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
June 07, 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 Huckeba

Members Absent:
Mayor Leon Smith

Also Present:
City Engineer, Rusty Gann
Chief Building Official, Mike Roberts

Visitors: * See sign in sheet

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 May 03, 2016, Marshall Shaddix made a motion to approve the minutes as written. Fred Denney seconded the motion. Upon vote of the motion, the following votes were recorded: Yeas: 08, Nays: 0. Chairperson, Bill Newman announced the motion passed.

2. **Alakemp & Wayne Livingston – Public hearing requesting approval to build a fifty (52) unit apartment complex on Circle Dr. between 1309 & 1312. The property is zoned PR** – Cal Munroe presented a set of plans. Chief Building Official, Mike Roberts stated that there had been an amendment a few years ago to require two parking spots per apartment unit. There were some questions regarding storm water. Ron Traverse a visitor asked for the project to be denied tonight because of the traffic problems on Circle Drive. Other citizens from the community stated their concerns with the flooding problems becoming worse. Others are concerned about traffic safety for schoolchildren. Chairperson, Bill Newman suggested a traffic study in addition to floodwater study. Fred Denney made a motion to table this item until City Engineer; Rusty Gann could approve the plan prior to this item coming back to the Planning Board. It was determined that voting was not required and the item would be tabled.

3. **D & R Investments – Public Hearing requesting to rezone 314 Choccolocco from R-2 to CBD.** After discussion by the Planning Board, Fred Denney made a motion to approve this item to the City Council. Vice Chairperson, Lance Turner seconded the motion. Upon vote of the motion, the following votes were recorded: Yeas: 07 Nays: 01 by Council member, Charlotte Hubbard. Chairperson, Bill Newman announced the motion passed

4. **Bailey Engineering – Public Hearing requesting pre plat approval for Reaves Crossing Subdivision. (This item had been tabled at the last meeting.)** – Mr. Bailey stated that Reaves Dr. is a public Rd. that has been developed piece milled up until this point and time. The lots on the pre plat will be served with sewer. City Engineer, Rusty Gann stated that the entire Reaves Rd. would need to be resurfaced, including existing portion of road. City Engineer, Rusty Gann stated that he approves of the existing plan concerning storm water on the pre plat. Prior to final plat approval City Engineer, Rusty Gann stated he would require a storm water plan in place at that time for approval. Dan Robertson citizen living in Mc Intosh Trails presented a petition signed by twenty-seven households concerning unsafe lighting on the streets and road improvements. Kenny Stratton one of the developers addressed the issues brought up by the citizens. Economy has slowed down the process of improvements, but saying we are not trying is not fair in his opinion. They are hoping to develop this subdivision with smaller homes, which is selling at this time, and then they would be able to put that money back into McIntosh Trails for the improvements that the citizens have brought to the attention of the Planning Board. Fred Denney at this times abstained due to possible conflict of interest. Clyde Huckeba also abstained at this time because he builds homes in both subdivisions. Chairperson, Bill Newman made a motion to approve. Marshall Shaddix seconded the motion. Upon vote of the motion, the following votes were recorded: Yeas: 02; Nays: 04; Abstained; 02. Melissa Craven, Kaye Cash, Council member Charlotte Hubbard, and Lance Turner voted Nay. Chairperson, Bill Newman announced the motion failed.
5. **Louis Young – Public Hearing Oxford Commons requesting final plat approval for phase II** – The developer and the development will maintain the road. Mr. Denney has questions about the agreement in place and thought we would have more of the details. Chief Building Official, Mike Roberts sated that the City attorney just received the agreement today and did not have time to approve it. This item must go before the City Council. Chairperson, Bill Newman made a motion to approve predicated upon the item is approved to the City Council and they approve. Clyde Huckeba seconded the motion. Upon vote of the motion, the following votes were recorded: Yeas: 08; Nays: 0. Chairperson, Bill Newman announced the motion passed
6. **Bobby Bailey Engineering – Public Hearing requesting pre plat approval for Benton - Norby** development at 1804 Golden Springs Rd. Property is zoned General Manufacturing (GM) commercial Development. – Mr. Bailey is representing Benton – Norby The property is in front of Lee Brass. They have already gained approval from ALDOT. The sewer and water will be provided by the City of Anniston. They will be grading the property substantially lower then it is now. Storm water will head North West and after retention and so forth, it will be deposited into the creek. Chairperson, Bill Newman made motion to approve the pre plat and with the final plat, a storm water plan will need to be approved by City Engineer, Rusty Gann before being presented to the Planning Board. Council member, Charlotte Hubbard seconded the motion. Upon vote of the motion, the following votes were recorded: Yeas: 08; Nays:0. Chairperson, Bill Newman announced the motion passed

New Business:

Acceptance of roads and streets for City maintenance.

The words and drawing will replace what we did last month intended for future developments. Intent for developer to acquire bond 150% estimated cost. City Engineer, Rusty Gann is going to write up an amendment with a bond for roads and we will table vote for July 5th.

Melissa Craven made a motion prior to any proposal on the agenda that it goes to the City Engineer first then on the Planning Board Agenda. Chairperson, Bill Newman seconded the motion. Upon vote of the motion, the following votes were recorded: Yeas: 08; Nays: 0. Chairperson, Bill Newman announced the motion passed

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

Respectfully,

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Secretary, Kaye Cash