

Sumter City Council

November 6, 2018

Annexation Staff Report (ANN 18-03)

I. THE REQUEST

Applicant/Owner:	Greg Stone (Authorized Agent for Property Owner Lex West)
Request:	100% Petition Annexation request +/- 11.29 Acres
Address:	1495 Camden Hwy.
Present Use/Zoning:	Vacant / AC (Agricultural Conservation)
Tax Map Reference:	202-00-03-028 (part)

II. BACKGROUND

The Applicant requests annexation of an 11.29 acre portion of land located at 1495 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# 202-00-03-028 to General Commercial (GC) zoning. This 11.29 acre portion of TMS# 202-00-03-028 is located directly to the rear of the 8.21 acre portion of the same parcel that was officially annexed into the city under AN-18-01 on June 5th, 2018.

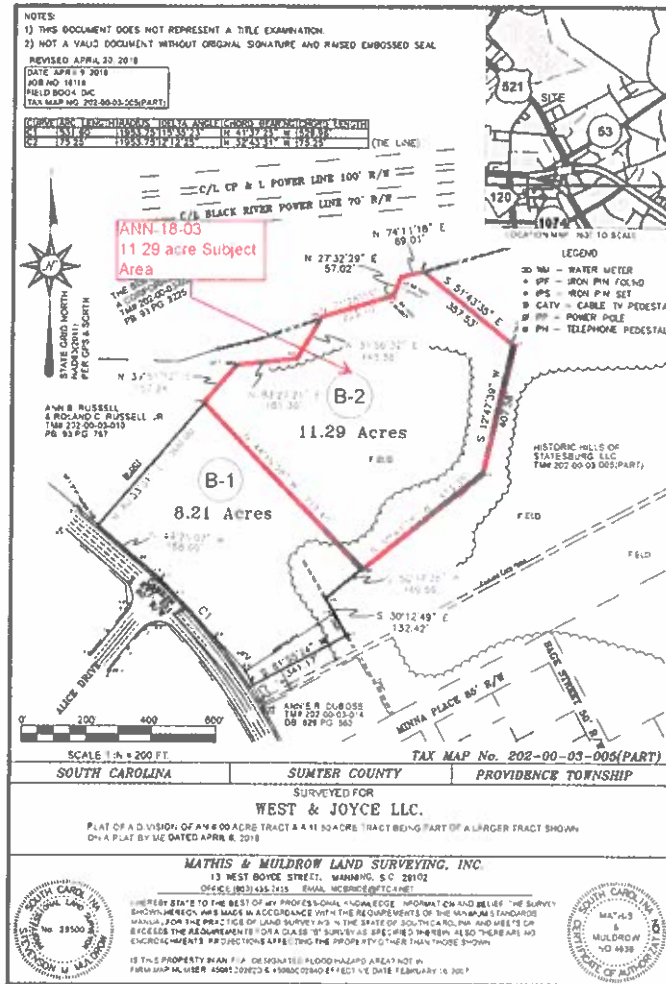
Please note that at that time of ANN-18-01, the property was a part of much larger tract identified as TMS# 202-00-03-005. Since this time, a smaller parcel containing the area annexed under ANN-18-01 and the area proposed for annexation under this request was created and a new the 202-00-03-028 tax map number was assigned.

The Applicant seeks annexation in order to obtain city services. The portion of property subject to this request is directly adjacent to property within City of Sumter corporate limits along all of its front boundary and portions of its northwest boundary. The subject portion of property does not have street right-of-way frontage.

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 (front) and portions of the northwest (rear). The land development will be subject to City landscaping, highway corridor design, and other zoning requirements.
4. **Public Utilities**—Public water is available to the subject property. Public sewer is within +/- 600 linear feet (lf) of the 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 – OCTOBER 16, 2018 – FIRST READING

The Sumter City Council at its meeting on Tuesday, October 16, 2018, gave First Reading approval for this request.

VI. CITY COUNCIL – NOVEMBER 6, 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:

A portion of the property identified as Sumter County Tax Map# 202-00-03-028 consisting of **11.29 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 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

202-00-03-028 (portion)
1495 Camden Hwy.
Sumter, SC 29153

SIGNATURE

By:


Jay Davis
Authorized Agent for
Property Owner

Oct 15, 2018

Date



Ordinance Number: _____

Property to Be Annexed 

Date: 10/10/2018
 City Ward Number: 5
 Sumter Precinct: Ebenezer
 FEMA Flood Map #45085C0284D
 Parcel Number(s): 202-00-03-028 (Portion)
 Acreage to Annex: 11.29 AC +/-

0 100 200 Feet 1 inch = 300 feet 

Map prepared by: Sumter Planning Dept. 10/10/18
 City of Sumter, South Carolina
 Commission Geographic Information Systems Unit
 10/10/18
 Map: 18-11-03

