

CITY OF GAINESVILLE
PLANNING AND ZONING COMMISSION
MINUTES

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2:00 p.m.

Wednesday, August 12, 1992

Members Present: Chris Kaden, Don Hawkins, Marge Clement, David Hutcherson.

Members Absent: Roy Brewer, Bill Bibby and Vince Rippy.

Staff Present: Pat Payne

Visitors Present: List.

The meeting was called to order at 2:14 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 July 15, 1992. A motion was made by Marge Clement and seconded by Chris Kaden to approve the minutes as presented. Motion carried by the following vote: Ayes: Chris Kaden, Don Hawkins, Marge Clement, David Hutcherson. Nays: None. Absent: Roy Brewer, Bill Bibby and Vince Rippy. Abstentions: None.

The **second item of business on the agenda** was consideration and recommendation on a request by Timothy J. Jordan for a Specific Use Permit to allow a mobile home as a fixed dwelling on a 103 acre tract of land out of the B. F. Carpenter Survey A-228 and E. Yeaman Survey; said tract being part of a parcel annexed to the City in May, 1992, and lying between I-35 and F.M. 51. Area is zoned Agricultural (A).

Mr. Hawkins recognized Mr. Jordan and asked if he would like to speak in behalf of his request. Mr. Jordan replied that he wants to move a mobile home onto the property which is a farm that has been in his family for 150 years. He said he has always wanted to come back to that place to live. He further explained that the entrance to the farm is from Bonner Road, east of Highway 51 (California St) and goes past what is now the Westwood Apartments and through a gate which opens to the Jordan farm. Mr. Kaden asked if he would be putting in a septic system; Mr. Jordan replied that there is a sewer line to the property, as well as City water. He will tie into his father's water line because he was told his meter would have to be set by the Westwood Apartments. Therefore, there will be only one meter for both families.

Mr. Hawkins reviewed the staff report on the request, which states in part that the Specific Use Permit is recommended on a renewal basis because of the isolated nature of the property. However, should the

area develop into something later other than isolated farmland, a time frame should be put onto the Specific Use Permit in order to review the conformity of the mobile home to the surrounding land use. At this point Pat Payne pointed out that the mobile home would not be detrimental to the area at this time because of its secluded nature.

Mr. Hawkins further explained the time limitation usually imposed upon a Specific Use Permit for non-conforming uses, such as this request unless there was a request to rezone the property or if a developer comes in to develop the area into tracts for land uses other than for farm land. He also said the final decision for the Specific Use Permit would be made by the City Council upon recommendation by the Planning and Zoning Commission.

After no further discussion, a motion was made by Chris Kaden and seconded by David Hutcherson to **recommend approval of the Specific Use Permit for a mobile home for a five-year period.** Motion carried by the following votes: Ayes: Chris Kaden, Don Hawkins, Marge Clement, David Hutcherson. Nays: None. Absent: Roy Brewer, Bill Bibby and Vince Rippy. Abstentions: None.

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