

Sumter City-County Board of Zoning Appeals

September 9, 2026

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 telecommunications 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.



Appeals - Variance - Special Exception

Sumter City-County Zoning Board of Appeals

September 9, 2026

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

I. THE REQUEST

Applicant(s): Harmoni Gateway Towers, LLC

Status of the Applicant: Authorized Agent (Leaseholder)

Request: Request to establish a 279 ft. tall telecommunications tower on the property.

County Council District: 1

Location: 7056 Camden Hwy.

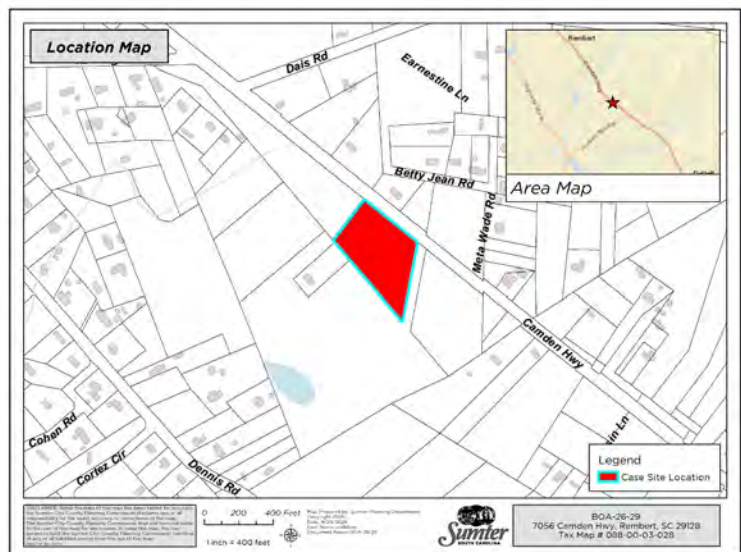
Zoning: Agricultural Conservation (AC)

Tax Map Reference: 088-00-03-028

II. BACKGROUND

Communications towers and/or antenna may be treated as Conditional Uses in Sumter County without further review by the Sumter City-County Board of Zoning Appeals *if* the Zoning Administrator determines all applicable conditions in the Ordinance are met. The Zoning Administrator has referred the request by Harmoni Gateway Towers, LLC to construct a 279 ft. self-supported telecommunications tower at 7056 Camden Hwy. for decision by the Board of Zoning Appeals consistent with *Article 5.b.4: Communication Towers and Antennae*.

The property is zoned Agricultural Conservation (AC) and is located on Camden Hwy (US-521).



approximately 950 ft. south of the intersection of Camden Hwy and Dais Rd. The property is shown in red on the map on the previous page.

Under the AC district zoning regulations which govern the property, telecommunications towers are evaluated in accordance with *Article 1.h.4.c* and *Article 3.d.4* and in accordance with *Article 5.b.4.* of the *Sumter County Zoning & Development Standards Ordinance*.

A copy of the overall property boundary with the proposed tower lease area identified, the proposed site development plan, and elevation drawing of the tower are included as Exhibits 1, 2, and 3, respectively

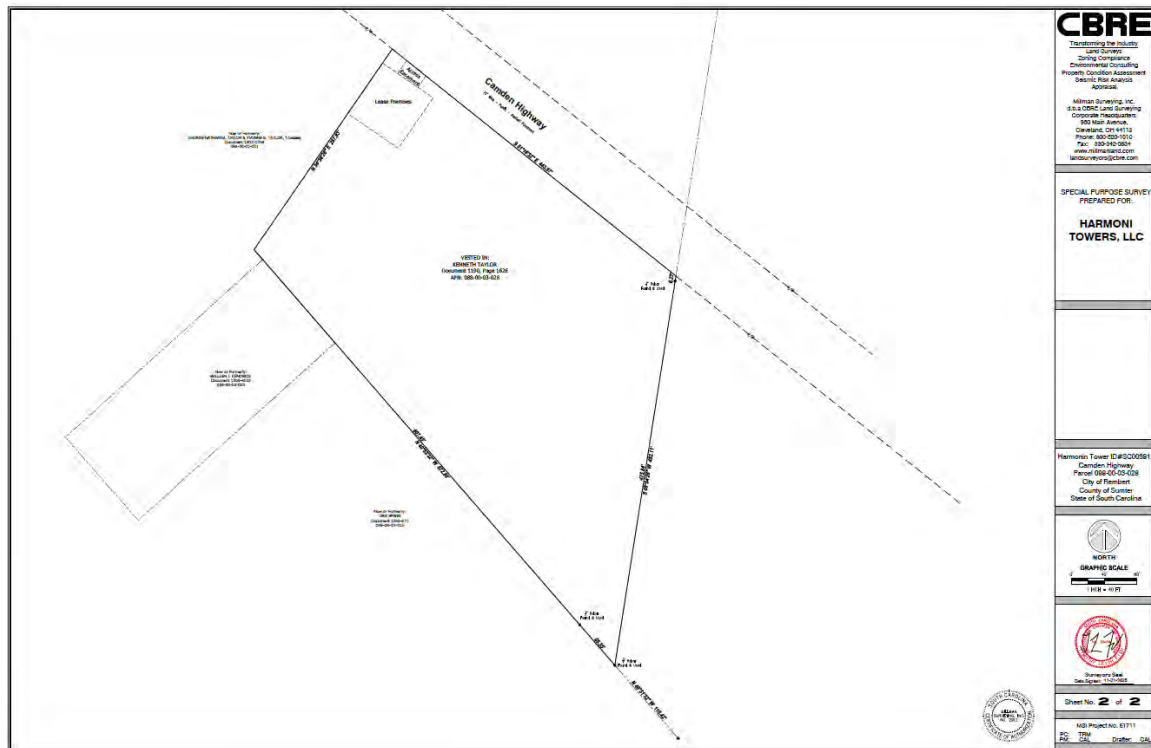


Figure 1 - Property boundary with proposed tower lease area identified in the northwest corner

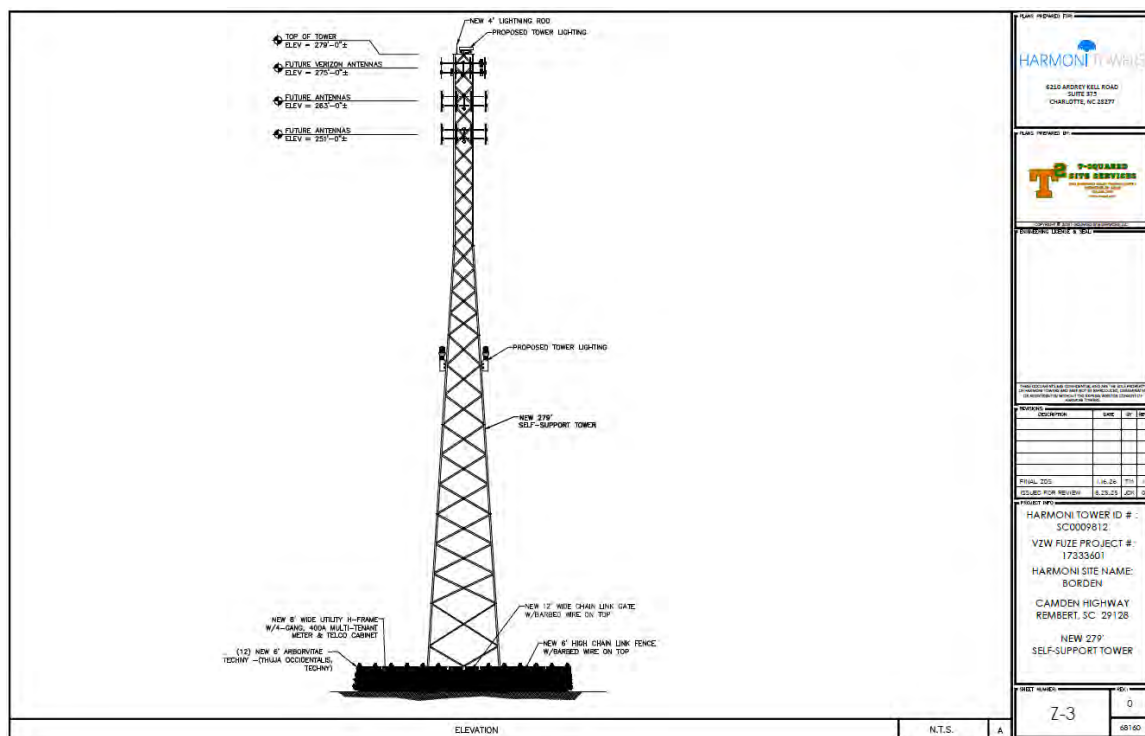
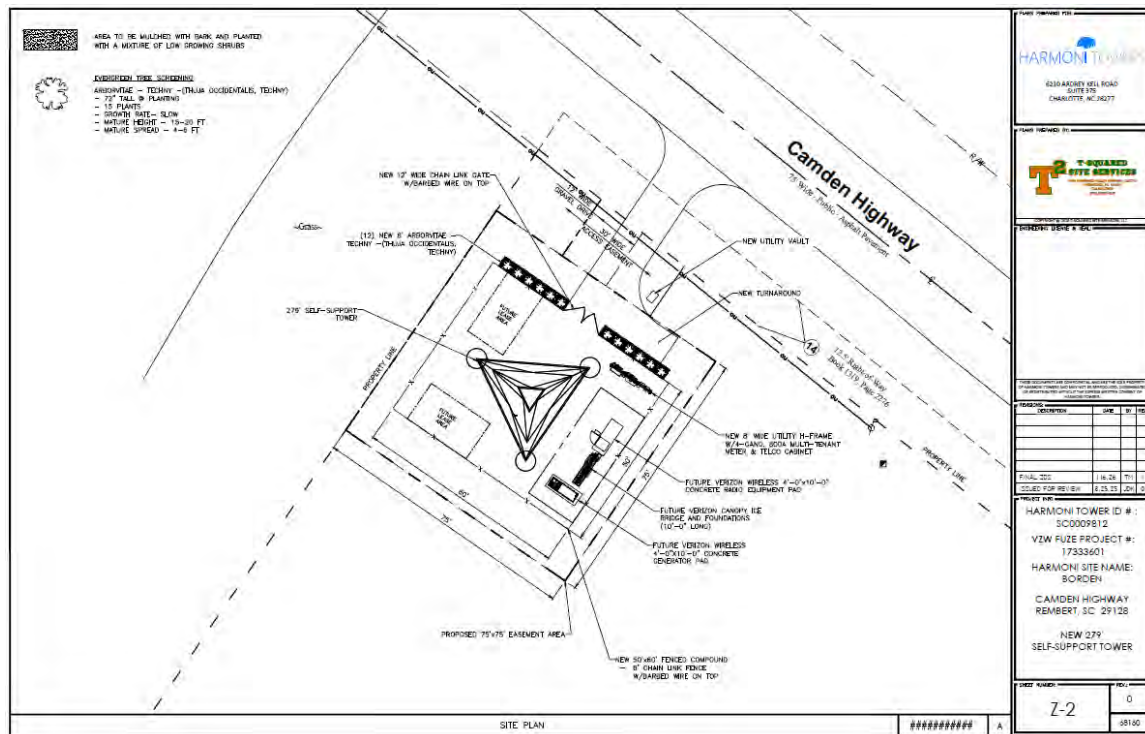




Figure 4 - Photo Simulation of Proposed Tower from Camden Hwy (US-521) Looking South



Figure 5 - Photo Simulation of Proposed Tower from Camden Hwy (US-521) Looking North

III. SPECIAL EXCEPTION REVIEW CRITERIA

In the AC zoning district under *Article 3, Exhibit 3-5*, telecommunications towers are special exception uses requiring the review and approval of the BZA, unless the Zoning Administrator determines all applicable conditions in the Ordinance are met. Special exception requests for

telecommunications towers are evaluated in accordance with *Article 1.h.4.c.* and *Article 5.b.4.* as contained in the *Sumter County Zoning & Development Standards Ordinance*.

Article 1.h.4.c: Special Exceptions

Permits for Special Exceptions shall be evaluated by the Board of Zoning Appeals on the basis of the following criteria:

1. *That the Special Exception complies with all applicable development standards contained elsewhere in this Ordinance, including landscaping and bufferyards, off-street parking, and dimensional requirements;*

Case Facts:

1. Telecommunications tower development standards are discussed later in this report. There are no general Ordinance-specified development standards applicable to this site that have not been addressed.
2. *That the special exception will be in substantial harmony with the area in which it is located;*

Case Facts:

1. The subject property and parcels immediately adjacent on all sides are zoned Agricultural Conservation (AC).
 2. The parcel on which the tower is proposed is undeveloped and is currently an open field.
 3. There is a single-family residence located +/- 500 ft. to the southwest of the proposed tower location and a single-family home located +/- 150 ft. the north across Camden Hwy.
 4. The proposed 279 ft. self-support telecommunications tower is approximately 55 ft. from the edge of the existing public road right-of-way.
3. *That the special exception will not discourage or negate the use of surrounding property for use(s) permitted by right.*

Case Facts:

1. The subject property and parcels immediately adjacent on all sides are zoned Agricultural Conservation (AC).
2. There is a single-family residence located +/- 500 ft. to the southwest of the proposed tower location and a single-family home located +/- 150 ft. the north across Camden Hwy.
3. The proposed 279 ft. self-support telecommunications tower approximately 55 ft. from the edge of the existing public road right-of-way

Article 5.b.4. Communication Towers and Antennae:

Application Requirements: The applicant for a permit for construction of a communications tower or the placement of a communications antenna on an existing structure other than a tower previously permitted must file with the Zoning Administrator an application accompanied by a fee of \$500.00 and the following documents:

1. *Specifications*
2. *Site Plan*
3. *Tower Location Map*
4. *Antenna Capacity – Wind Load*
5. *Antenna Owners*
6. *Owner Authorization*
7. *FCC License*
8. *Visual Impact Analysis*
9. *Removal Agreement*

Case Facts:

- The applicant has submitted all aforementioned documents via Minor Site Plan #MSP-26-24.

Conditions: Applicant must show that all of the following conditions are met:

1. ***Location and Visual Impact:*** *The proposed tower, antenna or accessory structure will be placed on site in such a manner that it will minimize the visual impact on the surrounding properties;*

Case Facts:

- The applicant is proposing to install a 279 ft. self-support telecommunications tower approximately 55 ft. from the edge of the existing public road right-of-way.
- Figures #4 and #5 as submitted by the applicant represent photo simulation of the proposed tower as viewed from Camden Hwy.

2. ***Inability to locate on existing structures:*** *The applicant must show that a proposed antenna and equipment cannot be accommodated and function as required by applicable regulations and the applicants' technical design requirements without unreasonable modifications on any existing structure or tower under control of applicant, or to locate on an available and suitable nearby tower at reasonable costs (i.e., at or below local area rent average);*

Case Facts:

- There are no known telecommunications towers within the immediate area of the site.

3. ***Necessity for location in residential district:*** *The applicant must show that the portion of the county intended to receive coverage cannot be adequately served by a*

communications tower or antenna placed in a non-residential district for valid technical reasons;

Case Facts:

- The proposed site is not in a residential zoning district.

4. ***Public property or other private property not suitable:*** *Prior to consideration of a permit for location on private property which must be acquired, the applicant must show that available publicly owned sites, and available privately owned sites occupied by a compatible use, are unsuitable for operation of the facility under applicable communications regulations and the applicant's technical design requirements;*

Case Facts:

- There are no suitable publicly-owned sites within the vicinity of the proposed site.

5. ***Design for multiple use:*** *Applicants must show that a new tower is designed to accommodate additional antennae equal to applicant's present and future requirements;*

Case Facts:

- The applicant's design plans indicate three separate antenna arrays. The top array is identified for future Verizon antennas, and the two additional arrays are unspecified as to future users.

6. ***Safety Codes Met:*** *Applicant must show that all applicable health, nuisance, fire, building, and life safety code requirements are met;*

Case Facts:

- The project is subject to Sumter County building permit requirements. The Building Department has not completed review of the application to date,
- All code requirements must be addressed by the applicant as a condition of any building permit issuance.

7. ***Paint and illumination:*** *A communications tower must not be painted or illuminated unless otherwise required by state or federal regulations;*

Case Facts:

- The tower is not proposed to be painted or illuminated, except for required safety beacons at the top and midpoint of the tower.

8. ***Distance from existing tower:*** *A permit for a proposed tower site within 1,000 ft. of an existing tower shall not be issued unless the applicant certifies that the existing tower does not meet the applicant's structural specifications and design requirements, or that a co-location agreement could not be obtained;*

Case Facts:

- There is a Verizon Wireless tower located +/- 1,900 linear feet to the northwest of the site. There are no towers within 1,000 ft. of the proposed site.

9. ***Indemnity and claims resolution:*** *The applicant must show by certification from a registered professional engineer that the proposed facility will contain only equipment meeting FCC rules, and must file with the Zoning Administrator a written indemnification of Sumter County and proof of liability insurance or financial ability to respond to claims up to \$1,000,000.00 dollars in the aggregate which may arise from the operation of the facilities during its life, at no cost to the county and in a form approved by the County Attorney.*

Case Facts:

- The applicant has submitted a written indemnification of Sumter County and proof of liability insurance.

10. ***Minimum Setback:***

Non-Residential Zoning: *Towers located on non-residentially zoned properties must be set back from all lot lines by distances equal to the district setback requirement or the tower's fall zone, whichever is greater. Fall zones less than the full height of the tower shall be determined by an engineer licensed in the state of South Carolina in a letter that includes the engineer's signature and seal.*

Case Facts:

- The applicant has submitted a fall radius letter signed and sealed by South Carolina-licensed professional engineer Adam N. Howe. In the letter, Mr. Howe states that the tower has been designed using 119 mph 3-second gust wind with no ice and a 30 mph 3-second wind gust with 1 inch of ice.
- The engineer indicates in the letter that the most likely mode of failure is buckling of a tower section due to excessive wind loading.
- With a caveat of condition dependency, the engineer notes that the top 60 ft. of the tower which contains 91% of the code-permitted design loading would likely fall within a 37.5 ft. fall radius.

11. ***Technical Assistance:*** *Prior to issuing a permit, the Zoning Administrator may make use of professional technical services to determine if the standards in Article 5.b.4.d. are met;*

Case Facts:

- The Zoning Administrator has not utilized any outside professional technical services in the consideration of this request.

12. **Maintenance:** *The communications tower shall be maintained by common corrosion control procedures so it continuously maintains a minimum visual impact on surrounding properties*

Case Facts:

- All code requirements must be addressed by the applicant as a condition of any building permit issuance.

Special Exception: *A tower, pole, or antenna may be permitted by Special Exception together with the findings considered in Section 1.h.4.c. after a public hearing along with the following criteria:*

1. *All application requirements and conditions imposed by 5.b.4.d. and 5.b.4.e. are met except height limitations and setbacks;*

Case Facts:

1. All application materials required by Article 5.b.4.d. have been submitted by the applicant.
2. *If additional tower height is required, the total tower height will not exceed one hundred-fifty (150%) percent of the maximum height permitted in the district. In unincorporated portions of Sumter County, radio and television towers are exempt at the Board of Appeals from tower height limits (this rule does not apply within the corporate limits of the City of Sumter);*

Case Facts:

1. N/A, No additional tower height is required beyond the maximum height permitted.
3. *The applicant has demonstrated that additional height above that permitted by the regulations is necessary for service to occupants of an area within the City or County of Sumter;*

Case Facts:

1. N/A, No additional tower height is required beyond the maximum height permitted.
4. *Setback requirements and additional conditions are established by the Zoning Board of Appeals as it deems necessary to remove dangers to public health and safety and to protect adjacent property;*

Case Facts:

1. 279 ft. self-support telecommunications tower is proposed to be placed 55 ft. from the edge of the existing public road right-of-way.
5. *Prior to approving a permit by Special Exception or on appeal from the Zoning Administrator, the Board may make use of professional technical services to determine that the standards in 5.b.4.d and 5.b.4.e. are met.*

IV. STAFF RECOMMENDATION

The proposed tower's placement close to Camden Hwy (US-521) carries significant risk to the Sumter community. Camden Hwy. is a principal arterial roadway, and functions as a critical link within Sumter County and between Sumter and areas to the north. Introducing a facility which, in the event of failure, would potentially block this critical corridor is a hazard mitigation risk.

While engineers can design telecommunications towers to buckle or fold over on themselves, the proposed fall zone represents only 13.4% of the tower's total height. Expecting a freestanding structure of this size to collapse so perfectly that no part of it lands beyond that distance is highly unrealistic and outside standard engineering safety margins. Where manufacturers provide certified "fall zone letters" utilizing advanced hinge-point calculations, the legal and physical minimum limit typically stops at 33% to 50% of the total height.

V. DRAFT MOTIONS FOR BOA-26-29

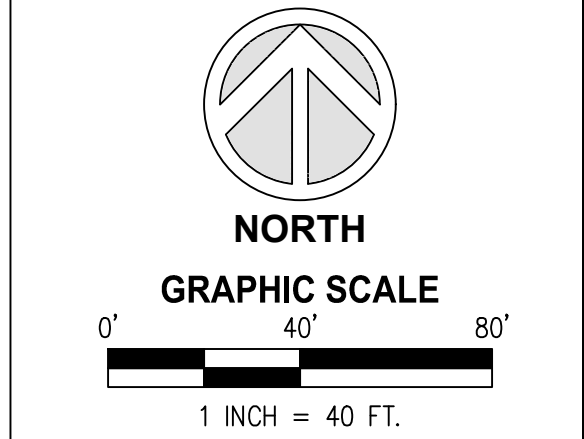
- A. I move the Zoning Board of Appeals **approve** BOA-26-29, subject to the findings of fact and conclusions developed by the BZA and so stated:
[reference specific findings as developed based on facts presented in the staff report, exhibits, and/or during the public hearing.]
- B. I move the Zoning Board of Appeals **deny** BOA-26-29, subject to the following findings of fact and conclusions developed by the BZA and so stated:
[reference specific findings as developed based on facts presented in the staff report, exhibits, and/or during the public hearing.]
- C. I move the Zoning Board of Appeals enter an alternative motion for BOA-26-29.

VII. BOARD OF APPEALS – September 9, 2026

SPECIAL PURPOSE SURVEY
PREPARED FOR:

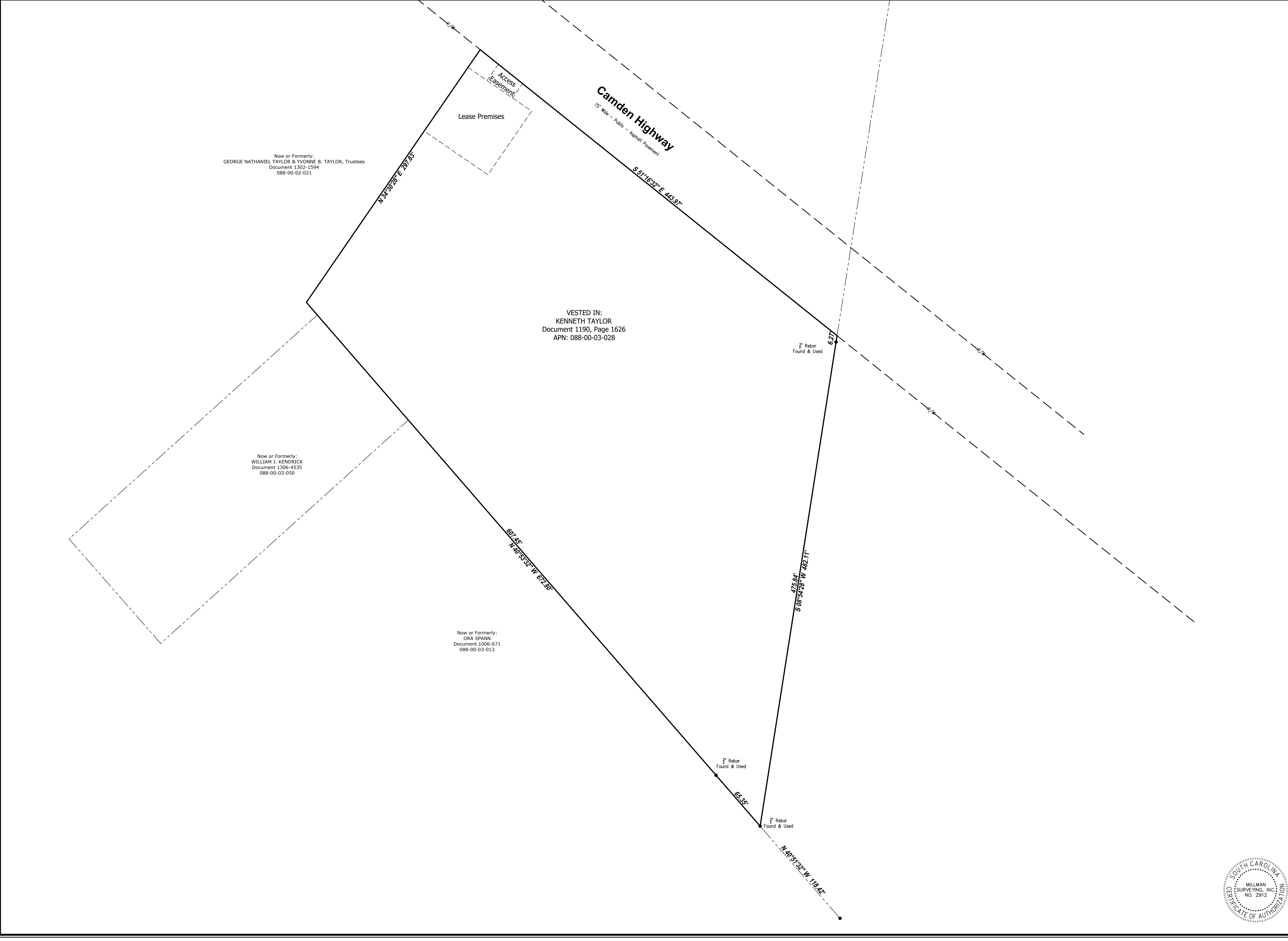
HARMONI
TOWERS, LLC

Harmonin Tower ID#SC009812
Camden Highway
Parcel 088-00-03-028
City of Rembert
County of Sumter
State of South Carolina



Sheet No. **2** of **2**

MSI Project No. 61711
PC: TRM
PM: CAL Drafter: CAL



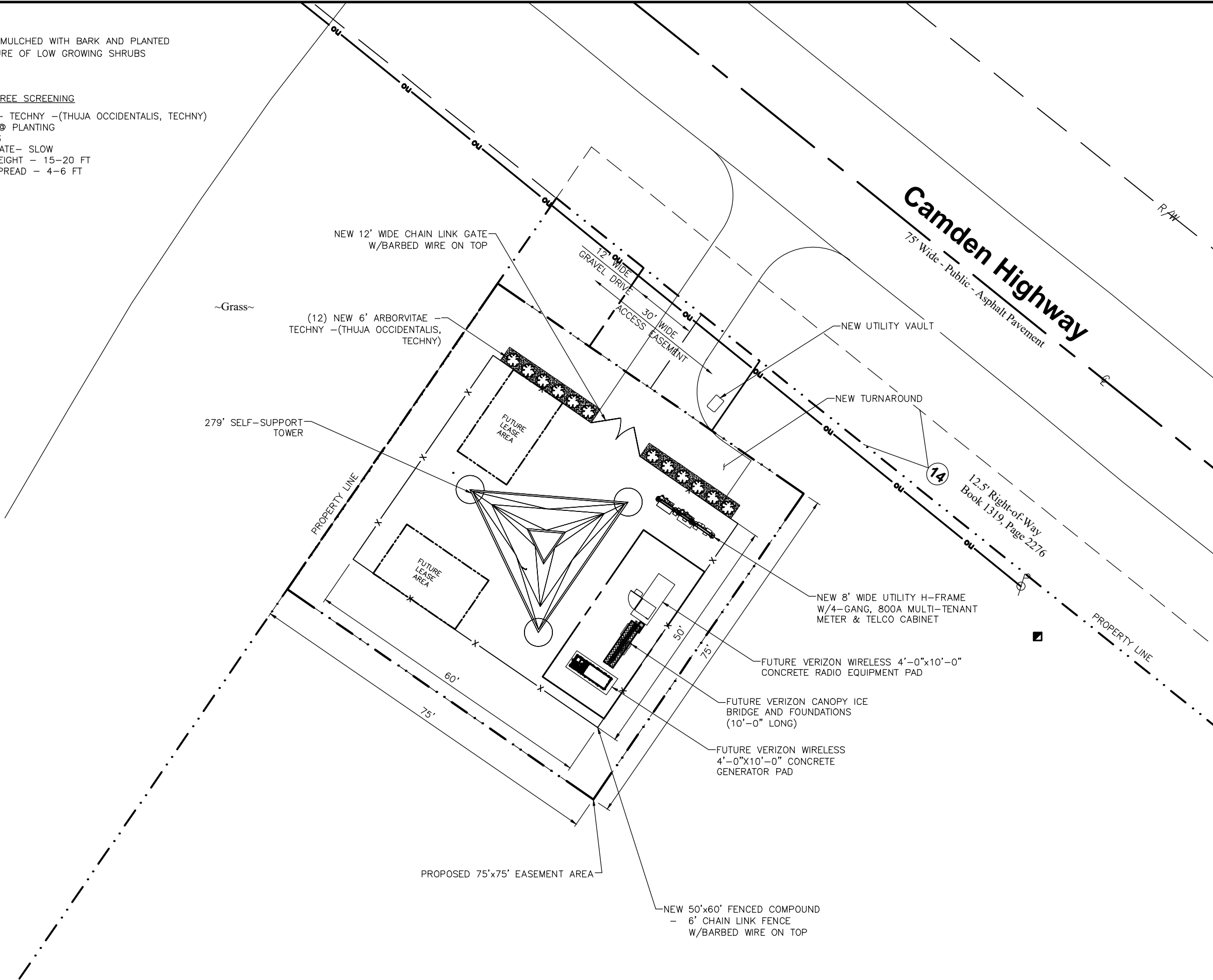


AREA TO BE MULCHED WITH BARK AND PLANTED WITH A MIXTURE OF LOW GROWING SHRUBS



EVERGREEN TREE SCREENING

- ARBORVITAE – TECHNÝ –(THUJA OCCIDENTALIS, TECHNÝ)
– 72” TALL @ PLANTING
– 15 PLANTS
– GROWTH RATE– SLOW
– MATURE HEIGHT – 15–20 FT
– MATURE SPREAD – 4–6 FT



PLANS PREPARED FOR:



6210 ARDREY KELL ROAD
SUITE 375
CHARLOTTE, NC 28277

PLANS PREPARED BY:



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REVISIONS:				
DESCRIPTION	DATE	BY	REV	
FINAL ZDS	1.16.26	TM	I	
ISSUED FOR REVIEW	8.25.25	JDK	0	

PROJECT INFO

HARMONI TOWER ID # :
SC0009812
VZW FUZE PROJECT #:
17333601
HARMONI SITE NAME:
BORDEN
CAMDEN HIGHWAY
REMBERT, SC 29128
NEW 279'
SELF-SUPPORT TOWER

SHEET NUMBER: REV:

Z-2

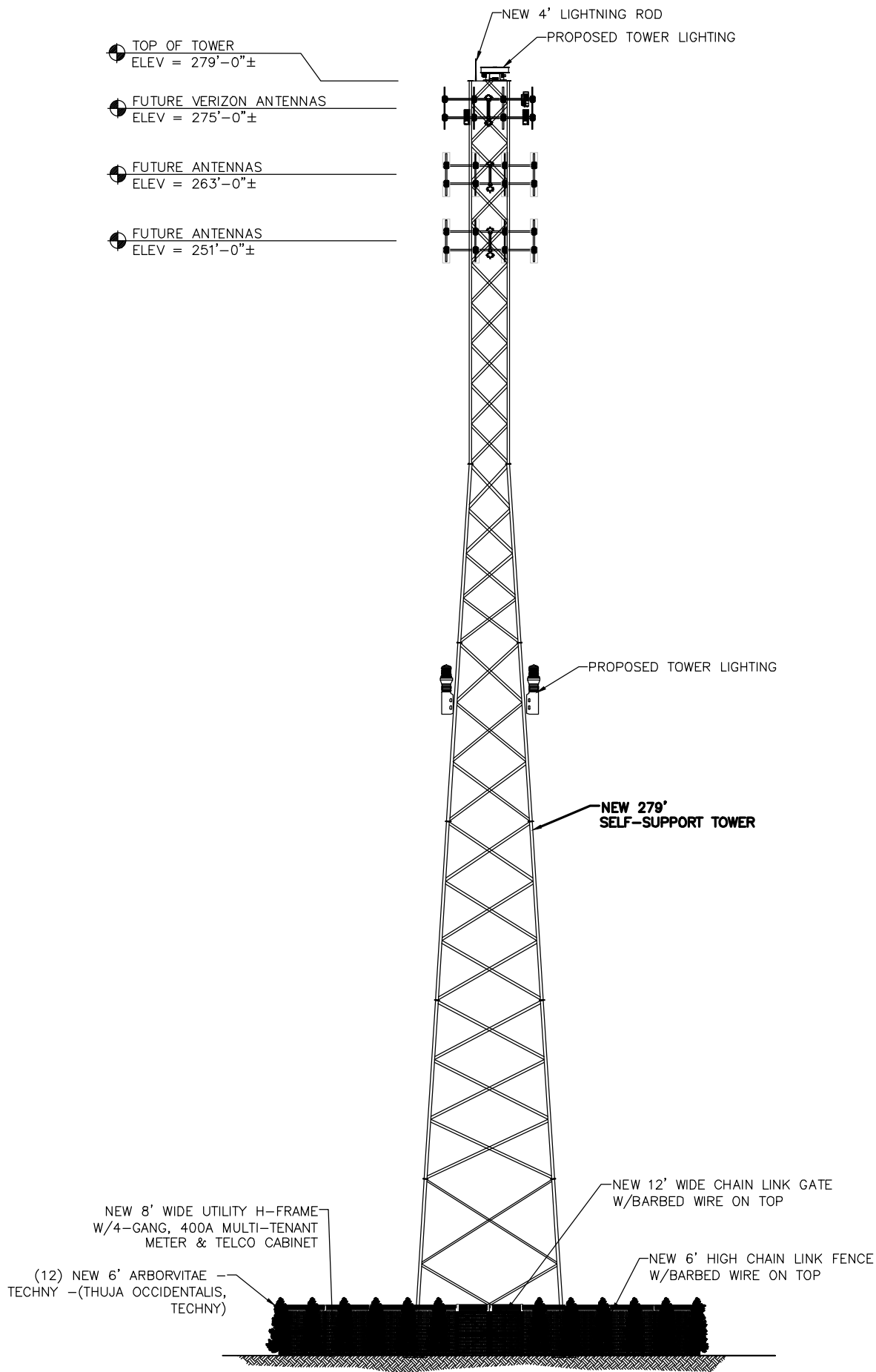
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68160

SITE PLAN

#####

A



ELEVATION

N.T.S.

A

PLANS PREPARED FOR:



6210 ARDREY KELL ROAD
SUITE 375
CHARLOTTE, NC 28277

PLANS PREPARED BY:



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DESCRIPTION	DATE	BY	REV	
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ISSUED FOR REVIEW	8.25.25	JDK	0	

PROJECT INFO

HARMONI TOWER ID # :
SC0009812

VZW FUZE PROJECT #:
17333601

HARMONI SITE NAME:
BORDEN

CAMDEN HIGHWAY
REMBERT, SC 29128

NEW 279'
SELF-SUPPORT TOWER

SHEET NUMBER:

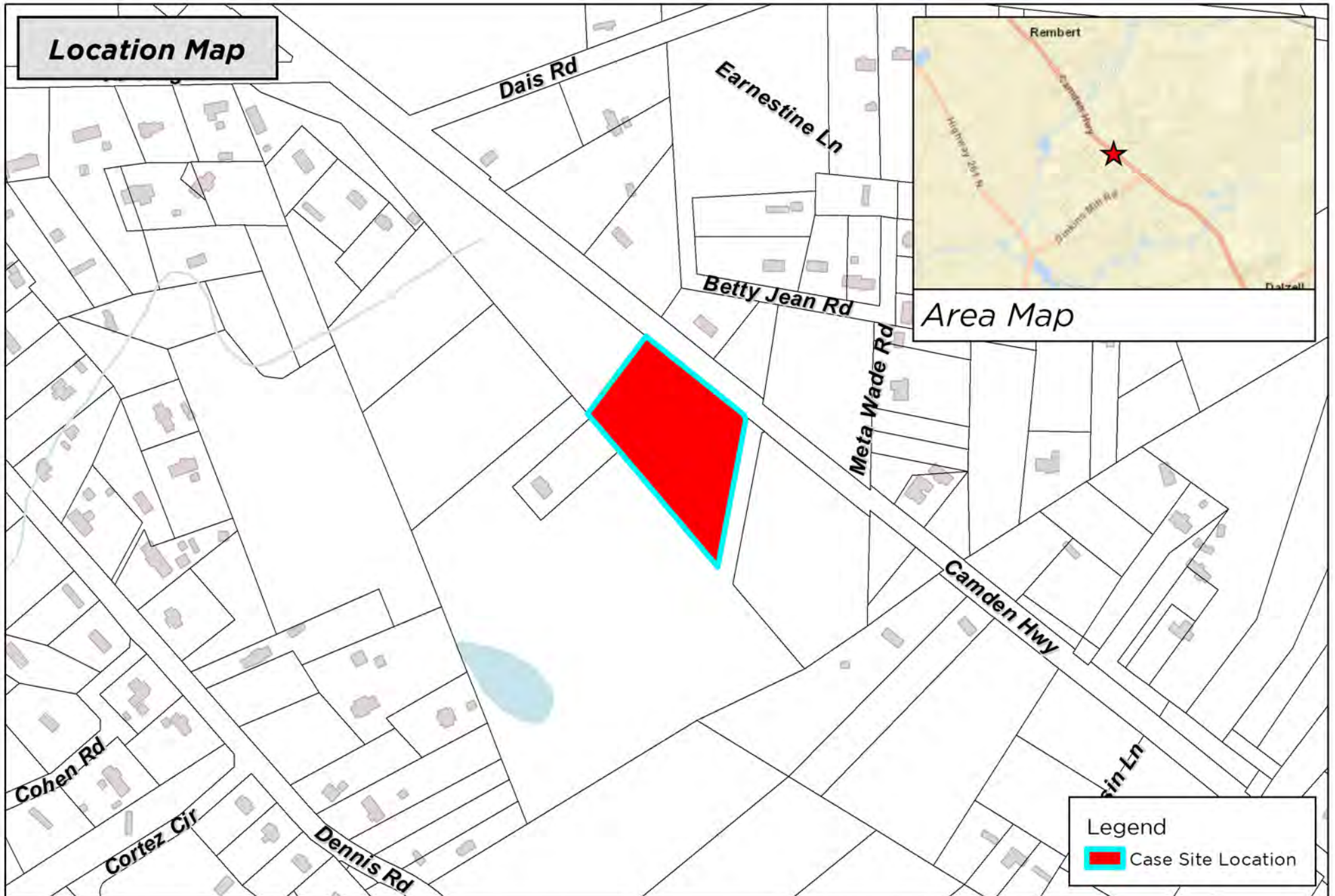
Z-3

REV.:

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68160

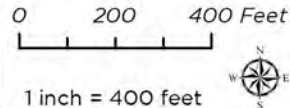
Location Map



Legend

 Case Site Location

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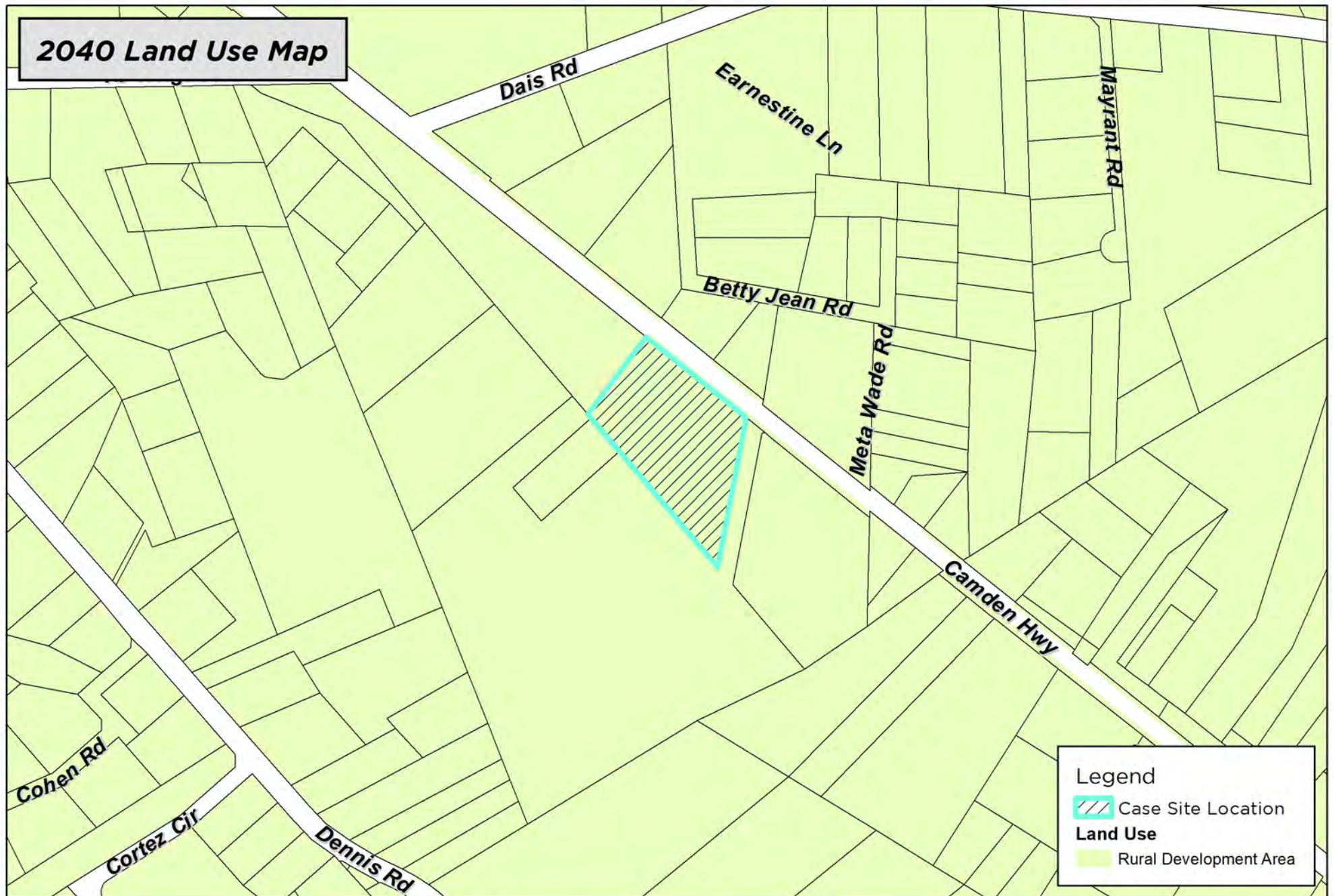


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Tax Map # 088-00-03-028

2040 Land Use Map



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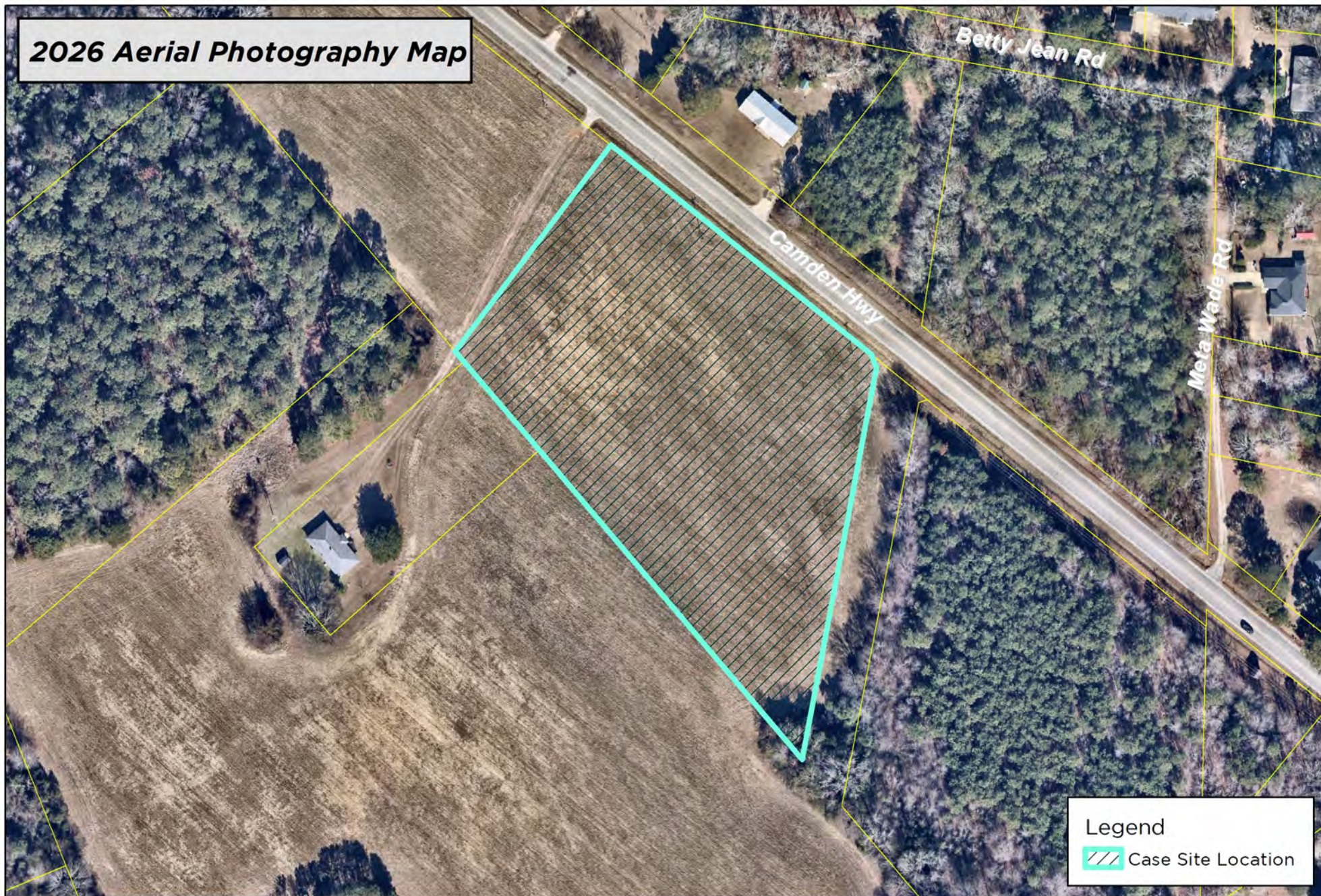


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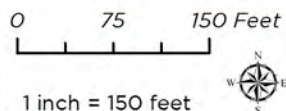
2026 Aerial Photography Map



Legend

 Case Site Location

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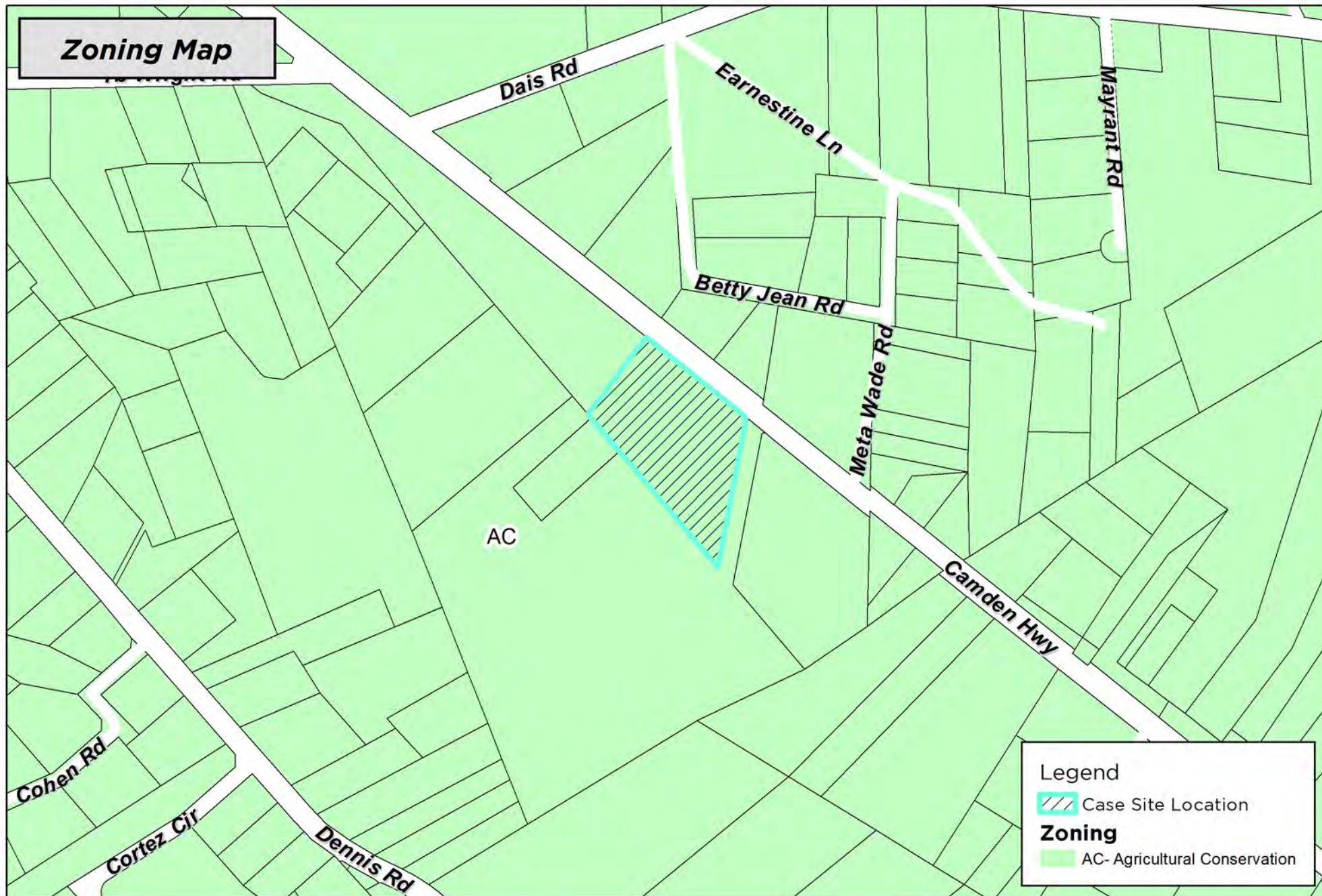


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Tax Map # 088-00-03-028

Zoning Map



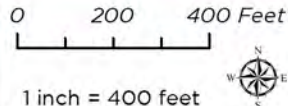
Legend

 Case Site Location

Zoning

 AC- Agricultural Conservation

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Tax Map # 088-00-03-028

Highway Corridor Protection District Map



Legend

- Case Site Location
- HCPD County

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