

CITY OF GAINESVILLE
PLANNING AND ZONING COMMISSION
MINUTES

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2:00 p.m.

Wednesday, January 8, 1992

Members Present: Chris Kaden, Don Hawkins, Marge Clement, David Hutcherson, Allen Fleitman, and Bill Bibby.

Members Absent: Vince Rippy.

Staff Present: Gene Cravens and Pat Payne.

Visitors Present: Shirley Lusk, LWV.

The first item of business was calling the meeting to order at 2:08 p.m.

The second item was consideration and approval of the minutes from the regular meeting of December 11, 1991. A motion was made by Chris Kaden and seconded by Marge Clement to approve the minutes as presented. Motion carried by the following votes: Ayes: Kaden, Hawkins, Clement, Fleitman, Hutcherson and Bibby. Nays: None. Absent: Rippy. Abstention: None.

The third item of business on the agenda was consideration and recommendation on an amendment to the Zoning Ordinance, making changes and additions to the land use definitions thereof.

Mr. Hawkins asked Mr. Cravens to present the proposed amendment. Mr. Cravens stated that after review and discussion for some two or three previous meetings, the amended changes to the Zoning Ordinance definitions were finalized for the public hearing and recommendation to the City Council.

A prepared ordinance was handed out to the Board for their review as it will be presented to the City Council.

Mr. Cravens also explained that due to the interest in the Bed and Breakfast land use definition and a rekindled interest by many towns and cities for the development of bed and breakfast establishments, the staff will put together an ordinance to try and have a means of regulating these businesses should they be introduced into the City of Gainesville. Parking and length of stay are two concerns for their establishment. Also, the type of breakfast, such as on-site meal preparation is a concern.

A motion was made by Bill Bibby and seconded by Allen Fleitman to **recommend approval of the changes and additions to the definitions for land use in the Zoning Ordinance.** Motion carried by the following vote: Ayes: Kaden, Hawkins, Clement, Fleitman, Hutcherson and Bibby. Nays: None. Absent: Rippy. Abstention: None.

The **fourth item of business** was review and recommendation on the Final Plat of the Airport Industrial Subdivision [The Preliminary Plat was recommended for approval by P & Z on 01/09/91]. Mr. Cravens reviewed the proposed development of the industrial subdivision by phases, with Phase I being proposed for the beginning development and lying on the East/Southeast portion of the airport property. He continued by saying that the lots average five acres each, and all front on the interior roads. Open spaces, drainage, screening, water mains, sewer lines, etc. was discussed.

Mr. Hawkins asked if FAA had been involved in the formation of the proposed industrial park; Mr. Cravens explained that they were contacted early in the process and the only involvement FAA will have will be when buildings are about to be built-then they will have a say so as to the proximity, height, etc. of buildings in relation to the main airport business.

Mr. Cravens said he was very pleased with the engineering firm that drew up the plat for the industrial subdivision, which is Bucher, Willis and Ratliff of Tyler, Texas.

After no further discussion, a motion was made by Bill Bibby and seconded by Allen Fleitman to **recommend approval of the Final Plat for the Airport Industrial Subdivision.** Motion carried by the following votes: Ayes: Kaden, Hawkins, Clement, Fleitman, Hutcherson and Bibby. Nays: None. Absent: Rippy. Abstention: None.

After no further business the meeting was adjourned at 2:22 p.m.