

CITY OF GAINESVILLE

PLANNING AND ZONING COMMISSION MINUTES
REGULAR MEETING

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2:00 p.m.

January 17, 1990

Members Present: Don Hawkins, Van Knight, Allen Fleitman, and John Schmitz, Chris Kaden, Russell Duncan.

Members Absent: Luann Shortnacy.

Staff Present: Gene Cravens, Lyle Drescher and Pat Payne.

Visitors Present: List attached.

The meeting was called to order by Chairman Van Knight at 2:05 p.m.

The **second item on the agenda** was consideration and approval of the minutes from the regular meeting of October 11, 1989. A motion was made by Russell Duncan and seconded by Don Hawkins to accept the minutes as presented. Motion carried by the following votes: Ayes: Duncan, Kaden, Hawkins, Schmitz, Fleitman, and Knight. Nays: None. Absent: Shortnacy.

The **third item on the agenda** was request for Site Plan Review by Beck Brothers of Decatur to construct a 4684 square foot building to be used for a Grandy's Restaurant at 701 W. California Street, located within the I-35 Corridor, and zoned Commercial. Mr. Knight asked Mr. Cravens to brief the Board on the request. Mr. Cravens stated that the Planning and Zoning Commission does have the final authority for site plan review in the I-35 Corridor. He stated that on January 17, 1990, the Board of Adjustment and Appeals approved variance requests for a 10.67 foot variance to the side yard set back requirements, a 35 foot variance to the maximum sign height requirement, and also granted a 32 foot variance to the maximum sign area square footage. Mr. Cravens explained minor changes proposed for the site plan as presented. He stated that the site plan is in conformity with the I-35 Development Standards. All utilities will be underground with a transformer being moved, and serving both the Grandy's and the Marler Ford location. Mr. Cravens also explained that the Highway Department has been contacted in regards to possibly installing a left hand turning lane on California Street to lessen congestion with traffic turning north on Culberson.

Mr. Knight asked if there were questions anyone would like to ask of Mr. Cravens; there was none. Mr. Knight then asked if anyone else would like to speak. Mr. James Dewey, Engineer and Surveyor, spoke, stating that he and the Beck Brothers, speaking out of turn, were requesting that Item Number 4 on the agenda be withdrawn, it being

consideration of both a preliminary plat and a final plat for the property at the corner of California and Culberson Streets, and also being 701 W. California, the proposed site for the Grandy's Restaurant. He stated that their action to this agenda item is consideration of the Marlers and their interest.

Mr. Dewey further explained the Site Plan for the proposed Grandy's Restaurant. He stated that he and his crew and staff have been working on the project since August, 1989. The property is not regular in shape for construction of a typical Grandy's Restaurant. He gave recognition to the City staff for their cooperation in trying to locate utilities on the property. He said that rather than platting the easements, they will give the City an easement for the sewer line, as shown on the Site Plan; also, an easement will be given for electrical service and for transformer service. He said they were striving to be good neighbors with the Ford dealership.

Mr. Knight asked if anyone else wanted to speak. Mr. Ken Davey, Attorney, representing the Marlers' interest, stated that they worked out a tentative agreement between them and the Grandy's developers over problems that had arisen, and he said they are satisfied with their agreement.

Mr. Knight asked for further comments. Mr. Dewey said there is one more change that he and the Marlers have agreed upon. The dealership wants the right to access a walkway on the east of their building and west of the restaurant, with the east door of the dealership being moved to the front of the building. There would be a continuity of foot traffic that way, possibly helping the dealership's business. Mr. Cravens said it might pose a liability problem, with people walking across the driveway; Mr. Hawkins said they will walk across it anyway, so maybe a sidewalk should be in place for their use. Mr. Dewey indicated the dealership will install the walkway.

Mr. Knight asked if anyone wanted to speak in opposition; there was none. He asked if there was further discussion; there was none. Mr. Knight asked for action on the Site Plan Review. A motion was made by Don Hawkins and seconded by Allen Fleitman to **approve the Site Plan for the Grandy's Restaurant** as presented with amendments as recommended by The Planning and Zoning Commission; those being deleting a tree because of a vision hazard, moving a small retaining wall on the west on the property inward approximately five feet (away from the Ford dealership), and adding a walkway from the Grandy's property onto the Ford dealership property. Motion carried by the following votes: Ayes: Duncan, Hawkins, Fleitman, Knight, and Schmitz. Nays: None. Abstentions: Kaden. Absent: Shortnacy. (NOTE: Affidavit of abstention is attached hereto)

The **fourth item on the agenda has been withdrawn**, per Mr. Dewey and the Beck's request.

The **fifth item on the agenda** was review of Community Revitalization Low Interest Loan Program as presented by Judy Day, Community Revitalization Coordinator. Mrs. Day explained the low interest loan program, with money being pooled by all three banks in Gainesville in

the amount of \$100,000.00, to be available to businesses and merchants who want to upgrade their business by making them more attractive to the public through remodeling of the facade of their buildings. Improvements must meet minimum standards set by the Community Revitalization Review Committee, and shall have final approval of design, style, sidewalks, and lighting. She explained that the City will cooperate in the effort, subject to available funds, by committing funds for placing pavestone sidewalks and historic street lighting in certain areas, as designated.

The sixth item on the agenda was review and discussion of the proposed Airport Industrial Park platting. Mr. Cravens described the layout for the proposed platting of the property for a future industrial park to lure businesses to the City. It will entail deciding what type of industries the City wants and what size lots need to be designated. The Aviation Use Overlay Zoning will cover a part of the plat. Mr. Cravens explained that the biggest factor of the development is a Mobil pipeline which runs nearly through the middle of the project. He said that approximately 500 acres will be available to plat.

After no further business the meeting was adjourned at 2:44 p.m.