

MINUTES OF THE REGULAR MEETING  
OF THE OXFORD PLANNING & ZONING BAORD

The Oxford City Planning and Zoning Board met in a regular meeting at Oxford City Hall  
Tuesday  
June 6, 2017 at 5:30 pm

**Members Present:**

Mayor Alton Craft  
Bill Newman, Chairman  
Charlotte Hubbard, Council Member  
Kaye Cash, Secretary  
Fred Denney  
Clyde Huckeba

**Absent:**

Lance Turner, Vice Chairman  
Melissa Craven  
Marshall Shaddix

**Also, Present:**

Mike Roberts, Chief Building Official

**Visitors:**

Steve Sarkady representing Master Built Billboards  
Several residents from Miller Estates

1. Noting that a quorum was present, the meeting was called to order by Chairperson, Bill Newman. Following a review of the minutes of the regular meeting of March 7, 2017, Fred Denney made a motion to approve the minutes as written. Clyde Huckeba seconded the motion. Upon vote on the motion, the following votes were recorded: Yeas: 06; Nays: 0; Abstained: 0. Chairperson, Bill Newman announced the motion passed.
  
2. Public Hearing – Master Built Billboards requesting to place a billboard located east side of Golden Springs, approximately 300 feet north of Hwy 78 and south of railroad tracks. Owner of the property is Northfork Southern Railway. Steve Sarkady was authorized to act for Northfork Southern Railway and spoke on their behalf. They are looking to construct a one sided digital billboard and a one sided static billboard. The digital side will be facing north for traffic heading south on I-20. ALDOT has confirmed that the site is okay, but asking for a local jurisdiction permit prior to getting a state permit.

Steve offered the city 1 slot out of 8 rotations, to promote community activities, upcoming events and other announcements via the digital billboard. They would provide 2 pieces of art work at no charge per month (24 total throughout the year) by using a 3<sup>rd</sup> party artist. The city could give them a basic template promoting the City of Oxford and then the message is only changing. The text is the only thing changing, the backdrop is staying the same to promote events and then the two pieces of artwork being provided will not come into play.

A letter was submitted from PhaseFour Holdings offering the city one FREE "Half Slot" (seen once every other rotation or every 120 seconds). That letter is attached to the minutes. Steve apologized that the letter was different than what was just discussed. Mr. Denney asked if Steve would correct that and he agreed that it would be corrected to offer One FREE Slot out of 8 rotations. Pending ALDOT approval, Mr. Denney made a motion to approve the sign. Clyde Huckeba seconded the motion. Upon vote on the motion, the following votes were recorded: Yeas: 06; Nays:0; Abstained: 0. Chairperson, Bill Newman announced the motion passed.

3. Public hearing – Master Built Billboards representative, Steve Sarkady is requesting a billboard to be placed west of railroad tracks south side of Hamric, by EMS. Steve realized the original spot they were going to apply for may be in the road right of way. He's not 100% convinced his company is willing to build and is not ready to pursue. This issued was tabled.
4. Public hearing – Rodney Minton is requesting rezoning of Miller Estates mobile home park (rear) to be rezoned from AG-1 to Mobile home, to match front zoning of mobile home park which is zoned MH. Rodney stated he's requesting the zoning because he felt like it was a zoning oversight. Mobile homes are already on the property.

Several of the homeowners from Miller Estates were present in the meeting. A petition was presented and is attached to the minutes. The petition is to uphold the restrictive covenants for Miller Estates to be double wide manufactured homes no older than 2 years at time of placement. Residents voiced their concerns that since a single wide has been placed in the front of the community, is in bad condition and has been used as a rental, that they have been observing activity that has required many police calls.

Rodney Minton apologized and said he would pull the single wide out of Miller Estates.

Restrictive Covenants were also presented and are attached to the minutes.

A decision was made to table this issue and let the city attorney, Ron Allen look at the restrictive covenants to be sure they are in order. We can bring back the request for rezoning to next month's meeting. With the current zoning, if a home is pulled out it cannot be replaced.

It was also noted that the planning commission cannot enforce covenants. A homeowner's association would need to enforce covenants.

5. New zoning ordinance discussion – Mayor, Alton Craft updated the commission that plans are under review by city department heads. Jason Fondren is coming up with a new plan for redevelopment districts.

Due to July 4<sup>th</sup> falling on our next scheduled meeting date, the meeting will be moved to Monday, July 10<sup>th</sup>.

There being no further business, Chairperson, Bill Newman made a motion to adjourn the meeting.

Respectfully,

  
\_\_\_\_\_  
Secretary, Kaye Cash

City of Oxford Planning Commission  
 Recommendation to City Council  
 For

**PROPOSED PRE-ZONING/REZONING**

The Planning Commission has reviewed the matter of the proposed pre-zoning/rezoning of the following property after (1) the posting of signs on the property (2) posting in three places. With consideration of facts and comments at the hearing, the following property has been recommended for pre-zoning/rezoning by the Planning Commission.

PROPERTY OWNERS:	Jerome R. WATTS
PROPERTY OWNERS SIGNATURE:	<i>Jerome R. Watts</i>
PROPERTY OWNERS MAILING ADDRESS:	225 Stone St. OXFORD, AL 36203
APPLICANT:	
APPLICANT MAILING ADDRESS:	
ADDRESS OF SUBJECT PROPERTY:	365 H.J. BENTLEY PKWY OXFORD AL 36203
BRIEF DESCRIPTION OF SUBJECT PROPERTY:	LAND AND SMALL HOUSE
CURRENT ZONING:	NONE
PROPOSED ZONING:	R-1
PURPOSE FOR PRE-ZONING/REZONING:	ANNEXATION
PLANNING COMMISSION HEARING DATE(S):	July 19, 2017
ATTESTED BY ZONING OFFICIAL:	<i>M. [Signature]</i>

**NOTE:** Attach copies of the following to this form:

1. Copy of property legal description
2. Plat of subject property

TO BE COMPLETED BY CITY CLERK (Cop to be returned to Planning Commission)		
COUNCIL HEARING NOTICES PUBLISHED		
COUNCIL HEARING DATE(S)		
<input type="checkbox"/> APPROVED <input type="checkbox"/> DENIED	DATE:	
FINAL ORDINANCE PUBLICATION:		
ATTESTED BY CITY CLERK:		

City of Oxford Planning Commission  
 Recommendation to City Council  
 For

**PROPOSED PRE-ZONING/REZONING**

The Planning Commission has reviewed the matter of the proposed pre-zoning/rezoning of the following property after (1) the posting of signs on the property (2) posting in three places. With consideration of facts and comments at the hearing, the following property has been recommended for pre-zoning/rezoning by the Planning Commission.

PROPERTY OWNERS:	Jerome R. WATTS
PROPERTY OWNERS SIGNATURE:	<i>Jerome R. Watts</i>
PROPERTY OWNERS MAILING ADDRESS:	1225 Stone St. OXFORD, AL 36203
APPLICANT:	Jerome R. WATTS
APPLICANT MAILING ADDRESS:	SAME AS ABOVE
ADDRESS OF SUBJECT PROPERTY:	643 H.J. Bentley PKWY OXFORD AL. 36203
BRIEF DESCRIPTION OF SUBJECT PROPERTY:	House located on property
CURRENT ZONING:	
PROPOSED ZONING:	R-1
PURPOSE FOR PRE-ZONING/REZONING:	ANNEXATION
PLANNING COMMISSION HEARING DATE(S):	July 10 2017
ATTESTED BY ZONING OFFICIAL:	<i>Mike Hunt</i>

NOTE: Attach copies of the following to this form:

1. Copy of property legal description
2. Plat of subject property

TO BE COMPLETED BY CITY CLERK (Cop to be returned to Planning Commission)		
COUNCIL HEARING NOTICES PUBLISHED		
COUNCIL HEARING DATE(S)		
( ) APPROVED ( ) DENIED	DATE:	
FINAL ORDINANCE PUBLICATION:		
ATTESTED BY CITY CLERK:		

City of Oxford Planning Commission  
 Recommendation to City Council  
 For

**PROPOSED PRE-ZONING/REZONING**

The Planning Commission has reviewed the matter of the proposed pre-zoning/rezoning of the following property after (1) the posting of signs on the property (2) posting in three places. With consideration of facts and comments at the hearing, the following property has been recommended for pre-zoning/rezoning by the Planning Commission.

PROPERTY OWNERS:	John B. Benton Jr. Donald T. Norby
PROPERTY OWNERS SIGNATURE:	<i>[Signatures]</i>
PROPERTY OWNERS MAILING ADDRESS:	1703 Leighton Avenue Amherst, MA
APPLICANT:	Benton - Norby LLC
APPLICANT MAILING ADDRESS:	See Attached Addresses
ADDRESS OF SUBJECT PROPERTY:	See Attached
BRIEF DESCRIPTION OF SUBJECT PROPERTY:	Property in front of Lee Brass Co.
CURRENT ZONING:	General Manufacturing
PROPOSED ZONING:	General Business
PURPOSE FOR PRE-ZONING/REZONING:	Retail Development
PLANNING COMMISSION HEARING DATE(S):	July 10, 2017
ATTESTED BY ZONING OFFICIAL:	<i>[Signature]</i>

NOTE: Attach copies of the following to this form:

1. Copy of property legal description
2. Plat of subject property

TO BE COMPLETED BY CITY CLERK (Cop to be returned to Planning Commission)		
COUNCIL HEARING NOTICES PUBLISHED		
COUNCIL HEARING DATE(S)		
( ) APPROVED ( ) DENIED	DATE:	
FINAL ORDINANCE PUBLICATION:		
ATTESTED BY CITY CLERK:		