

**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, February 1, 2022 at 5:30 pm

Members Present:

- Bill Newman, Chairman
- Lance Turner, Vice Chairman
- Melissa Craven
- Fred Denney
- Clyde Huckleba

Members Absent

- Mayor Alton Craft
- Charlotte Hubbard, Council Member
- Danny Shears
- Jake Pollard

Also, Present:

Mike Roberts, Chief Building Official

Visitors: Adam Maniscalco, Josh Miller, Kristi Durham and see sign in sheet

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 4, 2022. Clyde Huckleba 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 - Public Hearing –High Falls Holdings LLC requesting to zone for annexation the property at 1163 McIntosh Road to Townhouse (TH). Adam Maniscalco is representing High Falls Holdings LLC and stated my plans are not confirmed but after listening to the concerns that were raised at the last meeting and thinking about it for a month, I have decided to change my request to R-1 (Residential). Mr. Maniscalco stated I don't want to upset any one and I don't want to put anyone on this board or the City Council in a difficult position. I thought the best thing to do was to change it to R-1 and after that I do not know. Mr. Maniscalco stated I may hold onto the property; I may try to sell it and at this point it is very unclear. Mr. Newman asked Mike Roberts to tell everyone what R-1 allows. Mr. Roberts stated single family dwellings. A house, no duplexes, no townhouses or anything like that. It allows for one house and one family. Lance Turner asked how much property per house. Mr. Turner stated I mean how much property does he have and how many house can he put on the property. Mr. Roberts stated it is not currently sewered so it would take 15,000 square feet to make a lot. I don't know how much property he has. Maybe two or three houses at the most. Mr. Roberts stated if he gets sewer to the property that will drop to 12,575 square feet. A resident asked where would the sewer come from. Mr. Roberts stated if McIntosh Trails has sewer, then it would come from the same hook up that is in the subdivision. Fred Denney stated the people who own property between Mr. Maniscalco and the sewer hookup may not let him have the right-of-way or easement to get to the sewer. Mr. Roberts stated if the sewer is coming down the right-of-way and he is coming down the right-of-way then he will be able to get it. Mr. Denney stated the sewer is behind the houses. Chastity Bargerhuff stated when the property off Reaves Drive was discussed about that property coming into the City it was zoned PD (Planned Development) so why would you not zone it PD. Mr. Roberts stated because he doesn't want a bunch of small houses there. When you zone it PD-1 you dense down the property where you will have 10 houses as opposed to 3. Clyde Huckleba stated if you do not have sewer, you can't make the lots that small. The requirement of the sewer system is you have to have so many square feet to fit that. If it is not where he can attach to City sewer then the lots have to be considerably bigger. Dan Robertson stated R-1 would be individual homes, how many would be determined by

sewer or not but it would be individual homes. I would just like to say that I don't remember the last time that someone in your position took into consideration the concerns of the people who could potentially be your neighbors to your development. Mr. Maniscalco stated I think what you are discovering is that I am not a very good business man. Mr. Denney stated if Mr. Maniscalco had not asked to annex the property, he could do whatever he wanted to with the property. James Smith stated with the proposal to go to R-1, do you have access off McIntosh Road. Mr. Maniscalco stated I would not have access off Coweta Trail unless the Homeowner's Association allowed me access. Chastity Bargerhuff asked if the property would be re-platted if they would be notified. Mr. Newman stated it would have to come before the Planning Board. Mr. Roberts stated if the property is re-platted then it would come back to the Planning Board. Terri White asked if Mr. Maniscalco would still be putting up the fence. Mr. Maniscalco stated at this point he didn't know what he was going to do. Mr. Roberts stated he could be a home on the property. Mr. Newman stated what Mr. Roberts is saying is that he can build a single-family home on the property if it comes in as R-1 but anything that has to be re-platted has to come back to the Planning Board. After discussion, Fred Denney made a motion to send this request to the Council. Melissa Craven 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. Discussion on abandoned properties. Mr. Roberts stated this is something Charlotte Hubbard brought up and Mrs. Hubbard asked if we could table this until next month unless the members want to discuss it. Melissa Craven stated that she appreciates that the ordinances and property information was in their packets.

Mr. Newman called for any old business. There was none.

Mr. Newman called for any new business. There was none.

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

Respectfully,

Secretary