

## MINUTES

### CITY OF GAINESVILLE PLANNING AND ZONING COMMISSION MEETING AUGUST 13, 1986

Members Present: Van Knight, Russell Duncan, Allen Fleitman  
and Scott McMahon

Staff Members Present: Barry LeBaron and Pat Payne

Also present were: Shirley Lusk (LWU), Alan Trammell, Mrs. Vernon  
Clayton and daughter, Jennie.

Meeting was called to order by Chairman Van Knight at approximately  
2:00 P.M.

The first item on the agenda was approval of the Minutes from the  
July 9, 1986 meeting. Motion was made to accept the minutes with  
Mr. Scott McMahon seconding the Motion. Motion carried.

The second item on the Agenda was consideration of a request from  
Mr. Charles Enderby for renewal of a Specific Use Permit on a  
mobile home located at 1401 East Highway 82, out of the J. G.  
Hardin Survey, A-460, for a three (3) year period. Mr. Duncan  
pointed out that there seemed to be no opposition to the request,  
since there was no one there to question the request. Further  
discussion ensued as to this type of permit automatically being  
approved each time due to the fact that no one voiced disapproval  
or approval to the request. Motion was made by Mr. Allen Fleitman  
and seconded by Mr. McMahon to recommend to the City Council  
approval to renew the application for three (3) years. Motion  
carried.

The third item on the Agenda was consideration of a request from  
Mr. Vernon R. Clayton for a Specific Use Permit to place a mobile  
home as a fixed dwelling on 4.79 acres, out of the W. C. Winters  
Survey, A-1086. Mr. Knight asked for discussion regarding request  
and Mrs. Vernon Clayton presented facts as to the history of a  
previous mobile home located on the same spot before the area was  
annexed to the City in January, 1985. Mrs. Clayton stated that it  
is zoned Agricultural, and they are required to have a Specific Use  
Permit in order to exchange mobile homes for a better quality. Mr.  
LeBaron pointed out that due to the property being within the City  
limits, the Specific Use Permit will provide some protection of  
their property that they would not have if it were outside the City  
limits. He stated that he can see no problem with the permit not  
being renewed later unless the area builds up around them into  
Single Family residential neighborhood. Further discussion was  
given as to the possibility of rezoning this area from  
Agricultural, but Mr. LeBaron said that he would not recommend that

at this time. He recommended that the Specific Use Permit be granted. A motion was made by Mr. Scott McMahon and seconded by Mr. Duncan to recommend approval to the City Council for the permit to be issued for a two (2) year period. Motion carried.

The fourth item on the Agenda was the consideration of a request from Mr. Alan Trammell and Mr. James C. Blythe to rezone Lot 15 and the South 1/2 of Lot 14, Block 2, out of the Gladney & Leach Addition, also known as 1019 Ritchey Street, from Single Family Three (SF-3) to General Retail (GR). Mr. Trammell explained they want to tear down the present structure, which has been vacant for several years, and replace it with a 2500 sq. ft. medical building. He pointed out that he and Mr. Blythe have talked with all the land owners and neighbors and they all seemed favorable to the replacement of the structure and the change in zoning. Mr. LeBaron presented discussion as to the feasibility of General Retail zoning rather than Commercial, which would have a more adverse affect on the neighborhood. He also presented an idea for clinics and physicians' offices being adjacent to the present hospital location as they are in other cities within a general medical center environment. Mr. Knight said he felt that the whole block from Myrtle to O'Neal needs to be zoned GR, and Mr. Duncan pointed out that, again, there seemed to be no opposition to the rezoning, as there was no one there to protest the idea. Mr. Duncan made the motion with Mr. Fleitman seconding the motion to recommend approval to the City Council to change the zoning from Single-Family Three to General Retail. Motion carried. It was decided to table further discussion as to rezoning the whole block at this time.

The fifth item on the Agenda was presented by Mr. LeBaron, that being a request of Mr. Don Hobbs asking the City to split costs of sewer and water services to property he owns and wants to develop, lying adjacent to the Bonner Hills Subdivision. Mr. LeBaron requested the item be tabled, per request from Mr. Hobbs, until cost estimates can be made for extending utilities. Discussion ensued as to various zoning problems, i.e. accumulative zoning in view of the fact that the commercial zone was presented as the basis of construction of a convenience store and that Mr. Hobbs now wants to build apartments also. Motion was made by Mr. Fleitman to table the matter, with Mr. Duncan seconding it. Motion carried.

The sixth item on the Agenda was a preliminary presentation of the Grand Avenue Zoning Study by Mr. LeBaron. He indicated there are several ideas to consider, one of which is the shallow depth on Grand Avenue, with results in smaller businesses and smaller buildings with limited parking areas and backing out problems for cars. Bigger stores require deeper sites for building. Mr. LeBaron recommended that maybe the Commission would want to get cooperation from businesses and store owners as to their ideas of development in this area and their thoughts and input for future development. He also presented the idea of rezoning major thoroughfares crossing Grand Avenue for Multi-Family, and Broadway having a middle lane for turns. The North end of Grand Avenue was

shown as having possibilities of future closing of the Northeast ramp and the right-of-way being conveyed to the present property owners for further development, making the area aesthetically more attractive.

Mr. Knight commended Mr. LeBaron for his diligent work on the Study.

There being no further business, the meeting adjourned at approximately 3:50 P.M.