

Sumter City-County Board of Zoning Appeals

August 12, 2026

BOA-26-25, 3055 Oswego Hwy (County)

The Board of Zoning Appeals will consider a Conditional Use request to establish an RV Campground (NAICS 7212) on the property. The Zoning Administrator has referred this Conditional Use request to the Board of Zoning Appeals consistent with *Article 5.a.3: Review, Article 5.a.5: Conditional Use – Distance, and Article 5.b.1: Criteria for Conditional Use Review* of the Sumter County Zoning & Development Standards Ordinance. The property is located at 3055 Oswego Hwy., is zoned Agricultural Conservation (AC), and is identified as TMS# 273-00-06-040.



Appeals - Variance - Special Exception

Sumter City-County Zoning Board of Appeals

August 12, 2026

BOA-26-25, 3055 Oswego Hwy (County)

I. THE REQUEST

Applicant: Charles Smith

Status of the Applicant: Property Owner

Request: Conditional use request for the establishment of a Recreational Vehicle Campground on the property.

County Council District 5

Location: 3055 Oswego Hwy

Present Use/Zoning: Undeveloped/Agricultural Conservation

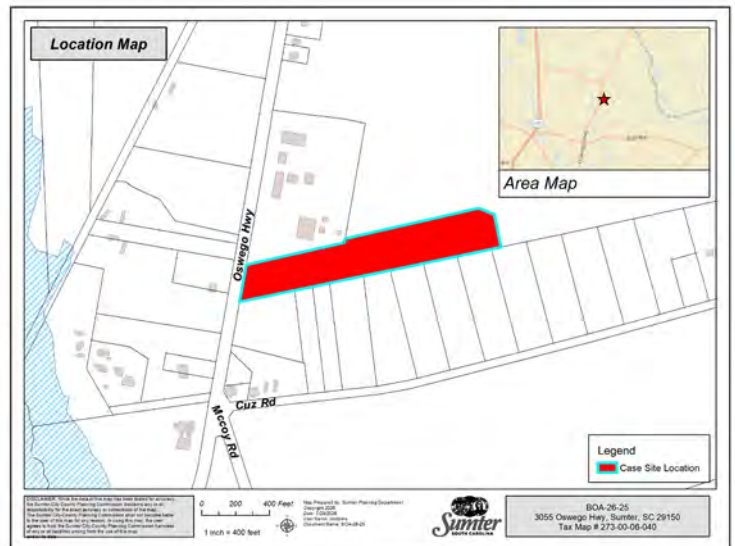
Tax Map Reference: 273-00-06-040

II. BACKGROUND

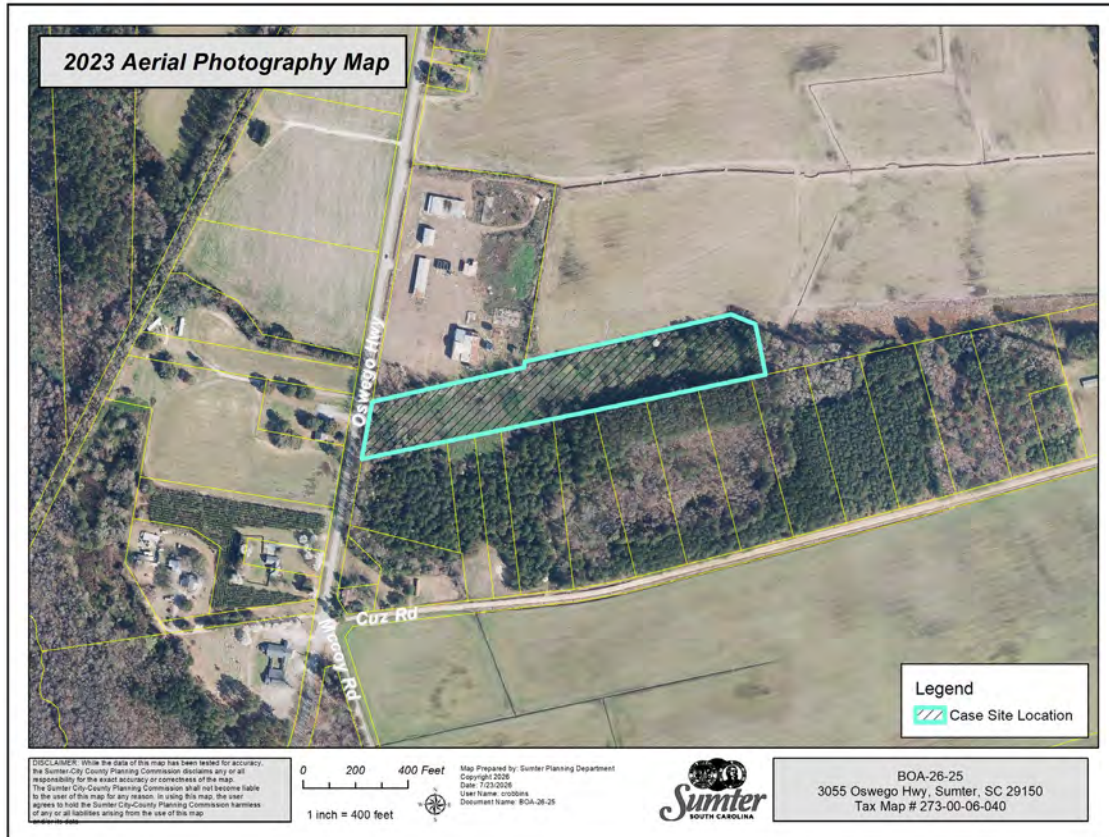
The applicant (Charles Smith) is seeking approval to establish a recreational vehicle campground located at 3055 Oswego Hwy (TMS# 273-00-06-040).

As shown by the location map to the right, the property is located on the east side of Oswego Hwy., approximately 740 linear ft. to the northeast of the intersection of Oswego Hwy. and McCoy Rd.

The Zoning Administrator has referred this Conditional Use request to the Board of Zoning Appeals consistent with *Article 5.a.3: Review of the Sumter County Zoning & Development Standards Ordinance* (the Ordinance).



The property is within the Agricultural Conservation (AC) zoning district. As such, RV Campgrounds require Conditional-300 (C-300) approval in order to be established. RV Campground requests must demonstrate compliance with the general criteria outlined in *Article 5.b.1.a – 5.b.1.f.* of the Ordinance and must obtain consent signatures from property owners within 300 ft. of the development/use area in accordance with *Article 5.a.5.*



A conditional use application for C-300 approval to establish a recreational vehicle campground use on the property was submitted to the Sumter City-County Planning Department. Upon receipt of this application, planning staff prepared a list with property owner names and contact information for parcels within 300 ft. of the proposed use. This list was transmitted to the applicant for use as a resource in meeting the consent criteria.

After receiving the formal list, the applicant did not receive the required number (67%) of signatures to fulfill the consent requirement of the C-300 process. As such, the Zoning Administrator has referred this request to the BOA pursuant to *Article 5.a.3.*

5.a.3. Review: *Review and approval by the Sumter City/County Planning Commission Staff shall be a prerequisite to the issuance of a building permit for any conditional use identified in Article 3 of this Ordinance. If the conditions or standards are met, the zoning administrator may issue a permit for the use without review by the Sumter City/County Board of Zoning Appeals. If the Board*

reviews a case and imposes additional conditions, the use is listed as a permitted special exception after a public hearing.

III. LAND USE, ZONING, & EXISTING CONDITIONS

The property is zoned Agricultural Conservation (AC). The purpose of the AC district is to protect and preserve areas of the county which are presently rural or agricultural in character and use. Where urban development is permitted within the district, strict quality standards should be required. The property is primarily rural in character.

The subject property is situated in a predominantly rural portion of the county, bordered by agricultural land, residential properties, and a developed parcel supporting a former agriculture-related business. The subject parcel is wooded and currently undeveloped. The closest residential property is located +/- 500 ft. to the south on Oswego Hwy.



Site Photo: Front view of site



Site Photo: Facing northeast on Oswego Hwy.



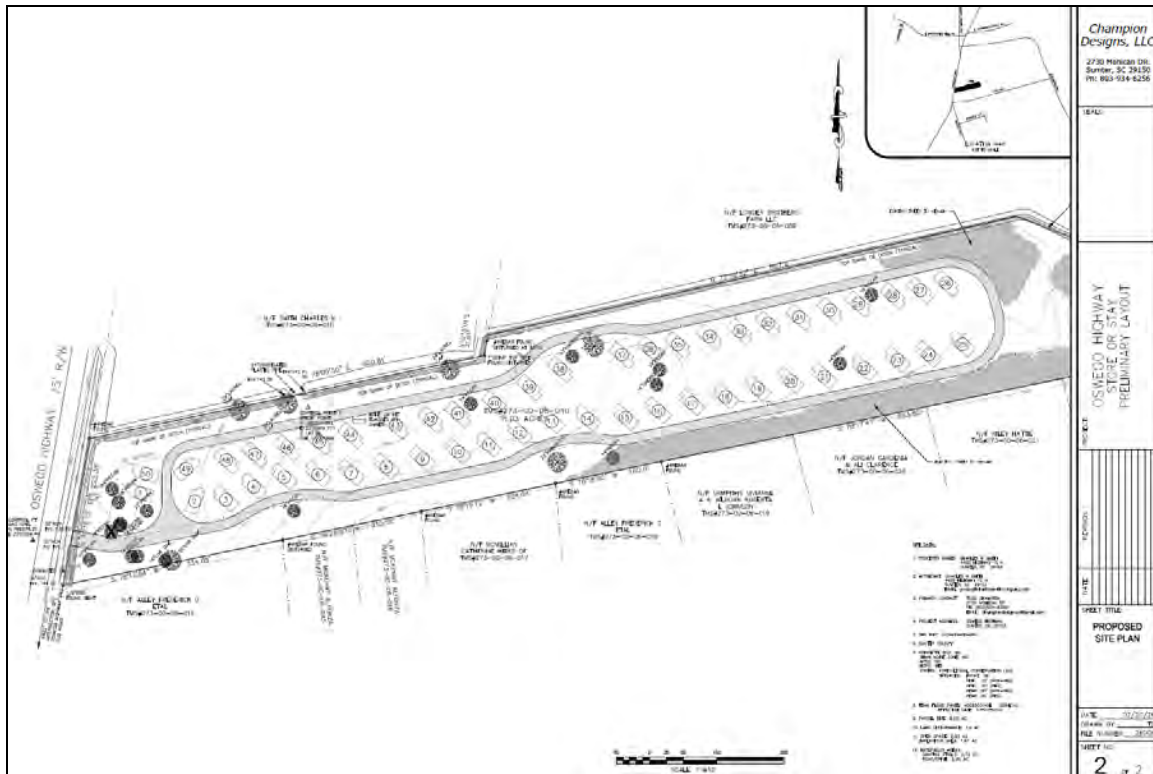


Figure 1: Preliminary site plan

IV. CONDITIONAL USE & SPECIAL EXCEPTION REVIEW

Recreation vehicle campgrounds require C-300 approval in the AC zoning district. As noted above, staff is unable to approve the conditional use application as the applicant did not obtain the required number of approval signatures to establish this use. As such, the Zoning Administrator has referred this conditional use request to the BOA for special exception review, pursuant to *Article 5.a.3.* of the Ordinance.

Staff review comments on the applicable conditional use and special exception criteria are outlined below.

Article 5, Section 5.b.1.a – 5.b.1.f: Conditional Use General Criteria

- a. *That ingress and egress to the proposed use be provided with reference to automotive and pedestrian safety and convenience, traffic generation flow and control, and access in case of fire catastrophe, such as not to be detrimental to existing or anticipated uses, either adjacent to or in the vicinity of the proposed use.*

Staff Review: The property has 1 proposed access point to Oswego Hwy. This access is not paved and would need an encroachment permit to pave in SCDOT right-of-way. The ingress and egress into the site must meet SCDOT ARMS Manual Requirements.

- b. *That off-street parking and loading area, where required or proposed by the applicant, be designed and provided in harmony with adjacent properties.*

Staff Review: Staff assume that each individual campsite will provide adequate space for vehicle parking, as campers may require towing. The applicant proposes a gravel surface for the internal circulation drive, while the site entrance will be paved with asphalt. All other aspects of the site are proposed to remain pervious.

- c. *That refuse and service area be adequately screened so as not to be visible from adjacent property or public rights-of-way and shall be located in such a way as not to create a nuisance to adjacent properties.*

Staff Review: The applicant is proposing to use a private vendor for trash and debris collection. For wastewater disposal, the applicant proposes individual septic hook-ups at each camper site that connects to a larger communal system, if feasible. This depends on soils testing and approval from the South Carolina Department of Environmental Services. If individual septic hook-ups design is not feasible, the applicant will instead install a single dump station.

- d. *That screening, buffering or separation of any nuisance or hazardous feature be provided with reference to type, dimensions and character, and be fully and clearly represented on the submitted plans, to protect adjacent properties.*

Staff Review: The applicant proposes to retain the existing perimeter trees and buffering, as well as preserving as many trees on the site as possible. The applicant is proposing to remove one significant tree. Additional trees and shrub plantings may be required by planning staff at the perimeter of the property.

Additionally, the applicant is proposing to install a security gate at the entrance to the property.

- e. *The proposed signs and exterior lighting be provided so as not to create glare, impair traffic safety, or be incompatible with adjacent properties.*

Staff Review: Currently, the subject property contains no existing exterior signage or lighting. No plans for exterior signage have been submitted for review at this time. Staff notes that any new exterior signage on the site must be established in accordance with *Article 8.i: Sign Regulations of the Ordinance* and be properly permitted.

- f. *That the affected site shall be suitable in terms of size, shape and topographic conditions to accommodate the proposed use, building or project and to insure compatibility and the safety and welfare of area residents.*

Staff Review: The applicant is proposing the establishment of an RV campground consisting of 50 spaces for recreational vehicles and 10 for

tent/primitive sites. Per the applicant, the site is intended for temporary stays only, and no long-term renters will be permitted. As stated above, the applicant intends to preserve as much existing vegetation as possible. Additionally, staff notes again that the applicant did not obtain the required number of approval signatures from surrounding property owners to allow the site to be established through the standard Conditional Use-300 (C-300) process.

The applicant has the following exhibits in support of the request:

1. Exhibit 1 – Site Survey
2. Exhibit 2 – Site Plan
3. Exhibit 3 – Campground Rules & Procedures

Article 1, Section 1.h.4.c: Special Exceptions

1. *Special exceptions are subject to the terms and conditions for the use set forth for such uses in the Zoning Ordinance.*
2. *Permits for Special Exceptions shall be evaluated by the Board of Zoning Appeals on the basis of the following criteria:*
 - a. *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. The applicant has indicated that there is only one tree proposed to be removed to make way for the gravel drive.
 2. There are existing trees, shrubs, and undergrowth surrounding the perimeter of the property.
 3. The development plan proposes 50 RV campsites and 10 tent sites that would also have a parking area for the renter's vehicle.
 4. All recreational camp sites are set back 50ft from all property lines, as is required for non-residential development.
- b. *That the special exception will be in substantial harmony with the area in which it is located.*

Case Facts

1. The subject property is in a predominantly rural area of Sumter where there are no other campgrounds in the general vicinity.
2. The applicant was unable to receive the required number of approval signatures to establish this use without being referred to the Board of Zoning Appeals for special exception approval.

- c. *That the special exception will not discourage or negate the use of surrounding property for uses(s) permitted by right.*

Case Facts

1. Most of the surrounding property is undeveloped or agricultural in use and the lots to the south are heavily wooded.
2. No adjacent parcels will be restricted from by right uses because of this development. All uses permitted by right will continue to be allowed.

V. STAFF RECOMMENDATION

Staff is unable to approve the conditional use application submitted as the applicant did not receive the required number of property owner consent signatures. As such, the request has been referred to the BOA for special exception review.

Staff has identified the following recommended approval conditions, should the Board make the necessary findings to approve this request:

- Major site plan approval by the Planning Commission is required.
- Landscaping, screening, and buffering shall comply with the following requirements:
 - o Street landscaping (as referenced in *Article 8.d.6*) shall be applied along the property's Oswego Hwy. frontage.
 - o A Type B buffer (as referenced in *Article 8.d.6*) shall be applied between the developed area of the site and the side and rear property lines.
 - o The retention of existing trees may count towards planting requirements.
 - o The development of the site shall comply with the Tree Preservation requirements found in *Article 8.d.16*.
- Maximum length of stay shall be no more than 45 nights.

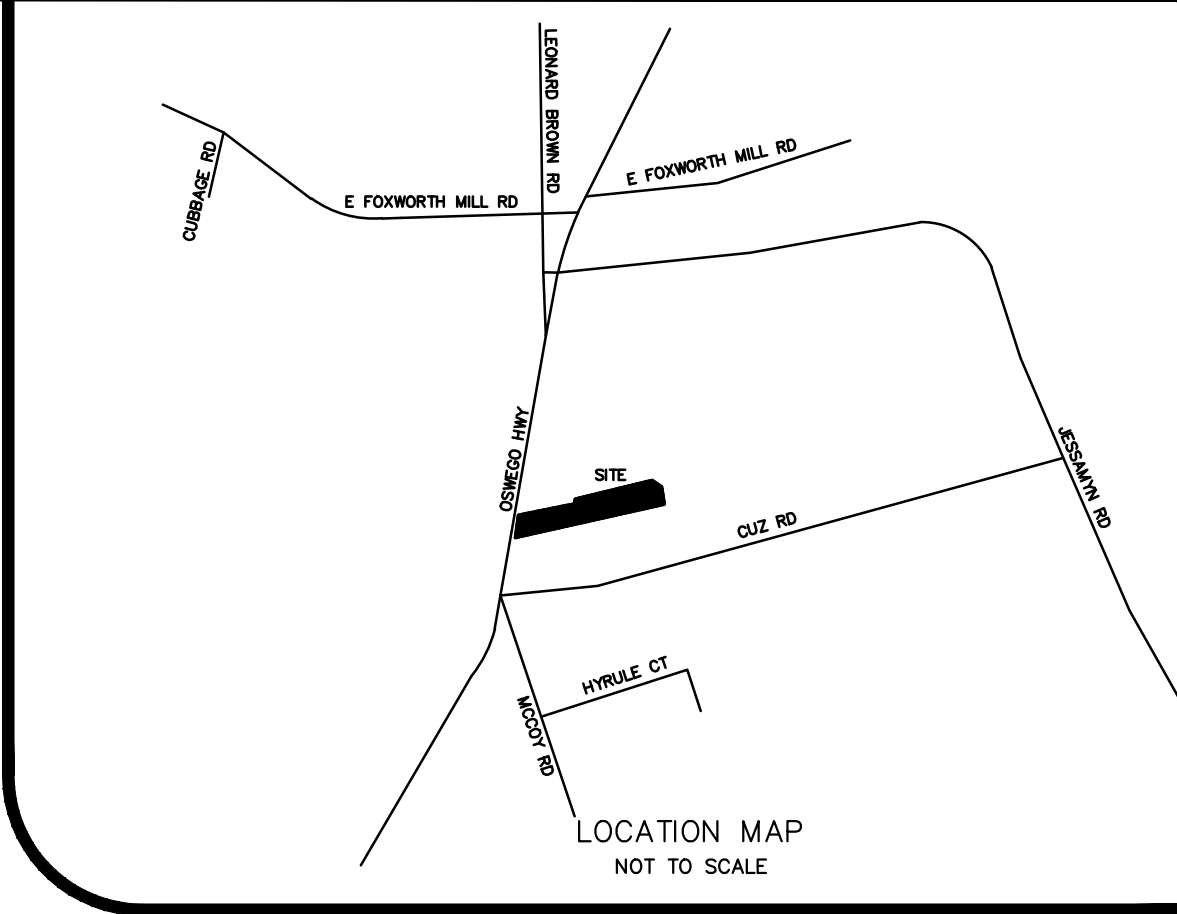
VI. DRAFT MOTIONS FOR BOA-26-35

- A. I move that the Zoning Board of Appeals approve BOA-26-35, subject to the findings of fact and conclusions developed by the BZA and so stated:
- B. I move that the Zoning Board of Appeals deny BOA-26-35, subject to the following findings of fact and conclusions:
- C. I move that the Zoning Board of Appeals enter an alternative motion for BOA-26-35.

VII. BOARD OF APPEALS – August 12, 2026

- NOTES:
1. THIS PLAT REPRESENTS PROPERTY LOCATED IN SOUTH CAROLINA, SUMTER COUNTY, SUMTER TOWNSHIP AND IS LOCATED IN THE OSWEGO COMMUNITY.
 2. IT IS EXPRESSLY UNDERSTOOD THAT BLACK RIVER LAND SURVEYING, LLC DOES NOT CERTIFY THE PRESENCE OR ABSENCE OF ENVIRONMENTAL CONDITIONS SUCH AS JURISDICTIONAL WETLANDS, UNDERGROUND FEATURES, STRUCTURES OR OTHER GEOLOGIC OR ENVIRONMENTAL CONSIDERATIONS.
 3. ALL UTILITIES ON THIS PROPERTY HAVE EASEMENTS, BUT MANY MAY NOT BE RECORDED. IT IS THE BUILDER'S/ OWNER'S RESPONSIBILITY TO VERIFY THE EXISTENCE, LOCATION AND EXTENT OF ANY UTILITY EASEMENTS ON THIS PROPERTY PRIOR TO CONSTRUCTION OF ANY STRUCTURES.
 4. THIS SURVEY WAS PREPARED FOR CHARLES SMITH FOR PURPOSES OF THIS PLAT ONLY. THIS PLAT IS OWNED BY CHARLES SMITH AND ALL DATA USED IN PREPARATION OF THIS PLAT IS SOLELY OWNED BY BLACK RIVER LAND SURVEYING, LLC.
 5. THIS SURVEY IS BASED SOLELY UPON A PLAT RECORDED IN PLAT BOOK Z46 AT PAGE 550.
 6. THIS PROPERTY APPEARS ON FEMA FIRM 45085C 0145 E & 45085C 0310 E WITH AN EFFECTIVE DATE OF 10-27-2022 AND SCALES INSIDE A ZONE X WHICH IS OUTSIDE OF THE 100 YEAR FLOOD HAZARD BOUNDARY.
 7. THIS SURVEY DOES NOT CONSIST OF A TITLE SEARCH AND IS BASED SOLELY ON THE LISTED REFERENCES. NO WARRANTY IS MADE OR IMPLIED AS TO THE VALIDITY OF TITLE OR THE EXISTENCE OF OTHER RESTRICTIONS OR ENCUMBRANCES.

Exhibit 1



Champion
Designs, LLC

2730 Mohican DR.
Sumter, SC 29150
Ph: 803-934-6256

SEALS:

OSWEGO HIGHWAY
STORE OR STAY
PRELIMINARY LAYOUT

PROJECT:

REVISION

DATE

SHEET TITLE:

EXISTING
CONDITIONS
AND SURVEY

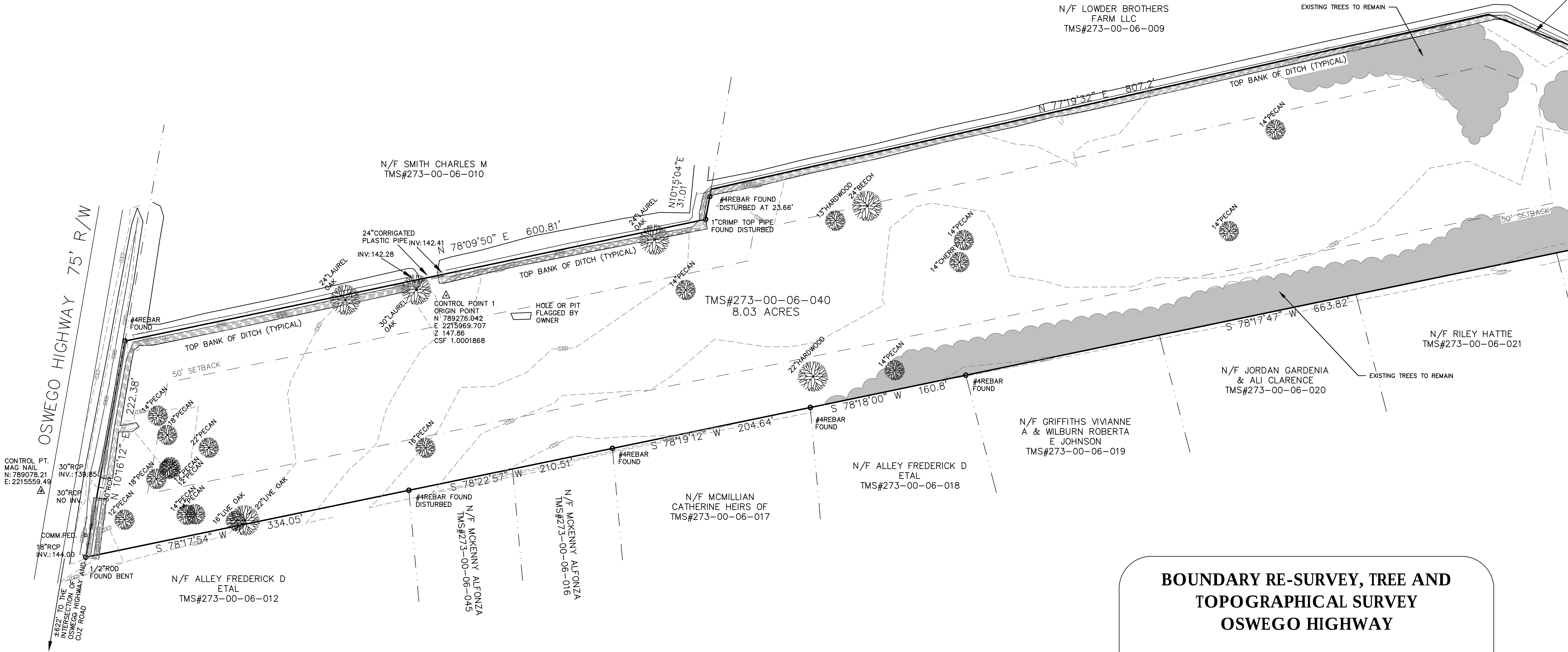
DATE: 02/20/26
DRAWN BY: TC
FILE NUMBER: 26008

SHEET NO.:

1

OF

2



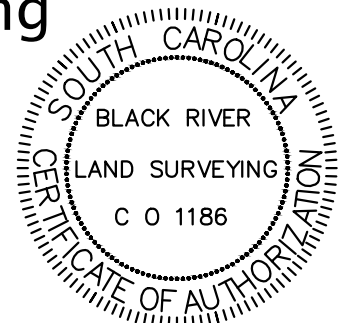
BOUNDARY RE-SURVEY, TREE AND TOPOGRAPHICAL SURVEY OSWEGO HIGHWAY

SITUATED IN SUMTER TOWNSHIP, COUNTY OF SUMTER,
STATE OF SOUTH CAROLINA.
PLAT PREPARED AT THE REQUEST OF CHARLES SMITH.
TAX MAP PARCEL 273-00-06-040

Black River Land Surveying, LLC
Surveying Planning Mapping



2305 Mayes Open Road
Mayesville, SC 29104
803-453-6061 (Office)
ltisdale@sumtersurveyor.com



JOB # 26024
DATE: 2/11/2026

LOUIS WHITE TISDALE
R.L.S. 13856

THIS PLAT IS NOT VALID UNLESS IT BEARS THE
ORIGINAL SIGNATURE AND EMBOSSED SEAL.

CERTIFICATION:

I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "B" SURVEY AS SPECIFIED THEREIN.



SCALE: 1"=50'

Exhibit 2

*Champion
Designs, LLC*

2730 Mohican DR.
Sumter, SC 29150
Ph: 803-934-6256

SEALS:

OSWEGO HIGHWAY
STORE OR STAY
PRELIMINARY LAYOUT

PROJECT:

[illegible]

SHEET TITLE:

PROPOSED SITE PLAN

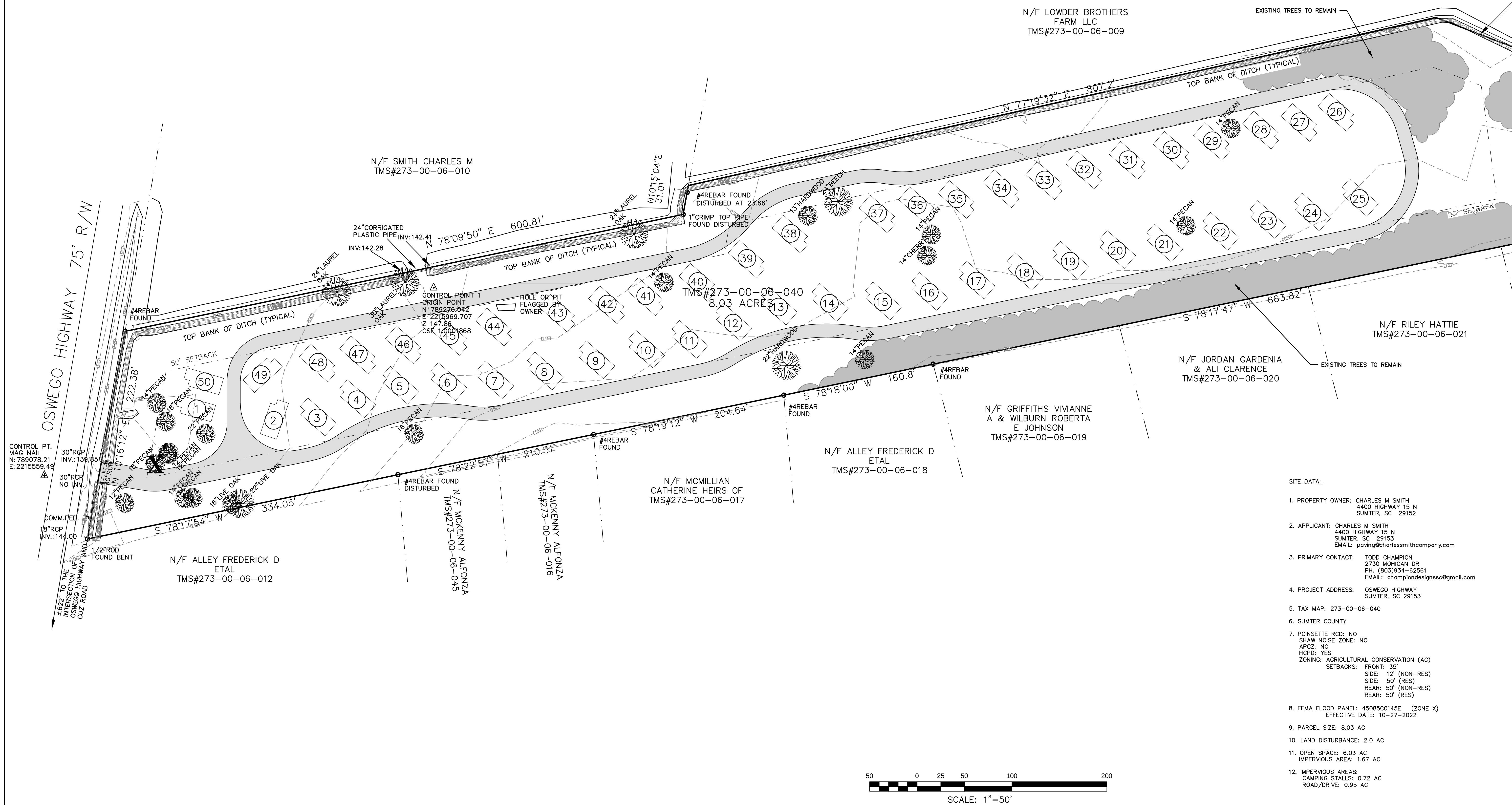
DATE: 02/20/26

DRAWN BY: _____ TC

FILE NUMBER: 26008

SHEET NO.:

2 OF 2



PROPOSED FAMILY CAMPGROUND

8.0 ACRES OSWEGO HWY, SUMTER, SC

OUR VISION IS TO CREATE SUMTER'S FIRST AND ONLY FAMILY CAMPGROUND OF ITS KIND.

DESCRIBED AS LOCALLY OWNED, SIMPLE, SAFE, CLEAN, CONVENIENT FUN FOR TRAVELING CAMPERS.

PROPOSED 60 CAMP SITES, A MIX OF TENT AND RV, WHICH WILL INCLUDE POWER, WATER, LIMITED SEWER, INTERNET, SECURE ENTRY GATE.

NO IMPROVEMENTS TO THIS SITE AS OF YET, SO THE ATTACHED PHOTOS WERE TAKEN AT OTHER SIMILAR CAMPGROUNDS, THEY ARE NOT ACTUAL.

INCLUDED ARE RULES WRITTEN FOR SOUTH CAROLINA STATE PARK CAMPGROUNDS AND A MIX OF RULES AT SIMILAR FAMILY CAMPGROUNDS WE HAVE RESEARCHED. WE PLAN TO ADOPT STRICT RULES.

OUR GOAL IS TO PROVIDE A CLEAN SAFE ENVIRONMENT FOR CAMPERS, SO ALL LOCAL AND STATE LAWS WILL BE PROVIDED AND

ACKNOWLEDGED BY ALL CAMPERS AND WILL BE
STRICTLY ENFORCED BY MANAGEMENT.



Clean Camp sites, to include Privacy, Picnic Table, Fire ring, and easy set up.



Sites will include natural grass and pinestraw, roads surfaces will be gravel.





Pull thru sites for large and small campers of all sizes, all utilities will be underground, safe, and easy to use. Electrical 30/50 Amp





Golf Carts will be allowed, no plans for concrete pads, possible in the future.



Sites will be clean of overhead hazards so that large campers can easily access each site.





Limited Tent sites will be available which is the heart of true camping for those on a limited budget or just starting out.





Clean sites with all respect to our natural environment.

RULES & REGULATIONS

The following rules and regulations are provided to ensure that your visit is pleasant and enjoyable. These policies are maintained in consideration of our guests and to protect the resources within South Carolina's state parks so we will adopt the same rules at a minimum. All Campers will be made aware of these conditions prior to arrival.

Unlawful Acts In State Parks include (but are not limited to) the following:

- Destroying, defacing, disturbing or removing any part of any building, sign, structure or equipment.
- Destroying, cutting, breaking, removing, defacing, mutilating, injuring, taking or gathering any tree, shrub, other plant or plant part, rock, mineral, or geological feature except by permit issued by the Department.
- Dumping any refuse or waste, including grey water, from any trailer or other vehicle except in places or receptacles provided for such use.
- Operating vehicles in a reckless manner, or in excess of posted speed limits, or in areas other than those specifically intended for vehicular traffic.
- Consuming or displaying in public any beverage of alcoholic content, including beer and wine, except where specifically authorized by management.
- Acting in a disorderly manner or creating any noise which would result in annoyance to others.

- Engaging in or soliciting business within a park or facility except where authorized by the management and no person shall distribute, post, place or erect any bills, notices, paper or advertising device or matter of any kind without consent of the management.
- Bringing a dog or any other animal into the park or facility unless it is crated, caged or upon a leash not longer than six feet or otherwise under physically restrictive control at all times.
- Entering a facility or area without regard to restrictions on private property.
- All fires must be confined to designated grills or areas.
- Roadside parking is prohibited. Parking on unoccupied campsites is prohibited.
- Golf carts must display a valid permit at all times and must be driven by a licensed driver.
- Campers are allowed either a maximum of one trailer/RV and one tent, or two tents per site.
- No more than six persons (or one family) may occupy the same site.
- Campers must check in at 2 p.m or later. and check out before noon.
- Registered campers may not change sites without permission from staff.
- Visitors not registered for an overnight stay are required to pay the park admission.
- Two sites designated for use by disabled persons are available.
- Maximum length of stay on a particular site is 45 nights.
- Cancellations and changes are subject to charges based on the notice given. Early departures are subject to cancellation policies.

To Make a Reservation

Reservations can be made for up to 13 months in advance, **reserve online**. A website will be created and a third party booking site will manage reservations with limited personal contact.

RATES

Estimated Rates which can be adjusted at anytime by management.

Daily **\$60.00 / night**

Weekly **\$50.00 / night**

Monthly **\$40.00 / night**
(Max 45)

Campground Hours

Office hours by phone will be 24/7 Onsite hours vary. Hired security will randomly visit the site. Coded gate access and security cameras will be used to vet campers.

Our Goal is to remain simple and safe for campers to enjoy the peace of camping.

Pets

Pets are allowed in camping areas. All pets must be on a leash no greater than 6 feet or crated at all times. They cannot be left unattended in a vehicle or on the campsite. Owners will be asked to remove noisy or dangerous pets or pets that threaten or harass wildlife.

Don't Move Firewood!

Many invasive forest pests can hitch rides on firewood logs. Neighboring states have areas under quarantine for pests including Asian Long-horned Beetle, Emerald Ash Borer, and others. It is illegal to move any regulated items (i.e. firewood) from quarantined zones. For more information, visit www.dontmovefirewood.org.

SC Forest Health authorities advise firewood should be obtained and used locally to prevent spreading pests in the state. Because of the seriousness of a potential infestation, all firewood brought into South Carolina State Parks must be from within the state & from less than 50 miles away so our campground will adopt similar standards.

Campground Policies

Nightly campsite rates are based on location, demand, season and site amenities. Rates are subject to state and local taxes, and are subject to change. Reservations may be made up to 13 months in advance. Reservations requested less than one day in advance of check-in must be made directly through the campground.

Please note that check-in time for camping is 2:00 p.m or later. Check-out time is 12:00 p.m. Please contact management in advance for late arrival instructions.

All vehicles entering the park must display a valid pass which will be provided.

Visitors not registered for an overnight stay are required to pay the park admission. Roadside parking is prohibited. Parking on unoccupied campsites is prohibited.

Campsites accommodate a maximum of 6 persons, exceptions may be made for single families larger than 6.

Minimum age for reserving a site is 18 and the adult must occupy the site.

Campers are allowed either a maximum of one trailer/RV and one tent, OR two tents per site. Maximum of 2 passenger vehicles per site.

Maximum length of stay is 45 nights. Minimum length of stay is 2 nights. Longer minimum stay requirements during peak season and holidays.

Maximum cumulative (total) stay for most parks is 42 out of 49 days.

Campers must leave the park for 7 days after reaching the maximum cumulative (total) stay.

Registered campers must contact park management before changing sites.

All fires must be confined to designated grills or areas.

Customers requesting an ADA (accessible) site are directed to contact management directly.

Golf Carts must display a valid permit at all times and must be driven by a licensed driver.

Strict policy against subletting sites. This means that you cannot book a site and then sell or transfer it to someone else. The person who reserved the site must occupy the site. If we discover you have sublet a site, we will contact you and put you on notice that you have violated our policy and ask remove yourself and all assets from the campground within 24 hours.

Cancellation Policy

Cancellations made 60+ days in advance of the arrival date will incur no charges.

Cancellations made 15-59 days in advance will incur a \$10.00 administration charge per unit.

Cancellations made 4-14 days in advance will incur an administration charge per unit equal to the cost of the 1st night's stay.

Cancellations made 3 days or less in advance will forfeit all funds, no refund.

No-show reservations forfeit all funds, no refund.

Cancellations may be made online, through our Reservations site or by calling the us directly.

Reservation name changes are not permitted. Reservations must be canceled and rebooked in the name of the new reservation holder.

To cancel or transfer a reservation over the phone, the caller must be able to provide the reservation number or the name and phone number on the reservation.

Discount Policy

South Carolina resident seniors 65+, South Carolina residents who are 100% disabled, and current members of the South Carolina National Guard qualify for certain rate reductions, including discounted camping rates.

Eligibility is subject to verification by park personnel. Failure to provide valid documentation may result in loss of discount and require additional payment.

To receive discount, the eligible person must book and personally occupy the site for the duration of the stay.

Disposing of litter, garbage, or other refuse in places or receptacles other than those specifically provided for such purpose. Such unlawful disposing of litter, garbage, or refuse shall include:

Dumping any refuse or waste from any trailer or other vehicle except in places or receptacles provided for such use.

Cleaning fish, or food, or washing clothing, or articles for household use in any sink, or at any faucet located in restrooms.

Polluting or contaminating any water used for human consumption.

Using campground refuse containers or facilities for dumping household or commercial garbage or trash brought as such from private property.

Depositing, except into receptacles provided for that purpose, any bodily waste, or depositing

any bottles, cans, clothes, rags, metal, wood, stone, or other damaging substance in any fixture in any restroom, or other structure.

Possessing any firearm, airgun, explosive, or firework except by duly authorized park personnel, law enforcement officers, or persons using areas specifically designated by the department for use of firearms, airguns, fireworks, or explosives. Licensed hunters may have firearms in their possession during hunting seasons provided that such firearms are unloaded and carried in a case or the trunk of a vehicle except that in designated game management areas where hunting is permitted, licensed hunters may use firearms offsite, not at our campground, for hunting in the manner authorized by law. This subsection shall not apply to a person in possession or carrying a concealable weapon, as defined in Section 23-31-210(5).

Operating vehicles in a reckless manner, or in excess of posted speed limits, or in areas other than those specifically intended for vehicular traffic. A violation of the following provisions shall constitute the unlawful operating of vehicles:

Motorbikes, minibikes, mopeds, motorcycles, motor scooters, go-carts and any other type motorized vehicle shall not be driven in any area or on any trail not intended for their use. Only licensed motorized vehicles shall be allowed on campground roads.

Motor vehicles shall not be driven on roads in developed recreation sites for any purpose other than access into or egress out of the site.

No motorized vehicle of any kind shall be operated at any time without a muffler in good working order, or in such a manner as to create excessive or unusual noise, or annoying smoke, or using a muffler cut-off, by-pass, or similar device.

No person shall excessively accelerate the engine of a motor vehicle or motorcycle when such vehicle is not moving or is approaching or leaving a stopping place.

Vehicles shall not be permitted in a camping area unless the operator thereof is a registered guest within the area, except for the expressed intent of renting such area or with prior permission of authorized management.

Acting in a disorderly manner or creating any noise which would result in annoyance to others. Acting in a disorderly manner shall include inciting or participating in riots, or indulging in boisterous, abusive, threatening, indecent, or disorderly conduct. In addition to other authorized penalty provisions anyone in violation of this subsection may be ejected from the

campground and shall not be entitled to a refund of any fee or rental.

Operating or using audio device, including radio, television, musical instruments, or any other noise producing devices, such as electrical generators, and equipment driven by motor engines, in such a manner and at such times as to disturb other persons and no person shall operate or use any public address system, whether fixed, portable, or vehicle mounted, except when such use or operation has been approved by the management.

Engaging in or soliciting business within a park or facility except where authorized by the department and no person shall distribute, post, place, or erect any bills, notices, paper, or advertising device, or matter of any kind without consent of management.

HISTORY: 1978 Act No. 554 SECTION 1; 1982 Act No. 456, SECTIONS 1, 4; 1988 Act No. 461, SECTION 3; 1993 Act No. 181, SECTION 1276, eff July 1, 1994; 2002 Act No. 274, SECTION 6, eff May 28, 2002; 2024 Act No. 111 (H.3594), SECTION 14, eff March 7, 2024.

Courtesy Policies • We want to emphasize that QUIET HOURS are 11 PM to 7 AM. Guests are expected to behave in a manner as to not disturb or annoy their neighbors. Radios, televisions, and other sources of noise must be kept within the bounds of moderation at all times.

- Please do not walk or drive across any site other than your own.
- All common areas are smoke free (including vaping).
- Know your site boundaries and respect your neighbor's site space. Your campsite boundary is road to road, and from site post to site post. Be considerate, please try and keep fences, vehicles and other items 3 feet from street edge. Do not park behind your camper as that is your neighbor's site.
- Do not park or place your belongings too close to the roads. Leave ample clearance for vehicles and camping units to pass. (Also helps avoid accidental trash pickup of non-trash.)
- Any guest playing loud music at sites or on golf cars (karaoke, stereos, amps, etc.) will be issued after ONE WARNING then asked to leave.
- Lewd, vulgar, or offensive music [and language] in the campground will be issued ONE WARNING. Remember young eyes and young ears!

NEW South Carolina Law "Removal of People from Vehicle Park,"

Please Read

South Carolina lawmakers are moving forward with legislation that would give RV park operators clear legal authority to remove problem guests without navigating the lengthy landlord-tenant eviction process, a change the state's campground industry has sought for years. The Senate Committee on Family and Veterans' Services deliberated on Senate Bill 718, titled "Removal of People from Vehicle Park," during a hearing on Jan. 28, 2026, examining challenges affecting operators struggling with guests effectively squatting on campsites.

Senator Garrett sponsored the measure, which was prefiled in December and formally introduced Jan. 13, 2026, at the start of the legislative session. The bill would amend South Carolina Code of Laws by adding Section 45-2-65, explicitly distinguishing RV park guests from residential tenants. This distinction allows park owners to bypass the magistrate court eviction process typically required for landlord-tenant disputes, treating guests instead as transient visitors similar to hotel patrons.

The legislative push reflects a concerted effort by the state's campground industry to align their legal operational framework more closely with the hotel and lodging sector, addressing a gray area that has long complicated park management.

Under S. 718, operators could demand immediate removal of guests for several specified infractions. These include illegal possession or distribution of controlled substances, disturbing the peace and comfort of other guests, violating posted park rules, and failing to pay rent on time. The bill establishes a streamlined process that replaces what has traditionally been an uncertain legal landscape for park owners facing difficult situations.

The provision allowing removal for violating posted park rules carries significant implications for operators monitoring this legislation, making robust, documented policies essential to leveraging this legal authority effectively. Effective guest management begins before any conflict arises, with clear, consistently enforced policies forming the backbone of successful park operations. Many operators maintain comprehensive written rules provided at check-in, posted visibly throughout the property, and available on the park website. These rules typically address quiet hours, pet policies, vehicle parking, site maintenance standards, and payment deadlines. Industry standards include having guests sign acknowledgment of rules at registration,

creating a clear record they were informed of expectations and strengthening an operator's position if removal becomes necessary.

The removal process outlined in the legislation requires operators to provide written notice stating the park "no longer desires to entertain" the guest and requesting they leave immediately. The bill mandates specific language for this notice, warning that remaining on the premises constitutes a misdemeanor. Should a guest refuse to depart after receiving proper notice, they can be charged with trespassing, facing penalties of a fine up to \$300 or imprisonment for not more than 30 days.

Documentation practices have become essential for park managers preparing to utilize this streamlined removal process. Maintaining incident logs that record dates, times, witnesses, and specific violation details creates a paper trail that becomes invaluable when situations escalate. Many operators have adopted digital property management systems that automatically timestamp communications and store guest history, providing organized records that can support any removal decision. Staff training on conflict de-escalation and proper documentation has become common practice across the industry, helping front desk personnel understand the difference between minor infractions warranting verbal warnings and serious violations requiring immediate written notice.

Automated payment systems that charge credit cards on file for extended stays eliminate ambiguity around rent collection, addressing one of the primary justifications for removal under the proposed law. Reservation platforms offering automatic payment processing at predetermined intervals remove uncomfortable manual collection dynamics that can strain guest relationships. Pre-arrival guest screening has become standard at professionally managed parks, with online systems collecting identification, vehicle details, and payment verification to help identify potential issues early. Digital check-in kiosks and mobile apps allow guests to electronically sign rules with timestamped records, while automated reminders about payments, quiet hours, and checkout reduce the misunderstandings that often lead to conflicts requiring formal action.

The legislation includes consumer protections that park owners must observe. Operators are required to refund any unused portion of advance payments at the time notice is given, preventing guests from losing money for stays they will not complete. The bill also prohibits removal based on race, color, national origin, sex, physical disability, or creed, underscoring the importance of

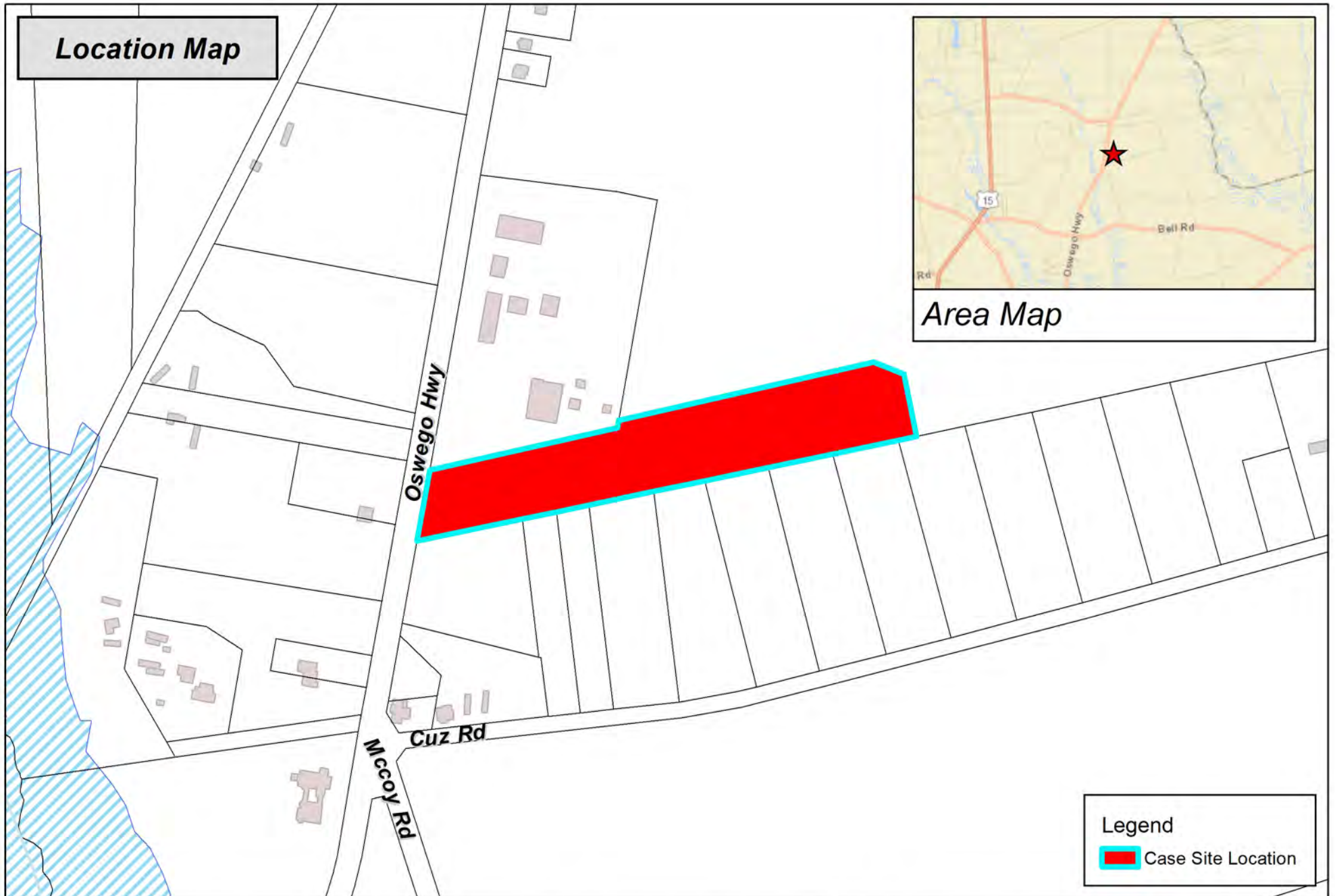
consistent, documented enforcement that demonstrates violations are addressed uniformly regardless of guest demographics.

When a guest is removed under Section 45-2-65, they are considered to have abandoned their right to occupancy. However, the legislation permits guests to arrange a reasonable time, not exceeding 48 hours, to retrieve their belongings. This retrieval must be coordinated with law enforcement assistance, providing structure to what can otherwise become contentious situations over personal property.

Separately, a related measure has also entered the legislative pipeline. Senate Bill 69, titled “Lodging Accommodations Ejectment,” was introduced Jan. 14, 2026, by Senators Hembree and Bennett. That bill was referred to the Senate Judiciary Committee rather than Family and Veterans’ Services. While similar in intent to S. 718, the RV park-specific measure remained the primary focus of committee work in late January as lawmakers examined the distinct challenges facing campground operators.

The legislation continues to move through the Senate as South Carolina campground operators review their current guest management policies, documentation practices, and technology systems in light of potential changes to their legal options for addressing problem guests.

Location Map



Area Map

Legend

 Case Site Location

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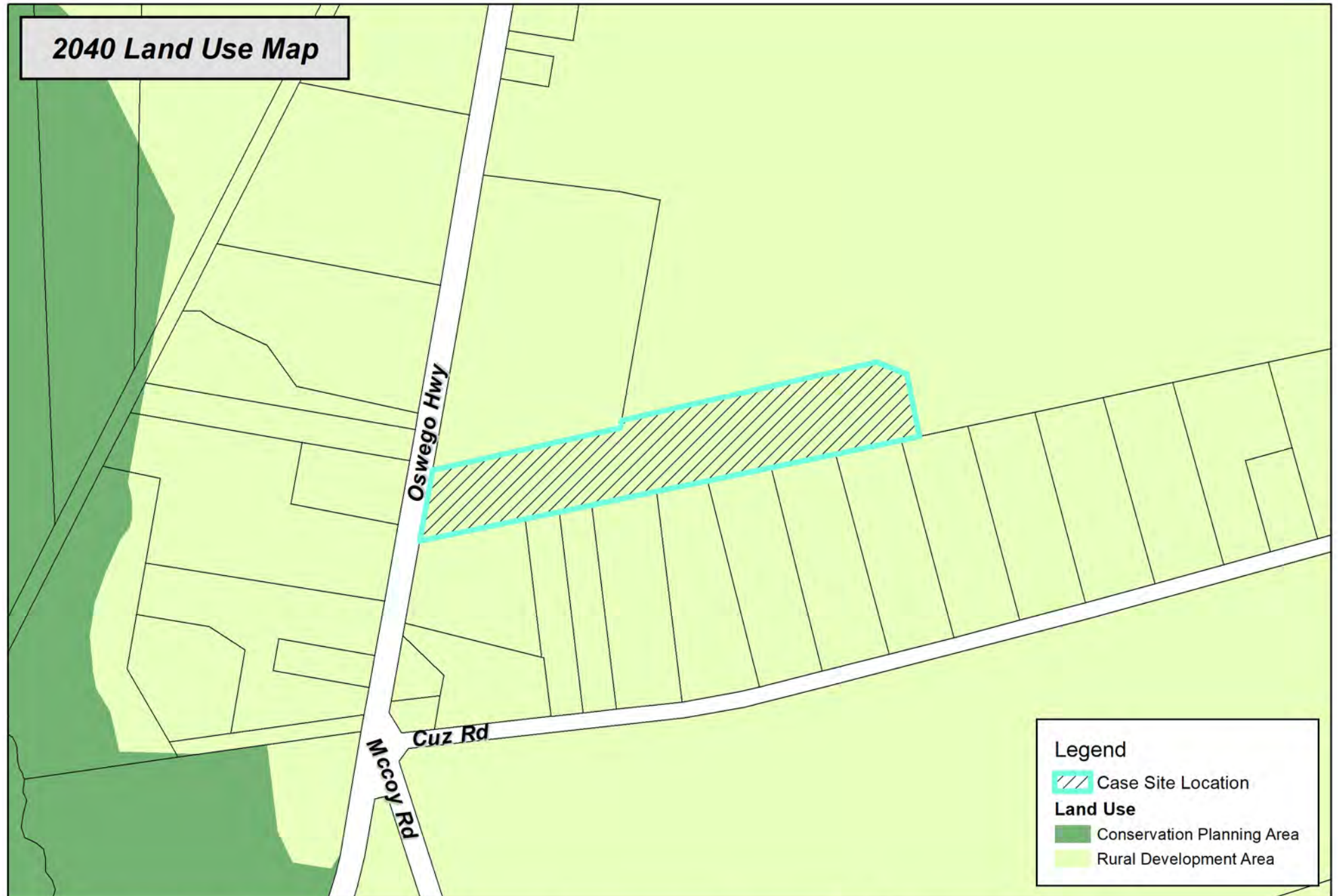


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2040 Land Use Map



Legend

Case Site Location

Land Use

Conservation Planning Area
 Rural Development Area

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2023 Aerial Photography Map



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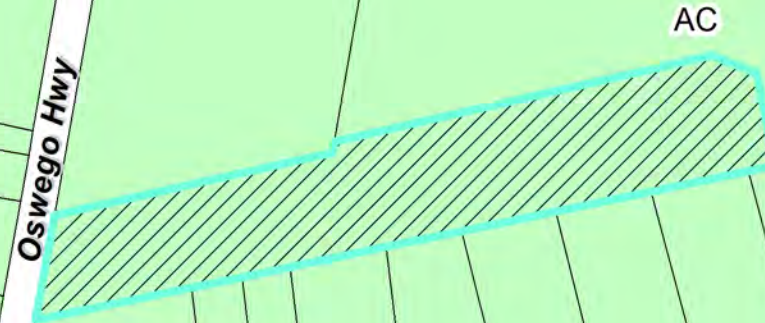


Legend

Case Site Location

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Zoning Map



- Legend**
- Case Site Location
 - Zoning**
 - AC- Agricultural Conservation

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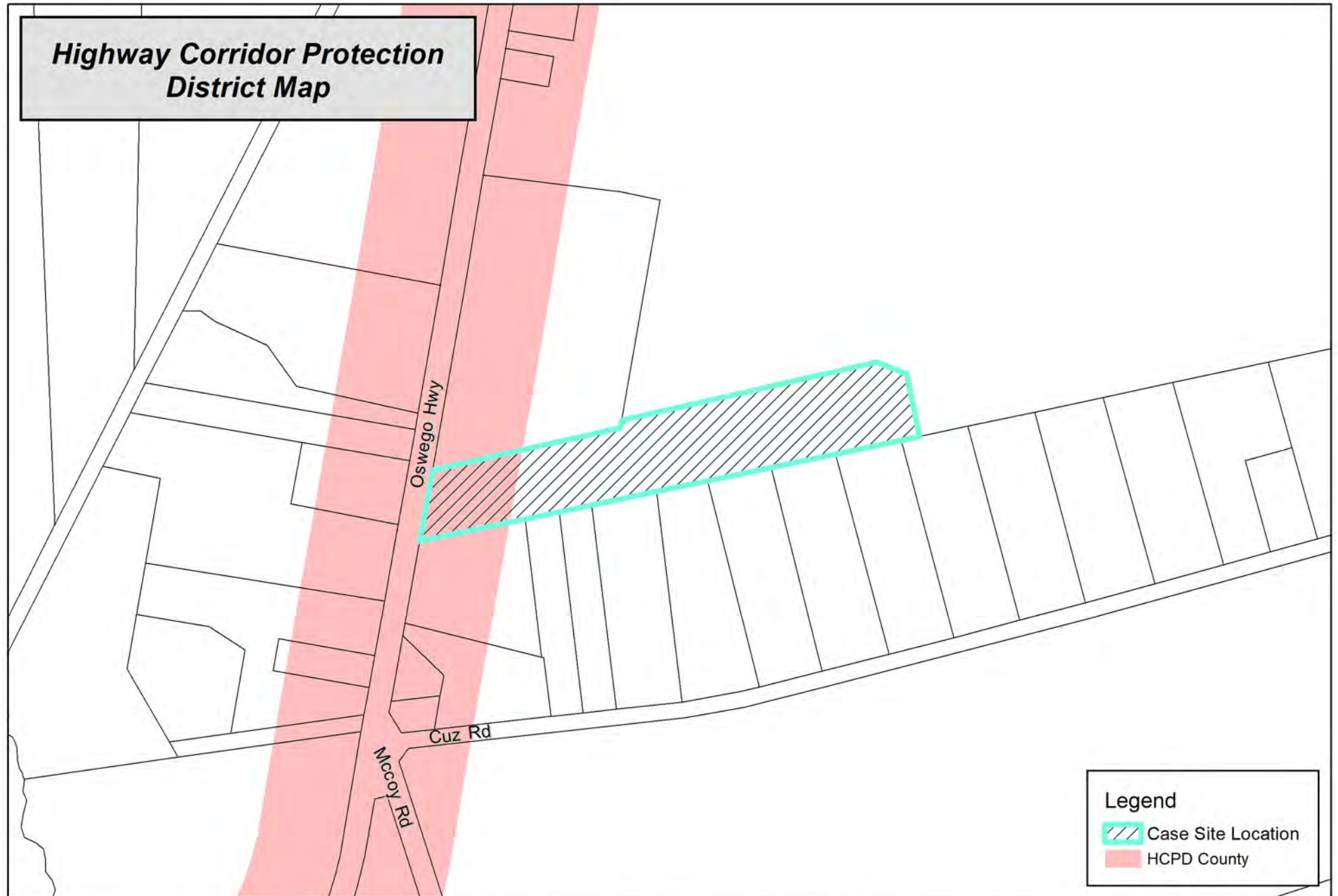


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Highway Corridor Protection District Map



Legend

-  Case Site Location
-  HCPD County

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