

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 7, 2023, at 5:30 pm

**Members Present:**

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

**Members Absent**

- Lance Turner, Vice Chairman
- Jake Pollard

**Also, Present:**

Mike Roberts, Chief Building Official

**Visitors:** See sign in sheet, Gary Sparks with the Oxford Fire Department, Daniel Phipps 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 October 3, 2023. Mayor Craft made a motion to approve the minutes. 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.
2. Public Hearing –Steven Blohm requesting to zone for annexation the property at 1709 Samantha Drive to Residential (R-1). Steven Blohm stated to be annexed in the city instead of the county. Mr. Newman asked if they are touching the city limits and Mr. Blohm stated we are the only ones on the street not in. After discussion, Mayor Craft made a motion to approve and 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.
3. Public Hearing –Michael Roper requesting to zone for annexation the property at 711 County Line Road to Residential (R-1). After discussion, Clyde Huckleba made a motion to approve and 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.
4. Public Hearing – Charles Forbes requesting to zone for annexation the property at 1821 Airport Road to Residential (R-1). Charles Forbes stated I am requesting to be annexed. After discussion, Mayor Craft made a motion to approve and sent 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.
5. Public Hearing – George & Linda Hill requesting to zone for annexation the property at 3099 Apple Valley Lane to Residential (R-1). George Hill stated I am requesting annexation. I'm the last house on the street. After discussion, Clyde Huckleba made a motion to approve and sent to Council. 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.

6. Public Hearing – Timothy & Susan Harryman requesting to zone for annexation the property at 840 Oak Hill Road to Residential (R-1). Timothy Harryman stated requesting annexation. After discussion, Fred Denney made a motion to approve and sent to Council. Mayor Craft 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. Public Hearing – Nora Becerra and Gerardo Mancillas requesting to zone for annexation the property at 2114 Rose Avenue to Residential (R-1). Nora Becerra stated requesting to be annexed. After discussion, Fred Denney made a motion to approve and sent to Council. Mayor Craft 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.
8. Public Hearing – Vivan and Alvin Harris requesting to zone for annexation the property at 3119 Lindenwood Drive to Residential (R-1). Vivan Harris stated I am requesting to be annexed. After discussion, Melissa Craven made a motion to approve and sent to Council. Jane Cunningham 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.
9. Public Hearing – Alvia Moore requesting to zone for annexation the property at 2200 Peek Drive to Residential (R-1). Alvia Moore requesting to be annexed. After discussion, Mayor Craft made a motion to approve and sent 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.
10. Public Hearing – Dana Reid requesting to zone for annexation the property at 3115 Lindenwood Drive to Residential (R-1). Dana Reid requesting to be annexed. After discussion, Clyde Huckleba made a motion to approve and sent to Council. Mayor Craft 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.
11. Public Hearing – Meagen Jonathan Enterprises requesting to rezone the property at 81 Hamric Drive West from General Manufacturing (M-2) to General Business (GB). Glenn Ford stated this is the old House of a Thousand Frames building and we need it for office space. After discussion, Mayor Craft made a motion to approve and sent 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.
12. Public Hearing – Greg Hollon/Travis Skinner requesting to rezone the property at 202 Howle Road from General Business (GB) to Planned Development 4 (PD-4). Greg Hollon stated I am looking to purchase the piece of property at the corner of Barry Street and the vacant lot is zoned General Business. I would like to put duplexes on the property. Mike Roberts asked why did you choose PD-4? In the chart PD-4 gives you 10 units per acre and I understand that but it also states the amount of land designated for commercial use is 60%. Mr. Hollon stated we are looking at just a duplex. Mr. Roberts stated would you be willing for the board to consider PD-2 for you? Mr. Hollon stated if that would be better. After discussion, Fred Denney made a motion to approve and sent to Council as PD-2. Mr. Hollon stated we are in discussion to purchase. I would ask for you not to send it to Council but we wanted to know if you would consider rezoning it before purchasing. Mr. Newman asked if there are any objections to rezoning this for duplexes once it is purchased. It appears the board will be in favor.
13. Public Hearing – First Cahawba Bank seeking site plan approval for the use of financial services in Neighborhood Shopping Center (NSC) at 1022 Snow Street/103 Elizabeth Avenue. Scott James stated we are looking to purchase the property and part of our due diligence is to make sure the property is zoned correctly for the site plan approval. Bill Whitaker stated I am the architect helping on this location. This is a special use and we want to make sure we are approved for a special use before purchasing. Mr. Newman asked if they would tear the existing building down. Mr. James stated yes. Mr. Huckleba stated you are not asking for anything other than if

you purchase the property we will allow that use. Mr. James stated yes. It will be a First Cahawba Bank. Mr. Newman stated that would be an improvement. Any feedback for Mr. James. Mr. Denney stated I think it would be approved.

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

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

Respectfully,

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Kristi Durham, Secretary