

## MINUTES

### CITY OF GAINESVILLE PLANNING AND ZONING COMMISSION MEETING

August 26, 1987

**Members Present:** Van Knight, Jim Purcell, Russell Duncan,  
Luann Shortnacy and Don Hawkins.

**Members Absent:** Chris Kaden and Allen Fleitman.

**Staff Present:** Barry LeBaron, Pat Payne and Bill  
Gaither

**Visitors Present:** Martha Davis (Council Representative),  
Shirley Lusk, (LWU) and Mr. Bob Reed.

The meeting was called to order by Chairman Van Knight, Jr.  
at approximately 2:00 P.M.

The second item on the agenda was approval of the Minutes  
from the July 15, 1987 meeting. Don Hawkins made a motion  
to approve the Minutes as presented with Luann Shortnacy  
seconding the motion. Motion carried unanimously.

The third item on the agenda was the discussion and  
consideration of a request from Mr. Bob Reed for water  
service to be extended to his property outside the city  
limits. Mr. Knight asked Mr. Reed to explain his desire  
for needing water outside the city limits, and he also asked  
Mr. Reed if he had read the requirements for services  
outside the city limits and Mr. Reed indicated he had. Mr.  
Reed went on to explain that his property, which is South of  
Harris Street and West of Wheeler Creek, has been cleared  
for construction of a new single family dwelling. He said  
the water line would need to extend some 287 yards from the  
existing water line to the proposed area of construction.  
The size of the proposed water line was discussed, with Mr.  
LeBaron stating that a 3/4" tap is standard for individual  
users. Mr. Reed stated that he would stay in conformance  
with whatever size line is compatible with the tap of the  
water meter. Mr. LeBaron then explained that although a  
request was not interjected into the agenda, Mr. Reed does  
want to hook on to the major sewer line, which also serves a  
large portion of East Gainesville, and crosses Mr. Reed's  
property. He also stated that Mr. Reed had agreed that if  
the request for water and sewer service is granted, the rate  
will be one and a half times the normal rate of that inside  
the city limits.

Mr. LeBaron further explained that the greatest concern the staff has had regarding Mr. Reed's request for water and service outside the city limits is that the City has previously had several inquiries for general development of the property which Mr. Reed now owns, i.e. single family lots and subdivision type development in general. The thirty three acres belonging to Mr. Reed will have only a single family residence on it, and the concern the City has is that being outside the City limits, the City will want to be certain if it were to be developed, or sold off for future development, that it be done in such a way that the development meets other City standards, such as asphalt streets, curb and gutters, and would not be a subdivision built on County standards. He explained that whatever contractual agreement the City makes with Mr. Reed, according to what the Planning and Zoning Commission recommends to the City Council, it will be done in such a way to protect the City from any substandard development. Mr. Reed indicated that the water line he wishes to have run to his property would be put in the old railroad right-of-way property which is owned by the City. Mr. Hawkins expressed a concern whether or not the City would be willing to give Mr. Reed an easement through the old railroad right-of-way. Mr. Reed said that Mr. Spires, who owns property adjacent to Mr. Reed's, would be willing to let Mr. Reed run the water line across his property in order that Mr. Reed could hook on to the line. Mr. Knight expressed another point of concern indicating that if the City shared in the expense of laying a larger water line, then at some point in time if future development occurred South of Mr. Reed's property, the developer would be able to hook on to the line if it were not a private water line. Some discussion was presented concerning expenses, which would be shared, in laying the water line. Mr. Knight again expressed his concern that Mr. Reed's tract of land might change hands or be sold in the future which could result in the possibility of a developer trying to develop the land, in which case the City should be protected from shoddy planning. Mr. Duncan stated he felt that the City should not engage in trying to plan the water lines, but rather if the land were sold in the future, let the developer lay the lines and choose the planning of the water lines. Mr. Hawkins made a point by stating that he felt the water line should not be put in the old railroad right-of-way because the right-of-way could be utilized for other purposes, such as a road or thoroughfare and the water line could destroy any plans for either. Mr. Hawkins suggested, "...should the situation out in that area change, the City would have the right to request the removal of that meter....if at some point in time we wanted that kind of situation." At that point, Mr. LeBaron stated that he felt that that area would develop in future years and the City should be prepared for that to happen, even though portions of the property is flood prone. Mr. Duncan asked Mr. Reed if there were anyone else who had

an interest in the property, and Mr. Reed indicated that there was not. He said he does not have any plans to sell parts of the property for development or to develop it himself, only to use it for cattle and hay.

After no further discussion on the matter, Mr. Knight asked for a motion. A motion was made by Don Hawkins and seconded by Jim Purcell to recommend approval to the City Council of Mr. Reed's request for water service on his thirty three acre tract outside the City limits. Motion carried unanimously.

The fourth item on the agenda was consideration of and action on an amendment to the Zoning Ordinance relating to signs. Mr. LeBaron explained that the City Council originally imposed a six-month moratorium, which expires on September 12, 1987, on issuing building permits for billboards on Grand Avenue and California Street in the City. He said that after much study, he felt that rather than adopt a new sign ordinance, it would be more beneficial to change the existing Zoning Ordinance as it relates to signs and address the issue of how it relates to billboards until the bigger issue of a new sign ordinance could be adopted. He then explained the proposed amendment to the Zoning Ordinance for billboards, limiting the billboards only to industrial zones, with certain advertising signs being allowed in certain sections of the business and commercial areas of the City. He also explained that the City Council had been asked to extend the moratorium an additional ninety days. Some discussion ensued concerning phasing out the existing billboards in the City, but no further action was taken on that particular issue.

After no further discussion, Russell Duncan made a motion with a second by Jim Purcell that the amendment to the Zoning Ordinance be recommended for approval to the City Council. Motion carried unanimously.

The fifth item on the amended agenda was an explanation by Mr. LeBaron and discussion by Planning and Zoning members of a proposed SF-4 Zoning District. This district would allow manufactured, modular housing, also being "double-wides". Mr. LeBaron began by explaining the proposed purpose of the SF-4 Zone, which would mirror the SF-3 Zone, in that it contains the smaller lots, higher density, front depth would be approximately the same, as would the width, square footage, and it is also a combination of the SF-6. Some of the recommended performance standards were explained, with some being: 1) front door of unit facing front of lot, 2) front would have to have certain percentage of window coverage, 3) unit be permanently affixed to a masonry or concrete foundation. Mr. LeBaron pointed out that the one key issue would be to consider where an area such as this one be designated. Another issue would be to decide how big

an area to designate for such a development. Mr. LeBaron pointed out that one hazard which should be avoided would be the "spot zoning" issue. He asked the Planning and Zoning members to study the idea of the SF-4 Zoning District until more information could be compiled for a public hearing.

After no further business the meeting was adjourned by Mr. Knight at approximately 3:00 p.m.