

CITY OF GAINESVILLE

PLANNING AND ZONING COMMISSION MINUTES
REGULAR MEETING

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2:00 p.m.

February 21, 1990

Members Present: Don Hawkins, Van Knight, Luann Shortnacy, Chris Kaden, Russell Duncan.

Members Absent: Allen Fleitman and John Schmitz.

Staff Present: Gene Cravens, Pat Payne and David Hall.

Visitors Present: List attached.

The meeting was called to order by Chairman Van Knight at 2:14 p.m.

The **second item on the agenda** was consideration and approval of the minutes from the regular meeting of January 17, 1990. A motion was made by Luann Shortnacy and seconded by Chris Kaden to accept the minutes as presented. Motion carried by the following votes: Ayes: Duncan, Kaden, Hawkins, Shortnacy, and Knight. Nays: None. Absent: Fleitman and Schmitz.

The **third item on the agenda** was consideration and recommendation on a request by Robert A. Davis, Jr. to rezone Lots 1,5,6,7,8,9,10,11,12,13,14,15,16, & 17; Block 1, Eastridge Estates Addition (north side of street on Jodi Lane) from SF-0 (Single Family-Zero Lot Line) to SF-3 (Single Family Three).

Before presenting facts on the request, Mr. Cravens introduced David Hall as the City's new Building Inspector. He continued by saying that although the SF-0 area was rezoned in 1985 to Single Family/Zero Lot Line and three houses have been constructed in that area, a realistic requirement for that area is Single Family Three zoning due to marketing conditions. The south side of the street has never been rezoned and remains SF-3. Mr. Cravens further stated that staff recommends approval of the request due to the fact that the surrounding area is zoned SF-3. The three structures in place as having been built under the auspices of SF-0 zoning will not be affected.

Mr. Knight recognized Robert Davis. Mr. Davis explained that the lots were difficult to market, as previously stated, due to the SF-0 zoning. He further said that there had been some interest expressed in the lots for housing construction and he felt that construction would be imminent if the zoning was remedied. The lots do conform to the SF-3 zoning requirements with each lot having a back entry from the county road.

Mr. Knight asked if anyone else would care to speak in favor of the rezoning request. Mr. Leroy Eaton spoke, stating he was in favor of the rezoning (he has adjoining property on the west).

Mr. Knight asked if anyone wanted to speak in opposition to the request; there was none.

After no further discussion, a motion was made by Don Hawkins and seconded by Russell duncan to **recommend approval of the zoning request** from SF-0 to SF-3. Motion carried by the following votes: Ayes: Duncan, Kaden, Hawkins, Shortnacy, and Knight. Nays: None. Absent: Fleitman and Schmitz.

The **fourth item on the agenda** was site plan review, as requested by Bobby Lemons, to construct a security fence at his Texaco Station, 421 N. Interstate 35 (service road/west side). (Mr. Lemons was not in attendance) Mr. Cravens explained Mr. Lemons' request. He said that the site is located within the I-35 Corridor, and Mr. Lemons wants to erect a chain link fence on the sides and back of the property with a wooden fence on the front. (I-35 Corridor regulations, Category IV, subsection 1.6.2 states "...[all] fences shall be of decay preventive wood"). Mr. Cravens further explained that he told Mr. Lemons the property lies within the I-35 Corridor and any improvements he made to the property would have to be regulated under those rules.

Mr. Knight asked if anyone would care to speak for the request; there was none. He asked if anyone would care to speak against the request; there was none.

After discussion by the Planning and Zoning Commission a motion was made by Don Hawkins and seconded by Russell Duncan to **approve Mr. Lemons' request for a security lot fence, but only if it meets criteria of the I-35 Corridors Regulations**. Motion carried by the following votes: Ayes: Duncan, Kaden, Hawkins, Shortnacy, and Knight. Nays: None. Absent: Fleitman and Schmitz.

The **fifth item on the agenda** was site plan review of the service station at the corner of California and Culberson Streets and as submitted by Billy Reed.

Mr. Reed was not in attendance for the meeting. A motion was made to **table the request** was made by Don Hawkins and seconded by Chris Kaden. Motion carried by the following votes: Ayes: Duncan, Kaden, Hawkins, Shortnacy, and Knight. Nays: None. Absent: Fleitman and Schmitz.

The **sixth item on the agenda** was review and discussion of a proposed ordinance regulating flea markets/swap meets within the City and adding additional definitions and a zoning classification.

Mr. Cravens explained that a citizen has inquired as to the regulations governing flea markets within the City of Gainesville and they were told that the City has no regulations of that kind. Therefore, he said he felt that the time had come when this type of business might become more commonplace. Also, there are several flea

markets around the outskirts of the City, which indicate a growing popularity and renewed interest of them in this area.

Mr. Cravens went on to explain that the allowable zoning districts for flea markets/swap meets would include Commercial, Light Industrial and Heavy Industrial zoning, by Specific Use Permit only. He also explained the regulations of the proposed uses for Flea Markets and also the excluded uses. Russell Duncan suggested that the term "profit seeking businesses" be deleted from the ordinance.

Discussion ensued regarding food preparation and sale. Mr. Cravens said that any food preparation will be controlled by the local health regulations. P & Z members agreed that food sales are essential to drawing people to the flea market businesses.

Questions were extended regarding the term "dust proof surface", regarding the flea market area. Mr. Cravens said the whole area should be free from high dust and pollution, especially around food selling and/or preparation areas. The term "dust resistant" was suggested for inclusion into the ordinance which term shall include a surface of concrete, grass or gravel.

The term "permanent", regarding the business of a flea market, was also questioned. Mr. Hawkins said he understood that to mean if a person submits a site plan for a flea market, then he has, in all essence, established a "permanent" place for a flea market, regardless of how many times a month or year it is held.

Restroom facilities were questioned. Mr. Cravens said he would consult Mr. Walterscheid, the Health Inspector before submitting the final proposed ordinance at the March 21st meeting.

Mr. Cravens presented two items of interest which will be on a future agenda for the Planning and Zoning Commission's consideration. The first being the proposed rezoning of a block-long area on N. Grand Avenue, which area contains the pawn shop. The area will be proposed for rezoning from General Retail to Commercial (the area across the street is currently zoned Commercial).

He also explained that a four or five block area in the northwest portion of the City is being proposed for rezoning from Single Family Three to Single Family Four, which allows for manufactured, modular, or innovative housing.

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