

MINUTES

CITY OF GAINESVILLE  
PLANNING AND ZONING COMMISSION MEETING

APRIL 15, 1987

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

**Staff Present:** Barry LeBaron, Pat Payne, and Bo Maniss

**Visitors Present:** Shirley Lusk (LWU)

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

The **second item of business** listed on the Agenda was approval of the Minutes from the March 25, 1987 meeting. Mr. Don Hawkins made a motion to approve the Minutes with Jim Purcell seconding the motion. Motion carried unanimously to accept the Minutes as presented.

The **third item of business** listed on the Agenda was the administering of the oath of office to new Planning and Zoning Commission member, Chris Kaden, by City Judge Bo Maniss.

The **fourth item of business** listed on the Agenda was presentation and discussion by Mr. LeBaron on the proposed Zoning Ordinance revision. He began by explaining that the project was not to be taken lightly due to the immensity of the revision if it were to be done properly. Mr. LeBaron explained that the front sheet of the proposed revision handout was the most important as it explained each zoning district with new symbols. He went on to explain that there are two parts to every zoning proposal, be it an ordinance or a request for a zone change. One is the proposal and the other is the zoning map which should reflect what actually exists on the ground.

Mr. LeBaron explained the need for the Planning and Zoning Commission to consider an extensive review of the zoning map to identify areas where the zoning classification may not be consistent with what actually exists on the ground. He further explained that it will require a considerable amount of staff time to complete a city-wide land use survey to determine proper zoning classifications and locate non-conforming uses.

The zoning symbols were then presented for discussion by Mr. LeBaron and he explained the possibility of using "R" districts for all residential categories rather than the variety of symbols presently being used..

The Industrial Zones were then presented for discussion with Light Industrial and Heavy Industrial being the two districts in question. Mr. LeBaron suggested that the Heavy Industrial be changed to Industrial and the Light Industrial to Industrial Park, which would consist of "campus-type" environments for industry.

The next discussion consisted of the proposed alterations which had been composed by Mr. LeBaron to suggest various changes in the Zoning Ordinance, with each zoning district showing permitted uses and non-permitted uses, and each zone also showing the proposed new zoning symbol for each district. He also explained that cumulative zoning would be discouraged with the new approach to zoning. The P & Z members discussed this issue among themselves and agreed that cumulative zoning is a major issue to consider in revising the Zoning Ordinance.

Mr. LeBaron, after further discussion among the P & Z members, asked what their consensus of a one time issuance of Special Use Permits with possibly no expiration date and certain terms and conditions to be imposed. He pointed out that the Specific Use Permits in Gainesville have been treated as zone changes, meaning that an ordinance is written and established by the City Council to allow a change in a particular zoning district due to the issuance of the Specific Use Permit. Mr. Hawkins presented discussion as to the feasibility of issuing the permits on a one-time basis. He said that renewals on the permits gives the Planning and Zoning Commission the opportunity to observe the property to see if it continues to be in compliance with the rules and regulations which let it be permitted in the first place.

After further deliberation by the Planning and Zoning Commission, the members decided to take the proposed zoning ordinance changes with them to study and amend as they felt were necessary and return the amended copies to Mr. LeBaron before the next Planning and Zoning Commission meeting. At that time the P & Z members agreed they would review and submit any changes and suggestions they might have.

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