

**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, May 3, 2022 at 5:30 pm

**Members Present:**

- Bill Newman, Chairman
- Lance Turner, Vice Chairman
- Charlotte Hubbard, Council Member
- Melissa Craven
- Fred Denney
- Clyde Huckleba

**Members Absent**

- Mayor Alton Craft
- Jane Cunningham
- Jake Pollard

**Also, Present:**

Mike Roberts, Chief Building Official

**Visitors:** Danny Burrows, Joey Callahan with the GC Group, Hau Lee, Jeremy McCorkle with the Oxford PD, Kristi Durham and see sign in sheet

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 April 5, 2022. Lance Turner 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: 2. Chairman, Bill Newman announced the motion passed.
2. Public Hearing – William Danny Burrows requesting to rezone the parcel # 22-07-35-0-004-039.000 from Residential (R-1) to Residential 2 (R-2). Danny Burrows stated he grew up near this property and his grandparents after they passed gave him 4 acres of this property. The Oxford Water Department purchased the rest of the property. Mr. Burrows stated I have an acre and a half between the back two acres and I have a buyer interested in purchasing the property to build duplexes. I found out as the owner that I had to request the change from R-1 to R-2. Mr. Burrows stated I don't know how many duplexes can go on an acre and a half. Charles Campbell stated I own two acres right past this property and this would be in my front door. That is one reason I am opposed to this. Mr. Campbell stated the second reason I am opposed to this is because the driveway is insufficient as it is a one lane drive. If you meet someone on the drive someone has to back up. Also, the property values will drop. Mr. Campbell stated when I look out my front door the property is right there. Mr. Burrows told me he was going to reserve that property for his daughter to build a house. Mr. Burrows stated I told you that you would have a choice to buy it. Mr. Campbell stated that is my opposition to it. Shirley Gibson stated I think most of us who purchased homes in that area bought them for the residential area of one family. To me an apartment is a temporary residence and you will have people moving in and out. Mrs. Gibson stated that is not what we intended when we purchased our homes. Terri Clark stated this can bring in different types of people. Our area is very quiet and peaceful. The driveway goes by my backyard. Mrs. Clark stated there are other properties in the City that this could be done at. If you want to build houses that will be fine. Mr. Burrows stated if this doesn't get passed you will see a big difference over there. Katlyn Gaddy stated our house doesn't actually back up to Mr. Burrows' property but we use that drive to access our backyard. We already have enough noise that comes from the car wash and you have the pump station directly behind our house. Like Mr. Campbell stated it will decrease our property values and we are trying to sell our home. Mrs. Gaddy stated she is also concerned about the traffic that will go down the drive. We also looked up the property and there is a possibility for more than one duplex based on the size of the property. Clyde

Huckeba asked if that was a City road or an easement. Mike Roberts stated I would say it was an easement. Mr. Campbell stated it is a 30 foot easement. Mrs. Clark stated that when they start building it will cause structural damage to the buildings around it and you will not be able to get anyone to fix your house from the damage it will do. Fred Denney asked can you all work something out to where you all can purchase a portion of the property each. Lance Turner asked if Mr. Campbell lived in the house and Mr. Campbell stated yes. Mr. Campbell stated there is a mobile home on the property next to the house but it is not occupied and used for storage. Charlotte Hubbard asked if we allow mobile homes in Residential 1. Mr. Roberts stated that the mobile home existed on the property when it was zoned. Mrs. Hubbard stated she is not in favor of changing this. It is against what we are trying to do in the City and that is to get a consistent Residential 1 and our businesses away from those unless it is within the neighborhood as a mixed use. This whole area is Residential 1 which is single family dwellings. Mrs. Hubbard stated I believe you can sell it to someone who just wants to build a home. Mr. Burrows stated he has had 30 people who have wanted to put a mobile home on the property and he told them they can't. Mr. Campbell stated it would be a nice place for a house. Mr. Huckeba stated I am in agreement with Mrs. Hubbard however what may help Mr. Burrows sell the lot is that it appears that it might could be subdivided for more than one house. After discussion, Charlotte Hubbard made a motion to recommend that the Council not rezone this property to R-2. Clyde Huckeba seconded the motion. Upon vote on the motion, the following votes were recorded: Yeas: 5; Nays: 0; Abstained: 1. Chairman, Bill Newman announced the motion passed.

3. Public Hearing – GC Group requesting to rezone property off Carterton Heights from Agriculture (AG-1) to Planned Development. Joey Callahan stated we found this property off Carterton Heights that we would like to subdivide and build homes that will sell from \$240,000.00 to \$260,000.00. They will be nice starter homes for people. The road will run between Carterton Heights and Mahaffey Road. Mr. Huckeba asked how big are the lots? Mr. Callahan stated about 10,000 square feet. They are small lots and do not have a big yard. The houses will be similar to houses in a subdivision that have been recently built in Odenville. The streets will be curbed and guttered. A resident asked how many homes and Mr. Callahan stated about 93 homes and will be about 1,500 square feet. Mr. Denney asked the width of the lots and Mr. Callahan stated 50 feet. Mr. Roberts stated the only thing Mr. Callahan is asking for tonight is the rezoning of the property. Mr. Callahan stated everything will be engineered. Mr. Roberts asked Mr. Callahan if he has looked at the different zones in Planned Development as the board will have to make a decision on which one of the Planned Development stages it should be rezoned to. Mr. Callahan stated I have not. Mr. Roberts asked if they were planning on building any townhomes or multifamily dwellings? Mr. Callahan stated no. Mr. Roberts stated Planned Development 1 (PD-1) is where he would need to be. Mr. Callahan stated this is for single family houses. Mr. Roberts stated the Zoning Department recommends PD-1. Mr. Denney stated I suggest you look at the zoning to see what you can do before you ask us to do anything. Mr. Callahan stated based on the discussions I have had and I am here representing my company, someone who works in my company that works back and forth with permitting and things like that and he has discussed this. Mr. Roberts stated they are not doing anything but homes so there is no need to look at PD-2 which is for multifamily housing. Mr. Callahan stated we don't want it where someone can come in later on to build a townhome. We want this to be a nice community for years for people to raise their families. Mrs. Hubbard stated he knows about the regulations on the number of houses that will be able to fit in there. Mr. Roberts stated remember we had a pre-approval meeting. Mr. Callahan stated Justin Hicks does and studies this for my company and he was unable to attend tonight. Melissa Craven stated there seems to be a lot of mobile homes in that area, all up and down Mahaffey Road is mobile homes. Mr. Callahan stated I have looked at the property and it is hard to find property on City sewer, I want to provide City sewer and the houses being on City sewer. I feel confident with the product that we put out there that people will be interested in buying. Brittany Pruett stated I put all of my life savings into 4 ½ acres on Carterton Heights in 2020. I did it for my boys and I wanted space. I am not excited about 90 homes. I am excited for what it would do for our City. I am very upset about it and I have spoken with Mr. Callahan. Mr. Callahan stated I have had some very nice conversations with Ms. Pruett and I understand. Ms. Pruett stated I just felt like I needed to be here, I worry about water drainage and I worry about the road being as busy as it is. There are a lot of things I am concerned about. I want the country garden, farm life that I always wanted. Mr. Callahan stated I want you to know I want to take care of that for you and I want to do somethings in the back for you while we are there. Mr. Denney stated you are going to have to have a retention pond. Mr. Callahan stated yes. Mr. Denney stated it is not on these drawings. Mr. Callahan stated no, it will be on the construction drawings. Mr. Roberts stated

that is something we will take up later. Mr. Denney stated I don't think you will have as many lots once you put in the retention pond. Mrs. Hubbard stated there are going to be two exits. Mr. Callahan stated yes, Mahaffey Road and Carterton Heights. Jackie Tessen stated I live on Carterton Heights and I was happy to see and would love some development but 90 houses on that street. Mrs. Tessen stated 90 houses couldn't even fit on the entire street. The traffic is already horrible and this is going to make it worse. I would be delighted with some larger lots but having 90 plus houses so close together I think would be a disaster as far as traffic is concerned. I believe the road would have to be improved. Steve Curtis stated the road is just too small with that much traffic unless you are going to build a new road. Mrs. Hubbard asked if there are any traffic counts for this road? Mrs. Hubbard asked if there was a design for some people to go one way or are they free to decide which way to go out. Mr. Callahan stated that they would be free to go out either road. Mrs. Tessen stated I am concerned about the intersection of US Highway 78 West and Carterton Heights. There is already so much traffic from the Anniston Army Depot and from Honda that you have to sit and wait to turn left. If there is going to be 100 more houses that is going to make it worse. They will need to put in a red light or turn lane. Mr. Newman asked for any discussion by the board. Mrs. Hubbard stated I would like to get some traffic counts for this road since we do not have any. Any way we can get that then come back and look at this? I am all for new homes. We need more housing. Mr. Callahan stated not everyone wants an acre to cut. We try to build something where people can take care of their stuff. Mrs. Hubbard stated you can count 3 cars for every one of those houses. I also don't know that you can get all of those houses in that space. I don't know how that will work with our regulations. Mr. Huckleba stated that I thought the minimum of the lot size is supposed to be 60 feet wide. Mr. Roberts stated it is. Mr. Callahan stated I am just asking for the rezoning. I still have to submit the engineered plans for the City to approve. I can't do anything else if I can't build houses on it. Mrs. Hubbard stated when this gets to the Council they will have concerns about the number of houses and I don't know if you can go back and look at that. The Council will not look at a rezone for 90 houses. After discussion, Lance Turner made a motion to recommend to Council to rezone to PD-1. Clyde Huckleba seconded the motion. Upon vote on the motion, the following votes were recorded: Yeas: 6; Nays: 0; Abstained: 0. Chairman, Bill Newman announced the motion passed.

4. Public Hearing – Hau Le and Hoan Nguyen requesting to rezone the property at 1831 US Highway 78 East from Mobile Home (MH) to Central Business District (CBD). Hau Le stated that my husband and I purchased the property and thought it was commercial. That is why we bought it. We have since found out that it is residential. In the future we would like to build a shopping center. Mr. Huckleba asked if the people in the trailers will be moving out soon. Mrs. Le stated yes. This is an older mobile home park and a lot of them are old. We currently have two empty lots. With the City requiring mobile homes to be within 5 years of the manufacturer's date, I don't think a new mobile home would move into the park. Lance Turner asked if they would give the current residents a certain amount of time to move out? Mrs. Le stated we will give them a notice of about 6 months to a year to move out. Mr. Turner asked if the mobile homes that remain and dispose of those to have a vacant lot? Mr. Huckleba asked if they would clean everything up? Mrs. Hubbard asked about the old barber shop. Mrs. Le stated there was a barber shop but the lady moved out and now she wants to move back in. We would like for it to be commercial so that we can have different types of tenants to move in. Mr. Denney stated you own the trailers that are there. Mrs. Le stated not the trailers just the property. Mr. Huckleba asked if we rezone this how will this affect the mobile homes there? Mr. Roberts stated that they cannot bring one back in. At this point it would be a legal non-conforming use. Mrs. Hubbard stated that there are some mobile homes there that are condemnable. The ones that are not livable you will dispose of them. Mrs. Le stated yes, as we plan to build a shopping center. Mr. Roberts asked if they already own some shopping centers. Mrs. Le stated we own a building near Wal-Mart. Mr. Denney stated I would think the City would be glad to rezone this to commercial. Mrs. Hubbard stated she was in favor of that. After discussion, Clyde Huckleba made a motion to recommend to Council to rezone to CBD. Charlotte Hubbard seconded the motion. Upon vote on the motion, the following votes were recorded: Yeas: 6; Nays: 0; Abstained: 0. Chairman, Bill Newman announced the motion passed.

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

Mr. Newman called for any new business. Mrs. Hubbard stated I know we have a sign ordinance but there are some businesses that have these flags up as temporary signs. What is the rule on that? Mr. Roberts stated 30

days. We allow them on their grand opening to put them out to attract people. Mrs. Hubbard stated so they can get coming back for a temporary permit. Mr. Roberts stated yes. Mrs. Hubbard stated the entire idea for a temporary sign is for them to be temporary. Mr. Roberts stated we need to go in and review this to regulate it more.

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

Respectfully,

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Secretary