

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

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

Wednesday, December 09, 1992

Members Present: Chris Kaden, Don Hawkins, Roy Brewer, David Hutcherson

Members Absent: Vince Rippy and Marge Clement

Staff Present: Pat Payne, and Johnny Vance

Visitors Present: List.

The meeting was called to order at 2:20 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 November 11, 1992. A motion was made by Roy Brewer and seconded by Chris Kaden to approve the minutes as presented. Motion carried by the following vote: Ayes: Chris Kaden, Don Hawkins, Roy Brewer, David Hutcherson. Nays: None. Absent: Vince Rippy and Marge Clement Abstentions: None.

The second item of business on the agenda was consideration and recommendation on a request by MCM Heating and Cooling, represented by Irby Macready, owner, for a Specific Use Permit to allow a mobile home on his property to be used for security purposes. Said property is located on a .82 tract of land located on F.M. 131, approximately 400 feet, more or less, north of Highway 82, and is in the G.D. Hill Survey A-462; area is zoned Light Industrial (I-1).

Mr. Hawkins asked Mr. Macready if he wanted to speak in behalf of his request. Mr. Macready replied he did and explained that the mobile home would basically be used for security. Some time ago, he continued, there was a travel trailer that he had someone to stay in in order to keep down the break-ins. He said that prior to that, many things were stolen from his and adjoining properties in the area. He said they had the opportunity to obtain the larger mobile home and were not aware of the City's regulations pertaining to mobile homes and the zoning districts they are not allowed in. He said he felt that as long as someone stays on the property around the clock, there will be less crime around that area. The mobile home will be behind his business and a fence will be erected on the north side of it, next to the roadway. Sewer and water services are available to the location.

Mr. Hutcherson asked Mr. Macready if the mobile home will be underpinned; Mr. Macready replied it will be and will be fixed up to look as nice as possible for the area.

Roy Brewer asked about visibility from Highway 82. Mr. Macready replied that he didn't think it was visible from the highway.

Pat Payne confirmed that the dwelling will be used for security, not just for a dwelling. Mr. Macready said that is correct. Mr. Kaden asked again if it was for protection of the property and was told that it would be. It was also affirmed that the area is zoned Light Industrial.

Mr. Hawkins asked again if there were further comments; there was none. He explained the procedure for later renewing a specific use permit, should it be granted by City Council for a specific period of time.

Mr. Hutcherson asked if the land owners adjoining the site, who received notices of the public hearing, had responded in any way; he was told there had been no response from anyone.

Mr. Macready said that he felt their security would benefit all property owners and business people in that area. He said there will be a six foot fence shielding the mobile home from the road.

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

Mr. Macready was told that his request would be presented to Council for action on January 5, 1993.

After no further business the meeting was adjourned at 2:36 p.m.