

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, September 2, 2025, at 5:30 pm

Members Present:

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

Members Absent

- Mayor Alton Craft
- Melissa Craven
- Jane Cunningham
- Fred Denney

Visitors: See sign in sheet, John Mizzell, Deanna McLeroy, Logan McLeroy, Dean Harwell, Tandy Cain, Bob Pittenger, Jaso Holsomback, Kyle Macoy with the Oxford Fire Department, Kristi Durham and Joey Stay with the Oxford Building Department

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 meeting of August 5, 2025. Charlotte Hubbard made a motion to approve the minutes. Lance Turner seconded the motion. Upon vote on the motion, the following votes were recorded: Yeas: 4 ; Nays: 0; Abstained 1. Chairman, Bill Newman announced the motion passed.
2. Public Hearing –Sam’s Properties LLC requesting a site plan approval for mini warehouses at 1611 Coleman Road. At this time, there was no one representing this request. Mr. Newman stated I am going to make an exception since you were late. Tandy Cain stated she was sorry she was late. Mr. Newman stated we had the power line issue, the building moved to the back, and the septic tank issue was resolved. Jake Pollard arrived at 5:47 pm. Kyle Macoy with the Oxford Fire Department stated we told them we wanted to fire hydrant on the southside of the drive and when I spoke with Mr. Nasser I was trying to get him to put it on the north side of the drive. From what I am being told is that Mr. Bailey with Bailey Engineering is stating he can’t put it there because it isn’t their property. That is the right-of-way at the road. To start with it was inside the fence and that would make it a private hydrant which would not help us at all from a fire standpoint as down the road is 7 mobile homes. The Fire Department said the City will take on the responsibility of the yearly fee to Anniston Water to maintain the hydrant and it would benefit a whole lot more people if it was on the right-of-way of the road. I think that is something I can get with him. Mr. Newman stated we can address that in our motion for the fire hydrant to be placed where the Fire Department wants it. Mr. Macoy stated it will save you some money by putting it there and I have the cost of the hydrant. Mrs. Cain stated he was unable to be here but said he has spoken with the Fire Department and if anyone has any questions for me to call him. Mr. Turner stated he will still have to come to us with a set of plans. Mr. Newman stated this is the site plan approval. Mr. Turner stated he can’t just start building with this can he? Ms. Durham stated no, he has to submit a set of plans for approval. Mr. Turner asked if he knows this. Ms. Durham stated yes, I spoke with him last week about that. After discussion, Charlotte Hubbard made a motion to approve the site plan with the stipulation that we move the fire hydrant to the location where our Fire Department says it needs to go, which is on the north side of the asphalt drive, the Coleman right-of-way. Lance 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 –Lamar Advertising//MUSA Properties requesting to replace the static billboard with a digital billboard at 2031 US Highway 78 East. Bob Pittenger with Lamar Advertising in Birmingham and we have a current digital sign at this address. We are wanting to put another digital sign on the other side to replace the current static billboard. Mr. Newman stated you have a digital on one side but what is on the other side. Mr. Pittenger stated there is a static billboard on the other side. Mr. Newman stated it is an existing board. Lance Turner asked if there will be two digital billboards. Mr. Pittenger stated yes. Clyde Huckleba asked if one billboard faces the parkway. Mr. Pittenger stated one faces south and the other faces north. Kristi Durham with the Building Department stated the City of Oxford normally does an agreement for a free advertisement on billboards and asked if Lamar would consider allotting one spot for that. Mr. Pittenger stated absolutely, we would be glad to give you a spot for advertisements of parades, etc. After discussion, Charlotte Hubbard made a motion to approve. Clyde Huckleba 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 –Dean Harwell/Deanna McLeroy requesting to rezone the property from Residential (R-1) to Mobile Home (MH) at 120 Annie Drive. Deanna McLeroy stated we recently purchased a mobile home and we thought it was in Talladega County area. We paid to have the land developed and even put a power pole on the land. We found out that it is in Talladega County but in the City of Oxford. We attended a Council meeting and was asked to attend this meeting to ask to have the property rezoned to mobile home. Everything on the road is mobile homes. Mr. Newman stated so you are surrounded by mobile homes. Mrs. McLeroy stated yes. Dean Harwell stated that two new mobile homes were placed across the road from his property but they are outside of the city. Charlotte Hubbard asked if 140 and 142 on the map were mobile homes. Mr. Newman asked if there is already a mobile home on the property. Mr. Harwell stated yes. Ms. Durham stated 140 from the top looks like a house. The property at 140 and 142 are not in the city as well as 146 and 146.002. Mr. Newman asked how 141 was brought into the city. Ms. Durham stated the property behind it was in. Mrs. Hubbard stated we as a board stated that we were not going to add anymore mobile homes to the city. Could they de-annex the property? Mrs. McLeroy stated we have applied for that as well but have been told that it is highly unlikely and it would take a long time. We have already purchased the mobile home and paid for everything. Mr. Huckleba asked if the mobile home on the property now would be going away. Mrs. McLeroy stated no. Mr. Huckleba asked where would the new mobile home be on the property, to the right of the existing mobile home. Mrs. McLeroy stated if you are coming to the property it would be just before you got to the existing mobile home. Mrs. Hubbard asked if this was a case for the Zoning Board of Adjustments. Ms. Durham stated she can go to their October meeting but she missed the deadline to get on the September agenda due to having to reschedule it due to the Labor Day holiday. Mr. Huckleba asked how hard would it be to remove the property from the city. Mrs. Hubbard stated our attorney always says no but we did de-annex some property in Dearmanville. Mr. Newman stated we like people being in the city. Mrs. Hubbard stated yes but going to the Board of Adjustments would be better than trying to rezone the property. Ms. Durham stated that the Board of Adjustments more than likely would deny the request based off what they have done in the past. Mrs. Hubbard asked Mr. Harwell how long the property has been in the city. Mr. Harwell stated he didn't know as he purchased the property from Connie Clapper in 2019. Ms. Durham stated the property was annexed in 1996. Mrs. McLeroy stated we have also spoken to the neighbors and they all say they have no issue with it being there. Mr. Harwell stated we talked about splitting the property into two pieces. Mr. Huckleba stated you might want to consider that and another thing is you are going to have to have a septic tank. For that you will have to have a perk test. Mrs. McLeroy stated that they have already done almost all of the work. Joey Stay with the Building Department stated I have spoken with the County and they do not have a record of it. Mrs. Hubbard asked this wouldn't be one of those properties that could have a different zoning. Ms. Durham stated this is the only zoning that I have that will allow for an additional mobile home on the property. Mr. Huckleba asked about Agriculture (AG). Ms. Durham stated AG will allow for Mr. Harwell to replace his mobile home but will not allow for an additional mobile home on the property. Mr. Newman stated we normally don't do this but I see they are surrounded by mobile homes and you can't see this off of Gunnells Lane. There is already a mobile home on the property and for that reason I don't have a problem with it. After discussion, Charlotte Hubbard made a motion to recommend rezoning the property to the City Council. Clyde Huckleba 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.

5. Public Hearing –John Mizzell requesting to rezone the property from General Business (GB) to Residential (R-1) at 202 Digby Road. John Mizzell stated I am 100 percent a disabled veteran. This was my in-laws house and when they passed away I bought out their other kids. I went for a home equity loan and Veteran’s Affairs (VA) said sorry, we don’t lend on commercial property. This was the first I knew it was zoned commercial. I don’t know when, who or why it was ever rezoned to General Business because the house was built in 1950 and has always been residential. Mr. Huckeba stated we have gone through this several times. After discussion, Clyde Huckeba made a motion to recommend rezoning the property to the City Council. Charlotte Hubbard 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 went back to item #2 as Tandy Cain arrived at 5:36 pm.

Mr. Newman called for any old business.

There being no further business, Mrs. Hubbard made a motion to adjourn the meeting. Mrs. Craven seconded the motion.

Respectfully,

Kristi Durham, Secretary