

# Sumter City Council

March 18, 2025

Second Reading

## Annexation Staff Report (ANN-25-01)

### I. THE REQUEST

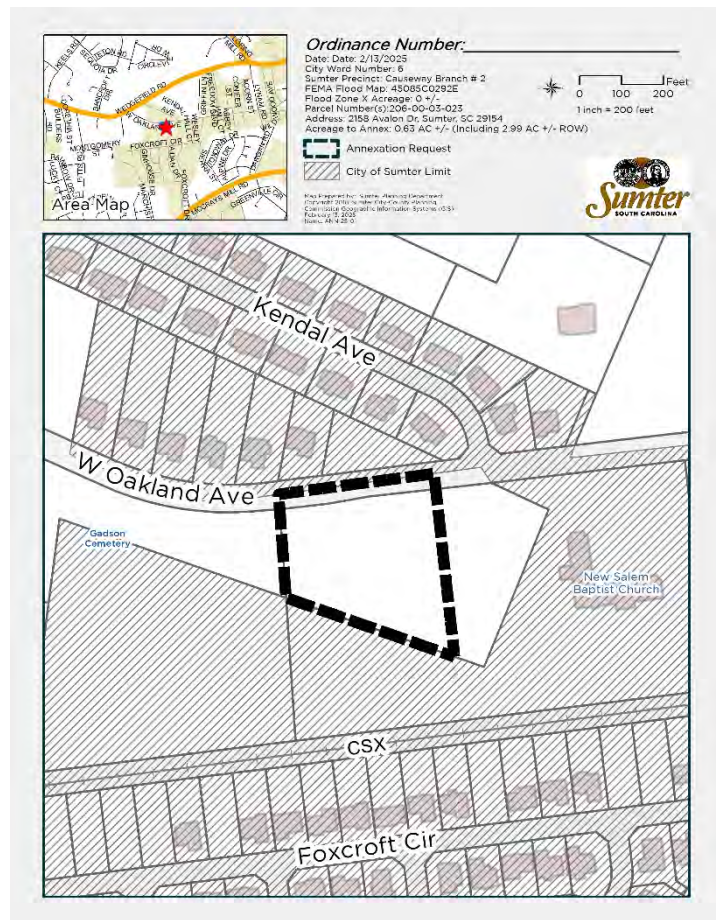
<b>Applicant/Owner:</b>	<b>John Hilton (Authorized Agent to Represent Request)</b>
<b>Request:</b>	<b>100% Petition Annexation Request +/- 2.99 Acres (Including ROW)</b>
<b>Address:</b>	<b>W. Oakland Ave.</b>
<b>Present Use/Zoning:</b>	<b>Undeveloped / Residential-15 (R-15)</b>
<b>Tax Map Reference: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

### II. BACKGROUND

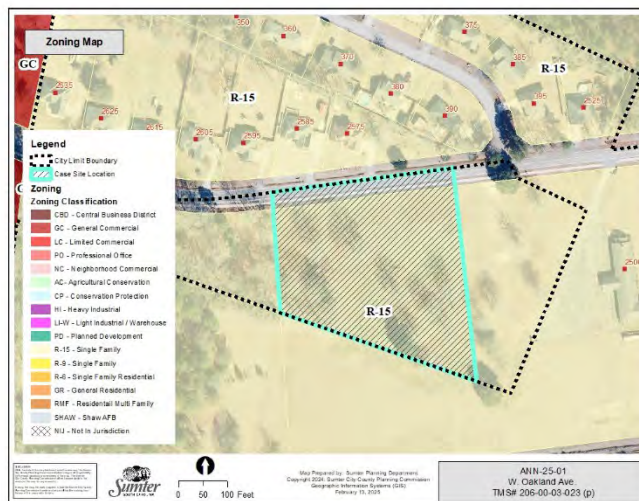
The applicant is requesting annexation for +/- 2.99 acres of property on W. Oakland Ave. The property is located at the south side of W. Oakland Ave just to the east of in the intersection of W. Oakland Ave./Kendal Ave. The property represents a 2.62-acre portion of TMS# 206-00-03-023. The request also 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



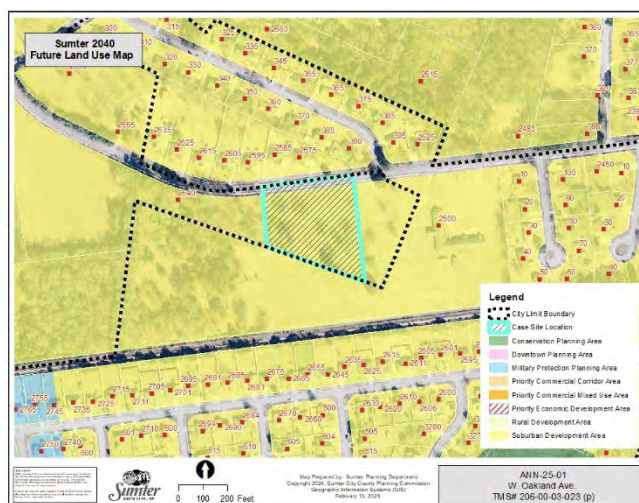
The property is within the boundaries of the County Residential-15 (R-15) zoning district. No change to zoning is being requested by the applicant at this time. Thus, unless otherwise initiated by City Council, the property will fall under the City R-15 zoning district if annexation is approved. In accordance with *Article 2. Standards Ordinance*, all territory which may be classified automatically in the zoning district of an unincorporated portion of Sumter County upon annexation, and/or City Council designates a different zoning district with annexation of property into the City of Sumter. This is the 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.

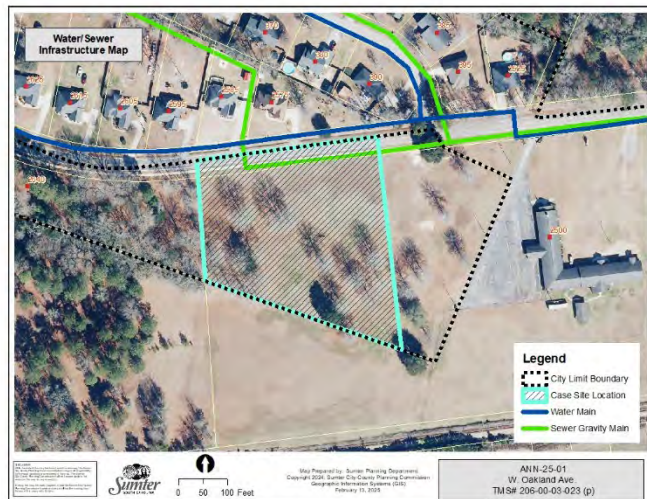
New development in the Suburban Planning Area is intended to be served by public utilities. The city supports the extension of public water and sewer within this Planning Area, consistent with applicable utility service boundaries and policies.

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.



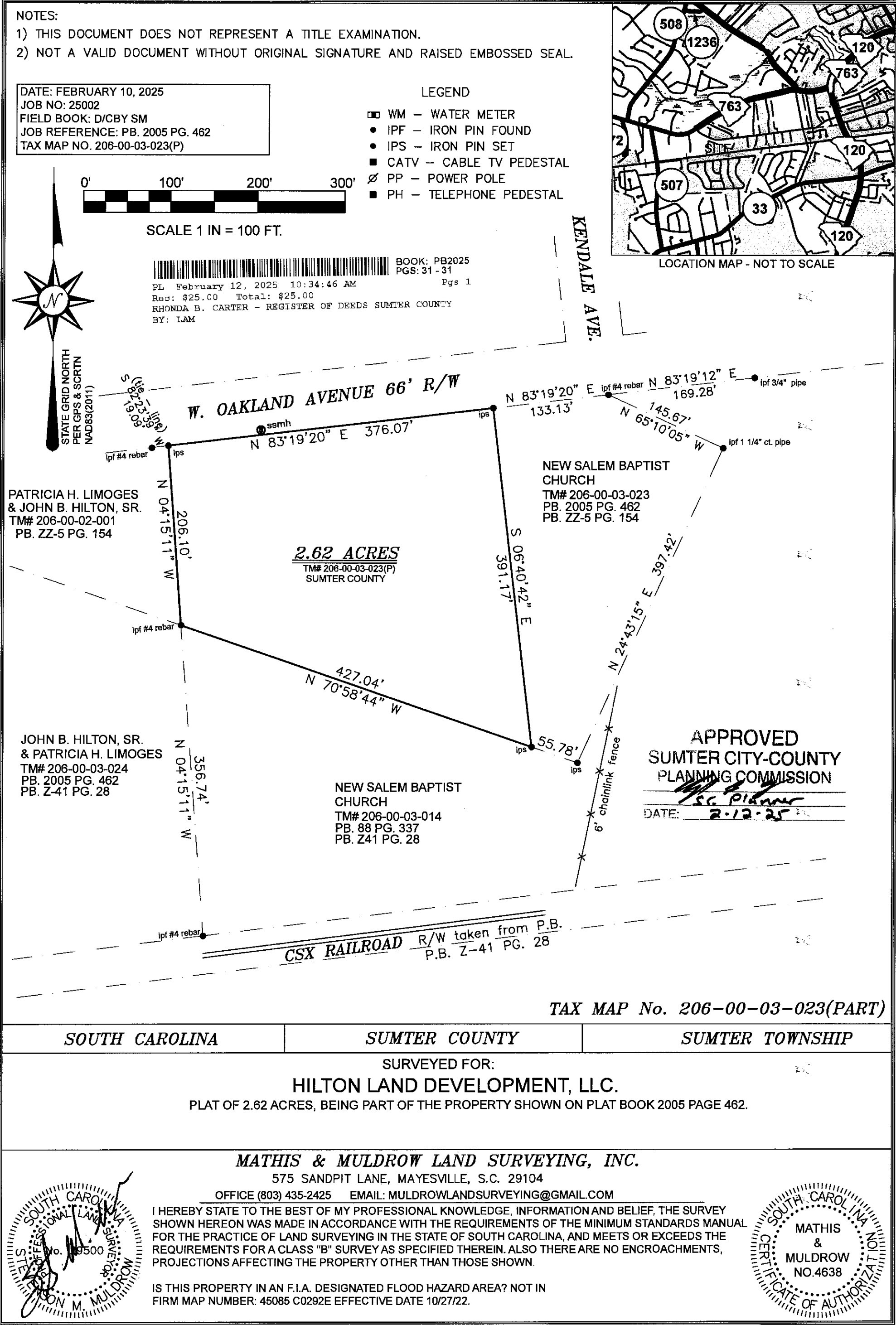
#### **IV. STAFF RECOMMENDATION**

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.

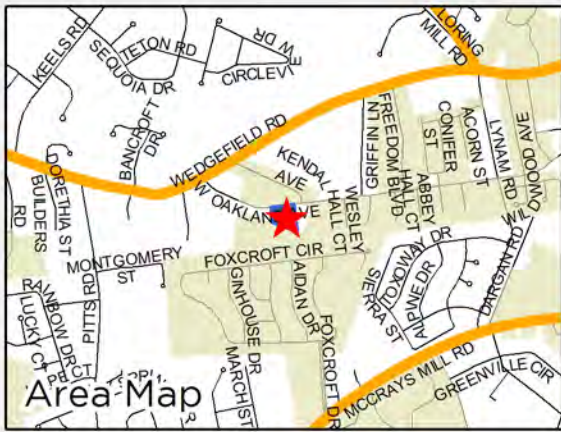
#### **V. CITY COUNCIL – March 4, 2025 – FIRST READING**

The Sumter City Council at its meeting on Tuesday, March 4, 2025, gave First Reading approval of the request referenced above.

#### **VI. CITY COUNCIL – MARCH 18, 2025 – SECOND READING**







## Ordinance Number: 2872

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

