

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, July 7, 2026, at 5:30 pm

Members Present:

- Mayor Alton Craft
- Bill Newman, Chairman
- Charlotte Hubbard, Council Member
- Melissa Craven
- Hunter Cain
- Clyde Huckleba

Members Absent

- Lance Turner, Vice Chairman
- Jane Cunningham
- Jimmy Sparks

Visitors: See sign in sheet, John Behl and Gurwinder Nijjar with United -AL, Christopher Moore, Jonathan Roberts with the Oxford Fire Department, Assistant Chief Josh Miller with the Oxford Police Department, Kristi Durham 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 June 2, 2026. Mayor Craft made a motion to approve the minutes. Melissa Craven seconded the motion. Upon vote on the motion, the following votes were recorded: Yeas: 5; Nays: 0; Abstained 1. Chairman, Bill Newman announced the motion passed.
2. Public Hearing –Gurwinder Nijjar/United-AL requesting a re-approval of the site plan for a convenience store at 1907 and 1911 Golden Springs Road. Gurwinder Nijjar stated we have previously been approved for this project but we were unable to start on the project due to the Alabama Department of Transportation (ALDOT) wanting to look at the entrance on Golden Springs Road again. There are no changes. John Behl stated that ALDOT made us add in some striping and signage but otherwise no changes. Mayor Craft asked are we granting an extension? Kristi Durham with the Building Department stated that in the zoning ordinance under site plan approval it states that if construction has not started within 365 days of the site plan approval then it has to be approved again. If within that 365 days the Planning Board may grant an extension not to exceed one year. Mr. Newman asked when do you plan on starting. Mr. Behl stated hopefully within the next 45 days. After discussion, Mayor Craft made a motion to approve. Hunter Cain 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.
3. Public Hearing – Christopher Moore requesting to rezone the property from Residential (R-1) to Mobile Home (MH) at 520 Spring Street. Mr. Moore stated I was told that I would have to get it rezoned to allow for a mobile home and then if I decided to build on the property later on that I would have to rezone it again. Mr. Newman stated that is correct. Mr. Moore asked what is the stipulation on that. Am I allowed a certain amount of time to put a mobile home and then if I decided to build on it later. Mr. Newman stated there is no time limit you just have to abide by what the zoning allows. Mr. Moore stated which is a permitted slab and I would be able to put a shed there. I am just trying to understand. Across the street we have a house that I am also trying to keep up. I currently live in Anniston and I would really like to get back home. Mr. Newman stated so you are not really sure that you want mobile home at this point. Mr. Morre stated I want to go ahead and get it rezoned. I spoke with someone and didn't remember submitting to get it rezoned. I do want to put a structure there. Charlotte Hubbard stated we do not have spot zoning for mobile homes. There are specific places in the city

where they can be. This is not one of them. Mr. Moore asked is there a difference between a mobile home and a manufactured home. I am just trying to see what I can and can't do. Ms. Durham stated a modular home is built to our building code standards. A modular home could go in R-1. However, you have to be careful with modular homes because there was someone who came to Board of Adjustments wanting a cross-mod. Everything that we were able to find on a cross-mod is that it is still a manufactured home. You would have to get the paperwork on it for a modular home and it has to be built to the International Building Code (IBC) standards and not the manufactured housing code standards. Mrs. Hubbard asked can you explain that. Ms. Durham asked the IBC. Mrs. Hubbard stated yes. Mr. Moore stated his objective is to not break code. I am looking to do whatever I can do with my property. If that is something I have to abide by then I am willing and able to abide by it. I have sentimental value to the area as well. I am not looking for any holes or loopholes. Ms. Durham stated a modular home is sat down on the property with a crane where a manufactured/mobile home is brought in on wheels that are then taken off. A modular is built to the same standards as a home is built versus a manufactured home is built to the manufactured housing code standards. Mrs. Hubbard stated a manufactured is not allowed in R-1 but you could have a modular. Ms. Durham stated you can have a modular as long as it is built to the IBC. Mr. Moore stated maybe I am using the wrong terminology and that is why I am looking for more of an education on what I can and can't do. Mr. Newman stated I would suggest going on the city's website and looking at the R-1. Really Mr. Moore you need a permanent structure that is either on a slab or a foundation. Mr. Moore asked does a modular home fall under the category of a permanent structure. Mr. Newman stated it would if it is on a foundation or slab. Mrs. Hubbard asked if we have a copy of what he can put in an R-1 zone. Ms. Durham stated I can make a copy. Mr. Moore stated maybe I am using the wrong terminology but I don't want to put a mobile home there as there are no other mobile homes in the area. Mr. Newman stated it will probably be cheaper to build a home. Mayor Craft stated if he builds under R-1 he doesn't need to come us.

Mr. Newman 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