

Sumter City Council

First Reading

Annexation Staff Report (ANN-25-05)

October 7, 2025

I. THE REQUEST

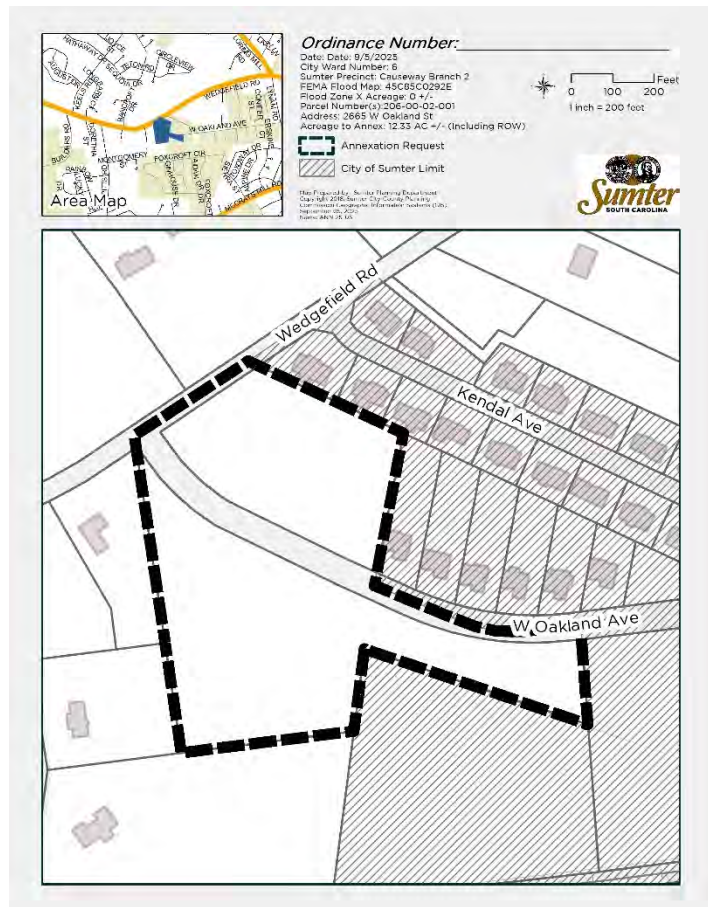
Applicant/Owner:	John B. Hilton III, Esq.
Request:	100% Petition Annexation Request +/- 12.33 Acres (Including SCDOT ROW)
Address:	2665 W. Oakland Ave.
Present Use/Zoning:	Undeveloped/ General Commercial (GC) & Residential-15
Tax Map Reference:	206-00-02-001

II. BACKGROUND

The applicant is requesting annexation for +/- 12.33-acres of property with frontage on W. Oakland Ave. and Wedgefield Rd. The property includes 1 parcel (TMS# 206-00-02-001) totaling 10.63-acres and +/- 1.7-acres of adjacent SCDOT right-of-way (ROW) on W. Oakland Ave. and Wedgefield Rd. While the property is represented by only 1 tax map number, it is bisected by W. Oakland Ave. creating northern and southern areas. The total area for annexation, including adjacent street ROW, is +/- 12.33 -acres.

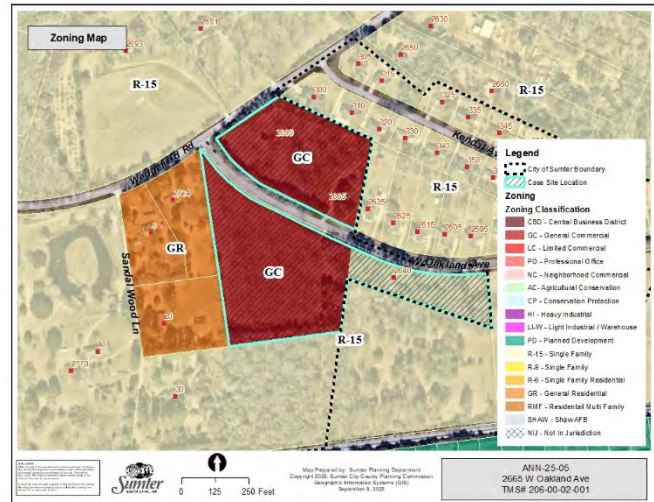
The property is directly contiguous to City of Sumter jurisdiction to the north, east, and south. The property qualifies for the 100% petition annexation method.

The applicant is requesting annexation in order to receive all city services necessary to construct a residential



subdivision on the portion of property south of W. Oakland Ave. No detailed plans have been identified for the portion of property to the north of W. Oakland Ave. It is staff's understanding that the land will be held for potential commercial development.

The property is currently within the boundaries of the County General Commercial (GC) zoning district and the County Residential-15 (R-15) zoning district. The applicant intends to submit a rezoning application to change the designation of the portion of property south of W. Oakland Ave. from GC and R-15 to Residential-6 (R-6). At this time, the applicant does not intend to change the zoning designation for the portion of the property to the north of W. Oakland Ave. No rezoning application has been submitted at this time.

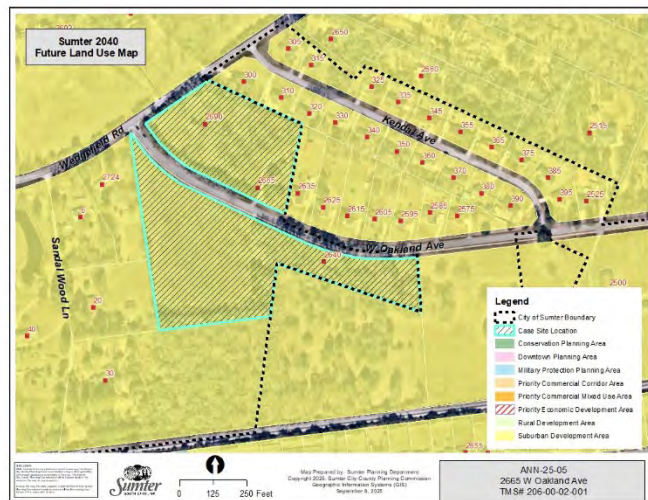


Thus, in accordance with *Article 2.b.5* of the City of Sumter Zoning & Development Standards Ordinance, all territory which may hereafter be granted or annexed to the City of Sumter shall be classified automatically in the zoning district which it was previously zoned in the unincorporated portion of 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 described in the deed recorded at Deed Book 827, Pages 920-924 at the Sumter County Register of Deeds. The property is shown on the plat recorded at Plat Book 2007, Page 349 at the Sumter County Register of Deeds.

III. FACTORS FOR CONSIDERATION

- Land Use Compatibility:** This annexation request is consistent with the Sumter 2040 Comprehensive Plan. The property is located within the Suburban Development Planning Area. The land area being considered for annexation is the intended location for new residential development, with the potential for commercial development to the north.



- **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.

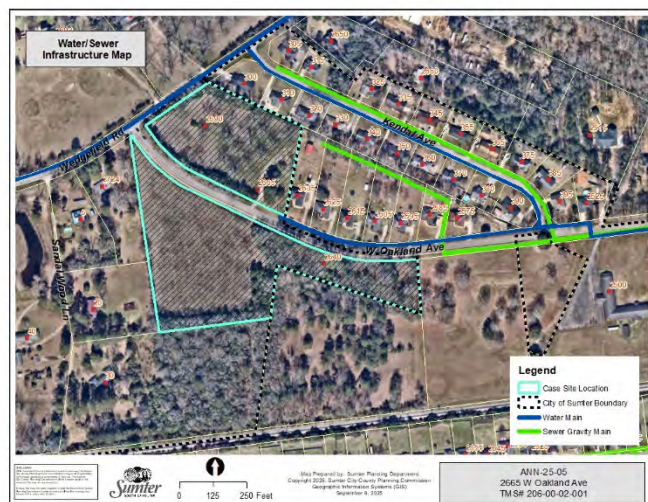
The Suburban Development Area is intended to support a mix of residential housing types and neighborhood retail at major intersections. Further, areas within this future land use designation are intended to be served by public utilities.

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 in part 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 new residential development, and potentially new commercial development. On the whole, new residential development at the city fringe is typically more costly for the city in terms of service provision.

3. **Growth Management:** This annexation request is generally consistent with growth management principles for the reasons outlined below:
 - a. The subject property is adjacent to city jurisdiction and would extend city limits to the intersection of a collector roadway (W. Oakland Ave.) and arterial roadway (Wedgfield Rd.). The intersection location is ideal for the establishment of a neighborhood commercial node to support existing and new residential growth to the west of the city.

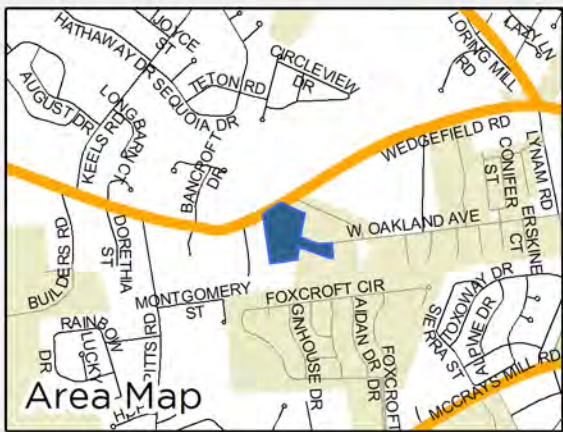
4. **Public Utilities:** The property is in proximity to existing city water lines on W. Oakland Ave. The closest city gravity sewer line is located at the intersection of Kendal Ave. and W. Oakland Ave. at the entrance to the Kendall Estates Subdivision. Any cost to provide water and/or sewer service to the property will be the responsibility of the applicant and/or developer of the property. 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 – October 7, 2025 – FIRST READING



Ordinance Number: _____

Date: 9/5/2025
 City Ward Number: 6
 Sumter Precinct: Causeway Branch 2
 FEMA Flood Map: 45C85C0292E
 Flood Zone X Acreage: 0 +/-
 Parcel Number(s): 206-00-02-001
 Address: 2665 W Oakland St
 Acreage to Annex: 12.33 AC +/- (Including ROW)



0 100 200 Feet
 1 inch = 200 feet

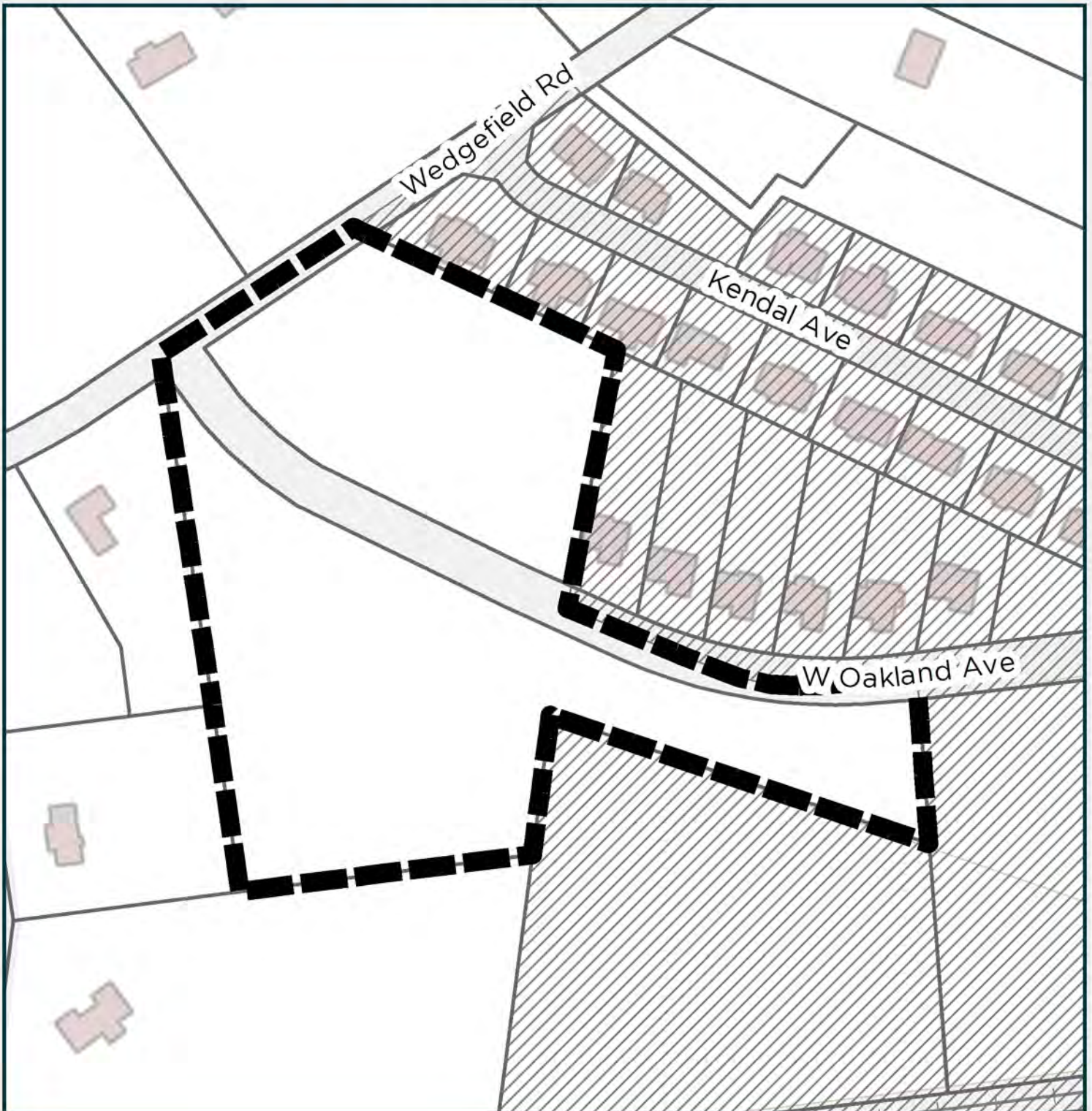


Annexation Request



City of Sumter Limit

Map Prepared by: Sumter Planning Department
 Copyright 2018: Sumter City-County Planning
 Commission Geographic Information Systems (GIS)
 September 05, 2025
 Name: ANN-25-05



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# 206-00-02-001 and located at 2665 W. Oakland Ave. consists of 10.63 acres of private property and +/- 1.7 acres of street right-of-way totaling +/- **12.33 acres** to be annexed. The property is bisected by W. Oakland Ave creating a northern and a southern section. Each section is further described below.

Northern Section

Said property is further described as being generally bounded to the **North** by property now or formerly of Abilities Unlimited, Inc., further identified as Sumter County Tax Map# 206-09-03-019, by property now or formerly of Rebecca A. Bulter, further identified as Sumter County Tax Map# 206-08-03-018, and by property now or formerly of Roland J. Grenon, Jr., further identified as Sumter County Tax Map# 206-08-03-016; generally bounded to the **South** by W. Oakland Ave. right-of-way; generally bounded to the **West** by Wedgefield Rd. right-of-way; and generally bounded to the **East** by property now or formerly of Kenneth & Linda A. Tindal, further identified as Sumter County Tax Map# 206-08-03-020

Southern Section

Said property is further described as being generally bounded to the **North** by W. Oakland Ave. right-of-way and Wedgefield Rd. right-of-way (at northern most corner); generally bounded to the **South** by property now or formerly of Dale G. Lee & Melissa L. Hudson, further identified as Sumter County Tax Map# 206-00-03-013, and by property now or formerly of John B. Hilton Jr. & Patricia H. Limoges, further identified as Sumter County Tax Map# 206-00-03-024; generally bounded to the **West** by property now or formerly of Richard J. Haselden, further identified as Sumter County Tax Map# 206-00-03-012, and by property now or formerly of Dylan B. Justice, further identified as Sumter County Tax Map# 206-00-03-011; and generally bounded to the **East** by property now or formerly of Hilton Land Development, LLC, further identified as Sumter County Tax Map# 206-00-03-025

This being a portion of the same property as described in Deed Book 827, Pages 920-924 and recorded at the Sumter County Register of Deeds. This also being a portion of the property shown on the plat prepared by Edwards Land Surveyors, dated June 13, 2007 and recorded at the Sumter County Register of Deeds in Plat Book 2007, Page 349.

The above-described property is completely located in Zone X as shown on FEMA Firm Panel: 45085C0292E, Effective Date: 10-27-2022.

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

TMS#206-00-02-001
2665 W. Oakland Ave.
Sumter, South Carolina 29154

SIGNATURE

By: _____


John B. Hilton III, Esq.
(Authorized Agent)

9-18-25

Date

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 **General Commercial (GC) and 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, identified by Sumter County Tax Map Number 206-00-02-001 and located at 2665 West Oakland Avenue consists of 10.63 acres of private property and approximately 1.7 acres of street right-of-way, totaling approximately **12.33 acres** to be annexed. The property is bisected by West Oakland Avenue creating a northern and a southern section. Each section is further described below.

Northern Section

Said property is further described as being generally bounded to the **North** by property now or formerly of Abilities Unlimited, Inc., further identified by Sumter County Tax Map Number 206-09-03-019, by property now or formerly of Rebecca A. Bulter, further identified by Sumter County Tax Map Number 206-08-03-018, and by property now or formerly of Roland J. Grenon, Jr., further identified by Sumter County Tax Map Number 206-08-03-016; generally bounded to the **South** by West Oakland Avenue right-of-way; generally bounded to the **West** by Wedgefield Road right-of-way; and generally bounded to the **East** by property now or formerly of Kenneth & Linda A. Tindal, further identified by Sumter County Tax Map Number 206-08-03-020.

Southern Section

Said property is further described as being generally bounded to the **North** by West Oakland Avenue right-of-way and Wedgefield Road right-of-way (at northern most corner); generally bounded to the **South** by property now or formerly of Dale G. Lee & Melissa L. Hudson, further identified by Sumter County Tax Map Number 206-00-03-013, and by property now or formerly of John B. Hilton Jr. & Patricia H. Limoges, further identified by Sumter County Tax Map Number 206-00-03-024; generally bounded to the **West** by property now or formerly of Richard J. Haselden, further identified by Sumter County Tax Map Number 206-00-03-012, and by property now or formerly of Dylan B. Justice, further identified by Sumter County Tax Map Number 206-00-03-011; and generally bounded to the **East** by property now or formerly of Hilton Land Development, LLC, further identified by Sumter County Tax Map Number 206-00-03-025.

This being the same property as described in Deed Book 829, Pages 563-566 (Tax Map Number 202-00-03-014) recorded at the Sumter County Register of Deeds, and to also include the property described in Deed Book 782, Pages 1144-1146 (Tax Map Number 202-00-03-021) recorded at the Sumter County Register of Deeds. This also being the same area, excluding the former road right-of-way area represented by Tax Map Number 202-00-03-021, shown on the plat prepared by M. K. Millard, dated April 4, 1951, recorded at the Sumter County Register of Deeds in Plat Book Z-10, Page 6.

The above-described property is completely located in Zone X as shown on FEMA Firm Panel: 45085C0284F, Effective Date: 10-27-2022.

ADOPTED IN COUNCIL ASSEMBLED THIS 21ST DAY OF OCTOBER 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: October 7, 2025
Second/Final Reading: October 21, 2025