

MINUTES

CITY OF GAINESVILLE
PLANNING AND ZONING COMMISSION

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2:00 p.m.

December 14, 1988

- Members Present:** Van Knight, Luann Shortnacy, Don Hawkins, Chris Kaden, and Allen Fleitman
- Members Absent:** Russell Duncan and John Schmitz.
- Staff Present:** Gene Cravens, Pat Payne, Lyle Dresher, and Gilbert Villa.
- Visitors Present:** List attached.

The meeting was called to order by Chairman Van Knight at 2:09 p.m.

The second item on the agenda was consideration of and approval of the minutes from the November 30 special meeting. A motion was made by Don Hawkins and seconded by Allen Fleitman to approve the minutes as presented. Motion carried by the following votes: Ayes: Shortnacy, Knight, Hawkins, Fleitman and Kaden. Nays: None. Absent: Schmitz and Duncan.

The third item on the agenda was consideration and recommendation of an amendment to the Zoning Ordinance, Section 3-100, designating a Single Family Four zoning district which would allow innovative housing, i.e., modular and manufactured homes. Also considered for recommendation was an amendment to the Zoning Ordinance designating certain areas of the City of Gainesville as Single Family Four zoning districts. Anything that is allowed in Single Family Three zoning districts are allowed in Single Family Four, plus any other permissible uses as allowed under the Single Family Four zoning designation.

Mr. Knight asked Mr. Cravens to expound on the Single Family Four proposed zoning. Mr. Cravens began by explaining the rules and regulations which outline criteria for modular and manufactured homes in the SF-4 designated zoning. He explained that the purpose of the SF-4 zoning is to provide an opportunity for some redevelopment in some parts of the City which have a lot of vacant lots and are in need of new growth. Also, the City has to control that growth. That's

what the regulations are for. Mr. Cravens then outlined all criteria for structures within the SF-4 zoning plus any installation regulations which have State controls also. At that time Mr. Cravens showed slides depicting the types of homes allowed and also the areas within the City which have been proposed as Single Family Four zoned areas.

Mr. Knight opened the public hearing for questions or statements from anyone present. Mr. Jerry Hendrix, 801 Star Street, asked if any of the lots were City owned; he was told they were not-they are privately owned. Mr. James Miller asked if the Single Family Four zoning allowed apartment houses; he was told they were not allowed. Mr. Rains asked for a definition of SF-4. Mr. Knight explained it further to him as another type of classification of single family housing-it does not mean four-family housing. A lady asked what it would do to taxes; she was told it would not affect taxes, except when property owners improved their property and taxes are permissively raised by increased value of the property. A gentlemen asked if this action might expedite paving of the streets around Locust and Hemming Streets. Mr. Carl King verified that the streets are in terrible condition and water runoff is very bad in that it stands in yards and, in some cases, almost gets into homes when the rainfall is heavy. He was told that this condition would be looked into.

After no further discussion, as motion was made by Don Hawkins and seconded by Luann Shortnacy to **recommend for approval** (1). an amendment to the Zoning Ordinance, Section 3-100, designating a zoning classification for Single Family Four Residential (SF-4), and (2). an amendment to the Zoning Ordinance amending the official Zoning Map designating certain areas within the City of Gainesville for Single Family Four Residential (SF-4) zoning. The motion carried by the following votes: Ayes: Shortnacy, Knight, Hawkins, Fleitman and Kaden. Nays: None. Absent: Duncan and Schmitz. Mr. Cravens stated this recommendation would go before the City Council on January 3, 1988.

The fourth item on the agenda was consideration and recommendation on the Interstate 35 Development Standards Ordinance (as an overlay zone). Mr. Cravens reiterated that per consideration of the Planning and Zoning Commission's working session on November 30, a Category VIII was added to the proposed draft ordinance outlining the regulations regarding expansion and remodeling within the I-35 Corridor overlay zone. After Mr. Cravens reviewed the this change and the proposed changes of the boundary lines of the Corridor on the map, a motion was made by Don Hawkins and seconded by Allen Fleitman to **recommend approval** of the I-35 Development Standards Ordinance as presented with the changes in the map. Motion carried by the following votes: Ayes: Shortnacy, Knight, Hawkins, Fleitman and Kaden. Nays: None.

Absent: Duncan and Schmitz. Mr. Cravens stated this recommendation would also go before the City Council on January 3, 1988.

Mr. Cravens presented discussion of a matter which will be presented at the Planning and Zoning Commission meeting of January 11, 1989, being the subdividing of property owned by Ray King just outside the City limits, within the E.T.J.

The Board agreed that the Sign Ordinance should be the next priority to be considered.

After no further business the meeting was adjourned at 2:45 p.m.