

**CITY OF GAINESVILLE  
PLANNING AND ZONING COMMISSION**

**Regular Meeting  
2:00 p.m.  
Wednesday, September 9, 1993**

**Members Present:** Marge Clement, Bill Williams<sup>1</sup>, Jan Russell<sup>2</sup>, Robyn Byars, Debra Beavers.

**Members Absent:** Joyce Rigler and Roy Brewer.

**Staff Present:** Mike Land and Pat Payne

**Visitors Present:** List

The first item of business was calling the public hearing to order at 2:07 p.m. by Co-Chairman Marge Clement.

The second item of business was consideration and action on the minutes of the regular meeting of August 11, 1993. A motion was made by Debra Beavers and seconded by Robyn Byars to approve the minutes as presented. Motion carried by the following vote: Ayes: Clement, Beavers, Byars, and Russell. Nays: None. Absent: Brewer, Williams and Rigler. Abstentions: None.

The third item of business on the agenda was consideration and decision on a request by the Gainesville Bible Church, 535 N. I-35, for Site Plan Review for placement of an educational building behind the main structure at their location.

Pat Payne made a clarification on the agenda item; the item of business was not for consideration and recommendation, as the meeting agenda stated; it was for consideration and decision, since the Planning and Zoning Commission makes final decisions on site-plan review.

Mike Land explained the request for the Board. He stated that the site lies within the I-35 Corridor. The proposed structure to be set behind the existing church will be a manufactured building, built off-site and moved in on skids. It is somewhat like a mobile home structure, except that it is brought in and set on skids, rather than axis and wheels. The building will be used for educational purposes and will be attached to the original building at the rear by a short walkway. There will be enough room behind the main building to meet setback requirements for Commercial zoning. It will be the exact length as the main structure, fifty feet. A variance has been obtained through the Board of Zoning Appeals for differing exterior building materials, a requirement of the I-35 Development Standards Ordinance. Before the building can

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<sup>1</sup> Williams arrived at 2.52 p.m.

<sup>2</sup> Russell left the meeting at 2:56 p.m.

be set, however, a building permit will have to be obtained and meet all Building Code requirements. Mr. Land said that staff recommends approval of the request.

Mr. Reed explained that the proposed structure will set on a concrete slab that is already in place.

Marge Clement asked if there were further comments regarding the request. Debra Beavers asked if the church is leasing the present structure. Mr. Reed said they are. She also asked if the building is for sale; he confirmed that it is. Robyn Byars asked if they (the congregation) know how long they will be located on that site. Mr. Reed said they do not know-it could be six months, or longer. The church membership is growing and they do not know how long they can stay in that size of building.

Jan Russell asked if the building will have plumbing. Mr. Reed replied that it will not. Restroom facilities will be available in the main structure. Mr. Land said plumbing will not be a code requirement, but the building will have to meet all other code requirements. Ms. Russell said she doesn't want this request to set a precedent since the City has worked so hard to clean up the I-35 Corridor. Mr. Land told the Board if they approve the site plan, they can place any restrictions they wish upon the site plan.

Debra Beavers said she agrees and understands the need for the church's need to expand, but there does need to be restrictions placed upon the site plan.

Mr. Reed also confirmed that that the proposed structure will be under a lease/purchase plan, and at the end of twenty four months, they have the option of keeping the building if they still have a need for it, whether they are on the present site or have moved to another location.

After no further discussion, a motion was made by Jan Russell and seconded by Debra Beavers to **approve the site plan review for the Gainesville Bible Church** to place an additional, mobile structure behind the main structure for additional classrooms and educational building at 535 N. I-35; also, if they lose their lease, they will remove the structure from the premises. Motion carried by the following votes: Ayes: Clement, Russell, Beavers, and Byars. Nays: None. Absent: Brewer, Rigler, Williams. Abstentions: None.

The **fourth item of business** was consideration and discussion on signage and billboards along the I-35 Corridor.

Mike Land explained the implications of the proposed ordinance allowing off-premises signs along the Interstate. He explained proposed placement of the off-premises signs, with 1500', 2000' and 2500' spacing (applicable to the same side of the roadway). He also explained that the City is the controlling authority for all signs along I-35, and once the billboards are allowed, the door is open and it is virtually impossible to go back. The non-conforming signs along the highway were pointed out and Mr. Land explained

that there is a local program in place to get the dilapidated signs removed. Proposed construction of off-premises signs was also discussed along with maintenance of the property and grounds around signs. Mr. Land also presented proposed fees for the permitting of any off-premises sign within the I-35 Corridor. He said he feels very strongly about protecting the property south of California Street due to the view of the City as vehicles approach Gainesville from the South.

Shirley Lusk asked if there was any regulation which controls the content of a sign; Mr. Land said there is not. She also asked about the transfer of lease or ownership and if it would change the status of an allowed or non-conforming sign. He also verified that the non-conforming signs that are in place now may have the contents of the sign changed, but the structure cannot be changed or altered.

Mike Land asked the Board if they wanted the ordinance to address the issues of sign construction and maintenance of grounds around the signs; the Board agreed that these items are very important. He said he will have a graphic presentation at the next meeting of where all present signs are located and for possible, proposed sites for new signs. He said that only about 30% of property owners within the Corridor, at this time, are willing to allow new off-premises signs on their land.

Mr. Land said there will be a system set up for registering all off-premises signs along the Interstate and also for the annual renewal, including fees. Robyn Byars asked about the proposed fees for off-premises signs within the Corridor and what the fees cover. Mr. Land explained the proposed initial fee and any other annual fees for renewals. He also explained that the proposed fees do not affect the current sign permit fees (as set up and adopted by the City Council in the new fee structure in April, 1993).

Bill Williams said that since the original I-35 Corridor Ordinance and the Sign Regulation Ordinance was adopted, the affected areas have improved very much; but now it is time to restructure the rules because of development and new business, including the Factory Shops Mall. He indicated that there are approximately 27 cars every thirty minutes exiting the ramp to the mall and only five of those go to the downtown area. That asset needs to be utilized and signage is a tool to implement it, keeping it in good taste and aesthetically pleasing also.

The fifth item on the agenda was discussion on The Community Image Enhancement Program. Mike Land said that what the City is targeting to do is to be able to present the program as soon as possible and work with DOT and begin a Spring planting; or it may be tabled and wait for a Fall planting of 1994. He said there will be a manpower issue, but when the City makes its commitment, it will be for a two-year period. There will be a grant that will work on a 50/50 plan with the City for manpower, services, and equipment for a match in cost. The commitment has to be in place, however, for it to work. He said the planting list he presented in

the packet for the meeting is not totally inclusive; there will probably be additions and changes made to the list.

The sixth item on the agenda was other items of business beginning with a presentation by Mr. Land for a proposed area for a Bed and Breakfast overlay zone, which the Board suggested at the last meeting. He indicated that it will be within walking distance of the Courthouse, being approximately a quarter of a mile radius from the Courthouse, and encompassing the area bounded by Bird Street on the north, Gordon Street on the south, I-35 on the west, and the A.T. & S.F. Railroad on the east. Bill Williams said he felt that the area would cover any site that would be appropriate for a Bed and Breakfast establishment. Mr. Land said he felt the best way to approach the Bed and Breakfast issue is to have an overlay zone allowing the businesses in that zone through site plan review only. The Board agreed that that plan would be a good way to set up procedures for allowing Bed and Breakfasts.

Mr. Land then stated that he is working on the Comprehensive Plan and hopefully it will be presented to the Board at the October meeting, including and taking into consideration ideas and comments previously made by the P & Z Board. Mr. Land also pointed out that all the work of the plan will be done by Staff, saving expenses, but taking more time to do.

After no further discussion, the meeting was adjourned at 3:20 p.m.