

Sumter City Council

July 17, 2018

Annexation Staff Report (ANN 18-02)

I. THE REQUEST

Applicant/Owner: Belk Family Liquidating Trust (William Nock Trustee)
Request: 100% Petition Annexation request +/- 7.12 Acres
Address: Old Field Rd.
Present Use/Zoning: Vacant / AC (Agricultural Conservation)
Tax Map Reference: 187-00-02-018

II. BACKGROUND

The Applicant requests annexation of a 7.12 acre parcel of land located at on Old Field Rd, approximately 1000 feet east of Stamey Livestock Rd. and just west of Ruger Dr. (and immediately south and west of the Hunters Crossing subdivision). The property is currently vacant and is split zoned: General Residential and General Commercial under the Sumter County Zoning Ordinance.

The Applicant owns two adjacent parcels which are in the City limits: the subject 7.12 acres is wholly surrounded by the City and constitutes what is referred to as a “donut hole.”

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.
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. Most of the subject property is zoned General Residential.
3. **Growth Management**—Resolving situations where County property is wholly surrounded by the Sumter City limits is normally considered sound public policy.
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 an endorsement, in advance of review, of any specific development project or design elements submitted as a part of this request.

V. CITY COUNCIL – JUNE 19, 2018 – FIRST READING

The Sumter City Council at its meeting on Tuesday, June 19, 2018, gave First Reading approval for this request.

VI. CITY COUNCIL – JULY 17, 2018 – SECOND / FINAL 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 properties are shown on the map attached hereto and are described as follows:

One parcel located on Old Field Road identified as Sumter County Tax Map 187-00-02-018 **consisting of 7.12 acres to be annexed**. Said property is further described as being generally bounded to the North by Old Field Rd.; West by a portion of Tax Map 187-00-02-007; to the East by a portion of Tax Map # 187-13-04-037; and, to the South by a portion of Tax Map 186-04-01-003. The Parcel to be annexed is also identified on FEMA Flood Map 45085C0281D.


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

187-00-02-018
Old Field Rd.
Sumter, SC 29153

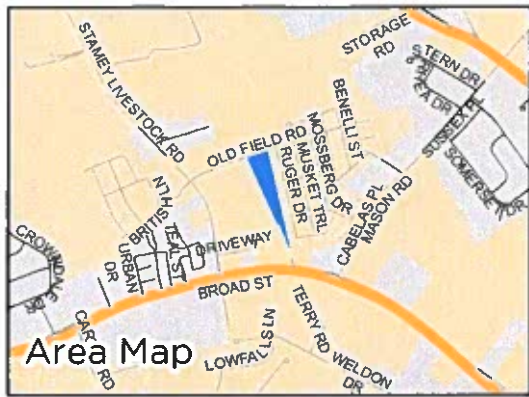
SIGNATURE

By:



William H. Nock
Trustee

JUNE 13, 2018
Date



Ordinance Number: _____

Property to Be Annexed 

Date: 5/23/2018
 City Ward Number: 5
 Sumter Precinct: Green Swamp
 FEMA Flood Map #45085C0281D
 Parcel Number(s): 187-00-02-018
 Acreage to Annex: 7.08 AC +/- (Including ROW)

 Feet
 0 100 200 1 inch = 300 feet 

Map Prepared by: Sumter Planning Department
 Copyright 2018: Sumter City-County Planning
 Commission Geographic Information Systems (GIS)
 May 23, 2018
 Name: ANN 18-02

