

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, October 7, 2025, at 5:30 pm

Members Present:

- Mayor Alton Craft
- Bill Newman, Chairman
- Lance Turner, Vice Chairman
- Jane Cunningham
- Clyde Huckeba
- Jake Pollard

Members Absent

- Melissa Craven
- Fred Denney
- Charlotte Hubbard, Council Member

Visitors: See sign in sheet, Jerry South, Ricky Patel, Jonathan Jones, Alexandra Jones, Chinmayee Mokkaapati, Martinez Hall, Tahish Hall, Nathan Jordan, 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 September 2, 2025. Lance Turner made a motion to approve the minutes. Clyde Huckeba seconded the motion. Upon vote on the motion, the following votes were recorded: Yeas: 5; Nays: 0; Abstained 1. Chairman, Bill Newman announced the motion passed.
2. Public Hearing –Martinez Hall requesting to rezone the property from General Manufacturing (M-2) to General Business (GB) at 1335 Butler Street. Martinez Hall stated we would like to turn the factory into a screen-printing business. Mr. Newman stated this is the old System By Design building. You are wanting to sell out of the building, correct? Mr. Hall stated yes. Clyde Huckeba stated it doesn't fit general manufacturing. After discussion, Mayor Craft made a motion to approve and send to the Council. Jake Pollard 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 –Jerry South requesting a site plan approval for a convenience store at Parcel # 21-08-34-0-001-002.010 off Leon Smith Parkway. Jerry South stated you should have a copy of the site plan for a convenience store and a landscape plan that shows the buffers. This is where Stacy Holmes has been grading and preparing the site across from Choccolocco Park and Boiling Springs Road. Jane Cunningham stated it says a drive thru but is the drive thru on the convenience store or retail center. Mr. South stated retail center. Mrs. Cunningham asked what kind of drive thru? Mr. South stated we are looking at hamburgers. Mr. Newman asked where the access would come from, Boiling Springs Road? Mr. South stated yes. Kyle Macoy with the Oxford Fire Department asked Mr. South about the fire hydrants not showing on the site plan. Mr. South stated we know we have two hydrants to add. Mr. Newman asked if a drainage plan has been done yet? Mr. South stated behind the convenience store there is a retention pond, there is a master retention pond that will take care of the entire development. Mr. Newman stated we had some residents come to a meeting stating that they were getting flooded. Mr. Huckeba stated I thought that Mr. Holmes was putting in a big enough retention pond in to handle all of his properties. Mr. South stated I have seen some pictures and from what I can tell the water backing up to Choccolocco gets up high enough that it backs up into this property. The retention pond is big enough for all of these properties. Mr. Huckeba asked how many pumps would the convenience store have? Mr. South stated 4 or 5. After discussion, Clyde Huckeba made a motion to approve. Mayor Craft 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.

4. Public Hearing –Jerry South requesting a site plan approval for a retail center with a food drive thru at Parcel # 21-08-34-0-001-002.010 off Leon Smith Parkway. Mr. Newman stated it looks like you will have 4 sections in the retail center. Mr. South stated yes. Mr. Newman stated you mentioned a hamburger place. Mr. South stated the hamburger place would be to the south of the building. We are also looking at salon, a gift shop, your typical retail, clothing. After discussion, Mayor Craft made a motion to recommend rezoning the property to the City Council. Clyde Huckeba 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.
5. Jonathan Jones requesting approval for a short term rental at 700 Hale Street. Jonathan Jones stated I recently purchased the property and remodeled it. I think it would be a great asset to the community. Mayor Craft asked Kristi Durham, with the Building Department if Mr. Jones has met all the requirements for the Airbnb. Ms. Durham stated yes. After discussion, Jane Cunningham made a motion to approve. Lance Turner 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.
6. Chinmayee Mokkalpati requesting approval for a short term rental at 2820 McIntosh Road. Chinmayee Mokkalpati stated we recently remodeled the home and we wanted to preserve the home. It will be helpful for people traveling. Mayor Craft asked Ms. Durham if Mrs. Mokkalpati met all the requirements for an Airbnb. Ms. Durham stated yes. Mr. Huckeba stated that is a large piece of property, does it just have the one home on it? Joey Stay, with the Building Department stated the property is 13 acres and has a garage behind the home. It is right beside Antioch Baptist Church. After discussion, Mayor Craft made a motion to approve. Jake Pollard 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.

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,

Kristi Durham, Secretary