

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 6, 2021 at 5:30 pm

**Members Present:**

- Mayor Alton Craft
- Bill Newman, Chairman
- Lance Turner, Vice Chairman
- Charlotte Hubbard, Council Member
- Melissa Craven
- Clyde Huckeba
- Danny Shears
- Fred Denney

**Members Absent**

- Jake Pollard

**Also, Present:**

Mike Roberts, Chief Building Official

**Visitors:** Shawn Curry, Imogene Ash, Hugh Morris, Kristi Durham and Officer Kregg Hightower

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 2, 2021. Mayor Alton Craft made a motion to approve the minutes. Lance Turner seconded the motion. Upon vote on the motion, the following votes were recorded: Yeas: 6; Nays: 0; Abstained 2. Chairman, Bill Newman announced the motion passed.
2. Public Hearing – request from Shawn Curry to rezone the property at 5420 US Highway 78 West, 5776 US Highway 78 West and Parcel #22-09-31-0-000-020.005 from Neighborhood Shopping Center (NSC) to Agriculture (AG-1). Ms. Shawn Curry stated that at the corner of Grogan Road and US Hwy 78 West is 5 acres of undeveloped land we would like to clear. Everything around it is residential. We are looking to possibly put ducks on the pond or sheep. The reason we purchased the property is so that a business wouldn't go there as the traffic is already horrible. Ms. Curry stated my home is three pieces of property over from the 5 acres. We just don't want it zoned commercial. Ms. Imogene Ash stated she lives next to the 5 acres and she doesn't have an issue with it being Agriculture. Hugh Morris stated he lives at 129 Grogan Road and his property is currently zoned Agriculture. Charlotte Hubbard asked so is this entire piece section is zoned Neighborhood Shopping Center (NSC) with residences? Mike Roberts stated that is when we had no zoning in that area and East Alabama Regional Planning and Development Commission zoned the entire area. Due to the fact that the property was on the highway is why it was zoned NSC for future businesses. Fred Denney stated over the last few years we have had to change the zoning on properties due to people not being able to get loans. Mrs. Hubbard stated the idea behind the future land use map was to correct the zoning. So, now anyone who wants a business can do that on the western side of the City. Melissa Craven asked what kind of animals are you talking about putting on the property because there are restrictions. Ms. Curry stated maybe some chickens and a couple of sheep. Maybe put some fish in the pond to take my grandkids fishing. Danny Shears stated the lot on the corner is it fenced now. Ms. Curry stated the fences are all overgrown, falling down and rotting. We are trying to clear the property now to see what is still usable. The 5776 is a small piece of property by the five acres. They were two pieces of property; I have bought them and I have gone to the Probate Office to ask them to put them back as one piece of property. About 10 years there used to board horses there so there are fences and everything since then is overgrown. Mrs. Hubbard stated her concern is the property along Highway 78 West is zoned incorrectly and we are not addressing it. I do not have an issue with her property being zoned Agriculture. Mr. Roberts stated NSC goes all the way to Taylors Chapel Road. Just like Locke Drive, it was zoned General Manufacturing and I went door to door got each one to agree and sign off on rezoning the property.

Mayor Craft stated so you are saying go ahead and send to Council to rezone the parcel and 5776 US Highway 78 West then get our people to work on getting the rest of the properties zoned for Residential. Mr. Shears asked if we send to Council to rezone the 5 acres for Agriculture and then we make an effort over the next few months to get the rest of the area rezoned to residential. Ms. Curry stated that would be fine as long as my house is residential. After discussion, Fred Denney made a motion to recommend rezoning 5776 US Highway 78 West and Parcel # 22-09-31-0-000-020.005 as Agriculture to the Council (not including 5420 US Highway 78 West). Danny Shears seconded the motion. Upon vote on the motion, the following votes were recorded: Yeas: 8; Nays: 0; Abstained 0. Chairman Bill Newman announced the motion passed. Mr. Newman stated we recommend that Mr. Roberts talk to the homeowners about rezoning the properties on Highway 78 West.

3. Resolution approving the subdivision regulations. Fred Denney stated I am not familiar enough with the regulations to sign the resolution. I ask that we give it a month to go over the regulations. Mr. Shears stated I agree with Mr. Denney. Do we have anything that is pressing for us to move this forward. Mr. Roberts stated not that I know of. Mr. Shears stated then I say we wait. Mrs. Hubbard asked that the Council get a copy of the regulations. After discussion, Fred Denney made a motion to table until May. Danny Shears seconded the motion. Upon vote on the motion, the following votes were recorded: Yeas: 8; Nays: 0; Abstained 0. Chairman Bill Newman announced the motion passed.

Chairman Newman called for any new business or old business.

Mr. Denney stated I would like to re-plat some lots in Mountain Pointe Subdivision. Some of these lots are too small and would like to make some of the lots bigger. I will get a surveyor to do this and then bring it back. Clyde Huckeba stated that since Mr. Denney is the developer, he thought that he had the right to re-plat and re-record those. Mr. Denney stated last time he brought it before the Planning Board and then had to carry it to several other locations for signatures. Mr. Huckeba stated that several times Cider Ridge Subdivision lots have been moved around and changed. Mr. Newman stated on lot lines a lot of the times the developer will bring it for me to sign. There is a place for Planning Commission chairman, City Engineer, Health Department, etc. to sign. I usually call Mr. Roberts and ask before I sign. Mr. Roberts asked if Mayor Craft wanted this to go through the committee first. Mayor Craft stated work with Mr. Denney and let's get this done for him. Mr. Roberts stated why don't we speak to the probate Judge and see what the proper procedure is for moving those lines.

Melissa Craven stated the website still shows the Planning Board meeting at City Hall. Are we going to make it permanent that we meet here at the Public Works Building? Mr. Denney stated he likes meeting at City Hall. Mrs. Hubbard stated I like meeting here. Mayor Craft stated he likes meeting here. Mayor Craft stated Mr. Roberts has all of his stuff here if we need it and so does Rusty Gann. Mr. Shears stated just like tonight you were able to pull out the maps. So, I think this is best.

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

Respectfully,

---

Secretary