

**MINUTES
CITY OF GAINESVILLE
PLANNING AND ZONING COMMISSION**

**2:00 p.m.
Tuesday, December 6, 1994**

Members Present: Marge Clement, Jan Russell, Bill Williams, Joyce Rigler, Robyn Byars, Roy Brewer

Members Absent: Debra Beavers

Staff Present: Sue Samples

Visitors Present: Shirley Lusk, James Ray Polk, Charles Wilson, Robert Don Scott, Carol Scott

The first item of business was calling the public hearing to order at 2:03 p.m.

The second item of business was consideration and action on minutes of regular meeting held on November 1, 1994. Roy Brewer stated that he had a new address which was noted. Jan Russell said that the name Bill Russell needed to be changed in the 3rd Paragraph of said minutes which was noted for correction. Motion made by Marge Clement to accept minutes with corrections as noted. Second by Jan Russell. Ayes: Clement, Russell, Williams, Rigler, Byars and Brewer. Nays: None. Absent: Debra Beavers. Abstentions: None.

The third item of business was consideration and recommendation on P-94-31, a request by Charles Wilson to rezone ±8 acres out of the M.L. Webster Survey A-1118 from Agriculture (A) to Single Family Two (SF-2). Said tract lies east of Aspen Road and south of O'Neal Street. Discussion as follows:

Bill Williams stated that he had talked to Mike Land about this particular plat and would try and answer any questions that the Board or guests might have. He further stated that the recommendation would be that Council rezone that particular acreage into a Single Family Two zone.

Roy Brewer asked if the rezoning request is marked in yellow on the copy.

Mr. Williams stated that it was.

Charles Wilson stated that part of what the Board was looking at were just partial lots and that the yellow is the part that is being added to the plat which would make it a total of 45 lots.

Robyn Byars made a motion to accept the plan and recommend rezoning of the ± 8 acres to Single Family Two. Joyce Rigler seconded the motion. Ayes: Clement, Russell, Williams, Rigler, Byars, Brewer. Nays: None. Absent: Beavers. Abstentions: None.

The fourth item of business was P-94-32, Preliminary Plat as requested by Charles Wilson for Phase I of The Creek Subdivision, being ± 28 acres out of the M.L. Webster Survey. Said tract lies east of Aspen Road and south of O'Neal Street.

Mr. Williams stated that, after the engineers had gone over this particular area, Mr. Wilson asked them to consider using natural low lying terrain. There is a small creek where this area is and natural drainage occurs here. It would reduce, by one lot, the total amount of lots to be recommended. He further stated that it would be better to use the natural drainage when possible rather than to use so much fill dirt in this particular area. Bill continued to say that he had discussed this with Mike Land to some length and that Mr. Land is in favor of this natural drainage.

Jan Russell made a motion to accept the Preliminary Plat using the natural drainage with a second by Roy Brewer. Ayes: Clement, Russell, Williams, Rigler, Byars, Brewer. Nays: None. Absent: Beavers. Abstentions: None.

The fifth item was consideration and recommendation on P-94-33, a request by Robert Don Scott for a Specific Use Permit for a double-wide manufactured home as a fixed dwelling on a 2.250 acre tract of land out of the R. Hutchinson Survey A-471. Said tract is zoned Light Industrial.

Bill explained where the property is located along with providing pictures of said area. He continued to state that they desired to place the double-wide for living behind Scott's Garage as well as for security reasons.

Roy Brewer asked if there is supposed to be screening.

Mr. Robert Scott stated that the double-wide would be approximately 200' off of the highway and in back of the garage.

Marge Clement asked if the trailer would be placed in the vacant lot to the east of Scott's Garage.

Mrs. Carol Scott stated that it would not be in that particular vacant lot but would be in the same lot as Scott's Garage to the rear of the property. She further stated that the vacant lot is west of their property and east is the brick home where Mr. Scott's mother lives. She further stated that another reason they would like to place the double-wide on their property is due to the mother's age. Carol showed the Board members the approximate location with the pictures presented to the Board.

Roy Brewer asked if there was a specific term on a Specific Use Permit.

Bill stated that normally these are two-year terms.

Roy Brewer recommended that a Specific Use Permit be granted with the two-year term. Marge Clement seconded the motion. Ayes: Clement, Russell, Williams, Rigler, Byars, Brewer. Nays: None. Absent: Beavers. Abstentions: None.

Item six was consideration and recommendation on P-94-34, a Final Plat as requested by James Ray Polk et al, for Phase I of The Ridge Subdivision, being 44.705 acres out of the A.C. Bailey Survey. Said tract is zoned Single Family Estates (SF-E).

Mr. Williams stated that his understanding of this of that they are having some trouble in getting the lime on the road base due to weather problems.

James Ray Polk stated that they have all the water lines in and that T.U. Electric is now working to get service to Lots 5 and 6. The cable is in and T.U. Electric has stated that they will continue to work to completion. James further stated that they have cut the streets in, have the lime on the streets and running equipment over the streets. Mr. Polk said that it would be finished with 10 days of fair weather.

Bill Williams asked James Ray if he had his title problems worked out.

Mr. Polk stated that he has a list that Mike gave him and has distributed the list to applicable people to ensure that the list had been done before the next Council meeting. He stated that he was sure it would be completed.

Bill said that the Board needed to make a recommendation, based on the 10 items listed, to the City Council that they consider and pass on this Final Plat with the stipulation that the list requirements be fulfilled.

Joyce Rigler asked if the items listed on the Agenda information is what was given to James Ray from Mike.

Bill stated that it was the same and that recommendation be subject to these items. He further expounded that the Hampton's have their thing going along with Mr. Wilson and The Ridge. We also have a segment of housing in Gainesville that will cover from \$65,000 to \$250,000 in range. We now have something to work with in full force and is something we have needed for quite a while now. The only way, Bill said, to go forward is to get these things finalized and finished. There have been a lot of people come to Gainesville and want to move here but we have not had the housing to offer them until now. Bill further stated even though interest rates are rising some, we are still in a positive situation.

James Ray stated that he has taken reservations for 9 lots with 2 of these people calling him every other day wanted to know when the lots will be ready. James continued that he cannot get a building permit until the Final Plat is granted and until City Council approves. This keeps his operation in a bind while waiting for the process to be completed.

Bill reiterated that the approval, if made would be based on the 10 items being fulfilled.

Roy Brewer recommended that City Council accept the Final Plat with the stipulation that the 10 items be fulfilled. Marge Clement seconded the motion. Ayes: Clement, Russell, Williams, Rigler, Byars, Brewer. Nays: None. Absent: Beavers. Abstentions: None.

Meeting adjourned at 2:15 p.m.