

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

~ ~ ~ ~ ~  
2:00 p.m.

**Wednesday, October 21, 1992**

**Members Present:** Chris Kaden, Don Hawkins, Roy Brewer, Marge Clement.

**Members Absent:** David Hutcherson and Vince Rippy.

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

**Visitors Present:** Shirley Lusk, LWV.

The meeting was called to order at 2:11 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 held on **September 30, 1992**. A motion was made by Chris Kaden and seconded by Roy Brewer to approve the minutes as presented. Motion carried by the following vote: Ayes: Chris Kaden, Don Hawkins, Roy Brewer, Marge Clement. Nays: None. Absent: David Hutcherson and Vince Rippy. Abstentions: None.

The second item of business on the agenda was consideration and recommendation on an amendment to the Zoning Ordinance of the City of Gainesville, amending Section 8-115, to permit heavy manufacturing or industrial use, as defined by performance standards, allowed by Specific Use Permit only in the Planned Development (PD) Zoning District designation.

Mr. Hawkins began by clarifying that heavy manufacturing is not allowed in the PD zoning districts and the amendment would allow this, but only by Specific Use Permit. Mr. Land confirmed this.

Mike Land explained that the amendment has been proposed due to the redevelopment of the old National Supply 35 acre tract. Because of the irregular layout of buildings and structures on the property, the site will be extremely difficult, at best, to subdivide. When the property was being developed over the course of several years, there was no formal platting. Therefore, it would be very challenging to designate various portions of the property for subdivision and adhere strictly to the regulations of the Subdivision Ordinance. It would also require a very lengthy time process each time a parcel is sold and subdivided off.

The Planned Development zoning designation allows a tract of land, such as the National Supply property, to be sold off in tracts, but without the complete process of subdivision each time, which includes street right-of-ways, lighting, easements, etc. The Planned Development zoning designation can also act somewhat as a "homeowners association" concept in that the businesses within the PD zoned area may take control and responsibility for costs and upkeep of facilities

within the area. They will have to write their own uses and regulations for the property. When a Planned Development is written, "specific uses" will be "tied" to certain performance standards for that district.

Shirley Lusk asked how this proposal will affect the I-35 Corridor. Mr. Land said that the corridor extends into the property approximately 1000 feet. A condition of the approval is that requirements of the corridor regulations such items as landscaping and signage be adhered to.

Roy Brewer asked if one major sign or separate signs will be erected on the ARMCO property where two businesses are being located at the present time. Mr. Land replied that is being worked on, as well as the addressing of each business.

The two new businesses that are locating on the National Supply property are Spraylat and Spirex.

After no further discussion, a motion was made by Roy Brewer and seconded by Marge Clement to **recommend approval for amending the Zoning Ordinance, Section 8-115, permitting heavy manufacturing or industrial use, as defined by performance standards allowed by Specific Use Permit only, in the Planned Development (PD) Zoning District designation.** Motion carried by the following votes: Ayes: Chris Kaden, Don Hawkins, Marge Clement, Roy Brewer. Nays: None. Absent: David Hutcherson and Vince Rippy. Abstentions: None.

The **third item on the agenda** was consideration and recommendation on a request by ARMCO Steel to rezone a 35 acre tract of land, more or less, out of the R. Mccowan Survey A-675 from Heavy Industrial (I-2) to Planned Development (PD).

Mr. Hawkins said the discussion already presented outlined the purposes and reasoning for this rezone proposal for the old National Supply property. He confirmed that only the immediate 35 acres where the buildings and structures are located will be rezoned-not the entire 88.4 acre tract owned by ARMCO. Mr. Hawkins asked if there were further questions or discussion on the proposed rezoning; there was none.

A motion was made by Chris Kaden and seconded by Roy Brewer to **recommend approval of the request for rezoning 35 acres out of the R. McCowan Survey from Heavy Industrial (I-2) to Planned Development (PD).** Motion carried by the following votes: Ayes: Chris Kaden, Don Hawkins, Marge Clement, Roy Brewer. Nays: None. Absent: David Hutcherson and Vince Rippy. Abstentions: None.

The **fourth item on the agenda** was a planning workshop presented by Mike Land. He began by stating that he wanted to get comments and input from the Board for ideas they would like to see implemented for growth and improvement in the City. The Departmental Work Program for 1992-93 was presented for comments (attached to these minutes). To be included in the work program is an updated comprehensive plan.

Mr. Land also said that a promotional program will be started later to help further educate the public on permitting and construction

regulations within the City. He also stated that it appears that many things are about to happen within the City, one of which is the Outlet Mall which will help spur growth within the City and the surrounding communities.

Mr. Hawkins said he thinks there is a misconception on the housing situation with Gainesville. Contrary to popular belief, there are few houses available within the City for sale, approximately 40 of which are classed at \$30,000 or more. This presents a problem satisfying the housing needs of the industries that are presently moving into the City, not including the proposed outlet mall which will open in Summer of '93. The point is, he continued, is that the City does not have a subdivision with available lots to build on. He said that what the City needs is to develop a statement of policy with regard to what is available to a sub-developer in the areas of assisting with the developing of a new area for subdivision growth within the City and what the City is willing and is allowed to do regarding this. What are sources of participation? Will the taxing entity be able to help the developer until the lots are sold? If the industries that want to locate in Gainesville have no place for their employees to live, they will not come here, he continued. The inventory of available houses is simply not available, again, contrary to popular belief. He said the prospect of participation of the City in attracting builders and developers is much different than it was even five or six years ago. One thing that may need to be looked at, Mr. Hawkins stated, is that the current Subdivision Regulations state that a developer has to develop all lots within a proposed subdivision before any lots can be sold off. Maybe that should be changed, because the developer may be too long selling all the lots in order to get a return on the improvement of the land. That could be changed to a percentage of the proposed development.

Chris Kaden said one of the main eyesores within the City are the junk cars that have accumulated over the years. That could be a discouragement to someone looking to relocate in Gainesville.

Mr. Land said that a new Building Official has been hired and one of the first concerns is to get him involved in code enforcement. He said PR is a priority in getting this done. Substandard housing is also a major issue, and programs are going to have to be started to help people take pride in their homes and get them in a liveable condition.

Mr. Hawkins said an incentive to get the property owners interested in improving their homes is tax abatement. Mr. Land replied that that has been considered along with tax increment financing.

The Board continued discussing various perspectives and incentives for future development within the City

After no further business the meeting was adjourned at 3:16 p.m.