

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, February 3, 2026, at 5:30 pm

**Members Present:**

- Mayor Alton Craft
- Bill Newman, Chairman
- Lance Turner, Vice Chairman
- Charlotte Hubbard, Council Member
- Hunter Cain
- Melissa Craven
- Jane Cunningham
- Clyde Huckeba
- Jimmy Sparks

**Members Absent**

**Visitors:** See sign in sheet, Bradley Prichard with Kimley Horn, Ryan Varnum, John Morgan, Jason Goodgame with Goodgame Construction, Devon Bell with Associated Metal Cast, Ben Watson with Live Oak Engineering, Cindy Bates, Kyle Macoy with the Oxford Fire Department, Deputy Chief Daniel Phipps with the Oxford Police Department, Kristi Durham, Chris Callahan and Brandon Dover 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 January 6, 2026. 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: 8; Nays: 0; Abstained 0. Chairman, Bill Newman announced the motion passed.
2. Public Hearing –Adcon LLC requesting a site plan approval for a new building at 5474 McIntosh Road. Jason Goodgame with Goodgame Construction stated we purchased the property across from Associated Metal Cast and are looking to get approved to build a 240,000 square foot building on this site. Mr. Newman stated so this will be a spec building that you own and lease correct. Mr. Goodgame stated initially there is a pretty good chance that Associated Metal Cast will take over a portion of it during construction of the addition. Kyle Macoy with the Oxford Fire Department asked Mr. Goodgame if they have spoken with Don Hopper with the Calhoun County Economic Development Council about making the water line loop. Mr. Goodgame stated I did speak with the Calhoun County Economic Development Council last week and we need to make sure we get that done. Mr. Hopper was supposed to start work on that when he got back from Montgomery. Mr. Macoy stated this is so they will have enough water and will not have to put in a fire pump. Mr. Goodgame stated there is an issue with water flow in that area and in order to do these two buildings we will need to loop it. I spoke with Mr. Hopper and he is supposed to be working on this. Mayor Craft stated make sure we get with Mr. Hopper to see where he is coming out with the water. After discussion, Clyde Huckeba 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 8; Nays: 0; Abstained: 0. Chairman, Bill Newman announced the motion passed.
3. Public Hearing –Adcon LLC requesting a site plan approval for an addition to the existing building at 5480 McIntosh Road. Mr. Goodgame stated we are looking to add 120,000 square feet to the existing building, which is Associated Metal Cast. It will be built over two phases and phase one will start immediately. That requires us to develop the whole site. These projects will take over about 2 ½ years. They will use the spec building for a warehouse while the addition is being finished. Charlotte Hubbard arrived to the meeting. After discussion, Mayor Craft made a motion to approve and send to the Council. Clyde Huckeba seconded the motion. Upon

vote on the motion, the following votes were recorded: Yeas 9; Nays: 0; Abstained: 0. Chairman, Bill Newman announced the motion passed.

4. Public Hearing –Bradley Prichard with Kimley Horn requesting a site plan approval for a coffee shop at 1205 Alabama Highway 21. Bradley Prichard stated I will be the engineer of record for this project. Our client is seeking a site plan approval for a Dutch Brothers Coffee Shop. The site is the old existing Chick fila on Highway 21. It is a stand alone coffee shop with a walk up and drive thru. Jane Cunningham stated we are glad something is go there. Mr. Huckeba asked if they will tear the existing building down and build. Mr. Prichard stated yes. Mr. Newman asked if the building footprint was the same size. Mr. Prichard stated it is smaller than the Chick fila. Mr. Newman stated you will have more parking correct. Mr. Prichard stated it will stay the same. We are proposing an area for the dumpster and a couple of spots for landscaping. Mr. Newman asked is it a Dutch Brothers. Mr. Prichard stated yes. Mr. Newman asked where the next closest one is. Mr. Prichard stated there are some in Madison and I think there is one in Auburn. Charlotte Hubbard asked when they might be looking to start construction. Mr. Prichard stated we are looking to submit plans next month and hopefully start construction by summer and to be finished by the end of the year. After discussion, Jane Cunningham 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 9; Nays: 0; Abstained: 0. Chairman, Bill Newman announced the motion passed.
5. Public Hearing –Friendship Properties/Ben Watson requesting to rezone the property from Agriculture (AG) to Planned Development (PD-1) at Parcel # 22-09-31-0-000-018.000 off Carterton Heights. Ben Watson with Live Oak Engineering stated we are requesting Planned Development 1 (PD-1). We would have 60-foot lots. The way the property is shaped you will have to turn onto Carterton Heights and mavin Street is across the road from the property. This would need to turn into a four way stop instead of a three-way intersection. Current concept is for 44 lots which is subject to change. There will be a single road coming into and out of the subdivision. Mr. Newman asked if the structures will be similar to what is across the road. Mr. Watson stated down the street. I am not the developer but I don't think it will be the same tract builder, it could be but that is to be determined. After discussion, Charlotte Hubbard 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 9; Nays: 0; Abstained: 0. Chairman, Bill Newman announced the motion passed.
6. Public Hearing –John Morgan requesting to rezone the property from Planned Development (PD) to Light Manufacturing (M-1) at 1108 and 1110 Jones Road. John Morgan, owner of J. F. Morgan General Contracting and my business is currently at 1110 Jones Road. I've been there since 2003 and am requesting to rezone from PD to M-1. My business is currently at 1110 Jones Road and 1108 Jones Road is currently occupied by Heifer Please Home Decor. Mr. Newman asked if the home décor was a retail store. Mr. Morgan stated they have a small retail store but the majority of their sales are online. It is primarily a shipping hub at that location. They do some light manufacturing like printing t-shirts and making detergent. Lance Turner asked are you going to use the existing structures that are there or will you be putting more buildings there? Mr. Morgan stated that is not my intention. Mr. Turner asked do you have the property for sale? Mr. Morgan stated I do have it for sale. Mrs. Cunningham stated so you don't really know what is going to go there. Mr. Morgan stated I do have a pending offer that is contingent on the property being rezoned to M-1. Ed Turner of 54 Peyton Place stated my property stops 18 inches from his parking lot. We were here four years ago for the same issue. Our concern is since we all live in the neighborhood, there is also a 4 plex that has families living in it but our concern back then was if he were to change this to light manufacturing anyone could come in and start running 7 days a week. You asked the question if he intends to build anything else on the property, we asked that question four years ago and we were told that he was going to keep the property in the family. Now, it is for sale. We are opposed to the rezoning based on our neighborhood backing up to the property. I see the Heifer Please store all the time. My opposition is based on Section 5.07 of the Zoning Ordinance. When he built the building that Heifer Please is located in he wanted to put it on the property but made a compromise to back it 10 feet off the property line. My wife retired and likes to sit out on our deck and read a book. From my deck to his parking lot is 165 feet. You have trucks and stuff going out. We have 18 wheelers coming in for deliveries on Friday nights between 11:00 pm and 11:30 pm turning around and the beeping noise from the truck backing up. There are dumpsters on site and it just depends on when the dumpster company decides to empty the dumpster. If it goes to

manufacturing, then we will have more trucks and more noise. If he sells it after it is rezoned, then we don't know who is going in there. There is also a public safety issue for anyone who has been down Jones Road. On one end you have a methodist church but then there is a loop that goes up a hill. There are all kinds of car tracks on the side of the road in front of the preacher's house where they have come around the curve to fast. There is another hill where cars have flipped over at the other end of Jones Road. I don't think the road is fit to handle the traffic. We are also concerned about privacy and security. I built a nice play area in the backyard for my grandkids. Heifer Please has events throughout the year and people will see the play area then come look at it. So, I had to buy a fence so you can't see the property. If it goes to manufacturing, I don't know how many people are going to be there. I respectfully ask that the motion be denied. Mr. Newman asked how many lot in the cul-de-sac have houses on them. Mr. Turner stated 5. A couple of the lots in the cul-de-sac are owned by the gentleman who owns the home behind Mr. Morgan's property because he wanted a buffer zone. A resident asked if a contract is pending based on the approval what is supposed to go in there. Mr. Morgan stated there is not a contract pending on the building. There is a pending offer. Right now it is a company that is located in the Industrial Park. It is a very small light manufacturing business that builds window blinds for homes. It would be bringing jobs into the City of Oxford and Mr. Turner, I cannot deny what you are saying as there is a lot that goes on down Jones Road. However, that is not my fault. Mr. Turner stated I didn't say it was. Mr. Morgan stated there is access from US Highway 78 on Industrial Drive. I understand your concerns. My building was there in 2003 and your home was built in 2006. Mr. Turner stated I live there and you don't. Mrs. Cunningham stated by the very nature of what Mr. Turner pointed out in the zoning ordinance, it doesn't meet it at this time with the infrastructure not there and so many unknowns. My general rule is would I want it next to me. The road is narrow and the infrastructure will not support it and it doesn't really meet the guidelines. After discussion, Jane Cunningham made a motion to not recommend rezoning. Charlotte Hubbard seconded the motion. Upon vote on the motion, the following votes were recorded: Yeas 9; Nays: 0; Abstained: 0. Chairman, Bill Newman announced the motion passed.

7. Public Hearing –Ryan Varnum requesting a site plan approval for a new building at 1613 Hamric Drive East. Ryan Varnum stated I would like to put a 30' x 70' building on the property to sell fireworks during the 4<sup>th</sup> of July season. The building would be on the left side next to Oxford Tire. Mr. Newman stated this is the old Zack's Grill location. Mr. Newman asked Mr. Varnum for more detail on what the building will look like. Mr. Varnum stated it is a tan building and will have a roll up door on the front. There will be a sidewalk across the front. The parking lot will eventually be paved but not at first. There will be a heat pump to heat and cool the building. There will be outside lights on the building but will probably not have a sign on the building. If there is a sign it will be something I put up temporarily during the season and take down. Mr. Newman stated so you will only operate during firework season. Mr. Varnum stated yes. Mr. Newman asked what is the square footage of the building. Mr. Varnum stated about 2,000 square feet. Mrs. Cunningham asked is it pre-fab. Mr. Varnum stated yes. Mr. Newman asked how many parking spaces will that leave you. Mr. Varnum stated I will have the rest of the property for parking but right now I don't have an exact number of spaces. Mr. Turner stated further down the road there is the metal buildings that have been put up and I have had more people complain about that. I am not opposed to it but it needs to have a good front and not just a metal building. Mr. Varnum stated I hear what you are saying and I have spoken with Chris Callahan about putting some brick or something on the Highway 78 side to make it nice. Mr. Newman asked are you planning on putting a brick façade on the front. Mr. Varnum stated on the front about 4 feet high kind of like the front of Pickette's. Mr. Newman stated I assume because of the business you are in you are going to do some landscaping. Mr. Varnum stated yes as that is a requirement from the City as well. Mr. Huckeba asked is it not a requirement that the parking lot has to be paved. Mr. Newman stated you are planning to pave the parking lot, correct. Mr. Varnum stated eventually but it was my understanding that it didn't have to be paved but gravel to get us open. Chris Callahan with the Oxford Building Department stated handicap would have to meet the handicap minimum but gravel is acceptable. Mr. Huckeba stated I don't have a problem with the site plan but I would ask that the building come back before us to be approved with the elevations. Something needs to go there. We will need the actual site plan with the stormwater runoff. Mr. Newman stated we need something showing where the building is going, the landscaping, the number of parking spaces and showing the stormwater runoff. After discussion, Clyde Huckeba made a motion to table for an actual site plan. Charlotte Hubbard seconded the motion. Upon vote on the motion, the following votes were recorded: Yeas 9; Nays: 0; Abstained: 0. Chairman, Bill Newman announced the motion passed.

8. Public Hearing –Cindy Bates requesting to rezone the property from Agriculture (AG) to Residential 2 (R-2) at 817 Beck Road. Cindy Bates stated I currently own the property on Beck Road and it is up for sale. The potential buyer is wanting to have it rezoned from AG to R-2. I believe he is wanting to build a duplex there. Mayor Craft asked if there were any other duplexes around this property. Mrs. Bates stated not on that street. Mrs. Cunningham asked how big the parcel is. Mrs. Bates stated it is 1 acre. Mr. Turner asked how many duplexes. The real estate agent stated we do not know for sure. The contract stated the reason for the zoning change was for the purpose of building duplexes. Mrs. Cunningham stated we would need to know what is going in there and the plans. Mr. Huckeba asked if they knew the square footage of the lot. The real estate agent stated he did not but it is a long lot. Justin Ball is the buyer. It would be stick built. Mr. Huckeba stated the main thing is to make sure to meet the setback requirements. The real estate agent stated he measured all of that before. Mr. Newman stated it is 460 feet long and with that I would say he was planning to build more than one duplex. The real estate agent stated that he would more than likely access the property from Woodard Avenue. Mr. Huckeba asked if the property was posted and if there was any opposition to it. Kristi Durham with the Building Department stated there was one gentleman who called and we called back but I have not heard from him or anyone else. The real estate agent stated originally someone else not the property owner had asked to put a mobile home on the property. Mayor Craft stated I would like to see more detail about the duplexes. Mr. Newman stated we need some kind of plat showing how many duplexes, how they are going to sit, where traffic flow is going to go. The real estate agent asked how much detail will you need as he hasn't purchased the property yet. Mr. Huckeba stated we will need the drawings of the duplexes and a site plan as you will catch a lot of water. You will have to have a lot of parking and pavement. The dimensions of the lot and what the duplexes will look like. After discussion, Mayor Craft made a motion to table the request. Jane Cunningham seconded the motion. Upon vote on the motion, the following votes were recorded: Yeas 9; Nays: 0; Abstained: 0. Chairman, Bill Newman announced the motion passed.

Mr. Newman called for any old business.

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

Respectfully,

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Kristi Durham, Secretary