.

Article 4.g.2.a.3. – Any accessory building 120 sq. ft. in size or smaller (i.e. play houses, well pump houses, and other similar uses) will not be counted as accessory structures. However, they must comply with accessory structure 5 ft. minimum setbacks and **shall be limited to 2 per parcel**.

Additionally, the structures on the property used for chicken keeping violate the setback requirements listed for minimum yard and setback requirements for barns, stables, pens, animal shelters pertaining to livestock.

SECTION X: FARMING

3.x.1. General Farming operations, while permitted in all zoning districts, shall meet the following development standards, where applicable

1. A minimum of 3.0 acres shall be required for commercial farming operations. There is no minimum area (acreage) requirement for personal or private farming operations in connection with a residential use.
2. Unless specified elsewhere by these regulations, all accessory and principal building shall meet the minimum yard and setback requirements for the district in which the farming use is located, except that barns, stables, pens, or other animal shelter shall be located no closer than 100 ft. to the nearest residential property line.
3. Commercial reduction of inedible animal or vegetable matter on the premise is prohibited, except that poultry incinerators shall be permitted pursuant to *Article 5.b.3.s.*
4. Swine/Hog Farms are only in the AC zoning district by Special Exception. See *Article 5.b.3.l.* for specific regulations.
5. Roadside stands may be established for the sale of fruits and vegetables grown on the farm, provided such structures meet all required setbacks.

Please be aware that other violations may exist. Should additional issues be identified, they will be communicated promptly for resolution.

VIOLATION:

Evidence indicates violations of the following Zoning Ordinance provisions:

- Article 3, Exhibit 5: Permitted Uses in All Zoning Districts
- Article 3.x.1.
- Article 4.g.2.a.3: Residential Accessory Structures (Conditions & Exceptions)

REQUIRED CORRECTIVE ACTION(S):

1. Contact the Zoning Administrator regarding this matter on or prior to **September 16, 2026**, and identify plans for compliance based on information provided in my email to you dated September 9, 2026.
2. Comply with requests for additional information pertaining to the Property.

3. Comply with the terms of any agreement established to resolve zoning violations on the property.

The Sumter City-County Planning Department's goal is to work cooperatively with property owners and tenants to achieve voluntary compliance with the Zoning Ordinance. Failure to complete the corrective actions listed above may result in further enforcement measures, which could include issuance of a formal citation/court summons or other civil remedies available to Sumter County.

Please contact me at 803-774-1611 or jderwort@sumtersc.gov to discuss your plans for bringing the property into compliance. I have enclosed documents of the ordinance referred to above for your records. I look forward to working with you to address this issue.

Sincerely,

A handwritten signature in blue ink, appearing to read "Jeff Derwort", is positioned above the typed name.

Jeff Derwort, AICP
Zoning Administrator

cc: Helen Roodman, Planning Director

Exhibit 7

SECTION X: FARMING

3.x.1. General Farming operations, while permitted in all zoning districts, shall meet the following development standards, where applicable

1. A minimum of 3.0 acres shall be required for commercial farming operations. There is no minimum area (acreage) requirement for personal or private farming operations in connection with a residential use.
2. Unless specified elsewhere by these regulations, all accessory and principal building shall meet the minimum yard and setback requirements for the district in which the farming use is located, except that barns, stables, pens, or other animal shelter shall be located no closer than 100 ft. to the nearest residential property line.
3. Commercial reduction of inedible animal or vegetable matter on the premise is prohibited, except that poultry incinerators shall be permitted pursuant to *Article 5.b.3.s.*
4. Swine/Hog Farms are only in the AC zoning district by Special Exception. See *Article 5.b.3.1.* for specific regulations.
5. Roadside stands may be established for the sale of fruits and vegetables grown on the farm, provided such structures meet all required setbacks.

Exhibit 8

5. **Adult Motion Picture Theater:** A commercial establishment where, for any form of consideration, films, motion pictures, video cassettes, slides or similar photographic reproductions are regularly shown which are characterized by depictions or descriptions of specific sexual activities or specified anatomical areas;
6. **Adult Theater:** A theater, concert hall, auditorium, or similar commercial establishment which regularly features persons who appear in a state of nudity or live performances which are characterized by the exposure of specific anatomical areas or specified sexual activities.
7. **Specified Sexual Activities:** As herein, specified sexual activities means and includes any of the following: a) the fondling or other erotic touching of human genitals, pubic region, buttocks, anus, or female breasts; b) sex acts, normal or perverted, actual or simulated, including intercourse, oral copulation, or sodomy; c) masturbation, actual or simulated; or c) excretory functions as part of or in connection with any of the activities set forth in this definition.
8. **Semi-Nudity:** Semi-nude means a state of dress in which opaque clothing covers no more than the genitals, pubic region, and areola of the female breast, as well as portions of the body covered by supporting straps or devices.
9. **Specified Anatomical Areas:** Specified Anatomical Areas means human genitals, pubic region, buttock and female breasts below a point immediately above the top of the areola and male human genitals in a discernable turgid state, even if completely and opaquely covered.

Agriculture (See also farm): The use of land for agricultural purposes, including farming, dairying, pasturage agriculture, horticulture, floriculture, viticulture, and animal and poultry husbandry and the necessary accessory uses for packing, treating, or storing the produce; provided, however, the operation of any such storing or packing process meets the requirements in this ordinance.

Airport: Any area of land or water designated and set aside for the landing and take-off of military or civilian aircraft, including all necessary facilities for the housing and maintenance of aircraft.

Alley: A public or private street primarily designed to serve as a secondary access to the side or rear of those properties whose principal frontage is on some other street.

Alteration: Any change, addition, or modification in construction or occupancy of an existing structure.

Alteration, Structure: Any change in supporting members of a building or structure, such as bearing walls, columns, beams, or girders; provided, including the application of any exterior siding to the existing building for the purpose of beautifying and modernizing shall

Exhibit 9

Farm or farmland (*See also agriculture*): A farm is a parcel of land of not less than 35 acres, in one ownership, that is used primarily for commercial, soil-dependent cultivation of agricultural crop production and/or for the raising of livestock. The term “one ownership” shall include an individual, corporation, business trust, estate, trust, partnership, association, or two or more persons having a joint or common interest in the land.

Firewood Shop: Firewood shop is a business that processes timbers into fire logs and sells the wood on site.

Flood Plain: Floodplain or flood-prone area means any land area susceptible to being inundated by water from any source.

Floor Area Ration: An intensity measure of land use derived at by dividing the total floor area of a building by the total site area.

Garage: Any building, premises and land in which or upon which a business, service or industry involving the maintenance servicing, repair or painting of vehicles is conducted or rendered.

Garage, Private: An accessory building or portion of a principal building used for the storage of private motor vehicles and in which no business, occupation, or service for profit is in any way connected.

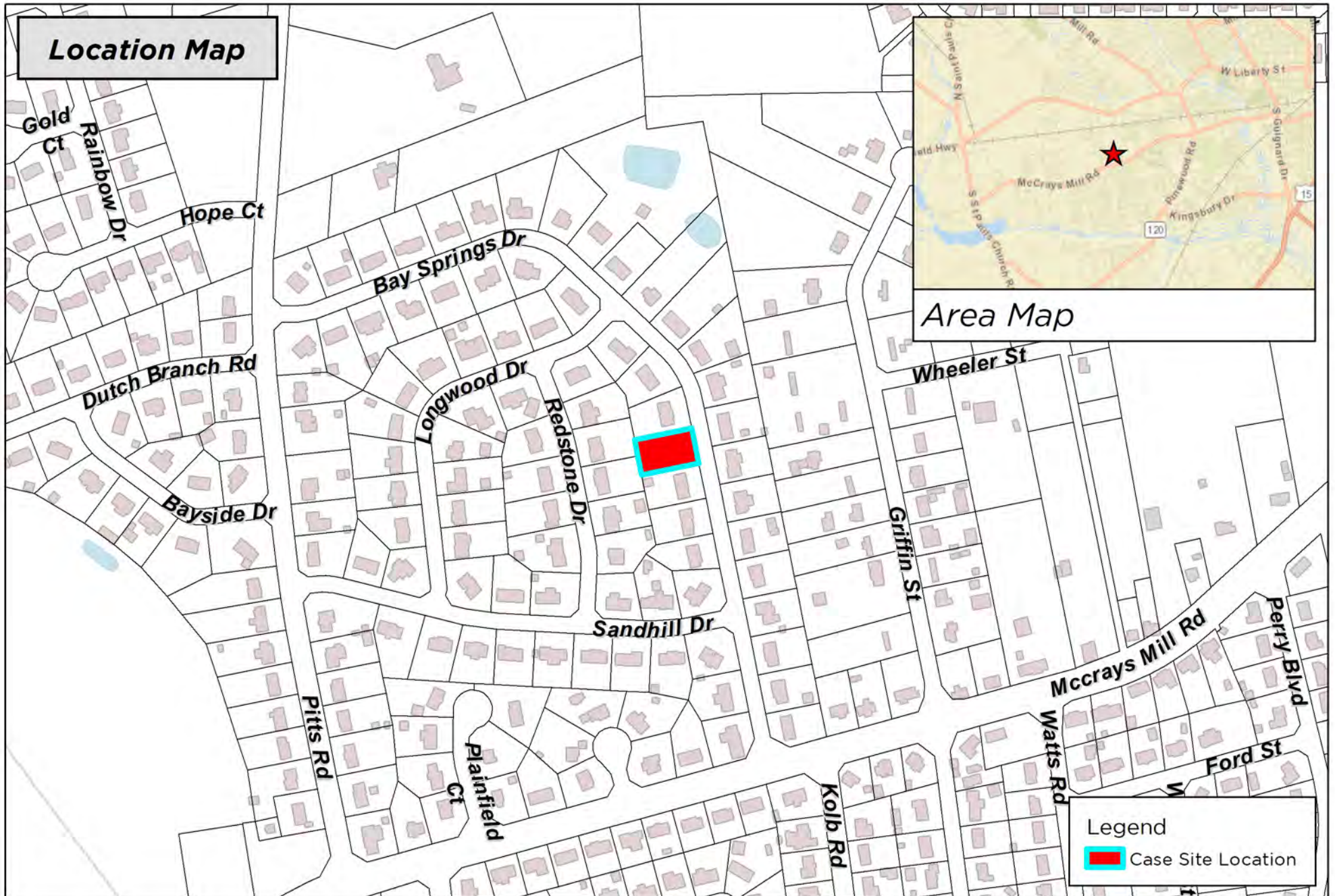
Garbage Container: A container used for the temporary storage of rubbish or materials to be recycled, pending collection by a sanitation truck or other means. Also referred to as a dumpster.

Gross Floor Area (GFA): The sum of the floor area for each of the building’s stories measured from the exterior limits of the faces of the structures, including basement floor area. It does not include enclosed porches or any floor space in an accessory building or in the principal building which is designed for parking or motor vehicles.

Hazardous and Nuclear Waste Disposal Sites: Any site used for the underground burial of hazardous chemicals or nuclear wastes, or the processing by incineration or other methodology of disposal. This term also includes infectious waste generated in the health care community in the diagnosis, treatment, immunization, or care of human beings; generated in autopsy or necropsy; generated in research pertaining to the production of biologicals which have been exposed to human pathogens; generated in research using human pathogens where the disposal of such materials poses a hazard to environmental conditions.

Height: The vertical distance between the finished grade along the front of the structure to the highest point of the structure.

Location Map

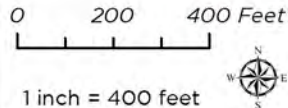


Area Map

Legend

 Case Site Location

DISCLAIMER: While the data of this map has been tested for accuracy, the Sumter City-County Planning Commission disclaims any or all responsibility for the exact accuracy or correctness of the map. The Sumter City-County Planning Commission shall not become liable to the user of this map for any reason. In using this map, the user agrees to hold the Sumter City-County Planning Commission harmless of any or all liabilities arising from the use of this map and/or its data.

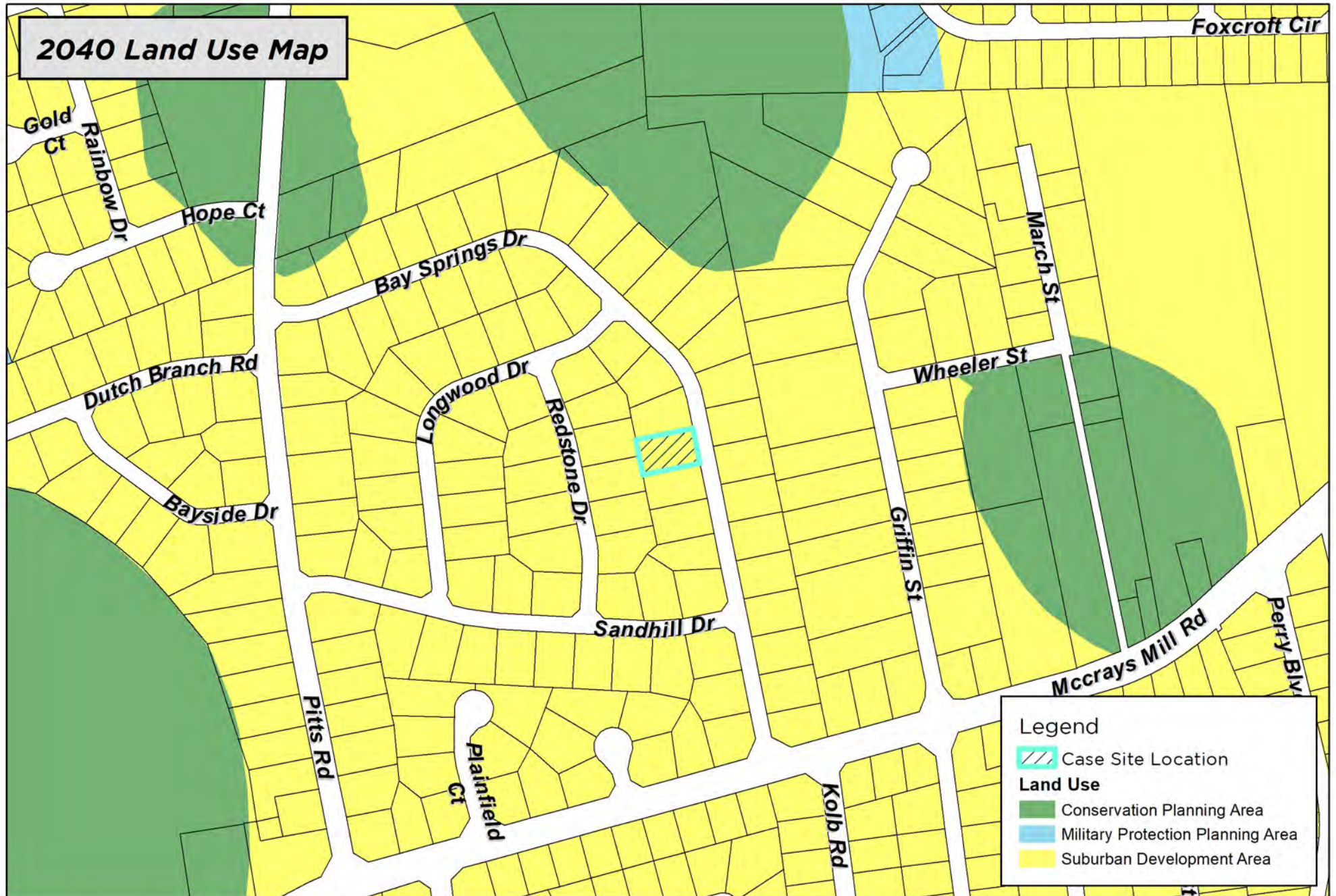


Map Prepared by: Sumter Planning Department
Copyright 2026
Date: 9/23/2026
User Name: crobbins
Document Name: BOA-26-33



BOA-26-33
760 Bay Springs Dr, Sumter, SC 29154
Tax Map # 207-01-07-013

2040 Land Use Map



Legend

Case Site Location

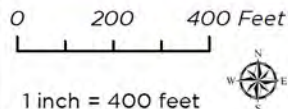
Land Use

Conservation Planning Area

Military Protection Planning Area

Suburban Development Area

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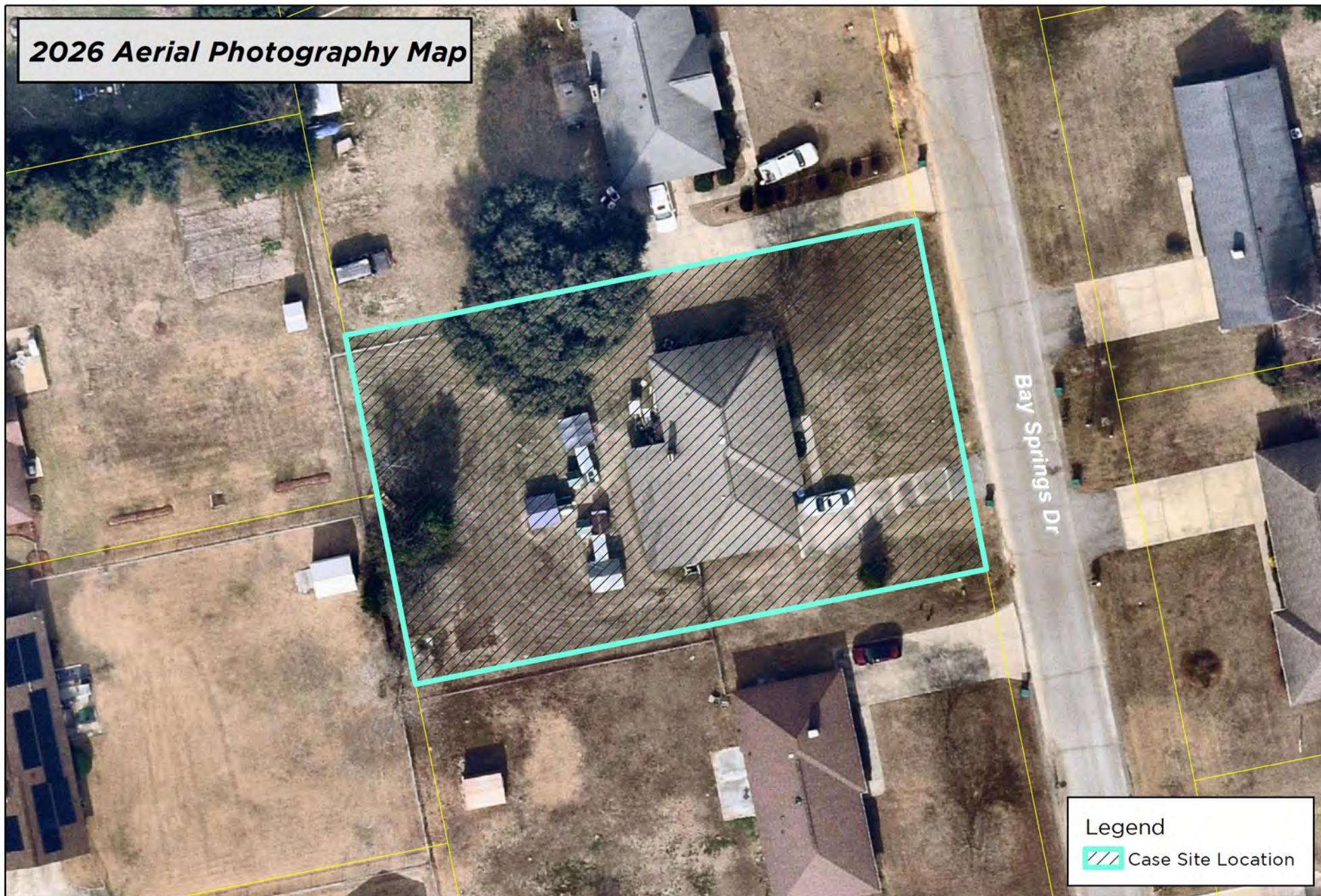


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 User Name: crobbins
 Document Name: BOA-26-33

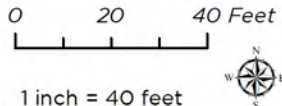


BOA-26-33
 760 Bay Springs Dr, Sumter, SC 29154
 Tax Map # 207-01-07-013

2026 Aerial Photography Map



DISCLAIMER: While the data of this map has been tested for accuracy, the Sumter City-County Planning Commission disclaims any or all responsibility for the exact accuracy or correctness of the map. The Sumter City-County Planning Commission shall not become liable to the user of this map for any reason. In using this map, the user agrees to hold the Sumter City-County Planning Commission harmless of any or all liabilities arising from the use of this map and/or its data.



Map Prepared by: Sumter Planning Department
Copyright 2026
Date: 9/23/2026
User Name: crobbins
Document Name: BOA-26-33

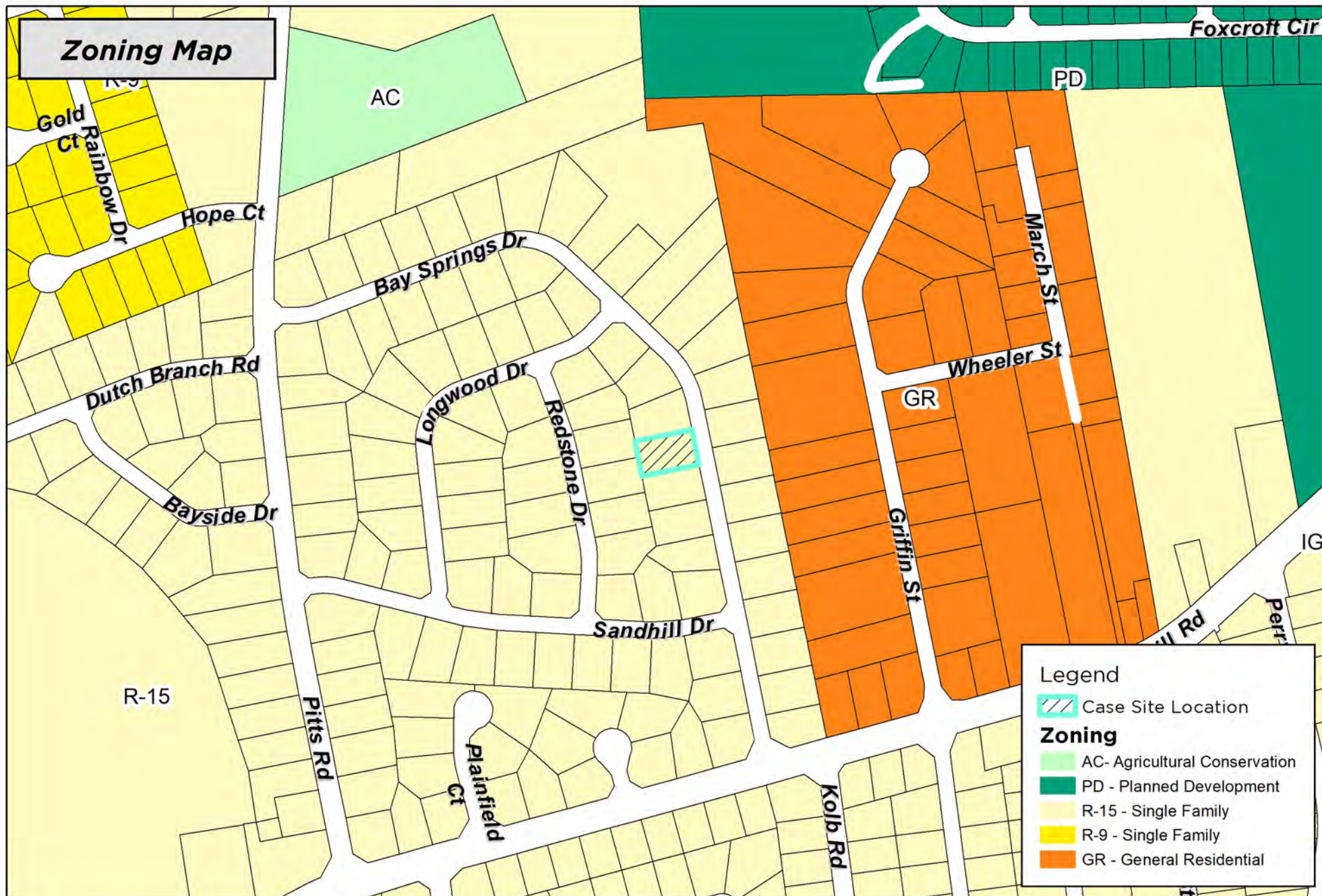


Legend

 Case Site Location

BOA-26-33
760 Bay Springs Dr, Sumter, SC 29154
Tax Map # 207-01-07-013

Zoning Map



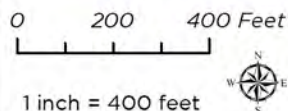
Legend

Case Site Location

Zoning

- AC - Agricultural Conservation
- PD - Planned Development
- R-15 - Single Family
- R-9 - Single Family
- GR - General Residential

DISCLAIMER: While the data of this map has been tested for accuracy, the Sumter City-County Planning Commission disclaims any or all responsibility for the exact accuracy or correctness of the map. The Sumter City-County Planning Commission shall not become liable to the user of this map for any reason. In using this map, the user agrees to hold the Sumter City-County Planning Commission harmless of any or all liabilities arising from the use of this map and/or its data.



Map Prepared by: Sumter Planning Department
Copyright 2026
Date: 9/23/2026
User Name: crobbins
Document Name: BOA-26-33



BOA-26-33
760 Bay Springs Dr, Sumter, SC 29154
Tax Map # 207-01-07-013