

2022

Abandoned and Vacant Housing Estimate



The Sumter City-County Planning
Department
December 2022

*-There is no one-size fits all solution to the challenges facing our cities or to the housing crisis, but the two issues need to be considered together. From an urban design and planning point of view, the well-connected open city is a powerful paradigm and an engine for integration and inclusivity.
-Richard Rogers*

2022 Abandoned and Vacant Housing Survey Estimate

City of Sumter, South
Carolina

Executive Summary

The Sumter City-County Planning Department completed a survey of selected geographic areas to determine the number of Vacant and Abandoned Residential Structures. The survey was then categorized by the condition of the structure.

Total vacant residences	<u>638</u>
• Good	<u>39</u>
• Fair	<u>43</u>
• Poor	<u>198</u>
• Hazard	<u>358</u>

This study utilized Zero Consumption Water data provided by the City's Utility department to determine vacant property. Consumption data was then used to classify probable building conditions based upon zero water consumption over a four-year period.

Property without use for 1-12 months is classified as Good, 12 - 24 months is classified as Fair, 24-36 months is classified as Poor, and properties with zero water usage for greater than 36 months was classified as Hazard. The structures classified as Poor and Hazard based on zero water usage were then field verified for final classification.

The study revealed that over the last four years, since the 2018 study, the overall vacant residences have been reduced by **29%**. Blighted residences with Poor condition were reduced by **29%** and Hazard condition increased by **83%**. This large increase of Hazard structures could be due to the large number of Poor houses from the 2018 study that have been reassessed and reclassified as Hazard since the 2018 assessment.

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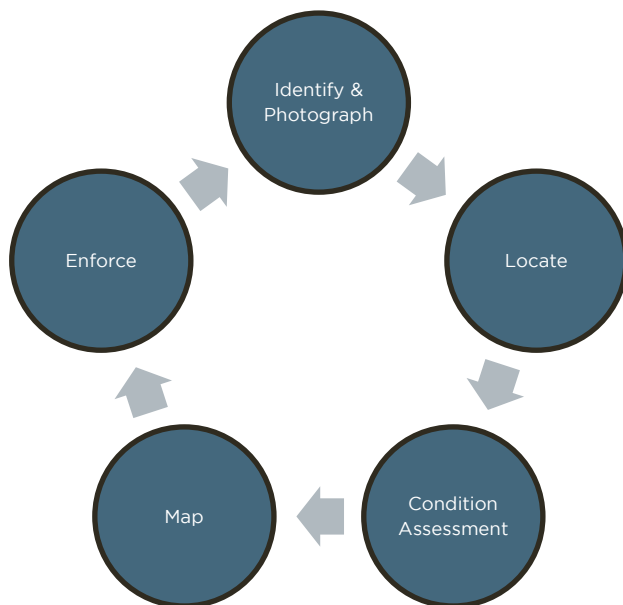
Purpose

The purpose of this study is to locate and assess vacant and abandoned property in the City of Sumter.

Methodology

To provide a systematic way of analyzing the City in manageable pieces the study was based upon voting precincts to delineate neighborhoods. The extents of the study area are identical to previous studies completed in 2010, 2014, and 2018. The duplication of the study area was to provide consistent results in the determinations of the study. Maps of these neighborhoods were then created of those neighborhoods using Geographic Information Software (GIS).

In general, the workflow is described below:



Identify & Photograph:

Determine general location of residential structure and photograph with GPS enabled device.

Locate: Determine exact location of structure or parcel.

Condition Assessment: Determine general condition of residence.

Map: Map data GPS point into GIS System.

Enforce: Codes Enforcement personnel determine any ordinance infractions, work with ownership to rectify.

Identify and Photograph

Starting in September of 2022 and proceeding into November 2022, staff drove down each street in a neighborhood and looked at every residential structure within the project area. In accordance with the new Zero Use Water data from the Utility Billing department each property was mapped and classified by the number of consecutive months any given property was vacant. This data allowed staff to focus on determining the Poor and Hazardous vacant and abandoned residential properties. Any time a residence that appeared vacant or abandoned was identified, a digital photograph of the property was taken. Along with the photograph Geographic Positioning System (GPS) tracking equipment would collect the physical location.

The field selection method for vacant residences was a simple process which included the following detection methods. Any, or a combination of these, were considered indicators that a residential structure was vacant or had been abandoned.

- Lawns lacking any maintenance.
- Vegetative overgrowth in and around doors and windows.
- Large amount of lawn debris (tree limbs and leaves)
- Tax sales signs in the window or Bank contact information.
- Electric meter removed.
- Zero water service for a period.
- Broken or overflowing trash containers in front or side yard.
- Broken or boarded up windows.
- Driveway blocked or extremely limited access.
- The driveway does not appear to be accessed for a long period.
- Neighbors give information on the owner's circumstances.
- Lack of interior window coverings or no furniture inside
- For sale sign or realtor multi-lock on door or access point
- Mailbox overflowing with uncollected mail.
- Mailbox missing or removed.

Locate

At the completion of the field survey, the photographs were downloaded to the City's network drive where they were processed for accuracy of location along with storage and later retrieval within the GIS. Each individual photograph's location point was then placed approximately atop the residential structure in question in the GIS layer.

Condition Assessment

Based upon the field notes and photographic collection, each individual vacant residence was categorized according to the following conditions while in the field. Good and Fair were determined by the Zero Use Water consumption data. Vacant properties impacted by a Special Flood Hazard Area (SFHA) as shown in the within the National Flood Hazard Layer (NFHL) from the Federal Emergency Management Agency (FEMA) were removed from the vacant property listing.

Good	<ul style="list-style-type: none">• Home is essentially move-in ready with little to no disrepair apparent. Yard may need cleaning. Some basic signs of vacancy, "For Sale" sign in yard for example.
Fair	<ul style="list-style-type: none">• Some basic repair or painting may need to be completed. Yard will need cleaning/maintenance. Excessive yard parking had occurred and damaged the lawn.
Poor	<ul style="list-style-type: none">• Windows/doors are damaged, siding or trim is rotten. Roof in poor condition or end of its life cycle. Foundation is damaged with uneven bricks/blocks or missing mortar.
Hazard	<ul style="list-style-type: none">• Major or significant repairs are needed to become habitable. Roof/walls /doors/windows have holes or are missing. Fire damage. Yard has significant over-growth.
Vacant	<ul style="list-style-type: none">• Property that is undeveloped or had it's structure demolished/removed.

This simple classification system was used for the following reasons.

- The collection process took place from the road, staff were only able to make a general assessment of the overall condition of a property, as only the exterior of the building can be seen.
- The intent of the survey was to locate vacant properties and note their general condition.
- Timely collection of data helps to create a more robust data set for analysis. To this, a simple scale of determination helps the collector to make quick assessments, thereby speeding the next step.
- The use of the City's Zero Use Water data greatly improved the ability to determine structures that were simply waiting to be sold or repaired. The structures not having any water use but still not identified in the roadside review were also added.

Roadside observation should be considered as cursory and not the definitive or absolute assessment of a property. From the road, it was impossible to determine the condition of the interior of most of the properties identified. This may alter the overall condition quite considerably. Effectively, residences that appear good on the outside may have extensive interior damage. The inverse could also be true, with what appears to be poor from the roadside may be habitable on the interior. It is not the intent of this study

to catalogue those residences that are currently occupied, no matter their condition.

Map

The collected data was transferred into GIS, linked to each parcel with an accompanying photo, and their locations mapped. These vacant residential locations were then color-coded based on their overall condition. Detailed analysis was performed on the zoning characteristics of the vacant parcels. This analysis generated a more detailed conclusion of the available vacancy of parcels.

Enforce

Upon completion of mapping, the vacant residence and vacant parcel data was passed on to the Codes Enforcement Department for enforcement actions per current city ordinances.

Result

The map below shows the official 2022 voting precincts upon which this study was based.

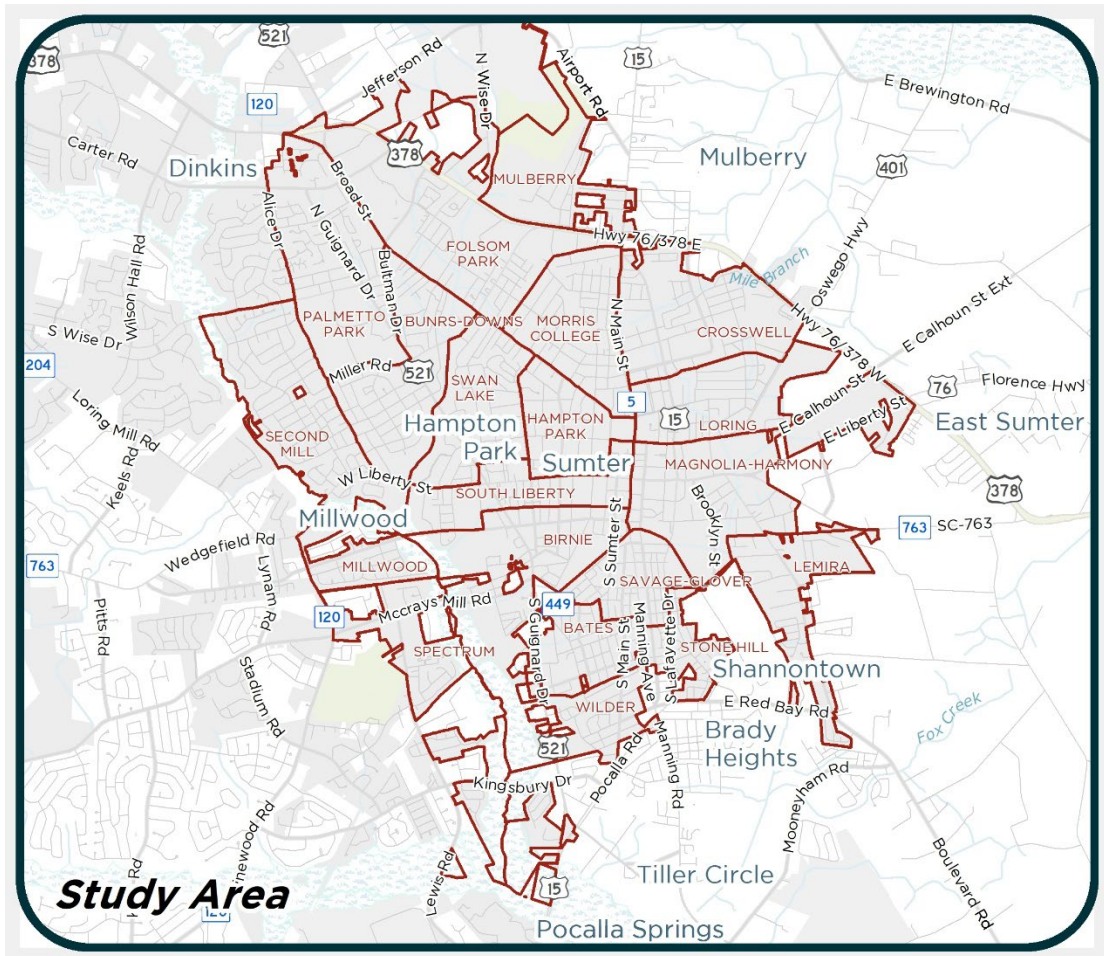


Figure 1 Neighborhood Study Area

Conditional and Vacant Tabulation

Table 1 Displays the total condition counts per neighborhood, the totals, along with the vacant parcel count, and the total parcels in each neighborhood. There are an estimated 2,048 vacant homes and parcels (638 vacant structures; 1,410 vacant parcels).

Neighborhood	Good	Fair	Poor	Hazard	Total Vacant Residence	Vacant Parcel	Total Parcels	Vacancy
Bates	0	0	18	59	77	192	659	41%
Birnie	1	9	31	53	94	156	879	28%
Burns Downs	0	1	17	20	38	55	682	14%
Crosswell	5	5	9	18	37	109	896	16%
Folsom Park	5	1	7	13	26	47	488	15%
Hampton Park	2	0	0	9	11	10	429	5%
Lemira	0	2	5	9	16	63	540	15%
Loring	3	4	13	16	36	31	647	10%
Magnolia-Harmony	1	2	1	10	14	18	120	27%
Millwood	3	1	0	1	5	0	327	2%
Morris College	5	2	19	33	59	131	765	25%
Mullberry	2	0	6	7	15	46	235	26%
Palmetto Park	2	1	1	5	9	16	697	4%
Savage Glover	1	5	17	44	67	168	581	40%
Second Mill	0	0	0	1	1	10	1,009	1%
South Liberty	2	4	22	16	44	79	344	36%
Spectrum	1	1	4	5	11	56	393	17%
Stone Hill	2	1	13	21	37	107	401	36%
Swan Lake	3	2	3	11	19	32	592	9%
Wilder	1	2	12	7	22	84	374	28%
Total	39	43	198	358	638	1,410	11,058	19%

Table 1 2022 Neighborhood Comparison

The charts and tables on the following pages show some interesting facts about the survey as follows:

Chart 1 outlines the 2022 individual neighborhood condition counts.

Chart 2 displays 2022 total vacant residence counts by neighborhood.

Table 2 compares 2022 to 2018 total counts by neighborhood with total Increase or Decrease.

Chart 3 displays the 2022 Vacant Residence Hazard and Poor Conditions by Neighborhood.

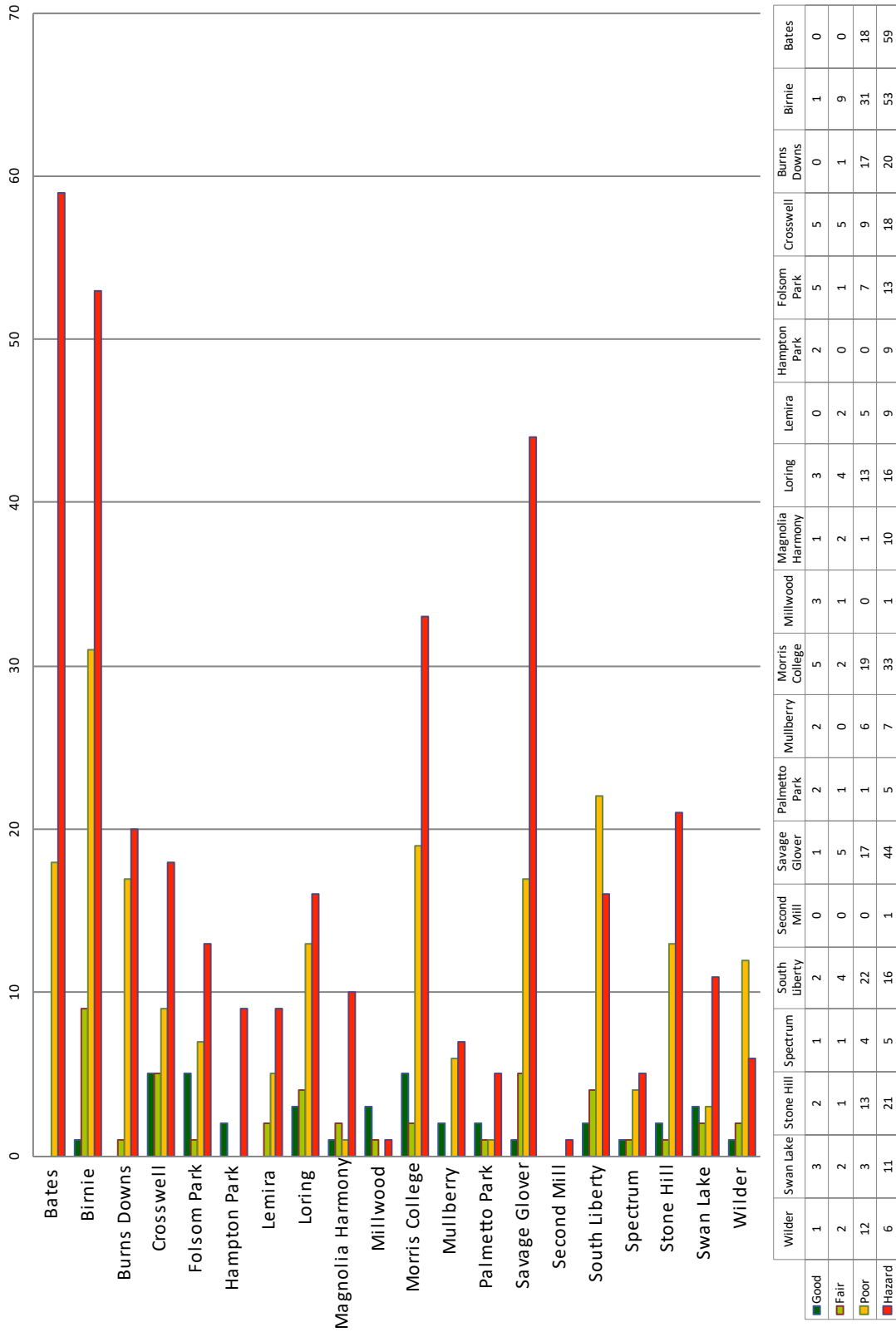


Chart 1 Neighborhood Comparison by Condition

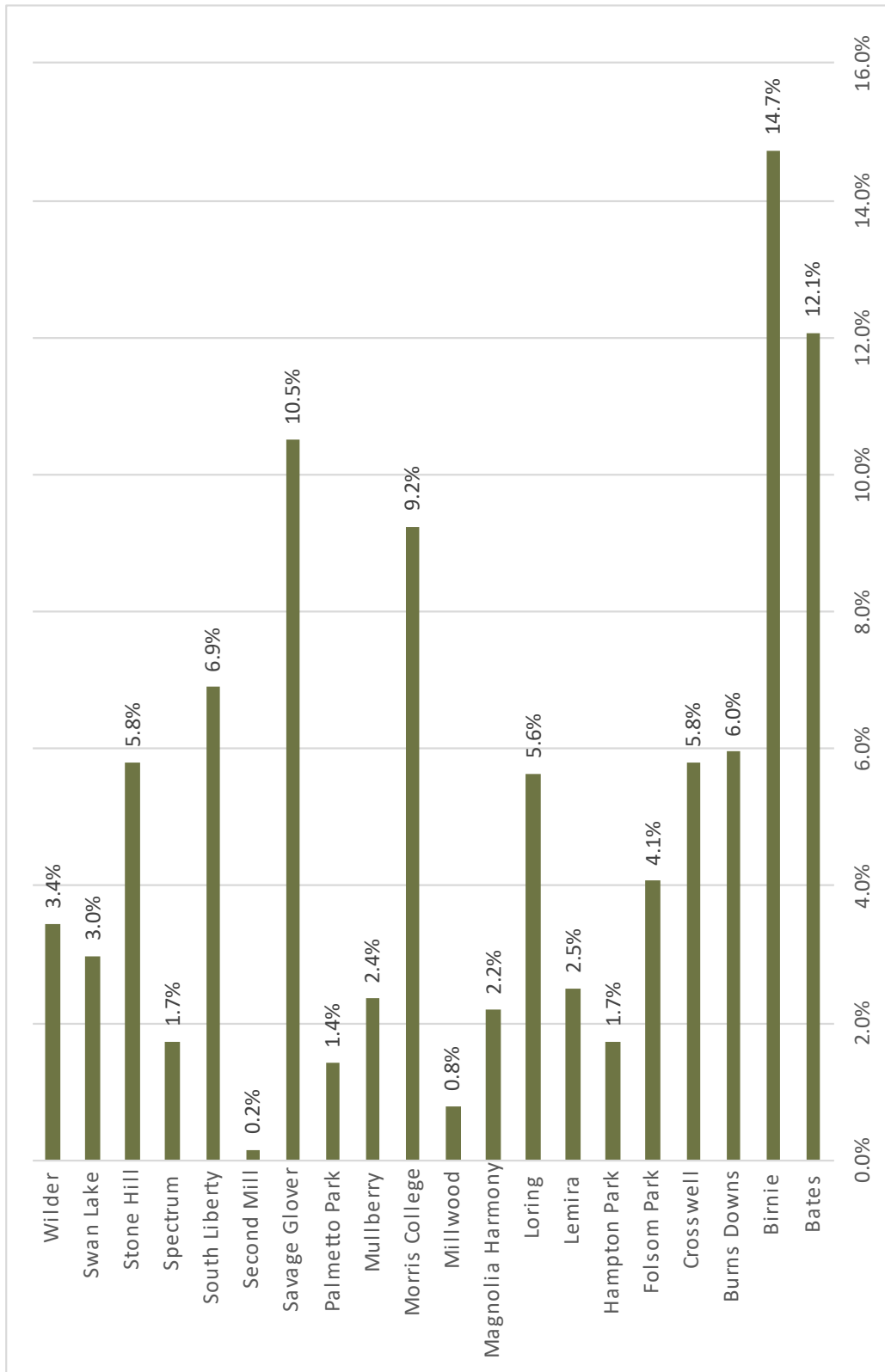


Chart 2 Percentage of Vacant Residence Comparison by Neighborhood

Neighborhood	2022	2018	Increase/Decrease
Bates	77	55	29%
Birnie	94	88	6%
Burns Downs	38	26	32%
Crosswell	37	58	-57%
Folsom Park	26	26	0%
Hampton Park	11	30	-173%
Lemira	16	95	-494%
Loring	36	10	72%
Magnolia Harmony	14	13	7%
Millwood	5	43	-760%
Morris College	59	60	-2%
Mullberry	15	73	-387%
Palmetto Park	9	50	-456%
Savage Glover	67	18	73%
Second Mill	1	40	-3900%
South Liberty	44	16	64%
Spectrum	11	37	-236%
Stone Hill	37	27	27%
Swan Lake	19	87	-358%
Wilder	22	43	-95%
Total	638	895	-40%

Table 2 2022 to 2018 Vacant Residence Comparison by Neighborhood with percentage of change.

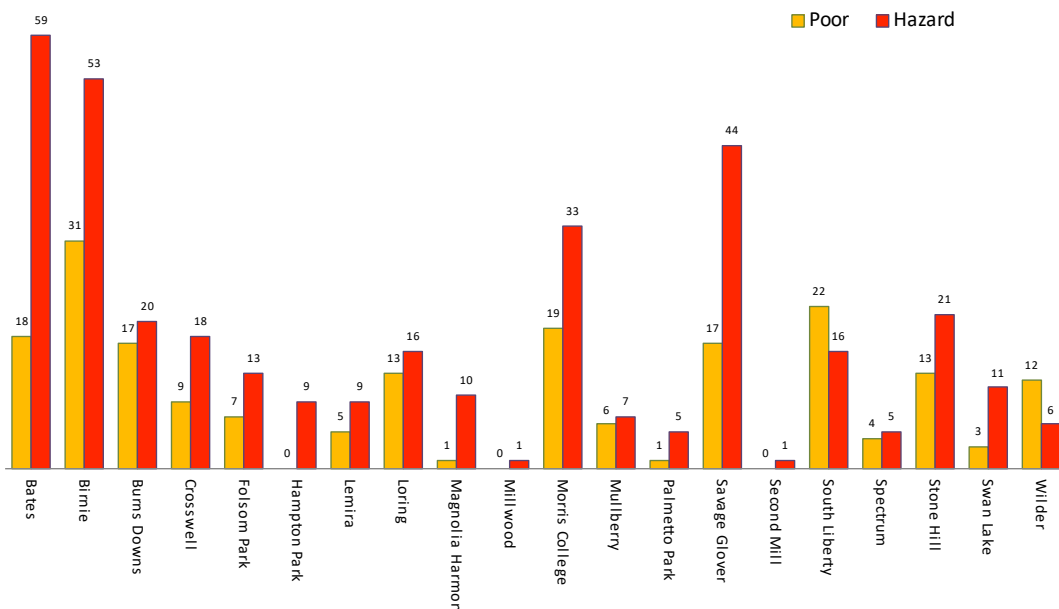


Chart 3 Total 2022 Vacant Residence Hazard and Poor Conditions per Neighborhood

Distribution

Using GIS, it was possible to calculate the amount of area used in acres by these vacant properties. This acreage is underutilized. Overall, there are **532 acres** (+/-) in the City of Sumter classified as vacant property or vacant with an abandoned structure. **Table 3** shows the specific amount of acreage being utilized by each condition. The analysis shows an even distribution of property condition acreage throughout the study area, **Chart 4**, shows the percentage of each condition (Good 2%, Fair 2%, Poor 13%, Hazard 18%) along with the number of vacant lots covering 70% of the total 532 acres available. This acreage is further defined by the FEMA NFHL and the advisability of building on residential lots due to identified flood hazards.

Acreage	
Condition	Acres
Good	11
Fair	11
Poor	45
Hazard	94
Total Vacant	161
Vacant Lots	371
Total Vacant	532

Table 3 Acreage Summary

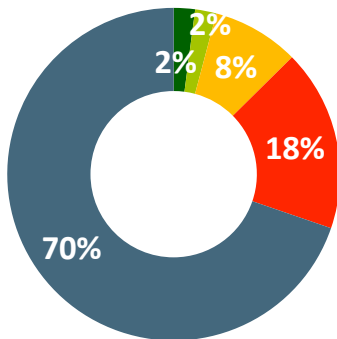


Chart 4 Acreage Summary (Percentage of Total)

Figure 2 shows the distribution of the vacant property and parcels within the study area (neighborhoods). This data has weighted values showing the Hazard property with a red dot. There are some areas of Poor and Hazard clusters that represent significant urban blight in North and South Sumter.

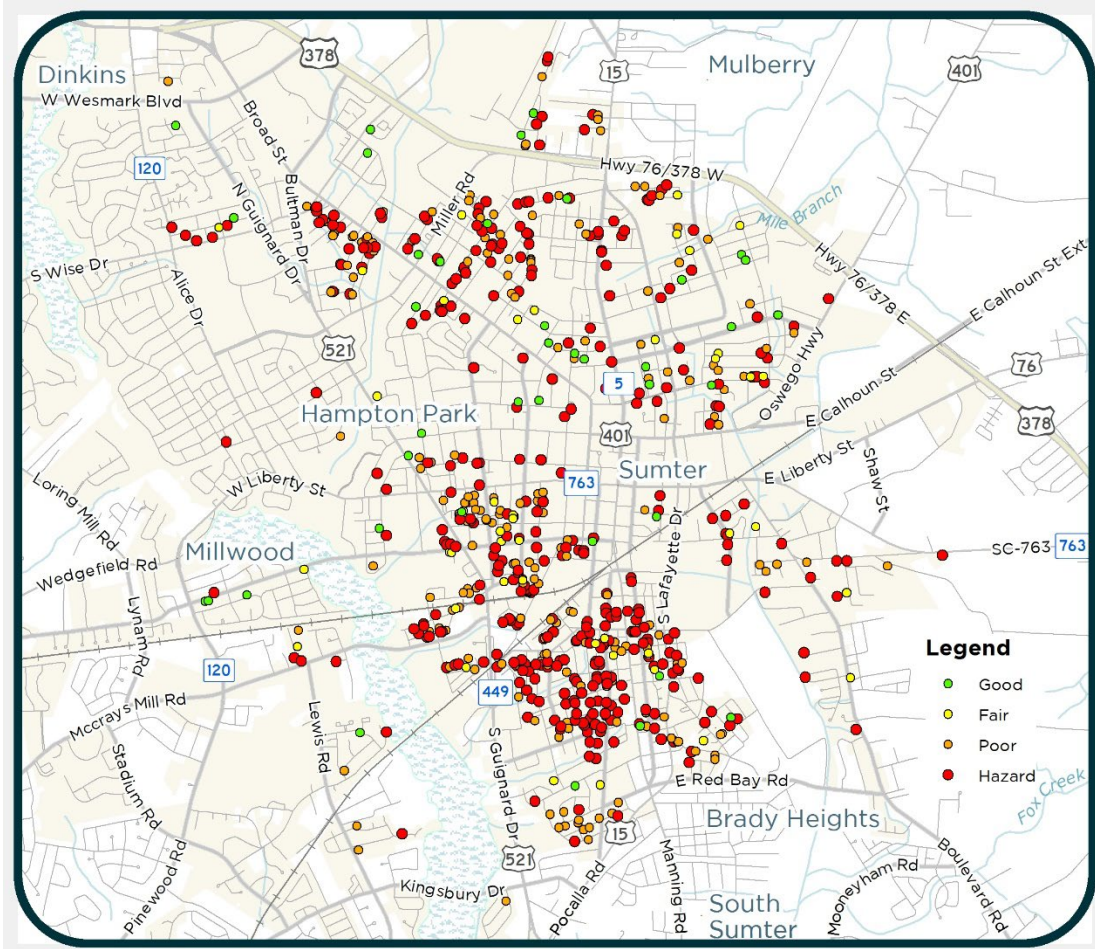


Figure 2 2022 Vacant Property Conditionally Weighted

Figure 3 and **Figure 4** show the density of the vacant property. More blighted concentrations are represented by darker colors. The maps show the two areas of the City in North Sumter and South Sumter.

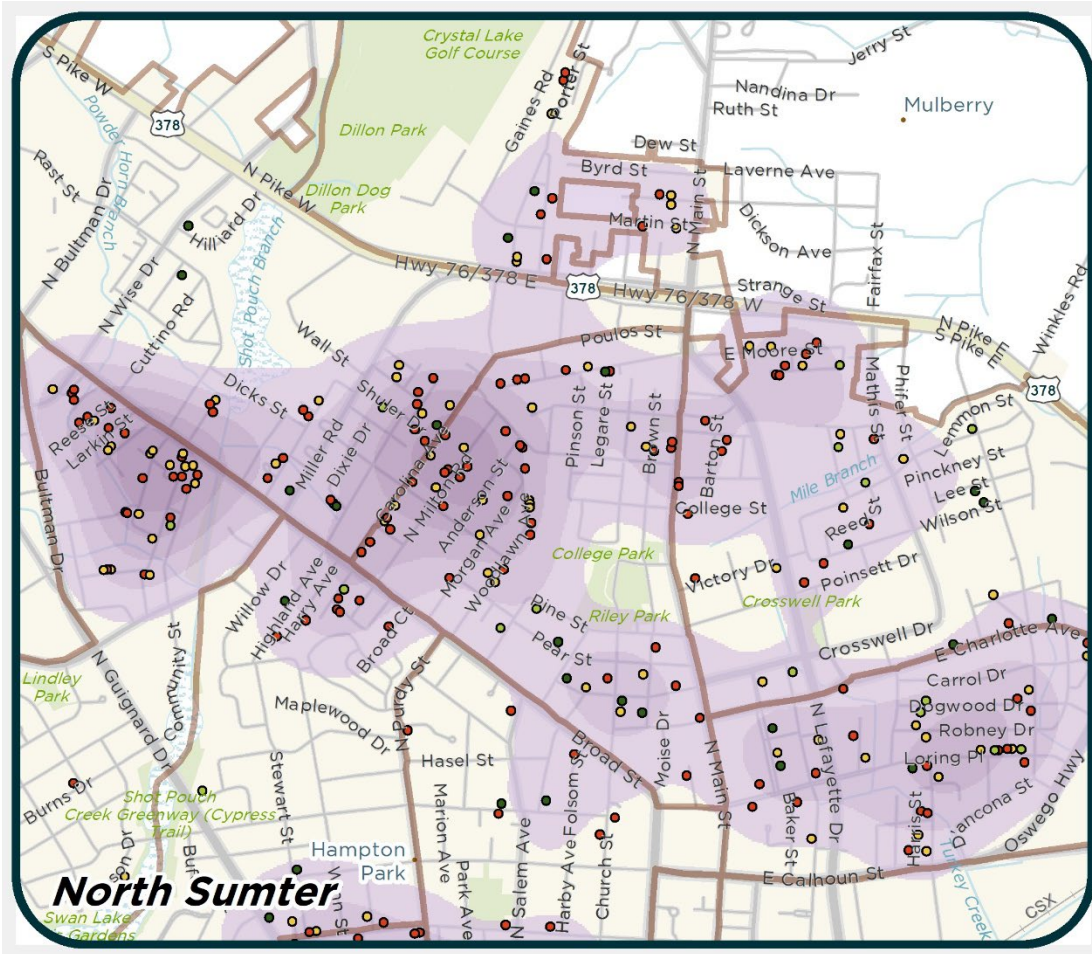


Figure 3 2022 Vacant Property Heat Map (North Sumter)

Neighborhood Summary

The study area Neighborhoods are:

1. Bates
2. Birnie
3. Burns Downs
4. Crosswell
5. Folsom Park
6. Hampton Park
7. Lemira
8. Loring
9. Magnolia-Harmony
10. Millwood
11. Morris College
12. Mulberry
13. Palmetto Park
14. Savage Glover
15. Second Mill
16. South Liberty
17. Spectrum
18. Stone Hill
19. Swan Lake
20. Wilder

BATES

Bates

Location

Bates is bounded in the north by West Williams Street and Atlantic Street, in the east by Manning Avenue, in the south by Noyts Branch stream and in the west by South Guignard Drive and South Main Street. Bailey Street serves as the neighborhood's north-south travel route. Hoyt Street and Palmetto Street are the primary east-west travel corridors.

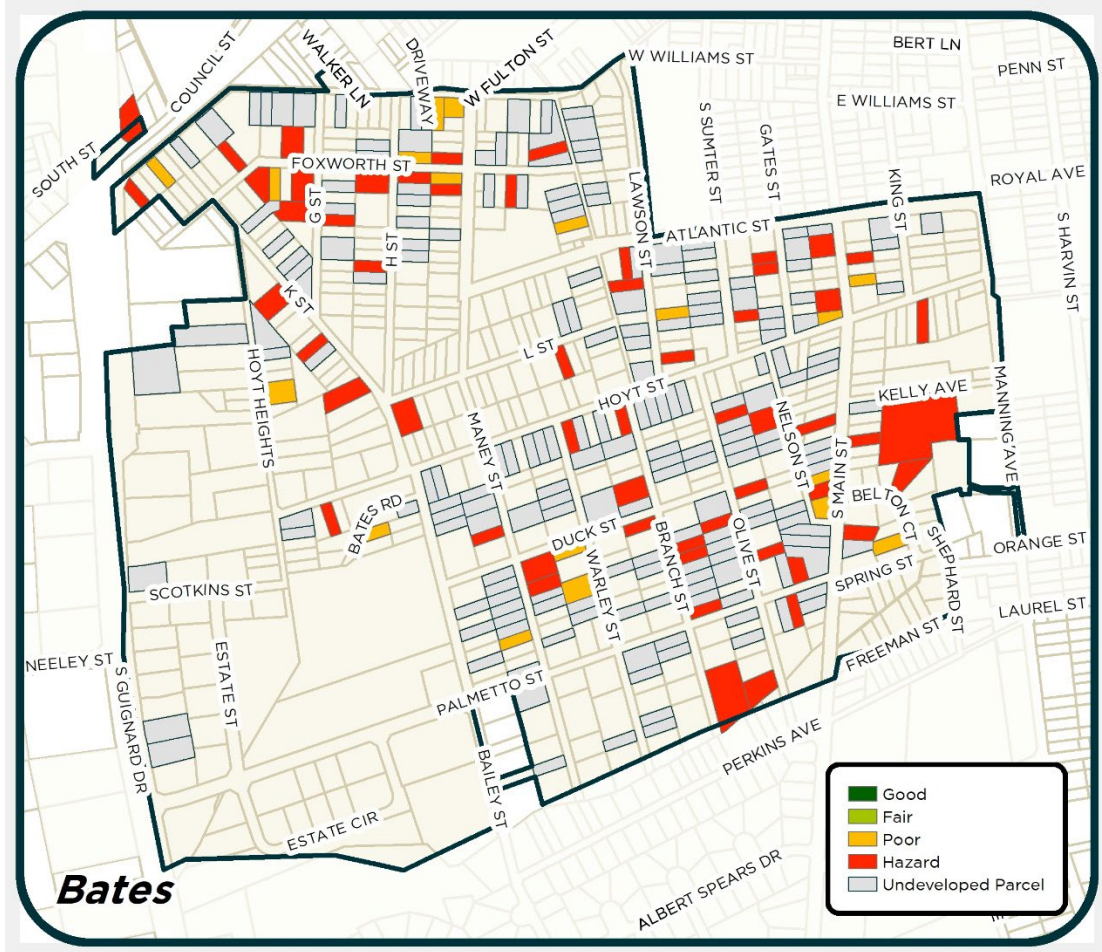


Figure 6 Bates Conditions Map

Description of Neighborhood

Bates is a single-family residential neighborhood with some manufactured homes. It includes Bates Middle School and is directly adjacent to South Sumter Park in the north. It is similar to the adjacent neighborhood Savage-Glover having been developed in the same era. The architectural styles are generally varied comprising Small Cottage, Shotgun, Saddlebag, and Ranch, along with manufactured homes.

Survey Result

Bates

- **77** Structures Vacant/Abandoned.
 - Good **0 or <1%** of Total Parcels
 - Fair **0 or <1%** of Total Parcels
 - Poor **18 or <3%** of Total Parcels
 - Hazard **59 or 9%** of Total Parcels
- Vacant Parcel **192 or 29%** of Total Parcels
- Occupancy of **59%**

Good	Fair	Poor	Hazard	Total	Vacant Parcel	Total Parcels
0	0	18	59	77	192	659

Table 4 Bates 2022 Collection Results

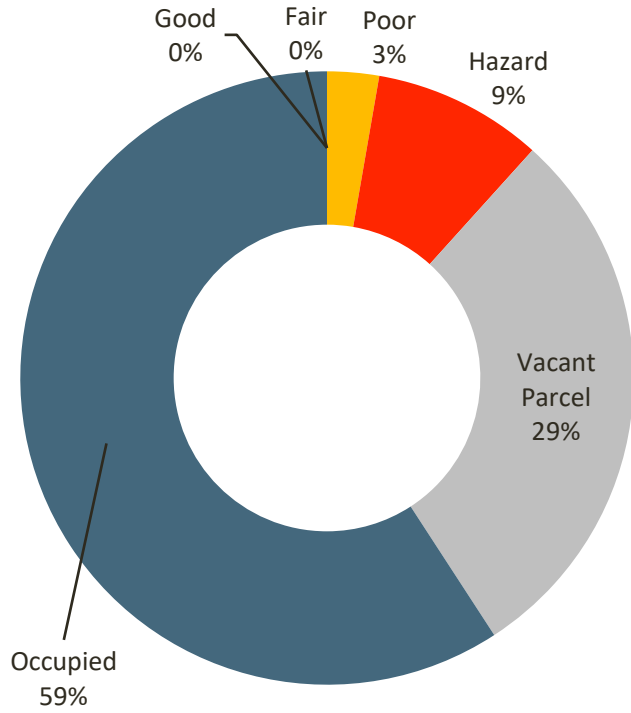


Chart 5 Bates Percentage of Use

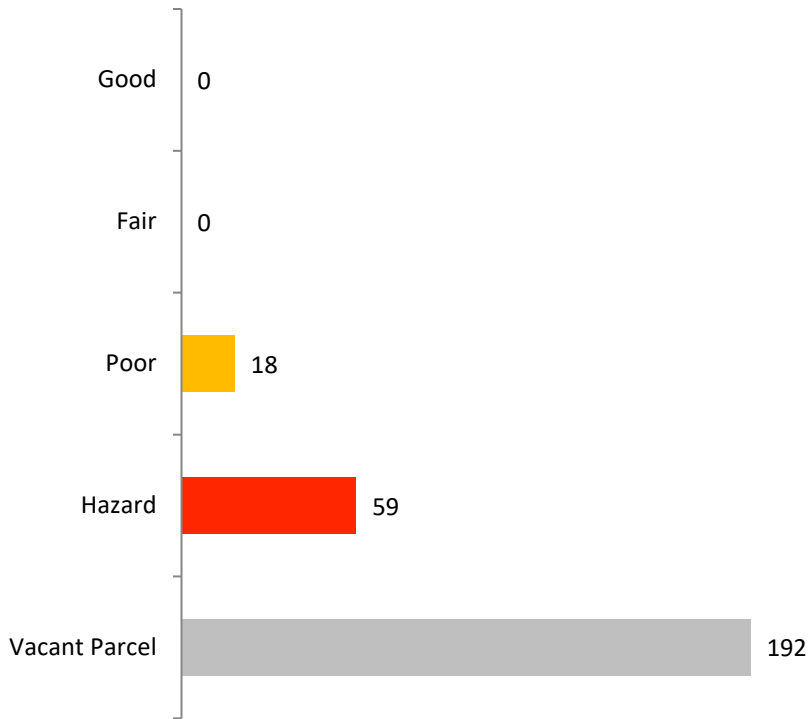


Chart 6 Bates Vacant Breakdown

BIRNIE

Description of Neighborhood

Birnie consists of several diverse residential areas. The housing in Birnie is very similar to the adjacent neighborhood of South Liberty. There is some multi-family development close to Birnie Hope Center. The vacant properties are primarily in the northern portions of the neighborhood, north of the CSX railroad track. The architectural styles of this district are generally varied comprising Small Cottage, Shotgun, Saddlebag, and Ranch, along with manufactured homes.

Survey Result

Birnie Statistics:

- **94** Structures Vacant/Abandoned.
 - Good **1 or <1%** of Total Parcels
 - Fair **9 or 1%** of Total Parcels
 - Poor **31 or <4%** of Total Parcels
 - Hazard **53 or 6%** of Total Parcels
- Vacant Parcels **156 or <18%** of Total Parcels.
- Occupancy of **72%**

Good	Fair	Poor	Hazard	Total	Vacant Parcel	Total Parcels
1	9	31	53	94	156	879

Table 5 Birnie 2022 Collection Results

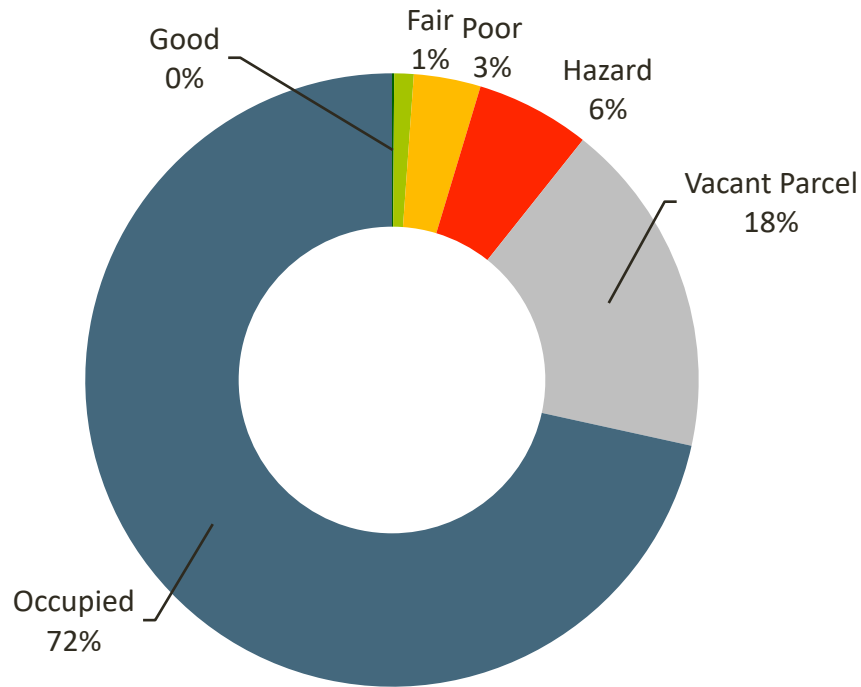


Chart 7 Birnie Percentage of Use

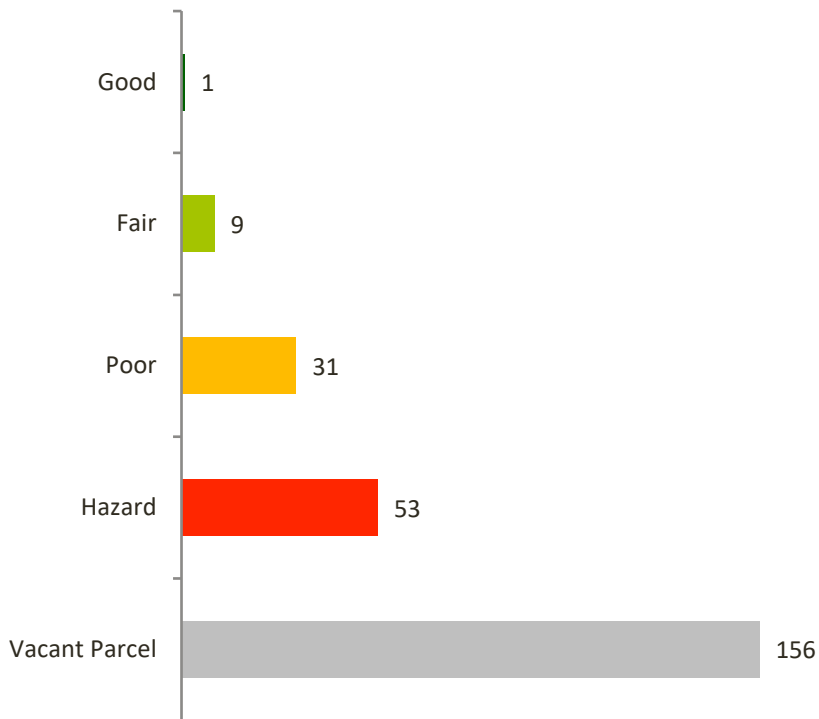


Chart 8 Birnie Vacant Breakdown

BURNS DOWNS

Burns Downs

Location

Burns Downs is bounded in the north by Miller Road, in the east by Shot Pouch Creek, in the south by Swan Lake, and in the west by Alice Drive. It is south of Alice Drive Elementary and Middle School and Central Carolina Technical College. Benton Drive, Robbins Avenue, and North Guignard Drive serve as main north-south routes. Adams Avenue and Haynsworth Street are the neighborhood's primary east-west corridors.

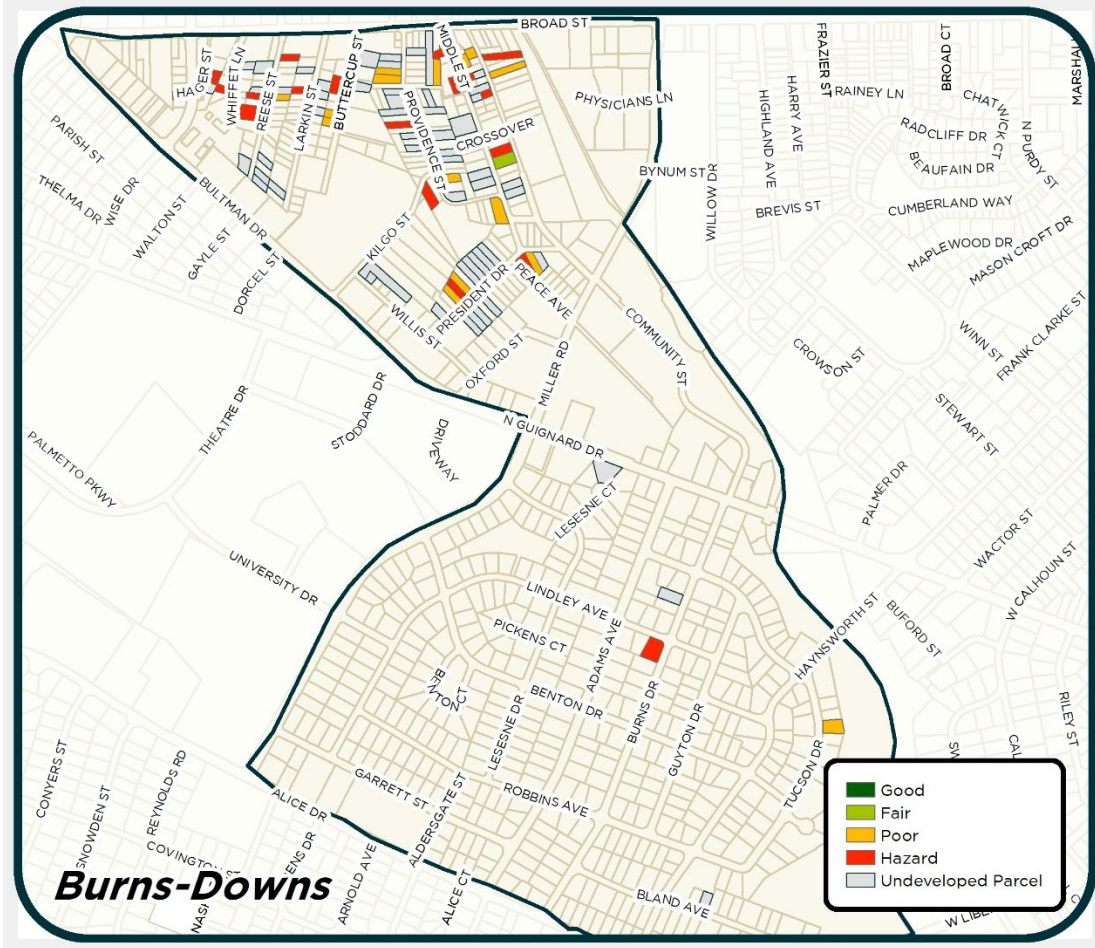


Figure 8 Burns Downs Conditions Map

Description of Neighborhood

Burns Downs is a residential neighborhood with some neighborhood-commercial along Alice Drive and North Guignard Drive at Miller Road. The housing is very similar to the adjacent neighborhoods of Palmetto Park and Second Mill, all having been developed at a similar time. Vacant properties are scattered throughout the neighborhood. The architectural styles of this district are generally Ranch along with the occasional Contemporary, Massed Plan, or Bungalow.

Survey Result

Burns Downs Statistics:

- **38** Structures Vacant/Abandoned.
 - Good **0 or 0%** of Total Parcels
 - Fair **1 or <1%** of Total Parcels
 - Poor **17 or <3%** of Total Parcels
 - Hazard **20 or 3%** of Total Parcels
- Vacant Parcels **55 or 8%** of Total Parcels.
- Occupancy of **86%**

Good	Fair	Poor	Hazard	Total	Vacant Parcel	Total Parcels
0	1	17	20	38	55	682

Table 6 Burns Downs 2022 Collection Results

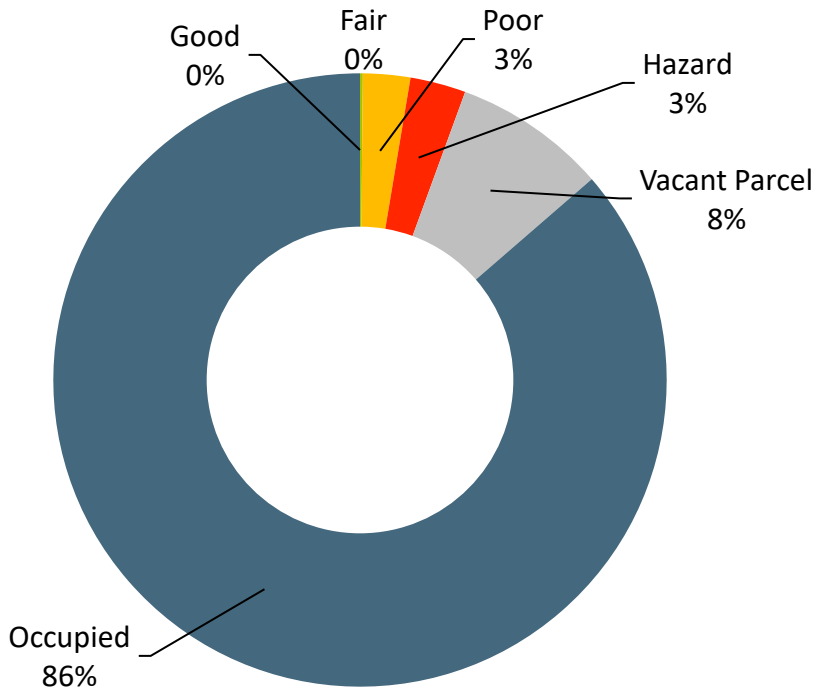


Chart 9 Burns Downs Percentage of Use



Chart 10 Burns Downs Vacant Breakdown

CROSSWELL

Crosswell

Location

Crosswell is bounded in the north by U.S. Route 76/378, in the east by Oswego Highway, in the south by East Charlotte Avenue and in the west by North Main Street. It surrounds Crosswell Drive Elementary School and Crosswell Park. Mathis Street and North Lafayette Drive serve as the primary north-south travel corridors. Poinsett Drive, Crosswell Drive, and Wilson Street provide east-west routes.

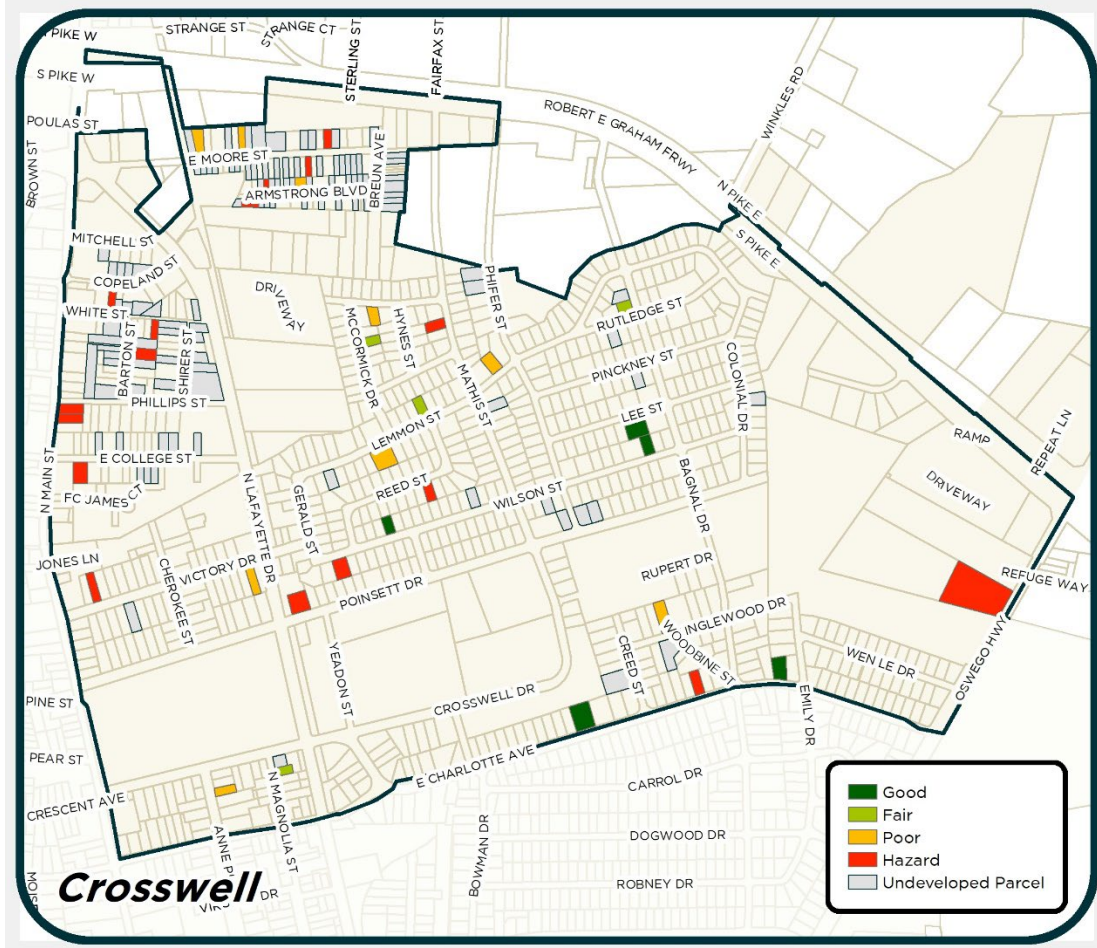


Figure 9 Crosswell Conditions Map

Description of Neighborhood

Crosswell is a residential neighborhood with some light industrial to the north adjacent to the US Route 76/378 bypass. There is a small amount of multi-family development along North Lafayette Drive, North Main Street, and South Pike East. The housing is similar to the adjacent neighborhoods of Loring and Morris College, all having been developed at a similar time. There is some neighborhood commercial development along North Lafayette Drive. Vacant properties are scattered throughout the neighborhood. The architectural styles of this district are generally varied comprising Small Cottage, Bungalow, Contemporary, Saddlebag, and Ranch, along with manufactured homes.

Survey Result

Crosswell Statistics:

- **37** Structures Vacant/Abandoned.
 - Good **5 or <1%** of Total Parcels
 - Fair **5 or <1%** of Total Parcels
 - Poor **9 or 1%** of Total Parcels
 - Hazard **18 or 2%** of Total Parcels
- Vacant Parcels **109 or 12%** of Total Parcels.
- Occupancy of **84%**

Good	Fair	Poor	Hazard	Total	Vacant Parcel	Total Parcels
5	5	9	18	37	109	896

Table 7 Crosswell 2022 Collection Results

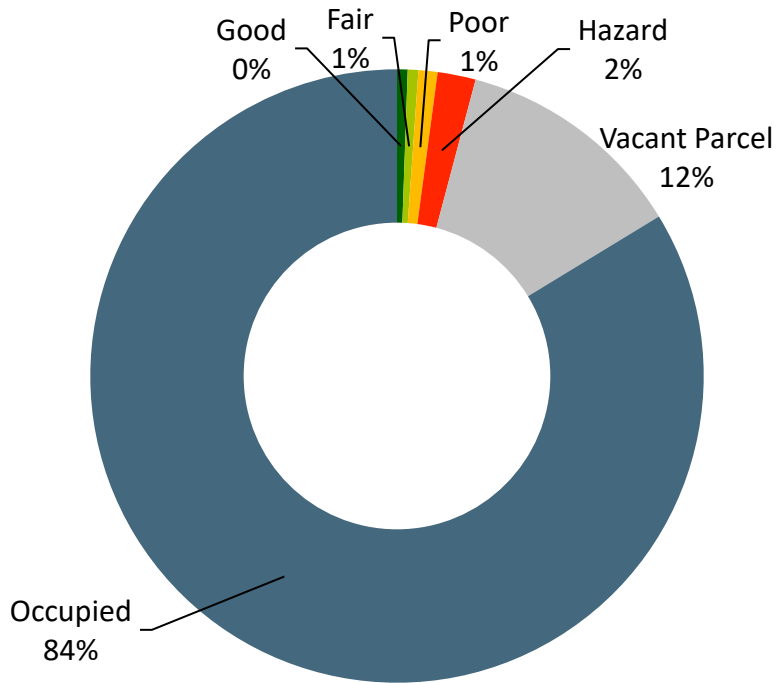


Chart 11 Crosswell Percentage of Use

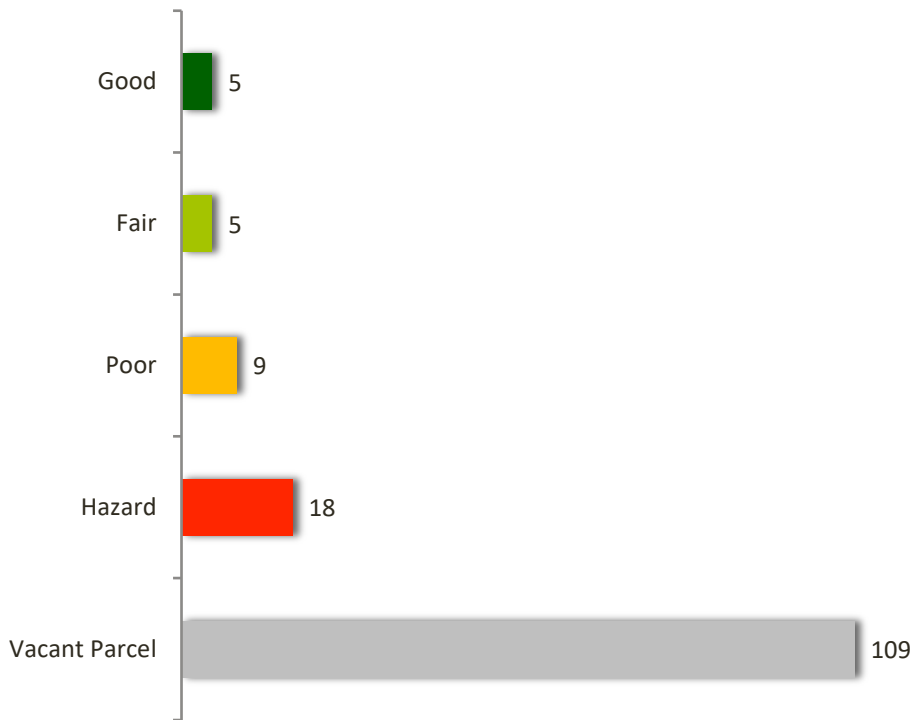


Chart 12 Crosswell Vacant Breakdown

FOLSOM PARK

Folsom Park

Location

Folsom Park is bounded in the north by U.S. Route 76/378, in the east by Carolina Avenue, in the south by Broad Street, and in the west by the connection of U.S. Route 521, Broad Street, and U.S. Route 76/378. Market Street, Wesmark Boulevard, North Bultman Drive, North Wise Drive, and Miller Road provide north-south travel corridors. The main east-west routes are Broad Street, South Pike West, and U.S. Route 76/378.

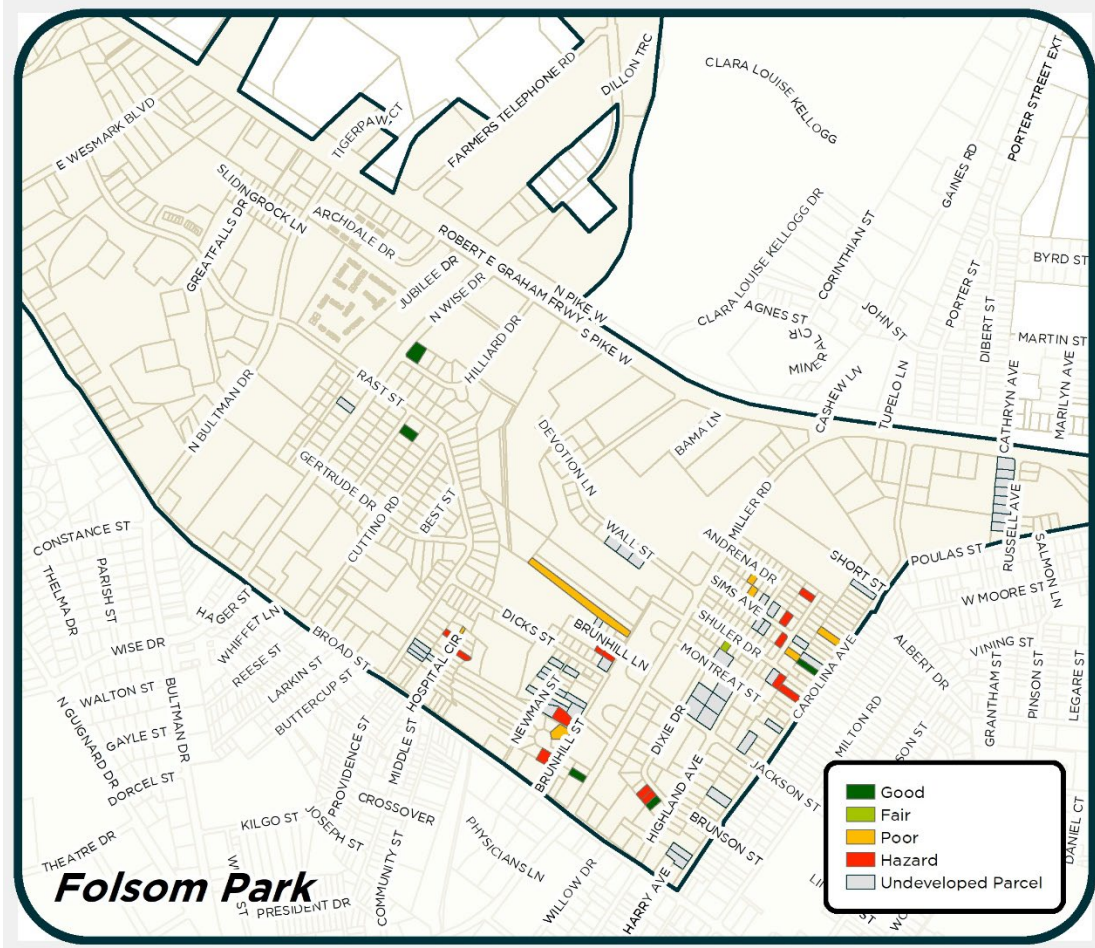


Figure 10 Folsom Park Conditions Map

Description of Neighborhood

Folsom Park is a mixed-use neighborhood with both residential and commercial properties. The housing is very similar to the adjacent neighborhood of Morris College and Mulberry, having been developed at a similar time. There is a large amount of commercial development along Broad Street and in most of the western portion of the neighborhood. There has been some new single-family site-built development in the western portion. A portion of the neighborhood extends north around Jefferson Road and Electric Drive. There is an industrial area that lies outside of the city limits. Vacant properties are located primarily east of Miller Road. The architectural styles of this district are varied comprising Small Cottage, Bungalow, Saddlebag, Traditional, and Ranch, along with manufactured homes.

Survey Result

Folsom Park Statistics:

- **26** Structures Vacant/Abandoned.
 - Good **5 or 1%** of Total Parcels
 - Fair **1 or <1%** of Total Parcels
 - Poor **7 or 1%** of Total Parcels
 - Hazard **13 or <3%** of Total Parcels
- Vacant Parcels **47 or <10%** of Total Parcels.
- Occupancy of **85%**

Good	Fair	Poor	Hazard	Total	Vacant Parcel	Total Parcels
5	1	7	13	26	47	488

Table 8 Folsom Park 2022 Collection Results

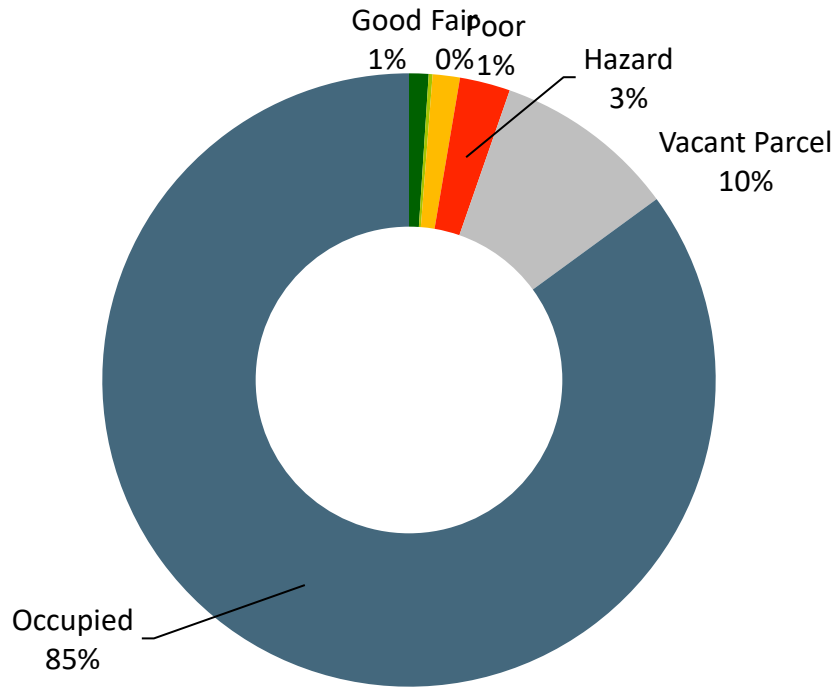


Chart 13 Folsom Park Percentage of Use

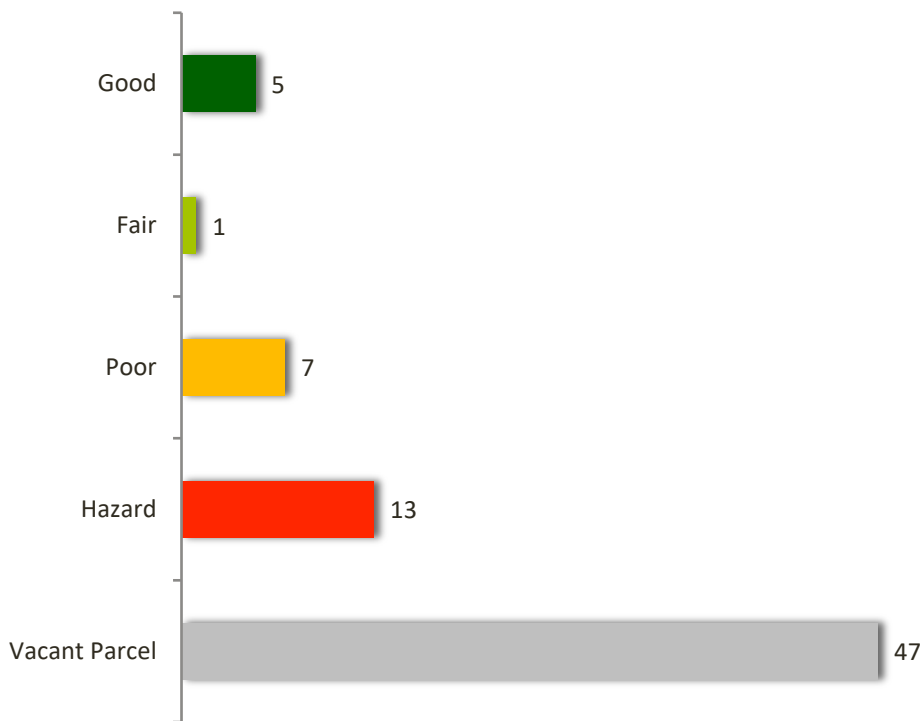


Chart 14 Folsom Park Vacant Breakdown

HAMPTON PARK

Hampton Park

Location

Hampton Park is bounded in the north by Broad Street, in the east by North Washington Street and North Main Street, in the south by West Liberty Street, and in the west by North Purdy Street. North Salem Avenue, North Purdy Street and Church Street make up the neighborhood's main north-south travel corridors. West Calhoun Street and West Hampton Avenue are the neighborhood's primary east-west travel routes.

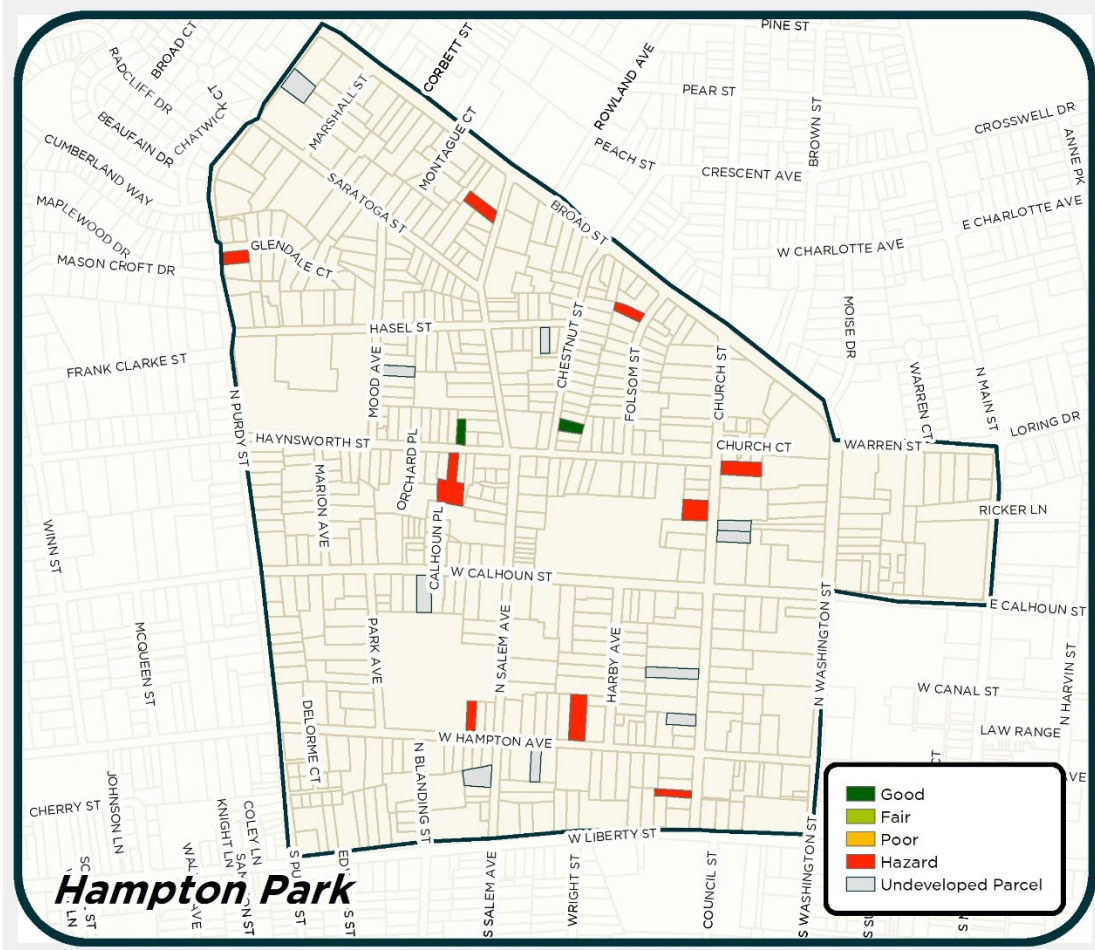


Figure 11 Hampton Park Conditions Map

Description of Neighborhood

Hampton Park is a residential neighborhood made up of some of the oldest residential architecture in the city. Exclusively site-built, it is comprised of late 19th and early 20th century single-family homes, with some small multi-family in-fill development along West Hampton Avenue. It has some neighborhood-commercial along West Calhoun Street. The neighborhood contains Memorial Park in the southwest. The properties along Broad Street and North Washington Street are primarily commercial. Vacant properties are scattered throughout the neighborhood in no real pattern. The architectural styles of this district are generally varied comprising late to post Victorian, Spanish Eclectic, Cottage/Bungalow, Saddlebag, Shotgun, Georgian, Traditional, and an occasional infill Ranch or Contemporary.

Survey Result

Hampton Park Statistics:

- **11** Structures Vacant/Abandoned.
 - Good **2 or <1%** of Total Parcels
 - Fair **0 or 0%** of Total Parcels
 - Poor **0 or 0%** of Total Parcels
 - Hazard **9 or 2%** of Total Parcels
- Vacant Parcels **10 or 2%** of Total Parcels.
- Occupancy of **95%**

Good	Fair	Poor	Hazard	Total	Vacant Parcel	Total Parcels
2	0	0	9	11	10	429

Table 9 Hampton Park 2022 Collection Results

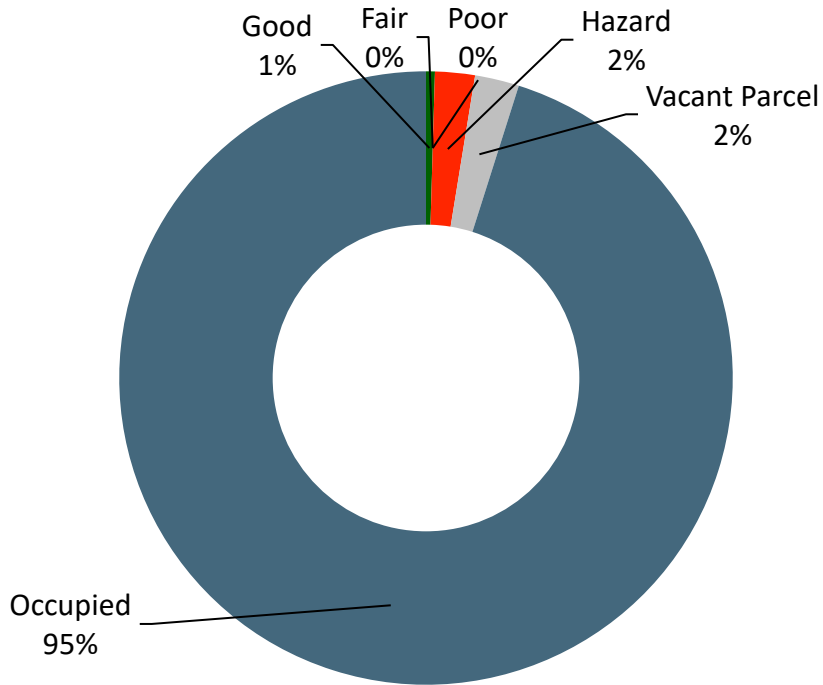


Chart 15 Hampton Park Percentage of Use



Chart 16 Hampton Park Vacant Breakdown

LEMIRA

Lemira

Location

Lemira is bounded in the north by Hannah Street and Plowden Mill Road, to the east by property along Radical Road and Boulevard Road, to the south by Habitat Drive, and to the east by Turkey Creek. The main north-south travel corridor is Boulevard Road. Fulton Street and East Red Bay Road provide east-west access.

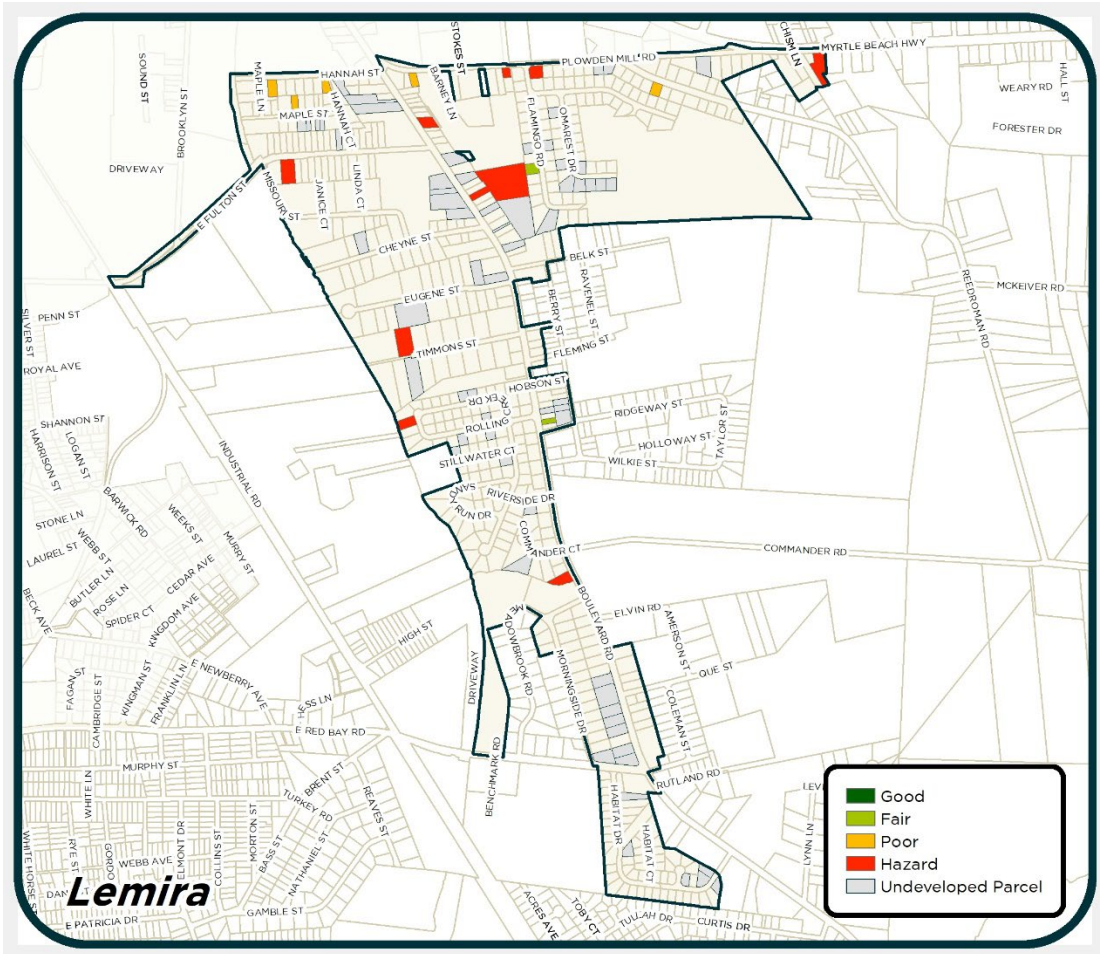


Figure 12 Lemira Conditions Map

Description of Neighborhood

Lemira is a residential neighborhood with some industrial adjacent to its western border. It has primarily single-family, site-built homes in the northern portion and manufactured homes in the southern portion. There is multi-family development directly adjacent along Hannah Street. Most of the neighborhood that resides in the city lies along a narrow strip on each side of Boulevard Road with another small residential section just off Plowden Mill Road. A small industrial area stretches along East Liberty Street In between South Pike East and the Myrtle Beach Highway. Much of this neighborhood lies outside the city limits. Vacant properties are spread across the neighborhood, becoming more numerous closer to Lemira Elementary School. The architectural styles of this district are generally varied, comprising Small Cottage, Saddlebag, and manufactured homes.

Survey Results

Lemira Statistics:

- **16** Structures Vacant/Abandoned.
 - Good **0 or 0%** of Total Parcels
 - Fair **2 or <1%** of Total Parcels
 - Poor **5 or <1%** of Total Parcels
 - Hazard **9 or 2%** of Total Parcels
- Vacant Parcels **16 or 3%** of Total Parcels.
- Occupancy of **85%**

Good	Fair	Poor	Hazard	Total	Vacant Parcel	Total Parcels
0	2	5	9	16	63	540

Table 10 Bates 2022 Collection Results

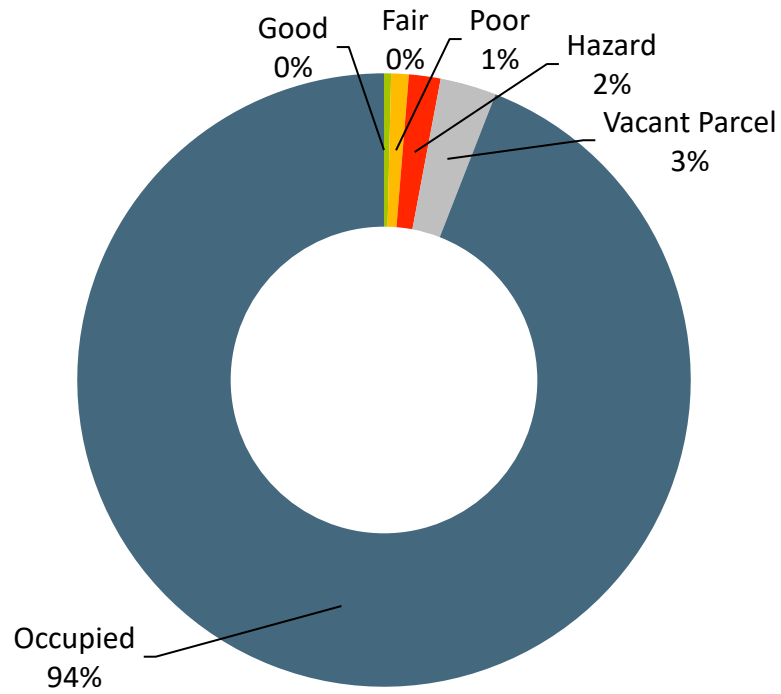


Chart 17 Lemira Percentage of Use



Chart 18 Lemira Vacant Breakdown

LORING

Loring

Location

Loring is bounded on the north by East Charlotte Avenue, in the east by property along the Oswego Highway, in the south by East Calhoun Street, and in the west by North Main Street. North Lafayette Drive serves as the neighborhood's main north-south corridor. North Main Street also provides a travel route along the western border. Oswego Highway provides a north-south travel corridor. The primary east-west corridor is Loring Drive, which bisects the neighborhood.

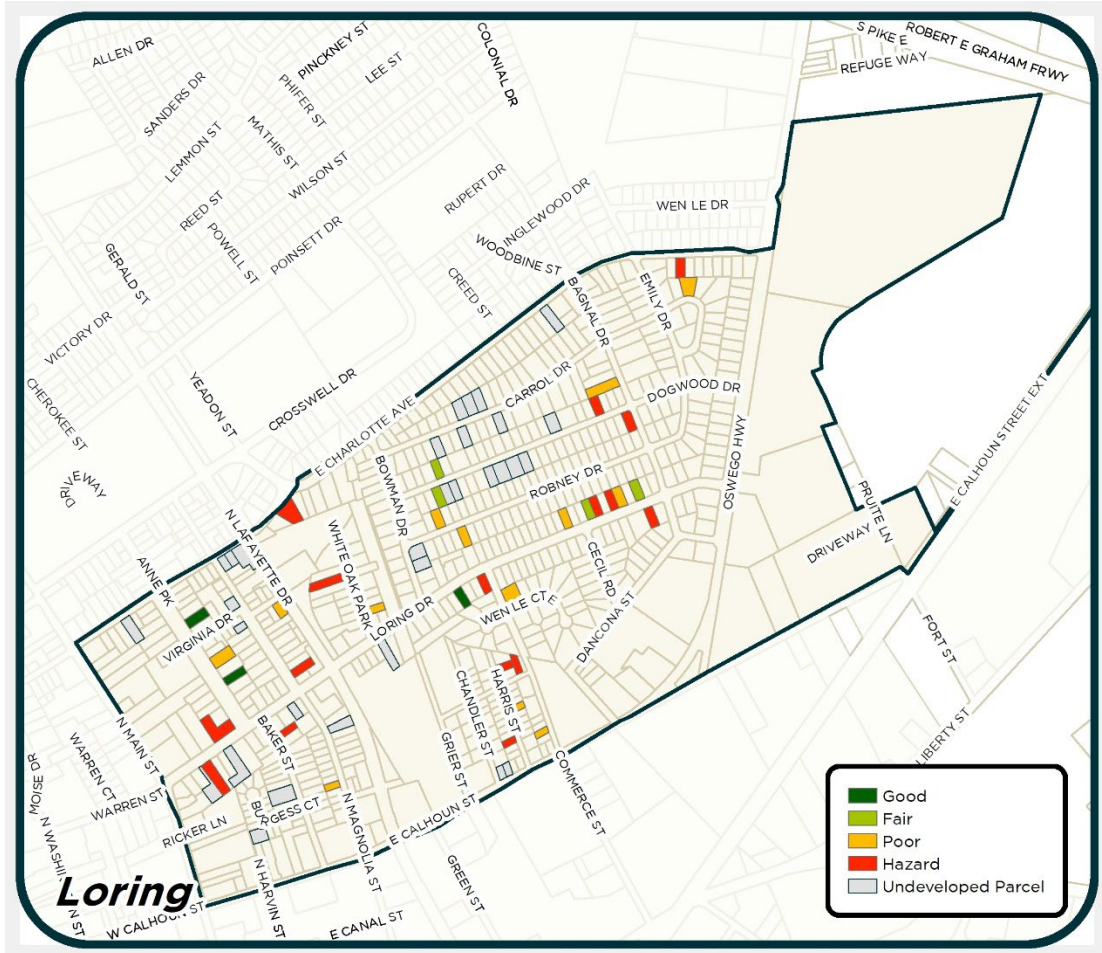


Figure 13 Loring Conditions Map

Description of Neighborhood

Loring is a residential neighborhood with some light commercial development along its main travel corridors. Residential uses are primarily site-built homes with some multi-family development on East Calhoun Street. The housing is very similar to the adjacent neighborhoods of Crosswell and Morris College. There are some portions in the west with late 19th and early 20th century architecture along North Main Street, Anne Park, and North Magnolia Street. Commercial properties are scattered along East Calhoun Street and North Main Street. The vacant properties are scattered throughout the neighborhood. The architectural styles of this district are generally varied comprising Small Cottage, Bungalow, Contemporary, Saddlebag, and Georgian. Historic Neoclassical and Greek Revival examples exist along the North Main Street portion of the neighborhood.

Survey Result

Loring Statistics:

- **36** Structures Vacant/Abandoned.
 - Good **3 or <1%** of Total Parcels
 - Fair **4 or <1%** of Total Parcels
 - Poor **13 or 2%** of Total Parcels
 - Hazard **16 or 3%** of Total Parcels
- Vacant Parcels **31 or 5%** of Total Parcels.
- Occupancy of **90%**

Good	Fair	Poor	Hazard	Total	Vacant Parcel	Total Parcels
3	4	13	16	36	31	647

Table 11 Loring 2022 Collection Results

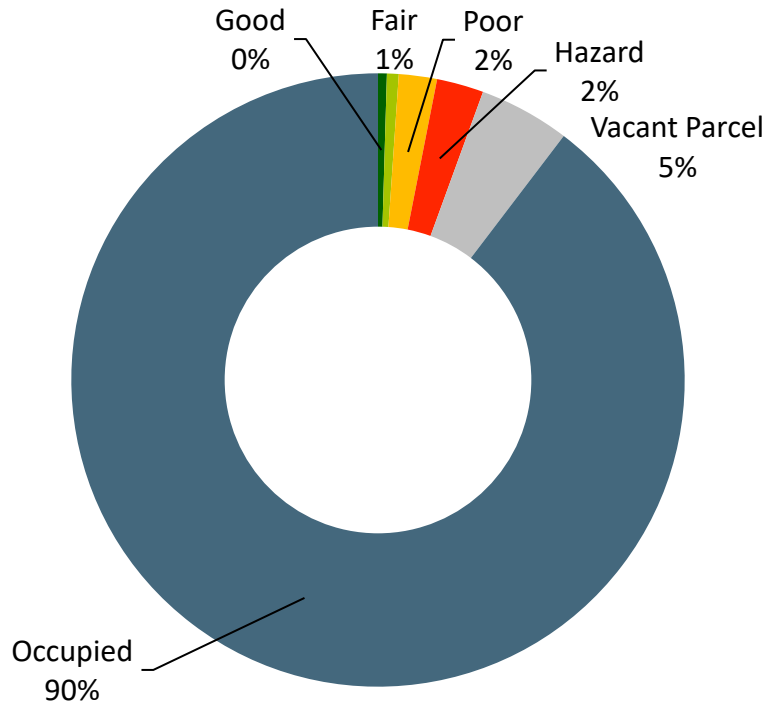


Chart 19 Loring Percentage of Use



Chart 20 Loring Vacant Breakdown

MAGNOLIA- HARMONY

Description of Neighborhood

Magnolia-Harmony is primarily a commercial and industrial neighborhood. It comprises the east half of the downtown Central Business District. The residential area is generally south of E Liberty Street and near Eastwood Park on Boulevard Road. There is some multi-family development along, and adjacent to, Boulevard Road. Vacant properties are in the center of the neighborhood, along Hauser Street and Dunway Park. The architectural styles of this district are generally varied, comprising Small Cottage, Saddlebag, and manufactured homes.

Survey Result

Magnolia-Harmony Statistics:

- **14** Structures Vacant/Abandoned.
 - Good **1 or <1%** of Total Parcels
 - Fair **2 or <2%** of Total Parcels
 - Poor **1 or <1%** of Total Parcels
 - Hazard **10 or 8%** of Total Parcels
- Vacant Parcels **18 or 15%** of Total Parcels.
- Occupancy of **73%**

Good	Fair	Poor	Hazard	Total	Vacant Parcel	Total Parcels
1	2	1	10	14	18	120

Table 12 Magnolia-Harmony 2022 Collection Results

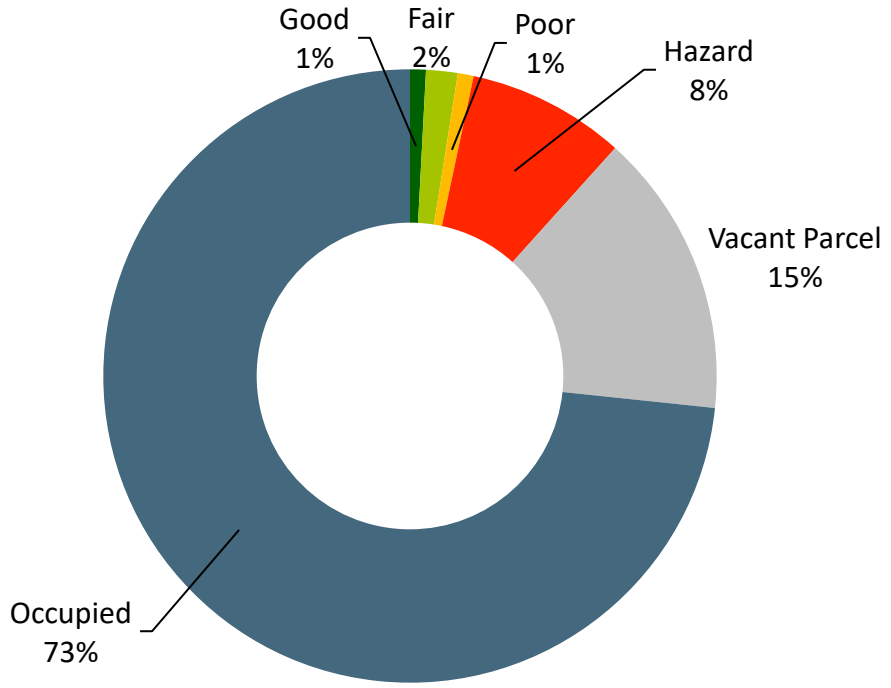


Chart 21 Magnolia-Harmony Percentage of Use



Chart 22 Magnolia-Harmony Vacant Breakdown

MILLWOOD

Millwood

Location

Millwood is bounded in the north and east by Green Swamp, in the south by the CSX railroad, and in the west by Pinewood Road. It is a residential neighborhood that is bisected by West Oakland Avenue, with most of the parcels that lie within the city resting on the south side of the road. Stuckey Street and Woodside Road provide north-south routes. The primary east-west route is West Oakland Avenue.

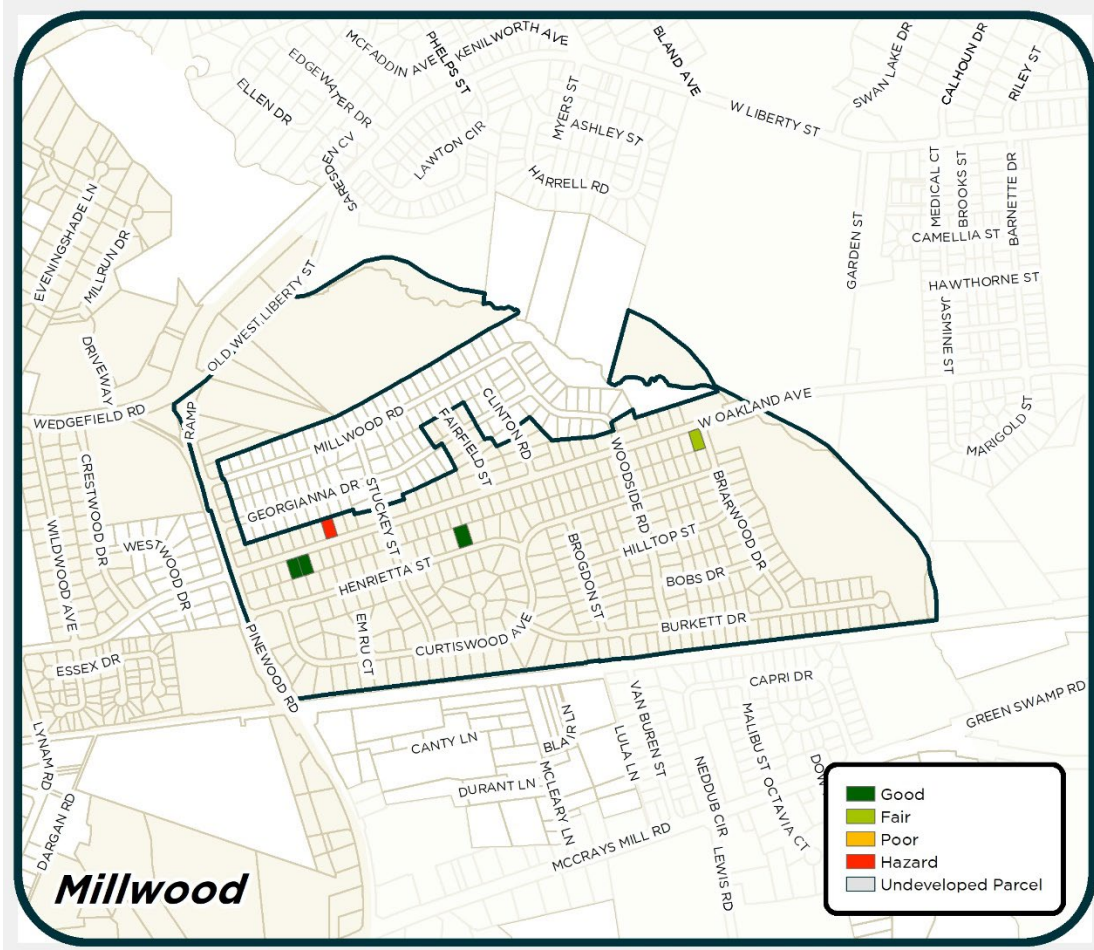


Figure 15 Millwood Conditions Map

Description of Neighborhood

Millwood is a small residential neighborhood with principally single-family residences. It is like the adjacent neighborhood of Second Mill having been developed at a similar time. Some commercial development is located around the intersection of West Liberty Street and Wedgefield Road. Vacant properties are scattered throughout the neighborhood. The architectural styles of this district are Ranch, Contemporary, Bungalow, and Small Cottage.

Survey Result

Millwood Statistics:

- **5** Structures Vacant/Abandoned.
 - Good **3 or <1%** of Total Parcels
 - Fair **1 or <1%** of Total Parcels
 - Poor **0 or 0%** of Total Parcels
 - Hazard **1 or <1%** of Total Parcels
- Vacant Parcels **0 or 0%** of Total Parcels.
- Occupancy of **99%**

Good	Fair	Poor	Hazard	Total	Vacant Parcel	Total Parcels
3	1	0	1	5	0	327

Table 13 Millwood 2022 Collection Results

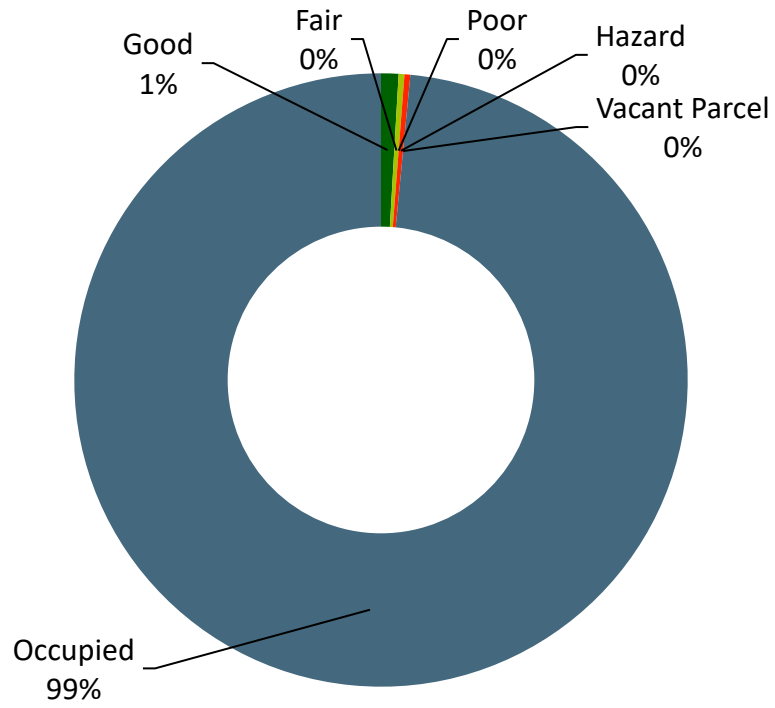


Chart 23 Millwood Percentage of Use

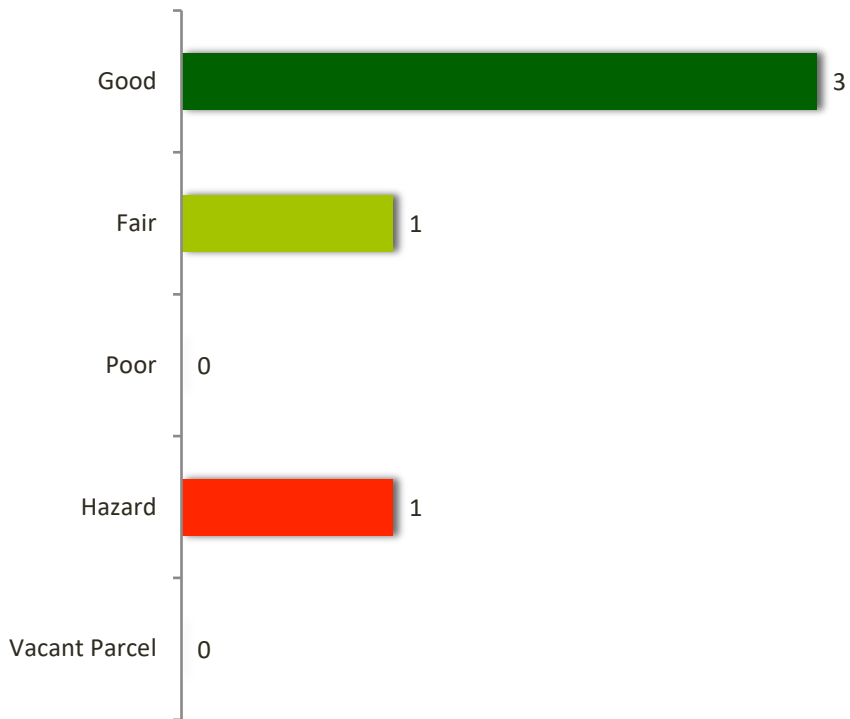


Chart 24 Millwood Vacant Breakdown

MORRIS COLLEGE

Morris College

Location

Morris College is bounded in the north by Poulas Street, in the east by North Main Street, in the south by Warren Street and Broad Street, and in the west by Carolina Avenue. There are no main travel corridors through the neighborhood, with the streets that border it making up the primary avenues of travel.

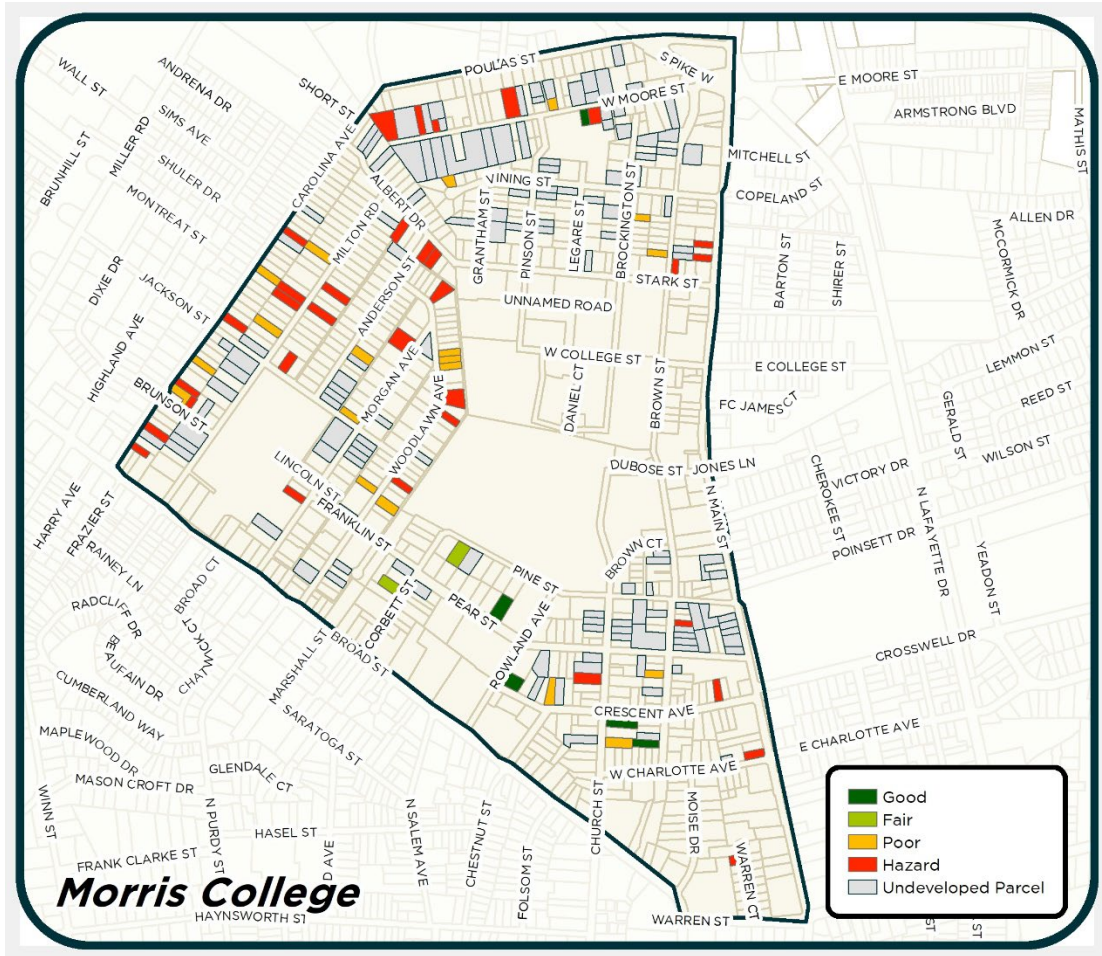


Figure 16 Morris College Conditions Map

Description of Neighborhood

Morris College is a residential neighborhood surrounding Morris College, with some commercial development along North Main Street and Broad Street. The housing is similar to the adjacent neighborhoods of Loring, Crosswell, and Hampton Park, all having been developed at a similar time. Vacant properties are scattered throughout the neighborhood. The architectural styles of this district are generally varied comprising Small Cottage, Bungalow, Contemporary, Saddlebag, and Ranch, along with a few manufactured homes.

Survey Result

Morris College Statistics:

- **59** Structures Vacant/Abandoned.
 - Good **5 or <1%** of Total Parcels
 - Fair **2 or <1%** of Total Parcels
 - Poor **19 or 3%** of Total Parcels
 - Hazard **33 or 4%** of Total Parcels
- Vacant Parcels **131 or 17%** of Total Parcels.
- Occupancy of **75%**

Good	Fair	Poor	Hazard	Total	Vacant Parcel	Total Parcels
5	2	19	33	59	131	765

Table 14 Morris College 2022 Collection Results

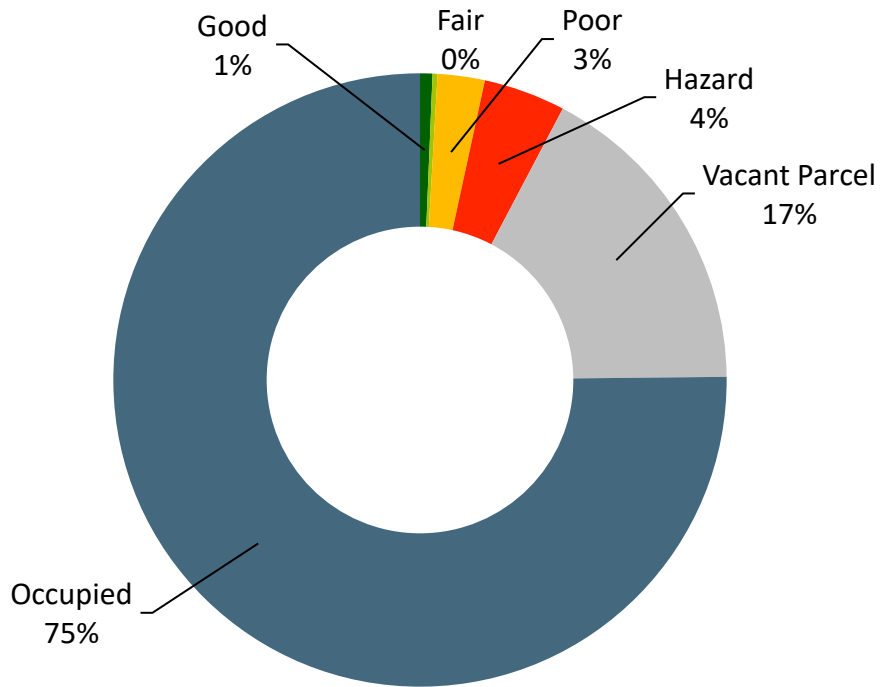


Chart 25 Morris College Percentage of Use

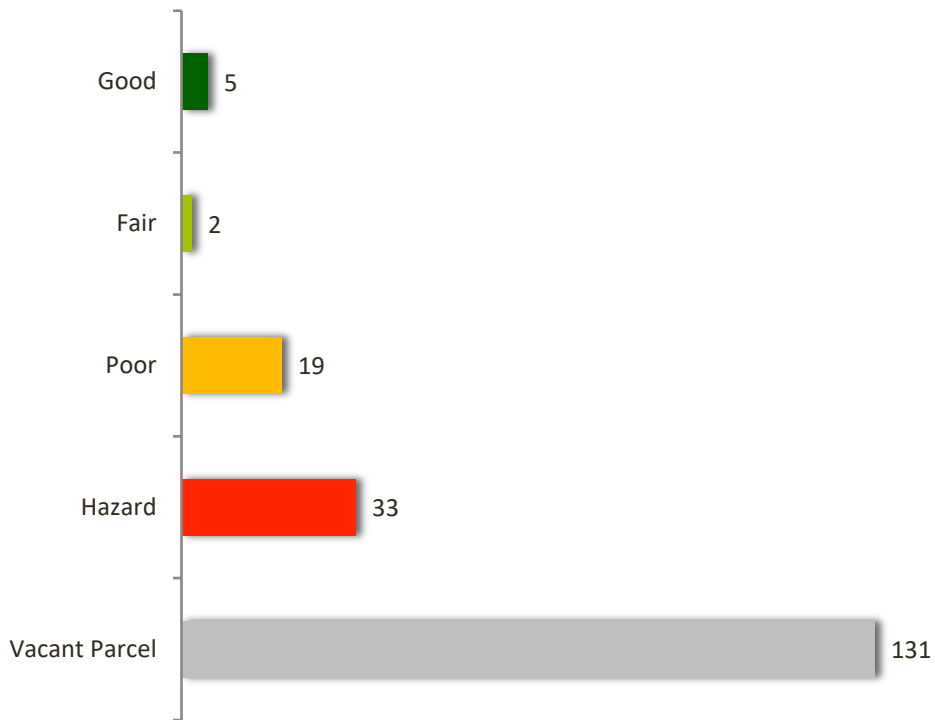


Chart 26 Morris College Vacant Breakdown

MULBERRY

Description of Neighborhood

Mulberry is a single-family, residential neighborhood with some multi-family housing located on N Pike West. Much of the rest of the neighborhood lies outside the city limits or is commercial and industrial property. The housing is like the adjacent neighborhood of Morris College, having been developed at a similar time. There is some commercial development along North Main Street. Vacant properties are scattered throughout the residential portion of neighborhood. The architectural styles of this district are generally varied comprising Small Cottage, Bungalow, Contemporary, Saddlebag, and Ranch, along with manufactured homes.

Survey Result

Mulberry Statistics:

- **15** Structures Vacant/Abandoned.
 - Good **2 or 1%** of Total Parcels
 - Fair **0 or 0%** of Total Parcels
 - Poor **6 or 3%** of Total Parcels
 - Hazard **7 or 3%** of Total Parcels
- Vacant Parcels **46 or 20%** of Total Parcels.
- Occupancy of **74%**

Good	Fair	Poor	Hazard	Total	Vacant Parcel	Total Parcels
2	0	6	7	15	46	235

Table 15 Mulberry 2022 Collection Results

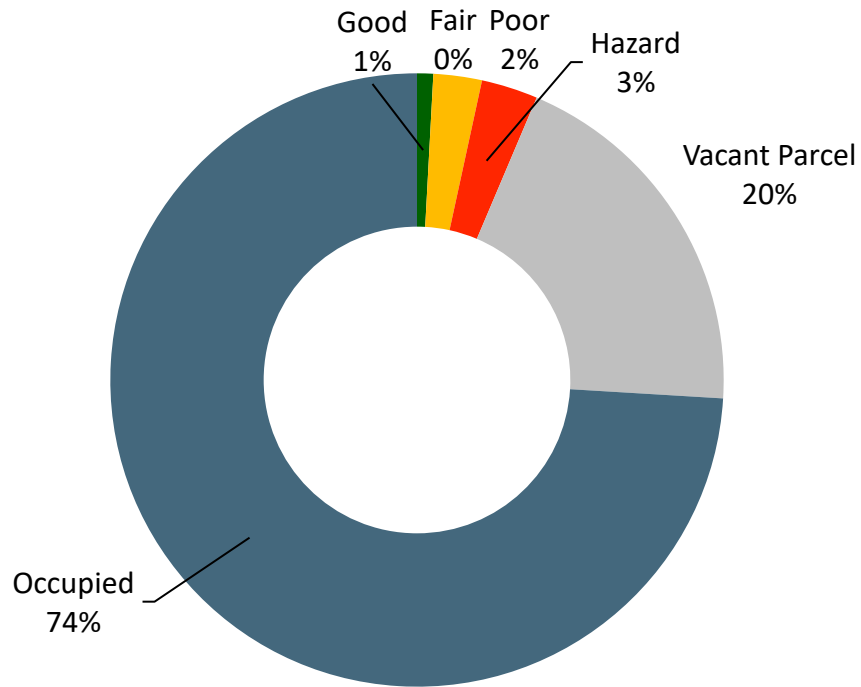


Chart 27 Mulberry Percentage of Use



Chart 28 Mulberry Vacant Breakdown

PALMETTO PARK

Palmetto Park

Location

Palmetto Park is bounded in the north and east by Broad Street, in the south by Miller Road, and in the west by Alice Drive. Guignard Drive and Bultman Drive bisect much of the neighborhood running north-south. Wise Drive and West Wesmark Boulevard are the main east-west transit corridors.

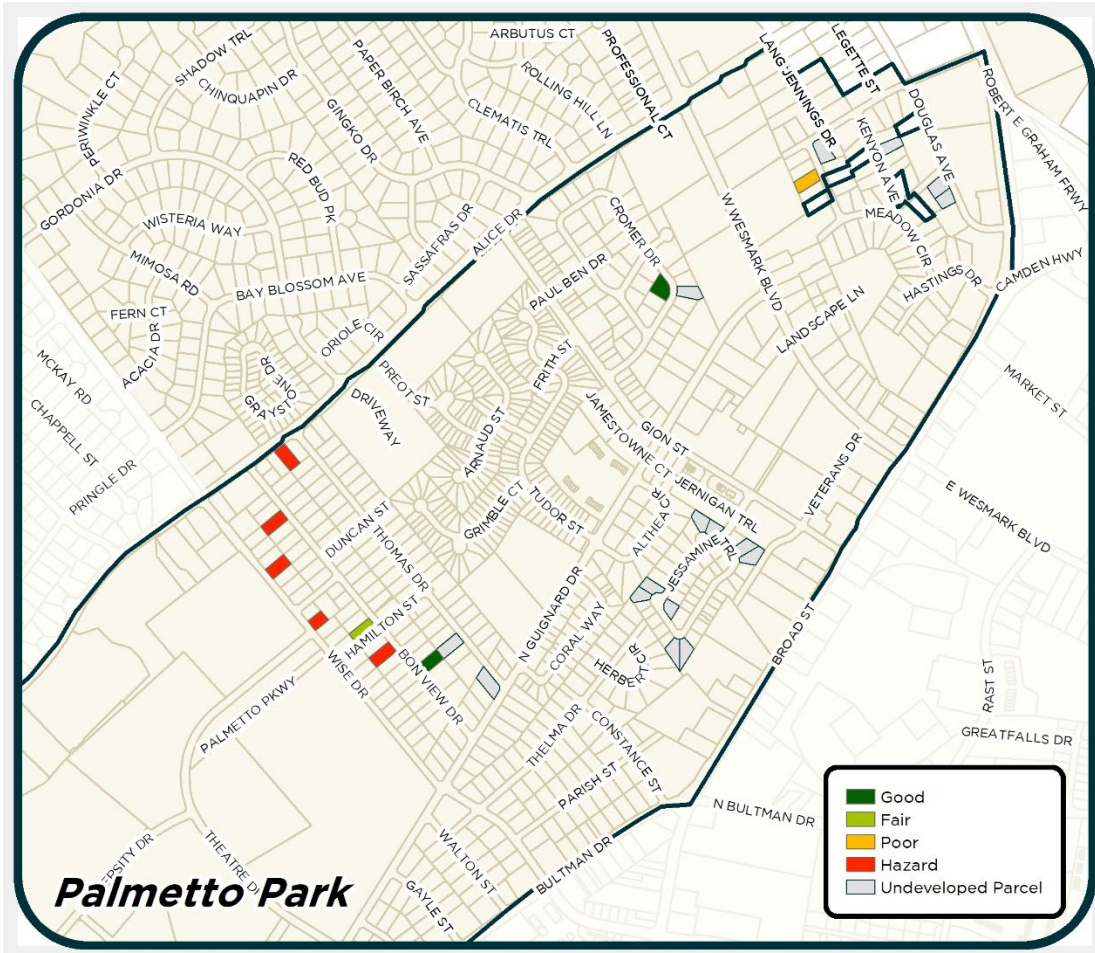


Figure 18 Palmetto Park Conditions Map

Description of Neighborhood

Palmetto Park is a residential neighborhood with assorted commercial developments along the perimeter corridors. The residential areas are made up of single-family homes with a good deal of multi-family along N Guignard Drive and Alice Drive. The neighborhood is also defined by institutional uses such as Alice Drive Elementary, Alice Drive Middle School, Central Carolina Technical College, and Palmetto Park. Vacant properties are scattered throughout the neighborhood, with a massing in the south adjacent to Shot Pouch Creek. The architectural styles of this district are generally Ranch, along with the occasional Contemporary, Massed Plan, or Bungalow. The areas along Broad Street, being more isolated, are Small Cottage, Bungalow, and Saddlebag, along with manufactured homes.

Survey Result

Palmetto Park Statistics:

- **9** Structures Vacant/Abandoned.
 - Good **2 or <1%** of Total Parcels
 - Fair **1 or <1%** of Total Parcels
 - Poor **1 or <1%** of Total Parcels
 - Hazard **5 or <1%** of Total Parcels
- Vacant Parcels **16 or 2%** of Total Parcels.
- Occupancy of **96%**

Good	Fair	Poor	Hazard	Total	Vacant Parcel	Total Parcels
2	1	1	5	9	16	697

Table 16 Palmetto Park 2022 Collection Results

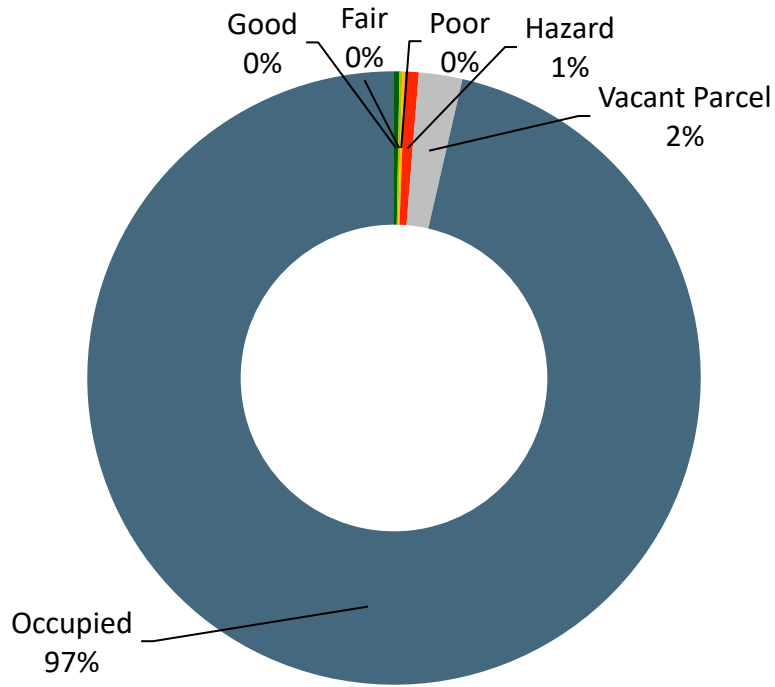


Chart 29 Palmetto Park Percentage of Use

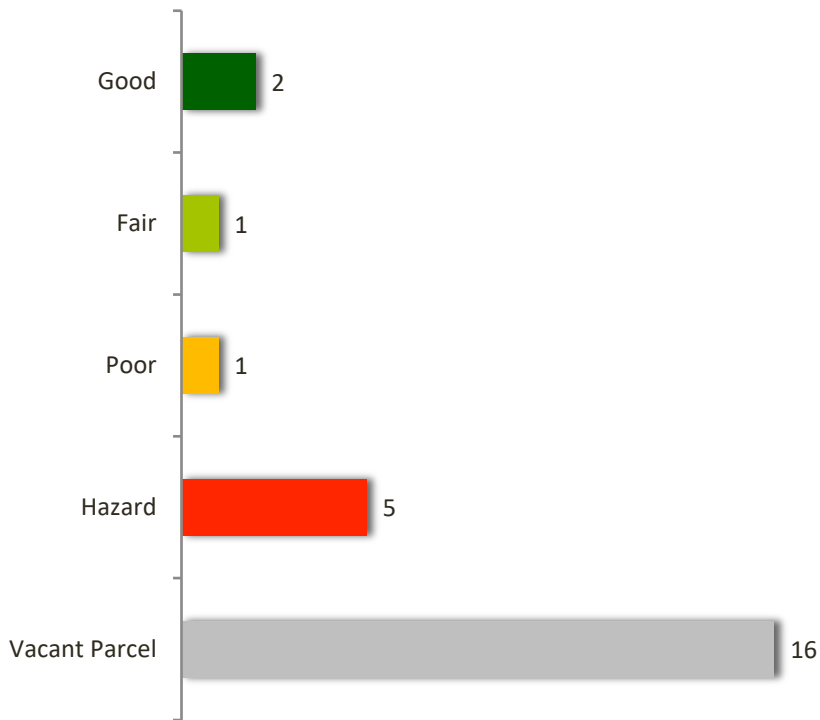


Chart 30 Palmetto Park Vacant Breakdown

SAVAGE GLOVER

Savage Glover

Location

Savage Glover is bounded in the north by the CSX Rail yard, to the east by the CSX railroad and South Lafayette Drive, in the south by Shannon Street and Hoyt Street, in the west by South Sumter Park and the dead ends of Second and Third Avenues. There are several north-south travel corridors which include South Sumter Street, Manning Avenue, and South Main Street. East Fulton Street is the neighborhood's east-west thoroughfare and connects to neighboring Lemira.

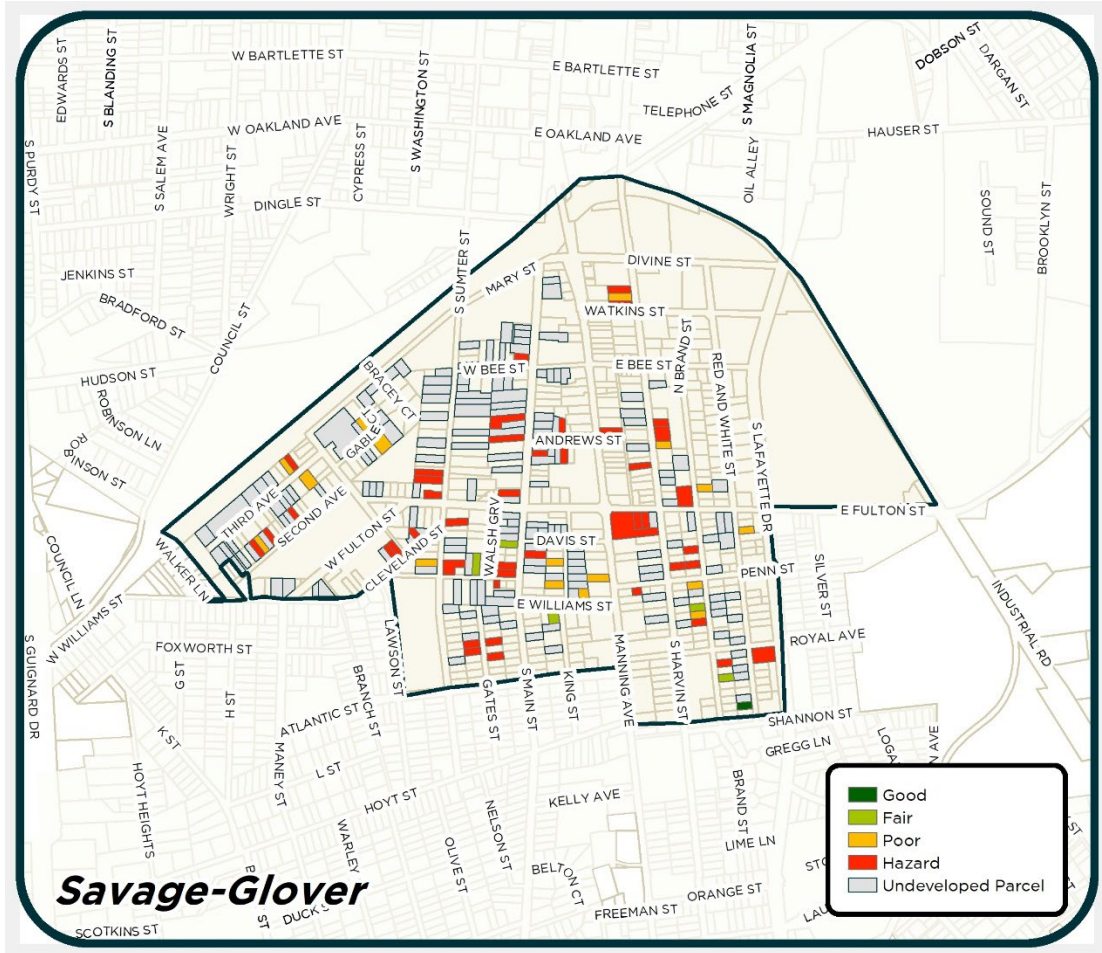


Figure 3 Savage-Glover Conditions Map

Description of Neighborhood

Savage-Glover is a residential neighborhood with a mix of unit types. It is like the adjacent neighborhood of Bates. There is some multi-family development close to South Sumter Park. It has a small amount of commercial development in the northeast portion along Manning Avenue. Vacant properties are spread across the neighborhood, becoming more numerous in the south and west of the neighborhood. The architectural styles of this district are generally varied comprising Small Cottage, Shotgun, Saddlebag, and Ranch, along with manufactured homes.

Survey Results

Savage-Glover Statistics:

- **67** Structures Vacant/Abandoned.
 - Good **1 or <1%** of Total Parcels
 - Fair **5 or <1%** of Total Parcels
 - Poor **17 or 2.9%** of Total Parcels
 - Hazard **44 or 7.6%** of Total Parcels
- Vacant Parcels **168 or 29%** of Total Parcels.
- Occupancy of **60%**

Good	Fair	Poor	Hazard	Total	Vacant Parcel	Total Parcels
1	5	17	44	67	168	581

Table 17 Savage Glover 2022 Collection Results

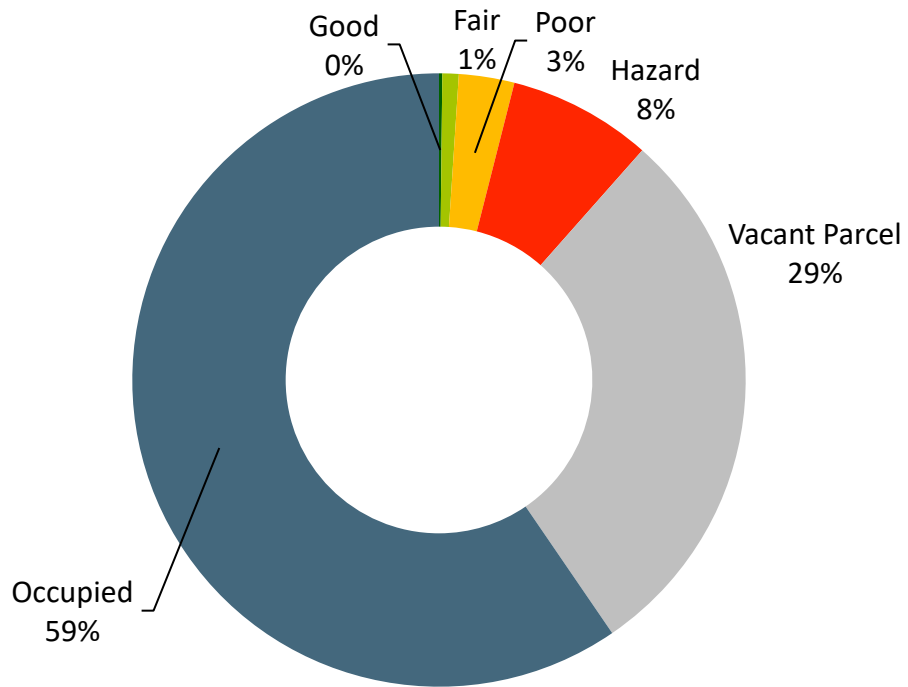


Chart 31 Savage Glover Percentage of Use

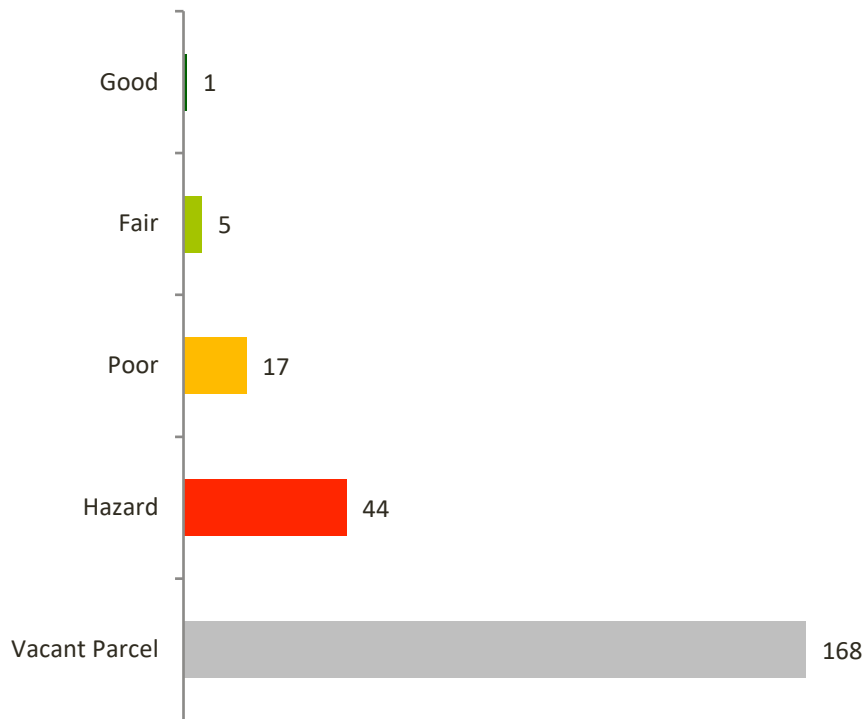


Chart 32 Savage Glover Vacant Breakdown

SECOND MILL

Description of Neighborhood

Second Mill is a single-family, residential neighborhood with some neighborhood commercial development along Alice Drive and West Liberty Street. The housing is like the adjacent neighborhoods of Palmetto Park and Burns Downs, all having been developed at a similar time. Vacant properties are scattered throughout the neighborhood. The architectural styles of this district are generally Ranch, along with the occasional Contemporary, Massed Plan, or Bungalow.

Survey Result

Second Mill Statistics:

- **1** Structures Vacant/Abandoned.
 - Good **0 or 0%** of Total Parcels
 - Fair **0 or 0%** of Total Parcels
 - Poor **0 or 0%** of Total Parcels
 - Hazard **1 or <1%** of Total Parcels
- Vacant Parcels **10 or 1%** of Total Parcels.
- Occupancy of **99%**

Good	Fair	Poor	Hazard	Total	Vacant Parcel	Total Parcels
0	0	0	1	1	10	1,009

Table 18 Second Mill 2022 Collection Results

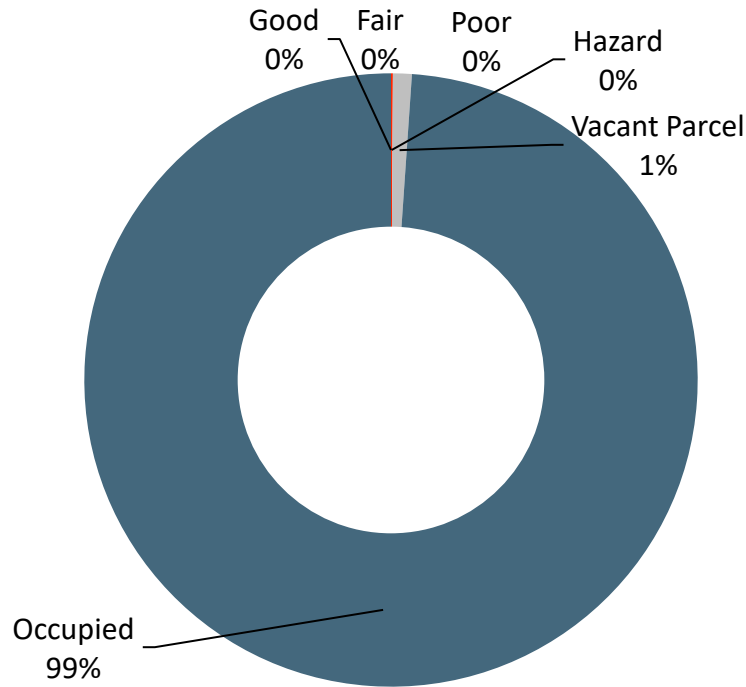


Chart 33 Second Mill Percentage of Use

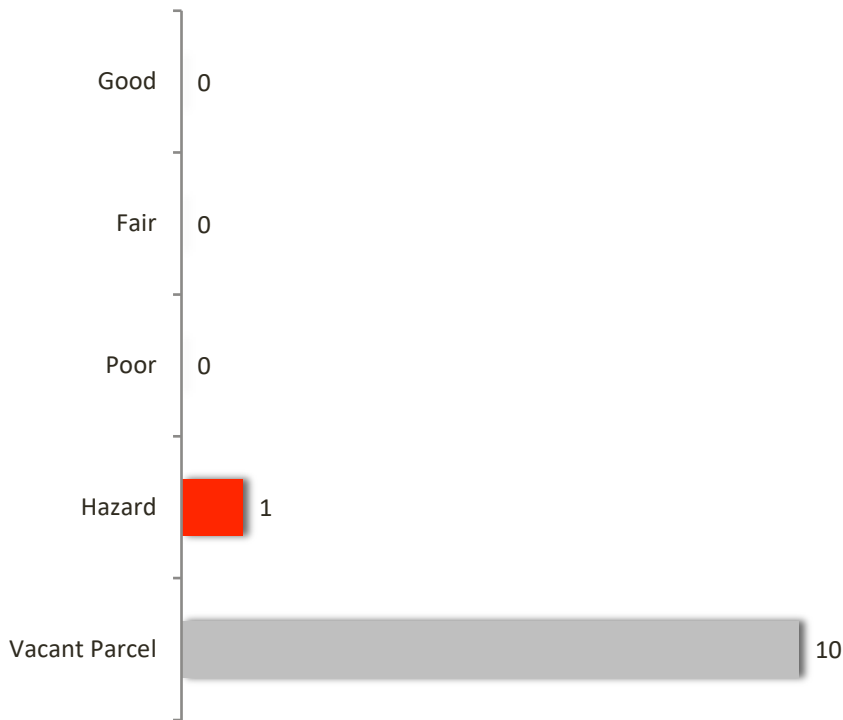


Chart 34 Second Mill Vacant Breakdown

SOUTH LIBERTY

South Liberty

Location

South Liberty is bounded in the north by West Hampton Avenue, in the east by South Main Street, in the south by West Bartlette Street, and the west by Swan Lake/Green Swamp. South Guignard Drive, West Bartlette Street, and South Washington Street provide north-south travel routes. One of the main east-west travel corridors in the city is West Liberty Street.

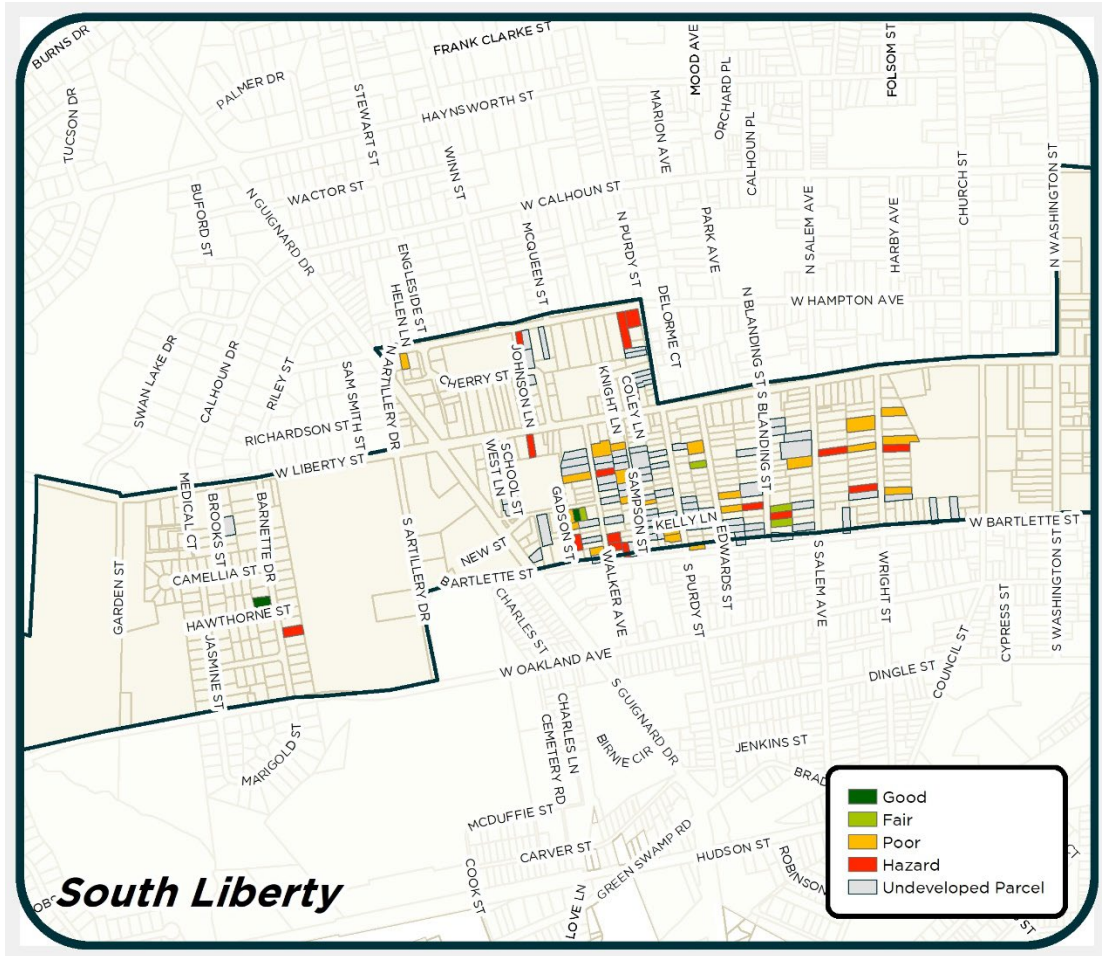


Figure 21 South Liberty Conditions Map

Description of Neighborhood

South Liberty is a mixed-use neighborhood. The neighborhood has commercial development along South Guignard Drive and West Liberty Street, along with the western portion of the Central Business District. Some multi-family development is located along West Hampton Avenue. The single-family residences were first built in the early 20th century. Vacant properties are generally east of the Liberty Steam Charter School main campus. The architectural styles are generally varied comprising late and post Victorian, Cottage/Bungalow, Saddlebag, Shotgun, Georgian, Traditional, and an occasional infill Ranch or Contemporary.

Survey Result

South Liberty Statistics:

- **44** Structures Vacant/Abandoned.
 - Good **2 or <1%** of Total Parcels
 - Fair **4 or 1%** of Total Parcels
 - Poor **22 or 6%** of Total Parcels
 - Hazard **16 or 5%** of Total Parcels
- Vacant Parcels **79 or 23%** of Total Parcels.
- Occupancy of **64%**

Good	Fair	Poor	Hazard	Total	Vacant Parcel	Total Parcels
2	4	22	16	44	79	344

Table 2 South Liberty 2022 Collection Results

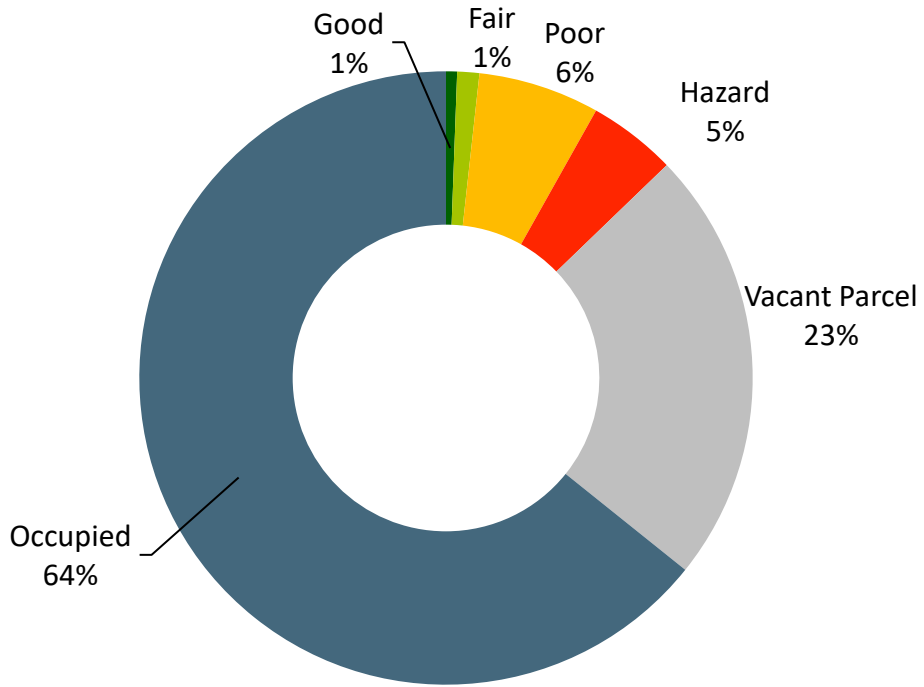


Chart 35 South Liberty Percentage of Use

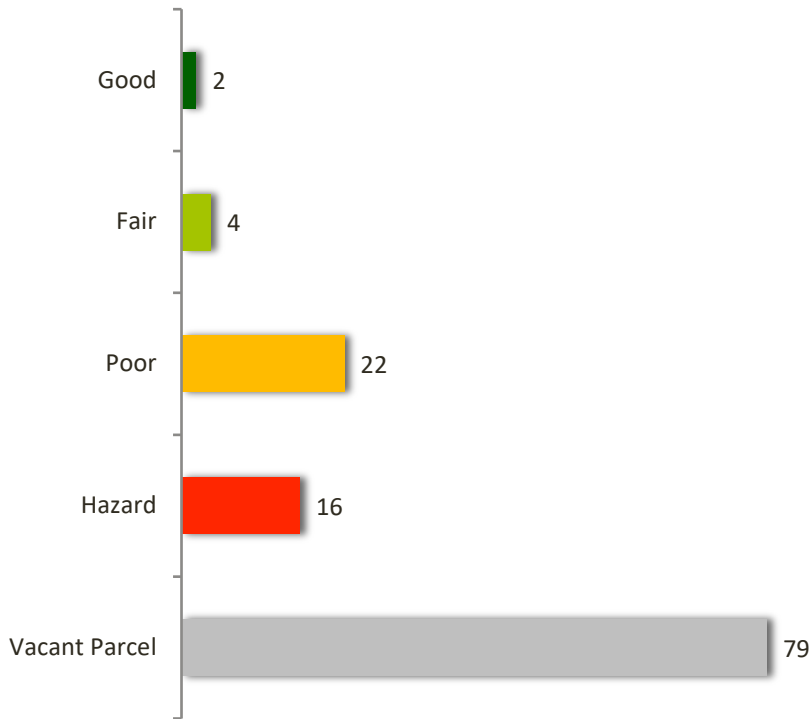


Chart 36 South Liberty Vacant Breakdown

SPECTRUM

Spectrum

Location

Spectrum is bounded in the north by the CSX railroad, in the east by Green Swamp, in the south by Cane Savannah Creek, and in the west by Lewis Road. McCray's Mill Road travels through it, as well as several roads that branch off from Lewis Road. Lewis Road is the north-south travel corridor. McCray's Mill Road provides an east-west route along with Kingsbury Drive in the southern portion of the neighborhood acting as a connector to Birnie.

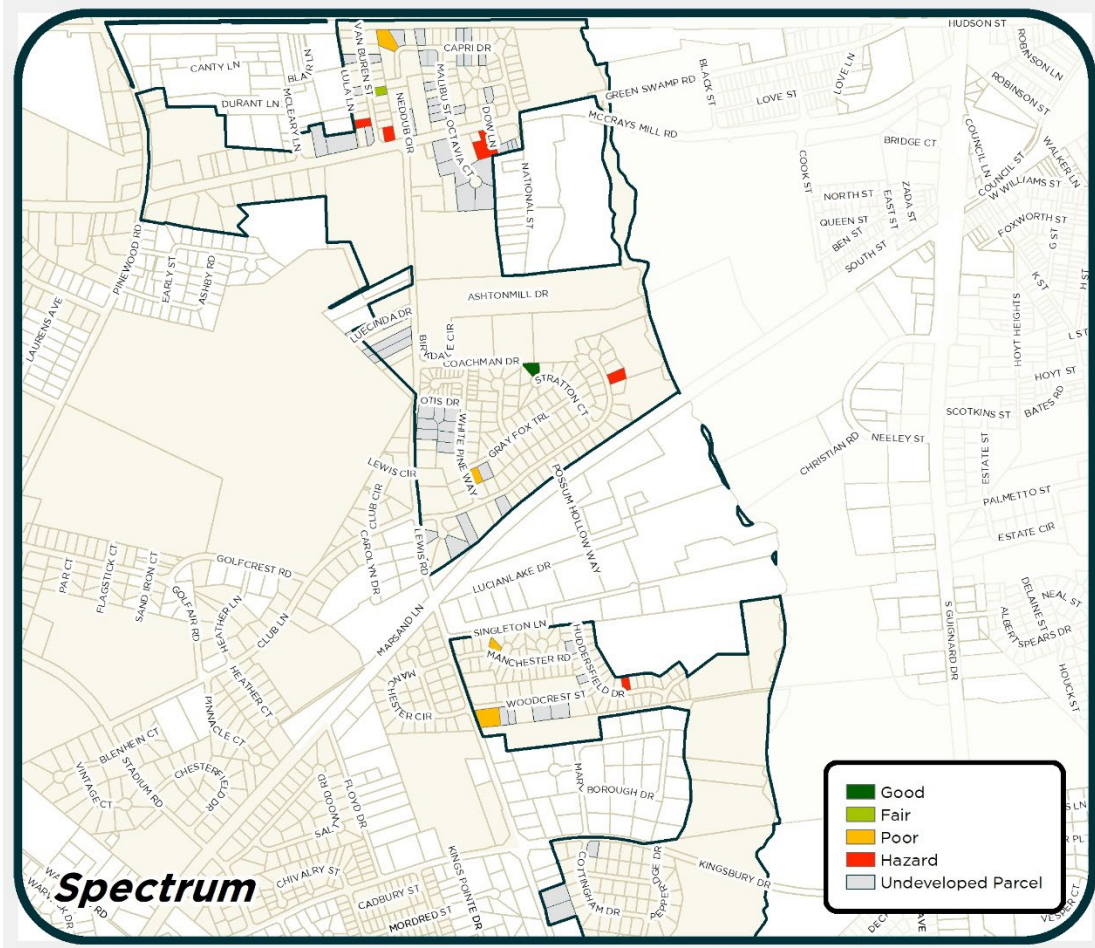


Figure 22 Spectrum Conditions Map

Description of Neighborhood

Spectrum is a residential neighborhood that consists of single-family and multi-family residences with multi-family developments located along Lewis Road. The boundaries go in and out of the City limits. There is some commercial development along McCray’s Mill Road and at the intersection of McCray’s Mill Road and Pinewood Road. Vacant properties are primarily in the north, adjacent to the railroad, along with a few additional ones in the south neighboring the Kingsbury Elementary School. The architectural style of the residential development north of McCray’s Mill Road is very similar to the adjacent neighborhood of Birnie along the CSX railroad being Small Cottage, Shotgun, or Saddlebag. As the development has progressed south the housing is newer in style, such as Ranch or Contemporary.

Survey Result

Spectrum Statistics:

- **11** Structures Vacant/Abandoned.
 - Good **1 or <1%** of Total Parcels
 - Fair **1 or 1%** of Total Parcels
 - Poor **4 or 1%** of Total Parcels
 - Hazard **5 or <1%** of Total Parcels
- Vacant Parcels **56 or 14%** of Total Parcels.
- Occupancy of **83%**

Good	Fair	Poor	Hazard	Total	Vacant Parcel	Total Parcels
1	1	4	5	11	56	393

Table 20 Spectrum 2022 Collection Results

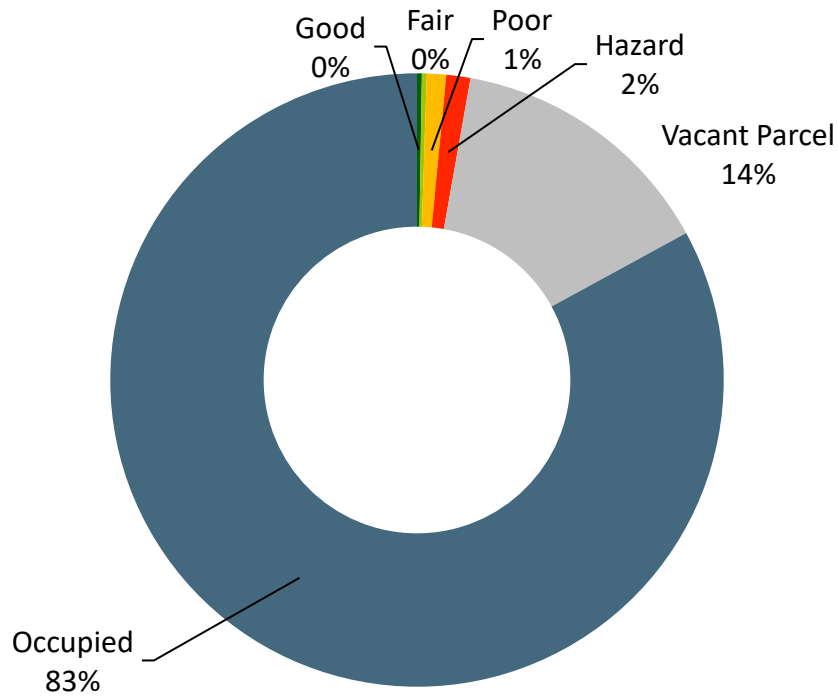


Chart 37 Spectrum Percentage of Use

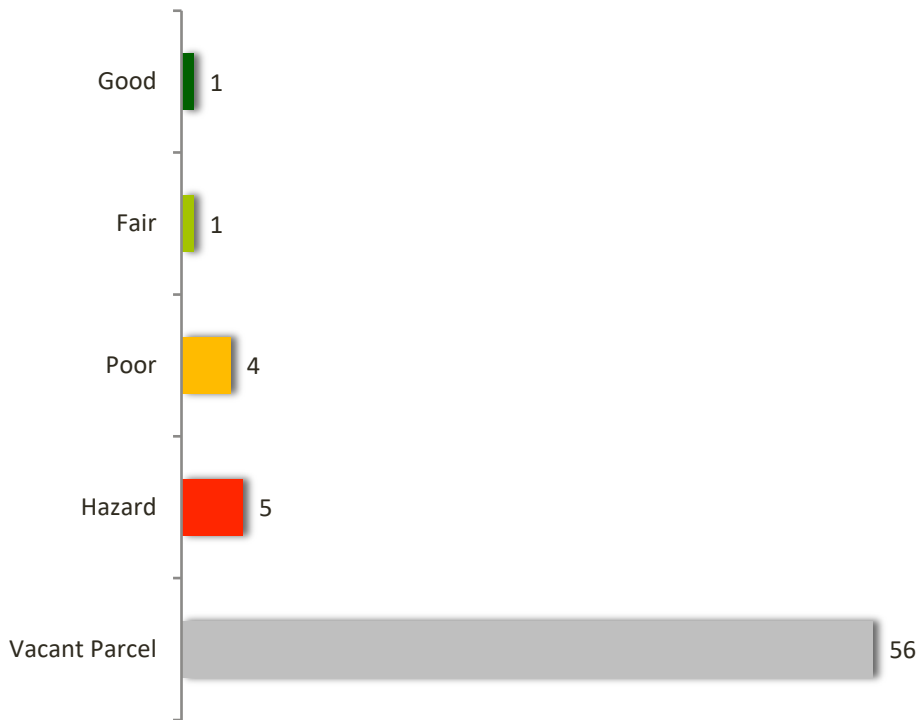


Chart 38 Spectrum Vacant Breakdown

STONE HILL

Stone Hill

Location

Stone Hill is bounded in the north by East Fulton Street, in the east by various industrial sites and homes along Silver Street, Northwestern Avenue and Murray Street, in the south by West Red Bay Road, and in the west by the homes along South Lafayette Drive, South Harvin Street, and Manning Avenue. South Lafayette Drive and South Harvin Street serve as primary north-south corridors for travel. Webb Street provides an east-west route of travel.

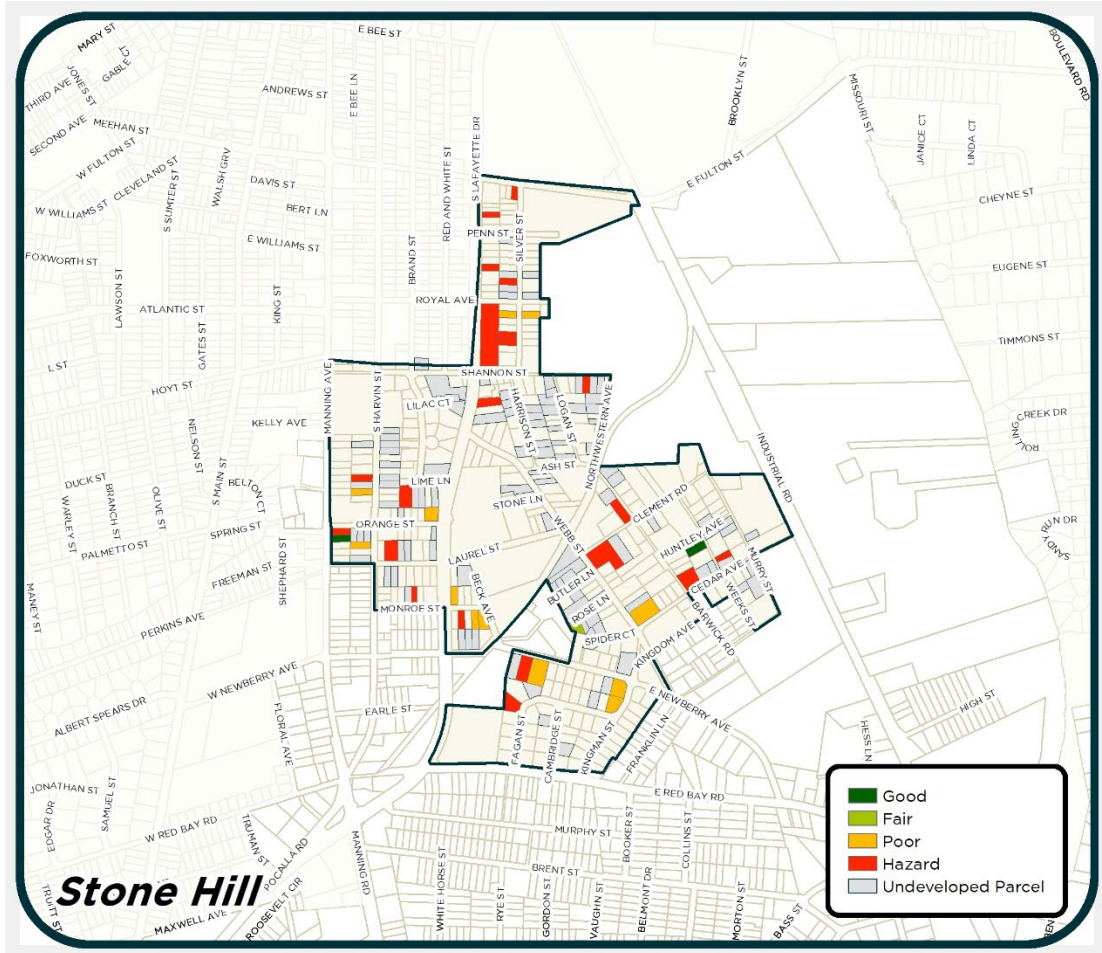


Figure 23 Stone Hill Conditions Map

Description of Neighborhood

Stone Hill is a residential neighborhood with some light industrial and commercial development intermixed. The housing is like the adjacent neighborhoods of Wilder, Bates and Savage Glover, having all been built in the same era. Vacant properties are in the southern portion, south of Wilder Elementary. The architectural styles of this district are generally varied comprising Small Cottage, Shotgun, Saddlebag and Ranch, along with manufactured homes.

Survey Result

Stone Hill Statistics:

- **37** Structures Vacant/Abandoned.
 - Good **2 or <1%** of Total Parcels
 - Fair **1 or <1%** of Total Parcels
 - Poor **13 or 3%** of Total Parcels
 - Hazard **21 or 5%** of Total Parcels
- Vacant Parcels **107 or 27%** of Total Parcels.
- Occupancy of **64%**

Good	Fair	Poor	Hazard	Total	Vacant Parcel	Total Parcels
2	1	13	21	37	107	401

Table 31 Stone Hill 2022 Collection Results

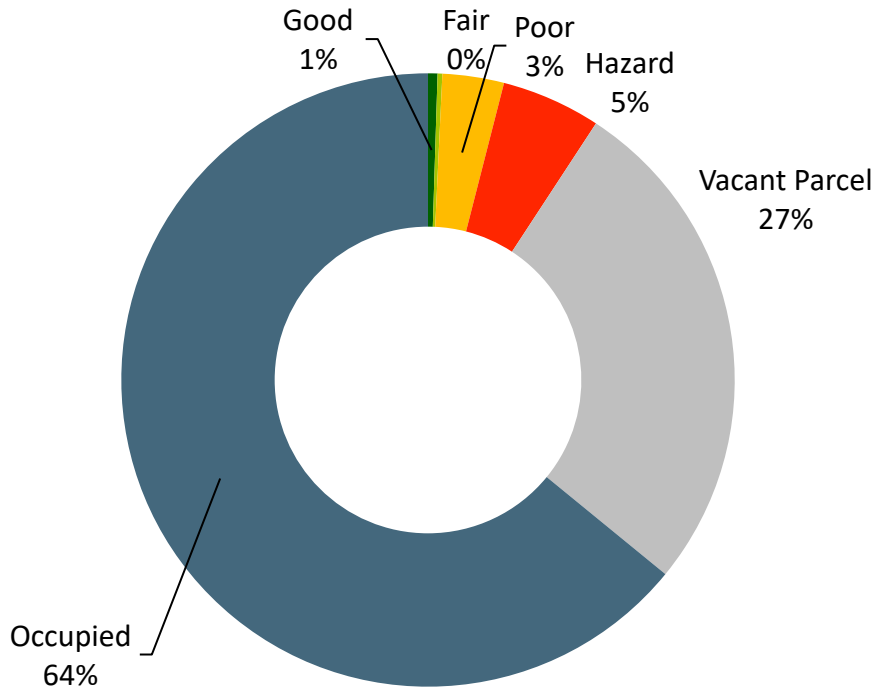


Chart 39 Stone Hill Percentage of Use



Chart 40 Stone Hill Vacant Breakdown

SWAN LAKE

Swan Lake

Location

Swan Lake is bounded in the north by Broad Street, in the east by North Purdy Street, in the south by West Hampton Avenue and West Liberty Street, and in the west by Shot Pouch Creek. Winn Street and North Purdy Street provide a well-traveled north-south route. Both West Calhoun Street and Haynsworth Street bisect the neighborhood and provide a major east-west travel corridor.

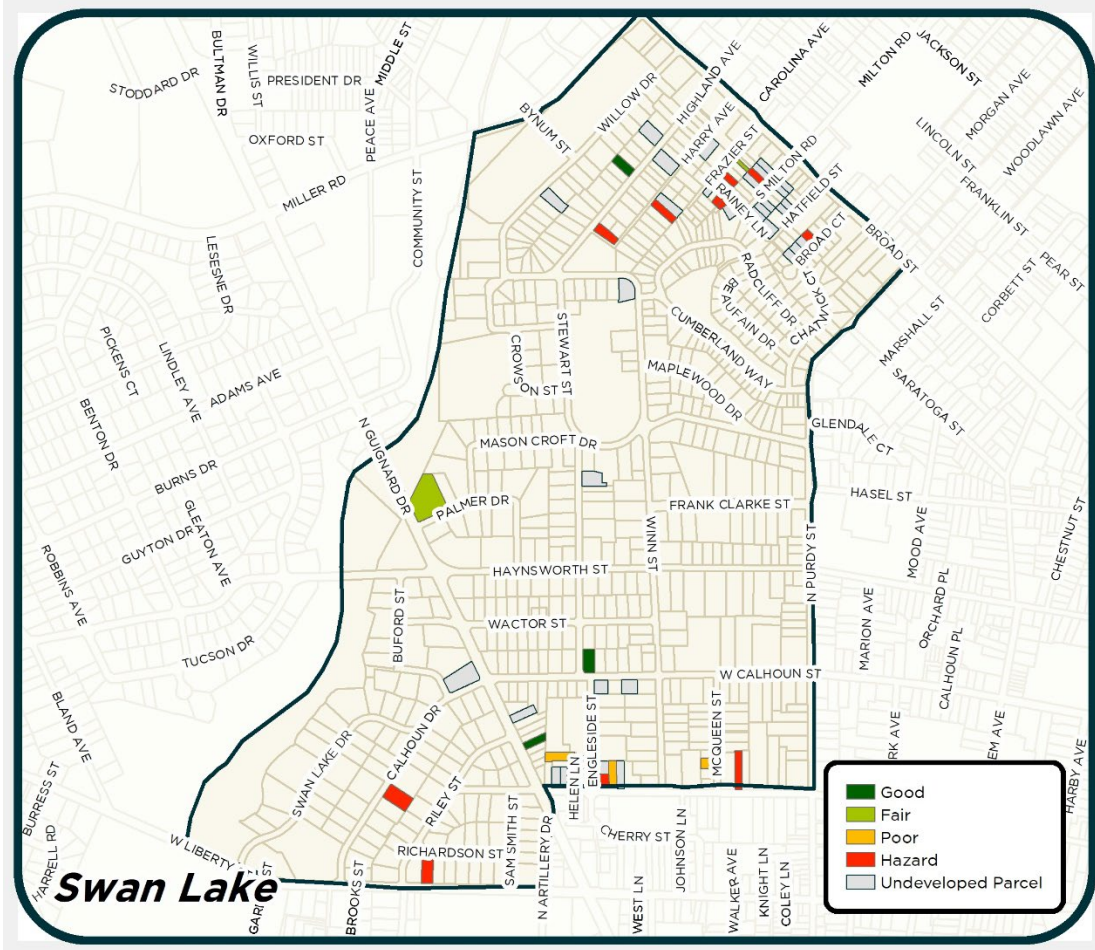


Figure 24 Swan Lake Conditions Map

Description of Neighborhood

Swan Lake is a residential neighborhood with some commercial development along Broad Street. It contains primarily single-family homes but does have small pockets of multi-family development. The housing is like the Burns Downs and Hampton Park neighborhoods, having been developed in a similar time. It is generally considered an extension of Hampton Park with some significant and historic properties located within the neighborhood. The architectural styles of this district are generally varied comprising late and post Victorian, Cottage/Bungalow, Saddlebag, Shotgun, Georgian, Colonial, Traditional, and an occasional infill Ranch or Contemporary.

Survey Result

Swan Lake Statistics:

- **19** Structures Vacant/Abandoned
 - Good **3 or <1%** of Total Parcels
 - Fair **2 or <1%** of Total Parcels
 - Poor **3 or <1%** of Total Parcels
 - Hazard **11 or 2%** of Total Parcels
- Vacant Parcels **32 or 5%** of Total Parcels.
- Occupancy of **91%**

Good	Fair	Poor	Hazard	Total	Vacant Parcel	Total Parcels
3	2	3	11	19	32	592

Table 4 Swan Lake 2022 Collection Results

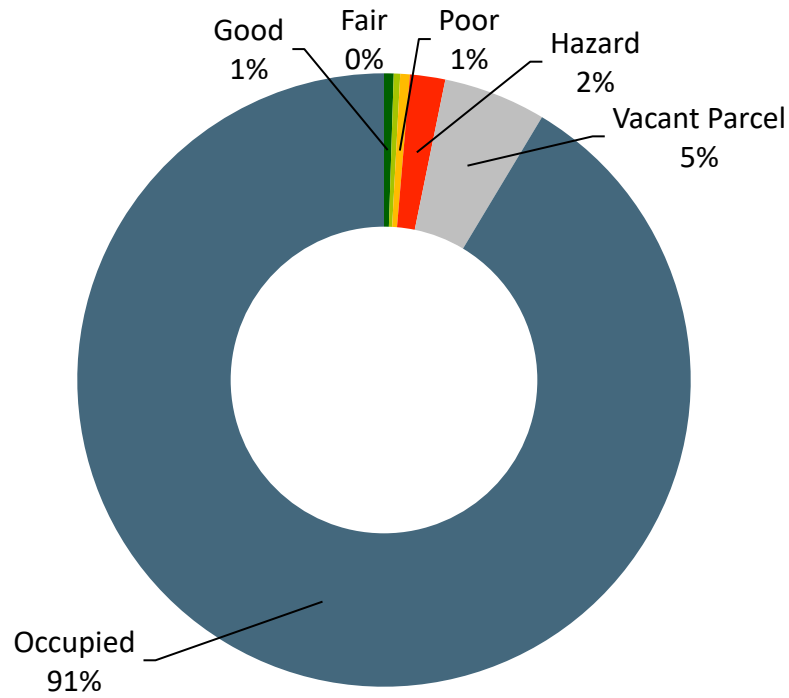


Chart 41 Swan Lake Percentage of Use



Chart 42 Swan Lake Vacant Breakdown

WILDER

Wilder

Location

Wilder is bounded in the north by Noyts Branch, in the east by Floral Avenue and Truman Street, in south by Gulf Avenue, and in the west by Houck Street and a portion of South Guignard Drive. South Main Street provides a north-south travel route. Albert Spears Drive and Red Bay Road are east-west travel routes.

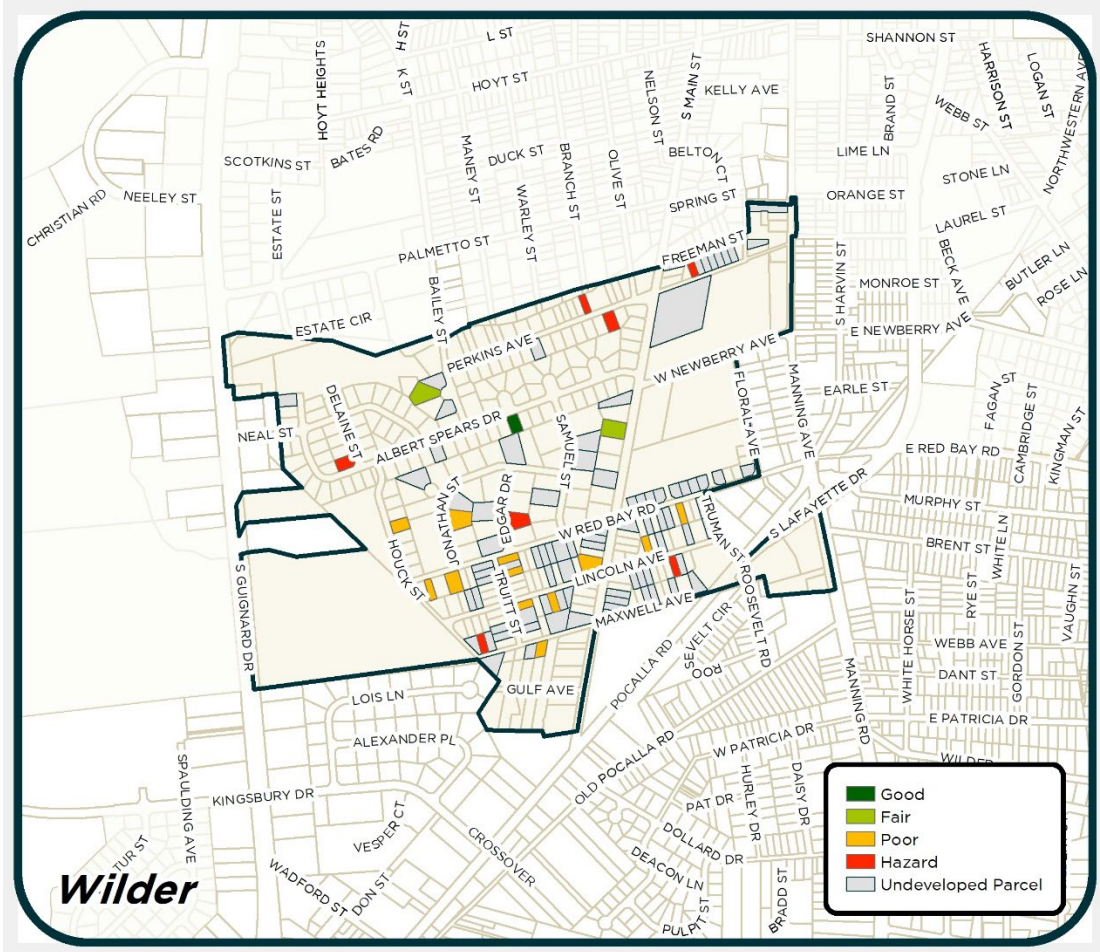


Figure 25 Wilder Conditions Map

Description of Neighborhood

Wilder is a residential neighborhood consisting of single-family residences and manufactured homes. Wilder Elementary is completely contained within the neighborhood. It is very similar to the adjacent neighborhoods of Bates and Stone Hill. There is multi-family development on Houck Street. Vacant properties are primarily in the southern portion, south of Wilder Elementary. The architectural styles of this district are generally varied comprising Small Cottage, Shotgun, Saddlebag, and Ranch, along with manufactured homes.

Survey Result

Wilder Statistics:

- **22** Structures Vacant/Abandoned.
 - Good **1 or <1%** of Total Parcels
 - Fair **2 or <1%** of Total Parcels
 - Poor **12 or 3%** of Total Parcels
 - Hazard **7 or <2%** of Total Parcels
- Vacant Parcels **84 or 22%** of Total Parcels.
- Occupancy of **72%**

Good	Fair	Poor	Hazard	Total	Vacant Parcel	Total Parcels
1	2	12	7	22	84	374

Table 5 Wilder 2022 Collection Results

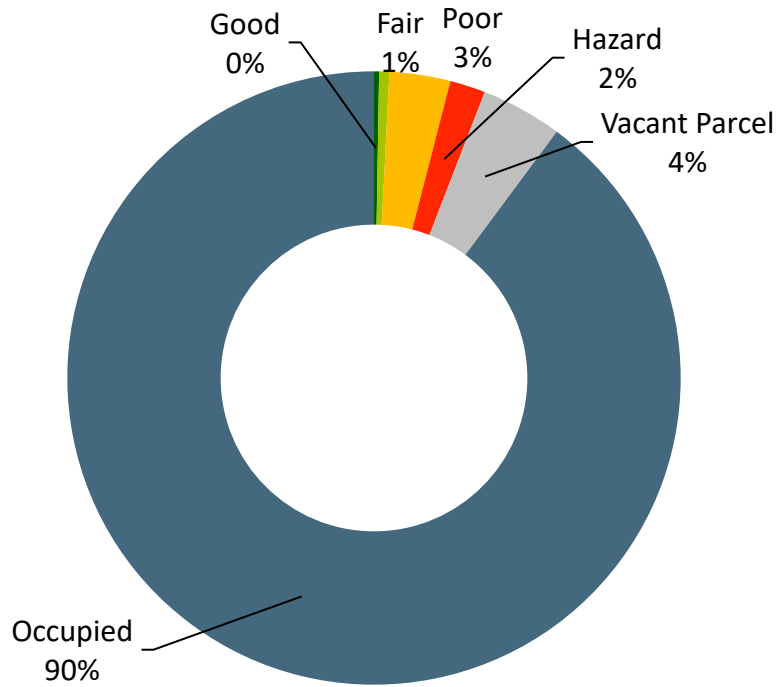


Chart 43 Wilder Percentage of Use

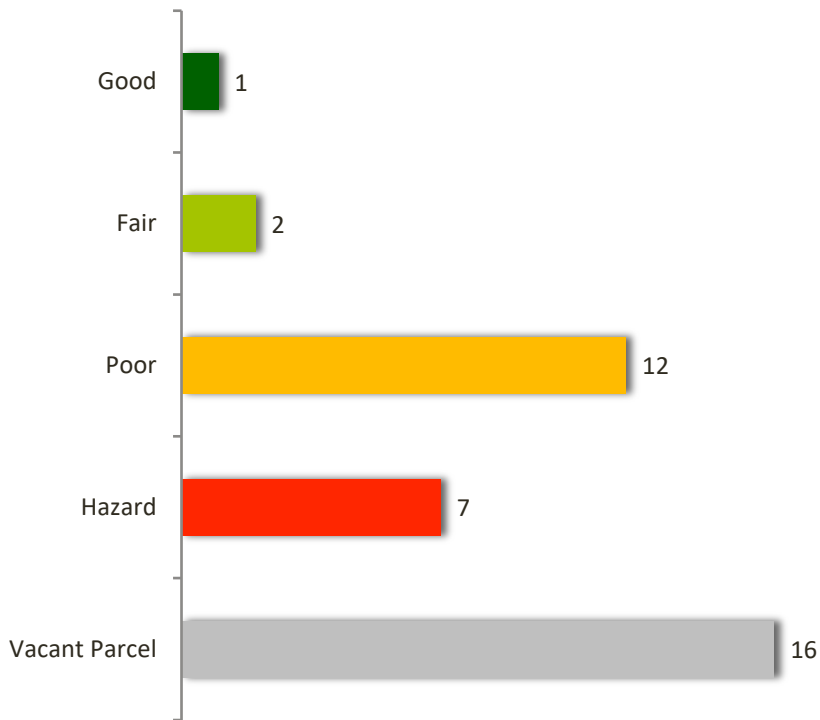
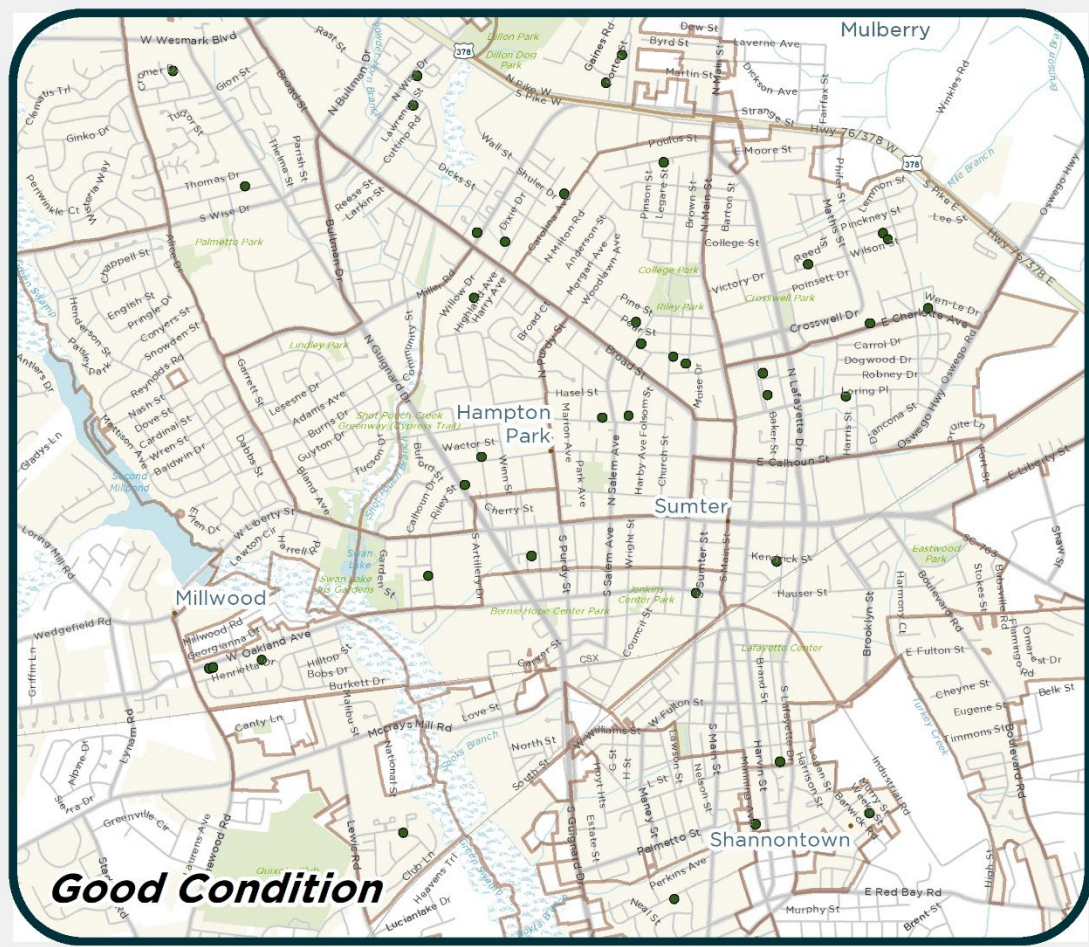


Chart 44 Wilder Vacant Breakdown

Study Data

Vacant Residence - Good Condition



Property Address

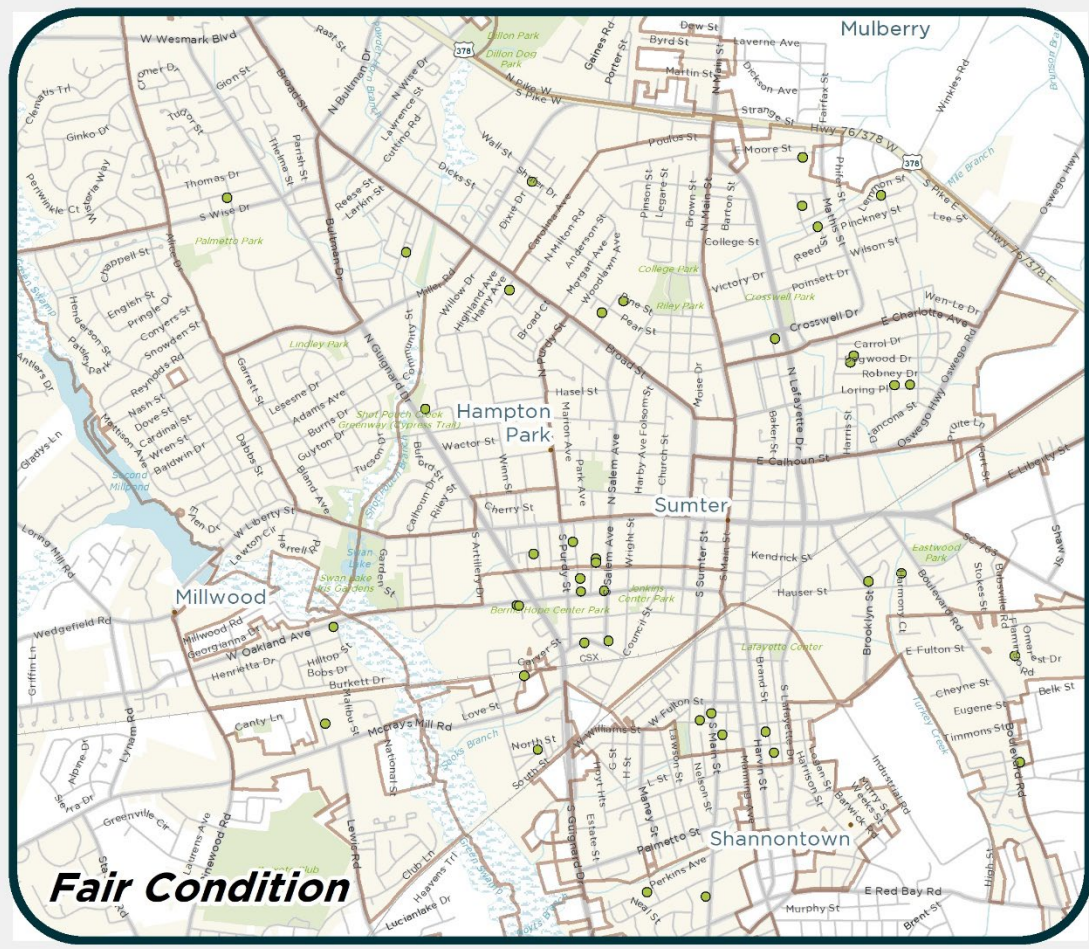
21 ROWLAND AVE
 609 E CHARLOTTE AVE
 1012 PORTER ST
 113 HAYNSWORTH ST
 102 W OAKLAND AVE
 138 CAROLINA AVE
 225 LAWRENCE ST
 31 ANNE PARK
 40 HIGHLAND AVE
 54 ALBERT SPEARS DR
 15 HENRIETTA ST
 29 WILSON ST
 2 HILLIARD DR
 26 KENDRICK ST
 333 CHURCH ST
 517 W CALHOUN ST

520 RED & WHITE ST
 612 MILLER RD
 751 STRATTON CT
 8 KENT ST
 11 ANNE PARK
 1928 W OAKLAND AVE
 36 BARNETTE DR
 44 W MOORE ST
 5 CHESTNUT ST
 8 BROWN ST
 100 CROMER DR
 1037 PORTER ST
 109 N GUIGNARD DR
 11 BONVIEW DR
 1926 W OAKLAND AVE
 222 LEE ST

229 WILSON ST
311 PEAR ST
4 DIXIE DR
408 LORING DR

437 E CHARLOTTE AVE
703 MANNING AVE
836 WEEKS ST

Vacant Residence - Fair Condition



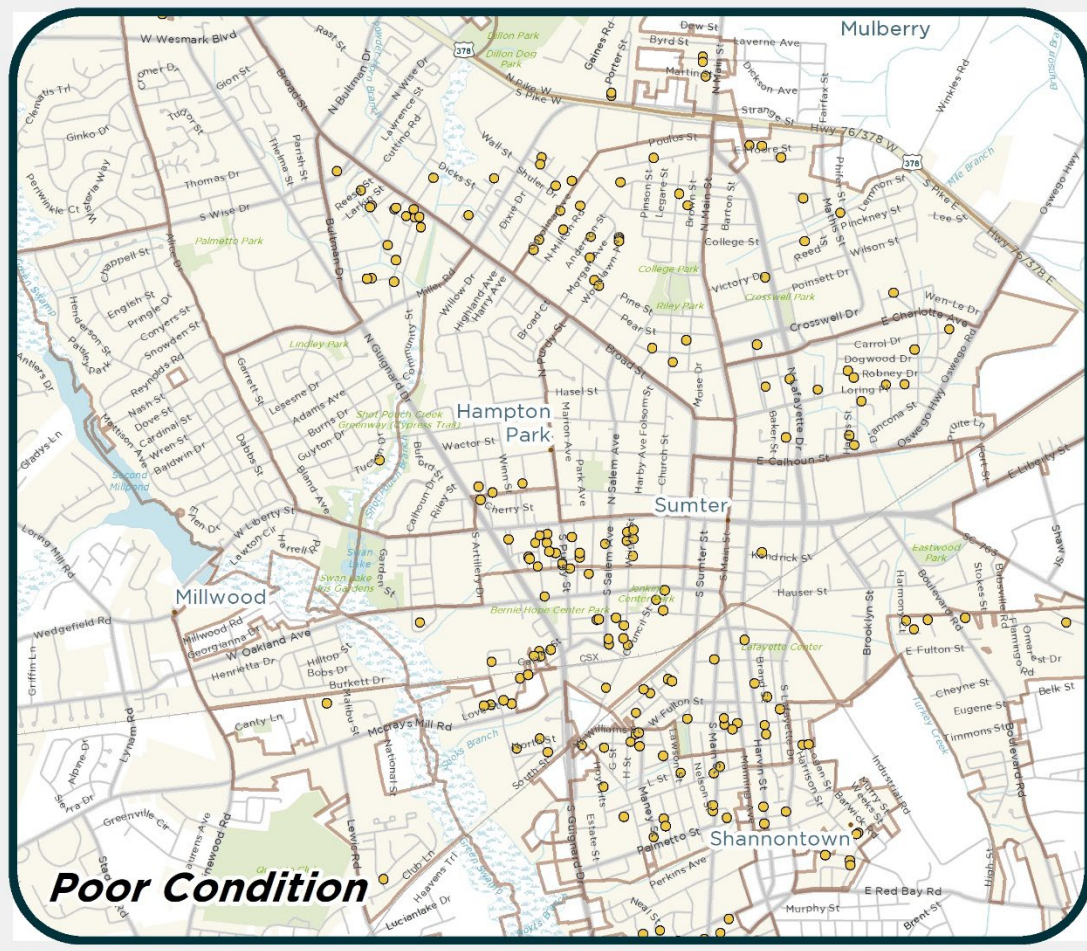
Property Address

- | | |
|--------------------|--------------------|
| 521 W OAKLAND AVE | 52 BRADFORD ST |
| 646 W OAKLAND AVE | 813 BOULEVARD RD |
| 644 W OAKLAND AVE | 214 ROSE LN |
| 932 BAILEY ST | 329 GREEN SWAMP RD |
| 548 S MAIN ST | 14 E WILLIAMS ST |
| 118 S SALEM AVE | 18 EDWARDS ST |
| 1714 W OAKLAND AVE | 327 QUEEN ST |
| 17 VAN BUREN ST | 451 LORING DR |
| 20 SHULER DR | 62 LEMMON ST |
| 6 KENT ST | 11 FRAZIER AVE |
| 615 N MAGNOLIA ST | 208 BRAND ST |
| 101 MIDDLE ST | 312 PINE ST |
| 33 S BLANDING ST | 410 DOGWOOD DR |
| 2 DUNWAY DR | 113 MCCORMICK DR |
| 467 LORING DR | 221 ARMSTRONG BLVD |
| 307 BRAND ST | 37 S BLANDING ST |
| 323 S SALEM AVE | 690 FLAMINGO RD |
| 413 DOGWOOD DR | 10 DAVID CT |

102 BONVIEW DR
15 RUTLEDGE ST
22 CORBETT ST
39 PALMER DR

968 S MAIN ST
107 EDWARDS ST
11 W WILLIAMS ST

Vacant Residence - Poor Condition



Property Address

- 11 W HUNTER ST
- 10 MARTIN ST
- 1003 PORTER ST
- 1005 PORTER ST
- 39 LEMMON ST
- 472 ALLEN DR
- 523 CARROL DR
- 28 INGLEWOOD DR
- 463 LORING DR
- 105 WHITE OAK PARK
- 411 ROBNEY DR
- 416 ROBNEY DR
- 9 WEN LE CT E
- 115 E MOORE ST
- 51 W MOORE ST
- 423 VINING ST
- 14 HARRIS ST

- 108 COMMERCE ST
- 322 N MAGNOLIA ST
- 111 ANNE PK
- 15 ANNE PK
- 120 VICTORY DR
- 329 CHURCH ST
- 110 BROWN ST
- 20 CRESCENT AVE
- 110 WOODLAWN AVE
- 109 WOODLAWN AVE
- 233 WOODLAWN AVE
- 231 WOODLAWN AVE
- 229 WOODLAWN AVE
- 619 BROCKINGTON ST
- 108 MILTON RD
- 130 MILTON RD
- 150 CAROLINA AVE

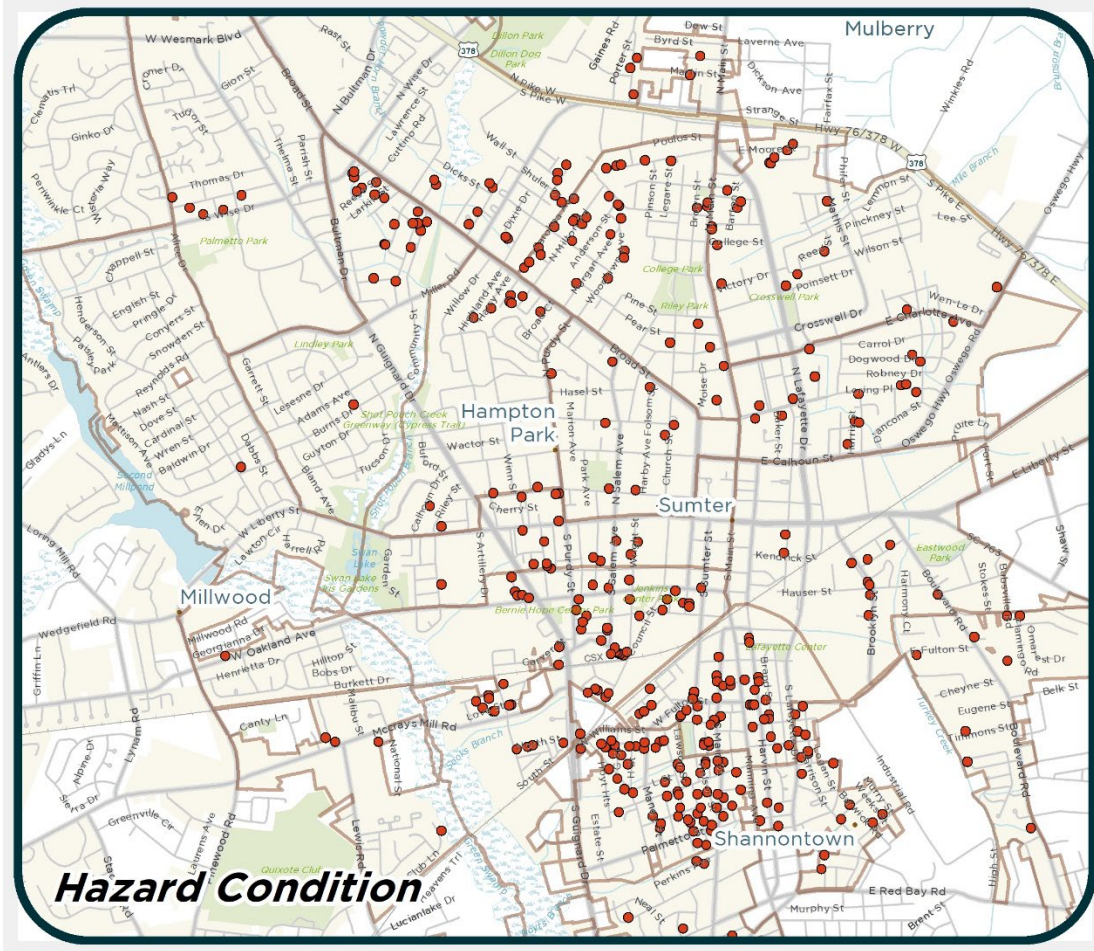
27 CAROLINA AVE
41 CAROLINA AVE
117 CAROLINA AVE
8 ANDRENA DR
15 SIMS AVE
401 HIGHLAND AVE
50 BRUNHILL ST
33 HOSPITAL CIR
22 WISE DR
25 REESE ST
20 BUTTERCUP ST
12 PROVIDENCE ST
10 PROVIDENCE ST
523 PRESIDENT DR
527 PRESIDENT DR
900 JOSEPH ST
508 PRESIDENT DR
12 WALLACE ST
9 MIDDLE ST
2 MIDDLE ST
19 COMMUNITY ST
8 COMMUNITY ST
40 HELEN LN
553 W HAMPTON AVE
205 COUNCIL ST
214 W OAKLAND AVE
410 DINGLE ST
508 DINGLE ST
506 DINGLE ST
705 W BARTLETTE ST
42 WALKER AVE
5 GADSON ST
7 A-B GADSON ST
16 WALKER AVE
16 SAMPSON ST
8 SAMPSON ST
25 1/2 SAMPSON ST
36 S PURDY ST
36 S PURDY ST
12 EDWARDS ST
33 EDWARDS ST
29 EDWARDS ST
619 W OAKLAND AVE
325 S SALEM AVE
319 S SALEM AVE
22 S SALEM AVE
35 WRIGHT ST
22 WRIGHT ST
19 WRIGHT ST
14 WRIGHT ST

9 WRIGHT ST
329 WRIGHT ST
322 WRIGHT ST
331 GREEN SWAMP RD
407 LOVE ST
415 LOVE ST
330 LOVE ST
337 LOVE ST
110 CARVER ST
123 CARVER ST
124 CARVER ST
129 CARVER ST
221 B CARVER ST
40 MARIGOLD CT
7 WEST LN
11 KENDRICK ST
740 REEDROMAN RD
6 PLOWDEN MILL RD
206 HANNAH ST
211 MAPLE ST
228 HANNAH ST
207 CEDAR AVE
205 CEDAR AVE
504 SILVER ST
305 RED AND WHITE ST
202 BRAND ST
33 BRAND ST
310 S HARVIN ST
521 S HARVIN ST
856 S HARVIN ST
874 S HARVIN ST
354 MANNING AVE
121 ORANGE ST
900 KINGMAN ST
920 KINGMAN ST
112 E NEWBERRY AVE
26 MONROE ST
28 MONROE ST
33 GABLE CT
30 GABLE CT
8 THIRD AVE
15 THIRD AVE
29 SECOND AVE
228 W WILLIAMS ST
430 S MAIN ST
12 KING ST
6 KING ST
19 E WILLIAMS ST
568 S SUMTER ST
278 W WILLIAMS ST

61 HOYT HEIGHTS
304 FOXWORTH ST
11 H ST
102 MANEY ST
24 BRANCH ST
117 LAWSON ST
724 S MAIN ST
713 S MAIN ST
834 S MAIN ST
830 S MAIN ST
720 WARLEY ST
726 WARLEY ST
732 MANEY ST
4 BELTON CT
36 W RED BAY RD
47 LINCOLN AVE
126 LINCOLN AVE
120 LINCOLN AVE
1010 S MAIN ST
144 W RED BAY RD
150 W RED BAY RD
1005 TRUITT ST
1001 TRUITT ST
128 MAXWELL AVE
963 HOUCK ST
1121 LEWIS RD
900 GRAY FOX TRL
641 EAST ST
348 NORTH ST
321 NORTH ST
434 COUNCIL ST
1072 PORTER ST

441 LORING DR
606 BROWN ST
501 KNIGHTBRIDGE RD
19 MONROE ST
9 S WALKER AVE
323 GREEN SWAMP RD
51 TUCSON DR
871 MANCHESTER RD
211 DINGLE ST
310 WRIGHT ST
104 S BLANDING ST
210 BRAND ST
24 SAMPSON ST
340 BAGNAL DR
102 MORGAN AVE
12 W HUNTER ST
224 W WILLIAMS ST
503 SILVER ST
610 W HAMPTON AVE
103 E MOORE ST
117 ANDERSON ST
137 PROVIDENCE ST
185 ARMSTRONG BLVD
780 LANG JENNINGS DR
91 CAPRI DR
965 JONATHAN ST
107 LEMMON ST
108 MCQUEEN ST
108 VIRGINIA DR
22 BUTTERCUP ST
707 BATES RD

Vacant Residence - Hazard Condition



Property Address

17 W HUNTER ST
 28 MARTIN ST
 1033 DIBERT ST
 1005 DIBERT ST
 640 OSWEGO HWY
 714 E CHARLOTTE AVE
 517 E CHARLOTTE AVE
 474 DOGWOOD DR
 118 ARMSTRONG BLVD
 122 ARMSTRONG BLVD
 125 ARMSTRONG BLVD
 147 W MOORE ST
 139 W MOORE ST
 133 W MOORE ST
 19 BARTON ST
 813 N MAIN ST
 811 N MAIN ST
 5 HARRIS ST

17 LORING DR
 9 VICTORY DR
 410 CHURCH ST
 209 BROWN ST
 115 WOODLAWN AVE
 223 WOODLAWN AVE
 249 WOODLAWN AVE
 396 ALBERT DR
 400 ALBERT DR
 118 MILTON RD
 119 MILTON RD
 116 MILTON RD
 406 ALBERT DR
 31 CAROLINA AVE
 103 CAROLINA AVE
 126 CAROLINA AVE
 416 HIGHLAND AVE
 3 SIMS AVE

2 SIMS AVE
15 BRUNHILL CIR
16 BRUNHILL ST
42 BRUNHILL ST
839 HAGER ST
40 WHIFFET LN
12 BUTTERCUP ST
114 PROVIDENCE ST
525 PRESIDENT DR
510 PRESIDENT DR
506 KILGO ST
504 KILGO ST
99 MIDDLE ST
4 MIDDLE ST
22 COMMUNITY ST
17 FRAZIER ST
22 RAINEY LN
6 BROAD CT
424 N SALEM AVE
33 BRADFORD ST
8 BRADFORD ST
10 BRADFORD ST
12 BRADFORD ST
14 BRADFORD ST
331 S SALEM AVE
18 BRADFORD ST
208 W OAKLAND AVE
216 S SUMTER ST
214 S WASHINGTON ST
215 DINGLE ST
523 DINGLE ST
815 W BARTLETTE ST
39 WALKER AVE
35 WALKER AVE
13 WALKER AVE
312 S SALEM AVE
310 S SALEM AVE
23 JENKINS ST
116 S SALEM AVE
19 S SALEM AVE
34 WRIGHT ST
340 WRIGHT ST
410 GREEN SWAMP RD
349 GREEN SWAMP RD
410 LOVE ST
421 LOVE ST
8 CHARLES ST
4 CHARLES ST
26 S MAGNOLIA ST
226 BROOKLYN ST

228 BROOKLYN ST
33 CENTER ST
6 DOBSON ST
304 BROOKLYN ST
918 E FULTON ST
605 FLAMINGO RD
270 ROLLING CREEK DR
847 WEEKS ST
845 BARWICK RD
168 SHANNON ST
514 SILVER ST
303 BRAND ST
212 BRAND ST
110 BRAND ST
114 BRAND ST
515 S HARVIN ST
528 S HARVIN ST
617 S HARVIN ST
319 MANNING AVE
341 MANNING AVE
8 E FULTON ST
12 E FULTON ST
5 PENN ST
501 RED AND WHITE ST
141 FAGAN ST
108 E NEWBERRY AVE
22 MONROE ST
411 S LAFAYETTE DR
513 S LAFAYETTE DR
311 S LAFAYETTE DR
426 S MAIN ST
7 THIRD AVE
15 SECOND AVE
31 SECOND AVE
25 SECOND AVE
514 S MAIN ST
520 S MAIN ST
521 S MAIN ST
534 S MAIN ST
546 S SUMTER ST
544 S SUMTER ST
17 CLEVELAND ST
15 CLEVELAND ST
5 CLEVELAND ST
559 S SUMTER ST
284 W WILLIAMS ST
130 K ST
310 FOXWORTH ST
110 G ST
106 G ST

101 H ST
102 H ST
106 MANEY ST
14 MANEY ST
7 FOXWORTH ST
6 BRANCH ST
504 ATLANTIC ST
152 HOYT ST
142 HOYT ST
108 LAWSON ST
125 LAWSON ST
104 GATES ST
106 GATES ST
721 S SUMTER ST
707 S MAIN ST
706 S MAIN ST
825 S MAIN ST
710 NELSON ST
724 OLIVE ST
735 OLIVE ST
108 PALMETTO ST
107 PALMETTO ST
903 S MAIN ST
709 OLIVE ST
145 PALMETTO ST
729 BRANCH ST
727 BRANCH ST
704 BRANCH ST
727 MANEY ST
716 MANEY ST
752 OLIVE ST
10 ANDREWS ST
12 KELLY AVE
2 VAN BUREN ST
352 NORTH ST
338 NORTH ST
334 NORTH ST
312 SOUTH ST
438 COUNCIL ST
436 COUNCIL ST
38 ROBINSON ST
40 ROBINSON ST
1 CHARLES ST
10 HOYT ST
102 G ST
1024 DIBERT ST
103 ALBERT SPEARS DR
1031 HUDDERSFIELD DR
105 LAUREL ST
106 CARVER ST

106 LIME LN
107 HARRIS ST
107 W MOORE ST
108 WRIGHT ST
1088 PORTER ST
1090 PORTER ST
11 BELTON CT
11 GADSON ST
1105 ALICE DR
111 G ST
114 PERKINS AVE
114 S BLANDING ST
116 WHITE OAK PARK
119 PERKINS AVE
12 FOXWORTH ST
12 GATES ST
12 LORING DR
120 K ST
124 GREEN SWAMP RD
129 POINSETT DR
13 COMMUNITY ST
13 GATES ST
13 L ST
139 MAXWELL AVE
14 GATES ST
14 WARREN CT
14 WILSON ST
144-A DUCK ST
15 MIDDLE ST
1913 W OAKLAND AVE
196 HOYT ST
201 BURNS DR
204 WRIGHT ST
208 E MOORE ST
21 CHARLES ST
21 WRIGHT ST
211 S PURDY ST
215 S WASHINGTON ST
216 MYRTLE BEACH HWY
217 S WASHINGTON ST
24 RAINEY LN
24 RICHARDSON ST
25 HOSPITAL CIR
26 REESE ST
28 FREEMAN ST
28 HOSPITAL CIR
28 PLOWDEN MILL RD
28 WHITE ST
29 CALHOUN DR
305 FOXWORTH ST

306 DINGLE ST
308 S HARVIN ST
31 HARRY ST
31 JOHNSON ALY
310 E CHARLOTTE AVE
312 S HARVIN ST
32 REESE ST
322 BROOKLYN ST
325 W HAMPTON AVE
43 ROBINSON ST
34 BRAND ST
35 S BLANDING ST
353 TIMMONS ST
4 BRUNHILL LN
4 WALLACE ST
405 N MAGNOLIA ST
405 W HAMPTON AVE
406 BOULEVARD RD
412 GREEN SWAMP RD
414 SILVER ST
416 LORING DR
426 GREEN SWAMP RD
42 LINCOLN AVE
42 W MOORE ST
455 LORING DR
467 DOGWOOD DR
468 LORING DR
502 N MAIN ST
502-1 W HAMPTON AVE
504 W HAMPTON AVE
512 SILVER ST
519 S HARVIN ST
521 BOULEVARD RD
528 W OAKLAND AVE
530 DINGLE ST
534 W HAMPTON AVE
543 DOW LN
551 S MAIN ST
556 S MAIN ST
557 W HAMPTON AVE
567 S SUMTER ST
575 MCCRAYS MILL RD
6 DIXIE DR
617 S LAFAYETTE DR
619 BOULEVARD RD
641 W OAKLAND AVE
7 ANDREWS ST
723-B OLIVE ST
725 MANEY ST
749 BRANCH ST

8 CYPRESS ST
8 E COLLEGE ST
817 WEBB ST
818 S MAIN ST
832 N MAIN ST
832 S MAIN ST
836 N MAIN ST
852 S HARVIN ST
9 CENTER ST
9 MONROE ST
969 EDGAR DR
9-A GATES ST
112 G ST
118 H ST
18 LARKIN ST
211 E MOORE ST
311 FOXWORTH ST
334 LOVE ST
336 LOVE ST
34 S BLANDING ST
37 REED ST
521 W HAMPTON AVE
554 S MAIN ST
6 ORANGE ST
790 COUNCIL ST
804 CLUB LN
922 MATHIS ST
114 HAYNSWORTH ST
12 S MILTON RD
124 MORGAN AVE
125 MILTON RD
135 CAROLINA AVE
140 K ST
18 BONVIEW DR
2 BRUNSON LN
210 BONVIEW DR
214 CRESCENT AVE
217 WOODLAWN AVE
218 CHURCH ST
225 CHURCH ST
26 MORGAN AVE
27 JACKSON ST
311 S WISE DR
32 FOLSOM ST
407 S WISE DR
411 N PURDY ST
45 BARNETTE DR
49 L ST
605 W LIBERTY ST
640 W LIBERTY ST

8 CHURCH ST
9 CAROLINA AVE
15 CAROLINA AVE
416 E FULTON ST
718 BRANCH ST
603 BROWN ST
21 HIGHLAND AVE
841 HAGER ST
408 LOVE ST
8 S MAGNOLIA ST
928 BOULEVARD RD

9 REESE ST
37 BAKER ST
550 S SUMTER ST
6 W WILLIAMS ST
8 DIXIE DR
14 COPELAND ST
461 LORING DR
217-A CLEMENT RD
2 SHULER DR
4 HUTCHINS ST
722 S MAIN ST

Credits:

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Sumter

SOUTH CAROLINA

SOUTH CAROLINA