

Sumter City Council

April 15, 2025
Second Reading

Annexation Staff Report (ANN-25-03)

I. THE REQUEST

Applicant/Owner:	(Mack Kolb - Authorized Agent)
Request:	100% Petition Annexation Request +/- 8.11 Acres (Including ROW)
Address:	1155 Pinewood Rd. (placeholder address)
Present Use/Zoning:	Undeveloped / Residential-15 (R-15)
Tax Map Reference:	207-11-07-006 (Portion)

II. BACKGROUND

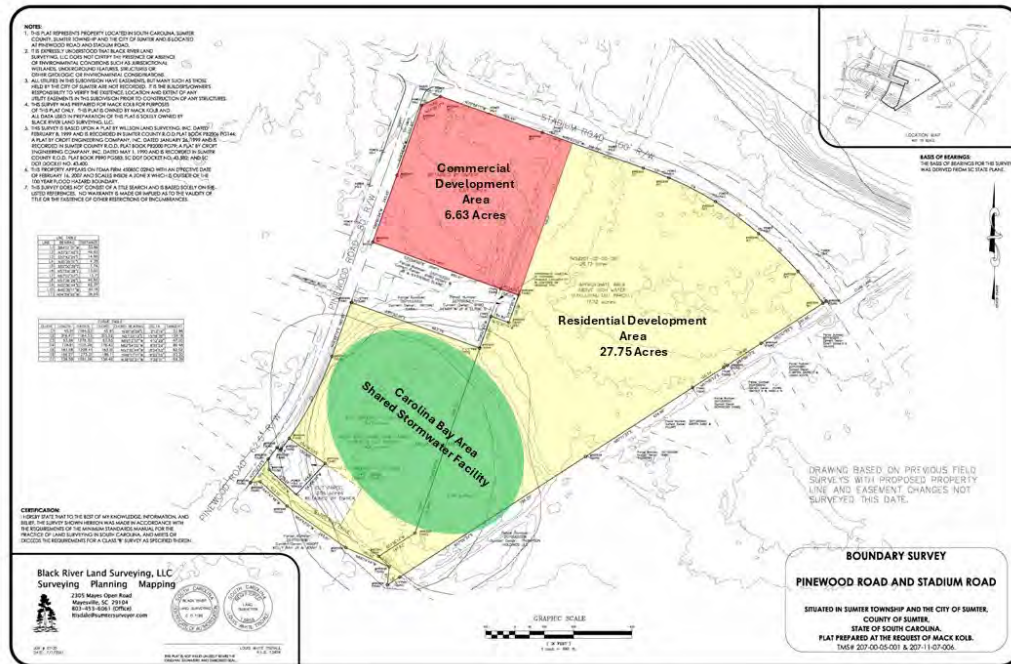
The applicant is requesting annexation for +/- 8.11-acres of property on Pinewood Rd. The property is located on the east side of Pinewood Rd. at the intersection of Pinewood Rd. & Shallowford Rd. The property represents a 7.65-acre portion of TMS# 207-11-07-006. The request also includes +/- 0.46-acres of adjacent SCDOT right-of-way (ROW) on Pinewood Rd. The total area for annexation, including adjacent street ROW, is +/- 8.11 -acres.

The property is directly contiguous to City of Sumter jurisdiction to the east. The property qualifies for the 100% petition annexation method.

The applicant is requesting annexation so that the property can be consolidated with the adjacent property at TMS# 207-00-05-001 as a cohesive Planned Development site



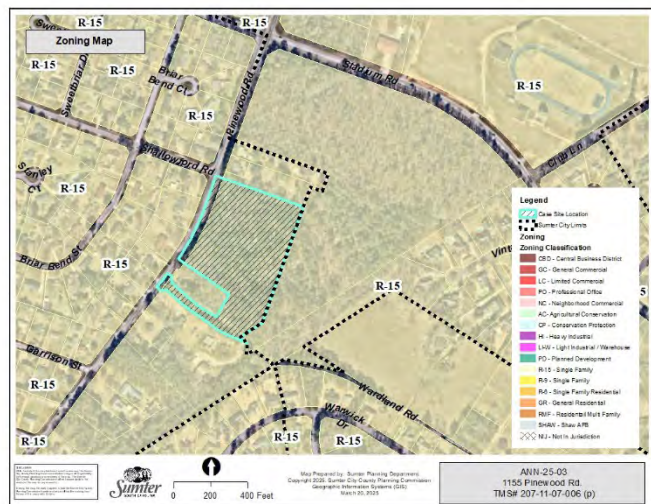
consisting of both commercial and residential development areas, as shown on the conceptual plan below:



PD-25-01 Conceptual Plan

The property is currently within the boundaries of the County Residential-15 (R-15) zoning district. The applicant has submitted a request to rezone the property to a Planned Development. This request is being considered via the standard rezoning process with a resulting recommendation from the Planning Commission. City Council will consider the Planned Development request after a final decision has been made on this annexation request

The property is a 7.65-acre portion of the (8.66-acre) portion of land described in the deed recorded at Deed Book 1022, Pages 1603-1606 at the Sumter County Register of Deeds. The property is also identified as the 7.65-acre portion of TMS#207-11-07-006 on the plat recorded at Plat Book 2025, Page 55 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.

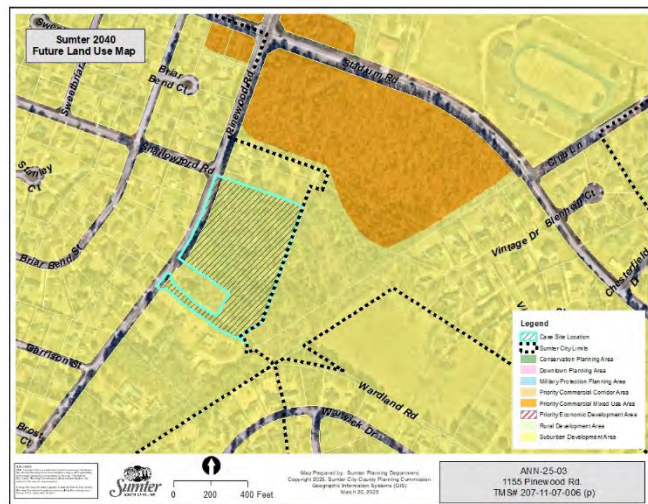


III. FACTORS FOR CONSIDERATION

1. **Land Use Compatibility:** This annexation request is consistent with the Sumter 2040 Comprehensive Plan. The property is influenced by the Suburban Development Planning Area and will be consolidated with a larger adjacent parcel that is primarily influenced by the Priority Commercial/Mixed Planning Area with the purposes of establishing a Planned Development with a commercial and residential component. The land area being considered for annexation is the intended location of the stormwater facilities and open space areas that will support the larger development primarily on the adjacent property, per the Planned Development conceptual plan submitted.

- **Suburban Development** – The primary goal of the Suburban Development Planning Area is to scrutinize and manage existing development patterns, foster intentional mixed-use development, and identify new commercial and industrial locations where form and design are a focus, all in a more efficient manner.

New development in the Suburban Planning Area is intended to be served by public utilities. The city supports the extension of public water and sewer within this Planning Area, consistent with applicable utility service boundaries and policies.



- **Priority Commercial/Mixed-Use**– The Priority Commercial/Mixed Use designation focuses on areas or nodes identified as future locations for high quality commercial and residential mixed-use development. Areas with this designation should be protected against undesirable uses such as industrial, automotive repair, or uses primarily engaged in outdoor storage. Destination retail uses and neighborhood commercial uses are encouraged within this designation, as appropriate. Design, layout, impact on adjacent properties, landscaping, and architecture all play a vital role in determining context viability.
2. **Fiscal Impacts:** All annexations increase the costs of providing public services such as public safety, sanitation, and public utilities. Increased costs are mitigated in part through property tax revenues, a portion of which is allocated to the city. Public utility costs are mitigated through user service fees that go toward ongoing system maintenance, operations, and capital costs.

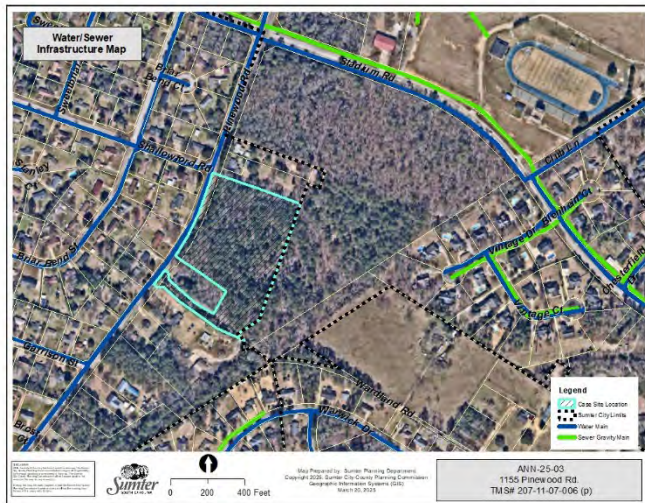
The land area being considered for annexation is the intended location of the stormwater facilities and open space areas that will support the larger development to be located on the

adjacent property already within city limits, per the Planned Development conceptual plan submitted. Any fiscal impact resulting from this annexation is anticipated to be minimal.

3. Growth Management: This annexation request is consistent with growth management principles for the reasons outlined below:

- a. The subject property is a critical component of a proposed Planned Development. The primary Planned Development area is already within city limits. Annexation will allow this currently unincorporated area to be regulated as part of a cohesive development plan. The annexation area is part of a Carolina Bay, thus it is environmentally sensitive. Having this area be a critical part of the stormwater facilities and open space of the larger development as part of the regulatory framework for the PD is beneficial for city growth management objectives.

- 4. Public Utilities:** The property is in close proximity to existing city water main on Pinewood Rd. The closest sewer main is at the intersection of Pinewood Rd. and Stadium Rd. It is anticipated that the larger Planned Development area will be served from the water and sewer infrastructure available from Stadium Rd. Any cost to provide water and/or sewer service to the property will be the responsibility of the applicant. City Public Services will make the final determination on the city's ability to provide service and/or the scope of the improvements required to provide service to the property.



IV. STAFF RECOMMENDATION

Staff recommends that the property 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 – April 1, 2025 – FIRST READING

The Sumter City Council at its meeting on Tuesday, April 1, 2025, gave First Reading approval of the request referenced above.

VI. CITY COUNCIL – April 15, 2025 – SECOND READING

NOTES:

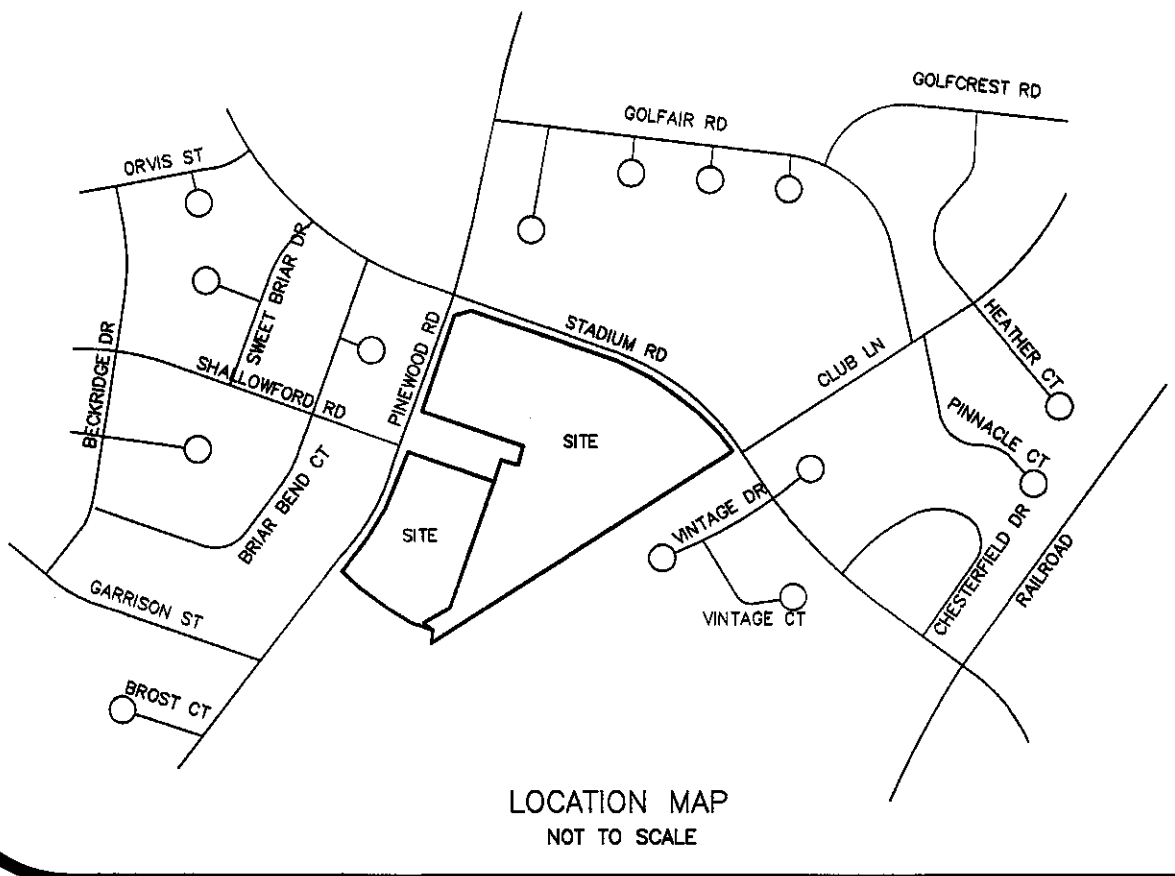
1. THIS PLAT REPRESENTS PROPERTY LOCATED IN SOUTH CAROLINA, SUMTER COUNTY, SUMTER TOWNSHIP AND THE CITY OF SUMTER AND IS LOCATED AT PINWOOD ROAD AND STADIUM ROAD.
2. IT IS EXPRESSLY UNDERSTOOD THAT BLACK RIVER LAND SURVEYING, LLC DOES NOT CERTIFY THE PRESENCE OR ABSENCE OF ENVIRONMENTAL CONDITIONS SUCH AS JURISDICTIONAL WETLANDS, UNDERGROUND FEATURES, STRUCTURES OR OTHER GEOLOGIC OR ENVIRONMENTAL CONSIDERATIONS. THERE IS A CAROLINA BAY ON THIS PROPERTY THAT APPEARS TO HOLD WATER SEASONALLY.
3. ALL UTILITIES IN THIS SUBDIVISION 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 IN THIS SUBDIVISION PRIOR TO CONSTRUCTION OF ANY STRUCTURES.
4. THIS SURVEY WAS PREPARED FOR MACK KOLB FOR PURPOSES OF THIS PLAT ONLY. THIS PLAT IS OWNED BY MACK KOLB AND ALL DATA USED IN PREPARATION OF THIS PLAT IS SOLELY OWNED BY BLACK RIVER LAND SURVEYING, LLC.
5. THIS SURVEY IS BASED UPON A PLAT BY WILLSON LAND SURVEYING, INC. DATED FEBRUARY 8, 1999 AND IS RECORDED IN SUMTER COUNTY R.O.D. PLAT BOOK PB2006 PG144; A PLAT BY CROFT ENGINEERING COMPANY, INC. DATED JANUARY 26, 1999 AND IS RECORDED IN SUMTER COUNTY R.O.D. PLAT BOOK PB2000 PG79; A PLAT BY CROFT ENGINEERING COMPANY, INC. DATED MAY 1, 1990 AND IS RECORDED IN SUMTER COUNTY R.O.D. PLAT BOOK PB90 PG583; SC DOT DOCKET NO. 43.582; AND SC DOT DOCKET NO. 43.400; AND A PLAT BY BLACK RIVER LAND SURVEYING, DATED MARCH 4, 2025 AND IS RECORDED IN SUMTER COUNTY R.O.D. PLAT BOOK PB2025 PG54.
6. THIS PROPERTY APPEARS ON FEMA FIRM 45085C 0294E WITH AN EFFECTIVE DATE OF OCTOBER 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.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S84°51'31"W	33.86
L2	S37°21'40"E	49.92
L3	S52°42'04"E	14.98
L4	N35°35'51"E	4.35
L5	S65°50'39"E	1.74
L6	N57°09'38"E	13.52
L7	N57°07'52"E	13.71
L8	N57°36'28"E	49.85
L9	N05°36'44"E	62.37
L10	N45°36'11"W	50.18
L11	N04°59'32"W	36.69
L12	S50°30'01"E	67.78
L13	S57°35'41"E	65.01
L14	S60°29'00"E	61.73

CURVE TABLE						
CURVE	LENGTH	RADIUS	CHORD	CHORD BEARING	DELTA	TANGENT
C1	45.91	1184.33	45.91	N36°18'09"E	2°13'16"	22.98
C2	316.47	1184.33	316.47	N27°32'12"E	15°18'36"	159.18
C3	93.96	1279.30	93.93	N69°12'57"W	4°12'28"	47.00
C4	178.61	1155.26	178.43	N62°54'02"W	8°51'28"	89.48
C5	183.69	1226.41	183.51	N53°30'44"W	8°34'53"	92.02
C6	186.27	1273.31	186.11	N48°10'11"W	8°22'56"	93.30
C7	138.59	1061.06	138.49	N38°02'21"W	7°29'01"	69.39

BOOK: PB2025
PG: 55-55
PL March 7, 2025 03:46:53 PM
Reel: \$25.00 Total: \$25.00
Rhonda B. Carter - REGISTER OF DEEDS SUMTER COUNTY
BY: LAM

Exhibit 1



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

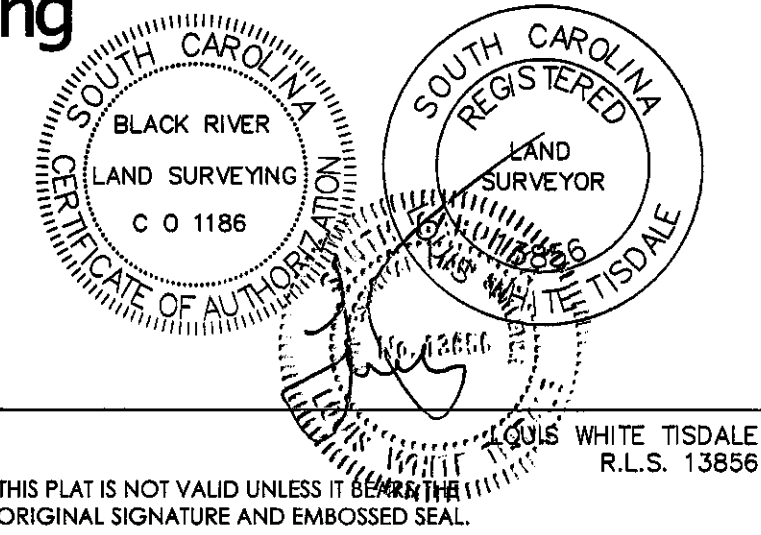


CERTIFICATION:
I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "B" SURVEY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

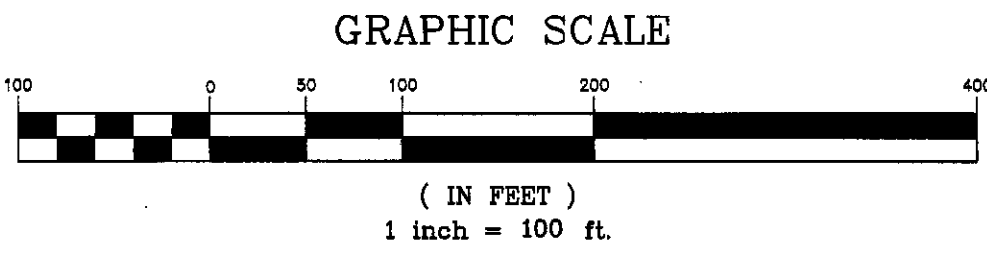
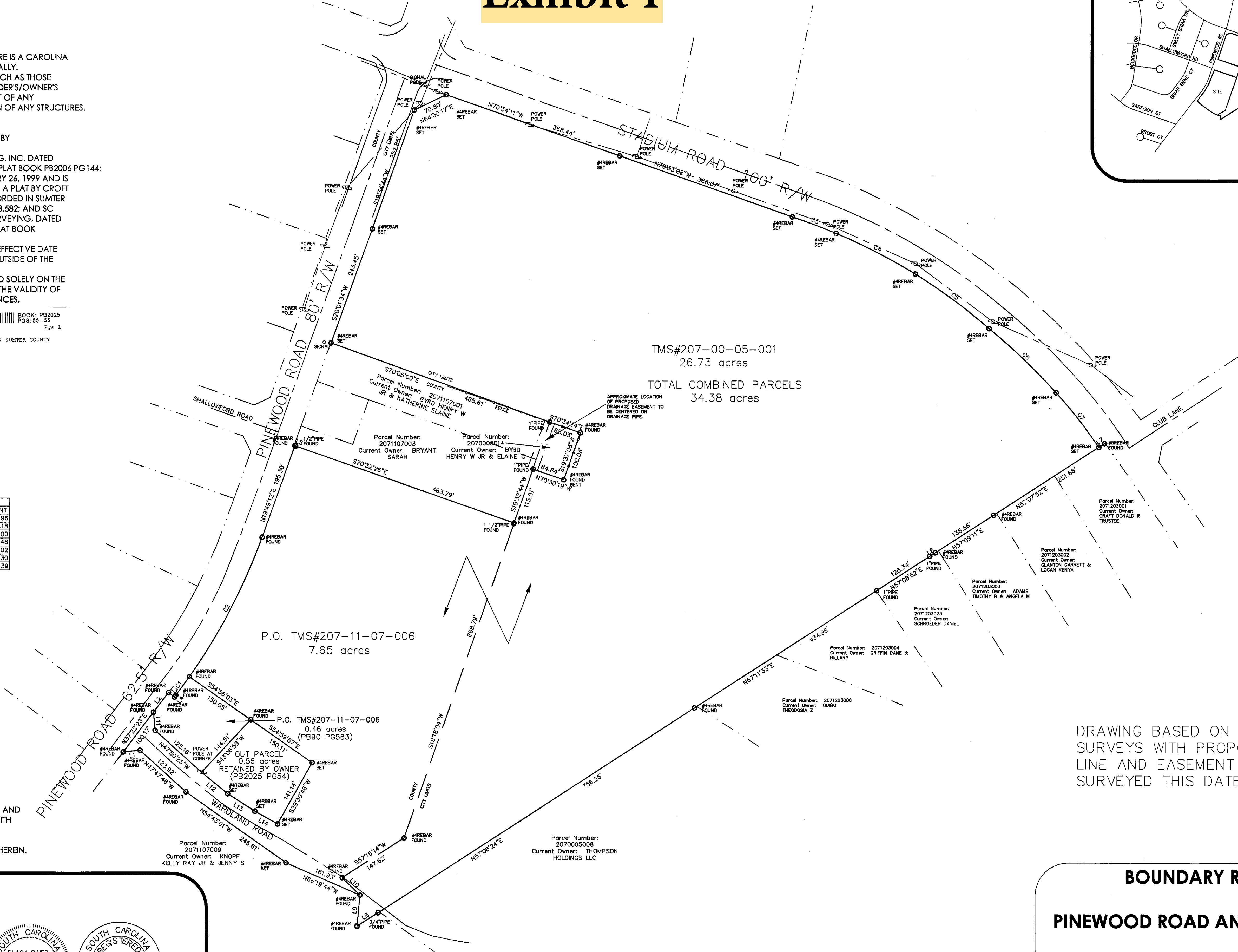
Black River Land Surveying, LLC
Surveying Planning Mapping

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

JOB # 21135
DATE: 7/1/2021
REVISED: 3/4/2025



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

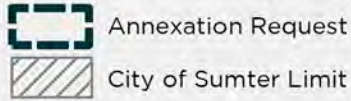
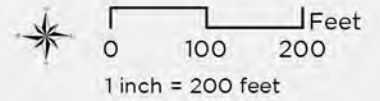


BOUNDARY RE-SURVEY
PINWOOD ROAD AND STADIUM ROAD

SITUATED IN SUMTER TOWNSHIP AND THE CITY OF SUMTER,
COUNTY OF SUMTER,
STATE OF SOUTH CAROLINA.
PLAT PREPARED AT THE REQUEST OF MACK KOLB.
TMS# 207-00-05-001 & 207-11-07-006.

Ordinance Number: 2875

Date: 3/6/2025
City Ward Number: 2
Sumter Precinct: Sunset
FEMA Flood Map: 45085C0294E
Flood Zone X Acreage: 0 +/-
Parcel Number(s): 207-11-07-006
Address: Pinewood Road
Acreage to Annex: 8.11 AC +/- (Including ROW)



Map Prepared by: Sumter Planning Department
Copyright 2018: Sumter City-County Planning
Commission Geographic Information Systems (GIS)
March 06, 2025
Name: ANN-25-03

