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, October 6, 2026, at 5:30 pm

Members Present:

- Bill Newman, Chairman
- Lance Turner, Vice Chairman
- Hunter Cain
- Jane Cunningham
- Clyde Huckeba
- Jimmy Sparks

Members Absent

- Mayor Alton Craft
- Melissa Craven
- Charlotte Hubbard, Council Member

Visitors: See sign in sheet, Terry Payton, Ben Watson with Live Oak Engineering, Vamsi Mokkapati, Derek Harris, Adam Morris, Jonathan Roberts and Emmitt Shake with the Oxford Fire Department, 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 September 1, 2026. Jane Cunningham made a motion to approve the minutes. Jimmy Sparks 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.

2. Public Hearing –Terry Payton requesting a site plan approval for a retail center at 1833 US Highway 78 East. Terry Payton stated that I would like to add a 7 tenant building and add a building for storage between the fireworks and furniture store. Mr. Newman asked this will be your business with 6 tenants right? Mr. Payton stated yes. Mr. Newman asked Mr. Payton what the building will be made out of. Mr. Payton stated steel, steel framing, metal outside with brick 4 feet up. There will be a concrete drive out front. Lance Turner asked if this will face Highway 78. Mr. Payton stated yes with offset of two in the front and two in the back. After discussion, Hunter Cain made a motion to approve. Jimmy Sparks 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 – Payton Holdings requesting to rezone the property from Residential (R-1) to Planned Development 2 (PD-2) at 1108 Friendship Road. Terry Payton stated the property is currently zoned Residential (R-1) and we would like to rezone it to build a 7 building quad plex. This is all preliminary. Mrs. Cunningham asked are you wanting to build 7 units or 7 buildings. Mr. Payton stated 7 buildings. Mrs. Cunningham asked how many units. Mr. Payton stated a quad plex is 4 units per building, so 28 units. Mr. Newman stated this will have to come back to us for plat approval. This is strictly a rezoning and we are not approving a plat. After discussion, Lance Turner 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.

4. Public Hearing – Te Le Dung requesting to rezone three properties from Neighborhood Shopping Center (NSC) to Planned Development 2 (PD-2) at 1200, 1208 and 1214 Barry Street. Mr. Newman stated with no one here representing this request we will table it.

5. Public Hearing – Derek Harris requesting to rezone the property from Mobile Home (MH) to General Business (GB) at 100 Reaves Drive. Derek Harris stated it is my understanding that the property is currently zoned mobile

home and there are two shops currently there. Mr. Newman asked what is the reason for General Business. Mr. Harris stated with the two shops there it would be a good location for a mechanics shop. Mr. Newman asked do you plan on operating that business or renting it. Mr. Harris stated possibly operating it or renting it. Mr. Newman stated currently there are mobile homes on the property. Mr. Harris stated there are two mobile homes that were abandoned and will be removed. Mrs. Cunningham stated that is a heavy residential area. Clyde Huckeba asked Mr. Harris if he had someone in mind. Mr. Harris stated nothing is set in concrete. Mrs. Cunningham stated I usually like to know a little more information especially in a residential area with a business. Mr. Huckeba stated especially with trucks coming in and out of the business. Mr. Huckeba stated I am not comfortable in the middle of all of the mobile home zoning as that would be spot zoning. After discussion, Clyde Huckeba made a motion to not recommend rezoning the property. Jane Cunningham 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.

6. Public Hearing – Stan Bush requesting to remove the static boards and replace with digital billboards at 423 Hamric Drive West. After discussion, Charlotte Hubbard made a motion to approve. Mr. Newman stated Mr. Bush is not present therefore this request is tabled.

7. Public Hearing –PAC Enterprises/Stan Bush requesting for a digital monument sign at 2111 US Highway 78 East. Mr. Newman stated Mr. Bush is not present therefore this request is tabled.

8. Jonathan Jones/Born Again Properties LLC requesting approval for a short term rental at 116 E 4th Street. Mr. Newman stated this is in your packet and all of the inspections have been done. After discussion, Hunter Cain made a motion to approve. Jimmy Sparks 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.

9. Public Hearing – Ben Watson/Live Oak Engineering requesting a preliminary plat approval for Briarwood Subdivision at parcel # 22-09-31-0-000-018.003 off Carterton Heights. Ben Watson with Live Oak Engineering stated we were here a couple of months ago getting the property rezoned to PD-1 and the Council has approved the rezoning. This is 44 lots across from Mavin Street which will become a 4 way intersection. I will clarify. This is a 44 lot single family subdivision with one entrance tying in directly across the street from Mavin Street. We had a meeting with the city staff and address a couple of minor adjustments. Mr. Newman called for questions from the board. Mr. Huckeba asked what the right-of-way is. Mr. Watson stated in speaking with Rusty Gann, City Engineer, it is a 50 foot right-of-way with a 10 foot utility easement and instead of a 60 foot right-of-way there is actually a 70 foot right-of-way. The city will have 70 feet to do what they need to do for utilities. This will allow the homeowner to have 10 feet. A lot of this is because of the low pressure force main system and keeps the system out of the right-of-way. Our force main is outside of the right-of-way and to do that we needed the room. With a 30 foot front setback and the 20 foot minimum driveway width will allow 4 cars on the driveway to keep them out of the street and this is not counting the garage as a parking pad. Theoretically there will be six cars on the property at one time. Mrs. Cunningham asked what kind of restrictions on square footage are on this. Mr. Watson stated after speaking with Kristi Durham, Building Department the code minimum is 1200. Mrs. Cunningham stated I know the code minimum, are you going to put any kind of restrictions on the subdivision. Mr. Watson stated the intent was not to however, who is building the houses they will build the largest home which will be market driven. If they are selling larger houses they will build larger houses. If you would like to impose a minimum square footage that is open for discussion. Mrs. Cunningham stated I see these Lennar Homes and all of the smaller homes pop up and I would like to know more about the plans. Most developers have an architectural committee. Mr. Watson stated most tract builders I have dealt with has house plans drawn to code minimum to larger houses. They can put whatever house on there and you all have city codes that we are abiding by. Mrs. Cunningham stated I understand that but I would also like to know more about what kind of homes will be built and we have people here who would like to know that also. Mr. Watson stated PD-1 requires 30% brick and even the ones that aren't they are still 60% brick. This is the preliminary plat and we are doing everything per the city ordinances. Mrs. Cunningham stated I think the code needs to change because we have so many smaller homes popping up. Mr. Huckeba asked who the contractor will be. Mr. Watson stated that no contract has been signed. Mr. Newman asked if there were any questions from the audience. A resident asked what is the distance from the garage to the street. Mr. Watson stated there is 30

feet. That is 30 feet to the property line. There is actually 43 feet between the front of the garage and the back of the curb. The resident stated that is to keep people from parking in the street. Carterton Heights road can't handle the traffic and the road is too narrow. Some vehicles can't pass each other and are worried about hitting mailboxes. We want to make sure it doesn't happen again. Another resident asked if there would be any houses that face Carterton Heights. Mr. Watson stated no. Another resident stated that people walk to the Dollar General and she is afraid that there is going to be a bad accident there soon. We need lights on that street and lines on the street. A resident asked if that is something the city would consider is widening the road. Mr. Newman stated you would need to ask the City Engineer that question. The resident stated having this many houses wouldn't the street have to be a certain size. Mr. Newman stated I believe that would be up to the City Engineer wouldn't. Chris Callahan, Building Department stated to widen an existing street, yes sir. A resident asked if anyone has considered how this affects the residents who have lived there and I like to go outside, look at the sky and the stars. This would affect my livelihood if this is put there as well as the traffic. Another resident stated that is a lot of trees that will be cut down and a lot of people have lived there for 20 plus years, it isn't just land. Mrs. Cunningham stated that is why we like to have people come to these meetings but at the same time we can't tell someone if it is zoned properly but we can hold up plans, talk to the Mayor and make sure it benefits the neighborhood but we can't tell someone they can't cut trees off their property. Another resident asked if the existing sanitation that would be tied into this subdivision, would that be supported. Mr. Watson stated yes, the pump station that was built at Carterton is sufficient to handle it. A resident asked was that built to handle that subdivision or was it built to handle any other areas because there was a fire last year and they ran their hoses from half a mile down the road. Mr. Watson stated water pressure and water volume is good, sanitary sewer capacity is good. We are paying to get sewer all the way to Carterton. Another resident asked about fire hydrants. Mr. Watson stated I have 3 on different properties so we are good. Bill Averett and I live at 377 Carterton Heights. I wanted to caution you as we lived in Odenville for 17 years and exactly what they are doing here is what they did there. They shoe horned all of these properties in very small, drive down prices and the roads cannot handle it. That was a factor in why we moved here and I still drive into downtown Birmingham everyday. I understand you are here to do a job but I think we need to use some common sense. Carterton Heights cannot handle it and we nearly had a head on collision in front of my house because people fly through there. A resident stated we are going to have a problem if you put a four way stop in at Mavin with people coming over that hill, you are asking for a problem. Someone is going to get hurt or killed. Carterton cannot handle that kind of flow traffic. All of the houses that have been put there have greatly increased the traffic flow, you can't get by it and there is a major problem already. If we would have known then what was going to happen we would have been here. I called Charlotte Hubbard and she said we are going to rezone the property as we need housing. I get it, we need good housing in Oxford but what we are doing is not good and is going to be a problem. I don't think you can fix it. Mr. Newman stated so the main issue is the road. Several residents stated yes and the hill. Mrs. Cunningham stated I understand you have a job to do and I understand what you are doing. I think without the City Engineer and the Mayor, I don't feel comfortable voting for with this many houses along with the infrastructure the way it is right now. That is my thoughts and I don't know about the rest of the board. A resident stated that the other subdivision has two entrances granted the other entrance onto that road isn't any better. Will there be another entrance into this subdivision. Mr. Watson stated there will be one entrance with the reason being is we don't own the property to have another way out and this subdivision is about 38% the size of the other subdivision. Lance Turner asked if we could get the City Engineer to look at the road. Mr. Huckeba stated Rusty Gann needs to go out and do a study on the road to see about widening it or at least get a traffic count After discussion, Clyde Huckeba made a motion to table the request for the City Engineer to perform a traffic study on Carterton Heights per the board and residents. Jane Cunningham 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.

10. Public Hearing – Tabled: Vamsi Mokkapati requesting to rezone the property from Residential (R-1) to Agriculture (AG) at 2820 McIntosh Road. Vamsi Mokkapati stated last month I was asked for a plan. I did share with the city my plans for the property. The plan is to have a limited number of farm animals and nature focused with recreational area. The animals will be kept away from the church and with the property being 13.5 acres there is plenty of room. We have a lot of room. I did speak with some of the immediate neighbors in the front and back of my property. They were supposed to be here and they didn't have any problems with them. Mr. Huckeba stated that he spoke with Billy Grizzard lives near the property, said that he spoke with Mr. Mokkapati and

doesn't have an issue with the property being rezoned to Agriculture. A resident stated my property adjoins his property. I know what the plans are now and do you really think I want to walk out my door and see campers near my house. The animal part opens up for problems down the road. My brother-in-law owns the property next to me and also adjoins his property. There is no way he can do what he wants to do without putting it up against our property. As for campers, I was a young man too and know what it is like to sit around a campground, joking and drinking. This is right next to the church and do you think the church wants to arrive on a Sunday morning to this. I don't know who the man spoke to that would even think about supporting this. I can tell you that I don't speak for the church but I have spoken to several members and I haven't spoken to one who supports it. I know the man bought this as an investment but he bought it knowing what it was and now wants to change it to have those around him live with it. The land will not perk, 90% of it will not perk. You can't build homes on it and he knew what it was when he bought it. Mr. Mokkapati stated I would like to add it is not campers. It is not a camper. It is what you would call glamping. Mrs. Cunningham stated it is a tent and that is what my problem was last time next to the church. Mr. Mokkapati stated we have some farm animals now and we would like to add some more. The plan was investment property when I bought it but we moved onto the property and are living there. If it will perk or not, I don't know. I bought a house thinking I could turn it into an investment. A deacon at Antioch Baptist Church and I am opposed to this. Glamping or camping brings in a lot of transient people and you don't know who is coming in or out. We have children playing outside and other church activities going on. It isn't conducive with a church next door. Mr. Newman stated let me clarify that he is asking for the property to be rezoned from residential to agricultural. Any use like camping or glamping would fall under a conditional use and would have to come back to us again to be approved or not approved. Do you have any issue with agricultural next to the church. A trustee with the church asked what kind of animals are you wanting and what is to say he doesn't put a chicken house out there. Mr. Mokkapati stated I will follow all of the rules that you have written. I will make sure it doesn't bother you. A resident stated what happens if someone else buys the property. Mr. Mokkapati stated if I sell it to someone else what they do is not important to me. Mrs. Cunningham stated there lies the problem. A resident stated he can't impose what he wants to do on everyone else. I can't tell you what would happen to my property values. Mr. Mokkapati stated I didn't know rezoning to agricultural would bring the property values down. It was bought as an investment property. For agricultural anything that I do has to be approved by the board. Mrs. Cunningham stated we want people to come to Oxford and we want Oxford to be nice but anytime you are locating next to a church you have to show respect. There are risks that could come in changing to agriculture and I just don't think it is appropriate to rezone it next to a church. A resident stated he could start one plan and it doesn't pan out so he changes his mind. A resident stated I was raised on the farm and the odor is very offensive. Mr. Mokkapati stated since it is zoned R-1 can I have houses built on it. Mrs. Cunningham stated you would have to split the property and come back to the board. After discussion, Jane Cunningham made a motion to recommend not to rezone the property. Jimmy Sparks seconded the motion. Upon vote on the motion, the following votes were recorded: Yeas 6; Nays: 0; Abstained: 0.

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,

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Kristi Durham, Secretary