

Sumter County Council

Planning Commission

April 24, 2024

RZ-24-06, 3520 & 3580 Thomas Sumter Hwy. (County)

I. THE REQUEST

Applicant:	Lillian Moore
Status of the Applicant:	Property Owner
Request:	A request to rezone a portion of two split-zoned parcels from Agricultural Conservation (AC) To General Commercial (GC). The total acreage of the two properties is +/-8.4 acres, the area to be rezoned the General Commercial (GC) is +/-1.98 acres.
County Council District	District 1
Location:	3520 & 3580 Thomas Sumter Hwy
Size of Property:	+/- 1.94 & 6.46 acres
Present Use/Zoning:	Agricultural Conservation (AC) & General Commercial (GC) /Undeveloped
Proposed Use of Property:	Special Event Center
Tax Map Reference:	189-00-01-001 & 189-00-01-058
Adjacent Property Land Use and Zoning:	North – Single family residents / split zoned AC/R-9 South – Agriculture / AC East – Vacant / Split zoned AC/GC West – Vacant / Split zoned AC/GC

II. BACKGROUND

This is a request to rezone +/-1.98 acres of property from two split zoned lots from Agricultural Conservation (AC) and General Commercial (GC) to General Commercial (GC) located at 3520 & 3580 Thomas Sumter Hwy. The properties are currently split zoned, with the front +/- 235 ft currently designated as General Commercial (GC), and rear of the properties currently designated

as Agricultural Conservation (AC). The purpose of this request is to bring the entire properties into the GC designation. The entirety of the properties is shown in the aerial map to the right and is highlighted in blue.

The general area around the property is lightly developed with a mix of residential, agricultural, and commercial development. The property is directly adjacent to AC zoned land to the south and west, and GC zoned land to the north, and east.



The applicant plans to create a Special Events Facility (classified under NAICS 81299) pending successful rezoning of the property. Rezoning to GC would expedite the process, as special events centers are a straight conditional use in the GC district but require signatures of approval from adjacent property owners through the C-300 process in the AC zoning districts.

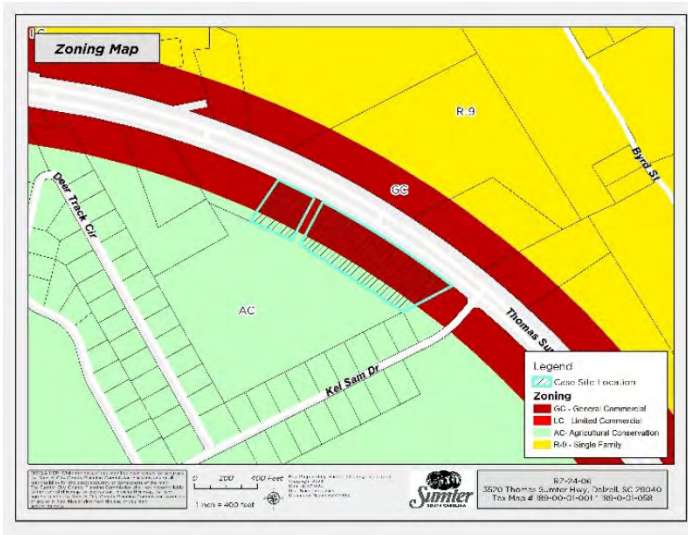
III. ENVIRONMENTAL CONDITIONS

The property is shown on FEMA Flood Insurance Rate Map (FIRM) Panel: 45085C0120F, effective as of October 27, 2022, and scales inside of Zone X. No portion of the property lies within a designated special flood hazard area (SFHA).

IV. ZONING

Currently, the property resides within two separate zoning districts. The primary objective of this request is to transition the entire property into the GC zoning designation.

The intent of the GC zoning district is to accommodate the broadest possible range of commercial uses, determined principally by market conditions, while protecting the environment from potentially objectionable uses.



Permitted and Conditional Uses:

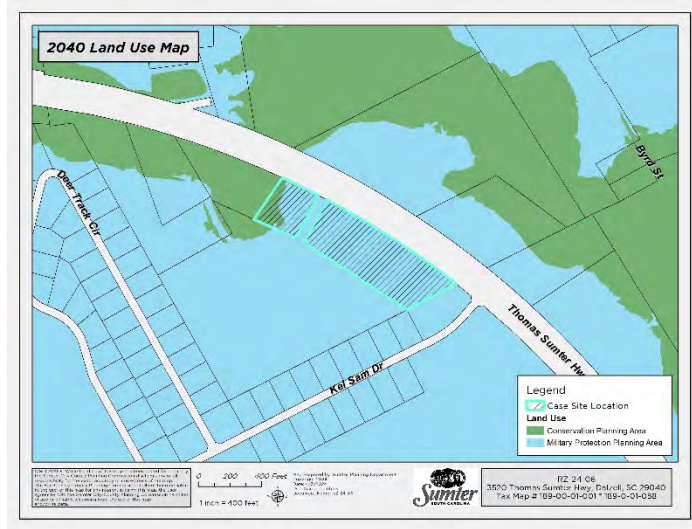
Approval of this request does not bind the applicant to establishing the proposed use of the property. Rather, the applicant could establish any use allowed in the GC zoning district, as indicated by the use table found at *Article 3, Exhibit 5* of the Ordinance, in accordance with the use review process indicated and all applicable Ordinance requirements. This use table is attached to this report as Exhibit 1. Uses with a "P" are allowed by-right, uses with a "C" require conditional

use approval, uses with an “S” require special exception approval by the Sumter City-County Board of Zoning Appeals (BZA), and uses with no letter are not permitted.

V. COMPATIBILITY WITH THE 2040 COMPREHENSIVE PLAN

The Sumter 2040 Comprehensive Plan shows the property mostly in the Military Protection (MP) Planning Area and influenced by the Conservation Planning Area.

The Military Protection Planning area’s intention is to protect Shaw A.F.B. and Poinsett Electronic Combat Range from encroachment of incompatible land uses and reduce the accident and noise potential to citizens in areas adjacent to these two military installations.



The Conservation Planning (CP) Area is to protect and preserve environmentally sensitive areas and prime agriculture lands from residential, industrial, and commercial encroachment. Protection of these natural and agricultural resources contributes to the community’s overall health and sustainability. The CP designation was established on the property in 2019 and based upon floodplain maps that are no longer in effect. The CP designation will be removed from this property when the 5-year Comprehensive Plan update is complete. At that time the entirety of the property will be in the Military Protection planning area.

The request to rezone the balance of the property from AC to GC is reasonable and is in general alignment with the Sumter 2040 Comprehensive Plan.

VI. TRANSPORTATION REVIEW

The property has road frontage on Thomas Sumter Hwy. Thomas Sumter Hwy is an SCDOT owned and maintained road functionally classified as a principal arterial road at the location of the property. Most recent SCDOT traffic data indicate there are 14,400 annual average daily trips (AADT) on this segment of Thomas Sumter Hwy.

Any future development at the subject property will have its transportation impacts evaluated at time of plan approval with appropriate mitigation measures required, if applicable.

VII. STAFF RECOMMENDATION

Staff recommends approval of this request. The GC district already encompasses a significant majority of the property, rezoning the 1.98 acres AC portion of the property to GC will consolidate the property into one zoning district. The request aligns with zoning best practices and is considered reasonable.

IIX. DRAFT MOTION

- 1) I move the Planning Commission recommend **approval** of RZ-24-06, to rezone two split zoned lots from Agricultural Conservation (AC) and General Commercial (GC) to GC located at 3520 & 3580 Thomas Sumter Hwy.
- 2) I move the Planning Commission recommend **denial** of RZ-24-06, to rezone two split zoned lots from Agricultural Conservation (AC) and General Commercial (GC) to GC located at 3520 & 3580 Thomas Sumter Hwy.
- 3) I move an alternate motion.

VII. PLANNING COMMISSION – April 24, 2024

Exhibit 3-5: Permitted Uses in All Zoning Districts

Key: P: Permitted Use – C: Conditional Use – S: Special Exception Use

*Asterisk denotes conditions listed in "Notes" column applies only in the specified zoning district where asterisk is present

NAICS Code	NAICS Description	R-15	R-9	R-6	GR	RMF	PO	NC	LC	GC	CBD	LI-W	HI	AC	CP	Notes	NAICS Sector (2 Digit)
111	Crop Production	P	P	P	P	P	C	C	C	C		P	P	P	P	Ref: Article 3.u.1.	11 - Agriculture, Forestry, Fishing and Hunting
112	Animal Production and Aquaculture	P	P	P	P	P	C	C	C	C		P	P	P	P	Ref: Article 3.u.1.	11 - Agriculture, Forestry, Fishing and Hunting
112112	Beef Cattle Feedlots											S	S	S		Ref: Article 5	11 - Agriculture, Forestry, Fishing and Hunting
1123	Poultry and Egg Production													S		Ref: Article 5	11 - Agriculture, Forestry, Fishing and Hunting
11299	Kennels, breeding and raising stock for sale									S		S	S	S		Ref: Article 5	11 - Agriculture, Forestry, Fishing and Hunting
113	Forestry and Logging											P	P	P	P		11 - Agriculture, Forestry, Fishing and Hunting
114	Fishing, Hunting, and Trapping											P	P	P	P		11 - Agriculture, Forestry, Fishing and Hunting
1151	Support Activities for Crop Production									P		P	P	P	P		11 - Agriculture, Forestry, Fishing and Hunting
1152	Support Activities for Animal Production									C		C		C			11 - Agriculture, Forestry, Fishing and Hunting
211	Oil and Gas Extraction												P				21 - Mining, Quarrying, and Oil and Gas Extraction
212	Mining (except Oil and Gas)												S	S		Ref: Article 5	21 - Mining, Quarrying, and Oil and Gas Extraction
213	Support Activities for Mining						P	P	P	P		P	P				21 - Mining, Quarrying, and Oil and Gas Extraction
221	Utilities	S	S	S	S	S	S	S	S	S	S	S	S	S	S	Ref: Article 5	22 - Utilities
2211	Electric Power Generation, Transmission, and Distribution	S	S	S	S	S	P	P	P	P	C	P	P	P	P	Ref: Article 5	22 - Utilities
2212	Natural Gas Distribution	S	S	S	S	S	P	P	P	P	P	P	P	P	P		22 - Utilities
22131	Water Supply and Irrigation Systems	S	S	S	S	S	P	P	P	P	P	P	P	P	P		22 - Utilities
22132	Sewage Treatment Facilities	S	S	S	S	S	S	S	S	S	S	S	S	S	S	Ref: Article 5	22 - Utilities
236	Construction of Buildings								C*	P*	C*	P	P			No outside storage of material or construction equipment and no overnight parking of trailers or heavy trucks in LC, GC, and CBD	23 - Construction
237	Heavy and Civil Engineering Construction									C*		P	P			No outside storage of material or construction equipment and no overnight parking of trailers or heavy trucks in LC, GC, and CBD	23 - Construction
238	Specialty Trade Contractors								C*	C*	C*	P	P			No outside storage of material or construction equipment and no overnight parking of trailers or heavy trucks in LC, GC, and CBD	23 - Construction
311	Food Manufacturing												P				31-33 - Manufacturing
3113	Sugar and Confectionary Product Manufacturing										C*	C*	P			Ref: Article 5 (Artisan Food Manufacturing)	31-33 - Manufacturing
3114	Fruit and Vegetable Preserving and Specialty Foods Manufacturing										C*	C*	P			Ref: Article 5 (Artisan Food Manufacturing)	31-33 - Manufacturing
3115	Dairy Product Manufacturing										C*	C*	P			Ref: Article 5 (Artisan Food Manufacturing)	31-33 - Manufacturing
3116	Animal Slaughtering and Processing												S			Ref: Article 5	31-33 - Manufacturing
3118	Bakeries and Tortilla Manufacturing										C*	C*	P			Ref: Article 5 (Artisan Food Manufacturing)	31-33 - Manufacturing
3119	Other Food Manufacturing (Coffee & Tea, Snack Foods, etc.)										C*	C*	P			Ref: Article 5 (Artisan Food Manufacturing)	31-33 - Manufacturing
312	Beverage and Tobacco Product Manufacturing										C*	C*	P				31-33 - Manufacturing
31212	Breweries									S	P*	S	S			Subject to Definition in Article 10.b.1.	31-33 - Manufacturing
313	Textile Mills											C	P				31-33 - Manufacturing
314	Textile Product Mills												P				31-33 - Manufacturing
315	Apparel Manufacturing												P				31-33 - Manufacturing
316	Leather and Allied Products Manufacturing												P				31-33 - Manufacturing
321	Wood Product Manufacturing											P	P				31-33 - Manufacturing
322	Paper Manufacturing												P				31-33 - Manufacturing
323	Printing and Related Support Activities									P	P	P	P				31-33 - Manufacturing
324	Petroleum and Coal Products Manufacturing												P				31-33 - Manufacturing
325	Chemical Manufacturing											C	P				31-33 - Manufacturing
326	Plastics and Rubber Products Manufacturing											C	P				31-33 - Manufacturing
327	Nonmetallic Mineral Product Manufacturing											C	P				31-33 - Manufacturing
331	Primary Metals Manufacturing												P				31-33 - Manufacturing
332	Fabricated Metal Product Manufacturing											P	P				31-33 - Manufacturing
333	Machinery Manufacturing												P				31-33 - Manufacturing

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NAICS Code	NAICS Description	R-15	R-9	R-6	GR	RMF	PO	NC	LC	GC	CBD	LI-W	HI	AC	CP	Notes	NAICS Sector (2 Digit)
334	Computer and Electronic Product Manufacturing												P				31-33 - Manufacturing
335	Electrical Equipment, Appliance, and Component Manufacturing										C	P	P				31-33 - Manufacturing
336	Transportation Equipment Manufacturing												P				31-33 - Manufacturing
337	Furniture and Related Product Manufacturing											P	P				31-33 - Manufacturing
339	Miscellaneous Manufacturing									C	C	P	P				31-33 - Manufacturing
423	Merchant Wholesalers, Durable Goods												P	P			42 - Wholesale Trade
424	Merchant Wholesalers, Nondurable Goods												P	P			42 - Wholesale Trade
425	Wholesale Trade Agents and Brokers												P	P			42 - Wholesale Trade
42314	Used Motor Vehicle Parts Merchant Wholesalers, Junkyards											S	S			Ref. Article 5	42 - Wholesale Trade
423930	Recyclable Material Merchant wholesalers												S			Ref. Article 5	42 - Wholesale Trade
42399	Tombstone merchant wholesalers									P		P	P				42 - Wholesale Trade
4245	Farm Product Raw Material Merchant Wholesalers											S	S	S		Ref. Article 5	42 - Wholesale Trade
4411	Automobile Dealers							C	C	P		C					44-45 - Retail Trade
4412	Other Motor Vehicle Dealers							C	C	P		C					44-45 - Retail Trade
4413	Automotive Parts, Accessories, and Tire Retailers (New and Used)							C*	C*	P	C*	C*	C*			*No on-site dismantling of vehicles for used parts permitted. (See NAICS 42314)	44-45 - Retail Trade
444	Building Material and Garden Equipment and Supplies Dealers							C	C	P	C	P	P				44-45 - Retail Trade
4442	Lawn and Garden Equipment and Supplies Retailers									P		P		C			44-45 - Retail Trade
44424	Nursery, Garden Center, and Farm Supply Retailers									P		P		C			44-45 - Retail Trade
445	Food and Beverage Retailers							P	P	P	P	P	C	C			44-45 - Retail Trade
44511	Grocery Stores							P	P	P	P	P	C	C			44-45 - Retail Trade
44513	Convenience Retailers without Fueling Service							P	P	P	C	P	P				44-45 - Retail Trade
445132	Automatic Merchandising Machine Operators									C		C	C			Ref. Article 5	44-45 - Retail Trade
4453	Beer, Wine, and Liquor Retailers							S	S	S	S	S				Ref. Article 5	44-45 - Retail Trade
4491	Furniture and Home Furnishings Retailers							P	P	P	P	C					44-45 - Retail Trade
4492	Electronics and Appliance Retailers							P	P	P	P	C					44-45 - Retail Trade
4551	Department Stores									P	P	C					44-45 - Retail Trade
4552	Warehouse Clubs, Supercenters, and Other General Merchandise Retailers									P	C	C					44-45 - Retail Trade
456	Health and Personal Care Retailers						C	C	P	P	P	C					44-45 - Retail Trade
45711	Gasoline and Alternative Motor Fuels Service Stations with Convenience Stores							C	C	C		C	C				44-45 - Retail Trade
45712	Gasoline and Alternative Motor Fuels Service Stations without Convenience Stores								C	C		C	C				44-45 - Retail Trade
45712	Truck Stops									C		C	C				44-45 - Retail Trade
4572	Fuel Dealers									P		C	P				44-45 - Retail Trade
45721	Firewood dealers, direct selling									P		P		P			44-45 - Retail Trade
458	Clothing, Clothing Accessories, Shoe, and Jewelry Retailers							P	P	P	P	C					44-45 - Retail Trade
4591	Sporting Goods, Hobby, and Musical Instrument Retailers							P	P	P	P	C					44-45 - Retail Trade
4592	Book Retailers and News Dealers							P	P	P	P	C					44-45 - Retail Trade
4593	Florists							P	P	P	P	C					44-45 - Retail Trade
4594	Office Supplies, Stationary, and Gift Retailers							P	P	P	P	C					44-45 - Retail Trade
4595	Used Merchandise Retailers (Antique Shops)							C	P	P	C	C				Antique Stores	44-45 - Retail Trade
4595	Used Merchandise Retailers (Flea Markets)									C		C				Flea Markets	44-45 - Retail Trade
4595	Used Merchandise Retailers							C	C	C	C	C				General	44-45 - Retail Trade
4599	Other Miscellaneous Retailers							P	P	P	P	C					44-45 - Retail Trade
45991	Pet and Pet Supplies Retailers						C	P	P	P	P	C					44-45 - Retail Trade

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45993	Manufactured home dealers									C		C					44-45 - Retail Trade
459991	Tobacco stores							P	P	P	P	C					44-45 - Retail Trade
459999	Fireworks shops (i.e., permanent location)									P		P	P				44-45 - Retail Trade
481	Air Transportation												P	C			48-49 - Transportation and Warehousing
482	Rail Transportation									C	C	P	P				48-49 - Transportation and Warehousing
483	Water Transportation									P		P	P				48-49 - Transportation and Warehousing
484	Truck Transportation									C*		P	P			*No trucking operations involving waste materials, especially hazardous waste, or activities involving offense odors or excessive noise, shall be allowed in the GC District	48-49 - Transportation and Warehousing
485	Transit and Ground Passenger Transportation									C	P	P	P				48-49 - Transportation and Warehousing
485991	Non-emergency medical transportation services (except ambulance services)									C		P	P				48-49 - Transportation and Warehousing
486	Pipeline Transportation											P	P				48-49 - Transportation and Warehousing
487	Scenic and Sightseeing Transportation									P		P	P				48-49 - Transportation and Warehousing
488	Support Activities for Transportation									P	P	P	P				48-49 - Transportation and Warehousing
48841	Motor Vehicle Towing									P	C	C					48-49 - Transportation and Warehousing
491	Postal Service						P	P	P	P	P	P	P	P			48-49 - Transportation and Warehousing
492	Couriers and Messengers						P	P	P	P	P	P	P				48-49 - Transportation and Warehousing
493	Warehousing and Storage									P		P	P				48-49 - Transportation and Warehousing
5121	Motion Picture and Video Industries									P	P	C					51 - Information
5122	Sound Recording Industries						P		P	P	P	C					51 - Information
513	Publishing Industries						P*	P*	P*	P*	P**	P*	P*			*Not including manufacturing/printing of published materials	51 - Information
516	Broadcasting and Content Providers	S	S	S	S	S	P	P	P	P	P	P	P	P	P	Ref. Article 5	51 - Information
517	Communications Towers	S	S	S	S	S	S	S	S	S	S	S	S	S	S	Ref. Article 5	51 - Information
517	Telecommunications	S	S	S	S	S				P	P	P	P	C			51 - Information
518	Data Processing, Hosting, and Related Services						P		P	P	P	C	C				51 - Information
519	Libraries and Archives	C	C	C	C	C	P	C	P	P	C	C					51 - Information
51929	Web Search Portals and All Other Information Services								P	P	P	C					51 - Information
521	Monetary Authorities-Central Bank						P	P	P	P	P	C					52 - Finance and Insurance
522	Credit Intermediation and Related Activities						P	P	P	P	P	C					52 - Finance and Insurance
522299	Pawn Shops									P		C					52 - Finance and Insurance
523	Securities, Commodity Contracts, and Other Financial Investments and Related Activities			S			P		P	P	P	C				Ref. Article 5	52 - Finance and Insurance
524	Insurance Carriers and Related Activities			S			P	C	P	P	P	C				Ref. Article 5	52 - Finance and Insurance
525	Funds, Trusts, and Other Financial Vehicles			S			P	C	P	P	P	C				Ref. Article 5	52 - Finance and Insurance
531	Real Estate		S				P		P	P	P	C				Ref. Article 5	53 - Real Estate and Rental and Leasing
53113	Lessors of Mini-Warehouses and Self-Storage Units									P		P	P			Ref. Article 4	53 - Real Estate and Rental and Leasing
53132	Real Estate Appraisers' Offices						P		P	P	P	C					53 - Real Estate and Rental and Leasing
5321	Automotive Equipment Rental and Leasing									P	P	C					53 - Real Estate and Rental and Leasing
5322	Consumer Goods Rental							C	P	P	P	C					53 - Real Estate and Rental and Leasing
5323	General Rental Centers									P		P	P				53 - Real Estate and Rental and Leasing
5324	Commercial and Industrial Machinery and Equipment Rental and Leasing											P	P				53 - Real Estate and Rental and Leasing
533	Lessors of Nonfinancial Intangible Assets (except Copyrighted Works)						P		P	P	P	P					53 - Real Estate and Rental and Leasing
5411	Legal Services			S			P	P	P	P	P	C				Ref. Article 5	54 - Professional, Scientific, and Technical Services
5412	Accounting, Tax Preparation, Bookkeeping, and Payroll Services			S			P	P	P	P	P	C				Ref. Article 5	54 - Professional, Scientific, and Technical Services
5413	Architectural, Engineering, and Related Services			S			P	P	P	P	P	C	P	P		Ref. Article 5	54 - Professional, Scientific, and Technical Services
54135	Building Inspection Services						P		P	P	P	C					54 - Professional, Scientific, and Technical Services
5414	Specialized Design Services			S			P	P	P	P	P	C				Ref. Article 5	54 - Professional, Scientific, and Technical Services

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5415	Computer Systems Design and Related Services						P	P	P	P	P	C					54 - Professional, Scientific, and Technical Services
5416	Management, Scientific, and Technical Consulting Services						P	P	P	P	P	P	P				54 - Professional, Scientific, and Technical Services
54169	Horticultural Consulting services						P			P		P	P	P	P		54 - Professional, Scientific, and Technical Services
5417	Scientific Research and Development Service						P		P	P	P	P					54 - Professional, Scientific, and Technical Services
5418	Advertising, Public Relations, and Related Services						P	P	P	P	P	C					54 - Professional, Scientific, and Technical Services
54186	Direct Mail Advertising								P	P	P	C					54 - Professional, Scientific, and Technical Services
5419	Other Professional, Scientific, and Technical Service			S			P	P	P	P	P	C				Ref. Article 5	54 - Professional, Scientific, and Technical Services
54194	Veterinary Services						C		P	P		P		P			54 - Professional, Scientific, and Technical Services
5611	Office Administrative Services						P		P	P	P	P	P				56 - Administrative and Support and Waste Management and Remediation Services
5612	Facilities Support Services						P		P	P	P	P	P				56 - Administrative and Support and Waste Management and Remediation Services
561210	Privately Operated Jails and Prisons												S			Ref. Article 5	56 - Administrative and Support and Waste Management and Remediation Services
5613	Employment Services			S			P		P	P	P	C				Ref. Article 5	56 - Administrative and Support and Waste Management and Remediation Services
5614	Business Support Services						P		P	P	P	C					56 - Administrative and Support and Waste Management and Remediation Services
561491	Repossession services								P	P	P	C					56 - Administrative and Support and Waste Management and Remediation Services
5615	Travel Arrangement and Reservation Services						P		P	P	P	P	P				56 - Administrative and Support and Waste Management and Remediation Services
5616	Investigation and Security Services						P		P	P	P	C					56 - Administrative and Support and Waste Management and Remediation Services
5617	Services to Buildings and Dwellings								P	P		P	P	C			56 - Administrative and Support and Waste Management and Remediation Services
5619	Other Support Services						P	P	P	P	P	C					56 - Administrative and Support and Waste Management and Remediation Services
5621	Waste Collection								S	S		S	S	S		Ref. Article 5	56 - Administrative and Support and Waste Management and Remediation Services
5622	Waste Treatment and Disposal												S			Ref. Article 5	56 - Administrative and Support and Waste Management and Remediation Services
5629	Remediation and Other Waste Management Services												S			Ref. Article 5	56 - Administrative and Support and Waste Management and Remediation Services
6111	Elementary Schools	C	C	C	C	C	C	C	C	C					C		61 - Educational Services
6111	Secondary Schools	C	C			C	C	C	C	C					C		61 - Educational Services
6112	Junior Colleges	C	C			C	C	C	C	C	C	C		C			61 - Educational Services
6113	Colleges, Universities, and Professional Schools	C	C	C	C	C	C	C	C	C	C	C		C			61 - Educational Services
6114	Business Schools and Computer and Management Training								P	P	C	P	C				61 - Educational Services
6115	Technical and Trade Schools								P	P		C	P	C			61 - Educational Services
61161	Fine Arts Schools (inc. Dance Studios)							C	P	P	P	C					61 - Educational Services
61162	Sports and Recreation Instruction								P	P	P	C		C			61 - Educational Services
61163	Language Schools							C	P	P	P	C					61 - Educational Services
61169	All Other Schools and Instruction							C	P	P	P	C		C			61 - Educational Services
611691	Exam Preparation and Tutoring			S*			P	P	P	P	C	C	P	C		*Ref: Article 5. Max 48 students per day or 16 at one time	61 - Educational Services
611699	All Other Miscellaneous Schools and Instruction			S			P		P	P		C	C			Ref. Article 5	61 - Educational Services
6117	Educational Support Services			S					P	P		C	P	C		Ref. Article 5	61 - Educational Services
6211	Offices of Physicians						P	C	P	P	P	C					62 - Health Care and Social Assistance
6212	Offices of Dentists						P	C	P	P	P	C					62 - Health Care and Social Assistance
6213	Offices of Other Health Practitioners						P	C	P	P	P	C					62 - Health Care and Social Assistance
621399	Massage therapists' offices (e.g., centers, clinics)						C		C	C	C	C					62 - Health Care and Social Assistance
6214	Outpatient Care Centers						P			P	P	C					62 - Health Care and Social Assistance
6215	Medical and Diagnostic Laboratories									P	P	C					62 - Health Care and Social Assistance

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6216	Home Health Care Services						P		P	P	P	C					62 - Health Care and Social Assistance
6221	General Medical and Surgical Hospitals									P	P	C					62 - Health Care and Social Assistance
6222	Psychiatric and Substance Abuse Hospitals									P		C					62 - Health Care and Social Assistance
6223	Specialty (except Psychiatric and Substance Abuse) Hospitals								C	P	P	C					62 - Health Care and Social Assistance
6231	Nursing Care Facilities (Skilled Nursing Facilities)					P	P	P	P	P		C					62 - Health Care and Social Assistance
6232	Residential Intellectual and Developmental Disability, Mental Health, and Substance Abuse Facilities)						P	P	P	P							62 - Health Care and Social Assistance
6232	Group Homes as defined in Article 10.b.1.	P*	P*	P*	P*											*Subject to definition in Article 10.b.1. and supplemental review criteria in Article 4.p.1.	62 - Health Care and Social Assistance
6233	Continuing Care Retirement Communities and Assisted Living Facilities for the Elderly					P		C	P	P	C	C					62 - Health Care and Social Assistance
6239	Other Residential Care Facilities							P	P	P							62 - Health Care and Social Assistance
6241	Individual & Family Services		C				P	C	P	P		C					62 - Health Care and Social Assistance
6242	Community Food and Housing, and Emergency and Other Relief Services							C	P	P	C	P					62 - Health Care and Social Assistance
6243	Vocational Rehabilitation Services								P	P		C					62 - Health Care and Social Assistance
6244	Child Care Services		C	C	C	C	P	P	P	P	C	P	P	C			62 - Health Care and Social Assistance
7111	Performing Arts Companies						P	P	P	P	P	P					71 - Arts, Entertainment, and Recreation
711211	Sports Teams and Clubs								C	P		C					71 - Arts, Entertainment, and Recreation
711212	Racetracks									S		S				Ref. Article 5	71 - Arts, Entertainment, and Recreation
7113	Promoters of Performing Arts, Sports, and Similar Events								C	P		C					71 - Arts, Entertainment, and Recreation
7114	Agents and Managers for Artists, Athletes, Entertainers, and Other Public Figures						P		P	P	P	C					71 - Arts, Entertainment, and Recreation
7115	Independent Artists, Writers, and Performers								P	P	P	C					71 - Arts, Entertainment, and Recreation
7121	Museums	C	C	C	C		P		P	P	P	C					71 - Arts, Entertainment, and Recreation
71213	Zoos and Botanical Gardens	C	C	C	C		P		P	P	P	C		P			71 - Arts, Entertainment, and Recreation
71311	Amusement and Theme Parks									P		P					71 - Arts, Entertainment, and Recreation
71312	Amusement Arcades									P	P	P					71 - Arts, Entertainment, and Recreation
7132	Gambling Industries (i.e. Bingo Parlors, Pool Halls)									S		S				Ref. Article 5	71 - Arts, Entertainment, and Recreation
7132	Card rooms (e.g., poker rooms)									C		C				Ref. Article 5	71 - Arts, Entertainment, and Recreation
7139	Other Amusement and Recreation Industries							S	S	S	S	S				Ref. Article 5	71 - Arts, Entertainment, and Recreation
71391	Golf Courses and Country Clubs	C	C	C	C					P	C	P		C			71 - Arts, Entertainment, and Recreation
71393	Marinas									P		P	P	P			71 - Arts, Entertainment, and Recreation
71394	Physical Fitness Facilities						C	C	P	P	P	P					71 - Arts, Entertainment, and Recreation
71395	Bowling Alleys									P	P	C					71 - Arts, Entertainment, and Recreation
71399	Shooting Ranges (Indoor)									S		S	S	S		Ref. Article 5	71 - Arts, Entertainment, and Recreation
71399	Shooting Ranges (Outdoor)											S	S	S		Ref. Article 5	71 - Arts, Entertainment, and Recreation
72111	Hotels (except Casino Hotels) and Motels								C	P	C	C					72 - Accommodation and Food Services
72111	Organization Hotels and Lodges			C	C	P					P	P	C				72 - Accommodation and Food Services
721191	Bed and Breakfast Inns	S	S	S	S		C	C	C	C						Ref. Article 5	72 - Accommodation and Food Services
7212	Recreational Vehicle Parks and Recreational Camps									C		C		C	C		72 - Accommodation and Food Services
7213	Rooming and Boarding Houses, Dormitories, and Workers' Camps									P		C					72 - Accommodation and Food Services
7223	Special Food Services						C*	C*	P*	P*	P*	P*	P*			*Excluding food trucks (see Article 5.c.6)	72 - Accommodation and Food Services
7224	Drinking Places (Alcoholic Beverages)							S	S	S	S	S				Ref. Article 5	72 - Accommodation and Food Services
7225	Restaurants and Other Eating Places						C	P	P	P	P	P	C				72 - Accommodation and Food Services
8111	Automotive Repair and Maintenance									C		C	P				81 - Other Services (except Public Administration)
811191	Automotive Oil Change and Lubrication Shops								C	P	C	C	P				81 - Other Services (except Public Administration)
811192	Car Washes							C	P	P		P					81 - Other Services (except Public Administration)

Exhibit 3-5: Permitted Uses in All Zoning Districts

Key: P: Permitted Use – C: Conditional Use – S: Special Exception Use

*Asterisk denotes conditions listed in "Notes" column applies only in the specified zoning district where asterisk is present

NAICS Code	NAICS Description	R-15	R-9	R-6	GR	RMF	PO	NC	LC	GC	CBD	LI-W	HI	AC	CP	Notes	NAICS Sector (2 Digit)
8112	Electronic and Precision Equipment Repair and Maintenance									P	P	C	P				81 - Other Services (except Public Administration)
8113	Commercial and Industrial Machinery and Equipment (except Automotive and Electronic) Repair and Maintenance									P	P	C	P				81 - Other Services (except Public Administration)
8114	Personal and Household Goods Repair and Maintenance						P	C	P	P	P	C	P	P			81 - Other Services (except Public Administration)
812112	Beauty and barber shops, combined						P	P	P	P	P	C					81 - Other Services (except Public Administration)
812113	Nail Salons						P	P	P	P	P	P					81 - Other Services (except Public Administration)
812199	Tattoo Parlors									S		S				Ref. Article 5	81 - Other Services (except Public Administration)
812199	Massage wellness spas/centers						C		C	C	C	C					81 - Other Services (except Public Administration)
81221	Funeral Homes and Funeral Services						C		P	P		C	P				81 - Other Services (except Public Administration)
81222	Cemeteries		C	C*	C*		C		P	P		C	P	P	P	*Only permitted adjacent to or as part of a consecrated facility in R-6 and GR	81 - Other Services (except Public Administration)
81222	Ash Gardens	C	C	C	C	C	C	C	C	C		C		C	C		81 - Other Services (except Public Administration)
81231	Coin-Operated laundries and Drycleaners							P	P	P		P					81 - Other Services (except Public Administration)
81232	Drycleaning plants (except rug cleaning plants)							C	C	P		P	P				81 - Other Services (except Public Administration)
81232	Drycleaning and Laundry Services (except Coin-Operated)							P	P	P	P	P	P				81 - Other Services (except Public Administration)
81233	Linen and Uniform Supply										P	P	P	P			81 - Other Services (except Public Administration)
8129	All Other Personal Services						C	P	P	P	P	C					81 - Other Services (except Public Administration)
81293	Parking Lots and Garages									C	C	C	P				81 - Other Services (except Public Administration)
81299	Special Event Facilities								C	C	C	C		C		Ref. Article 5	81 - Other Services (except Public Administration)
81299	Bondsperson services						P		P	P	P	C					81 - Other Services (except Public Administration)
8131	Religious Organizations	C	C	C	C	C	C	C	C	C		C		P			81 - Other Services (except Public Administration)
8132	Grantmaking and Giving Services								P	P	P	C					81 - Other Services (except Public Administration)
8133	Social Advocacy Organizations		C	C	C		P	C	P	P	P	C		C			81 - Other Services (except Public Administration)
8134	Civic and Social Organizations		C	C	C		P	C	P	P	P	C		C			81 - Other Services (except Public Administration)
8139	Business, Professional, Labor, Political, and Similar Organizations		C	C	C		P	C	P	P	P	C		C			81 - Other Services (except Public Administration)
814	Private Households (Household Staff)	P	P	P	P	P	P	P	P	P	P						81 - Other Services (except Public Administration)
921	Executive, Legislative, and Other General Government Support		C	C	C	C	P	P	P	P	P	C	P	C			92 - Public Administration
921	Parks and Playgrounds	P	P	P	P	P	P	P	P	P	P	P	P	P	P		92 - Public Administration
921	Community Centers	C	C	C	C	C	C	C	C	C	C			C			92 - Public Administration
922	Justice, Public Order, and Safety Activities	C	C	C	C	C	P	P	P	P	P	P	P	C			92 - Public Administration
923	Administration of Human Resource Programs						P	P	P	P	P	P	P	C			92 - Public Administration
924	Administration of Environmental Quality Programs						P	P	P	P	P	P	P	C			92 - Public Administration
925	Administration of Housing Programs, Urban Planning, and Community Development						P	P	P	P	P	P	P	C			92 - Public Administration
926	Administration of Economic Programs						P	P	P	P	P	P	P	C			92 - Public Administration
927	Space Research and Technology						P	P	P	P	P	P	P	C			92 - Public Administration
92214	Correctional Institutions								S	S		S	S	S		Ref. Article 5	92 - Public Administration
928	National Security and International Affairs									P		P	P	C			92 - Public Administration
N/A	Sexually Oriented Businesses											p*	p*			*Subject to Definition in Article 10.b.1. and supplemental review criteria in Article 4.o	N/A
N/A	Single Family Detached Dwelling	P	P	P	P	C	C	C	C	C	C					Ref. Article 5	N/A
N/A	Single Family Attached Dwelling		C	C	C	C	C	C	C	C	C					Ref. Article 5	N/A
N/A	Duplex Dwelling			P	P	C	C	C	C	C	C					Ref. Article 5	N/A
N/A	Patio Home Dwellings		C	C	C	C	C	C	C	C	C					Ref. Article 5	N/A
N/A	Triplex and Quadplex Dwellings			C	C	C	C	C	C	C	C					Ref. Article 5	N/A
N/A	Urban Townhouse Dwellings			C	C											Ref Article 5 (general and use specific criteria)	N/A

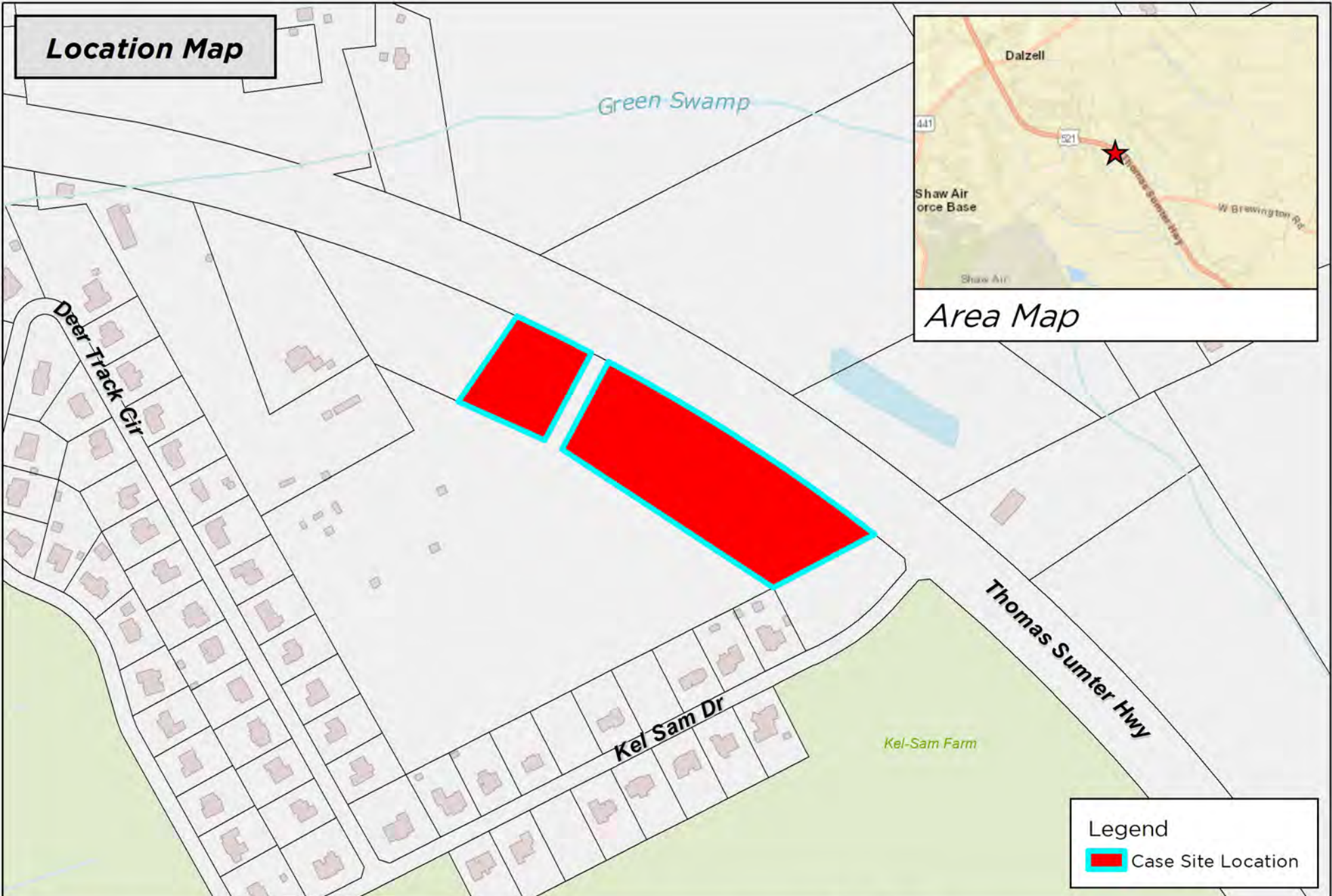
Exhibit 3-5: Permitted Uses in All Zoning Districts

Key: P: Permitted Use – C: Conditional Use – S: Special Exception Use

**Asterisk denotes conditions listed in "Notes" column applies only in the specified zoning district where asterisk is present*


NAICS Code	NAICS Description	R-15	R-9	R-6	GR	RMF	PO	NC	LC	GC	CBD	LI-W	HI	AC	CP	Notes	NAICS Sector (2 Digit)
N/A	Suburban Townhome Dwellings		C	C	C	C	C	C	C	C	C					Ref Article 5	
N/A	Suburban Multi-Family Apartments					P	C	C	C	C						Ref. Article 5	N/A
N/A	Urban Multi-Family Apartments					C	C	C	C	C							N/A
N/A	Manufactured Homes				P									P	P	Ref. Article 4.q.1.	N/A
N/A	Manufactured Home Parks				C					C				C		Ref. Article 4.q.2.	N/A
N/A	In-Home Day Care as Home Occupation	C	C	C	C	C	C	C	C	C	C					Ref. Article 5	N/A
N/A	Residential Accessory Uses (Bath houses, Cabanas, Non-Commercial Greenhouses, Private Garage & Carport, Storage Building, Swimming Pool, Tool Shed & Workshop)	P	P	P	P	P	C*	C*	C*	C*	C*			P	P	Ref: Article 4.g.2. *Refer. Article 5 (in addition to Article 4.g.2.)	N/A
N/A	Home-Based Businesses	P	P	P	P	P	P	P	P	P	P					Subject to Definition in Article 10.b.1.	N/A
N/A	Accessory Apartments	P	P	P	P			P	P	P	P					Ref Article 4.g.2. Only permitted on lots where a single-family detached dwelling in the principal use of the lot	N/A

Location Map

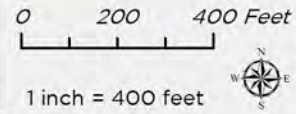


Area Map

Legend

 Case Site Location

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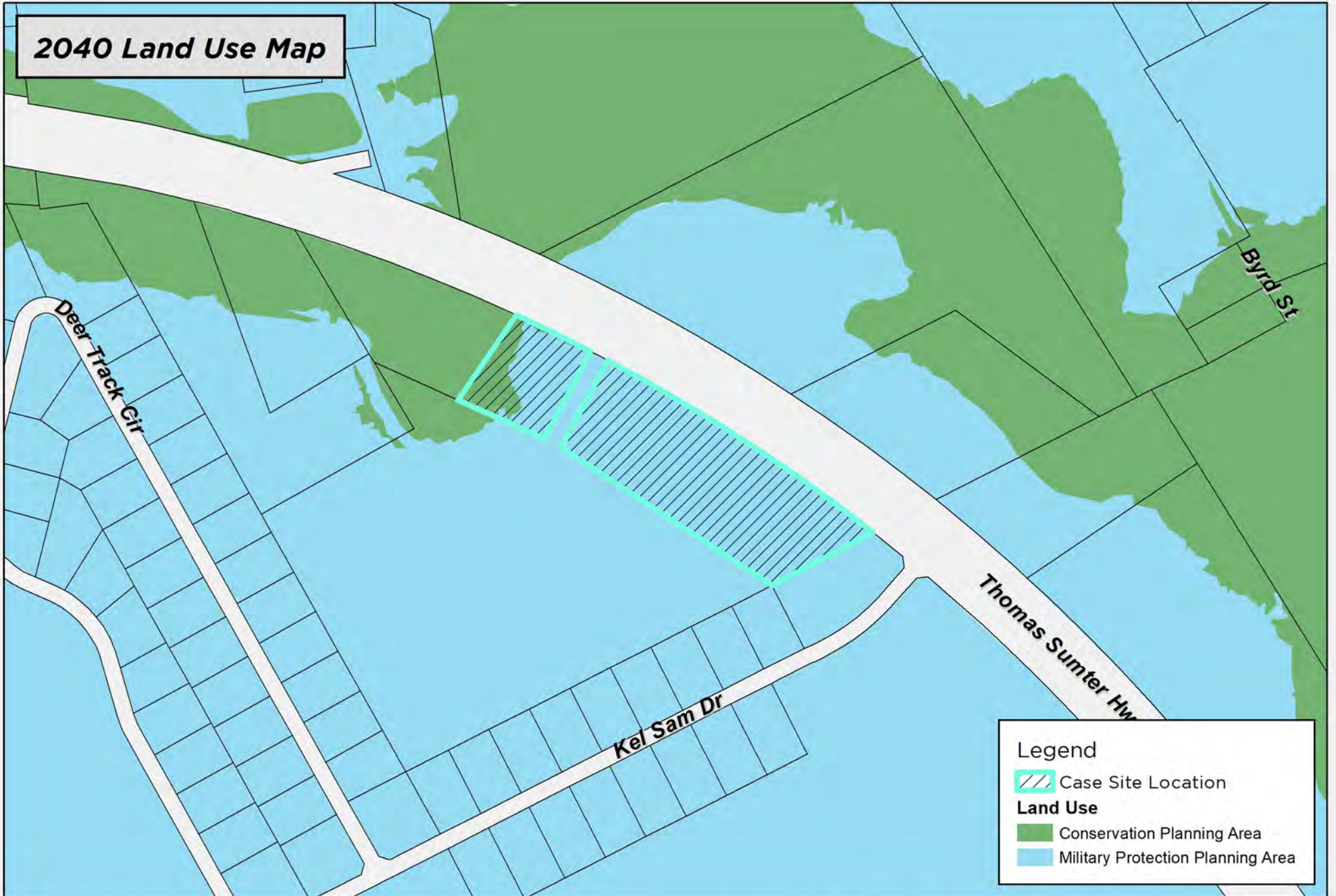


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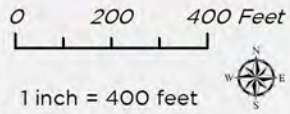
2040 Land Use Map



Legend

- Case Site Location
- Land Use**
- Conservation Planning Area
- Military Protection Planning Area

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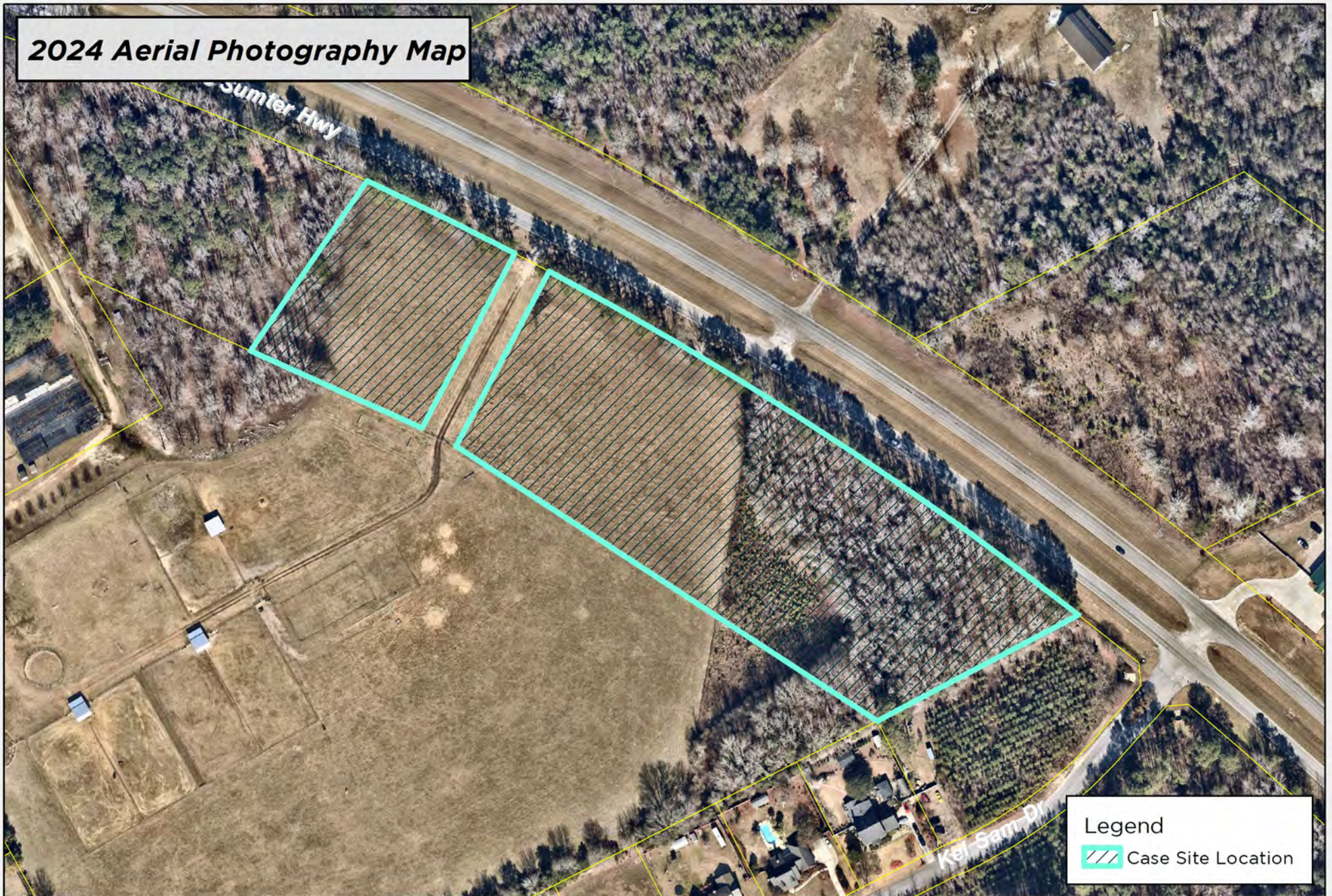


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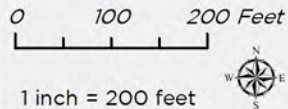


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2024 Aerial Photography Map



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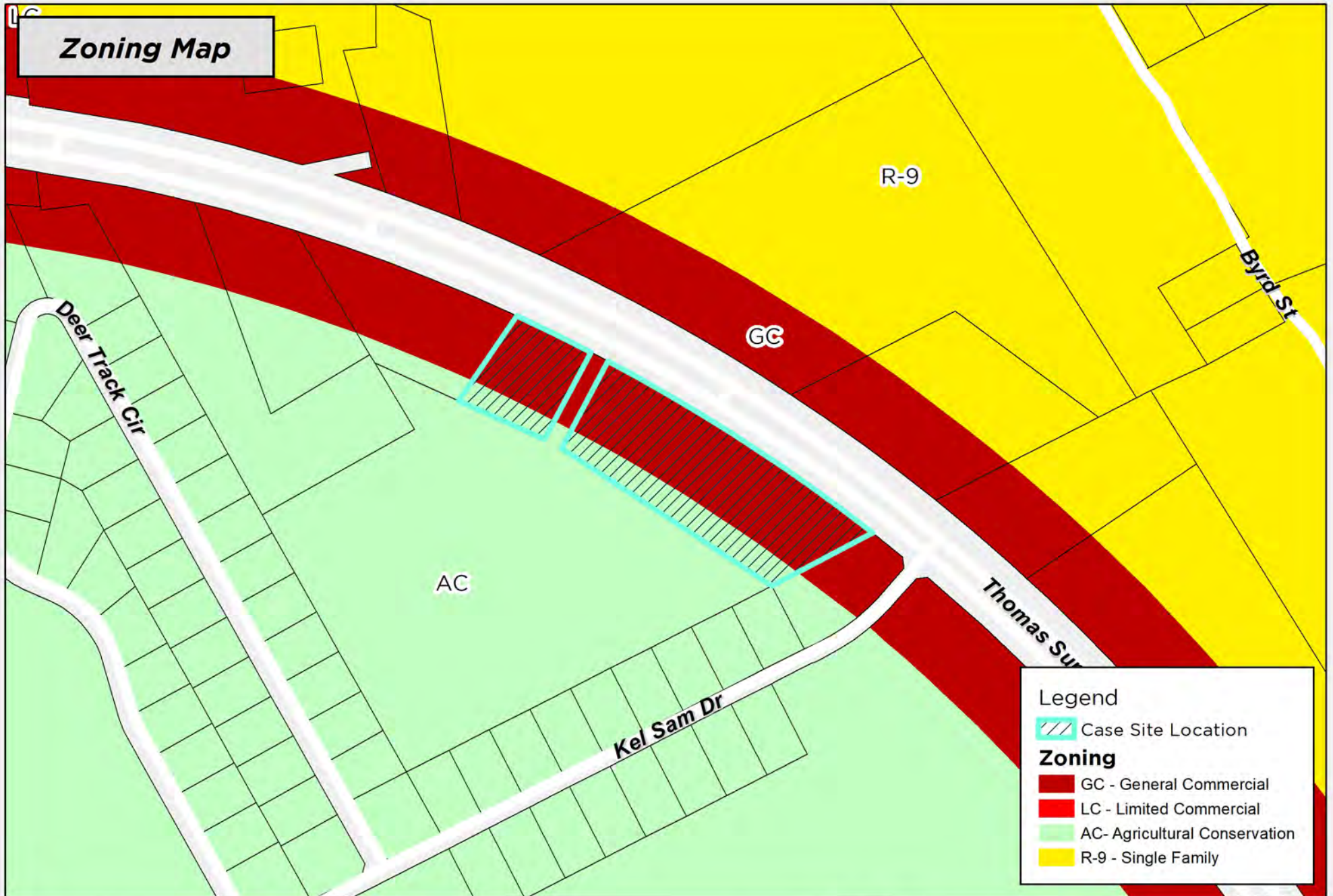


Legend

 Case Site Location

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Zoning Map



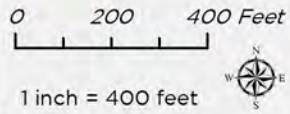
Legend

- Case Site Location

Zoning

- GC - General Commercial
- LC - Limited Commercial
- AC - Agricultural Conservation
- R-9 - Single Family

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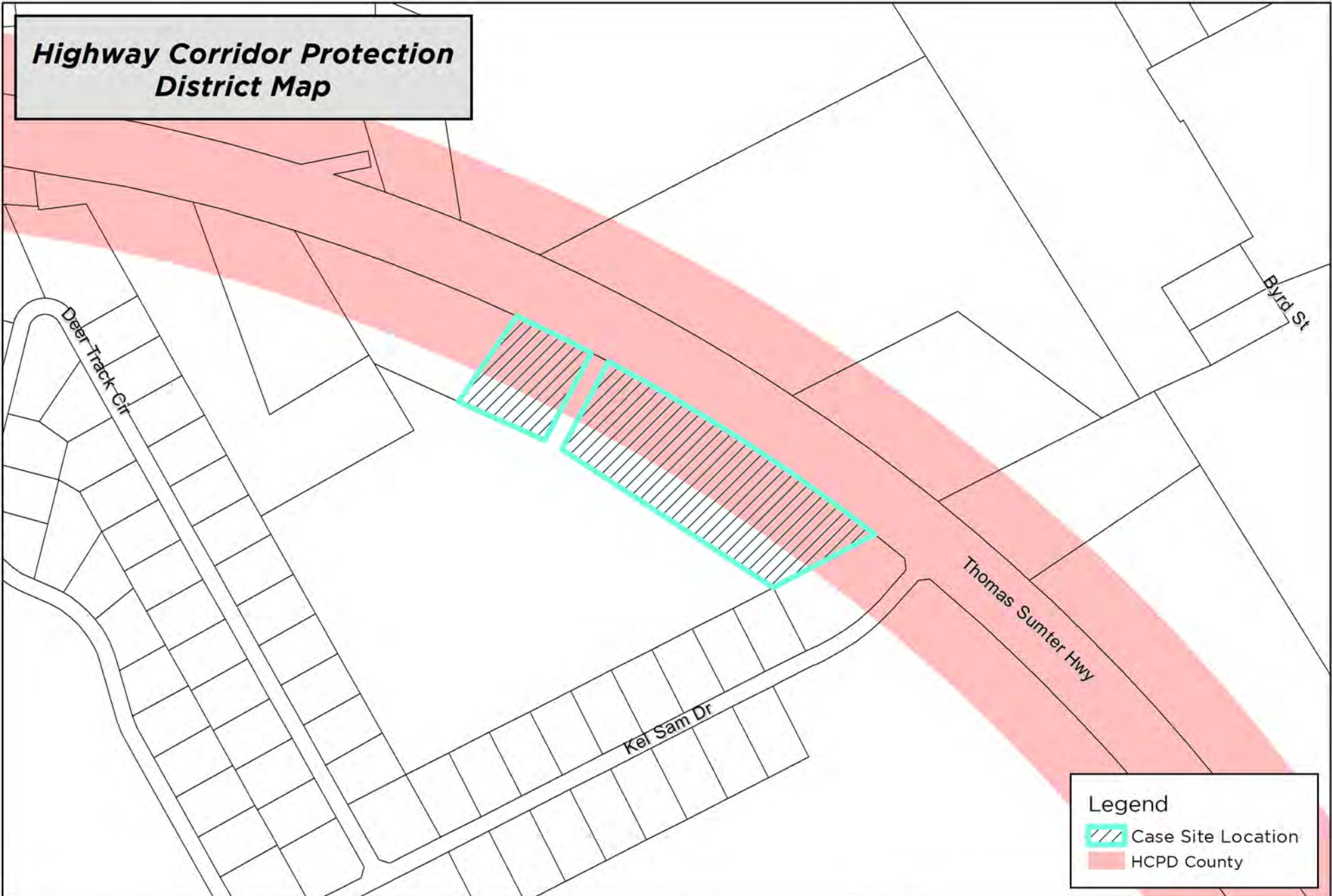


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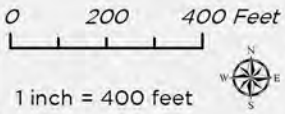
Highway Corridor Protection District Map



Legend

- Case Site Location
- HCPD County

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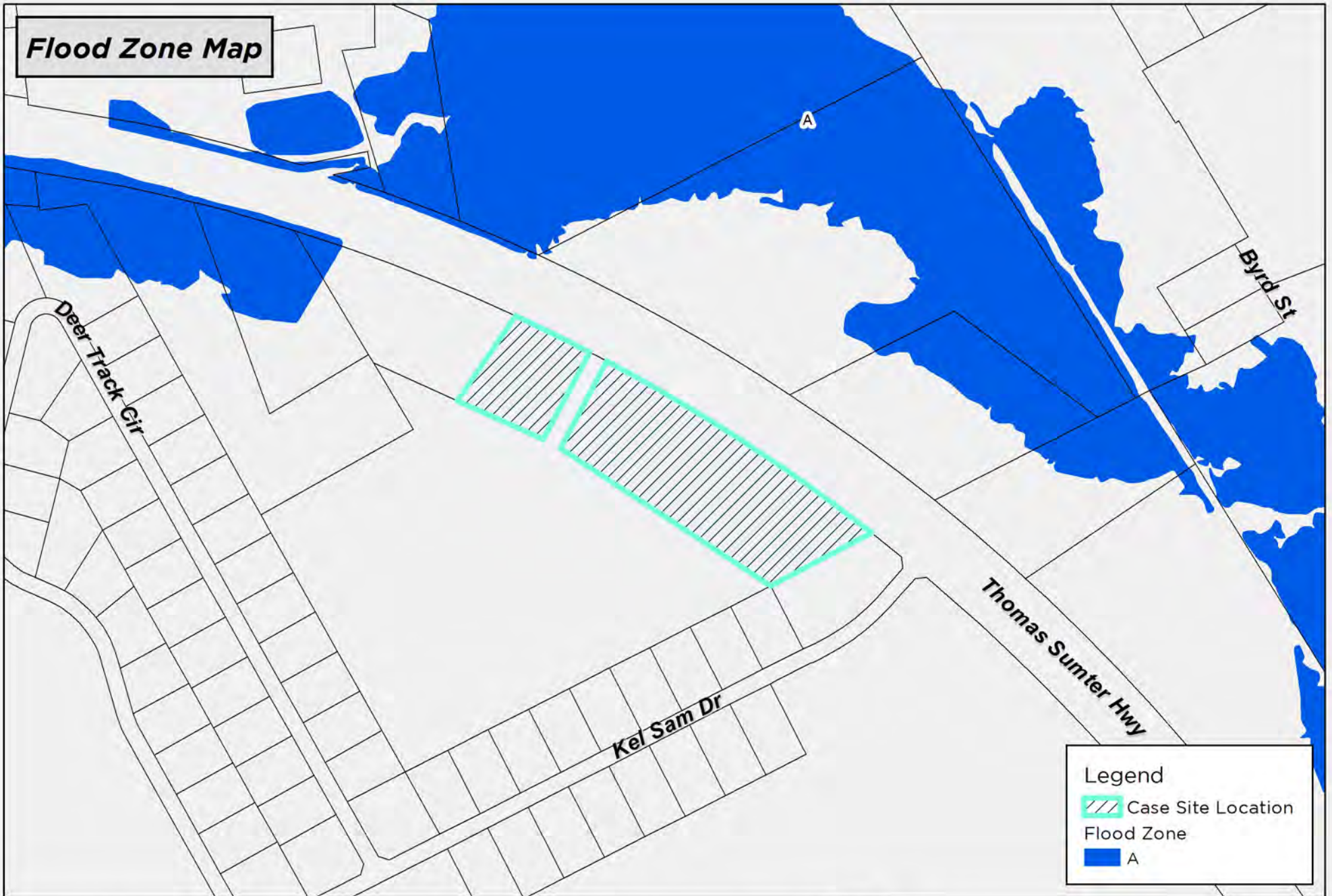


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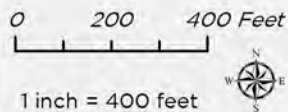
Flood Zone Map



Legend

-  Case Site Location
-  Flood Zone
-  A

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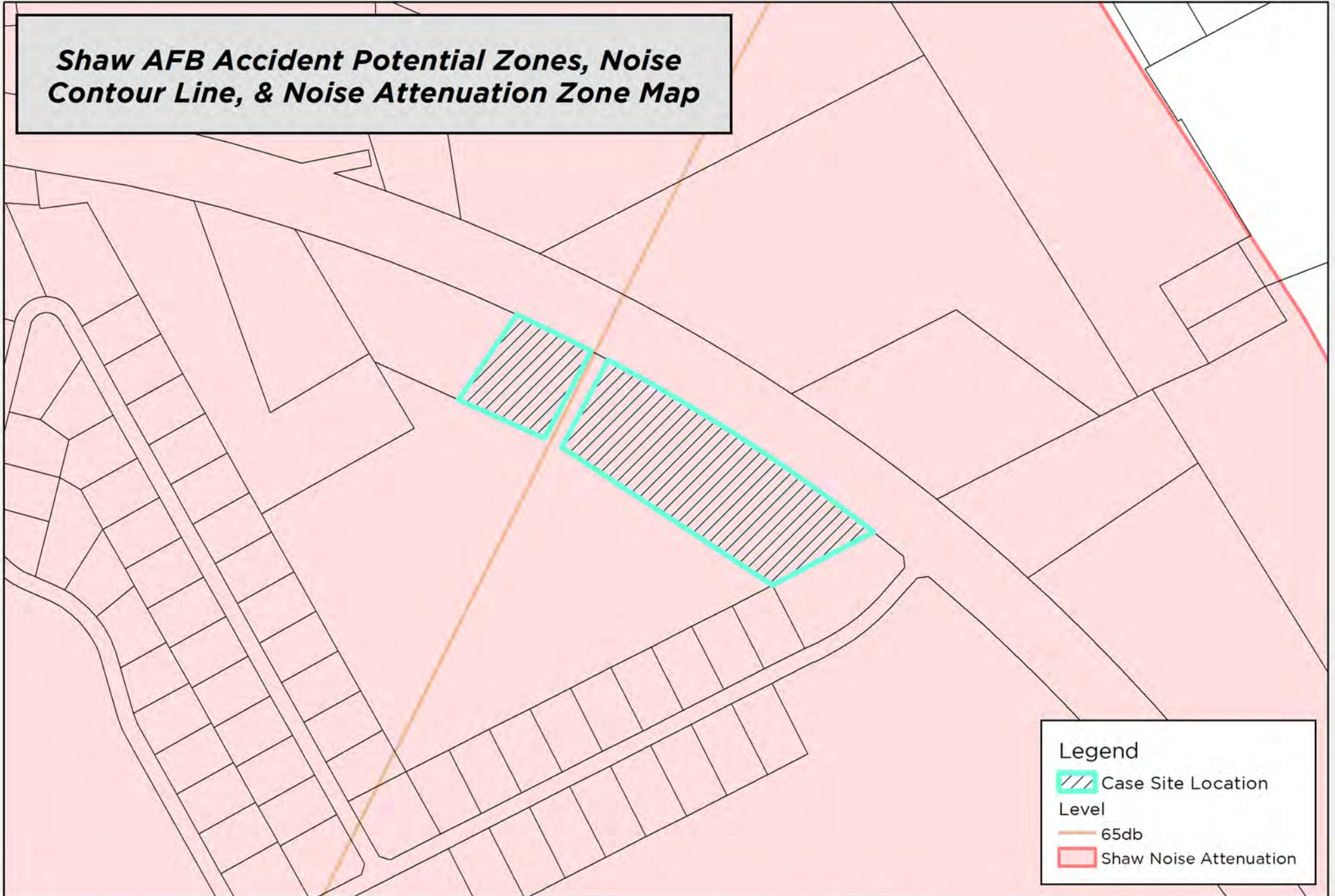


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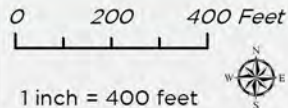
Shaw AFB Accident Potential Zones, Noise Contour Line, & Noise Attenuation Zone Map



Legend

-  Case Site Location
- Level**
-  65db
-  Shaw Noise Attenuation

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