

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, June 7, 2022 at 5:30 pm

Members Present:

- Mayor Alton Craft
- Bill Newman, Chairman
- Lance Turner, Vice Chairman
- Charlotte Hubbard, Council Member
- Melissa Craven
- Jane Cunningham
- Fred Denney
- Clyde Huckleba
- Jake Pollard

Members Absent

Also, Present:

Mike Roberts, Chief Building Official

Visitors: Stan Bush, Cole Bush, Gordon McGrue, Renee Medeiros, Norman and Vicky Morrison, Kristi Durham and OPD

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 May 3, 2022. Charlotte Hubbard made a motion to approve the minutes. Lance Turner seconded the motion. Upon vote on the motion, the following votes were recorded: Yeas: 9; Nays: 0; Abstained 0. Chairman, Bill Newman announced the motion passed.
2. Public Hearing – PAC Enterprises requesting to rezone the property at 134 Mattison Road from Residential 2 (R-2) to Planned Development (PD). Stan Bush representing PAC Enterprises stated this is on the opposite side of the street from the mini storage. We would like to have the option to rezone it to Planned Development 3. It would give us the residential aspect as well as the commercial. Planned Development 3 says there is a max of 15,000 square feet which is not necessary. Mr. Bush stated I would like to take the house and turn it into a cottage for commercial use. Then at the back there is about 135 feet deep and 100 feet wide on that property and we would like to do some cottages or maybe a four or six plex. We have looked into it and we feel that PD-3 is the best fit that meets the criteria to do what we are wanting to do. Charlotte Hubbard stated so you are renovating the house that is there. Mr. Bush stated yes. There is a garage that would come down. There is also an alley way that runs through there that is not usable. We talked about having that vacated at some point. Mr. Bush stated we purchased the property two years ago and it has just been sitting while we decided what to do with it. It seems to be structurally sound and therefore we can do something with it. Mike Roberts asked Mr. Bush if he plans to purchase any other properties around this property? Mr. Bush stated this is all unless any become available but right now there are none. Bill Newman asked what the options are he is looking for at the back of the property. Mr. Bush stated a six-plex but if that doesn't fit what they are doing we may break it down into cottages. Mrs. Hubbard asked do you know how much those spaces would rent for? Mr. Bush stated we have done some research and the current market is around \$800.00 to \$875.00. We are also doing research on construction cost. If it goes to smaller units then the price could be less. Lance Turner asked if you do the structure in the back would you enter from Mattison? Mr. Bush stated yes. If you are facing the house, you will enter to the right. Norman Morrison stated I am generally opposed to this. You stated that you have no plans to come further down Mattison. Mr. Bush stated we owned the house beside you at one time, but we have sold it. If we purchased anything it would be on the other corner. Mr. Morrison stated I had a lot more to say tonight as this is a neighborhood and I know the coming thing is apartments. It is a good place to live, the

houses are kept up and they are older homes. From that standpoint I am opposed to rezoning it. Once you start, I don't know that you can stop it. When you walk into my yard, at the hill to the left there is a wooded lot and to the right I have a beautiful garden. It is like a little oasis. Mr. Morrison stated Mr. Bush if you are telling me that you are not going to go any further, I was here with the same deal when you built your building across from me. You convinced me and it turned out okay. If I am not going to be looking at more development, I will give you the benefit of the doubt. Mr. Bush stated we try to take in the consideration of the neighbors. Mr. Morrison stated I wish you would come and talk to me or ask me to come over there, so I know what we are looking at. Mr. Bush stated if it is something that doesn't work, Cole and I have talked about what is going to look good because we still live here and what is good for the area. Things are changing and it is going to change over time. We have seen some of the ones that have been dilapidated over time taken down. The house we want to leave the structure, but we want to do it as a cottage style and have the option to do it as commercial. One of the ladies on the side street would like to have the rental space there. If it doesn't work out, then in this zone we have the option to use it as residential. Vicky Morrison asked if he could get the road fixed while he is working on this. Mayor Craft stated he drove down the road last night and he couldn't agree with her more. After discussion, Charlotte Hubbard made a motion to recommend that the Council rezone this property to PD-3. Clyde Huckeba seconded the motion. Upon vote on the motion, the following votes were recorded: Yeas: 9; Nays: 0; Abstained: 0. Chairman, Bill Newman announced the motion passed.

3. Public Hearing – Gordon McGrue requesting to rezone the property at 8 Main Street from Residential (R-1) to Neighborhood Shopping Center (NSC). Gordon McGrue stated he purchased the property and doesn't know what he wants to do with the property. No one can live there as it is a garage. I would like to have it rezoned for a commercial use so that I might be able to rent it out. Renee Medeiros stated she owns the house across the street from this property. Ms. Medeiros stated she currently does Airbnb and has plans in the future to do a bed and breakfast. I was also wanting to look at putting some cottages. I am a little concerned about what is going across the street and wanted to know if there would be a lot of traffic as well as loud music. Ms. Medeiros stated eventually she would like to get her property zoned commercial as well. Mr. Newman asked if Mr. McGrue has any more defined uses for the property. Mr. McGrue stated I bought it for my son-in-law, and he backed out on me. He wanted to have a welding place there but that is no longer going to happen. Now, I have a building I am using for storage. Several people have asked if they can rent it, but I can't rent it if it isn't zoned for commercial. Mr. Newman stated that property has always been a business. Mr. Turner stated has there ever been houses there. Mrs. Hubbard stated this is the property right before the foundry. Mr. Newman stated that Oxford Quality Roofing had it and it has chained link fence around it. Mrs. Hubbard asked is Neighborhood Shopping Center zoning what you are asking for? Mr. Roberts stated the reason for that is right behind him there is NSC zoning. Mrs. Hubbard stated no auto repair. Mr. Roberts stated he would be restricted on anything like that. Mrs. Hubbard stated we are trying really hard to develop downtown and so much of that street is residential. Mr. McGrue stated so you are saying you wouldn't want any car stuff going on there. Mrs. Hubbard stated a really pretty house would look good there. Mr. McGrue stated I work on houses, but I am not putting a house there. Ms. Medeiros asked if cottages would be an option on the property and if so then she might could work something out with Mr. McGrue. After discussion, Fred Denney made a motion to recommend to Council to rezone to NSC. Mayor Craft seconded the motion. Upon vote on the motion, the following votes were recorded: Yeas: 8; Nays: 0; Abstained: 1. Chairman, Bill Newman announced the motion passed.
4. Discussion on the potential to rezone the Oxford Exchange Shopping Center and Oxford Commons Shopping Center from Central Business District (CBD) to Area Shopping Center (ASC). Mr. Roberts stated we wanted to get the opinion of the board before we took the time to contact the property owners about changing the zoning. Mayor Craft asked Mr. Roberts to explain the difference between the two zones. Mr. Turner stated he read over it in the zoning ordinance and didn't see a lot of difference. Mr. Roberts stated there probably isn't a lot of differences but there are some differences. Central Business District is your downtown area where all of your businesses are located. Shopping is what we have at the Exchange and Commons. Mr. Newman asked how it got to be CBD to begin with. Mr. Roberts stated East Alabama Planning did that when we bought that. We come across things that need to be changed like the drive thrus for CBD. We had to make that change to allow for drive thrus in CBD but is allowed in Area Shopping Center. After discussion, Fred Denney made a motion to recommend to Council to rezone to ASC. Melissa Craven seconded the motion. Upon vote on the motion, the

following votes were recorded: Yeas: 9; Nays: 0; Abstained: 0. Chairman, Bill Newman announced the motion passed.

Mr. Newman called for any old business. Mrs. Hubbard stated a realtor called her regarding Airbnb's. I know we met with Jason Fondren, KPS Group. I don't think we formally passed any rule. The realtor asked about the rules. I think we should take another look at this. Mr. Roberts asked Ms. Medeiros if she does long term or short-term rentals. Ms. Medeiros stated she does both. Mr. Roberts stated some places say you have to rent it for 28 days to not be considered short term. Then they have short term rentals which is minimum of 3 days. Ms. Medeiros stated that she does overnights which is just 1 night. Mr. Roberts asked if she provides them food. Ms. Medeiros stated no. Mr. Roberts stated you are not allowed to under Airbnb, is that right? Ms. Medeiros stated I don't know. Mrs. Hubbard stated I think this is something that we need to address. One of the things that we had an issue with is that it isn't fair to our hotels who are charging a lodging tax. The people who stay with them overnight are charged a lodging tax. Ms. Medeiros stated Airbnb automatically takes out a lodging tax. Mrs. Hubbard stated we have found at least 3 places in the city that are not registered. Mr. Roberts asked if all of Ms. Medeiros' bookings are through Airbnb? Ms. Medeiros stated yes. Mr. Roberts stated we received money from Airbnb. I am sure there are more out there than we know about. If you do all of your bookings through Airbnb then yes, we get a fee. I don't know that we get the same tax the hotels are paying. Mrs. Hubbard stated one of the big issues is that some people are not registering. Mr. Newman stated any Airbnb in the city needs to be registered. Mr. Roberts asked if there are more sites than just Airbnb? Ms. Medeiros stated yes. Mr. Roberts asked if you could make them be a part of one of those groups so that they would run by their rules, be able to collect taxes and be registered? I have seen something where you have to post to the neighbors, each and every neighbor a list of phone numbers if there are problems or anything goes wrong that they can call 24 hours a day. Besides the police. Mr. Roberts asked Ms. Medeiros if she currently lives in the home. Ms. Medeiros stated not currently. Mr. Roberts stated there are different rules all of this country. Anniston just passed an ordinance. Mrs. Hubbard stated that is what the realtor wanted to know is what is the rules for Oxford. I know it is something we studied and looked at but the Council never passed. I don't remember why. Mr. Roberts stated because we got to the point where the Council didn't want someone let's say for example you lived in Cider Ridge and your neighbor decided to rent their home out, therefore you could have someone different everyday staying there. Clyde Huckeba stated some of the covenances are set up to where you can't do that in some subdivisions. Mrs. Hubbard stated we need to find a way to manage this. Ms. Medeiros stated everything is so expensive now that is how she is able to keep her house is by renting it through Airbnb. Melissa Craven stated when she helped with the Census in 2020, they uncovered a lot of information on people who were renting as those questions were what was required to be answered. You might go to the Census website to see if you can pull data from it. Mr. Roberts stated maybe we also pull up the regulations from Airbnb to see what they regulate their people to do. Mr. Newman asked if the members could be sent a copy of the regulations the City of Anniston passed. Mr. Roberts stated yes.

Mrs. Hubbard asked what we did about abandoned businesses. Mr. Roberts stated we found several and we have a list. However, if Mr. Denney owns a building how can I tell him he has to rent that building.

Mr. Newman called for any new business. Mr. Turner stated a lot of times we do not meet in July. Are we meeting this July? The meeting date is July 5th. Mr. Newman stated if we have an agenda, and we can have a quorum then we will meet.

Mr. Newman stated I would like to apologize for being late and I would like to welcome our new member, Jane Cunningham.

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

Respectfully,

Secretary