

Sumter City-County Planning Commission

Staff Report

September 25, 2013

OA-13-08, Physical Fitness Facilities (County)

I. THE REQUEST

Applicant: Sumter County

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 Physical Fitness Facilities (7991) as a conditional use.

II. BACKGROUND

This request is being initiated by Sumter County on behalf of a Business Owner wishing to operate a Physical Fitness Facility in Sumter County. The proposed location being looked at is located in the Heavy Industrial Zoning District. This use is not permitted in the Heavy Industrial Zoning District per Art. 3, Section 3.1.2 Permitted Uses in Heavy Industrial.

The business owner questioned the reasoning behind the use restriction in the Heavy Industrial (HI) zoning district. Physical Fitness Facilities (7991) are establishments primarily engaged in operating health clubs and similar facilities featuring exercise and other active conditioning. This led to discussions between the business owner and the County to request changing the ordinance to allow this use as a conditional use in the Heavy Industrial Zoning District.

Most of the HI zoning parcels are located inside or adjacent to the various Industrial Parks plus Heavy Industrial zoning takes 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 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 program
- Environmental quality & housing programs
- Administration of economic programs

Physical Fitness Facilities (7991) are currently permitted in all of the commercial districts except for Professional Office (PO). 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 non-industrial type businesses such as personal service establishments, professional office type uses and administrative offices. Creating the opportunity for Physical Fitness Facilities (7991) 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 Physical Fitness Facilities (SIC 7991) as a conditional use.

IV. PLANNING COMMISSION – SEPTEMBER 25, 2013

The Sumter City – County Planning Commission at its meeting on Wednesday, September 25, 2013, recommended approval for this request.

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

