

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

The Oxford City Planning and Zoning Board met in a regular meeting at Oxford City Hall
Tuesday
January 5, 2016 at 5:30 pm

Members Present:

Council Member, Charlotte Hubbard
Chairperson, Bill Newman
Fred Denney
Vice Chairperson, Lance Turner
Marshall Shaddix
Secretary, Kaye Cash
Melissa Craven
Clyde Huckleba

Members Absent

Mayor Leon Smith

Also Present

Chief Building Official, Mike Roberts

Visitors: *Rusty Gann, Andy Burell, Wayne Livingston, Joe Weaver, Billy Grizzard*

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 December 1, 2015, Marshall Shaddix made a motion to approve the minutes as written. Lance Turner seconded. Yeas: 06, Nays: 0, 1 Abstained (Melissa Craven was absent from last meeting) Chairperson, Bill Newman announced the motion passed.
2. Public Hearing – Joe Weaver & Billy Grizzard are requesting on behalf of the RMC Board to build a new medical facility located in Planned Development Commercial (PDC) zoning at 1400 Hwy Dr. Oxford, AL. Billy Grizzard introduced Joe Weaver and Mr. Burell presented the architectural plans. The building is a 2 story with 23,500 square feet. The first floor will have 2 primary care and 1 urgent care center. It is a significant space that will have MRI, CT, ultrasound, digital mammography and full service lab.

The second floor will house specialty physicians, cardiology, orthopedics, pulmonary, occupational and PT space, depending on the needs. We would like to have this open and operational by the end of the year. Parking will be in front and rear.

Fred Denney made a motion to approve. Bill Newman seconded the motion. Upon vote on the motion, the following votes were recorded: Yeas 08; Nays 0. Chairperson Bill Newman announced the motion passed.

3. Public Hearing – Wayne Livingston is requesting on behalf of ALAKEMP (Terry Kemp & Ron Allen) to build a 4-unit apartment complex at 514 Central Ave, which is zoned Planned Residential (PR). Wayne Livingston spoke. The 4 units will be across from the last 12 built. It's an empty lot – 100 feet off the road. We'll leave a little grass and green around with 15 parking spaces. The other apartments can also use some of those spaces.

Rusty Gann spoke. My concern is on the easement because of rain water and adding more pavement will add more stress. We need to look at what can be done with storm water.

Wayne- the board said to keep green out there for that reason. As far as retention we could run to the back and run drain pipe.

Rusty – Would you be willing to vacate that easement because it's not good to anybody. The property owners can maintain it. It would have to be petitioned.

Fred Denney – Can we get a drawing showing the parking lot before we approve? That way we can see how much green is going to be there.

Bill Newman asked for request to be tabled until we get plans and asked Rusty to work with Wayne on the water run- off problem.

4. Public Hearing – 8 00 McIntosh to be zoned AG-1 for proposed annexation. No one was present to speak. Mike Roberts said the reason for the request is for police coverage. The owners are currently in the county and want to be in the city. Kaye Cash made a motion to approve. Lance Turner seconded. Upon vote on the motion, the following were recorded: Yeas 08, Nays 0. Chairperson, Bill Newman announced the motion passed and will be sent to council.

New Business

Chairperson, Bill Newman said that Councilman Waites wants to come to the next meeting and look at our zoning maps and explain new projects coming in. The whole council will come to the meeting at 6 pm.

Council Member, Charlotte Hubbard – The council asked me and Mike to work on a plan for zoning. Remember, we are working on a strategic planning and then zoning should come after we lay out our strategic plan. We are looking for people to help us with our strategic plan and zoning. If we talk about zoning before we have a plan then it's backward.

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

Respectfully,

Secretary, Kaye Cash