

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, December 2, 2025, at 5:30 pm

Members Present:

- Mayor Alton Craft
- Bill Newman, Chairman
- Lance Turner, Vice Chairman
- Melissa Craven
- Jane Cunningham

Members Absent

- Charlotte Hubbard, Council Member
- Clyde Huckeba
- Fred Denney
- Jake Pollard

Visitors: See sign in sheet, Ben Watson, Russ Ware, Chief Gary Sparks and Kyle Macoy with the Oxford Fire Department, 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 November 4, 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: 4; Nays: 0; Abstained 1. Chairman, Bill Newman announced the motion passed.
2. Public Hearing –Thomas Fowlkes/Todd Davis requesting to rezone the property at parcel # 06-01-11-0-000-020.001 off Alabama Highway 21 from Residential (R-1) to Garden Homes (GH). Ben Watson with Live Oak Engineering stated he is representing Mr. Fowlkes and Mr. Davis on this request. You may remember about 3 months ago I was here requesting for Mrs. Benefield’s property to be rezoned and it did get rezoned. Todd Davis now has control of the lot in the middle between Reaves Drive and Mrs. Benefield’s property. He would like to rezone this for garden homes as well. This will allow him to make one big subdivision than having two smaller subdivisions. This will have 60-foot lots and we will not be asking for any special requirements. Unfortunately, we do not have the property where the house is sitting off Alabama Highway 21. A resident asked will this affect the property in McIntosh Trails. Mr. Newman stated this is only Mr. Davis’s property. The neighbor asked if there was a plan that he could see. Mr. Watson stated yes, it is schematic in nature. The neighbor stated so Mr. Davis is not connected with McIntosh Trails and this is a separate neighborhood. Mr. Watson stated yes. The neighbor asked if this will also be a separate homeowner’s association. Mr. Watson stated yes. Mr. Davis is not a tract builder and someone else will come in to build the houses. The resident stated so that doesn’t mean that Lennar Homes couldn’t come back. Mr. Watson stated correct, I am not excluding Lennar. Mr. Newman asked how many lots will be in the subdivision. Mr. Watson stated 36 lots. Mayor Craft asked Fire Chief Gary Sparks if the roads will be wide enough for the fire trucks to turn around. Chief Sparks stated we looked at and there was some talk about a second entrance off Alabama Highway 21. Mr. Watson stated we would prefer an entrance of Alabama Highway 21; however the Alabama Department of Transportation (ALDOT) will tell you if you have access off a city street, you use the city street and not the state road. Therefore, you as a city need to pull your magic to get ALDOT to allow us to connect to Alabama Highway 21 and not only to Reaves Drive. Mayor Craft asked are you coming off Reaves Drive? Mr. Watson stated originally Mr. Davis had 13 lots on the south side of Reaves Drive. The plan is to take one of those lots and tie into Reaves Drive. In speaking with Chief Sparks that then puts over 100 houses on Reaves Drive and all parties involved would like to have an entrance off Alabama Highway 21. Chief Sparks stated we met on this with the committee, that was a concern and the other concern was looping the water. If you dead end a line you are

going to lose pressure, so they were trying to figure out a way to loop it. Mr. Watson stated I have not received any feedback on that. The sewer pump station may have to have some modifications because that pump station was not designed for 46 to 48 new houses. The 12 that are over there they said will function but adding another 36 may require upgrades to the pump station. I would rather upgrade the pump station instead of build a pump station for 36 houses. Mayor Craft asked about parking. Chief Sparks stated as far as I know the setbacks. Kristi Durham with the Oxford Building Department stated he meets the setbacks. Mayor Craft stated I know we changed the driveways. They can't park and not allow the fire truck to get to where it needs to go. The neighbor stated you are talking about these lots on Reaves Drive parking on Reaves and no one can get by. Mr. Watson stated we have put the front setback further back so you can park 4 cars, 2 wide and stack 2. You can get 4 cars on the driveway. Jane Cunningham asked would the city be responsible for the upgrades or would you. Mr. Watson stated we would be responsible. Ms. Durham stated Rusty Gann, City Engineer was in agreement with wanting an entrance off Alabama Highway 21. Mayor Craft stated we will talk to ALDOT. Chief Sparks asked if Reaves Drive is a city street. Mayor Craft stated he did not know. Mr. Watson stated the other thing we have shown as well that we will do regardless of how it turns out, if only one cul-de-sac stays we will stick the mailbox cluster on it, we will have 4 parking spaces at the mailbox cluster for people to park to get their mail. The neighbor asked does it affect us staying residential (R-1) and them being garden homes. Ms. Durham stated they will have a smaller lot size. Mr. Watson stated we are matching the lots to what is in McIntosh Trails. It is simply a zoning classification. Ms. Durham stated the subdivision that is on the right as you proceed down Reaves Drive is what they are calling McIntosh Trails but it is actually the Meadows at McIntosh. That property is actually Planned Development, which is what a lot of our subdivisions are going to now. Planned Development allows for a certain number of houses per acre and garden homes does not. After discussion, Mayor Craft made a motion to approve and send to the Council. 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.

3. Public Hearing –Russ Ware/The Capstone Group requesting a site plan approval for a convenience store at 278 Self Road. Mr. Ware stated I am back again to try to get approval for a site plan for a convenience store. We have made some revisions since we were here last. Instead of underground tanks we have decided to install a couple of above ground tank that will have a concrete containment around those tanks. We will also have some landscaping and a fence around the tanks. We will also have a gravel turn around near the tanks. There will be no entrance off Self Road. Kyle Macoy asked if the tanks will meet what is in the fire code. Mr. Ware stated yes, they will be double wall tanks. Mr. Newman asked what size the tanks will be. Mr. Ware stated there will be 2 10,000 gallon tanks and 1 6,000-gallon tank. Mr. Newman asked if they will have diesel. Mr. Ware stated yes. Ms. Cunningham stated I don't like that and I can see many things going wrong. Robert Bussey stated I live 3 or 4 blocks from this location. There were concerns with the underground tanks but also concerns about moving the ground in that area because of the spring. Off Alabama Highway 202 you have a pumping station and residences to the end of the city limits. If you turn left onto Alabama Highway 202 you have commercial and 2 churches to the end of the city limits. There is a big 16-acre lot there that would be perfect for a service station. As a resident of that area we are hearing all kinds of things that might be in this store, like selling alcohol, vapes and we don't want this in our neighborhood. We like our neighborhood and for the most part most of it is residential. We would like to keep it that way. There is a concern about what it might do to the water not just for Oxford but for Calhoun County. Brian Nicholson of 1910 Coldwater Road stated I gave each of you a copy of a synopsis of a report and if you will flip over to page 12 and it will show you there is an area that is highly susceptible to contamination. Anything south of that is in the clear. They can do all they can but I have worked at a gas station before and I have seen build up and what happens after the rain. We are opposed to this. Karen Pitts asked if they will have to have sewer lines ran and most people in our area have septic tanks. Mr. Ware stated we have gotten the approval for a septic system by the health department. I also got with Ed Turner with Anniston Water, and he is also looking into this. Mr. Nicholson asked with diesel, there are they intending on this being a truck stop. Mr. Ware stated no sir. Greg Stay asked if they produced the independent water study Ms. Hubbard asked for. Mr. Newman stated not to my knowledge. Mr. Ware stated the cost to do that was more than my client was willing to pay and that is why we agreed upon the above ground tanks. We are not aware of any spring on the property. Ms. Cunningham stated it is also stated in the minutes. I am just not comfortable with this it is too valuable of a resource. After discussion, Jane Cunningham made a motion to deny until more information is available regarding the spring. 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. Mr. Ware asked is there anything you will allow us to do there? When my client purchased this property, it is zoned correctly. Mr. Newman stated it is zoned correctly. Anything that wouldn't contaminate the water. The concern is the fuel and it being that close to Coldwater Spring. You can look at General Business and what is allowed there.

Mr. Newman called for any old business.

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

Respectfully,

Kristi Durham, Secretary