

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 5, 2024, at 5:30 pm

Members Present:

- Mayor Alton Craft
- Bill Newman, Chairman
- Charlotte Hubbard, Council Member
- Melissa Craven
- Fred Denney
- Jake Pollard

Members Absent

- Lance Turner, Vice Chairman
- Jane Cunningham
- Clyde Huckeba

Visitors: See sign in sheet, Jimmy Miller, 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 October 1, 2024. Charlotte Hubbard made a motion to approve the minutes. 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.
2. Public Hearing – Jimmy Miller requesting to rezone the property at 56 Freedom Lane USA Drive from General Manufacturing (M-2) to Planned Development 3 (PD-3). Mr. Miller stated I would like to build some duplexes and target those who are 55 years old and older. Mr. Newman asked how many duplexes are you wanting to build? Mr. Miller stated probably 21 to 22 units but 10 or 11 buildings. There is a common ditch that runs between my property and the property owned by the Calhoun County Economic Development Council. My property gets narrower because the ditch is at an angle. Mr. Newman asked if he has a site plan or drawing? Mr. Miller stated yes. Mr. Newman asked is it straight into the cul-de-sac? Mr. Miller stated yes. Mr. Newman asked how many square feet will they be? Mr. Miller stated I believe 1,040 square feet. Charlotte Hubbard asked if you would enter off Pace Street? Mr. Miller stated yes. Craig Wyatt stated I have a piece of property that adjoins Mr. Miller's property. I would like to know how far from my piece of property are these units going to be? Mr. Miller asked from the railroad tracks? Mr. Wyatt stated yes. Mr. Miller stated it will be 600 to 700 feet from him. Mr. Wyatt asked if that was a flood zone? Mr. Miller stated no. Mr. Wyatt asked if Mr. Miller is going to allow Section 8 housing? Mr. Miller stated there would be no low-income housing. I plan on owning these and when we get ready to downsize, we plan on moving in one ourselves. Mr. Wyatt asked if pets will be allowed there? Mr. Miller stated we will have to have a pet policy. Mr. Wyatt asked if this was the highest and best use for the property? Mr. Miller stated I do. Mr. Wyatt asked how will this help with the congestion on Pace Street? Mr. Miller stated I have been at that location for 23 years. The only problem I have seen is away from me. I have never seen an accident. Mr. Wyatt stated I see people run the stop sign every day. Mr. Miller stated people run stop signs all over town. Dorothy Faughn stated there is an increase in traffic already due to the cheerleading addition to the manufacturing up the street as well as those who are cutting through on Butler Street. This will make it even worse. Mr. Wyatt stated also the entrance to the Dollar General is adding to it. Is the city going to do anything about fixing those roads. Mayor Craft stated we will look at it. Michael Barker asked about putting a red light at Pace Street. Mayor Craft stated there is only so much I can do with Butler Street because the railroad will not let us. It is because of how the road goes. If we get close to Hillyer Robinson the railroad shuts us down. Where you are at, I think I can do something about it. I will have the engineer look at it first thing tomorrow. I will get them to do a study on a red light. The state controls the red light on

Highway 78 and they will not allow us to have a red light to close to that. This is the same issue we have had at Blue Pond forever. I understand what you are talking about with Dollar General. Allie Mitchell with Cheaha Cheer and Tumble. I am part of the traffic issue, my biggest concern is piggy backing off what Mr. Wyatt said in regards to the population living there. Our concern is the safety of our coaches and athletes. As you know we have students from 18 months to 18 years old as well as young college students in and out working. If this development starts out as 55 and older, how easily would it be changed to something to potentially be a threat to our students. Mr. Miller stated Mr. Wyatt asked if that was the best use of the property, it is the least use of the amount of people driving there. I have a set of plans that was approved when I was on the Planning Board several years ago, that I can build 17 commercial buildings there. If I were to build 17 commercial buildings there, it would put a lot more people in the area. This will be a lot less people. Mr. Wyatt stated how can we get assurance that Section 8 vouchers will not be allowed to be used. Mr. Miller asked if he was talking about HUD and Mr. Wyatt stated yes. I am not going to have it and will sign whatever. I am not building to sell. Mr. Wyatt stated I am concerned that the wrong people get into this apartment complex and they come across the railroad tracks. I will not feel as safely due to them trying to get a controlled substance from my business. Mr. Miller stated if I am putting my money in it then I will not put people in there to tear things up especially if I plan on living there when I am ready to downsize. Mr. Wyatt asked what about when we get older and things change. Mr. Miller stated I can't say what will happen in 30 years. As long as I am alive there will not be any Section 8 housing but I can't tell you what will happen in 30 or 40 years. My intentions are to pass this along to my kids and I don't plan on selling it. Mr. Denney asked if Mr. Miller planned on building all of the duplexes at one time. Mr. Miller stated no, I want to build them in phases. I will probably build two buildings at a time. Mr. Denney asked if there will be any garages or carports. Mr. Miller stated I will build a parking pad in the front. Mr. Wyatt asked if the city would come in there and pick up the trash. Mr. Miller stated the city should come in there and pick up the trash. If you look in between the units there is a screen where they will put the trash and then move them out to the street. Mr. Wyatt stated there are people who come across Mr. Miller's property, jump the railroad track and come onto his property. I don't know where they are coming from. Mr. Miller stated they are coming from Anniston off the mountain. If you go and look by Haverty's parking lot it looks like there is some camping next to it. Mrs. Hubbard stated when the cheerleading place was starting to build, there were people who were concerned about traffic even though there is that industrial building close to your property and since you moved in I don't think it has been a problem. Mrs. Mitchell stated my concern is we have moms and babies at our facility, the reason we built there was because it was a safe area. We were on Sentinel Drive and we needed more room. There were other locations that we didn't consider due to where they were and questionable activities. It is nice that we are in a safe area with minimal concerns and we would like for it stay this way. Mr. Miller stated for the last 18 or 19 years I walk up and down Pace Street around 3:30 am and have never seen a problem. A resident stated his mother lives at 124 Pace Street and ever since Mr. Miller built the foundation up, they were told the sewage would be adequate and would not back up but it has flooded her yard since then. Her yard floods half across the property. The drainage ditch was not adequate. Mr. Miller stated that Mike Roberts came and addressed that when it came up. Mike said that it wasn't a problem. Mr. Newman asked if the duplexes would be on city sewer. Mr. Miller stated they are talking about the drainage ditch. Mr. Newman asked about the duplexes and Mr. Miller stated yes, they will be on city sewer. Mayor Craft asked if sewage was coming out of the manhole. Mr. Miller stated no they are talking about the drainage ditch. It adjoins my property and the Calhoun County Economic Development Council property. Mrs. Dorothy Faughn stated it floods her property every time. Mr. Miller stated on my property it flows away from them, where we had to build mine up there is a little drainage ditch beside it. Mrs. Faughn stated you were supposed to have cleaned it out but have not done that, even one time. Mayor Craft stated I will get the City Engineer to look at that. Michael Barker stated his backyard also floods. Mrs. Mitchell stated there is a little boy who throws rock at cars when they pass by. Mr. Wyatt asked if Mr. Miller will be leaving a buffer zone of woods between the railroad tracks and the duplexes. Mr. Miller stated there is a building there right now. Mr. Denney stated for years we have known there was an issue with traffic on Butler Street. Mayor Craft stated we can do stuff up until you get to Pine Lane. After you go past there, the railroad shuts us down. Mr. Wyatt asked if there is any way Mr. Miller can put in his covenants that he will not accept vouchers for Section 8. Mr. Miller stated I don't have a problem with that and I can put it in there for right now but that can be changed. Mr. Newman stated I have known Mr. Miller a long time and if he says he will do it, he will. I do believe this will be an upgrade to the area. 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 6; Nays: 0; Abstained: 0. Chairman, Bill Newman announced the motion passed.

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

Respectfully,

Kristi Durham, Secretary