

Sumter City Council

June 3, 2025
First Reading

Annexation Staff Report (ANN-25-04)

I. THE REQUEST

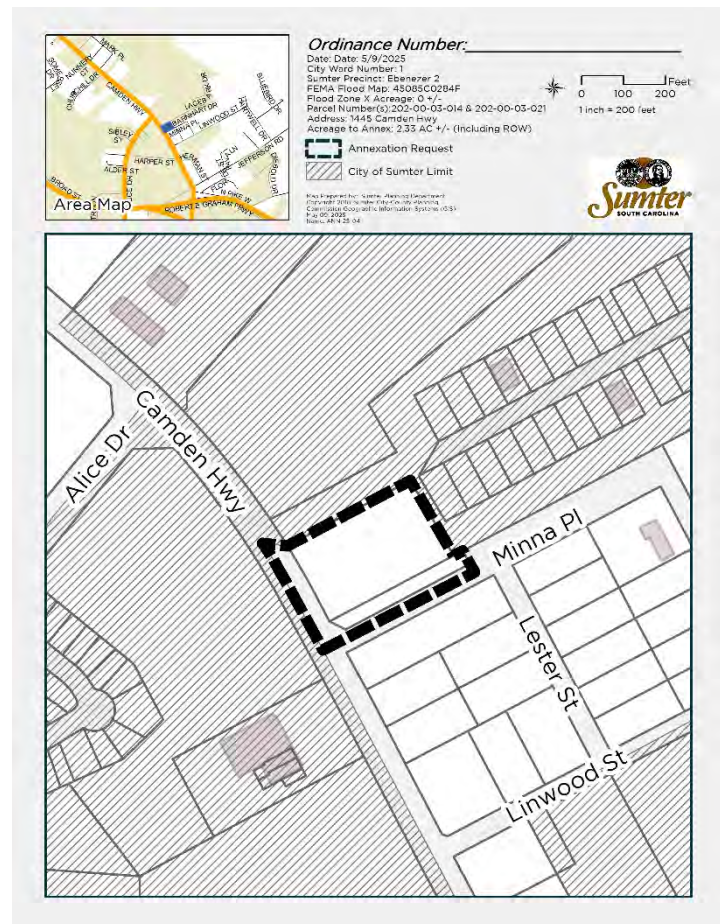
Applicant/Owner:	Bradford Meadows, LLC
Request:	100% Petition Annexation Request +/- 2.33 Acres (Including ROW)
Address:	1445 Camden Hwy.
Present Use/Zoning:	Residential / Agricultural Conservation (AC)
Tax Map Reference:	202-00-03-014 & 202-00-03-021

II. BACKGROUND

The applicant is requesting annexation for +/- 2.33-acres of property with frontage on Camden Hwy., Minna Pl., and Barnhart Dr. The property includes 2 separate TMS#s 202-00-03-014 & 202-00-03-021 totaling 1.85-acres and +/- 0.48-acres of adjacent SCDOT right-of-way (ROW) on Camden Hwy. and Minna Pl. The total area for annexation, including adjacent street ROW, is +/- 2.33 -acres.

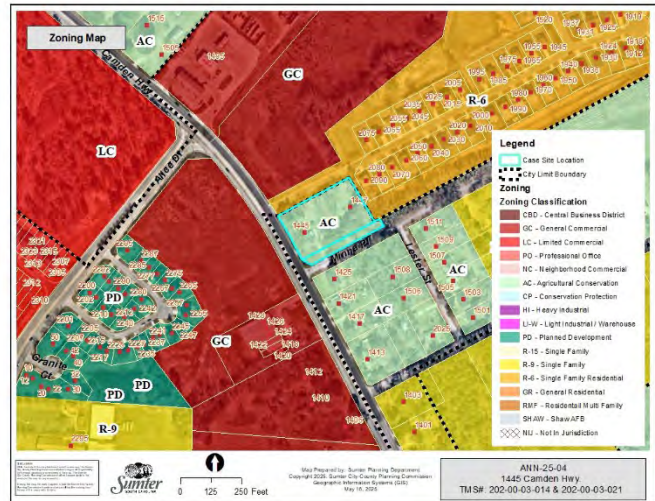
The property is directly contiguous to City of Sumter jurisdiction to the north, east, and west. The property qualifies for the 100% petition annexation method.

The applicant is requesting annexation in order to subdivide the property for future residential development. It is staff's understanding the area will be an



addition to the Bradford Meadows subdivision to the north, with lots directly accessing onto Barnhart Dr.

The property is currently within the boundaries of the County Agricultural Conservation (AC) zoning district. The applicant has submitted a request to rezone the property to Residential-6 (R-6). This request is being considered via the standard rezoning process with a resulting recommendation from the Planning Commission. City Council will consider the rezoning request after a final decision has been made on this annexation request



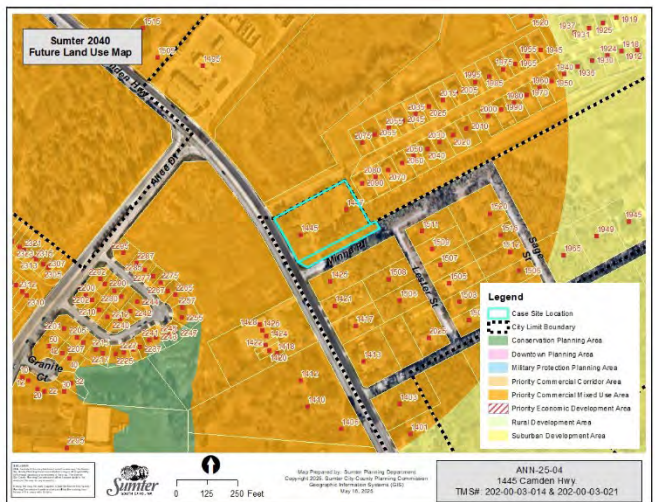
The property at TMS# 202-00-03-014 is described in the deed recorded at Deed Book 829, Pages 563-566 at the Sumter County Register of Deeds. The property at TMS# 202-00-03-021 is described in the deed recorded at Deed Book 782, Pages 1144-1146 at the Sumter County Register of Deeds. The property at TMS# 202-00-03-014 is shown on the plat recorded at Plat Book Z-10, Page 6 at the Sumter County Register of Deeds. No plats could be located for TMS# 202-00-03-021. This property is a small strip of former SCDOT right-of-way that was conveyed to the owners of the property at 1445 Camden Hwy. in 2002, as described in the deed referenced above.

III. FACTORS FOR CONSIDERATION

1. **Land Use Compatibility:** This annexation request is consistent with the Sumter 2040 Comprehensive Plan. The property is primarily influenced by the Priority Commercial/Mixed Planning Area. The land area being considered for annexation is the intended location for new residential development.

- **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 new residential development. It is staff understanding that access to any new lots established within this area will be from Barnhardt Dr., within the established Bradford Meadows Subdivision. 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 located within an unincorporated area along a major thorough fare, with city jurisdiction already existing to the north along Camden Hwy. The Camden Hwy. corridor is seeing significant growth pressures at this time and city utilities to these are in close proximity to the property.

4. **Public Utilities:** The property is in close proximity to existing city water and sewer lines on Barnhardt Dr. Any development on the property is anticipated to connect to the water and sewer lines constructed as part of the Bradford Meadows Subdivision. 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 – June 3, 2025 – FIRST READING

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 Sumter County Tax Map#s 202-00-03-014 & 202-00-03-021 and located at 1445 Camden Hwy., consists of 1.85 acres of private property and +/- 0.48 acres of street right-of-way totaling +/- **2.33 acres** to be annexed.

Said property is further described as being generally bounded to the North by Barnhart Dr. right-of-way; generally bounded to the South by Minna Pl. right-of-way; generally bounded to the West by Camden Hwy. right-of-way; and generally bounded to the East by property now or formerly of Bradford Meadows Development, further identified as Sumter County Tax Map# 202-00-03-030.

This being the same property as described in Deed Book 829, Pages 563-566 (TMS# 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 (TMS# 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 TMS# 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.

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# 202-00-03-014 & 202-00-02-021
1445 Camden Hwy.
Sumter, South Carolina 29153

SIGNATURE

By: 
Bradford Meadows, LLC
(Registered Agent)

Name: Richard M. Knowlton, Jr.

5/21/25
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 **Agricultural Conservation (AC)** 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 Sumter County Tax Map Numbers 202-00-03-014 and 202-00-03-021 and located at 1445 Camden Highway, consists of 1.85 acres of private property and approximately 0.48 acres of street right-of-way totaling **approximately 2.33 acres** to be annexed.

Said property is further described as being generally bounded to the **North** by Barnhart Drive right-of-way; generally bounded to the **South** by Minna Place right-of-way; generally bounded to the **West** by Camden Highway right-of-way; and generally bounded to the **East** by property now or formerly of Bradford Meadows Development, further identified as Sumter County Tax Map Number 202-00-03-030.

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 17TH DAY OF JUNE 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: June 3, 2025
Second/Final Reading: June 17, 2025



Ordinance Number: _____

Date: 5/9/2025

City Ward Number: 1

Sumter Precinct: Ebenezer 2

FEMA Flood Map: 45085C0284F

Flood Zone X Acreage: 0 +/-

Parcel Number(s): 202-00-03-014 & 202-00-03-021

Address: 1445 Camden Hwy

Acreage to Annex: 2.33 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)
May 09, 2025
Name: ANN-25-04

