

Sumter City-County Planning Commission

July 23, 2025

OA-25-03, Civic & Social Organizations in the Neighborhood Commercial District.

I. THE REQUEST

Applicant: Gerald L. Jenkins

Request: Amend *Article 3, Exhibit 5* of the Sumter County Zoning & Development Standards Ordinance in order to allow Civic & Social Organizations (NAICS 8134) as a conditional use in the Neighborhood Commercial (NC) district.

II. BACKGROUND

Permitted, Conditional, and Special Exception uses for each established zoning district are outlined in *Article 3, Exhibit 5: Permitted Uses in All Zoning Districts* of the Sumter County Zoning & Development Standards Ordinance (the “Zoning Ordinance”). Currently, Civic & Social Organizations under North American Industrial Classification System Code 8134 (NAICS 8134) are not permitted in the Neighborhood Commercial (NC) district.

An Ordinance Amendment application was submitted by the applicant to allow for the establishment of such uses in the NC district. The submission of this application was prompted by a desire to use an existing building located within the NC district as a masonic lodge. Staff reviewed a request to re-establish power to the building for this purpose and determined that the application could not be approved, as the intended use is not permitted on the property pursuant to NC district use requirements.

NAICS defines Civic and Social Organizations (NAICS 8134) as establishments primarily engaged in promoting the civic and social interests of their members. Establishments in this industry may operate bars and restaurants for their members. Representative examples of uses falling within this NAICS category are – alumni clubs, automobile clubs, book clubs, civic associations, fraternal organizations (such a masonic lodges), garden clubs, parent-teacher associations, social clubs, speaking clubs, etc. A printout of the NAICS 8134 definition and corresponding use examples is attached to this report.

The stated purpose of the NC district is to meet the commercial and service needs generated by nearby residential development. Goods and services normally available in this district are of a “convenience variety”.

Staff has reviewed the request against NAICS 8134 uses, the intent of the NC district, and the broader goals of the Sumter 2040 Comprehensive Plan. Upon evaluation, modifications to pull out automobile/motorcycle clubs from the general Civic & Social Organization (NAICS) grouping and separately list them in *Article 3, Exhibit 5* is proposed. Additionally, the

amendment request is crafted to require conditional use review for Civic & Social Organization (NAICS 8134) uses in the NC district, as all uses within this classification may not be appropriate for every site within the NC district. Because of this, demonstration that a use proposal can comply with the standard conditional use criteria found in *Article 5.b.1.a – 5.b.1.f* is warranted.

Proposed Text Amendment

A strike-through of the proposed text amendment is attached as Exhibit 1. A printout of the NAICS 8134 definition and corresponding use examples is attached as Exhibit 2. The proposed amendments would impact the following sections:

Amend Article 3, Exhibit 5, as shown in red below:

Exhibit 5: Permitted Uses in All Zoning Districts

Key: P: Permitted Use – C: Conditional Use – C-# (200, 300, 500, 1000): Conditional Use w/Consent required from property owners within specified # of feet – S: Special Exception Use
 *Asterisk denotes conditions listed in "Notes" column applies only in the specified zoning district where asterisk is present.

If no asterisk exists in a specific use classification row, then the conditions listed apply for each zoning district where a given use classification can be established.

| NAICS Code | NAICS Description | R-15 | R-9 | R-6 | GR | RMF | PO | NC | LC | GC | LI-W | HI | AC | CP | Notes | NAICS Sector (2 Digit) |
|-----------------|--------------------------------------------------------------------------------------|------|-----|-----|----|-----|----|----|----|----|------|----|--------|--------|---------------------------------------------------------------------------|----------------------------------------------------|
| 81293 | Commercial Truck and Trailer Parking | | | | | | | | | C* | P | P | C-500* | | Ref. Article 5.b.1., Article 5.b.1.n., & C-500 Only – Ref. Article 5.a.5. | 81 - Other Services (except Public Administration) |
| 81293 | Parking Lots and Garages | | | | | | | | | C* | P | P | | | Ref. Article 5.b.1. | 81 - Other Services (except Public Administration) |
| 81299 | Bondsperson Services | | | | | | P | | P | P | C* | | | | Ref. Article 5.b.1. | 81 - Other Services (except Public Administration) |
| 81299 | Special Event Facilities | | | | | | | | C | C | C | | | C-300* | Ref. Article 5.b.1. & C-500 Only – Ref. Article 5.a.5. | 81 - Other Services (except Public Administration) |
| 8131 | Religious Organizations | C | C | C | C | C | C | C | C | C | C | | C | | Ref. Article 5.b.1. | 81 - Other Services (except Public Administration) |
| 8132 | Grantmaking and Grant Services | | | | | | P | | P | P | C* | | | | Ref. Article 5.b.1. | 81 - Other Services (except Public Administration) |
| 8133 | Social Advocacy Organizations | | | | | | P | | P | P | C* | | | C-500* | Ref. Article 5.b.1. & C-500 Only – Ref. Article 5.a.5. | 81 - Other Services (except Public Administration) |
| 8134 | Civic and Social Organizations (except automobile & motorcycle clubs) | | | | | | P | C* | P | P | C* | | | C-500* | Ref. Article 5.b.1. & C-500 Only – Ref. Article 5.a.5. | 81 - Other Services (except Public Administration) |
| 8134 | Automobile & Motorcycle Clubs | | | | | | | | C* | C* | P | | | C-300* | Ref. Article 5.b.1. & C-500 Only – Ref. Article 5.a.5. | |
| 8139 | Business, Professional, Labor, Political, and Similar Organizations | C* | C* | C* | C* | | P | | P | P | P | | C* | | Ref. Article 5.b.1. | 81 - Other Services (except Public Administration) |

The proposed change, if approved, would allow Civic and Social Organizations in the NC district with the exception of automobile/motorcycle clubs. A separate line item in the table is proposed for automobile/motorcycle clubs showing this use as conditional in the Limited Commercial (LC) and General Commercial (GC) districts, permitted in the Light Industrial-Warehouse district, and as a Conditional-500¹ (C-500) use in the Agricultural Conservation (AC) district.

III. STAFF RECOMMENDATION

Staff recommends that the Planning Commission recommend approval of this request to the County Council. Civic and Social Organization can play an important role in the health and vitality of residential areas. Certain uses falling under this category may be neighborhood oriented depending on the mission of such an organization. The request is reasonable given the purpose of the NC district and the broader overarching goals of the Sumter 2040 Comprehensive Plan.

IV. PLANNING COMMISSION – July 23, 2025

¹ In addition to the standard conditional use criteria found in Article 5.b.1, C-Distance uses are subject the adjacent property owner consent requirements found in Article 5.a.5.

Exhibit 1

**OA-25-03, Civic & Social Organizations in
Neighborhood Commercial (NC) District**

Ordinance Amendment

Strike-Thru

Amend Article 3, Exhibit 5, as follows:

Exhibit 5: Permitted Uses in All Zoning Districts

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| 81293 | Commercial Truck and Trailer Parking | | | | | | | | | C* | P | P | C-500* | | Ref. Article 5.b.1., Article 5.b.1.n., & C-500 Only – Ref. Article 5.a.5. | 81 - Other Services (except Public Administration) |
| 81293 | Parking Lots and Garages | | | | | | | | | C* | P | P | | | Ref. Article 5.b.1. | 81 - Other Services (except Public Administration) |
| 81299 | Bondsperson Services | | | | | | P | | P | P | C* | | | | Ref. Article 5.b.1. | 81 - Other Services (except Public Administration) |
| 81299 | Special Event Facilities | | | | | | | | C | C | C | | C-300* | | Ref. Article 5.b.1. & C-500 Only – Ref. Article 5.a.5. | 81 - Other Services (except Public Administration) |
| 8131 | Religious Organizations | C | C | C | C | C | C | C | C | C | C | | C | | Ref. Article 5.b.1. | 81 - Other Services (except Public Administration) |
| 8132 | Grantmaking and Grant Services | | | | | | P | | P | P | C* | | | | Ref. Article 5.b.1. | 81 - Other Services (except Public Administration) |
| 8133 | Social Advocacy Organizations | | | | | | P | | P | P | C* | | C-500* | | Ref. Article 5.b.1. & C-500 Only – Ref. Article 5.a.5. | 81 - Other Services (except Public Administration) |
| 8134 | Civic and Social Organizations; <u>(except automobile & motorcycle clubs)</u> | | | | | | P | C* | P | P | C* | | C-500* | | Ref. Article 5.b.1. & C-500 Only – Ref. Article 5.a.5. | 81 - Other Services (except Public Administration) |
| <u>8134</u> | <u>Automobile & Motorcycle Clubs</u> | | | | | | | | C* | C* | P | | C-500* | | Ref. Article 5.b.1. & C-500 Only – Ref. Article 5.a.5. | |
| 8139 | Business, Professional, Labor, Political, and Similar Organizations | C* | C* | C* | C* | | P | | P | P | P | | C* | | Ref. Article 5.b.1. | 81 - Other Services (except Public Administration) |

North American Industry Classification System

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2022 NAICS Definition

T = Canadian, Mexican, and United States industries are comparable.

8134 **Civic and Social Organizations**

81341 Civic and Social Organizations

813410 Civic and Social Organizations

2022 NAICS Definition

T = Canadian, Mexican, and United States industries are comparable.

813410 Civic and Social Organizations

This industry comprises establishments primarily engaged in promoting the civic and social interests of their members. Establishments in this industry may operate bars and restaurants for their members.

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Illustrative Examples:

Alumni associations

Granges

Automobile clubs (except travel)

Parent-teacher associations

Booster clubs

Scouting organizations

Ethnic associations

Social clubs

Fraternal lodges

Veterans' membership organizations

Cross-References.

- Establishments of insurance offices operated by fraternal benefit organizations are classified in Subsector 524, Insurance Carriers and Related Activities;
- Establishments primarily engaged in operating residential fraternity and sorority houses are classified in Industry 721310, Rooming and Boarding Houses, Dormitories, and Workers' Camps; and
- Establishments primarily engaged in providing travel arrangements and reservation services, such as automobile travel clubs or motor travel clubs, are classified in U.S. Industry 561599, All Other Travel Arrangement and Reservation Services.

| 2012 NAICS | 2017 NAICS | 2022 NAICS | Corresponding Index Entries |
|------------|------------|------------|----------------------------------------------------|
| 813410 | 813410 | 813410 | Alumni associations |
| 813410 | 813410 | 813410 | Alumni clubs |
| 813410 | 813410 | 813410 | Automobile clubs (except road and travel services) |
| 813410 | 813410 | 813410 | Book discussion clubs |
| 813410 | 813410 | 813410 | Booster clubs |
| 813410 | 813410 | 813410 | Boy guiding organizations |
| 813410 | 813410 | 813410 | Civic associations |
| 813410 | 813410 | 813410 | Classic car clubs |
| 813410 | 813410 | 813410 | Computer enthusiasts clubs |
| 813410 | 813410 | 813410 | Ethnic associations |

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| 2012 NAICS | 2017 NAICS | 2022 NAICS | Corresponding Index Entries |
|------------|------------|------------|---------------------------------------------------|
| 813410 | 813410 | 813410 | Fan clubs |
| 813410 | 813410 | 813410 | Farm granges |
| 813410 | 813410 | 813410 | Fraternal associations or lodges, social or civic |
| 813410 | 813410 | 813410 | Fraternal lodges |
| 813410 | 813410 | 813410 | Fraternal organizations |
| 813410 | 813410 | 813410 | Fraternities (except residential) |
| 813410 | 813410 | 813410 | Garden clubs |
| 813410 | 813410 | 813410 | Girl guiding organizations |
| 813410 | 813410 | 813410 | Golden age clubs |
| 813410 | 813410 | 813410 | Granges |
| 813410 | 813410 | 813410 | Historical clubs |
| 813410 | 813410 | 813410 | Membership associations, civic or social |
| 813410 | 813410 | 813410 | Parent-teachers' associations |
| 813410 | 813410 | 813410 | Poetry clubs |
| 813410 | 813410 | 813410 | Public speaking improvement clubs |
| 813410 | 813410 | 813410 | Retirement associations, social |
| 813410 | 813410 | 813410 | Scouting organizations |
| 813410 | 813410 | 813410 | Senior citizens' associations, social |
| 813410 | 813410 | 813410 | Singing societies |
| 813410 | 813410 | 813410 | Social clubs |
| 813410 | 813410 | 813410 | Social organizations, civic and fraternal |
| 813410 | 813410 | 813410 | Sororities (except residential) |
| 813410 | 813410 | 813410 | Speakers' clubs |

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| 2012 NAICS | 2017 NAICS | 2022 NAICS | Corresponding Index Entries |
|------------|------------|------------|----------------------------------------|
| 813410 | 813410 | 813410 | Student clubs |
| 813410 | 813410 | 813410 | Students' associations |
| 813410 | 813410 | 813410 | Students' unions |
| 813410 | 813410 | 813410 | University clubs |
| 813410 | 813410 | 813410 | Veterans' membership organizations |
| 813410 | 813410 | 813410 | Women's auxiliaries |
| 813410 | 813410 | 813410 | Women's clubs |
| 813410 | 813410 | 813410 | Writing clubs |
| 813410 | 813410 | 813410 | Youth civic clubs |
| 813410 | 813410 | 813410 | Youth clubs (except recreational only) |
| 813410 | 813410 | 813410 | Youth farming organizations |
| 813410 | 813410 | 813410 | Youth scouting organizations |
| 813410 | 813410 | 813410 | Youth social clubs |

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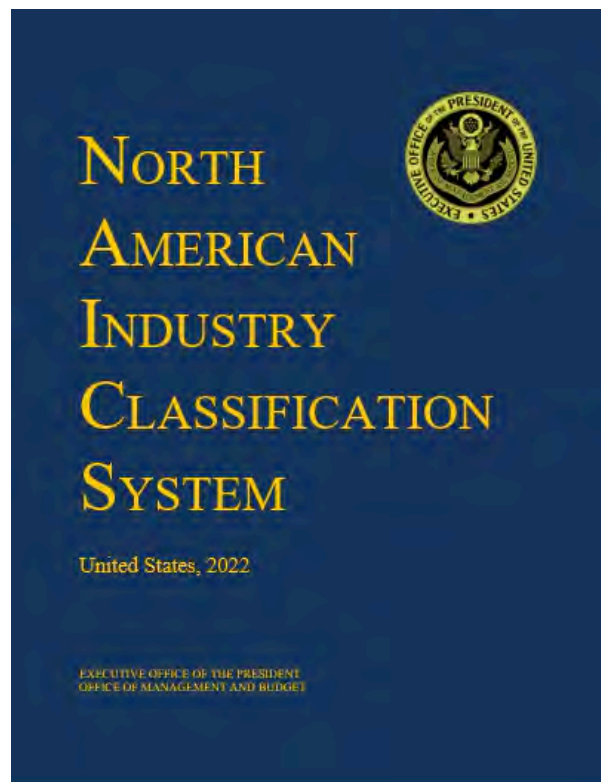


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NAICS Update Process Fact Sheet

(reference_files_tools/NAICS_Update_Process_Fact_Sheet.pdf).

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Announcements



April 30, 2025

Due to a reduction in government resources, the Dr. NAICS telephone line was discontinued effective April 30th. For all NAICS-related inquiries, please contact us by email at naics@census.gov. We appreciate your understanding and thank you for your continued interest in the North American Industry Classification System.

December 20, 2024 (federal_register_notices/notices/OMB_FRDOC_0001-0388.pdf) [PDF, 224KB] Statistical Policy Directive No. 8 North American Industry Classification System (NAICS) - Request for Comments on Possible Revision Updates for 2027; Notice. Vol. 89, No. 245



September 14, 2023 (reference_files_tools/NAICS_Update_Process_Fact_Sheet.pdf).
NAICS Update Process Fact Sheet is now available.

2022 NAICS Structure with Change Indicator (2022NAICS/2022_NAICS_Structure.xlsx) [XLSX, 86KB]

Contact Us

Source: U.S. Census Bureau
North American Industry Classification System (NAICS)
naics@census.gov (<mailto:naics@census.gov>)
Last Revised: 07/11/2025

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