

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, December 7, 2021 at 5:30 pm

**Members Present:**

- Bill Newman, Chairman
- Lance Turner, Vice Chairman
- Charlotte Hubbard, Council Member
- Fred Denney
- Clyde Huckleba

**Members Absent**

- Mayor Alton Craft
- Melissa Craven
- Danny Shears
- Jake Pollard

**Also, Present:**

Mike Roberts, Chief Building Official

**Visitors:** Sylvia Bentley, Martin Rowe and Kyle Mann from Kronospan, Garey Morrison, Karen Grogan Hall, Jay Prince, Josh Miller 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 November 2, 2021. Clyde Huckleba made a motion to approve the minutes. Charlotte Hubbard seconded the motion. Upon vote on the motion, the following votes were recorded: Yeas: 3; Nays: 0; Abstained: 0. Chairman, Bill Newman announced the motion passed.
2. Public Hearing –Kronospan requesting to place a billboard at 1 Kronospan Way. Martin Rowe with Kronospan stated they are requesting a conventional billboard. The billboard will set off the right of way and we checked to make sure there was more than 500 feet to any residence. Mr. Newman asked if it was electronic. Mr. Rowe stated in his drawings there is an electronic messaging board but the boss man does not want anything but the conventional billboard. Lance Turner asked if the information on the billboard would only be Kronospan information and that they will not be renting it out. Mr. Rowe stated not at the moment. Fred Denney asked if there was another billboard within 500 feet. Mike Roberts stated there isn't one within 2000 feet of it. After discussion, Fred Denney made a motion to approved the billboard. Clyde Huckleba 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 –RTR Living Trust requesting to rezone the property at 1822 and 1824 Bynum Boulevard from General Business (GB) to Residential (R-1). Garey Morrison stated my mom lives there. If you are familiar where the store was in Bynum it is the house next door to it. It has always been a residence. We were not aware of the zoning change until recently when we put the store up for sale. Charlotte Hubbard stated it is the house next door to the grocery store. Mr. Morrison stated yes. After discussion, Lance Turner made a motion to recommend to Council to rezone the property. Clyde Huckleba 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 –Pine Lane Apartments LLC requesting to rezone the Parcel #21-04-20-4-001-040.001 from General Manufacturing (M-2) to Planned Development 2 (PD-2). Sylvia Bentley representing Bobby Smith stated it is a dead end into the property. All around the property is apartments. The owner of 20 apartments also

owns this property. You have Northstar on the other end. Clyde Huckeba asked tonight we are just looking at rezoning it since she didn't bring us a plat. Mr. Newman stated we would have to have a plat approval later. Mrs. Bentley stated Bobby Bailey is working on the plat now. Mr. Roberts stated this is just the rezoning to send to Council. If there is something you would rather, have it zoned besides Planned Development 2 (PD-2) then you can discuss that. Mr. Huckeba asked if this is the best zoning for apartments. Mr. Roberts stated yes as this is the most restrictive. After discussion, Clyde Huckeba made a motion to recommend to Council to rezone the property. 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.

#### **Consent Agenda:**

5. Public Hearing – Brenda Holmes requesting to rezone Parcel #22-09-31-0-000-001.000 from Neighborhood Shopping Center (NSC) to Agriculture (AG).
6. Public Hearing – Brenda Holmes requesting to rezone Parcel #22-09-30-0-000-065.000 from Neighborhood Shopping Center (NSC) to Agriculture (AG).
7. Public Hearing – Brenda Holmes requesting to rezone Parcel #22-09-29-0-000-050.000 from Neighborhood Shopping Center (NSC) to Agriculture (AG).
8. Public Hearing – Brenda Holmes requesting to rezone Parcel #22-09-32-0-001-047.000 from Neighborhood Shopping Center (NSC) to Agriculture (AG).
9. Public Hearing – Karen Grogan Hall requesting to rezone the property at 240 Grogan Road from Neighborhood Shopping Center (NSC) to Agriculture (AG).
10. Public Hearing – Araceli Sanchez requesting to rezone the property at 319 Taylors Chapel Road from Neighborhood Shopping Center (NSC) to Agriculture (AG).
11. Public Hearing – Shawn Curry requesting to rezone the property at 5420 US Highway 78 West from Neighborhood Shopping Center (NSC) to Agriculture (AG).
12. Public Hearing – Donald W Reynolds requesting to rezone the property at 404 and 410 Grogan Road from Neighborhood Shopping Center (NSC) to Agriculture (AG).
13. Public Hearing – Martha Jean Reynolds requesting to rezone the property at 418 Grogan Road from Neighborhood Shopping Center (NSC) to Agriculture (AG).
14. Public Hearing – Jay Prince requesting to rezone the property at 349 Taylors Chapel Road from Neighborhood Shopping Center (NSC) to Agriculture (AG).
15. Public Hearing – Lorenda Wleklinski requesting to rezone the property at 5500 US Highway 78 West from Neighborhood Shopping Center (NSC) to Agriculture (AG).
16. Public Hearing – Wanda Bolt Fontaine requesting to rezone the property at 5460 US Highway 78 West from Neighborhood Shopping Center (NSC) to Agriculture (AG).

Fred Denney made a motion to recommend to the Council the Consent Agenda, Item #5-#16 rezoning the properties from Neighborhood Shopping Center (NSC) to Agriculture (AG). 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.

Mr. Newman called for any old business. Mrs. Hubbard asked if these rezoning's were the results of the meeting in Bynum. Mr. Roberts stated yes. Mrs. Hubbard asked if there were any others and Mr. Roberts stated yes but they were further down the road. Mr. Roberts stated the meeting turned out well. Mr. Newman thanked the property owners in attendance for coming.

Mr. Newman called for any new business. Mr. Newman stated I was not in attendance last month but Danny Shears did come to me today to resign as he was advised to by the County attorney. We do have an open spot on the board to fill. He has stepped down effective immediately. Mr. Roberts asked if Mr. Shears did that in the form of a letter. Mr. Newman stated he has not received one. Mr. Turner stated it is in the minutes of the last meeting. Mr. Roberts stated Mr. Shears had told him that he would email a copy of the resignation letter. Mr. Turner asked if this was a decision from Mayor Craft. Mr. Newman stated Mayor Craft will make the appointment but if you have someone you want to recommend, please do.

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

Respectfully,

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Secretary