

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, November 3, 2020 at 5:30 pm

Members Present:

- Mayor Alton Craft
- Bill Newman, Chairman
- Lance Turner, Vice Chairman
- Charlotte Hubbard, Council Member
- Melissa Craven
- Fred Denney
- Clyde Huckleba
- Danny Shears

Members Absent

- Jake Pollard

Also, Present:

Mike Roberts, Chief Building Official

Visitors: Don Whitlow, Kenny Stratton – McIntosh LLC, Kristi Durham and Daniel Phipps, see sign in sheet for additional attendees

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 meetings of October 6, 2020. Lance Turner made a motion to approve the minutes. Mayor Craft seconded the motion. Upon vote on the motion, the following votes were recorded: Yeas: 7; Nays: 1; Abstained 0. Chairman, Bill Newman announced the motion passed.
2. Public Hearing –request from Billy Pressley for plat and pre-house approval at 204 McCullars Lane. Don Whitlow presented the request for Billy Pressley. Mr. Whitlow stated there will be five lots and each will be forty-nine feet. Each home will be the same size and have the same floor plan. Mr. Denney asked if these were three bedrooms. Mr. Whitlow stated yes. Mr. Denney stated looking at the garage it is showing fourteen feet wide. Mr. Whitlow stated that is correct. Mr. Denney stated you can park one car in the garage and one car in the driveway. Mr. Denney stated if a man and his wife and their two kids lived in the house, there isn't enough room for them to park four cars in the driveway. They cannot park on McCullars Lane. Mr. Whitlow stated the driveway would probably be big enough for two cars in the driveway parked one behind the other. Mr. Denney stated there is only enough room between the house and the street for one car. Mike Roberts, Building Official stated this is for pre-approval and will allow them to get the topography done. The property was one parcel that had six houses on it and have had it re-surveyed. Lance Turner asked about moving the house back. Mr. Whitlow stated they can look at that. Mr. Roberts stated that Mr. Pressley is in agreement to use hardy board. After discussion, Fred Denney made a motion to approve. Danny Shears 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 –request from Clyde Huckleba/McIntosh LLC to pre-zone undeveloped property (off Reaves Drive) to Planned Development 1 (PD-1). Clyde Huckleba stated at this time I am recusing myself for these items. Mr. Huckleba stated that there are about four tracts of property that is zone and some that is un-zoned. We are just trying to clean up this area into one zoning Planned Development 1 (PD-1) so we can develop a subdivision. Trevor Knight, President of the Home Owners Association for McIntosh Trails stated they had heard there would be a road connecting this subdivision to McIntosh Trails. Mr. Huckleba stated this will be a standalone subdivision and will not connect to McIntosh Trails. Mayor Craft asked if this subdivision would be like the one across the street. There are no fire hydrants and the streets are too small. Myor Craft asked if Planned

Development 1 (PD-1) addresses this issue. Mr. Roberts stated yes. Mr. Huckeba stated I am going to sell the lots if I can. These lots will be bigger and it will be up to the subdivision standards. Mayor Craft asked if these homes will be bigger. Mr. Huckeba stated two to three bedrooms. Charlotte Hubbard stated we do want to make sure we have some common areas and ample parking. Mr. Huckeba stated the open space is something that came up after the pre-liminary had been drawn and I am trying to incorporate a couple of common areas which will be in the final plat. Mr. Roberts asked if Mr. Huckeba would be willing to go by the new regulations, if approved or would he want to go by the old regulations. Mr. Huckeba stated we have already moved the houses back twenty-five feet but I am flexible depending on what that is going to be. Chairman Newman stated he would abstain from voting on this matter. After discussion, Danny Shears made a motion to approve the request to Council. Melissa Craven seconded the motion. Upon vote on the motion, the following votes were recorded: Yeas: 5; Nays: 1; Abstained 2. Chairman Bill Newman announced the motion passed.

4. Public Hearing –request from Peggy Dabbs/Clyde Huckeba to pre-zone undeveloped property (off Reaves Drive) to Planned Development 1 (PD-1). Clyde Huckeba stated this property is not zoned and will need to be zoned for annexation. Lance Turner asked if this property is un-zoned does that mean it is in the County. Mr. Huckeba stated the property will need to be annexed into the City and zoned. After discussion, Danny Shears made a motion to approve to Council. Melissa Craven seconded the motion. Upon vote on the motion, the following votes were recorded: Yeas: 5; Nays: 1; Abstained 2. Chairman Bill Newman announced the motion passed.
5. Public Hearing –request from Clyde Huckeba/McIntosh LLC to rezone undeveloped property (off Reaves Drive) from Planned Development (PD) to Planned Development 1 (PD-1). Clyde Huckeba stated this is a seven-acre tract that is currently zoned Planned Development and asking to be rezoned to Planned Development 1. After discussion, Fred Denney made a motion to approve the request to the Council. Danny Shears seconded the motion. Upon vote on the motion, the following votes were recorded: Yeas: 5; Nays: 1; Abstained 2. Chairman Bill Newman announced the motion passed.
6. Public Hearing –request from Clyde Huckeba/McIntosh LLC to rezone undeveloped property (off Reaves Drive) from Residential (R-1) to Planned Development 1 (PD-1). Clyde Huckeba stated that there are two plots that were brought into the City as Residential and asking for it to be rezoned to Planned Development 1. After discussion, Danny Shears made a motion to approve the request to the Council. Melissa Craven seconded the motion. Upon vote on the motion, the following votes were recorded: Yeas: 5; Nays: 1; Abstained 2. Chairman Bill Newman announced the motion passed.
7. Public Hearing –request from Clyde Huckeba for pre plat approval off Reaves Drive. Clyde Huckeba stated this is the preliminary plat. Fred Denney asked if this includes all the property we just discussed. Mr. Huckeba stated yes. Lance Turner asked if this included the changes to the setbacks. Mr. Huckeba stated that this is not the final plat and that there are other changes that will need to be made but this does include the twenty-five-foot setback. Charlotte Hubbard asked if we should wait to approve this until the Council has voted on the zoning changes. After discussion, Danny Shears made a motion to table this request until Council approves annexation and zonings. Charlotte Hubbard seconded the motion. Upon vote on the motion, the following votes were recorded: Yeas: 6; Nays: 0; Abstained 2. Chairman Bill Newman announced the motion passed.
8. Public Hearing –request from City of Oxford to rezone the Oxford Lake property at 401 McCullars Lane from Flood Control (FC), Planned Development (PD) and Residential (R-1) to General Business (GB). Mike Roberts stated Oxford Lake Park has several different zonings. We are going to do Oxford Lake Park into one zone. Mayor Craft stated the sign that we at Home Depot is the type of sign we are wanting to put on the lake property. In order to do that for the State of Alabama to permit it we have to have it in a commercial zone. Charlotte Hubbard asked where it was going. Mayor Craft stated next to the League of Our Own. Mayor Craft stated most of the park is under that conservation district with Solutia and we have to get permission from them as well. We have already spoken to them and received permission. Lance Turner asked if the City plans on making any other changes than what is already there. Mayor Craft stated we can't due to the conservation district with Solutia. Lance Turner stated he owns property therefore he will be abstaining. After discussion, Fred Denney made a motion to approve the request to the Council. Melissa Craven seconded the motion. Upon

vote on the motion, the following votes were recorded: Yeas: 7; Nays: 0; Abstained 1. Chairman Bill Newman announced the motion passed.

9. Public Hearing –request to amend Table 6-3 PD Planned Development Standards (Minimum Common Open Space). After discussion, Charlotte Hubbard made a motion to send the request to amend Table 6-3 to the Council. 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.

Chairman Newman called for any new business or old business.

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

Respectfully,

Secretary