

# Sumter City Council

January 15, 2019

## Annexation Staff Report (ANN-18-05)

### I. THE REQUEST

<b>Applicant/Owner:</b>	Jay Davis (Authorized Agent for Property Owner WEG Sumter, LLC)
<b>Request:</b>	100% Petition Annexation request +/- 0.8 Acres
<b>Address:</b>	1260 Alice Dr.
<b>Present Use/Zoning:</b>	Vacant / GC (General Commercial)
<b>Tax Map Reference:</b>	203-11-02-001

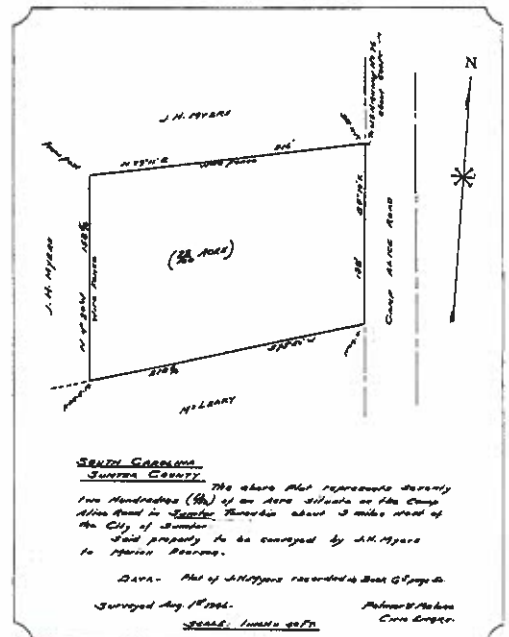
### II. BACKGROUND

The applicant requests annexation of a +/- 0.8 acre area of land located at 1260 Alice Dr., approximately 450 lf south of the intersection of Alice Dr. and Broad St. The annexation area includes all of TMS#203-11-02-001 and associated SCDOT right-of-way on Alice Dr. The subject property is currently vacant and is currently zoned General Commercial under the Sumter County Zoning Ordinance.

The subject property is adjacent to properties within the City of Sumter Jurisdiction on its northern and western sides. Annexation is requested for this parcel in order to obtain city services.

### III. FACTORS FOR CONSIDERATION

- Land Use Compatibility**—This request is consistent with the City 2030 Comprehensive Plan, which designates this area for suburban development.
- 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 General Commercial (GC).
- Growth Management**— Properties within the Sumter City limits border the subject property to the north and west. The property is a part of an isolated unincorporated area along Alice Dr. completely surrounded by city jurisdiction. This annexation will allow for more efficient service delivery



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and allow for growth to occur where infrastructure is already in place. 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 extend of utilities, if required.

#### **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 – JANUARY 15, 2019 – 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:**

The property identified as Sumter County Tax Map# 203-11-02-001 consisting of **0.70 acres and 0.10 acres of right-of-way totaling +/- 0.8 acres to be annexed.** Said property is further described as being generally bounded to the East by Alice Dr., generally bounded to the North and West by property identified as Sumter County Tax Map# 203-11-02-009, and generally bounded to the South by property identified as Sumter County Tax Map # 203-11-02-002. This being the same property shown on a plat made by Palmer & Malone Civil Engineers, dated August 1<sup>st</sup>, 1946, and recorded in plat book Z-5 page 115 at the Sumter County Register of Deeds. This being the same plat attached to this annexation petition.

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**

**203-11-02-001**  
1260 Alice Dr.  
Sumter, SC 29150

**SIGNATURE**

By:

  
Jay Davis,  
Authorized Agent

1/10/19

Date



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

Property to Be Annexed 

Date: 11/30/2018  
 City Ward Number: 5  
 Sumter Precinct: Green Swamp  
 FEMA Flood Map #45085C0284E  
 Parcel Number(s): 203-11-02-001  
 Acreage to Annex: 0.80 AC +/- (Including ROW)

 Feet  
 0 50 100      1 inch = 200 feet 

Map Prepared by: Sumter Planning Department  
 Copyright 2018, Sumter City-County Planning  
 Commission Geographic Information Systems (GIS)  
 November 30, 2018  
 Name: ANN-18-05

