

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 1, 2024, at 5:30 pm

**Members Present:**

- Mayor Alton Craft
- Bill Newman, Chairman
- Lance Turner, Vice Chairman
- Charlotte Hubbard, Council Member
- Melissa Craven
- Fred Denney
- Clyde Huckleba

**Members Absent**

- Jane Cunningham
- Jake Pollard

**Visitors:** See sign in sheet, Gary Sparks with the Oxford Fire Department, Lexi Smith, 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 meeting of September 3, 2024. Lance Turner 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: 2. Chairman, Bill Newman announced the motion passed.
2. Public Hearing –O’Reilly Auto Parts requesting a site plan approval for a new store at Parcel # 22-09-32-0-001-050.016 (next to 5065 US Highway 78 West). Bailey Rothmann and Caroline McCarty stated they would be representing O’Reilly Auto Parts. 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 7; Nays: 0; Abstained: 0. Vice Chairman, Lance Turner announced the motion passed.
3. Public Hearing –Chris Bobo/Family Savings Credit Union requesting a site plan approval with a potential drive thru at 162 Industrial Drive Extension. Chris Bobo stated that he was representing Family Savings Credit Union. This is the former Bob Cat building which is 8,560 square feet. They did not have a drive thru at their last location. There is plenty of room between this building and the Store Smart building. After discussion, Charlotte Hubbard made a motion to approve. Fred Denney seconded the motion. Upon vote on the motion, the following votes were recorded: Yeas 7; Nays: 0; Abstained: 0. Vice Chairman, Lance Turner announced the motion passed.
4. Public Hearing – Gerald Grizzard requesting to rezone the property at 214 Old Hwy 202 from Residential (R-1) to Residential 2 (R-2). Gerald Grizzard stated that he was unaware of there being different zones for residential property. Mr. Grizzard stated that Residential 1 (R-1) requires 100-foot lots. My plan is to build 5 houses total with 4 on the existing 2.46 acres if I can have 75 foot lots. Mr. Grizzard stated that 75 foot lots are only allowed in Residential 2 (R-2). The houses will be 1,300 square feet with 3 bedrooms and 2 bathrooms. The lots will actually be about 80 feet. Charlotte Hubbard asked if the access to the houses will be off Old Hwy 202. Mr. Grizzard stated yes. Mrs. Hubbard stated if it stays R-1 you can only build 3 houses, correct? Mr. Grizzard stated yes. A resident asked if the homes will be rentals or if he would be selling them. Mr. Grizzard stated they will be single family house and I plan to sell them. After discussion, Fred Denney 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 7; Nays: 0; Abstained: 0. Vice Chairman, Lance Turner announced the motion passed.

5. Public Hearing – Gerald Grizzard requesting a subdivision plat approval. This item was removed from the agenda at the meeting due to Mr. Grizzard’s plat not being ready.
6. Public Hearing – Craig Roysden requesting a site plan approval for a septic business at 2200 Bynum Blvd. Natasha Roysden stated she was representing Craig Roysden. Mrs. Roysden stated that her husband was looking for somewhere to have his septic business and a place to keep his equipment. Gary Sparks asked if the trucks will be empty while be left on the property. Mrs. Roysden stated that it would only be tractors and his work truck. He always empties the trucks before he comes back. After discussion, Mayor Craft made a motion to approve. Clyde Huckeba seconded the motion. Upon vote on the motion, the following votes were recorded: Yeas 7; Nays: 0; Abstained: 0. Vice Chairman, Lance Turner announced the motion passed.
7. Public Hearing – Dan Kmiecik requesting a site plan approval for a new 85,000 square foot building at Parcel # 24-02-10-0-000-002.001 (Calhoun County Economic Development Council property off McIntosh Road). Dan Kmiecik stated that he is representing a confidential client and can’t say who it is. The building will be 85,000 square feet. The property is zoned General Manufacturing (M-2). Mr. Kmiecik stated that they will not be asking for any variances and everything will be to code. It will be a nice building and it will not be anything out of the ordinary. They will be using 19 ½ acres. Mr. Denney asked if they were buying everything on the left. Chief Sparks stated it would be at the end of the stone in the cul-e-sac. After discussion, Charlotte Hubbard 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 7; Nays: 0; Abstained: 0. Vice Chairman, Lance Turner announced the motion passed.

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

Respectfully,

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Kristi Durham, Secretary