



STAFF REPORT

CITY OF GREEN COVE SPRINGS, FLORIDA

TO: Planning & Zoning Commission **MEETING DATE:** February 28, 2023
FROM: Michael Daniels, AICP, Planning & Zoning Director
SUBJECT: Ordinance O-10-2022, Adding Convenience Stores with gas pumps as a permitted use in the C-2 Zoning District

BACKGROUND

Staff is requesting an ordinance change to add Convenience Stores with gas pumps as a permitted use in the C-2 Zoning District. It is currently a special exception in the C-1 Neighborhood Commercial Zoning District. Up until 2000 the use was a permitted use in the C-2 Zoning District, however when the City reformatted their Zoning code in 2001 the use was no longer listed as a permitted use. Currently there are two convenience stores with gas pumps located within the C-2 Zoning District. The intent behind the C-2 District is:

The commercial high intensity (CHI), C-2 general commercial zoning category district is intended for intensive commercial uses which generally require a conspicuous and accessible location convenient to streets carrying large volumes of traffic.

FISCAL IMPACT

N/A

RECOMMENDATION

Motion to recommend to City Council approval of Ordinance No. O-10-2023 amending City Code Chapter 117, Sec. 117-3 and Section 117-253(2).