

Sumter City Council

March 4, 2025

First Reading

Annexation Staff Report (ANN-25-02)

I. THE REQUEST

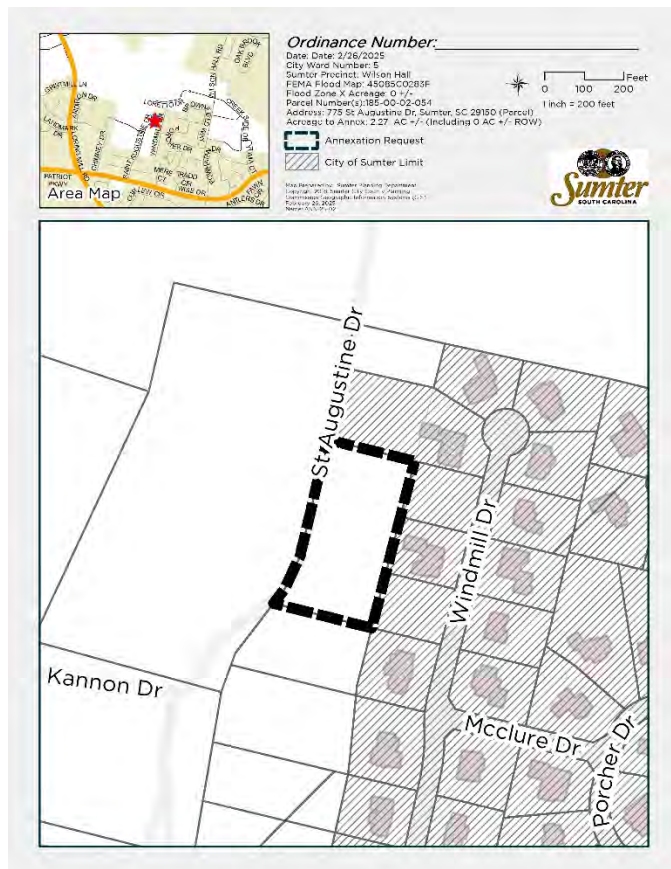
Applicant/Owner:	Mary M. Smith
Request:	100% Petition Annexation Request +/- 2.27 Acres
Address:	775 St. Augustine Dr.
Present Use/Zoning:	Vacant / Residential-15 (R-15)
Tax Map Reference:	185-00-02-054

II. BACKGROUND

The applicant is requesting annexation for +/- 2.27 acres at 775 St. Augustine Dr. (herein referred to as the “subject property”). The subject property is further identified as TMS# 185-00-02-054. The applicant is requesting annexation via the 100% petition method. The subject property is contiguous to the City of Sumter jurisdiction to the north and east.

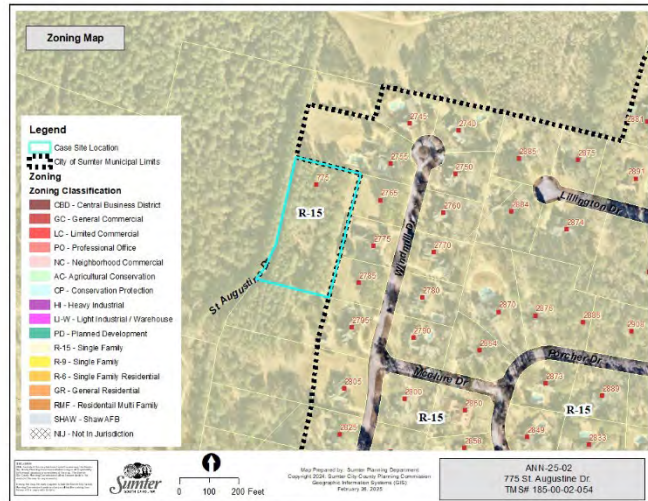
The subject property is located near St. Augustine Dr. and Windmill Dr. but is not directly accessible by either. St. Augustine Dr. is a private dirt road and Windmill Dr. is a city owned and maintained public street within the Deerfield Subdivision.

The applicant also owns the adjacent +/- 1.63-acre parcel (2755 Windmill Rd. - TMS# 185-05-01-020) located immediately to the north of the subject property. The Windmill Dr. property is within city jurisdiction and is the location of the applicant’s residence. Annexation is being



requested to allow the subject property to be legally combined with the 2755 Windmill Dr. property. This property combination cannot occur without annexation since these properties are within separate political jurisdictions. The combination of these two properties is desired in order to extend the backyard of the 2755 Windmill Dr. property for home recreational purposes.

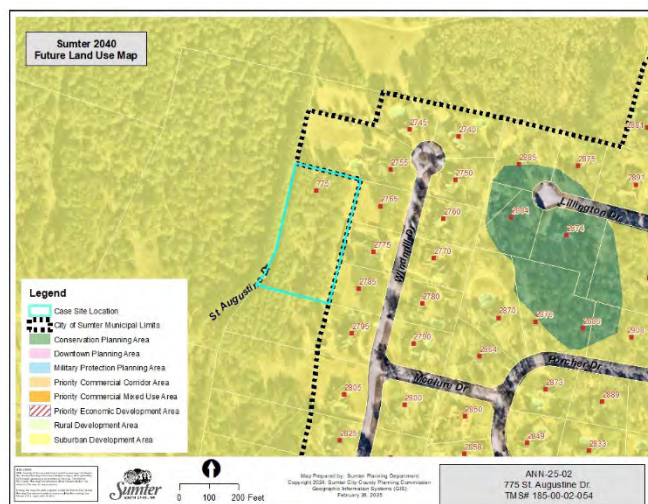
The subject property is currently zoned Residential-15 (R-15). The applicant is not requesting a zoning designation change at this time. Thus, unless otherwise initiated by City Council, the property will fall under the City R-15 zoning district if annexation is approved. In accordance with *Article 2.b.5* of the City of Sumter Zoning & Development Standards Ordinance, all territory which may hereafter be granted or annexed to the City of Sumter shall be classified automatically in the zoning district in which it was previously zoned in the unincorporated portion of Sumter County unless the applicant or owner of the property requests and/or City Council designates a different zoning district. Any changes in zoning which emerge with annexation of property into the City must follow the standard rezoning process with a recommendation from the Planning Commission.



The property is shown as “Parcel D” on the plat recorded Plat Book 2015, Page 10 at the Sumter County Register of Deeds. This plat is attached to this report as Exhibit 1 and is the reference map attachment to the formal executed petition.

III. FACTORS FOR CONSIDERATION

1. **Land Use Compatibility:** Per the City 2040 Comprehensive Plan, the property is within the Suburban Development Planning Area. The proposed use of the subject property, expansion of a single-family residential lot for home recreational use, is in alignment with applicable Comprehensive Plan policies and is consistent with the existing pattern of development in this area of the city.
2. **Fiscal Impacts:** Most annexations represent cost increases to the City for provision of public services such as Public Safety, Sanitation, and Public Utilities.



Increased costs are mitigated in part through property tax revenues, a portion of which go to the City. Public utilities costs are mitigated through user service fees that go toward ongoing system maintenance, operations, and capital costs.

City utility, sanitation, police, and fire services are currently provided to the adjacent property at 2755 Windmill Rd. It is the applicant's intent to combine the subject property with this adjacent property if annexation is approved.

In general, annexation of the subject property will not result in measurable fiscal impacts.

3. **Growth Management:** The property is directly contiguous to city jurisdiction to the east. More broadly, the site is within a larger unincorporated area that is bounded by city jurisdiction on 2 sides. Annexation of this property is in alignment with growth management principles, as it combines an inaccessible parcel with no public road frontage to an existing parcel that has public road frontage within a residential subdivision.
4. **Public Utilities:** If annexation is approved, the applicant intends to combine the subject property with adjacent property located at 2755 Windmill Dr. City utility and sanitation services are currently available to this adjacent property.



IV. STAFF RECOMMENDATION

Staff recommends that the properties be annexed into the City. Annexation of any specific parcel is not an endorsement, in advance of review, for any specific development project or pending rezoning request.

V. CITY COUNCIL – MARCH 4, 2025 – FIRST READING

STATE OF SOUTH CAROLINA

P E T I T I O N -

COUNTY OF SUMTER

100% Annexation Method

The undersigned, being 100 percent of the freeholders owning 100 percent of the assessed value of the property in the contiguous area described, respectfully petition the Mayor and City Council of the City of Sumter, pursuant to the provisions of Section 5-3-150(3) of the 1976 Code of Laws of South Carolina as amended by the cumulative supplements, for the purpose of declaring the area hereinafter described annexed to the City of Sumter.

The property is shown on the map attached hereto and is described as follows:

The property, identified as Sumter County Tax Map# 185-00-02-054, consists of 2.27 acres and 0.00 acres of right-of-way - totaling 2.27 acres to be annexed. Said property is further described as being generally bounded to the North by land now or formerly of Mary M. Smith, further identified as Sumter County Tax Map# 185-05-01-020; generally bounded to the West by land now or formerly of Richard E. Lee III and Laurin G. Lee, further identified as Sumter County Tax Map# 185-00-02-052; generally bounded to the South by land now or formerly of Christopher W. Lynch and Kathy Lynch, further identified as Sumter County Tax Map# 185-12-01-087; and generally bounded to the East by land now or formerly of John L. Copeland, Jr., further identified as Sumter County Tax Map# 185-05-01-021; by land now or formerly of John L. Copeland, Jr., further identified as Sumter County Tax Map# 185-05-01-022; and by land now or formerly of John L. Copeland, Jr., further identified as Sumter County Tax Map# 185-05-01-023.

This being the same property identified as "Parcel D" on a plat prepared by Louis W. Tisdale, RLS, Black River Land Surveying, LLC, dated December 20, 2013, and recorded in Plat Book:2015 Page:10 at the Sumter County Register of Deeds. This also being the same property as described in Deed Book:1323 Pages:1251-1253 recorded at the Sumter County Register of Deeds.

The above-described property is located in Zone X as shown on FEMA Firm Panel: 45085C0283F, Effective Date: 10-27-22.

We, the undersigned, do hereby petition the City Council to enact an ordinance declaring the above area annexed to the City, without the necessity of an election, by virtue of the authority vested in City Council by the Code of Laws of South Carolina.

PARCEL(S) / ADDRESS

185-05-02-054
775 St. Augustine Dr.
Sumter, South Carolina 29150

SIGNATURE

By: _____

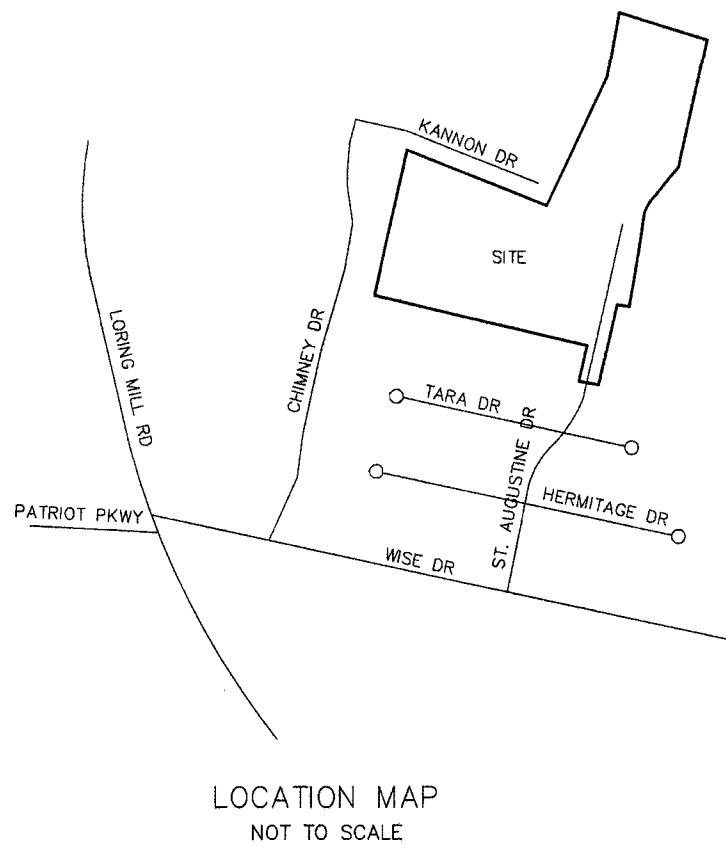
Mary M. Smith

2/26/25
Date

BOOK: PB2015 PAGE: 0010

FILED: RECORDED: INDEXED
01/15/2015 01:51:26 PM
REC. FEE: 10.00 CO FEE: .00
STATE FEE: .00 TOTAL FEES: 10.00
WITNESSES:
VICKI R. MCCARTHY - REGISTER OF DEEDS
SUMTER COUNTY BY: K. McLeod

Exhibit 1



BASIS OF BEARINGS:
THE BASIS OF BEARINGS FOR THIS SURVEY WAS DERIVED FROM SC STATE PLANE.

NOTES:

- THIS PLAT REPRESENTS PROPERTY LOCATED IN SOUTH CAROLINA, SUMTER COUNTY, SUMTER TOWNSHIP AND IS LOCATED AT ST. AUGUSTINE DRIVE.
- 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.
- ALL UTILITIES ON THIS PROPERTY HAVE EASEMENTS, BUT MANY SUCH AS THOSE HELD BY THE CITY OF SUMTER ARE NOT 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.
- THIS SURVEY WAS PREPARED FOR LANGDON DINKINS FOR PURPOSES OF THIS PLAT ONLY. THIS PLAT IS OWNED BY LANGDON DINKINS AND ALL DATA USED IN PREPARATION OF THIS PLAT IS SOLELY OWNED BY BLACK RIVER LAND SURVEYING, LLC.
- THIS SURVEY IS BASED UPON A PLAT BY BLACK RIVER LAND SURVEYING DATED 7-16-2007 AND IS RECORDED IN SUMTER COUNTY R.O.D. PLAT BOOK PB2007 PG369; A PLAT BY EDWARDS LAND SURVEYORS, INC. DATED JUNE 12, 2006 AND IS RECORDED IN SUMTER COUNTY R.O.D. PLAT BOOK PB2006 PG361; A PLAT BY LINDLER LAND SURVEYING, LLC DATED FEBRUARY 18, 2005 AND IS RECORDED IN SUMTER COUNTY R.O.D. PLAT BOOK PB2006 PG495; A PLAT BY EDWARDS LAND SURVEYING, INC. DATED JUNE 26, 2012 AND IS RECORDED IN SUMTER COUNTY R.O.D. PLAT BOOK PB2012 PG222.
- THIS PROPERTY APPEARS ON FEMA FIRM 45085C 0283D WITH AN EFFECTIVE DATE OF FEBRUARY 16, 2007 AND SCALES INSIDE A ZONE X WHICH IS OUTSIDE OF THE 100 YEAR FLOOD HAZARD BOUNDARY.
- 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.

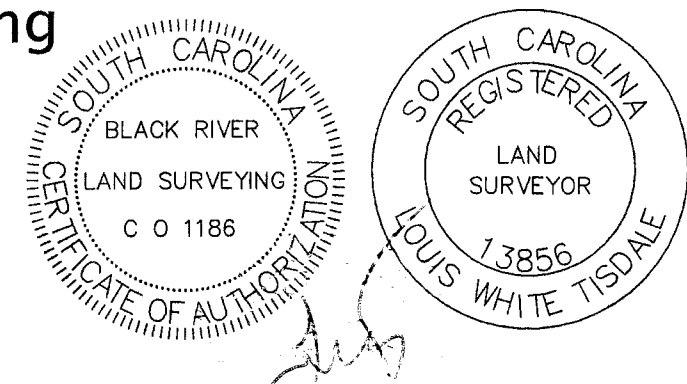
Parcel Number: 1850002003
Current Owner: CHURCH ALICE
DRIVE BAPTIST
Deed Book/Page: 685/561
Plat Book/Page: PB97 /1112

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.

Black River Land Surveying, LLC
Surveying Planning Mapping



2305 Mayes Open Road
Mayesville, SC 29104
803-453-6061 (Office)
803-453-6062 (Facsimile)
brls@ftc-i.net



LOUIS WHITE TISDALE
R.L.S. 13856

LINE TABLE			
LINE	BEARING	CHORD	DISTANCE
L1	N28°18'34"E	31.18	
L2	N22°47'47"E	29.52	
L3	N22°53'20"E	61.51	
L4	N22°53'20"E	11.11	
L5	N68°11'59"W	54.77	
L6	S15°57'32"W	11.62	
L7	S40°29'09"W	44.10	

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD	CHORD BEARING	DELTA
C1	83.80	512.30	83.71	N21°11'25"E	9°22'21"
C2	82.59	612.30	82.53	N20°21'33"E	7°43'43"

JOB # 13,138
DATE: 12/20/2013

Parcel Number: 1850002001
Legal Description: G5 -166
Current Owner: DINKINS J D

Parcel Number: 1850002045
Legal Description: TRACT B
Current Owner: KANNON LAURANCE
H & EMILY DINKINS
Plat Book/Page: 2006 /495

MARTHA D. ROSCOE
PARCEL B-2
477,218 SQ.FT.
10.96 ACRES

MARTHA D. ROSCOE
PARCEL B-1
580,893 SQ.FT.
13.34 ACRES

EMILY KANNON
PARCEL C
215,048 SQ.FT.
4.94 ACRES

FRANCIS D. STRONG
PARCEL A
122,531 SQ.FT.
2.81 ACRES

Parcel Number: 1850002048
Legal Description: LOT B
Current Owner: STRONG FRANCES D
Plat Book/Page: 2007 /369

Parcel Number: 1850002006
Legal Description: Z29-90 APT
B KKK-791 PT3
Current Owner: STRONG
FRANCES D
Plat Book/Page: PB2006 /433

Parcel Number: 1850002049
Legal Description: LOT C
Current Owner: CUMMINGS RUTH S
Deed Book/Page: 1152/2032
Plat Book/Page: 2007 /369

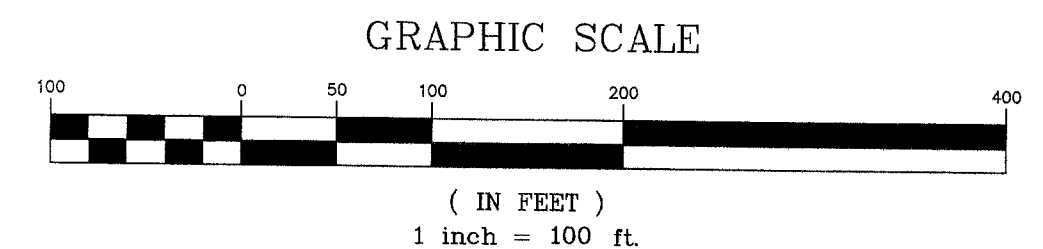
APPROVED
SUMTER CITY COUNTY
PLANNING COMMISSION

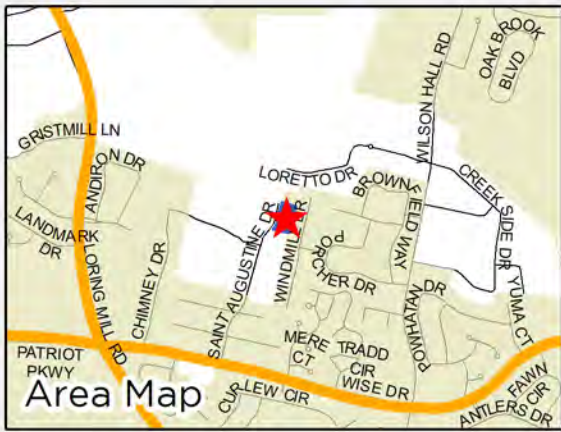
Charles Rany
2/17/2014

LIFETIME FAMILY CONVEYANCE

THE ESTATE OF ANNE DINKINS

SITUATE IN SUMTER TOWNSHIP, COUNTY OF SUMTER,
STATE OF SOUTH CAROLINA.
PLAT PREPARED AT THE REQUEST OF LANGDON DINKINS.
TMS# 185-00-02-002 & 185-00-02-004.





Ordinance Number: _____

Date: 2/26/2025

City Ward Number: 5

Sumter Precinct: Wilson Hall

FEMA Flood Map: 45085C0283F

Flood Zone X Acreage: 0 +/-

Parcel Number(s): 185-00-02-054

Address: 775 St Augustine Dr, Sumter, SC 29150 (Parcel)

Acreage to Annex: 2.27 AC +/- (Including 0 AC +/- ROW)



0 100 200 Feet

1 inch = 200 feet

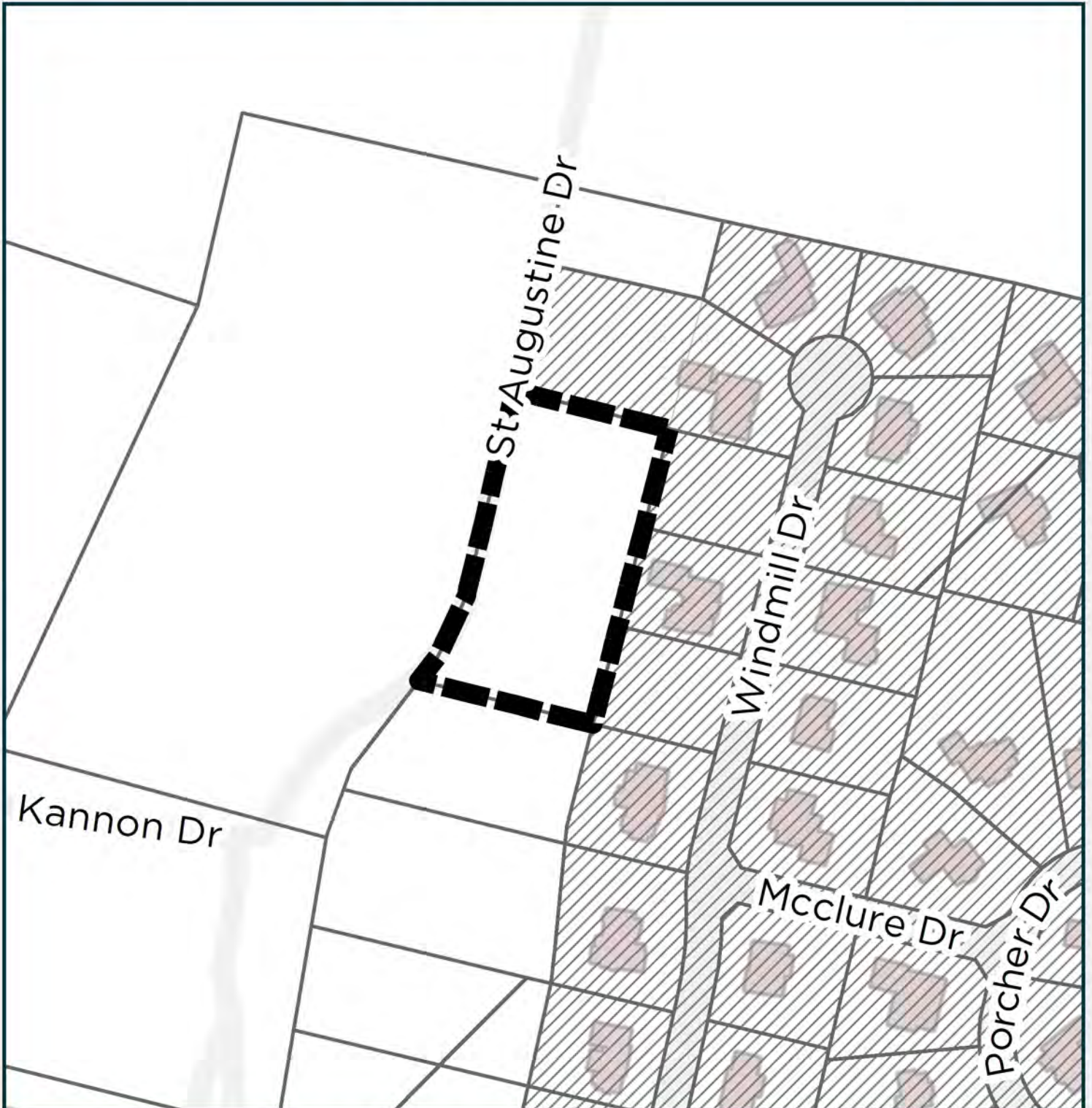


Annexation Request



City of Sumter Limit

Map Prepared by: Sumter Planning Department
Copyright 2018: Sumter City-County Planning
Commission Geographic Information Systems (GIS)
February 26, 2025
Name: ANN-25-02



ORDINANCE NUMBER _____

Declaring the land hereinafter described annexed into the City of Sumter, pursuant to provisions of Section 5-3-150 of the Code of Laws of the State of South Carolina, and simultaneously granting zoning classification in accordance with Article II, Section "2.b.5" of the City of Sumter Zoning and Development Standards Ordinance

After due consideration, the Sumter City Council has examined the petition of the property owner for the annexation of the property hereinafter described, including all highway rights-of-ways, and have reached the conclusion that the petition is proper and should be granted.

BE IT ORDAINED BY THE SUMTER CITY COUNCIL, IN COUNCIL ASSEMBLED:

That the City of Sumter, South Carolina, does hereby declare the area hereinafter described annexed to the City without the necessity of an election, and that it be zoned **Residential-15 (R-15)** in accordance with the City of Sumter Zoning and Development Standards Ordinance Number 1722.

The property is shown on the map attached hereto and is described as follows.

The property located at 775 St. Augustine Drive and identified as Sumter County Tax Map Number 185-00-02-054, consists of 2.27 acres and 0.00 acres of right-of-way, totaling 2.27 acres to be annexed. Said property is further described as being generally bounded to the **North** by land now or formerly of Mary M. Smith, further identified as Sumter County Tax Map Number 185-05-01-020; generally bounded to the **West** by land now or formerly of Richard E. Lee, III and Laurin G. Lee, further identified as Sumter County Tax Map Number 185-00-02-052; generally bounded to the **South** by land now or formerly of Christopher W. Lynch and Kathy Lynch, further identified as Sumter County Tax Map Number 185-12-01-087; and generally bounded to the **East** by land now or formerly of John L. Copeland, Jr., further identified as Sumter County Tax Map Number 185-05-01-021; by land now or formerly of John L. Copeland, Jr., further identified as Sumter County Tax Map Number 185-05-01-022; and by land now or formerly of John L. Copeland, Jr., further identified as Sumter County Tax Map Number 185-05-01-023.

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The above-described property is located in Zone X as shown on FEMA Firm Panel: 45085C0283F, Effective Date: October 27, 2022.

ADOPTED IN COUNCIL ASSEMBLED THIS 18TH DAY OF MARCH 2025.

CITY OF SUMTER, SOUTH CAROLINA

David P. Merchant, Mayor

James B. Blassingame, Mayor Pro Tempore

Calvin K. Hastie, Sr., Councilman

Colin C. Davis, Councilman

Gifford M. Shaw, Councilman

Anthony Gibson, Councilman

Rebecca Lynn Kennedy, Councilwoman

ATTEST:

Linda D. Hammett, City Clerk

First Reading: March 4, 2025

Second/Final Reading: March 18, 2025