

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, May 2, 2023, at 5:30 pm

Members Present:

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

Members Absent

- Mayor Alton Craft
- Jane Cunningham

Also, Present:

Mike Roberts, Chief Building Official

Visitors: Mark Everett, Chip Street, Ed Kelley, Phillip Haynes, Sherl Echols, Justin Stroup, Neil Bell, Chris Lindsey, Ken Grissom, Hunter Cain, Corey Gravette with the Oxford Police 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 April 4, 2023. Fred Denney 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 0. Chairman, Bill Newman announced the motion passed.
2. Public Hearing – Phillip Haynes and Debra Wesson requesting to zone for annexation the property at 915 McIntosh Road to Agriculture (AG). Phillip Haynes stated we have two pieces of property below this property that is already in the city, and we would like to bring this property in. After discussion, Clyde Huckleba made a motion to send to Council. Melissa Craven seconded the motion. Upon vote on the motion, the following votes were recorded: Yeas: 6; Nays: 0; Abstained: 0. Chairman, Bill Newman announced the motion passed.
3. Public Hearing – Clinton Ray/J & J Development/Jack Wilson Family Properties, LLC requesting to rezone the property off Sterling Point Lane and off US Highway 78 East from Central Business District (CBD) to Light Manufacturing (M-1). Clinton Ray stated the Alabama Department of Transportation (ALDOT) refused to give him an entrance off U.S. Highway 78 East and will not pursue purchasing the property from Jack Wilson Family Properties. Dr. Ray stated that he is still interested in moving forward with the other property. The entrance will come off Sterling Point Lane. After discussion, Fred Denney made a motion to approve and send to Council. Lance Turner seconded the motion. Upon vote on the motion, the following votes were recorded: Yeas: 6; Nays: 0; Abstained: 0. Chairman, Bill Newman announced the motion passed.
4. Public Hearing – Ken Grissom/Nine G LLC requesting to update an existing billboard off Spring Branch Drive and I-20. Ken Grissom stated currently on the property there is a five wooden pole billboard. My request is to update the billboard. Mr. Grissom stated Neil Bell will tell you more regarding the upgrades to the billboard. Charlotte Hubbard arrived to the meeting. Mr. Bell stated Mr. Grissom has the billboard in question and my company New South has a digital billboard across the interstate. What we are requesting to do is take down the existing billboard, rebuild as a monopole, and move the LED from north side to the south side. We would also dress up the sign, so it doesn't look like a billboard. Like we did over by Home Depot. Mr. Newman stated so a monopole and you are not moving it. Mr. Bell stated well we are moving it about 100 feet and he has future use

for that property. As it sits the billboard is in the middle of the property. Mr. Newman asked you are moving it 100 feet which way? Mr. Bell stated East. Mr. Grissom stated what we are doing is placing it in the corner of the property I own. Mr. Newman asked how close to the building will it be? Mr. Grissom stated there is a piece of a lot between their property and mine. Probably about 70 feet. Mr. Newman asked about the height of the sign. Mr. Bell stated the current height is probably close to 40 feet. I believe the current code is 40 or 25 feet above grade and we can live with that. Lance Turner stated you are taking the LED from the other billboard and putting it on this billboard. Are you putting a static on the other billboard? Mr. Bell stated they would be putting a regular vinyl board where the existing LED is now. Mike Roberts asked if this has been approved by ALDOT? Mr. Bell stated no, we have not taken this to ALDOT yet. I don't see any issues as there isn't another sign on that side of the road for a way. They require 500 feet between signs. Mr. Roberts stated we require 1,500 feet. 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: 7; Nays: 0; Abstained: 0. Chairman, Bill Newman announced the motion passed.

5. Public Hearing – Precise Properties LLC/Chris Lindsey requesting plan approval for a duplex at 1815 Cheaha Drive. Chris Lindsey stated I recently presented to rezone the property in order to build a duplex. The duplex I am wanting to build will be a two bedroom, two bath for each unit. It will be sort of a luxury style. The reason is with our experience on the property management side is that there is a demand for it. Mr. Lindsey stated there was recently a taekwondo building on the lot that has been since torn down and now it is vacant land. The picture is a picture of an existing duplex in Oxford which this one will look like but have a different colored brick. Mr. Newman asked what is the square feet? Mr. Lindsey stated 1700 and 850 apiece. Clyde Huckeba asked if Mr. Lindsey owns the land behind this property and if so, what is the plan for it. Mr. Lindsey stated I recently was able to get all of the tenants out, I've gotten everything re-keyed so I have access and will figure out what the next steps are. Lance Turner asked if he will eventually take them all out and build a structure there? Mr. Lindsey stated I would like to take out the mobile homes and do something else there. I will have to get with the city to see what you have an appetite for but the plan is to put something there that would bring in revenue and there is already infrastructure there. Mr. Roberts stated it is zoned PD (Planned Development) so as the mobile homes come out they cannot be replaced. Mr. Turner stated before there were some gentlemen here and we had some discussion about the area flooding. Is that still an issue? Charlotte Hubbard stated someone was supposed to go look at that. Mr. Roberts stated Rusty Gann, City Engineer did and I think Mr. Newman spoke with him. Mr. Newman stated I spoke with Mr. Gann today and I was told that they have done a lot of work on the ditch all the way up to the bridge and he thought it was a lot better. Any other work will be up to the property owner and as far as the city side as well as the right of way it is fixed. Sherl Echols and Justin Stroup stated that their concern is still the flooding that happens in the area. Mrs. Hubbard stated we are approving that he can build a duplex but my question is does Mr. Gann need to see the plan and approve it. Mr. Roberts stated if he moves any dirt then yes. Mr. Lindsey stated I will build them up and they will have a crawl space so it will not be sitting on a slab. Mr. Stroup stated he would still like more addressed concerning the flooding as there is no drainage pipe. Mr. Newman asked if the gentlemen would be okay if he has to have engineered plans for Mr. Gann to sign off on. Mr. Echols and Mr. Stroup stated yes. Mr. Lindsey stated I believe the problem is much bigger than what I want to do. Mr. Echols stated if a lot of dirt is brought in that will cause more issues. Mr. Lindsey stated I am not bringing a bunch of dirt in as my plan is to have a crawl space under the duplex. After discussion, Jake Pollard made a motion to table the request until Mr. Lindsey speaks with Rusty Gann, City Engineer. Charlotte Hubbard 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.
6. TABLED - Vamsi Mokkapati requesting approval for a short-term rental at 4307 McIntosh Road. Mr. Newman stated Mr. Mokkapati is not able to be here but we did receive an email from him. He has complied with all of the requirements. Fred Denney asked if Mr. Mokkapati has turned in everything he is required to. Mr. Roberts stated yes. After discussion, Fred Denney made a motion to send to Council. Charlotte Hubbard 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.
7. TABLED - Hunter Cain requesting approval for a short-term rental at 60 Park Street. Mr. Newman stated he has complied with all of the requirements. After discussion, Charlotte Hubbard made a motion to send to Council.

Fred Denney 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.

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

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

Respectfully,

Kristi Durham, Secretary