

CITY OF GAINESVILLE

**PLANNING AND ZONING COMMISSION
MINUTES**

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2:00 p.m.

Wednesday, September 30, 1992

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

Members Absent: Bill Bibby and Vince Rippy.

Staff Present: Mike Land and Pat Payne

Visitors Present: List.

The meeting was called to order at 2:04 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 August 12, 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, Roy Brewer, Marge Clement, David Hutcherson. Nays: None. Absent: Bill Bibby and Vince Rippy. Abstentions: None.

The second item of business on the agenda was consideration and recommendation on a request by ARMCO Steel to rezone 88.4 acres out of the R. McCowan Survey A-675 from Agricultural (A) to Heavy Industrial (I-2).

Mr. Hawkins asked for a brief summary and background of the rezoning request. Pat Payne explained that a portion of the property contains what was once the old National Supply Company which manufactured oil field equipment. The ARMCO Company, owner, now plans to sell one of the larger buildings at the site, that being the old Weld Shop. With this action pending, the City staff felt that in order to keep continuity for the land uses in that area and also for the ARMCO tract, the land should be rezoned from its original designation of Agricultural (through annexation process) to Heavy Industrial. There is beginning to be quite a bit of activity in the area through prospective sales and leases for the buildings and the land. The former and prospective land uses can be better regulated through a designated zoning use. The I-35 Corridor Regulations will also help to regulate any changes which may be forthcoming.

At that time, Russell Duncan spoke stating that he was representing the sale of the Weld Shop, which contains approximately six acres. He continued by saying that the sale was not wrapped up yet, but even at that, the National Supply property was apparently not going to be sold as a package deal, but rather will be sold or leased in partials.

This will be the first step in breaking up the ARMCO property. He said that interested parties working with ARMCO will certainly be in favor of having the zoning changed so that they can continue with their project and he is in favor of the rezoning request-it will be for the good of the tract.

Mr. Hawkins asked Pat Payne that when the Weld Shop building is sold, will replatting of the property be in order later. She replied by saying maybe, because staff is looking into two different options to split/divide the property. One is through the subdivision processes each time a tract is sold off. The other is to create a Planned Development zoned district which would allow a less tedious and time consuming management of allowing the division of the property. That will come at a later time.

Brenda (Meyers) Brown spoke next. She stated she owns land to the south of the ARMCO property and asked about the difference in the I-1 and I-2 zoning and which has been requested on the ARMCO property. Mr. Hawkins said the I-2 zoning is the requested zoning and is a heavier zoning designation such as for large manufactured products such as oil field derricks, rail cars, etc. Pat Payne explained to her that with the I-2 proposed zoning, the property will be contiguous to industries nearby and the City will have better regulatory control of the land uses on the property through the Zoning Ordinance and the I-35 Development Standards Ordinance.

Mrs. Nita Meyers asked how long the rezoning process would take. The time frame for the public hearings was explained to her with the next step being recommendation to the City Council, introduction at the October 6 meeting, and final action on October 20.

It was pointed out that the proposed rezoning will also help alleviate environmental problems which the Meyers experienced several years ago when the stream running through their land was polluted by the National Supply Industry.

After no further discussion, a motion was made by Roy Brewer and seconded by Marge Clement to recommend approval of the request for rezoning 88.4 acres out of the R. McCowan Survey, and more specifically being the ARMCO property. Motion carried by the following votes: Ayes: Chris Kaden, Don Hawkins, Marge Clement, Roy Brewer, David Hutcherson. Nays: None. Absent: Bill Bibby and Vince Rippy. Abstentions: None.

Mike Land handed out copies of an article on The Planning and Zoning Commission for the Board to review. He asked the Board to present any new ideas or requests for the next Planning and Zoning Board meeting for October 14. The meeting would be generated toward general discussion. Mr. Hawkins said he thought this would be a good idea since that type of meeting had not been held for quite a long time.

After no further business the meeting was adjourned at 2:21 p.m.