

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, November 1, 2022, at 5:30 pm

Members Present:

- Mayor Alton Craft
- Bill Newman, Chairman
- Lance Turner, Vice Chairman
- Charlotte Hubbard, Council Member
- Melissa Craven
- Jane Cunningham
- Fred Denney
- Clyde Huckleba
- Jake Pollard

Members Absent

Also, Present:

Mike Roberts, Chief Building Official

Visitors: See sign in sheet, Gary Sparks with the Oxford Fire Department, Josh Miller with the Oxford Police Department, Joey Gallahar with the Oxford School System, Brody Grider with Oxford Health Systems 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 September 6, 2022. Fred Denney made a motion to approve the minutes. Mayor Craft seconded the motion. Upon vote on the motion, the following votes were recorded: Yeas: 9; Nays: 0; Abstained 0. Chairman, Bill Newman announced the motion passed.
2. Public Hearing – Mike Howard requesting approval for a gated community at Greystone Subdivision and Hidden Oaks Subdivision. Mike Houston stated Mike Howard was unable to attend therefore he would be representing this request. Mr. Houston stated that he has lived in the subdivision for 15 years. Mike Howard along with myself and some other neighbors kicked around the idea about 6 months ago of having a gated community. It was actually Mike's idea. He approached me about it and there is a consensus that support this idea. There are a lot that are opposed to it. Mr. Houston stated there are some legal questions we need answers to before we proceed. We got some rough estimates on the gate and installation. The problem with our neighborhood, which consists of Greystone, Greystone Manor and Hidden Oaks is there is no Homeowner's Association (HOA). Therefore, there is no income or money so the cost of doing this would stem from families, neighbors contributing to the total cost. We are probably going about this the wrong way. We probably should have gotten a vote from Greystone, Hidden Oaks and Greystone Manor before we presented this to the board. However, here we are, Mr. Howard asked for a meeting. There is still a lot of unanswered questions that need to be answered from a legal standpoint. We need some direction from the city with what we can do. Is there an HOA required? Will the City still maintain the street if this is voted and approved? Obviously, there are the first responders and will they have easy access. In talking with EHT, the company who originally looked at the cost of this said the technology is there to give the first responders easy access through click and enter, which is the microphone. There is also a code that we could use. So, tonight we are just trying to get a general consensus who in our neighborhoods are interested in moving forward with this idea. Mr. Houston stated I think the general consensus is that no one really wants an HOA. I don't really have a lot of details other than an estimated cost of around \$30,000.00 for two gates. If you do the math, with a 100 percent participation and we estimated about 183 houses in the area, it is about \$200.00 per house. I don't know if it would require 100 percent participation or a majority vote. Mr. Newman stated this board will make a recommendation tonight to the City

Council. Whatever we say tonight will go to the City council who will have the final authority. Sam Taylor stated when Mr. Houston started out, he started using gray terms. Current words have three colors, black, gray and white. Gray means you don't understand. When you say a lot do and a lot don't, that does not mean anything. Mr. Taylor stated I want facts. Mr. Newman stated my understanding is if you have a gated community that becomes a private community. You will be responsible for keeping up your roads, I think you will need an HOA to take care of all of the maintenance costs that will be associated with the gate, roads and anything else that comes up. Is that correct? Mike Roberts stated that is correct. When you close or gate it, it becomes private road then. Mr. Houston asked is that what McIntosh Trails did? My understanding is that the gate closes at 10 pm and re-opens at 6 am. That is what we are looking at doing. Then there are the questions of will it be open during the day, what good is it to have a gated community. Mr. Roberts stated have you considered your mail man coming in, the UPS truck, the ambulance service. Greg Potts stated my wife Cheryl and I live at 353 Hidden Oaks Drive and have been there for over 21 years. We are very grateful to the City of Oxford and the services they provide. That is the reason we continue to stay here. Mr. Potts stated the concerns we have are that a gate will create more congestion than what we already have, if the issue is security, codes are not safe as everyone would end having the gate code (FedEx, Door Dash, etc.), and what about the post office. Would we be required to move our mailboxes to outside of the gate and now that the post office is delivering more packages what would happen there. Diane Roland stated we received the letter from the Planning Department. I called and asked for Mike Howard's phone number. After speaking with Mr. Howard, he stated he would not do this unless he had 95 percent in agreement. There are 34 lots on Hidden Oaks Drive. Of those I obtained 18 signatures which is more than 50 percent. We do not want a gate and we do not want an HOA. When you have money, you have to have a financial report (accounts payable and accounts receivable). Who is going to volunteer, maybe the first year you will get a volunteer. You are also going to have to have an attorney on hand for lawsuits. You will have to have insurance for the gate. We do not want this gate. Charlotte Hubbard asked how did this come up? John McGriff of Alexandra Drive stated we did have an issue with a young man opening cars. That is what Mr. Howard told me when I spoke with him. Then again so of us left our cars unlocked so we need to lock our doors. At the end of the day, it is not going to stop people from coming in. Mrs. Hubbard asked if that was the reason you came up with this idea? Mr. Houston stated security yes. I think we are wasting our time and your time. With the City not maintaining the roads it is a dead issue. Mr. Newman stated I would like to say I appreciate everyone coming and I think that is what makes our city great and strong. Thank you for voicing your opinion. We are going to discuss it; we have heard a lot and HOA will be required for something like this. Eugene Allen of 86 Victoria Place stated I have been talking with Mayor Craft about the water runoff and they are getting ready to work on that. If we go to this private gate, then that will cut all of that off. The water is terrible and is coming from 4 subdivisions. Let's get the problems solved and make it safer. Mrs. Hubbard asked why did this have to go to the Council? Mr. Roberts stated if you take a vote then it has to go to the Council but if they request to dismiss it, it will not. From what I am hearing from Mr. Houston they would rather put this on the table until they figure it out. Mayor Craft asked if he could offer an alternative. By my house there is a camera. These cameras can read tag numbers and the face of a person. If you all are concerned about safety, would you entertain that motion by your design, we will work on getting you a pole with a camera. If this is something you are concerned about, we can talk to the Council about getting those cameras. Mr. Newman asked Mr. Houston if he would like to withdraw the request. Mr. Houston stated based on the city not maintaining the roads and those who wish to not have the gate, I do not see the support for it. I would however be interested in the cameras Mayor Craft spoke about. Mr. Newman stated the request is withdrawn.

A resident stated he does have a concern about the congestion on the road and wondered if it could be widened. Mayor Craft stated for the resident to come see him and they would discuss it. Mrs. Roland asked if a police vehicle could be placed instead of a camera.

3. Public Hearing –Cecil Young requesting to re-plat three lots into one lot at 295 Apple Blossom Way. Clyde Huckeba asked how we handled the one we previously did as far as the stipulations? Ms. Cunningham stated we talked about putting the stipulation on that it could not be re-divided, but we didn't put it on record. Mayor Craft stated the reason was that they would have to come back to the Planning Board. Mr. Roberts stated I think the one last month was also unbuildable. Mr. Huckeba stated this is all due to the HOA trying to charge three HOA fees on three properties instead of one house. After discussion, Fred Denney made a motion to

approve. Melissa Craven seconded the motion. Upon vote on the motion, the following votes were recorded: Yeas: 9; Nays: 0; Abstained: 0. Chairman, Bill Newman announced the motion passed.

4. Public Hearing – Steven Waits requesting to re-plat two lots into one lot at 426/448 Apple Blossom Way. After discussion, Mayor Craft made a motion to approve. Jane Cunningham seconded the motion. Upon vote on the motion, the following votes were recorded: Yeas: 9; Nays: 0; Abstained: 0. Chairman, Bill Newman announced the motion passed.
5. Public Hearing – Marcus Denney requesting to zone for annexation the property at 900 Kirby Road to Agriculture (AG). Fred Denney stated Marcus was at work and could not attend. Mr. Denney excused himself from any discussion on this request. Mr. Newman asked if there were other properties around this property zoned Agriculture? Mr. Roberts stated it touches Agriculture and Residential. After discussion, Clyde Huckeba made a motion to recommend to Council. Mayor Craft seconded the motion. Upon vote on the motion, the following votes were recorded: Yeas: 8; Nays: 0; Abstained: 1. Chairman, Bill Newman announced the motion passed.
6. Public Hearing – Kronospan requesting to install an LED display instead of a static display on a billboard (approved December 7, 2021) at 1 Kronospan Way. Jeremy Oliver with Kronospan stated they want to be able to change up the display. After discussion, Mayor Craft made a motion to approve. Melissa Craven seconded the motion. Upon vote on the motion, the following votes were recorded: Yeas: 9; Nays: 0; Abstained: 0. Chairman, Bill Newman announced the motion passed.

Mr. Newman asked for any old business. Mrs. Hubbard asked if we were going to talk about the overlay district. There are two areas, one for downtown and one for the highways. Jason Fondren with KPS Group sent us some good bullet points. The downtown area there are two different suggestions. One area is marked off smaller than the other. I would be in favor of the larger area. This has to go to the Council, but I would like to hear your thoughts. This is to encourage the walkability, the dining, and to have an arts and tourism area. Mayor Craft stated that I would like for Jason Fondren to present this to the Planning Board prior to this going to the Council.

Mr. Newman asked for any other 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