

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, January 3, 2023, at 5:30 pm

**Members Present:**

- Bill Newman, Chairman
- Lance Turner, Vice Chairman
- Charlotte Hubbard, Council Member
- Fred Denney
- Clyde Huckeba
- Jake Pollard

**Members Absent**

- Mayor Alton Craft
- Melissa Craven
- Jane Cunningham

**Also, Present:**

Mike Roberts, Chief Building Official

**Visitors:** See sign in sheet, Josh Miller with the Oxford Police Department 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 January 3, 2023. 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: 6; Nays: 0; Abstained 0. Chairman, Bill Newman announced the motion passed. Following a review of the minutes of a special called meeting of January 19, 2023. Charlotte Hubbard made a motion to approve the minutes. Jake Pollard 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.
2. Public Hearing – Precise Properties LLC requesting to rezone the property at 1815 Cheaha Drive from Residential (R-1) to Residential 2 (R-2). Chris Lindsey representing Precise Properties stated there was a commercial structure on the property and I have had it torn down. I am proposing a duplex and the current zoning will not allow it. My property management office gets a lot of requests for two-bedroom two bath structure in Oxford. The land has been cleared off and graded. Jake Pollard asked what Mr. Lindsey's price point will be for rent. Mr. Lindsey stated we are thinking around \$1,000.00 but we may be able to stretch that because there are people looking for a quality type home. Mr. Pollard stated back behind there is mobile homes. Is that part of this or is it separate. Mr. Lindsey stated separate. Justin Stroup asked who owns the mobile home park. Mr. Lindsey stated he does. Mr. Pollard asked what the price point would be for the rentals. Mr. Lindsey stated around \$1,000.00 but that could change. Mr. Stroup asked what Mr. Lindsey's intent is for the rest of the property. Mr. Lindsey stated I just recently purchased both pieces of property and this is what I consider the first phase of turning that around. The issue with the mobile home park is getting the occupants out which has taken time and now that they are out I am trying to finalize a plan on how to turn that around. I can rehab what is there, rip them out and put in new or a tiny home park. I understand the city is finalizing requirements on what that could look like and once I have that I can run numbers on it to see if that is an option. There are issues that I had to take care to be able to turn it around first. Mr. Pollard asked if he has a process of vetting the renters like background checks, etc. Mr. Lindsey stated that Good Faith Realty and Property Management is a company that we currently have. We currently manage properties in Calhoun County, surrounding counties and out of state. There is a process in place for a background check, criminal background check, credit check, history check, make sure they are current on all utilities and it is the same for everyone. It could cause a fair housing

situation if we don't follow the same process for everyone. Charlotte Hubbard asked if Planned Development is what the mobile home park is currently zoned. Mike Roberts stated yes. Mrs. Hubbard asked so no mobile homes can go back. Mr. Roberts stated correct. He could do townhouses, if approved by the Planning Board. Mr. Stroup stated that he would not be opposed to that. Sherl Echols stated one of the problems he has had since he has been living there is water drainage. Mr. Echols stated he has addressed the issue with the city. The whole back part of my property floods when we get heavy down pours. The two houses in front of me, their backyards flood. There is drainage there but there is a small culvert that goes toward Mr. Stroup's property over to a ditch that then goes across the street. Mr. Echols stated when it rains there is no place for the water to go. If we add more concrete it is just going to cause more flooding. When we had the drought a couple of years ago we dug out as much as we could to help alleviate it. If we start adding more concrete and all of this drainage comes in there, you'll have two problems, it will cause more water, more flooding and eventually will go into my pond to contaminate it. Mr. Lindsey stated I haven't owned the property long and the west side is a flood zone. It really is not a quick fix and it will take some time. It will require some engineering and I will have to bring in an engineer to handle the drainage. This project is more of an easier start. Mr. Stroup stated there is no storm water infrastructure there. When the store was built there was no pipe underneath and that is why the water is forced up the street. There is no city infrastructure to handle this project at all. The spillway comes out at the back of the trailer park because the dam is on the front, the overflow is designed to come out through the park which was originally farmland at the time. Over time it has been built up and silted in therefore water can't release like it is supposed to and is backing up and coming out what is basically the emergency overflow. The last few heavy rains it goes over Mr. Echols driveway. Something needs to be rectified because if you come down behind the clubhouse the water fills all the ditches and when it goes across under Boozer the ditch is not maintained. It is grown up to at least 10 feet high with brush therefore not allowing the water to go anywhere. Mr. Stroup stated we have asked that the Street Department or someone do something about it with no luck. Mrs. Hubbard stated the policy is the Street Department does not work on anyone's private property. So, if the ditch is part of someone's property that is why. Mr. Stroup stated the city has to maintain the ditch as part of the infrastructure. Mrs. Hubbard asked if they have spoken with the City Engineer. Mr. Stroup stated we were told it is private property. Mr. Echols stated as citizens we have cleaned out the ditches the best we can to help. What you are wanting to do is going to make my property value go up and I am all for it, but it is going to eventually cause other people problems. Mrs. Hubbard asked Mr. Roberts if the ditch is grown up with brush, how we do abatements for yards, if the ditch is not being kept up but belongs to someone can we do that or have you ever done that. Mr. Roberts stated not a ditch. It is happening at CJ's Restaurant and when it rained last week, there is a ditch that runs through the trailer park and they throw mattresses, carpet, and anything else in the ditch. It backs up and runs through Betta View. Mr. Roberts stated he spoke with Rusty Gann, City Engineer about this issue and was told that it would have to be looked at to see what can and can't be done to relieve the pressure. Mrs. Hubbard stated she will speak with Mayor Craft to see if he has any ideas. Mr. Lindsey stated once he gets started, he will get with an engineer, and they will look at the water situation. Clyde Huckleba asked which way the building will face? Mr. Lindsey stated it would face the entrance to the mobile home park. Mrs. Hubbard asked if he would have enough parking. Mr. Lindsey stated yes. After discussion, Charlotte Hubbard made a motion to send to Council. Lance Turner seconded the motion. Upon vote on the motion, the following votes were recorded: Yeas: 5; Nays: 1; Abstained: 0. Chairman, Bill Newman announced the motion passed.

3. Public Hearing – Martha Stokes requesting to rezone the property at 763 Beck Road from Residential (R-1) to Agriculture (AG). Raymond Stokes is representing his mom, Martha Stokes for this request. Mr. Stokes stated my father had cattle on the property at one time and the property is fenced in. I spoke with Mr. Roberts and was told when the property came into the city, East Alabama Regional Planning and Development Commission zoned the property residential. My mother is in assisted living, and we are looking to sell the property. Mr. Newman asked if the reason they wanted to rezone it was to sell the property. Mr. Stokes stated yes. The people who back up to the south side are interested in buying it to put a couple of cows on it. Mrs. Hubbard asked if there was a mobile home on the property. Mr. Stokes stated no. Mr. Newman asked if there are two houses on the property. Mr. Stokes stated yes. After discussion, Fred Denney made a motion to send to Council. 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 asked for any other business. Mrs. Hubbard stated we had the special called meeting on Short-Term Rentals and the Council appreciated all the comments. The changes were received well except one and Chris Spurlin wants to leave in trying to notify the adjacent property owners.

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

Respectfully,

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Secretary