

Petition 76PSZ-08 PB Cotton Club Museum & Cultural Center Inc. Modify the permitted uses and setback requirements of the PS (Public services and operations district) zoning for property located at 837 Southeast 7th Avenue.

John Wachtel, Neighborhood Planner gave the Staff presentation and stated that the Cotton Club was rezoned from a RSF-4 to a PS zoning on May 18, 2006 and the petitioner is now requesting to amend their zoning ordinance to accommodate new development and permitted uses, setback requirements for new developments and to prohibit moving of the existing buildings on site. Mr. Wachtel further stated that the Cotton Club has 1.84 acres, is located in the southeast area of Gainesville and has six historic buildings that have been used by famous performers. Mr. Wachtel listed the permitted and the proposed uses as:

Permitted Uses:

Museum/Exhibit space
Recreational/Community Center
Administrative offices
Theaters/ Movies/Performances/Lectures
Classrooms/Meeting rooms
Accessory uses

Proposed Uses:

Small Café/Restaurant
Historic themed General Store
Outside Farmers Market
Library and/or Historical Archive
Outside entertainment events/Weddings

Mr. Wachtel added that the proposed setbacks will Grandfather-in the existing buildings, as the new developments will have requirements for Office and Administrative activities and Recreational uses. Mr. Wachtel further added that other uses that are not addressed in the Ordinance will have a setback of 10 feet on all sides and have the greater of a 20 foot or a 60 degree angle of light obstruction when abutting residential uses, as staff is recommending approval of the proposed uses and not prohibiting the moving of the existing buildings for any unanticipated circumstances or events that may arise.

Vivian Filer, representative for the petitioner stated that they would like the Board to add a clause that would accommodate a handicap ramp on 8th Street to the west associated with the Perryman Grocery Store. Ms. Filer further stated that they are trying to preserve and restore the history of the neighborhood and submitted a letter from the property owners and the Mt. Olive AME Church supporting this petition.

Bob Ackerman inquired if Staff was changing the uses or just adding more uses to the original list. Mr. Wachtel stated that they are adding more uses to the original list.

Mr. Wachtel stated that the land use of Recreational does not allow residential uses, as currently there are four building on the site that are now vacant. Ms. Filer stated that the four buildings were homes known as Shot Gun homes, that were barely big enough for a family and would like them to be recognized in a recreational form that will fit the zoning that they are requesting.

Motion: Randy Wells	Seconded By: Bob Ackerman
Moved To: Approve as recommended with: <ul style="list-style-type: none">➤ allowing a handicap access ramp to the Perryman's Grocery structure on 8th Street to the west allowing a zero lot line➤ addition of the 20 foot setback at the rear south side of the property as agreed to by the petitioner➤ exclusion of the prohibition on moving the existing building	Upon Vote: 4 – 0.