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 in the Building Services Conference Room Tuesday,
May 06, 2014

Members Present:
Mayor Leon Smith
Chairman, Bill Newman
Council Member, Charlotte Hubbard
Fred Denney
Lance Turner
Melissa Craven

Members Absent:
Clyde Huckeba
Vice Chairman, Charles Strickland
Marshall Shaddix

Also Present:
Oxford City Engineer Rusty Gann
Chief Building Official, Mike Roberts
Secretary, Toni Ridley

Visitors:
*See attached sign in sheets

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 meeting of April 01 2014, Charlotte Hubbard made a motion to approve the minutes as written, Fred Denney seconded the motion. Upon vote on the motion, the following votes were recorded: Yeas: 005; Nays: 0 Abstain: 1. Melissa Craven abstained due to not being at last month's meeting. The Chairman announced the motion carried.

1. **Review letter of appeal on denial of plat approval for Edgewood Subdivision** – Chairman Bill Newman asked for discussion. There was no discussion the issue died on the table.

2. **Baker Donelson – Public Hearing seeking approval for a cell tower to be located at 161 Industrial Dr.** – Thomas Buchanan on behalf of Baker Donelson. The tower will be built on behalf of AT & T. They are leasing a 60 x 80 sq. ft. parcel. We are requesting a 191 ft. monopole it will not require any lighting. The site is located in an industrial area. The site is needed to provide service to I-20 and the Oxford Exchange area along with the large residential area across the interstate. Mr. Buchanan provided a map showing this information to the board members. Bill Newman asked who owns this property currently. Mr. Buchanan stated Fred and Martha Denney own it. The Chairman asked for any other discussion. At this time Fred Denney removed himself from the room as to not put pressure on the other members during a vote since he is the land owner. Mr. Buchanan stated that before the members vote he wanted to point out that they are requesting less than a 50 ft. setback due to the size of the property and where is located. The way that it is designed it has about 30 ft. from the rear property line. The ordinance calls for 50 ft. so they are requesting a variance. Another variance being requested is that because it is in an industrial area they would propose a green slated fence instead of the landscaping of shrubs as required in the ordinance. Also instead of an all-weather access road they are proposing a crushed gravel access road. Charlotte Hubbard asked how many feet have you measured from the road to the tower for it to be worked on that's paved. Mr. Buchanan said from the public road to the tower site is 450 ft. from the front of the property to the tower site. There is an existing dirt road with partial gravel on it already. They are proposing to just extend the gravel. Bill Newman clarified they were asking to have a chain link fence with green slates instead of landscaping. Mr. Buchanan explained it is for the purpose of maximizing the amount of space that is usable. After discussion it was decided a wooden privacy fence would be better than the chain link and green slates. Bill Newman asked if there was any discussion concerning the variance request of using crushed gravel for the access road. Charlotte Hubbard stated that she would like to see it paved with it being an industrial area we want it to look nice while attracting businesses. The Mayor agreed along with Bill Newman. Bill Newman clarified the motion would be to approve the 30 ft. setback variance; the landscaping variance would be a wooden privacy fence. The access road would have to be paved asphalt. Mayor Smith made a motion to approve, Melissa Craven seconded the motion. Upon vote on the motion, the following votes were recorded: Yeas: 05; Nays: 0; Abstained: 01. Fred Denney abstained. The chairman announced the motion carried.

3. **Brenda Latham – Public Hearing requesting that the existing mobile home park located at 1025 Lott Dr. be rezoned to M.H. It is currently zoned R-1.** – Mr. Latham stated they are asking for this to be rezoned from residential to Mobile Home because they are hesitant about investing in newer trailers un less they can get this rezoned. Bill Newman asked what their hesitation would be. Brenda Latham said that right now as it

stands if one trailer comes out after a year you can't pull another one in. They want it where if one comes out and it's more than a year you can still bring one in if it's a nicer newer trailer. As of right now it's been over a year on two of their lots and they cannot do that. Mayor Smith asked how many acres they have. Mr. Latham stated it is little less than three acres. It was clarified that there are 19 existing trailers on it. Bill Newman clarified that you want to be able rezone so you have longer than a year to replace one. Brenda Latham said yes and also if anyone wanted to buy the mobile home park they would know they can do that. Bill Newman asked the people in attendance of the public hearing if there was anyone designated to speak concerning this matter on Lott Dr. No one answered. Fred Denney asked if they are planning to add additional trailers to what's already there. The Latham's said no there are already a certain number of lots they have no plans to increase that. Mayor Smith said that really has been a mobile home area. The Latham's stated yes it has been for 20 – 30 years. When they purchased it there were nineteen lots and there will remain nineteen lots. There are two other mobile home parks on that road. Another one on that road and one behind them. Mayor Smith suggested to the Chairman that we ask the owners to bring a little more information on what exactly they want to do. Make it bigger or smaller or leave it like it is. Bring that to the next planning board meeting. The Latham's stated they do not want to make it any bigger. Mayor Smith said that he would just like them to write the plans down and bring it back. Mr. Latham asked basically just something in writing from us as to what our plans are. Bill Newman said we are usually opposed to spot zoning so if you just write a little synopsis as to why you are asking to go from R-1 to M.H. then we can go from there. The Chairman announced the item will be tabled till Next month's meeting. Greg Hethcox came up to the microphone introduced himself and stated that he lives at 801 Lott Dr. and he thanked the members for tabling this and asked that they drive out there to see the area. There are older homes and he would like the Latham's to let the board know how they plan on improving the mobile home park because right now it doesn't look very good. Bill Newman thanked Mr. Hethcox. Terry Turner introduced himself and said he lives at 901 Lott Dr. the neighbors would like to how rezoning that property would affect the surrounding properties as far as taxes and home values. Bill Newman said as far as taxes and property values he did not know.

4. **Lonnie Coker – Public Hearing to rezone 240 Anderson Ave. Approx. 6 Acres from R-1 to M.H. for the development of a Mobile Home Park.** - Bill Newman acknowledged the large crowd that was in attendance for this meeting concerning this issue. Mr. Coker will come up first and explain what he is requesting and why. Then if you can limit yourselves to one spokesperson from Anderson the board will have a chance to ask questions and discuss. Bill Newman asked Mr. Coker to come up and state his name and address and present the board with what he is asking the board to allow him to do. Clay Coker of 532 Ivy Way Munford Alabama stated that he is the son and

business partner of his dad Lonnie Coker. Clay Coker read a statement that said Lonnie Coker owns land on Anderson Ave. He holds an Alabama General Contractors License, An Alabama Home Builders License and an Alabama Plumbers and Gas Fitters License. He has built and sold numerous houses in Oxford area all with approval of the Oxford Inspectors. His proposal is to build a modular home development, with each home located on no less the 15,000 square feet. All with foundations of block or brick and parking area for two vehicles. The requirement of the block or brick foundations will be in the covenants. All roads will meet Alabama State requirements with a 50 foot turn area. Each home will have 200 amp service electrical services, along with individual septic system and water meters. I have visited several home dealerships and talked with their agents gathering information about the homes. The average price for the modular home is $120,000 dollars. I understand the concern of the residents of Anderson Ave. and Jerrie Dale Dr. But, what I want the Oxford Board to understand is that mobile homes already exist in this area. And that my proposal is for a family affordable development with stipulations in the covenant to protect the neighborhood. I have researched property values in the area with the average property value on Jerrie Dale Dr. being $68,377. I have included individual property tax statements in your packets....The homes that we are proposing alone exceed this average. It is my professional opinion is that my development will enhance the neighborhood. And possibly enhance the property values as well. Clay Coker then showed the next page being a proposed layout of fourteen lots on six acres. The next page in the packet is an aerial photo of the land itself. Bill Newman wanted to clarify that what is on the agenda tonight is for the property to be rezoned from R-1 to M.H. but what you just asked for is modular homes not mobile homes. Have you changed since going on the agenda? It was the understanding of the building inspector's office that you were asking for mobile home not modular home. A modular home would not need rezoning. So if you're asking for what you presented tonight we will have to table this matter. We will need an engineered plat. Lonnie Coker then said that would cost $20,000 before the cart. Mike Roberts asked Lonnie Coker if he planned to put any mobile homes on it at all. Lonnie Coker stated no just modular. Lonnie Coker also stated that Billy Grizzard was his surveyor. The Mayor asked what the difference is between modular and mobile home. Mike Roberts stated that a modular home is built to the ICC standards it's built just like a house a mobile home is not. Bill Newman said what will have to be done is Modular homes are allowed in R-1 but we will have to look over the R-1 requirements. Bill Newman asked Mike Roberts what would be needed. Mike Roberts said what you'll have to do is go by our Subdivision regulations and if you're using Billy Grizzard he knows what the city requires for a subdivision plat. The lots are 75 on the modular homes lots you presented. Will you have enough room for your setbacks if you put them in there the way they should be facing the street. Lonnie Coker said they all vary. Fred Denney asked if he planned on putting them in length way like they should be. Lonnie Coker said yes. The Mayor said he saw a lot of people in the

audience shaking their heads and if they have questions now would be the time for them to ask. Tim Russell lives on Jerrie Dale Dr. he has been asked by a few people to come up and speak for them. First of all it is nice to know that they plan on putting in modular homes instead of mobile homes and they have no problem with that. He is concerned that if it is rezoned M.H. what would happen. Bill Newman said it won't be rezoned for modular because they can go in R-1. Tim Russell asked if this rezoning is off the record. Bill Newman said yes this matter would be tabled till Mr. Coker could bring in an engineered plat for a subdivision. Tim Russell said he wanted to present this petition for a lot of residences that are against the mobile homes going in and they want it to be part of the record. Next up to speak Ashley Cofield lives at 461 Anderson Ave. I have little kids and I already have to fight traffic up and down that street. I live in a double wide brand new. The patch he's talking about won't have enough room they'll be turning around in my driveway there's a daycare center right across the road it's just not safe. Fred Denney said what you need is subdivision approval along with drainage and a detention pond. Its standard for any subdivision we approved. Melissa Craven said she wants to clarify are you building the modular homes or are you selling the lots. Mr. Coker said he would be building them he has already got with an agent at Minton Homes. Bill Newman said he invites any one of the residences to go to the city website and look at the R-1 zoning to see what would be required from him in an R-1 zoning. Also the Mobile Home zoning is off the table. What is being asked for is Subdivision plat approval and that will be tabled till next month. Next up to speak was Scott Vaughn living at 84 Jerrie Dale Dr. I am a professional engineer. I would like to address that the motion before you is a mobile home rezoning and doesn't that need to be voted on. Charlotte Hubbard made a motion to deny, Mayor Smith seconded the motion. Upon vote on the motion, the following votes were recorded: Yeas: 05; Nays: 0; Abstain: 01. Bill Newman abstained.

There being no further business or comments to come before the meeting Chairman Bill Newman made a motion to adjoin.

Respectfully Submitted:

By:_____

Toni Ridley, Secretary