

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, September 7, 2021 at 5:30 pm

Members Present:

- Mayor Alton Craft
- Bill Newman, Chairman
- Danny Shears
- Melissa Craven
- Fred Denney
- Clyde Huckeba
- Jake Pollard

Members Absent

- Lance Turner, Vice Chairman
- Charlotte Hubbard, Council Member

Also, Present:

Mike Roberts, Chief Building Official

Visitors: Chris Bobo, Kristi Durham and Don Ridley

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 August 3, 2021. Clyde Huckeba made a motion to approve the minutes. Danny Shears seconded the motion. Upon vote on the motion, the following votes were recorded: Yeas: 7; Nays: 0; Abstained 0. Chairman, Bill Newman announced the motion passed.
2. Tabled – David Reaves requesting to rezone the property at 69 Reaves Drive (Parcel # 06-01-11-0-000-020.001) from Residential (R-1) to Planned Development 1 (PD-1). Chairman Newman asked if there was anyone representing this request. There was no one. Chairman Newman announced the request would stay tabled.
3. Public Hearing – Steven Landers requesting to rezone the property at 0 Peaceful Valley Road (Parcel # 23-08-34-0-000-001.000) from Agriculture (AG-1) to Residential (R-1). Chris Bobo is representing Mr. Landers for this request. Chris Bobo stated Mr. Landers is wishing to build a small residential development at this location. I believe there is engineering needed for waste water and runoff that he is still waiting on. Mr. Newman stated Mr. Landers submitted a preliminary plat. Mr. Newman stated that Mrs. Hubbard, Rusty Gann, a few others and myself had a chance to look at the preliminary. There are 3 lots. Mike Roberts stated the minutes from the pre-approval committee are in your Planning Board packets. Barry Gilliam stated his property adjoins this property and his question is in regards to the water runoff. Mr. Gilliam stated the natural runoff comes from a hill further up. Mr. Newman asked if Mr. Gilliam has an issue with the subdivision being built. Mr. Gilliam stated as long as the water is corrected and the fence is left up, he is fine with it. Mr. Newman stated all we are doing tonight is the zoning. Mr. Newman stated before it is approved there will need to be a complete set of engineered stamped plans. The water runoff will have to be dealt with by the engineer so the neighboring properties will not be affected by the runoff. Mayor Craft stated that is what the pre-approval committee does when we get a new subdivision request is to look at stormwater runoff. Mr. Gilliam stated it is on the lower part of my yard. Mayor Craft asked Mr. Roberts to make sure that the stormwater runoff is looked. Mr. Roberts stated we know if they have to have a retention pond that will be done through the engineers. Mr. Newman stated Mr. Bobo I am going to give you a heads up that there are a couple of issues, some of these driveways coming off of Peaceful Valley Road are going to have to be changed to coming out into the subdivision. There are several lots that do not have the 100-foot frontage either. Mr. Bobo asked about the driveways. Mr. Newman stated lot 37 and lot 38 the driveway is coming out onto Peaceful Valley Road. Mr. Bob stated so those entrances need to come off the main entrance. Mr. Roberts asked do those properties have homes on them already. Mr. Bobo stated there

are no homes on any of these. Mr. Roberts asked the two lots Mr. Newman is talking about there are no houses on those two lots. Mr. Bobo stated there are no houses on those lots. Mr. Roberts stated it was showing that there are two houses on the lots. Mr. Bobo stated there is an old house that needs to be torn down and an old barn that has already been torn down on the property by it. Mr. Roberts stated we just needed to make sure that we are not rezoning someone else's property. Mr. Newman stated the committee is very sensitive on water runoff so the residents are not adversely affected. After discussion, Fred Denney made a motion to recommend to Council to rezone the property from Agriculture to Residential. Melissa Craven seconded the motion. Upon vote on the motion, the following votes were recorded: Yeas: 7; Nays: 0; Abstained: 0. Chairman, Bill Newman announced the motion passed.

Chairman Newman asked if Mr. Roberts has anything to discuss regarding rezoning on US Highway 78 West. Mr. Roberts stated I did speak with some of the residents and at first, they did not understand what we were trying to do. Once I explained it to them, they understood and said they would like to do that. There is a lot of properties and it is a process. Danny Shears asked if we want to set a goal for like 18 properties or do a huge undertaking and do them all at one time. Mr. Roberts stated it would depend as a lot of these people are hard to catch during the day. Mayor Craft stated the best thing to do probably is to invite them all down to the Bynum Community Center and put a map out. This way you can explain it to all of them at one time. Mayor Craft stated let's try to reach them on the phone and send them a card about a meeting. Mr. Denney stated if they don't ask for it to be rezoned then we can't rezone the property. Mayor Craft stated we can explain to them what we are trying to do. If they would like it to stay zoned the way it is, is they don't have to do anything. Clyde Huckeba stated we zoned it incorrectly so why can't we just go and rezone it to what it needs to be. Mr. Roberts stated it was un-zoned at that time. Mr. Huckeba stated we zoned it incorrectly so why can't we just fix it. Mayor Craft stated I don't think we can. Once East Alabama Regional Planning and Development Commission zoned it and the Council approved it therefore it is there until we get the Council to undo it. Mayor Craft stated we have to get the residents to want to do it and I think it is in their best interest to do it. Mr. Shears stated there is no doubt it is in their best interest but most people with the way the federal government is in our world right now, are a little bit untrustworthy so we just need to make it clear of what we are trying to do. Mr. Huckeba stated if they understand that a mortgage cannot be taken out as long as it is zoned commercial, that should be motivation enough to want to change it. If they wanted to sell it there is a two to three lag time to bring it before the board. This way if it is done there isn't an issue. Mr. Shears asked do we want to do all of the properties or do we want to limit to a certain amount at one time. Mr. Roberts stated there are 17 along Taylors Chapel Road. Some of those along Highway 78 may need to stay zoned commercial. Mr. Shears stated if some people come to the meeting and their property is own highway 78 and their property is zoned business but they wanted it zoned residential would they have to formally request that. Mr. Roberts stated yes. Mr. Denney stated when it was annexed in it had to be zoned something. The city wouldn't give East Alabama Regional Planning and Development Commission what to zone it so they did something.

Chairman Newman called for any new business or old business. There was none.

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

Respectfully,

Secretary