

CITY OF GAINESVILLE
PLANNING AND ZONING COMMISSION
MINUTES

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2:00 p.m.

Wednesday, July 15, 1992

- Members Present:** Chris Kaden, Don Hawkins, Marge Clement, Roy Brewer and Bill Bibby.
- Members Absent:** David Hutcherson and Vince Rippy.
- Staff Present:** Pat Payne and David Hall
- Visitors Present:** List.

The meeting was called to order at 2:12 p.m by Chairman Don Hawkins.

The first item of business on the agenda was consideration and action on the minutes from the regular meeting of June 10, 1992. A motion was made by Chris Kaden and seconded by Bill Bibby to approve the minutes as presented. Motion carried by the following vote: Ayes: Chris Kaden, Don Hawkins, Marge Clement, Roy Brewer and Bill Bibby. Nays: None. Absent: David Hutcherson and Vince Rippy. Abstentions: None.

The second item of business on the agenda was consideration and recommendation on a request by Roy Hughs, dba Off Broadway Motor Company, for a Specific Use Permit to allow a mobile home to be used as an office at 311 W. Broadway. The area is zoned Commercial.

Mr. Hawkins asked Mr. Hughs if he wanted to speak for his request. Mr. Hughs began by explaining that the 14' by 52' mobile home he wishes to use for an office is made of wood materials, opposed to aluminum, and he felt that it is an attractive structure. He said it also has a metal porch attached to it. He continued by saying that he proposes, if the Specific Use Permit is approved, to change the facade of the structure and remove a partition inside. It will then, as he continued "...no longer be a mobile home and I cannot obtain a title...you have an office building".

Mr. Hawkins asked if anyone else wanted to speak for the request. There was none at that time. Mr. Hawkins then asked Mr. Hall what was the City's position on the request. Mr. Hall responded by presenting photographs to the Board members for their review of the area where the mobile home is located. Mr. Hall said, as the staff memo outlines, one of the main concerns is a hopeful progression of an aesthetical look for the area. A new office building is across the street from the car lot and the lot is also adjacent to the I-35 Corridor which has very stringent regulations for development.

Mr. Hawkins said it was his understanding that the mobile home was moved onto the lot prior to applying or even obtaining any type of permit. That was confirmed by Mr. Hall. Mr. Hall added that the mobile home is a Type Six structure, which is not allowed within the Fire District, in which that area is located. Mr. Hall explained that the structure would have to have a Certificate of Occupancy, and the progression of the CO being denied would move into an appeal stage at that time. That would involve the newly organized Board of Zoning Appeals.

Mr. Hawkins asked Mr. Hughs why a permit was not applied for before the mobile home was moved onto the lot. Mr. Hughs replied, "That was not the case." (In fact, it was. An application for a permit was delivered to Mr. Hughs and not returned prior to the mobile home being moved onto the property in question.) Mr. Hughs said that if the Specific Use Permit is not granted, he will sell the mobile home.

Mr. Hall explained that Mr. Hughs had told him earlier that the smaller building, which is currently sitting on the lot also, was allowed to remain on the lot temporarily to be used as an office for the car lot until another building could be constructed. He said that building is also a Type Six structure, and that is why it was allowed only temporarily. Mr. Hughs said it was too small for their operation. Roy Brewer asked Mr. Hughs if he had an alternate plan for a building on the lot; Mr. Hughs answered he did not.

Mr. Hawkins asked Mike Rigler what his interest and opinion were in the matter. Mr. Rigler replied that he felt they should probably just build a building-the mobile home was a mistake. He asked the Board to allow ninety days (90) for removal of the mobile home.

Mr. Brewer said even though what is on the lot now is an improvement from the dilapidated building that was on the tract before the lots were cleared, the aesthetics should be considered for the area and the main concern for making the whole area a nicer place; the lot needs to be enhanced further, but not with a mobile home.

Mr. Rigler withdrew the request for the Specific Use Permit. (NOTE: The applicant is due a \$25.00 refund out of the original \$75.00 application fee.)

After no further business the meeting was adjourned at 2:24 p.m.