

May
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
May 03, 2016 at 5:30 pm

Members Present:

Council Member, Charlotte Hubbard arrived at the beginning of item 2.

Chairperson, Bill Newman

Fred Denney

Vice Chairperson, Lance Turner

Marshall Shaddix

Secretary, Kaye Cash

Melissa Craven

Members Absent

Mayor Leon Smith

Clyde Huckeba

Also Present

Chief Building Official, Mike Roberts

Visitors: Luis Young, Sid Harris, Bobby Bailey, Butch Welch, Chip Street, Kelly Sparks

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 February 02, 2016, Fred Denny noted a grammatical error in the last paragraph. Change sentence to read "Nothing should go on the agenda without the plans being presented". Marshall Shaddix made a motion to approve the minutes with that change. Clyde Huckeba seconded. Yeas: 06, Nays: 0. Chairperson, Bill Newman announced the motion passed. (Change has been made.)
2. **Sid Harris – Requesting a pylon sign 1114 Hwy Dr. Zoned PDC.**
There was a discussion about keeping the signs on Hwy Dr. uniform. Charlotte Hubbard arrived at the beginning of this discussion. Fred Denney made a motion to approve as long as it is the same height as Oxford Pawn & Jewelry store and to ask other businesses on Hwy Dr. to comply within 12 months. Marshall Shaddix seconded. Upon vote of the motion, the following votes were recorded: Yeas 7, Nays 0. Chairperson Bill Newman announced the motion passed and will be sent to council.
3. **Luis Young – Requesting Final Plat Approval for phase II at Oxford Commons.**
Fred Denney said there had been an agreement with ALDOT to not develop on Boiling Springs. He asked for a drawing that showed the cul-de-sac and questioned who would be responsible for maintenance. Luis Young distributed the current plat in progress to the members. Fred pointed out that the property in question belongs to the city. It was deeded back to the city from the State with the agreement the city can't sell, it can only go back to the State. The purpose of that agreement is the vacant property, if it were divided into lots they must have access. Before it is approved, we need to go through the correct process involving the attorney, city engineer and council. He said, I'm of the opinion we need to wait so the approval is worth the paper it is on. The last time this came before us we asked for final drawings to approve. Tractor Trailers will be using the cul-de-sac to turn around and this will cause maintenance problems. We need to know who is responsible for the maintenance. Chairperson Bill Newman asked Mr. Young to get concrete plans on a final plat. Get with Rusty first and get plans to members before the meeting so they can review.

4. Bailey Engineering – Final Plat approval for Oxford Retail Center on Lot 1, corner of Hwy 78 and 21.

Bobby Bailey presented – Lot 1 is being divided into three pieces. Two of the lots are for business and one is for signs. The subdivision requires a separate lot for the signs. This is basically a re-platting of that one lot. Potential business is lined up to go there. Mr. Denney made a motion to approve the request, Chairperson Newman seconded the motion. Upon vote of the motion, the following votes were recorded: Yeas 7, Nays 0. Chairperson Newman announced the motion passed and will be sent to council.

5. Bailey Engineering – Requesting pre plat approval for Reaves Crossing Subdivision

There was a discussion with several concerns expressed: Here are the highlights:

- Adequacy of the pavement
- Is Reaves Rd a city street or private road?
- These are the same developers for McIntosh trails and the city wouldn't take responsibility for the roads and citizens there are not happy with the condition of the roads. In the future, citizens will want the city to take responsibility for this subdivision. We need to make sure that the roads are done properly so this does not happen again.
- If this is a city road, money will have to be generated to fix. If it is a private road, then we need a plan.

Kaye Cash made a motion to table until we find out if Reaves Rd. is a city road. Charlotte Hubbard seconded the motion. Upon vote of the motion, the following votes were recorded: Yeas 7, Nay 0. Chairperson, Bill Newman announced the motion passed.

6. Butch Welch and Chip Street-Requesting approval for one story townhomes with a longer driveway to provide better parking.

This is in Cobblestone Glen. There is a demand for single levels and to move them back to give more parking (4 vehicles to fit on driveway) and get parking off the street. These would be the first 6 with longer driveways. Marshall Shaddix made a motion to approve and Lance Turner seconded. Upon vote of the motion, the following votes were recorded: Yeas 7, Nay 0. Chairperson Newman announced the motion passed and will be sent to council.

One of the Residents of Cobblestone Glen spoke and had some safety concerns in the neighborhood. There are so many cars parking on the street and in the cul-de-sac that the bus driver can't turn around. There are no sidewalks out there so it is inconvenient and dangerous to walk children to the busses. Charlotte Hubbard said there should be a no parking sign in the cul-de-sac and asked for that to be put up the next day to alleviate the current problem. The resident had several valid issues that would have to be addressed by the council.

7. New Business

Bill Newman, we have been having such a tremendous problem with streets in our developments that have not been taken over by the city. We've had a lot of calls from McIntosh trails residents and other places where the streets are subpar and they are not city streets, they are the streets of the development.

I would like to make a motion to propose an amendment to go through the channels regarding our streets and developments. I have a schematic (attached to these minutes). The following standard would be:

- 6- inches compacted subgrade
- 6 -inches compacted chert base
- 1- inch bituminous wearing surface
- 2- inches bituminous concrete binder

It needs to be inspected before the final asphalt goes down to make sure it is in compliance before the street gets paved.

Mike Roberts – This has to be treated like a rezoning. It has to be approved then 14 days of notification in 4 locations throughout the city. Once we've done that, then we can come back and amend it.

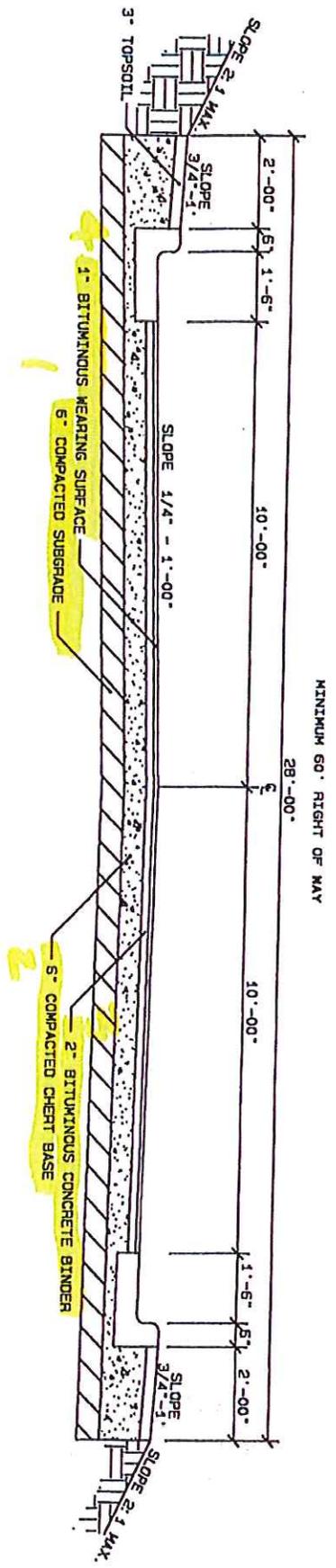
Chairperson, Bill Newman – I think it really needs to be done because we have subpar streets that are falling apart and people are upset. For our city's sake and resident's sake, we need nice streets that are going to last. Just because we approve a plat doesn't mean it addressed the streets at all. That has been a misconception because people think it is a city street and it is not. The plat is approved and the street has to be approved and the city is not going to take over a subpar street because it is too much maintenance and too much work. I would like us to pass this motion and be posted and then made into an amendment at our next meeting.

Marshall Shaddix seconded the motion. Upon vote of the motion, the following votes were recorded: Yeas 7, Nays 0. Chairperson, Bill Newman announced that the motion passed.

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

Respectfully,

Secretary, Kaye Cash



TYPICAL CURB & GUTTER ROADWAY SECTION
NTS

5 - 4 - 3 (1b)