

**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 6, 2023, at 5:30 pm

Members Present:

- Bill Newman, Chairman
- Lance Turner, Vice Chairman
- Charlotte Hubbard, Council Member
- Fred Denney
- Jane Cunningham

Members Absent

- Mayor Alton Craft
- Melissa Craven
- Clyde Huckleba
- Jake Pollard
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Also, Present:

Mike Roberts, Chief Building Official

Visitors: James Dunn, Sharon Adams, Tim Burbank, Pam and Warren Talley, Stacy and Brett Holmes, Tyrell Elston, Gary Wigington, Darshan and Mahesti Patel, Doug Pettus, Ben Stewart with the Oxford Fire 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 May 2, 2023. Fred Denney made a motion to approve the minutes. 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.
2. Tabled – Precise Properties requesting the plan approval for a duplex at 1815 Cheaha Drive. Tyrell Elston stated he was representing Chris Lindsey. Mr. Elston stated that they were told by Rusty Gann, City Engineer that there were no adverse effects on the drainage. Mike Roberts stated that he spoke with Mr. Gann regarding the water runoff and Mr. Gann didn't see where it would make no change to the properties. Mr. Elston stated it is a duplex and will be in the same footprint as the previous building that was on the property. After discussion, Fred Denney made a motion to send to Council. Lane 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 –Gary Wigington requesting approval for a short-term rental at 804 Pine Ridge Drive. Mr. Newman stated Mr. Wigington has passed his inspection and turned in all necessary paperwork. After discussion, Fred Denney made a motion to approve and send to Council. Jane Cunningham 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 –The Tower requesting approval for a short-term rental at 1 Tower Road. Tim Burbank stated we are planning to do some upgrades and updates to the building. We would like to do four bedrooms. Mr. Roberts stated that they have one bedroom ready, and they are looking to do that one room as they remodel the other four rooms. Because of the tower there is a lot of engineering that has to be done fire wise. There is a lot of wood in the tower and there is work to be done, but to ensure that their license was good for that location they fixed one room. The Fire Department and one of our inspectors went in to inspect it. They will block the other rooms off for now. Mr. Newman asked if he would be coming back for each room. Mr. Roberts stated this is new to us, so it is up to the board as to how you want to handle the other rooms. It would be same location

but one address. We did deny one that was at the same location but has two addresses. Mr. Newman asked the additional rooms will need to be inspected right? Mr. Roberts stated they will be. After discussion, Fred Denney made a motion to approve for one bedroom and send to Council. Charlotte Hubbard 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.

5. Public Hearing –Darshan Patel requesting to zone for annexation 2 acres of Parcel # 21-08-34-0-001-002.008 (off Leon Smith Parkway) to ASC (Area Shopping Center). Darshan Patel stated we would like to build a 91 room Candlewood Suites. It is one-bedroom suites, extended stay. Mr. Patel stated the concept is that people will stay longer than a week and can cook their own food. 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: 5; Nays: 0; Abstained: 0. Chairman, Bill Newman announced the motion passed.
6. Public Hearing – Holmes and Holmes Holdings LLC requesting to zone for annexation 7.56 acres of Parcel # 21-08-34-0-001-002.008 (off Leon Smith Parkway) to ASC (Area Shopping Center). Stacy Holmes stated this is the parcel of land across from Choccolocco Park. This is the surrounding lots around the hotel that front Leon Smith Parkway. There will be a road through the property. After discussion, Fred Denney made a motion to send to Council. Jane Cunningham 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.
7. Public Hearing - Emad Suliman requesting site plan approval for a restaurant with a drive thru/pick up window and walk-up window at 101 Hamric Drive East. Sharon Adams is representing Mr. Suliman. We would like to build a Little Cesars with a pickup window. There will be no drive thru. Fred Denney asked if there would be any in house seating. Mrs. Adams stated no. After discussion, Fred Denney made a motion to send to Council. Jane Cunningham 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.

Mr. Newman asked for any other business. Mr. Newman stated our next meeting falls on July 4, 2023. Mr. Newman stated if there is anything for the agenda, we will meet on July 6th at 5:30 pm.

Mrs. Hubbard asked if there was anyone in attendance that was here in regard to a condemnation on Boozer Drive. Warren Talley stated that he was attending regarding Boozer Drive. Mr. Roberts stated it is not on the Planning Board agenda. It is on the agenda for next Tuesday night's Council meeting for a condemnation only. They have already purchased a permit to have the lot cleared within 30 days. Then they will decide what to do with it. If they find a way to split it and have two new homes built there they will come to the Planning Board and seek approval. Mr. Roberts stated there is a possibility that it is not big enough. Lots can be smaller if they are on sewer. Mr. Talley asked if the property has been purchased. Mr. Roberts stated yes. Mr. Talley stated his concern is that they build single family homes. Mr. Roberts stated they will be, no duplexes in that subdivision. If they can get two new houses, then that is what they would like to build. It is an odd shaped lot. If they can do it then they will also have to meet the setback requirements and be in line with the other homes in the subdivision. Mrs. Hubbard asked if there were covenants for this subdivision. Mr. Roberts stated there could be, but did they keep them up. Mrs. Hubbard stated the resident told her they were recorded at the courthouse.

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

Respectfully,

Kristi Durham, Secretary