



IMPLEMENTATION - CITY

The Sumter 2030 Comprehensive Plan is a visionary document by definition. It is an aspirational plan of what the future for Sumter can look like. Inasmuch as the policy language is broad and mostly suggestive, a clear path must be forged in order to achieve what the plan hopes to accomplish. The following section sets forth implementation measures. The items identified are actionable and achievable as long as they are prioritized and adequate resources are allocated to the individual endeavor. So, the implementation measures below are not a catch-all “wish list,” but a series of steps with time frames necessary to implement the 2030 Comprehensive Plan.

Implementation

Timeframe Definition

Short Term—1-3 years

Mid Term—4-6 years

Long Term—7-10 years

Immediate—Right now, upon adoption of 2030 Comprehensive Plan

Ongoing—items requiring work over the course of the next ten years

Comprehensive Planning and Design

1. Small Area Plans/Neighborhood Plans - Small areas plans help to clarify local land use issues and engage active neighborhood input. Areas ripe for neighborhood planning include but are not limited to: South Sumter, Croswell, Miller Road Area, Historic Districts in County, Downtown, Hampton Park, Anne Park, Mall/Shopping District, West Sumter, East Sumter, SE Sumter (Hwy 15), Wedgefield, Rembert, NE County, Military Protection Area, Cherryvale, Oswego Hwy. Approach could include:
 - Dividing areas into definable, visible neighborhoods or sub areas
 - Identify preferred future uses
 - Identify themes or focus of each area
 - Design standards
 - Unique signage and entrance monumentation
 - Develop viable incentive plan for neighborhood redevelopment including but not limited to process and regulatory waivers, tax incentives, and other tax related concepts like tax increment financing districts

Implementation Period: Short Term, Mid-Term and Long Term

2. Corridor Plans - Corridor Plans focus attention on our most important entrance ways and commercial areas. Design, use, access, and visual appearance issues will be examined more closely. Areas considered prime for this planning exercise include:



- Broad Street
- I-95 Corridor
- North Main Street
- Liberty St.
- McCrays Mill
- Manning Avenue
- Lafayette

Implementation Period: Ongoing, Immediate and Long Term

3. Conservation Area Plans - Consider planning efforts to specifically to address wildlife, water quality, wetlands, poor soils, agriculture/silviculture, and recreation in these sensitive areas

Implementation Period: Mid-Term to Long Term

4. Capital Improvements Plans - All entities providing community facility function (government, utility, recreation, public safety etc...) should develop a formalized short and long term capital facility planning process and plans to anticipate current and future needs and planned funding opportunities.

Implementation Period: Immediate and Ongoing

5. Property Maintenance and Codes Enforcement - Expand approach to codes enforcement and property maintenance by dedicating additional resources, personnel, and instituting a proactive court system approach to quality of life issues.

Implementation Period: Short Term and Ongoing

Sustainable Development Practices and Natural Resource Protection

1. Resource Protection - Develop and implement a wetland, stream valley, floodplain, and riparian protection program. Elements of this program should include but not be limited to buffer and setback requirements from resources. These items should be included in any zoning and development standard changes.

Implementation Period: Short term

2. Sustainability - Empanel a permanent Citizen Advisory Committee charged with developing a community wide sustainability agenda. The committee of engaged citizens would make recommendations to the Planning Commission, City Council, County Council, the business community, and citizens at large on the



sustainability issues of the day. Climate protection, low impact development (LID), energy savings, recycling, carbon footprint reduction, LEED or other energy efficient, green building alternatives and other “green” issues would be on the community’s agenda on an ongoing and permanent basis.

Implementation: Short Term

- 3. Urban Gardens - The decline of many City neighborhoods has been documented in the 2030 Comprehensive Plan. Revitalization and redevelopment is a primary goal of this plan. One neighborhood building opportunity is the development of local, neighborhood gardens. Gardens make effective use of vacant plots of land in the near term and can also provide locally grown fruit and vegetables. The City will research and establish an urban garden program.

Implementation: Short Term, Ongoing

- 4. Stormwater Management and Erosion Control - The City and County will advance their Stormwater Management and Erosion Control programs. How we manage our local stormwater and erosion programs directly impacts the health of our wetlands and streams. The time has come to transition to ensuring BOTH water quality and water quantity in our stormwater systems. In doing so, the City and County will:
 - Implement a stormwater management and erosion control utility
 - Dedicate additional resources to management and control enforcement
 - Develop Low Impact Design guidelines for sustainable stormwater practices
 - Develop stormwater management design guidelines to ensure a quality engineering/design aesthetic to stormwater facilities.

Implementation: Mid-Term, Long Term

Historic / Cultural Preservation

- 1. Resource Collection - Complete Historic resources survey based on 1997 report (grant received for FY 2009/2010).

Implementation Period: Immediate

- 2. Data Collection - Obtain state site files for archaeological and historic resources and map areas of the county of high concentrations for possible protective overlay activities.



Implementation Period: Near Term

3. Historic District Boundaries - Expand Historic District and/or Historic District Architectural Design Guidelines to unprotected yet significant neighborhoods including but not limited to Haynsworth St., Oakland/Bartlette Streets, and Anne Park/Charlotte areas.

Implementation Period: Mid-Term

4. Hampton Park Recommendations - Review recommendations contained in Hampton Park 2008 Report prepared by the Planning Department. Recommendations include: improved signage and wayfinding; focused codes enforcement; incentives for infill development and; district expansion.

Implementation: Near-Term

Zoning Ordinance and Development Standards Amendments

1. Zoning and Development Standards Revisions - A major component of the implementation process is to revise, alter, and perhaps altogether change our local zoning and development standards. At the very least, the following areas are recommended for review and potential revision:
 - **Landscaping.** Establish clear landscaping and buffer yard requirements/standards for all uses.
 - **Open Space.** Establish minimum open space requirements for all residential and commercial subdivisions and/or developments.
 - **Uses.** Revise the approach to uses by zoning district. It is likely that the “SIC” code approach utilized for decades is out dated. Replace with a form-based approach to focus on design and context.
 - **Highway Corridor.** Expand the Highway Corridor design requirements by strengthening/raising architectural expectations and adding specific sign and landscaping standards.
 - **Non-conforming uses and sites.** Revise non-conforming use section to specifically address non-conforming sites (those properties with no landscaping, paved parking, curbing etc...) and consider ordinance legislation to mandate upgrades within a period of time.
 - **Site and Subdivision Process.** Consider major site plan and subdivision process changes by endorsing administrative review only for these applications. Review and amend the site and subdivision application requirements.



- **Mobile Home/Manufactured Home Standards.** Develop improved design standards for mobile homes and develop policy approach for older mobile homes.
- **Parking lot development standards.** Revise approach to parking to consider landscaping, impervious surface, stormwater, and maximum allotments in parking lot planning and design.
- **Rehab Code for Existing Buildings.** Consider adoption of (under SC Code) rehab code for existing, historic, older buildings. Process will make it easier and potentially less expensive to actually convert and utilize existing buildings in the downtown & other developed areas where infrastructure exists.
- **Resource Protection.** Add develop/land disturbance setbacks and buffer requirements for all green infrastructure elements.
- **Noise Attenuation.** Evaluate need to adopt 60 decibel contour and accompanying regulatory protections around Shaw and Poinsett.
- **Affordable Housing.** Create option for the provision of affordable housing which includes regulatory waivers and density bonuses for developments providing an affordable housing component as part of a larger development.
- **Cluster Development.** Incorporate options to encourage cluster development in the County in order to conserving farm land and open space. Concept: overall density doesn't change – but clustering preserves environmentally sensitive areas and costs less in infrastructure & improvements.
- **Traffic Impacts.** The City and County will amend the zoning ordinance to revise and extend the requirements for traffic studies to ensure that adequate and legitimate analysis takes place prior to development approvals.
- **Street Design Standards.** Review current street design standards to ensure emergency vehicle and public transportation access.

Implementation: Short Term