

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 4, 2025, at 5:30 pm

**Members Present:**

- Mayor Alton Craft
- Bill Newman, Chairman
- Lance Turner, Vice Chairman
- Charlotte Hubbard, Council Member
- Clyde Huckeba
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**Members Absent**

- Melissa Craven
- Jane Cunningham
- Fred Denney
- Jake Pollard

**Visitors:** See sign in sheet, Chris Thacker, Chad Pearson, Gary Montgomery, Cooper Montgomery, Russell Ware, Bill Whitaker, Adam Morris, Jake Durham, Nathan Jordan, Deputy Chief Daniel Phipps with the Oxford Police 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 October 7, 2025. Mayor Craft made a motion to approve the minutes. Lance Turner 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 – Greg Brown requesting to zone for annexation the property off AL Hwy 21 to Institutional (INST) to include 13 parcels. Mr. Newman stated we will look at items 2, 3 and 4 together. This is the old BR Williams Trucking Company from what I understand. Jake Durham stated he was representing Mr. Brown. I think the property is wanting to align with CREATE. Nothing short term as I believe this is a long term deal. Lance Turner asked if they are going to close the trucking company. Mr. Durham stated from what I understand the trucking company has already been sold and Mr. Brown doesn't have any affiliation to the trucking company. As far as any other agreements, I am not aware of those. Mayor Craft stated Institutional is for schools. Kristi Durham with the Building Department stated there are low, medium and high levels of Institutional. Based on what Mr. Durham has told me what they are wanting to do that was the only zoning that really fit. Mr. Newman stated I understand they are wanting to put an aviation school for CREATE to participate in as well as Jacksonville State University (JSU). Hopefully, with the aviation interests we can finally do something with the airport. Mr. Durham stated these are separate long term projects are strategic to East Alabama. Anything that is currently taking place on the property is not going to affect this. This is not a short term project. Clyde Huckeba asked if the items that are on the property now will be removed. Mr. Durham stated that is not Mr. Brown's and that is another conversation. It will not affect the current operation. After discussion, Lance Turner made a motion to approve and send to the 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 –Greg Brown requesting to zone for annexation the property at 2320 AL Hwy 21 to Institutional (INST) to also include 5 additional parcels. After discussion, Charlotte Hubbard made a motion to approve and send to the 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.

4. Public Hearing –Greg Brown requesting to zone for annexation the property at 2339 AL Hwy 21 to Institutional (INST) to also include 1 additional parcel. After discussion, Clyde Huckeba 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 5; Nays: 0; Abstained: 0. Chairman, Bill Newman announced the motion passed.
  
5. Public Hearing – Cooper Hyundai is requesting a site plan approval at 1804 US Hwy 78 E. After discussion, Charlotte Hubbard made a motion to approve. Bill Whitaker stated the previous use was a car dealership. Cooper has decided to create a substantial private investment to bring this up to current Hyundai standard. They will be doing a significant addition to the back of the property. It will definitely enhance the US Highway 78 corridor. We are seeking approval on the site plan. We are still working on the landscape package. Mayor Craft asked if they would be tearing down the existing building. Mr. Whitaker stated no but we will be modifying it and adding a shop at the back of the property. Mayor Craft stated several years ago someone was trying to purchase the property but it was not structurally sound. Have you taken care of that? Mr. Whitaker stated yes, we have taken care of that. Charlotte Hubbard asked what the variances were? Mr. Whitaker stated we are going to combine those lots into one lot. Once that is done, half of the lot will be in one zone with the other half in a different zone asking for major vehicle repair. We have discussed rezoning the property. Clyde Huckeba stated I believe they are having the property surveyed to be able to combine the property. 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 5; Nays: 0; Abstained: 0. Chairman, Bill Newman announced the motion passed.

Russ Ware with The Capstone Group requesting feedback for a convenience store on AL Hwy 202. Mr. Ware stated the last time I was here you asked for us to do some studies to see where the water table is and things like that because we had underground storage tanks. What my client would like to do is instead of putting the storage tanks underground is to put them above ground and keep them contained in an area so if a spill were to happen the containment holds 125 percent. We are asking if we can do that instead of doing all of the studies. The studies would be really expensive and my client would really like to do this project. I just wanted to get some feedback from you before we come back and present this to you. Your city engineer was okay with us doing the above ground tanks. Mr. Newman stated he is asking for us to give him feedback on an above ground tank. I did speak with Rusty Gann, City Engineer and he said he was okay with it but it is going to be subject to the Alabama Department of Environmental Management (ADEM). They would have to meet all of the ADEM requirements, and it would be under ADEM's jurisdiction. Mayor Craft asked where is this at again. Mr. Ware stated Self Road and Highway 202. Mr. Huckeba stated he has come a couple of times and we have had some people come to speak against this. Mrs. Hubbard stated those tanks are ugly above ground and that is in that area where we dealt with Monsanto who put who knows what into the ground. I would not be in favor but that is just me. Mr. Ware asked what if we had some kind of screening around the tanks where you couldn't see it. Lance Turner stated the pump station is south of this property. Mrs. Hubbard stated there are going to be leaks and spills. Mr. Ware stated the containment feature will hold that. It would be in a containment area, so if it were to get out it couldn't get out of the containment area. Mayor Craft asked if the property is already zoned for this. Kristi Durham, Building Department stated yes. Mr. Turner asked if the Alabama Department of Transportation gave you permission to come off Highway 202. Mr. Ware stated yes. We still have to get the permit through them, but they are okay with it. We will have to put in a right deceleration lane and a right acceleration lane coming out of the property. Mr. Newman asked if there is another convenience store in the area that has above ground tanks. Mr. Ware stated I don't know but I can research it and see. Mr. Turner stated years ago Young Oil had them but I honestly thought they were outlawed. Mayor Craft stated we have them back behind the building here and Mrs. Hubbard is correct. They are very big and stick out. Mrs. Hubbard stated it isn't just the state, it is federal Environmental Protection Agency (EPA). Mr. Ware stated we will be glad to work with you and the city on what you want there as far as screening. Mrs. Hubbard asked if he has spoken with the Fire Department as something she was reading made the suggestion to speak with the local fire department as they may have certain local regulations. Mr. Huckeba stated I am more worried about the above ground than I am the below ground. Someone could potentially shoot the tank with a high-powered rifle and pierce the tank. I am not saying that would happen, but it could. I don't know how the system you are talking about holds that in. Are they lined or have some kind of plastic material that would hold that in. Mr. Ware stated they are steel or concrete and would have a spicket that would be locked that someone would come vacuum out. Mr. Newman asked what is the price difference between an above ground and below ground tank. Mr. Ware stated I think it is cheaper for below ground but what we are concerned about is the cost

to do the drilling to try to determine that, I think could be really high. Mrs. Hubbard asked are they safe during a tornado. Mr. Huckeba stated I would think it would be bolted down. Mr. Ware stated it will have a cover over it as well. Mrs. Hubbard asked if we can find out if there are any in Oxford. Mayor Craft stated we can find out from the Police Department or the Fire Department as I am sure they have to check these out. Mr. Newman stated I don't know what to say but get on the agenda for next month and it will be helpful to find out where some are at. Mr. Ware stated I will have something to you for you to look at.

Mr. Newman called for any old business.

There being no further business, Mayor Craft made a motion to adjourn the meeting. Clyde Huckeba seconded the motion.

Respectfully,

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Kristi Durham, Secretary