

**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, November 2, 2021 at 5:30 pm

Members Present:

- Mayor Alton Craft
- Lance Turner, Vice Chairman
- Charlotte Hubbard, Council Member
- Danny Shears
- Jake Pollard
- Clyde Huckleba

Members Absent

- Bill Newman, Chairman
- Melissa Craven
- Fred Denney

Also, Present:

Mike Roberts, Chief Building Official

Visitors: Steven Landers, Jeremy McCorkle and Kristi Durham

1. Noting that a quorum was present, the meeting was called to order by Vice Chairman, Lance Turner. Following a review of the minutes of the regular meetings of October 5, 2021. Danny Shears made a motion to approve the minutes. Charlotte Hubbard seconded the motion. Upon vote on the motion, the following votes were recorded: Yeas: 4; Nays: 0; Abstained 1. Vice Chairman, Lance Turner announced the motion passed.
2. Public Hearing – Steven Landers requesting final plat approval for the Cottages of Peaceful Valley on Peaceful Valley Rd. Mr. Landers stated there's going to be a half a mile of pipe underneath. The engineer got it to code so it will not flood people's yard. It is not on sewer but it is on septic. He states that he is making the lots fairly large. Mr. Landers chose to build the homes a little differently to have character. He decided all will have porches and garages. Mr. Turner asked the average square footage of the homes and Steven responded that it is 1700 square feet. Mr. Landers stated that with building smaller homes, he's trying to keep the cost down for buyers. Jaquitta Miller at 760 Peaceful Valley Rd stated that she was excited about the water flow because it floods a lot. She also asked the average cost. Mr. Landers stated that the lower homes average from \$205,000 to \$210,000 and the highest being \$250,000. Ms. Miller also asked the average lot size and he stated that each lot averaged to .4 Acres. Mr. Landers states that they will be 2 story craftsman style houses. Most are three bedrooms with 2 baths, while some have 4 bedrooms and 2 baths. Mayor Craft said he was concerned about sewage, and that those are small lots to have 40 septic tanks on. Mayor Craft also asked Mr. Landers if he planned to put a sewer line out there. Mike Roberts stated that there is a minimum requirement through Calhoun County health department that without sewer, it has to be 15000 square feet of land. Mike Roberts then states that these lots are well over that. Mayor Craft asked if the water runs from North to South with drainage. Mr. Landers states that it runs South to North but says that the average elevation of the land is 650 ft above sea level. Virgil Bohn states that he is concerned about traffic. Charlotte Hubbard states she is concerned about the sewage as well and Mr. Landers says he can call the engineer. Mrs. Hubbard also asked if Rusty Gann had seen the plans and Mike Roberts stated yes. Mr. Landers said that he also has a meeting with Mr. Gann before proceeding with work. Mrs. Hubbard asked if Mr. Gann is good with it and has checked all the new subdivision regulations and Mike Robert states yes. Clyde Huckleba asked if there were a couple lots out on Peaceful Valley that we were going to try to turn the drive ways into subdivision streets. Mr. Landers stated that it is going to be coming into the subdivision. Mr. Landers stated the builder wants to put the drive ways on the road. Mike Roberts asked him if he already had a builder. Mr. Landers stated there are two builders named

Philip Gallahar with Extreme Builders LLC and Bradley Betts. They help each other out a lot when building. The customer will get to choose from 5 different home styles. They will also get to choose which builder. Mr. Turner asked if he would sell the lots and let the buyers build whatever house they wanted. Mr. Landers stated no they won't be able to do that, they'll have to choose a builder and choose from the five plans. He states that he's going to be selling the lots himself. Mr. Bohn stated that Peaceful Valley is very narrow. Mayor Craft states from 78 all the way back around, Mr. Gann and Vann Hollingsworth need to look at the road and tell us how much right of way we have. Mr. Huckleba stated that the paper he's looking at states that Peaceful Valley Rd has a 50 ft right of way but doesn't know if that's correct. Mr. Bohn stated that traffic isn't bad right now but this will increase the traffic. Mrs. Hubbard stated that she's concerned with the two drive ways coming off of Peaceful Valley Road. Mr. Huckleba stated that they could put the drive ways onto the subdivision's road. Mr. Landers will check with the builder to see what the best solution is. Mrs. Hubbard suggested that he will need to talk to Mr. Gann and get with his engineer and builder. She also stated that being a homeowner and having the drive going into a subdivision would make the house more valuable in her opinion. Mr. Huckleba stated it would probably be better to back out from a drive into a subdivision rather than backing up into the main road. Mr. Landers stated he'll check with engineer. After discussion, Danny Shears made a motion to approved the final plat for the Cottages of Peaceful Valley and send to Council. Jake Pollard seconded the motion. Upon vote on the motion, the following votes were recorded: Yeas: 6; Nays: 0; Abstained: 0. Vice Chairman, Lance Turner announced the motion passed.

Vice Chairman, Lance Turner asked if there were any other business. Danny Shears stated that he will no longer be able to continue serving on the Planning Board.

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

Respectfully,

Secretary