

**MINUTES OF THE REGULAR MEETING  
OF THE OXFORD PLANNING & ZONING BOARD**

The Oxford City Planning and Zoning Board met in a regular meeting at the Oxford Public Works Building  
Tuesday, July 6, 2021 at 5:30 pm

**Members Present:**

- Mayor Alton Craft
- Bill Newman, Chairman
- Lance Turner, Vice Chairman
- Charlotte Hubbard, Council Member
- Danny Shears
- Fred Denney
- Clyde Huckleba

**Members Absent**

- Melissa Craven
- Jake Pollard

**Also, Present:**

Mike Roberts, Chief Building Official

**Visitors:** Courtney Ellington, David and Pam Fitzgerald, Drew Senter (Attorney for Super Deals RV), W. Mark Holbrook (Bobo property representative) Ken and Chastity Bargerfuff and Josh McCorkle

1. Noting that a quorum was present, the meeting was called to order by Chairman, Bill Newman. Following a review of the minutes of the regular meetings of June 1, 2021. Mayor Alton Craft made a motion to approve the minutes. Danny Shears seconded the motion. Upon vote on the motion, the following votes were recorded: Yeas: 6; Nays: 0; Abstained 1. Chairman, Bill Newman announced the motion passed.
2. Public Hearing – request from Chris Bobo/Mark Holbrook to rezone the property at 65 Bobo Lane from Agriculture (AG-1) to General Business (GB). Drew Senter, Attorney for Super Deals RV stated that the potential buyer is wanting to have RV sales at this location. Mr. Senter stated that the property in the City would hold an office for the company and the property across Bobo Lane would be where the RV sales will be. The board members asked Mr. Senter if the piece in the County would be annexed into the city and if the owner would consider annexing the property, then they would consider rezoning both pieces. The board asked for the owner to come and address them. After discussion, Chairman Bill Newman stated that this item would be tabled until more information was available from the owner about annexing the other piece of property.
3. Public Hearing – request from David and Pamela Fitzgerald to pre-zone the property at 2440 McIntosh Road for annexation to Residential (R-1). David Fitzgerald stated that his aunt owned the property and she did not want the property in the City. She is deceased now and we would like to be in the City of Oxford. After discussion, Fred Denney made a motion to approve the pre-zoning and send to Council. Bill Newman seconded the motion. Upon vote on the motion, the following votes were recorded: Yeas: 7; Nays: 0; Abstained 0. Chairman Bill Newman announced the motion passed.
4. Public Hearing – request from David Reaves to rezone the property at 69 Reaves Drive (Parcel # 06-01-11-0-000-020.001) from Residential (R-1) to Planned Development 1 (PD-1). Courtney Ellington was present for this item. Clyde Huckleba stated that there will not be anyway to access the property off Reaves Drive on property that McIntosh LLC owns. Mr. Huckleba stated that the blue area on the zoning map off Reaves Drive is where the Meadows of McIntosh will be and he doesn't see a way to access what Mr. Ellington is planning off Reaves Drive based on the way the new subdivision is drawn. The only way you could access it is off Highway 21. Fred Denney asked why would you not want to come off Highway 21 to access the property. Mr. Ellington stated he was told that the Department of Transportation would not allow it. Mr. Denney asked who told Mr. Ellington

that. Mr. Ellington stated his contractor that would be building the units. Mr. Denney stated I believe I would speak to the Alabama Department of Transportation (ALDOT). Danny Shears asked are you planning on four units. Mr. Ellington stated 4-unit townhomes. Charlotte Hubbard asked how many homes would that be. Mr. Ellington stated 4. Bill Newman asked if it was one structure or four structures. Mr. Ellington stated one structure. Mr. Shears stated that is a lot of land, are you thinking of growth down the road. Mr. Ellington stated the potential for more down the road. Mayor Craft stated we run into some problems with townhomes. They don't have enough parking and they don't have a big enough place for emergency vehicles to turn around. Mayor Craft asked if this is zoned Planned Development it comes back to the Planning Board correct. Mike Roberts stated yes it comes back to the board and everything that is planned or is done there comes back to this board for approval. Whatever Mr. Ellington brings in to begin with, if you approve that, that is all he can do until he comes before this board again. Mayor Craft stated before we do these subdivisions, I think the Council should be able to see these. Mrs. Hubbard stated the Council will have to approve the rezoning. Chairman Bill Newman stated that the board needs a little more visualization to what Mr. Ellington is wanting to do and can you bring in a rendering of what you are planning for now and future. Mr. Shears asked if Mr. Ellington is the one who is going to build the townhomes. Mr. Ellington stated yes. Mr. Shears stated that townhomes are generally connected and they don't have sufficient parking for a man, wife and teenager. We are having issues in the City with roads being blocked because people are having to park on the street. Then if you have people parking on both sides of the street then you can't get anything down the street. Garden Homes are closer together but they have a little bit more room for parking in the driveway. That is our main concern and that is based on what we have seen the last several years of building in the city. Mr. Ellington asked is a garden home is four different homes or is it still combined. Mr. Shears stated it is four different structures but they are generally 15 feet apart. Mr. Shears asked Mr. Ellington to see if Mr. Reaves would be okay with Garden Homes. Mrs. Hubbard stated the access would be better on Highway 21 than on Reaves Drive and ask Mr. Reaves about that. Mr. Newman asked Mr. Ellington to also check with ALDOT so we know what we are working with there. Mr. Shears stated we appreciate you wanting to build in our City. Chairman Bill Newman stated we need a little more information before we approve this. Therefore, the item is tabled.

5. Public Hearing – request from Clyde Huckleba for a final plat approval for a new subdivision off Reaves Drive. Clyde Huckleba stated he finally got the engineer to finish up the drainage drawings and carried to Rusty Gann, City Engineer. Mr. Huckleba stated Mr. Gann is okay with everything he has seen from the engineers. The only thing that is wrong on any of this is that it says McIntosh Trails and it should say the Meadows of McIntosh. Mr. Denney stated that he spoke with Mr. Gann this afternoon and he was satisfied with what Mr. Huckleba brought him. Mayor Craft stated it looks like Reaves Drive ends into the subdivision. Mr. Huckleba stated it does and there will be a new road coming off Reaves Drive going into the subdivision. Mrs. Hubbard stated the last time we talked we mentioned common areas. Mr. Shears stated he sees three common areas. After discussion, Danny Shears made a motion to approve the final plat and send to Council. Fred Denney seconded the motion. Upon vote on the motion, the following votes were recorded: Yeas: 6; Nays: 0; Abstained 1. Chairman Bill Newman announced the motion passed.
6. Fred Denney request approval of a plat revision for Mountain Pointe Subdivision. Fred Denney stated on the bottom side coming up into Mountain Pointe starting at lot 51 through lot 57. We had seven lots there and we cut them down to five lots to make the lots bigger. On the right side at lot 5A and lot 6A, on the front of the road there between 616 and 615 before it went from there back to the left side between L 10 and L 20. You had very little room on the left to build a house and 616 is 65 feet wide at the front of the road and it is 65 feet wide at the back. So, you have a lot more room now on lot 6A. I put A on all of these that have been revised. Mr. Newman stated basically you are making everything bigger. Mr. Denney said yes and on lot 27A it was 3 lots. Someone purchased lot 27 to build a house. Then he came back and wanted to buy the one next to it. So, he owns lot 26, 27 and 28. On lot 29 A is already a lot, lot 31, 32, 33 and 34 was designed and laid out in the original plot to never be recorded and now we will be recording them. Lot 29 is too narrow so we made it wider and I sold lot 30 A and lot 31 A to Donald Pirkle. He is building a house on lot 30 A and lot 31 A. He is building his daughter a house on lot 30 A. Mr. Denney stated that even though some of these lots are not recorded they all have sewer. Charlotte Hubbard asked if there were townhomes there. Mr. Denney stated yes but they are off Edith Avenue. After discussion, Clyde Huckleba made a motion to approve the revised plat. Mayor Craft

seconded the motion. Upon vote on the motion, the following votes were recorded: Yeas: 6; Nays: 0; Abstained  
1. Chairman Bill Newman announced the motion passed.

Chairman Newman called for any new business or old business.

Mr. Newman asked about the discussion on US Highway 78 West. Mr. Shears stated it is just going to take some work. Mrs. Hubbard stated she road by the properties. Mr. Denney stated it will take some work on Mike Roberts part to. Mr. Roberts stated he fells like we need to start toward the Taylors Chapel Road side and work our way to Highway 78. This way you go ahead and get some out of the way. Taylors Chapel Road will never be a commercial zone and the closer we get to Highway 78 we can look at what we want to leave in the shopping center zoning or what these people want to do. Some want to be in R-1 (Residential). They don't want a shopping center right next to them.

There being no further business, Danny Shears made a motion to adjourn the meeting. Bill Newman seconded the motion.

Respectfully,

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Secretary