



## IMPLEMENTATION – SUMTER COUNTY

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The Sumter 2030 Comprehensive Plan is a visionary document by definition. It is a 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*

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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: West Sumter, East Sumter, SE Sumter (Hwy 15), Wedgefield, Rembert, NE County, Shiloh, Military Protection Area, Cherryvale, Oswego Hwy. Approach could include:
  - Division of areas into definable, visible neighborhoods or sub areas
  - Identification of preferred future uses
  - Identification of themes or focus of each area
  - Design standards
  - Unique signage and entrance monumentation
  - Development of 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. Area considered prime for this planning exercise include:
  - Broad Street Ext. (US 76/378)



- I-95 Corridor
- Myrtle Beach Hwy.
- Manning Avenue
- Lafayette
- Hwy. 521
- Hwy. 15

**Implementation Period: Ongoing, Immediate and Long Term**

3. Conservation Area Plans - Specifically to address wildlife, watersheds, water quality, wetlands, poor soils, agriculture/silviculture, greenways, and recreation in these sensitive areas.

**Implementation Period: Mid-Term to Long Term**

4. Capital Improvements Plans - All entities providing community facility functions (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***

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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: Mid term**

2. 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. 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: Mid-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 rural character, location, 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 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, open space, and family enclaves. 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.
  - **Family Enclaves.** Consider revisions to permit higher rural densities per acre to accommodate a traditional family settlement pattern.

**Implementation: Short Term**