

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, September 1, 2026, at 5:30 pm

Members Present:

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

Members Absent

- Melissa Craven

Visitors: See sign in sheet, Kevin Robinson, Tammy Nichols, Stephanie Hornsby, Robby Brown, Vamsi Mokkapati, Darshan Patel, Bennie Carmon, Daniel Cofield, Anisha Patel, Jay Jenkins, Adam Morris, Jonathan Roberts and Emmitt Shake with the Oxford Fire Department, Kristi Durham, Chris Callahan, Brandon Dover and Khalil Robinson 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 August 4, 2026. Charlotte Hubbard 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 –Sam Mousa requesting a site plan approval for an expansion of the convenience store at 1200 Alabama Highway 21. Jay Jenkins with Jay Jenkins Architecture stated we have submitted plans in conjunction with Bailey Engineering for a free-standing restaurant concept structure to be placed in the grassy area between the off ramp of I-20 and the existing structure. This will allow for the stacking of 10 cars without impacting anything related to the convenience store. It will allow for another 5 or 6 cars before it would out on Alabama Highway 21 and create any issues. It seems to be a good fit there and Mr. Mousa seems to think he has a tenant to go at this location. Mr. Newman asked if the convenience store will be upgraded. Mr. Jenkins stated the convenience store will be upgraded as well and a new façade will be put on it. It will also have a different flag on it than what is currently there. Mr. Newman asked it will be operating. Mr. Jenkins stated yes. There will also be new pumps and the new pumps island is reflected on the drawings. Mr. Newman stated there will be no more new entrances. Mr. Jenkins stated that is correct. You are limited to what you can do. Clyde Huckleba asked are you putting the building up now or is this for future use and is rented. Mr. Jenkins stated he has engaged in conversations with at least 4 different entities that have expressed an interest in this location. Mr. Huckleba stated the max building size is 34 feet by 54 feet. Mr. Jenkins stated it is about 1,800 or 1,900 square feet. We can push it a little one way or the other but that is about the max and seems to fit what he is targeting. Mr. Huckleba asked is there a drive thru all the way around it. Mr. Jenkins stated yes. Jimmy Sparks stated there is an entrance off Alabama Highway 21. Mr. Jenkins stated yes, there will be no new entrances and exits to the property. All the work will be internal to the property line. After discussion, Clyde Huckleba made a motion to approve. 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 – Miller Oaks/Tammy Nichols and Ultimate Touch Auto Sales/Bennie Carmon requesting a conditional use for auto sales at 1441 Hamric Drive East. Tammy Nichols stated Ultimate Touch has been there before and would like to go back in the same location. Nothing is changing and we are not adding a new

building. Mr. Newman stated the situation as I understand it is that Bennie Carmon was there, Mr. Carmon left and someone else went into the building. Now Mr. Carmon wants to open back up at this location but when he was there before he sold cars there and now he is wanting to sell a few cars again. Mr. Newman asked Mr. Carmon how many cars would be set up on the lot. Mr. Carmon stated 10 to 12. Mr. Newman asked if he would also be detailing the cars. Mr. Carmon stated yes. Mr. Newman stated as I understand the situation the last tenant was not selling cars and now this is a conditional use, we have to approve it for him to sell cars there. Lance Turner asked Mr. Carmon if he already has a license to sell cars. Mr. Carmon stated yes. Charlotte Hubbard asked if this was the old service station. Mr. Carmon stated yes. I was there years ago and the property was put up for sale. I moved out, another tenant went into the location and now I am wanting to move back. What is drawn up is for my cars to be parked behind the building and my question is how am I going to sell cars when they are parked behind the building. Mr. Turner stated I would think as long as you don't park them on the right-of-way it would be okay. Are you purchasing the property or are you leasing again. Ms. Nichols stated he is leasing it. After discussion, Hunter Cain made a motion to approve on the condition of the City Engineer signing off on the use of gravel as parking. 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. Ms. Durham stated that on the site plan it states for the use of gravel and he can't have gravel. He has to have something that is dust free. Mr. Carmon stated the gravel is where we actually wash the cars at. We have the gravel there to make sure we don't have any mud or dust on the cars. Kristi Durham with the Building Department stated our ordinance that was passed in 2017 states that you have to have something other than gravel. You can get with our City Engineer, Rusty Gann and see if he will approve it because that has to be approved by him. Ms. Nichols asked if the City Engineer can come out to look at it. Ms. Durham stated yes, you can give him a call tomorrow. Mr. Newman stated this will be conditional on the City Engineer signing off on the gravel.

4. Public Hearing – Shivaay Oxford 2 LLC requesting a site plan approval for a new hotel off Parkway Crossing and Boiling Springs Road (a portion of parcel #'s 21-08-27-0-000-011.003, # 21-08-34-0-001-006.000 and # 21-08-34-0-001-002.010). Dee Patel stated we would like to put another hotel behind the Candlewood Suites. Mr. Newman asked what brand of hotel this will be. Mr. Patel stated it will be a Marriott. Mr. Turner asked how many rooms it will have. Mr. Patel stated 100. 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 8; Nays: 0; Abstained: 0. Chairman, Bill Newman announced the motion passed.
5. Public Hearing – Vamsi Mokkaapati requesting to rezone the property from Residential (R-1) to Agriculture (AG) at 2820 McIntosh Road. Vamsi Mokkaapati stated I would like to rezone my property to Agriculture as it is a better zoning for my property as I have 13 acres and a house on the property. Jane Cunningham asked if the property is next to Antioch Baptist Church. Mr. Mokkaapati stated yes. Mr. Newman asked what is your reasoning to go to AG do you want to have cattle or animals. Mr. Mokkaapati stated that is a potential use moving forward is recreational use but I don't have any concrete plans. Mr. Turner asked if he plans on building more than one residence. Mr. Mokkaapati stated not right now. Ms. Cunningham stated when you say recreational use what are you talking about since the property is next to the church I wouldn't want something that would create a problem for the church. Mr. Mokkaapati stated it may be an Airbnb or something but I will come back here when I have a plan. Right now, I don't have a concrete plan but I am thinking about a campground. Mrs. Cunningham asked are you thinking about having animals there? Mr. Mokkaapati stated animals, yes. Ms. Cunningham asked what kind of animals are you planning on having? Mr. Mokkaapati stated cows. I already have chickens and roosters. That is one reason why I want to rezone to AG is because roosters are not allowed in R-1. Mrs. Hubbard asked if the church received notification of the rezoning. Ms. Durham stated yes. Mrs. Hubbard asked if we heard anything from the church. Ms. Durham stated no. Mr. Mokkaapati stated the church already has a property zoned AG next to it. Ms. Cunningham stated I know but this one is even closer than that one is. Mr. Huckeba asked what will fit there in AG, is multiple homes allowed as I know a campground isn't going to be allowed. Ms. Durham stated a campground is allowed with a conditional use in AG. He can build another house on the property but he has to split the property up to build additional houses on the property. He can have livestock. What is permitted is general farming, including horticulture and livestock, other similar agricultural uses, detached single-family dwellings, parks and playgrounds, cemeteries and accessory structures incidental to the preceding uses. Chris Callahan with the Building Department stated that there is an accessory structure on

the property, a garage. Ms. Durham stated if he wishes to build additional homes on the property he will have to split the property up because according to our ordinance it states you can only do one dwelling per property. Mr. Huckleba stated if he splits the property up can he handle that without coming to the board. Ms. Durham stated it depends on what Talladega County requires. If they require him to come to the board to split then he would have to do that. There have been times where Calhoun County has required them to get the boards approval first. I have not had to go through the process in Talladega County with the exception of the new subdivisions. Ms. Cunningham stated she is concerned about it due to the growth and what could happen until you have a plan. Mr. Mokkapati stated in AG. Ms. Cunningham stated yes, in AG. Mr. Mokkapti stated may I ask your concerns. Ms. Cunningham stated because you don't have a plan or what you are doing. Mr. Mokkapati stated I have chickens and roosters and a cow or two. Ms. Cunningham stated if we rezone this to AG that gives you a broader latitude of what you can have. I don't want a campground there for sure. There are nice houses there and a church. That is my take and if the rest of the board wants to vote for you to have it that is fine. Mr. Mokkapati stated I spoke to some people at the church and told this about the meeting and they are not here. It isn't going to create a problem and it is something I will come to you for approval. Ms. Cunningham stated you may not always own it and you don't have definite plans right now so that is my concern. Mr. Huckleba asked if the property is fenced off. Mr. Mokkapati stated it is not fenced off right now but before I put cattle on the property I will fence it off. Mr. Newman stated how close will the cattle be to the church building. Mr. Mokkapati stated I was thinking 1 or 2 cows. There is already cattle out in the area. Mr. Turner asked if Mr. Mokkapati lived on the property now. Mr. Mokkapati stated yes. Mr. Newman stated we are saying we would really want a campground. So are you saying probably just 2 cows. Mr. Mokkapati stated I did mention an Airbnb and it would be like a farm stay. My wife and I stayed in a place that had animals. It would be like an Airbnb type of stay not where campers and come and go. Mr. Newman stated I think what we are asking is we want to be respectful of the church and church members. If it is an Airbnb, I would have an issue because how do you control the noise factor of who is staying over there. Mr. Mokkapati stated my property runs from the street to over 200 feet from the back of the church. The plan is to not put the farm at the street but at the back of the property. I have several Airbnb's in the area and I always speak to my neighbors to make sure they don't have any problems. Mr. Huckleba stated whether it is a campground or Airbnb it will have to come back to us for approval. If you ride down McIntosh most of that should be AG in my opinion. I would definitely be against an Airbnb and a campground but he would have to bring that to us later on anyway. Mr. Mokkapati stated the property right across McIntosh Road from me has cows. My son watches them everyday. I don't complain because I know I live in a rural area. Ms. Durham stated that property is not in the city. Ms. Cunningham stated you haven't come in here and stated this is what I want to do. Mr. Turner stated if you did an Airbnb would you build another house. Mr. Mokkapati stated no. An Airbnb could be a tent. Ms. Durham stated I will have to check with our city attorney regarding a tent as an Airbnb with our ordinance. Mr. Turner asked if we can ask him to give us a definite use of the property before we vote. Mr. Newman stated we would like to know what you are going to use it for before we do anything. Mr. Mokkapati stated so cattle and the roosters I have doesn't make for AG. Ms. Cunningham stated you can't have roosters in the city anyway. Mr. Newman stated I don't think anyone has a problem with cattle or roosters, it is the tents and the campground. Mr. Mokkapati stated step 1 is to get it rezoned to AG so that I can have cattle and chickens. Step 2 is the campground. I will come to you all and you can ask me for my plan. I will make sure my plans are in a way that they don't bother the church or the other neighbors around me. Mr. Newman stated we are not really for tents or an Airbnb next to the church. Get a definite plan and come back to us. After discussion, Lance Turner made a motion to table this request for more information. Mayor Craft seconded the motion. Upon vote on the motion, the following votes were recorded: Yeas 8; Nays: 0; Abstained: 0.

6. Public Hearing – DDMS Unity LLC/Anisha Patel requesting an extension of the site plan that was approved in October 2025 for a convenience store at the corner of Parkway Crossing and Leon Smith Parkway. Mr. Newman stated we approved a site plan and there has been nothing done at that site so far. The time is about to run out and they are here to request an extension of the site plan. Robbie Brown stated Ms. Patel has hired us as the general contractors and we need time to get with Gonzalez Strength on the site plan and construction plans. We want to move forward with the site plan that was already approved. We are asking for a 12 month extension to get everything together to build a convenience store there. Mr. Newman asked when do you think construction will start on that. Mr. Brown stated she says asap but realistically we will have to go back to Gonzalez to get the drawings. I would say we could have those in 30 to 60 days. I would say within 3 months we should be breaking

ground. We understand that the landscape plan has not been approved. Jimmy Sparks asked about where the entrances will come. Mr. Brown stated one off Boiling Springs Road and the other off Leon Smith Parkway. Mr. Turner stated we aren't changing anything just extending what we approved. Mr. Newman stated yes. After discussion, Clyde Huckeba made a motion to approve. Jane Cunningham 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.

7. Public Hearing – Jeffrey & Stephanie Hornsby requesting to rezone the property from General Business (GB) to Agriculture (AG) at 414 and 423 Beck Road. Jeffrey Hornsby stated when we originally bought the property we bought it to build a home. We were not aware that the 7.99 acres or we assumed it was AG or Residential and soon found out it wasn't. We have already gotten the loan from the bank and found out it was zoned commercial. It is not on Highway 78 and there is a neighborhood right beside it. Stephanie Hornsby stated the people who previously owned it has owned it since 1942 and they don't know how half the property got zoned AG and the other commercial. Mr. Hornsby stated that when we bought the property we bought it as one tract of land. Mr. Turner asked if there is a structure on the property now. Mr. Hornsby stated that on the AG side there is a mobile home on that property but on the commercial side there isn't anything. Mayor Craft stated I know how that happened as East Alabama Regional Planning and Development Commission when they did the zoning they did the same thing on the other side of the road and made it all commercial. 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 8; Nays: 0; Abstained: 0. Chairman, Bill Newman announced the motion passed.
8. Public Hearing – Fresh Start Homes LLC/Chris Lindsey requesting to rezone the property from Residential (R-1) to Light Manufacturing (M-1) at 3985 Bynum Blvd. Kevin Robinson stated I am in the process of purchasing this property from Chris Lindsey and it is currently zoned R-1. I would like to get it rezoned to M-1 (Light manufacturing) for an office. It is currently a storage building right now. There would be a warehouse in the back to hold lighting equipment as I am an electrical contractor. Mr. Turner asked where Mr. Robinson's business is now. Mr. Robinson stated it is at Hurst Construction. I have only been in business for four months. Mr. Newman stated so the structure has been being used as storage. Mr. Robinson stated that there are 14 storage units. What I would like to do is close up all of the doors to store lighting packages in there. Mr. Newman asked if they are being used or if they are empty. Mr. Robinson stated they are empty and not being used. It is grown up but the building is in real good shape. I want to paint the building, put new offices up front. Mr. Newman asked will that be a new building or in that building. Mr. Robinson stated in that building. Mr. Newman stated so you aren't building a new building. Mr. Robinson stated I am going to upgrade the existing building. Mr. Turner asked what size is the building. Mr. Robinson stated it is 40 feet by 140 feet. Mayor Craft asked if he would enter from Pinecrest or would he enter from Old Hwy 202. Mr. Robinson stated you will enter from Old Hwy 202. Mr. Newman asked how large is the lot. Mr. Robinson stated it is 1.19 acres. There is a yard behind to park equipment. Mr. Turner asked if Mr. Robinson if he was going to live there. Mr. Robinson stated no. Mrs. Hubbard asked will you be there with a lot of heavy machinery that will be noisy. Mr. Robinson stated it is strictly for us to store all of the electrical equipment, have an office area, and may have some excavators and skid steers that I will purchase later on to take to job sites. The equipment will not be out there running. My business operates from 7:00a.m. to 4:30 p.m. Mrs. Hubbard asked if we received any response from the neighbors. Ms. Durham stated I had one lady email me and when I emailed her back to explain what he was wanting to do she didn't seem to have any further questions. Mayor Craft stated you are close to the bridge so you will come off the bridge to the building. Mr. Robinson stated correct. Mr. Callahan stated you are not going to access it the way Mr. Sims used to. Mr. Robinson stated no. They have barricades at the end of the old 202. Mr. Sims' house is the only house close to the building other than the ones that are at the top of the hill. Mr. Sparks asked if Mr. Robinson was going to fence in the property. Mr. Robinson stated yes, it is actually already fenced in around the building but I plan to put in a gate. After discussion, Lance Turner made a motion to approve. 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.

Mr. Newman called for any old business.

There being no further business, Clyde Huckeba made a motion to adjourn the meeting. Jimmy Sparks seconded the motion.

Respectfully,

Kristi Durham, Secretary