

# Sumter City Council

May 15, 2018

## Annexation Staff Report (ANN 18-01)

### I. THE REQUEST

**Applicant/Owner:** Tyler Dunlap (Authorized Agent)  
**Request:** 100% Petition Annexation request +/- 8.83 Acres  
**Address:** 1501 Camden Hwy.  
**Present Use/Zoning:** Vacant / AC (Agricultural Conservation)  
**Tax Map Reference:** 202-00-03-005 (part)

### II. BACKGROUND

The Applicant requests annexation of an 8.21 acre portion of land located at 1501 Camden Hwy. The property is currently vacant and is zoned Agricultural Conservation (AC) under the Sumter County Zoning Ordinance. The applicant has submitted a rezoning application to change this portion of TMS# 202-00-03-003 to General Commercial (GC) zoning.

The Applicant seeks annexation in order to obtain city services. The subject property is directly adjacent to property within City of Sumter corporate limits to the southwest across Camden Hwy. All other adjacent property is within Sumter County jurisdiction. The annexation also includes a 0.62 acre portion of existing SC DOT right-of-way on Camden Hwy. for a total annexation of 8.83 acres.

### III. FACTORS FOR CONSIDERATION

1. **Land Use Compatibility**—This request is consistent with the City 2030 Comprehensive Plan, which designates this area for suburban development and specifically for priority commercial/mixed use development in this corridor.
2. **Fiscal Impacts**—All annexations increase the costs to the City in providing public services such as Public Safety, Sanitation, and Public Utilities. This is often mitigated, when commercial ventures are proposed, by an increase to the commercial tax base.
3. **Growth Management**—The current City limits border the property to the southwest across Camden Hwy. The land development will be subject to City landscaping, highway corridor design, and other zoning requirements.
4. **Public Utilities**—Public water and sewer is available in proximity to the subject property. The applicant and/or owner are expected to bear the burden of the cost to any extension of utilities.

**IV. STAFF RECOMMENDATION**

Staff recommends annexation into the City. Annexation of any specific parcel is not endorsement, in advance of review, any specific development project or design elements submitted as a part of this request.

**V. CITY COUNCIL – MAY 15, 2018 – FIRST READING**

**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 properties are shown on the map attached hereto and are described as follows:**

A portion of the property identified as Sumter County Tax Map# 202-00-03-005 consisting of **8.21 acres and 0.62 acres of right-of-way totaling +/- 8.83 acres to be annexed**. Said property is further described as being generally bounded to the South and Southwest by Camden Hwy. (US Hwy. 521), generally bounded to the West and Northwest by property identified as Sumter County Tax Map# 202-00-03-010, and generally bounded in all other directions by the remainder of the property identified as Sumter County Tax Map # 202-00-03-005. This being the same portion of property identified as Lot B-1 (8.21 acres) on a plat made by Mathis & Muldrow Land Surveying, Inc., for West & Joyce, LLC, dated April 9, 2018. This being the same plat attached to this annexation petition. The property to be annexed is also identified on FEMA Flood Map 45085C0284D.


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 / ADDRESS

**202-00-03-005 (portion)**  
1501 Camden Hwy.  
Sumter, SC 29153

SIGNATURE

By:

  
Tyler Dunlap,  
Authorized Agent

5/8/18

Date



Ordinance Number: \_\_\_\_\_

Property to Be Annexed 

Date: 4/30/2018  
 City Ward Number: 1  
 Sumter Precinct: Ebenezer  
 FEMA Flood Map #45085C0284D  
 Parcel Number(s): 202-00-03-005  
 Acreage to Annex: 8.62 AC +/- (Including ROW)



Map Prepared by: Sumter Planning Department  
 Copyright 2018, Sumter City County Planning  
 Commission Geographic Information Systems (GIS)  
 April 30, 2018  
 Name: ANN-18-01

