

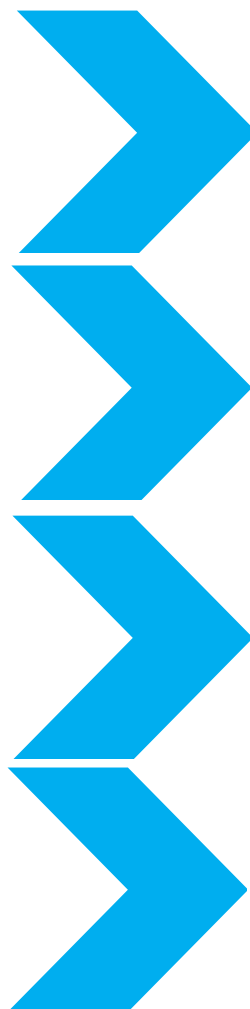


The implementation plan identifies action strategies that correspond to the goals and objectives identified in Chapter 1. These strategies are also designed to reflect the community needs identified in each of the nine elements of the comprehensive plan. Because these goals, objectives, and strategies are not specific to any one element, and in many cases relate to multiple elements at the same time, it makes sense to present them all together with notations reflecting which of the nine elements each strategy relates to. In addition to identifying individual strategies, the implementation plan also satisfies state planning and enabling act requirements by specifying a general time frame and responsible entity for each action.

Implementation Plan

As discussed in Chapter 1, goals and objectives are designed to be broad based policy statements that reflect the desired vision for future growth and development. Implementation strategies are designed to be realistic and implementable actions that will help to achieve the goals during the life of the plan. The time frames specified for each strategy are broken into the following four categories:

- **Short-term strategies** generally consist of local and regional coordination efforts and planning projects or inventories that do not require considerable staff time or financial resources to implement. Such strategies should be considered for implementation within a 1-2-year time frame.
- **Medium-term strategies** consist of planning projects or policy changes that have an immediate need but may require a significant amount of staff time, coordination and public participation efforts, and the allocation of financial resources to implement. Such strategies should be considered for implementation within a 2-5-year time frame.
- **Long-term strategies** consist of major planning projects or changes in policies or administrative operations and may require considerable staff time, the procurement of professional services, and/or the allocation of significant financial resources. Such strategies should be considered for implementation within a 5-10-year time frame.
- **Ongoing strategies** consist of local and regional coordination efforts, inventories, database maintenance, and planning projects that should be considered for immediate and ongoing implementation.



Short-Term
1-2 Years

Medium-Term
2-5 Years

Medium-Term
5-10 Years

Ongoing
Continuous

GOAL #1

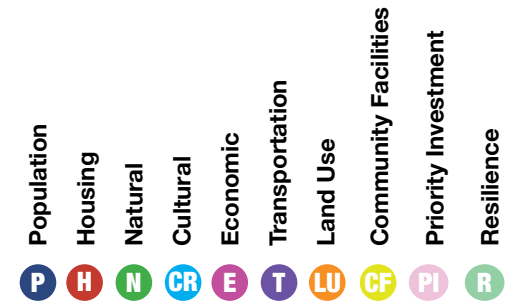
Support Cayce's Diverse and Dynamic Population

- Population **P**
- Housing **H**
- Natural **N**
- Cultural **CR**
- Economic **E**
- Transportation **T**
- Land Use **LU**
- Community Facilities **CF**
- Priority Investment **PI**
- Resilience **R**

| Objectives | Strategy | Responsibility | Time Frame | Elements |
|--|---|----------------|------------|----------------------------------|
| Prepare for an aging and younger population through support for housing diversity, multi-modal transportation, and accessibility standards | Review and update the zoning ordinance as needed to support and strengthen accessibility standards | Cayce | Ongoing | P, H, T, CF |
| | Ensure zoning ordinance does not prohibit senior housing and live work units near commercial corridors and transit routes | Cayce | Ongoing | P, H, T, LU |
| | Ensure City staff are adequately equipped to refer public inquiries for senior services to the appropriate agencies (e.g., Central Midlands Area Agency on Aging) | Cayce | Ongoing | P |
| Promote racial, ethnic, and gender equity in all City policies, programs, services, and practice. | Review and update procurement policy to consider the use of disadvantaged business enterprises for City contracts | Cayce | Short | P, E, CF, R |
| | Research and identify best practices for addressing possible social equity issues and concerns from local, state, and national initiatives (e.g., National League of Cities – Race, Equity, and Leadership Initiative) | Cayce | Medium | P, H, N, CR, E, T, LU, CF, PI, R |
| | Develop a public outreach plan, including a database of multi-cultural agencies and advocacy organizations, to expand community engagement and outreach, especially in underserved areas and communities with limited English proficiency | Cayce | Short | P, H, N, CR, E, T, LU, CF, PI, R |
| | Identify neighborhoods for targeted planning and revitalization efforts | Cayce | Short | LU, CF, PI, R |
| | Develop process to ensure all new City ordinances do not create racial, age, or gender inequality | Cayce | Ongoing | P, H, N, CR, E, T, LU, CF, PI, R |
| | | | | |

GOAL #2

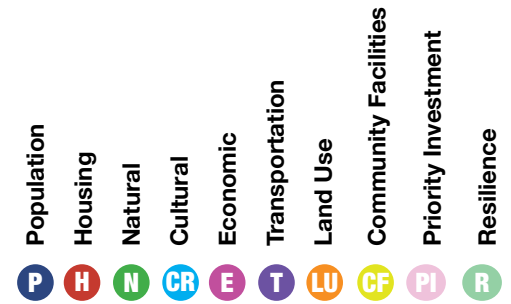
Meet the Future Housing Needs of the Community



| Objectives | Strategy | Responsibility | Time Frame | Elements |
|--|---|---|------------|----------|
| Allow zoning that provides for mixed use and housing diversity | Create zoning options for small planned development districts or cluster developments | Cayce | Medium | P H LU |
| | Research best practices for residential design guidelines and incentives for encouraging preferred designs | Cayce | Long | P H LU |
| | Identify opportunities for providing a diversity of housing types in different zoning districts as recommended by the 2019 Housing Study | Cayce | Short | P H LU |
| Promote affordable, middle-income, and market rate housing | Review and update zoning ordinance, as needed, to ensure availability of diverse housing types | Cayce | Long | P H LU |
| | Coordinate with and support, as applicable, affordable housing providers through various programs (e.g., CDBG, HOME, State Housing Authority) | Cayce, Lexington County, SC Housing Authority | Ongoing | P H LU |
| | Create a short term rental policy | Cayce | Short | P H LU |

GOAL #2

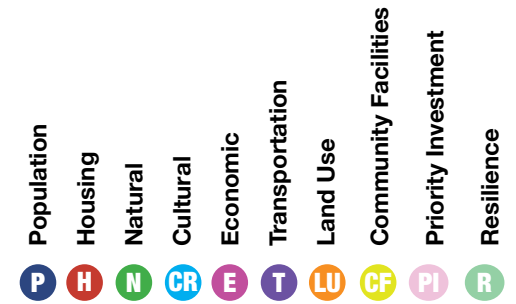
Meet the Future Housing Needs of the Community (cont.)



| Objectives | Strategy | Responsibility | Time Frame | Elements |
|--|---|---------------------------------------|------------|----------------------------------|
| Preserve neighborhood character and vitality and meet future housing demand through infill development and redevelopment within existing residential areas | Research feasibility of creating a housing task force, including potential organizational structure, to assist with identifying housing needs and implementing strategies | Cayce, Housing Authority, Non-profits | Short | H |
| | Develop a GIS based housing stock inventory to assist with identifying priority areas for reinvestment | Cayce | Short | H, LU, CF |
| | Continue to financially support and strengthen the City's dilapidated structure program | Cayce | Ongoing | H, CF |
| | Continue to work with Habitat for Humanity to sustain and expand the partnership in other areas in the City | City of Cayce, Habitat for Humanity | Short | P, H |
| | Continue collaborating with neighborhoods and other local organizations to support revitalization and beautification efforts | Cayce, Neighborhood Organizations | Medium | P, H, E, CF |
| | Identify funding opportunities for residential housing rehabilitation | Cayce, Lex. County | Medium | P, H, E, CF |
| | Strengthen the City's property registration ordinance to include tying it directly to the building inspection program | Cayce | Medium | H, CF |
| | Identify neighborhoods for targeted planning and revitalization efforts | Cayce | Long | P, H, N, CR, E, T, LU, CF, PI, R |

GOAL #3

Promote Healthy Eating And Active Living



| Objectives | Strategy | Responsibility | Time Frame | Elements |
|---|--|---|------------|---------------------|
| Ensure access to healthy food | Review and update zoning ordinance to ensure community gardens, urban farms, healthy food retail, and mobile food vendors are permitted uses in appropriate locations, especially in food desert areas | Cayce | Short | P, LU, CF |
| | Support and participate in the West Columbia/Cayce Food Policy Coalition | Cayce | Short | P, CF, R |
| | Encourage healthy food options at City sponsored festivals and events | Cayce | Ongoing | P, CF |
| Promote active lifestyles and create active recreation opportunities for residents and visitors | Work with adjacent jurisdictions and partner agencies to prioritize and implement recommendations from the West Metro Bike and Pedestrian Plan | Cayce, Adjacent Jurisdictions, CMCOG, SCDOT | Long | P, E, T, CF |
| | Continue to prioritize support for the Three Rivers Greenway and the expansion of the trail network to include bike and pedestrian connectivity to neighborhoods and activity centers | Cayce, River Alliance | Ongoing | E, T, LU, CF, PI, R |

GOAL #3

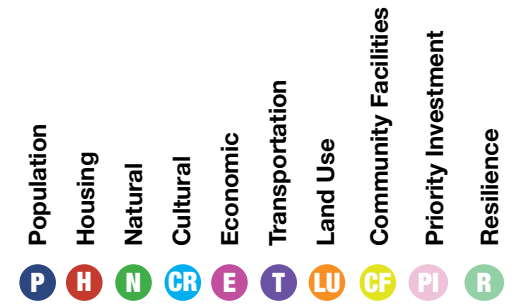
Promote Healthy Eating And Active Living (cont.)

- Population
- Housing
- Natural
- Cultural
- Economic
- Transportation
- Land Use
- Community Facilities
- Priority Investment
- Resilience

| Objectives | Strategy | Responsibility | Time Frame | Elements |
|---|---|--|------------|-----------------|
| Promote active lifestyles and create active recreation opportunities for residents and visitors (cont.) | Review the 2020 City of Cayce Comprehensive Parks Plan and consider implementing recommendations, including a dog park, outdoor exercise equipment, and more pocket parks in underserved areas | Cayce | Long | P, E, T, CF, PI |
| | Examine feasibility of working with Lexington County Recreation and Aging Commission and Lexington School District Two to ensure adequate facilities and programming are available to promote active lifestyles | Cayce, Lexington Recreation and Aging Commission, District 2 | Ongoing | P, E, T, CF |
| | Continue developing active recreation opportunities for residents and visitors | Cayce, Lexington Recreation and Aging Commission, District 2 | Ongoing | P, E, T, CF |

GOAL #4

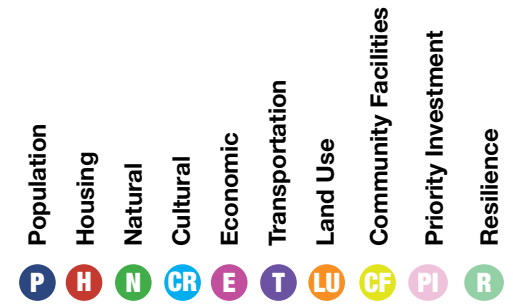
Strengthen and Grow the Economy



| Objectives | Strategy | Responsibility | Time Frame | Elements |
|---|--|---|----------------|-------------------------|
| Support commercial corridor revitalization | Continue revitalization of the City's commercial districts through the tax increment financing programs and overlay districts | Cayce, Chamber | Ongoing | E, LU |
| | Continue to market the arts as an economic and cultural resource for the City | Cayce | Ongoing | CR, E |
| | Continue to improve the appearance and attractiveness of commercial districts through streetscaping and an ongoing examination of signage and digital sign regulations | Cayce | Medium | E, CF, PI |
| | Work with neighboring jurisdictions, and other partners to plan for and implement corridor revitalization strategies along Airport Boulevard | Cayce, CAE, Adjacent Jurisdictions, SCDOT | Ongoing | E, T, CF, PI |
| | Continue efforts to develop State Street into a main street corridor to include holding annual events along the corridor, and developing business recruitment and retention strategies | Cayce | Short | E, T, LU, CF, PI |
| | Participate in Municipal Association of South Carolina's Main Street Program | Cayce | Medium | E, LU, CF, PI |
| | Support/incentivize local business development | Research ways to develop a local business development support program | Cayce, Chamber | Short |
| Consider establishing a redevelopment corporation | | Cayce | Short | P, H, CR, E, LU, CF, PI |

GOAL #4

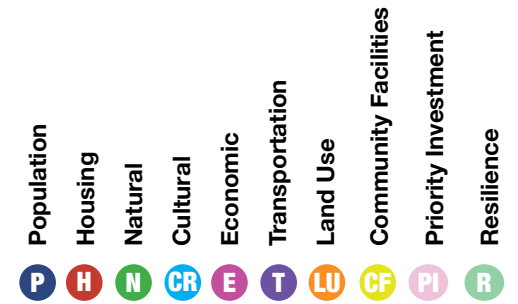
Strengthen and Grow the Economy (cont.)



| Objectives | Strategy | Responsibility | Time Frame | Elements |
|---|---|---|------------|-------------------|
| Support/ incentivize local business development (cont.) | Work with the Greater Cayce-West Columbia Chamber of Commerce to develop a local business development/ support program | Cayce, Chamber | Short | E |
| | Work with the school district, Midlands Technical College (MTC), the Midlands Workforce Development Board (MWDB) and other organizations to identify workforce development needs and opportunities, and to support local businesses and local government disadvantaged business enterprise (DBE) programs | Cayce, MTC, District 2, MWDB, Lexington County | Ongoing | P, E |
| | Support and incentivize growth in neighborhood retail and hospitality industries | Cayce | Medium | P, H, E, T, LU, R |
| | Develop an inventory of available commercial sites ripe for redevelopment in targeted areas and work with the Greater Cayce-West Columbia Chamber of Commerce and other organizations to ensure businesses and developers are aware of available sites | Cayce, Chamber | Long | E, CF |
| | Consider development of an incentive ordinance to recruit new businesses | Cayce | Medium | E, LU, CF |
| | Promote Cayce as a regional tourism destination | Develop a hospitality and tourism development master plan to identify growth opportunities, priority projects, and hospitality tax investment opportunities | Cayce | Short |

GOAL #5

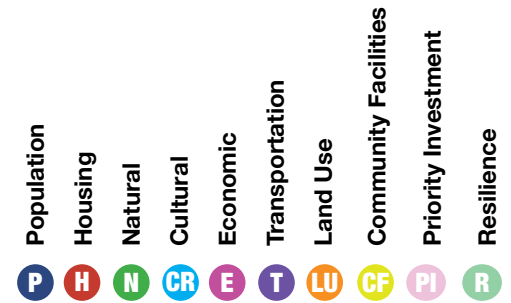
Preserve, Protect, and Promote Natural and Cultural Resources



| Objectives | Strategy | Responsibility | Time Frame | Elements |
|---|---|------------------------------|------------|---------------------|
| Protect fragile land, critical habitat, and water resources | Continue to actively participate in regional water quality initiatives to include the Lexington County Stormwater Consortium, Midlands Rivers Coalition, and Three Rivers Watershed Stakeholder Group | Cayce | Ongoing | N LU CF R |
| | Support the collaborative development of watershed based plans in impaired watersheds | Cayce | Ongoing | N LU CF R |
| | Support the use of low impact development (LID) for stormwater management through policy initiatives | Cayce | Ongoing | N LU CF R |
| | Review and update cluster/conservation development guidelines as needed | Cayce | Medium | N LU CF R |
| | Identify riparian corridors for preservation and protection | Cayce | Medium | N LU CF R |
| | Reduce number of residents relying on private septic systems in close proximity to existing or planned sewer service | Cayce, Stormwater Consortium | Long | N LU CF R |
| | Develop a street tree planting/canopy program and strengthen tree protection measures | Cayce | Medium | N LU CF R |
| Ensure natural and cultural resources contribute to the tourism economy | Continue to work with the River Alliance and other partners to develop and promote opportunities along the Cayce Riverwalk | Cayce, River Alliance | Ongoing | P N CR E LU CF PI R |

GOAL #5

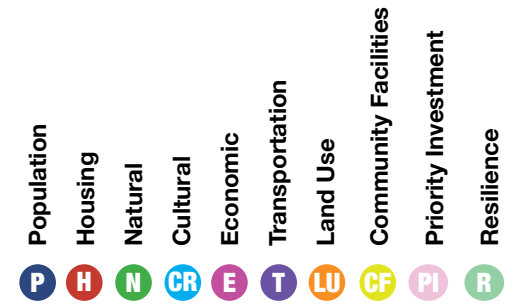
Preserve, Protect, and Promote Natural and Cultural Resources (cont.)



| Objectives | Strategy | Responsibility | Time Frame | Elements |
|------------------------------------|---|---|------------|-------------------------|
| Preserve Cayce's cultural heritage | Coordinate with SHPO and other partners to develop a citywide historic/cultural resource survey to include documenting African American history and landmarks, assessing preservation priorities for mid-century neighborhoods, and pursuing national register nominations for eligible sites and districts | Cayce, SHPO, Hist. Museum | Medium | CR, LU |
| | Continue to support the Cayce Historical Museum and the development and promotion of the 12,000 Year History Park | Cayce, Cayce Hist. Museum, River Alliance, | Ongoing | N, CR, E, R |
| | Increase awareness and encourage the use of historic preservation tax credits | Cayce, Cayce Hist. Museum, Neighborhood Organizations | Ongoing | N, CR, E |
| Support the growing arts community | Continue to strengthen and support the Cayce River Arts District, Art Lot, public art installations, and community, cultural events and festivals | City of Cayce, Community Partners | Ongoing | P, H, CR, E, LU, CF, PI |
| | Consider expanding the boundaries of the Cayce Arts Design Overlay District | City of Cayce, Community Partners | Short | P, H, CR, E, LU, CF, PI |
| | Develop a sub-area master plan for the Cayce Arts District to promote growth and development opportunities within the district and identify priority projects and investment opportunities | City of Cayce, Community Partners | Short | P, H, CR, E, LU, CF, PI |
| | Pursue SC cultural district designation for the Cayce Arts District | Cayce | Medium | P, H, CR, E, LU, CF, PI |

GOAL #6

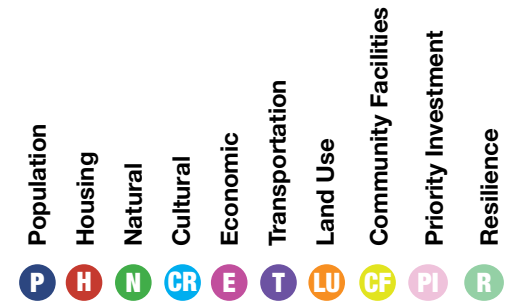
Plan for Future Growth and Development



| Objectives | Strategy | Responsibility | Time Frame | Elements |
|--|---|---|------------|-------------------------|
| Strengthen annexation policies | Develop an annexation policy in accordance with the City's strategic plan to include the identification of priority areas and development of a fiscal impact analysis process for assessing annexation feasibility | Cayce | Short | P, H, LU, CF |
| | Assess feasibility of annexing donut hole areas as a priority | Cayce | Medium | P, H, LU, CF |
| | Require annexation agreement form for all new commercial utility customers | Cayce | Medium | P, H, LU, CF |
| Promote infill and redevelopment opportunities | Work with the City of Columbia and Richland County to examine different land use scenarios for the East Congaree area | Cayce | Ongoing | LU, PI, R |
| | Ensure the zoning ordinance supports and encourages infill and mixed use development projects in appropriate areas | Cayce | Short | P, H, LU, CF |
| | Review infill development ordinance use and effectiveness | Cayce | Medium | P, H, LU, CF |
| | Consider establishing a redevelopment corporation | Cayce | Short | P, H, CR, E, LU, CF, PI |
| Encourage local government and partner agency/ organization coordination | Build collaborative partnerships and coordinate with partners to meet public infrastructure and service needs, to include joint funding opportunities, shared use, maintenance and operations agreements, and mutual aid/automatic aid agreements | Cayce, Adjacent Jurisdictions, Partners | Ongoing | CF, PI, R |
| | Develop an adjacent jurisdiction and relevant agency contact database and formalize procedures for notification and outreach regarding comprehensive plan, zoning ordinance, and land development regulation changes and updates | Cayce, Adjacent Jurisdictions, Partners | Short | CF, PI, R |

GOAL #6

Plan for Future Growth and Development (cont.)



| Objectives | Strategy | Responsibility | Time Frame | Elements |
|--|---|-------------------------|------------|-----------------|
| Provide quality public facilities and services | Implement recommendations from wayfinding/signage plan | Cayce | Short | CF, PI |
| | Work with the COMET and neighboring jurisdictions to expand transit service (routes and stops) to the Cayce/West Columbia area | Cayce, Comet | Ongoing | P, E, T, CF, PI |
| | Continue to participate in and support local and regional transportation planning initiatives such as the Lexington County local option sales tax, Lexington County CTC program, and CMCOG/COATS MPO Activities | Cayce, Lexington, CMCOG | Ongoing | P, E, T, CF, PI |
| | Continue to identify alternative funding opportunities for infrastructure and public service improvements such as the Community Development Block Grant Program and Rural Infrastructure Authority | Cayce, CMCOG | Ongoing | P, E, T, CF, PI |
| | Continue to implement water and sewer line replacement/upgrades in areas with highest need | Cayce | Ongoing | N, CF, PI, R |
| | Work with community partners to implement public safety recommendations from the City's strategic plan | Cayce | Medium | CF, PI |
| | Continue to cross train public safety staff | Cayce | Ongoing | CF, PI |
| | Maintain and improve ISO rating | Cayce | Ongoing | CF, PI |
| | Maintain mutual/automatic aid agreements and work with participating jurisdictions to implement single point of contact dispatcher | Cayce | Ongoing | CF, PI |
| | Identify priority areas and funding opportunities for developing new public safety sub-stations | Cayce | Medium | CF, PI |

GOAL #6

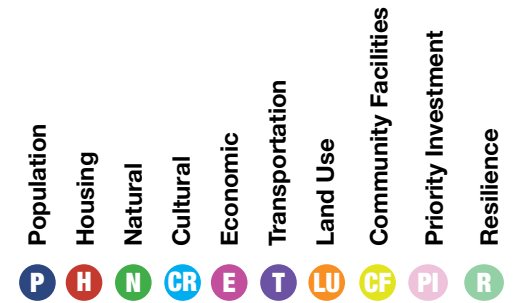
Plan for Future Growth and Development (cont.)

- Resilience
R
- Priority Investment
PI
- Community Facilities
CF
- Land Use
LU
- Transportation
T
- Economic
E
- Cultural
CR
- Natural
N
- Housing
H
- Population
P

| Objectives | Strategy | Responsibility | Time Frame | Elements |
|--|--|----------------|------------|------------|
| Provide quality public facilities and services (cont.) | Implement capital improvement plan (CIP) recommendations and continue annual CIP planning process | Cayce | Ongoing | CF PI |
| | Require the use of traffic impact assessments as part of the development review process for high impact commercial and residential development proposals | Cayce | Medium | T LU CF PI |
| | Prioritize stormwater needs in the City and identify funding opportunities and partners for implementing improvements | Cayce | Medium | N CF PI R |

GOAL #7

Promote and Prioritize Community Resilience in City Plans, Policies, and Regulations



| Objectives | Strategy | Responsibility | Time Frame | Elements |
|---|--|----------------|------------|--------------|
| Develop and adopt an updated hazard mitigation plan | Participate in the development of the CMCOG Regional Hazard Mitigation Plan and adopt the most recent plan | Cayce, CMCOG | Short | N, CF, PI, R |
| | Annually review the current Hazard Mitigation Plan strategies and consider implementation | Cayce | Ongoing | N, CF, PI, R |
| | Identify opportunities for integrating mitigation and resilience strategies into other City programs, plans, and policies to include strengthening the floodplain development ordinance and incentivizing use of Low Impact Development techniques | Cayce | Medium | N, CF, PI, R |
| Coordinate resilience related efforts with neighboring jurisdictions and partner agencies and organizations | Develop a contact database of resilience related agencies and organizations | Cayce | Medium | N, CF, PI, R |
| | Develop and implement a system for outreach and coordination with these stakeholders regarding resilience related efforts | Cayce | Long | N, CF, PI, R |
| | Develop a public education and outreach strategy for all resilience related efforts | Cayce | Medium | N, CF, PI, R |
| | Continue to monitor, local, state, federal, and private initiatives and best management practices related to resilience strategies | Cayce | Ongoing | N, CF, PI, R |
| | Develop an asset management plan, life cycle cost analysis, and risk register for the city owned utilities and facilities | Cayce | Medium | CF, PI, R |

GOAL #7

Promote and Prioritize Community Resilience in City Plans, Policies, and Regulations

- Resilience
R
- Priority Investment
PI
- Community Facilities
CF
- Land Use
LU
- Transportation
T
- Economic
E
- Cultural
CR
- Natural
N
- Housing
H
- Population
P

| Objectives | Strategy | Responsibility | Time Frame | Elements |
|--|---|----------------|------------|---|
| Identify funding opportunities for implementing mitigation and resilience strategies | Develop an inventory of federal, state, and local funding opportunities | Cayce | Medium | <div style="display: flex; justify-content: space-around; align-items: center;"> <div style="border-left: 1px dotted black; width: 20px; height: 100px;"></div> <div style="border-left: 1px dotted black; width: 20px; height: 100px;"></div> <div style="border-left: 1px dotted black; width: 20px; height: 100px; text-align: center;"> N </div> <div style="border-left: 1px dotted black; width: 20px; height: 100px;"></div> <div style="border-left: 1px dotted black; width: 20px; height: 100px;"></div> <div style="border-left: 1px dotted black; width: 20px; height: 100px;"></div> <div style="border-left: 1px dotted black; width: 20px; height: 100px;"></div> <div style="border-left: 1px dotted black; width: 20px; height: 100px; text-align: center;"> CF </div> <div style="border-left: 1px dotted black; width: 20px; height: 100px; text-align: center;"> PI </div> <div style="border-left: 1px dotted black; width: 20px; height: 100px; text-align: center;"> R </div> </div> |
| | Assess the feasibility of using hospitality tax funding for implementing mitigation strategies to protect vulnerable hospitality and tourism assets such as the Three Rivers Greenway and Cayce River Arts District | Cayce | Medium | <div style="display: flex; justify-content: space-around; align-items: center;"> <div style="border-left: 1px dotted black; width: 20px; height: 100px;"></div> <div style="border-left: 1px dotted black; width: 20px; height: 100px; text-align: center;"> N </div> <div style="border-left: 1px dotted black; width: 20px; height: 100px;"></div> <div style="border-left: 1px dotted black; width: 20px; height: 100px;"></div> <div style="border-left: 1px dotted black; width: 20px; height: 100px;"></div> <div style="border-left: 1px dotted black; width: 20px; height: 100px;"></div> <div style="border-left: 1px dotted black; width: 20px; height: 100px;"></div> <div style="border-left: 1px dotted black; width: 20px; height: 100px; text-align: center;"> CF </div> <div style="border-left: 1px dotted black; width: 20px; height: 100px; text-align: center;"> PI </div> <div style="border-left: 1px dotted black; width: 20px; height: 100px; text-align: center;"> R </div> </div> |