

Implementation Plan

City of Sumter Implementation Plan

The following section sets forth implementation measures for the Sumter 2040 Comprehensive Plan. Distinguishable from the broader aspirational tenants found within the preceding policies, the implementation strategies are actionable and achievable (assuming prioritization is directed and resources allocated).

Time Frames:

Short Term	1-3 years
Mid Term	4-6 years
Long Term	7-10 years
Ongoing	1-10 years

Comprehensive Planning Initiatives

Small Area Plans/Neighborhood Action Plans - Small area and neighborhood plans act to clarify acute local land use issues and engage active neighborhood input.

Approaches might include:

- Identifying definable neighborhoods and sub areas
- Identifying future preferred land use
- Developing local design standards
- Creating unique neighborhood standards
- Preparing viable redevelopment alternatives

Time Frame: Short Term, Mid Term

Companion Study Implementation - Since 2016, four companion studies related directly to the Sumter 2040 Comprehensive Plan have been completed. The Sumter-Shaw Joint Land Use Study (JLUS) (2016), the Downtown Master Plan (2019), City of Sumter Affordable Housing Study (2019), and the Sumter Area Transportation Study (SUATS) 2045 Long Range Transportation Plan (2018) contain specific implementation recommendations for City and County Council to consider.

Time Frame: Ongoing

Zoning Change Evaluation

Rezoning - Staff will evaluate all requests to rezone land for conformance with Sumter 2040 policies.

Time Frame: Ongoing

Land Use Regulation

Full Zoning & Development Standards Ordinance Update - The current Zoning & Development Standards Ordinance was written and adopted in 1999, twenty years ago. A full review, update, and revision to modernize the City's approach to zoning and development standard controls should take place. If considered a la carte, areas to review include:

- Parking minimums and maximums
- Non-residential uses in residential districts
- Use review by district
- Land use classification methods
- JLUS zoning recommendations
- Open space and cluster development options
- Floodplain development
- Neighborhood preservation options
- Downtown zoning enhancements related to use and design
- Highway Corridor Protection District standards
- Affordable housing incentives

Time Frame: Short Term, Mid Term, Long Term

Housing

2019 Affordable Housing Study - The City will consider the implementation recommendations found in the 2019 Affordable Housing Study.

Time Frame: Short Term, Mid Term, Long Term

Land Bank - The City will consider developing a land bank strategy and program for all publicly owned property.

Time Frame: Short Term

Housing Committee - The City will consider establishing a Housing Committee to review housing goals, strategies and implementation, changes in the market, and coordination across entities working on housing-related issues.

Time Frame: Short Term

Rental Registry - The City will consider the establishment of a rental registry to address issues of quality and upkeep across certain segments of the rental market.

Time Frame: Short Term

Demolition Strategy - The City will consider developing a more neighborhood-focused, area acute demolition strategy to address continued vacancy and blight across many of the City's older neighborhoods. The neighborhood focused demolition strategy, a part of the neighborhood planning process, would determine a systematic approach for providing the greatest benefit to residential areas impacted by vacancy and blight and target available funding sources.

Time Frame: Short Term, Mid Term, Long Term

Down Payment Assistance - The City will consider creating a dedicated pool of funding available each year to assist qualified low and moderate-income households with down payment assistance, in addition

to available Community Development Block Grant (CDBG) funds already used for this purpose.

Time Frame: Mid Term

Downtown

2019 Downtown Master Plan - The City will consider implementation recommendations found in the 2019 Downtown Master Plan.

Time Frame: Short Term, Mid Term, Long Term

Downtown Property Acquisition - The City will evaluate key sites for purchase or partnership in preparation for residential or mixed use development projects.

Time Frame: Short Term

Streetscape & Road Diet Improvements - The City will evaluate, identify, and prioritize funding to carry out streetscape improvement and road diet projects outlined in the 2019 Downtown Master Plan.

Time Frame: Short Term, Mid Term, Long Term

Rehabilitation Financing and Incentives - The City will pursue additional funding sources and incentives available to rehabilitate historic downtown structures.

Time Frame: Short Term, Mid Term, Long Term

Downtown Street Right-of-Way - The City will consider taking over right-of-way ownership and maintenance responsibilities from SCDOT for downtown portions of Bartlette St., Calhoun St., Harvin St., Liberty St., Sumter St., and Washington St. in order to carry-out road diet and streetscape improvements as proposed in the 2019 Downtown Master Plan.

Time Frame: Short Term, Mid Term, Long Term

CBD Zoning District - The City will consider expanding the CBD zoning district or creating a new transitional zoning district to match the 2019 Downtown Master Plan study area. Additionally, the City will consider allowing single family houses, townhouses, and accessory dwelling units as permitted uses in the CBD or in a newly created transitional district.

Time Frame: Short Term

Downtown Civic Green - The City will evaluate, identify, and prioritize funding to establish a Downtown Civic Green, as described in the 2019 Downtown Master Plan.

Time Frame: Short Term, Mid Term

Transportation

Long Range Transportation Plan - The City will continue to work with SUATS, SWRTA, SCDOT, and federal partners on implementing the projects and recommendations outlined in the SUATS LRTP.

Time Frame: Short Term, Mid Term, Long Term

Growth Management

Annexation Strategy - The City will continue to refine a strategic annexation plan that considers comprehensive plan policies, current and anticipated urban service areas, fiscal impact, infrastructure capacity, and current housing supply.

Time Frame: Long Term

Capital Improvements Plan - The City will consider the development of a formal Capital Improvements Plan that anticipates current and future needs, identifies available funding sources, and prioritizes capital projects within a 5 - 10 year time frame.

Time Frame: Long Term

Parks and Recreation

Turkey Creek Greenway Feasibility Study - Identified in both the LRTP and the Sumter 2040 Comprehensive Plan, this companion Greenway to the Shot Pouch Greenway is a planned future trail system. An initial feasibility study is recommended.

Time Frame: Short Term, Mid Term

City Park and Recreation Plan - The City operates and maintains independent parks and recreation facilities and programs. A long range approach to facilities, programming, and maintenance is recommended in order to plan for this community facilities element. Such a plan could be prepared jointly with the Sumter County Recreation and Parks Department or independently.

Time Frame: Long Term

Historical, Cultural, and Sustainability

Open Space and Floodplain Enhancement - With flooding events occurring in 2015 and 2016, the City will review local requirements related to open space, development in the floodplain, critical environmental buffers, and storm water management techniques, to prepare for future events.

Time Frame: Mid Term

Wetland Mitigation Banks - The City will evaluate the feasibility of establishing a wetlands mitigation receiving area on publicly owned land in partnership with Sumter County, and state and federal agencies. Development projects often require the purchase of mitigation credits to off-set unavoidable wetlands impacts. Currently, there are no receiving areas for wetlands improvements projects associated with these credits in Sumter County.

Time Frame: Long Term

Historic District Boundaries - The City will review the Hampton Park Historic District and Downtown District boundaries for potential revision and review other neighborhood areas for Historic Preservation designations.

Time Frame: Mid Term