

# Sumter City-County Planning Commission

## Staff Report

September 25, 2013

### OA-13-07, Home Healthcare Services (County)

#### I. THE REQUEST

**Applicant:** Bernice L. Montgomery

**Request:** A request to amend **Article 3, Section 3.1.3 Conditional Uses in the Heavy Industrial (HI) Zoning District** and **Exhibit 5** in order to include Home Healthcare Services (808) as a conditional use.

#### II. BACKGROUND

The applicant applied for a Business License to operate a Home Healthcare Service (SIC 808) at 1041 Cockerill Rd. The property is located in the County and zoned Heavy Industrial. This use is not permitted in the Heavy Industrial Zoning District per Art. 3, Section 3.1.2 Permitted Uses in Heavy Industrial so the business license clearance form could not be approved by the zoning department.

The applicant questioned the reasoning behind the use restriction in the Heavy Industrial (HI) zoning district especially since in past years the property has operated as a commercial daycare facility. Home Healthcare Services (808) are establishments that primarily engage in providing skilled nursing or medical care in the home under supervision of a physician. This led to discussions with the applicant and her option to request changing the ordinance to allow this use as a conditional use in the Heavy Industrial zoning district rather than rezoning the property in question.

Rezoning the property was not really an option because the parcel consists of approximately .48 acre which would not meet the minimum requirement of 2 acres for a freestanding zoning area required per Article 2, Section 2.a.2.

Staff recommended to the applicant to pursue this request as a conditional use instead of permitted use. With most of the HI zoning parcels located inside or adjacent to the various Industrial Parks and Heavy Industrial zoning taking in such a wide variety of permitted and conditional uses that each individual property should be reviewed on a case by case basis for compatibility of surrounding area and other criteria as laid out in the Ordinance for conditional use review. Criteria for such a conditional use review would include ingress and egress, parking locations, size & shape of lot suitability, etc.

There are a wide variety of uses permitted and conditional in HI that range from Manufacturing to Professional office. Listed below are permitted and conditional uses currently allowed in the HI Zoning District:

## **Permitted Uses**

- Agriculture, Forestry & Fishing
- Agricultural services
- Central administrative offices, research, development, and testing and labs
- Construction companies and specialty trade contractors
- Manufacturing - food and other products, tobacco products, textile mill products, apparel & other finished products
- Transportation, communications, highway passenger facilities, motor freight transportation & warehouse facilities, U.S. Post office facilities, water transportation, marinas, public boat docks, transportation by air & airports & terminals, pipelines, except natural gas, transportation services, communications, and water supply systems
- Wholesale trade for durable and non-durable goods
- Retail trade activities involving lumber & building materials, paint-glass & wallpaper stores, hardware stores, convenience stores, fuel dealers, fireworks stores, monuments & tombstones
- Personal service establishments involving the following uses: power laundries, garment pressing & agents for laundries & dry cleaners, linen supply, dry cleaning plants, carpet & upholstery cleaning, industrial launders
- Disinfecting and pest control services
- Heavy construction equipment rental and leasing
- Equipment Rental and Leasing, Not Elsewhere
- Business services such as automotive parking, automotive repair shops, miscellaneous repairs
- Educational services such as vocational schools, other schools & educational services
- Child day care services
- Professional services involving engineering, accounting, research, management & related services
- Land Uses involving justice, public order & safety, fire protection
- National Guard Armory

## **Conditional Uses**

- Mining & quarrying of non-metallic minerals
- Mini-Warehouses
- Manned convenience centers and refuse systems
- Government Offices
- Public finance, taxation, & monetary policy
- Administration of human resources programs
- Environmental quality & housing programs
- Administration of economic programs

Home Healthcare Services (808) are currently permitted in all of the commercial districts except for Neighborhood Commercial (NC). This use is also a permitted use in the Light Industrial District and is a conditional use in the Agricultural District.

There are very few Heavy Industrial (HI) zoning districts in Sumter County, so adding this use will have minimal impact on industrial development in the county.

### **III. RECOMMENDATION**

The Heavy Industrial Zoning District already contains various uses that lend themselves to personal service establishments, professional office type uses and administrative offices. Creating the opportunity for Home Healthcare Services to be built or located in existing buildings at some of these locations is beneficial for the health of the surrounding community. Staff recommends approval.

#### ***PROPOSED ORDINANCE AMENDMENT***

Article 3, Section 3.1.3. Conditional Uses in the Heavy Industrial (HI) Zoning District and Exhibit 5 would include Home Healthcare Services (SIC 808) as a conditional use.

### **IV. PLANNING COMMISSION – SEPTEMBER 25, 2013**

The Sumer City-County Planning Commission at its meeting on Wednesday, September 25, 2013, voted to recommend approval for this request.

### **V. COUNTY COUNCIL – OCTOBER 8, 2013 – FIRST READING**



