

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, August 3, 2021 at 5:30 pm

**Members Present:**

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

**Members Absent**

- Jake Pollard

**Also, Present:**

Mike Roberts, Chief Building Official

**Visitors:** Gary Sparks- Fire Chief, Kristi Durham and Don Ridley

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 July 6, 2021. Fred Denney made a motion to approve the minutes. Lance Turner seconded the motion. Upon vote on the motion, the following votes were recorded: Yeas: 7; Nays: 0; Abstained 1. Chairman, Bill Newman announced the motion passed.
2. Tabled – request from Chris Bobo/Mark Holbrook to rezone the property at 65 Bobo Lane from Agriculture (AG-1) to General Business (GB). Chairman Newman stated one lot is in the city and one lot is in the county. The sales lot would be on the county lot with repair on the city lot. Is there anyone here for this request? There was no one here for the request. Danny Shears asked if there has been any other discussion since we last met. Mike Roberts stated I spoke with Chris Bobo and went through the motions of how I felt about it and how I felt the city would feel about it. I asked him to speak with the gentleman who owns it and see if he couldn't convince him to bring that into the city. I felt like if he did that, we would happily rezone the lot in the city but if the sales were going to be done in the county, we would get no sales tax from that. He said he would try to talk to him but the gentleman was going to go ahead and buy the property or had already bought it. The gentleman told Mr. Bobo that he would put up a pink fence and put pigs on the property. Mr. Roberts told Mr. Bobo that the gentleman buying the property needs to understand he can only have a certain number of pigs. Mr. Shears stated I understand he is trying to sell his property but he has to understand where we are coming from to. Mr. Roberts stated we have to send this to Council but you can send this with the recommendation of no change. Lance Turner asked that the person who owns the property in the county is the person who wants to open the business. Clyde Huckleba stated the gentleman who owns it is selling it to the people who are wanting to open the business. The business owners are from out of town. Charlotte Hubbard asked if the gentleman who is in Douglasville, Georgia, does he own the property or is he opening the business? Mr. Roberts stated both. Mr. Shears stated he owns parcel 39 and he is wanting to buy 38. Mr. Bobo's property parcel 38 is in the city and parcel 39 is in the county. From what he told us last month he is going to have the sales on parcel 39 and have service and bays on parcel 38. After discussion, Chairman Newman made a motion to recommend to Council not to change the zoning (leave as is, AG-1). Mayor Craft seconded the motion. Upon vote on the motion, the following votes were recorded: Yeas: 8; Nays: 0; Abstained: 0. Chairman, Bill Newman announced the motion passed.

Chairman Newman called for any new business or old business.

Mr. Roberts stated in regards to the US Highway 78 West zoning, I have marked up my map and these are the ones I think we should start with trying to see if the owners would like to rezone their property from Neighborhood Shopping Center (NSC) to Agriculture (AG-1). Mayor Craft asked if we want to go Agriculture or Residential. Mr. Roberts stated that if we go Residential then they cannot swap out their mobile homes. Charlotte Hubbard asked if Mr. Roberts was talking about the light pink area and Mr. Roberts stated yes. Mrs. Hubbard stated I am for changing that and changing that mobile home park over the course of time. Mr. Roberts asked if she was referring to the one across from Minton's. Mrs. Hubbard stated she was referring to the one by Digby Road. Mr. Roberts stated I am referring to between Grogan Road and Winn Dixie. Mayor Craft asked if any of these people have petitioned the city to be rezoned. Mr. Roberts stated no, I am going to have to go to them. Mayor Craft asked is this something we want to do. Mr. Roberts stated we have changed some recently. Mr. Shears stated what if they ask what is in it for me. Mr. Roberts stated when they go to sell their property then they will not have to come and see us then. Mr. Roberts stated it may say in the ordinance that if it burns to the ground, it can't be built back. Mr. Shears asked about the tax rate. Mr. Roberts stated the tax rate is higher now as commercial and it should go down if rezoned to Agriculture. Most don't know that it is zoned commercial. Mr. Roberts stated if you are okay with this to start with or if you would like to go further let us know. Mrs. Hubbard stated she is in favor of making that change the way you have it drawn just because it is what we should do. There is never going to be any Neighborhood Shopping Center in that area. It was zoned incorrectly, so to me it is our responsibility to do it right and then in the pink section I am talking about that is not a General Business section there. Mr. Roberts asked are you okay for me to go knock on doors and talk to some people and report back to you next month with an idea of what people have to say. Mrs. Hubbard stated they need to be told what the pros and cons are to be and that as of right now the way it is zoned a strip mall can be built next door if the property was to sell. Melissa Craven stated she believed the owners would be in favor of rezoning their properties. Mrs. Hubbard stated that I think it is a good idea to feel it out and report back to us.

There being no further business, Mayor Craft made a motion to adjourn the meeting. Melissa Craven seconded the motion.

Respectfully,

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Secretary