

Sumter City Council

March 4, 2025

First Reading

Annexation Staff Report (ANN-25-01)

I. THE REQUEST

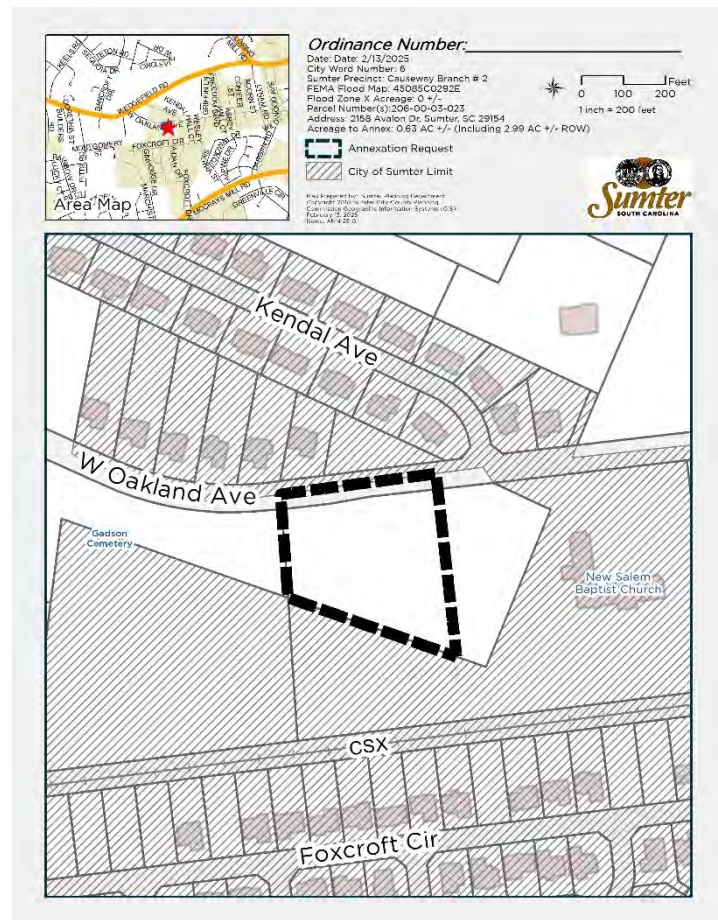
Applicant/Owner:	John Hilton (Authorized Agent to Represent Request)
Request:	100% Petition Annexation Request +/- 2.99 Acres (Including ROW)
Address:	W. Oakland Ave.
Present Use/Zoning:	Undeveloped / Residential-15 (R-15)
Tax Map Reference:	206-00-03-023 (Portion)

II. BACKGROUND

The applicant is requesting annexation for +/- 2.99 acres of property on W. Oakland Ave. The property is located at the south side of W. Oakland Ave just to the east of in the intersection of W. Oakland Ave./Kendal Ave. The property represents a 2.62-acre portion of TMS# 206-00-03-023. The request also includes +/- 0.37-acres of adjacent SCDOT right-of-way (ROW) on W. Oakland Ave. The total area for annexation, including adjacent street ROW, is +/- 2.99 acres.

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

The applicant is requesting annexation, as they wish to include the property as part of larger property transaction with New Salem Baptist Church. The total area being sought by the applicant is in



both city and county jurisdiction. As such, the applicant cannot combine the desired area of property into 1 cohesive tract of land. Thus, the applicant is requesting to bring the area that is outside of city jurisdiction into the city jurisdiction via a 100% method annexation request.

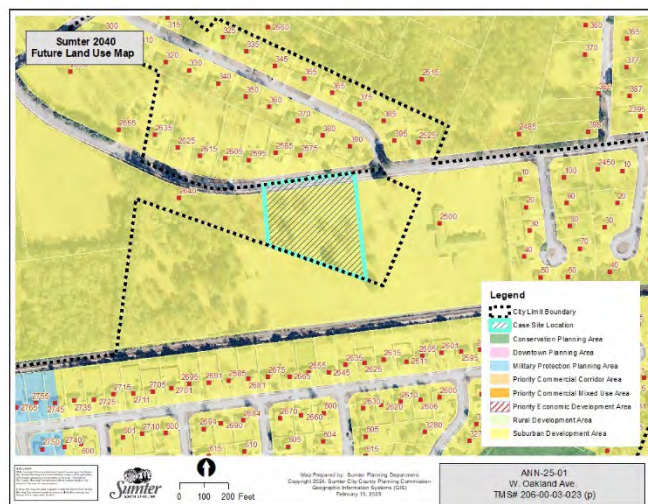
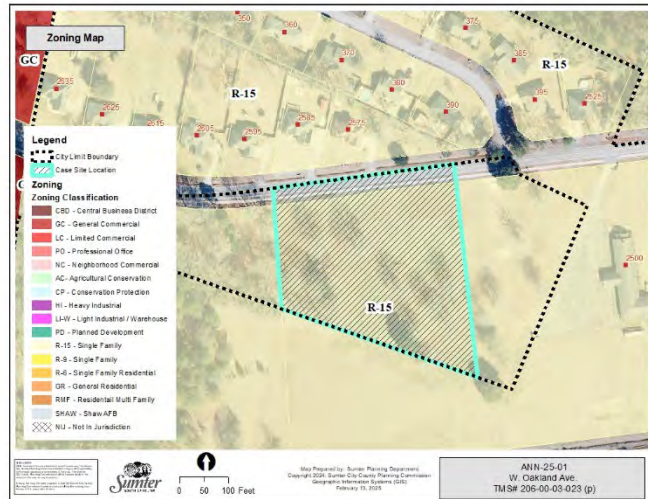
The property is within the boundaries of the County Residential-15 (R-15) zoning district. No change to zoning is being requested by the applicant at this time. Thus, unless otherwise initiated by City Council, the property will fall under the City R-15 zoning district if annexation is approved. In accordance 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 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 a 2.62-acre portion of the tract of land described in the deed recorded at Deed Book 998, Pages 888-891 at the Sumter County Register of Deeds. The property is also shown on the plat recorded Plat Book 2025, Page 31 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 is adjacent to other similar properties within city jurisdiction.

- **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.

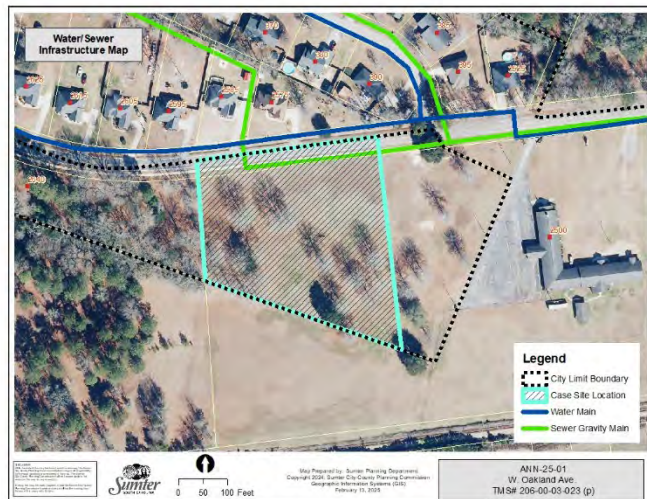
New development in the Suburban Planning Area is intended to be served by public utilities. The city supports the extension of public water and sewer within this Planning Area, consistent with applicable utility service boundaries and policies.

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 property is adjacent to other similar properties already served by the city. Further, water and sewer main lines are within close proximity to the property. Minimal fiscal impact is anticipated for this specific request, as full city services are already being provided in the immediate vicinity of the property.

3. **Growth Management:** The property is directly contiguous to city jurisdiction to the north and south. This annexation request is consistent with growth management principles for the reasons outlined below:
 - a. The subject property is within city water/sewer service areas, with water/sewer infrastructure located in close proximity.
 - b. The subject property is directly contiguous to other similar properties within city jurisdiction that receive full city services.

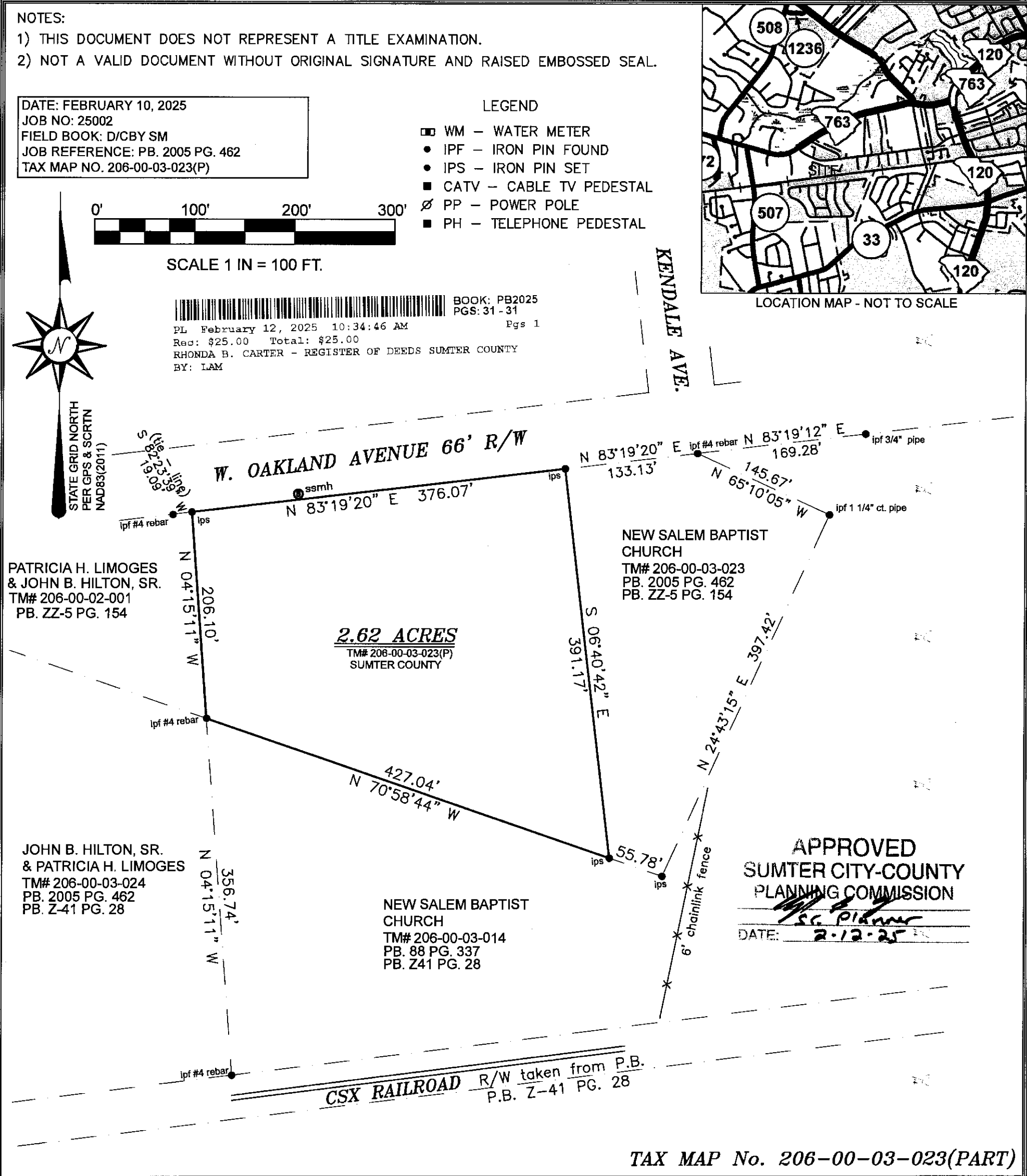
4. **Public Utilities:** The property is in close proximity to existing city water and sewer infrastructure. Any cost to provide water and/or sewer service to the property will be the responsibility of the applicant. The Public Works Department will make the final determination on the city's ability to provide service and/or the scope of the improvements required to provide service to the property.

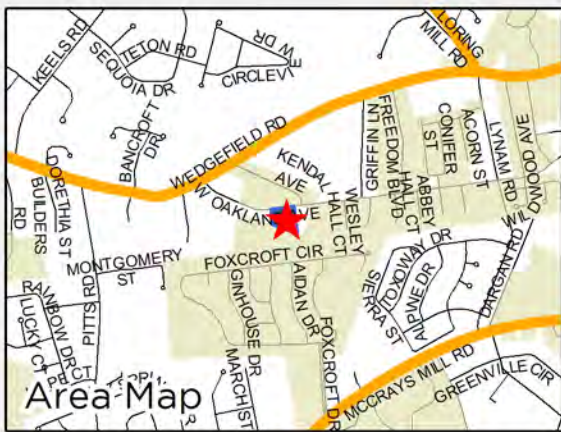


IV. STAFF RECOMMENDATION

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 – March 4, 2024 – FIRST READING





Ordinance Number: _____

Date: 2/13/2025

City Ward Number: 6

Sumter Precinct: Causeway Branch # 2

FEMA Flood Map: 45085C0292E

Flood Zone X Acreage: 0 +/-

Parcel Number(s): 206-00-03-023

Address: 2158 Avalon Dr, Sumter, SC 29154

Acreage to Annex: 0.63 AC +/- (Including 2.99 AC +/- ROW)



0 100 200 Feet

1 inch = 200 feet

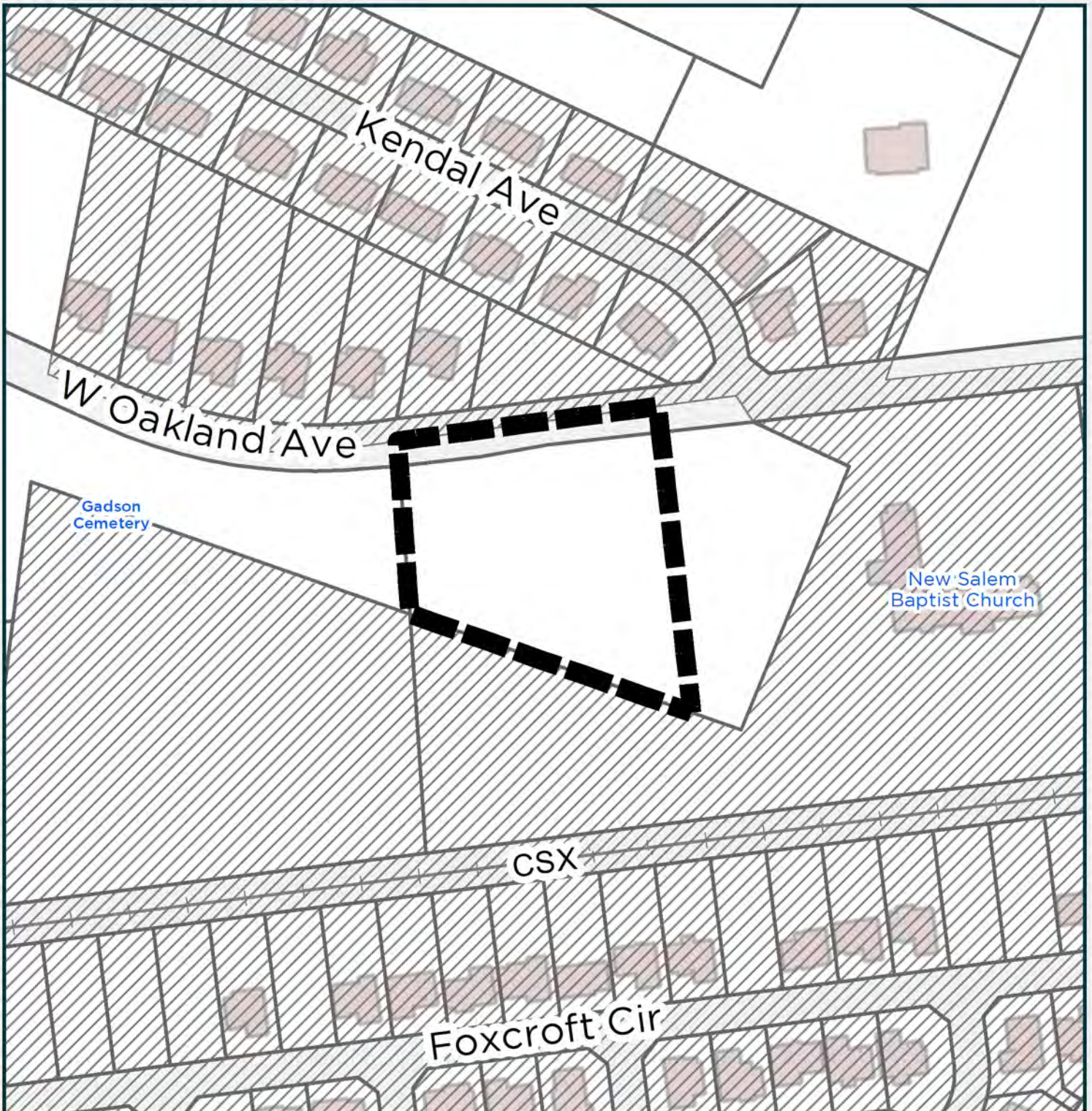


Annexation Request



City of Sumter Limit

Map Prepared by: Sumter Planning Department
Copyright 2018: Sumter City-County Planning
Commission Geographic Information Systems (GIS)
February 13, 2025
Name: ANN-25-01



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, identified as a portion of Sumter County Tax Map Number 206-00-03-023 and located along West Oakland Avenue, consists of approximately 2.62 acres of property and approximately 0.37 acres of street right-of-way totaling approximately 2.99 acres to be annexed.

Said property is further described as being generally bounded to the **North** by West Oakland Avenue right-of-way; generally bounded to the **East** by land now or formerly of New Salem Baptist Church, further identified as Sumter County Tax Map Number 206-00-03-023 (part); generally bounded to the **South** by land now or formerly of New Salem Baptist Church, further identified as Sumter County Tax Map Number 206-00-03-014; and generally bounded to the **West** by land now or formerly of John B. Hilton, Jr. and Patricia H. Limoges, further identified as Sumter County Tax Map Number 206-00-02-001, and by land now or formerly of John B. Hilton, Jr. and Patricia H. Limoges, further identified as Sumter County Tax Map Number 206-00-03-024.

This being a 2.62-acre portion of the same property as described in Deed Book 998, pages 888-891 and recorded at the Sumter County Register of Deeds. This also being the same property shown on the plat prepared by Mathis & Muldrow Land Surveying, Inc., dated February 10, 2024, and recorded at the Sumter County Register of Deeds in Plat Book 2025, page 31.

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

STATE OF SOUTH CAROLINA
COUNTY OF SUMTER

P E T I T I O N -

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 a portion of Sumter County Tax Map# 206-00-03-023 and located along W. Oakland Ave., consists of 2.62 acres of property and +/- 0.37 acres of street right-of-way totaling +/- 2.99 acres to be annexed.

Said property is further described as being generally bounded to the North by W. Oakland Avenue right-of-way (ROW); generally bounded to the East by land now or formerly of New Salem Baptist Church, further identified as Sumter County Tax Map# 206-00-03-023 (p); generally bounded to the South by land now or formerly of New Salem Baptist Church, further identified as Sumter County Tax Map# 206-00-03-014; and generally bounded to the West by land now or formerly of John B. Hilton, Jr. & Patricia H. Limoges, further identified as Sumter County Tax Map# 206-00-02-001, and by land now or formerly of John B. Hilton, Jr. & Patricia H. Limoges, further identified as Sumter County Tax Map# 206-00-03-024.

This being a 2.62-acre portion of the same property as described in Deed Book 998, Pages 888-891 and recorded at the Sumter County Register of Deeds. This also being the same property shown on the plat prepared by Mathis & Muldrow Land Surveying, Inc., dated February 10, 2024 and recorded at the Sumter County Register of Deeds in Plat Book 2025, Page 31.

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# 206-00-03-023(p)
W. Oakland Ave.
Sumter, South Carolina 29154

SIGNATURE

By: Kevin Massey
Kevin Massey, Pastor
New Salem Baptist Church
Authorized Agent

2-18-25

Date

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