

2014

# Abandoned and Vacant Housing Estimate



CITY OF *Sumter*  
SOUTH CAROLINA

The Sumter City-County Planning Department

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*Progress is impossible without change, and those who cannot change their minds cannot change anything.*

*-George Bernard Shaw*

# 2014 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 property.

- Total vacant residences 1150
  - Good 254
  - Fair 339
  - Poor 323
  - Hazard 234

The sheer number of vacant and abandoned residences may seem to be an impossible task to manage. But with clearly defined goals from city leadership at all levels, along with a willingness to improve our community by citizens this task can be attained and overcome.





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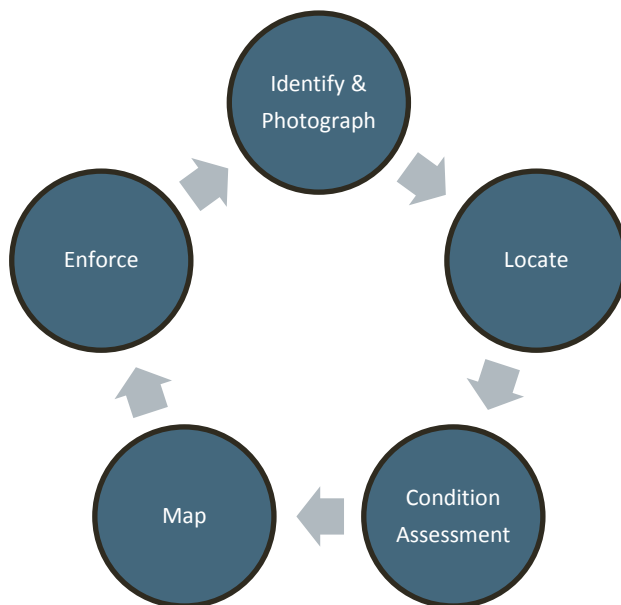
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## Purpose

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

## Methodology

In order to provide a systematic way of analyzing the city into manageable pieces the study was based upon voting precincts to delineate neighborhoods, and maps were then created of those neighborhoods using Geographic Information Software (GIS).



In general the work flow is described below:

**Identify & Photograph:** Determine general location of structure and photograph with GPS enabled device.

**Locate:** Determine exact location of property.

**Condition Assessment:** Determine general condition of property.

**Map:** Map data GPS point into GIS System.

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

### Identify and Photograph

Between February 2014 and November 2014, staff drove down each street in a neighborhood and looked at every house within the project area. Any time a house that appeared vacant or abandoned was identified, a digital photograph of the property was taken. Along with the photograph a Geographic Positioning System (GPS) tracking equipment would write the camera's physical location.

The field selection method for residences was a simple process which included the following detection methods. Any, or a combination of these, were considered indicators that a property 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 window or Bank contact information
- Electric meter removed
- Zero water service for a period
- Trash container broken or overflowing in front or side yard
- Broken or boarded up windows
- Driveway blocked or extremely limited access
- Driveway not appearing to be accessed for long period
- Neighbors giving information on owners 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

## 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 structure in question in the GIS layer.

## Condition Assessment

Based upon the field notes and photographic collection, each individual property was categorized according to the following conditions.

|               |  |
|---------------|--|
| <b>Good</b>   | <ul style="list-style-type: none"><li>• 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.</li></ul>        |
| <b>Fair</b>   | <ul style="list-style-type: none"><li>• Some basic repair or painting may need to be completed. Yard will need cleaning/maintenance. Yard parking has occurred and damaged the lawn.</li></ul>                             |
| <b>Poor</b>   | <ul style="list-style-type: none"><li>• 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.</li></ul> |
| <b>Hazard</b> | <ul style="list-style-type: none"><li>• 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.</li></ul>         |
| <b>Vacant</b> | <ul style="list-style-type: none"><li>• Property that is undeveloped or had it's structure demolished/removed.</li></ul>   |

This simple classification system was used for three reasons. First, since the entire collection process took place from the road, staff was only able to make a general assessment of the overall condition of a property, as only the exterior of the building can be seen. Second, the main intent of the survey was to locate vacant properties and note their general condition, not to assess the degree of how good or bad a property was.

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 their 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

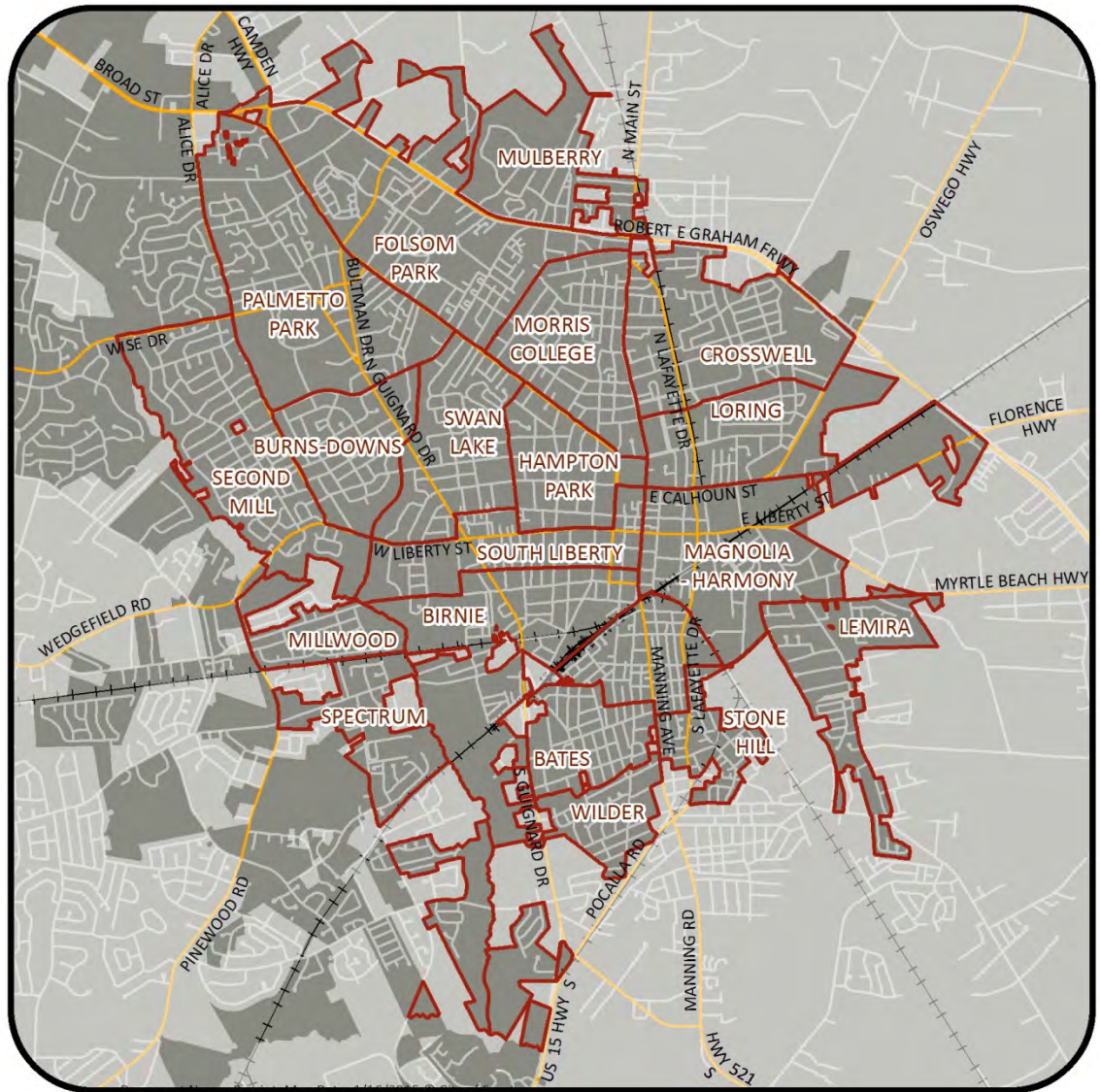
The collected data was transferred into GIS, linked to each parcel with an accompanying photo, and their locations mapped. These parcel locations were then color-coded based on their overall condition.

## Enforce

Upon completion of mapping, the vacant property data was passed on to the Codes Enforcement Department for enforcement of current city ordinances.

## Result

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



**Figure 1 Neighborhood Study Area**

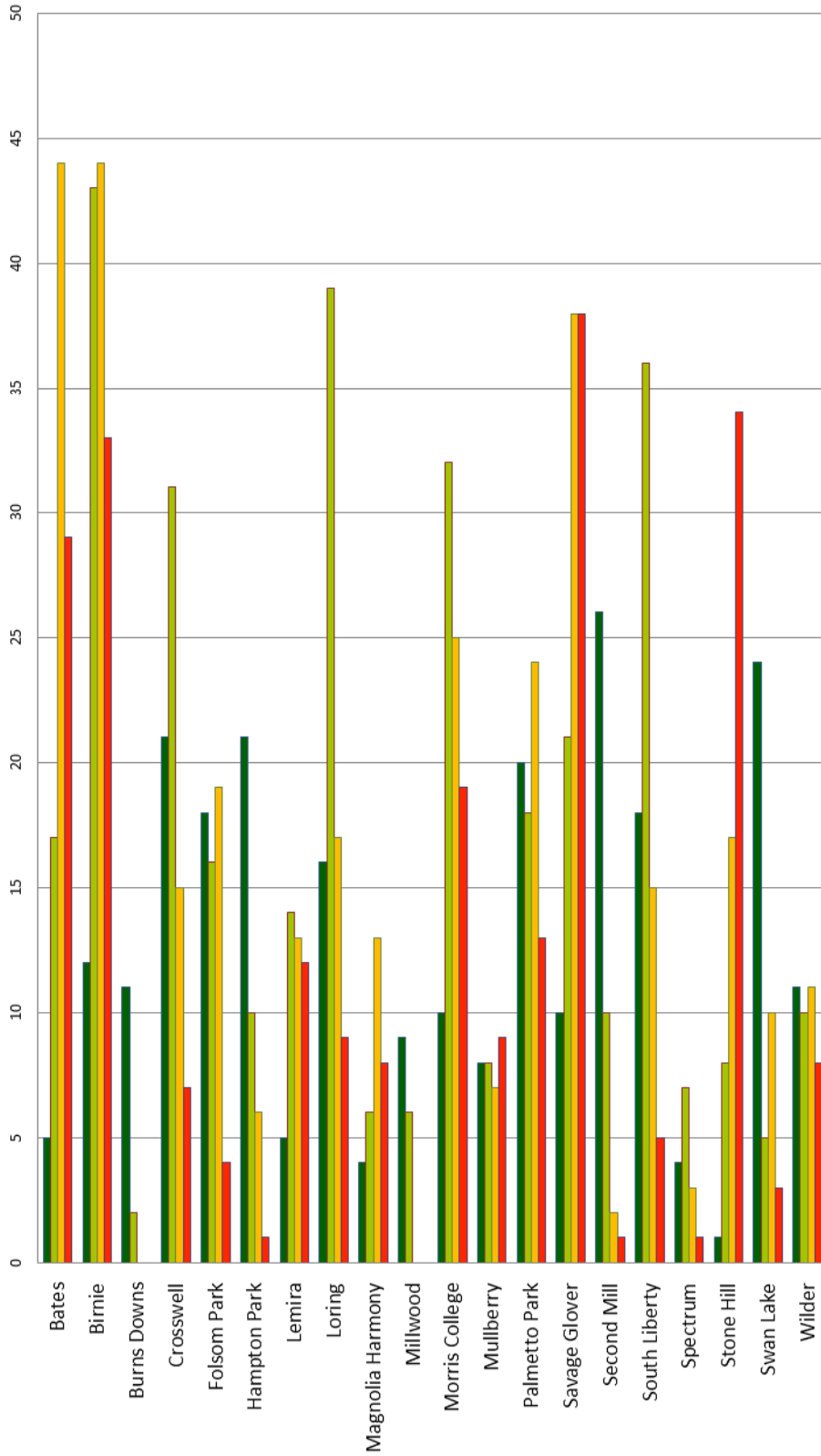
## Conditional and Vacant Tabulation

**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 2,871 vacant homes and parcels (1,150 vacant structures; 1,721 vacant parcels).

| Neighborhood     | Good | Fair | Poor | Hazard | Total Vacancies | Vacant Parcels | Total Parcels |
|------------------|------|------|------|--------|-----------------|----------------|---------------|
| Bates            | 5    | 17   | 44   | 29     | 95              | 209            | 715           |
| Birnie           | 12   | 43   | 44   | 33     | 132             | 188            | 969           |
| Burns Downs      | 11   | 2    | 0    | 0      | 13              | 3              | 480           |
| Crosswell        | 21   | 31   | 15   | 7      | 74              | 158            | 997           |
| Folsom Park      | 18   | 16   | 19   | 4      | 57              | 78             | 871           |
| Hampton Park     | 21   | 10   | 6    | 1      | 38              | 20             | 598           |
| Lemira           | 5    | 14   | 13   | 12     | 44              | 102            | 606           |
| Loring           | 16   | 39   | 17   | 9      | 81              | 45             | 707           |
| Magnolia-Harmony | 4    | 6    | 13   | 8      | 31              | 23             | 452           |
| Millwood         | 9    | 6    | 0    | 0      | 15              | 6              | 335           |
| Morris College   | 10   | 32   | 25   | 19     | 86              | 184            | 892           |
| Mullberry        | 8    | 8    | 7    | 9      | 32              | 56             | 274           |
| Palmetto Park    | 20   | 18   | 24   | 13     | 75              | 104            | 1,236         |
| Savage Glover    | 10   | 21   | 38   | 38     | 107             | 179            | 729           |
| Second Mill      | 26   | 10   | 2    | 1      | 39              | 28             | 1,008         |
| South Liberty    | 18   | 36   | 15   | 5      | 74              | 81             | 702           |
| Spectrum         | 4    | 7    | 3    | 1      | 15              | 64             | 460           |
| Stone Hill       | 1    | 8    | 17   | 34     | 60              | 86             | 452           |
| Swan Lake        | 24   | 5    | 10   | 3      | 42              | 31             | 740           |
| Wilder           | 11   | 10   | 11   | 8      | 40              | 76             | 379           |
| Total            | 254  | 339  | 323  | 234    | 1,150           | 1,721          | 13,602        |

**Table 1-2014 Neighborhood Comparison**

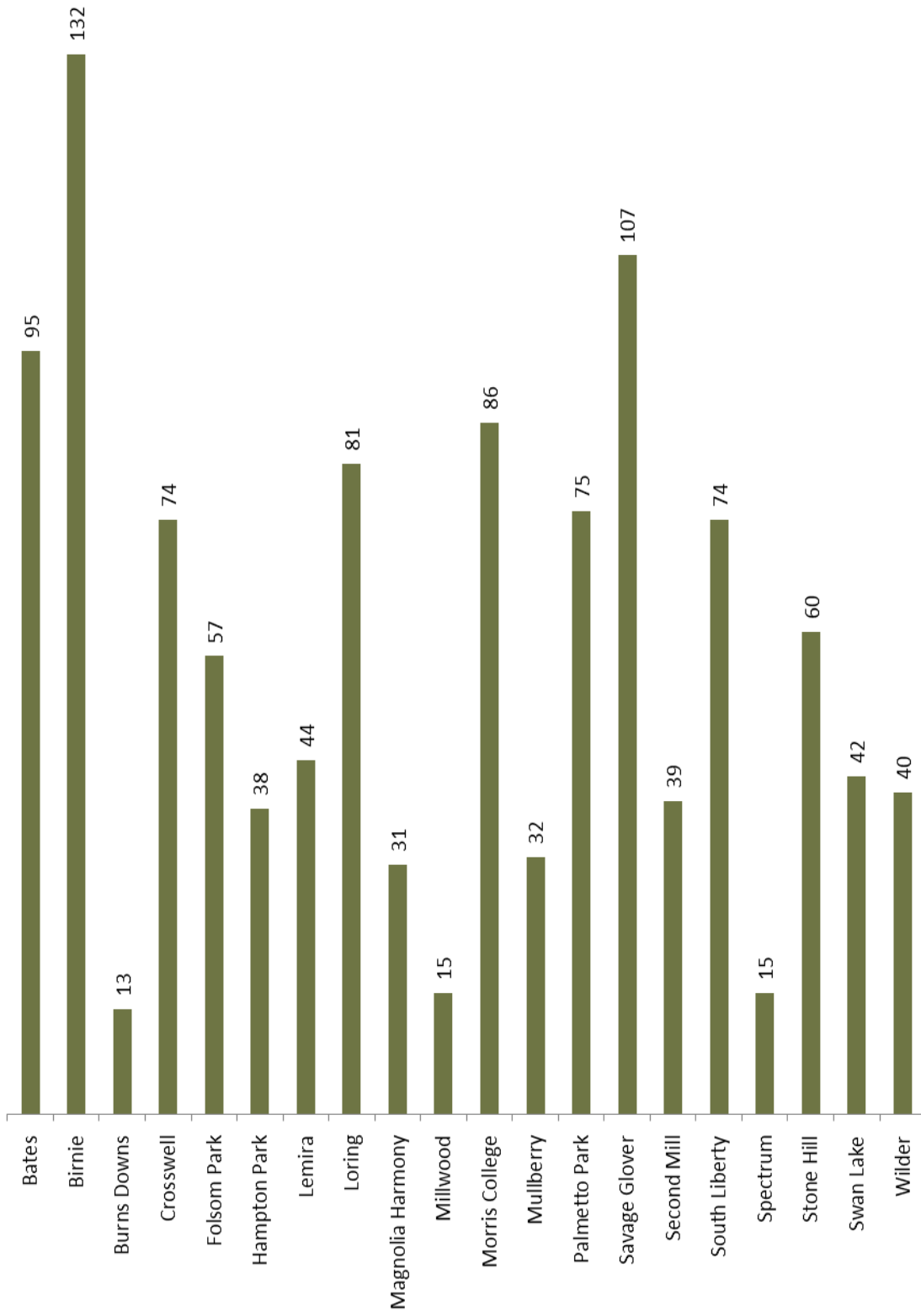
Below, **Chart 1** outlines the individual neighborhoods 2014 conditional counts. **Chart 2** displays 2014 total counts per neighborhood.



|        | Wilder | Swan Lake | Stone Hill | Spectrum | South Liberty | Second Mill | Savage Glover | Palmetto Park | Mullberry | Morris College | Millwood | Magnolia Harmony | Loring | Lemira | Hampton Park | Folsom Park | Crosswell | Burns Downs | Birnie | Bates |
|--------|--------|-----------|------------|----------|---------------|-------------|---------------|---------------|-----------|----------------|----------|------------------|--------|--------|--------------|-------------|-----------|-------------|--------|-------|
| Good   | 11     | 24        | 1          | 4        | 18            | 26          | 10            | 20            | 8         | 10             | 9        | 4                | 16     | 5      | 21           | 18          | 21        | 11          | 12     | 5     |
| Fair   | 10     | 5         | 8          | 7        | 36            | 10          | 21            | 18            | 8         | 32             | 6        | 6                | 39     | 14     | 10           | 16          | 31        | 2           | 43     | 17    |
| Poor   | 11     | 10        | 17         | 3        | 15            | 2           | 38            | 24            | 7         | 25             | 0        | 13               | 17     | 13     | 6            | 19          | 15        | 0           | 44     | 44    |
| Hazard | 8      | 3         | 34         | 1        | 5             | 1           | 38            | 13            | 9         | 19             | 0        | 8                | 9      | 12     | 1            | 4           | 7         | 0           | 33     | 29    |

Chart 1 Neighborhood Comparison by Condition





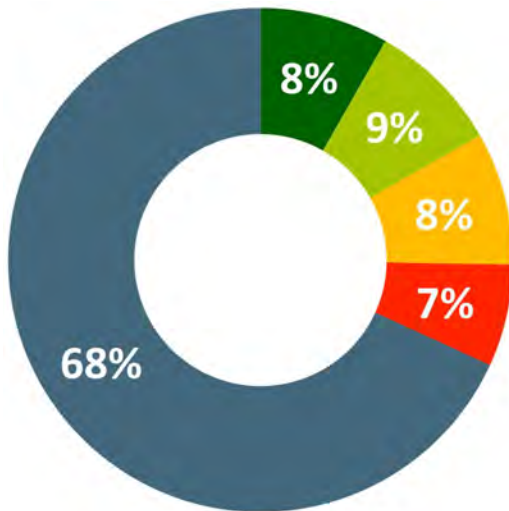
**Chart 2 Total Vacant House Comparison by Neighborhood**

## Distribution

Using GIS, it was possible to calculate the amount of space used in acres by these vacant properties. This acreage is underutilized. Overall, there are **988** acres in the City of Sumter classified as vacant property or vacant with an abandoned structure. **Table 2** shows the specific amount of acreage being utilized by each condition. The analysis shows a fairly even distribution of property condition acreage throughout the study area, **Chart 3**, shows the percentage of each condition (Good 8%, Fair 9%, Poor 8%, Hazard 7%) along with the amount of vacant lots covering 68% of the total 988 acres available.

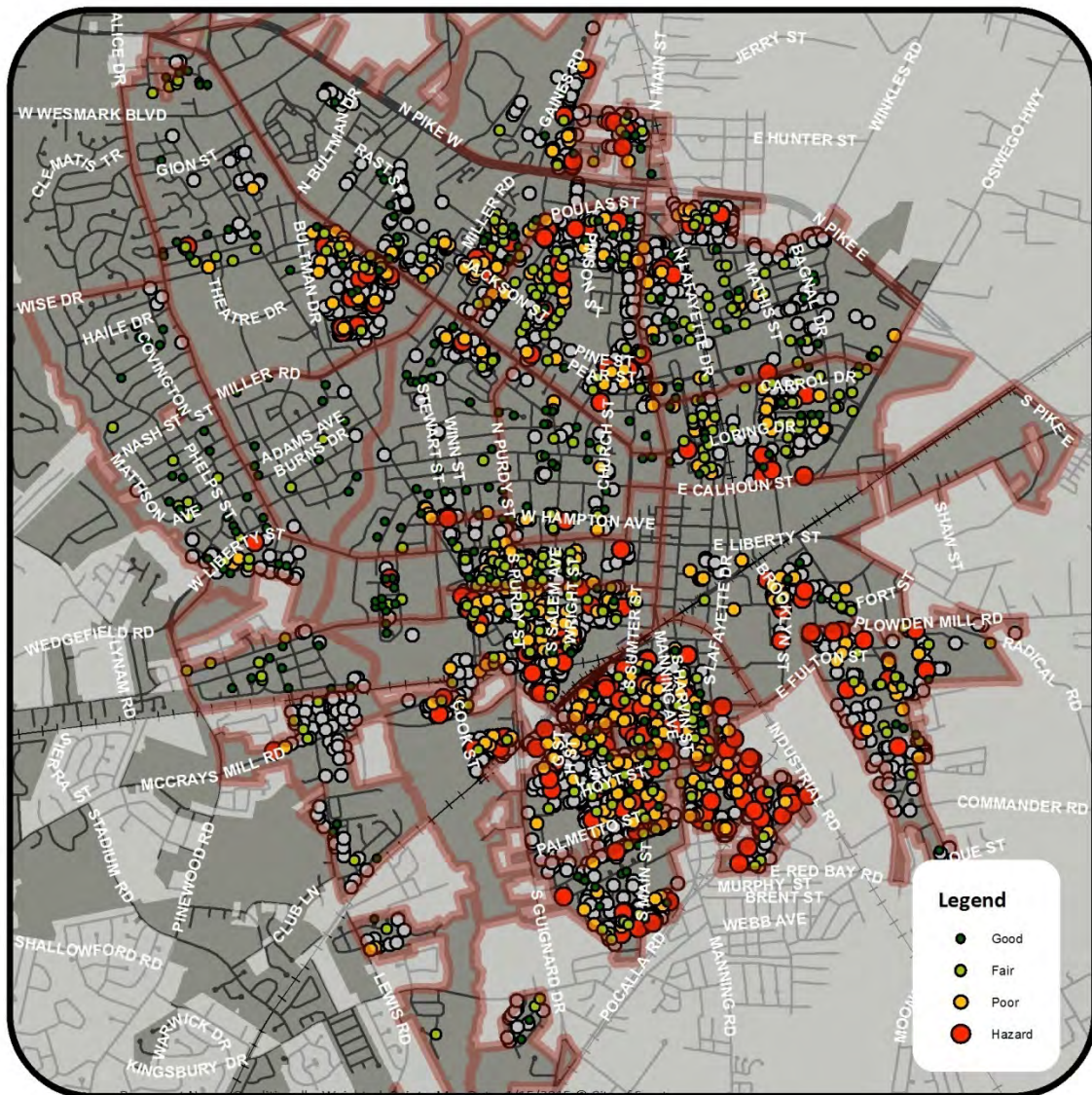
| Acreage      |       |
|--------------|-------|
| Condition    | Acres |
| Good         | 81    |
| Fair         | 84    |
| Poor         | 84    |
| Hazard       | 65    |
| Total Vacant | 315   |
| Vacant Lots  | 673   |
| Total Vacant | 988   |

*Table 2-Acreage Summary*



*Chart 3-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. While for the purposes of this study crime data has not been included, there are some national studies that draw direct correlations between areas with high levels of blight and higher than average crime rates (e.g. Broken Window Theory).

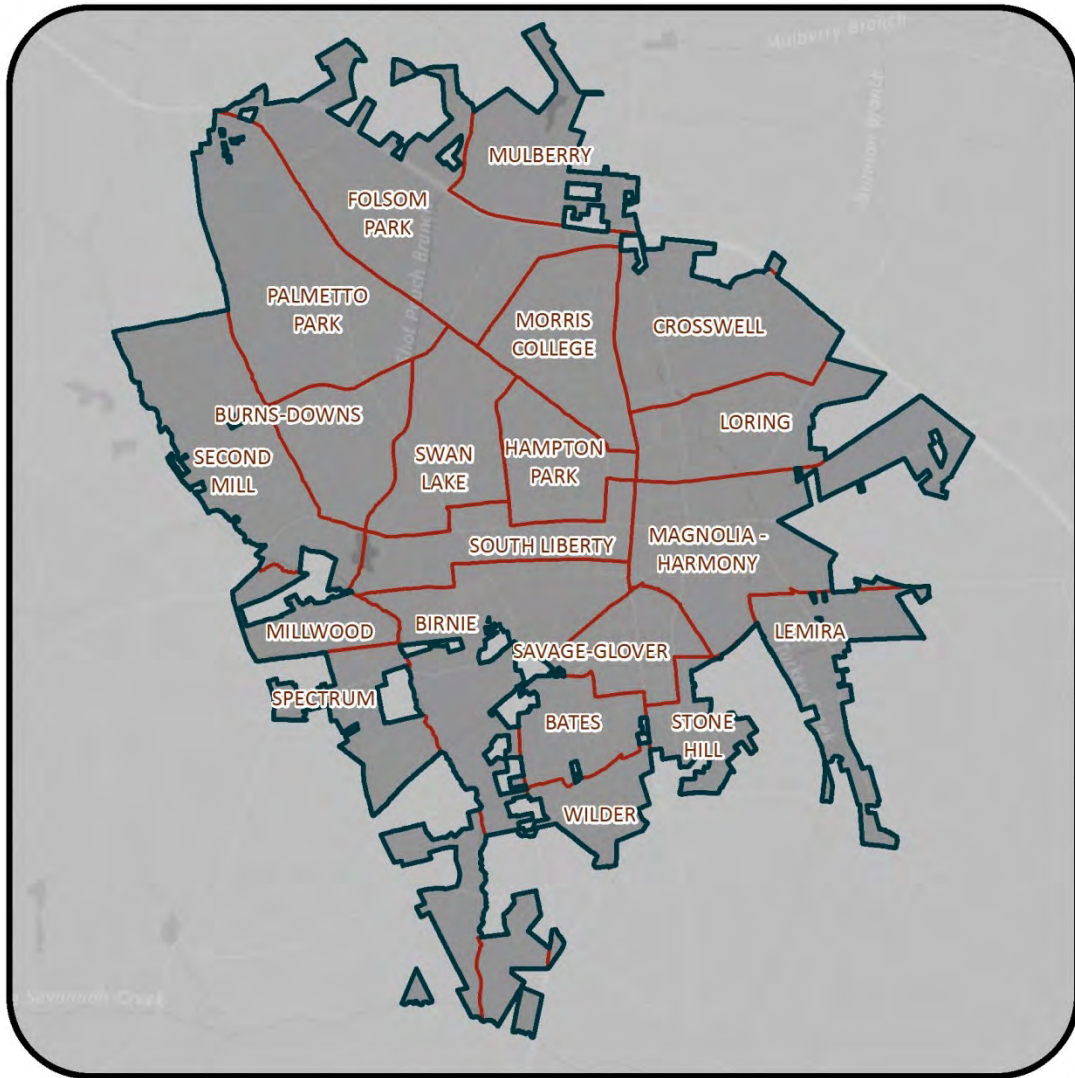


**Figure 2** 2014 Vacant Property Conditionally Weighted

## 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



**Figure 3 Neighborhood Study Areas**

# BATES





### *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 the manufactured homes.

### *Survey Result*

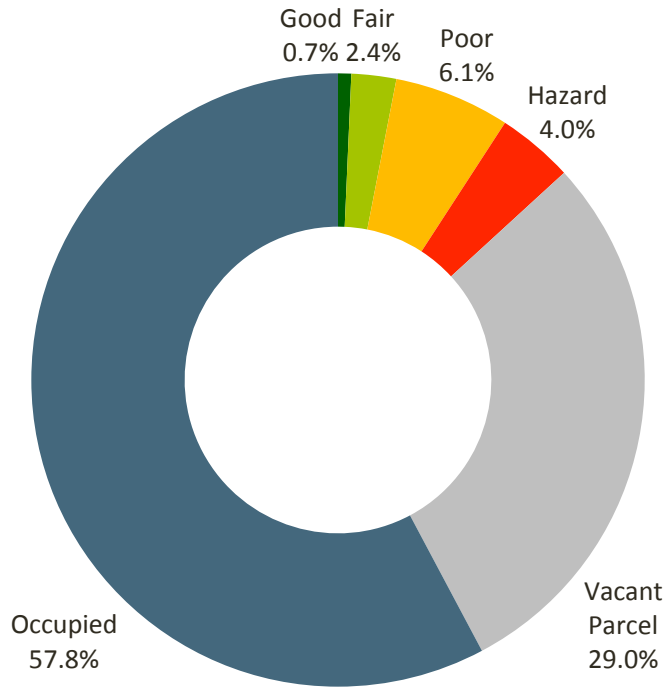
Bates

- **95 Structures Vacant/Abandoned.**
  - Good **5 or <1%** of Total Parcels
  - Fair **17 or 2%** of Total Parcels
  - Poor **44 or 6%** of Total Parcels
  - Hazard **29 or 4%** of Total Parcels
- Vacant Parcel **209 or 29%** of Total Parcels
- Occupancy of **58%**

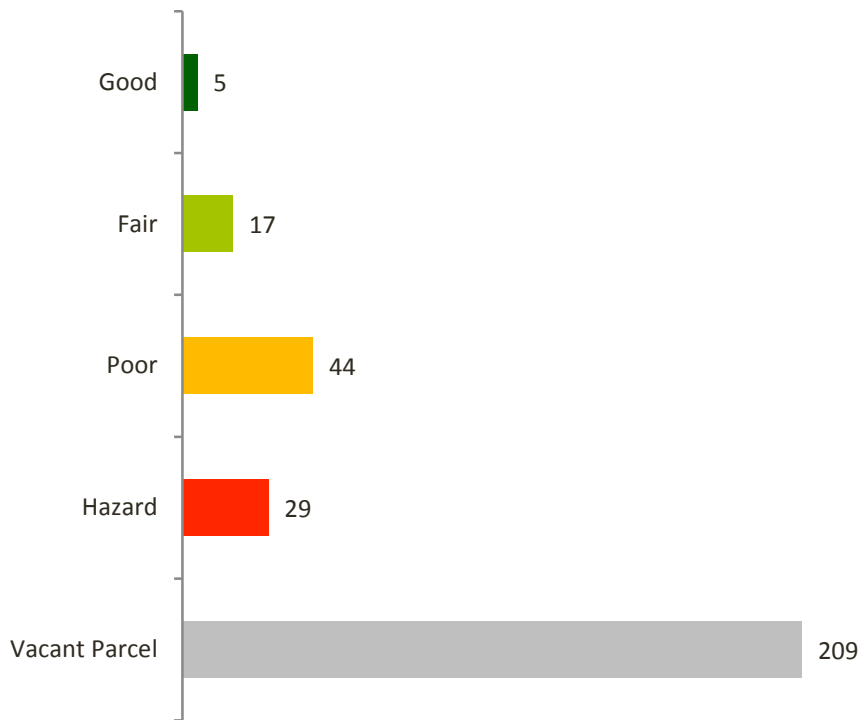
| Good | Fair | Poor | Hazard | Total | Vacant Parcel | Total Parcels |
|------|------|------|--------|-------|---------------|---------------|
| 5    | 17   | 44   | 29     | 95    | 209           | 715           |

*Table 3-Bates 2014 Collection Results*





**Chart 4 Bates Percentage of Use**



**Chart 5 Bates Vacant Breakdown**



*Photograph 1 Bates Example of “Good” Condition Property*



*Photograph 2 Bates Example of “Fair” Condition Property*



*Photograph 3 Bates Example of "Poor" Condition Property*



*Photograph 4 Bates Example of "Hazard" Condition Property*

# BIRNIE



# Birnie

## Location

Birnie is bounded in the north by West Bartlette Street and West Oakland Avenue, in the east by South Main, the CSX Rail yard and South Guignard Drive, in the south by Pocalla Road/Hwy 15 and in the west by Green Swamp. South Guignard Drive is the primary north-south travel route. West Oakland Avenue is the main east-west travel corridor through the neighborhood.

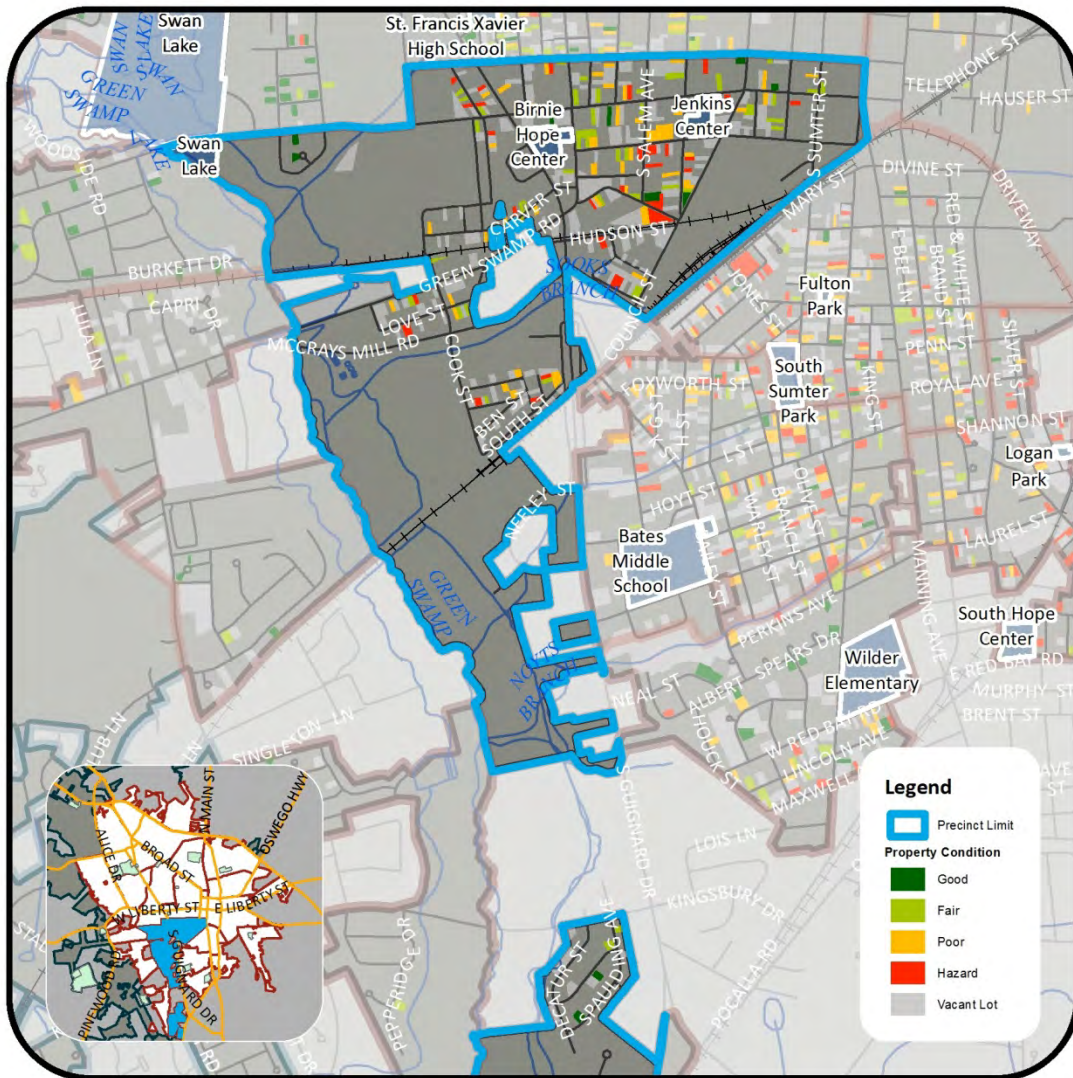


Figure 5 Birnie Conditions Map

### *Description of Neighborhood*

Birnie consists of a number of 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 the manufactured homes.

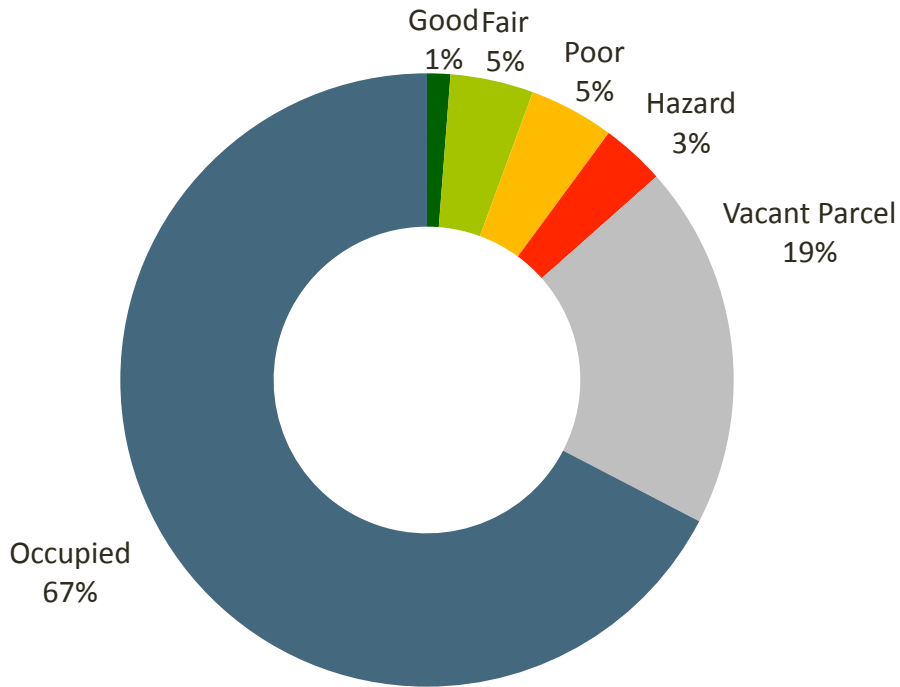
### *Survey Result*

Birnie Statistics:

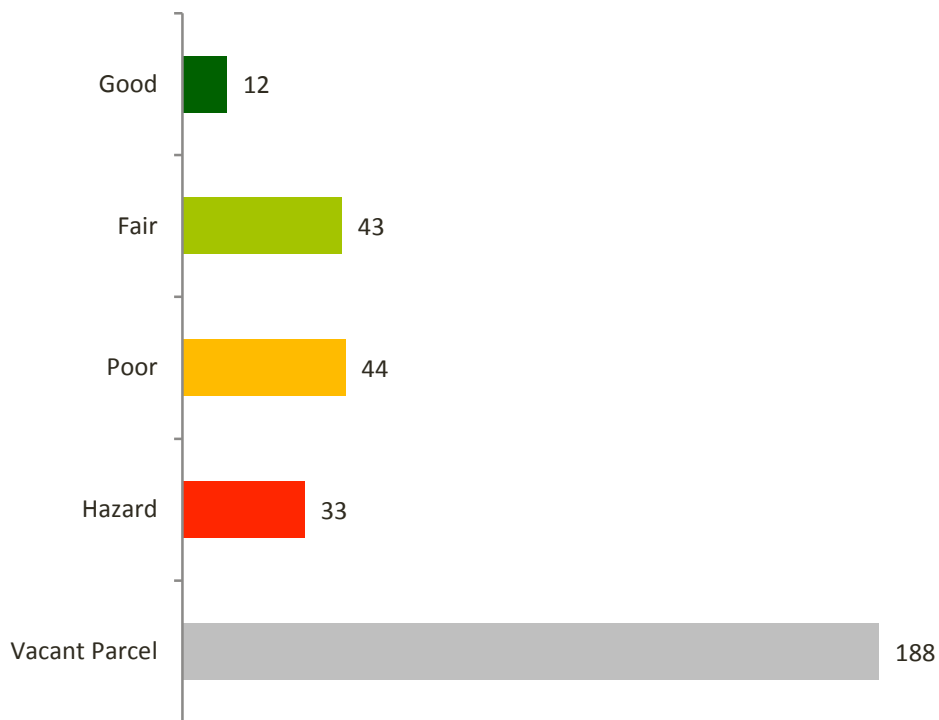
- **132** Structures Vacant/Abandoned.
  - Good **12 or 1%** of Total Parcels
  - Fair **43 or 5%** of Total Parcels
  - Poor **44 or 5%** of Total Parcels
  - Hazard **33 or 3%** of Total Parcels
- Vacant Parcels **188 or 29%** of Total Parcels.
- Occupancy of **67%**

| Good | Fair | Poor | Hazard | Total | Vacant Parcel | Total Parcels |
|------|------|------|--------|-------|---------------|---------------|
| 12   | 43   | 44   | 33     | 132   | 188           | 969           |

*Table 4 Birnie 2014 Collection Results*



**Chart 6 Birnie Percentage of Use**



**Chart 7 Birnie Vacant Breakdown**



*Photograph 5 Birnie Example of "Good" Condition Property*



*Photograph 6 Birnie Example of "Fair" Condition Property*





*Photograph 7 Birnie Example of "Poor" Condition Property*



*Photograph 8 Birnie Example of "Hazard" Condition Property*

# 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.

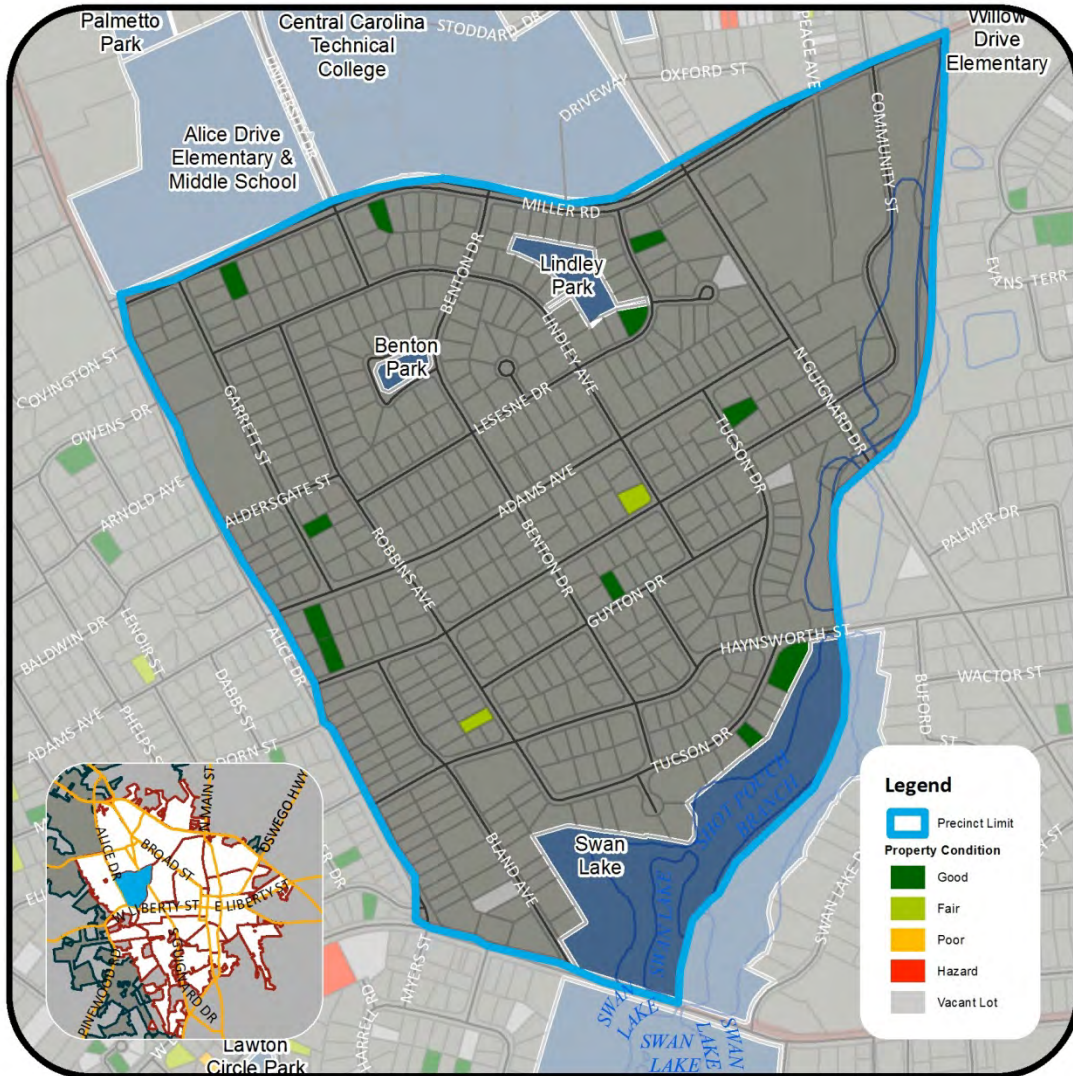


Figure 6 Burns Downs Conditions Map

### *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. The 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.

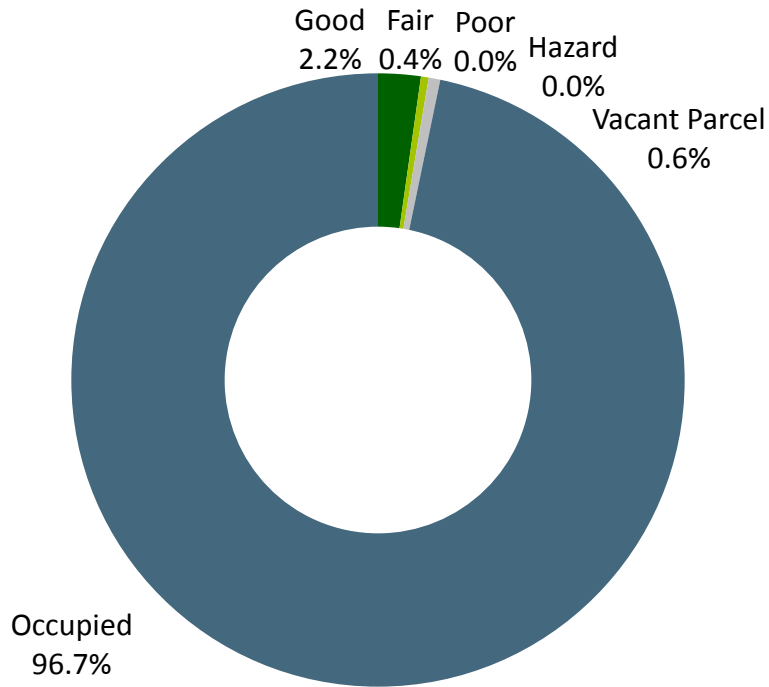
### *Survey Result*

Burns Downs Statistics:

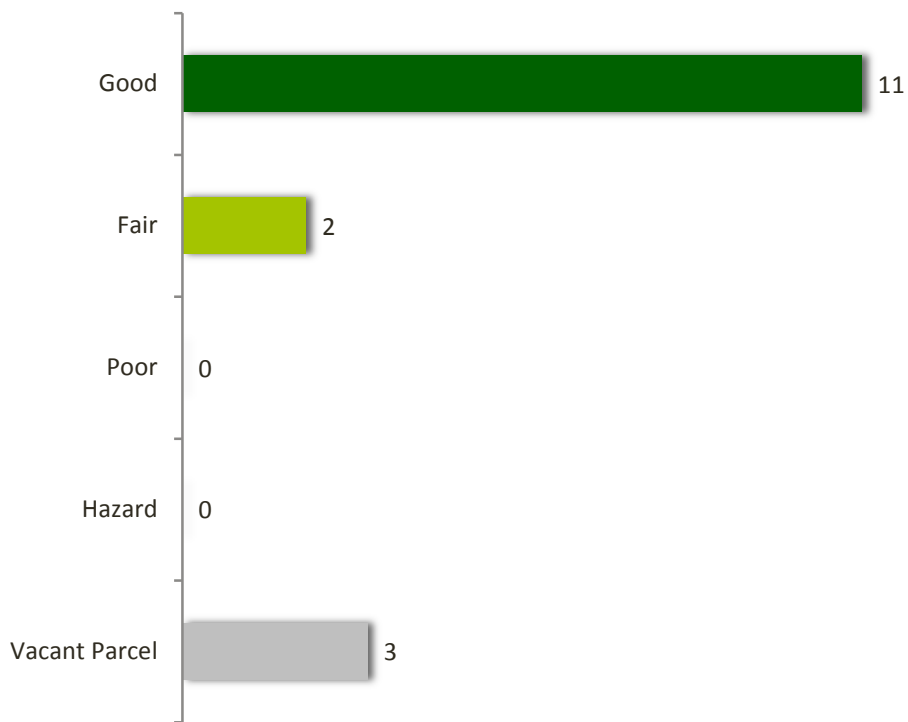
- **13** Structures Vacant/Abandoned.
  - Good **11 or 2%** of Total Parcels
  - Fair **2 or <1%** of Total Parcels
  - Poor **0 or 0%** of Total Parcels
  - Hazard **0 or 0%** of Total Parcels
- Vacant Parcels **3 or <1%** of Total Parcels.
- Occupancy of **97%**

| Good | Fair | Poor | Hazard | Total | Vacant Parcel | Total Parcels |
|------|------|------|--------|-------|---------------|---------------|
| 11   | 2    | 0    | 0      | 13    | 3             | 480           |

*Table 5 Burns Downs 2014 Collection Results*



**Chart 8 Burns Downs Percentage of Use**



**Chart 9 Burns Downs Vacant Breakdown**





City of Sumter, South Carolina © 2014

*Photograph 9 Burns Downs Example of "Good" Condition Property*



City of Sumter, South Carolina © 2014

*Photograph 10 Burns Downs Example of "Fair" Condition Property*

There are no examples of “Poor” or “Hazard” in the Burns Downs neighborhood.

# CROSSWELL



# Crosswell

## Location

Crosswell is bounded in the north by U.S. Route 76/378, in the east by Oswego Hwy, in the south by East Charlotte Avenue and in the west by North Main Street. It surrounds the 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.

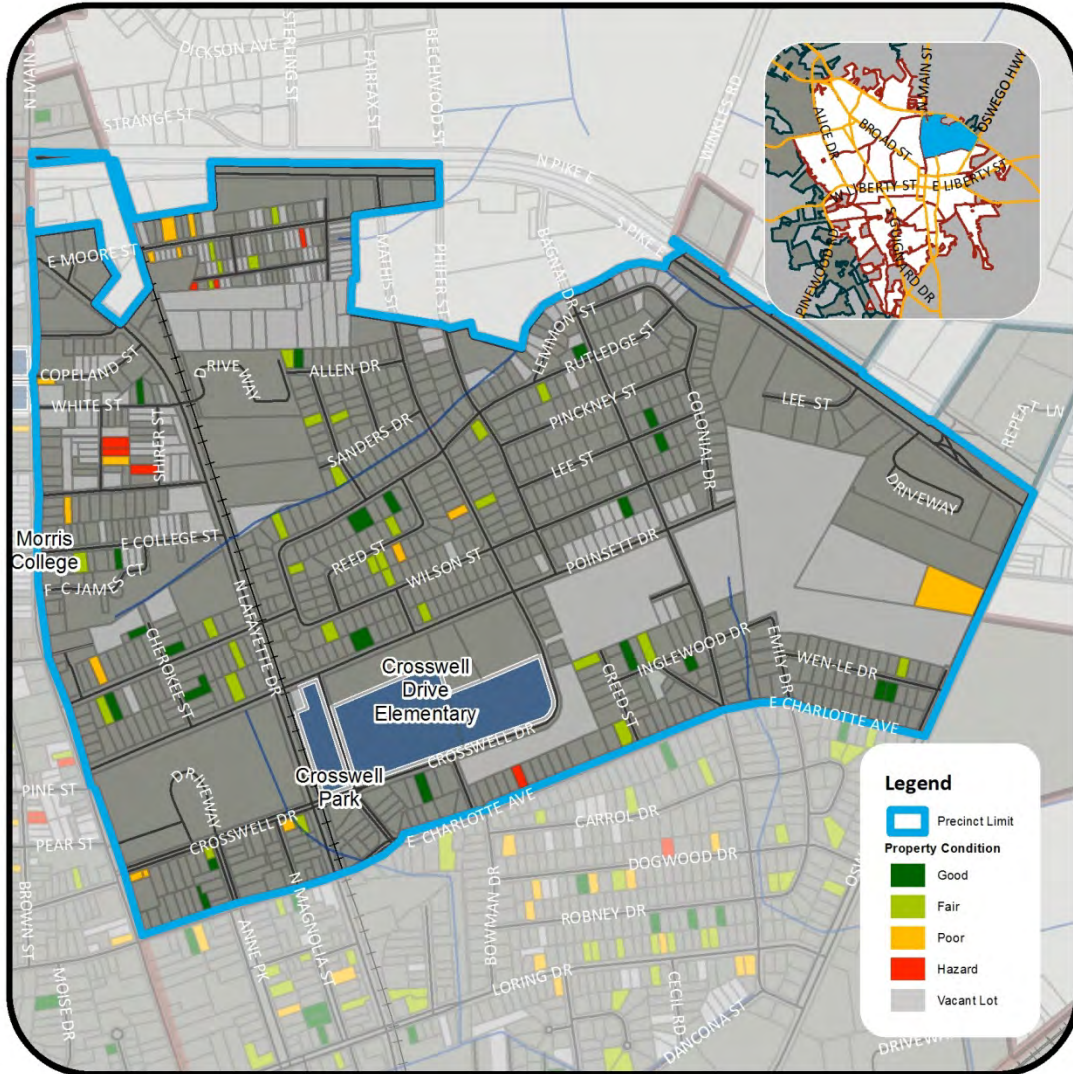


Figure 7 Crosswell Conditions Map

### *Description of Neighborhood*

Crosswell is a residential neighborhood with some light industrial to the north adjacent to the bypass. There is a small amount of multi-family 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. It has some neighborhood commercial along North Lafayette Drive. The 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 the manufactured homes.

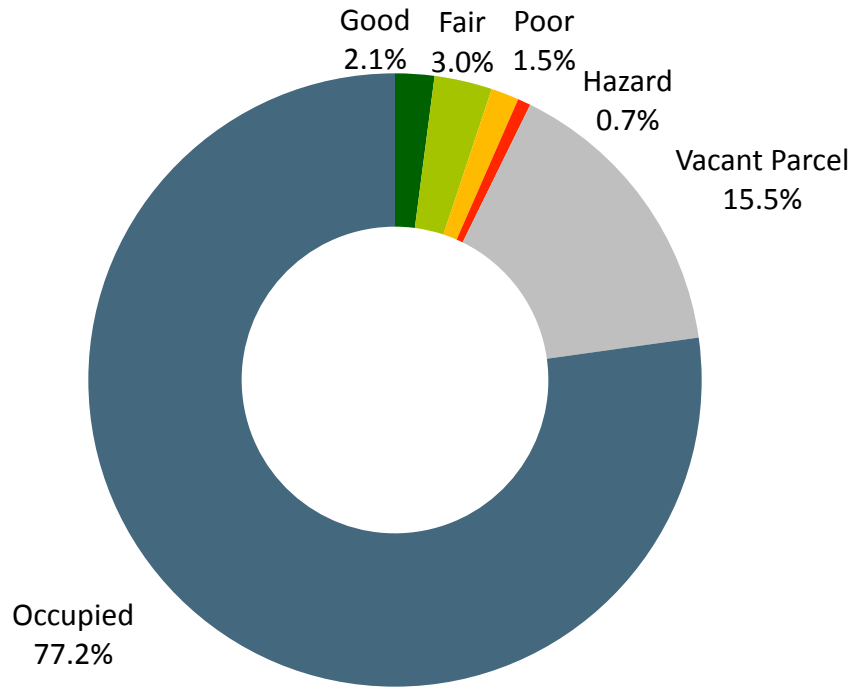
### *Survey Result*

Crosswell Statistics:

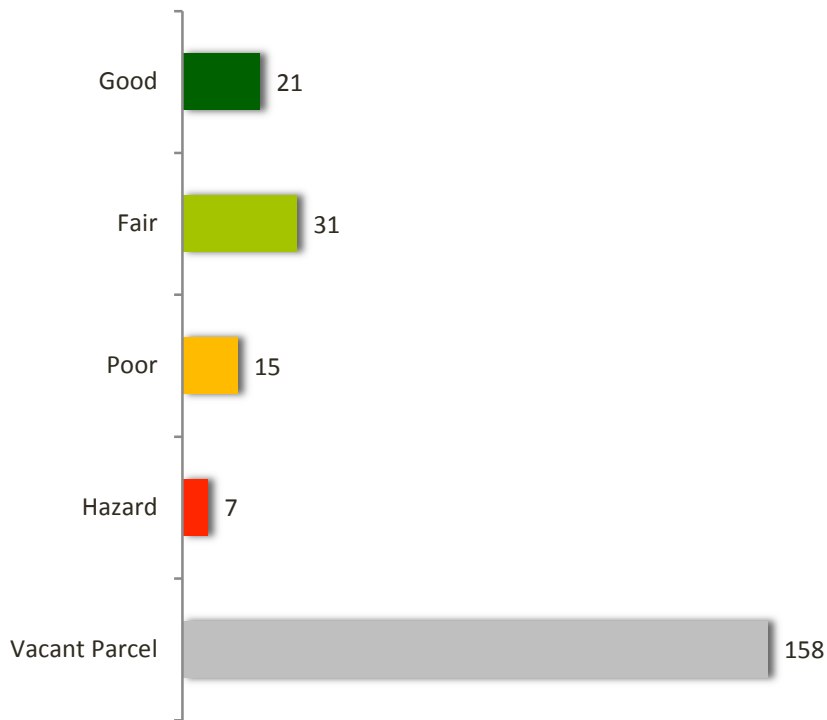
- **74** Structures Vacant/Abandoned.
  - Good **21 or 2%** of Total Parcels
  - Fair **31 or 3%** of Total Parcels
  - Poor **15 or 2%** of Total Parcels
  - Hazard **7 or <1%** of Total Parcels
- Vacant Parcels **158 or 16%** of Total Parcels.
- Occupancy of **77%**

| Good | Fair | Poor | Hazard | Total | Vacant Parcel | Total Parcels |
|------|------|------|--------|-------|---------------|---------------|
| 21   | 31   | 15   | 7      | 74    | 158           | 997           |

*Table 6 Crosswell 2014 Collection Results*



**Chart 10 Crosswell Percentage of Use**



**Chart 11 Crosswell Vacant Breakdown**





*Photograph 11 Crosswell Example of "Good" Condition Property*



*Photograph 12 Crosswell Example of "Fair" Condition Property*





*Photograph 13 Crosswell Example of "Poor" Condition Property*



*Photograph 14 Crosswell Example of "Hazard" Condition Property*



# 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. Its main east-west routes are Broad Street, South Pike West, and U.S. Route 76/378.

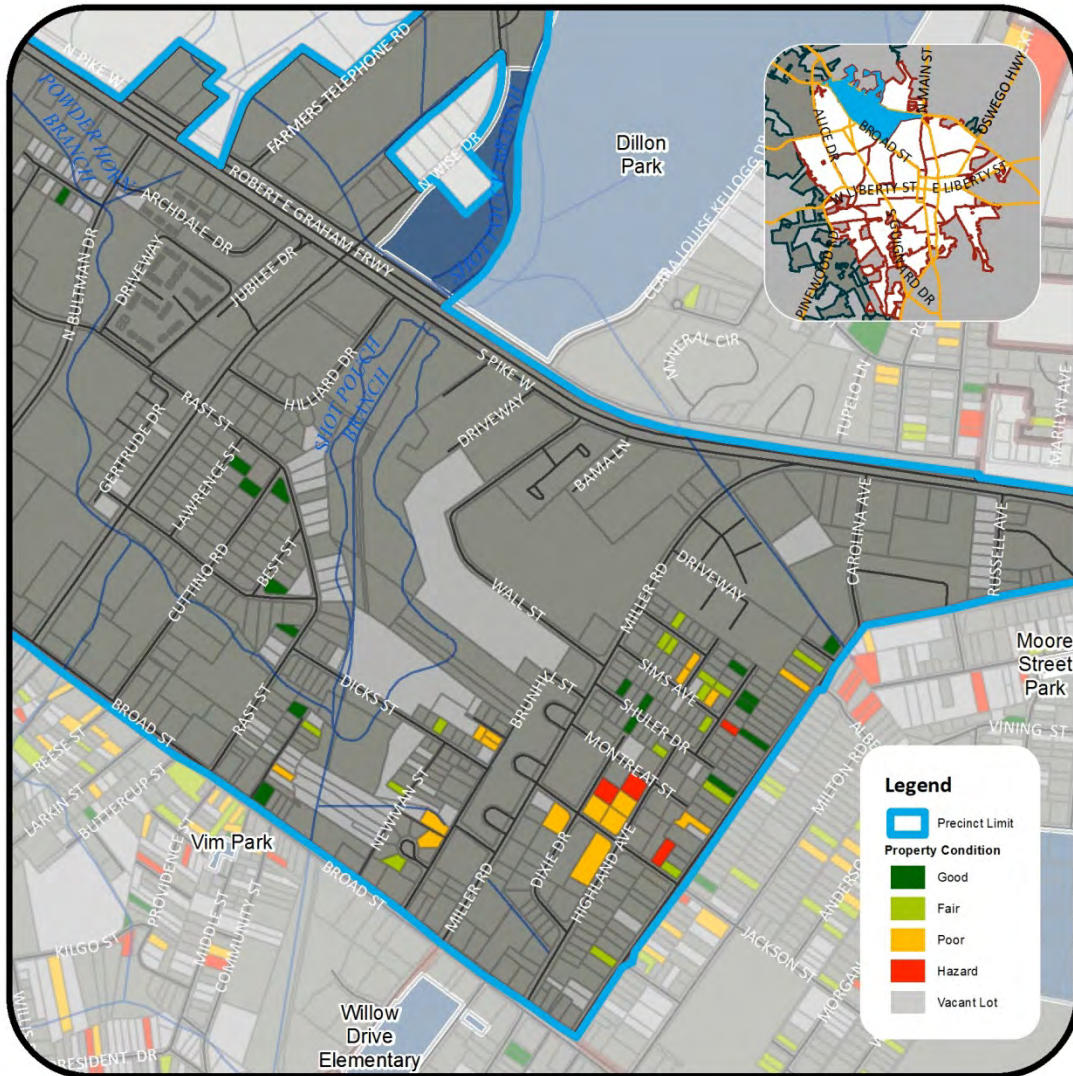


Figure 8 Folsom Park Conditions Map

### *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. It has a large amount of commercial along Broad Street and the majority of the western portion. There is some new single-family site-built development in the western portion. A portion of the neighborhood is in the north around Jefferson Road and Electric Drive. There is an industrial area that lays outside of the city limits. The vacant properties are located east of Miller Road. The architectural styles of this district are varied comprising Small Cottage, Bungalow, Saddlebag, Traditional, and Ranch, along with the manufactured homes.

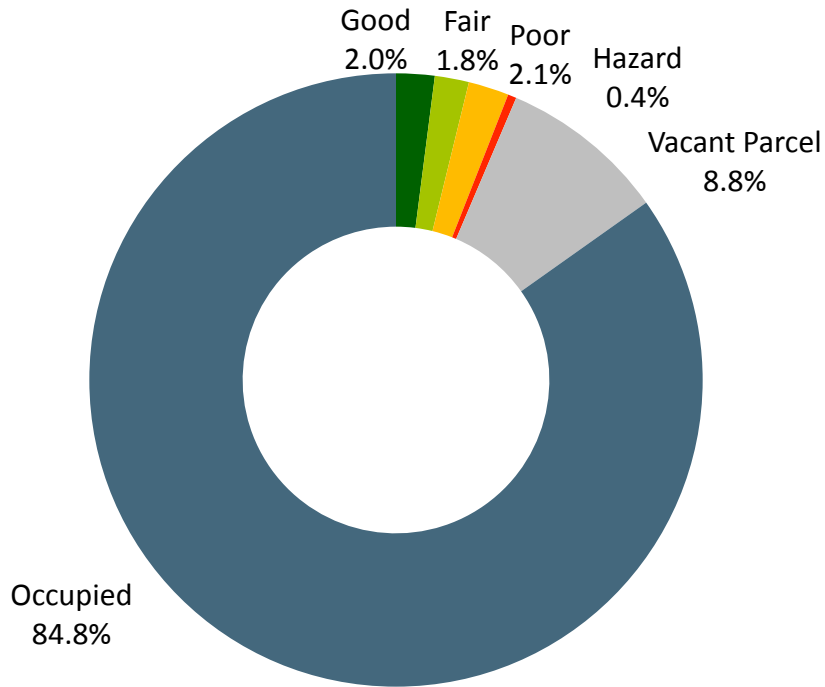
### *Survey Result*

Folsom Park Statistics:

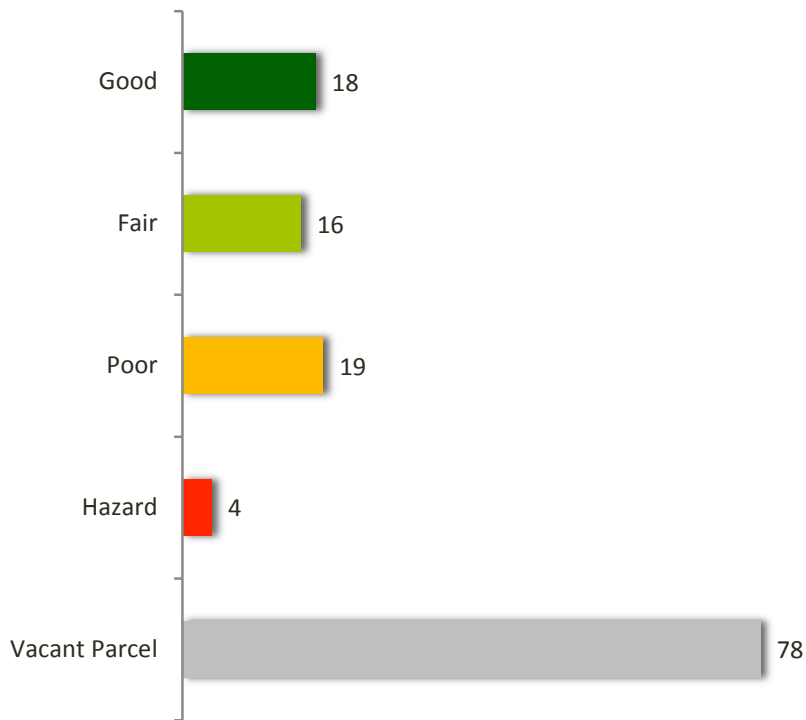
- **57 Structures Vacant/Abandoned.**
  - Good **18 or 2%** of Total Parcels
  - Fair **16 or 2%** of Total Parcels
  - Poor **19 or 2%** of Total Parcels
  - Hazard **4 or <1%** of Total Parcels
- Vacant Parcels **78 or 9%** of Total Parcels.
- Occupancy of **85%**

| Good | Fair | Poor | Hazard | Total | Vacant Parcel | Total Parcels |
|------|------|------|--------|-------|---------------|---------------|
| 18   | 16   | 19   | 4      | 57    | 78            | 871           |

*Table 7 Folsom Park 2014 Collection Results*



**Chart 12 Folsom Park Percentage of Use**



**Chart 13 Folsom Park Vacant Breakdown**





*Photograph 15 Folsom Park Example of "Good" Condition Property*



*Photograph 16 Folsom Park Example of "Fair" Condition Property*





*Photograph 17 Folsom Park Example of "Poor" Condition Property*



*Photograph 18 Folsom Park Example of "Hazard" Condition Property*

# HAMPTON PARK

# Hampton Park

## Location

Hampton Park is bounded in the north by Broad Street, in the east by North Washington and North Main Street, in the south by West Liberty, 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.

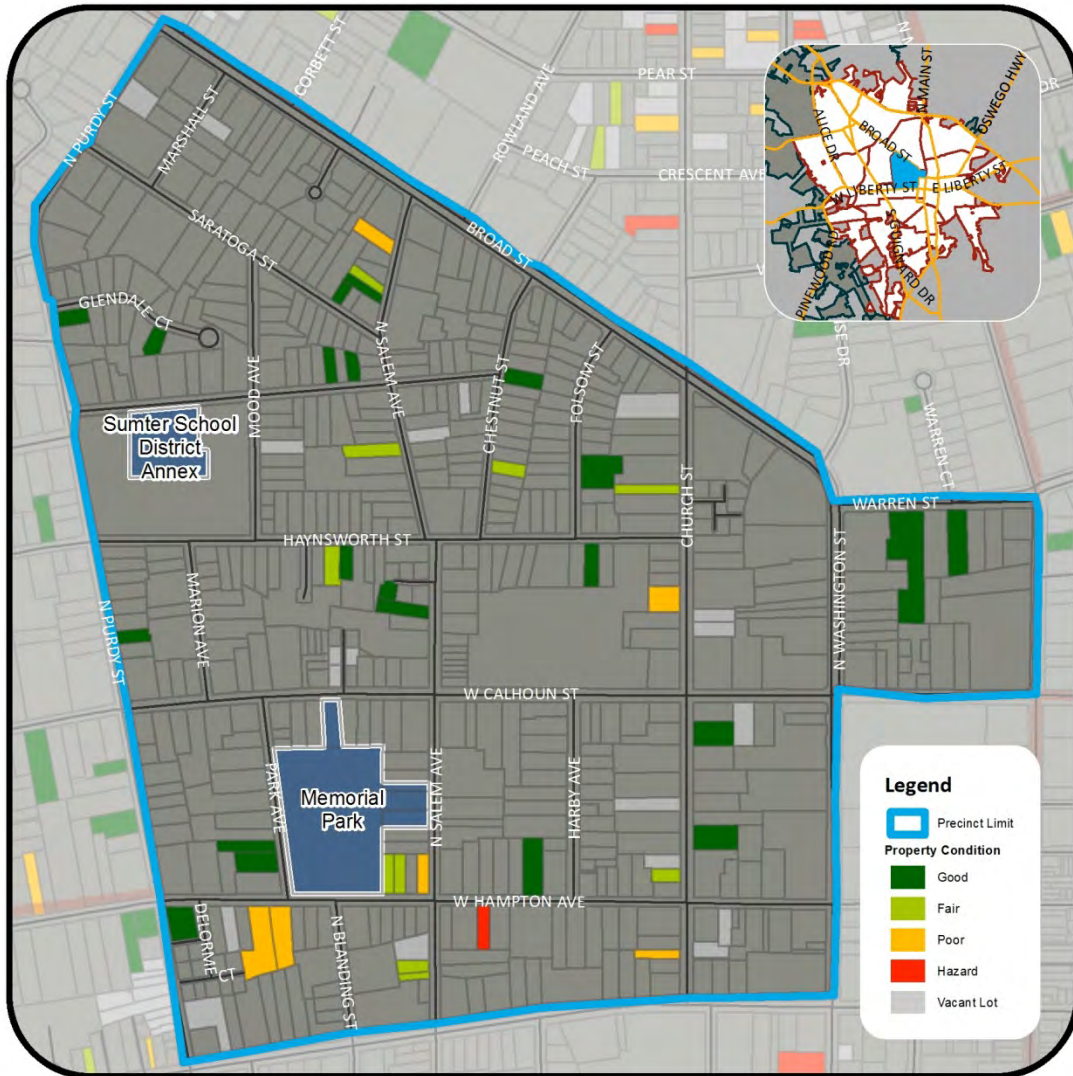


Figure 9 Hampton Park Conditions Map



### *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 mainly comprised of late 19<sup>th</sup> century single-family homes, with some small multi-family along West Hampton Avenue. It has some neighborhood commercial along West Calhoun Street. It contains Memorial Park in the southwest. The properties along Broad Street and North Washington Street are primarily commercial. The 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, Cottage/Bungalow, Saddlebag, Shotgun, Georgian, Traditional, and an occasional infill Ranch or Contemporary.

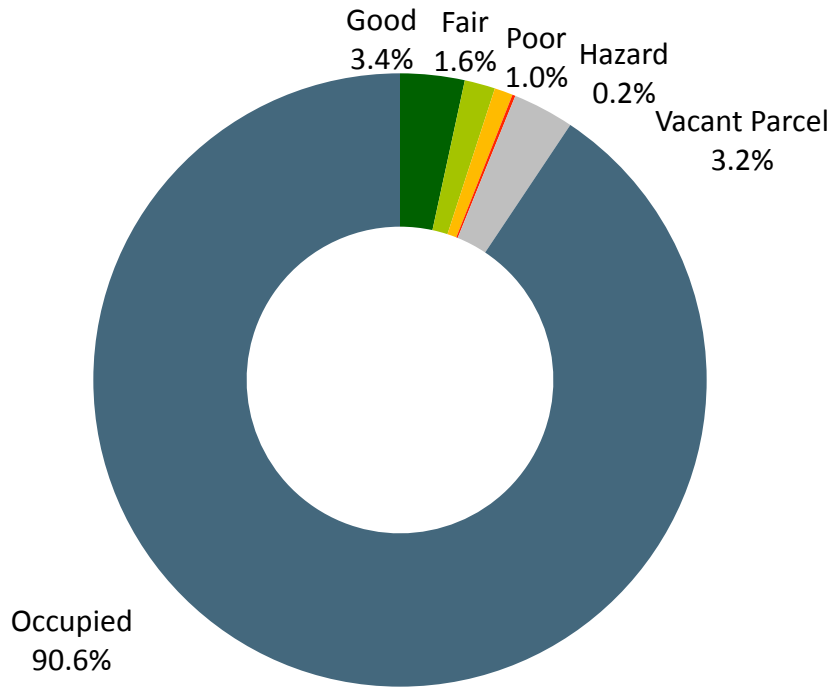
### *Survey Result*

Hampton Park Statistics:

- **38** Structures Vacant/Abandoned.
  - Good **21 or 3%** of Total Parcels
  - Fair **10 or 2%** of Total Parcels
  - Poor **6 or 1%** of Total Parcels
  - Hazard **1 or <1%** of Total Parcels
- Vacant Parcels **20 or 9%** of Total Parcels.
- Occupancy of **91%**

| Good | Fair | Poor | Hazard | Total | Vacant Parcel | Total Parcels |
|------|------|------|--------|-------|---------------|---------------|
| 21   | 10   | 6    | 1      | 38    | 20            | 589           |

*Table 8 Hampton Park 2014 Collection Results*



**Chart 14 Hampton Park Percentage of Use**



**Chart 15 Hampton Park Vacant Breakdown**





*Photograph 19 Hampton Park Example of "Good" Condition Property*



*Photograph 20 Hampton Park Example of "Fair" Condition Property*



*Specific Example*



*Photograph 21 Hampton Park Example of "Poor" Condition Property*



*Photograph 22 Hampton Park Example of "Hazard" Condition Property*

# LEMIRA

# Lemira

## Location

Lemira is bounded in the north by Hannah Street and Plowden Mill Road, in the east by property along Radical Road and Boulevard Road, in the south by Habitat Drive, and in 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.

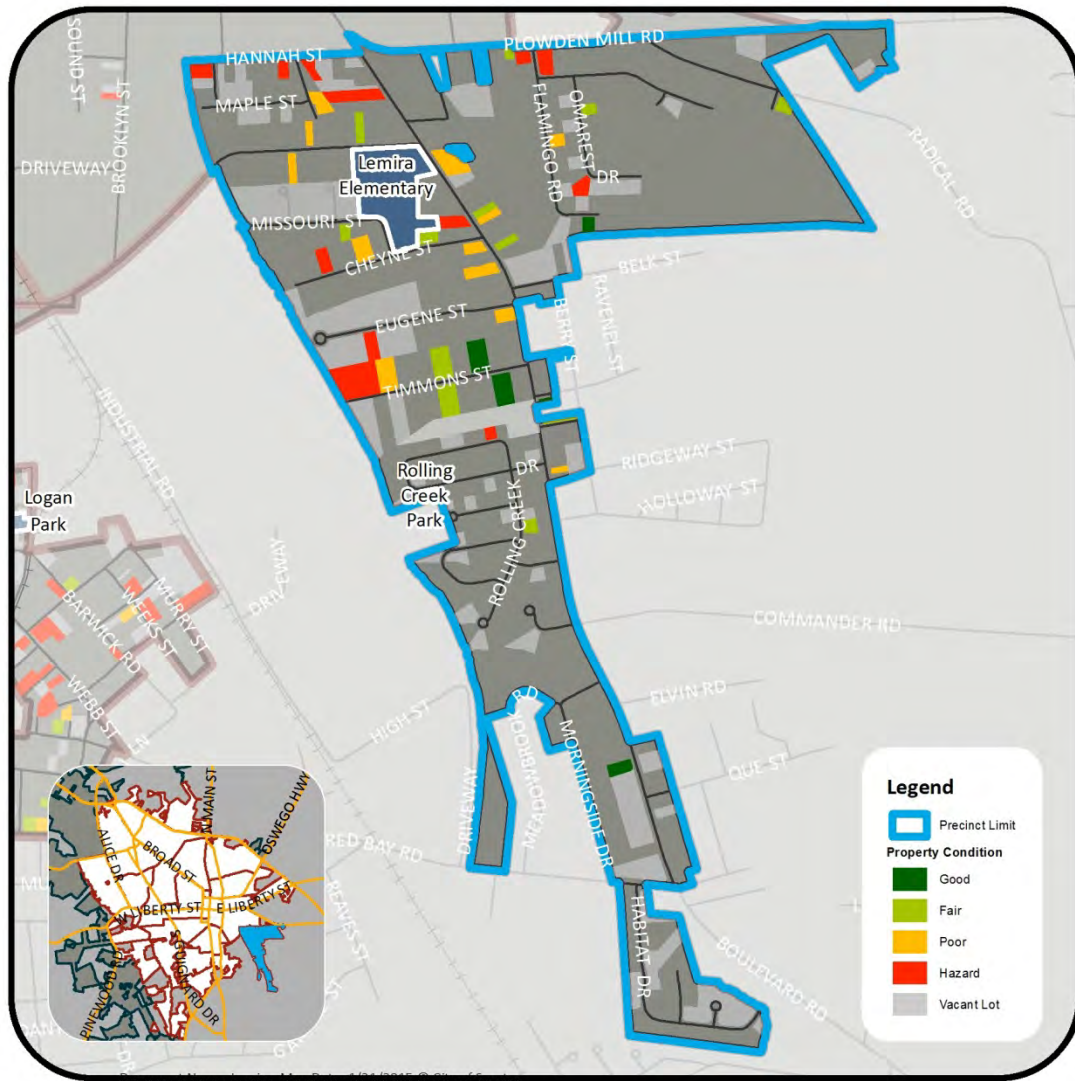


Figure 10 Lemira Conditions Map

### *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 some multi-family development directly adjacent along Hannah Street. The majority 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 Road and the Myrtle Beach Highway. The majority of this neighborhood lies outside the city limits. The 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*

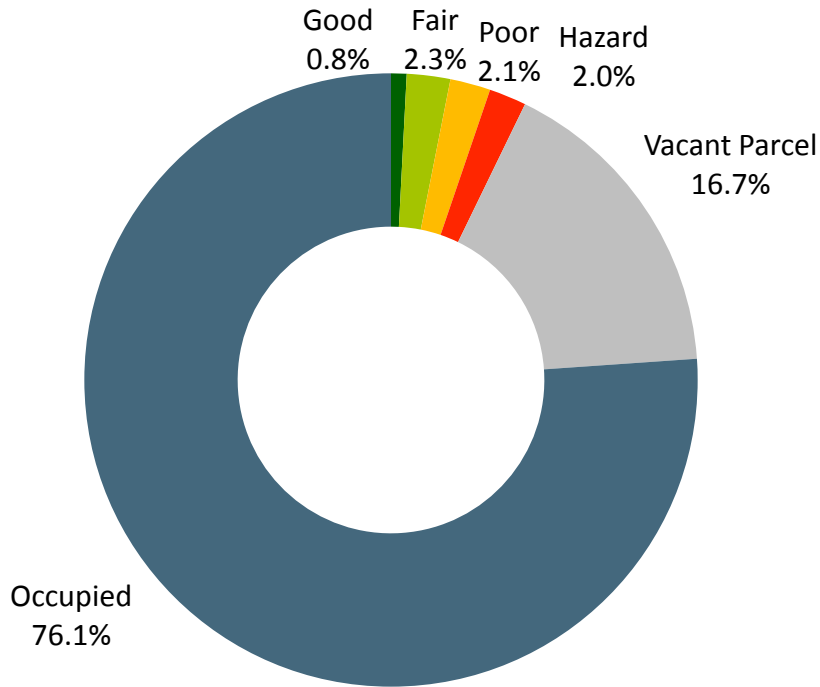
Lemira Statistics:

- **44** Structures Vacant/Abandoned.
  - Good **5** or **<1%** of Total Parcels
  - Fair **14** or **2%** of Total Parcels
  - Poor **13** or **2%** of Total Parcels
  - Hazard **12** or **2%** of Total Parcels
- Vacant Parcels **102** or **17%** of Total Parcels.
- Occupancy of **76%**

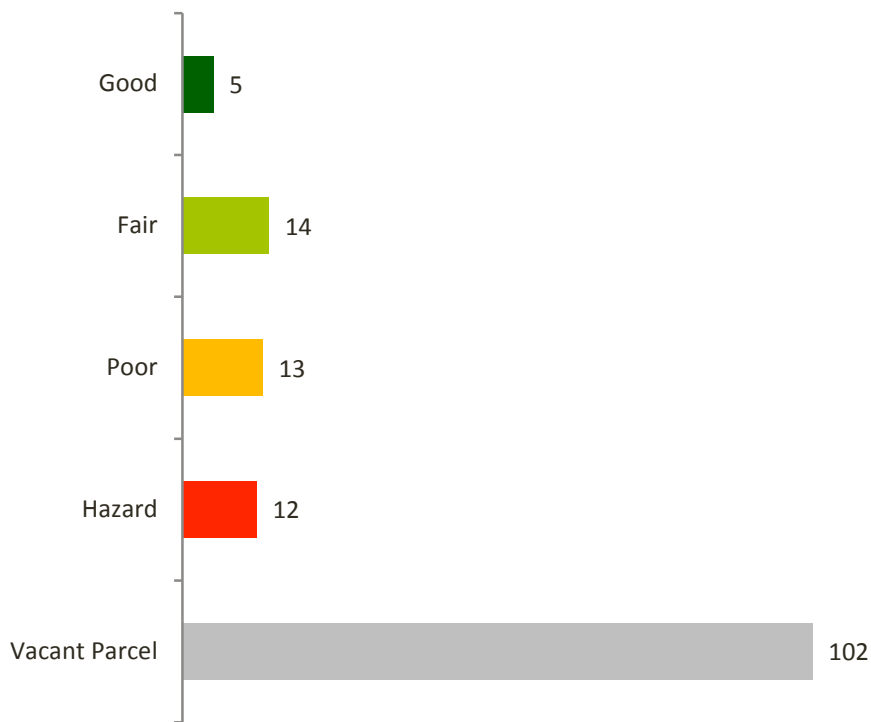
| Good | Fair | Poor | Hazard | Total | Vacant Parcel | Total Parcels |
|------|------|------|--------|-------|---------------|---------------|
| 5    | 14   | 13   | 12     | 44    | 102           | 606           |

*Table 9 Bates 2014 Collection Results*





**Chart 16 Lemira Percentage of Use**



**Chart 17 Lemira Vacant Breakdown**



*Photograph 23 Lemira Example of "Good" Condition Property*



*Photograph 24 Lemira Example of "Fair" Condition Property*



*Photograph 25 Lemira Example of "Poor" Condition Property*



*Photograph 26 Lemira Example of "Hazard" Condition Property*

# 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.

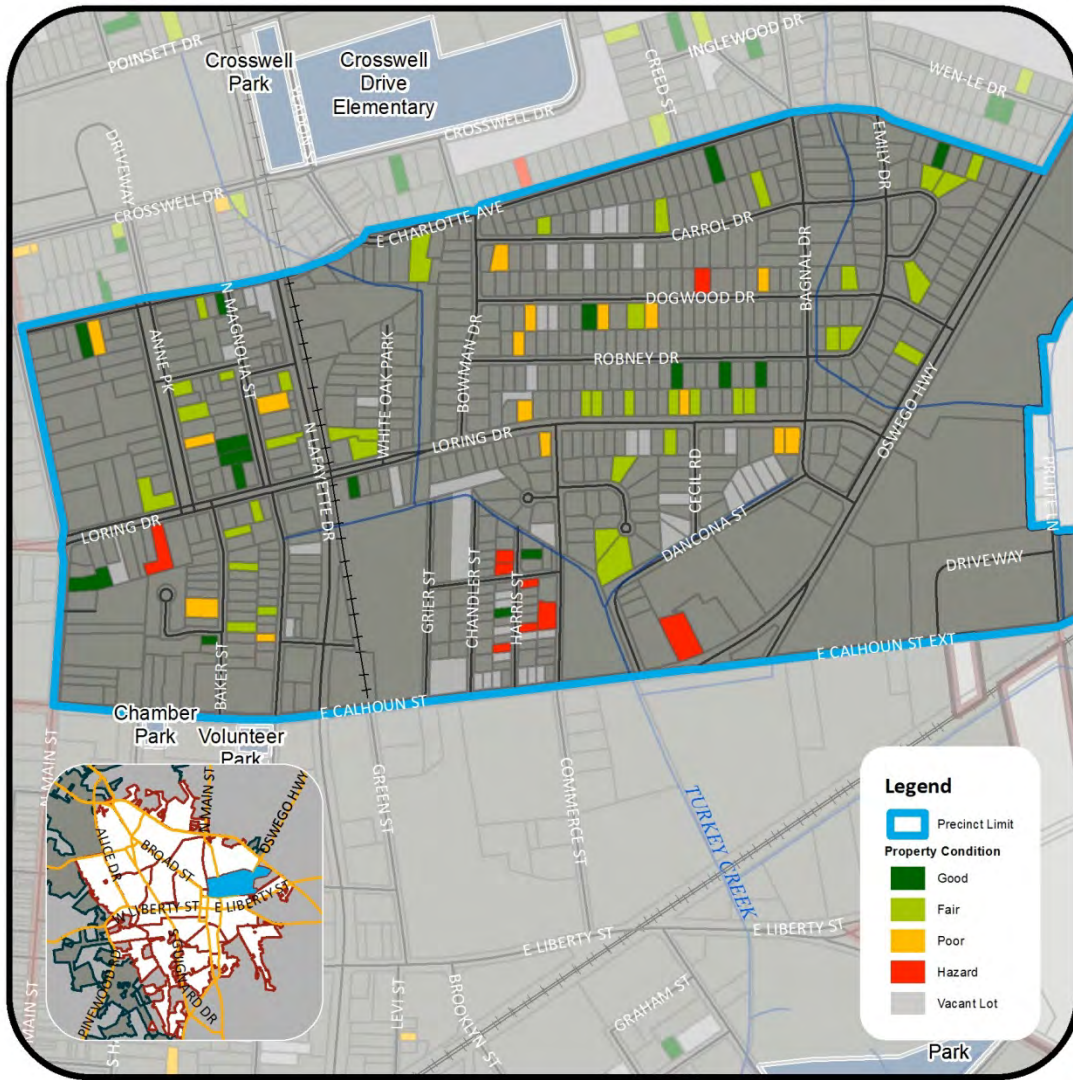


Figure 11 Loring Conditions Map



### *Description of Neighborhood*

Loring is a residential neighborhood with some light commercial along its main travel corridors. Residential uses are primarily site-built homes with some multi-family 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 19<sup>th</sup> century historic architecture along Charlotte, North Main, Anne Park, and N. Magnolia. 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.

### *Survey Result*

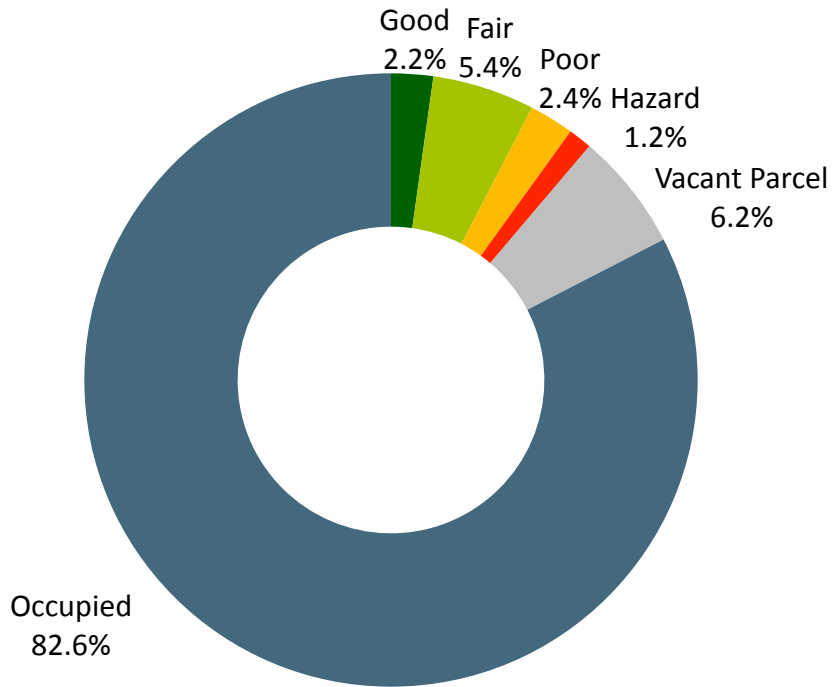
Loring Statistics:

Lemira Statistics:

- **81** Structures Vacant/Abandoned.
  - Good **16 or 2%** of Total Parcels
  - Fair **39 or 5%** of Total Parcels
  - Poor **17 or 2%** of Total Parcels
  - Hazard **9 or 1%** of Total Parcels
- Vacant Parcels **45 or 6%** of Total Parcels.
- Occupancy of **83%**

| Good | Fair | Poor | Hazard | Total | Vacant Parcel | Total Parcels |
|------|------|------|--------|-------|---------------|---------------|
| 16   | 39   | 17   | 9      | 81    | 45            | 707           |

*Table 10 Loring 2014 Collection Results*



**Chart 18 Loring Percentage of Use**



**Chart 19 Loring Vacant Breakdown**



*Photograph 27 Loring Example of "Good" Condition Property*



*Photograph 28 Loring Example of "Fair" Condition Property*





*Photograph 29 Loring Example of "Poor" Condition Property*



*Photograph 30 Loring Example of "Hazard" Condition Property*

# MAGNOLIA- HARMONY



# Magnolia-Harmony

## Location

Magnolia-Harmony is bounded in the north by East Calhoun Street, in the east by the Myrtle Beach Highway and Bubsville Road, in the south by Hannah Street and the CSX railroad, and in the west by Main Street. North Lafayette Drive is its primary north-south route along with Main Street and Harvin Street. East Liberty Street and Hauser Street provide east-west routes. Turkey Creek bisects the center of the neighborhood.

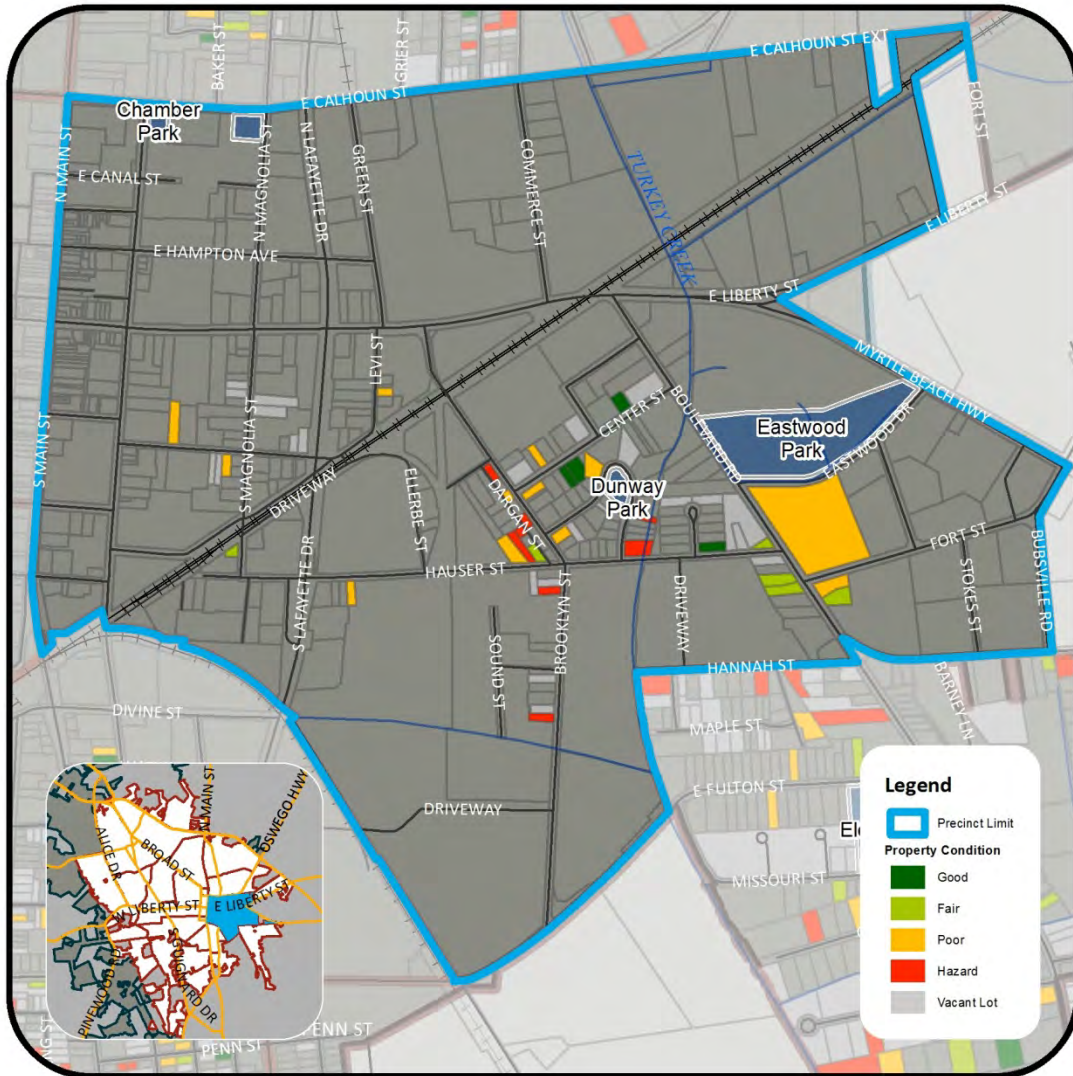


Figure 12 Magnolia-Harmony Conditions Map

### *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 East Liberty Street and near Eastwood Park on Boulevard Road. There is some multi-family development along and adjacent to Boulevard Road. The 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.

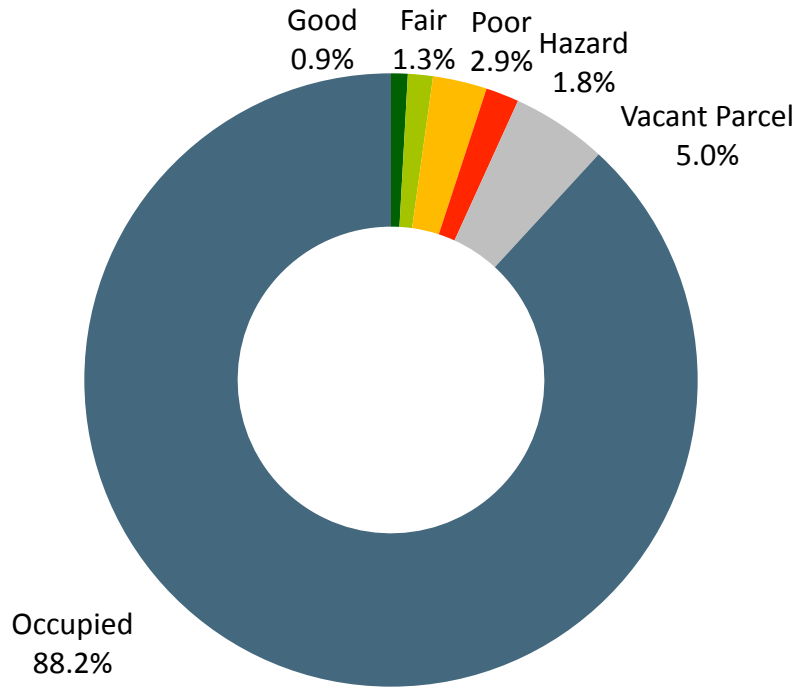
### *Survey Result*

Magnolia-Harmony Statistics:

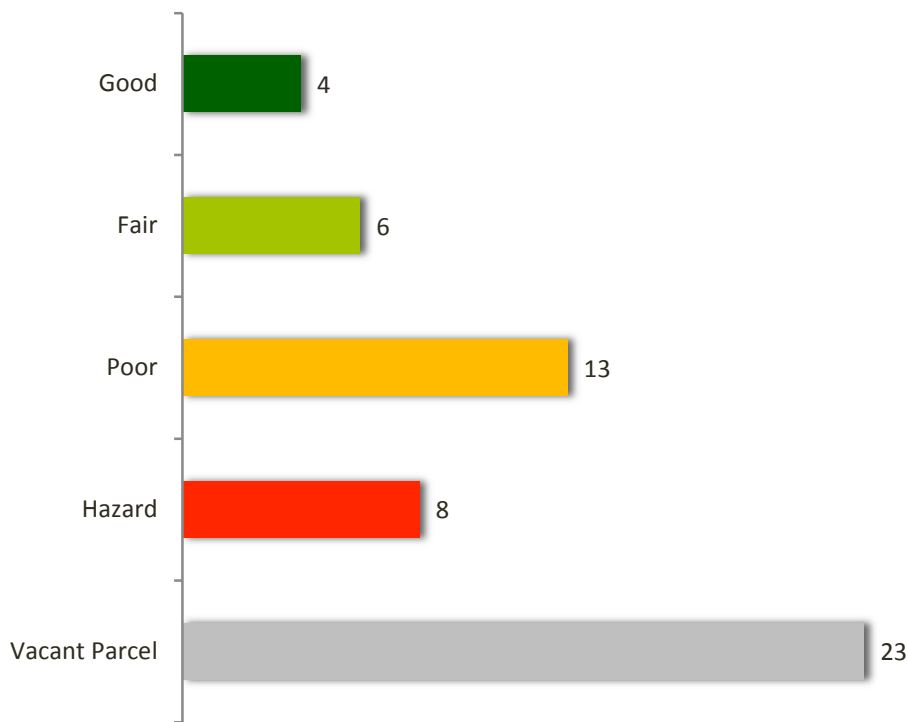
- **31** Structures Vacant/Abandoned.
  - Good **4 or 2%** of Total Parcels
  - Fair **6 or 5%** of Total Parcels
  - Poor **13 or 2%** of Total Parcels
  - Hazard **8 or 1%** of Total Parcels
- Vacant Parcels **23 or 6%** of Total Parcels.
- Occupancy of **88%**

| Good | Fair | Poor | Hazard | Total | Vacant Parcel | Total Parcels |
|------|------|------|--------|-------|---------------|---------------|
| 4    | 6    | 13   | 8      | 31    | 23            | 452           |

*Table 11 Magnolia-Harmony 2014 Collection Results*



**Chart 20 Magnolia-Harmony Percentage of Use**



**Chart 21 Magnolia-Harmony Vacant Breakdown**



*Photograph 31 Magnolia-Harmony Example of "Good" Condition Property*



*Photograph 32 Magnolia-Harmony Example of "Fair" Condition Property*





*Photograph 33 Magnolia-Harmony Example of "Poor" Condition Property*



*Photograph 34 Magnolia-Harmony Example of "Hazard" Condition Property*



# 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 the majority 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.

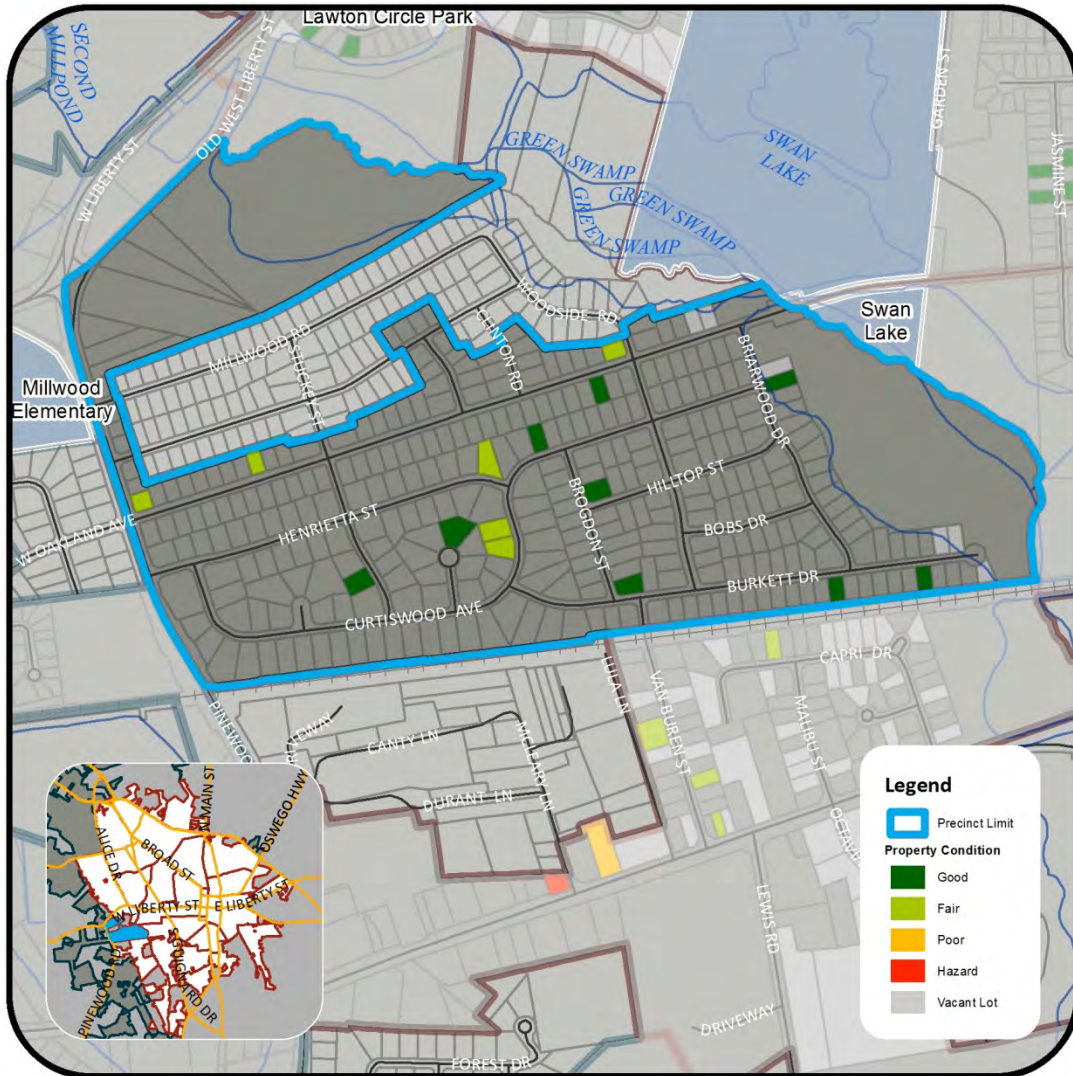


Figure 13 Millwood Conditions Map

### *Description of Neighborhood*

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

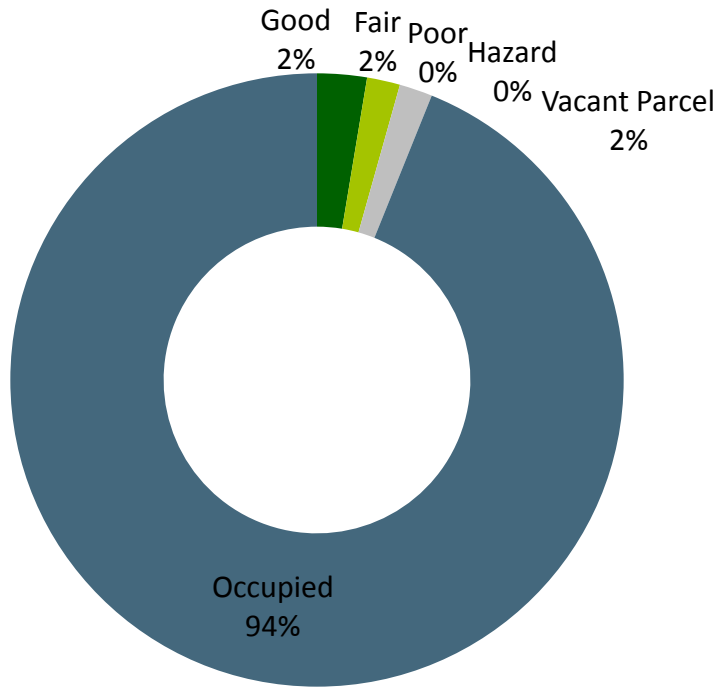
### *Survey Result*

Millwood Statistics:

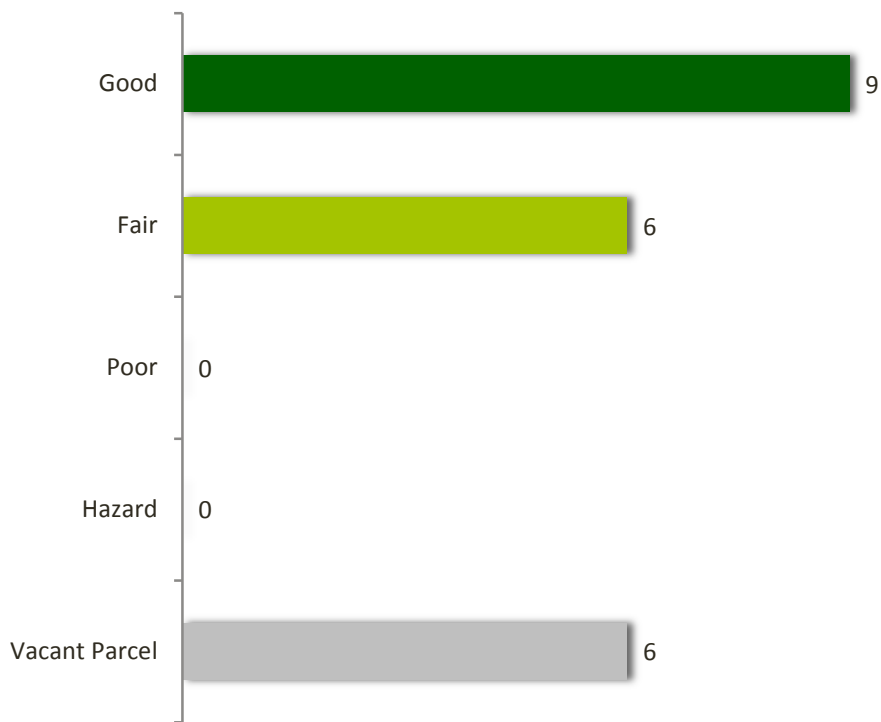
- **15** Structures Vacant/Abandoned.
  - Good **9 or 2%** of Total Parcels
  - Fair **6 or 2%** of Total Parcels
  - Poor **0 or 0%** of Total Parcels
  - Hazard **0 or 0%** of Total Parcels
- Vacant Parcels **6 or 6%** of Total Parcels.
- Occupancy of **94%**

| Good | Fair | Poor | Hazard | Total | Vacant Parcel | Total Parcels |
|------|------|------|--------|-------|---------------|---------------|
| 9    | 6    | 0    | 0      | 15    | 6             | 335           |

*Table 12 Millwood 2014 Collection Results*



**Chart 22 Millwood Percentage of Use**



**Chart 23 Millwood Vacant Breakdown**





*Photograph 35 Millwood Example of "Good" Condition Property*



*Photograph 36 Millwood Example of "Fair" Condition Property*



There are no examples of “Poor” or “Hazard” in the Millwood neighborhood.

# 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.

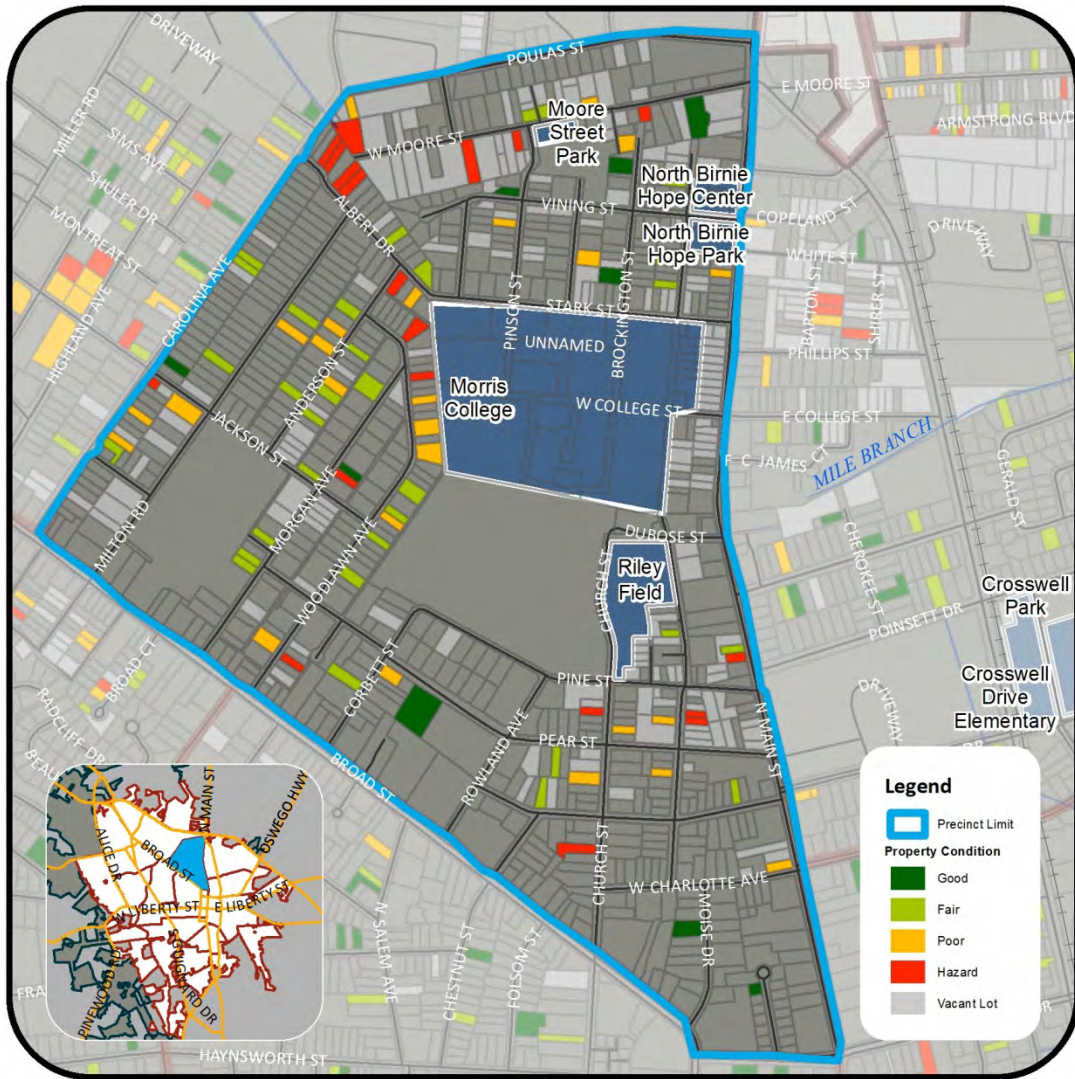


Figure 14 Morris College Conditions Map

### *Description of Neighborhood*

Morris College is a residential neighborhood surrounding Morris College, with some commercial along North Main Street and Broad Street. The housing is very similar to the adjacent neighborhoods of Loring, Crosswell, and Hampton Park, all having been developed at a similar time. The 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*

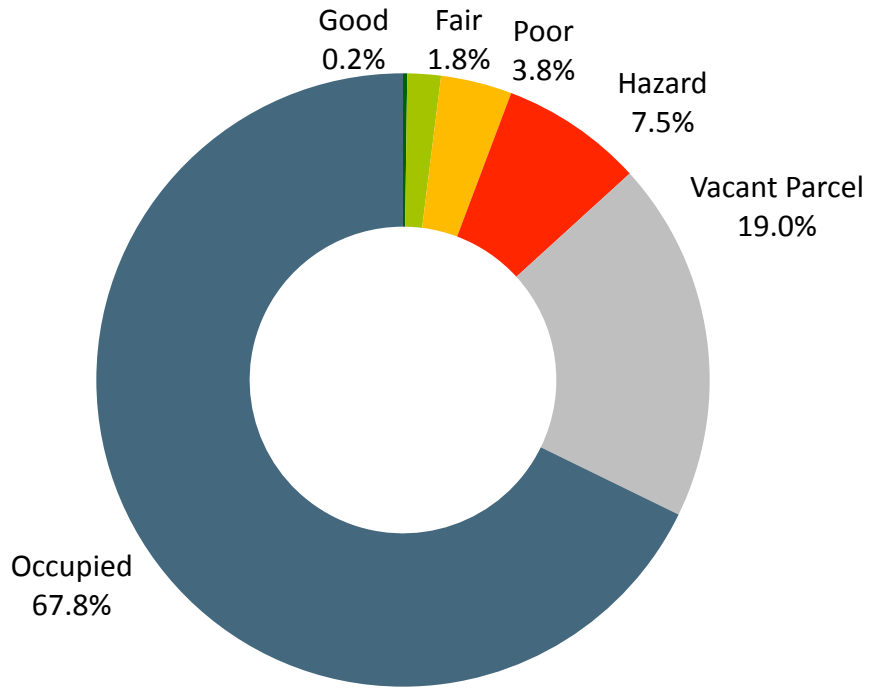
Morris College Statistics:

- **86 Structures Vacant/Abandoned.**
  - Good **10 or <1%** of Total Parcels
  - Fair **32 or 2%** of Total Parcels
  - Poor **25 or 4%** of Total Parcels
  - Hazard **19 or 7%** of Total Parcels
- Vacant Parcels **184 or 19%** of Total Parcels.
- Occupancy of **68%**

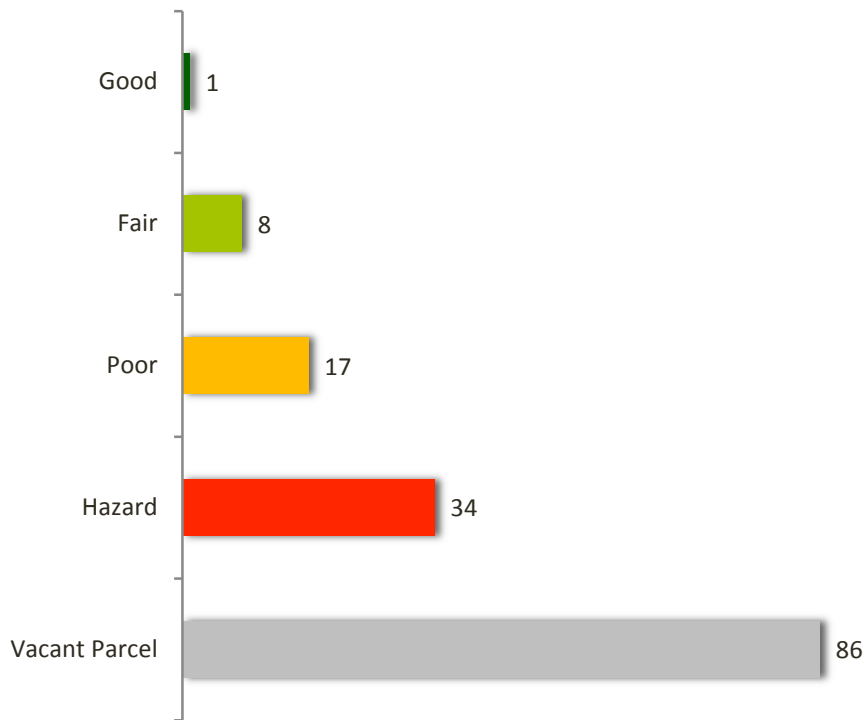
| Good | Fair | Poor | Hazard | Total | Vacant Parcel | Total Parcels |
|------|------|------|--------|-------|---------------|---------------|
| 10   | 32   | 25   | 19     | 86    | 184           | 892           |

*Table 13 Morris College 2014 Collection Results*





**Chart 24 Morris College Percentage of Use**



**Chart 25 Morris College Vacant Breakdown**



*Photograph 37 Morris College Example of "Good" Condition Property*



*Photograph 38 Morris College Example of "Fair" Condition Property*





*Photograph 39 Morris College Example of "Poor" Condition Property*



*Photograph 40 Morris College Example of "Hazard" Condition Property*

# MULBERRY



# Mulberry

## Location

Mulberry is bounded on the north by Byrd Street, in the east by property along North Main Street, in the south by U.S. Route 76/378, and in the west by Dillon Park. The main route north-south is North Main Street and east-west is North Pike West. North Wise Drive provides an additional north-south route. North Pike West provides an east-west route.

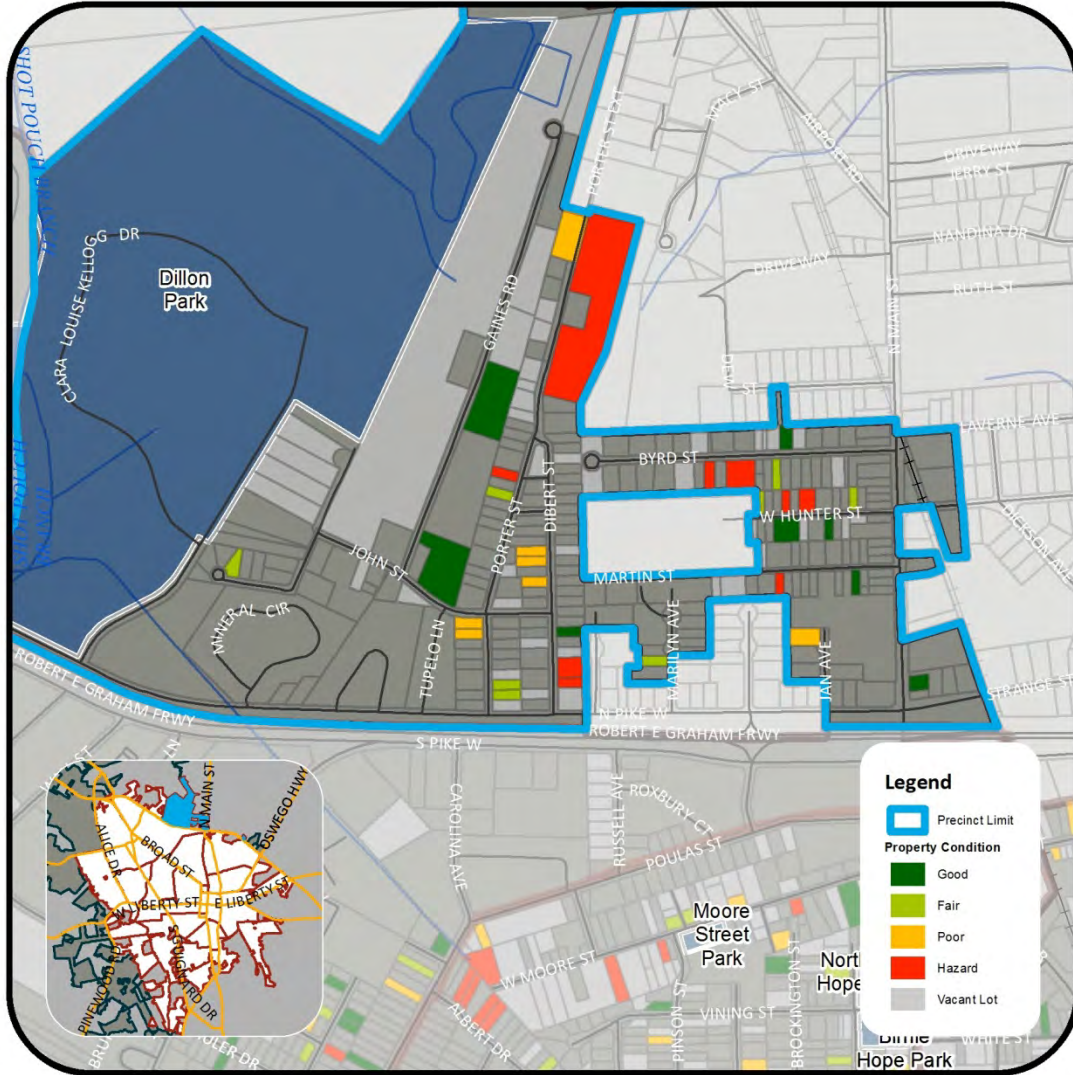


Figure 15 Mulberry Conditions Map

### *Description of Neighborhood*

Mulberry is a single-family, residential neighborhood with some multi-family housing located on North Pike West. Much of the rest of the neighborhood lies outside the city limits or is commercial and industrial property. The housing is similar to the adjacent neighborhoods of Morris College, having been developed at a similar time. It has some commercial along North Main Street. The 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 the manufactured homes.

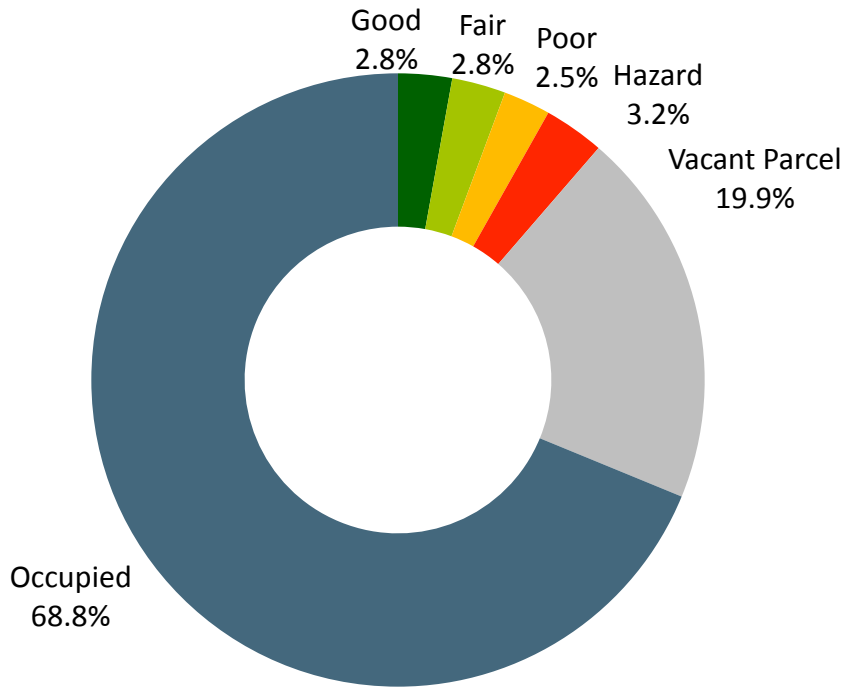
### *Survey Result*

Mulberry Statistics:

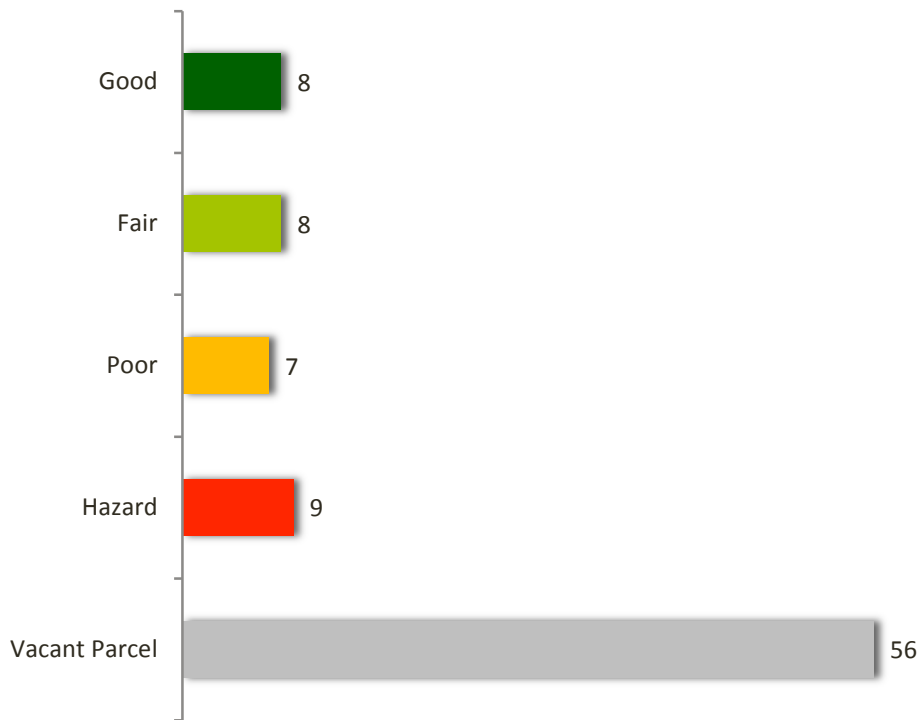
- **32 Structures Vacant/Abandoned.**
  - Good **8 or 3%** of Total Parcels
  - Fair **8 or 3%** of Total Parcels
  - Poor **7 or 2%** of Total Parcels
  - Hazard **9 or 3%** of Total Parcels
- Vacant Parcels **56 or 20%** of Total Parcels.
- Occupancy of **69%**

| Good | Fair | Poor | Hazard | Total | Vacant Parcel | Total Parcels |
|------|------|------|--------|-------|---------------|---------------|
| 8    | 8    | 7    | 9      | 32    | 56            | 274           |

*Table 14 Mulberry 2014 Collection Results*



**Chart 26 Mulberry Percentage of Use**



**Chart 27 Mulberry Vacant Breakdown**



*Photograph 41 Mulberry Example of "Good" Condition Property*



*Photograph 42 Mulberry Example of "Fair" Condition Property*





*Photograph 43 Mulberry Example of "Poor" Condition Property*



*Photograph 44 Mulberry Example of "Hazard" Condition Property*

# PALMETTO PARK

# Palmetto Park

## Location

Palmetto Park is bounded in the north and east by Broad Street, in the south by Miller Road, and 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.

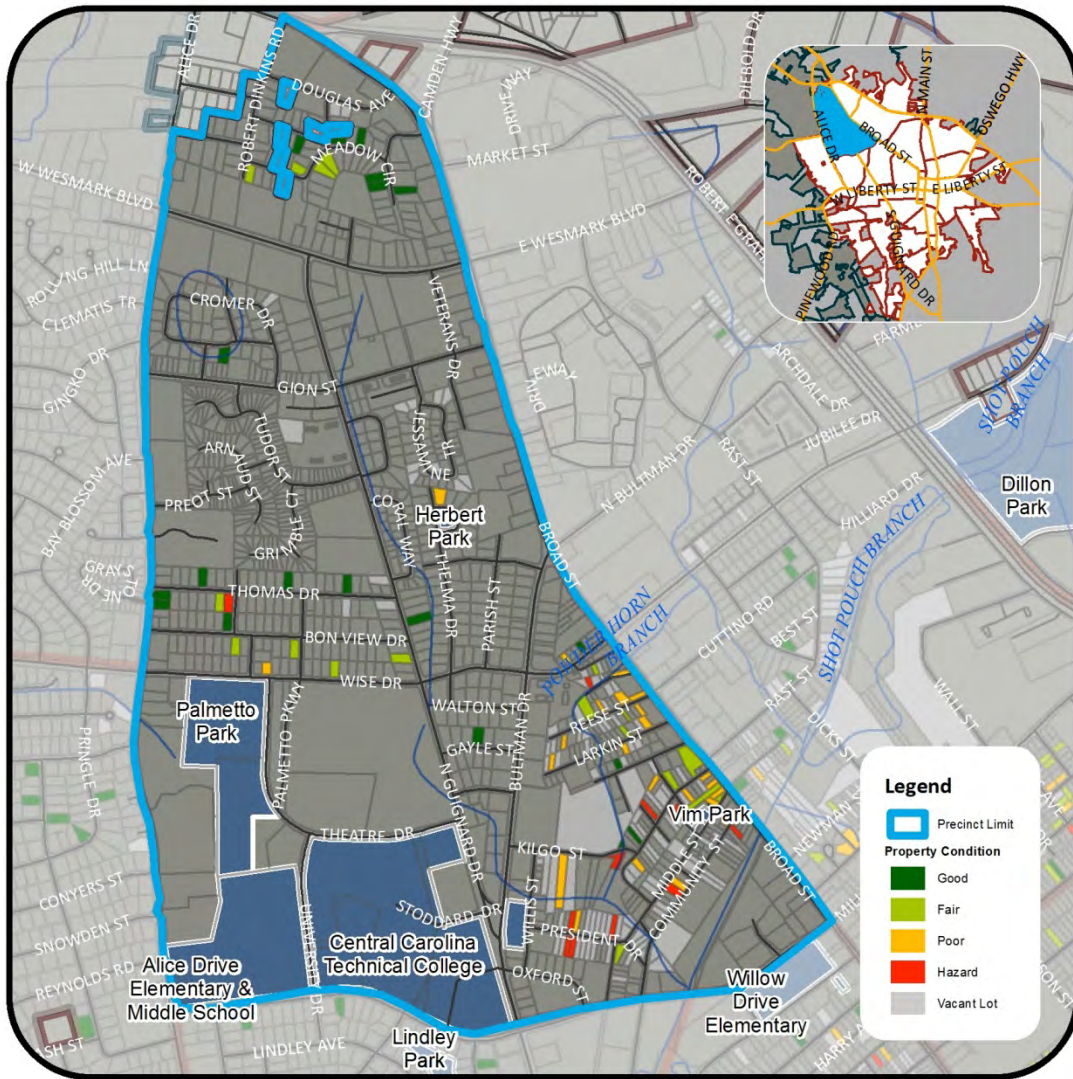


Figure 16 Palmetto Park Conditions Map

### *Description of Neighborhood*

Palmetto Park is a residential neighborhood with assorted commercial uses along the perimeter corridors. The residential areas are made up of single-family homes with a good deal of multi-family along North Guignard Drive and Alice Drive. The neighborhood is also defined by institutional uses such as Alice Drive Elementary and Middle School, Central Carolina Technical College, and Palmetto Park. The 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*

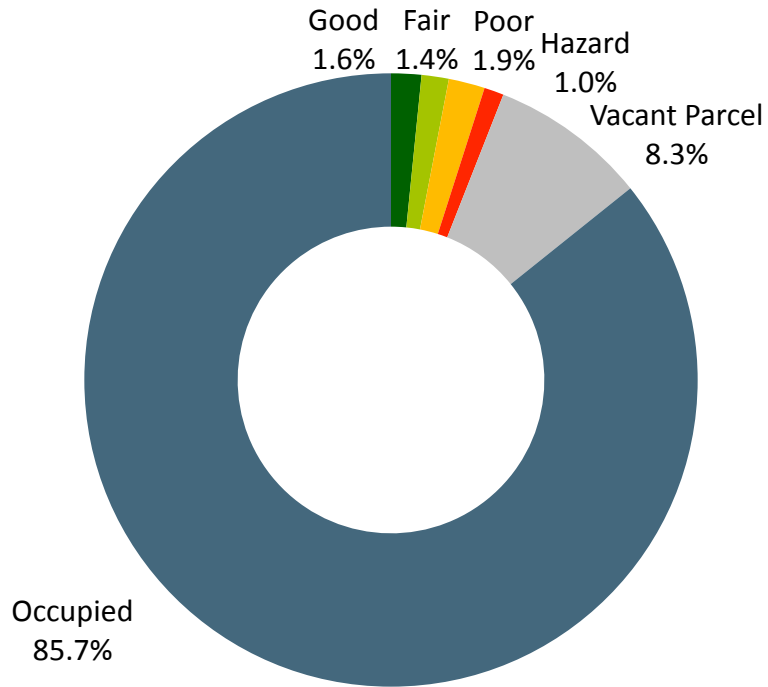
Palmetto Park Statistics:

- **75** Structures Vacant/Abandoned.
  - Good **20 or 2%** of Total Parcels
  - Fair **18 or 1%** of Total Parcels
  - Poor **24 or 2%** of Total Parcels
  - Hazard **13 or 1%** of Total Parcels
- Vacant Parcels **104 or 8%** of Total Parcels.
- Occupancy of **86%**

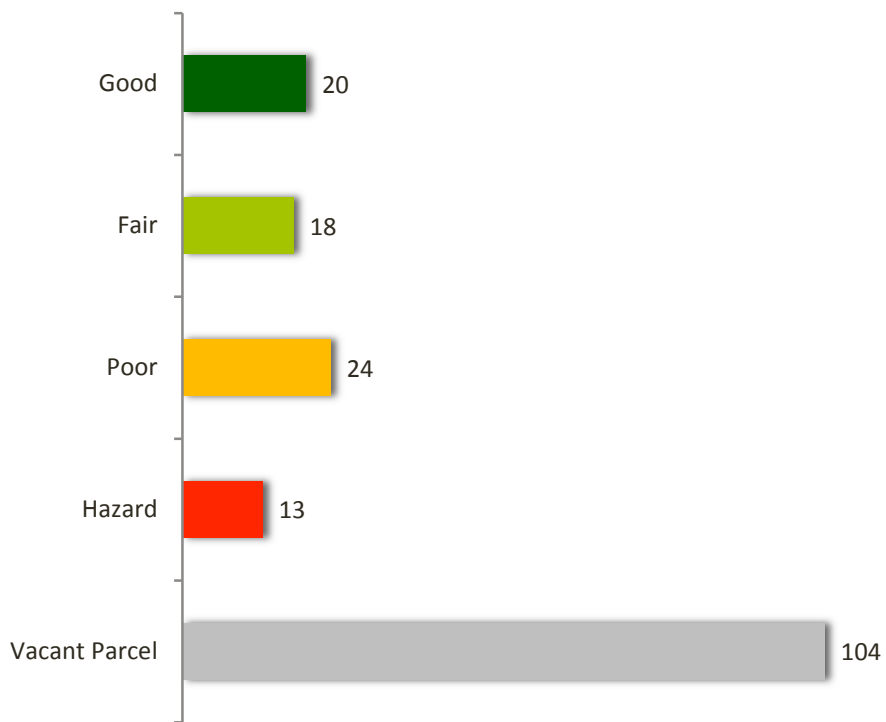
| Good | Fair | Poor | Hazard | Total | Vacant Parcel | Total Parcels |
|------|------|------|--------|-------|---------------|---------------|
| 20   | 18   | 24   | 13     | 75    | 104           | 1236          |

*Table 15 Palmetto Park 2014 Collection Results*





**Chart 28 Palmetto Park Percentage of Use**



**Chart 29 Palmetto Park Vacant Breakdown**



*Photograph 45 Palmetto Example of "Good" Condition Property*



*Photograph 46 Palmetto Example of "Fair" Condition Property*





*Photograph 47 Palmetto Example of "Poor" Condition Property*



*Photograph 48 Palmetto Example of "Hazard" Condition Property*

# 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 2<sup>nd</sup> and 3<sup>rd</sup> Avenues. There are a number of 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.

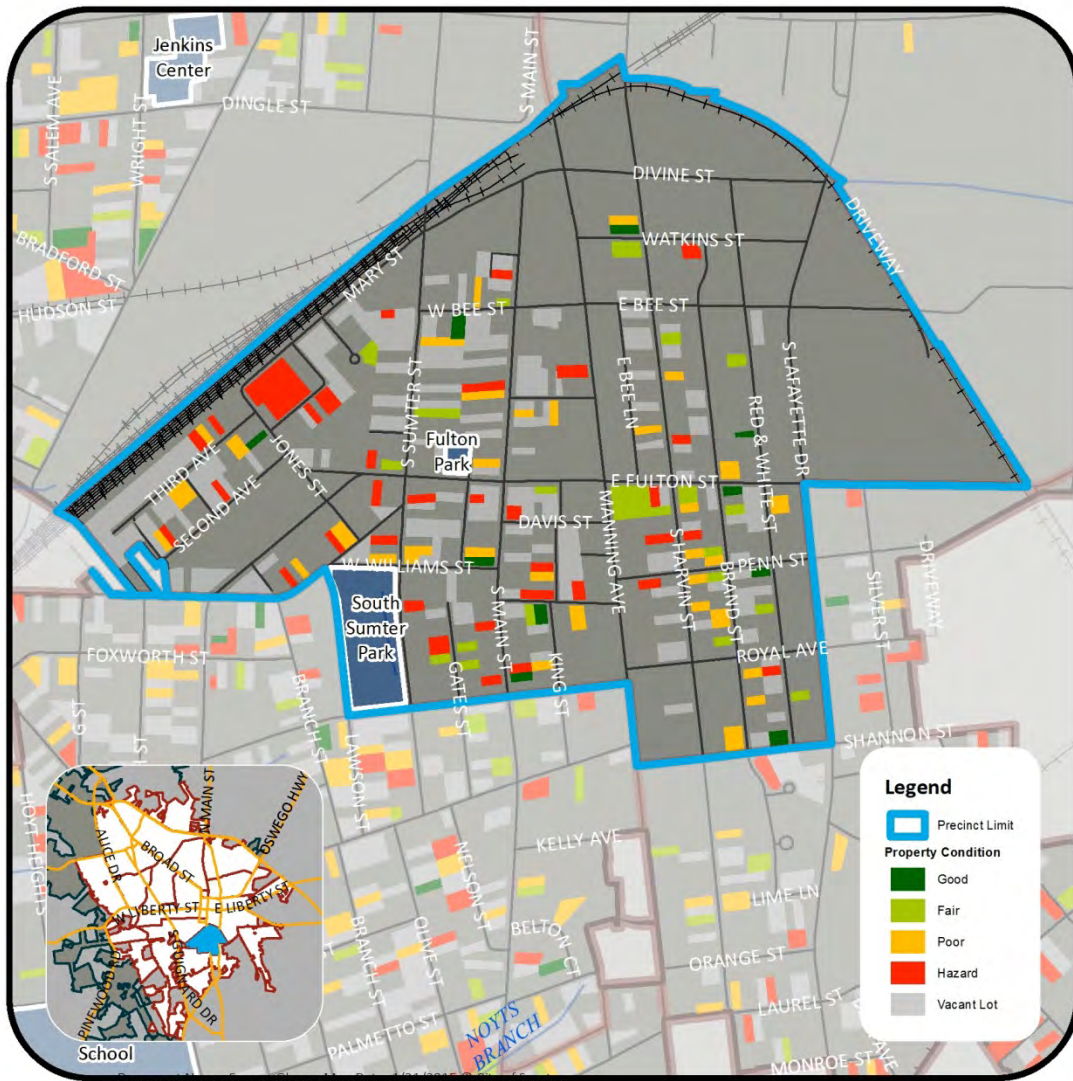


Figure 17 Savage-Glover Conditions Map

### *Description of Neighborhood*

Savage-Glover is a residential neighborhood with a mix of unit types. It is very similar to the adjacent neighborhood of Bates. There is some multi-family development close to South Sumter Park. It has a small amount of commercial in the northeast portion along Manning Avenue. The 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.

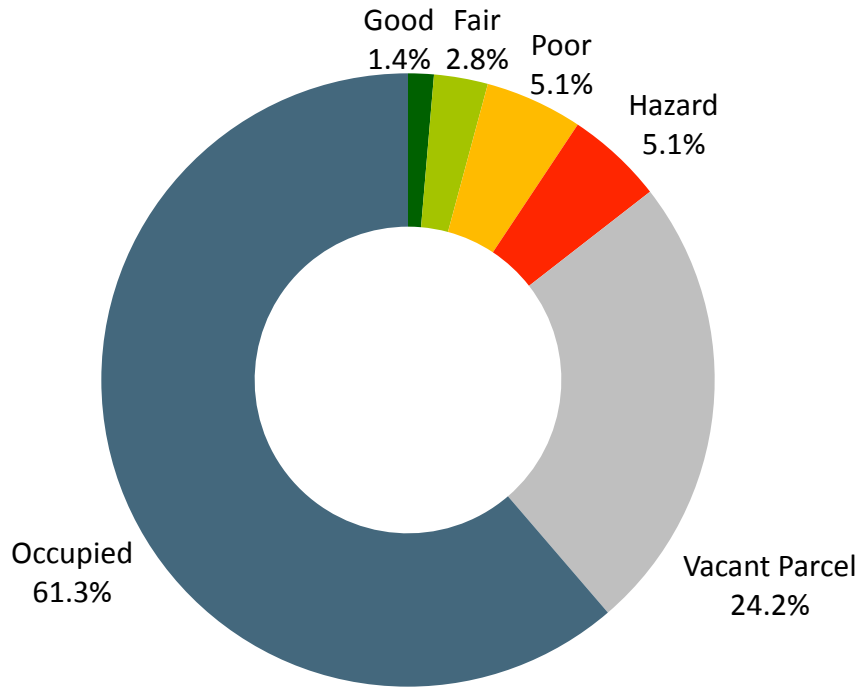
### *Survey Results*

Savage-Glover Statistics:

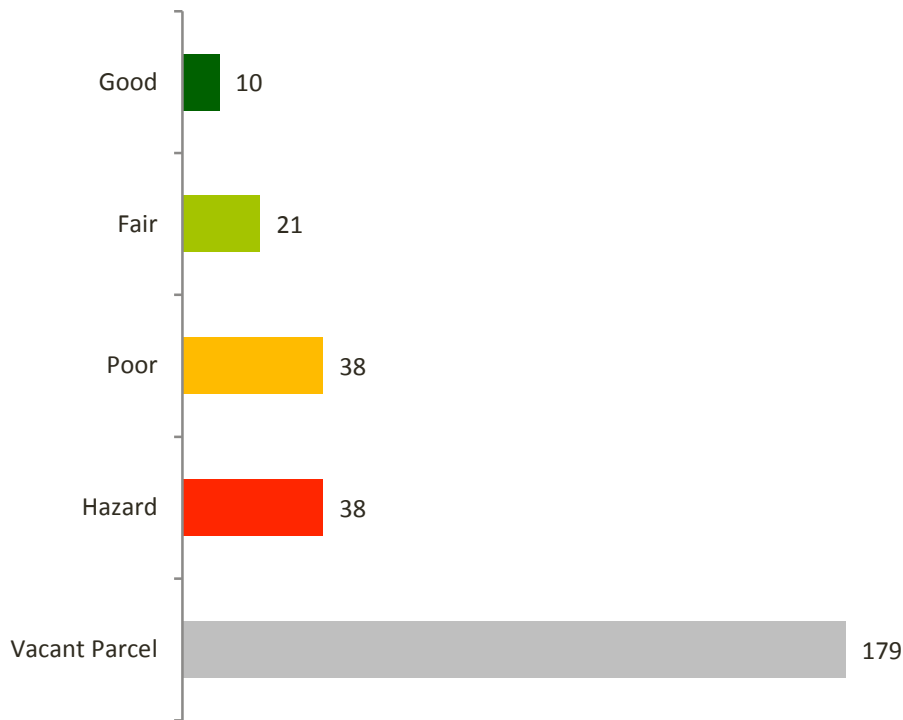
- **107** Structures Vacant/Abandoned.
  - Good **10 or 2%** of Total Parcels
  - Fair **21 or 3%** of Total Parcels
  - Poor **38 or 5%** of Total Parcels
  - Hazard **38 or 5%** of Total Parcels
- Vacant Parcels **179 or 8%** of Total Parcels.
- Occupancy of **61%**

| Good | Fair | Poor | Hazard | Total | Vacant Parcel | Total Parcels |
|------|------|------|--------|-------|---------------|---------------|
| 10   | 21   | 38   | 38     | 107   | 179           | 729           |

*Table 16 Savage Glover 2014 Collection Results*



**Chart 30 Savage Glover Percentage of Use**



**Chart 31 Savage Glover Vacant Breakdown**



*Photograph 49 Savage Glover Example of "Good" Condition Property*



*Photograph 50 Savage Glover Example of "Fair" Condition Property*





*Photograph 51 Savage Glover Example of "Poor" Condition Property*



*Photograph 52 Savage Glover Example of "Hazard" Condition Property*

# SECOND MILL





### *Description of Neighborhood*

Second Mill is a single-family, residential neighborhood with some neighborhood commercial along Alice Drive and West Liberty Street. The housing is similar to the adjacent neighborhoods of Palmetto Park and Burns Downs, all having been developed at a similar time. The 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*

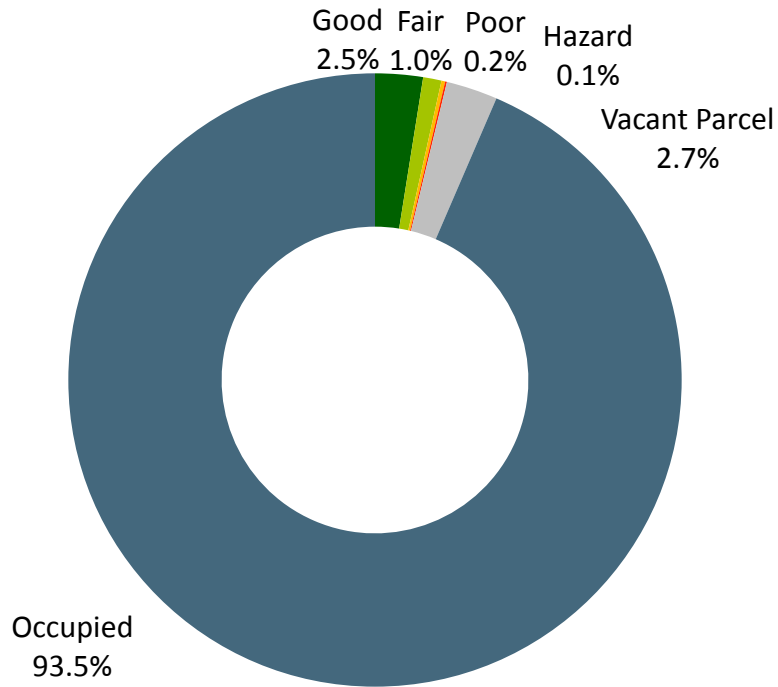
Second Mill Statistics:

- **39** Structures Vacant/Abandoned.
  - Good **26 or 2%** of Total Parcels
  - Fair **10 or 1%** of Total Parcels
  - Poor **2 or <1%** of Total Parcels
  - Hazard **1 or <1%** of Total Parcels
- Vacant Parcels **28 or 3%** of Total Parcels.
- Occupancy of **94%**

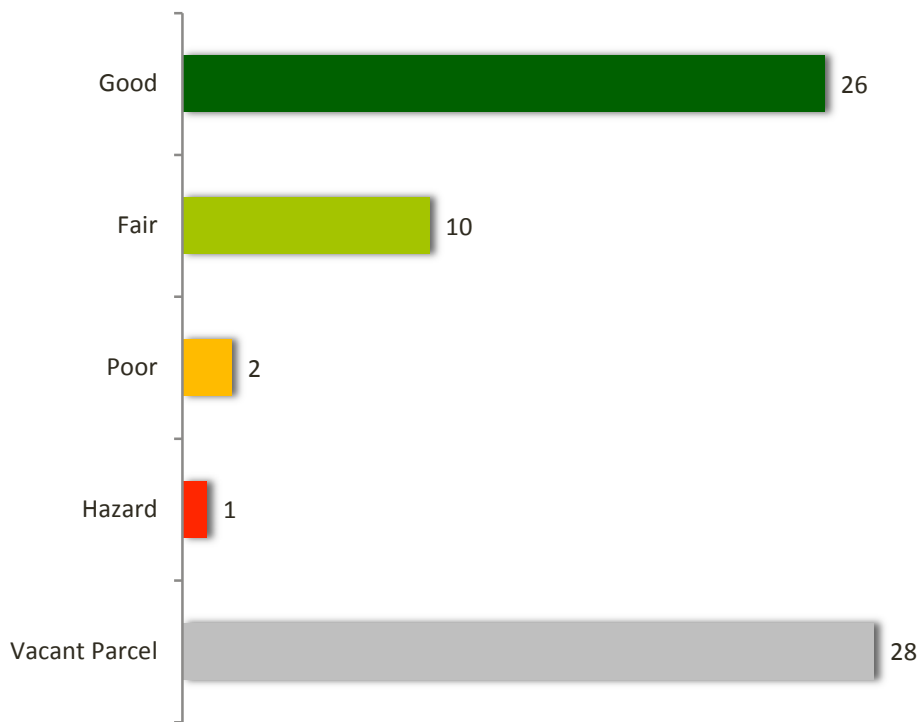
| Good | Fair | Poor | Hazard | Total | Vacant Parcel | Total Parcels |
|------|------|------|--------|-------|---------------|---------------|
| 26   | 10   | 2    | 1      | 39    | 28            | 1008          |

*Table 17 Second Mill 2014 Collection Results*





**Chart 32 Second Mill Percentage of Use**



**Chart 33 Second Mill Vacant Breakdown**



*Photograph 53 Second Mill Example of "Good" Condition Property*



*Photograph 54 Second Mill Example of "Fair" Condition Property*



*Photograph 55 Second Mill Example of "Poor" Condition Property*



*Photograph 56 Second Mill Example of "Hazard" Condition Property*

# SOUTH LIBERTY



# South Liberty

## Location

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

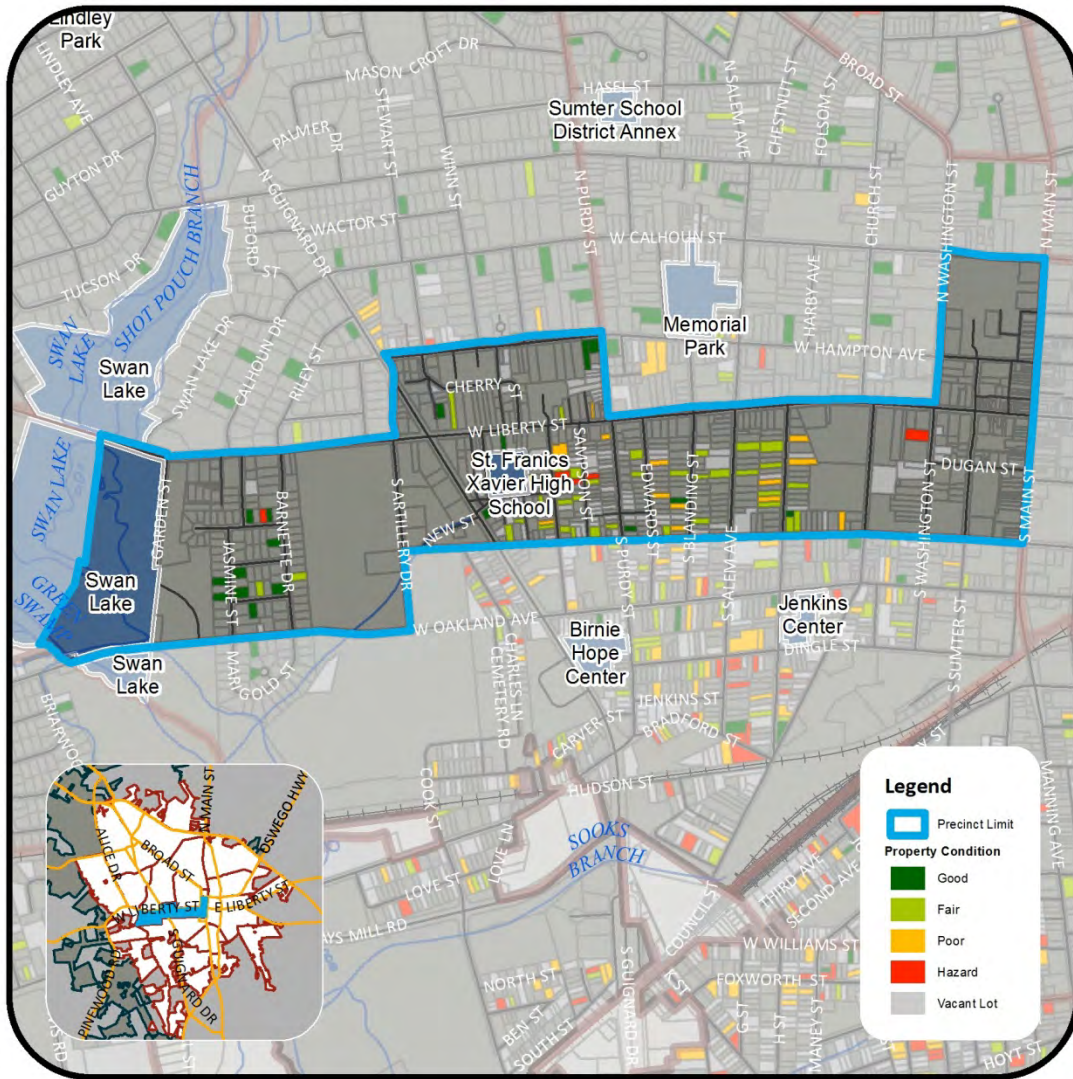


Figure 19 South Liberty Conditions Map

### *Description of Neighborhood*

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

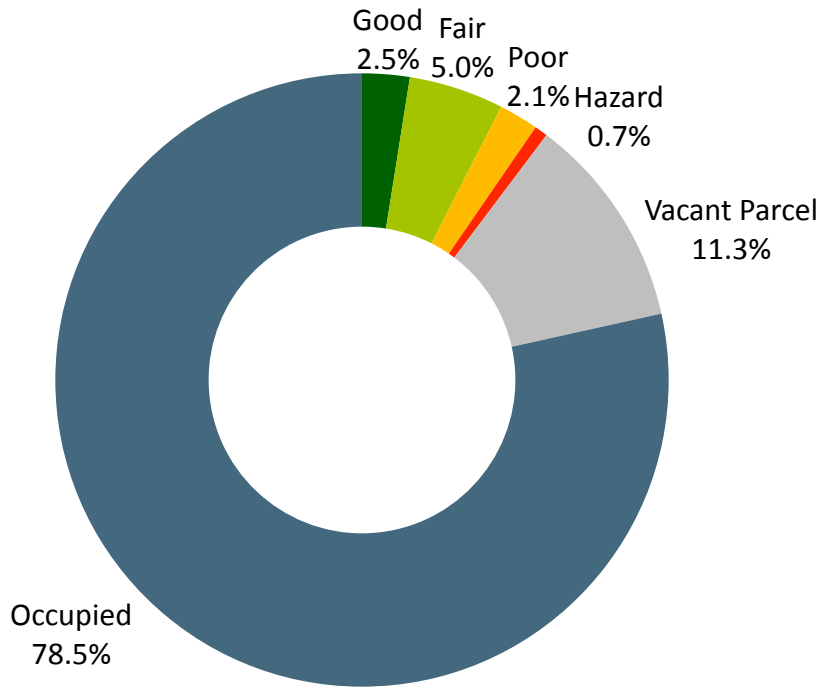
### *Survey Result*

South Liberty Statistics:

- **74** Structures Vacant/Abandoned.
  - Good **18 or 3%** of Total Parcels
  - Fair **36 or 5%** of Total Parcels
  - Poor **15 or 2%** of Total Parcels
  - Hazard **5 or <1%** of Total Parcels
- Vacant Parcels **81 or 11%** of Total Parcels.
- Occupancy of **78%**

| Good | Fair | Poor | Hazard | Total | Vacant Parcel | Total Parcels |
|------|------|------|--------|-------|---------------|---------------|
| 18   | 36   | 15   | 5      | 74    | 81            | 702           |

*Table 18 South Liberty 2014 Collection Results*



**Chart 34 South Liberty Percentage of Use**



**Chart 35 South Liberty Vacant Breakdown**





*Photograph 57 South Liberty Example of "Good" Condition Property*



*Photograph 58 South Liberty Example of "Fair" Condition Property*





*Photograph 59 South Liberty Example of "Poor" Condition Property*



*Photograph 60 South Liberty Example of "Hazard" Condition Property*

# 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. McCrays Mill Road travels through it, as well as a number of roads that branch off from Lewis Road. Lewis Road is the north-south travel corridor. McCrays Mill Road provides an east-west along with Kingsbury Drive in the southern portion of the neighborhood acting as a connector to Birnie.

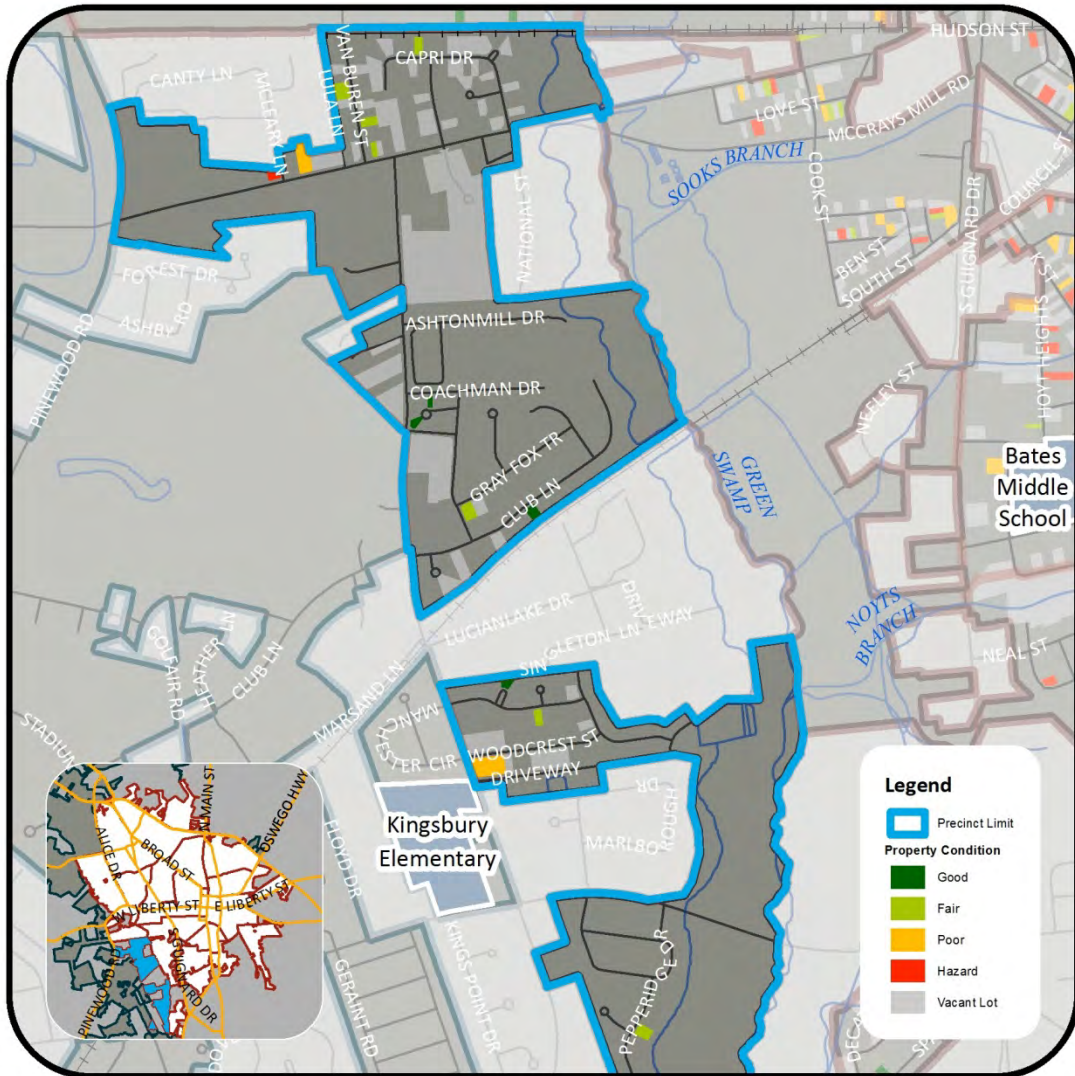


Figure 20 Spectrum Conditions Map

### *Description of Neighborhood*

Spectrum is a residential neighborhood that consists of single-family and multi-family residences with the multi-family located along Lewis Road. The boundaries dance in and out of the City limits. There is some commercial that has developed along McCrays Mill Road and at the intersection of Pinewood Road. The 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 north of McCrays 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, being Ranch or Contemporary.

### *Survey Result*

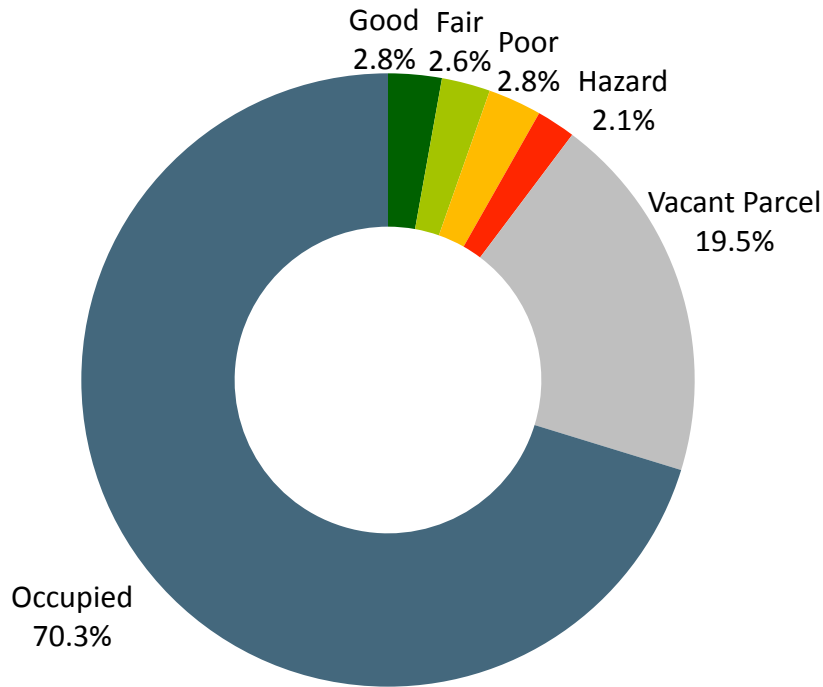
Spectrum Statistics:

- **15 Structures Vacant/Abandoned.**
  - Good **4 or 3%** of Total Parcels
  - Fair **7 or 3%** of Total Parcels
  - Poor **3 or 3%** of Total Parcels
  - Hazard **1 or 2%** of Total Parcels
- Vacant Parcels **64 or 19%** of Total Parcels.
- Occupancy of **70%**

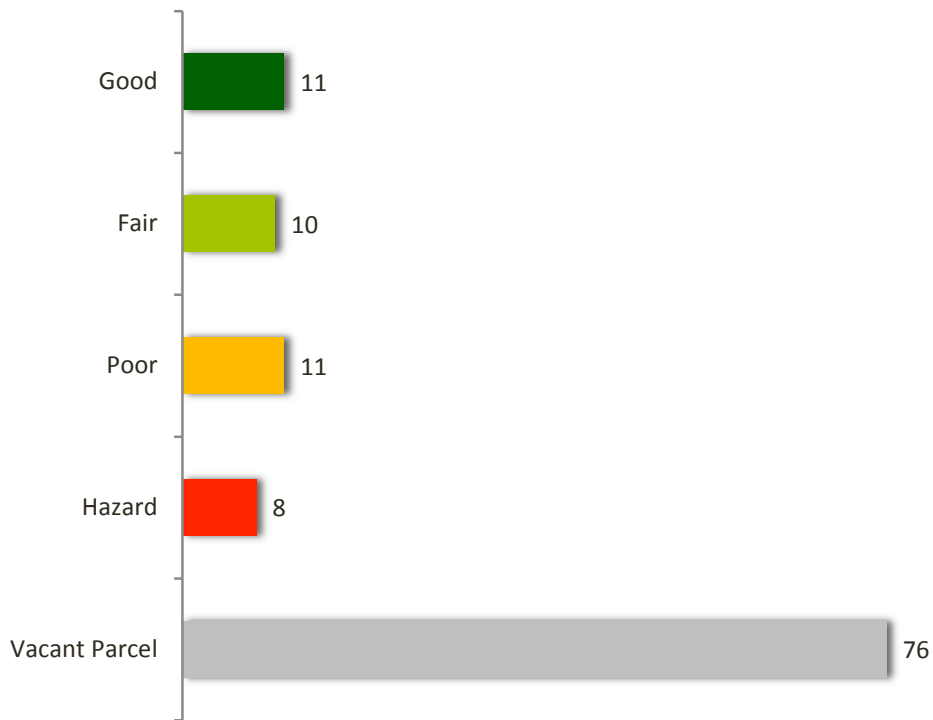
| Good | Fair | Poor | Hazard | Total | Vacant Parcel | Total Parcels |
|------|------|------|--------|-------|---------------|---------------|
| 4    | 7    | 3    | 1      | 15    | 64            | 460           |

*Table 19 Spectrum 2014 Collection Results*





**Chart 36 Spectrum Percentage of Use**



**Chart 37 Spectrum Vacant Breakdown**



*Photograph 61 Spectrum Example of "Good" Condition Property*



*Photograph 62 Spectrum Example of "Fair" Condition Property*



*Photograph 63 Spectrum Example of "Poor" Condition Property*



*Photograph 64 Spectrum Example of "hazard" Condition Property*

# 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, 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. Logan Park and the South Hope Center are also located within the area.

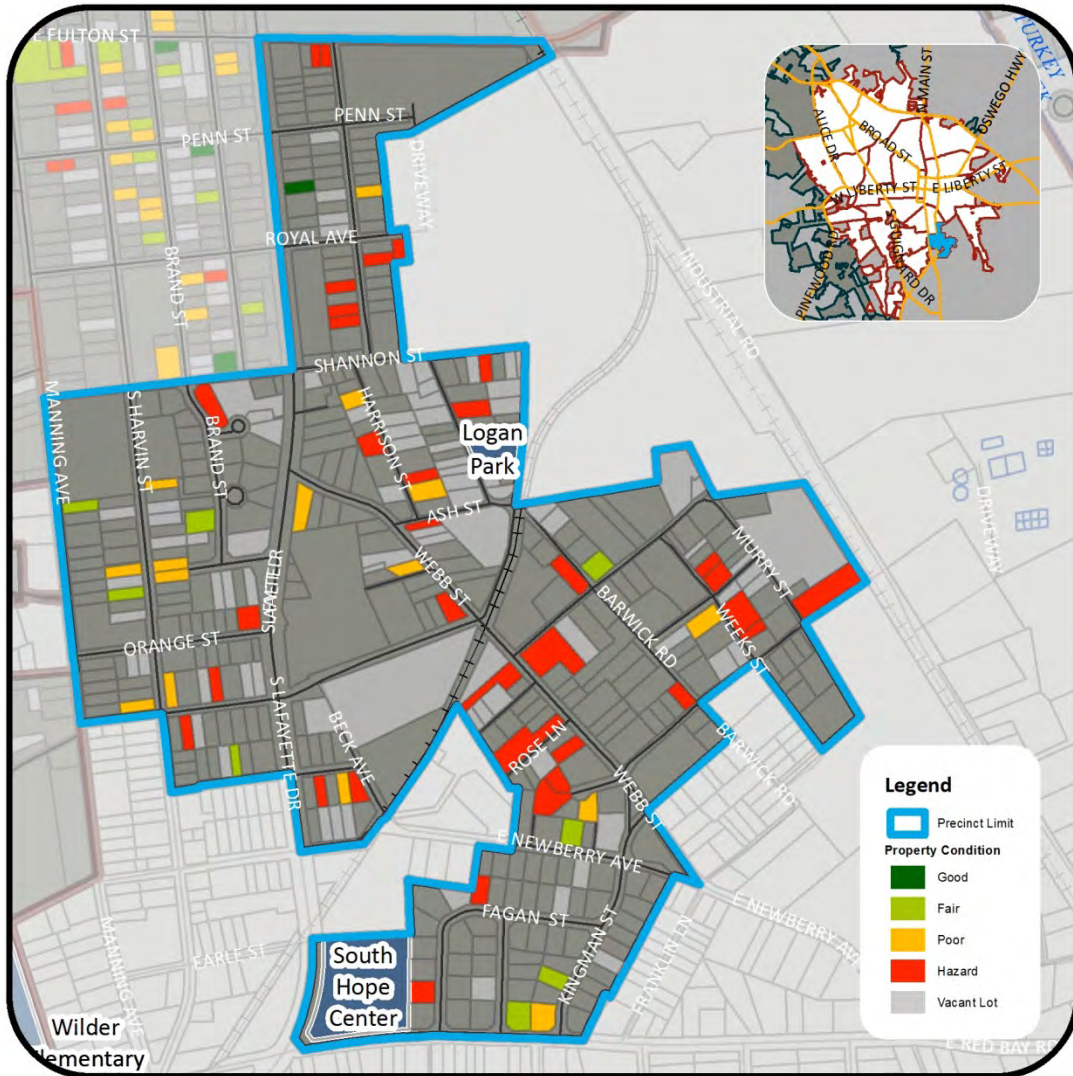


Figure 21 Stone Hill Conditions Map

### *Description of Neighborhood*

Stone Hill is a residential neighborhood with some light industrial and commercial intermixed. The housing is similar to the adjacent neighborhoods of Wilder, Bates and Savage Glover, having all been built in the same era. The 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.

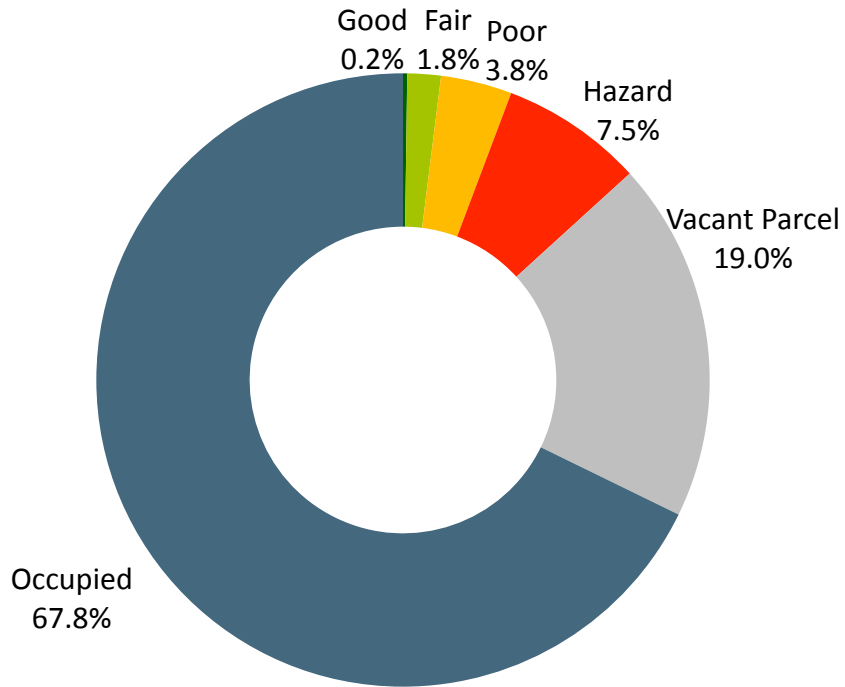
### *Survey Result*

Stone Hill Statistics:

- **60** Structures Vacant/Abandoned.
  - Good **1** or **<1%** of Total Parcels
  - Fair **8** or **2%** of Total Parcels
  - Poor **17** or **4%** of Total Parcels
  - Hazard **34** or **8%** of Total Parcels
- Vacant Parcels **86** or **19%** of Total Parcels.
- Occupancy of **68%**

| Good | Fair | Poor | Hazard | Total | Vacant Parcel | Total Parcels |
|------|------|------|--------|-------|---------------|---------------|
| 1    | 8    | 17   | 34     | 60    | 86            | 452           |

*Table 20 Stone Hill 2014 Collection Results*



**Chart 38 Stone Hill Percentage of Use**



**Chart 39 Stone Hill Vacant Breakdown**



*Photograph 65 Stone Hill Example of "Good" Condition Property*



*Photograph 66 Stone Hill Example of "Fair" Condition Property*





*Photograph 67 Stone Hill Example of "Poor" Condition Property*



*Photograph 68 Stone Hill Example of "Hazard" Condition Property*

# 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 and West Oakland Streets, 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.

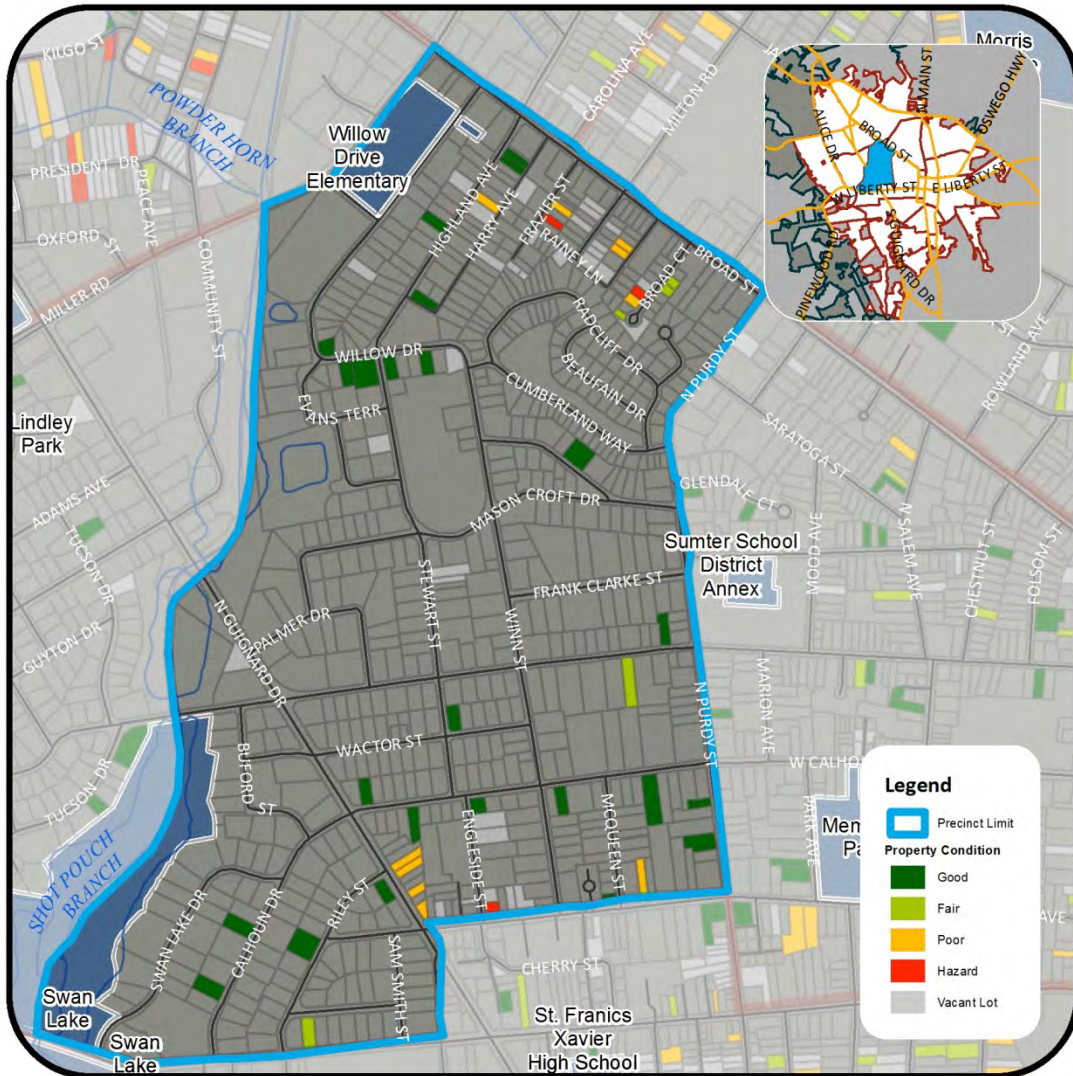


Figure 22 Swan Lake Conditions Map

### *Description of Neighborhood*

Swan Lake is a residential neighborhood with some commercial along Broad Street. It contains primarily single-family homes but does have small pockets of multi-family. The housing is similar to the Burn 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 it. 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*

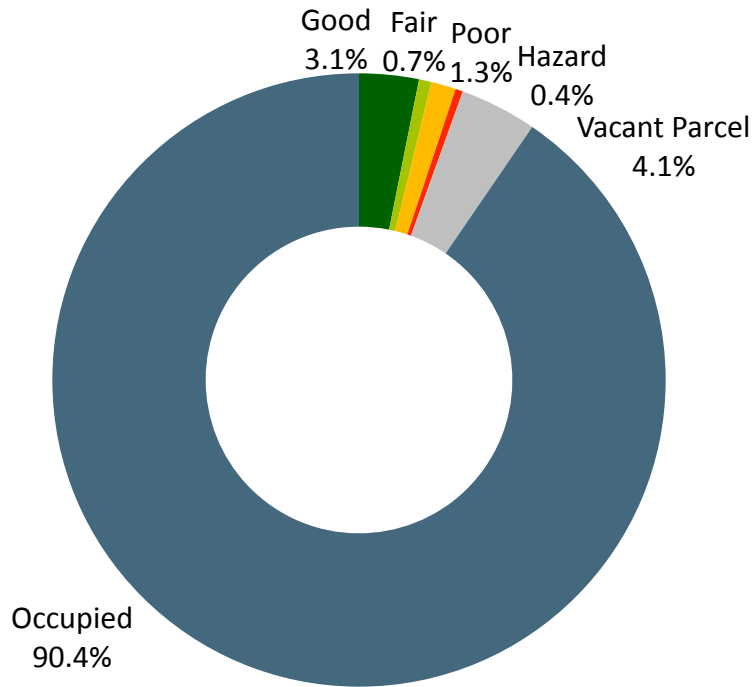
Swan Lake Statistics:

- **42 Structures Vacant/Abandoned**
  - Good **24 or 3%** of Total Parcels
  - Fair **5 or <1%** of Total Parcels
  - Poor **10 or 1%** of Total Parcels
  - Hazard **3 or <1%** of Total Parcels
- Vacant Parcels **31 or 4%** of Total Parcels.
- Occupancy of **90%**

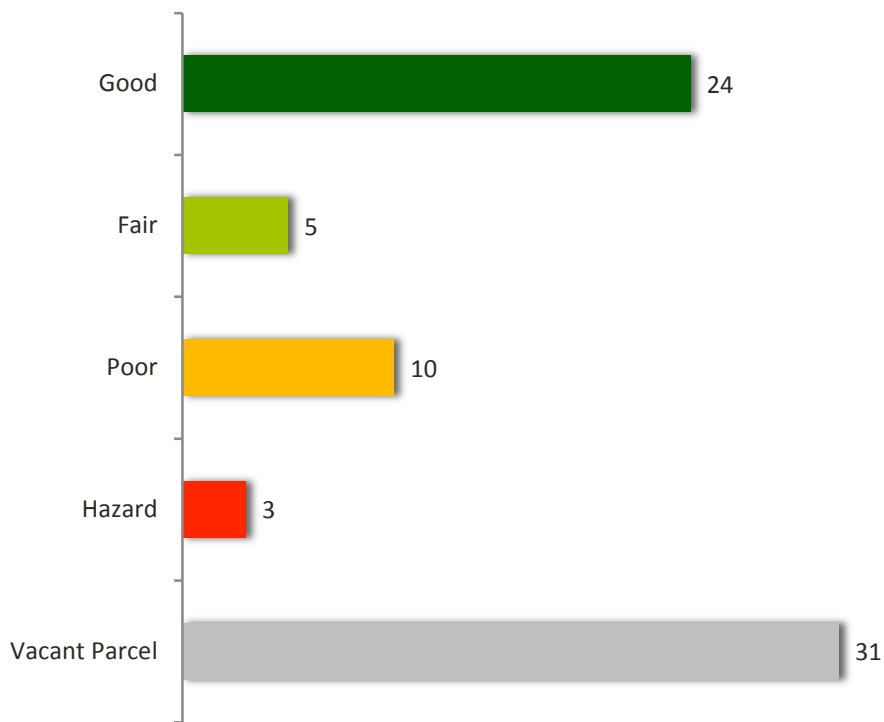
| Good | Fair | Poor | Hazard | Total | Vacant Parcel | Total Parcels |
|------|------|------|--------|-------|---------------|---------------|
| 24   | 5    | 10   | 3      | 42    | 31            | 740           |

*Table 21 Swan Lake 2014 Collection Results*





**Chart 40 Swan Lake Percentage of Use**



**Chart 41 Swan Lake Vacant Breakdown**



*Photograph 69 Swan Lake Example of "Good" Condition Property*



*Photograph 70 Swan Lake Example of "Fair" Condition Property*





*Photograph 71 Swan Lake Example of "Poor" Condition Property*



*Photograph 72 Swan Lake Example of "Hazard" Condition Property*

# 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.

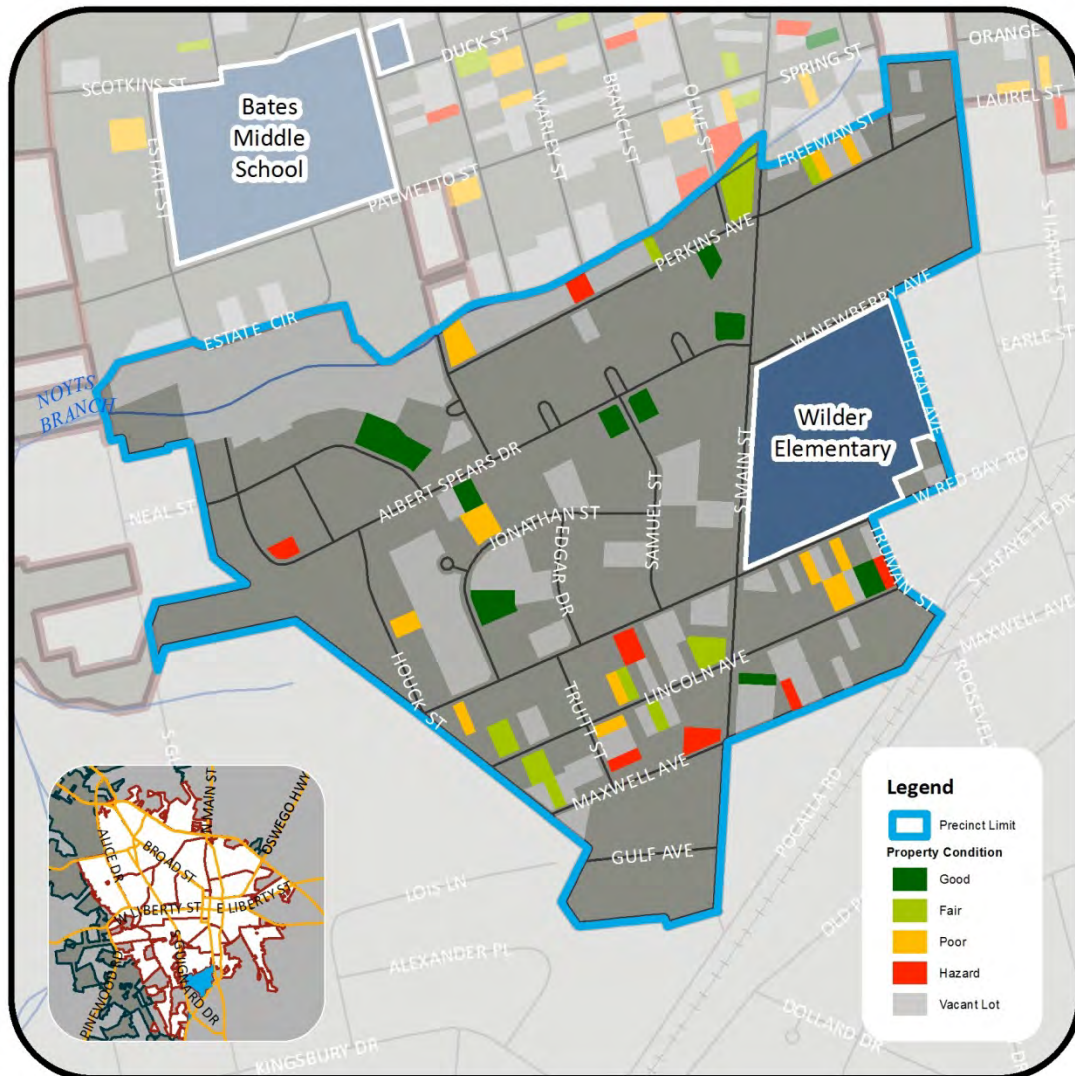


Figure 23 Wilder Conditions Map

### *Description of Neighborhood*

Wilder is a residential neighborhood consisting of single-family residences and manufactured homes. Wilder Elementary is completely contained within it. It is very similar to the adjacent neighborhoods of Bates and Stone Hill. There is some multi-family development on Houck Street. The 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.

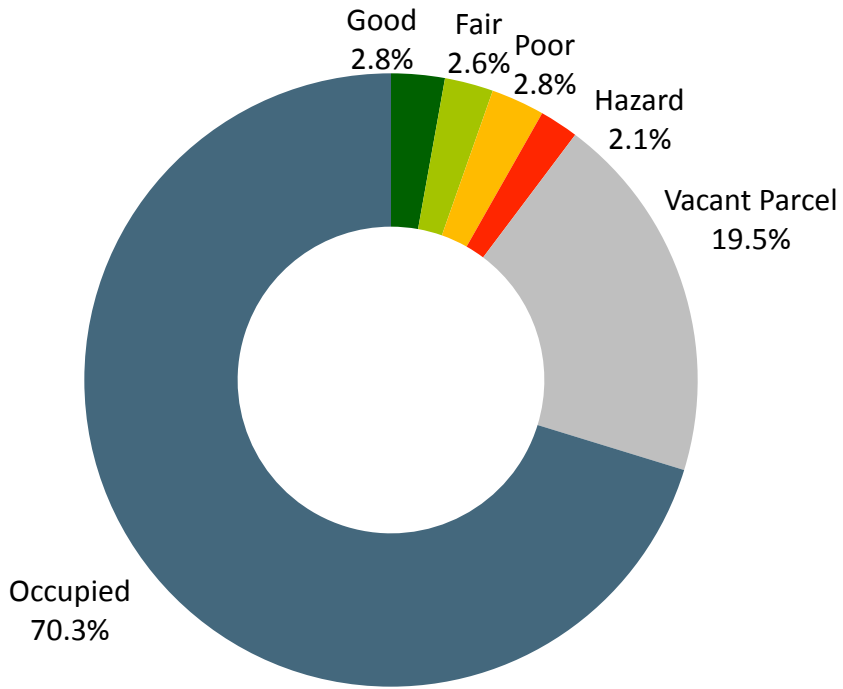
### *Survey Result*

Wilder Statistics:

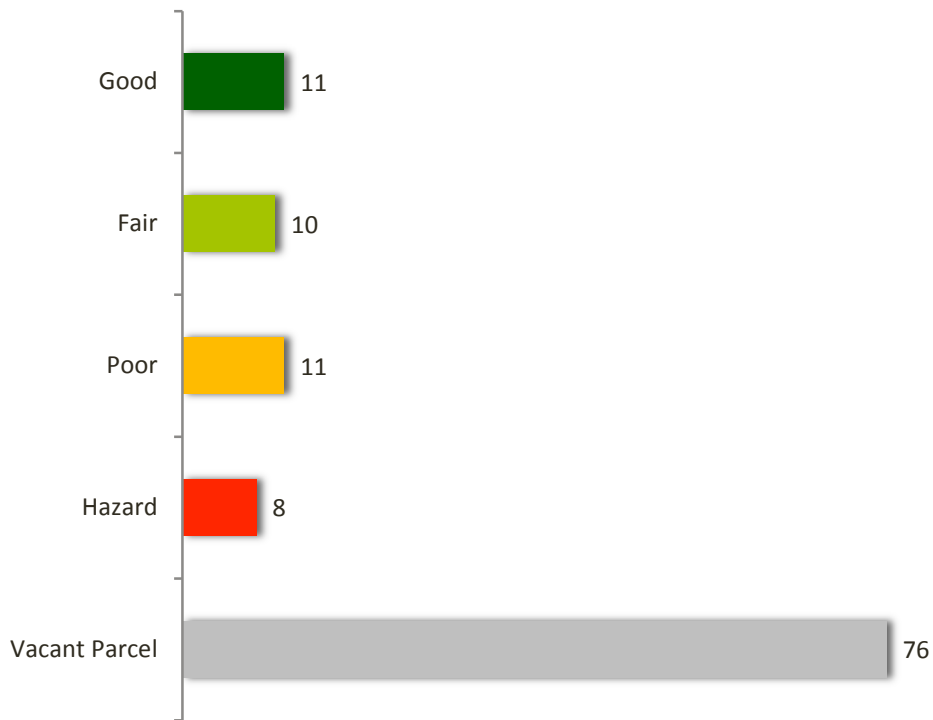
- **40** Structures Vacant/Abandoned.
  - Good **11 or 3%** of Total Parcels
  - Fair **10 or 3%** of Total Parcels
  - Poor **11 or 3%** of Total Parcels
  - Hazard **8 or 2%** of Total Parcels
- Vacant Parcels **76 or 19%** of Total Parcels.
- Occupancy of **70%**

| Good | Fair | Poor | Hazard | Total | Vacant Parcel | Total Parcels |
|------|------|------|--------|-------|---------------|---------------|
| 11   | 10   | 11   | 8      | 40    | 76            | 379           |

*Table 22 Wilder 2014 Collection Results*



**Chart 42 Wilder Percentage of Use**



**Chart 43 Wilder Vacant Breakdown**



*Photograph 73 Wilder Example of "Good" Condition Property*



*Photograph 74 Wilder Example of "Fair" Condition Property*





*Photograph 75 Wilder Example of "Poor" Condition Property*



*Photograph 76 Wilder Example of "Hazard" Condition Property*

## Credits:

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\*Sources:

[http://en.wikipedia.org/wiki/Broken\\_windows\\_theory](http://en.wikipedia.org/wiki/Broken_windows_theory)

<https://www.ncjrs.gov/txtfiles1/nij/186049.txt>

<http://report.timetoendblight.org/summary/>

<https://motorcitymapping.org>

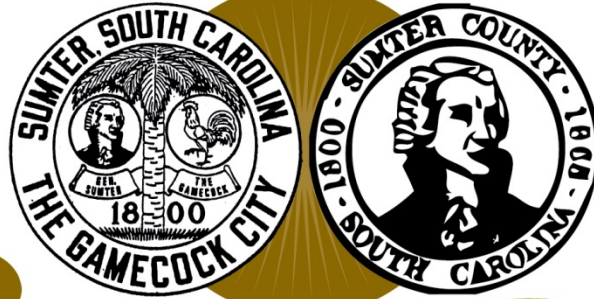
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## Appendix:

The Appendix contains a property listing by condition code. See

<http://www.sumtersc.gov/ordinances-plans-reports.aspx>.



# *Sumter*

**SOUTH CAROLINA**

SOUTH CAROLINA