

Sumter County Implementation Plan

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

Previous Study Implementation - The Sumter Shaw Joint Land Use Study (2016), the SUATS 2045 Long Range Transportation Plan (2018), and the SLCOG Forward 2045 Long Range Transportation Plan (2019) contain specific implementation recommendations for 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 le 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
- Highway Corridor Protection District standards
- Affordable housing incentives

Time Frame: Short Term, Mid Term, Long Term

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.

Time Frame: Short Term

Housing

Demolition Strategy - The County will consider developing a targeted demolition strategy to address vacancy and blight in residential enclaves across the County. This area focused demolition strategy would determine a systematic approach for providing the greatest benefit to residential areas impacted by vacancy and blight, target available funding sources, and be a part of a neighborhood planning process.

Time Frame: Short Term, Mid Term

Abandoned and Vacant Housing Survey - The County will consider undertaking an Abandoned and Vacant Housing Survey to locate, assess, catalogue, and evaluate vacant and abandoned property in unincorporated Sumter County.

Time Frame: Short Term, Mid Term

Housing Assistance - The County will work with the SLCOG HOME Consortia, non-profits, and state and federal agencies to identify and pursue funding sources for housing assistance to low and moderate income residents.

Time Frame: Ongoing

Transportation

Long Range Transportation Plan - The County will continue to work with SUATS, SLCOG, SWRTA, SCDOT, and federal partners on implementing the projects and recommendations outlined in the SUATS 2045 Long Range Transportation Plan and Santee Lynches Council of Governments (SLCOG) Forward 2045 Long Range Transportation Plan.

Time Frame: Short Term, Mid Term, Long Term

Capital Improvements

Capital Projects Sales Tax - The County will pursue a ballot initiative for the reauthorization of the Capital Project Sales Tax.

Time Frame: Short Term, Mid Term

Capital Improvements Plan - The County 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

County Park and Recreation Plan - The County 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 City of Sumter Parks and Recreation 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 County will review local requirements related to open space, development in the floodplain, critical environmental buffers, and storm water management techniques, in order to better prepare for future events.

Time Frame: Mid Term

Transfer of Development Rights (TDR) Program - The County will evaluate the feasibility of establishing a TDR program. TDR is a technique used to permanently protect land with conservation value (such as prime farmland, land in close proximity to military installations, and land that contains sensitive environmental features) by redirecting development that would otherwise occur on this land (the sending area) to an area more suited to accommodate growth and development (the receiving area). TDR programs allow landowners in the sending area to legally sever the development rights from their land and sell these rights to another landowner or developer for use in the receiving area.

Time Frame: Short Term, Mid Term, Long Term

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

Time Frame: Long Term

Data Collection - Obtain state files for archaeological and historic resources and map high concentration areas within the County to evaluate the potential for establishing protective zoning overlays.

Time Frame: Mid Term

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