

MINUTES
CITY OF GAINESVILLE
PLANNING AND ZONING COMMISSION MEETING

MAY 13, 1987

Members Present: Van Knight, Chris Kaden, Russell Duncan,
Luann Shortnacy, Don Hawkins, and Jim
Purcell

Members Absent: Allen Fleitman

Staff Present: Barry LeBaron, Pat Payne, and Gilbert
Villa, Building Inspector

The meeting was called to order by Chairman Van Knight, Jr.
at approximately 2:15 P.M.

The second item of business listed on the Agenda was
approval of the Minutes from the April 15, 1987 meeting.
Mr. Jim Purcell made a motion to approve the Minutes with
Chris Kaden seconding the motion. Motion carried
unanimously to accept the Minutes as presented.

The third item of business listed on the Agenda was the
discussion of the Industrial Zoning Districts. Mr. Knight
asked Mr. LeBaron to discuss the need for changes to the
Industrial Zoning Districts in Gainesville. He reviewed the
concept of attempting a mass zone change for the City, in
not only the commercial to remove the multi-family
component, but to take a look at some other things such as
addressing manufactured homes. This could result in a mass
notification within the City. Because of the tremendous
task involved in a mass zoning change, he felt that the map
should be changed also, and estimated that this effort could
be completed by the end of the year.

He further stated that it was important to not make too many
changes at one time until the Planning and Zoning commission
and the City Council felt comfortable with the proposed
changes. The "Band-Aid" approach might be the best
alternative in approaching the issue at this time and stay
with the SF designations for Single Family and MF for Multi-
Family, rather than convert to an all "R" designation for
all Residential zones.

Mr. LeBaron presented the P & Z members with a proposed list
of permitted uses in the Industrial Zone. The list contained

a portion of the uses already listed in the Zoning Ordinance, with strikethroughs being used on those being deleted.

He further explained the three Industrial Zone classifications being proposed. The first is the Industrial Park Zone. It contains parts of the uses allowed in the Heavy Industrial and Light Industrial Zones, but is restricted to industries which utilize a "campus" or subdivision environment.

One of the main questions in the Industrial Zoned Districts is how to handle single family residences. The main question is whether or not to allow single family residences in any industrial zones with certain limitations, such as one acre lots. Another consideration discussed was allowing existing residences to remain as non-conforming uses.

Mr. LeBaron next pointed out that the one permitted use not listed in the present Zoning Ordinance, which should be a main use, is a manufacturing plant. Discussion was then presented on what exactly is a manufacturing plant, which has numerous meanings. Mr. LeBaron stated that the real issue is how a manufacturing plant performs, not what it is. The three main items which the present Zoning Ordinance addresses in the industrial zones are (1) smoke (2) noise, and (3) outdoor storage.

The next issue presented was performance standards; can we define between Light Industry and Heavy Industry, with the eventual issue being the definition of Industrial Park, Light Industry, and Heavy Industry. Mr. Hawkins presented the idea that when an area is developed into an Industrial Park, the developer will control what goes into that area through the use of deed restrictions. Mr. Kaden asked how long deed restrictions are held valid, with discussion presented that deed restrictions take precedent over zoning and are effective for probably at least twenty five years.

Further discussion ensued among the P & Z members as to defining Heavy Industrial Zoning Districts. Mr. Hawkins asked if areas could be defined into heavy or light industrial by criteria rather than by naming individuals types of businesses. Mr. LeBaron explained that the present Zoning Ordinance has these areas defined, but he agreed that the Ordinance needs to be put into a different format for better understanding for the people of the City and also for better enforcement so the staff may be in a better position to determine whether or not the business is a light or heavy industry. Mr. LeBaron agreed with Mr. Kaden that at the present time, naming these areas is a "judgement" call. Mr. Hawkins felt that businesses such as wrecking yards and foundaries should be put into the same

class, heavy industry, because of the aesthetics of the businesses.

Mr. Kaden brought up a point concerning the houses which are already in place in an area that may be zoned industrial. He asked if these residences would be "grandfathered" into the zoning with the restriction if the house were sold or left vacant it could not be utilized for a residence again. Discussion was then presented as to the possibilities of a larger area, such as twenty acres, being subdivided and what the impact of this action would be. Mr. LeBaron then pointed out that a single family residence is not a permitted use in those areas, which means if it is not a permitted, or nonconforming, use and someone applied for a building permit, the permit could not be issued.

Discussion was then presented as to the correct definitions of accessory buildings and storage buildings and where their permitted uses would be allowed.

Sewage treatment plants, microwave towers and power generating stations were discussed and with what extent they would be allowed in industrial areas. Feed manufacturing plants and bulk fertilizer plants were also discussed as to the proper location and zoning designation for them.

Mr. LeBaron further reiterated on the possibility of establishing an Industrial Park zone along with Heavy Industry and Light Industry. He then asked the Commission members what their feelings were concerning having all three zones, or consolidating them and having only Industrial zones. Mr. Kaden spoke first indicating that he felt there definitely needs to be some separation in order to avoid conforntation from adjoining neighbors. The consensus of the discussion was that the City still needs a separation of Industrial zoning with performance standards, with the performance standards that are presently listed in the Zoning Ordinance unless more current ones can be initiated with the possibility of a consultant being hired to monitor the procedure. Mr. Kaden expressed the thought that creating the purpose of each Industrial Zone helps to define each and puts tighter reins on what the ideas are rather than leaving it up to a series of numbers.

Some discussion ensued as to non-permitted uses being listed in the Industrial Zones, with one problem being that some non-permitted uses are already in place in some of these areas. Mr. LeBaron indicated that some of those isolated cases could be rezoned for their particular usage, even though it appears to look somewhat peculiar. It was pointed out by Mr. Knight that the houses located in what is now an industrial type zone will eventually be sold, so the point is to go ahead and zone the area in question industrial and the problem will work itself out eventually and there will

not be a concern over spot zoning. Mr. Hawkins stated that if someone had a twenty acre tract with a house on it, they could subdivide it into multiple tracts forcing a rezoning to a Single Family area which could possibly end up in the middle of an Industrial Zone. The area along West Highway 82 was discussed as being this type of area in question, with several quite nice homes in an industrial type environment. There was some discussion as to the economic climate as having the greatest impact on the unchanging development of that area at the present time. "Grandfathering" the "use" of the property was discussed among the Commission members.

The fourth item of business on the Agenda was discussion of items for workshop with the City Council to be held at 7:00 p.m., May 26, 1987, at the Gainesville National Bank Employees Lounge.

The moratorium on billboards was discussed with the moratorium ending on September 12, 1987.

The fifth item of business on the listed on the Agenda was discussion of the Planning and Zoning Workshop to be held in Arlington on May 15, 1987.

Mr. LeBaron then introduced the new Building Inspector, Mr. Gilbert Villa, to the Planning and Zoning Commission members.

After no further items of business the meeting was adjourned by Mr. Knight at approximately 3:38.