

MINUTES

CITY OF GAINESVILLE PLANNING AND ZONING COMMISSION MEETING DECEMBER 11, 1985

Members Present: Van Knight, Russell Duncan, Lou Ann Shortnacy, Jim Purcell and Scott McMahon

Staff Members Present: Barry LeBaron

Meeting was called to order by Chairman Van Knight at 2:00 P.M. The first item on the agenda was a discussion of set back standards. Chairman Knight called on Barry LeBaron to explain this item to those present. LeBaron reviewed the purpose and intent of set back requirements and how they fit into the Gainesville Zoning Ordinance. Several members asked the staff to explain the current procedures for inspecting new constructions with regard to measuring set backs. Mr. LeBaron stated that the policy used by the Inspection Department relied on a call from the contractor prior to pouring the concrete foundation and set backs were checked at that time. Also, the policy in the past had been that it was the responsibility of the contractor to locate the set back. In many cases, it has been determined that the set back had been measured from the curb and not the property line. LeBaron mentioned that there had been some confusion regarding set back requirements and that the staff was making some changes to this procedure. LeBaron explained that in the future, the staff will be measuring set backs as soon as possible after issuance of the building permit when the batter boards are in place. No action was required on this item.

The next item on the agenda was a review of the status of the zoning plan for the area along U.S. Highway 82 East. The area had been annexed during 1984, but remained in its Agricultural Zone classification. Chairman Knight asked Mr. LeBaron to explain the work that had been done on this item. LeBaron stated that he had nearly completed the land use study of the area to determine utilization of the properties in order to zone each tract in an appropriate manner. It was decided that when the land use plan for the area along U.S. Highway 82 East is completed the staff should prepare a tentative zoning plan and present it to the Planning and Zoning Commission for further study rather than wait until all newly annexed lands were ready for final zoning. LeBaron indicated that this would be done within the next week or two and that he would notify the Chairman when this task is completed. No action was taken on this item.

The next item on the Agenda was consideration of and action on a request from Mr. Tom Bush and Mr. Ted Jones to rezone a 4.8 acre tract in the G.D. Hill Survey, A-462 from

Agriculture to Light Industrial. Chairman Knight asked if there was anyone to speak in favor of the proposed change. Mr. Bush stated that he is interested in developing the property but would not be able to obtain a building permit with its present Agricultural classification. Chairman Knight asked if any of the adjacent property owners were present had any objections to the proposed zoning change. Mr. C. May owned property to the west and indicated that he had no objection. Mr. Thomas owned property to the east and stated that he was in favor of the proposed zoning change. Chairman Knight asked members of the Planning and Zoning Commission if they thought the Light Industrial Zoning was appropriate in view of the fact that this is part of the area which had been annexed and the zoning for all the properties had not been established at this time. Several comments were made that in view of the information being developed to rezone the entire area, it appeared that a Commercial zone would be a more appropriate classification. Chairman Knight asked Mr. LeBaron to comment on the existing land use in the area. Mr. LeBaron explained that most of the adjacent lands were currently being used for commercial purposes and that the use of the property appears to have better utilization as a commercial zone than as a light industrial zone. LeBaron explained that most of the industrial uses were actually located further to the east along U.S. Highway 82 and east of F.M. Highway 3092. He stated that efforts should be made to prevent the area in question from taking on an industrial character. Chairman Knight asked Mr. Bush and Mr. Jones if the Commercial Zone would serve their particular needs and they agreed that it would. Motion was made by Jim Purcell, seconded by Russell Duncan to recommend to the City Council approval of the request to rezone the 4.8 acre tract from Agriculture to Commercial as submitted. Motion passed unanimously.

There being no further business, the meeting adjourned at approximately 3:00 P.M.