

Sumter City-County Planning Commission

December 19, 2012

OA-12-17, Neighborhood Commercial District Uses/ Physical Fitness Facilities (County)

I. THE REQUEST

Applicant: Brett E. Crannell

Request: A request to amend **Article 3, Section 3.g.2. Permitted Uses in the Neighborhood Commercial (NC) Zoning District** and **Exhibit 5** in order to include Physical Fitness Facilities (SIC Code 7991) as a permitted use.

II. BACKGROUND

The applicant originally applied for rezoning of a parcel from the Neighborhood Commercial (NC) to the Limited Commercial (LC) zoning district in order to allow construction of a fitness center. However, the applicant questioned the reasoning behind the use restriction in the Neighborhood Commercial (NC) zoning district and this led to the idea of changing the ordinance to allow this use in Neighborhood Commercial rather than rezoning the property in question.

The following uses are either permitted or conditional (C) at this time in the NC District, in Sumter County:

Administrative Offices	Gift, Novelty, Souvenir Shops
Postal Services	Sewing, Needle & Piece Goods
Telephone, Cable, Gas, Water, Sewage & Electrical Utilities	Catalog & Mail Order Houses
Hardware Stores	Florists
Grocery & Convenience Stores	Tobacco Stores
Automotive Dealers (C)	Optical Goods Stores
Apparel Stores	Misc. Retail
Home Furniture Stores	Pet Shops
Eating Places	Banks
Drug & Sundry Stores	Insurance Agents
Sporting Goods & Bicycle Shops	Real Estate Offices
Book & Stationery Stores	Rooming & Boarding Houses (C)
Jewelry Stores	Organizational Hotels & Lodges (C)
Hobby, Toy & Game Shops	Laundry & Dry Cleaners
Camera, Photo Supply Stores	Photographic Studios
	Beauty & Barber Shops

Shoe Repair
Miscellaneous Personal Services
Car Washes (C)
Coin Operated Amusement (C)
Nursing Care Facility
Child Care & Residential Care

Churches & Religious Organizations (C)
Fire Protection
Residential Uses (C)
Bed & Breakfast (C)
Produce Sales (C)

The list contains retail and service oriented uses that lend themselves well to a neighborhood setting. This zoning district has the capacity for creating walkable areas where such uses as restaurants, shopping, and personal services are within walking distance of adjacent neighborhoods. A fitness center fits well within this type of district and within a neighborhood setting.

The map (Attachment 1) shows that there are very few small NC districts in Sumter County, so adding this use will have minimal impact on commercial development in the county.

III. RECOMMENDATION

The Neighborhood Commercial Zoning District already contains many uses that lend themselves well to walkable neighborhood districts, such as beauty salons, convenience stores, etc. Sumter County has several NC districts that form nodes in semi-rural areas. Creating the opportunity for Fitness Centers to be built at some of these nodes is beneficial for the health of the surrounding community. Staff recommends approval.

PROPOSED ORDINANCE AMENDMENT

Article 3, Section 3.g.2. Permitted Uses in the Neighborhood Commercial (NC) Zoning District and Exhibit 5 would include Physical Fitness Facilities (SIC Code 7991) as a permitted use.

IV. PLANNING COMMISSION – DECEMBER 19, 2012

The Sumter City – County Planning Commission at its meeting on Wednesday, December 19, 2012, voted to recommend approval of this request to amend Article 3, Section 3.g.2 Permitted Uses in the Neighborhood Commercial (NC) Zoning District and Exhibit 5 of the Sumter County Zoning and Development Standards Ordinance in order to include Physical Fitness Facilities (SIC Code 7991) as a permitted use.

V. SUMTER COUNTY COUNCIL – JANUARY 8, 2013