

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, April 7, 2026, at 5:30 pm

Members Present:

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

Members Absent

- Hunter Cain
- Jane Cunningham

Visitors: See sign in sheet, Angelia White, Cooper Montgomery, Bill Whitaker, Cindy Bates, Lucas Gockel, Ben Watson, Kyle Macoy with the Oxford Fire Department, Deputy Chief Daniel Phipps with the Oxford Police Department, Kristi Durham 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 March 3, 2026. Lance Turner made a motion to approve the minutes. Melissa Craven seconded the motion. Upon vote on the motion, the following votes were recorded: Yeas: 7; Nays: 0; Abstained 0. Chairman, Bill Newman announced the motion passed.
2. Public Hearing –Angelia White requesting to rezone the property from General Business (GB) to Residential (R-1) at 1615 and 1617 Coldwater Road. Angelia White stated I would like for it be zoned R-1 so that I can live on the property. It is currently zoned General Business. Mr. Newman asked if she was wanting to build a house on the property. Mrs. White stated yes. Mr. Newman asked how soon can you start on the house. Mrs. White stated I have already had someone come out to look at it. I am just waiting on the property to be rezoned. Dorothy Donda stated she would like for the property to stay zoned General Business because at our age we are not going to be able to build a house. The property is worth more as a business property. They had a double wide in the past and now they are living in an outbuilding. I don't see them building a house. Mr. Newman stated that property is half a mile off Highway 202. Ms. Donda stated that there is an empty lot, her property and Mrs. White's property. Mr. Newman asked, is your property zoned commercial? Ms. Donda stated yes. Mr. Newman asked, does your property have a home on it? Ms. Donda stated it has a mobile home on it that was there before it was in the city. They said you have 6 months to put a new mobile home or build a home or it would stay just like it is. Charlotte Hubbard asked if there is any R-1 property around this property. Kristi Durham with the Building Department stated the property directly behind this property is zoned R-1. Mr. Newman asked Mrs. White how soon would you want to start your home. Mrs. White stated as soon as I can because I built a tiny house at 1617 Coldwater Road and the City said I can't live in it. So, I need to start it as soon as I can. Mayor Craft asked the road that is running through your property, is that not your driveway but a road? Ms. Donda stated it is an easement. Mayor Craft asked are you able to get to the property now? Mrs. White stated yes. Mayor Craft stated looking at this map and 47, she is not far from it. Ms. Durham stated 47 is not in the city. Mayor Craft stated the road frontage is not in the city. Ms. Durham stated correct. Mr. Newman stated you don't have any frontage on Highway 202. Mrs. White stated no. Mr. Newman stated I just have a hard time seeing a business going into that property. Mrs. White stated I am behind two double wide trailers, then it is my property and then her property. Jimmy Sparks asked if the properties around her were zoned R-1 or just the properties directly behind her. Ms. Durham stated that is what East Alabama Regional Planning and

Development Commission recommended it be zoned when all of that property came into the city. Mrs. Hubbard asked what did you say about the double wide trailer. Mrs. White stated I had a double wide trailer, my husband passed away during Covid and I did not get to keep the double wide because I do not draw enough money. Mrs. Hubbard stated I am wondering how two trailers got into R-1 zoning. Ms. Donda stated Tom Maddox is who originally owned the property and about the time the bike trail started was when they did the rezoning. We were sent a letter telling us we had 6 months to get a new mobile home or build a house after that 6 months you can't pull in another home. They went and bought a new double wide. Mine has been there since 1988. The two that is in front of her and across from the bike trail, I am not sure who owns those but they own those mobile homes and pay the property owner monthly rent. Mr. Newman asked if 47.008 is not in the city. Ms. Durham stated 47.007, 47.004, 47.008, 47.009, 47.002, 47.006, 47.001 and 47.005. Mrs. Hubbard asked what are they zoned. Ms. Durham stated General Business. Residential 1 is on the property behind these and I do not have parcel numbers for those properties. Mrs. Hubbard stated but these trailers are in R-1. Ms. Durham stated no everything is General Business. Lance Turner stated she is General Business and wants to go to R-1. Mrs. White stated the two trailers in front of me are R-1. Ms. Durham stated no they are not. Everything on either side of you is zoned commercial and the only thing zoned residential is behind you. Mr. Turner asked Mayor Craft is he sees this being built on for commercial purposes. Mayor Craft stated 47.007 and the next two might. You might on 47.007, 47.004 and 47.008 but with the driveway I don't think so any further back. Clyde Huckleba stated you are closer to Highway 202 than Mrs. White is. Your property doesn't have to change to residential just because she does. Your property can stay commercial. Ms. Donda stated okay, so you are going to build a house when. Mayor Craft stated the only problem you will have is if you start bring 18 wheelers down the driveway. You would want to come off Coldwater Road or Highway 202. After discussion, Clyde Huckleba made a motion to recommend to the Council to rezone. Mayor Craft seconded the motion. Upon vote on the motion, the following votes were recorded: Yeas 7; Nays: 0; Abstained: 0. Chairman, Bill Newman announced the motion passed.

3. Public Hearing –Gregory Montgomery requesting to rezone the property from Light Manufacturing (M-1) to Central Business District (CBD) at 103 Sterling Pointe Lane. Cooper Montgomery stated we are wanting to get the property rezoned to build a shop and to move the Hyundai dealership from Anniston to Oxford. After discussion, Charlotte Hubbard made a motion to recommend to the Council to rezone. Mayor Craft seconded the motion. Upon vote on the motion, the following votes were recorded: Yeas 7; Nays: 0; Abstained: 0. Chairman, Bill Newman announced the motion passed.
4. Public Hearing – Cindy Bates requesting to rezone the property from Agriculture (AG) to Residential 3 (R-3) at 817 Beck Road. Cindy Bates stated that she currently owns the property at 817 Beck Road and it is currently up for sale. The potential buyer is asking that we get the property rezoned to R-3. Mr. Newman asked for what purpose. A gentleman stated for duplexes. We already came trying to get it rezoned to R-2. We spoke with the potential buyer and the setbacks are a little more forgiving for R-3 versus R-2. Mayor Craft stated R-3 will allow halfway houses. Mr. Newman asked what is the issue with R-2. Charles Hammonds stated the lot is narrow and the potential buyer is wanting to build two duplexes. With the setbacks you would have to do a 30 foot and we want to do about a 40 foot, duplex, two bedroom, two bath, 824 square foot per each side. Just need R-3 which will allow for enough room. I work with Justin Ball and he is wanting to provide a two bedroom, two bathroom duplexes with shingle roofs, vinyl siding, new construction that will match the area. Mayor Craft asked can they get a variance. Ms. Durham stated yes, they can ask for a variance in R-2 to Board of Adjustments. Mayor Craft stated once you sell it to someone and all of a sudden they can have halfway houses in R-3. The Council and I, it took a lot of effort to watch those. They will put these people up overnight and will put 27 people in there in one room. They do this to make a profit. Mr. Newman asked how many duplexes will it be. Mr. Hammonds stated two duplexes. Mr. Newman stated so 4 units. I don't think we have a problem with that at all but the problem we have is R-3. Based on what Mayor Craft said we recommend that you go to the Board of Adjustments for a variance to the setback requirements in R-2. Mayor Craft asked do we have to rezone it to R-2 first. Ms. Durham stated yes, as Agriculture does not allow for duplexes. Once it is rezoned to R-2, then they can go to Board of Adjustments and ask for the variance. Mayor Craft asked would they be able to go to the Board of Adjustments next month for that. Ms. Durham stated no because the property would need to be rezoned first. If you make the recommendation to rezone it to R-2, then once Council approves it, which would be their May agenda because of Alan Atkinson's posting procedure that is the earliest it could go to Council so

the earliest is May, then it would be June before they could go before the Board of Adjustments. Mayor Craft stated if you go to the Council with R-3 zoning, I don't think you will get the votes for it. After discussion, Mayor Craft made a motion to recommend to the Council to rezone the property to R-2. Charlotte Hubbard seconded the motion. Upon vote on the motion, the following votes were recorded: Yeas 7; Nays: 0; Abstained: 0. Chairman, Bill Newman announced the motion passed.

5. Public Hearing – Calhoun County Economic Development Council requesting to zone the property to General Manufacturing (M-2) at 53184 US Highway 78 West. Lucas Gockel representing the Calhoun County Economic Development Council stated we recently got the property annexed into the city and now we would like to get it zoned to General Manufacturing (M-2) to expand the Oxford West Industrial Park. Mr. Newman stated this is the property that received the \$2 million dollar Growing Alabama Grant to do the excavation and dirt work. After discussion, Charlotte Hubbard made a motion to recommend to the Council to rezone. Lance Turner seconded the motion. Upon vote on the motion, the following votes were recorded: Yeas 7; Nays: 0; Abstained: 0. Chairman, Bill Newman announced the motion passed.
6. Public Hearing – GC Group Holdings LLC requesting a final plat approval for parcel # 23-08-28-0-000-034.001 between US Highway 78 and Green Acres Road. Ben Watson with Live Oak Engineering representing the GC Group Holdings stated this is the final plat approval for Oxford Oaks Subdivision. You may have seen some grading going on the last several months for the 210 lot subdivision. Mr. Newman asked what size lots. Mr. Watson stated 50 by 120. Mr. Newman asked if we have already had the meeting with Rusty Gann, City Engineer. Ms. Durham stated yes, we had that meeting last year. Mr. Watson stated he never had the final plat submitted for approval. Clyde Huckleba stated I thought 60 was our minimum. Mr. Watson stated this was old rules. Ms. Durham stated this is zoned Planned Development 1 (PD-1). Mr. Watson stated this matches the preliminary plat that was approved. Ms. Durham stated there is no minimum in Planned Development. I am working on that. I am hoping that next month I will be able to bring that to you along with the parking requirements that I started last year and had to pull. Mr. Huckleba stated you have to have 10 feet between the house and the property line. Mr. Watson stated in PD it is 5 feet. Kyle Macoy with the Oxford Fire Department stated just make sure that the sides of the homes are at least 75 percent of some masonry product and not vinyl. Mr. Watson stated that is a change and they know that as that caught them in the past. Mrs. Hubbard asked Mr. Macoy if they inspect the building materials. Mr. Macoy stated anything residential the Building Department does and we will address it on the front side. Mrs. Hubbard stated so you will check that. Ms. Durham stated yes, it states in the zoning that for detached single family dwellings all exterior walls must be 30 percent masonry and the front façade is 40 percent masonry. It states that vinyl siding is discouraged for use as an exterior material on dwellings and is prohibited as an exterior material for nonresidential buildings. Mr. Newman stated I remember this meeting and it was brought up. Mr. Newman stated you are aware of this right. Mr. Watson stated yes, the code is very clear and the builder is aware of it as well. Mrs. Hubbard asked if we have a plat signed by Mr. Gann. Ms. Durham stated that Mr. Gann doesn't normally sign the plat until after it has been approved. Mr. Macoy stated will the builder do what the code says or do the 30 percent. Mr. Watson stated that they will follow code. They understand that code is more than normal. Mayor Craft asked who will build them. Mr. Watson stated it hasn't been closed so a builder has not been assigned yet. Mrs. Hubbard asked if this is the old code on the driveway as well. Ms. Durham stated yes. Mrs. Hubbard asked what the front setback is. Ms. Durham stated the front setback is 25 feet with the driveway width being 20 feet. Mayor Craft stated we updated that when they did McIntosh Trails. Ms. Durham stated I am going to bring that all back to you that you looked at last year on the parking and changing this again. After discussion, Clyde Huckleba made a motion to recommend to the Council. Mayor Craft seconded the motion. Upon vote on the motion, the following votes were recorded: Yeas 7; Nays: 0; Abstained: 0. Chairman, Bill Newman announced the motion passed.
7. Darlene Hill requesting approval for a short term rental at 11 Hickory Hills Circle. A gentleman representing Darlene Hill stated we had a long term renter in the home and they recently moved out. We decided to try a short term rental. Mayor Craft asked if they met all of the criteria. Ms. Durham stated yes, they submitted all of the required paperwork and passed their inspection. After discussion, Mayor Craft made a motion to recommend to the Council. Melissa Craven seconded the motion. Upon vote on the motion, the following votes were recorded: Yeas 7; 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. Melissa Craven seconded the motion.

Respectfully,

Kristi Durham, Secretary