

# Sumter City Council

December 18, 2018

## Annexation Staff Report (ANN-18-04)

### I. THE REQUEST

<b>Applicant/Owner:</b>	<b>Rocky Knowlton (Authorized Agent for Property Owner Brenlino Investments)</b>
<b>Request:</b>	<b>100% Petition Annexation request +/- 21.76 Acres</b>
<b>Address:</b>	<b>2135 W. Oakland Ave.</b>
<b>Present Use/Zoning:</b>	<b>Vacant / R-9 (Residential-9)</b>
<b>Tax Map Reference:</b>	<b>206-00-02-011 (part)</b>

### II. BACKGROUND

The Applicant requests annexation of a +/- 21.76 acre parcel of land located at 2135 W. Oakland Ave., approximately 400ft. west of the intersection of W. Oakland Ave. and Lynam Rd. The subject property is currently vacant and is currently zoned R-15 under the Sumter County Zoning Ordinance.

The subject property is adjacent to properties within the City of Sumter Jurisdiction on its southern and western sides, and seeks annexation in order to obtain city services.

### III. FACTORS FOR CONSIDERATION

1. **Land Use Compatibility**—This request is consistent with the City 2030 Comprehensive Plan, which designates this area for suburban residential 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. The subject property is zoned R-15, however the applicant is concurrently applying to rezone the property to R-6, in order to accommodate future Townhouse development
3. **Growth Management**— Properties within the Sumter city limits border the subject property to the south and west, and granting this annexation will bring the Lynam Rd. area closer to full annexation into the city. Any future land development will be subject to City landscaping and zoning requirements.
4. **Public Utilities**—Public water and sewer are available in close 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 – DECEMBER 18, 2018 – FIRST READING**

**STATE OF SOUTH CAROLINA**

**PETITION -**

**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:**

One parcel located at 2135 W. Oakland Ave. identified as Sumter County Tax Map 206-00-02-011 (pt) **consisting of 21.76 acres to be annexed** as shown on the plat drawn by Mathis & Muldrow Land Surveying Inc. titled "*Plat of a division of a 21.76 acre tract from a larger tract shown on a plat recorded in PB:ZZ5 PG:217*" on October 8, 2018. Said property is further described as being generally bounded to the North by the remaining portion of Tax Map 206-00-02-011.; to the West by the Freedom Forge residential subdivision; to the East by Lynam Rd.; and, to the South by W. Oakland Ave. The Parcel to be annexed is also identified on FEMA Flood Map 45085C0292D.

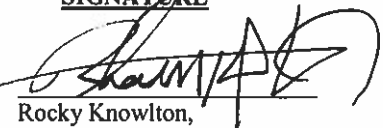
We, the undersigned, do hereby petition the City Council to enact an ordinance declaring the above area annexed to the City, without the necessity of an election, by virtue of the authority vested in City Council by the Code of Laws of South Carolina.

PARCEL / ADDRESS

206-00-02-011 (portion)  
2135 W. Oakland Ave.  
Sumter, SC 29154

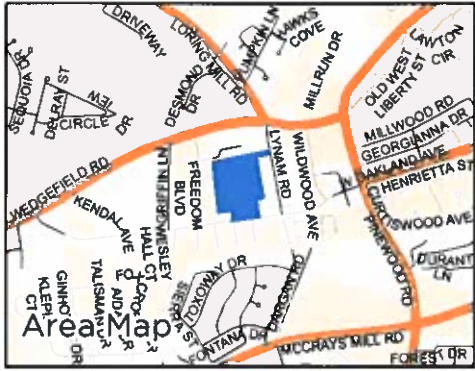
SIGNATURE

By:

  
Rocky Knowlton,  
Authorized Agent

12-11-18

Date



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

Property to Be Annexed 

Date: 11/19/2018  
 City Ward Number: 6  
 Sumter Precinct: Causeway Branch  
 FEMA Flood Map #45085C0292D  
 Parcel Number(s): 206-00-02-011 (Portion)  
 Acreage to Annex: 22.29 AC +/- (Including ROW)

 Feet  
 1 inch = 400 feet 

Map Prepared by: Sumter Planning Department  
 Copyright 2018 Sumter City County Planning  
 Commission Geographic Information Systems (GIS)  
 November 19, 2018  
 Name: ANN-18-04

