

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, April 5, 2022 at 5:30 pm

Members Present:

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

Members Absent

- Melissa Craven
- Clyde Huckleba
- Jake Pollard

Visitors: Josh Smith, Sylvia Bentley, Jeff Bradshaw, Randy Swann, Bobby Bailey, Wanda Deal, Tim Fowler, Danny Burrows, Sgt. Craig Carr with the Oxford PD, Mike Roberts and Kristi Durham

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 March 1, 2022. Charlotte Hubbard made a motion to approve the minutes. Fred Denney seconded the motion. Upon vote on the motion, the following votes were recorded: Yeas: 4; Nays: 0; Abstained 1. Chairman, Bill Newman announced the motion passed.
2. Public Hearing – Joshua Smith requesting to rezone the property at 520 West 9th Street, Parcel # 22-07-25-0-002-003.002 and Parcel # 22-07-25-0-002-002.000 from Residential (R-1) to Agriculture (AG). Josh Smith stated I purchased 58 acres approximately a month ago and I would like to rezone it to Agriculture. I am not wanting to develop it. The topography isn't really suitable for development. Most of the property is very steep and naturally wooded. It adjoins the City's landfill. All I want to do is keep it forested like that but I do want to put a house on it eventually at some point for myself. Mr. Smith stated I have entered into an agreement with Steven Jones of the Forestry Commission to put together a forest management plan and they have agreed to do that. Tim Fowler asked if you change it from Residential to Agriculture can you still build on it. Mr. Newman stated yes and what I assume is you are wanting to change it to Agriculture so you can work with the Forestry Commission on the management of the land. Are you going to cut it and replant it? Mr. Smith stated no. Mr. Newman stated you are going to get them to help you manage it for the maximum growth of it. Mr. Fowler stated there was some confusion and they thought the property was on Front Street in Anniston. Mr. Smith stated rezoning the property gives me a little more flexibility with my home. Residential (R-1) only allows me to build a two-story home and Agriculture would allow me to build a three-story home. Mr. Fowler asked if this would affect the other properties. Mr. Smith stated it would only affect the property that I own. Lance Turner stated if you go to Agriculture, you can have animals, cows and sheep. Do you plan on raising any kind of livestock? Mr. Smith stated no sir, there will no commercial farming. Mr. Newman stated so strictly just managing the property and a home. Fred Denney stated that doesn't mean he can't ever do it. Mayor Craft stated the only thing, based on the fact the ground is very rocky, he could possibly put there would be goats. Mike Roberts stated he is also regulated by the number of livestock he could put on the property. Mr. Turner asked if Mr. Smith is only planning to build one home. Mr. Smith stated I have a 9-year-old and a 12-year-old. If they desire when they are grown to build a house there, I would be happy to give them some land to build a house on. After discussion, Fred Denney made a motion to send this request to the Council. Lance Turner seconded the motion. Upon vote on the motion, the following votes were recorded: Yeas: 5; Nays: 0; Abstained: 0. Chairman, Bill Newman announced the motion passed.

3. Public Hearing – Sylvia Bentley requesting plat approval for apartments/townhomes on Pine Lane. Sylvia Bentley stated here are the plans you asked for when we rezoned the property. We are ready to build. It is a project I think Oxford needs. Mayor Craft stated you did speak to Rusty Gann, City Engineer. Mr. Gann tells me that he spoke to you regarding the right-of-way. Mrs. Bentley stated I did and he is good with everything. Mr. Roberts stated you should have an email in your packets from Rusty. Mayor Craft stated Mr. Gann is looking, we can't go south because the railroad will not let us but to make the western part go out west. He is trying to widen that to accommodate the traffic. Charlotte Hubbard stated the intersection at Pace Street and Butler Street really needs it and Pine Lane is a one-way road. Mrs. Bentley stated we don't own that the City does. Mr. Denney stated that is a one lane road, are you going to widen it. Mrs. Bentley stated we don't own the road. Mrs. Hubbard asked if they would be cutting all of the trees. Mrs. Bentley stated yes so, we can build some more houses. Mr. Denney stated it would be a good move to come in and purchase some property from the specialty company to pull off of Butler to go straight into this property. Mrs. Bentley stated you are asking us to go out and spend more money that we have not allocated for and we are using public roads that the City owns. It is not really our fault that they are too small and you have talked about doing it anyways. Mr. Newman stated Mrs. Hubbard you said in the pre-approval meeting that this was going to be addressed. Mrs. Hubbard stated Mr. Gann was in the pre-approval meeting and he has approved these plans but I am still concerned. Mayor Craft stated Mr. Gann told him that he is addressing the right-of-way issue. He originally told me he was going to do a study for Butler Street and Pine Lane like he did on Circle Drive. He said he needed to address the right-of-way and Butler was his main concern as the utilities will be to close. Once he gets to Pine Lane, he is okay but he can't continue east on Butler. Mayor Craft stated Mr. Gann said he has addressed that. Mrs. Hubbard stated he can address down to Pine Lane. Mayor Craft stated he can come from the west going east to Pine but he can't get over to what Wayne Livingston built. Mr. Livingston may have had to come and get a variance for that as what he built is almost sitting in the road on Butler. Mrs. Hubbard stated the homes that Wayne Livingston built have driveways that come out onto Pine, so if Mr. Gann can correct Butler down to Pine that will help with those people as well. Mr. Denney stated his main concern is Pine Lane. Mr. Roberts stated we need 26 feet for driveways, 24 feet for the driveway and 2 feet for the curb. We have 30 feet. Mrs. Bentley stated that Bobby Bailey has done everything that was mention in the pre-approval meeting. Mr. Roberts stated if the Planning Board approves it, it will still need to be approved by the Council. After discussion, Charlotte Hubbard made a motion to approve. Mayor Craft seconded the motion. Upon vote on the motion, the following votes were recorded: Yeas: 5; Nays: 0; Abstained: 0. Chairman, Bill Newman announced the motion passed.
4. Public Hearing – Amending Article 5 Section 5.04 and Table 5-1 to allow fast food restaurants in Central Business District (CBD). Mike Roberts stated Central Business District does not allow for drive thrus. We have had a lot of those that have had to ask for variances. In today's world most everyone has a drive thru. We want to remove that drive thrus are not allowed in CBD. We want to allow them in CBD. Zaxby's is in Central Business District wanting two and Chick-fil-a wanted two. Mayor Craft asked about Starbucks being in Central Business District. Mr. Roberts stated that is in Area Shopping Center and it allows for a drive thru. In my opinion the area where Target is should have been Area Shopping Center and not Central Business District. Mayor Craft asked about where former Mayor Leon Smith's firework stand was at. Mr. Roberts stated Area Shopping Center. Mrs. Hubbard stated she thinks this is a good idea and it is the same with all of those people who couldn't sell their homes due to their property being zoned Light Manufacturing on Highway 78. Mr. Roberts stated all of the new restaurants coming in that area are having to come before the Board of Adjustments. Mrs. Hubbard stated would it not be better to just change the zoning. Mr. Roberts stated you would have to get every property owner to sign for it. Mrs. Hubbard stated it would be easier to just change the ordinance. Mr. Turner asked if all we are doing is changing the wording. Mr. Roberts stated all we are doing is changing the right in the chart, in the table if it has an R beside it, it gives you the right to do it. It had nothing on it which means you can't do it, so if we can just add the R to the table we are done. After discussion, Mayor Craft made a motion to approve. Fred Denney seconded the motion. Upon vote on the motion, the following votes were recorded: Yeas: 5; Nays: 0; Abstained: 0. Chairman, Bill Newman announced the motion passed.

A discussion was held on a mobile home park being changed to Central Business District zoning.

Mr. Newman called for any old business. There was none.

Mr. Newman called for any new business. Mayor Craft stated we need to come up with what the buildings look like. Are we going to let them put metal buildings everywhere and there isn't anything wrong with a metal building? Mrs. Hubbard stated at least the side that faces the Highway. Mr. Roberts stated some of the owners are starting to reface the buildings because they are not able to rent for the same as someone down the street.

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

Respectfully,

Secretary