

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, January 3, 2023, at 5:30 pm

Members Present:

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

Members Absent

- Jane Cunningham
- Jake Pollard

Also, Present:

Mike Roberts, Chief Building Official

Visitors: See sign in sheet, Gary Sparks with the Oxford Fire Department 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 December 6, 2022. Charlotte Hubbard made a motion to approve the minutes. Melissa Craven seconded the motion. Upon vote on the motion, the following votes were recorded: Yeas: 6; Nays: 0; Abstained: 1. Chairman, Bill Newman announced the motion passed.
2. Public Hearing – Mike Hicks requesting a preliminary plat approval on Recreation Drive. Stacy Holmes is representing for Mr. Hicks for this item. Mr. Holmes stated Mr. Hicks is asking for a preliminary plat and the reason they are asking for the preliminary plat is on plat lot #4 there is a sewer easement that is not in use and has not been vacated by the Anniston Water Works. Mr. Holmes stated Mr. Hicks is trying to get that vacated and will come back with the final plat. Charlotte Hubbard asked if this is why they can't move forward, and Mr. Holmes stated yes. After discussion, Fred Denney made a motion to approve. Charlotte Hubbard seconded the motion. Upon vote on the motion, the following votes were recorded: Yeas: 6; Nays: 0; Abstained: 1. Chairman, Bill Newman announced the motion passed.
3. Public Hearing – Derek Meadows requesting approval of a re-plat of Parcel # 21-08-34—001-005.000 off Leon Smith Parkway into two parcels for Church of the Highlands. Stacy Holmes is representing for Mr. Meadows for this item. Mr. Holmes stated he owns the property, and it is a 43-acre tract. Mr. Holmes stated Church of the Highlands is wanting to subdivide the property into two parcels. One parcel will be 18 acres and is the southernmost piece of property. Clyde Huckleba asked if the zoning was not changing on the property, and it was staying Residential 1 (R-1). Mr. Holmes stated we are not asking for a zoning change. Mike Roberts stated it is zoned R-1. Mrs. Hubbard asked if that would be changed later. Mr. Roberts stated that would be up to the property owner. A church can go in R-1 but it needs a conditional use. Mrs. Hubbard stated why wouldn't we rezone it to a zone for churches. Mr. Roberts stated Institutional is the zone for churches but a church can go in most any zone as long as it is approved by this board. Bobby Phillips stated I support a church there. I think the spirit of the zoning ordinance allows for things that would increase the quality of life or improvement such as a church, a school or a park. Under the conditional approval a church can be built. Mr. Phillips stated I would be against rezoning the property to anything other than residential. After discussion, Fred Denney made a motion to approve. Charlotte Hubbard seconded the motion. Upon vote on the motion, the following votes were recorded: Yeas: 6; Nays: 0; Abstained: 1. Chairman, Bill Newman announced the motion passed.

4. Public Hearing – Stacy Holmes/Church of the Highlands requesting a conditional use for a church off Leon Smith Parkway (Parcel # 21-08-34-0-001-005.000). Stacy Holmes stated the church will be built on 18 acres of the property and the drawings will need to be approved. There is a 60-foot buffer between the church and the neighborhood. Jim Justice asked if there would be a through way to Lori Lane. Bruce Adams with Church of the Highlands stated no and all access will come off Leon Smith Parkway. This is strictly to protect the neighbors. Any vegetation we will try to maintain. As for the lighting we use shields to not send out light pollution. Pole heights are not above 25 feet. The sign will be 8 feet long and 5 feet high out by the road. There will also be 2 signs on the building that will be backlit with a halo effect. Bobby Phillips stated I was curious about the lighting as well as the buffer which is above and beyond. Don't put a through road to Lori Lane, Apple Valley Road or Lindenwood Drive. We went through this in 2007 or 2008 and there was quite the uproar and it just begs to remain R-1. I think I speak for everyone, please do not rezone that property. Fred Denney asked if they had considered putting a fence between the property and the neighborhood. Mr. Adams stated no. We don't typically do that. Mrs. Justice stated that there is a lot of wildlife in that area and a fence would help them keep their plants for landscaping as well as keep the wildlife from entering Leon Smith Parkway. Mr. Adams stated it has taken their landscape architects a while to figure out what plants to plant to keep the wildlife from eating them. Lance Turner stated under conditional use it mentions the number of seats. Do you know how many seats and Mr. Adams stated 1,150 seats. Mr. Turner asked if that needs to be changed or addressed. Mr. Roberts stated it is under conditional uses. After discussion, Fred Denney made a motion to approve. Clyde Huckleba seconded the motion. Upon vote on the motion, the following votes were recorded: Yeas: 6; Nays: 0; Abstained: 1. Chairman, Bill Newman announced the motion passed.
5. Public Hearing – Sherry Williams requesting to rezone the property at 168 Wilson Willingham Road from Neighborhood Shopping Center (NSC) to Mobile Home (MH). Jerry Fish, Sherry Willingham's brother stated this is family land and Mrs. Williams' daughter is wanting to live on the property. She wants to have a new mobile home and for some strange reason the property is zoned commercial. We would like to get it back to residential. Mr. Fish stated there is a mobile park behind and in front of us. There is mobile home sales within 200 feet of us. Mr. Newman asked if the area was all mobile homes. Mr. Fish stated yes. Mr. Roberts stated her residence is in mobile home zoning. Mr. Fish stated we purchased the property from my uncle before he died to keep it in the family. Mrs. Hubbard asked how many acres the property is. Mr. Fish stated 8 acres. Mrs. Hubbard asked if it was their intent to put more mobile homes on the property and have a mobile home park. Mr. Fish stated no mobile home park. It will be strictly family. Mayor Craft asked if they could go before the Board of Adjustments. Mr. Roberts stated we have them on the agenda for next Monday but she wanted to go ahead and rezone it. Her daughter, I think just got out of school and is looking to put one next door to her mother. Her other children may or may not want to but it will be their property at some point. Each time they wanted to put one on the property they would have to go before the board and hope that it would go their way. If they do the rezoning, which it touches mobile home zoning now. Mayor Craft stated I was just thinking it was easier on them. The Council is not going to want a mobile home park there. Mr. Roberts stated they are on the agenda for Monday night. Mr. Newman asked if that was acceptable to them. After discussion, Charlotte Hubbard made a motion to table. Fred Denney seconded the motion. Upon vote on the motion, the following votes were recorded: Yeas: 6; Nays: 0; Abstained: 1. Chairman, Bill Newman announced the motion passed.

Mr. Newman asked for any other business. There was none.

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

Respectfully,

Secretary