

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, March 3, 2026, at 5:30 pm

Members Present:

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

Members Absent

- Bill Newman, Chairman

Visitors: See sign in sheet, David and Pam Fitzgerald, Michael and Belinda Kilgore, Mike Watson, Nathan Jordan, Adam Morris, Kyle Macoy and Chief Ben Stewart 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 Vice Chairman, Lance Turner. Following a review of the minutes of the regular meeting of February 3, 2026. Clyde Huckleba made a motion to approve the minutes. Mayor Craft seconded the motion. Upon vote on the motion, the following votes were recorded: Yeas: 8; Nays: 0; Abstained 0. Vice Chairman, Lance Turner announced the motion passed.
2. Public Hearing –Braydenton McCormick requesting to rezone the property from Planned Development (PD) to Residential 2 (R-2) at parcel # 21-07-36-0-001-077.083 off Mellon Bridge Road and Nicholas Cove. Mike Watson stated Mr. McCormick is currently living out of state and asked that he represent him. Mr. Watson stated that he is requesting to rezone a 2 acre parcel for a single family home to be consistent with the surrounding Mellon Bridge Road properties, he is committed to maintaining a substantial natural buffer along the property lines and that adjoins the Cider Ridge residents. He will preserve all the existing landscaping and keeping the home low impact and compatible with the area. Mr. Turner asked if Mr. Watson knows where on the property Mr. McCormick is wanting to put the structure. Up closer to Jewell Road or up by the existing houses. Mr. Watson stated I will ask and let you know. David Fitzgerald stated he is a resident of Cider Ridge and the President of the Home Owners Association (HOA). Belinda Kilgore is also on the board with me. We would like to know his intent with the Residential 2 and an ADU, is that correct. Mayor Craft stated that is what is on the application. Mr. Fitzgerald stated that property is still in Cider Ridge and our covenants are for single family dwellings. ADU's are not permitted. We just want to know how he is planning to get there, what route he is going to take to build his home and make sure that it is a single family home. Mr. Watson stated he is hoping to do an entrance off Jewell Road. Mr. Fitzgerald stated I believe that would be the only possible entrance to the property. Residential 2 would allow for an accessory dwelling, correct? Jane Cunningham stated yes. Mr. Fitzgerald stated that is not allowed in the covenants and restrictions of Cider Ridge. Charlotte Hubbard asked why is he not asking for R-1 zoning. Mrs. Cunningham stated on the application it states for a single family dwelling and an accessory dwelling unit. Mr. Watson stated this is what he says, a single family home with a possible detached garage apartment for his mother-in-law suite for his wife's mother. Mrs. Cunningham stated that is not allowed. All of these people built nice big homes because it was in Planned Development and when you start changing the zoning that opens it up to you don't know what you will get. It would have to meet their architectural rules and standards since it is under Cider Ridge. Mr. Watson stated he said not to let R-2 be a deal breaker. Mrs. Cunningham stated the application right now is for R-2 and he would have to start all over but it would still have

to go Planned Development, which would not require any action from us. It would be getting with the subdivision of Cider Ridge and what their construction restrictions are. Mike Kilgore stated we would have to get everyone in the subdivision to sign off on it with it being common area. When we bought in it was common area and it can never be changed unless everyone agrees. Mrs. Cunningham stated that is a problem. Clyde Huckeba asked how is the common area being handled. I guess he bought it through a tax lien. Mr. Fitzgerald stated some of the taxes are being paid and some are not being paid. Mr. Huckeba stated to keep this from happening, what does the HOA need to do because this will keep happening if sold on the courthouse steps. Mrs. Cunningham stated we dealt with that in another area and the developer is responsible for that. The developer needs to convey that over. Mr. Huckeba stated to get the tax liability off the developer he needs to deed that over to the HOA. Mr. Fitzgerald stated we are working on that now. We have contacted our management group and our attorney. That is where we are trying to head with this. This property is still subject to HOA fees, dues and restrictions. Mrs. Cunningham stated that if it was designated as common area, you can't change it. Mr. Huckeba stated a high percentage or all of the people in the subdivision would need to sign off on it. Mayor Craft stated there is a drainage area coming through the property. Mrs. Cunningham stated not trying to be difficult but he has a lot of work to do before he can make that fly. Mr. Watson stated I have not seen the property but I can speak for Bray and he is an outstanding individual and would be a good neighbor. Ms. Cunningham stated he will need to get with the HOA. Mr. Watson stated he needs to speak with the HOA and not resubmit to the board. Mayor Craft stated as long as it stays Planned Development he just needs to speak with the HOA. If he wants to change it to something else he will need to come back to the board and then to the Council. It would have to look and match what is there. Mr. Turner stated I understand on a tax sale that the previous owner can come back if it is within 5 years. Mrs. Cunningham stated you can get a tax deed at 3 years but now there are case laws where it says possession, meaning starting to use it, is what the enforcement is. After discussion, Clyde Huckeba made a motion to deny the request. Mayor Craft seconded the motion. Upon vote on the motion, the following votes were recorded: Yeas 8; Nays 0; Abstained: 0. Vice Chairman, Lance Turner announced the motion passed.

Mr. Turner called for any old business.

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

Respectfully,

Kristi Durham, Secretary