

**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 2, 2024, at 5:30 pm

Members Present:

- Bill Newman, Chairman
- Mayor Alton Craft
- Melissa Craven
- Fred Denney
- Jake Pollard

Members Absent

- Lance Turner, Vice Chairman
- Charlotte Hubbard, Council Member
- Jane Cunningham
- Clyde Huckleba

Also, Present:

Visitors: See sign in sheet, Amanda Henry, Max Williams, Art Brown, Angela Roberts, 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 December 5, 2023. Jake Pollard made a motion to approve the minutes. Mayor Craft seconded the motion. Upon vote on the motion, the following votes were recorded: Yeas: 5; Nays: 0; Abstained 0. Chairman, Bill Newman announced the motion passed.
2. Public Hearing –Amanda Henry and Brandon Couch requesting to rezone the properties at 1907 and 1911 Golden Springs Road from Residential (R-1) to Central Business District (CBD). Amanda Henry stated that she is asking for both properties to be rezoned to commercial from residential. Mr. Newman asked what was the reason for rezoning? Ms. Henry stated the properties are being purchased and the purchasers would like to put a fueling station on the properties. To my knowledge the surrounding properties are already zoned commercial. Mike Roberts, Building Official stated that the properties along Leon Smith Parkway are already zoned Central Business District (CBD). I think there are plans for either housing or a retail development on a piece adjacent to these properties. After discussion, Fred Denney 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 5; Nays: 0; Abstained: 0. Chairman, Bill Newman announced the motion passed.
3. Public Hearing – Max Williams requesting site plan/water runoff approval for a car wash at 1440 US Highway 78 West. Max Williams stated we will be using the property to wash a few cars. Art Brown, owner of the property stated right now it is just an old house garage and right beside the Dollar General. Mr. Brown stated I want to be able to utilize the property to make a little revenue off of it. The water runoff will hardly be anything as it will be a hand wash for the time being. Mr. Roberts stated I did take this to Rusty Gann, City Engineer and he didn't see any issues with it as far as the water runoff goes. After discussion, Fred Denney made a motion to approve. Mayor Craft seconded the motion. Upon vote on the motion, the following votes were recorded: Yeas 5; Nays: 0; Abstained: 0. Chairman, Bill Newman announced the motion passed.
4. Public Hearing –Kanada Simmons requesting to rezone the property at 2191 Coldwater Road from General Business (GB) to Planned Development 2 (PD-2). Mr. Newman asked if Mr. Simmons was in attendance. Mr. Simmons was not in attendance. Mr. Newman asked if there was anyone here for the rezoning. There were

none. Mr. Newman stated I know there are a lot of people here for this, so what we will do if you would like to speak toward this, please stand and state your name. Please keep your comments brief. Robert Bussey stated I live about a block from this piece of property. The whole area is residential housing, single residential housing. The location they are talking about putting in two apartment complexes is a bad location on the street. There is Craft Road already there that is a danger to pull out and the next road used to be Self Road across the street that is right over the hill. Adding an apartment complex right there at Craft Road is a bigger danger and we like our single-family homes. There are no apartments in the area, we have the Forever Wild area and we do not need two apartment complexes. Karen Pitts stated I live on Pitts Drive and one concern we have is that Coldwater School is close to the area. There are already 420 students with 24 teachers and that is like 17 to 1 student teacher ratio. We all understand there is a need for affordable housing and this project just simply does not fit our area. While we were researching the City ordinance on page 6-7 states that the development may not adversely affect property in the vicinity and must be compatible with adjacent properties with regard to density, scale, character and use. Is this supposed to be Section 8? Mr. Newman stated we can't answer that question. Mayor Craft stated in my experience it doesn't matter what kind of apartments you get. The first generation seems to be okay, second generation and then by the time you get to the third generation. Ms. Pitts stated it could look like the Taj-Mahal but five years from now it is a dump. We know there needs to be affordable housing, but we live in a densely populated area and the character, the scale and there is nothing else commercial in the area. We don't want the safety factor, the traffic factor, the noise, the trash and rodents that could come from it. Ms. Pitts stated we do not want it. Mr. Newman asked why is it zoned General Business? Mr. Roberts stated it is General Business all the way down 202. They can get out off 202. Something I would like to bring up is where is the sewer. There is no sewer in that area. Mayor Craft stated the reason most of that got zoned that way is when East Alabama Regional Planning and Development Commission did the zoning after it was annexed in was if it touched a main road, they zoned it commercial. Mr. Roberts stated I think sewer may be available on Highway 78, but I wouldn't think that would be affordable to get sewer from Highway 78 to this property. Ms. Pitts stated our land is considered commercial property in the city limits. When our son went to build his house, he had to come to you to get it residential so he could be a house. Even though it is all residential we still don't want anything like it in our area. Mr. Newman stated we understand what you are saying, and we are sensitive to changing the zoning in residential areas anyway. Henry Mullinax stated I live about a mile from the project. You are the Planning Board and what I would like to see to even consider something like this before it is rezoned is plans of what the building looks like, egress and ingress, if they are coming out on 202, you have to have approval from the Alabama Department of Transportation. Mr. Newman stated we were supposed to have that tonight but there is no one here. Mr. Mullinax stated if it comes up again, I would want to know how many units they will have, where the parking is going to be, a runoff pond and the egress and ingress. If they don't have that then rezoning would be wrong. A resident stated if the person is not here who is wanting this done, that tells me they don't care enough about it to show up and talk about it. I don't want it there and I have small kids. Since you don't know who is going to live there, I worry about my kids. I don't think it is a good idea. Greg Stay stated we own 170 Self Road and 230 Self Road. My parents before they passed away owned 170 Self Road and ran a mobile home park there and have seen what that did to the community, elderly people up all night panicking. There is a lot of elderly people, single elderly people and I know what kind of impact something can have like drugs. You can get that anywhere, but I have experienced for 20 years of my life of my parents having it. Once we bought the property, we don't want this anymore as we have seen the effects it has on the neighbors and that is what this place will do. After discussion, Mayor Craft made a motion to not approve the rezoning. Melissa Craven seconded the motion. Upon vote on the motion, the following votes were recorded: Yeas 5; Nays: 0; Abstained: 0. Chairman, Bill Newman announced the motion passed.

Mr. Newman asked for any other business. There was none. Mr. Newman stated we appreciate you coming and voicing your opinion.

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

Respectfully,

Kristi Durham, Secretary