

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, October 3, 2023, at 5:30 pm

Members Present:

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

Members Absent

- Jake Pollard

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 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 5, 2023. Fred Denney made a motion to approve the minutes. Charlotte Hubbard seconded the motion. Upon vote on the motion, the following votes were recorded: Yeas: 6; Nays: 0; Abstained: 2. Chairman, Bill Newman announced the motion passed.
2. Public Hearing – Lydia Edwards requesting to rezone the property at 69 Colton Drive from Residential (R-1) to Agriculture (AG). Marc Webb stated that Lydia Edwards and I recently purchased the property from the Alabama Childrens Home. We have bees and would like to bring all of our bees to the property. I also have two chickens and would like to expand. No roosters, just hens. We also do not wish to have any cows, llamas or goats. Mr. Webb stated that the Baptist Service Center will hopefully be opening back up soon. After discussion, Charlotte Hubbard made a motion to approve and send to Council. Mayor Craft seconded the motion. Upon vote on the motion, the following votes were recorded: Yeas: 8; Nays: 0; Abstained: 0. Chairman, Bill Newman announced the motion passed.
3. Public Hearing –Gregory Day requesting to re-plot two parcels (Parcel # 21-05-22-0-003-028.013 and # 21-05-22-0-003-028.014) into one parcel off Larry Gardner Drive. Gregory Day stated I am the land surveyor for Dr. Jones. Dr. Jones is wishing to build a dentist office at this location, and we need the extra space for parking. We would like to eliminate the middle line between lots 6 and 7 to make one big lot. After discussion, Charlotte Hubbard made a motion to approve. Mayor Craft seconded the motion. Upon vote on the motion, the following votes were recorded: Yeas: 8; Nays: 0; Abstained: 0. Chairman, Bill Newman announced the motion passed.
4. Public Hearing – Hunter Graham and G3 Development LLC requesting to rezone the properties at 69 Reaves Drive and Parcel # 06-01-11-0-000-020.023 (off Reaves Drive and Alabama Highway 21) from Residential (R-1) to Garden Homes (GH). Ben Watson stated I am representing Mr. Graham and G3 Development. As you can see the lots across the back are 60-foot lots and McIntosh Trails has lots about the same size. We would like to make these the same size to keep it uniform. There are no public infrastructure improvements, and it would be utility cuts. The roads are there, we are just trying to get it rezoned and then we will do a final plat to draw the

lot lines. Mr. Watson stated there is an existing house on lot 13 and it would be a slightly larger lot to ensure the setbacks and other requirements of that existing structure need to be a legal lot. The intent is to build new houses. Mayor Craft asked if that was a pond on lot 12? Mr. Watson stated the reason lot 12 is where it sits is because of the 60-foot lot and the pond. The pond is there, and it would become their pond as well. That is why there is not another lot line is because it would include the pond. Mayor Craft asked if these houses would look like the houses above them? Mr. Watson stated that would be the general statement. Mayor Craft stated so these will not look like the ones on Circle Drive. What are those called? Mike Roberts stated those are townhouses. Mayor Craft asked if these would be townhomes? Mr. Roberts stated no. Mr. Newman asked what kind of square footage are you looking at for these. Todd Davis stated 1,568 square feet. Jane Cunningham asked what do you expect the selling price to be? Mr. Davis stated \$220,000 to \$240,000. Mr. Newman asked Mr. Davis if these would look like the smaller size houses in McIntosh Trails? Mr. Davis stated yes. Mr. Newman asked if they would be the same plan? Mr. Davis stated these would be more of a craftsman style but a nice garden home. Mr. Newman asked with 3 bedrooms. Mr. Davis stated yes. Clyde Huckleba stated remember we changed all of the setbacks from the street to the front of the house. Mr. Roberts stated we didn't go 50 feet, maybe 35 feet. We also widen the driveway. The setbacks for this one is 20 feet for the front yard. That would give you a 20 foot driveway if you did it by this and this is minimum. You can adjust this at this point. Mr. Huckleba stated we changed that in the zoning about a year ago. Mr. Roberts stated we did on Planned Development and I don't think we changed it in Garden Homes. Mrs. Hubbard stated this is the point where if we want it to change that it gets changed. Mayor Craft asked if these houses would look like the ones above it. Mr. Roberts stated I haven't seen a drawing of the houses. Ms. Cunningham stated most houses that have sold in the area this year are in the \$210,000 to \$215,000 range. Mr. Huckleba stated if you have a 28 foot house you may want a lot wider house and still keep your setbacks. Mr. Watson stated the lots on the house side are 175 feet deep. Mr. Davis stated Light Lane is 28-foot lots. Mr. Huckleba stated they are 50 to 60 feet lots. Mr. Roberts stated we adjusted it when Billy Pressley bought those lots on McCullars Lane. Mr. Newman asked how many lots. Mr. Watson stated best case is 16 lots with the existing ponds. Fred Denney asked how wide are lots 2-10? Mr. Watson stated 60 feet wide. Mr. Roberts asked will that give you 10 feet on each side. Mr. Watson stated closer to 15. Mr. Roberts stated the front setback is what I think you have to worry about. If you went at 30 you would have a 30 foot long driveway or longer due to the right-of-way. Mr. Watson stated we are not asking for any changes or anything that isn't allowed by code. Mr. Newman asked if the other houses were garden homes. Mr. Roberts stated they are not, it is Residential (R-1). Mr. Watson stated we are asking for the same lot that those should be. Those are supposed to be garden home lots but they are in R-1. Mr. Roberts asked if those were setback 30 feet and Mr. Watson stated it doesn't appear that way, more like 20 feet. Mayor Craft stated I went over the top of the hill today and there was someone parked on the side of the road. You have to drive off the road to get there. Mr. Denney stated that may not be a city street. Lance Turner asked if this was on city sewer. Mr. Watson stated yes. Mr. Denney asked if they would tie into the sewer. Mr. Davis stated yes. Mr. Newman asked if we needed to change that to 30 feet front setback? Mr. Huckleba stated all of the new subdivisions have 60-foot rights-of-way. I think in Planned Development we changed it to 30 or 35 feet. Mr. Newman stated we are concerned about having enough parking in the driveway. Mr. Roberts stated we did 25 feet from the lot line in Planned Development. Mayor Craft stated I would like to verify if it is a city street. Ms. Cunningham asked if we could postpone this, get a rendering of the houses and find out more information. Mayor Craft asked about if we have any fire hydrants on the street. Fire Chief Gary Sparks stated there are fire hydrants in the subdivision, but I don't know about Reaves Drive. Mayor Craft stated we need to know if this is a city street because if it is not how are those people going to come out without going through someone else's yard. Mr. Huckleba asked where he was talking about. Mayor Craft stated after you go over the hill. Mr. Huckleba stated go to the top of the hill, Todd owns the property on the right and after that it is actually a private drive from there to where the last house is. Where the road dead ends now is where the new subdivision will start. Mr. Watson stated they will turn right to access the new subdivision. Mr. Huckleba stated yes but those last 5 or 6 houses is off a private road. I think as those houses sold they were deeded access. Is that right Todd. Mr. Davis stated that is exactly right. Mr. Denney stated so we couldn't maintain the road. Mr. Watson stated for our section it is a public road. Mayor Craft stated the road is narrow and I am concerned about school buses being able to access it. I would like for Mike and City Engineer Rusty Gann to look at this. Mr. Denney asked about the stormwater. Mr. Watson stated we will address that when we do the final plat. Mrs. Hubbard stated so all you are asking us to do is change the zoning to Garden Homes. Mr. Watson stated yes, that is what we are asking. Mr. Newman stated you will still have to bring a plat to the board. Mr. Watson

stated we will bring a final plat but no road improvements. There should be no preliminary unless we have to add fire hydrants and then we will figure that out. Chief Sparks stated Mayor I am showing two fire hydrants on Reaves Drive. After discussion, Charlotte Hubbard made a motion to approve with a 25-foot setback and a 20 foot driveway. Clyde Huckeba seconded the motion. Mayor Craft stated when they come back we will have a rendering and we need to make sure what the road is. Upon vote on the motion, the following votes were recorded: Yeas: 6; Nays: 0; Abstained: 0. Chairman, Bill Newman announced the motion passed.

Mr. Newman stated this will go to Council for final approval. We will find out about the road, we will need a plat, the stormwater and the house plans with that.

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,

Kristi Durham, Secretary