

MINUTE BOOK No. 2, OXFORD PLANNING COMMISSION

DEMENT-MERIDIAN 57-2275

PLANNING COMMISSION

July 11, 1994

Be it remembered that the Oxford Planning Commission did meet on Monday, July 11, 1994, at 5:00 p.m., in the City Hall courtroom with the following persons present:

Don Newcomb, Chairman
Shirley McCauley
William Baker
Sam Cousley

Ben Smith, Planning Director
David Bennett, Public Works Director
Ed Perry, City Attorney
Vick Smith, Building Inspector
Cathy Laswell, Secretary

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After the meeting was called to order the following business was transacted.

The minutes of the June 13, 1994, meeting were approved without correction.

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There came on for discussion case number 497 - J.W. Forrester application for variance to parking requirements continued from previous meeting. Mr. Jay Hughes, representing Mr. Forrester, explained the facts of the case from the previous meeting. Mr. Hughes explained that during his investigation he had come across other businesses which did not have adequate parking spaces and were not required to come before the commission before beginning construction. Chairman Newcomb asked if Mr. Hughes had drawings to substantiate his claims, Mr. Hughes stated that he did have estimated drawings. At this time there was discussion from the audience, and two letters were read that stated objections to the variance because of parking and excessive trash. Mr. Hughes explained that he felt that Mr. Forrester was being singled out from other businesses with regards to having to come before the commission for a building permit and for a variance. At this time, Mr. Hughes read a list of businesses which he stated were in violation of the city code for parking. Chairman Newcomb made a motion to recess for an executive meeting, seconded by Commissioner McCauley. All members present voting aye, motion carried. After the commission reconvened, Chairman Newcomb explained that because of his involvement with one of the businesses that Mr. Hughes stated was in violation, he would step aside and Vice Chairman McCauley would take over for the remainder of the case. Vice Chairman McCauley explained that because of the other cases on the agenda, a motion was needed as to what should be done about this case. Motion was made by Commissioner Baker that Mr. Ben Smith look into the allegations made by Mr. Hughes, and check the validity, report back to the commission, and at that time the commission would make a decision on the case. Mr. Smith stated that he would like to submit the information that he already had to the commission. Commissioner Baker stated that he wanted information on all of the businesses that were mentioned. Commissioner Baker's motion was seconded by Commissioner Cousley. All members present voting aye, motion carried.

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There came on for discussion case number 498 - Tom and Margaret Sharpe application for variance to front yard setback requirements of the R-C zone at 1534 Jefferson Avenue. Mr. Tom Sharpe presented his request to construct a porch with a roof along the side of the house, approximately six feet wide and thirty-five feet long. Mr. Sharpe explained that his neighbors have no objections and that it would appreciate the value of the neighborhood. Motion was made by Commissioner Cousley, seconded by Commissioner McCauley to approve the variance. All members present voting aye, motion carried.

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There came on for discussion case number 499 - Ms. Lynton Dilly application for variance to the side yard setback requirements of the R-A zone at 209 Bramlett Blvd. Ms. Dilly presented her request to construct a covered carport which will extend to within 12½ feet of the property line. She explained that 2½ more feet was needed in order to complete construction. Motion was made by Commissioner McCauley, seconded by Commissioner Baker, to approve the variance. All members present voting aye, motion carried.

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There came on for discussion case number 500 - Joe and Yvonne Vance application for variance to rear yard setback requirements of the R-B zone at 1538 Jackson Avenue. Mr. Ryland Sneed of Precision Engineering presented the request for a variance of 10 additional inches due to a mistake made by the contractor in the rear units of the condominium. Motion was made by Commissioner Baker, seconded by Commissioner Cousley to approve the variance. All members present voting aye, motion carried.

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There came on for discussion case number 501 - Preliminary subdivision plat approval filed by Kevin Kessinger for a subdivision to be located at the end of Wolfe Street. Mr. Ryland Sneed explained that Mr. Kessinger wants to build a street that meets current city standards, and divide the street into 4 lots. He stated that a fire hydrant is within 500 feet of the street, and that a letter of credit has been written for the amount of construction. At this time, Mr. David Bennett stated that everything met city specifications. Mr. Ben Smith stated that there may be a problem with drainage. Mr. Sneed explained that at the west property line there will be a ditch around the cul-de-sac to catch the water and drain it into a culvert. Motion was made by Commissioner Cousley, seconded by Commissioner McCauley to approve the subdivision plat. All members present voting aye, motion carried.

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There came on for discussion case number 502 - Preliminary subdivision plat approval filed by Don Sides for subdivision to be located on the west side of South Lamar Extended near Center Ridge Drive. Mr. Ronnie Cummins explained that all specifications have been met and a bond for \$40,000 has been written. Commissioner Baker questioned if the lots in this subdivision will be sold, Mr. Cummins explained that the lots will be built upon and rented. Motion was made by Commissioner Cousley, seconded by Commissioner McCauley to approve the subdivision plat. All members present voting aye, motion carried.

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There came on for discussion approval of a Resolution approving an Urban Renewal Plan. Mr. Ed Perry explained that this plan deals with the city purchasing property that was Eastview Homes and revitalizing it. He explained that the plan had already been before the Board of Aldermen and was brought before the commission for approval. Motion was made by Commissioner Baker, seconded by Commissioner McCauley to approve the following resolution:

**RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF OXFORD RECOMMENDING
APPROVAL OF PROPOSED URBAN RENEWAL PLAN**

WHEREAS, the Mayor and Board of Aldermen of the City of Oxford, Mississippi did by resolution of July 7, 1994, direct that a proposed Urban Renewal Plan entitled "Urban Renewal Plan Eastview Homes Apartment Project" be submitted pursuant to Miss. Code Ann. §43-35-13(b) (1972) to the Planning Commission of the City of Oxford for review and written recommendations; and

WHEREAS, the Planning Commission has reviewed the proposed Urban Renewal Plan;

NOW, THEREFORE, BE IT RESOLVED:

Section 1: The referenced proposed Urban Renewal Plan is found to conform with the Urban Renewal General Plan and the plan for the physical development of the City of Oxford as a whole, including the 1970 Comprehensive Plan, and approval thereof is recommended.

Section 2: A certified copy of this resolution shall be delivered to the City Clerk for presentation to the Mayor and Board of Aldermen of the City of Oxford.

(A Copy of the Urban Renewal Plan is on file in the office of the City Clerk in Book 45, Pages 220 - 238)

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There being no further business to come before the commission, the meeting was adjourned at 6:50 p.m.


CHAIRMAN


SECRETARY

MINUTE BOOK No. 2, OXFORD PLANNING COMMISSION

DEMENT—MERIDIAN 57-2275

PLANNING COMMISSION

August 8, 1994

Be it remembered that the Oxford Planning Commission did meet on Monday, August 8, 1994, at 5:00 p.m., in the City Hall courtroom with the following persons present:

Don Newcomb, Chairman
Sam Cousley
William Baker

Ben Smith, Planning Director
David Bennett, Public Works Director
Ed Perry, City Attorney
Vick Smith, Building Inspector
Cathy Laswell, Secretary

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After the meeting was called to order the following business was transacted:

The minutes of the July 11, 1994, meeting were approved without correction.

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There came on for discussion case number 503 - John Arrechea application for variance to side yard setback requirements of the R-B zone at 1507 Smallwood Drive. Mr. Arrechea presented his request to build a carport on the right side of the house facing the street. He explained that he was asking for a change from a 10 foot side yard to a 5 foot side yard. Mr. Ben Smith asked if Mr. Arrechea had checked the covenants about the setback regulations. Mr. Arrechea stated that he had, and he also talked with 75 percent of the residents on Smallwood Drive about the variance and there were no opposition. He explained that the building was 27 feet from the boundary line, and that he will build a 22 foot carport. Motion was made by Commissioner Cousley, seconded by Chairman Newcomb, to approve the variance. All members present voting aye, motion carried.

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There came on for discussion case number 504 - William and Anne Stokes application for special exception to operate a Bed and Breakfast, tea room, and catering service with receptions at 820 University Avenue. Ms. Anne Stokes explained that they were given the option to buy the house, and in order to restore the house and live in it they would like to offer bed and breakfast accommodations. She explained that there are 3 separate cottages on the grounds that would serve as bed and breakfast suites while not interfering with the main house. The parking spaces are isolated from the street, and there is space for 20 cars. She explained that the tea room would offer tea or coffee and baked goods to the patrons and would be open in the afternoon to the townspeople on a reservation only basis. She then explained that the house is within walking distance of the surrounding churches and would be a good location for an occasional reception. There were questions about the parking requirements. Mr. Ben Smith stated that for a bed and breakfast 6 to 8 parking spaces would be required. Commissioner Baker asked if all of the services fell under the same category, Mr. Smith explained that the bed and breakfast and the catering service would fall under a home occupation, while the reception service could overload the parking spaces. Mr. Smith then stated that if the catering service involved other employees, then it would not be considered a home occupation. Motion was made by Commissioner Baker to approve the special exception for the bed and breakfast only, seconded by Commissioner Cousley. All members present voting aye, motion carried. Ms. Stokes then asked if the commission would reconsider the tea room. Commissioner Baker asked where the tea room would be located, Ms. Stokes explained that it would be located in the main dining room of the house where the guests would also be served breakfast. Motion was made by Commissioner Cousley to approve the tea room, seconded by Commissioner Baker. All members present voting aye, motion carried.

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There came on for discussion the matter of Mr. Jay Hughes to appear before the commission. Chairman Newcomb explained that since he had recused himself from this case and Vice Chairman McCauley was not present, he had asked Commissioner Cousley to conduct the discussion. Mr. Ben Smith explained

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that at this time there was not a quorum to conduct business, and at this time he asked to submit information which would allow Chairman Newcomb to conduct the meeting. Mr. Smith explained that McAlister's Deli was one of the businesses that Mr. Hughes alleged was not in compliance with the ordinance, and explained that the building has 2,079 square feet total and based on the ratio of 1 space per 100 square feet, and allowing for 2 employee parking spaces, 23 parking spaces are required for this business. According to Mr. Smith and Mr. Vick Smith's calculations, there are 23 parking spaces at this business. Commissioner Cousley then asked Mr. Hughes if he still alleged that McAlister's Deli was not in compliance with the ordinance, at this time Mr. Hughes asked for a recess to confer with his client. After the recess, Mr. Hughes stated that in light of the information provided by Mr. Ben Smith, they would withdraw their allegations of McAlister's Deli so that Chairman Newcomb could participate in the discussion. Mr. Hughes then explained the facts of the case from the previous meeting. He explained that there had been 39 cases for variance or special exception to come before the commission since Mr. Forrester obtained his option. He then explained that Mr. Forrester meets the four criteria necessary for a variance, such as special conditions, unnecessary hardship, the applicant did not create the hardship, and finally, the applicant does not get a privilege that others do not have. Commissioner Cousley asked about additional parking. Mr. Hughes stated that they had received a letter from Better Brands stating that they were negotiating with Mr. Forrester about leasing the additional parking area. Commissioner Baker asked if Mr. Hughes could have all necessary information by next Monday, when all of the commission members could be present. The motion was seconded by Commissioner Baker. All members present voting aye, motion carried.

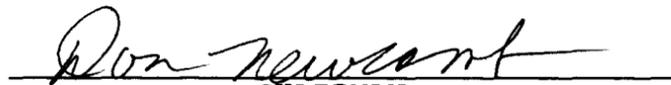
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There being no further business to come before the commission, the meeting was recessed until 5:00 p.m. on August 15th.


SECRETARY


CHAIRMAN

MINUTE BOOK No. 2, OXFORD PLANNING COMMISSION

DEMENT-MERIDIAN 57-2275

PLANNING COMMISSION
RECESS MEETING

August 15, 1994

Be it remembered that the Oxford Planning Commission did meet in a recess meeting on Monday, August 15, 1994, at 5:00 p.m., in the City Hall courtroom with the following persons present:

Don Newcomb, Chairman
Sam Cousley
William Baker
Shirley McCauley

Ben Smith, Planning Director
Vick Smith, Building Inspector

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After the meeting was called to order, the following business was transacted:

There came on for discussion matters related to Mr. J.W. Forrester's application for a variance or variances to the off-street parking requirements for his restaurant on Jackson Avenue. Mr. Jay Hughes, representing Mr. Forrester, gave an overview of Mr. Forrester's situation, and outlined certain zoning requirements which must be met to grant a variance. Mr. Hughes state that Mr. Forrester's application met all the requirements for granting a variance. Members of the commission (Board of Adjustment) inquired of Mr. Hughes regarding the proposed additional parking located at the Better Brands property on Depot Street. Mr. Hughes stated that Better Brands could not give Mr. Forrester written permission to allow Mr. Forrester's patrons to park on the Better Brands property, but that Better Brands had given oral permission to Mr. Forrester for such parking. After further discussion, no information was provided regarding the duration of such arrangement. Mr. Hughes stated that there were twenty-seven parking spaces available at this location. Mr. Cousley inquired as to the amount of square footage involved with the proposed enlargement, and the amount of square footage the additional parking spaces would allow. It was pointed out that five spaces inside the building would be lost if the area was converted into the restaurant. According to the approved parking plan for Mr. Forrester, thirty-eight spaces presently exist on Mr. Forrester's property. Discussion was also heard regarding exactly what variance or variances were being sought. Mr. Hughes stated that the four requests previously submitted should be considered individually, or in combination. For example, if a reduction were made in the ratio of one space for each 100 square feet to one space for each 200 square feet, then no other variances would be required, and no additional parking would be necessary. Members of the commission indicated that a fifty percent reduction in the regulations was not likely as this represented a substantial change in the parking requirements, and other businesses would likely seek the same reduction. Rev. Leroy Wadlington and Rev. Wilkins, representing churches in the area, objected to the granting of such variance or variances. Rev. Wadlington outlined previous problems related to his church's parking lot, and stated that these problems would be increased if Mr. Forrester's business was enlarged. After further discussion regarding methods of calculating floor area by eliminating walls, bathrooms, kitchens, etc., Commissioner Cousley moved that all four variances requested by approved. This motion died for lack of a second. Chairman Newcomb asked for any additional motion in this matter. There being none, Mr. Hughes asked if this meant that the application had been denied. Mr. Ben Smith responded that the Board of Aldermen follows a policy that unless a positive motion is passed, it is not necessary to make a negative motion. Therefore, unless a motion is made to approve the variance, the application is denied for lack of a motion.

There being no further business to come before the commission, the meeting was adjourned.


CHAIRMAN

SECRETARY

MINUTE BOOK No. 2, OXFORD PLANNING COMMISSION

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PLANNING COMMISSION SPECIAL MEETING

September 2, 1994

Pursuant to public notice given on August 31st, the Oxford Board of Adjustment (Planning Commission) did meet in special session on Friday, September 2, at 2:30 p.m. in the City Hall courtroom with the following persons present:

Don Newcomb, Chairman
Shirley McCauley
William C. Baker
Daryl Coleman

Ben Smith, Planning Director
F. Edwin Perry, City Attorney

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After the meeting was called to order the following business was transacted:

There came before the board the matter of final disposition of case number 497 - J.W. Forrester's, Inc. application for variances. Mr. Jay Hughes, attorney representing J.W. Forrester's, Inc. was present and advised the board the J.W. Forrester's, Inc. desired to amend its application for variances to include only the following:

1. Request a variance of the maximum distance of 300 feet permitted for a business to provide off-street parking, as J.W. Forrester's, Inc. proposes to provide additional parking 367 feet or more from its location on West Jackson Avenue.
2. Request a variance from the provision that the total floor area within the existing building be measured using interior dimensions rather than exterior dimensions.

Motion was made by Commissioner Baker to approve the application as amended, which was seconded by Chairman Newcomb. All members present voting aye, motion carried.

Mr. Ed Perry, City Attorney, advised the board that he had been unable to attend the previous recess meeting, but had been advised that no action had been taken by the board at that meeting. Mr. Perry stated that in order to finalize this matter and to clarify the record, the board should either approve, approve with modifications, or deny this application by formal motion and vote on the matter.

There being no further business to come before the board, the meeting was adjourned.


CHAIRMAN


SECRETARY

MINUTE BOOK No. 2, OXFORD PLANNING COMMISSION

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PLANNING COMMISSION

September 12, 1994

Be it remembered that the Oxford Planning Commission did meet on Monday, August 8, 1994, at 5:00 p.m., in the City Hall courtroom with the following persons present:

Shirley McCauley, Vice-Chairman
William Baker
Sam Cousley
Daryl Coleman

Ben A. Smith, Planning Director
F. Edwin Perry, City Attorney
David Bennett, Public Works Director
Vick Smith, Building Inspector
Cathy Laswell, Secretary

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After the meeting was called to order the following business was transacted.

The minutes of the August 8, August 15, and September 2, 1994 meetings were approved without correction.

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There came on for discussion presentation of response to allegations regarding businesses not in compliance with parking regulations. Mr. Ben Smith explained that the response to the allegations have been completed and will become part of the record of case number 497.

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There came on for discussion case number 505 - Donna Howard application for special exception to utilize a commercial building in the R-B Zone for a retail business. Ms. Howard presented her request to sell health care uniforms and maternity clothes in a building which was used as a grocery store and vending business. Motion was made by Commissioner Baker to approve the special exception, seconded by Commissioner Coleman. All members present voting aye, motion carried.

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There came on for discussion case number 506 - Amendments to the flood plain ordinance. Mr. Ben Smith explained that FEMA sent the adopted flood plain ordinance back with corrections to be made, therefore the commission would need to recommend the amendments to the ordinance to the Board of Aldermen. Motion was made by Commissioner Baker to approve the amendments to the flood plain ordinance, seconded by Commissioner Coleman. All members present voting aye, motion carried.

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There being no further business to come before the commission, the meeting was adjourned at 5:20 p.m.


SECRETARY


CHAIRMAN

MINUTE BOOK No. 2, OXFORD PLANNING COMMISSION

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DEMENT—MERIDIAN 57-2275

PLANNING COMMISSION

October 10, 1994

Be it remembered that the Oxford Planning Commission did meet on Monday, October 10, 1994, at 5:00 p.m., in the City Hall courtroom with the following persons present:

Don Newcomb, Chairman
Sam Cousley
William Baker
Daryl Coleman

Vick Smith, Building Inspector
David Bennett, Public Works Director
Ed Perry, City Attorney
Cathy Laswell, Secretary

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After the meeting was called to order the following business was transacted.

The minutes of the September 12, 1994 meeting was approved without correction.

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There came on for discussion case number 507 - Cynthia B. Allgood application for rezoning of the property on North Lamar Blvd. from R-A Residential to Highway Commercial. Ms. Allgood presented her request to rezone the property she bought from Avent's Dairy to Highway Commercial. There was some discussion of the size of the property and the owners of the surrounding properties. Motion was made by Commissioner Cousley, seconded by Commissioner Coleman, to approve the application. All members present voting aye, motion carried.

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There came on for discussion case number 508 - The Phoenix Group, Inc. application for variance to frontage requirements for property located behind the Ramada Inn on West Jackson Ave. Ms. Carolyn Kessinger was present to represent the Phoenix Group, Inc. She explained that they own three acres behind the Ramada Inn on West Jackson Ave. and that it is land locked, she also explained that they have filed suit in Chancery Court for an easement. She stated that the reason they were coming before the commission was for a variance to frontage requirements, the zoning ordinance requires frontage to a property in order to build upon that property. She explained that a conditional variance was needed to get a building permit, conditional upon Chancery Court's decision to grant an easement. After much discussion, motion was made by Commissioner Cousley, seconded by Chairman Newcomb, to approve the variance. All members present voting aye, motion carried.

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There came on for discussion case number 509 - Christine M. Shivers application for variance to paving requirements for off-street parking. Mr. Charles Walker was present to represent Ms. Shivers. He explained that Mr. Shivers had begun building an addition onto the existing building when he passed away, a building this size would require approximately 72 parking spaces. He explained that there were 32 paved parking spaces in front of the building and they wanted to put additional unpaved spaces in the back of the building, but a variance to the parking requirements was needed to do this. Mr. Walker also explained that paving the back lot would cause a potential water run-off problem. Commissioner Baker asked if there was room for a drive where the addition is being built. Mr. Larry MacAlexander explained that there was room for a 10 foot drive for access to the back parking lot. After much discussion, motion was made by Commissioner Cousley, seconded by Commissioner Baker to approve the variance. All members present voting aye, motion carried.

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There came on for discussion subdivision plat approval for proposed North Park Subdivision to be located on Park Drive. Mr. Ryland Sneed explained that Ronnie Dickinson had bought the property from the city, and has already sold a parcel north of lot 6. There was some discussion regarding the water and sewer, and Mr. David Bennett explained that Mr. Dickinson would be responsible for putting in a new water and sewer line and that the city would connect onto the new lines. Motion was made by Commissioner Cousley, seconded by Chairman Newcomb to approve the plat. All members present voting aye, motion carried.

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MINUTE BOOK No. 2, OXFORD PLANNING COMMISSION

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There being no further business to come before the commission, the meeting was adjourned at 5:45 p.m.


SECRETARY


CHAIRMAN

MINUTE BOOK No. 2, OXFORD PLANNING COMMISSION

11

DEMENT—MERIDIAN 57-2275

PLANNING COMMISSION

November 14, 1994

Be it remembered that the Oxford Planning Commission did meet on Monday, November 14, 1994, at 5:00 p.m., in the City Hall courtroom with the following persons present:

Don Newcomb, Chairman
Shirley McCauley
William Baker
Daryl Coleman

Ben Smith, Planning Director
Vick Smith, Building Inspector
Ed Perry, City Attorney
Cathy Laswell, Secretary

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After the meeting was called to order the following business was transacted.

The minutes of the October 10, 1994 meeting was approved without correction.

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There came on for discussion case number 511 - John W. Todd application for variance to the side yard setback requirements of the R-A zone at 416 South 18th Street. Mr. Todd explained that he wanted to reduce the side yard setback from 15 feet to 11 feet so that he could build a carport onto his house. Motion was made by Commissioner Baker, seconded by Commissioner McCauley to grant the variance. All members present voting aye, motion carried.

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There came on for discussion case number 512 - Duk Soon Kim application for variance to the side and rear setback requirements and the off-street parking requirements of the General Commercial zone at 1708 East University Avenue. Mr. Otis Powers was present to represent Ms. Kim. He explained that they were asking for a variance from a 10 foot setback to a 1 foot setback. Chairman Newcomb has questions regarding the parking. Mr. Powers explained that part of the property from the building next door would be used when customers are entering and leaving the parking lot. Commissioner Baker explained that the owner of the property would have to give Ms. Kim permission for their property to be used in entering and leaving the parking lot. Chairman Newcomb stated that the case would be continued to the next regular meeting in December.

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There came on for discussion case number 513 - Cary McCormick application for variance to flood plain regulations for proposed building on College Hill Road. Ms. Carolyn Kessinger was present to represent Mr. McCormick. Ms. Kessinger explained that Mr. McCormick is requesting the variance in order to build in the floodway. She explained that data has been provided by engineers to the city stating that Mr. McCormick's building plans will not affect the 100 year flood elevation in this area. She also stated that Mr. McCormick will provide certification that he will build 1 foot above the 100 year flood plain. After some discussion, motion was made by Commissioner Baker, seconded by Commissioner McCauley to grant the variance. All members present voting aye, motion carried.

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There being no further business to come before the commission, the meeting was adjourned at 5:15 p.m.


CHAIRMAN


SECRETARY

MINUTE BOOK No. 2, OXFORD PLANNING COMMISSION

DEMENT—MERIDIAN 57-2275

PLANNING COMMISSION

December 12, 1994

Be it remembered that the Oxford Planning Commission did meet on Monday, December 12, 1994, at 5:00 p.m., in the City Hall courtroom with the following persons present:

Don Newcomb, Chairman
Shirley McCauley
Sam Cousley
William Baker
Daryl Coleman

Ben Smith, Planning Director
David Bennett, Public Works Director
Ed Perry, City Attorney
Vicki Sneed, Secretary

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After the meeting was called to order the following business was transacted.:

The minutes of the November 14, 1994 meeting was approved without correction.

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There came on for discussion case number 512 - Duk Soon Kim application for variance continued from the previous meeting. Mr. Andy Howorth was present to represent Duk Soon Kim. After discussion regarding the parking area, Mr. Howorth requested that the application be continued to the regular meeting in January. Motion was made by Commissioner Baker, seconded by Commissioner McCauley to continue the application. All members present voting aye, motion carried.

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There came on for discussion case number 514 - Bruce Wilkinson application for special exception to construct apartments in the Central Business District on the second floor above Rainbow Cleaners. Mr. Wilkinson asked the board to look over his application and he would come back to the next regular meeting in January for approval. Motion was made by Commissioner Baker, seconded by Commissioner Cousley to continue the application. All members present voting aye, motion carried.

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There came on for discussion case number 515 - Pat Tatum and Richard Doty application for special exception to construct a planned unit development in the Agricultural Zone on South Lamar across from the South Lamar Baptist Church. Mr. Richard Doty explained that approval was needed for the Azaleas, a planned unit development located on South Lamar. Motion was made by Commissioner Baker, seconded by Commissioner Coleman to approve the application contingent upon requirements of the subdivision regulations being met, and discussing the extension of utilities with Mr. David Bennett. All members present voting aye, motion carried.

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There came on for discussion case number 516 - James E. Davis application for rezoning of property on Harris Drive from R-C Multi-Family Residential to Highway Commercial. Mr. Davis explained that the property was previously zoned Highway Commercial and had been rezoned to Multi-Family Residential several years ago but was never developed for Multi-Family Residential. Motion was made by Commissioner Cousley, seconded by Commissioner McCauley, to approve the application. All members present voting aye, motion carried.

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There came on for discussion preapplication approval for Creek Side Place located on Anderson Road. Mr. Ryland Sneed submitted the plat for pre-application approval for Creek Side Place. He explained that it was proposed not to have curb and gutters. Mr. Ben Smith and Mr. David Bennett explained that according to subdivision requirements, curb and gutters were required for lots of this size. Motion was made by Commissioner Cousley, seconded by Commissioner McCauley to approve the preapplication. All members present voting aye, motion carried.

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There being no further business to come before the commission, the meeting was adjourned at 5:40 p.m.


SECRETARY


CHAIRMAN

MINUTE BOOK No. 2, OXFORD PLANNING COMMISSION

DEMENT—MERIDIAN 57-2275

PLANNING COMMISSION

January 9, 1995

Be it remembered that the Oxford Planning Commission did meet on Monday, January 9, 1995, at 5:00 p.m., in the City Hall courtroom with the following persons present:

Don Newcomb, Chairman
Sam Cousley
William Baker
Daryl Coleman

Ben Smith, Planning Director
David Bennett, Public Works Director
Vick Smith, Building Inspector
Johnny Earnest, Electric Dept. Superintendent
Cathy Laswell, Secretary

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After the meeting was called to order the following business was transacted:

The minutes of the December 12, 1994 meeting was approved without correction.

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Motion was made by Commissioner Cousley, seconded by Commissioner Baker, to dismiss case number 512 - Duk Soon Kim application for variance, as the applicant failed to appear before the commission. All members present voting aye, motion carried.

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There came on for discussion case number 514 - Bruce Wilkinson application for special exception continued from previous meeting. Mr. Ben Smith explained that the plans for the building have been changed from residential and commercial to commercial only and that the case to be discussed would pertain to building codes. Mr. Jerry Bowen explained the variance request. Commissioner Baker had questions regarding the sliding glass doors on the balcony, and Mr. Bowen explained that the doors would be used only in emergency cases. Mr. Vick Smith stated that he had discussed the changes with Mr. Bowen, and he has no problems with the changes. Mr. Bowen then discussed each request of the variance. Motion was made by Commissioner Baker, seconded by Commissioner Coleman to approve the variances. All members present voting aye, motion carried.

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There came on for discussion preliminary subdivision plat approval for the proposed Azaleas Subdivision to be located on South Lamar Extended. Mr. Pat Tatum explained that this is the preliminary plat for Phase I and that Elliott Britt Engineering, Mr. Ben Smith and Mr. David Bennett have approved the size of the lines and the layout of the lines for the water and sewer mains. Motion was made by Commissioner Cousley, seconded by Commissioner Baker to approve the preliminary plat. All members present voting aye, motion carried.

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There came on for discussion case number 518 - Gracelands, Inc., application for special exception to construct an addition to Gracelands Nursing Home on Belk Street. Mr. Lee Faulkner explained that Gracelands is proposing to add 45 beds to the existing facility, with a 90 space parking area, the parking proposal being 1 space per 3 beds and 1 space per 1 staff members. Chairman Newcomb explained that Gracelands is asking for a special exception to construct an addition to a nursing home in the Professional Office zone, also they are asking for a variance to the parking regulations. Mr. Ben Smith explained that the zoning regulations require 1 space per bed and 1 space per 3 staff members, for a total of 180 new spaces needed. Mr. Johnny Earnest explained that a transformer would be in conflict with the plans for the addition, the line will need to be relocated which will be a costly project. After much discussion concerning the parking area, motion was made by Chairman Newcomb, seconded by Commissioner Baker to approve the special exception and variance. All members present voting aye, motion carried.

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MINUTE BOOK No. 2, OXFORD PLANNING COMMISSION

DEMENT-MERIDIAN 57-2275

There came on for discussion case number 519 - Site plan approval for a nine unit housing development on South 17th Street filed by Tom and Margaret Sharpe. Mr. Tom Sharpe explained that he is seeking approval of a site plan in which they will build a triplex and a duplex of one bedroom apartments, the site plan meets all setback requirements and zoning requirements. Motion was made by Commissioner Baker, seconded by Commissioner Coleman to approve the site plan. All members present voting aye, motion carried.

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There came on for discussion filing deadlines - Mr. Ben Smith explained that there were problems with getting information in by the required deadline, which is 12:00 noon Friday, 10 days before the Planning Commission meeting. After much discussion, it was decided that the filing deadline should be changed to 12:00 noon Monday, 1 week before the Planning Commission meeting.

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There being no further business to come before the commission, the meeting was adjourned at 5:45 p.m.


CHAIRMAN


SECRETARY

MINUTE BOOK No. 2, OXFORD PLANNING COMMISSION

DEMENT—MERIDIAN 57-2275

PLANNING COMMISSION

February 13, 1995

Be it remembered that the Oxford Planning Commission did meet on Monday, February 13, 1995, at 5:00 p.m., in the City Hall courtroom with the following persons present:

Don Newcomb, Chairman
Shirley McCauley
Sam Cousley
William Baker

Ben Smith, Planning Director
David Bennett, Public Works Director
Vick Smith, Building Inspector
Johnny Earnest, Electric Dept. Superintendent
Cathy Laswell, Secretary

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After the meeting was called to order the following business was transacted.

The minutes of the January 9, 1995, meeting were approved without correction.

* * *

Motion was made by Chairman Newcomb, seconded by Commissioner Baker, to continue case number 523 to the next regular March meeting. All members present voting aye, motion carried.

* * *

There came on for discussion final subdivision plat approval for the Azaleas Subdivision, Phase I and preliminary subdivision plat approval for Phase II. Mr. Pat Tatum explained that 13 lots will be added in Phase II. There were questions regarding maintenance of the islands. Mr. Richard Doty explained that the islands would be maintained by them even though the islands are on city right-of-way. Mr. Ben Smith had questions concerning lot 6 which was a landscaped area that was changed to a lot. Commissioner Baker stated that the first lot and the landscaped area were combined into one lot on the plat. Commissioner Baker asked if the PUD can be changed at any time, and Mr. Ben Smith explained that the PUD needs to be amended to change lot 6 and to have a double entrance instead of one. Motion was made by Chairman Newcomb, seconded by Commissioner Baker, to approve the amended PUD. All members present voting aye, motion carried. Motion was made by Commissioner Baker, seconded by Commissioner McCauley, to approve the final plat for Phase I. All members present voting aye, motion carried. Motion was made by Commissioner Baker, seconded by Commissioner McCauley, to approve the preliminary plat for Phase II. All members present voting aye, motion carried.

* * *

There came on for discussion case number 521 - Baptist Memorial Hospital-North MS, application for rezoning of 3.02 acres on Jeff Davis Drive from R-C Multi-Family Residential to Professional Office. Mr. James Hahn, Administrator of Baptist Memorial Hospital-North MS, presented the application. Motion was made by Commissioner McCauley, seconded by Commissioner Baker, to recommend approval of the application. All members present voting aye, motion carried.

* * *

There came on for discussion case number 522 - Lonnie D. Dunn application for variance to side yard setback requirement for residential uses in a commercial zone at 1316 North Lamar. Mr. Dunn explained that the proposed carport would be constructed on the north side of the house within 7½ feet of his property line. Motion was made by Commissioner Cousley, seconded by Commissioner McCauley, to approve the application. All members present voting aye, motion carried.

MINUTE BOOK No. 2, OXFORD PLANNING COMMISSION

DEMENT-MERIDIAN 67-2276

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There came on for discussion preapplication review for the proposed Heritage Center Subdivision to be located between West Jackson Avenue and Anderson Road. Mr. Ryland Sneed of Precision Engineering explained that approval was needed for 3 phases, first phase is lots 1 - 18, second phase is lots 19 - 32, third phase is lots 33 - 43. There were questions concerning the flow of traffic at the intersection with West Jackson Ave. Mr. Johnny Earnest stated that there would be no problems with installation of traffic signals. After much discussion, motion was made by Commissioner McCauley, seconded by Chairman Newcomb, to approve the preapplication review. All members present voting aye, motion carried.

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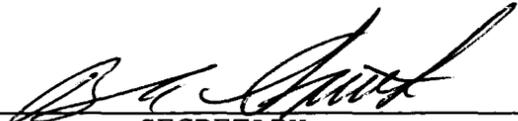
There came on for discussion proposed changes to the zoning ordinance. Mr. Ben Smith explained that the proposed changes were concerning Bed and Breakfast, off-street parking facilities, applications for building permits, and home occupations. Mr. Smith discussed each section of the proposed changes. Mr. William Lawhead came forward with questions concerning the proposed changes. Chairman Newcomb stated that the commission needed more time to look oave the changes and that the discussion should be continued to the next regular meeting in March. Mr. Lawhead stated that he would put his questions and concerns about the changes in writing to the commission.

* * *

There came on for discussion changing the next regular meeting in March from the 13th to March 20th. Motion was made by Commissioner Baker, seconded by Commission Cousley, to change the date to March 20th. All members present voting aye, motion carried.

* * *

There being no further business to come before the commission, the meeting was adjourned at 6:20 p.m.



 SECRETARY

 CHAIRMAN

MINUTE BOOK No. 2, OXFORD PLANNING COMMISSION

DEMENT-MERIDIAN 57-2275

PLANNING COMMISSION

March 20, 1995

Be it remembered that the Oxford Planning Commission did meet on Monday, March 20, 1995, at 5:00 p.m., in the City Hall courtroom with the following persons present:

Don Newcomb, Chairman
Shirley McCauley
William Baker
Sam Cousley
Daryl Coleman

Ben Smith, Planning Director
David Bennett, Public Works Director
Vick Smith, Building Inspector
Cathy Laswell, Secretary

* * *

After the meeting was called to order the following business was transacted:

The minutes of the February 13, 1995, meeting were approved without correction.

* * *

There came on for discussion case number 523 - Dixie Purdon application for special exception to operate a "Bed and Breakfast" at 604 and 608 South 8th Street (continued from previous meeting). Ms. Purdon presented some slides to show the surrounding area where the Bed and Breakfast would be located. Dr. Steve Purdon then explained that the two round houses and the two new apartments would be single rental units, and the white house would be an upstairs single rental unit and a downstairs single rental unit. He also explained that there would be better control over the area and that there is plenty of parking available. Chairman Newcomb explained that there are no current zoning regulations regarding bed and breakfast operations in Oxford, and made motion to deny the application until rules and regulations were established for bed and breakfast operations. All members present voting aye, motion carried.

* * *

There came on for discussion case number 524 - Randy Richardson application for variance to height of a fence at 311 Eagle Springs Road. Mr. Richardson explained that he wants to replace a 5 foot high fence on the front of his property 5 feet from the curb. Motion was made by Commissioner McCauley, seconded by Commissioner Coleman to approve the variance. All members present voting aye, motion carried.

* * *

There came on for discussion case number 525 - McAlexander and Bruss application for rezoning of property on West Jackson Avenue from Highway Commercial and R-C Residential to General Commercial. Mr. Ryland Sneed of Precision Engineering explained that they want to rezone the R-C Residential property along the north property line of Jackson Avenue to General Commercial. Motion was made by Commissioner Baker, seconded by Commissioner McCauley to recommend approval of the application to the Mayor and Board of Aldermen. All members present voting aye, motion carried.

* * *

There came on for discussion proposed changes to the zoning ordinance (continued from the previous meeting). Motion was made by Commissioner Baker, seconded by Commissioner Coleman, to recess this meeting until Wednesday, April 5th, at 5:00 p.m. to discuss the proposed changes. All members present voting aye, motion carried.

* * *

There being no further business to come before the commission, the meeting was recessed at 5:35 p.m. until April 5, 1995, at 5:00 p.m.

 CHAIRMAN

 SECRETARY

MINUTE BOOK No. 2, OXFORD PLANNING COMMISSION

DEMENT—MERIDIAN 57-2275

PLANNING COMMISSION
SPECIAL MEETING

April 5, 1995

Be it remembered that the Oxford Planning Commission did meet in recess on April 5, 1995, at 5:00 p.m., in the City Hall courtroom with the following persons present:

Shirley McCauley, Vice Chairman
William Baker
Sam Cousley
Daryl Coleman

Ben Smith, Planning Director
Ed Perry, City Attorney
Vick Smith, Building Inspector
Cathy Laswell, Secretary

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After the meeting was called to order, the following business was transacted:

There came on for discussion the continuation of the proposed changes to the zoning ordinance concerning bed and breakfast operations. Vice Chairman McCauley explained that this was a preliminary discussion and that no decision will be made. She then asked the audience to come before the commission to express their opinions concerning bed and breakfast operations. Mr. William Lawhead, Ms. Carol Haney, Mr. Mike Huffheimer, and Mr. Brett Walsh were a few of the audience who expressed their concerns against operating a bed and breakfast in a residential area. Mr. Gary Carter stated that he felt that bed and breakfast operations should be confined to multi-family and commercial zones. Ms. Dixie Purdon stated that she felt that bed and breakfast operations should not be confined to one zone or completely done away with. After considerable discussion from the audience, Vice Chairman McCauley then asked the commission for their views. Commissioner Cousley stated that there was a fine line between renting out a room in a home and having a bed and breakfast operation. The overall view of the commission was that they did not want to totally do away with bed and breakfast operations. After much discussion, it was decided that Mr. Ben Smith would get additional information from surrounding communities regarding bed and breakfast operations and report back to the commission at a later date.

There being no further business to come before the commission, the meeting was adjourned at 6:25 p.m.

 CHAIRMAN



 SECRETARY

MINUTE BOOK No. 2, OXFORD PLANNING COMMISSION

DEMENT—MERIDIAN 57-2275

PLANNING COMMISSION

April 10, 1995

Be it remembered that the Oxford Planning Commission did meet on April 10, 1995, at 5:00 p.m. in the City Hall courtroom with the following persons present:

Shirley McCauley, Vice Chairman
William Baker
Sam Cousley
Daryl Coleman

Ben Smith, Planning Director
David Bennett, Public Works Director
Vick Smith, Building Inspector
Cathy Laswell, Secretary

* * *

After the meeting was called to order the following business was transacted:

The minutes of the March 20 and April 5, 1995, meetings were approved without correction.

* * *

The discussion of "Bed and Breakfast" regulations continued from the April 5th meeting, was postponed until the regular May meeting.

* * *

There came on for discussion case number 526 - Bruce Wilkinson application for special exception to construct an apartment as part of the new second floor of a commercial building in the 300 block of South Lamar (above Rainbow Cleaners). Mr. Buddy Faulkner explained that Mr. Wilkinson needed a variance to construct a 600 square foot apartment on the second floor of Rainbow Cleaners. Motion was made by Commissioner Baker, seconded by Commissioner Cousley, to approve the variance. All members present voting aye, motion carried.

* * *

There came on for discussion case number 527 - Rev. M.T. Moore application for special exception to construct a barbeque stand as a home occupation in the R-C Residential zone at 1010 Molly Barr Road. There was no one present to represent Rev. Moore. Motion was made by Commissioner Baker, seconded by Commissioner Cousley, to deny the application because the zoning ordinance states that a home occupation shall not be conducted in any accessory building. All members present voting aye, motion carried.

* * *

There being no further business to come before the commission, the meeting was adjourned at 5:10 p.m.

CHAIRMAN



SECRETARY

DEMENT—MERIDIAN 57-2275

PLANNING COMMISSION

May 8, 1995

Be it remembered that the Oxford Planning Commission did meet on May 8, 1995, at 5:00 p.m. in the City Hall courtroom with the following persons present:

Shirley McCauley, Vice Chairman
 William Baker
 Sam Cousley
 Daryl Coleman

Ben Smith, Planning Director
 David Bennett, Public Works Director
 Vick Smith, Building Inspector
 Vicki Sneed, Secretary

* * *

After the meeting was called to order the following business was transacted:

Due to the resignation of Chairman Don Newcomb, Vice Chairman Shirley McCauley presided over the meeting.

The minutes of the April 10, 1995, meeting were approved without correction.

* * *

There came on for discussion "Bed and Breakfast" regulations continued from previous meeting. Commissioner Baker presented the regulations recommended by the commission. Motion was made by Commissioner Baker, seconded by Commissioner Cousley, to recommend approval of the amended regulations to the Board of Aldermen. All members present voting aye, motion carried.

* * *

Commissioner Coleman arrived at the meeting at this time.

* * *

There came on for discussion case number 528 - Tommy Watson application for rezoning of property at corner of Highway 30 and Park Drive from R-A to Highway Commercial. Mr. Watson presented his request to construct a convenience store at the corner of Highway 30 and Park Drive. There was discussion from the audience opposing the application because of additional traffic in a residential area, and because the store would be located too close to the school. After much discussion, motion was made by Commissioner Baker, seconded by Commissioner Coleman, to recommend that the application be denied. All members present voting aye, motion carried.

* * *

There came on for discussion final subdivision plat approval for the Azaleas Subdivision. Mr. Pat Tatum and Mr. Richard Doty presented their request for final approval of Phase II, an addition to the professional office space. Mr. David Bennett stated that the water, sewer and street plans have been inspected and meet his approval and that a letter of credit was on file. Motion was made by Commissioner Baker, seconded by Commissioner Cousley to approve the final subdivision plat. All members present voting aye, motion carried.

* * *

There came on for discussion Mr. Buddy Faulkner's request regarding building code requirements related to renovation of 2nd floor above Plaza Shoes. Mr. Buddy Faulkner explained that the building code requires that stairs more than 12 feet high must have a landing, and he proposes to build one set of stairs which are 13 feet high without a landing. Commissioner Baker had questions regarding the number of stairwells needed for 3500 square feet of space. Mr. Vick Smith explained that one stairwell was needed in an office. After some discussion, motion was made by Commissioner Baker seconded by Commissioner Cousley, to grant a wavier of the code requirements. All members present voting aye, motion carried.

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MINUTE BOOK No. 2, OXFORD PLANNING COMMISSION

DEMONT-MERIDIAN 57-2275

There being no further business to come before the commission, the meeting was adjourned at 5:40 p.m.

CHAIRMAN



SECRETARY

DEMENT-MERIDIAN 57-2275

**PLANNING COMMISSION
SPECIAL MEETING**

May 15, 1995

Be it remembered that the Oxford Planning Commission did meet in recess on May 15, 1995, at 5:00 p.m., in the City Hall courtroom with the following persons present:

William Baker, Presiding
Daryl Coleman
Sam Cousley
Knox Jackson

David Bennett, Public Works Director
Vick Smith, Building Inspector
Vicki Sneed, Secretary

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After the meeting was called to order, the following business was transacted:

There came on for discussion final plat approval for Phase I of the Heritage Center. Mr. Ryland Sneed of Precision Engineering explained that final approval was needed for water, sewer, and streets of Phase I of the Heritage Center. Mr. David Bennett stated that the water, sewer, and streets met with his approval. Motion was made by Commissioner Cousley, seconded by Commissioner Coleman to approve the final plat. All members present voting aye, motion carried.

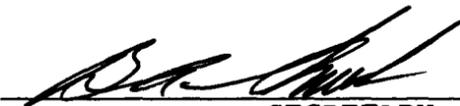
* * *

There came on for discussion the appointing of a Chairman to the Oxford Planning Commission. Motion was made by Commissioner Cousley, seconded by Commissioner Baker to elect Vice Chairman Shirley McCauley to the position of Chairman. All members present voting aye, motion carried.

* * *

There being no further business to come before the commission, the meeting was adjourned at 5:20 p.m.

CHAIRMAN



SECRETARY

MINUTE BOOK No. 2, OXFORD PLANNING COMMISSION

DEMENT—MERIDIAN 57-2275

MINUTE BOOK No. 2, OXFORD PLANNING COMMISSION

DEMENT-MERIDIAN 67-2275

PLANNING COMMISSION

June 12, 1995

Be it remembered that the Oxford Planning Commission did meet on June 12, 1995, at 5:00 p.m. in the City Hall courtroom with the following persons present:

Shirley McCauley, Chairman
Sam Cousley
William Baker
Knox Jackson

Ben Smith, Planning Director
David Bennett, Public Works Director
Vick Smith, Building Inspector
Ed Perry, City Attorney
Vicki Sneed, Secretary

* * *

After the meeting was called to order the following business was transacted:

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There came on for discussion the appointing of a Vice-Chairman to the Oxford Planning Commission. Motion was made by Commissioner Baker, seconded by Commissioner Jackson, to elect Commissioner Sam Cousley to the position of Vice-Chairman. All members present voting aye, motion carried.

* * *

The minutes of the May 8th and May 15th, 1995 meetings were approved without correction.

* * *

There came on for discussion a public hearing for proposed amendments to Zoning Ordinance related to "Bed and Breakfasts". Ben Smith explained that these amendments are only a recommendation for the Board of Aldermen and have been drafted in ordinance form. Ed Perry explained that there are existing bed and breakfast establishments in Oxford and they would come under the grandfather clause and may continue to operate as a bed and breakfast. Any other changes must be approved by the Planning Commission. After some discussion, motion was made by Commissioner Baker, seconded by Commissioner Cousley, to recommend these amendments. All members present voting aye, motion carried.

* * *

There came on for discussion case number 530 - J. Lance Butler application for Special Exception to convert a dwelling unit into a professional office at 707 Van Buren Avenue. Mr. Butler presented his request and supplied a copy of a survey of the property showing the house on the property. Mr. Butler explained that the adjoining property to the north and east of his property is zoned commercial and that there are also some law offices along Van Buren Avenue. At this time Commissioner Baker made a motion to approve the application. Ben Smith pointed out that the drawing does not show where the parking is going to be and that he is required by the zoning ordinance to have seven or eight paved and accessible parking spaces for this property. Mr. Butler stated that he could provide seven or eight parking spaces, but had some question as to the paving of these parking spaces. At this time Commissioner Baker withdrew his motion to approve this application because he did not realize that this property at this time does not show adequate parking spaces. Mr. Jim Butler showed there are enough parking spaces available on this property but he did not have scale drawing. After much discussion, motion was made by Commissioner Cousley, seconded by Commissioner Baker, to approve the application upon Mr. Butler providing a scale drawing showing seven paved parking spaces before the building is occupied as a law office. All members present voting aye, motion carried.

* * *

There came on for discussion a pre-application subdivision plat review for the proposed Roberts Place Subdivision on the north side of Longest Road. Mr. Tommy Dabbs with Dabbs Engineering was requesting, on behalf of Billy Westbrook, developer, approval of the lot and street layout for this proposed subdivision. Ben Smith explained that they needed to provide a cul-de-sac at the end of the short street as dead end streets are limited to 500 feet.

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DEMENT-MERIDIAN 57-2275

The length of the other streets exceeds the 500 feet so the street needs to either loop back around to where its not a dead end street or put in a continuation street all the way to the adjoining property line for further extension by others. Also lots 17 and 18 do not meet the 100 foot minimum lot requirement. After considerable discussion, motion was made by Commissioner Cousley, seconded by Commissioner Jackson, to require that lots 17 and 18 be redrawn to meet the minimum lot width requirement; that a cul-de-sac be constructed at the end of the short east-west street; and that an additional street be built to the north property line. Commissioners Couley and Jackson voted aye and Commissioners Baker and McCauley voted no. Motion failed due to a tie vote. Motion was made by Commissioner Baker, seconded by Commissioner McCauley, to require a cul-de-sac at the end of the short east-west street and that lots 17 and 18 be redrawn to show a 100 foot lot width. The remaining north-south street may be as originally proposed. All members present voting aye, motion carried.

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There being no further business to come before the commission, the meeting was adjourned at 5:45 p.m.

CHAIRMAN

SECRETARY

MINUTE BOOK No. 2, OXFORD PLANNING COMMISSION

DEMENT--MERIDIAN 57-2275

PLANNING COMMISSION

July 10, 1995

Be it remembered that the Oxford Planning Commission did meet on July 10, 1995, at 5:00 p.m. in the City Hall courtroom with the following persons present:

Shirley McCauley, Chairman
Sam Cousley
Daryl Coleman
Knox Jackson
Tom Sharpe

Ben Smith, Planning Director
David Bennett, Public Works Director
Vick Smith, Building Inspector
Ed Perry, City Attorney
Vicki Sneed, Secretary

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After the meeting was called to order the following business was transacted:

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The minutes of the June 12, 1995 meeting were approved without correction.

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There came on for discussion case number 533 - Maggie F. Mistilis application for variance to the front yard setback requirements of the R-B zone at 503 North 14th Street. Mr. John Mistilis was present to request a variance to build a 15 foot by 22 foot carport on the back of the house. He explained that the carport will not jut out from the house and will not be close to any neighbors, but will be close to the city right-of-way. Motion was made by Commissioner Sharpe, seconded by Commissioner Coleman to approve the variance. All members present voting aye, motion carried.

* * *

There came on for discussion case number 534 - J. Richard Doty application for variance to off-street parking requirements for a retirement home and site plan approval for the same. Mr. Richard Doty explained that there will be 74 units in this retirement home, 58 units will be independent living and 16 will be assisted living, and they are asking for 74 parking spaces to accommodate it. Commissioner Jackson asked if there was a specific reason more spaces could not be provided. Mr. Doty explained that most of the residents would not own a car. Commissioner Jackson then asked what the code required, and Mr. Ben Smith stated that the code required on parking space per bed. After much discussion about adequate parking spaces, motion was made by Commissioner Cousley, seconded by Commissioner Jackson to approve the variance. All members present voting aye, motion carried.

* * *

There came on for discussion case number 535 - Doug and Terri Sanford application for variance to the height of a fence at 906 Old Taylor Road. Mr. Sanford explained that they were asking for a variance to build a four foot wooden picket fence around the side and back yard of their home to establish a play area for their children. Commissioner Cousley asked why a variance is needed. Mr. Ben Smith explained that according to the code the fence could only be 2½ feet high. Motion was made by Commissioner Cousley, seconded by Commissioner Coleman to approve the variance. All members present voting aye, motion carried.

* * *

There came on for discussion a preliminary subdivision plat review for proposed Creek Side Place Subdivision to be located on Anderson Road. Mr. Ryland Sneed of Precision Engineering explained that this is a 7 lot subdivision outside city limits that is being brought before the commission because Mr. James Davis, developer, desires city water and sewer. Motion was made by Commissioner Sharpe, seconded by Commissioner Jackson to approve the plat. All members present voting aye, motion carried.

MINUTE BOOK No. 2, OXFORD PLANNING COMMISSION

DEMENT-MERIDIAN 57-2275

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There came on for discussion a hearing on an appeal filed by Proud Larry's regarding building code requirements for a stairway. Mr. Robert Holleman was present to represent Proud Larry's. He explained that they want to extend the existing stairs to the apartments above the restaurant, and the code states that a flight of stairs cannot be more than twelve feet between floors or landings. He explained that this flight of stairs is already 14 feet 6 inches, and they would like to remove the landing and place one step upon the side-walk. Motion was made by Commissioner Cousley, seconded by Commissioner Coleman to approve the variance to allow a longer run on the stairs. All members present voting aye, motion carried.

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There came on for discussion preliminary subdivision plat review for proposed Rebel, Inc. to be located on West Jackson Avenue. There was no one present to represent Rebel, Inc. Motion was made by Commissioner Sharpe, seconded by Commissioner Cousley to continue this case to the next regular meeting in August. All members present voting aye, motion carried.

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There being no further business to come before the commission, the meeting was adjourned at 5:45 p.m.



SECRETARY

CHAIRMAN

MINUTE BOOK No. 2, OXFORD PLANNING COMMISSION

DEMENT-MERIDIAN 57-2275

PLANNING COMMISSION

August 14, 1995

Be it remembered that the Oxford Planning Commission ded meet on August 14, 1995, at 5:00 p.m. in the City Hall courtroom with the following persons present:

Shirley McCauley, Chairman
Sam Cousley
Daryl Coleman
Knox Jackson
Tom Sharpe

Ben Smith, Planning Director
Ed Perry, City Attorney
Vick Smith, Building Inspector
David Bennett, Public Works Director
Cathy Laswell, Secretary

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After the meeting was called to order the following business was transacted:

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There came on for discussion case number 537 - Jim and Ann Greenlee application for variance to setback requirements for an accessory building located at 210 St. Andrews Circle. Mr. Jim Greenlee explained that after obtaining a building permit and constructing a storage building five feet from his fence, Mr. Vick Smith, Building Inspector, noticed that there was a side street between his house and another house with a setback of 40 feet. He then stated that he is coming before the commission to ask for a variance to keep the storage building where it is. Motion was made by Commissioner Cousley, seconded by Commissioner Coleman to grant the variance. All members present voting aye, motion carried.

* * *

There came on for discussion case number 538 - James M. Brewer application for rezoning of property at 1763 and 1765 Jackson Avenue from R-B to R-C. Mr. James Brewer explained that he would like to construct apartments in this area, the areas surrounding these two properties are already zoned R-C. When asked how many apartments he intended to construct, Mr. Brewer stated that at this time he did not have any specific plans. Chairman McCauley asked if anyone in the audience would like to speak. Mr. Hugh Goforth had concerns regarding increased traffic and the water drainage problem. Mr. Gordon Tollison stated that the problem was the city's, but that Mr. Brewer would improve the situation where he builds his apartments. After much discussion, motion was made by Commissioner Cousley, seconded by Commissioner Coleman to approve the application provided that a site plan and drainage solution be made before construction begins. All members present voting aye, motion carried.

* * *

There came on for discussion preliminary and final subdivision plat review for proposed Magnolia Park Subdivision located on West Jackson Avenue. Mr. Dennis King, Manager of Rebel, Inc., explained the location of the lots on the property and stated that he has no prospects for anyone to purchase lots yet. Mr. David Bennett stated that water, sewer, and streets are all to specifications, and that the city has the letter of credit for \$75,000. Motion was made by Commissioner Jackson, seconded by Commissioner Sharpe to approve the plat. All members present voting aye, motion carried.

* * *

There came on for discussion final subdivision plat approval for Woodlawn Subdivision, First Addition, Phases III, and V. Mr. Gordon Tollison of Precision Engineering explained that the streets and water and sewer extensions have all been built according to specifications. He stated that this subdivision is outside city limits, but that it does have city water and sewer. Motion was made by Commissioner Cousley, seconded by Commissioner Jackson, to approve the plat. All members present voting aye, motion carried.


SECRETARY

CHAIRMAN

MINUTE BOOK No. 2, OXFORD PLANNING COMMISSION

DEMENT—MERIDIAN 57-2275

PLANNING COMMISSION

September 11, 1995

Be it remembered that the Oxford Planning Commission did meet on September 11, 1995, at 5:00 p.m. in the City Hall courtroom with the following persons present:

Sam Cousley, Vice-Chairman
Knox Jackson
Tom Sharpe

Ben Smith, Planning Director
Ed Perry, City Attorney
David Bennett, Public Works Director
Vick Smith, Building Inspector
Cathy Laswell, Secretary

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After the meeting was called to order the following business was transacted:

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The minutes of the August 14, 1995, meeting were approved without correction.

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There came on for discussion case number 542 - James N. Brewer application for rezoning of property at 1767 East Jackson Avenue from RB to Rc. Mr. Brewer explained that this was the third property to be rezoned to RC residential in order to give him a parcel of land large enough to build apartments. Motion was made by Commissioner Sharpe, seconded by Commissioner Jackson, to approve the application. All members present voting aye, motion carried.

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There came on for discussion case number 543 - Carlos Prewitt, Jr. application for special exception to conduct a home occupation (massage therapy) in his residence at 1010 Benbow Circle, Apt. No. 8. Mr. Prewitt explained that he would like to conduct the business from his residence until he acquired enough capital to set up a permanent business location. He explained that he would do as little as possible out of his home, he would be traveling around to different locations. Commissioner Sharpe asked if there was a reason to do this business out of his home since he would be traveling around to different locations. Mr. Prewitt stated that there might be an occasion where there was no where else to do the massage therapy but out of his home. Commissioner Jackson asked if there were any opposition from his neighbors. Mr. Prewitt stated that his neighbors had given him verbal agreements, and that the apartment manager had given him a verbal agreement to do this out of his home. Motion was made by Commissioner Sharpe, seconded by Commissioner Jackson to deny the application. All members present voting aye, motion carried.

* * *

There came on for discussion case number 544 - Dr. S.L. Sethi application for variance to the height of a pole mounted sign at the new Comfort Inn at 1808 West Jackson Avenue. Mr. Narsinhehai Patel explained that the 25 foot sign is too low for people to see coming over the hill on Jackson Avenue, and that they would like for the sign to be 35 feet high as the motel property is 7 feet lower than the street. Commissioner Sharpe asked how often variances have come up in the past for signs that are below street level. Mr. Ben Smith stated that this was the first case, but that the sign regulation was fairly new. Motion was made by Commissioner Jackson to approve the variance, motion died for lack of a second.

* * *

There came on for discussion a request for preliminary subdivision plat approval for Tatum Subdivision, Phase II. Mr. Pat Tatum explained that this is a 26 lot subdivision in the St. Andrews Circle and Turnberry Circle area. He explained that the plans had been submitted to Mr. Ben Smith and Mr. David Bennett for their review. He also stated that the street names are Muirfield Drive and Berkdale Court. Motion was made by Commissioner Sharpe, seconded by Commissioner Jackson to approve the plat. All members present voting aye, motion carried.

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MINUTE BOOK No. 2, OXFORD PLANNING COMMISSION

DEMENT-MERIDIAN 57-2275

There being no further business to come before the commission, the meeting was adjourned at 5:25 p.m.

CHAIRMAN



SECRETARY

MINUTE BOOK No. 2, OXFORD PLANNING COMMISSION

DEMENT-MERIDIAN 57-2275

PLANNING COMMISSION
SPECIAL MEETING

October 2, 1995

Be it remembered that the Oxford Planning Commission did meet on October 2, 1995, at 5:00 p.m. in the City Hall courtroom for a special meeting, with the following persons present:

Shirley McCauley, Chairman
Sam Cousley
Knox Jackson
Tom Sharpe

David Bennett, Public Works Director
Vick Smith, Building Inspector
Cathy Laswell, Secretary

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After the meeting was called to order the following business was transacted:

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There came on for discussion Richard Doty's request for approval of plans and specifications for water and sewer lines to serve the proposed Azaleas Retirement Community on South Lamar. Mr. David Bennett presented the water and sewer plans for approval. He explained that Phase I and II have been approved, but Phase III has not been approved. He also explained that since there is no frontage onto the property, Mr. Doty must obtain a deed from Mr. Pat Tatum. He also stated that until a bond is given, the road will be privately owned. Mr. Johnny Earnest explained that it is important that the electric department know where the driveways and city rights-of-way are before electricity can be served. Motion was made by Commissioner Sharpe to approve the plans contingent upon Mr. Doty receiving the deed from Mr. Tatum by the next Board of Aldermen meeting, seconded by Commissioner Jackson. All members present voting aye, motion carried.

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There being no further business to come before the commission, the meeting was adjourned at 5:10 p.m.



SECRETARY

 CHAIRMAN

MINUTE BOOK No. 2, OXFORD PLANNING COMMISSION

DEMENT--MERIDIAN 57-2275

PLANNING COMMISSION

October 9, 1995

Be it remembered that the Oxford Planning Commission did meet on October 9, 1995, at 5:00 p.m. in the City Hall courtroom with the following persons present:

Shirley McCauley, Chairman
Daryl Coleman
Sam Cousley
Knox Jackson
Tom Sharpe

Ben Smith, Planning Director
Vick Smith, Building Inspector
Cathy Laswell, Secretary

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After the meeting was called to order the following business was transacted:

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The minutes of the September 11, 1995 meeting were approved with a correction made by Commissioner Sharpe on case number 544. The sentence should read, "Commissioner Sharpe asked how often variances have come up in the past for signs that are below street level".

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There came on for discussion case number 546 - Sonny Grantham application for variance to sign regulations at the Sunflower Shopping Center on University Avenue. Mr. Grantham explained that he wants to change the names on the face of the sign, but not the size of the sign. Mr. Ben Smith explained that the reason for the variance is that there is a 10 foot limit on free standing shopping center sign which contains individual business signs, and these signs are about 16 square feet each. He also explained that this variance is limited to the spaces on the free standing sign. Motion was made by Commissioner Jackson, seconded by Commissioner Sharpe to approve the variance. All members present voting aye, motion carried.

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There came on for discussion case number 547 - Duk Soon Kim application for variance to the front yard setback requirements of the General Commercial zone at 1708 University Avenue. Ms. Kim did not have a representative present so Mr. Ben Smith explained that this case came before the Planning Commission a year ago and because the addition was supposed to be in the rear of the building, there would be a loss of parking spaces. He explained that the case was held over for several meetings and then was finally dismissed. In this proposal they want to build a 12 foot by 34 foot addition to the right side facing the building, which will leave less than 12 feet of driveway to get to the rear of the building. Mr. Smith explained that the reason for the variance is that there is a 15 foot front setback requirement and they want to change it to 0 front setback. Commissioner Jackson asked if they should be required to pave the parking lot since they are building an addition. Mr. Smith stated that the commission could require them to do so. Motion was made by Commissioner Cousley, seconded by Commissioner Coleman to approve the variance. Commissioner Sharpe made a motion to amend the first motion to add the requirement that the off-street parking lot be paved. Commissioner Sharpe's amendment was seconded by Commissioner Cousley. All members present voting aye on amendment and amended motion, motion carried.

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There came on for discussion case number 548 - Emmie Lou Harlan application for variance to the front yard setback requirements of the Highway Commercial zone at 2406 South Lamar. Mr. Arthur MacIntosh asked Mr. Vick Smith to bring the commission up to date. Mr. Smith explained that Ms. Harlan has put a roof over the front porch dining area, making it too close to the street. Commissioner Sharpe asked if there was sufficient parking to meet the code requirements. Mr. Ben Smith explained that the city would like for the commission to require a scale drawing of the building in order to determine whether they have sufficient parking spaces to meet the code requirements. Mr. MacIntosh stated that there was sufficient space to add more parking spaces to meet the code requires it, and he has no problem with that as a stipulation. Motion was made by Commissioner Sharpe, seconded by Commissioner Jackson to approve the variance, provided that a scale drawing be submitted to Vick Smith. All members present voting aye, motion carried.

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DEMENT—MERIDIAN 57-2275

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There came on for discussion Grand Oaks preliminary subdivision plat and site plan approval for Grand Ridge Villas. Mr. Paige Cothren passed out copies of the floor plans and specifications for the villas. Commissioner Sharpe was concerned with granting a 15 foot setback rather than a 20 foot setback because of the traffic and asked why it was essential that they have a 15 foot setback. Mr. Cothren explained that the front of the villas, which face the golf course, are on level ground but there is a ridge that drops off on both sides. They want to build them as close as they can to the street so that it will reduce the distance that they will sit up off of the ground in the back. Motion was made by Commissioner Cousley, seconded by Commissioner Jackson, to approve the 15 foot setback and allow the subdivision to be developed as a zero lot line development or as a conventional subdivision. All members present, with the exception of Commissioner Sharpe who voted no, voting aye, motion carried. Mr. Cothren also brought up for discussion approval to amend the original Grand Oaks Phase V plat to include 5 acres that Grand Oaks has bought. He explained that the property is located to the south of Grand Oaks and border the Industrial Park. Motion was made by Commissioner Cousley, seconded by Commissioner Sharpe to approve the amended plat. All members present voting aye, motion carried.

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There being no further discussion to come before the commission, the meeting adjourned at 5:50 p.m.



SECRETARY

CHAIRMAN

MINUTE BOOK No. 2, OXFORD PLANNING COMMISSION

DEMENT-MERIDIAN 57-2275

PLANNING COMMISSION

November 13, 1995

Be it remembered that the Oxford Planning Commission did meet on November 13, 1995, at 5:00 p.m. in the City Hall courtroom with the following persons present:

Shirley McCauley, Chairman
Sam Cousley
Daryl Coleman
Knox Jackson
Tom Sharpe

Ben Smith, Planning Director
David Bennett, Public Works Director
Vick Smith, Building Inspector
Ed Perry, City Attorney
Cathy Laswell, Secretary

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After the meeting was called to order the following business was transacted:

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The minutes of the October 2, 1995 and October 9, 1995 meetings were approved without correction.

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There came on for discussion case number 551 - Leonard and Sue Rogers application for variance to the side yard setback requirements for a storage building to be located at 414 Cherokee Drive. Mr. Rogers explained that there is an existing 8 foot by 12 foot concrete pad in their back yard located 2 feet from the property line. He is asking for a variance of 3 feet. Mr. Ben Smith explained that in looking over the plat and construction plans of the subdivision, a 5 foot utility easement was found on both sides of the lot. He explained that if this variance is approved, it will have to go before the board of Aldermen to approve a release of the easement. Motion was made by Commissioner Cousley, seconded by Commissioner Jackson to approve the variance. All members present voting aye, motion carried.

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There came on for discussion preliminary and final subdivision plat review for proposed South Oaks Subdivision to be located outside the city on South Lamar Extended. Mr. David Bennett stated that the water and sewer and lift station has all met city specifications. Mr. Ben Smith explained that until a letter of credit is given to the city, final plat approval cannot be made and no permits will be issued for water or sewer. Motion was made by Commissioner Sharpe, seconded by Commissioner Cousley to approve the preliminary subdivision plat. All members voting aye, motion carried.

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There being no further business to come before the commission, the meeting was adjourned at 5:10 p.m.

CHAIRMAN


SECRETARY

MINUTE BOOK No. 2, OXFORD PLANNING COMMISSION

DEMENT—MERIDIAN 57-2275

PLANNING COMMISSION

December 11, 1995

Be it remembered that the Oxford Planning Commission did meet on December 11, 1995, at 5:00 p.m., in the City Hall courtroom with the following persons present:

Sam Cousley, Vice Chairman
Knox Jackson
Tom Sharpe

Ben Smith, Planning Director
David Bennett, Public Works Director
Ed Perry, City Attorney
Vick Smith, Building Inspector
Cathy Laswell, Secretary

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After the meeting was called to order the following business was transacted:

The minutes of the November 13, 1995 meeting were approved without correction.

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Commissioner Sharpe asked that both case 553 and 554 be heard before a decision is made because both are related. It was agreed among all commission members to hear both cases prior to voting on either case.

There came on for discussion case number 553 - Ms. D.H. Marchbanks application for variance to the minimum lot width requirements of the R-B zone at 529 North 11th Street. Mr. Dick Marchbanks presented the request for the 150 foot wide lot to be divided into one 65 foot lot, which presently has a single family residence, and an 85 foot lot upon which to build a new residence. Mr. Marchbanks explained that the dwelling will face Washington Avenue and will be located at least 30 feet from the side of the existing house.

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There came on for discussion case number 554 - Mr. W.B. Gurley application for variance to the front yard setback requirements of the R-B zone at the corner of North 11th Street and Washington Avenue. Mr. Gurley presented his request to construct a 2,000 square foot residence on the property facing Washington Avenue with a 10 foot variance in order to have the residence as far away from the existing residence as possible. Commissioner Sharpe asked about a storm sewer line that goes through the property. Mr. David Bennett stated that Mr. Gurley will take care of the moving of any utilities. Motion was made by Commissioner Jackson to approve both applications, Commissioner Sharpe seconded. All members present voting aye, motion carried.

* * *

There came on for discussion request for approval of Tax Increment Financing Plan. Mr. Chris Gouras presented the plan and explained that the Board of Aldermen requested that the commission review the plan and make an approval of whether this plan was in conformance with the Oxford Comprehensive Plan. Motion was made by Commissioner Jackson, seconded by Commissioner Sharpe stating that the TIF did conform with the Oxford Comprehensive Plan. All members present voting aye, motion carried.

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There being no further business to come before the commission, the meeting was adjourned at 5:20 p.m.



SECRETARY

 CHAIRMAN

DEMENT—MERIDIAN 57-2275

PLANNING COMMISSION

January 8, 1996

Be it remembered that the Oxford Planning Commission did meet on January 8, 1996, at 5:00 p.m. in the City Hall courtroom with the following persons present:

Sam Cousley, Vice Chairman
Knox Jackson
Tom Sharpe

Ben Smith, Planning Director
David Bennett, Public Works Director
Vick Smith, Building Inspector
Cathy Laswell, Secretary

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After the meeting was called to order the following business was transacted:

The minutes from the December 11, 1995, meeting were approved without correction.

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There came on for discussion final subdivision plat review for proposed Grand Ridge Subdivision (part of Grand Oaks). Mr. Jeff Williams of Elliott and Britt Engineering explained that everything is the same as shown on the preliminary subdivision plat. All utilities are being constructed by the city and Grand Oaks. He stated that there will be a 15 foot setback on the front and a 10 foot setback on the back of the lots. Motion was made by Commissioner Jackson, seconded by Commissioner Sharpe, to approve the final plat.

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There came on for discussion final subdivision plat review for proposed Tatum Subdivision, Part II. Ms. Kim Youngblood of Elliott and Britt Engineering explained that there are 17 lots being proposed. Mr. David Bennett stated that everything has been completed to specifications. Ms. Youngblood also stated that a letter of credit would be provided before any permits are obtained. Motion was made by Commissioner Sharpe, seconded by Commissioner Jackson, to approve the final plat.

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There being no further business to come before the commission, the meeting was adjourned at 5:15 p.m.

CHAIRMAN



SECRETARY

MINUTE BOOK No. 2, OXFORD PLANNING COMMISSION

DEMENT--MERIDIAN 57-2275

PLANNING COMMISSION

February 12, 1996

Be it remembered that the Oxford Planning Commission did meet on February 12, 1996, at 5:00 p.m. in the City Hall courtroom with the following persons present:

Sam Cousley, Chairman
Susan Barksdale
Knox Jackson

Ben A. Smith, Planning Director
David Bennett, Public Works Director
Vick Smith, Building Inspector
Cathy Laswell, Secretary

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After the meeting was called to order the following business was transacted:

The minutes from the January 8, 1996 meeting were approved without correction.

* * *

Chairman Cousley welcomed Ms. Susan Barksdale to the commission.

Motion was made by Commissioner Barksdale, seconded by Chairman Cousley, to elect Commissioner Knox Jackson as Vice-Chairman of the commission. All members present voting aye, motion carried.

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Due to the fact that no one was present for case number 556 - CHM Management and Development, LLC, Chairman Cousley stated that the matter would be continued to the next regular meeting in March.

* * *

There came on for discussion case number 557 - Lynn Chain Cooper application for variance to height of fence at Lot 5, Cherokee Hills Subdivision. Mr. Jay Chain was present to represent Ms. Cooper. He explained that Ms. Cooper is purchasing a house in Cherokee Hills Subdivision, and the zoning ordinance prohibits building a fence outside 65 feet on her side yard, therefore, she would like to request a variance from 65 feet to 40 feet. Chairman Cousley asked if there was any discussion from the audience, there being none, motion was made by Commissioner Jackson, seconded by Chairman Cousley, to approve the variance. All members present voting aye, motion carried.

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There came on for discussion preliminary subdivision plat review for proposed Summerset Subdivision located north of Longest Road. Mr. William Westbrook explained that he is proposing to build a 24 lot subdivision in the RA zone. Chairman Cousley asked if the residence that is shown on the plat is drawn to scale and Mr. Westbrook replied that it was. Chairman Cousley asked if any work had begun on the project, and Mr. Westbrook explained that they had begun clearing off the land, but that no utility work had been done. Mr. Ben Smith stated that there was a residence drawn on the map that did not have a lot number. Mr. Westbrook stated that the house would not be a part of the subdivision. Mr. Smith explained that the residence either needs to be part of the subdivision or shown that it is not part of the subdivision. Mr. Smith explained to Mr. Tommy Dabbs, Engineer, that the existing house on the plat is too close to the street. Mr. Dabbs stated that he had already caught the mistake and that he would move the street further to the south. Mr. David Bennett explained that without a letter of credit, no building permits would be issued. Motion was made by Chairman Cousley, seconded by Commissioner Jackson, to approve the plat subject to Dogwood Cove being move south to give clearance between the existing house and street right-of-way; that the existing house be numbered as part of the plat or shown that the lot was clearly not part of the subdivision; and that the water lines be changed to 8" mains. All members present voting aye, motion carried.

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There came on for discussion preapplication subdivision review for proposed Shiloh Place subdivision located on Old Taylor Road. Mr. Ryland Sneed of Precision Engineering explained that the subdivision will be in the county but they are asking for city water and sewer. He also explained that the development will require a list station. Mr. Sneed explained that there will be 162 lots with 1,120 square feet houses that will be offered for sale. Mr. Ben Smith stated that water and sewer lines would need to be put in to serve the two model houses on Old Taylor Road, but that water and sewer are not guaranteed by the city due to the fact that the water line is privately owned and city ordinance requires that all water meters be installed on a city-owned water main. Motion was made by Commissioner Jackson, seconded by Commissioner Cousley to approve the preapplication. All members present voting aye, motion carried.

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There being no further business to come before the commission, the meeting was adjourned at 5:45 p.m.



SECRETARY

CHAIRMAN

MINUTE BOOK No. 2, OXFORD PLANNING COMMISSION

DEMENT—MERIDIAN 57-2275

PLANNING COMMISSION

March 11, 1996

Be it remembered that the Oxford Planning Commission did meet on March 11, 1996, at 5:00 p.m., in the City Hall courtroom with the following persons present:

Sam Cousley, Chairman
 Susan Barksdale
 Daryl Coleman
 Knox Jackson
 Tom Sharpe

Ben Smith, Planning Director
 David Bennett, Public Works Director
 Cathy Laswell, Secretary

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After the meeting was called to order the following business was transacted:

The minutes from the February 12, 1996 meeting were approved without correction.

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There came on for discussion case number 556 - CHM Management and Development, LLC, application for rezoning of 10 acres south of Belk Street from Agricultural to General Commercial (continued from previous meeting). Mr. David Hill, general partner, explained that this property is no longer feasible as Agricultural property, and that all property surrounding this area is zoned Commercial. Mr. Ben Smith explained that this property is close to Burney Branch and therefore is in the floodplain. He explained that changing the zoning does not change the fact that it is in the floodplain. Motion was made by Commissioner Barksdale, seconded by Commissioner Jackson, to approve the application. All members present voting aye, motion carried.

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There being no further business to come before the commission, the meeting was adjourned at 5:05 p.m.

 CHAIRMAN



 SECRETARY

MINUTE BOOK No. 2, OXFORD PLANNING COMMISSION

DEMENT-MERIDIAN 57-2275

PLANNING COMMISSION

April 8, 1996

Be it remembered that the Oxford Planning Commission did meet on April 8, 1996, at 5:00 p.m. in the City Hall courtroom with the following persons present:

Sam Cousley, Chairman
Knox Jackson
Tom Sharpe

Ben Smith, Planning Director
Ed Perry, City Attorney
David Bennett, Public Works Director
Vicki Sneed, Secretary

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After the meeting was called to order the following business was transacted:

The minutes from the March 11, 1996 meeting were approved without correction.

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There came on for discussion the referral from the Board of Aldermen for preliminary plat approval for Sommerset Subdivision. Chairman Cousley explained that the Planning Commission has five members that must abide by the Planning Commission bylaws. The bylaws state that if a member has direct or indirect interest in a project that is before the Planning Commission, that the member must recuse himself from voting. He explained that three of the Planning Commission members, Tom Sharpe, Daryl Coleman and Susan Barksdale, have informed him that they are recusing themselves from voting on the project. He went on to explain that the bylaws require that three concurring votes are required for approval and only two persons are able to vote, therefore, the Planning Commission will refer the project back to the Board of Aldermen without further comment. It was also explained by Chairman Cousley and Ed Perry, City Attorney, that the members who recused themselves from voting do not have to give a reason for their decision.

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The discussion of extension of Harris Drive will be continued to the next regular meeting in May as requested by Charles Walker.

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There came on for discussion preliminary subdivision plat approval for the proposed Chelsea Estates subdivision on Harris Drive. Ryland Sneed of Precision Engineering explained that this subdivision is zoned RC and located on an existing city street. Mr. Ben Smith explained that he had talked with Ryland about a utility easement to be shown on the plat. Ryland explained that the front yard setback will be shown as a utility easement. Chairman Cousley asked if there were any comments from the audience, at that time Christina Davis came forward and questioned why the agendas were not printed in the paper so that community members could come and address the commission. Mr. Ben Smith explained that the agenda is mailed to the Oxford Eagle a week before the meeting takes place, and it is their decision as to whether or not to publish the agenda. Motion was made by Commissioner Sharpe, seconded by Commissioner Jackson, to approve the preliminary subdivision plat. All members present voting aye, motion carried.

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The preliminary subdivision plat approval for proposed Southwind Subdivision on Harris Drive will be continued to the next regular meeting in May as this matter is proposed to be a "zero lot line" development which requires public notice in the newspaper.

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At this time, Janice Antonow came forward to suggest that when the Board of Aldermen agendas are put in the paper that the location of the subdivisions to be considered are also put in the paper. Chairman Cousley explained that she would need to address the Board of Aldermen regarding her suggestion.

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There being no further business to come before the commission, the meeting was adjourned at 5:25 p.m.



SECRETARY

CHAIRMAN

MINUTE BOOK No. 2, OXFORD PLANNING COMMISSION

DEMENT-MERIDIAN 57-2275

PLANNING COMMISSION

May 13, 1996

Be it remembered that the Oxford Planning Commission did meet on May 13, 1996, at 5:00 p.m. in the City Hall courtroom with the following persons present:

Sam Cousley, Chairman
Susan Barksdale
Daryl Coleman
Knox Jackson
Tom Sharpe

Ben Smith, Planning Director
Ed Perry, City Attorney
Vick Smith, Building Inspector
Cathy Laswell, Secretary

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After the meeting was called to order the following business was transacted:

The minutes from the April 8, 1996 meeting were approved without correction.

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There came on for discussion case number 560 - J.R. Adams application for rezoning of property on Country Club Road from R-A to R-B. Mr. Adams explained that he bought this property from the country club to build duplexes. He presented to the commission preliminary drawings of the duplexes and explained that they would not be rental units and that each unit would have 3 bedrooms and 2½ baths. He stated that the units would have 2,500 sq. ft. of heated space and would cost between \$150,000 to \$200,000 per unit. Chairman Cousley explained that before the commission amends the zoning map, they would need to be sure that there was either an error made in the original map or that there are conditions that warrant a change in this area. Mr. Adams explained that the land is available and that there is a demand for this type of home. Chairman Cousley asked if there wer any comments from the audience. Mr. Charles Treas came forward and explained that the units are very beautiful and would probably be an addition to the area, however, he is concerned that this will set a precedent for other developers to come in and build something less desirable that will damage the integrity of the single-family neighborhood. Mr. William Lawhead came forward to express his concern that decisions such as these affect the whole Oxford area. Others from the audience came forward all expressing their concerns about increased traffic and noise. Mr. Grady Harlan, President of the board of directors of the Country Club stated that stockholders of the Country Club approved and support the zoning change and the duplexes Mr. Adams wants to build. A member of the audience asked if one side of the street could be rezoned a certain distance. Commissioner Sharpe stated that it would still change the character of the neighborhood. Commissioner Jackson read a section from the zoning ordinance regarding amendments and then asked Ben Smith if only the Board of Aldermen can initiate amendments, and is the commission precluded. Mr. Ben Smith stated that the commission must make a recommendation regarding the amendment to the Board of Aldermen. Mr. Adams explained that property around the units which he has built in the past has been upgraded not downgraded. Commissioner Sharpe explained that this proposed project is a good and solid one, however, there has not been a change in the neighborhood to warrant the changing of the zoning from RA to RB, therefore, he moves that the application be denied, Commissioner Jackson seconded. The roll being called as follows:

Commissioner Sharpe voted aye
Commissioner Barksdale voted aye
Commissioner Jackson voted aye
Commissioner Coleman voted nay
Chairman Cousley voted aye

The motion carried with four voting aye and one nay.

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There came on for discussion case number 561 - L & B Properties, Inc., application for special exception for "zero lot-line" development and preliminary subdivision plat approval for Southwind Subdivision, Part I, located on Harris Drive. Mr. Ryland Sneed, of Precision Engineering, and Mr. Larry Butts, Owner, explained that he wants to build a zero lot-line development on Harris Drive in an R-C zoned area. Mr. Ben Smith explained that this proposed development allows small lots with a ten foot side yard. Mr. Smith stated that a letter of credit has been received and Mr. Butts may begin construction. Motion was made by Commissioner Jackson, seconded by Chairman Cousley, to approve the application. All members present voting aye, motion carried.

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DEMENT—MERIDIAN 57-2275

There came on for discussion case number 562 - City of Oxford Water Department application for special exception to construct a water well and treatment plant on McElroy Drive and an elevated water tank on Molly Barr Road. Mr. Ben Smith explained that public utilities and facilities are subject to a public hearing regarding their location. He explained that the city will put in three 500 gallon per minute wells, water treatment plant and elevated tank. Two of the wells and the water treatment plant will be located on McElroy Drive and one will be located on College Hill Road. Mr. Smith explained that the elevated tank will be located south of Molly Barr Road and the location has been approved by the FAA. Ms. Cathy Field lives on Vivian Street and asked if the tower would be near any of the houses in that area, she also has concerns about the area changing and asked if the water tower could be located somewhere else. Mr. Smith explained that the highest terrain in Oxford is in the north end of town and the reason for the water tank being located there is that when the city loses water pressure, the north part of town is usually the first to be affected. After much discussion, motion was made by Commissioner Jackson, seconded by Commissioner Sharpe to approve the application. All members present voting aye, motion carried.

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There came on for discussion case number 563 - Oxford-University Methodist Church application for special exception to operate a day care center at the church. Mr. Brent Hampton, Chairman of the Board of Trustees, explained that the church is zoned R-C and that they are requesting a special exception to obtain a state license to operate the existing day care at the church. He explained that the existing play area would be fenced in and the fence would be made of brick and wrought iron. Motion was made by Commissioner Jackson, seconded by Chairman Cousley, to approve the application. All members present voting aye, motion carried.

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There came on for discussion case number 564 - Baptist Memorial Hospital - North Mississippi application for variance to height limit for 5th floor addition to hospital. Mr. James Hahn, Administrator, explained that the hospital is proposing to build a 5th floor addition to the hospital and the zoning ordinance limits the height to 35 feet, whereas the hospital is proposing a height of 85 feet. Chairman Cousley asked if there were fire laws to be considered. Mr. Ben Smith explained that he inquired to Chief McDonald about the height of the building and the fire trucks, and Chief McDonald's response was that due to the layout of the hospital, there were areas that the ladder truck could not get close enough to the building. Mr. Hahn explained that the hospital is fully sprinkled, and in addition, the hospital has a computer fire alarm system and a disaster plan. Motion was made by Commissioner Barksdale, seconded by Chairman Cousley to approve the application. All members present voting aye, motion carried.

* * *

There came on for discussion case number 565 - Pre-application subdivision review for proposed Taylor Court Subdivision located on Anderson Road. Mr. Ryland Sneed of Precision Engineering explained that they are proposing to build a duplex development no exceeding the R-C requirements that are allowed. This development will have a 30 foot front yard setback a 20 foot rear yard setback and a 10 foot side yard setback. Motion was made by Commissioner Jackson, seconded by Commissioner Coleman to approve the pre-application. All members present voting aye, motion carried.

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There came on for discussion case number 566 - Review of plans and specifications for proposed Azalea Drive. Ms. Kim Youngblood of Elliott and Britt Engineering explained that they want to build the access road to the assisted living units known as the Azaleas. Mr. Ben Smith explained that this is a 36 foot curb and gutter street required by the city. The access road will be 1,953 feet to the assisted living units. Motion was made by Commissioner Sharpe, seconded by Chairman Cousley to approve the plans. All members present voting aye, motion carried.

* * *

There came on for discussion case number 567 - Preliminary and final subdivision plat review for proposed Shiloh Place Subdivision, Part I, located on Old Taylor Road. Mr. Ryland Sneed of Precision Engineering explained that this is 170 lot development south of the city limits and they are asking permission to build the water and sewer lines. Mr. Ben Smith explained that a letter of credit would need to be received before plumbing permits will

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be issued. Mr. Sneed explained that the letter of credit would be received in the morning. Chairman Cousley asked if there were concerns about the city providing water and sewer outside city limits. Mr. Smith explained that it is customary for the city to provide water and sewer, and that as long as the treatment facilities and equipment is running there is plenty of water. Mr. Sneed explained that this development will be built to city specifications so that no improvements will need to be made by the city. Motion was made by Chairman Cousley to approve the preliminary and final plat subject to the letter of credit being delivered, seconded by Commissioner Coleman. All members present, with the exception of Commissioner Jackson who voted nay, voting aye, motion carried.

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There being no further business to come before the commission, the meeting was adjourned at 6:35 p.m.



SECRETARY

CHAIRMAN

MINUTE BOOK No. 2, OXFORD PLANNING COMMISSION

DEMENT—MERIDIAN 57-2275

PLANNING COMMISSION

June 10, 1996

Be it remembered that the Oxford Planning Commission did meet on June 10, 1996, at 5:00 p.m. in the City Hall courtroom with the following persons present:

Sam Cousley, Chairman
Knox Jackson
Tom Sharpe

Ben Smith, Planning Director
David Bennett, Public Works Director
Ed Perry, City Attorney
Vick Smith, Building Inspector
Vicki Sneed, Secretary

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After the meeting was called to order the following business was transacted.

The minutes from the May 13, 1996 meeting were approved with Ben Smith making a change to case number 567, whereby preliminary and final subdivision plat approval was given for proposed Shiloh Place Subdivision.

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There came on for discussion case number 568 - Lucille Swanson application for variance to the height of a fence at 903 Cleveland Avenue. Mr. Donald Fitzgibbon represented Ms. Swanson and explained that a variance is needed to change the height of the fence from 30 inches to 48 inches, the reason being for the safety of a two year old child. Commissioner Sharpe asked if this fence would obstruct the vision of traffic and was advised that it would not. Mr. Fitzgibbon stated that a sign had been posted and that none of the neighbors had objected. Motion was made by Commissioner Jackson, seconded by Chairman Cousley, to approve the variance. All members present voting aye, motion carried.

* * *

There came on for discussion case number 569 - Tommy Taylor, Jr. application for variance to the front yard setback requirement of the R-C zone located on Anderson Road, next to Cove Apartments. Mr. Ryland Sneed of Precision Engineering explained that they are complying with the setback requirements of the R-B zone and they need a 5 foot variance to include a bay window and a front porch to the building plans. Commissioner Sharpe had concerns regarding the front yard setback. Mr. Ben Smith explained that this will not be on the existing street, but will be on a new street. Motion was made by Commissioner Sharpe, seconded by Chairman Cousley to approve the variance. All members present voting aye, motion carried.

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There came on for discussion Gary Coleman request for interpretation of zoning requirements related to minimum lot width. Mr. Ben Smith explained that Mr. Coleman is asking for an interpretation of the ordinance in relation to where on the lot is the minimum lot width measured. Mr. Smith explained that the ordinance states that the minimum lot width is required at the building setback line, and the next question would be where is the building setback line. He explained that there is nothing in the ordinance regarding cul-de-sac lots, and that it is impossible to develop a cul-de-sac using the minimum lot requirements. Mr. Ryland Sneed, representing Mr. Coleman, explained that they divided a lot that exceeds the R-A requirements into two separate lots so that it would be possible to meet the R-A minimum width requirements. After much discussion, Mr. James E. Davis explained that this particular street is partly gravel and Mr. Coleman will extend this street 160 feet which will be helpful to the two houses that are on the gravel part. After much discussion, motion was made by Commissioner Jackson to interpret the ordinance that the minimum lot width be provided at the front yard setback line. The motion died for lack of a second. Motion was made by Commissioner Sharpe to interpret the ordinance as the minimum lot width is at the point where the building is constructed, seconded by Chairman Cousley. The motion died for lack of

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DEMENT-MERIDIAN 57-2275

three concurring votes, with Commissioner Jackson voting nay. Mr. Smith explained that this is a matter of interpretation of the ordinance and that it will have to be resolved at some point and he suggests that the matter be continued to the next regular July meeting. Commissioner Sharpe instructs Mr. Smith and Mr. Ed Perry to write a draft of a proposed ordinance.

Request from Grand Oaks to construct duplexes and multifamily buildings on Augusta Drive was continued to the next regular July meeting.

* * *

There being no further business to come before the commission, the meeting was adjourned at 6:05 p.m.



SECRETARY

MINUTE BOOK No. 2, OXFORD PLANNING COMMISSION

DEMENT-MERIDIAN 57-2275

PLANNING COMMISSION

July 8, 1996

Be it remembered that the Oxford Planning Commission did meet on July 8, 1996, at 5:00 p.m. in the City Hall courtroom with the following persons present:

Sam Cousley, Chairman
Daryl Coleman
Knox Jackson
David Magee

Ben Smith, Planning Director
Ed Perry, City Attorney
David Bennett, Public Works Director
Vick Smith, Building Inspector
Cathy Laswell, Secretary

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After the meeting was called to order the following business was transacted:

The minutes from the June 10, 1996 meeting were approved without correction.

* * *

There came on for discussion public hearing for amendments to zoning ordinance and subdivision regulations regarding building setback lines, lot widths and lot frontage requirements. Mr. Ben Smith presented the proposed ordinance to the Commission members. Motion was made by Commissioner Jackson, seconded by Commissioner Coleman, to recommend the proposed ordinance to the Board of Aldermen. All members present voting aye, motion carried.

* * *

Public hearing for case number 572 was continued to the next regular meeting because Ms. Lessie Belk was not present to explain the proposal.

* * *

There came on for discussion preliminary and final subdivision plat review for proposed Taylor Pointe Subdivision located on Anderson Road, next to Cove Apartments. Mr. Ryland Sneed of Precision Engineering explained that this is a preliminary and final plat review for Mr. Tommy Taylor's proposed subdivision. Mr. David Bennett stated that water and sewer are up to city specifications and that he has no problems with this subdivision. Mr. Ben Smith stated that there were some problems with the proposed parking area that would need to be dealt with. Motion was made by Chairman Cousley to approve the preliminary and final subdivision plat with the condition that the parking problems are solved, seconded by Commissioner Magee. All members present voting aye, motion carried.

* * *

At this time, Ms. Lessie Belk came forward to present case number 572 - application for special exception to operate a professional office in the R-C multi-family residential zone at 1119 Mimosa Drive. Ms. Belk explained that this will be a business providing counseling and educational tutoring and that there would be one other employee besides herself. Motion was made by Chairman Cousley, seconded by Commissioner Jackson to approve the application. All members present voting aye, motion carried.

* * *

There came on for discussion final subdivision plat review for proposed Oak Ridge Subdivision located on Harris Drive, across the street from Westwind Townhomes. Mr. Ryland Sneed explained that this is a 6 lot, single-family residential subdivision, with existing water and sewer. Mr. Ben Smith stated that he had received a call regarding deed restrictions. Ryland stated that there were restrictions on only 6 lots, the rest of the land will have to be released from the covenants. Motion was made by Chairman Cousley, seconded by Commissioner Jackson to approve the final subdivision plat. All members present voting aye, motion carried.

* * *

There being no further business to come before the commission, the meeting was adjourned at 5:25 p.m.

MINUTE BOOK No. 2, OXFORD PLANNING COMMISSION

DEMENT-MERIDIAN 57-2275

PLANNING COMMISSION

August 12, 1996

Be it remembered that the Oxford Planning Commission did meet on August 12, 1996, at 5:00 p.m. in the City Hall Public Works Department with the following persons present:

Sam Cousley, Chairman
Susan Barksdale
Knox Jackson
David Magee

Ben Smith, Planning Director
David Bennett, Public Works Director
Vick Smith, Building Inspector
Cathy Laswell, Secretary

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After the meeting was called to order the following business was transacted:

Due to a Board of Aldermen meeting being held in the courtroom, the Planning Commission met in the Public Works Department. The Board of Aldermen meeting was recessed for a time so that Commissioner David Magee could attend the Planning Commission meeting.

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The minutes from the July 8, 1996 meeting were approved without correction.

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The discussion of the tree ordinance was postponed to the next regular September meeting.

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There came on for discussion case number 575 - Susan Barksdale application for rezoning of property from R-C to C-B located at 1003 Jefferson Avenue. At this time, Susan Barksdale recused herself for participation in, or voting on this matter, as she is the owner of the Barksdale-Isom House. Mr. Bill Duke explained that in order for a property to be rezoned, the characteristic of the neighborhood must have changed. He explained that this property is surrounded by commercial businesses and that the residences on the south side of the property have all lost their residential characteristics and are being used as businesses. Motion was made by Chairman Cousley, seconded by Commissioner Jackson to approve the application. Commissioners Cousley, Jackson and Magee voted aye; Commissioner Barksdale abstained, motion carried.

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There came on for discussion case number 576 - William R. Ferris application for variance to front yard setback requirement of the R-C zone at 1700 Jefferson Avenue. Mr. Tom Howorth explained that he wants to relocate the carport that is attached to the house and construct a free standing carport. He explained that the carport will not be visible from the street and that it will be very discreet and private. Motion was made by Chairman Cousley, seconded by Commissioner Magee to approve the application. All members present voting aye, motion carried.

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Commissioner Magee was excused from the meeting at this time to rejoin the Board of Aldermen meeting.

* * *

There came on for discussion preliminary subdivision plat approval and revised PUD approval for the Azaleas P.U.D. Phase III, Part I. Mr. Jeff Williams of Elliott & Britt Engineering explained that this is a 24 lot subdivision adjacent to the assisted living center. Mr. Ben Smith asked who will own and maintain the green space in this subdivision. Mr. Richard Doty stated that the green space will be deeded to the Association of Homeowners and that they will keep it maintained. Motion was made by Commissioner Jackson, seconded by Chairman Cousley to approve the overall PUD plan as amended, and to grant preliminary plat approval for the 24 lot subdivision. All members present voting aye, motion carried.

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DEMENT—MERIDIAN 57-2275

There came on for discussion a request for site plan approval for the proposed Garden Grove Condominiums to be located at 1755 Jackson Avenue. Mr. Jim Brewer explained that he is requesting approval for 15 residences in condominium style. Mr. David Bennett stated that he has problems with the swales on the plans and that it needs to be resolved before the site plan is approved. Motion was made by Chairman Cousley, seconded by Commissioner Barksdale to approve the site plan contingent upon David Bennett being satisfied with the drainage situation. All members present voting aye, motion carried.

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There being no further business to come before the commission, the meeting was adjourned at 5:40 p.m.


SECRETARY

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MINUTE BOOK No. 2, OXFORD PLANNING COMMISSION

DEMENT-MERIDIAN 57-2275

PLANNING COMMISSION

September 9, 1996

Be it remembered that the Oxford Planning Commission did meet on September 9, 1996, at 5:00 p.m., in the City Hall courtroom with the following persons present:

Sam Cousley, Chairman
Daryl Coleman
Susan Barksdale
Knox Jackson
David Magee

Ben Smith, Planning Director
David Bennett, Public Works Director
Vick Smith, Building Inspector
Ed Perry, City Attorney
Johnny Earnest, Electric Dept. Supt.

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After the meeting was called to order the following business was transacted:

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The minutes from the August 12, 1996 meeting were approved without correction.

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There came on for discussion case number 579 - Dr. S.L. Sethi application for special exception to construction multi-family dwellings in the Highway Commercial zone on the east/northeast side of the Ramada Inn. Mr. John Smith explained that Dr. Sethi desires to use the site to its fullest potential, (zoned highway commercial), and request a special exception to allow 62 units of apartments on the back side of the property. Ben Smith discussed a letter that was sent to Mr. John Smith on August 15, 1996 regarding certain matters which must be addressed prior to site plan preparation. Mr. John Smith stated that they were prepared to be in compliance with this letter. Motion was made by Chairman Cousley, seconded by Commissioner Barksdale to approve the application. All members present voting aye, motion carried.

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There came on for discussion public hearing for case number 580 - Andrew K. Howorth application for side yard variance at 1420 South 10th Street. Mr. Howorth explained that he proposes an addition on the north side of the existing structure to add a new bedroom, bathroom, and kitchen. His architect tells him that he needs a foot more than his present setback permits him to build. He also stated that his application requests two feet, but feels that one foot would give him everything that he needs. He has spoken to his neighbors on 2 or 3 occasions and they have no objection. Motion was made by Chairman Cousley, seconded by Commissioner Coleman to approve the application. All members present voting aye, motion carried.

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There came on for discussion the matter of Opal Worthy to appear before the commission regarding property at 1301 Buchanan Avenue. Chairman Cousley stated that this item on the agenda has to do with the operation of a bed and breakfast in an area zoned other than RB. Mrs. Worthy has written a letter to Mr. Smith, dated September 6, 1996, stating that she is not operating a bed and breakfast. Chairman Cousley stated that this simply is an indication that she is in compliance with the regulations that a bed and breakfast only be operated in a RC zoned area.

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There came on for discussion preapplication review for a proposed subdivision located on the east side of Cullen Road. Mr. Jeff Williams with Elliott and Britt Engineering explained that the street length proposed in this preliminary layout exceeds the 500 foot length required

MINUTE BOOK No. 2, OXFORD PLANNING COMMISSION

DEMENT—MERIDIAN 57-2275

for dead-end streets, and requested a street length of 1000 feet. Mr. Williams stated that if a variance is not granted, the property is landlocked. He stated that they have done a preliminary design to insure that they do not allow excessive storm water run-off from the property. At this time Mrs. Cathy Field expressed concern of a potential drainage problem behind her house. She also expressed concern about the detention area that has been designed to catch this water from storm water run-off from the proposed development. Mr. Williams explained that the detention area has been designed to catch the water basically in the same drainage basin that it is presently located. Water will be coming down a paved street will be caught in underground storm drains and will be released into this structure which will be approximately 3 feet in depth and will cover a long area along the backside of a lot. At this time Christina Davis asked if there had been any review done as to why the ordinance was set for the maximum length of a road. She is also concerned about access in case of emergency and that there is no thru street. Mrs. Cathy Fields expressed concern about the amount of traffic they are experiencing from new developments in the area with only one way in and out. Motion was made by Commissioner Jackson, seconded by Commissioner Barksdale to approve this application. All members present voting aye, motion carried.

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There came on for discussion preliminary plat review for proposed CHM Center Subdivision located on the south side of Belk Street, west of the Highway 7 Bypass. Mr. Mike Slaughter of Southern States Engineering explained that this is a proposed twelve lot commercial subdivision. Mr. Johnny Earnest stated that the electric utility pole that sits in the middle of the proposed entrance will have to be moved at the developers expense. Mr. Ben Smith asked about where the street is going for proposed future development. Mr. Slaughter explained that he should have approval tomorrow to extend the street on to the south and tie into Hwy 7 By-pass close to Grand Oaks entrance. Mr. Ben Smith stated that part of this property is in the floodplain and floodway and developers will have to comply with the city flood ordinances. Mr. Slaughter stated that they do have a drainage plan which indicates that they are filling in the floodplain area, which is allowed under the floodplain ordinance. He stated that they are not building in the floodway area. Motion was made by Commissioner Barksdale, seconded by Commissioner Coleman to approve the preliminary plat. All members present voting aye, motion carried.

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There came on for discussion site plan review for proposed Grand Vista Golf Cottages at Grand Oaks. Mr. Ryland Sneed of Precision Engineering stated that what they are proposing is a private development with no public streets and no public water and sewer on the site. They will be placing manholes on existing stubouts and hooking on to those with sewer and water and a private street. There will be 19 units of fourplex motel rooms with a common living area that they plan to sell or lease as condominiums. Motion was made by Chairman Cousley, seconded by Commissioner Jackson to approve the site plan review. All members present voting aye, motion carried.

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There came on for discussion of proposed tree ordinance. After much discussion and suggestions, Commissioner Magee suggested that he and Commissioner Barksdale be representatives for sub-committee to the tree board to work out some of these problems and suggestions.

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There being no further business to come before the commission, the meeting was adjourned at 6:35 p.m.


SECRETARY

MINUTE BOOK No. 2, OXFORD PLANNING COMMISSION

DEMENT—MERIDIAN 67-2276

PLANNING COMMISSION

October 14, 1996

Be it remembered that the Oxford Planning Commission did meet on October 14, 1996, at 5:00 p.m. in the City Hall courtroom with the following persons present:

Sam Cousley, Chairman
Daryl Coleman
Susan Barksdale
Knox Jackson
David Magee

Ben Smith, Planning Director
David Bennett, Public Works Director
Vick Smith, Building Inspector
Ed Perry, City Attorney
Vicki Sneed, Secretary

* * *

After the meeting was called to order the following business was transacted:

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The minutes from the September 9, 1996 meeting were approved without correction.

* * *

There came on for discussion case number 584 - James and Monica Kelly application for variance to the side and rear yard setback requirements of the R-C zone at 2587 Harris Drive. Kay Cobb explained that this home was to have a side setback of 10 feet. After receiving the survey she discovered there was an encroachment on the setback lines by 8 inches on the South setback line and by 8.4 inches on the West setback line. Mrs. Cobb stated that they have not received any complaints regarding this variance. Chairman Cousley asked if there were any comments from the audience, there being none, motion was made by Chairman Cousley, seconded by Commissioner Barksdale to approve the application. All members present voting aye, motion carried.

* * *

There came on for discussion case number 585 - Gary Coleman application for variance to the lot width requirements of the R-A zone on the east side of Harris Drive (lot 27 of proposed Anderson Subdivision). Gary Coleman explained that he would like to divide the lot into two lots, both being 80 feet wide which would be less than the zoning ordinance requirement of 100 feet. He desires to build two houses which are very similar to what is being built in the neighborhood. At this time Dr. Darko Kajfez stated that this lot is one of the six lots that developers agreed were to remain zoned single family. He also lives on one of these lots and is opposed to this variance stating that he feels it will change his neighborhood. Motion was made by Commissioner Barksdale, seconded by Commissioner Jackson to deny the application. All members present voting aye, motion carried.

* * *

There came on for discussion of proposed tree ordinance. Nan Davis, chairman of the tree board stated that the tree board met with Commissioner Magee and Commissioner Barksdale, to review concerns that have been voiced by the Planning Commission and others. They have revised the ordinance to reflect those concerns. At this time Commissioner Magee updated the Planning Commission members as to some of the concerns that were discussed at the meeting. Chairman Cousley asked if there were any comments from the audience. Larry Butts, Alex Kiamie, and B. Elliott stated that as local developers, there are many concerns regarding commercial and residential developments. Dickie Ray, Mary Rose Wiles and Seth Dabney, members of the tree board, stated that they have tried to develop some guidelines that would help control erosion, help beautify the area that is being developed and help add to the value of the land that is being developed. They would like to see Oxford preserve its natural beauty and go forward with its beautification. Ben Smith discussed his confusion with what he and the tree managers responsibilities would be in regards to issuing of building permits and the problems and delays it may cause the developer. After much discussion among the Planning Commission members, motion was made by Commissioner Magee, seconded by Commissioner Jackson to recommend that the Mayor and Board of Aldermen consider a tree ordinance, but that the Planning Commission did not necessarily approve the exact words in the proposed ordinance. The vote was as follows:

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DEMENT—MERIDIAN 57-2275

Chairman Cousley	voted nay
Commissioner Coleman	voted aye
Commissioner Barksdale	voted aye
Commissioner Jackson	voted aye
Commissioner Magee	voted aye

The motion carried with four voting aye and one nay. Motion was made by Chairman Cousley, seconded by Commissioner Jackson for a Sunset clause to be added for this ordinance to expire in two years. All members present voting aye, motion carried.

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There came on for discussion approval of amended Magnolia Park Subdivision. John Lewis stated that one large lot had been split into two lots at the request of the new owners of Rebel, Inc. Motion was made by Chairman Cousley, seconded by Commissioner Barksdale to approve amended Magnolia Park Subdivision plat. All members present voting aye, motion carried.

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There came on for discussion for final plat approval for Chelsea Estates Subdivision, Phase II, John Lewis stated that Mr. Jimmy Davis, developer had filed a check in the amount of \$30,000.00 with Mr. David Bennett. Mr. Bennett stated that the water, sewer and streets are up to the city specifications and that he has no problems with this subdivision. Motion was made by Chairman Cousley, seconded by Commissioner Coleman to approve final plat for Chelsea Estates Subdivision, Phase II. All members present voting aye, motion carried.

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There came on for discussion changing the November 11, 1996 meeting to November 12, 1996 due to a holiday. Chairman Cousley made motion, seconded by Commissioner Cousley to approve changing of meeting. All members present voting aye, motion carried.

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There being no further business to come before the commission, the meeting was adjourned at 6:05 p.m.


SECRETARY

MINUTE BOOK No. 2, OXFORD PLANNING COMMISSION

DEMENT-MERIDIAN 57-2275

PLANNING COMMISSION

November 12, 1996

Be it remembered that the Oxford Planning Commission did meet on November 12, 1996, at 5:00 p.m. in the City Hall courtroom with the following persons present:

Sam Cousley, Chairman
Daryl Coleman
Knox Jackson
David Magee

Ben Smith, Planning Director
David Bennett, Public Works Director
Vick Smith, Building Inspector
Ed Perry, City Attorney
Vicki Sneed, Secretary

* * *

After the meeting was called to order the following business was transacted:

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The minutes from the October 14, 1996 meeting were approved with a correction made by Chairman Cousley for discussion of proposed tree ordinance. The vote should have read as follows:

Chairman Cousley	voted nay
Commissioner Barksdale	voted aye
Commissioner Coleman	voted aye
Commissioner Jackson	voted aye
Commissioner Magee	voted aye

The motion carried with four voting aye and one nay.

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There came on for discussion for final subdivision plat approval for South Oaks Subdivision. Mr. Lee Marquis was present to present the application. Mr. David Bennett stated that the water and sewer have been installed and has been tested, but the streets and part of the lift station are not complete. Mr. Bennett explained that he has a letter of credit from Mr. Marquis to cover completion of the work in accordance with city specifications. Mr. Bennett stated that he has two corrections to make on the plat. The streets should be dedicated to the county and not to the city and a ditch line needs to be taken out. Motion was made by Chairman Cousley, seconded by Commissioner Jackson to approve the final subdivision plat with the condition that the necessary corrections to the plat would be made. All members present voting aye, motion carried.

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There came on for discussion case number 588, Barry Raley application for special exception to convert an existing commercial building located in the R-B zone at 2422 South Lamar into a retail business. There was no one present at this time to present the application. Chairman Cousley stated that he would hold the application to see if anyone would show up. Before the meeting adjourned Mr. Barry Raley showed up to present his application. Mr. Raley stated that this is a small business called One Day Signs which is a twenty four hour sign shop. Mr. Ben Smith stated that the ordinance says that you may change from one nonconforming use to another as long as the new use is not more detrimental to the neighborhood than the previous use. Motion was made by Commissioner Jackson, seconded by Commissioner Coleman to approve the application. All members present voted aye, motion carried.

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There came on for discussion preliminary and final subdivision plat approval for Southwind Subdivision. Mr. Ryland Sneed stated that this is a 20 lot, zero lot line subdivision off of Harris Drive. Mr. Ben Smith stated that this plat shows a 10 foot rear yare adjoining the University and Jimmy Davis' property. Mr. Smith explained that the city ordinance requires a 25 feet rear yard where it abuts property that is not under the same ownership of that being subdivided. Mr. Ryland Sneed stated that he has a letter from the University and from Mr. Davis saying that they have no objections to the 10 foot setback. Mr. Bennett stated that this subdivision is not complete, but he has a letter of credit. Motion was amde by Chairman Cousley, seconded by Commissioner Jackson to approve the application. All members present voted aye, motion carried.

MINUTE BOOK No. 2, OXFORD PLANNING COMMISSION

DEMENT—MERIDIAN 57-2275

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There came on for discussion site plan review and PUD amendment for proposed Grand View Condominiums. Mr. Mike Slaughter stated that there will be seven, four unit condominiums for a total of 28 units which will be located on Augusta Drive in the Grand Oaks Subdivision. Mr. Smith stated that the original PUD plan does not show this development and would need to be shown on the original plan if approved. Mr. Slaughter stated that the plans for garbage pickup would be the three buildings that front Augusta Drive would put their garbage out to the street. The four buildings that front along the private drive would also put their garbage out on the street. Mr. Smith stated that there would be individual water meters to each unit and all of the sewer lines outside the city right-of-way will be built, owned and maintained by Grand Oaks. Motion was made by Chairman Cousley, seconded by Commissioner Magee to approve the site plan review and PUD amendment. All members present voting aye, motion carried.

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There being no further business to come before the commission, the meeting was adjourned at 5:20 p.m.


SECRETARY

MINUTE BOOK No. 2, OXFORD PLANNING COMMISSION

DEMENT-MERIDIAN 67-2275

PLANNING COMMISSION

December 9, 1996

Be it remembered that the Oxford Planning Commission did meet on December 9, 1996, at 5:00 p.m. in the City Hall courtroom with the following persons present:

Sam Cousley
Knox Jackson
Susan Barksdale

Ben Smith, Planning Director
Vick Smith, Building Inspector
Ed Perry, City Attorney
Vicki Sneed, Secretary

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After the meeting was called to order the following business was transacted:

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The minutes from the November 12, 1996 meeting were approved without correction.

* * *

There came on for discussion case number 590, Jere Allen application for variance to off-street parking requirements of the Highway Commercial zone at 130 Alderson Road. Mrs. Joanne Allen stated that this property was bought to build an artist studio, a place for she and her husband to work. The required number of parking spaces for this building is thirteen and they are requesting to provide only four parking spaces. Mrs. Allen aslo stated that a city street that runs in front of this property is gravel and they would like to continue with gravel for their parking spaces instead of the requirement of the parking area being paved. Mr. Ben Smith stated that Mr. Allen did not discuss the street being gravel or continuing with gravel for the parking spaces and would need to as for an additional variance for this. At this time Mrs. Allen requested an additional variance for the parking spaces to be gravel instead of paved. Motion was made by Chairman Cousley, seconded by Commissioner Jackson to approve the parking variance requirement from thirteen spaces to four spaces, but deny the variance for the parking area to be gravel instead of paved. All members present voting aye, motion carried.

* * *

There came before the commission a delegation which would like to address the commission regarding a rezoning request. Mr. James Gordon Beeler stated that he would like to request rezoning of the Oxford-Lafayette County Veterans Association property, located on Veterans Blvd., from Agriculture to Highway Commercial. Chairman Cousley stated that they could not consider the rezoning at this time, that a special meeting would have to be announced. Mr. Ben Smith explained that the county donated this property to the veterans organization and at that time was outside the city limits, but it is now inside the city limits and the zoning ordinance does not allow clubs as such in the agriculture zone. In order to change the zoning, public notice would have to be given. Mr. Beeler asked for permission to pour a slab before the property is rezoned due to the weather conditions. Mr. Smith stated that the commission could authorize a slab to be poured before the rezoning with the understanding that it would be at their own risk, and with the possibility that it may not be rezoned. After much discussion a special meeting will be held on December 30, 1996. Motion was made by Chairman Cousley, seconded by Commissioner Barksdale to recess this meeting to December 30, 1996 at 5:00 p.m. and this applicant be permitted to build a slab at this own risk. All members present voting aye, motion carried. Mr. Smith stated that a building permit would need to be issued for this slab and would need to be inspected.

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There being no further business to come before the commission, the meeting was recessed at 5:30 p.m. until 5:00 p.m. on December 30, 1996.


SECRETARY

MINUTE BOOK No. 2, OXFORD PLANNING COMMISSION

DEMENT—MERIDIAN 57-2275

PLANNING COMMISSION
RECESS MEETING

December 30, 1996

Be it remembered that the Oxford Planning Commission did meet in a recess meeting on Monday, December 30, 1996, at 5:00 p.m., in the City Hall courtroom with the following persons present:

Sam Cousley, Chairman
Knox Jackson
David Magee

Ben Smith, Zoning Director
David Bennett, Public Works Director
Vick Smith, Building Inspector
Johnny Earnest, Elect. Dept. Superintendent
Vicki Sneed, Secretary

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After the meeting was called to order, the following business was transacted:

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There came on for discussion case number 591, Oxford Veterans Association application for rezoning of property on Veterans Drive from Agricultural to Highway Commercial. Mr. Walter Durham stated that this property was donated to the Veterans Association by the county, so they could build a building for meeting purposes, charity works, etc. he explained that this property is located across the street from the VA Nursing Home giving them access to use the building as well. Janice Antonow stated that she lives in a subdivision close to the property and is concerned with the HC zoning and what that means in relation to the property that is adjacent to and South of this piece of property. The property would face a residential neighborhood and her concern is if this property is zoned HC at some point in time someone will come along and say they would like this other property zoned HC because it is adjacent to HC property and different types of commercial businesses could be constructed directly across the street from a residential neighborhood. She questioned if it is necessary to rezone this property HC because one of the uses permitted in the agricultural zone is a country club and this building would have the same kind of social functions as a country club. Ms. Antonow also stated that she would like the commission to consider Professional Office Zoning in this area, this would be something more acceptable to the people in the neighborhood. Ms. Laura Antonow questioned over night lodging facilities in this building, and if this might be the reason for the request to rezone the property to HC. Mr. Durham stated there would be no over night lodging facilities in the building. After much discussion Mr. Ben Smith stated two options that might be considered; one being going through the procedure to amend the ordinance to allow clubs, etc. to be a permitted use in the agriculture zone, which would take some time to do this, or two, the commission makes a finding that this facility is similar in nature to a country club which would be permitted in this zone. At this time Mr. Durham asked to continue to the next regular meeting so they might check to see what activities would be legal if left zoned agricultural. Chairman Cousley stated that this matter would be continued to the next regular meeting.

* * *

There came on for discussion approval of the final subdivision plat for Summerset Subdivision located on Longest Road. Mr. William Westbrook stated that all water and sewer have been installed and inspected. He desires to delay the paving of the streets until more favorable weather and has given Mr. David Bennet a letter of credit to cover completion of the work in accordance with the city specifications. Mr. David Bennett stated that the water and sewer are up to city specifications and that he does have a letter of credit to cover completion of the work. He has no problems with this subdivision. Motion was made by Chairman Cousley, seconded by Commissioner Magee to approve the final subdivision plat. All members present voted aye, motion carried.

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There being no further business to come before the commission, the meeting was adjourned at 5:25 p.m.



SECRETARY

MINUTE BOOK No. 2, OXFORD PLANNING COMMISSION

DEMENT—MERIDIAN 57-2275

PLANNING COMMISSION

January 13, 1997

Be it remembered that the Oxford Planning Commission did meet on January 13, 1997, at 5:00 p.m. in the City Hall courtroom with the following persons present:

Sam Cousley, Chairman
Susan Barksdale
David Magee

Ben Smith, Planning Director
David Bennett, Public Works Director
Vick Smith, Building Inspector
Vicki Sneed, Secretary

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After the meeting was called to order the following business was transacted:

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The minutes from the December 9th and 30th, 1996 meetings were approved without correction.

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There came on for discussion case number 591 - Oxford Veterans Association application for rezoning of property on Veterans Drive from A to HC, continued from previous meeting. Mr. James Gordon Beeler stated that if the commission allows this property to remain zoned agriculture, it would not interfere with any of their organizations activities. Mr. Louis Zender stated that this is a private club and is similar to a country club, which is allowed in the agriculture zone. Ms. Janice Antonow stated that she looked in the Zoning Ordinance and she could not find anything that would prohibit this organization from operating in an agriculture zone. Motion was made by Chairman Cousley, seconded by Commissioner Magee, to rule that this organization is similar to a country club and is permitted in an agricultural zone. All members present voted aye, motion carried.

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There came on for discussion case number 593 - Bank of Mississippi application for sign variance at 517 South Lamar. Ms. Yvonne Doolittle of Knight Sign Industries requested in lieu of the 20 foot setback as required by city zoning ordinance that they be allowed a 15 foot setback for the sign. She stated that if they went with the 20 foot setback that the sign would be right at the building. The sign would not obstruct anyone's view and it is designed in such a way that would be pleasing to the community. The sign is on a stand, five foot ten inches high. Motion was made by Chairman Cousley, seconded by Commissioner Magee to approve the application. All members present voted aye, motion carried.

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There came on for discussion case number 594 - Jeffrey Landcaster application for fence variance at 601 Ridgewood Manor Drive. Mr. Landcaster stated that the zoning ordinance calls for a 40 foot setback and he has already built the fence 12 feet from the property line and 24 feet from the curb. It does not present a driving hazard and does not obstruct anyone's view and he has had no objections from the adjoining property owners. Mr. Ben Smith stated that the zoning ordinance allows a two and one-half foot high fence and he has built this fence 6 feet high. Motion was made by Chairman Cousley, seconded by Commissioner Barksdale to approve the application. All members present voting aye, motion carried.

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There came on for discussion case number 595 - Kessinger Enterprises, Inc., application for variance to the front yard setback requirements of the R-A Zone at 1209 Chickasaw. Carolyn Kessinger stated that they propose to build two homes at this location and they request a thirty foot setback instead of the zoning ordinance requirement of 40 feet. She explained that the back of these lots falls off so much that it would increase the cost of building

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if they are setback 40 feet. She stated that most of the homes in the area have a 25 foot setback and no one has expressed any concern to this request. Chairman Cousley asked if anyone has any comments on this application. Motion was made by Chairman Cousley, seconded by Commissioner Magee to approve the application. All members present voting aye, motion carried.

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There came on for discussion preliminary and final subdivision plat approval for proposed Orrwood Subdivision located east of Cullen Road. Mr. Tom Elliott stated that this is a twelve lot, single family residential subdivision. Chairman Cousley asked what was planned for drainage control in this area. Mr. Elliott stated that they have set up a detention pond on two sides to collect drainage from the subdivision as it is cleared and developed. These will act as silt ponds during construction and will continue to act as detention basins after construction is completed. The water release from these basins will be no faster than what is currently on the adjacent property owners and will probably be slower. Chairman Cousley asked if they had made any plans for erosion control during the construction phase. Mr. Elliott stated that they would be using silt fences, hay bales and standard erosion protection measures as well as collecting a lot of the silt in these detention basins. Chairman Cousley asked if there were any comments from the public. Mr. David Bennett stated that he has met with Mr. Elliott and been over the plans and has no problem with this subdivision. Motion was made by Chairman Cousley, seconded by Commissioner Barksdale to approve the preliminary and final subdivision plat. All members present voting aye, motion carried.

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There being no further business to come before the commission, the meeting was adjourned at 5:25 p.m.



SECRETARY

MINUTE BOOK No. 2, OXFORD PLANNING COMMISSION

DEMENT-MERIDIAN 57-2275

PLANNING COMMISSION

February 10, 1997

Be it remembered that the Oxford Planning Commission did meet on February 10, 1997, at 5:00 p.m. in the City Hall courtroom with the following persons present:

Sam Cousley, Chairman
Knox Jackson
David Magee

Ben Smith, Planning Director
David Bennett, Public Works Director
Vick Smith, Building Inspector
Vicki Sneed, Secretary

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After the meeting was called to order the following business was transacted:

The minutes from the January 13, 1997 meeting were approved without correction.

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There came on for discussion case number 597 - CHM Management and Development Company, LLC, application for rezoning of two parcels - one from A and RB to PO (47.31 acres) and one from A to GC (15.28 acres). Both parcels located south of Belk Street along Burney Branch Creek. Mr. David Hill, Attorney, explained that CHM Management came before the commission last year to rezone a parcel from A to GC and they want to rezone the 15.28 acres next to it from A to GC so that it can be used in the same way. He then explained that the change of zoning from A and RB to PO would be compatible with other land surrounding this parcel. After some discussion motion was made by Commissioner Magee to approve the rezoning of the two parcels, seconded by Commissioner Jackson. All members present voting aye, motion carried.

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There came on for discussion preliminary subdivision plat approval for proposed CHM Center, Phase II, located south of Belk Street. Mr. Karl Sealy explained that this is a continuation of the development that has already been approved. He explained that this will be a through road from Belk Street to Highway 7, and that permit approvals have been made with the Highway Department. Commissioner Jackson asked if this was in the floodway. Mr. Ben Smith stated that this area was in the floodplain not the floodway. Mr. Sealy stated that they are conducting a floodway study on this area. Motion was made by Commissioner Jackson to approve the plat, seconded by Commissioner Magee. All members present voting aye, motion carried.

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Public hearing for case number 599 was withdrawn.

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There came on for discussion, preliminary and final subdivision plat approval for Ashlawn, Phase IV (located on south side of Anderson Road). Mr. David Bennett explained that Phases I, II, III & V of Ashlawn had already been approved, but Phase IV has not been approved by the Commission and Board of Aldermen. He explained that Mr. Grantham wants to build a street according to the plat, and that he has no problems with that since the utilities are already in place. Motion was made by Commissioner Magee to approve the plat, seconded by Commissioner Jackson. All members present voting aye, motion carried.

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There being no further business to come before the commission, the meeting was adjourned at 5:20 p.m.


SECRETARY

MINUTE BOOK No. 2, OXFORD PLANNING COMMISSION

DEMENT—MERIDIAN 57-2275

PLANNING COMMISSION

March 10, 1997

Be it remembered that the Oxford Planning Commission did meet on March 10, 1997, at 5:00 p.m., in the City Hall courtroom, with the following persons present:

Sam Cousley, Chairman
Susan Barksdale
Daryl Coleman
Knox Jackson
David Magee

Ben Smith, Planning Director
David Bennett, Public Works Director
Vick Smith, Building Inspector
Cathy Laswell, Secretary

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After the meeting was called to order the following business was transacted:

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The minutes from the February 10, 1997, meeting were approved without correction.

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There came on for discussion case number 601 - Phillip L. Whitworth application for variance to the front yard setback requirements of the Highway Commercial zone at 1107 North Lamar (next to Petty Electric). Mr. Cary McGonagill explained that they are requesting the front yard setback be moved from 50 feet to 25 feet for a new office building. He explained that the back side of the lot has a steep drop off and a lot of fill dirt would have to be brought in, therefore the building would have to be constructed on the fill dirt. Commissioner Jackson stated that he had looked at the property and this building would be out of line with the buildings that are there if the front yard setback is moved. Mr. McGonagill stated that this building would be behind the store front that belongs to Mr. George Lynch and about 20 feet in front of Petty Electric. Motion was made by Commissioner Barksdale, seconded by Commissioner Magee to approve the variance. The roll being called as follows:

Commissioner Magee voted aye
Commissioner Barksdale voted aye
Chairman Cousley voted aye
Commissioner Jackson voted nay
Commissioner Coleman voted aye

The motion was approved with four voting aye and one voting nay.

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There came on for discussion site plan review for proposed sixteen unit apartment complex located on the south side of Access Road between Jeff Davis Drive and South 18th Street. Mr. Jeff Williams of Elliott & Britt Engineering explained that this is a sixteen unit, two building apartment complex, and that he has met with Ben Smith and David Bennett and everything is in order. Mr. Ben Smith stated that the city would not own or maintain any utility on this site. Ms. Paula Shanks came forward and had some concerns about the increasing traffic problems in that area. Mr. Phil Bailey, Owner, came forward and explained that these are one bedroom apartments with only sixteen additional people living there and that there are two exits on this road. Mr. Ben Smith explained that this is a multi-family zone so Mr. Bailey is permitted to construct apartments in this area. Motion was made by Commissioner Jackson, seconded by Commissioner Coleman to approve the site plan. All members present voting aye, motion carried.

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There being no further business to come before the commission, the meeting was adjourned at 5:15 p.m.


SECRETARY

MINUTE BOOK No. 2, OXFORD PLANNING COMMISSION

DEMENT-MERIDIAN 57-2275

PLANNING COMMISSION

April 14, 1997

Be it remembered that the Oxford Planning Commission did meet on April 14, 1997, at 5:00 p.m., in the City Hall courtroom, with the following persons present:

David Magee, Presiding
Knox Jackson
Susan Barksdale

Ben Smith, Planning Director
David Bennett, Public Works Director
Vick Smith, Building Inspector
Cathy Laswell, Secretary

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After the meeting was called to order the following business was transacted:

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The minutes from the March 10, 1997, meeting were approved without correction.

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There came on for discussion case number 603 - Rhonnie and Andrea Cummins application for variance to the height of a fence located at the intersection of Washington Avenue and Molly Barr Road. Mr. Ryland Sneed of Precision Engineering explained that Mr. Cummins wants to build a 6 foot brick and wrought iron fence on the back and sides of his condominium project. Motion was made by Commissioner Barksdale, seconded by Commissioner Magee, to approve the variance. All members present voting aye, motion carried.

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There came on for discussion case number 604 - James E. Hendrix, Jr. application for variance to the setback requirements for an accessory building located at 417 North 11th Street. Mr. Hendrix explained that he wants to tear down the existing utility shed and replace it with a new shed 1 foot from the side and back property lines. Motion was made by Commissioner Jackson, seconded by Commissioner Magee, to approve the variance. All members present voting aye, motion carried.

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There came on for discussion a site plan review for proposed mosque located on the north side of Molly Barr Road east of the softball-soccer complex. Mr. Ben Smith explained that before a building permit could be issued, a site plan must be approved by the commission. He explained that the number of parking spaces is based upon the number of persons that would participate at this location, therefore, 45 parking spaces were allotted. Mr. David Bennett explained that there is no sewer at this location at the present, but a new line is proposed. Otherwise a treatment plant will have to be installed. Motion was made by Commissioner Magee, seconded by Commissioner Barksdale, to approve the site plan. All members present voting aye, motion carried.

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There came on for discussion case number 606 - Tony Mize application for variance to the setback requirements of the Highway Commercial zone for addition to the Beacon Restaurant. Mr. Larry Butts, Contractor, explained that Mr. Mize wants to build an addition onto the south end of the building for bathrooms and that there is a 2 foot front yard setback. Motion was made by Commissioner Barksdale, seconded by Commissioner Magee to approve the variance. All members present voting aye, motion carried.

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There came on for discussion case number 607 - William R. Ferris application for variance to driveway and parking paving requirements at 1700 Jefferson Avenue. Mr. Tom Howorth, Architect, explained that Mr. Ferris wants

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DEMENT—MERIDIAN 57-2275

to use a crushed limestone driveway that will be contained in concrete curbs. He explained that the crushed limestone is compacted easily and will not shift around like gravel. Commissioner Jackson asked if this will wash, Mr. Howorth explained that it could but it is contained in concrete curbs and will be compacted by the traffic. Motion was made by Commissioner Barksdale, seconded by Commissioner Magee to approve the variance. All members present voting aye, motion carried.

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There came on for discussion case number 608 - Larry Britt application for variance to the rear yard setback requirements and the minimum lot width requirements for property located at 512 Van Buren Avenue and also fronting on Tyler Avenue. Mr. Britt explained that he is requesting that the rear yard setback be reduced to 18 feet for the Oliver-Britt House and 14 feet for the existing residence, and that the requirements related to minimum lot width at the building setback line be waived since this property fronts on Tyler and the lot width is 29.08 feet. Commissioner Barksdale stated that Mr. William Hooper, Jr. sent a letter stating his disapproval of the variance. Mr. Britt explained that no change is being made to the setback line adjoining his property. Mr. Ben Smith explained that changes were made to the requirements of lots in subdivisions and Mr. Britt is proposing to sell part of his property, therefore creating a new lot and that is the reason Mr. Britt is asking for a variance. Motion was made by Commissioner Barksdale, seconded by Commissioner Magee to approve the variance. All members present voting aye, motion carried.

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There came on for discussion case number 609 - Don Fruge' and John Hancock application for variance to the front yard setback requirements of the RA zone for property located at the northwest corner of St. Andrews Circle and an unnamed street. Mr. Buddy Carter explained that the unnamed street was not in the city limits when the subdivision was platted and they are asking for a 9 foot variance on unnamed street from the 40 foot front yard requirement in order to build a residence. He explained that they need the 9 foot variance but would like to have a 20 foot variance in order to move the house to the east and save a tree. Commissioner Magee asked if an application can be changed after the notice has run in the paper. Mr. Ben Smith explained that the application has stated a 9 foot variance and that is what was advertised. Commissioner Magee stated that he did not feel comfortable allowing the 20 foot variance since the public was informed otherwise. Motion was made by Commissioner Magee, seconded by Commissioner Jackson to approve the 9 foot variance. All members present voting aye, motion carried.

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There came on for discussion a site plan review for proposed duplex development at and of Stewart Lane (Post Oak Apartments). Mr. Ryland Sneed of Precision Engineering explained that this is a duplex development to be built on a private drive owned by Joe Stewart. There will be 6 duplexes on the street and 1 built by the existing cul-de-sac that will consist of an office and living quarters. He asked if the commission would have any objection to changing the last two units into single family dwellings if Mr. Stewart decided to do so. Motion was made by Commissioner Jackson, seconded by Commissioner Magee to approve the site plan with the option of changing the last two units into single family dwellings. All members present voting aye, motion carried.

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There being no further business to come before the commission, the meeting was adjourned at 5:40 p.m.



SECRETARY

MINUTE BOOK No. 2, OXFORD PLANNING COMMISSION

DEMENT-MERIDIAN 57-2275

PLANNING COMMISSION

May 19, 1997

Be it remembered that the Oxford Planning Commission did meet on May 19, 1997, at 5:00 p.m., in the City Hall courtroom, with the following persons present:

Sam Cousley, Chairman
Daryl Coleman
Knox Jackson
David Magee

Ben Smith, Planning Director
Ed Perry, City Attorney
David Bennett, Public Works Director
Vick Smith, Building Inspector
Cathy Laswell, Secretary

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After the meeting was called to order the following business was transacted:

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The minutes from the April 14, 1997, meeting were approved without correction.

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Case number 611 - Guy and Ann Turnbow application for variance to height of a fence at 1012 University Avenue was continued to the next regular meeting.

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There came on for discussion case number 612 - Miriam Weems application for variance to height of a fence located at 414 North 11th Street. Ms. Lee Yulehorn explained that Ms. Weems wants to build a 4 ft. fence and the ordinance only allows 2½ feet. Motion was made by Commissioner Jackson, seconded by Chairman Cousley, to approve the variance. All members present voting aye, motion carried.

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There came on for discussion case number 613 - Will Lewis, Jr., application for special exception to convert a church building into apartments at 2329 East University Avenue. Mr. Ryland Sneed of Precision Engineering explained that Mr. Lewis wants to convert a church into three apartment units. He explained that there are houses on either side of the church, but it is all zoned highway commercial. Mr. Ben Smith explained that the houses were built before it was zoned highway commercial. Motion was made by Commissioner Magee, seconded by Commissioner Jackson to approve the special exception. All members present voting aye, motion carried.

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There came on for discussion case number 614 - William Starks application for variance to the minimum lot area; minimum lot width; and front and side setback requirements of the R-A zone at 309 South 18th Street. Mr. William Starks explained that the previous house burned and he would like to build a new house approximately the same size in the same location. He explained that the lot is 60 feet wide and the house would be 36 feet wide beginning 10 feet from the side of the lot. Mr. Ben Smith explained that this lot pre-dates the zoning ordinance and Mr. Starks will need a variance for the setback regulations. Motion was made by Commissioner Jackson, seconded by Commissioner Coleman, to approve the variance. All members present voting aye, motion carried.

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There came on for discussion preliminary subdivision plat review and amendment to PUD for proposed Azalea Cove located next to Azalea Gardens on South Lamar. Mr. Kevin McCloud of Elliott & Britt Engineering explained that there will be 15, 2,100 sq.ft. cottages on this site. Mr. David Bennett explained that these cottages will be to the west of the assisted living center and will be connecting to the Azaleas existing water, sewer and storm drains. Mr. Bennett stated that he had already received the letter of credit and that this would also be a final plat approval. Motion was made by Chairman Cousley, seconded by Commissioner Magee to approve preliminary and final subdivision plat and the amendment to the PUD. All members present voting aye, motion carried.

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DEMENT-MERIDIAN 57-2275

There came on for discussion site plan review and preliminary subdivision plat review for proposed Jackson Place West Apartments to be located between the Ramada Inn and Advanced Lubrication on West Jackson Avenue. Mr. Ryland Sneed explained that Phase I is one lot that will be developed into apartments. Mr. Ben Smith explained that the water line easement shown on the plat is outside the legal boundaries of the subdivision. Mr. Sneed stated that it would be shown on the signature sheet. Mr. Smith also stated that the privately owned easements that are shown on the plat should be labeled as privately owned.

Mr. Mark Cook came forward to discuss the site plan review for the proposed apartments. He explained that this is a 64 unit apartment development and that the drainage problem has been solved. Mr. David Bennett explained that the city is not responsible for the storm drains on this site beyond what the city has easements for. Motion was made by Chairman Cousley, seconded by Commissioner Coleman to approve the preliminary plat and site plan. All members present voting aye, motion carried.

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There came on for discussion plans for the July meeting. Mr. Ben Smith explained that the MMA annual meeting is scheduled for July 14th - 17th. Motion was made by Chairman Cousley, seconded by Commissioner Magee to hold the July planning commission meeting on July 21st. All members present voting aye, motion carried.

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There being no further business to come before the commission, the meeting was adjourned at 5:50 p.m.


SECRETARY

MINUTE BOOK No. 2, OXFORD PLANNING COMMISSION

DEMENT—MERIDIAN 57-2275

PLANNING COMMISSION

June 9, 1997

Be it remembered that the Oxford Planning Commission did meet on June 9, 1997, at 5:00 p.m., in the City Hall courtroom, with the following persons present:

Sam Cousley, Chairman
Daryl Coleman
Knox Jackson
David Magee

Ben Smith, Planning Director
Ed Perry, City Attorney
Steve Bramlett, Chief of Police
David Bennett, Public Works Director
Vick Smith, Building Inspector
Cathy Laswell, Secretary

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After the meeting was called to order the following business was transacted:

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The minutes from the May 19, 1997, meeting were approved without correction.

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There came on for discussion case number 611 - Guy and Ann Turnbow application for variance to height of a fence at 1012 University Avenue (continued from previous meeting). Mr. Guy Turnbow explained that he wants to extend the existing fence 40 feet. Motion was made by Commissioner Magee, seconded by Commissioner Coleman, to approve the variance. All members present voting aye motion carried.

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There came on for discussion case number 617 - William Hooper, Jr., application for variance to side and rear yard setback requirements and lot coverage requirements at 213 South 5th Street. Mr. William Hooper, Jr. explained that he wants to build an addition on to the rear of his house 5 feet from the setback line. He also wants to increase the lot coverage from 35% to 40%. Motion was made by Chairman Cousley, seconded by Commissioner Magee, to approve the variance. All members present voting aye, motion carried.

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There came on for discussion case number 618 - James P. Carney application for rezoning of 13 acres from Agricultural to R-C Multi-Family Residential on South Lamar west and north of the South Oxford Congregational Methodist Church. Mr. Les Hartland of Heritage Properties explained that they are proposing to build luxury apartments south of the Azalea Gardens. He explained that the complex would have covered parking, fireplaces, and a gated area. Mr. James P. Carney explained that they looked at other property but they could not obtain enough acreage for what they wanted to do. Chairman Cousley asked what explanation they had for wanting to rezone this property. Mr. Carney explained that he felt that the land use in the area has changed in that the new veterans home is located in this area as is the new retirement center. Chairman Cousley asked if anyone from the audience was here to oppose the project. Several members of the audience voiced their disapproval of the project, including Mr. Elton Watson who had a petition signed from the surrounding homeowners who disapproved and Mr. Jerry Walls of South Lamar Baptist Church had a petition from the church members. Mr. Tommy Watts of First Congregational Methodist Church also had a petition from the church members all disapproving the project. After much discussion, motion was made by Commissioner Magee, seconded by Chairman Cousley, to deny recommendation to the Board of Aldermen. The roll being called as follows:

Chairman Cousley voted aye
Commissioner Magee voted aye
Commissioner Coleman voted nay
Commissioner Jackson voted aye

All members present voting, the motion carried with 3 voting aye and 1 voting nay.

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DEMENT-MERIDIAN 57-2275

There came on for discussion case number 619 - Dr. W.L. Marsalis application for variance to paving requirements for off-street parking areas at 313 North 13th Street. Mr. Tom Howorth, Architect, explained that they are asking to pave his parking area, which is located at the rear of his house, with crushed limestone. Motion was made by Commissioner Jackson, seconded by Commissioner Magee, to approve the variance. All members present voting aye, motion carried.

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There came on for discussion case number 620 - Oxford-University School application for special exception to construct a school in the Agricultural zone on property behind the present facility on South Lamar. Mr. Bill McKenzie, President of the Board of Oxford-University School, explained that the school has outgrown their present facility and they have been looking at different options in which to expand. He explained that the most economical solution they could find was to keep their present location and construct a new building, also aiding in that decision was the fact that Belk Drive was being relocated and that would increase the traffic problem that already exists on South Lamar. He explained that the school circulated a letter to Harlan Drive residents explaining what the school was proposing to do and that he did receive comments and concerns about the construction. Mr. McKenzie also explained that instead of accessing on South Lamar, they propose to access on to Harlan Drive which he believed would aid in improving the traffic problem. At this time, Chairman Cousley asked for comments from the audience. Several members of the audience came forward to voice their concerns and disapproval of the project. Among those were, Mr. Bob Hudson, who supplied to the commission a handwritten objection signed by many of the residents on Harlan Drive and Woodland Lane. Ms. Emmie Lou Harlan expressed her concern for the children's safety getting fire trucks in and out of the property and also for the impact the increased traffic would have on Harlan Drive. Motion was made by Commissioner Jackson to deny the application, the motion died for lack of a second. After much discussion, motion was made by Commissioner Magee to continue the application and take it under advisement until the commission met on the 23rd of June, seconded by Commissioner Jackson. The roll being called as follows:

Chairman Cousley voted nay
Commissioner Magee voted aye
Commissioner Jackson voted aye
Commissioner Coleman voted aye

The motion carried with 3 voting aye and one voting nay.

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Case number 621 - Continued to July meeting.

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There came on for discussion case number 622 - Baptist Memorial Hospital-North Mississippi application for variance to the front building setback requirement and height limitation for a parking garage located on Belk Street. Mr. John Pate, Project Architect for Baptist Memorial Hospital, explained that they are proposing to construct a three level parking garage which will accommodate approximately 680 cars and they propose to change the height limitation to 36 feet. Also, the structure will be approximately 15 feet away from Belk Drive, exceeding the front yard setback of 30 feet. Motion was made by Chairman Cousley, seconded by Commissioner Magee to approve the variance. All members present voting aye, motion carried.

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There came on for discussion case number 623 - Gary Wayne Churchill application for variance to the height requirement for a fence to be located at 806 South 16th Street. Mr. Gary Churchill explained that he wants to build a privacy fence north of his house approximately 15 feet in length and 5½ feet in height. Motion was made by Commissioner Magee, seconded by Commissioner Jackson, to approve the variance. All members present voting aye, motion carried.

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There came on for discussion preliminary subdivision plat review for proposed Goose Creek Estates subdivision to be located on the south side of Anderson Road adjoining Davis Duplexes. Mr. Mike Faulkner of Precision Engineering explained that he had met with David Bennett and Ben Smith and they brought some changes to his attention that need to be made before final plat approval is made. Mr. David Bennett explained that no final plat approval and no bond will be posted until the corrections are made to the plat. Motion was made by Commissioner Jackson, seconded by Commissioner Coleman to approve the preliminary subdivision plat. All members present voting aye, motion carried.

There being no further business to come before the commission, the meeting was recessed at 6:45 p.m. until June 23rd.

MINUTE BOOK No. 2, OXFORD PLANNING COMMISSION

DEMENT—MERIDIAN 57-2275

PLANNING COMMISSION

July 21, 1997

Be it remembered that the Oxford Planning Commission did meet on July 21, 1997, at 5:00 p.m., in the city hall courtroom with the following persons present:

Tom Horton, Vice-Chairman, Presiding
Vada Baird
Donna Buchanan
Buddy Faulkner
Bill Lawhead

Ben Smith, Planning Director
David Bennett, Public Works Director
Janice Antonow, Alderman Advisor
Cathy Laswell, Secretary

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After the meeting was called to order the following business was transacted:

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There came on for discussion election of a Vice-Chairman. Motion was made by Commissioner Lawhead to nominate Tom Horton as Vice-Chairman, seconded by Commissioner Faulkner. All members present voting aye, motion carried.

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There came on for discussion amendments to the by-laws. Mr. Ben Smith explained the by-laws and the proposed amendments. Motion was made by Commissioner Lawhead, seconded by Commissioner Faulkner, to approve the amendments to the by-laws. All members present voting aye, motion carried.

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Motion was made by Commissioner Baird, seconded by Commissioner Buchanan, to approve the minutes of the June 16, 1997 meeting. All members present voting aye, motion carried.

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There came on for discussion case number 621 - Tyler Avenue, LLC application for variance to the front yard setback requirements of the R-C zone at 401 Tyler Avenue (continued from previous meeting). Mr. Jay Hughes, Attorney, explained that the house on this property was built before setback rules applied. He explained that the house is in disrepair and the owner wants to tear down the existing house and construct the new building 25 feet 4 inches from the front property line. Motion was made by Commissioner Lawhead, seconded by Commissioner Buchanan to approve the 5 foot variance. The roll being called, the vote was as follows:

Commissioner Lawhead voted aye
Commissioner Buchanan voted aye
Commissioner Baird voted aye
Commissioner Horton voted aye
Commissioner Faulkner abstained

All members present voting, the motion carried with four members voting aye, and one abstention.

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Public hearing for case number 625 was continued to the next regular meeting.

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There was no one present for case number 626 so the commission heard the next case.

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DEMENT-MERIDIAN 57-2275

There came on for discussion case number 627 - Ed Pannell application for special exception to construct a "zero lot line" development in the R-C zone at the end of Saddle Creek Drive, west of South Lamar across from the Veterans Home. Mr. Ryland Sneed of Precision Engineering explained that Mr. Pannell is asking to construct 94 individually owned units on 13.39 acres. Commissioner Bair asked if there was only one entrance and exit to this development and if another entrance could be built to accommodate traffic and emergencies that may occur. Mr. Sneed explained that Phase I had already been approved with one entrance into the development and that there was not enough frontage on this property to build another entrance. At this time, Ms. Janice Antonow, Advisory Member, asked if an assessment had been made into the possible flooding of the road that runs over a stream. Mr. Sneed explained that Phase I had already been approved therefore should have met all of the drainage criteria. There was much discussion regarding a second entrance into the property and also getting preliminary plat approval. Mr. Sneed explained that Mr. Pannell was asking for a special exception before a preliminary plat because of the engineering fees involved. Motion was made by Commissioner Lawhead, seconded by Commissioner Faulkner to approve the special exception. All members present voting aye, motion carried.

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There came on for discussion case number 629 - L&B Properties, Inc., application for rezoning of one parcel near the end of Harris Drive from R-A to R-C. Mr. Bill Sloan, Attorney, representing Mr. Larry Butts, explained that the property along Harris Drive has changed over the years to include multi-family housing and zero lot line developments. Mr. Butts intends to build condominiums on the parcel of land that they are asking to be rezoned from R-A to R-C. Mr. Sloan explained that there were agreements made between Mr. Butts and the Cottens and Dr. Kaifez, whose properties are across from the property in question, but that they have rescinded their written agreement and were now in opposition of the development. At this time, Commissioner Horton asked if there was any opposition from members of the audience. Mr. Larry Little, Attorney, spoke on behalf of Dr. Kaifez and the Cottens, he explained that they had signed an agreement stating that they would not object to rezoning this property and the agreement was not signed by Mr. Butts, therefore, the agreement was delivered to the commission prematurely. He explained that they do not wish to have the lots that borders their properties rezoned to include multi-family housing. Mr. Little explained to the commission that according to a long standing agreement made between the parties involved, it had been agreed that the surrounding properties would remain zoned R-A, unless all parties involved agreed otherwise. Commissioner Buchanan made a motion, seconded by Commissioner Faulkner, that this case and case number 628 involving Ultra Homes, Inc., be continued to the next regular meeting in August, in order that the parties may be able to come to an agreement. All members present voting aye, motion carried.

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There came on for discussion case number 631 - Celeste Jordan application for rezoning of 4.07 acres on McLarty Road from R-B to R-C. Mr. Sonny Mason, who spoke on behalf of Ms. Jordan, explained that Ms. Jordan is requesting that this property on McLarty Road be rezoned to R-C Multi-Family Residential. A member of the audience came forward and explained that he objected to the rezoning because of the amount of traffic it would produce and that turning from McLarty Road onto University Avenue is already difficult and hazardous. Mr. Tom Davis also came forward and explained that he owned the property across from the property in question, and he does not think that the area has changed to accommodate multi-family housing and the traffic on this road is already dangerous enough. Motion was made by Commissioner Lawhead, seconded by Commissioner Faulkner, to recommend that the application be denied to the Board of Aldermen. The roll being called as follows:

Commissioner Lawhead	voted aye
Commissioner Faulkner	voted aye
Commissioner Horton	voted aye
Commissioner Baird	abstained
Commissioner Buchanan	voted aye

All members present voting, the motion carried with four voting aye and 1 abstention. Mr. Ben Smith explained that the applicant may file and appeal and go before the Board of Aldermen.

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MINUTE BOOK No. 2, OXFORD PLANNING COMMISSION

DEMENT-MERIDIAN 57-2275

There came on for discussion preliminary and final subdivision plat review for proposed Orrwood Subdivision located east of Cullen Road, north of Vivian and west of Chickasaw Road. Mr. Larry Britt of Elliott and Britt Engineering explained that the preliminary and final subdivision plat has previously been approved, but that the owners redesigned the plat to accommodate changes in drainage and sanitary sewer. Mr. David Bennett stated that they had some concerns regarding erosion control, but the problem has been resolved, and water, sewer and streets all meet city specifications. Ms. Cathy Field came forward and stated that she had some concerns regarding the subdivision which borders her property, but that Mr. Britt had met with her and she is in favor of the project. Motion was made by Commissioner Faulkner, seconded by Commissioner Lawhead to approve the preliminary and final subdivision plat. The roll being called, the vote was as follows:

Commissioner Lawhead	voted aye
Commissioner Faulkner	voted aye
Commissioner Horton	voted aye
Commissioner Baird	abstained
Commission Buchanan	voted aye

All members present voting, the motion carried with four voting aye, and one abstention.

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There came on for discussion preliminary and final subdivision plat review for proposed Goose Creek Estates Subdivision, Phases I and II, located on the south side of Anderson Road, east of East Goose Creek. Mr. Mike Faulkner of Precision Engineering was present to answer questions from the commission. Commissioner Baird had questions about the flood plain that runs along Goose Creek. Mr. Faulkner explained that the engineer is required to show the flood plain on the plat so that the builder can determine how high to set the floor elevations. There were questions and concerns from the commission regarding the flooding of the property. After much discussion, motion was made by Commissioner Buchanan, seconded by Commissioner Baird, to approve Phase I. The roll being called, the vote was as follows:

Commissioner Lawhead	voted aye
Commissioner Faulkner	voted aye
Commissioner Horton	voted aye
Commissioner Baird	voted aye
Commissioner Buchanan	voted aye

All members present voting aye, the motion carried.

Motion was made by Commissioner Buchanan, seconded by Commissioner Lawhead, to approve Phase II. The roll being called, the vote was as follows:

Commissioner Lawhead	voted aye
Commissioner Faulkner	voted aye
Commissioner Horton	voted nay
Commissioner Baird	voted aye
Commissioner Buchanan	voted aye

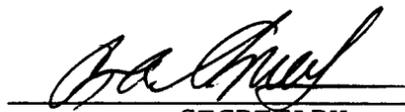
All members present voting, the motion carried with four voting aye and one voting nay.

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There came on for discussion case number 626 - Wendell Parks application for variance to the side yard setback requirements of the R-C zone at 423 North 14th Street. Mr. Wendell Parks was late coming in to the meeting, therefore, his case was the last to be heard. Mr. Parks explained that his storage room and patio faces the fence and pool of the Holiday Inn, and he is asking for a 5 foot variance to build a wall to surround the patio for privacy. Motion was made by Commissioner Lawhead, seconded by Commissioner Buchanan, to approve the variance. All members present voting aye, motion carried.

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There being no further business to come before the commission, the meeting was adjourned at 8:15 p.m.


SECRETARY

MINUTE BOOK No. 2, OXFORD PLANNING COMMISSION

DEMENT-MERIDIAN 57-2275

PLANNING COMMISSION

August 11, 1997

Be it remembered that the Oxford Planning Commission did meet on August 11, 1997, at 5:00 p.m., in the city hall courtroom with the following persons present:

Richard Barnes, Chairman
 Donna Buchanan
 Buddy Faulkner
 Tom Horton
 Tom Howorth
 Bill Lawhead

Ben Smith, Planning Director
 Janice Antonow, Alderman Advisor
 David Bennett, Public Works Director
 Ed Perry, City Attorney
 Vick Smith, Building Inspector
 Cathy Laswell, Secretary

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After the meeting was called to order the following business was transacted:

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The minutes of the July 21, 1997 meeting were approved with a correction made by Commissioner Horton in that he voted aye for Phase I of Goose Creek Estates.

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There came on for discussion case number 625 - Glen McCain application for rezoning of property on Bramlett Blvd. from RB to RC (continued from previous meeting). Mr. William Rogers, Attorney, explained that Mr. McCain is wanting to rezone property on Bramlett Blvd. from RB to RC to construct zero lot line condominiums. He explained that the area surrounding this parcel of land has incurred many changes since 1970 to include RC zoning, and that the land would be better utilized as multi-family residential since other properties around it are used in this manner. Chairman Barnes stated to Mr. Rogers and other audience members that the ordinance requires a plat showing the property in question; the present zoning classification; and that abutting properties and right-of-ways should be shown surrounding the property in question. Chairman Barnes did not think the maps which they received contained all of these items. Chairman Barnes then asked if Mr. Rogers could justify this change on the basis of necessity rather than convenience. Mr. Rogers explained that the city is spending money to solicit retirees and other people to relocate to Oxford, therefore, more of this type of housing is needed to accommodate these people. Furthermore, the ordinance requires that there be a change in the community which has happened in this case. Chairman Barnes pointed out that there is a lot of property in the city which is already zoned RC that can be used for this type of housing. Mr. Rogers stated that all of this land is already developed or is currently under development. Commissioner Howorth stated that he is not convinced that a change has taken place in this community to justify that there is a need for this property to be rezoned. Mr. Rogers then asked if this application could be continued so that he may provide them with a more accurate map that would include all of the information that they need. Chairman Barnes asked the commission if their vote would be swayed by not having an accurate map. Hearing no comments, Chairman Barnes asked for a motion. Motion was made by Commissioner Horton, seconded by Commissioner Faulkner, to recommend to the Board of Aldermen that the application be denied. All members present voting aye, motion carried.

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Case numbers 628 and 629 were continued to the next regular meeting in September.

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MINUTE BOOK No. 2, OXFORD PLANNING COMMISSION

DEMENT-MERIDIAN 57-2275

There came on for discussion case number 634 - Westbrook Construction application for rezoning of property at the end of Cullen Road from Agricultural to RA. Mr. William Westbrook explained to the commission the location of this 5 acres at the end of Cullen Road. Mr. Ed Roberts, Attorney, explained that they are asking for this rezoning under the provision which states there is a change in the character of the neighborhood. Mr. Roberts then introduced Mr. Jeff Williams of Elliott and Britt Engineering. Mr. Williams explained some of the changes that have occurred in the neighborhood. Chairman Barnes again reminded the applicant and the audience that the maps submitted with the application did not comply with the ordinance, and therefore, does not give the commission a clear understanding of the area surrounding this land. He then asked the commissioner if their vote would be swayed by not having the required maps, the commission indicated that it was not a problem. Mr. Roberts explained the proposed subdivision layout, which according to the ordinance, must be shown in relation to the need in the community for a zoning change. He explained that the character of the neighborhood has changed substantially in that most of the land surrounding this property is zoned RA and is either developed or currently under development. Mr. Roberts then submitted to the commission a letter from Ms. Jinnie Wilson of University Realty, in which she states the need for single family housing in Oxford. Mr. Roberts introduced Mr. Charles Barnett, an appraiser, who looked at the property in question and the plat. Mr. Barnett explained that he has done appraisals for several residential lots and he believes that there is a demand for development of this property, which has not been used for agricultural in years. Mr. Westbrook explained that all of the houses that were built in his other recent development have been sold, and he is convinced that there is a need for this type of development in Oxford. Ms. Cathy Field of Vivian Street came forward and expressed her concern about drainage and increased traffic in that area since there are two other developments going on now. Ms. Esther Slay came forward and explained that she was the previous owner of Mr. Westbrook's property and the reason it was not developed is because she had promised the lady that lived next to it that she would not develop it until after she passed away. Commissioner Horton had concerns about the steep entrance to the property and the topography of the area. Chairman Barnes stated that he is reluctant to grant this rezoning because of erosion problems and other developments that are currently going on in that area. Mr. Roberts stated that there is not any property in Oxford which would not be subject to the same concerns and problems. Chairman Barnes stated that the ordinance requires the commission to find that changes have occurred and that further changes are necessary to the public health, safety and welfare. Motion was made by Commissioner Faulkner, seconded by Commissioner Horton, to recommend to the Board of Aldermen that the application be denied. The roll being called, the vote was as follows:

Commissioner Lawhead	voted aye
Commissioner Faulkner	voted aye
Chairman Barnes	voted aye
Commissioner Horton	voted aye
Commissioner Howorth	abstained
Commissioner Buchanan	voted nay

The motion carried with four members voting aye, one nay and one abstention.

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There came on for discussion case number 635 - Huff Development Company application for special exception to construct a U.S. Post Office in the agricultural zone on the north side of McElroy Drive, east of the mosque now under construction. Mr. Jessie Davis explained that the Huff Corporation has the option to buy ten acres on the east side of the mosque now under development, but they are asking for a special exception for four acres in that tract that they will actually build on. He explained that relocating the post office on this land would not go against the general usage that is already in the area, which includes the soccer fields, the airport and the soil sedimentation lab. Commissioner Horton stated that he was against the post office moving to this location because of erosion and because there has been very little community input. He then asked Mr. Davis if they had considered the building in Midtown Shopping Center that at one time housed a supermarket, and which is almost identical in size to the one proposed. Mr. Davis explained that Huff Corporation had looked at the Midtown Shopping Center area and based upon their review, decided that it was not an adequate location because there was not enough land which would be needed to accommodate the traffic involved with the post office. Mr. Davis also explained that Huff Corporation had looked at other property in Oxford and found that the property on McElroy Drive would be the most economical and accessible choice. Commissioner Faulkner expressed his concern about the increased traffic on McElroy Drive and the fact that the soccer and softball fields are nearby could cause an accident. Ms. Janice Antonow made the comment that at the Board of Aldermen meeting it was brought out that a branch of the post office

MINUTE BOOK No. 2, OXFORD PLANNING COMMISSION

DEMENT-MERIDIAN 57-2275

will be located somewhere in town which would accommodate those who wanted stamps or a post office box. Ms. Pam Lawhead came forward and expressed her opinion that the post office is an entity that should not dictate where they are going to be located, but rather have the public request where they would want it located. Motion was made by Commissioner Horton, seconded by Commissioner Howorth, to recommend to the Board of Adjustment that the application be denied. The roll being called, the vote was as follows:

Commissioner Lawhead	voted aye
Commissioner Faulkner	voted aye
Chairman Barnes	voted aye
Commissioner Horton	voted aye
Commissioner Howorth	voted aye
Commissioner Buchanan	abstained

The motion carried with five voting aye, and one abstention.

Motion was made by Commissioner Howorth, seconded by Commissioner Horton, that the Board of Adjustment accept the recommendation from the Planning Commission to deny the special exception. The roll being called, the vote was as follows:

Commissioner Lawhead	voted aye
Commissioner Faulkner	voted aye
Chairman Barnes	voted aye
Commissioner Horton	voted aye
Commissioner Howorth	voted aye
Commissioner Buchanan	abstained

All members present voting, the motion carried with five voting aye, and one abstention.

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There came on for discussion case number 636 - The Dinnerstein Companies application for rezoning of property on both sides of Chambers Road, adjoining Whirlpool, from Industrial and Shopping Center to RC. Mr. Tom Fitts representing Dinnerstein Companies, explained that this area is dominated by RC zoning and this type of development will add greatly to the area with less density and two access road onto the property. He explained that Dinnerstein proposes to install a sewer line that will connect with the sewer main to alleviate some of the problems with a sewer holding tank that is located in that area. Mr. Fitts then introduced Mr. Mack Jones with the Dinnerstein Companies. Mr. Jones explained that the density of this project would be less than seven units per acre, 150 units over 22 acres on both sides of the road, and that the aesthetic value of the property would be maintained as much as possible. Mr. Jones also pointed out that University Commons, which is in that area, has had all 630 bedrooms occupied since it was constructed and that demonstrates the demand for this type of housing. Mr. Wayne Morgan, representing Whirlpool Corporation, came forward and expressed the concerns of Whirlpool regarding increased traffic, drainage, and security of the plant. Chairman Barnes asked if it was necessary that both parcels of land be rezoned at one time. Mr. Jones stated that both parcels are needed to be rezoned so that they could begin work. Motion was made by Commissioner Howorth, seconded by Commissioner Faulkner, to recommend approval of the application to the Board of Aldermen. The roll being called, the vote was as follows:

Commissioner Lawhead	voted aye
Commissioner Faulkner	voted aye
Chairman Barnes	voted nay
Commissioner Horton	voted aye
Commissioner Howorth	voted aye
Commissioner Buchanan	voted aye

The motion carried with five voting aye, and one voting nay.

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There came on for discussion a site plan review for a proposed medical office complex located at the intersection of Jeff Davis and Access Road filed by Dr. Tom Windham. Chairman Barnes pointed out that there is a very steep embankment at the back of the lot. Mr. Ben Hogins, contractor, explained that they will be filling in that space and building a retaining wall. Commissioner Howorth has concerns about the height of the retaining wall, which after some discussion was thought to be 20 feet in height. Mr. Hogins explained that the engineer did not have the retaining wall on the plans originally, it was put on later. Commissioner Howorth stated that he did not feel comfortable that these plans were totally thought through and accurate. Motion was made by Commissioner Howorth, seconded by Commissioner Faulkner to continue this review to the next regular meeting in September. All members present voting aye, motion carried.

MINUTE BOOK No. 2, OXFORD PLANNING COMMISSION

DEMENT—MERIDIAN 57-2275

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Ms. Janice Antonow came forward to discuss a subscription to the Planning Commission Journal for a total of \$99.00 per year for commission members. Chairman Barnes stated that he thought it would be a good idea, and Ms. Antonow stated that she would take care of the paperwork. Ms. Antonow also handed out copies of a subdivision checklist that she thought might be helpful to the commission members.

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Chairman Barnes suggested that the commission members get together and look at the proposed sites before their regular meeting to get a better idea of where the sites are located. After some discussion, it was decided that even though they would not discuss business before the meeting, some commission members did not feel comfortable with this idea, so the members decided against it.

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Chairman Barnes also stated that at the next meeting, he wanted to discuss a moratorium on signs.

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There being no further business to come before the commission, the meeting was adjourned at 8:10 p.m.


Secretary

MINUTE BOOK No. 2, OXFORD PLANNING COMMISSION

DEMENT—MERIDIAN 57-2275

PLANNING COMMISSION

September 8, 1997

Be it remembered that the Oxford Planning Commission did meet on September 8, 1997, at 5:00 p.m., in the City Hall courtroom with the following persons present:

Richard Barnes, Chairman
Vada Baird
Donna Buchanan
Buddy Faulkner
Tom Horton
Tom Howorth
Bill Lawhead

Ben Smith, Planning Director
Janice Antonow, Alderman Advisor
David Bennett, Public Works Director
Ed Perry, City Attorney
Vick Smith, Building Inspector
Cathy Laswell, Secretary

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After the meeting was called to order the following business was transacted:

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The minutes of the August 11, 1997 meeting were approved with a request made by Chairman Barnes that case number 635 should be amended to include the concerns expressed by the commission regarding the steepness of the street, the increased traffic, and the fact that this would be spot zoning that was not justified.

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There came on for discussion a site plan review for a proposed medical office complex filed by Dr. Tom Windham located at the intersection of Jeff Davis Drive and Access Road (continued from the previous meeting). Mr. Roger Pryor, Architect, presented a new site plan to the commission. Chairman Barnes asked what provisions have been made as to the water run-off from the roof of the complex. Mr. Pryor explained that the water would run off on the ground and that there would be a natural drainage that would not be changed. Commissioner Howorth stated that the questions that he had from the previous meeting regarding grade and the retaining wall had been answered on this new site plan. Motion was made by Commissioner Howorth, seconded by Commissioner Lawhead, to continue the matter until a final site plan is completed. All members present voting aye, motion carried.

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There was no one present for case number 628 and 629. Mr. Ben Smith suggested that these two cases be dismissed and the applicants could reapply in the future. Motion was made by Commissioner Howorth, seconded by Commissioner Lawhead to dismiss case number 628 and 629. All members present voting aye, motion carried.

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There came on for discussion case number 638 - Huff Development Company, Inc. application for rezoning of 10 acres on McElroy Drive from Agricultural to General Commercial. At this time, Commissioner Buchanan recused herself from this case. Mr. Jesse Davis of First Choice Realty explained that since the existing Agricultural zone was in place before the city developed McElroy Drive, a change in the zoning is needed to include the post office and to match other existing commercial development along McElroy Drive. Commissioner Lawhead asked how the application had changed from the last meeting when a special exception was denied. Mr. Davis explained that some of the concerns that were brought out at the last meeting, such as traffic, have been addressed. He explained that only one eighteen wheeler will be traveling on McElroy Drive to the Post Office, and that it will be early in the morning. Chairman Barnes stated other concerns of the commission were the steepness of the land and erosion, increased traffic

MINUTE BOOK No. 2, OXFORD PLANNING COMMISSION

DEMENT-MERIDIAN 57-2275

especially during soccer season, the air traffic and drainage. Mr. Davis explained that he had talked to the University and that the height of the post office would not be a danger to air traffic. He also spoke with Steve Bramlett, Chief of Police, about the increased traffic and he stated that he had not received any complaints regarding traffic on McElroy Drive. Mr. Davis also stated that the problems of erosion and drainage would have to be addressed by the engineers. Commissioner Horton asked Mr. Davis what the post office plans to do with the remainder of the 10 acres. Mr. Davis explained that the land would be used for office buildings. Commissioner Lawhead stated that this type of zoning would be a radical change to an area that includes family type settings. Ms. Janice Antonow recommended to the commission that they consider an alternate way to allow the post office to use this land without changing the zoning. Commissioner Howorth stated that he is not convinced that the area has changed to support a use of this nature. Motion was made by Commissioner Lawhead, seconded by Commissioner Howorth, to recommend to the Board of Aldermen that the application be denied. All members present voting aye, motion carried. At this time, Chairman Barnes stated that if the Board of Aldermen agreed that it is in the best interest of the public that the post office be located on McElroy Drive, the commission would look into waving the bylaws so that the matter could be brought up again as a special exception.

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There came on for discussion preapplication subdivision review for proposed Saddle Creek, Phase II and III, located on South Lamar across from the Veterans Home. Mike Faulkner of Precision Engineering explained that the number of units have been decreased and lot sizes have been increased. Chairman Barnes asked about the access to the proposed park area. Mr. Faulkner stated that it would be a walkway not a road. Mr. David Bennett asked who would own and maintain the park and detention pond. Mr. Faulkner explained that Mr. Pannell would own and maintain the park and pond until he no longer owns the property, after which, the homeowners would own and maintain it. It was decided that the covenants pertaining to the project should address this problem before the final plat is approved. Chairman Barnes asked if there were any plans for sidewalks in this subdivision. Mr. Faulkner stated that there would be exterior sidewalks on one side. Ms. Antonow suggested that something be put in the covenants to limit the size of storage buildings. Commissioner Howorth asked Mr. Faulkner to consider a common alley so that the parking could be in the rear of the houses instead of the front. After some discussion, the preapplication was approved.

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There came on for discussion preapplication subdivision review for proposed South Oaks Subdivision, 1st Addition, located on South Lamar past Pea Ridge Road. Commissioner Horton asked to what extent the commission has authority outside city limits. Mr. Ben Smith explained that the commission has authority in subdivisions outside the city limits who request city water and/or sewer. Mr. John Lewis of Precision Engineering explained the preapplication to the commission in detail. Commissioner Howorth asked who would own and maintain the detention pond shown on the preapplication. Mr. Lewis stated that the pond would be temporary. Chairman Barnes stated that he would like information on erosion and drainage. Mr. Ryland Sneed stated that that information would be in the permit submitted to DEQ. Chairman Barnes also wants the preliminary plat to show a survey of the trees that are to be saved. The preapplication was approved.

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There came on for discussion preapplication subdivision review for proposed Azaleas PUD, St. Charles Place, Phase II, located off South Lamar on Azalea Drive. At this time, Commissioner Howorth recused himself from the case. Mr. Jeff Williams of Elliott and Britt Engineering explained the pre-application to the commission. Chairman Barnes asked about the density and stated that a PUD cannot have a density larger than an RB zone requires. Mr. Williams also explained that all parking will be in the rear of the house, there will also be 4 foot sidewalks on one side of the development. After some discussion, the preapplication was approved.

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At this time, Ms. Janice Antonow came forward to discuss the subdivision checklist. The commission and the contractors felt that the checklist helped them tremendously. Mr. Ryland Sneed of Precision Engineering asked if the number of copies of construction plans could be reduced because of the cost to prepare. It was decided that there would be one copy of construction plans available at city hall and copies of the plats will be sent out to the commission members. Mr. Sneed asked if preliminary and final plat approval could be made at the same meeting. It was decided that if there were no problems on the preliminary plat, then final plat approval could be made.

MINUTE BOOK No. 2, OXFORD PLANNING COMMISSION

DEMENT—MERIDIAN 57-2275

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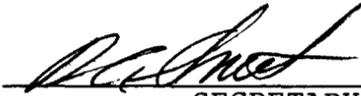
At this time, Chairman Barnes proposed that there be a 90 day moratorium of pole signs until there is a decision made as to the way the sign ordinance is interpreted. There was discussion of various business signs that were already erected and there were three different interpretations from the planning commission members as to how the dimensions should be calculated. After much discussion, motion was made by Commissioner Howorth, seconded by Commissioner Buchanan, that the commission would review all pole sign applications until a decision regarding the interpretation of the sign ordinance is made. All members present voting aye, motion carried.

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There being no further business to come before the commission, the meeting was adjourned at 8:25 p.m.



SECRETARY

MINUTE BOOK No. 2, OXFORD PLANNING COMMISSION

DEMENT—MERIDIAN 57-2275

PLANNING COMMISSION
SPECIAL MEETING

September 29, 1997

Be it remembered that the Planning Commission did meet in a special meeting on September 29, 1997, at 5:00 p.m. in the City Hall courtroom with the following persons present:

Richard Barnes, Chairman
Vada Baird
Buddy Faulkner
Tom Horton
Tom Howorth
Bill Lawhead

Ben Smith, Planning Director
Janice Antonow, Alderman Advisor
David Bennett, Public Works Director
Vick Smith, Building Inspector
Cathy Laswell, Secretary

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After the meeting was called to order the following business was transacted:

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Chairman Barnes asked the commission if they would be willing to meet twice a month since the meetings have been considerably long. Commissioner Faulkner stated that he would rather meet once a month, as did Commissioner Howorth. It was decided that the commission would continue meeting once a month.

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There came on for discussion case number 635 - Huff Corporation application for special exception to construct a U.S. Post Office in the agricultural zone on the north side of McElroy Drive, east of the mosque now under construction. Motion was made by Commissioner Baird, seconded by Commissioner Lawhead to reconsider this application. All members present voting aye, motion carried. Mr. Jesse Davis addressed the commission regarding the application and advised the commission that the Post Office now desires seven acres, rather than four as originally proposed. Mr. Davis then introduced Mr. Chris Christenberry, Postmaster of Oxford. At this time Mr. Christenbury addressed some of the questions and concerns the commission had. He explained that McElroy Drive was not the only proposed location for the post office, but that it was selected from 9 different locations because it best suited the needs of the post office in regards to location and accessibility. Chairman Barnes asked if this application was denied, would there be another site that they would review. Mr. Christenbury explained that this site was chosen unanimously by the selection committee and if this application were denied there would be no other site to review, and most likely there would not be a new post office in Oxford. Mr. Christenbury also explained that the impact of traffic on McElroy would be minimal and he explained the truck schedules. There were comments from commission members that there was no information given to the commission as to what other sites were bid and the planning and tests done on the site. There was still concern with erosion, and Mr. Davis introduced Mr. Jack Burkhalter with Huff Corporation, who explained the building process and answered some of the concerns brought out by the commission. Commissioner Faulkner stated that he would like to review the other sites that were bid before he made a decision on this application. Motion was made by Commissioner Lawhead, seconded by Commissioner Howorth, to approve the application. The roll being called, the vote was as follows:

Chairman Barnes	abstained
Commissioner Baird	aye
Commissioner Faulkner	abstained
Commissioner Horton	aye
Commissioner Howorth	aye
Commissioner Lawhead	aye

The application was approved with four voting aye and two abstentions.

MINUTE BOOK No. 2, OXFORD PLANNING COMMISSION

DEMENT—MERIDIAN 57-2275

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There came on for discussion a pole sign for Cedar's Restaurant located at 1007 College Hill Road. Mr. John Clark explained that the sign is 14 feet in height and 4 feet in diameter. Motion was made by Commissioner Lawhead, seconded by Commissioner Baird to approve the sign. All members present voting aye, motion carried.

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There came on for discussion a pole sign for PhotoTech 35 located at 1614 University Avenue. Mr. Ken Binkley explained that the sign is 17 feet in height and 4 feet by 2.5 feet in diameter. Motion was made by Commissioner Horton, seconded by Commissioner Howorth to approve the sign. All members present voting aye, motion carried.

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There came on for discussion a pole sign for Merchants and Farmers Bank located on West Jackson Avenue. Mr. Kin Kinney explained the sign to the commission. There was discussion from the commission as to how the sign area should be calculated. After much discussion, it was decided that this particular sign was too large and must be recalculated using area contained within the minimum continuous perimeter. Motion was made by Commissioner Howorth, seconded by Commissioner Horton, to interpret the sign ordinance relating to pole signs as calculating the minimum continuous perimeter. All members present voting aye, motion carried.

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There came on for discussion a pole sign for Baldwin Music and Ideal Rent-A- World located at 1620 East University Avenue. Mr. Rick Lantrip explained that the two signs would each be 3 feet by 8 feet in diameter with 2 to 3 inches in between each sign for air flow. Motion was made by Commissioner Lawhead, seconded by Commissioner Horton to approve the sign. All members present voting aye, motion carried.

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There came on for discussion final site plan approval for a medical complex located at the intersection of Jeff Davis and Access Road filed by Dr. Tom Windham. Mr. Ben Hogins presented the commission with a final site plan. Commissioner Howorth has concerns regarding the steepness of the parking area and asked Mr. Hogins to have the architect address that problem and bring the site plan back at the next regular meeting in October.

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There being no further business to come before the commission, the meeting was adjourned at 7:45 p.m.


SECRETARY

MINUTE BOOK No. 2, OXFORD PLANNING COMMISSION

DEMENT-MERIDIAN 57-2275

PLANNING COMMISSION

October 13, 1997

Be it remembered that the Oxford Planning Commission did meet on October 13, 1997, at 5:00 p.m., in the City Hall courtroom with the following persons present:

Richard Barnes, Chairman
Vada Baird
Buddy Faulkner
Tom Horton
Bill Lawhead

Ben Smith, Planning Director
Janice Antonow, Alderman Advisor
Ed Perry, City Attorney
Vick Smith, Building Inspector
Cathy Laswell, Secretary

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After the meeting was called to order the following business was transacted:

The minutes of the September 8, 1997, and September 29, 1997, meetings were approved without correction.

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There came on for discussion a review of the site plan for proposed medical offices filed by Dr. Tom Windham. A revised site plan was brought before the commission and the change of elevation to a 6% slope across the parking lot was acceptable. Motion was made by Commissioner Lawhead, seconded by Commissioner Horton, to approve the site plan. All members present voting aye, motion carried.

* * *

There came on for discussion case number 642 - BR&T Enterprise, Inc., application for rezoning of property at the intersection of West Jackson Avenue and Harris Drive from Shopping Center to Highway Commercial. Mr. Bill Sloan, Attorney, explained that the proposed use of this property is the sale of automobiles and that this use is neither allowed or prohibited in the Shopping Center zone. However, it is allowed in the Highway Commercial zone. Mr. Sloan proposed that there was an error in the zoning ordinance and that this property should not have been included in the Shopping Center zone. There were concerns from the surrounding property owners. Mr. Curt Collums, owner of Flex One, objected to the use of a car lot and the fact that this property would be blocking the entrance to the shopping center. Mr. Doug Nasur, owner of the Billiard Club, also objected to the use of a car lot and the fact that this property comes very close to his property line. Ms. Janice Antonow also had concerns about changing the zoning to Highway Commercial and the other uses that were permitted in that zone. After much discussion, motion was made by Commissioner Lawhead, seconded by Commissioner Horton, to recommend to the Board of Aldermen that the application be denied. All members present voting aye, motion carried.

* * *

There came on for discussion case number 643 - BR&T Enterprise, Inc., application for variance to the front yard setback requirements of the Shopping Center zone on Harris Drive at the intersection of West Jackson Avenue and Harris Drive. Mr. Bill Sloan, Attorney, explained that they are asking for a 12 foot variance to build within 38 feet of Harris Drive in order to maintain conformity since the Billiard Club is within 38 feet of Harris Drive. There was much discussion regarding which way the building would be placed. Motion was made by Commissioner Lawhead, seconded by Commissioner Faulkner to approve the variance with the restriction that the building will face Jackson Avenue. All members present voting aye, motion carried.

* * *

At this time, Mr. Ben Smith asked what constitutes a Shopping Center and whether or not a site plan would need to be approved. After some discussion it was decided that any building within a Shopping Center zone constitutes a Shopping Center and must have a site plan. Motion was made by Commissioner Horton, seconded by Commissioner Baird to approve this interpretation. All members present voting aye, motion carried.

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There came on for discussion case number 644 - Lottie B. Whitten application for variance to the front yard setback requirements of the RB zone at 1613 Pierce Avenue Extended. Mr. Kip Bond, Contractor, explained that Ms. Whitten is proposing to build an open carport 16 feet from the street. Motion was made by Commissioner Horton, seconded by Commissioner Faulkner to approve the variance. All members present voting aye, motion carried.

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There came on for discussion case number 645 - Cheryl K. Patterson application for special exception to construct a duplex in the General Commercial zone on the north side of Woodlawn Drive, behind McCoy Tire. Mr. Bill Sloan, Attorney, explained that the property faces south with a 30 foot front yard setback and a 10 foot side yard setback. There were objections from the residents in Woodlawn subdivision to the construction of a duplex in an area that is mostly single family homes. After much discussion, motion was made by Commissioner Lawhead, seconded by Commissioner Horton to approve the special exception with the restriction that only a single family residence is built. All members present voting aye, motion carried.

* * *

There came on for discussion preliminary subdivision plat review for proposed Saddle Creek Estates, Phase II, located on the west side of South Lamar, across from the Veterans Home. Mr. Mike Faulkner of Precision Engineering was present to answer questions. Ms. Antonow asked that there be curb cuts for wheelchairs and bicycles. Chairman Barnes stated that there should be underground utilities. Mr. Smith stated that there were no easements indicated on the plat and that would need to be addressed. After much discussion, motion was made by Commissioner Faulkner, seconded by Commissioner Baird to approve the plat with the restriction that there be underground utilities. All members present voting aye, motion carried.

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There came on for discussion preliminary subdivision plat review for proposed South Oaks Subdivision, 1st Addition, Phase I, located on South Lamar Extended past Pea Ridge Road. Mr. John Lewis of Precision Engineering was present to answer questions. There was discussion about underground utilities and how it would effect the cost of the development. After much discussion, motion was made by Commissioner Faulkner, seconded by Commissioner Lawhead, to approve the plat with the restriction that there will be underground utilities. All members present voting aye, motion carried.

* * *

There came on for discussion preliminary subdivision plat review for proposed Azaleas PUD, St. Charles Place, Phase II, located north of Azalea Drive. Mr. Jeff Williams of Elliott & Britt Engineering was present to answer questions. The plat included sidewalks, curb cuts and underground utilities. Motion was made by Commissioner Faulkner, seconded by Commissioner Horton to approve the plat. All members present voting aye, motion carried.

* * *

Chairman Barnes requested that the date of the December meeting be changed and, it was decided that the meeting would be tentatively set for December 17th.

* * *

Ms. Janice Antonow came forward to discuss appeals made to the Board of Aldermen. She asked that one of the commission members be available to attend the Board of Aldermen meetings when there is an appeal made so that they may answer questions from the Board.

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Chairman Barnes appointed Commissioner Horton, Commissioner Faulkner and Commissioner Baird to a sub-committee on signs. They will discuss the height and size of signs, aesthetic value of signs and abandoned and neglected signs and bring their ideas before the commission at the regular meetings.

* * *

There being no further business to come before the commission, the meeting was adjourned at 7:55 p.m.


SECRETARY

MINUTE BOOK No. 2, OXFORD PLANNING COMMISSION

DEMENT-MERIDIAN 57-2275

PLANNING COMMISSION

November 10, 1997

Be it remembered that the Oxford Planning Commission did meet on November 10, 1997, at 5:00 p.m., in the City Hall courtroom with the following persons present:

Richard Barnes, Chairman
Vada Baird
Donna Buchanan
Buddy Faulkner
Tom Horton
Tom Howorth
Bill Lawhead

Ben Smith, Planning Director
Janice Antonow, Alderman Advisor
David Bennett, Public Works Director
Ed Perry, City Attorney
Vick Smith, Building Inspector
Cathy Laswell, Secretary

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After the meeting was called to order, the following business was transacted:

The minutes of the October 13, 1997, meeting was approved without correction.

* * *

There came on for discussion the final subdivision plat review for proposed St. Charles Place, Part II (Azaleas PUD). Commissioner Howorth recused himself at this time. Mr. Jeff Williams of Elliott & Britt Engineering explained that this was a final plat approval for St. Charles Place. Mr. David Bennett explained that there were no problems with the utilities. Motion was made by Commissioner Buchanan, seconded by Commissioner Baird, to approve the final plat. All members present voting aye, motion carried.

* * *

There came on for discussion site plan review for proposed Jefferson Place Garden Homes located on Jefferson Avenue across from Bramlett Elementary. Mr. Ryland Sneed of Precision Engineering explained that there would be 20 units to be sold and that the city would not own any utilities with the exception of the electricity. He also stated that a drainage easement had been obtained from Mr. Brewer across the adjoining property. Ms. Janice Antonow suggested to Mr. Sneed that the developer meet with the Oxford School officials to let them know what was taking place. Mr. Sneed agreed that he would meet with the school officials. Commissioner Howorth suggested to Mr. Sneed that 2 of the 6 parking spaces closest to the street be eliminated to ensure proper visibility. Mr. Sneed stated that the spaces could be eliminated. Motion was made by Commissioner Horton, seconded by Commissioner Howorth to approve the site plan. All members present voting aye, motion carried.

* * *

At this time the commission discussed the sign ordinance. Chairman Barnes asked the sign sub-committee if they had anything to bring before the commission. Commissioner Faulkner stated that he had requested the existing sign ordinance from Germantown and he

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is waiting on a response. Chairman Barnes then asked each of the commissioners if there were any concerns about signs that they would like to discuss. There were concerns expressed regarding banners and billboards. After much discussion, it was decided that the sign ordinance would be brought up at the next regular meeting in December.

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There being no further business to come before the commission, the meeting was adjourned at 7:05 p.m.



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MINUTE BOOK No. 2, OXFORD PLANNING COMMISSION

DEMENT-MERIDIAN 57-2275

PLANNING COMMISSION

December 17, 1997

Be it remembered that the Oxford Planning Commission did meet on December 17, 1997, at 5:00 p.m., in the City Hall courtroom with the following persons present:

Richard Barnes, Chairman
Vada Baird
Donna Buchanan
Tom Horton
Tom Howorth
Bill Lawhead

Ben Smith, Planning Director
Janice Antonow, Alderman Advisor
David Bennett, Public Works Director
Vick Smith, Building Inspector
Randy Barber, Code Enforcement Officer
Cathy Laswell, Secretary

* * *

After the meeting was called to order the following business was transacted:

The minutes from the November 10th meeting were approved without correction.

* * *

Motion was made by Commissioner Lawhead, seconded by Commissioner Howorth, to deny case number 651 - Bank of Mississippi application for variance to sign regulations due to the fact that no one was present to represent the application. All members present voting aye, motion carried.

* * *

There came on for discussion a request for amendment to the PUD plan filed by Grand Oaks, Inc. Mr. Mike Faulkner, Project Engineer, explained that the changes were brought on because of new investors in Grand Oaks. He explained that one such change is the area where there were plans for a retirement center. This area is now proposed for single family homes. In another area, there will be an amenities complex that will have swimming pools, tennis courts and a clubhouse. There will also be an upgrade to the entrance of Grand Oaks. After much discussion, motion was made by Commissioner Horton, seconded by Commissioner Howorth, to approve the amendment, subject to review and approval of specific site plans in the future. All members present voting aye, motion carried.

* * *

The appeal filed by David Hill was postponed to the next regular meeting in January.

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At this time, Chairman Barnes recognized Commissioner Howorth who explained that he and Commissioner Faulkner had discussed establishing a height limit for the Central Business District, and recommend that a 35 foot height limitation be established, which would be consistent with other zones that have height restrictions. A public hearing regarding this restriction will be held at the next meeting.

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At this time, Chairman Barnes recognized Commissioner Horton of the subcommittee on signs. Commissioner Horton had some polaroids of signs that he had recently taken, and he passed them to the commissioners for their review. He did not have anything further to bring before the commission at this time.

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There being no further business to come before the commission, the meeting was adjourned at 6:45 p.m.


SECRETARY

MINUTE BOOK No. 2, OXFORD PLANNING COMMISSION

DEMENT-MERIDIAN 57-2275

PLANNING COMMISSION

January 12, 1998

Be it remembered that the Oxford Planning Commission did meet on January 12, 1998, at 5:00 p.m., in the City Hall courtroom with the following persons present:

Richard Barnes, Chairman
Vada Baird
Donna Buchanan
Buddy Faulkner
Tom Horton
Tom Howorth
Bill Lawhead

Ben Smith, Planning Director
Janice Antonow, Alderman Advisor
David Bennett, Public Works Director
Vick Smith, Building Inspector
Randy Barber, Code Enforcement Officer
Cathy Laswell, Secretary

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After the meeting was called to order the following business was transacted:

The minutes of the December 17th, 1997 meeting were approved without correction.

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There came on for discussion an appeal from decision of building official filed by David Hill regarding height of guardrail at 1400 Jackson Avenue (continued from previous meeting). Mr. Hill was not present, but Mr. Tom Fitts came forward to explain that the condominium bylaws require that prior approval be given before any alterations or modifications are made and that Mr. Hill did not get approval before he began work. Mr. Fitts also stated that he is not in favor of any modifications being made that are below the city code standard. Mr. Ben Smith explained that according to the code, a law office, which is considered a business, must have a guardrail that is not less than 42 inches in height. Mr. Hill constructed a guardrail that was 36 inches in height. Mr. Smith explained that it is the commission's responsibility to decide if the 36 inch guardrail is acceptable or if Mr. Hill must comply with the code. Motion was made by Commissioner Howorth, seconded by Commissioner Horton, to postpone the appeal until Mr. Hill could be present. The roll being called the vote was as follows:

Commissioner Howorth voted aye
Commissioner Horton voted aye
Commissioner Baird voted nay
Commissioner Lawhead voted nay
Commissioner Buchanan voted nay
Chairman Barnes voted nay

The motion was denied with the vote being 2 ayes and 4 nays. After some discussion, motion was made by Commissioner Buchanan, seconded by Commissioner Lawhead to deny the appeal and request that the height of the guardrail be increased to 42 inches. The roll being called the vote was as follows:

Commissioner Howorth voted nay
Commissioner Horton voted nay
Commissioner Baird voted aye
Commissioner Lawhead voted aye
Commissioner Buchanan voted aye
Chairman Barnes voted aye

The motion was approved with the vote being 4 ayes and 2 nays.

* * *

There came on for discussion reconsideration of case number 651 - Bank of Mississippi application for variance to sign regulations to install a second freestanding sign on University Avenue. Motion was made by Commissioner Lawhead seconded by Commissioner Buchanan, to waive the six month waiting period required by the by-laws and hear the case. All members present voting aye, motion carried. Ms. Levon Doolittle of Knight Sign Industries explained that they are asking for a monument sign that would be visible approaching the bank on University Avenue since there is no identification on that side of the bank. Commissioner Lawhead asked why this problem was not thought of when the building was constructed and a sign mounted on the back wall of the bank. Ms. Doolittle explained that

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the architect felt that a sign on the wall would take away from the appearance of the bank. Chairman Barnes stated that a wall mounted sign on the back of the bank would be acceptable and would be visible on University Avenue. Motion was made by Commissioner Lawhead, seconded by Commissioner Buchanan to approve the variance. The roll being called the vote was as follows:

Commissioner Lawhead voted aye
 Commissioner Buchanan voted aye
 Commissioner Baird voted nay
 Commissioner Howorth voted nay
 Commissioner Horton voted nay
 Chairman Barnes voted nay
 Commissioner Faulkner voted nay

The motion was denied with the vote being 2 ayes and 5 nays.

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There came on for discussion case number 654 - Lexington Pointe Apartments, LP, application for special exception to construct apartments in the Highway Commercial Zone on the north side of West Jackson Avenue, north and east of Gateway Tire. Mr. Ryland Sneed of Precision Engineering explained that a special exception was previously given on 4.9 acres and that the new owners were asking for a special exception to include the remaining property of the 9.2 acres. Chairman Barnes had concerns with the increase in traffic on Jackson Avenue and with the density of the property and asked if the density could be reduced. Mr. Jim Carney, the developer explained that because of the expense of the land, the density could not be lowered. Mr. David Bennett stated that there were no problems with the storm drainage other than it was draining into an open ditch. After much discussion, motion was made by Commissioner Horton, seconded by Commissioner Baird, to deny the special exception. The roll being called, the vote was as follows:

Commissioner Horton voted aye
 Commissioner Baird voted aye
 Commissioner Lawhead voted aye
 Chairman Barnes voted aye
 Commissioner Buchanan voted nay
 Commissioner Howorth voted nay
 Commissioner Faulkner voted nay

The motion was approved with the vote being 4 ayes and 3 nays.

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There came on for discussion site plan review for proposed Oxford Apartments located on Chambers Road adjoining Whirlpool. Mr. Steve Hill, engineer, explained that there will be 156 units over 22 acres located on both sides of the road. Mr. David Bennett explained that the Dinnerstein Company and the Board of Aldermen have agreed to extend the sewer line down Bickerstaff Road and put in a pump station, an 8 inch water line and a master meter and that will be the extent of the city's responsibility. He also stated that Dinnerstein has agreed to put in a gravity outfall and dedicate it back to the city. After much discussion, motion was made by Commissioner Howorth, seconded by Commissioner Horton, to approve the site plan with the understanding that Mr. Hill work with the city to solve some of the drainage problems. All members present voting aye, motion carried.

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There came on for discussion case number 656 - Forrest Hinton/Gayle Evans application for special exception to construct an assisted living facility in the RA zone, south of Harlan Drive. Mr. Hal Freeland, attorney, explained that this facility is an apartment complex for elderly men and women and that there will be 69 units on 7 acres. Chairman Barnes explained that according to the code to grant a special exception to construct an assisted living facility in an RA zone, the area must be located on a major thoroughfare. He then asked if Harlan Drive was considered a major thoroughfare. Mr. Ben Smith stated that it was not but that South Lamar is considered a major thoroughfare. Mr. Freeland explained that the entry to this facility is across from a residence, but the facility will not be visible from the street. At this time, Mr. Bob Hudson, representing the homeowners of Creekwood Subdivision, came forward to express their concerns and their disapproval of this project. Chairman Barnes stated that he would like for the developer and the homeowners to meet and discuss this project. Mr. Hudson stated that a meeting with the developer would not change their minds. After much discussion, motion was made by Commissioner Lawhead, seconded by Commissioner Horton, to deny the special exception. The roll being called, the vote was as follows:

Commissioner Lawhead voted aye
 Commissioner Horton voted aye
 Commissioner Howorth voted aye
 Commissioner Baird voted aye

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Commissioner Buchanan voted aye
 Chairman Barnes voted aye
 Commissioner Faulkner abstained

The motion was approved with 6 voting aye and 1 abstention.

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There came on for discussion case number 657 - Amendment to zoning ordinance to limit height of buildings in the Central Business Zone to a maximum of 35 feet. Motion was made by Commissioner Horton, seconded by Commissioner Baird, to recommend to the Mayor and Board of Aldermen that the amendment be adopted. All members present voting aye, motion carried.

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There came on for discussion preliminary subdivision plat review for proposed South Oaks Subdivision, Part II, Phases 2, 3 and 4, located on the west side of South Lamar Extended past Pea Ridge Road. Mr. Ryland Sneed of Precision Engineering explained that water, sewer and drainage had already been approved for all 4 phases and that the erosion control plan had been submitted and approved. He explained that they need preliminary approval to begin construction on the remaining roads and to move dirt from some of the other areas. Chairman Barnes asked if there was a tree survey available. Mr. Sneed stated that there was not a tree survey at this time. Commissioner Horton asked about topographic surveys showing the grade. According to the subdivision regulations, a grading plan is not necessary for preliminary plat review. After much discussion, motion was made by Commissioner Howorth, seconded by Commissioner Buchanan, to approve the preliminary plat on the condition that Mr. Sneed provide the city with a tree survey. All members present voting aye, motion carried.

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There came on for discussion preapplication plat review for proposed Ashlawn, Phase VI, located on the south side of Anderson Road at Barry Cove. Mr. Ryland Sneed of Precision Engineering explained that there will be 7 more two story townhouses constructed on an existing road in Ashlawn. Motion was made by Commissioner Howorth, seconded by Commissioner Faulkner, to approve the pre-application. All members present voting aye, motion carried.

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There came on for discussion site plan review for proposed building at intersection of West Jackson Avenue at Harris Drive filed by BR&T Enterprises, Inc. Mr. Mike Faulkner of Engineering Consultants explained the site plan to the commission. Ms. Janice Antonow explained that the loan company will have repossessed cars, but only those that are repossessed from that location. Commissioner Howorth stated that he had a problem with a 9 foot retaining wall on the property line. It was discussion about having an access onto Harris Drive and Mr. David Bennett stated that he could foresee no problem with accessing Harris Drive. Motion was made by Commissioner Howorth to continue the discussion of the site plan until the project engineer and the city can make some changes to the site plan as to the retaining wall and accessing Harris Drive. The applicants stated that a continuance would delay their development and cause problems. The motion died for lack of a second. After much discussion, motion was made by Commissioner Howorth, seconded by Commissioner Faulkner, to approve the site plan subject to a Harris Drive access with circulation around to the front of the building and a 3 foot or no retaining wall. All members present voting aye, motion carried.

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There being no further business to come before the commission, the meeting was adjourned at 9:00 p.m.


 SECRETARY

MINUTE BOOK No. 2, OXFORD PLANNING COMMISSION

DEMENT-MERIDIAN 57-2275

PLANNING COMMISSION

February 9, 1998

Be it remembered that the Oxford Planning Commission did meet on February 9, 1998, at 5:00 p.m., in the City Hall courtroom with the following persons present:

Richard Barnes, Chairman
Vada Baird
Donna Buchanan
Buddy Faulkner
Tom Horton
Tom Howorth

Ben Smith, Planning Director
Janice Antonow, Alderman Advisor
David Bennett, Public Works Director
Cathy Laswell, Secretary

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After the meeting was called to order the following business was transacted:

The minutes from the January 12, 1998, meeting were approved without correction.

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There came on for discussion case number 661 - Charles H. Calhoon, IV, application for special exception to construct a professional office (insurance business) or a home occupation in the R-C zone at 1407 Madison Avenue. Mr. Calhoon explained that the appearance of the house will be maintained with the exception of an 18 X 20 foot addition on the rear of the house, which will be his office. He explained that there will be only one employee and that since he does most of his work away from the office, there will be minimal traffic. Ms. Janice Antonow had questions regarding signage. Mr. Calhoon explained that the door to his office will not face any major street and that the sign will be posted on the door. At this time, Chairman Barnes asked for comments from the audience. Ms. Louise Avent, a resident of the neighborhood had concerns regarding erosion and the impact of a business in the neighborhood. Ms. Lisa Howorth also had objections to an office in the neighborhood. Commissioner Howorth stated that the commission would be setting a precedent for future zoning changes or special exceptions in the neighborhood. Motion was made by Commissioner Horton to deny both the home occupation and special exception. The motion died for lack of a second. After some discussion, motion was made by Commissioner Horton, seconded by Commissioner Howorth, to deny the special exception. All members present voting aye, motion carried. Motion was then made by Commissioner Horton, seconded by Commissioner Howorth, to deny the home occupation. All members present voting, the vote was as follows:

Commissioner Horton voted aye
Commissioner Howorth voted aye
Chairman Barnes voted aye
Commissioner Baird voted aye
Commissioner Buchanan voted nay

The motion passed with four voting aye and one voting nay.

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There came on for discussion public hearing for case number 662 - Na-Ann Watts application for variance to the side yard setback requirements of the R-B zone at 103 Hickory Street. Ms. Watts explained that she would like to build a carport that will extend past the 10 foot side yard setback to her property line. Ms. Watts also stated that there apparently was not 10 feet between her residence and the adjoining property, but that she was negotiating with the adjoining property owner to purchase additional footage. Motion was made by Commissioner Buchanan, seconded by Commissioner Baird, to approve the variance, with the stipulation that granting the variance would in no way be construed as approval for Ms. Watts to build on the adjoining property without the other owner's permission. All members present voting aye, motion carried.

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There came on for discussion case number 663 - KGC Properties, Inc., application for rezoning of property situated between South Lamar Blvd. and Highway 7 Bypass from Agricultural to Professional Office. Mr. Mike Slaughter and Mr. Mike Faulkner of Engineering Consultants explained that this property will have access to Highway 7, South Lamar and Belk Drive. Chairman Barnes asked about permission from the state highway department for accessibility to Highway 7. Mr. Slaughter explained that Coleman Drive has been approved by MDOT. There were some concerns regarding the trees that have been cut. Mr. Faulkner stated that the trees will be replaced in the landscaping process. Mr. Slaughter explained that the change in the neighborhood and the need of professional office space are the reasons that they are seeking a zoning change. Ms. Antonow stated that there have been only positive responses from her ward regarding this development. After much discussion, motion was made by Commissioner Howorth, seconded by Commissioner Buchanan, to approve the application. All members present voting aye, motion carried.

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Commissioner Faulkner arrived at the meeting at this time.

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There came on for discussion a request from Lexington Pointe Apartments, LP, for hearing revised application for special exception to construct apartments in the Highway Commercial Zone on the north side of West Jackson Avenue between Gateway Tire and Advance Lubrication. After consulting the bylaws, it was decided that there were some changes to the original application that warrant the case being heard less than six months after initial consideration. Mr. Ryland Sneed of Precision Engineering explained that the need for additional access has been accomplished through a new city street, giving two separate entrances. Also, a detention basin will be constructed to contain the large amount of water run off. After much discussion, motion was made by Commissioner Howorth, seconded by Commissioner Faulkner, to approve the application. All members present voting, the vote was as follows:

Commissioner Howorth voted aye
 Commissioner Faulkner voted aye
 Commissioner Horton voted nay
 Commissioner Buchanan voted aye
 Chairman Barnes voted aye
 Commissioner Baird voted aye

The motion was approved with five voting aye and one voting nay.

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There came on for discussion a site plan for proposed Lockhart Bungalow development on East University Avenue across from B&B Concrete. Mr. Will Lewis, owner, explained there will be eight units with underground utilities. Commissioner Howorth had concerns about the orientation of one building; the turnaround space in the parking area; and suggested angle parking spaces. Commissioner Howorth was not comfortable with the layout of the site plan. After much discussion, motion was made by Commissioner Horton, seconded by Commissioner Faulkner, to approve the site plan. All members present voting, the vote was as follows:

Commissioner Horton voted aye
 Commissioner Faulkner voted aye
 Commissioner Howorth voted nay
 Chairman Barnes voted aye
 Commissioner Buchanan voted aye
 Commissioner Baird voted aye

The motion was passed with five voting aye and one voting nay.

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There came on for discussion preapplication subdivision plat review for proposed Grand Oaks, Phase VI. Mr. Mike Faulkner of Engineering Consultants explained that this development consists of residential lots with single family houses and an amenities complex. Commissioner Howorth and Ben Smith have concerns regarding parking on the street and would like to have off-street parking shown on the site plan. Mr. Ben Smith stated that the extension of Augusta Drive will need to be included in the legal description and the plat. After much discussion, motion was made by Commissioner Buchanan, seconded by Commissioner Horton, to approve the preapplication. All members present voting aye, motion carried.

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At this time, Ms. Janice Antonow came forward to discuss changes in city ordinances pertaining to underground utilities and sidewalks. Ms. Antonow explained that there needs to be some type of provision that site plans must show underground utilities and sidewalks. Mr. David Bennett stated that Northeast Power should be notified, since they serve some residents of the city, and asked how they feel about putting in underground utilities. Ms. Antonow asked if the commission wanted to put a minimum width on sidewalks and if so, what width. It was decided that the minimum width on sidewalks would be 5 feet. After some discussion, the commission asked Mr. Smith to draft an ordinance pertaining to underground utilities and sidewalks.

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There being no further business to come before the commission, the meeting was adjourned at 8:05 p.m.



MINUTE BOOK No. 2, OXFORD PLANNING COMMISSION

DEMENT-MERIDIAN 57-2275

PLANNING COMMISSION

March 16, 1998

Be it remembered that the Oxford Planning Commission did meet on March 16, 1998, at 5:00 p.m., in the City Hall courtroom with the following persons present:

Richard Barnes, Chairman
Vada Baird
Donna Buchanan
Tom Horton
Bill Lawhead

Janice Antonow, Alderman Advisor
Ben Smith, Planning Director
David Bennett, Public Works Director
Vick Smith, Building Inspector
Cathy Laswell, Secretary

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After the meeting was called to order the following business was transacted:

The minutes of the February 9, 1998, meeting were approved without correction.

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There came on for discussion case number 667 - Estelle Ruffin application for variance to the rear yard setback requirements of the RC Zone at 114 Nelson Circle. Mr. Jerry Kazzee, contractor, explained that Ms. Ruffin wants to build an addition on the rear of her house 18 feet from the property line. Motion was made by Commissioner Horton, seconded by Commissioner Lawhead, to approve the variance. All members present voting aye, motion carried.

* * *

There came on for discussion case number 668 - The Kroger Company application for rezoning of 17.8 acres on East University Avenue from Highway Commercial and RB Residential to Shopping Center. Mr. Corbin Rowe of the Kroger Company explained that the new facility will be 54,000 square feet with expanded departments and product lines. He explained that they had attempted to expand at the current location, but with the other tenants in the shopping center and the parking restraints it was not possible. They also looked at other parcels of land around Oxford, but they were not large enough for the type of facility that will be constructed. Mr. Rowe stated that this type of facility will be of benefit to the community and that it will bring more people into the Oxford area. Chairman Barnes asked if there were further changes in the area that would make the rezoning necessary. Mr. Rowe explained that University Avenue is one of the main streets into Oxford and that this parcel is surrounded by commercial businesses. Mr. Rowe introduced Mr. Sandy Thompson, site consultant, to inform the commission of the seven different sites that were investigated. At this time, Mr. Sonny Grantham a contractor who owns a business across the street from this location, explained that he is in favor of this project. After much discussion, motion was made by Commissioner Horton, seconded by Commissioner Buchanan, to recommend to the Board of Aldermen that the rezoning be approved. All members present voting aye, motion carried.

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Motion was made by Commissioner Lawhead, seconded by Commissioner Baird, to continue case number 669, St. Peter's Episcopal Church, to the next regular meeting in April.

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Motion was made by Commissioner Horton, seconded by Commissioner Baird, to continue case number 670, Ken Ash application for rezoning, to the next regular meeting in April.

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There came on for discussion case number 671 - Proposed revision to Azaleas Planned Unit Development. Mr. Jeff Williams of Elliott and Britt Engineering explained that the change is a proposed cul-de-sac and making lots 17 and 18 one lot. Chairman Barnes asked if the commission has site control as to where

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buildings will be placed on the lots. Mr. Ben Smith explained that a site plan for each building has not been submitted in the past. Chairman Barnes explained that he has concerns about approving the PUD without having site control. After some discussion, it was decided that the commission would approve the layout of the lots and have Dr. Hobbs' representative come back with a site plan for approval. Motion was made by Commissioner Buchanan, seconded by Commissioner Horton, to approve the layout. All members present voting aye, motion carried.

* * *

There came on for discussion case number 672 - Site plan review for proposed Blair Ridge Townhomes located at Grand Oaks. Mr. Mike Faulkner of Engineering Consultants explained that he and Mr. David Bennett had met to discuss the drainage and had made revisions to the original site plan. There will be one storm drain underground with one outlet which will reduce erosion. Also, the water lines will be behind the building with additional fire protection. Chairman Barnes asked if the parking could be in the rear of the building. Mr. Mike Slaughter explained that the building will face the golf course. After some discussion, motion was made by Commissioner Horton, seconded by Commissioner Baird, to approve the site plan. All members present voting aye, motion carried.

* * *

There came on for discussion case number 673 - Preapplication review for the Professional Office Park subdivision located between South Lamar Blvd. and Highway 7 Bypass. Mr. Mike Faulkner of Engineering Consultants explained that a small portion of the proposed road is in the floodway and that he will have to work with Ben Smith before an entrance can be built. Mr. Faulkner also stated that they are only asking for preapplication review at this time. Motion was made by Commissioner Horton, seconded by Commissioner Lawhead, to approve the preapplication. All members present voting aye, motion carried.

* * *

There came on for discussion case number 674 - Preliminary and final subdivision plat approval for Ashlawn Phase VI, located on Anderson Road. Mr. Ryland Sneed of Precision Engineering explained that this is the final phase of this development. Chairman Barnes stated that the commission does not want to get into a habit of doing preliminary and final subdivision plat approval at one time. Mr. Sneed explained that they are proposing seven interconnected units. Motion was made by Commissioner Buchanan, seconded by Commissioner Horton, to approve the preliminary and final plat as submitted. All members present voting aye, motion carried.

* * *

There came on for discussion proposed changes to the subdivision regulations and zoning ordinance related to underground utilities, sidewalks, site plans, off-street parking and related matters. Ms. Antonow stated that she had talked with Keith Hayward of Northeast Power about underground utilities and he asked if the city could provide street lights outside city limits and bill it with the water bill. Mr. Ben Smith explained the draft of the changes to the commission. The commission made some changes and asked if Mr. Smith could have the new draft ready by the next regular meeting in April. At this time, Ms. Antonow asked the commission to look over the ordinance pertaining to bed and breakfast and see if some changes could be made, she also asked that the commission think about an ordinance pertaining to lighting in residential areas.

* * *

There being no further business to come before the commission, the meeting was adjourned at 9:00 p.m.



MINUTE BOOK No. 2, OXFORD PLANNING COMMISSION

DEMENT—MERIDIAN 57-2275

PLANNING COMMISSION

April 13, 1998

Be it remembered that the Oxford Planning Commission did meet on April 13, 1998, at 5:00 p.m., in the City Hall courtroom with the following persons present:

Richard Barnes, Chairman
Vada Baird
Donna Buchanan
Buddy Faulkner
Tom Horton
Tom Howorth
Bill Lawhead

Janice Antonow, Alderman Advisor
Ben Smith, Planning Director
David Bennett, Public Works Director
Vick Smith, Building Inspector
Cathy Laswell, Secretary

* * *

After the meeting was called to order the following business was transacted:

The minutes of the March 16, 1998, meeting were approved with the following correction made by Ms. Antonow: That on case number 671 - Azaleas Planned Unit Development, a representative will come back before the commission with a site plan.

* * *

There came on for discussion case number 669 - Request from St. Peter's Episcopal Church for interpretation of sign regulations related to off-premises church signs (continued from previous meeting). Dr. Leland Fox, parishoner at St. Peter's Church came forward and explained that the church would like to erect a 2 foot by 2 1/2 foot off-premises sign announcing the name and location of the church. Chairman Barnes explained that the ordinance states that a business sign may be erected on premises but not off-premises within the City of Oxford, unless it is in the Industrial Zone. Dr. Fox asked if the church would have to come back before the commission if they had permission to erect the sign on someone's property. Chairman Barnes stated that if it was within the City of Oxford they would, however, if a sign was erected outside the city limits, permission would need to be obtained by the property owner.

Commissioner Buddy Faulkner came in at 5:25 p.m.

* * *

There came on for discussion case number 670 - Ken Ash application for rezoning of property south of West Jackson Avenue, adjoining Highway 6 Bypass, from Agricultural to RC Residential. Mr. Bill Sloan, attorney, explained that Mr. Ash has 5 1/2 acres and he wants to construct apartments. He explained that this area is surrounded by Agricultural and Highway Commercial zoning. Commissioner Lawhead asked where the access street would be located. Mr. Sloan explained that the street is not wide enough to be a public street, and therefore will be a private drive. Commissioner Baird asked about the need for more apartments. Mr. Sloan stated that due to the fact that there are no vacancies at other complexes there is obviously a need for more apartments. There were concerns from the commission regarding increased traffic in that area and the fact that there will be only one access road. Chairman Barnes stated that he was not convinced that there is a need for apartments, or that a change in zoning is necessary. Mr. Sloan stated that this land is not suitable for single family houses since the property backs up to the bypass. Motion was made by Commissioner Lawhead, seconded by Commissioner Buchanan to recommend to the Board of Aldermen that this land be rezoned. All members present voting the vote was as follows:

Commissioner Lawhead voted aye
Commissioner Buchanan voted aye
Chairman Barnes voted nay
Commissioner Horton voted nay
Commissioner Baird voted nay
Commissioner Howorth voted aye
Commissioner Faulkner voted aye

The motion was approved with 4 voting aye and 3 voting nay.

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* * *

There came on for discussion case number 673 - Site plan review for proposed Lexington Pointe Apartments on the north side of West Jackson Avenue near the Ramada Inn. Mr. Arthur Cook, civil engineer, came forward with the site plan for review by the commission. Mr. Cook explained that he had met with Mr. David Bennett and had made some changes to the original site plan. Mr. Bennett stated that no grading permit will be issued until a permit is obtained from DEQ. Motion was made by Commissioner Howorth, seconded by Commissioner Baird to approve the site plan. All members present voting aye, motion carried.

* * *

There came on for discussion case number 674 - Revised final subdivision plat review for Ashlawn Subdivision, Phase VI, located on south side of Anderson Road. Mr. Ryland Sneed of Precision Engineering brought the revised plat before the commission for their review. Motion was made by Commissioner Buchanan, seconded by Commissioner Lawhead, to approve the plat. All members present voting aye, motion carried.

* * *

There came on for discussion case number 675 - Preliminary subdivision plat review for Saddle Creek Subdivision, Phase III, located on west side of South Lamar across from Veterans Home. Mr. Ryland Sneed of Precision Engineering brought the preliminary plat before the commission for their review. There were concerns from the commission that Mr. Pannell was renting the houses instead of selling them as was originally planned. After some discussion, motion was made by Commissioner Faulkner, seconded by Commissioner Lawhead to approve the plat. All members voting the vote was as follows:

Commissioner Faulkner voted aye
 Commissioner Lawhead voted aye
 Commissioner Howorth voted nay
 Chairman Barnes voted nay
 Commissioner Horton voted aye
 Commissioner Baird voted aye
 Commissioner Buchanan voted aye

The motion was approved with 5 voting aye, and 2 voting nay.

* * *

Case number 676 - Preliminary subdivision plat review for Professional Office Park Subdivision was continued to the next regular meeting in May.

* * *

There came on for discussion case number 677 - Public hearing for proposed changes to zoning ordinance and subdivision regulations pertaining to underground utilities, sidewalks, off-street parking, etc. Motion was made by Commissioner Howorth, seconded by Commissioner Baird to approve the changes. All members present voting aye, motion carried.

* * *

At this time, Oxford Lighting Consultants brought a presentation before the commission concerning lighting and lighting measurements. After the presentation, the commission asked Ms. Antonow to bring their findings before the Board of Aldermen at their next meeting.

* * *

There came on for discussion zoning requirements for bed and breakfast establishments. The commission asked that Mr. Smith make the following changes to the ordinance: To raise the number of guest bedrooms from 3 to 5; and to take out the provision regarding tours of the premises.

* * *

There being no further business to come before the commission, the meeting was adjourned at 9:05 p.m.


 SECRETARY

MINUTE BOOK No. 2, OXFORD PLANNING COMMISSION

DEMENT—MERIDIAN 57-2275

PLANNING COMMISSION

May 11, 1998

Be it remembered that the Oxford Planning Commission did meet on May 11, 1998, at 5:00 p.m., in the City Hall courtroom with the following persons present:

Richard Barnes, Chairman
Vada Baird
Donna Buchanan
Buddy Faulkner
Tom Howorth

Ben Smith, Planning Director
Janice Antonow, Alderman Advisor
David Bennett, Public Works Director
Ed Perry, City Attorney
Vick Smith, Building Inspector
Cathy Laswell, Secretary

* * *

After the meeting was called to order the following business was transacted:

Motion was made by Commissioner Howorth, seconded by Commissioner Buchanan, to approve the minutes of the April 13, 1998 meeting without correction.

* * *

Case number 676 - Preliminary subdivision plat review for proposed Office Park Subdivision was postponed to the next regular meeting in June.

* * *

There came on for discussion case number 678 - Proposed amendments to zoning ordinance related to bed and breakfast facilities. There being no discussion from the public, motion was made by Commissioner Buchanan, seconded by Commissioner Baird, to recommend to the Board of Aldermen that the amendments be approved. All members present voting aye, motion carried.

* * *

There came on for discussion case number 679 - Baptist Hospital application for variance to the size and number of signs at 2301 South Lamar. Mr. John Robinson, representative of Baptist Hospital, explained that they would like to install new signs at Elliott and Belk Streets and other location around the hospital. The two primary signs are currently 10 feet by 6 feet and the new primary signs are proposed to be 16 feet by 9 feet 8 inches. Chairman Barnes had concerns about more than one sign at the emergency entrance because he believes it may create confusion. Commissioner Faulkner came in at this time. Commissioner Howorth made a motion, seconded by Commissioner Buchanan, to approve the signs with the stipulation that the 154.56 square foot signs be replaced with the 55.50 square foot signs. All members present voting aye, motion carried. Chairman Barnes explained that the hospital can come back with a new application without waiting the required six month period.

* * *

There came on for discussion Mr. Steve McDavid to discuss proposed "The Inn By The Square" to be located on Van Buren Avenue across from the Ice House. At this time Commissioner Faulkner recused himself from the discussion. The commission answered Mr. McDavid's questions and gave him their comments. There was no decision made at this time since this was only a discussion of zoning matters related to this project.

* * *

There came on for discussion proposed amendment to the PUD site plan for Blair's Ridge development in Grand Oaks. Mr. Mike Slaughter of Engineering Consultants explained that there were modifications to the alignment of the buildings and the location of the buildings. He explained that doing this will minimize potential erosion problems and save some trees. Motion was made by Commissioner Howorth, seconded by Commissioner Faulkner to approve the amendment. All members present voting aye, motion carried.

* * *

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DEMENT-MERIDIAN 67-2276

The site plan review for Kroger Shopping Center was postponed to the next regular meeting in June.

* * *

There came on for discussion preapplication review for proposed Oak Ridge Subdivision, Phase II, located on Harris Drive. Mr. Harold Littlejohn of Precision Engineering explained that there were three more lots added to the subdivision. Chairman Barnes stated that the preapplication was incomplete and this matter would be continued to the next regular meeting in June.

* * *

At this time, Ben Smith came forward with a draft of an ordinance pertaining to filing of subdivision plats and deeds, performance bonds and issuance of building and related permits. Mr. Smith explained that he would like to advertise for a public hearing for the next regular meeting in June. The commission agreed.

* * *

There came on for discussion the date for the July meeting. After some discussion it was decided that the July meeting would possibly be move to July 20, 1998.

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There being no further business to come before the commission, the meeting was adjourned at 6:40 p.m.


SECRETARY

MINUTE BOOK No. 2, OXFORD PLANNING COMMISSION

DEMENT-MERIDIAN 57-2275

PLANNING COMMISSION

June 8, 1998

Be it remembered that the Oxford Planning Commission did meet on June 8, 1998, at 5:00 p.m., at the City Hall courtroom with the following persons present:

Richard Barnes, Chairman
Vada Baird
Donna Buchanan
Buddy Faulkner
Tom Horton
Tom Howorth
Bill Lawhead

Janice Antonow, Alderman Advisor
Ben Smith, Planning Director
Ed Perry, City Attorney
David Bennett, Public Works Director
Vick Smith, Building Inspector
Bart Robinson, Assistant Engineer
Cathy Laswell, Secretary

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After the meeting was called to order the following business was transacted:

The minutes of the May 11, 1998, meeting were approved without correction.

* * *

There came on for discussion case number 676 - Preliminary subdivision plat review for proposed Professional Office Park subdivision located on South Lamar across from the Azaleas (continued from previous meeting). At this time, Commissioner Howorth recused himself from the discussion. Mr. Mike Faulkner explained that they are asking for preliminary approval for Phases I and II. Chairman Barnes asked if the buildings would be constructed by the owners of the lots. Mr. Kenny Coleman stated that they would. Mr. David Bennett explained that this will be identical to residential subdivisions in that they will be required to comply with regulations before a permit will be issued. At this time, Commissioner Faulkner and Commissioner Baird came in to the meeting. Chairman Barnes asked if the city had any problems making sure that each individual complies with all erosion and grading regulations before a permit is issued. Mr. Bennett stated that he did not have a problem with this. Motion was made by Commissioner Faulkner, seconded by Commissioner Lawhead to approve the plat. All members present voting aye, motion carried.

* * *

There came on for discussion case number 681 - Preliminary subdivision plat review for proposed Oak Ridge Subdivision, Part II, located on Harris Drive (continued from previous meeting). Mr. Ryland Sneed explained that there will be three additional lots in this part of Oak Ridge Subdivision. Chairman Barnes asked about a tree survey and a grading plan. Mr. Sneed explained that he had not done a tree survey or a grading plan since they do not know the size of the houses that will be built. Commissioner Horton asked if the lots could be reduced to two instead of three so that there would not be as much grading and tree cutting. Mr. Sneed stated that the lots were already considerably larger than the minimum required for the RA zone. Chairman Barnes had concerns because there was no tree survey or grading plan. Mr. Sneed explained that no grading would be done until the lots are sold and construction begins. Motion was made by Commissioner Howorth, seconded by Commissioner Buchanan, to approve the plat. All members present voting, the vote was as follows:

Commissioner Howorth voted aye
Commissioner Buchanan voted aye
Commissioner Faulkner voted aye
Commissioner Lawhead voted aye
Chairman Barnes voted nay
Commissioner Baird voted nay
Commissioner Horton voted nay

The motion carried with four voting aye and three voting nay.

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There came on for discussion case number 682 - Site plan review for proposed Kroger Shopping Center located on East University Avenue. At this time, Commissioner Howorth recused himself from the discussion. Mr. Corbin Rowe of Kroger explained that they are proposing a 54,173 square foot building with 13,000 square feet of additional shopping space. There was some discussion regarding trees and Mr. Rowe explained that they have been required by the Department of Transportation to replace the pine trees with pin oaks and red maples. Commissioner Horton had concerns regarding water running through the parking lot. Mr. Rowe explained that there will be a catch basin approximately 140 feet away from the front door of the building as well as one in front. Commissioner Horton suggested that the parking spaces next to the highway be eliminated and green space added. Some of the commission members stated that they were disappointed with the quality of the site plan. After much discussion, Mr. Rowe asked that the matter be tabled for thirty days so that they could address these problems. Chairman Barnes appointed Commissioner Faulkner, Commissioner Horton and Commissioner Buchanan, to set up a working meeting with Kroger to address these problems.

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Case number 683 - Public hearing for proposed amendments to subdivision regulations was continued to the next regular meeting in July.

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There came on for discussion case number 684 - Public hearing for application for variance to height of fence filed by James M. Brewer located at 1767 Jackson Avenue. Mr. Jeff Williams of Elliott & Britt Engineering explained that Mr. Brewer proposes to build a seven foot wrought iron fence for privacy and security along his property on Jackson Avenue. Mr. Brewer explained that the two large columns in front would have lighting on top. Chairman Barnes and Commissioner Howorth had concerns about the fence infringing upon public space. Motion was made by Commissioner Horton, seconded by Commissioner Buchanan, to approve the variance. All members present voting, the vote was as follows:

Commissioner Horton voted aye
 Commissioner Buchanan voted aye
 Commissioner Faulkner voted nay
 Commissioner Baird voted nay
 Commissioner Lawhead voted nay
 Chairman Barnes voted nay
 Commissioner Howorth voted nay

The application was denied with two voting aye, and five voting nay. At this time, Mr. Brewer asked if the two columns in front could remain since he had already begun work without knowing that there was a variance required. Motion was made by Commissioner Howorth, seconded by Commissioner Buchanan, to allow the two columns. All members present voting aye, motion carried.

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There came on for discussion case number 685 - Public hearing for application for rezoning of property at 1414 and 1416 Van Buren Avenue from RC to CB filed by J.R. Adams, Jr., and J.P. Adams. At this time, Commissioner Faulkner recused himself from the discussion. Mr. Steve McDavid, attorney, explained that they are proposing to move the CB zone 30 feet into the RC zone to build an upscale hotel on Van Buren Avenue across from the Ice House. Mr. McDavid then explained that they are proposing a variance to the setback requirements so that they may build within 2 feet of the RC zone. Chairman Barnes asked if a variance would be sufficient for their needs instead of granting a rezoning. Commissioner Howorth had concerns with parking at this site. Mr. McDavid explained that the approval would be contingent upon the parking issue being resolved. At this time, Mr. Johnny Morgan explained that he has two houses in this area and is concerned that the zoning change would affect his future developments. Chairman Barnes and Commissioner Howorth explained that until all of the issues are resolved, such as parking, the commission would not vote for a zoning change at this location. At this time, Mr. McDavid asked that this matter be continued to the next regular meeting in July.

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There came on for discussion case number 687 - Public hearing for application for special exception filed by Kiamie Enterprises to construct multi-family dwellings in the Highway Commercial zone on West Jackson Avenue between Kiamie's Bowling Center and Krystal. Chairman Barnes explained that the ordinance requires a section number for a special exception. Mr. Ben Smith stated that it is section 323 in the zoning book. Mr. Robert Churchill explained that they are asking for a special exception for 300 feet between Kiamie's and Krystal's to construct 30, two and three bedroom townhouses. Mr. Churchill explained that there will be a 6 foot brick wall surrounding the development to create a buffer between the residences and the commercial businesses. Commissioner Horton asked if there was a marketing survey completed. Mr. Churchill stated that there was not. Chairman Barnes stated that the ordinance requires that the commission make a

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decision that will not adversely affect the public interest, and that there are a lot of apartment complexes that are run down and vacant due to people moving into the newer apartments. Ms. Janice Antonow suggested that the commission ask the Chamber of Commerce to do a marketing study of the need for apartments in Oxford. Chairman Barnes suggested that this case be continued for 90 days until a marketing study was completed. Mr. Churchill and Mr. Kiamie agreed to come back in 90 days.

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There came on for discussion case number 688 - Public hearing for application for special exception filed by Carrie M. Danab to construct duplexes within the Highway Commercial Zone on the east side of Hathorn Road, behind Dino's. Mr. Bill Rogers, attorney, explained that they are proposing to build four duplexes and one single-family dwelling for a total of 9 units which will be for sale. Mr. Rogers explained that if approved, there will be a private drive that will open onto Hathorn Road and that there is an existing drainage ditch that will catch all surface water to keep it off of the streets. Chairman Barnes asked what study the applicant has done to allow for this type of development. Mr. Rogers explained that this is a retirement community and these are upscale condominiums that will be easily accessible to the University and shopping centers. Commissioner Howorth stated that he does not believe that these are the types of housing aimed toward retirees, but rather students because of the location. After much discussion, motion was made by Commissioner Faulkner, seconded by Commissioner Buchanan to approve the special exception. All members present voting, the vote was as follows:

Commissioner Faulkner voted aye
 Commissioner Buchanan voted aye
 Commissioner Baird voted nay
 Commissioner Lawhead voted nay
 Chairman Barnes voted nay
 Commissioner Horton voted nay
 Commissioner Howorth voted nay

The application was denied with two voting aye, and five voting nay.

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At this time, Ms. Antonow came forward to discuss presentations from the Planning Commission to the Board of Aldermen regarding zoning issues. She explained that the Board would like for a member of the commission, who voted with the majority, to present the basis for the decision made by the commission. Ms. Antonow stated that the members of the commission should give the reasons why a rezoning case is approved or denied so that it will be clear in the minutes.

Ms. Antonow updated the commission regarding the lighting issues that were brought before the Board of Aldermen. She explained that instead of approving an ordinance, they approved making an information list available with building permits so that contractors will know what to consider in lighting issues. Commissioner Howorth was appointed to work with Ms. Antonow on making an information list.

Ms. Antonow explained that Alderman Mistilis brought up complaints from residents regarding the sale of trade-in mobile homes, specifically on North Lamar. Commissioner Buchanan was appointed to work with a committee to develop an ordinance regarding mobile home sales.

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There being no further business to come before the commission, the meeting was adjourned at 9:40 p.m.


 SECRETARY

MINUTE BOOK No. 2, OXFORD PLANNING COMMISSION

DEMENT-MERIDIAN 57-2275

PLANNING COMMISSION

July 20, 1998

Be it remembered that the Planning Commission did meet on July 20, 1998, at 5:00 p.m. in the City Hall courtroom with the following persons present:

Tom Horton, Vice Chairman
Vada Baird
Donna Buchanan
Tom Howorth
Bill Lawhead

Ben Smith, Planning Director
Janice Antonow, Alderman Advisor
Ed Perry, City Attorney
David Bennett, Public Works Director
Bart Robinson, Assistant Engineer
Randy Barber, Code Enforcement Officer
Cathy Laswell, Secretary

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After the meeting was called to order the following business was transacted:

The minutes of the June 8, 1998 meeting were approved without correction.

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There came on for discussion case number 682 - Site plan review for proposed Kroger Shopping Center on University Avenue (continued from previous meeting). Mr. Andy Howorth, attorney, explained that some members of the Planning Commission had met with Kroger to make suggestions made by the committee. After some discussion, motion was made by Commissioner Baird, seconded by Commissioner Lawhead, to approve the site plan. All members present voting aye, motion carried.

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At this time, Commissioner Howorth arrived at the meeting.

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There came on for discussion case number 683 - Public hearing for proposed amendments to subdivision regulations regarding filing of subdivision plats, deeds, issuance of building permits and related matters. Mr. Ben Smith explained that with approval of these amendments, it will be mandatory for plats to be filed within 10 days once they are approved. Motion was made by Commissioner Howorth, seconded by Commissioner Buchanan, to approve the amendments. All members present voting aye, motion carried.

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There came on for discussion case number 689 - Robert P. Koontz appeal of decision of Building Official regarding landing at top of steps in new residence at lot 13, St. Charles Place. Mr. Robert Koontz explained that the steps are off of an enclosed porch. Mr. Ben Smith explained that the building department was concerned with the size of the landing on the steps. Commissioner Howorth stated that since the door to the steps opens in, he does not have a problem with it. Motion was made by Commissioner Howorth, seconded by Commissioner Buchanan to approve the appeal. All members present voting, the vote was as follows:

Commissioner Howorth voted aye
Commissioner Buchanan voted aye
Commissioner Baird voted nay
Commissioner Horton voted aye
Commissioner Lawhead voted aye

The motion was approved with four voting aye, and one voting nay.

* * *

There came on for discussion case number 690 - Public hearing for variance to sign regulations regarding off-premises sign filed by Temple Heights Baptist Church. Mr. Don Burnham, a representative of Temple Heights, explained that the church is 300 yards down Mimosa Drive and the sign is their only means of advertisement of the location of the church. Mr. Ben Smith explained that the sign ordinance does not allow off-premises signs. Mr. Burnham explained that the sign had been there since 1979 and wondered if there was a grandfather clause. Mr. Smith stated that he would check into it. Motion was made by Commissioner Howorth, seconded by Commissioner Buchanan, to allow the sign if it was grandfathered in, otherwise the sign would have to be removed. All members present voting aye, motion carried.

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There came on for discussion case number 691 - Public hearing for variance to sign regulations filed by Baptist Memorial Hospital-North Mississippi, regarding size and number of business signs. Mr. John Robinson, a representative of Baptist Memorial Hospital, explained that they had lowered the 16 foot sign to 12 foot and moved it back an additional 20 feet from the street. He explained that this sign is a directional sign for emergency and other buildings. After some discussion, motion was made by Commissioner Howorth, seconded by Commissioner Buchanan to approve the signs. All members present voting, the vote was as follows:

Commissioner Howorth voted aye
 Commissioner Buchanan voted aye
 Commissioner Baird voted aye
 Commissioner Horton voted nay
 Commissioner Lawhead voted aye

The motion was approved with four voting aye, and one voting nay.

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Case number 692 - Public hearing for variance to sign regulations filed by Bank of Mississippi was continued to the August meeting.

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There came on for discussion case number 693 - Public hearing for rezoning application filed by Carrie Danab to rezone property behind Dino's from Highway Commercial to RB Residential. Mr. Ryland Sneed of Precision Engineering explained that they had reduced the number of units to 6 which meets RB density and is in line with what the surrounding area is zoned. Commissioner Horton stated that according to the ordinance condominiums cannot be built in an RB zone. Mr. Smith explained that the provision he is referring to is an error in the ordinance and that the planning department deals strictly in density. Commissioner Howorth stated that this property is of marginal use and would provide a buffer between the Highway Commercial zone and the RB zone. Motion was made by Commissioner Howorth to approve the application based upon changes in the neighborhood and the change being in the best interest of the neighborhood, seconded by Commissioner Buchanan. All members present voting, the vote was as follows:

Commissioner Howorth voted aye
 Commissioner Buchanan voted aye
 Commissioner Baird voted aye
 Commissioner Horton voted nay
 Commissioner Lawhead voted aye

The motion was approved with four voting aye and one voting nay.

* * *

There came on for discussion review of lighting recommendations. Commissioner Howorth explained to the commission that these recommendations regarding light levels, lighting fixtures and outdoor lighting would be given to all contractors when they apply for a building permits beginning August 1st. It was suggested that these recommendations be given to local architects and engineers also. Motion was made by Commissioner Howorth, seconded by Commissioner Buchanan to accept the recommendations. All members present voting aye, motion carried.

* * *

There came on for discussion a report on apartment vacancies. Ms. Janice Antonow explained that the Chamber of Commerce had completed a report on apartment vacancies. At this time there is an 11% vacancy rate, but during the fall and spring there is a higher occupancy rate. This survey will be completed again in October. Ms. Antonow explained that this is a factor to consider in approving new apartment complexes.

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At this time, Vice Chairman Horton asked for nominations for a new vice chairman. Commissioner Buchanan nominated Commissioner Howorth. There being no other nominations, Commissioner Howorth was elected by acclamation.

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There being no further business to come before the commission, the meeting was adjourned at 7:25 p.m.


 SECRETARY

MINUTE BOOK No. 2, OXFORD PLANNING COMMISSION

DEMENT—MERIDIAN 57-2275

PLANNING COMMISSION

August 10, 1998

Be it remembered that the Oxford Planning Commission did meet on August 10, 1998, at 5:00 p.m., in the City Hall courtroom with the following persons present:

Richard Barnes, Chairman
Vada Baird
Donna Buchanan
Buddy Faulkner
Tom Horton
Tom Howorth
William Lawhead

Ben Smith, Planning Director
Janice Antonow, Alderman Advisor
David Bennett, Public Works Director
Bart Robinson, Assistant Engineer
Vick Smith, Building Inspector
Randy Barber, Code Enforcement Officer
Cathy Laswell, Secretary

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After the meeting was called to order the following business was transacted:

The minutes of the July 20, 1998 meeting were approved without correction.

* * *

Case number 685 - J.R. Adams, Jr., application for rezoning of property at 1416 Van Buren Avenue was continued to the next regular meeting in September.

Case number 686 - J.R. Adams, Jr. application for variance to the side yard setback was continued to the next regular meeting in September.

* * *

Case number 694 - Azalea Gardens, L.L.C. application for special exception was continued to the next regular meeting in September.

* * *

Case number 695 - H.E. "Billy" Brewer application for rezoning of property at 3110 Jeff Davis Road was continued to the next regular meeting in October.

Case number 696 - H.E. "Billy" Brewer application for special exception was continued to the next regular meeting in October.

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There came on for discussion case number 697 - Larry McAlexander application for rezoning of property on South Lamar south of the Azaleas from Agricultural to Professional Office. Mr. McAlexander and Kim Youngblood of Elliott and Britt Engineering presented the application. Mr. McAlexander explained that he is proposing to rezone a 13 acre tract of land south of the Azaleas to construct office buildings. He explained that he had contacted several members of the churches in the area and that they were in favor of the project. Commissioner Faulkner asked how many buildings were planned. Mr. McAlexander stated that he did not know at this time, but the minimum building area would be 2,500 square feet and up. Ms. Antonow asked if there would be a buffer between this area and the cemetery. Mr. McAlexander stated that there would be a 30 foot buffer zone of trees. Commissioner Howorth asked about the volume of traffic since there would be only on drive going in and out of the site. Mr. McAlexander stated that he did not know how many lots he would have on this site, therefore, he was not sure about the traffic. Chairman Barnes asked if all of the lots in the Azaleas PUD were taken. Mr. McAlexander stated that they were not all sold. Commissioner Buchanan asked if this property would be used for commercial or professional office since commercial use was stated on his application. Mr. McAlexander stated that he already had some prospects and interest for this site. After much discussion, motion was made by Commissioner Faulkner, seconded by Commissioner Howorth, to recommend to the Board of Aldermen that this application be approved upon finding that there are changes in the neighborhood and that further changes were needed, and that there was not sufficient land available in the area for professional office. All members present voting, the vote was as follows:

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Commissioner Faulkner voted aye
 Commissioner Howorth voted aye
 Commissioner Buchanan voted aye
 Chairman Barnes voted aye
 Commissioner Lawhead voted aye
 Commissioner Baird voted aye
 Commissioner Horton voted nay

The motion was approved with 6 voting aye and 1 voting nay.

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There came on for discussion case number 698 - Heritage Development, LLC, application for variance to Central Commercial height limitation for proposed U.S. Professional Office Building at the intersection of North 9th Street and Jefferson Avenue. At this time, Commissioner Howorth recused himself from the discussion. Mr. Corey Alger, architect, explained that they are proposing to build a four story, 56,000 square foot building which will be 60 feet in height. Mr. Alger explained that this building will be situated on property that is in the lowest spot in the Central Business district. Mr. Alger explained that they had surveyed the finished floor elevations of the county courthouse, city hall and the federal building and the building that they propose would be significantly lower than these without the variance. Commissioner Horton asked what approval the federal government had over this building. Mr. Alger explained that the federal government gave them guidelines such as 14 secured parking spaces and 36,000 usable square feet. Commissioner Buchanan asked what would be done with the remainder of the building that the government will not be using. Mr. Alger explained that it will be leased to lawyers for office space and conference facilities. Commissioner Faulkner expressed his concern regarding the size of the building in relation to the intersection. Commissioner Buchanan stated that approving a variance would set a precedent for other businesses, and that the commission had agreed upon the height limitation in regard to lowest points and highest points. Chairman Barnes stated that this building is considerably out of scale in relation to surrounding buildings. Mr. Alger stated that if the variance is not approved they are prepared to build a two story building on this site, but the four story building would be more aesthetically pleasing and would save more trees. At this time, Chairman Barnes asked for public comments. Mr. Tom Davis had concerns with the historical preservation of the square and the height of the building. Ms. Marilyn Mendolia of North 9th Street also had concerns with a building of this height adjoining a residential area. Chairman Barnes stated that he would be more inclined to grant the variance if he could see a site plan. Mr. Alger stated that they have 365 days to complete the building and therefore could not spare the time that it would take to gather all of the information. At this time, Ms. Antonow asked Ms. Buchanan to recuse herself in that she may have a conflict of interest. After much discussion, motion was made by Commissioner Lawhead, seconded by Commissioner Baird to deny the variance. All members present voting, the vote was as follows:

Commissioner Baird voted aye
 Commissioner Lawhead voted aye
 Chairman Barnes voted nay
 Commissioner Horton voted aye
 Commissioner Faulkner voted aye
 Commissioner Buchanan abstained
 Commissioner Howorth abstained

The motion was approved with four voting aye, one voting nay and two abstentions.

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There came on for discussion case number 700 - preliminary site plan review for proposed Northern Lights Condominiums at Grand Oaks. Mr. Mike Faulkner of Engineering Consultants explained that this development will have 10 buildings, 14 units per building for a total of 140 units with 24 parking spaces per building. Mr. Faulkner then explained the site plan to the commission. After much discussion, it was decided that the commission was satisfied with the preliminary site plan.

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There came on for discussion case number 692 - Bank of Mississippi application for variance to the sign regulations at 517 South Lamar (continued from July meeting). Ms. Levon Doolittle of Knight Sign Industries explained that this sign would be for identification purposes only and would be identical to the sign located on South Lamar. Ms. Doolittle explained that a sign at this location would direct people to the back parking lot of the bank and would cut down on the congestion on South Lamar. Commissioner Baird stated that the building speaks for itself and that an additional sign would probably not make a difference. Ms. Doolittle then asked if they were permitted a directional sign. Chairman Barnes stated that a directional sign would be permitted if it is 10 feet back from the curb and no more than 2 1/2 feet in height. Motion was made by Commissioner Horton, seconded by Commissioner Faulkner to deny the application. All members present voting, the vote was as follows:

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Commissioner Horton voted aye
 Commissioner Faulkner voted aye
 Chairman Barnes voted aye
 Commissioner Baird voted aye
 Commissioner Lawhead abstained
 Commissioner Howorth voted aye
 Commissioner Buchanan voted aye

The motion was approved with six voting aye and one abstention.

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There being no further business to come before the commission, the meeting was adjourned at 8:35 p.m.



SECRETARY

PLANNING COMMISSION
 SPECIAL MEETING

August 18, 1998

Be it remembered that the Oxford Planning Commission did meet at the request of the Mayor and Board of Aldermen, in a working session on August 18, 1998, at 3:00 p.m. in the City Hall conference room with the following persons present:

Richard Barnes, Chairman
 Vada Baird
 Buddy Faulkner

William Lawhead

The Planning Commission met in working session to discuss the application made by Heritage Development, LLC, for variance to Central Commercial height limitation for proposed U.S. Professional Office Building at intersection of North 9th Street and Jefferson Avenue.

After much discussion, the meeting was recessed until August 25, 1998, at 3:00 p.m.

PLANNING COMMISSION
 SPECIAL MEETING

August 25, 1998

Be it remembered that the Oxford Planning Commission did meet in a working session on August 25, 1998, at 3:00 p.m. in the City Hall conference room with the following persons present:

Richard Barnes, Chairman
 Vada Baird
 Buddy Faulkner
 Tom Horton
 William Lawhead

The Planning Commission met in working session to discuss the application made by Heritage Development, LLC, for variance to Central Commercial height limitation for proposed U.S. Professional Office Building at intersection of North 9th Street and Jefferson Avenue.

After much discussion, the meeting was recessed until September 1, 1998, at 3:00 p.m.

September 1st meeting on page 104

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DEMENT—MERIDIAN 57-2275

PLANNING COMMISSION

September 14, 1998

Be it remembered that the Oxford Planning Commission did meet on September 14, 1998, at 5:00 p.m. in the City Hall courtroom with the following persons present:

Richard Barnes, Chairman
Vada Baird
Donna Buchanan
Buddy Faulkner
Tom Horton
Tom Howorth
Bill Lawhead

Janice Antonow, Alderman Advisor
Ben Smith, Planning Director
David Bennett, Public Works Director
Ed Perry, City Attorney
Bart Robinson, Assistant Engineer
Vick Smith, Building Inspector
Randy Barber, Code Enforcement Officer
Cathy Laswell, Secretary

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After the meeting was called to order the following business was transacted:

The minutes from the August 10th, 18th and 25th, and September 1st meetings were approved with Commissioner Horton making the correction to the August 18th meeting that he was not in attendance.

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Public hearing for case number 694 - Azalea Gardens, L.L.C., was continued to the next regular meeting in October.

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There came on for discussion reconsideration of case number 698 - Heritage Development, L.L.C., application for variance to Central Business height limitation for proposed U.S. Professional Office Building at intersection of North 9th and Jefferson. Commissioners Howorth and Buchanan recused themselves from the discussion. Mr. Corey Alger, architect, came before the commission with a new site plan and explained that they were now asking for a 13 foot variance. Commissioner Faulkner came into the meeting at 5:10 p.m. After much discussion, motion was made by Commissioner Faulkner, seconded by Commissioner Horton, to approve the variance. All members present voting aye, motion carried.

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Commissioner Baird came into the meeting at 5:25 p.m.

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There came on for discussion case number 702 - ULTRA Homes, INC., application for rezoning of property on Harris Drive from R-A single family residential to R-C multi-family residential. Mr. James E. Davis, President of ULTRA Homes, INC., explained that he is proposing to rezone a 160 foot by 225 foot lot to build 3 single-family residences. After much discussion, it was decided that there was not enough information available for the commission to make a decision at this time. Motion was made by Commissioner Howorth, seconded by Commissioner Faulkner, to table the application for 30 days. All members present voting aye, motion carried.

* * *

There came on for discussion case number 703 - Ms. T.W. Avent and Holrob Investments, L.L.C., application for rezoning of property at the end of Sisk Avenue from Agricultural to Shopping Center. Mr. Kim Kimmons of Holrob Investments explained that they are proposing to rezone a 40 acre tract of land for retail and office space. There were some concerns regarding the increased traffic on Sisk Avenue. Mr. Kimmons explained that there were studies done that showed the traffic would not increase significantly due to this project. Commissioner Horton explained that he had reservations about this project due to the impact

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it will have on Sisk Avenue and the surrounding residential areas. Commissioner Horton also asked if another shopping center was needed. Mr. Kimmons explained that this is an opportunity to bring additional revenue into the City of Oxford while also being an opportunity to serve Oxford and Lafayette County. Chairman Barnes asked if there was another parcel of land that is already zoned Shopping Center that could be used. Mr. Kimmons explained that there was not a tract of land large enough to accommodate this type of project. After much discussion, several members of the audience came forward to express their support for this project. Motion was made by Commissioner Howorth, seconded by Commissioner Faulkner, to recommend to the Board of Aldermen that this area be rezoned because there were significant changes in the area; there is no other retail space large enough to accommodate this type of facility available; and the need for this type of facility is clear and demonstrable. All members present voting aye, motion carried.

* * *

There came on for discussion case number 704 - Burns Methodist Church application for special exception to operate a day care center adjoining Burns Methodist Church at the intersection of Washington Avenue and Molly Barr Road. Mr. Earnest Wright of Burns United Methodist Church explained that they are proposing to reopen an existing daycare that has been vacant for six months. Motion was made by Commissioner Howorth, seconded by Commissioner Buchanan to approve the application. All members present voting aye, motion carried.

* * *

There came on for discussion a proposed amendment to the height limit in the Central Business zone. Mr. Ben Smith explained the proposed amendment to the commission. Commissioner Howorth suggested measuring from grade elevation. After much discussion, Chairman Barnes suggested that the matter be tabled for 30 days so that the sub-committee can meet and make a suggestion to the commission.

* * *

At this time, Ms. Antonow came forward to discuss off-street parking requirements. Ms. Antonow explained that she wants the commission to discuss changing the parking regulations for the Central Business District at the October meeting.

* * *

At this time, Chairman Barnes stated that he wanted a public hearing to discuss the sign ordinance at the October meeting.

* * *

There being no further business to come before the commission, the meeting was adjourned at 8:20 p.m.


SECRETARY

MINUTE BOOK No. 2, OXFORD PLANNING COMMISSION

DEMENT—MERIDIAN 57-2275

PLANNING COMMISSION
SPECIAL MEETING

September 1, 1998

Be it remembered that the Oxford Planning Commission did meet in a working session on September 1, 1998, at 3:00 p.m. in the City Hall conference room with the following persons present:

Richard Barnes, Chairman
Vada Baird
Buddy Faulkner
Tom Horton
William Lawhead

The Planning Commission met in working session to discuss the application made by Heritage Development, LLC, for variance to Central Commercial height limitation for proposed U.S. Professional Office Building at intersection of North 9th Street and Jefferson Avenue.

A new site plan was brought before the commission and it was agreed that the applicants would appear before the commission again at the regular meeting on September 14, 1998.

There being no further business, the meeting was adjourned at 4:30 p.m.



SECRETARY

MINUTE BOOK No. 2, OXFORD PLANNING COMMISSION

DEMENT—MERIDIAN 57-2275

PLANNING COMMISSION

October 12, 1998

Be it remembered that the Planning Commission did meet on October 12, 1998, at 5:00 p.m., in the City Hall courtroom with the following persons present:

Richard Barnes, Chairman
Vada Baird
Donna Buchanan
Buddy Faulkner
Tom Horton
Tom Howorth
Bill Lawhead

Janice Antonow, Alderman Advisor
Ben Smith, Planning Director
David Bennett, Public Works Director
Bart Robinson, Assistant Engineer
Vick Smith, Building Inspector
Cathy Laswell, Secretary

* * *

After the meeting was called to order the following business was transacted:

The minutes of the September 14, 1998 meeting were approved without correction.

* * *

Case number 687 - Kiamie Properties and Case numbers 695 and 696 - Billy Brewer, were withdrawn by the applicants.

* * *

There came on for discussion case number 694 - Azalea Gardens, LLC application for special exception to amend Planned Unit Development Plan for the Azaleas PUD on South Lamar (continued from previous meeting). Ms. Kim Youngblood of Elliott and Britt Engineering explained that they had submitted a revised plan which shows part of the land to be used as Professional Office and an area that they are proposing to be used for townhomes. Commissioner Buchanan asked how this development will be beneficial to the residents of Azalea Gardens. Mr. Richard Doty explained that it will enhance the value of the area and it will provide services that will benefit the area. After much discussion, motion was made by Commissioner Faulkner to approve the change in use for lot 19 only. Mr. Ben Smith asked about the area to be used for townhomes which is currently zoned residential. Commissioner Faulkner amended his motion to permit the amendment of the PUD to indicate lot 19 as Professional Office and to leave the current residential designation for lots 16, 17 and 18. All members voting aye, motion carried.

* * *

There came on for discussion case number 701 - Amendment to height limit requirement of the Central Business Zone (continued from previous meeting). Commissioners Howorth and Faulkner did not have a recommendation at this time and asked that it be continued for 30 days.

* * *

There came on for discussion case number 702 - ULTRA Homes, Inc., application for rezoning of property on Harris Drive from Agricultural to RC Multi-family (continued from previous meeting). Mr. James R. Davis explained that he is proposing to rezone a lot to construct 3 single-family residences. Ms. Antonow asked if two of the houses could face Harris Drive and one face Sterling Drive. Mr. Davis stated that Harris Drive is not completely paved, therefore, a plat could not be submitted. After much discussion, motion was made by Commissioner Buchanan to recommend to the Board of Aldermen that the lot be rezoned to RC. The motion died for lack of a second. Motion was then made by Commissioner Howorth, seconded by Commissioner Faulkner, to recommend to the Board of Aldermen that the lot be rezoned to RB. All members present voting, the vote was as follows:

Commissioner Howorth voted aye
Commissioner Baird voted aye
Commissioner Buchanan abstained
Chairman Barnes abstained
Commissioner Horton voted aye
Commissioner Lawhead voted aye
Commissioner Faulkner voted aye

The motion carried with five voting aye and two abstentions.

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DEMENT—MERIDIAN 57-2275

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There came on for discussion case number 708 - Jessie R. Adams, Jr., application for amendment to text of zoning ordinance regarding off-street parking in the Central Business Zone. Mr. Steve McDavid, attorney, explained that they are proposing to recommend to the Board of Aldermen to remove the provision that hotels and motels are the only businesses in the Central Business Zone that are required to have parking areas. Mr. McDavid explained that according to a marketing study that was prepared, the hotel would have approximately 28 to 32 rooms booked per night and with the 12 parallel parking spaces already available on the street and the 2 parking spaces that are included in the plans, there would only be a need for 18 more parking spaces per night. Mr. McDavid also surveyed the businesses on the square that use the city parking lots, which are only about half full during the daytime hours and practically empty at night. After much discussion, motion was made by Commissioner Lawhead, seconded by Commissioner Faulkner, to continue the application to the next regular meeting in November. All members present voting, the vote was as follows:

Commissioner Baird voted aye
 Commissioner Howorth voted aye
 Commissioner Buchanan voted nay
 Chairman Barnes voted aye
 Commissioner Horton voted aye
 Commissioner Lawhead voted aye
 Commissioner Faulkner voted aye

The motion carried with six voting aye and one voting nay.

* * *

There came on for discussion case number 705 - Julie Hasal application for special exception to operate an oriental rug repair business in her dwelling at 317 North 6th Street. Ms. Hasal explained that she will pick up the rugs, repair them at her house and deliver them, so there will be no additional traffic or signs. Motion was made by Commissioner Faulkner, seconded by Commissioner Lawhead, to approve the special exception. All members present voting aye, motion carried.

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There came on for discussion case number 706 - Huff Development Co., Inc., application for rezoning of property on Hathorn Road from RB Residential to RC Residential. Commissioner Buchanan recused herself from the discussion. Mr. Ryland Sneed of Precision Engineering explained that they are proposing to rezone 12 acres to construct a two story apartment complex that will have 116 units and approximately 250 bedrooms. Mr. Jack Birkhalter of Huff Development explained that they have also provide one parking space for each bedroom. After much discussion, motion was made by Commissioner Howorth, seconded by Commissioner Baird to recommend to the Board of Aldermen that this area be rezoned due to the change in the area and the need for housing that is close to the University. All members present voting, the vote was as follows:

Commissioner Baird voted aye
 Commissioner Howorth voted aye
 Chairman Barnes voted aye
 Commissioner Howorth abstained
 Commissioner Lawhead voted aye
 Commissioner Faulkner voted aye

The motion carried with five voting aye and one abstention.

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There came on for discussion case number 707 - T.H. Landrum application for rezoning of property between Chickasaw Road and North Lamar from Agricultural to RA Residential. Mr. Ed Roberts, attorney, explained that they are proposing to rezone this property to construct a subdivision because of the change in the area and the need for single family housing. There were some comments from audience members expressing their concern about increased traffic in this area. Because there were questions that the applicants were not prepared to answer, motion was made by Commissioner Faulkner, seconded by Commissioner Buchanan, to continue the application to the next regular meeting in November. All members present voting aye, motion carried.

* * *

There came on for discussion case number 710 - Site plan review for proposed "Olde Oxford" located on Jackson Avenue across and west of the library. Mr. Ryland Sneed of Precision Engineering explained that they are proposing 10 units, 1,700 square feet each and single or double garages. Chairman Barnes asked if the front units could be changed to face Jackson Avenue to keep with the community. Mr. Rhonnie Cummins, developer, stated that he had no problem in changing the orientation of the front units. Mr. David Bennett explained that

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one of the buildings will be sitting on a storm drain and that the city does not own it and will not be responsible for it. After some discussion, the site plan was continued to the November meeting.

* * *

There came on for discussion case number 709 - Amendment to zoning ordinance regarding signs, banners, billboards and related matters. After much discussion, it was decided that there needed to be more work done and the case was continued to the next regular meeting in November.

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There being no further business to come before the commission, the meeting was adjourned at 8:50 p.m.


SECRETARY

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DEMENT—MERIDIAN 57-2275

PLANNING COMMISSION

November 9, 1998

Be it remembered that the Oxford Planning Commission did meet on November 9, 1998, at 5:00 p.m., in the City Hall courtroom with the following persons present:

Richard Barnes, Chairman
Vada Baird
Donna Buchanan
Buddy Faulkner
Tom Horton
Bill Lawhead

Ben Smith, Planning Director
Tom Sharpe, Alderman Advisor
David Bennett, Public Works Director
Bart Robinson, Assistant Engineer
Vick Smith, Building Inspector
Randy Barber, Code Enforcement Officer
Cathy Laswell, Secretary

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After the meeting was called to order the following business was transacted:

The minutes of the October 12, 1998, meeting were approved with Commissioner Horton making a correction that the case of Olde Oxford would be continued to the next regular meeting.

* * *

There came on for discussion case number 711 - J.R. Adams, Jr. application for variance to off-street parking and height limit requirements of the CB zone. Mr. Steve McDavid, attorney, explained that they were asking for a variance to provide 2 on-street parking spaces rather than 47 off-street parking spaces. A representative of the Downtown Inn expressed their opposition to the granting of the variance. After much discussion, motion was made by Commissioner Faulkner, seconded by Commissioner Horton to approve the variance. All members present voting, the vote was as follows:

Commissioner Buchanan voted nay
Commissioner Baird voted aye
Commissioner Horton voted aye
Chairman Barnes voted aye
Commissioner Lawhead voted aye
Commissioner Faulkner voted aye

The motion was approved with five voting aye and one voting nay.

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Case number 712 - Brian and Elizabeth Harvey application for variance to side yard setback requirements of the RB zone at 316 Ross Avenue was withdrawn by the applicants.

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There came on for discussion case number 685 - J.R. Adams, Jr., application for rezoning of property at 1414 and 1416 Van Buren Avenue from RC to CB (continued from June meeting). Mr. Steve McDavid, attorney, explained that they were proposing to move the zoning boundary 30 ft. further east. After much discussion, motion was made by Commissioner Lawhead, seconded by Commissioner Buchanan, to recommend to the Board of Aldermen that the zoning be changed from RB to CB. All members present voting aye, motion carried.

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There came on for discussion case number 686 - J.R. Adams, Jr., application for variance to setback requirement for the CB zone (continued from June meeting). Mr. Steve McDavid, attorney, explained that they were proposing a variance to allow the building to be constructed within 4 feet of the property line. After much discussion, motion was made by Commissioner Faulkner, seconded by Commissioner Buchanan, to approve the variance. All members present voting aye, motion carried.

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DEMENT—MERIDIAN 57-2275

There came on for discussion case number 707 - T.H. Landrum application for rezoning of property east of Chickasaw Road from Agricultural to RA (continued from previous meeting). Mr. Ed Roberts, attorney, explained that this will be a 49 lot subdivision. There were several audience members from the neighborhood who were opposed to the subdivision. After much discussion, Chairman Barnes appointed Commissioner Faulkner and himself to meet with Billy Westbrook and the neighbors in a working session. Motion was made by Commissioner Buchanan, seconded by Commissioner Horton to table the application. All members present voting aye, motion carried.

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There came on for discussion case number 713 - Oxford-University School application for variance to setback requirements for a sign at 2402 South Lamar. Mr. Ricky Warren, Custom Sign Company, explained that they are proposing to erect a 5 foot by 5 foot monument sign 15 feet from the street. Motion was made by Commissioner Lawhead, seconded by Commissioner Baird, to approve the variance. All members present voting, the vote was as follows:

Commissioner Buchanan voted aye
 Commissioner Baird voted aye
 Chairman Barnes abstained
 Commissioner Horton voted aye
 Commissioner Lawhead voted aye
 Commissioner Faulkner voted aye

The motion was approved with five voting aye and one abstention.

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There came on for discussion case number 714 - Mike Overstreet Properties, LLC, application for special exception to construct residential uses within the CB zone at 209-303 North Lamar. Mr. Corey Alger, architect, explained that this building will have retail on the first floor, office space on the second floor and residential on the third floor. Mr. Overstreet explained that he does not want to be required to provide on-site parking, but desired to use the city parking lot that is behind this building. After much discussion, motion was made by Commissioner Faulkner, seconded by Commissioner Lawhead, to approve the application with the condition that the ground floor be retail space only and that no on site parking is required. All members present voting the vote was as follows:

Commissioner Buchanan abstained
 Commissioner Baird voted aye
 Chairman Barnes voted aye
 Commissioner Horton voted aye
 Commissioner Lawhead voted aye
 Commissioner Faulkner voted aye

The motion was approved with five voting aye and one abstention.

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There came on for discussion case number 715 - Mack and Trisha Nelson application for variance to height of fence at 714 South 18th Street (corner of 18th and Garfield Avenue). Ms. Trisha Nelson explained that she is proposing to construct a 6 foot high fence for privacy and to prevent neighborhood dogs from entering their backyard. Motion was made by Commissioner Horton, seconded by Commissioner Faulkner, to approve the variance. All members present voting aye, motion carried.

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There came on for discussion case number 716 - Proposed Northern Lights Condos, Phase I, located northwest of Augusta Drive at Grand Oaks. Mr. Mike Faulkner of Engineering Consultants, Inc., brought the site plan before the commission and explained that there will be 14 units per building. After much discussion, motion was made by Commissioner Buchanan, seconded by Commissioner Horton, to approve the site plan. All members present voting, the vote was as follows:

Commissioner Buchanan voted aye
 Commissioner Baird abstained
 Chairman Barnes voted aye
 Commissioner Horton voted aye
 Commissioner Lawhead voted aye
 Commissioner Faulkner voted aye

The motion was approved with five voting aye and one abstention.

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MINUTE BOOK No. 2, OXFORD PLANNING COMMISSION

DEMENT—MERIDIAN 57-2275

There came on for discussion case number 717 - Revised site plan for Olde Oxford development located on north side of Jackson Avenue west of the library. Mr. Ryland Sneed of Precision Engineering brought the revised site plan before the commission. He explained that the two front units could not be re-oriented as the commission had previously directed, so a tri-plex was put in their place. There was opposition from the commission members regarding the tri-plex in front, and it was decided that the unit in the middle of the tri-plex would be eliminated and garages put on the back of each building. Motion was made by Commissioner Faulkner, seconded by Commissioner Buchanan to approve the site plan with 11 units and the two in front to face Jackson Avenue. All members present voting, the vote was as follows:

Commissioner Buchanan voted aye
 Commissioner Baird voted aye
 Chairman Barnes voted aye
 Commissioner Horton voted nay
 Commissioner Lawhead voted aye
 Commissioner Faulkner voted aye

The motion was approved with five voting aye and one voting nay.

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Motion was made by Commissioner Faulkner, seconded by Commissioner Buchanan, to continue case number 701 - Amendment to CB height limit, to the next regular meeting in December. All members present voting aye, motion carried.

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There came on for discussion case number 708 - J.R. Adams, Jr., application for amendment to text of zoning ordinance related to required off-street parking for hotels and motels in the CB zone (continued from previous meeting). Motion was made by Commissioner Faulkner, seconded by Commissioner Buchanan, to recommend to the Board of Aldermen that the application be denied. All members present voting aye, motion carried.

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Motion was made by Commissioner Buchanan, seconded by Commissioner Faulkner, to continue case number 709 - Amendment to sign regulations, to the next regular meeting in December. All members present voting aye, motion carried.

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Motion was made by Commissioner Faulkner, seconded by Commissioner Buchanan, to have a public hearing to discuss lighting at the next regular meeting in December. All members present voting aye, motion carried.

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Motion was made by Commissioner Horton, seconded by Commissioner Faulkner, to elect Bill Lawhead as Vice-Chairman. All members present voting aye, motion carried.

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There being no further business to come before the commission, the meeting was adjourned at 8:50 p.m.



 SECRETARY

MINUTE BOOK No. 2, OXFORD PLANNING COMMISSION

DEMENT-MERIDIAN 57-2275

PLANNING COMMISSION

December 14, 1998

Be it remembered that the Oxford Planning Commission did meet on December 14, 1998, at 5:00 p.m., in the City Hall courtroom with the following persons present:

Richard Barnes, Chairman
Vada Baird
Donna Buchanan
Richard DeVoe
Buddy Faulkner
Tom Horton
Bill Lawhead

Ben Smith, Planning Director
Ed Perry, City Attorney
Bart Robinson, Assistant Engineer
Randy Barber, Code Enforcement Officer
Cathy Laswell, Secretary

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After the meeting was called to order the following business was transacted:

The minutes of the November 9, 1998, meeting were approved without correction.

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There came on for discussion case number 718 - Amendments to subdivision regulations pertaining to installation of street lighting and filing of plats and plans in digital format. Mr. Ben Smith explained the amendments to the commission. After much discussion, motion was made by Commissioner Horton, seconded by Commissioner Lawhead, to recommend to the Board of Aldermen that the amendments be approved. All members voting aye, motion carried.

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There came on for discussion case number 719 - Larry McAlexander and Richard Doty application for special exception for amendment to PUD plan for Azaleas PUD. Ms. Kim Youngblood of Elliott and Britt Engineering explained that they were asking for a special exception to construct townhomes on approximately 3 acres with 58 lots and 32 units. Commissioner Buddy Faulkner came into the meeting at 5:30 p.m. Motion was made by Commissioner Faulkner, seconded by Commissioner DeVoe to approve the special exception with the condition that the overall density not be greater than RB density. All members present voting aye, motion carried.

* * *

There came on for discussion case number 720 - Glennray Tutor appeal from decision of Zoning Administrator regarding building setback requirements of the RB zone at 1603 Johnson Avenue. Mr. Ben Smith explained that Mr. Tutor's porch is 15 feet too close to the right-of-way. Mr. Tutor explained that he was not aware that his contractor failed to get the required building permits and approval. After much discussion, motion was made by Commissioner Horton, seconded by Commissioner Faulkner, that the stop work order be rescinded and Mr. Tutor may apply for a variance at the next regular meeting. All members present voting aye, motion carried.

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There came on for discussion case number 721 - Final subdivision plat review for St. Charles Place, Phase II. Ms. Kim Youngblood of Elliott and Britt Engineering explained that the only revision on the plat is that the rear access easements on Exbury Drive have been removed. Motion was made by Commissioner Horton, seconded by Commissioner Buchanan, to approve the final plat. All members present voting aye, motion carried.

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There came on for discussion case number 722 - Preliminary subdivision plat review for proposed Magnolia Business Park subdivision located on South Lamar adjoining the Azaleas. Ms. Kim Youngblood of Elliott and Britt Engineering explained that the name of the subdivision has been changed to Vermosa Business Park. Ms. Youngblood stated that there are 10 lots and that the right-of-way has been changed to 55 feet per David Bennett's request. Motion was made by Commissioner Buchanan, seconded by Commissioner Faulkner, to approve the preliminary plat. All members present voting aye, motion carried.

MINUTE BOOK No. 2, OXFORD PLANNING COMMISSION

DEMENT—MERIDIAN 57-2275

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There came on for discussion case number 723 - Site plan review for proposed shopping center located on North Lamar, south of Avent's Dairy. Mr. Larry Britt of Elliott and Britt Engineering and Ms. Cindy Allgood, Owner, explained that the building will be divided into 6 units and will be 52 feet from the right-of-way. There was some discussion regarding a 2 driveway plan as opposed to the 1 driveway plan that was submitted. Motion was made by Commissioner Horton, seconded by Commissioner Buchanan to approve the site plan with the condition that a 2 driveway plan be submitted to Ben Smith. All members present voting aye, motion carried.

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There came on for discussion case number 701 - Amendment to zoning ordinance regarding height limit in the Central Business District (continued from previous meeting). After much discussion, motion was made by Commissioner Buchanan, seconded by Commissioner DeVoe, to approve the height limit as 40 feet as measured between lines drawn horizontally from the lowest exterior point and the highest exterior point of the building material or structure. All members present voting the vote was as follows:

Commissioner Baird voted aye
 Commissioner Buchanan voted aye
 Chairman Barnes voted nay
 Commissioner Horton voted aye
 Commissioner Lawhead voted aye
 Commissioner DeVoe voted aye
 Commissioner Faulkner voted nay

The motion passed with five voting aye and two voting nay.

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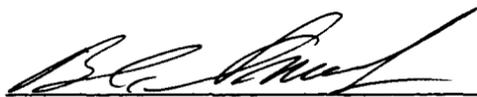
There came on for discussion case number 709 - Amendment to zoning ordinance pertaining to signs (continued from previous meeting). The commission discussed garrison flags, banners and roof signs. After much discussion, the hearing was continued to the next regular meeting in January.

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There being no further business to come before the commission, the meeting was adjourned at 8:45 p.m.



SECRETARY

MINUTE BOOK No. 2, OXFORD PLANNING COMMISSION

DEMENT-MERIDIAN 67-2276

PLANNING COMMISSION

January 11, 1999

Be it remembered that the Oxford Planning Commission did meet on January 11, 1999, at 5:00 p.m., in the City Hall courtroom with the following persons present:

Richard Barnes, Chairman
Vada Baird
Donna Buchanan
Richard DeVoe
Tom Horton
Bill Lawhead

Ben Smith, Planning Director
Tom Sharpe, Alderman Advisor
David Bennett, Public Works Director
Bart Robinson, Assistant Engineer
Johnny Earnest, Electric Department Superintendent
Randy Barber, Code Enforcement Officer
Cathy Laswell, Secretary

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After the meeting was called to order, the following business was transacted:

Mr. Omar Craig, attorney, asked that Mr. Tom Landrum's application for rezoning be put on the agenda for February. The commission agreed that the application should be heard in February.

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The minutes of the December 14, 1998, meeting were approved without correction.

* * *

There came on for discussion final approval of height limit ordinance (continued from previous meeting). Chairman Barnes recognized Mr. Dennis Sullivan, architect, to come forward with a presentation. After much discussion, motion was made by Commissioner Horton, seconded by Commissioner Lawhead, to postpone the final approval for 30 days. All members voting, the vote was as follows:

Commissioner Horton voted aye
Commissioner Lawhead voted aye
Chairman Barnes abstained
Commissioner DeVoe voted aye
Commissioner Buchanan abstained
Commissioner Baird voted aye

The motion was approved with four voting aye and two abstentions.

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Public hearing for case number 701 - amendments to sign regulations was continued to the next regular meeting in February.

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There came on for discussion case number 724 - Glennray Tutor application for variance to front yard setback requirements of the R-B Zone at 1603 Johnson Avenue. Motion was made by Commissioner DeVoe, seconded by Commissioner Horton, to approve the 15 foot variance. All members present voting aye, motion carried.

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There came on for discussion case number 725 - Independent Healthcare Properties, LLC, application for special exception to construct a retirement home in the Highway Commercial Zone on Belk Street across from Urgent Care Clinic. Mr. Mike Faulkner of Engineering Consultants explained that this will be a 54 unit assisted living center, ranging from 300 to 475 square feet per unit. After much discussion, motion was made by Commissioner Horton, seconded by Commissioner Buchanan, to approve the special exception. All members present voting aye, motion carried.

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MINUTE BOOK No. 2, OXFORD PLANNING COMMISSION

DEMENT—MERIDIAN 57-2275

There came on for discussion case number 726 - Independent Healthcare Properties, LLC, application for variance to off-street parking requirements for a proposed retirement home on Belk Street. Mr. Mike Faulkner of Engineering Consultants explained that they are requesting 44 parking spaces for the assisted living center as opposed to the one parking space per unit. Mr. Greg Vital of Independent Healthcare Properties explained that most of the residents will not be driving themselves and that the center will provide transportation for them. After much discussion, motion was made by Commissioner Horton, seconded by Commissioner Lawhead, to approve the variance. All members present voting aye, motion carried.

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There came on for discussion case number 727 - Site plan review for proposed retirement home on Belk Street across from Urgent Care Clinic. Mr. Mike Faulkner of Engineering Consultants brought the site plan before the commission. Chairman Barnes stated that he would like to see parking in the rear and to the side of the building to improve the green area. After much discussion, motion was made by Chairman Barnes that the site plan review be continued to the next regular meeting in February. All members present voting aye, motion carried.

* * *

At this time, Johnny Earnest appeared before the commission to discuss transformers. The commission members asked Mr. Earnest to provide them with a report, at the February meeting, of the cost of underground transformers as opposed to poles.

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There came on for discussion a proposed sign at VFW-American Legion building on Veteran's Drive. Mr. Johnny Swain, representative, explained that they are proposing a 2 foot by 22 foot sign with the three VFW logos, on the front wall of the building. It was explained that the VFW building is in the Agricultural zone which does not allow signage. Mr. Swain explained that without a sign, the VFW would have no way of letting people know who they are. After much discussion, it was decided that Mr. Swain would come back to the next regular meeting in February with a drawing of the proposed sign.

* * *

There came on for discussion site plan review for proposed apartment complex (Hathorn Park) on Hathorn Road. Mr. Ryland Sneed of Precision Engineering brought the site plan before the commission. He explained that there will be 114 units in the complex. After much discussion regarding trees, grading and building location, it was decided that the site plan review be continued to the next regular meeting in February.

* * *

There came on for discussion a request for interpretation of the ordinance regarding calculation of density in Azalea Gardens. After much discussion, motion was made by Commissioner Baird, seconded by Commissioner Lawhead, to interpret the ordinance as meaning that the density is based upon total acreage minus right-of-ways and commercial areas. All members present voting aye, motion carried.

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At this time, Chairman Barnes chose Commissioner DeVoe and Commissioner Horton to be Downtown Council liasons.

* * *

There being no further business to come before the commission, the meeting was adjourned at 8:45 p.m.



 SECRETARY

MINUTE BOOK No. 2, OXFORD PLANNING COMMISSION

DEMENT—MERIDIAN 57-2275

PLANNING COMMISSION

February 8, 1999

Be it remembered that the Oxford Planning Commission did meet on February 8, 1999, at 5:00 p.m., in the City Hall courtroom with the following persons present:

Richard Barnes, Chairman
 Donna Buchanan
 Richard DeVoe
 Buddy Faulkner
 Tom Horton
 Bill Lawhead

Ben Smith, Planning Director
 Tom Sharpe, Alderman Advisor
 David Bennett, Public Works Director
 Bart Robinson, Assistant Engineer
 Vick Smith, Building Inspector
 Cathy Laswell, Secretary

* * *

After the meeting was called to order the following business was transacted:

The minutes of the January 11, 1999 meeting were approved without correction.

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There came on for discussion case number 707 - T.H. Landrum application for rezoning of property on Chickasaw Road from A to RA (continued from previous meetings). Mr. Omar Craig, attorney, represented Mr. Landrum. Commissioner Faulkner explained that he had met with the residents of this area and discussed some of their concerns including traffic, drainage, density and a buffer zone. Mr. Craig explained that RA zoning surrounds this land and that there was no other developable RA land available. Mr. Jeff Payne, representing neighbors in the area, addressed their concerns and asked that the application be denied. There were others that came forward which were opposed to the zoning change. After much discussion, motion was made by Commissioner Lawhead, seconded by Commissioner Horton, to recommend to the Board of Aldermen that the request for zoning change be denied. All members present voting, the vote was as follows:

Commissioner Lawhead voted aye
 Commissioner Horton voted aye
 Chairman Barnes voted aye
 Commissioner Buchanan voted nay
 Commissioner Faulkner voted nay
 Commissioner DeVoe voted nay

There being a tie vote, no action was taken. Motion was then made by Commissioner DeVoe, seconded by Commissioner Buchanan to recommend to the Board of Aldermen that the request for zoning change be approved. All members present voting, the vote was as follows:

Commissioner DeVoe voted aye
 Commissioner Buchanan voted aye
 Commissioner Faulkner voted aye
 Chairman Barnes voted nay
 Commissioner Lawhead voted nay
 Commissioner Horton voted nay

Chairman Barnes stated that since there was not four favorable votes, the recommendation would be to deny the application.

* * *

There came on for discussion site plan review for a proposed retirement home on Belk Street (continued from previous meeting). Mr. Mike Faulkner of Engineering Consultants brought a revised site plan before the commission. He explained that the parking layout was changed as per the commissioners request. Motion was made by Commissioner Faulkner, seconded by Commissioner Buchanan to approve the site plan and the variance for 38 parking spaces. All members present voting aye, motion carried.

MINUTE BOOK No. 2, OXFORD PLANNING COMMISSION

DEMENT—MERIDIAN 57-2275

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There came on for discussion the Veteran's Association's proposal for signs at the Veteran's building on Veteran's Drive (continued from previous meeting). Mr. Johnny Swain, representative, provided the commission with a picture of the proposed sign. Motion was made by Commissioner DeVoe, seconded by Commissioner Faulkner, to approve the sign. All members present voting aye, motion carried.

* * *

There came on for discussion site plan review for a proposed apartment development on Hathorn Road (continued from previous meeting). Mr. Ryland Sneed of Precision Engineering brought a revised site plan before the commission. There was some discussion regarding access to the University from this site, and it was decided that the applicant would investigate and report back to the commission. After much discussion, motion was made by Commissioner Faulkner, seconded by Commissioner Buchanan to approve the site plan. All members present voting, the vote was as follows:

Commissioner Faulkner voted aye
 Commissioner Buchanan voted aye
 Chairman Barnes voted nay
 Commissioner DeVoe voted aye
 Commissioner Horton voted aye
 Commissioner Lawhead voted aye

The motion was approved with five voting aye and one voting nay.

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There came on for discussion case number 729 - Barry Hannah application for variance to height of fence at 211 Eagle Springs Road. Mr. Hannah explained that he proposes to construct a fence 3 to 3 1/2 feet in height, 3 feet from the curb. Mr. David Bennett explained that since this fence would be on city right-of-way, Mr. Hannah needs to sign a wavier at his office. Motion was made by Commissioner Lawhead, seconded by Commissioner Faulkner, to approve the height of the fence. All members present voting aye, motion carried.

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There came on for discussion case number 730 - Application for variance to the Azaleas PUD density requirements filed by Larry McAlexander and Richard Doty. Ms. Kim Youngblood of Elliott and Britt Engineering and Mr. Corey Alger, architect, explained that they are proposing 32 townhouses as opposed to 17. After some discussion, motion was made by Commissioner DeVoe, seconded by Commissioner Faulkner, to approve the variance and that a site plan must be presented in the future. All members present voting aye, motion carried.

* * *

There came on for discussion preliminary subdivision plat review for proposed St. Charles Place, Phase III, located in the Azaleas PUD. Ms. Kim Youngblood of Elliott and Britt Engineering explained that a cul-de-sac has been eliminated. After some discussion, motion was made by Commissioner Horton, seconded by Commissioner Buchanan, to amend the PUD plan. All members present voting aye, motion carried.

* * *

There came on for discussion site plan review for proposed Grand Vista Cottages, Phase II. Mr. Ryland Sneed of Precision Engineering explained that there will be 9 single-family units with 3 or 4 bedrooms. There was some discussion regarding sidewalks and the drainage from the rear of the site. Motion was made by Commissioner Buchanan, seconded by Commissioner Lawhead, to approve the site plan. At this time, Mr. Scott Spence, a resident of Grand Oaks, came forward with questions regarding setback requirements, and Mr. Ronnie Leggitt whose house backs up to this project, had questions regarding drainage. After much discussion, all members present voting aye, motion carried.

* * *

There came on for discussion preliminary site plan review for a proposed condominium project on Washington Avenue. Mr. Curtis Gwin explained that there will be 5 buildings with 50 units, 5 units on top and 5 units on bottom of each building. There was discussion regarding parking and orientation and size of buildings. Mr. Gwin indicated that he would consider these matters in preparation of the final site plan.

MINUTE BOOK No. 2, OXFORD PLANNING COMMISSION

DEMENT—MERIDIAN 57-2275

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There came on for discussion case number 701 - Amendments to zoning ordinance related to the height limit in the CBD (continued from previous meetings). After some discussion, motion was made by Commissioner Faulkner, seconded by Commissioner Horton, to recommend to the Board of Aldermen to approve the height limit as 35 feet as measured between lines drawn horizontally from the lowest exterior point and the highest exterior point of the building material or structure. All members present voting, the vote was as follows:

Commissioner Faulkner voted aye
 Commissioner Horton voted aye
 Chairman Barnes voted aye
 Commissioner Lawhead voted aye
 Commissioner DeVoe abstained
 Commissioner Buchanan voted nay

The motion was approved with 4 voting aye, one voting nay and one abstention.

* * *

Case number 709 - Amendments to zoning ordinance related to signs was continued to the next regular meeting in March.

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There being no further business to come before the commission, the meeting was adjourned at 9:15 p.m.



 SECRETARY

MINUTE BOOK No. 2, OXFORD PLANNING COMMISSION

DEMENT—MERIDIAN 57-2275

PLANNING COMMISSION

March 15, 1999

Be it remembered that the Oxford Planning Commission did meet on March 15, 1999, at 5:00 p.m., in the City Hall courtroom with the following persons present:

Richard Barnes, Chairman
Donna Buchanan
Richard DeVoe
Tom Horton
Bill Lawhead

Ben Smith, Planning Director
Tom Sharpe, Alderman Advisor
David Bennett, Public Works Director
Bart Robinson, Assistant Engineer
Cathy Laswell, Secretary

* * *

After the meeting was called to order the following business was transacted:

The minutes of the February 8, 1999 meeting were approved with Commissioner Horton making corrections to the Huff Development application for site plan approval on Hathorn Road. Commissioner Horton also stated that more information needed to be included in the minutes.

* * *

There came on for discussion case number 733 - Jim and Sylvia Pryor application for variance to construct an accessory building within the front yard setback requirements at 804 South Lamar Blvd. Mr. Tom Howorth of Howorth & Associates, explained that they were proposing to add a detached carport to the front yard. After some discussion, motion was made by Commissioner Horton, seconded by Commissioner Buchanan, to approve the variance. All members present voting aye, motion carried.

* * *

There came on for discussion case number 734 - Greenville Compress Company application for special exception to construct dwelling units within the Central Business District at 400 South Lamar Blvd. Mr. Tom Howorth of Howorth & Associates, explained that they are proposing to construct a three story building with retail possibly on the first floor and residential units occupying the second and third floors. Mr. Howorth explained that they do not have definite plans at this time because the owners wanted to make sure that the special exception would be approved. There would be possibly 8 to 15 units, 1,800 to 2,200 square feet, 3 bedroom units. The commission was not comfortable giving the special exception without knowing specifically what the building will house, but they did agree that mixed residential and business use was appropriate. Motion was made by Commissioner Buchanan, seconded by Commissioner Horton, to table the application for 60 days so that further information could be acquired. All members present voting aye, motion carried.

* * *

There came on for discussion case number 735 - Amendments to subdivision regulations pertaining to underground utilities and street lighting. (This item was placed on the agenda at the request of Mayor Lamar) Mr. Ben Smith explained that the amendment was made to clarify the responsibilities of property owners and developers. Motion was made by Commissioner Lawhead, seconded by Commissioner DeVoe, to approve the amendments. All members present voting aye, motion carried.

* * *

There came on for discussion case number 736 - Site plan review for proposed office building on Azalea Drive for Internal Medicine Associates of Oxford. Mr. Tom Howorth of Howorth & Associates brought the site plan before the commission. Mr. Howorth explained that the employee and physician parking will be located behind the building with trees screening the patient parking lot. Chairman Barnes stated that walkways and bicycle paths would need to be included to accommodate residents who prefer to walk to their appointments. After much discussion, motion was made by Commissioner Horton, seconded by Commissioner DeVoe, to approve the site plan contingent upon pedestrian access being added before a certificate of occupancy is issued. All members present voting aye, motion carried.

MINUTE BOOK No. 2, OXFORD PLANNING COMMISSION

DEMENT-MERIDIAN 57-2275

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At this time, Mr. Ben Smith explained to the commission that ordinarily site plan review is not required for commercial developments within the PUD, and asked that the commission amend the ordinance to require site plan approval. It was decided that Mr. Smith would draft an amendment to the ordinance requiring all commercial developments with 3 or more units on one parcel of land in the PUD, to have site plan approval.

* * *

There came on for discussion case number 737 - Preliminary subdivision plat review for proposed Shiloh Place, Phase II. Mr. Ryland Sneed of Precision Engineering explained that construction and grading plans for this subdivision were approved in 1996 and are on file in the Public Works Department. Chairman Barnes asked why a tree survey was not submitted. Mr. Sneed explained that since the overall plan was approved in 1996, he did not think that a tree survey was needed. There was some discussion regarding the exclusion of the topographical maps, which were on file in the Public Works Department. After some discussion, motion was made by Commissioner Lawhead, seconded by Commissioner DeVoe, to approve the preliminary plat. All members present voting, the vote was as follows:

Commissioner Buchanan voted aye
 Chairman Barnes voted nay
 Commissioner DeVoe voted aye
 Commissioner Horton voted nay
 Commissioner Lawhead voted aye

The motion was approved with three voting aye and two voting nay.

* * *

There came on for discussion review of sign regulations continued from previous meeting. The discussion included size and lighting, temporary signs and grandfathering existing sign time limit. The draft of the amended sign regulations will be brought up at the next regular Planning Commission meeting in April.

* * *

There came on for discussion quarterly meetings with engineers and developers. Chairman Barnes stated that two commission members would need to meet with the engineers and developers and set the first meeting for Monday, March 29th at 5:00 p.m. These meetings will include reviewing future projects and giving advice and answering questions.

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There came on for discussion checklists to interested parties related to health, safety and general welfare. Chairman Barnes explained that he wanted each commissioner to come up with a checklist for developers and bring it to the next regular meeting in April.

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There being no further business to come before the commission, the meeting was adjourned at 8:00 p.m.



 SECRETARY

MINUTE BOOK No. 2, OXFORD PLANNING COMMISSION

DEMENT—MERIDIAN 67-2275

PLANNING COMMISSION

April 12, 1999

Be it remembered that the Oxford Planning Commission did meet on April 12, 1999, at 5:00 p.m., in the City Hall courtroom with the following persons present:

Richard Barnes, Chairman
Vada Baird
Richard DeVoe
Bill Lawhead

Ben Smith, Planning Director
Bart Robinson, Assistant Engineer
Vick Smith, Building Inspector
Cathy Laswell, Secretary

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After the meeting was called to order the following business was transacted:

The minutes of the March 15, 1999 meeting were approved without correction.

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There came on for discussion case number 738 - RWB Ltd. Ptn. application for rezoning of property on Belk Street from Agricultural to Highway Commercial. Mr. Ryland Sneed of Precision Engineering explained that they are proposing to rezone a 50 acre tract of land, and that this change would be in line with the surrounding area. Mr. Sneed was asked what was planned for this property, to which he responded that it was not known at this time, since a commitment could not be made until the zoning was changed. Chairman Barnes asked how this change is necessary to promote general welfare. Dr. Jim Rayner, owner of this property, explained that there is no other property of this size with good location and visibility available. Chairman Barnes stated that a survey would need to be completed to show a clear and demonstrable need for this type of zoning and presented to the commission. After much discussion, motion was made by Commissioner Baird, seconded by Commissioner Lawhead to continue the application for 30 days. All members present voting aye, motion carried.

* * *

There came on for discussion case number 739 - Pat Tatum application for variance to front yard setback requirement at 605 North Lamar. Mr. Tatum explained that he is proposing to construct an addition on the west side of his residence and is asking for a 25 foot variance. Mr. Tatum explained that the existing structure is two feet from the property line, but that it will be razed in order to construct the new garage. Motion was made by Commissioner DeVoe, seconded by Commissioner Lawhead, to approve the variance. All members present voting, the vote was as follows:

Commissioner DeVoe voted aye
Commissioner Lawhead voted aye
Commissioner Baird voted aye
Chairman Barnes voted nay

The motion was approved with three voting aye and one voting nay.

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Case number 740 - River Bend, Inc. application for special exception, was continued to the next regular meeting in May.

* * *

At this time, Chairman Barnes recognized the residents of Madison Avenue to discuss a proposed project in their neighborhood. Lisa Howorth, representative, explained that there is rumor of a proposed project in their neighborhood consisting of seven or more condominiums and the residents are very concerned with regards to traffic. Chairman Barnes explained that since the property is zoned RC, the commission would not have the opportunity to even look at the project unless they are proposing to build more than seven units and even then they would only approve the site plan. Ms. Susan Ditto asked if there was a way to rezone the entire neighborhood. Mr. Ben Smith explained that it could be done, but that it would need to be approved by the Board of Aldermen as well as the Planning Commission. Other residents came forward to express their concerns. Mr. Bill Duke asked if someone could notify him as to when the site plan was brought in for approval. Mr. Ben Smith stated that he would notify him.

MINUTE BOOK No. 2, OXFORD PLANNING COMMISSION

DEMENT—MERIDIAN 57-2275

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There came on for discussion amendments to Planned Unit Development regulations. Mr. Ben Smith explained the proposed changes. After much discussion, the amendments were continued to the next regular meeting in May.

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There came on for discussion revised sign regulations. Chairman Barnes explained the revisions made to the sign regulations. After much discussion, the revisions were continued to the next regular meeting in May, so that the commission members could study them.

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At this time, Commissioner Lawhead reported on the meeting with the contractors which was held on March 29th. He explained some of the concerns of the contractors, including the preapplication stage, tree preservation and hand drawn plans.

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There being no further business to come before the commission, the meeting was adjourned at 8:30 p.m.



SECRETARY

MINUTE BOOK No. 2, OXFORD PLANNING COMMISSION

DEMENT—MERIDIAN 57-2275

PLANNING COMMISSION

May 10, 1999

Be it remembered that the Oxford Planning Commission did meet on May 10, 1999, at 5:00 p.m., in the City Hall courtroom with the following persons present:

Richard Barnes, Chairman
Vada Baird
Donna Buchanan
Richard DeVoe
Tom Horton
W.P. Woodward

Ben Smith, Planning Director
Tom Sharpe, Alderman Advisor
David Bennett, Public Works Director
Bart Robinson, Assistant Engineer
Vick Smith, Building Inspector
Cathy Laswell, Secretary

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After the meeting was called to order, the following business was transacted:

The minutes of the April 12, 1999 meeting were approved without correction.

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There came on for discussion case number 734 - Greenville Compress Co. application for special exception to construct residential uses within the Central Business Zone at 400 South Lamar (continued from March meeting) Mr. Tom Howorth and Mr. Jonathan Maddux, of Howorth & Associates, presented the application to the commission. Mr. Howorth explained that the plan was to have retail on the first floor with residential on the second and third floors. Mr Tom Sharpe had questions regarding the number of parking spaces required in a residential zone. An audience member raised the question regarding the need for this type of project. Mr. Howorth stated that a marketing study was being completed at this time. After much discussion, motion was made by Commissioner Horton, seconded by Commissioner Buchanan, to approve the special exception with the stipulations that at least 20 parking spaces are provided, and that the first floor be retail only. All members present voting, the vote was as follows:

Commissioner Woodward abstained
Commissioner Buchanan voted aye
Commissioner Baird voted aye
Chairman Barnes voted aye
Commissioner Horton voted aye
Commissioner DeVoe voted aye

The motion was approved with five voting aye and one abstention.

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There came on for discussion case number 745 - Greenville Compress Co. application for variance to height limit in the Central Business Zone at 400 South Lamar. Mr. Tom Howorth and Mr. Jonathan Maddux of Howorth & Associates, explained that they are requesting a 7 foot height variance, which would allow the building to be 42 feet in height. After much discussion, motion was made by Commissioner Horton, seconded by Commissioner DeVoe, to approve the variance with the stipulation that the linear feet of the third floor wall extending to the property line shall not exceed that shown on drawing, and the balconies over the street right-of-way shall be approved by the Board of Aldermen prior to obtaining a building permit. All members present voting, the vote was as follows:

Commissioner Woodward abstained
Commissioner Buchanan voted nay
Commissioner Baird voted aye
Chairman Barnes voted aye
Commissioner Horton voted aye
Commissioner DeVoe voted aye

The motion was approved with four voting aye, one voting nay and one abstention.

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There being no one present for case number 740 - River Bend, Inc., application for special exception, motion was made by Commissioner Baird, seconded by Commissioner Horton, to deny the special exception. All members present voting aye, motion carried.

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MINUTE BOOK No. 2, OXFORD PLANNING COMMISSION

DEMENT—MERIDIAN 57-2275

There came on for discussion case number 741 - Dave Long application for sign variance at 705 North Lamar (Mid-Town Shopping Center). Mr. Long explained that he would like to put a sign for his business on the Mid-Town Shopping Center marquee under the Sears Sign. Chairman Barnes stated that he is opposed to this because others in the shopping center will want to do the same thing. Mr. Ben Smith points out that if the variance is denied, Mr. Long may install a 40 square foot free-standing sign without prior approval of the commission. Motion was made by Commissioner Buchanan, seconded by Commissioner Baird, to approve the variance with the stipulation that the sign be no larger than 2 foot by 4 foot. All members present voting aye, motion carried.

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There came on for discussion case number 742 - Drew and Jill Tyler application for variance to front yard setback requirements of the RA Zone at 213 Bramlett Blvd. Mr. Tyler explained that they are proposing to construct a covered porch 59 feet from the street. Motion was made by Commissioner DeVoe, seconded by Commissioner Horton, to approve the variance. All members present voting aye, motion carried.

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There came on for discussion case number 743 - Stephen McDavid and Joel Little application for variance to front yard setback and density requirements of the RC Zone at 435 North 15th Street. Mr. McDavid explained that they are proposing to tear down the existing structure and construct a duplex 20 feet from the property line. He explained that the ordinance requires that the lot be 10,200 square feet for this type of development, however the existing lot is 5,850 square feet. Chairman Barnes had concerns regarding parking and the number of bedrooms. there were also concerns expressed from the commission members regarding the density of the lot. After much discussion, Mr. McDavid asked for a 30 day continuance. Motion was made by Commissioner DeVoe, seconded by Commissioner Baird to approve the continuance. All members present voting aye, motion carried.

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There being no representative present for case number 744 - St. Paul CME Church application for special exception, motion was made by Commissioner Buchanan, seconded by Commissioner Horton, to continue the application for 30 days. All members present voting aye, motion carried.

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There came on for discussion case number 746 - Mike Overstreet application for variance to height limit in the Central Business Zone at 300 North Lamar. Mr. Corey Alger, architect, explained that they are proposing a 5 foot variance to the height of Mr. Overstreet's building. After some discussion, motion was made by Commissioner DeVoe, seconded by Commissioner Horton, to approve the variance with the stipulations that the front facade of the building be the same as in the submitted drawing, and that retail occupy the first floor. All members present voting, the vote was as follows:

Commissioner Woodward voted aye
 Commissioner Buchanan voted nay
 Commissioner Baird voted aye
 Chairman Barnes voted aye
 Commissioner Horton voted aye
 Commissioner DeVoe voted aye

The motion was approved with five voting aye and one voting nay.

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There came on for discussion case number 747 - Site plan review for proposed condominium development at 200 Molly Barr Road. Mr. Larry Britt of Precision Engineering and Mr. Curtis Gwin, developer, presented the site plan to the commission which consisted of five buildings with ten units per building. Mr Gwin explained that they addressed the concerns that the commission members brought out at the last meeting. The parking was reduced to 88 spaces on site and 18 spaces underground, also the buildings were moved away from the creek. Mr. Gwin explained that building number 1 could not be positioned to face the street because of its size. There were still some concerns from commission members that the project appeared more like an apartment complex than a neighborhood. Chairman Barnes had concerns regarding stormwater drainage. Mr Britt stated that he did not believe that the drainage would be a problem. At this time, Mary Queyja, a resident of Washington Avenue, came forward to express her concerns regarding erosion, traffic safety and drainage. Others from the neighborhood also had concerns with traffic safety and with such a project being constructed in a single-family neighborhood. After much discussion, motion was made by Commissioner Buchanan to approve the site plan. The motion died lack of a second. Motion was then made by Commissioner Horton, seconded

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by Commissioner DeVoe to deny site plan approval. All members present voting, the vote was as follows:

Commissioner Woodward voted aye
 Commissioner Buchanan voted nay
 Commissioner Baird voted aye
 Chairman Barnes voted aye
 Commissioner Horton voted aye
 Commissioner DeVoe voted aye

The motion was approved with five voting aye and one voting nay.

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There came on for discussion case number 748 - Preapplication subdivision plat review for proposed Goose Creek, Phase III, on Anderson Road. Mr. Ryland Sneed of Precision Engineering presented the plat before the commission which consisted of 13 lots. There were concerns expressed regarding drainage. Mr. Sneed explained that the plan is to have the water run off into a ditch on the south side of the property. Chairman Barnes expressed that he would like to see other phases included in the preapplication so that they could get a better idea of where the drainage is going. Mr. Sneed stated that he would meet with David Bennett and discuss some alternatives to be brought before the commission in 30 days.

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There came on for discussion case number 749 - Preapplication subdivision plat review for proposed Park Place Professional Office Community subdivision south of Northwest Community College and east of Jeff Davis Road. Mr. Mike Faulkner, engineer, explained that lots 2 through 9 are in the floodway, which means that prior approval must be made by Ben Smith before construction may begin. Chairman Barnes expressed that he has reservations about approving this project when the first phase on South Lamar has not yet been developed and does not look very impressive. After much discussion, motion was made by Commissioner DeVoe, seconded by Commissioner Buchanan to approve the plat. All members present voting, the vote was as follows:

Commissioner Woodward voted aye
 Commissioner Buchanan voted aye
 Commissioner Baird abstained
 Chairman Barnes voted nay
 Commissioner Horton voted nay
 Commissioner DeVoe voted aye

The motion carried with three voting aye, two voting nay and one abstention.

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At this time, Chairman Barnes requested that Cathy Laswell, Secretary, read the following letter:

Regarding item #14: "Residents of Madison Avenue to present petition to commission":

We are still collecting signatures for our petition. At this time we also expected the developer of the proposed condominium project in the Madison-Jefferson neighborhood to have submitted a building permit, elements of which we may have to discuss before the Planning Commission. We would like to: (1) ask to be on the agenda for the next Planning Commission meeting June 14, and (2) remind the Planning and Zoning office of our previous request and their agreement to notify Susan Ditto or Bill Duke as soon as a building permit is applied for; before its approval and not after.

Signed by Lisa Howorth for Madison-Jefferson residents.

* * *

Chairman Barnes asked that a public hearing notice be sent for the next meeting for consideration of number of units for site plan review and also for consideration of the 20/20 plan.

At this time, the commission decided unanimously that the August meeting be held on August 16, 1999.

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At this time, Chairman Barnes asked that notices be sent to several area businesses that are not in compliance with the sign ordinance. Ben Smith stated that he would investigate and send the notices.

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There being no further business to come before the commission, the meeting was adjourned at 9:30 p.m.



SECRETARY

MINUTE BOOK No. 2, OXFORD PLANNING COMMISSION

DEMENT—MERIDIAN 57-2275

MINUTE BOOK No. 2, OXFORD PLANNING COMMISSION

DEMENT-MERIDIAN 57-2275 1999 June 14, Oxford Planning Commission meeting minutes, June 14, 1999, at 5:00 p.m., in the City Hall courtroom with the following members present:

- Richard Barnes, Chairman
- Vada Baird
- Donna Buchanan
- Tom Horton
- W. P. Woodward
- Bill Lawhead

- Tom Sharpe, Alderman Advisor
- Ed Perry, City Attorney
- David Bennett, Public Works Director
- Bart Robinson, Assistant Engineer
- Vick Smith, Building Inspector
- Randy Barber, Code Enforcement Officer
- Vicki Bishop, Secretary

* * *

After the meeting was called to order, the following business was transacted:

Chairman Barnes asked for consideration of an executive session to be added to the end of the agenda. He also asked that due to the cancellation of item number 3, item number 10 be heard in its place and item numbers 8 and 9 be moved to the end of the agenda.

The minutes of the May 10, 1999 meeting were approved without correction.

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At this time Commissioner Buchanan entered the meeting.

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There came on for discussion case number 753 - Preliminary subdivision plat review for proposed Park Place Professional Office Community, Phase III, located between South Lamar and Highway 7 South. Mr. Mike Faulkner, engineer explained that he has turned in all items requested by city code and they have been reviewed by the city's professional staff. The concerns they had have been addressed and corrected. Commissioner Horton expressed concerns regarding the amount of excavation so close to a residential neighborhood. Chairman Barnes noted the vast improvements on Phase I and asked if there was any possibility of doing less grading without leaving naked ground for any length of time. Mr. Faulkner explained that they have included in the specifications an additional clause that any space that has been graded and left in a standing state for more than thirty days will have to have a permanent vegetative cover established at that time, even though there may be more grading at a later date. Motion was made by Commissioner Lawhead, seconded by Commissioner Baird to approve the plat. All members present voting, the vote was as follows:

- Commissioner Barnes voted aye
- Commissioner Woodward voted aye
- Commissioner Buchanan voted aye
- Commissioner Baird voted aye
- Commissioner Lawhead voted aye
- Commissioner Horton voted nay

The motion was approved with five voting aye, and one voting nay.

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There came on for discussion case number 744 - St. Paul CME church application for special exception to construct a church in the Agricultural zone at 315 Pegues Road. Mr. S. T. Gibson presented the case to the commission. Chairman Barnes suggested reducing the number of parking spaces in order to provide more green space. Mr. Gibson stated they would need around 25 parking spaces. Motion was made by Commissioner Woodward, seconded by Commissioner Horton, to approve the special exception with the stipulations of a minimum of 25 parking spaces. All members present voting aye, motion carried.

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There came on for discussion case number 748 - Preapplication subdivision plat review for proposed Goose Creek, Phase III, located on Anderson Road, continued from previous meeting. Mr. Ryland Sneed of Precision

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Ryland Sneed of Precision Engineering presented a revised plat along with an aerial photograph with topo and proposed subdivision lot overlay to show a better idea of where drainage is going. He explained the drainage through the subdivision and how the water run off will be diverted into a natural drainage ditch on the south side of the property. Chairman Barnes had questions about thru traffic at the east and south end of the development for road connection should adjoining property owners develop their property. Motion was made by Commissioner Buchanan, seconded by Commissioner Horton to approve the preapplication subdivision plat. All members present voting, the vote was as follows:

Commissioner Woodward voted aye
 Commissioner Buchanan voted aye
 Commissioner Baird voted aye
 Commissioner Lawhead voted aye
 Commissioner Horton voted aye
 Chairman Barnes voted nay

The motion was approved with five voting aye, and one voting nay.

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There were no residents of Madison Avenue/Jefferson Street area present to appear before the commission.

* * *

There came on for discussion case number 750 - Andy and Susan Howorth application for variance to front yard setback requirements of the RB zone at 811 Lincoln Avenue. Mr. Andy Howorth requests that the front yard setback be changed from 30 feet to 20 feet to construct a porch addition. Motion was made by Commissioner Horton, seconded by Commissioner Lawhead to approve the variance. All members present voting aye, motion carried.

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There came on for discussion for case number 754 - Site plan review for proposed 50 unit condominium development at 200 Washington Avenue. Mr. Bill Sloan, attorney representing Mr. Curtis Gwin, developer, explained that he would like to consolidate case number 754 and case number 755 because they are the same property, but different site plans. Chairman Barnes explained that the first order of business would be to determine whether the first site plan will be reconsidered since it has previously been voted on. The by-laws states that the commission will not reconsider a matter once it has been voted on for six months. Ed Perry, City Attorney explained that if the commission could determine a substantial difference in the site plan, they could reconsider the case. Mr. Sloan explains that there is a significant change in the parking plans. After much discussion, motion was made by Commissioner Woodward to waive the by-laws having found a substantial difference in the site plan. The motion died for lack of a second. Motion was then made by Commissioner Baird, seconded by Commissioner Horton, that there is not a substantial change in the site plan, that it is

in the same form. All members present voting, the vote was as follows:

Commissioner Barnes voted aye
 Commissioner Baird vote aye
 Commissioner Lawhead abstained
 Commissioner Buchanan vote aye
 Commissioner Woodward voted nay
 Commissioner Horton voted aye

The motion carried with three voting aye, two voting nay and one abstention.

* * *

There came on for discussion case number 755 - Site plan review for proposed 34 unit townhome condominium development at 200 Washington Avenue. Mr. Bill Sloan attorney representing Mr. Curtis Gwin, developer presented the commission with a packet of documents. He feels that there has been a misunderstanding of the zoning law and would like to review this with them so they will be fairly informed. After much review of the law by Mr. Sloan, Chairman Barnes stated that Mr. Sloan needs to limit himself to the discussion of the site plan, stating that the commission members were experienced and did not need a review of the zoning law. Mr. Sloan then

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continued with letters that he wrote to every city department asking for their review of site plans to ensure full compliance with city requirements and there were no objections from any department to the site plans. Mr. Sloan continued with an affidavit from Joseph A. Lusteck, an expert in the field of planners and developers and the courts of the State of Mississippi. He sees no apparent reason for disapproval of the site plans. After much discussion, it was decided that there is a substantial difference in this site plan, motion was made by Commissioner Horton, seconded by Commissioner Baird to consider the site plan. All members present voting, the vote was as follows:

Commissioner Woodward voting aye.
 Commissioner Buchanan voting aye
 Commissioner Baird voting aye
 Commissioner Barnes voting aye
 Commissioner Lawhead abstained
 Commissioner Horton aye.

The motion was approved with five voting aye and one abstention.

At this time David Bennett stated that he has discussed the drainage concerns with Elliott & Britt Engineering and they have made considerable efforts to correct any drainage problems there might have been. Commissioner Baird expressed her concerns with the amount of rip-rap shown. Mr. Larry Britt explained that the inlet setup was sized to the pipe so there would be slower velocity to carry the water and on the last run of pipe they use perforated pipe in a gravel or limestone bed so that water dispatates at a slower rate out in the stream that is located on the developer's property. This area will be sodded, but there may be some rip-rap used. Charles Eagles, a resident from the neighborhood came forward and stated that he would prefer this development be a subdivision with a city street that would be a dead end, so it would be compatible with the surrounding neighborhood. Others from the neighborhood came forward to express their concerns with increased traffic, sidewalks and drainage control measures. Chairman Barnes suggested scheduling a work session with the developer and the residents to work out the concerns of this project. Mr. Sloan stated that they were seeking approval and they are not interested in any discussions regarding this project. Motion was made by Commissioner Buchanan, seconded by Commissioner Woodward to approve the site plan. All members present voting, the vote was as follows:

Commissioner Woodward voting aye
 Commissioner Buchanan voting aye
 Commissioner Baird voting nay
 Commissioner Barnes voting nay
 Commissioner Lawhead voting nay
 Commissioner Horton voting nay

The application was denied with four voting nay and two voting aye.

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There came on for discussion case number 756 - Preapplication subdivision plat review for proposed subdivision on Anderson road to be developed by Tim Byrd. Mr. Ryland Sneed of Precision Engineering presented the plat before the commission which consists of 31 townhouses. He explained that this piece of property is located outside the city limits and Mr. Byrd has previously obtained permission to receive city water and sewer. He explains that Mr. Byrd would like to set aside an area on the southeast corner to be used as a privately owned common area. Commissioner Woodward questioned parking for the 2 units in the northwest corner facing Anderson Road. Mr. Sneed explained that these units would come off of Anderson Road and these lots are bigger because they each have a side yard setback, having enough room for a turn around so as not to have to back out onto Anderson Road. Chairman Barnes asked if there were any possibility of changing the other 2 end units so they will also face Anderson Road. Chairman Barnes and other members of the commission questioned some breaking in the units on the east and south side to make it look more like the surrounding neighborhood and to add more green space. Chairman Barnes also mentioned underground utilities, sidewalks and the possibility of changing the parking appearance. After much discussion Chairman Barnes suggested a continuation for thirty days. Mr. Sneed stated that he thought the developer would be agreeable to these changes and asked to come back in thirty days for preliminary plat review.

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DEMENT--MERIDIAN 57-2275

There came on for discussion public hearing for case number 751 - Proposed amendment to zoning ordinance related to the number of units required for site plan review. After much discussion, motion was made by Commissioner Buchanan, seconded by Commissioner Baird to recommend to the Mayor and Board of Aldermen amendment to Section 445.01, on page 1228 of the City of Oxford Zoning Ordinance to change the number of units from eight (8) to three (3). All members present voting aye, motion carried.

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There came on for discussion public hearing for case number 752 - Proposed amendment to zoning ordinance related to the "Oxford Principles", proposed by Georgia Tech. After much discussion motion was made by Commissioner Lawhead, seconded by Commissioner Horton to recommend to the Mayor and Board of Aldermen amendment to Section 110.01 on page 1196 of the City of Oxford Zoning Ordinance, to add to the end of item seven, that the preceding terms will be addressed with regard to the following adopted principles. All members present voting aye, motion carried.

* * *

At this time Chairman Barnes asked to postpone the sign ordinance discussion until the July meeting without adding any new business, only what was continued from this meeting. Mr. Tom Sharpe suggested having a special meeting to discuss the sign ordinance. It was decided to recess until June 21, 1999 at 5:00 p.m.

* * *

There came on for discussion, consideration of an executive session. Motion was made by Commissioner Horton, seconded by commissioner Baird to modify the agenda for an executive session. All members present voting aye, motion carried.

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There being no further business to come before the commission, the meeting was recessed until June 21, 1999.



 SECRETARY

PLANNING COMMISSION
 RECESS MEETING

June 21, 1999

Be it remembered that the Oxford Planning Commission did meet on June 21, 1999, at 5:00 p.m., in the City Hall courtroom with the following persons present:

- Richard Barnes, Chairman
- Vada Baird
- Donna Buchanan
- Richard DeVoe
- Tom Horton
- W. P. Woodward
- Bill Lawhead

- Ed Perry
- Tom Sharpe

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After the meeting was called to order the following business was transacted:

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At this time the commission entered into an executive session.

* * *

There came on for discussion review of sign regulations, continued from previous meeting. After much discussion the final draft was drawn up and will be continued to the next regular meeting in July.

* * *

There being no further business to come before the commission, the meeting adjourned.

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DEMENT-MERIDIAN 57-2275

PLANNING COMMISSION

July 12, 1999

Be it remembered that the Oxford Planning Commission did meet on July 12, 1999 at 5:00 p.m., in the City Hall courtroom with the following members present:

Richard Devoe, Chairman
 W. P. Woodward
 Donna Buchanan
 Vada Baird
 Bill Lawhead
 Richard Barnes
 Tom Horton

David Bennett, Public Works Director
 Bart Robinson, Assistant Engineer
 Vick Smith, Building Inspector
 Randy Barber, Code Enforcement Officer
 Vicki Bishop, Secretary

* * *

After the meeting was called to order, the following business was transacted:

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The minutes of the June 14, 1999 and June 21, 1999 meetings were approved without correction.

* * *

At this time Chairman Devoe stated that he would like to add to the agenda to elect a vice-chairman and Commissioner Barnes stated that he would like to add to the agenda discussion of the by-law amendment on quorums. Motion was made by Commissioner Barnes, seconded by Commissioner Baird to add these items to the agenda. All members present voting aye, motion, carried.

* * *

At this time Bob Cornelius came before the commission requesting a work session concerning a proposed subdivision on Hwy 7 South, located outside the city limits. Chairman Devoe appointed Commissioner Baird, Commissioner Woodward and Commissioner Buchanan to a sub-committee regarding this matter.

Commissioner Buchanan entered the meeting at 5:10 p.m.

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At this time Jay Hughes came before the commission requesting a work session concerning a facility on North Lamar in the Central Business District. Chairman Devoe appointed Commissioner Barnes and Commissioner Lawhead to a sub-committee regarding this matter.

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There came on for discussion public hearing for case number 757 - River Bend, Inc. application for special exception to convert a commercial/residential building at 102 Mall Drive into apartments. Commissioner Horton stated that this has been turned down twice at previous meetings. Commissioner Barnes explained that the case was disapproved because there was no one present for the meeting and the by-laws require it to be held for six months before it can be heard again. Motion was made by Commissioner Barnes, seconded by Commissioner Buchanan that the required six month wait be evoked from the date of the May meeting. All members present voting aye, the motion carried.

* * *

There came on for discussion final subdivision plat approval for Shiloh Place, Phase II. Mr. Ryland Sneed of Precision Engineering explained that the sewer has been installed, most of the drainage and dirt work have been completed and a letter of credit is in place. David Bennett stated that there has been a correction on Lot 79, and this lot will be used as a permanent detention basin. Chairman Barnes stated that he was opposed to the project because of his concerns regarding public safety of having several lots with the same driveway. Commissioner Buchanan asked if it were possible to alter these lots. Mr. Sneed reminded the

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board that this project has been previously approved with the same lot layout and the developers have done their financial study based on what has been approved. Mr. Carl Easley, developer, explained that it would be difficult at this time to make any changes since all the engineering and financial planning have been completed. Commissioner Lawhead questioned the drainage problems that have occurred in Phase I. Mr. Sneed explained that it is constantly being worked on, with keeping the detention basin cleaned out and they are grassing and sodding as they finish grading. He explained that the detention basin has been enlarged and has slowed down the run-off. Commissioner Horton stated that he was opposed to this project due to the increased traffic in this area. Commissioner Barnes expressed his concerns regarding increased traffic and the drainage problems that have occurred. Mr. Easley explained that he is taking measures to take care of flood control to eliminate future erosion problems. He explained that he wanted to tie this project up so he can walk away from it with the water going where it is suppose to go and no erosion problems so as not to damage adjoining property owners. Mr. Bob King stated that he is here to protect the interest of his family's property that adjoins this project and there have been erosion problems from the beginning. He confirmed that the developers have been grassing and sodding and they have enlarged the detention basin. He explains that although he has concerns with the erosion problem, he is also concerned about leaving this project where it is right now, because if it is stopped there will be ongoing problems with his family's property in the future. Commissioner Buchanan questioned planting trees in some of the common areas. Mr. Gary Coleman, builder, stated that they have planted several BradfordPear trees and as they go along will plant more trees as well as grassing and sodding. Motion was made by Commissioner Buchanan, seconded by Commissioner Woodward to approve the plat upon receiving a letter of credit. All members present voting, the vote was as follows:

Commissioner Barnes voted nay
 Commissioner Horton voted nay
 Commissioner Lawhead voted aye
 Commissioner Devor voted aye
 Commissioner Baird abstained
 Commissioner Buchanan voted aye
 Commissioner Woodward voted aye

The motion was approved with four voting aye, two voting nay and one abstention.

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There came on for discussion preliminary subdivision plat review for proposed GooseCreek Subdivision, Phase III, located on Anderson Road. Mr. Ryland Sneed of Precision Engineering stated that the lot layout remains the same and they have completed the water, sewer and drainage as required. Commissioner Barnes asked about preservable trees. Mr. Sneed explained that there are some preservable trees. Motion was made by Commissioner Horton, seconded by Commissioner Barnes to approve the plat. All members present voting aye, motion carried.

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There came on for discussion of the sign ordinance, Chairman Devoe asked to postpone the sign ordinance discussion to the next regular scheduled meeting.

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There came on for discussion election of a vice-chairman. Chairman Devoe asked for nominations. Motion was made by Commissioner Barnes, seconded by Chairman Devoe that Commissioner Lawhead continue as vice-chairman. All members present voting aye, motion carried.

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There came on for discussion amendment to the Oxford Planning Commission By-Laws, Article III, Section 5, pertaining to quorums. Motion was made by Commissioner Buchanan, seconded by Commissioner Devoe to amend this section. All members present voting aye, motion carried.

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At this time Commissioner Barnes asked Randy Barber if he had any response from the Exxon business regarding their sign violation and added a few more businesses to check that are also in violation of the sign ordinance.

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There being no further business to come before the commission, the meeting adjourned at 6:30 p.m.



SECRETARY

MINUTE BOOK No. 2, OXFORD PLANNING COMMISSION

DEMONT-MERIDIAN 57-2275

PLANNING COMMISSION

August 16, 1999

Be it remembered that the Oxford Planning Commission did meet on August 16, 1999, at 5:00 p.m., in the City Hall courtroom with the following members present:

- Richard Devoe, Chairman
- W.P. Woodward
- Donna Buchanan
- Vada Baird
- Bill Lawhead
- Richard Barnes
- Tom Horton

- David Bennett, Public Works Director
- Bart Robinson, Assistant Engineer
- Ed Perry, City Attorney
- Vick Smith, Building Inspector
- Vicki Bishop, Secretary

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After the meeting was called to order, the following business was transacted:

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The minutes of the July 12, 1999 meeting was approved without correction.

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There came on for discussion public hearing for case number 758 - Mary Bell Moore application for variance to the front yard setback requirement of the RC zone at 708 Tyler Avenue. Mr. Richard Sosebee, contractor, requests that the frontyard setback be changed from 30 feet to 25 feet to construct a porch addition. Motion was made by Commissioner Woodward, seconded by Commissioner Horton to approve the variance. All members present voting aye, motion carried.

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There came on for discussion public hearing for case number 759 - Laurie Campbell application for special exception to construct apartments within the General Commercial zone at 1500 University Avenue. Chairman Devoe stated that Ms. Campbell had requested to defer this to the next meeting. Ed Perry stated that no plans have been submitted and he would like the board to request that plans be submitted prior to the next meeting for review.

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There came on for discussion public hearing for case number 760 - Lynch Oil Company application for variance to front yard setback requirement of the General Commercial zone at 1722 University Avenue. Mr. Ryland Sneed of Precision Engineering submitted a copy of letters from adjoining property owners, stating that they have no objections to the variance. Mr. Sneed explained that there is a recorded easement to the City of Oxford Electric Department along this line and there is also a five to six foot high dirt berm along the east property line that is covered with trees and a privet hedge that will not be disturbed, that buffers this building from the residential property. He stated that this building would be a 135' by 60' single story building to be used as a warehouse. Motion was made by Commissioner Horton, seconded by Commissioner Baird to approve the variance. All Members present voting aye, motion carried.

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There came on for discussion public hearing for case number 761 - Oxford Hotel Partners (Downtown Inn) application for variance to Section 300.10 (F)(1) of the zoning ordinance pertaining to removal of a nonconforming sign at 400 North Lamar Boulevard. Mr. Andy Howorth, attorney, explained that this sign has been at this location since the middle 60's when the building became a Holiday Inn franchise. He stated that there has been no change in ownership, only a non-voluntary change in name. He explained that the sign is a freestanding sign that is built into the structure at the base and is only three feet from the wall at the top and

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could be argued that it is a wall-mounted sign, which would be in compliance with the existing ordinance for wall-mounted signs. The sign is not taller than the overall height of the building and they are asking that the existing structure of the sign be retained so that the new name can be demonstrated on the existing face of the sign within the existing framework. Commissioner Barnes asked if it were possible to drop the sign structure down closer to the reader board and asked if brick could be used around the sign to make it look more a part of the wall. Mr. Mike McRobert, president of Sun-Way Hotel Group, stated that he was interested in working with the board in any way to develop a plan so that they can stay within the existing structure, because it would be very costly to replace the whole sign. Commissioner Barnes proposed to continue this for thirty days to see if they could develop a plan to enhance the sign. Chairman Devoe appointed Commissioner Woodward to work with this group.

Donna Buchanan entered the meeting at 5:25.

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There came on for discussion final subdivision plat approval for Southoaks subdivision, First Addition Phase I, II, and III. Mr. Ryland Sneed, with Precision Engineering, stated that there is a bond in place for this development and would like to seek final plat approval. Mr. David Bennett explained that this is mainly a formality because the city has already accepted maintenance of the water and sewer for Phase I and II and construction has begun on Phase III and he confirmed that a bond is in place. Commissioner Barnes stated that he would like the developer to leave an opening on the west side of Peyton Circle on the back side of this property so the adjoining property owners would have access for future development to connect the two neighborhoods together, as proposed by the Vision 2020 plan. Mr. Sneed stated that he would discuss this with the developer before the next phase begins. Motion was made by Commissioner Buchanan, seconded by Commissioner Woodward to approve the Plat. All members, present voting aye, motion carried.

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There came on for discussion final plat approval for Professional Office Park, Phase I & II, Mr. Mike Faulkner with Dean-McRae Engineering on behalf of Kenny Coleman, developer, stated that they are seeking final plat approval. Mr. David Bennett stated that he has inspected all the water and sewer and everything has been done according to the city's specifications. Motion was made by Chairman Devoe, seconded by Commissioner Buchanan to approve the plat. All members present voting, the vote was as follows:

Commissioner Barnes voted aye
 Commissioner Horton abstained
 Commissioner Buchanan voted aye
 Chairman Devoe voted aye
 Commissioner Woodward voted aye
 Commissioner Baird voted aye

The motion was approved with five voting aye and one abstention.

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There came on for discussion preliminary site plan approval for development project on North Lamar Boulevard, located within the Central Business zone. Mr. G.G. Ferguson of Stone Architect stated that the name of the project is James Row Condominiums and he explained the project highlights of this proposed development in detail. Mr. Jay Hughes, attorney, stated that they had the benefit of a working committee that was appointed at the last meeting and there have been a significant number of changes as a result of the working session. Mr. Ferguson presented the board with the proposed site plan and explained it in detail. Chairman Barnes expressed his concerns regarding the very long and flat front of the building and would like to have architectural detail at the top of the buildings. Mr. Hughes explained that this is still at a preliminary stage and they are willing to make changes and they also want to do what they can to satisfy and compliment the Central Business zone. Chairman Barnes stated that developers have addressed the concerns that they discussed at the working session. Mr. David Bennett questioned the drawing showing diagonal parking in front of the building being on the city's right-of-way. Mr. Horton expressed his concerns with the underground parking being inside and having to go outside to get into the unit and also with the balconies running along the units, being noisy which also reduces privacy. Commissioner Buchanan asked if the parking, as well as the number of units were agreeable as discussed in the working session? Commissioner Barnes stated that the parking is agreeable and is a substantial investment from the developers part, with having the parking underground and not being a burden to the central business district parking and he will comment later on the number of units. Commissioner Baird asked if a parent were to buy one of these units

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for their child while they are in college, would this change the complexion of what the developers are doing, given the fact that students do tend to party. Mr. Hughes stated that there will be strong covenants as well as a homeowners association and he does not foresee this as being a problem. Chairman Barnes stated that at the working session they encouraged the developers to have retail in the ground floor and residential units above and did not suggest that the unit on the corner of Lamar and Jefferson be a residential unit. Mr. Hughes stated that the developers would be willing to convert this unit into retail and address the other concerns as well. Other concerns expressed by the commissioners were selling these units to outsiders who would only be using these as a weekend home and also they would like to see some type of grocery store on the ground floor.

Commissioner Lawhead entered the meeting at 6:15.

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There came on for discussion amended site plan approval for The Kroger Company, located on East University Avenue. Mr. Charles Carter of JDN Development Company explained that they were selected by Kroger to develop this property based on their experience and understanding of Oxford in the market place. He stated that the task was to create a marketplace environment through adding some additional retailers and creating a retail environment that they thought would succeed in Oxford. He stated that after many meetings with the board and discussing some of the changes along with gathering their input, they are now submitting a final site plan addressing these changes. He explained that they elected to create a strip center environment and utilize some of the additional land located on the property and the center will also include freestanding businesses on the parcels near the street. He stated that they added a second pedestrian walkway and they have moved the gas pumps from the parking lot to an out parcel. He stated that they took the landscape plan that the city approved and added additional landscaping and trees. He stated that they feel they will be able to lease this center if it is built in the fashion that it is now designed. They feel the need for standard pylon signs for the freestanding businesses and described the pylon signs as being an elevated sign off the ground. Commissioner Lawhead stated that a year ago the board approved a site plan that did not have gas pumps and questions why it is now essential and also is concerned with the lighting of the pumps. Mr. Carter explained that Kroger recently started a campaign to add fuel as part of their broad range of services and each of their stores must have fuel owned and operated by Kroger and he also explained that the lighting design will be recessed, the bulbs being a candle power of 5, will be no brighter than the lights used in the parking lots. Commissioner Barnes stated that in one of the working sessions it was discussed that the canopy should have the same architectural detail as in keeping with the rest of the shopping center and asked if there could be some type of decorative trim instead of a square metal canopy. Mr. Corban, engineer of The Kroger Company, stated that they would brick the poles up to the canopy and asked if it were possible to have decorative trim on the front and sides of the canopy, but on the rear side, facing the shopping center, still have metal so they can mount the Kroger logo. Commissioner Barnes stated that since the shopping center design has been amended that the board is not bound to go along with the sign that was previously approved. After much discussion regarding the concerns of the signs, motion was made by Commissioner Barnes, seconded by Commissioner Buchanan, with the understanding that there will be 4 signs: one being the shopping center entrance sign with the exhibits attached indicating what it is, the sign to the west will be 6 feet high, the middle sign will be 10 feet high, and the sign to the east will be 15 feet and if at all possible they are to be built with pylon or monument style bases that the face of the sign will be no greater than 40 square feet as the sign ordinance requires and the shopping center gas station will have a decorative trim on the front and sides of the canopy and the rear of the canopy will remain metal. All members present voting aye, the motion carried.

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At this time Chairman Devoe asked to table the sign ordinance and the Shopping Center Regulations. He stated that he feels the sign ordinance should be postponed until the Georgia Tech study has been completed. Mr. David Bennett suggested holding a special meeting for discussion of these ordinances only. Other members of the commission stated that a lot of work had already gone into this and they feel that it is a mistake to wait on Georgia Tech. They are ready to debate this among themselves and with the public and bring this to a closure. Aldermen Antonow stated that professional services are in the budget that can be used to hire a consultant. Chairman Devoe will find a consultant and report back to the commission at the next meeting. Chairman Devoe appointed Commissioner Baird and Commissioner Lawhead to a working committee on the Shopping Center Regulations.

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There being no further business to come before the commission, the meeting adjourned at 8:20 p.m.



Secretary

MINUTE BOOK No. 2, OXFORD PLANNING COMMISSION

DEMENT—MERIDIAN 57-2275

PLANNING COMMISSION

September 13, 1999

Be it remembered that the Oxford Planning Commission did meet on September 13, 1999, at 5:00 p.m., in the City Hall courtroom with the following members present:

Richard Devoe, Chairman
 W.P. Woodward
 Donna Buchanan
 Vada Baird
 Bill Lawhead
 Richard Barnes
 Tom Horton

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After the meeting was called to order, the following business was transacted:

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There came the matter of approval of the minutes of the August 16, 1999 meeting. A motion was made to accept the minutes.

Motion made by:	Richard Barnes
Motion seconded by:	W.P. Woodward
Commissioners voting aye:	Richard Devoe Donna Buchanan Vada Baird Bill Lawhead Tom Horton

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There came for consideration public hearing for case number 761 – Continuation from August 16, 1999 meeting - Mike McRobert for Oxford Hotel Partners (Downtown Inn) application for variance to Section 300.10 (F)(1) of the zoning ordinance pertaining to removal of a nonconforming sign at 400 North Lamar Boulevard. Commissioner Woodward reported that there was no problem with the sign where it is and as is, except to blend the painting and the letters of the sign to match the appearance of surrounding signs. Mr. McRobert stated that they would change out the face color of the sign. The Commission reminded Mr. McRobert that a sign permit must be obtained before work can be done.

Motion made by:	W.P. Woodward
Motion seconded by:	Richard Devoe
Commissioners voting aye:	Vada Baird Donna Buchanan
Commissioners voting nay:	Tom Horton Richard Barnes Bill Lawhead

The motion was APPROVED by a 4 to 3 vote.

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There came for consideration public hearing case #762 – Continuation from August 16, 1999 meeting – C & N Properties, preliminary site plan approval for proposed James Row Condominiums located at 423 North Lamar Boulevard. No representative was present. The case will be continued to the next meeting agenda, pending information supplied by C & N Properties.

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MINUTE BOOK No. 2, OXFORD PLANNING COMMISSION

DEMENT—MERIDIAN 57-2275

There came for consideration public hearing case # 763 – Pre-application plat review for proposed subdivision on Highway 7 South, located outside the city limits, to be developed by Paragon Development – Mr. Bob Cornelius, on behalf of Mr. Joe Broome, Paragon Development. The reason for consideration from the commission is to be able to use city water and sewer for the subdivision. A basic inventory of properties would be between 125-150 homes on about 30 acres of land. The subdivision (The Villages of Oxford) fits all the city requirements for establishing subdivision, even though it is in the county. The general design will be that the houses will be from 1,200 to 2,400 square foot, close to the front street with no curb cuts, alleys in the rear, all utilities underground, and 4 rear parking spaces per house. The access design into the property is a boulevard street, 2 lanes going in and 2 lanes going out, with turn arounds at the rear of the site. There would be only one total entrance in and out of this property off of Highway 7. The commission was concerned with future development of the property, the appearance of the houses from the view of Highway 7, and there only being one entrance and exit into the property. Mr. Broome explains that they are in the process of discussing safety concerns along Highway 7 with Mississippi Department of Transportation. In reference to water run off drainage, it is expected that the water that falls on the lot leave the lot in the same volume and velocity. There was no official vote from the commission on this pre-application, pending more information from the developer and engineer.

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There came for consideration public hearing case # 764 – Preliminary site plan review for proposed Autumn Ridge Condominiums, located on Frontage Road, to be developed by Ronnie Leggitt. A basic inventory of the property would be 61 condominium units, with the total property size being 5.12 acres in a RC zone. There are two different exterior house designs; all will be 2 story and 2 bedroom, with patio and deck area for each unit. The developer has also proposed having some common areas, for picnic tables and etc, for the owners. The commissions' concerns regarding this development were to recreate the streets to maintain proper drainage and green space, enforcing a covenant to keep the structures single-family dwellings, if possible reduce the number of units and parking, and the increase in congestion on Old Taylor Road. Mr. Leggitt states that the proposed development does meet the required amount of percentage of lot coverage, but he does not know the percentage that will be designated to green space. There was no official vote from the commission on this pre-application site plan. Commissioner Barnes moved to continue this case for 30 days to obtain further information and for Mr. Leggitt to have a meeting with the professional staff. All members present voting aye, motion carried.

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At this time, Commissioner Baird brings forth the matter of the text addition for the Shopping Center regulations. The text addition defines additional limits that the Commissioners Baird and Lawhead believe are needed in regards to Shopping Center developments for both the City and the Developers. Commissioner Horton inquired about the sign ordinance, they are trying to obtain a consultant to review and give advice on the ordinance.

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There being no further business to come before the commission, the meeting adjourned at 7:30 p.m.


Secretary

MINUTE BOOK No. 2, OXFORD PLANNING COMMISSION

DEMENT—MERIDIAN 57-2275

PLANNING COMMISSION

October 11, 1999

Be it remembered that the Oxford Planning Commission did meet on October 11, 1999, at 5:00 p.m., in the City Hall courtroom with the following members present:

Richard DeVoe, Chairman
W.P. Woodward
Donna Buchanan
Vada Baird
Bill Lawhead
Tom Horton
Richard Barnes

George Rummel, Director of Planning and Development
David Bennett, Public Works Director
Bart Robinson, Assistant Engineer
Vick Smith, Building Inspector
Vicki Bishop, Secretary
Dee Ursic, Secretary

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After the meeting was called to order, the following business was transacted:

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The minutes of the September 13, 1999 meeting were approved, as suggested were for changes to the text for the Shopping Center regulations, to read as follows: The text addition defines additional limits that Commissioners Baird and Lawhead believe are needed in regards to Shopping Center developments for both the City and the Developers.

Motion made by: Commissioner Baird, seconded by Commissioner Barnes. All members present voting aye, motion carried.

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PLANNER'S REPORT

There came the matter of the Planner's Report. George Rummel addressed the article that was mailed to the commissioners, from the Geography of Nowhere and also the comments on PUD's. Mr. Rummel stated that he will be sending these types of information when he feels that they are germane and will be giving the commissioners as much information as possible to help in making their decisions. Mr. Rummel also informed the commissioners that the American Planning Association of the Mississippi chapter would be having a workshop on November 5, 1999 for Planning Commission members in Jackson. The workshop will be held at 9:00 a.m. at the Hilton Inn with a registration fee of \$ 25.00.

Next, Mr. Rummel stated that he had looked over the sign, shopping center, and the proposed landscape ordinances. He felt that a few meetings between him and the various committee members of each ordinance would be effective for discussing and updating these proposed ordinances.

Mr. Rummel stated that some other things in the zoning ordinances needed to be addressed, one in particular, is looking into PUD's as a development and a design device. Mr. Rummel felt that by looking at PUD's in our open space, agriculture land that would be an innovative tool that would give the City additional review capabilities and the options to offer the developers. Another thing that Mr. Rummel has looked into is a Design Review Committee that is called for in the Oxford Plan. Discussion with Tulane and Mississippi State University resulted that projects could be sent to them and reviewed in a neutral context. Therefore, an unbiased approach could be given when looking at a project. Also, Mr. Rummel informed the Commission that he has been working on the Historic Preservation District inventory, with John Hopkins of Hopkins and Associates, and that the Historic Preservation Commission will be having a public hearing regarding the Historic District at the Lafayette County Library, October 14, 1999, at 6:00 p.m.

Mr. Rummel informed the commission that they should be thinking about the possibility of increasing the fees for permits both for building and changes such as variance, exceptions, and zoning.

MINUTE BOOK No. 2, OXFORD PLANNING COMMISSION

DEMENT—MERIDIAN 57-2275

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At this time, Mr. Rummel reported on old business from the September 13, 1999 meeting. The status of James Row Condominiums project is pending engineer reports on the underground parking. The developer requested that this item be carried into the November meeting.

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PUBLIC HEARINGS

There came for consideration public hearing case # 764 – Continuation from the September 13, 1999 meeting – Preliminary site plan review for the proposed Autumn Ridge Condominiums, located on Frontage Road, to be developed by Ronnie Leggitt. Mr. Rummel informed the commission that there are no additional changes. Chairman DeVoe recognized Mr. Leggitt for comments. Mr. Leggitt stated that it was his understanding that the information provided at the last meeting was the same information that was required and that the commission just needed more time to review the information presented. Commissioner Barnes stated that one issue that was not discussed at the last meeting was that the south end of the street, as proposed, runs very close to what has been proposed as the cut through from Mimosa Drive over to Bickerstaff Lane and eventually to Old Taylor Road as suggested in the Vision 20/20 plan. This construction would block connection between these roads. Mr. Rummel stated that Frontage Road is one of the short connector streets that is called for in the Vision 20/20 Plan, but in looking into this, the configuration and site plan will leave enough space inside the site and he does not think that it will change the intent to allow the roadway through as anticipated due to the width of Mimosa Drive ROW. Mr. Leggitt stated that where the commission is discussing extending the street there is a TVA and City of Oxford powerline easement. Chairman DeVoe asked for any other comments or suggestions. Commissioner Lawhead asks if there was a resolution about the south end of the street. Mr. Leggitt stated that he had not thought about the through street but it possibly could be reconfigured but to do so, would be difficult because of the TVA tower. If this were to happen, Mimosa Drive would have to be moved south of the TVA tower and would therefore miss most of his proposed project. Mr. Bennett stated that if the cul-de-sac could possibly be eliminated then he believed that the street could still be implemented and for the time being, the street would be a private drive. Commissioner Barnes made a motion to not approve the application with this number of units, due to the fact that he believes that it could not be configured safely with the number of parking spaces in the front yard setback. The motion died due to the lack of a second on the motion. Commissioner Buchanan then asked Mr. Leggitt if he could rework the number of units of the development to make it smaller. Mr. Leggitt answered no that it would not be financially feasible. Chairman DeVoe recognizes Mr. Tom Guest, realtor, who explained that previous projects have been developed with a number of units on a smaller tract of land, also there is a parcel that is owned by Cambridge Station next to Mr. Leggitt's proposed site that is undeveloped. Chairman DeVoe made the motion to accept the Autumn Ridge application, seconded by Commissioner Woodward.

Commissioners voting aye: Richard DeVoe
W.P. Woodward
Bill Lawhead
Donna Buchanan

Commissioners voting nay: Richard Barnes

Commissioners abstaining: Tom Horton
Vada Baird

The motion is APPROVED with a 4 to 1 vote.

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There came for consideration public hearing case # 765 – Van Robert and Sherry Young application for variance, at 604 Wildwood Lane, Section 420, 423, and 510 of the zoning ordinance pertaining to an 8 foot setback from 40 foot to 32 foot, to allow the construction of a front porch. Mr. Rummel informed the commission that the small amount of change to this structure would not effect the appearance of the existing structure from the street and he recommends that this variance be approved. Motion was made by Commissioner Woodward to approve the variance, seconded by Commissioner Barnes.

All members present voting AYE. Motion was APPROVED.

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DEMENT—MERIDIAN 57-2275

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There came for discussion public hearing case #766 – Dragana Mehmedic application for special exception to Section 120.18 and Section 420.02 in a RA district to operate a home occupation baking service at 2102 Harris Drive. Mr. Rummel explained to the commission that Ms. Mehmedic planned to deliver all of her products herself so that there would not be any added traffic to the neighborhood. Commissioner Barnes stated that he had spoken with the applicant and that she did not plan to have any trucks for delivering the products or bringing supplies to her home. Ms. Mehmedic supplied the commission with signatures of her neighbors, stating that they have no objections to her operating a baking service from her home. Motion was made by Commissioner Barnes to approve the application, seconded by Commissioner Buchanan.

All members present voting AYE. Motion was APPROVED.

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There came for discussion public hearing case #767 – Don & Emily Newcomb application for a variance to Section 510 of the zoning ordinance pertaining to a 4 foot setback on the rear and a 17 foot variance on the left side to accommodate a carport/storage room in a RB district at 1108 South Lamar. Mr. Corey Alger, architect, presented the commission with pictures of the existing house structure and a drawing of the proposed accessory structure in relation to the property lines and house. Mr. Alger also included a list of neighbors signatures, stating that by signing they had no objections to the Newcombs' building a carport/storage accessory building. Motion was made by Commissioner Barnes to approve the variance, seconded by Commissioner Lawhead.

All members present voting AYE. Motion was APPROVED.

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There came for discussion public hearing case #768 – Parlange Condominiums, located on Harris Drive, to be developed by Curtis Gwin. Mr. Larry Britt, of Elliott & Britt Engineering, presenting. The property would contain 52 units, with the total property size being 3.7 acres located in a RC zone. Mr. Britt provided the Commission with velocity numbers for run off for the proposed site. Commissioner Barnes expressed concerns regarding the drainage onto Harris Drive. Mr. Britt stated that with their calculations there would only be 2/10 % increase to the current run off. Commissioner Barnes asked Mr. Rummel about his request for the Professional Staff to be in attendance at the meeting for questions and if the department signature sheets meant that the project meets the minimum or maximum standards. Mr. Rummel informed Commissioner Barnes that he had spoken with the Mayor Lamar and she did not feel that the department heads needed to attend the meeting, due to the fact that a Site Plan Review Committee, consisting of each department head, had been established and each department head had reviewed the plans and signed off that it has met their requirements. Mr. Britt described in detail the process that the developer has planned to help compensate the drainage with a proposed 36" diameter perforated pipe with corrugated inner walls. This pipe will be installed in a granular infiltration bed. Chairman DeVoe recognizes Dr. Robert Guy, owner of Animal Center of Oxford and Mr. Kendall Davis, owner of Goosecreek Subdivision, adjacent to the proposed development. Dr. Guy and Mr. Davis were concerned about having to keep extra debris cleaned off of their property that the project might produce when it rained. Mr. Bennett explained that the original construction of Harris Drive was inefficient from the beginning because it was built without storm drains. The city has tried to help with the problem by filling the curbs up, lowering one side of the street, and constructing a concrete flume to try and catch as much water as possible. Commissioner Horton asked if the developer would be responsible for upholding the covenants, and that he would like to see stronger covenants and asked to what group would this development primarily be marketed toward. Mr. Gwin explained that the Condominium Association would be responsible for enforcing the covenants and that the covenants have been drawn to meet the requirements of Mississippi State law. Mr. Ben Smith, of Elliott & Britt Engineering, pointed out to the commission, that under the statute dealing with the Condominium form of ownership, that a local zoning ordinance must treat like structures alike. Regardless of whether they are owned as condominiums, so this commission should treat these structures as multi-family structures and he asked that all reference to who would occupy them not be asked. Mr. Gwin said that he would be marketing to graduate students, as well as to parents of students, and also for investors. Commissioner Baird asked if Mr. Gwin had considered having covered parking spaces with a lock off storage and also, if all of the units do not sell, would Mr. Gwin retain ownership? Mr. Gwin answered that to add covered parking and lock off storage would increase the price of the units and yes, he would retain ownership of the units that were not purchased. Commissioner Lawhead asks Mr. Rummel if the turn around would be large enough for emergency vehicles. Mr. Rummel replies that

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this question was addressed in the department head site plan review, and that the Fire Chief and Sanitation Superintendent seemed to think that there would be adequate space. Commissioner Barnes states that he would like to have more time to study the project and to work with Mr. Gwin on the Condominium Association Agreements, which would further restrict the use of the development, so that it would not become more rental units. Commissioner Baird asks the commission if they would like to offer Mr. Gwin a working session to work out the unresolved problems that the commission has with the development. Mr. Gwin did not feel that a working session was needed, since all the required information had been submitted to the commission. Commissioner Barnes made a motion to continue the project for 60 days, so that he would have more time to review the project and also to consult more with the professional staff regarding some of his concerns, seconded by Commissioner Horton.

Members voting aye: Commissioner Barnes
Commissioner Horton

Members voting nay: Chairman DeVoe
Commissioner Woodward
Commissioner Buchanan
Commissioner Lawhead

Members abstaining: Commissioner Baird

Motion is DENIED.

Commissioner Woodward makes a motion to approve the Parlange Condominiums, seconded by Chairman Devoe.

Members voting aye: Chairman DeVoe
Commissioner Woodward
Commissioner Lawhead
Commissioner Baird

Members voting nay: Commissioner Barnes
Commissioner Horton

Members abstaining: Commissioner Buchanan

Motion to accept Parlange Condominium was APPROVED by a 4 to 2 vote.

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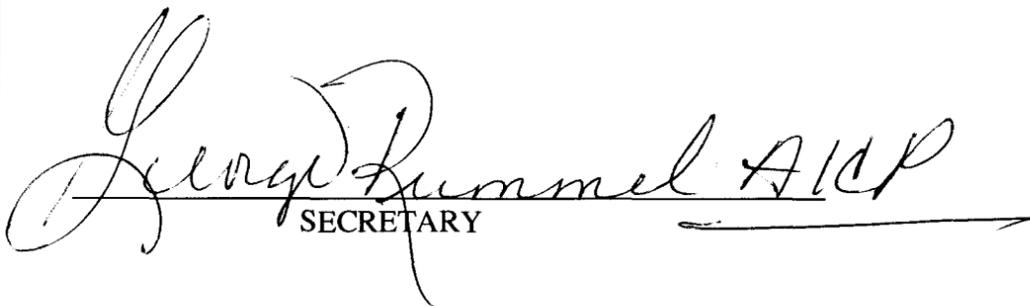
Mr. Rummel and Mr. Bennett asked the commission to make an amendment to the zoning ordinance Section 445.01 (3). Changing the requirement for submittal of a development plan to the Oxford Planning Commission from 10 days to 30 days, prior to the meeting at which the development plan is to be considered. Chairman Devoe asks to continue this at the next meeting.

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Commissioner Barnes made a motion for the commission to go into executive session, seconded by Commissioner Baird. All members present voting aye.

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There being no more formal business to be transacted, the meeting was adjourned at 7:35 p.m.


SECRETARY

MINUTE BOOK No. 2, OXFORD PLANNING COMMISSION

DEMENT—MERIDIAN 57-2275

PLANNING COMMISSION
SPECIAL MEETING

Be it remembered that the Oxford Planning Commission did meet in an Executive session on November 1, 1999, at 2:55 p.m. in the courtroom of City Hall with the following persons present:

Richard Devoe, Chairman
Tom Horton
Bill Lawhead
Vada Baird
W.P. Woodward
Richard Barnes

The Planning Commission met in session to discuss the Washington Avenue litigation suit.

Chairman Devoe asked for a motion to be made for the Commission to go into Executive Session. Motion was made by Commissioner Lawhead to go into Executive Session, seconded by Commissioner Baird.

All members present voting AYE. Motion was APPROVED.

Chairman Devoe asks for a motion to be made for the Commission to enter Executive Session. Motion was made to enter into Executive Session at 3:00 p.m. by Commissioner Horton, seconded by Commissioner Baird.

All members present voting AYE. Motion was APPROVED.


SECRETARY

MINUTE BOOK No. 2, OXFORD PLANNING COMMISSION

DEMENT—MERIDIAN 57-2275

PLANNING COMMISSION

November 8, 1999

Be it remembered that the Oxford Planning Commission did meet on November 8, 1999, at 5:00 p.m., in the City Hall courtroom with the following members present:

Richard DeVoe, Chairman
W.P. Woodward
Donna Buchanan
Bill Lawhead
Tom Horton
Richard Barnes

George Rummel, Director of Planning and Development
David Bennett, Public Works Director
Bart Robinson, Assistant Engineer
Vick Smith, Building Inspector
Shane Davis, Building Inspector
Vicki Bishop, Secretary
Dee Ursic, Secretary

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After the meeting was called to order, the following business was transacted:

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The minutes of the October 11, 1999 meeting were approved without any corrections.

Motion was made by: Commissioner Horton, seconded by Commissioner Buchanan. All members present voting aye, motion carried.

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PLANNER'S REPORT

There came the matter of the Planner's Report. George Rummel addressed the information packets that he brought back for the commission members from the Mississippi Chapter of the American Planning Association meeting in Jackson, November 4-5, 1999. The information that was included in the packets was basic items that the American Planning Association/Planning Commissioners Division considered as major responsibilities of a Planning Commission. Mr. Rummel also re-addressed the need to look at PUD's because there are up coming projects that would fit into the PUD description. The PUD now defined is very limited and, at the same time, restricted. This is due to the difficulty of assembling a minimum of 15 acres in Oxford and that the PUD is primarily devoted to single family residential with limited commercial offerings. Finally, Mr. Rummel informed the commission that probably after the first of the year, the commission would need to address the relationship of Oxford 2020 and the requirements of a Comprehensive plan. The Comprehensive plan would entail the following:

1. Land use element
2. Transportation element
3. Public facilities element
4. Capital improvements budget

At this time the city has a very outdated Comprehensive plan that does not address what is happening in the city at the present time. Mr. Rummel feels that the input of the commission on these matters will greatly be needed, as they will hold the public hearings.

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At this time, Chairman DeVoe brought forth the matter of approving the minutes of the November 1, 1999, special meeting.

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Motion was made by Commissioner Barnes to accept the minutes, seconded by Commissioner Woodward. All members present voting aye, motion carried.

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The next order of business was the recommendation of fee increases. Mr. Rummel informed the commission that the ordinances were carried in concept to the Board of Aldermen and the Board of Aldermen adopted the SBCCI standards for building fees in this area. The fees for applications for variances, special exceptions and rezoning have been increased also.

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PUBLIC HEARINGS

There came for consideration public hearing case # 762 - Continuation from the previous meeting - Preliminary site plan approval for proposed James Row Condominiums located at 423 North Lamar Boulevard to be developed by C & N Properties - The status of this case is still pending, regarding engineering reports on the underground parking. Mr. Rummel asked that the case be carried forward again to the December meeting.

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Next, Mr. Rummel informed the commission that case # 769 and case # 770 - First Baptist Church application for special exception and variance at 800 Van Buren Avenue be carried forward due to the fact that the applicant and the architect were reconfiguring some aspects of the project after many concerns were expressed at the site plan review committee meeting.

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Chairman DeVoe brought forth the item of text changes to Section 445.01(3) of the Zoning Code of Ordinances. Mr. Rummel and Mr. Bennett are asking that the submittal time of a development plan be changed from 10 days to 30 days for review before it goes before the Planning Commission. Commissioner Horton asked Mr. Rummel if this would apply only to residential projects or to all projects. Mr. Rummel stated that he would like for it to apply to all projects that would be brought before the Commission. Commissioner Barnes asked if this would go before the Board of Aldermen and believed that it would be a good idea to give the review staff and Commission more time to review the projects adequately. Mr. Rummel informed the Commission that he would draw up an amended ordinance to present to them and the Board of Aldermen.

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There came for consideration case # 763 - (continued from previous meetings) Pre application plat review for proposed subdivision, The Villages of Oxford located on Highway 7 south, located outside the city limits, to be developed by Paragon Development. Mr. David Moore of Ubank & Moore Engineering and Bob Cornelius, attorney, presenting for Paragon Development. Commissioner Horton asked Mr. Moore if the site plan that was submitted at the previous meeting was still the same or if there had been any changes made. Mr. Moore stated that the site plan had not changed. Mr. Moore stated that he understood at the previous hearing there were a few questions brought up that needed to be answered. One question was regarding the two entrances on Highway 7. Mr. Moore stated that they had looked at this and that on the north side of the property there is a 6-ft box culvert. Mr. Moore informed the commission that this is a low area with a lot of large trees and they did not feel that it would be conducive to put a street there, and by the time that they back away from that area, you would almost be on top of a 60 inch pipe and the other drive that is proposed and it would be two streets about 50 to 60 ft apart and really no practical purpose for a dual entrance. Mr. Moore stated that they did not own any property adjacent to any public streets and there is no way to get a second entrance other than to Highway 7. Commissioner Horton asked Mr. Moore why there were 4 parking spaces per unit? Mr. Moore answered that these would be 2-3 bedroom homes and that the occupants may have a visitor or need additional parking. Mr. Cornelius stated that they wanted to keep all of the parking off of the front streets, so that all of the parking would be activated from the rear and there is enough room to put in this amount of parking. Commissioner Horton stated that the serpentine pattern gives you access from the alley from both ends and he was wondering why the street was not fully developed from the north side. Mr. Moore said that they designed the loop streets more like neighborhood streets so that it would create a more neighborhood environment rather than a through street where the traffic would be, so that no houses would face a through street and would face the loop streets. They felt that with the sidewalks and with children it would be better not to have another through street on the other side. Commissioner Horton cited the location of the water lines indicated on the plans, and their relationship to the fire hydrants. Mr. Moore stated that they had met with the fire department and that they had gotten their recommendations of where the fire hydrants needed to be. There would be 3 per loop, so that all of the houses would

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be covered within the correct distances between hydrants. He also stated that all of the utilities would be in the front of the houses as per the subdivision code of the City of Oxford. Commissioner Horton stated that a lot size of 45 X 125, which is a little over 5,000 square feet, these measurements do not fit into a RC zoning pattern in terms of residential use for Oxford. Commissioner Horton realized that this development is outside the city limits but supposedly it is to be done according to city code and he would like for it to be consistent with the code if it were to be annexed into the city. Commissioner Barnes asked Mr. Rummel if this was consistent with the Greenville model. Mr. Rummel replied that it is a typical southern town pattern. This plan of short tight streets ties to the recommendations of the 20/20 plan. Commissioner Barnes agreed that it was a marvelous development plan but he is personally troubled that it did not fit the other part of the 20/20 plan, which is tight net group of streets connecting to the development and it forces the extra traffic out onto Highway 7. Mr. Rummel informed Commissioner Barnes that he and the Police Chief had discussed the traffic onto Highway 7 and that the Police Chief had no control over this area due to the fact that the Mississippi Department of Transportation controls it. Commissioner Lawhead made a motion to approve the pre-application plat, seconded by Commissioner Buchanan.

Members voting aye: Chairman DeVoe
Commissioner Woodward
Commissioner Lawhead
Commissioner Buchanan

Members voting nay: Commissioner Barnes
Commissioner Horton

Motion to approve the pre-application plat for The Villages of Oxford was APPROVED by a 4 to 2 vote.

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There came for consideration final plat approval for The Azalea's PUD, St. Charles Place, Phase III. Mr. Ben Smith and Mr. Kevin McCloud of Elliott & Britt Engineering presenting for Richard Doty and Larry McAlexander. Mr. Smith furnished the commission with a revised PUD plan. Mr. Smith informed the commission that there were sixteen lots and that this is a continuation of the development that was done over the last 2-3 year period. The plat showed the continuation of the rear access easement on the east side of the street which is lots 1-9 and lots 10-16 will back up to lot 8 which is shown as green space. Mr. Smith stated that it was his understanding that the final plat is identical to the original preliminary plat. Mr. Bennett stated that this is continuation of water, sewer, and streets and the construction plans are on file in the Public Works department. Commissioner Buchanan asked how the emergency access would be handled from Phase III to Phase II to the already developed professional office part of Phase II, would the area that is designated green space continue to be green space or will something different be done? The green space will not be developed and will continue to be a grassy area that can be used as a road for emergency vehicles if need be. Motion was made by Commissioner Buchanan to approve the final plat of The Azalea's PUD, St. Charles Place, Phase III, seconded by Commissioner Barnes.

Members voting aye: Chairman DeVoe
Commissioner Buchanan
Commissioner Barnes
Commissioner Horton
Commissioner Lawhead
Commissioner Woodward

Members voting nay: None

Motion to accept The Azalea's PUD, St. Charles Place, Phase III was APPROVED.

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There came for consideration pre-application for Greenpoint PUD, located on Highway 6 west, outside the city limits, to be developed by Ricky Britt. Mike Faulkner, of Dean McRae Engineering, presenting for Greenpoint development. Mr. Faulkner informed the commission that Mr. Britt had begun work on the development of a 168 acre parcel, which fronts on Highway 6 and Thacker Road. Some grading work has been done over the summer and several detention basins and some other erosion control measures have been constructed. Mr. Britt plans to plant the entire site in grass and the steep slopes already have grass on them, so that erosion will not be a problem during the winter. Mr. Faulkner stated that Mr. Britt has been working very closely with the Department of Environmental Quality and there have not been any erosion control problems so far. The plan for the development calls for Mr. Britt and possibly some other land owners to extend city water and sewer services. Commissioner Lawhead questioned the curving on the site plans next to Tupelo Concrete products. Mr. Faulkner explained it was an existing parking lot entrance. Commissioner Lawhead asked if the residential area in the back of the development would be mobile homes. Mr. Faulkner stated no, but multi-family and also some up scale single family residential to the southwest of the property with a price range of \$175,000 to 250,000 for the homes, comparable to Grand Oaks or Woodland Hills.

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Commissioner Lawhead asked how the developer envisions the area being filled out, what kind of stores? Mr. Faulkner answered that the ideal situation for them would be to have an anchor store in the large center parcel with a stair step design for the rest of the retail stores. There would be a primary entrance centered between Tupelo Concrete and the existing west commercial property. The entrance would be a 4-lane boulevard with a landscaped median. The other large parcels can be used for large retail or commercial facilities or could be developed as a self-contained shopping center. Chairman DeVoe questioned that even though there are different elevations on the site, whether there has been any erosion control problems. Mr. Faulkner answered, not at this time. Commissioner Barnes asked for the distance from Highway 7 back to the frontage of the major commercial property and if there had been any preliminary discussions with commercial retailers who would be interested in being ¼ mile off of Highway 7. Mr. Faulkner explained that Mr. Britt has had eight different commercial and real estate developers on site. At this early stage, he could not give exact names of the interested retailers. Commissioner Barnes stated that he was concerned with a development of this size that there may not be justifiable interest from retailers to support such a project. Commissioner Barnes asked if Mr. Faulkner had any guess to the percentage of the property that would be undeveloped or green space. Mr. Faulkner stated that the off lot property percentage would be about 10% and the on lot properties would be about 10% also. Chairman DeVoe inquired whether some of the interested retailers were from in town or not. Mr. Faulkner stated that it was a good mix of both but a larger percentage were from out of town. Mr. Faulkner informed the commission that there would not be enough residential on site to support the size of the development but that the population within a one-mile radius of the development is adequate to support a commercial development of this size. Chairman DeVoe asked Mr. Rummel where this area is in relation to annexation. Mr. Rummel stated that several areas are being worked on for annexation proposals and that this area falls into the natural path of the city's growth and is a possible area of annexation. Mr. Rummel stated that his concern is that in relationship to a project this size generally about 5-6 % of it can be supported by its developable area, as far as commercial is concerned. He was also looking at it as to how it fits and balances within the current definition and requirements of a PUD. Commissioner Lawhead asked what possible access point would be on the east side of the development and to the east of the bottom two detention ponds is described as commercial/multi-family site, what does that mean. Mr. Faulkner stated that on the site plan the access point was basically a bookmark and they were not exactly sure, at this time, where the driveways would be placed. As far as the commercial/multi-family designation, they had not made a definite decision as to which one the area would be developed as. Commissioner Buchanan asked if the developer was only looking at two exits of this property, one at Thacker Road and the other onto Highway 6. Mr. Faulkner answered that you will have a 4-lane highway and Thacker Road. Commissioner Buchanan stated that Thacker Road is a very narrow and winding road and she could foresee it being very dangerous with the added traffic. Mr. Faulkner informed the commission that they had met with the County Board of Supervisors and does plan to join efforts with adjoining landowners that will donate land to the county so that the county road can be made wider and straighter. At this point, the county has agreed to make the needed improvements to Thacker Road during the next budget term. Chairman Horton reiterated that he would like for the development to have the city code applied to it, even though it is outside the city limits, where a PUD is suppose to be primarily residential according to the code of ordinances. Mr. Faulkner explained that he and Mr. Britt had asked for the development of a commercial PUD zoning classification but the code has not been changed to include such. They do agree that this development does not fit exactly into the existing code, but a PUD classification is still the closest guideline for this development. Commissioner Barnes addressed that his two major concerns were that a PUD is traditionally self-contained and self-sustained and by doing so, this will be self-exploitation of the PUD to the outside area. The second was that properties were being developed with access periodically to the bypass of 6 and 7 and now two substantial intersections would be added to this. Thacker Road would be further burdened with double the residential units and also some of the commercial traffic. He would like for the Department of Transportation to tell him that this is acceptable planning from a state and city coordination perspective. Another concern for this intersection is that it is just off set from the major intersection across the road, that fronts off of Belk Ford, that someday will be the logical intersection for development to the north side. Mr. Faulkner stated that they realized that there was a traffic concern but what they are seeing from the market place, is a need for commercial property in Oxford and there is just no where else to put a development of this size. They felt that they were making the best of a situation by having it located out on a major arterial highway. Motion was made by Commissioner Woodward to continue this case until the December meeting, seconded by Commissioner Barnes. All members present voting aye.

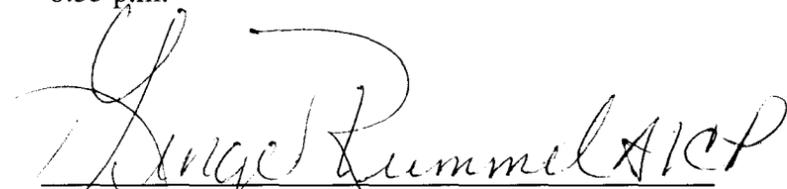
Motion was APPROVED to continue the case until the December meeting.

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There being no more formal business to be transacted, the meeting was adjourned at
6:35 p.m.


SECRETARY

MINUTE BOOK No. 2, OXFORD PLANNING COMMISSION

DEMENT—MERIDIAN 57-2275

PLANNING COMMISSION

December 13, 1999

Be it remembered that the Oxford Planning Commission did meet on December 13, 1999, at 5:00 p.m., in the City Hall courtroom with the following members present:

Richard DeVoe, Chairman
 W.P. Woodward
 Donna Buchanan
 Bill Lawhead
 Tom Horton
 Richard Barnes
 Vada Baird

George Rummel, Director of Planning and Development
 David Bennett, Public Works Director
 Bart Robinson, Assistant Engineer
 Vick Smith, Building Inspector
 Shane Davis, Building Inspector
 Dee Ursic, Secretary

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After the meeting was called to order, the following business was transacted:

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The minutes of the November 8, 1999 meeting were approved without corrections.

Motion was made by Commissioner Horton, seconded by Commissioner Woodward. All members present voting aye, motion carried.

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PLANNER'S REPORT

There came the matter of the Planner's Report. George Rummel informed the commission that Richard Dagenhart would be coming January 10th and 12th to discuss the Georgia Tech/Oxford Development Plan. He extended an invitation to the commissioners to attend the meetings and noted that their participation would be appreciated. Mr. Rummel explained that the information from the plan has been put into a more understandable format and copied onto disk, but it still does not meet state law. Mr. Rummel stated that the Planning Commission would need to serve as a guide for the development of a new Comprehensive Plan, so that the different uses of the plan can be pulled together to address the state law regarding land use, transportation plan, community facilities and the capital budget. He also plans to scan the current zoning ordinance and edit it. Next, Mr. Rummel addressed the landscape ordinance. He felt that it needed to be incorporated into the zoning ordinance. Finally, Mr. Rummel informed the commission of a storm water ordinance being drafted by Mr. Bennett, the status of the proposed annexation areas and he introduced the new City Attorney, John Dunbar.

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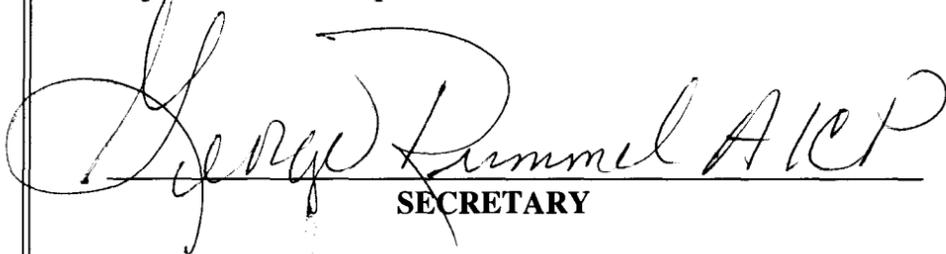
intersection at Highway 6, they had a couple of meetings with MDOT and no problems were foreseen in obtaining a cross over permit, providing that the city is willing to make application on Mr. Britt's behalf. Mr. Britt would have to incur the expense of the signalization on the boulevard. Chairman DeVoe and Commissioner Buchanan asked if the Highway Department had suggested a signal at the other intersection of the development. Mr. Faulkner answered they did not and if a traffic concern is noticed at a later date, then MDOT would have to reassess the situation. Commissioner Buchanan asked if MDOT had informed Mr. Faulkner of the anticipated traffic count. Mr. Faulkner stated no, he did not get a specific number, but that MDOT was not concerned about a divided 4-lane being able to handle the traffic capacity. Next, Mr. Faulkner addressed the question regarding the green space acreage. On the commercial property in excess of 15% of the total acreage would be grass, trees or landscaping. This did not include the individual landscaping of the store residents. Mr. Rummel asked Mr. Faulkner about the grading on the eastside of the property. Mr. Faulkner informed Mr. Rummel that the grading is preparation for roadway work. Mr. Horton stated that the development was about ½ mile in size and this was a very large area. He had read an article pertaining to commercial and residential developments being integrated and by following this pattern it would be consistent with the guidelines that the Board of Aldermen had adopted about utilizing space, drainage areas, ect. Commissioner Barnes expressed his concerns regarding Mr. Britt asking for the development to be General Commercial. Commissioner Barnes asked Mr. Rummel if the development was zoned General Commercial, would the commission have any oversight over the project? Mr. Rummel answered no. Commissioner Barnes expressed that he would not be inclined to vote for a project that would basically tell the developer to do as he pleased with the development of 168 acres of property that close to the City of Oxford; when the only benefit to the city to encourage them to do different is the approval of city utility services. He felt the project needed to go before the Board of Aldermen and for them to approve annexation first. Annexation needed to occur, then it needed to be decided what the area should be zoned, so that the area could be looked at as a total site. Mr. Rummel agreed with Commissioner Barnes that the city's positions on PUD's does not allow for any design flexibility, so the guidelines adopted by the Board of Aldermen can be met. Mr. Rummel felt that three to four different types of PUD's may need to be addressed so there would be guidelines for future projects of this realm. Mr. Faulkner expressed his concerns regarding how long the developer would have to wait before he could begin development. Chairman DeVoe stated the problem was how to control the development and the commission did not feel comfortable with giving carte blanche to such a large site. Mr. Faulkner answered that carte blanche had not been asked for. He felt that Mr. Britt had tried to conform the project where the commission would have some control but the development did not fit any current zoning classification and he needed some direction as how to proceed. Mr. Faulkner explained that they were trying to make a presentation of the development in January and at last month's meeting nothing was presented about waiting to make a decision until after annexation. Mr. Rummel stated the annexation would be heard before the Board of Aldermen on December 21, 1999. Chairman DeVoe and Commissioner Barnes expressed that the commission did not know how to advise Mr. Faulkner on how to proceed with the project because at this time, they did not have any zoning guidelines to go by. Commissioner Barnes made a motion to leave the case on the agenda but to table it until the commission gets a recommendation from the Board of Aldermen on annexation and preferable as a PUD, seconded by Commissioner Horton. All members present voting AYE. Motion APPROVED.

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There being no further business to come before the Commission the meeting was adjourned at 6:15 p.m.


 SECRETARY

MINUTE BOOK No. 2, OXFORD PLANNING COMMISSION

DEMENT—MERIDIAN 57-2275

PLANNING COMMISSION

January 10, 2000

Be it remembered that the Oxford Planning Commission did meet on January 10, 2000, at 5:00 p.m., in the City Hall courtroom with the following members present:

Richard DeVoe, Chairman
 W.P. Woodward
 Donna Buchanan
 Bill Lawhead
 Tom Horton
 Richard Barnes
 Vada Baird

George Rummel, Director of Planning and Development
 David Bennett, Public Works Director
 Bart Robinson, Assistant Engineer
 Vick Smith, Building Inspector
 Shane Davis, Building Inspector
 John Dunbar, City Attorney
 Vicki Bishop, Secretary

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After the meeting was called to order, the following business was transacted:

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The minutes of the December 13, 1999 meeting were approved without corrections.

Motion was made by Commissioner Horton, seconded by Commissioner Woodward. All members present voting aye, motion carried.

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At this time Mr. Rummel informed the commission members there was an amendment to the agenda. The developer for case # 762- James Row Condominiums called and has the flu and would not be able to appear at this meeting and asked for the case to be carried forward to the February meeting.

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PLANNER'S REPORT

There came the matter of the Planner's Report. George Rummel stated the commission members get together and decide on a date to meet to discuss the sign ordinance, shopping center ordinance, PUD's and the landscape ordinance. He asked that they choose a date and let him know. He informed the commission that Richard Dagenhart, of Georgia Tech, would be in Oxford on January 19th. Mr. Rummel suggested that if possible the commissioners should meet with Mr. Dagenhart and address any questions or concerns about the Georgia Tech Plan. Mr. Dagenhart will be sending the current and future zoning and land use on a CD-ROM. This information will also be considered in looking at what the commission would like to review and adopt as a comprehensive plan and refer to the Mayor and Board of Aldermen.

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It is understood that the commission and the Board of Aldermen have already adopted the Guiding Principles, however the data in the Vision 20/20 and the Georgia Tech Plan has yet to be acted upon, so moving forward is important due to the frequency and intensity of development. Chairman DeVoe tentatively scheduled a working session for Monday January 24, 2000. Finally, Mr. Rummel stated that upon review of the Planning Commission By-laws, he could not find anything that spelled out time limits, speaking order, etc. regarding public hearings. He took the basic Robert's Rules of Order and modified them for a public hearing and that needs to be considered by the commission also. Chairman DeVoe stated this could be included in the working session.

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PUBLIC HEARINGS

There came for consideration public hearing case # 769 - (carried forward from November meeting agenda) First Baptist Church application for special exception to construct an addition for an education building at South Ninth Street and Tyler Avenue. At this time, Commissioner Woodward recused himself due to being a member of the First Baptist Church. Curtiss Doss, Architect for McGehee, Nicholson & Burke, representing the church. Mr. Doss stated the church was asking for a special exception per the zoning ordinance in, a setback variance from the special exception requirement of 50ft from front yards to a 30ft setback on Ninth Street side and also a variance from the 2ft 6in high fence requirement to allow a 6ft fence height to comply with the state daycare ordinances and therefore a variance of 3.5ft for the fence.

Commissioner Lawhead raised the question that on the 10/22/99 application (November 8, 1999 meeting) a height variance was asked for and on the current application no height variance was asked for and has the height of the building changed from the original application? Mr. Doss stated the height has changed from the original submission made. The height of the building from the lowest ground level which is a partial basement, to the center line of the pitch is 50ft 6in. and from the main entrance of the building it is 36ft 6 inches from the ground due to the topography of the site. An additional 3-4ft would need to be added if measured to the top of the ridge. At this time, it is proposed to ask for the special exception as required by the ordinance and then apply for the variances related to where the building will be sited. The height of the building has only been completed through the design development phase and the construction documents have not been completed. The building is being reviewed based on the mechanical system that is being designed in the building and therefore the height of the structure could be lowered approximately 2ft. Commissioner Lawhead stated that even if the building is lowered by this 2ft, the height would still be 48ft 6 inches and the maximum height by ordinance is 40ft. Mr. Doss stated the height had not been settled upon and the church would come back and apply for a variance if needed.

Commissioner Horton asked about the two site plan figures, how they arrived at this plan and were other plans considered. Mr. Doss answered that one has the 30ft setback with 42 parking spaces and the second is with no variance given with a 50ft setback with 31 parking spaces. The Baptist Sunday School Board of Nashville, Tennessee did a two year study and master planned the site. The architect firm was then asked to review the master plan and either agree or offer modification suggestions. The firm did agree with the site location but did disagree with some of the room configurations and that square footage recommended by the Sunday Board was a little large.

After the meeting with the City Department heads, the original site plan was modified to address the concerns that were brought forth at the Site Plan meeting on October 29, 1999.

Commissioner DeVoe asked if the entrance into the parking lot from Tyler would be used for the weekday daycare drop off. There are two entrances to on site parking, one off of Van Buren and one off Tyler. The traffic patterns would allow for traffic to either enter off of Van Buren or off of Tyler and exit onto Van Buren or which combination would be determined appropriate. They were trying to address the safety concerns from the City about the children being dropped off at the Ninth Street entrance and mother's using the parking lot

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across Van Buren and having to cross the street with small children. To correct these concerns they were trying to provide some on site parking. In addition, by deleting the original planned Porte cache and relocating it to the West Side of the building the need for a covered drop off area in inclement weather was addressed. They also tried to provide enough car spaces on site so that the stacking of traffic would not occur on any street.

Commissioner Baird asked if the traffic from University events had been considered coming from Van Buren cutting across the parking area. Mr. Doss stated nothing had been formally addressed. She also stated there would be a large area of concrete. Mr. Doss explained they were trying to relieve some of the on street, off site parking. Commissioner Lawhead asked how the increased drainage would be handled from the parking lot area. They understood that a hydraulic calculation study needed to be performed. This is in the process but is not completed. Mr. Doss stated they would have to deal with on site retention with anything beyond a 10% increase in current run off.

Commissioner Horton then addressed the need for the building. The building will be for two primary needs, one being additional Sunday school space; the need for better provided space for the weekday programs and to provide a large enough space for receptions, fellowships and large gatherings.

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Commissioner Buchanan entered the meeting at 5:25 p.m.

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Commissioner Baird asked if the daycare enrollment would increase. Mr. Doss explained the church is licensed for 135 daycare children and the enrollment is 115 at the present time. They could increase the enrollment by 20 per their license. There is an after school program and the number of children in this program varies depending on the time of year. There is a projected estimation of 150 children total.

Commissioner Lawhead asked Mr. Doss if there was a floor plan for the building that showed how the usage of the building would be distributed. The floor plan is set up two different ways, one with a 50ft setback and one with a 30ft setback. The square footage of the building does not change but the size of the connecting piece between the existing and proposed building does change depending on the setbacks. The first floor would include 10 preschool (birth to 5 yrs.) rooms on the ground floor, 6 preschool rooms on the south side, 2 preschool rooms on the north side with 2 younger children's (first grade to sixth grade) rooms on the north side. There is indoor play space, additional restrooms, office space and reception space for the Sunday school, a 3-story elevator, stairwells, etc. The main level of the building or second floor (Sanctuary level) is Sunday School space for adults, a foyer area, kitchen, restrooms and support space. This also contains the only main entrance to the building from the exterior without key passage from playground space. On the third level, the connection stops, and the roof does not extent any further. The next level, which closely aligns with the existing second level of the education building, is for the youth Sunday school department. This is set up with operable partitions to provide room for large events, three large Sunday school departments, reception area, restrooms, elevator, stairwells, etc. Commissioner Horton asks how the Nursery school children would access the playground area. Mr. Doss explained the Nursery school has an indoor playground at the eastern end, which has a point of egress on the south side of the building for the playground access. The six preschool classrooms can access the playground directly from the classrooms.

Commissioner Lawhead states that he considers the nursery school as a commercial business and it seems this is a major factor in the flow of traffic, parking and the necessary land for the playground. He understands the connection with the church but considers it as an auxiliary business. He thinks the city is accommodating a business, and is concerned about being asked to make special exceptions for a business that is not taxed. He is not comfortable with granting the special exceptions and variances for what he feels is a profitable business. Mr. Doss answered the need they were asked to address had nothing to do with the daycare

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operation. The building is designed for Sunday school and church functions and an additional use of the building is to provide for a relocation of the existing daycare facility.

Commissioner Baird addressed the concern of the building blocking light from the surrounding residents and areas. Mr. Doss answered that a sun angle projection had not been done. They want to study this based on the location of the building and see what the mechanical system is able to generate. Commissioner Baird expressed her concern on voting for a project when the height and design of the building is not definite.

Mr. Rummel then asked when the Sunday School Board in Nashville evaluated the site did their recommendations to the church address what fits their standards or the site character? Rummel also asked what is the future proposed usage for the remaining property owned by the church. Mr. Doss stated that Board standards fit the site but the building also has to be designed to tie into the existing facility also the site conditions must be related to topography and follow Sunday School Board, Church and Educational standards for the number of square feet per person. The space fronting Van Buren is being reserved for a future worship center.

Commissioner Horton asked what the increase would be between current and proposed Sunday school classroom space. Mr. Doss estimated an increase of about 30-35%, give or take 5-10%. Commissioner Lawhead questioned if the parking lot across on Van Buren had been considered as a site for this building. Mr. Doss answered no; that on a planning perspective for churches you do not want disjointed facilities. Mr. John Dunbar, City Attorney asked about the requirements of Section 422 in the zoning ordinance, if they had met the requirement for indoor/outdoor space per child. Mr. Rummel stated the State Health and Education standards set the load requirement figure of 30sq. foot of indoor play space and 65sq. foot of outdoor play space per child. He would check into whether this was met or not, as it was not available at this time. Mr. Doss felt the outdoor space had been met but he would have to calculate and make sure on the indoor space.

Mr. Rummel asked if a covered retention basin had been considered. Mr. Doss replied that could be a viable option. Commissioner Lawhead questioned the height and type of lightening of the parking area. At this time, they were designed to be relatively low to the ground and propose to use a "shoe box" fixture with 1-2ft candles per area. Chairman DeVoe asked about a buffer for the Northwest corner of the site for the adjacent neighbors. Mr. Doss answered they would want to do general landscaping of the area, as well as the parking lot. Commissioner Horton questioned the look of the proposed picket fence and whether a design had been picked. The current design of the fence calls for an open fencing that would have pickets close enough, so that children could not climb through and wrought iron in nature but a definite design had not been chosen yet. Commissioner Lawhead inquired as to why the fence needed to be 6 foot when previously it was not. Commissioner Baird informed him the State had changed its requirements regarding playground enclosure heights.

At this time, Duke Cumbelich, a member of First Baptist Church, came forward to address some of the concerns of the commission. He stated the only commercial nature of the church was the daycare and there was no plan to raise any of the tuition rates or the enrollment when it is transferred to the new building. There are 1,000 or so members of the church and the current space was intended for 300-350 members of Sunday school and usually 500-550 attend Sunday school. Every available space of the building is being used at this time and all of the facilities are open for use by the public. The area of the parking lot can not be used for the site because St. Peter's Episcopal Church also uses it and it would also be a problem getting to and from the building by seniors and the children.

Becky Moreton of 301 S. 9th Street came forth with a petition of 28 signatures from the surrounding residents opposing the special exception. The residents concerns were the fact that the building would be used every day and would be generating a large amount of traffic on narrow streets in front of residences. They would like to know what the potential results of both the construction and activities of the proposed building in reference to the residential neighborhood would be and the strain on city services such as the water and sewage pipes. The neighbors feel that a third large building, possibly resembling the new Federal Building in bulk, would drastically change the character of the surrounding old residential neighborhood. Commissioner DeVoe asked Mrs. Moreton if the residents had discussed an acceptable situation amongst themselves. Mrs. Moreton stated the residents were not trying to change

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anything, the church was, and no one had contacted them asking for their opinion. They were told at a meeting held the night before (Sunday, January 9, 2000) what the church was planning.

Next, Doug and Margaret Fancher of 619 Van Buren Avenue came forth with concerns against the project. They expressed their concerns about the unknown height of the building, the impact to the environment, city services, traffic, property value, and no landscape or lighting plan.

Colonial James P. Hooper of 410 S. 9th Street stated his concerns against the project regarding water drainage and traffic.

Cindy Foose of 701 Tyler expressed her opposition concerns regarding the traffic and the lightening of the parking lot and the trees that are between her and the church.

Corey Alger, Architect, stated that vacant property that is zoned General Commercial and not Residential might be looked at. The other issue is the parking lot is located on the high ground and the playground on the low ground. He felt these should be reversed and the size of the building should be addressed.

Mr. Robert Allen, Minister of Education for the church, informed the commission about some of the church programs and the building. The church has needed additional space for some time and there are about 19 classes that need meeting area. The current building does not have handicapped access nor is there an area to drop people off in inclement weather. The daycare has been open for at least 20 years and the traffic problem has been there. The church has looked at several different options addressing traffic, parking and other problems but the purposed plan would allow all of the education facility to be under one roof and it also allows senior adults to come in at parking lot level and not have to climb stairs. He stated the daycare program is not a profitable operation with 85-90 % going back into personnel and into the program. The current parking lot is used by city residents when there are downtown activities and the proposed parking lot could also be used by the city residents when needed, this could also relieve some of the on street parking on Tyler Street. Commissioner Horton asked him if he confirmed the classroom space as only about a 30% increase. Mr. Allen agreed. Lastly, Commissioner Barnes stated his concerns against the project were that the area began as a residential neighborhood with a church and is becoming a church neighborhood. There is not enough parking now for the congregation size or activities and he feels the situation will not get better.

Commissioner Barnes made the motion to deny the special exception, seconded by Commissioner Baird.

Commissioner voting aye:	Richard Barnes Bill Lawhead Vada Baird Tom Horton
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Commissioner voting nay:	Richard DeVoe
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Commissioner abstaining:	Donna Buchanan
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Motion was APPROVED by a 4 to 1 vote.

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There came for discussion public hearing case # 770- First Baptist Church – application for a variance. Due to the fact that the special exception was denied, the variance case was not heard.

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Commissioner W.P. Woodward re-entered the meeting.

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There came for discussion public hearing case # 776 – Rufus and Peggy Fisher application for rezoning of 2207 & 2209 Jeff Davis Drive from RB to PO. Mr. Rufus Fisher, property owner, informed the commission that he and his wife would like to sell the two parcels of property. He stated the East Side of the street, where his property is located is zoned PO and across the street the property is zoned HC. Mr. Fisher informed the commission there was a buyer for the parcels and a medical office building was planned. Commissioner Lawhead asked if both lots would be purchased. Mr. Fisher answered yes; both lots would be taken over. Commissioner Horton asked if the house on the lot would be included. Mr. Fisher stated the lot with the house and the adjacent vacant lot would be sold as a whole. Commissioner Horton made the motion to approve the rezoning, seconded by Commissioner Buchanan.

Commissioner voting aye: Tom Horton
Richard DeVoe
Vada Baird
Donna Buchanan
Bill Lawhead
W.P. Woodward

Commissioner abstaining: Richard Barnes

Motion was APPROVED.

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There came for discussion public hearing case # 777 – Denton Management, LLC application for special exception to remodel part of the existing warehouse for a part-time residence at 1110 Van Buren Avenue in a CB district. John Dollarhide, contractor, presenting for Denton Management. Mr. Dollarhide explained that Mrs. Denton was now residing at The Azaleas, a retirement facility and wanted to sell the family residence on Sivley Street. By doing so, her children would not have anywhere to stay when they came to visit thus the need for a part-time residence. Chairman DeVoe asked where the entrance to the apartment would be located. Mr. Dollarhide stated the entrance and exit was undecided at this time, but there would not be an entrance from Van Buren Avenue but would be in the rear of the building, either from 11th Street or Harrison Avenue. Commissioner Baird asked where they planned to park. Mr. Dollarhide answered that parking is not required in a CB zone. Commissioner Barnes asked if it would be a ground floor apartment and if the building was two-stories. Mr. Dollarhide stated the apartment would be ground floor and the building is only one-story. Commissioner Baird asked when the Denton's planned to do this. Mr. Dollarhide explained the plans were very tentative, both children live out of state and wanted to determine whether the project could be done or not. Commissioner Woodward asked about the covered entrance. Where it would be located since the entrance had not been determined. Mr. Dollarhide stated there were covered loading docks down Harrison Avenue and they are proposing an entrance no larger than a loading dock. Commissioner Buchanan if the design would be concurrent with the existing surroundings. Mr. Dollarhide answered yes; the use of the building would remain primarily commercial. Commissioner Lawhead made the motion to approve the application, contingent upon receiving the construction/design plans, seconded by Commissioner Woodward.

All members voting AYE. Motion APPROVED.

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MINUTE BOOK No. 2, OXFORD PLANNING COMMISSION

DEMENT—MERIDIAN 57-2275

There came for discussion public hearing case # 778 – John & Barbara Dollarhide application for variance to construct a front porch at 133 Sivley. John & Barbara Dollarhide, owners, explained the plans for the addition of the front porch. Commissioner Lawhead questioned the front yard setback. Mr. Rummel explained the setback was measured from the centerline of the street to the city right of way, then the zoning setback requirement is measured from the city right of way back onto the property. The Dollarhide's lot begins on the interior of the sidewalk and it is city right of way from the interior of the sidewalk to the street. Chairman DeVoe asked if any of his neighbors objected to the addition. Mr. Dollarhide presented a signed petition from his neighbors stating they had no objections. Next, Chairman DeVoe asked if anyone from the audience objected to the application, there were no objections brought forth. Commissioner Lawhead made the motion to approve the variance for the porch addition, seconded by Commissioner Buchanan. All members voting AYE. Motion APPROVED.

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There being no further business to come before the Commission the meeting was adjourned at 7:05 p.m.


SECRETARY

MINUTE BOOK No. 2, OXFORD PLANNING COMMISSION

DEMENT—MERIDIAN 57-2275

PLANNING COMMISSION
Special Meeting

January 24, 2000

Be it remembered that the Oxford Planning Commission did meet in a working session on January 24, 2000, at 5:00 p.m. in the City Hall conference room with the following persons present:

Richard DeVoe, Chairman
Vada Baird
Donna Buchanan
Richard Barnes
Tom Horton
Bill Lawhead
W.P. Woodward

The Planning Commission met in working session to discuss the proposed shopping center, sign, landscape and PUD ordinances and adopting the proposed public hearing rules and procedures.

Commissioner Barnes made the motion to amend the By-laws to include the Public Hearing Rules and Regulations with the amendment to the speaking times to read as follows:

1. Opponents will be allowed a maximum of twenty (20) minutes (for all opponents total) to speak.
2. All other individuals wishing to speak to the request shall not exceed a total of five (5) minutes.
3. To post the rules beside the courtroom door.

Commissioner Buchanan seconded the motion.

All members present voting AYE.

Chairman DeVoe appointed a By-law committee, consisting of Commissioner Tom Horton, Chairman and Commissioner W.P. Woodward.

After much discussion on the proposed ordinances, Commissioner Barnes made a motion to consider a public hearing at the February 14, 2000, regular Planning Commission meeting for the Sign and Shopping Center ordinances and to consider a public hearing at the March 13, 2000 meeting for the PUD and Landscape ordinances, seconded by Commissioner Buchanan.

All members present voting AYE.

The commission set a meeting date of Monday, February 28, at 5:00 p.m. for the next working session meeting to discuss the Landscape and PUD ordinances.

There being no further business, the meeting was adjourned at 7:50 p.m.

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DEMENT—MERIDIAN 57-2275

PLANNING COMMISSION

March 13, 2000

Be it remembered that the Oxford Planning Commission did meet on March 13, 2000, at 5:00 p.m., in the City Hall courtroom with the following members present:

- Donna Buchanan, Chairman
- W.P. Woodward
- Ron Hipp
- Leonard Rogers
- Lance Butler
- Colbert Jones
- Sonny Johnson

- George Rummel, Director of Planning and Development
- David Bennett, Public Works Director
- Bart Robinson, Assistant Engineer
- Vick Smith, Building Inspector
- Shane Davis, Building Inspector
- John Dunbar, City Attorney
- Dee Ursic, Secretary

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After the meeting was called to order, the following business was transacted:

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Omar Craig, representing the First Baptist Church, asked Chairman Buchanan to approve the minutes of the January 10, 2000 meeting excluding the minutes regarding the First Baptist Church special exception application and denial. City attorney, John Dunbar, informed the Commission that Mr. Craig's concerns regarding the January 10, 2000 minutes would be noted in the public record, but that the minutes could be approved.

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The minutes of the January 10 and February 14, 2000 meeting were approved without corrections.

Motion was made by Commissioner Johnson, seconded by Commissioner Jones. All members voting aye, motion carried.

Commissioner Woodward did not vote on the Minutes regarding the First Baptist Church, due to recussing himself during the public hearing on that matter.

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At this time, Chairman Buchanan made the motion to appoint Commissioner Jones as the Vice-Chairman for the Commission. Commissioner Woodward seconded the motion. All members present voting aye. Motion APPROVED.

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MINUTE BOOK No. 2, OXFORD PLANNING COMMISSION

DEMENT--MERIDIAN 57-2275

PLANNER'S REPORT

There came the matter of the Planner's Report. George Rummel requested that the Commission remove item #762, Site plan review for James Row Condominiums, and items #19-22, text amendments addressing the powers of the Planning Commission and the powers of the Board of Adjustments. He asked that the text amendments be carried forward to the April meeting to give the new commission members more time to review them.

BUILDING INSPECTOR'S REPORT

There came the matter of the Building Inspector's Report. Vick Smith reported to the Commission that for the month of February 2000 a total of \$5,722,340.00 in construction permits was issued. Seven new single family houses were permitted for \$581,500.00, one duplex for \$107,000.00, 70 apartments for \$2,994,000.00, one new commercial building for \$1,555,000.00, five residential additions for \$195,000.00, two commercial additions for \$254,000.00 and one commercial pool, at Lexington Pointe Apartments, for \$40,840.00. The total for permit fees collected for the month of February 2000 was \$17,071.00; \$15,123.00 for building permit fees, \$304.00 for electrical permit fees, and \$1,644.00 for plumbing permit fees.

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At this time, Chairman Buchanan asked for the representative for First Baptist Church to come forward to address the Commission. At this time, Commissioner Woodward recused himself due to being a member of the First Baptist Church. Chairman Buchanan informed the public and representatives of new rules and procedures on public hearings to present items before the commission. Chairman Buchanan informed Mr. Omar Craig, he had twenty minutes to address the commission and if there are any other supporting comments, they will have five minutes to address the commission. Omar Craig, representative for First Baptist Church, stated they were before the commission asking for a reconsideration of the denial for a special exception asked for to construct an addition to their education building. Mr. Craig submitted information to the commission regarding the project and presented a packet including extra information for each member. The packet included a zoning map showing the property zoned as RC surrounding the church. Mr. Craig stated there was no zoning classification for churches currently within the city limits of Oxford. He felt that each application for a church, regardless of zoning, would require an application for a special exception. He presented an architectural elevation drawing, showing the proposed building, the size of the building, and how it will be divided and used on the first floor after proposed construction. Craig continued with a brief history of the church, which included the application for special exception that was granted to the church on October 10, 1980, and with amendments to include a special exception for an educational building that they are proposing at this time. The materials contained a copy of an application for special exception considered by the commission on July 10, 1990, which was approved for an expansion of the educational facilities to include in it a week-day education/child care facility. Also submitted was a memorandum of the site plan review meeting with the department heads on October 29, 1999, and the responses to the concerns brought up at this meeting. A copy of the December 15, 1999 special exception application was included for the current addition and contained the denial decision recorded on it. Applications of special exceptions that were granted to other churches and photos of three churches that have made additions since the zoning ordinance has been in effect were also submitted. Also, Craig noted that the First Presbyterian Church had not made application for a special exception, yet their educational facilities were enlarged within the last five years. Next, Mr. Craig addressed the allocations of the daycare facility making a profit of \$400,000.00 per year was in error and continued that the daycare facility lost revenue for 1999. Then Mr. Northcross, the architect, presented to commission an example of the shadows that would be projected by the proposed building. Another question raised in the January 10, 2000 meeting was that visibility would be blocked at Tyler Avenue and 9th Street. Mr. Northcross explained there would still be a line of sight of 340 foot and this is acceptable by the State Highway Department for an intersection. The last question that was raised regarded the effect

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of the parking lot lighting to the south of the proposed building area. The architect informed the commission there would seven light fixtures mounted on four 16ft tall poles. The lights would have a fixture with a 72-degree cut off angle and therefore, the lighting would be directed downward, so that the pool of light would cover only the parking areas and not go off of the property line.

Commissioner Hipp asked if the example of the sunlight shadows was as if the building were constructed. Mr. Northcross answered yes, and the depiction of shadows was only from the proposed building and not the existing buildings. Chairman Buchanan asked how close the shadows would be to the nearest home, Mr. Northcross stated that the shadow of December 21 at 4 p.m. has the longest cast onto the adjoining property. The shadow would extend to the east of the church property across 9th Street approximately 40ft. Mr. Dunbar asked Mr. Craig how much of the land would be needed, that was covered by the previous special exception, and how much of the new land, that was not covered by the special exception, would be needed to construct the proposed building. Mr. Craig answered he would give a copy of the property deeds and he would give the commission a drawing of the property owned in 1990 and what was acquired thereafter. Chairman Buchanan asked for the drawing to include a total footprint of the proposed construction. Mr. Craig stated he would supply this information within 10 days.

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Next, on the agenda Chairman Buchanan asked for a representative from the Tyler-Van Buren Neighborhood Association to address the commission. Becky Moreton, representing the residents of the surrounding neighborhood, presented to the commission a packet with the detailed information regarding their objections to the proposed addition to the education building. Ms. Moreton explained that the building presented to the residents and the Planning Commission was going to be 60ft high in a residential area; the residents feel that a 60ft high building does not belong in an old residential neighborhood. Moreton elaborated that this concern included the size and bulk of the building, which they feel is too large for the area that it is to be built on. The second concern is the increased traffic on the streets. Also Ms. Moreton is acquiring information from the Mississippi Department of Transportation in Jackson, regarding the traffic count on Tyler Avenue. She will be glad to provide the commission with this information, but it is incomplete at this time. The residents would like to see a study regarding the water run-off in the area as they have flooding in the area. The older sewage pipes are of concern also. Ms. Moreton stated it was explained to the residents, at a meeting on January 9, 2000, there would be another very large building, built on this same piece of property as a new sanctuary, on the lot that is currently being used as the children's playground. This would make a total of four large buildings and the entire property would be covered with concrete or a building and they are sure this would make a huge difference in the water run-off from the site. Regarding the lights on the parking lot, the description and information given at this meeting was not what was given at the January 9, 2000, meeting. However if the lightening reflected is contained in the site as described, this may be sufficient. As far as the sunlight is concerned, Ms. Moreton's house is the house directly across from the proposed building, and she can not tell from the drawings where her house is and she is not sure if a shadow will be on her property or not. Included in the packets, was documentation regarding the time frame of the church's ownership of the pieces of property. She explained the special exception of 1990, did not mention any kind of building, and bit that the church was only given a special exception to build a taller fence. Ms. Moreton stated the neighborhood did not want a large building in the neighborhood, and if the church wants to build a large building, on the basis of that, there will be a continuing objection. Chairman Buchanan asked to have a copy of the traffic count, that Ms. Moreton made reference to. Ms. Moreton also made reference to the stringent parking lot ordinance. In her opinion the church parking lot that was suggested to the neighborhood residents has an entrance might which not be adequate for the sanitation trucks, food delivery trucks, supply trucks, and school buses. Commissioner Hipp asked if the residents' objection is primarily that nothing be built on the property? Ms. Moreton responded no, the residents do object to a building but they do not want a 60ft building and their objection is to the sheer bulk of the building.

Mr. Doug Fancher, 619 Van Buren Avenue, brought forth three issues regarding early comments. First, he stated the residents do not object to having a building, they would have liked for the church to have consulted the neighbors in the beginning of the planning for the project instead of

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the day before the original public hearing for the special exception. The residents are not against the Baptist church or against their work for Christianity. Mr. Fancher felt there was a conflict of interest with Commissioner Butler, due to the fact, he is a member of First Baptist Church. Mr. Dunbar, City Attorney, stated he did not see that there was any conflict of interest on Mr. Butler participating in the proceedings. Last, Mr. Fancher wanted to clear up the misunderstanding of his statement that the Baptist church made \$405,000.00 on their daycare, that is not true. What he said was their revenues are about \$400,000.00 per year, how much they get to keep, he does not know.

At this time, Chairman Buchanan gave Mr. Craig five minutes to rebut. Mr. Craig responded to the matter of the building height of 60ft, and at this time the architects can not tell the height of the building as the setback cannot be determined due to the excluded pieces of property. They do not see how traffic would be increased since the church is licensed for 135 students and this number will not be increased, so the same number of children will be coming to the new building, To address the traffic count, it must be remembered that these streets are a by-pass of Highway 7 and also there are no plans to build a fourth building. The description of the neighborhood being primarily residential is misleading in that the area is zoned RC, which is multi-family residential. There are apartments and two other churches within one block of the proposed building site soon as when the water run off study is completed by the engineers; the church will furnish the results to the commission. Chairman Buchanan made the comment that she recalled from the previous meeting on January 10, 2000, a height for the building was given and in the sketch given to the commission there are three stories to the proposed building and therefore there has to be a height for a three story building. Mr. Craig answered the height will depend on whether they seek a variance on height and set back which will determine the final height. The chair asked John Dunbar to comment on this matter as a process on a decision by the commission, from a legal point only. Dunbar replied that I f the new building is going to be on an area which the church already has a special exception for a daycare facility, then he does not see this issue as an issue of special exceptions, but as a problem of variances. Then the church should file for a variance and proceed on that and have the commission to decide on the variance. If the building is not going to be built on the old area for which they have the special exception for the daycare/education facility, then they do need a special exception and they should come back within six months of the last decision. The other concerns that have been raised about water run off, etc. should be address by the standard city ordinances, which deal with those matters. Ms. Moreton asked Chairman Buchanan who makes the decision whether the 1990 special exception stands or not? She does not understand where the determination comes from. Chairman Buchanan answered the commission would have to stand by the January 10, 2000 decision. Mr. Dunbar restated that if no additional special exception is needed, then the use is permitted on the area covered by the 1990 special exception. Commissioner Jones asked Mr. Dunbar after the application was denied, has there been an appeal process. Mr. Dunbar explained the appeal process would be to go to the court. Chairman Buchanan reiterated her question of whether or not the building or any part of it, will in fact, touch property that was not part of the original special exception. Mr. Craig stated he would supply, within 10 days, a plat showing the property that was owned in 1990. Chairman Buchanan explained she would like for the plat to show where the building and everything that pertains to the building will sit in relation to the property owned in 1990 and any property purchased after 1990.

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Commissioner Woodward re-entered the meeting.

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PUBLIC HEARINGS

There came for discussion public hearing case #784 – Residents of Martin Luther King, Jr. Boulevard, Martin Luther King, Jr. Circle and 6th Street from Washington to Price, also known as Freed Man Town, application for rezoning from RC to RA. George Rummel, Director of Planning presented for the city and the neighborhood residents. Mr. Rummel informed the commission that all of the residents of this area have requested the zoning change for several reasons. They are

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concerned about keeping the historic single-family identity of the Freed Man Town neighborhood and the residents feel that with the current RC zoning, the single-family nature will be threatened by development pressures. Also, because of the historic identity, they are very much considering the possibility of this area being a proposed historic district for the City of Oxford. The unity of the neighborhood as a single-family residential area has been continual since before the Urban Renewal Project in 1972 and by this action they hope to keep they hope to retain their identity. Commissioner Rogers asked if the entire neighborhood agrees to the rezoning. Mr. Rummel responded yes.

Motion was made by Commissioner Hipp to approve the rezoning from RC to RA, seconded by Commissioner Woodward. All members present voting AYE.

Motion was APPROVED.

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(Board of Adjustment)

There came for discussion public hearing case #779 - Abner's Incorporated application for a 25ft variance from the 50ft front yard setback requirement to construct a canopy over a outside dining area at 1927 West Jackson Avenue. Tom Howorth, architect, presenting for Abner's. Mr. Howorth explained the previous owner constructed the deck/dining area. They are proposing to provide a cover made out of a wood and steel structural system with a vinyl fabric roof. This would provide protection for customers from rain and sun. Commissioner Hipp asked if the colors of the canopy cover would be consistent with the existing colors of the building. Mr. Howorth stated it would be. Commissioner Jones asked if the canopy would be built to the building codes addressing safety and wind standards. Mr. Howorth explained it was structurally designed to meet all of the current safety standards. Mr. Rummel asked Abner White, owner, how long he had owned this property and he replied about 1 year and 3 months. Commissioner Jones asked if the rear of the property line was a private alleyway? Mr. Howorth answered it was a service exit by easement to the City. Commissioner Woodward asked how the new Landscape Ordinance would affect the project. Mr. Rummel stated the project would not be affected by the ordinance because no changes are being made to the existing building and it does not increase the parking space or the total percentage of the total development. Motion was made to approve the application for a 25ft variance to construct a canopy or the existing deck, dining area by Commissioner Rogers, seconded by Commissioner Butler.

Commissioner voting aye: Donna Buchanan
Ron Hipp
Leonard Rogers
Lance Butler
Colbert Jones
Sonny Johnson

Commissioner voting nay: W.P. Woodward

Motion was APPROVED by a 6 to 1 vote.

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(Board of Adjustment)

There came for discussion public hearing case #780 - Frank & Martha Hill application for a 4ft variance to the front yard setback from 40ft to 36ft to construct a storage area onto carport at 218 St. Andrews Circle. Corey Alger, architect, presenting for Frank and Martha Hill. Mr. Alger noted that when he rotated and moved the garage, due to a 12ft grade change, the construction required that a small corner section be inside the setback. Chairman Buchanan asked if the building was built? Mr. Alger answered yes. Commissioner Woodward asked if the garage was extended for 2 cars. Mr. Alger explained there was an existing parking pad and the garage was constructed on top of the pad.

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Commissioner Butler asked if any neighbors had complained? Mr. Agler stated they had not had any complaints. Motion was made to approve the 4ft variance by Commissioner Johnson, seconded by Commissioner Woodward. All members present voting AYE.

Motion was APPROVED.

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(Board of Adjustment)

There came for discussion public hearing case #781 - Holiday Inn Express application for a 17-inch variance from the required 38ft setback for the square footage of a pole sign at 112 Heritage Drive. Gerald Stanfill, sign contractor, presenting for Chan Patel, owner of Holiday Inn Express. Mr. Stanfill explained the sign would be 22'11" tall, 38 ft from the street and with these measurements it would extend 17 inches into a parking space. Otherwise, they would have to break up a parking space to set the pole. The area was specifically designed for placement of the sign and is already landscaped. The sign will not interfere with the visibility of traffic at any entrances or exits. Commissioner Jones asked when they opened for business and Patel was required to build sidewalks? Patel stated he opened for business on January 11, 2000 and he was not required to put sidewalks in; his property does not have frontage onto West Jackson Avenue. Mr. Patel told the commission that he and Mr. Abner White, adjacent property owner, have discussed providing a walkway from the hotel to his restaurant. Dave Bennett, city engineer explained that the property owned by Mr. Patel was originally developed as a commercial subdivision and at the time of development, was not required to build sidewalks. Chairman Buchanan asked for the number of parking spaces. Mr. Patel answered 68; the hotel has 67 rooms and there is one parking space for each room and one extra parking space. Motion was made to approve the 17-inch variance by Commissioner Woodward, seconded by Commissioner Hipp. All members present voting AYE.

Motion was APPROVED.

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(Board of Adjustment)

There came for discussion public hearing case #782 - Denny Spencer application for a variance to use crushed limestone or white rock to surface driveway at 522 College Hill Road. Ms. Spencer, petitioner, explained that she had recently moved back to town and she is building on a family owned lot. She was informed that she would have to pave the road from College Hill Road up to her house to comply with the zoning ordinance for a hard surface driveway. Due to the great distance to the public ROW it would be a hardship for her as this has been a private road and not a driveway. The road has been in existence with gravel for about 25 years and there is no erosion or deterioration of the road. She feels if she has to pave the road, she has to maintain the road and no one else living on the road will have to help maintain or pay for the road. Commissioner Hipp asked if the existing house shown in the drawing belong to her neighbors and did they use it. Mr. Bennett stated this road is not a city street but only came on the city list due to 911 locator requirements and the city only has a limited easement. This street allows for Ms. Spencer's house to be connected to a public road yet it is not a dedicated city street and she is asking to not have to pave the whole driveway, which was approximately 200-300ft long, because she does not own it. Commissioner Butler asked why Ms. Spencer had to pave the road? Vic Smith, building inspector, stated that to comply with current zoning ordinances all residences have to have a driveway to the public ROW. Commissioner Jones asked who maintained the private drive now? Ms. Spencer stated she was not sure. The commission and Mr. Bennett asked Ms. Spencer to not apply new limestone or rock at the mouth of the road for safety concerns. Motion was made to approve the variance to use crushed limestone or white rock by Commissioner Johnson, seconded by Commissioner Woodward. All members present voting AYE.

Motion was APPROVED.

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(Board of Adjustment)

There came for discussion public hearing case #783 - Southern Homes of Holly springs application for variance to use gravel to surface driveway at 100 Hathorn Road. There was no representative present; Mr. Rummel asked the commission to table the item until the April 10, 2000 meeting.

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Chairman Buchanan stated that case #762 - Site plan review for proposed James Row Condominiums, located at 423 North Lamar, to be developed by C&N Properties must be resubmitted to the commission.

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(Board of Adjustment)

There came for discussion public hearing case #785 - City of Oxford Electric department application for special exception to construct an administrative and engineering building at the 300 block of McElroy Drive. Corey Alger and Mr. Rummel presenting for the city. Mr. Rummel stated the proposed site was surrounded by A and RA zoning. Mr. Alger, architect, explained the City owns a large parcel of land, and plans to build an administrative building and metal storage structure. The metal storage structure would be built adjacent to a metal building currently on the property. The architect is trying to minimize the impact of the administration building on McElroy Drive; the site is deep enough, so that if in the future the building needs to be expanded, it can be expanded to the back and side of the property. The proposed site plan keeps the traffic related directly to the electric department to the rear of the building and customer service and parking to the west and rear. Commissioner Hipp asked if the area in the front of the building would be an avenue of egress for the city electric trucks. Mr. Alger explained that there would be an entrance and exit on the rear side of the building toward the Public Works complex for the direct electric department traffic so there would be a minimum impact on the McElroy exit.

Commissioner Jones asked how the decision was made to choose this site and how many visitors would be at the facility. Mr. Alger answered they have been using a TVA preliminary study for the type and size of the building, noting the number of people, offices, tellers, waiting areas, etc.; a two story building with approximately 6-8,000 square feet was estimated to handle the department needs. Mr. Rummel informed the commission that this site was chosen based on the relationship of having one central location for everything pertaining to the Electric Department and other related city services. Motion was made to approve the special exception by Commissioner Johnson, seconded by Commissioner Rodgers. All members present voting AYE.

Motion was APPROVED.

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(Board of Adjustment)

There came for discussion public hearing case #786 - Eastgate Plaza LP application for a variance for wall signs at 1914 University Avenue. Corey Alger, architect, presenting for Eastgate Plaza LP. Mr. Alger explained that the new owner, Wilson La Foe, wants to give the shopping center a face-lift. He intends to replace all of the front façade of the center and he has requested that all of the tenants put up new signs that will be the same size and have back lighting. He is proposing to have a parapet wall on the north end with all of the tenant signs included on it. Also on the north West End a tower sign above the current Subway would be erected. There would also be a tower sign in the Southeast corner of the shopping center. A variance to the square footage allowed is being requested for the Larson's Big Star sign. Chairman Buchanan asked for the size of the parapet? Mr. Alger responded 8 ft above the Subway building with the same length as the existing building, for a total of about 392 square footage for the combined sign size. Commissioner Woodward asked how many signs would be on the parapet wall. The number would be contingent

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upon the number of tenants with an average of 1ft x 3ft approximate size for the sign, answered Mr. Alger. All of the tenant signs, on the parapet wall, will be the same size. and the owner is not against having the signs be of the same color. Mr. La Foe stated the parapet wall signs is a request from the shopping center tenants, due to some of the area of the center being set so far back from the street that not everyone's signs can be seen from University Avenue. Mr. La Foe also explained that the Oxford East tower sign would be approximately 9ft x 8ft and 32 foot tall. The Oxford East sign would be placed on the north, east, and West Side of the tower above Subway. Regarding the Southeast corner tower signs, according to ordinance, a business must have frontage to be able to put up a sign. Due to the location, within the shopping center, there are businesses in this corner that do not have frontage, so they are not allowed to put signs on the front of the shopping center façade. The signs for these three businesses would be 3ft x 10ft signs. Lastly, the Larson's Big Star sign would include Larson's Big Star, Seafood/Deli/Bakery, and Mechanics Bank on the front façade of the Big Star building. The front of Big Star's building does not have enough frontage to justify the total square footage for the proposed sign. The Big Star portion of the sign will be backlit, but the Seafood/Deli/Bakery will not be illuminated. Commissioner Hipp asked if the signs on the north side of the center would all be the same size and color and the façade front signs would remain with the usual logos used for the business? Mr. La Foe responded that is correct. Commissioner Woodward asked if this item could be postponed until next month's meeting. Mr. La Foe stated he would prefer if the commission could separate out the parapet wall from the petition and, they will re-examine the request for the variance pertaining to the parapet sign wall, and they may bring this back to the commission as a separate issue later. He requested a decision regarding the tower signs over Subway, the Southeast corner tower, and the Larson's Big Star sign. Commissioner Jones wanted to know the total square footage for each proposed item, so this could be noted on the sign permit when issued. Mr. La Foe answered the tower signs over subway would be 96 square foot and the Southeast tower would be 90 square foot and a 50ft variance for the Larson's Big Star sign. Melanie Steenwyk, Oxford resident, commented she felt the proposed improvements would benefit the community, as well as the shopping center, a great deal. She felt a community should be thankful that Mr. La Foe wants to come in and upgrade the center to improve the outside appearance for residents and also for visitors to our community. Motion was made to approve a variance for a tower sign above the existing Subway sign, to contain three East Oxford logo signs to be placed on the north, east, and west sides of the tower, a tower sign in the Southeast corner of the center which will contain three signs for the business in that corner of the center, and the Larson's Big Star, Mechanics Bank, and the Seafood/Deli/Bakery sign. Also the proposed parapet wall sign request be removed from the original variance request. A motion was made by Commissioner Johnson, seconded by Commissioner Hipp.

Commissioners voting aye: Lance Butler
 Ron Hipp
 Sonny Johnson
 Colbert Jones
 Leonard Rogers

Commissioners voting nay: Donna Buchanan
 W.P. Woodward

Motion was APPROVED by a 5 to 2 vote.

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There came for discussion public hearing for case # 787 – L & B Properties application to rezone property on Harris Drive from RA to RC. Larry Butts, property owner presenting. Mr. Butts stated this particular piece of property, along with all of the property up and down Harris Drive has changed in appearance and nature in the past sixteen years and he is requesting the rezoning due to the change in neighborhood. There are now single family, multi-family and condominiums existing and proposed to be built on Harris Drive. At this time, (dedicated to city portion of) Harris Drive now ends at the pavement (and becomes a

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private street), where the gravel starts, and this parcel of property is actually on the gravel (private street). Without a paved street, utilities, sewer and water it is not economically feasible to build just one house on it. He did not submit a site plan with his request, knowing the new landscaping ordinance was going to be passed, he felt there was no reason to waste the money to design something to go onto this lot at the present time. If the rezoning is approved, he will have to come back before the commission anyway, with a site plan that would comply with the ordinances for approval. The subdivision, to the south of this property, was developed by Mr. Butts and it is zoned RC (Multi-Family) and the house to the east side of the property has been a rental house for the last 15 years, currently with eight students living there. Sixteen years ago, an easement was granted for the maintenance of the road to the two property owners that lived at the end of the street. Not long ago, the City Solid Waste Superintendent and the Post Office sent letters to the residents on the gravel drive stating they would have to bring their trash to the end of the pavement of Harris Drive and would not deliver the mail due to the roughness and improper maintenance of the drive. Mr. Rummel asked under RC zoning, how many units would he be able to place on the lot. Mr. Butts answered he did not know, he would have to design something that would fit the ordinances, but he does not plan to build any apartments. He would like to design single family houses, like the subdivision adjacent, if the cost could be justified. If he can not do this, he would like to build condominiums there, but it all depends on the design work. Commissioner Hipp asked whether if he built single family houses or condominiums, would they be for home ownership or rental use. Mr. Butts replied that they would be for sale. Commissioner Jones asked with the current zoning how many units could be built? Mr. Butts answered one single-family house because of there being only 156 foot of frontage. Mr. Smith stated if Mr. Butts obtained a variance, he could possibly build two single-family residents. Mr. Butts stated applying for a variance for more than one resident, would be the same as requesting the rezoning. Chairman Buchanan disagreed due to the fact that asking for a rezoning on almost an acre lot is asking the commission to reduce an area down zoned residential, and he must show the commission how this would benefit the city resident's public health, safety, and welfare. She understands the site plan may be somewhat of an inconvenience and not the most economically feasible thing, but there are residents living in the area that will be affected. Commissioner Jones felt it would be spot zoning as far as existing land use is considered. The property to the south is single family, north is a single-family house and the only other property at the end of the street is a single-family house also. Mr. Butts rebutted the houses were considered single-family but they are built closer together than single family houses built on a RA zoned lot.

Dr. Darko Kajfez resident of 2599 Harris Drive came before the commission in opposition to the rezoning of Mr. Butt's property. He stated he lives one parcel west of the proposed property for rezoning. He is representing 8 property owners that live in the neighborhood surrounding the proposed property for rezoning. Dr. Kajfez stated he knew that one parcel had been rezoned from RA to RB but he did not oppose that rezoning, due to the developers agreeing with the neighbors they would build the same type of buildings on their property, so the units would be single family buildings. He does not feel the area is for multiple housing because not all of the houses in the area are rental houses or multi-family houses, but they are houses owned and occupied by families with children. In his opinion, an apartment building does not fit into this neighborhood and if a RC zoning is granted, an apartment building can be built. From his knowledge, there are five lots in the neighborhood that are still zoned RA. In conclusion, his point is this is a closed area with all single-family housing and he does not see why it should be rezoned from RA to RC.

Melanie Steenwyk of 2701 Southwind Cove came before the commission in opposition to the rezoning. She stated that prior to the remark from Mr. Butts, of the area being multiple dwellings, she feels this is incorrect. It is family housing; the City of Oxford has promoted as family housing. This community, although the houses are close together and the yards are small, the houses are affordable for middle class families. There are a lot of families that reside in these houses, you can see children out riding their bikes, playing, and getting off of the school buses. Yes, there are apartments down the road, but in this particular area there are mainly

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families. The rezoning will directly affect families. Regarding the economical concerns for Mr. Butts, it is one mans economical concerns compared to many families economical concerns, if Mr. Butts would like to purchase the houses of the residents, then he can develop the area the way he likes. Ms. Steenwyk stated the residents of this area and the community will lose if the property is rezoned, due to the residents moving out of the area.

Mr. Butts rebutted that being zoned RC does not necessarily mean apartments; he does not plan on building apartments. Multi- family could also mean single family houses 10ft apart or condominiums; these would still be single family. He does not consider apartments single family. Anything he builds on the property will be individually owned. Commissioner Woodward asked when he purchased the proposed lot? Four years ago answered Mr. Butts. Motion to approve the rezoning died for lack of action. Mr. Bennett asked the commission and Mr. Rummel why a stipulation for a specific number of single family resident units could not be placed on the action of rezoning. Mr. Rummel answered this action would be called "contract zoning" and it is illegal. Commissioner Hipp asked if the application was denied how long would it be before Mr. Butts could reapply for the same rezoning again. Chairman Buchanan answered six months. Motion was made to deny the rezoning by Commissioner Jones, motion died for a lack of a second. Motion was made to table the issue to the next meeting, to allow Mr. Butts to return with a design of what he intends to do with the property with Mr. Butt's approval to supply the needed information. Commissioner Jones stated that this motion would be "contract zoning" and it can not be done. Mr. Rummel explained the motion would not be for Mr. Butts to return for contract zoning, but as a variance approval. Mr. Butt's stated he would be in agreement to bring a land design back to the commission in 30 days. The motion was seconded by Commissioner Johnson, for Mr. Butts to return in 30 days or such time Mr. Butts comes back with an alternate plan for a variance to the property rather than a rezoning request.

Commissioners voting aye: W.P. Woodward
 Ron Hipp
 Leonard Rogers
 Lance Butler
 Colbert Jones
 Sonny Johnson

Commissioners voting nay: Donna Buchanan

Motion was APPROVED by a 6 to 1 vote.

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(Board of Adjustment)

There came for discussion public hearing case # 788 – St. Paul's Independent Methodist Church application for a 15ft front yard variance on Jefferson Avenue and a 10ft front yard variance on Jackson Avenue for two signs. Mr. Greg Dykes presented for St. Paul's Independent Methodist Church. He explained the church is asking for a variance to place a sign on Jefferson and Jackson Avenue, so people will know where the church is. They would like to place the sign 5ft from the curb on the Jefferson Avenue entrance to the church and 10ft from the curb on the Jackson Avenue entrance. The signs will be 2ft tall by 6ft wide for both signs. Commissioner Woodward asked how high up from the ground would the signs measure? Mr. Dykes stated the signs would be mounted 12 inches from the ground, so the top of the sign would measure 3ft. He explained that a compact car or truck would be able to see over the top of both signs. Commissioner Jones expressed his concern that a compact car may not be able to have a clear turning sight clearance from the Jefferson Avenue entrance with the sign being only 5ft from the curb. Mr. Dykes stated the church would be willing to mount the Jefferson Avenue sign closer to the ground. Mr. Rummel explained there where no staff concerns pertaining to the height of the signs, due to the line of sight being on a straight of way. Motion was made to approve the

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variance for the two signs were made by Commissioner Woodward, seconded by Commissioner Hipp.

Commissioners voting aye: Donna Buchanan
W.P. Woodward
Ron Hipp
Leonard Rogers
Lance Butler
Sonny Johnson

Commissioners voting nay: Colbert Jones

Motion was APPROVED by a 6 to 1 vote.

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There came for discussion case # 773 – Site plan review for Jefferson Place, proposed apartment complex to be developed by Davis & Sons, located on Hathorn Road. Mr. Rummel informed the commission that a plan for this location was approved about two years ago, but the site has changed ownership and there has been some significant site changes from the original approved site, so the developers are resubmitting the new site plans for the proposed project. Mr. Rummel explained the developers would have to rename the complex, due to there already being a Jefferson Place in Oxford. David Stockman of Davis & Sons, Gainesville, Florida and Paul Slayton, architect presenting for Davis & Sons. Mr. Stockman explained Davis & Sons have been in business for twenty-four years and they began building student housing seven years ago. They do manage all of their developments; they manage over 6,000 units currently. The development would consist of 108 apartments total with 4 bedrooms/4 baths in each apartment. Each building will be 3 stories and each building will be equipped with fire sprinklers. Commissioner Jones asked Mr. Rummel if the site plan review committee discussed the off site impacts. Mr. Rummel answered that looking at the site plan with the department heads, a traffic count was requested and taken on Hathorn Road. At this time, approximately 4,000 cars per day for traffic on this road. Now with the proposed site, 460 parking spaces will be supplied for the complex. The concern was raised from the City, as to whether the students would use the planned bike/walking path, to be designed by the developers to connect the apartment complex with the University, or would they drive. This was the reason the traffic count was conducted. Mr. Bennett explained the entrances and exits have been redesigned with the help of the development engineers. They have tried to achieve the best line of sight for traffic. Regarding the water and sewer, it will be contained on site. There is an existing sewer line on the property and the developers have agreed to reconstruct the sewer line much shallower, by doing so, it will save the developers money for excavation and the City money for operation and maintenance. As far as stormwater management plan, Mr. Bennett stated he would mandate on this project the recently enacted Stormwater Retention Ordinance. There are several options for the site, the best being to oversize the pipes, then restrict them to smaller pipes and if there is any flooding it will be contained to the complex. Mr. Bennett stated the developers are in agreement, that no grading, building or other permits will be issued until he and Bart Robinson, Deputy City Engineer sign off on the storm water plan that meets the current City ordinance. Chairman Buchanan asked if all of the run-off water would be contained on site. Mr. Bennett explained as much as possible would be on site, but the topography of the site would not dictated building a detention structure due to the slope of the site, but downstream there is basically a wetlands area which would be perfect for a detention structure. Most of the run off comes from the University and the city cannot ask the developers to deal with that according to the ordinance. Mr. Bennett concluded that he felt Davis and Sons have done the best they can for the site. Chairman Buchanan stated she only saw two hydrants for the complex. Mr. Bennett answered the fire chief had approved the hydrants, and there are actually four hydrants inside the development, as well as having the buildings equipped with fully automated sprinkler systems. Commissioner Rogers

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asked if there would be any problems with putting speed bumps onto Hathorn Road. Mr. Bennett explained this could not be done due to Mississippi State law. Commissioner Jones asked what the occupancy rate for Davis and Sons' other apartment developments. Mr. Stockman answered about 98 percent. Motion was made to approve the site plan, with the understanding that Davis and Sons will consult with Mr. Bennett regarding the possibility of sidewalks or other pedestrian friendly areas and the building permit will not be issued until Mr. Bennett has signed off on the stormwater retention plan. A Motion was made by Commissioner Rogers, seconded by Commissioner Jones. All members present voting Aye.

Motion was APPROVED.

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There being no further business to come before the Commission the meeting was adjourned at 9:30 p.m.


SECRETARY

MINUTE BOOK No. 2, OXFORD PLANNING COMMISSION

DEMENT—MERIDIAN 57-2275

PLANNING COMMISSION

April 10, 2000

Be it remembered that the Oxford Planning Commission did meet on April 10, 2000, at 5:00 p.m., in the City Hall courtroom with the following members present:

Donna Buchanan, Chairman
Colbert Jones, Vice-Chairman
Ron Hipp
Leonard Rogers
Lance Butler
Sonny Johnson

George Rummel, Director of Planning and Development
David Bennett, Public Works Director
Bart Robinson, Assistant Engineer
Vick Smith, Building Inspector
Shane Davis, Building Inspector
John Dunbar, City Attorney
Vicki Bishop, Secretary
Dee Ursic, Secretary

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After the meeting was called to order, the following business was transacted:

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The approval to adopt the Public Hearing Rules and Procedures. Motion was made by Commissioner Johnson, seconded by Commissioner Butler. All members present voting aye, motion approved.

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The minutes of the January 24, 2000 meeting were approved without corrections. The minutes of the March 13, 2000 meeting were approved with one correction, that the minutes reflect that legal staff did not see a conflict of interest regarding Commissioner Butler by being a member of the First Baptist Church and also of the Planning Commission in participating in the discussion regarding the First Baptist Church. Motion was made by Commissioner Rogers, seconded by Commissioner Jones. All members present voting aye.

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BUILDING INSPECTOR'S REPORT

There came the matter of the Building Inspector's Report. Vick Smith reported to the Commission that for the month of March 2000 a total of \$2,233,000.00 in construction permits was issued. Eleven new single family houses and townhouses were permitted for \$1,472,000.00, 8 residential additions and remodels for \$453,000.00, and 4 commercial additions and remodels for \$297,000.00. The total for permit fees collected for the month of March 2000 was \$11,785.00: \$8,279.00 for building permit fees, \$918.00 for electrical permit fees, and \$2,588.00 for plumbing permit fees.

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PLANNER'S REPORT

There came the matter of the Planner's Report. George Rummel noted that the last comprehensive plan was adopted in 1971, and the comprehensive plan, the zoning map and the zoning ordinance for the city needs to be updated. Mr. Rummel gave each of the commissioners a copy of The Oxford 20/20 plan. He explained that the citizens of Oxford had devised the plan and it is a basis for a Comprehensive Plan for Oxford. Land use, transportation, public facilities, and the capitol improvements program are all addressed in the 20/20 plan. State law mandates that when a Comprehensive plan is adopted; a land use and transportation plan must also be adopted. Mr. Rummel stated that at the May 8th meeting a new zoning map would be presented for the commission to adopt and refer to the Mayor and Board of Aldermen. Finally, Mr. Rummel presented an overview of some of the events that would be brought before them in the upcoming months and also to table the proposed ordinances on the agenda until the Commission has had more time to review the ordinances.

MINUTE BOOK No. 2, OXFORD PLANNING COMMISSION

DEMENT-MERIDIAN 57-2275

PUBLIC HEARINGS

(Board of Adjustment)

There came for discussion public hearing case # 787 (continued from previous meeting) L & B Properties variance approval for property on Harris Drive. Larry Butts presented a proposed development plan for nine (9) condominiums to be built on the site. This proposal would require R-C zoning. This petition was carried forward from the March meeting but it was inadvertently listed on the agenda as a request for a variance to build these structures in an R-A zone. This variance could not be legally heard as it had not been properly advertised and so it was determined that the commission could not act on this variance request. Chairman Buchanan said that since there had been no vote to either approve or deny the request for the zoning change then the Commission would evaluate the proposed plans for the nine units and would vote on the proposed zoning change at the May meeting. George Rummel also noted that if this zoning change were approved then the plan would have to come back to the Commission for site approval as it contains 3 or more units.

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(Board of Adjustments)

There came for discussion public hearing case #783 (carried forward from previous meeting) Southern Homes of Holly Springs application for a variance to use gravel to surface driveway at 100 Hathorn Road. Mr. Lewis Clark, contractor, representing Southern Homes explained that the driveway from the street to the home will be approximately 130-140ft long and having to pave such a long driveway, will impose an economical hardship on the property owner. Mr. Clark also stated the surrounding driveways are paved with gravel. Commissioner Hipp asked what the cost of paving the driveway would be? Mr. Lewis answered approximately \$2,500.00. Mr. Bennet expressed the concern that at least a portion of the driveway needed to be paved starting from Hathorn Road going toward the residence due to the safety concern of the gravel being distributed onto the street. Motion was made by Commissioner Johnson to approve the variance with the stipulation that the driveway be paved with a 20' x 12' concrete section starting at the edge of the street, seconded by Commissioner Rogers. All members present voting AYE.

Motion was APPROVED.

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(Board of Adjustments)

There came for discussion public hearing case # 789 J.S. Purdon application for a height variance from 35ft to 40ft a 2209 Jeff Davis Drive. Mr. Jeff Williams, Engineer, presenting for Dr. Purdon. Mr. Williams explained that Dr. Purdon planned to build a two-story medical office building and due to the plumbing and air conditioning equipment, that will be ran between the two floors, the height of the roof would need to be 5ft higher. Motion was made by Commissioner Johnson to approve the height variance from 35ft to 40ft, seconded by Commissioner Jones.

Commissioners voting aye: W.P. Woodward
Lance Butler
Leonard Rogers
Colbert Jones
Sonny Johnson

Commissioners voting nay: Donna Buchanan

Motion was APPROVED by a 5 to 1 vote.

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(Board of Adjustments)

There came for discussion public hearing case #790 City of Oxford Fire Department application for a special exception to construct a fire station at 139 Highway 7 South. Mr. George Rummel presenting for the Oxford Fire Department. Mr. Rummel stated that due to the increasing population and development South of the city, the City would like to build a 6,500 square foot building to help service this and the surrounding area. The new facility would be build to city code and would meet the ADA requirements. Motion was made by Commissioner Rogers to approve the special exception, seconded by Commissioner Johnson. All members present voting AYE.

Motion was APPROVED.

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MINUTE BOOK No. 2, OXFORD PLANNING COMMISSION

DEMENT—MERIDIAN 57-2275

(Board of Adjustments)

There came for discussion public hearing case #791 Duke Goza application for a 2ft variance to the side yard setback requirement at 1004 South 11th Street. Mr. Duke Goza explained he would like to renovate and add an addition to an existing accessory building. After adding the addition, the outside wall on the south side would be 3ft from the property line. Mr. Goza informed the commission that the property owner to the south, Basil Richmond, was present and did not have any objections to the variance. Motion was made by Commissioner Hipp to approve the 2ft variance, seconded by Commissioner Rogers. All members present voting AYE.

Motion was APPROVED.

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(Planning Commission)

There came for discussion preliminary plat approval for The Villages of Oxford, Paragon Developers (Joe Broome) located on Highway 7 South, outside of the City limits. Mr. Bob Cornelius, attorney, representing Paragon Developers described the development as consisting of 1,200 and 2,400 square foot homes. The homes would be built with conventional foundations and metal roofs. They would be multiple colors with front porches and some type of patio or deck in the back. All alleyways and parking would be in the rear of the residences and the landscaped berm and detention basin located on the front of the property will be maintained as a common green space. The roads and drainage will meet the city code and all utilities will be underground. Mr. Cornelius also informed the Commission that at the pre-application hearing the issue regarding another entrance/exit from the development was raised and since that time, they had spoken with The Mississippi Department of Transportation and are not allowed egress from Highway 7 South. Motion was made by Commissioner Johnson to approve the preliminary plat for The Villages of Oxford, seconded by Commissioner Rogers. All members present voting AYE. Motion was APPROVED.

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There being no further business to come before the Commission the meeting was adjourned at 7:20 p.m.


SECRETARY

MINUTE BOOK No. 2, OXFORD PLANNING COMMISSION

DEMENT—MERIDIAN 57-2276

PLANNING COMMISSION

May 8, 2000

Be it remembered that the Oxford Planning Commission did meet on May 8, 2000, at 5:00 p.m., in the City Hall courtroom with the following members present:

Donna Buchanan, Chairman
Colbert Jones, Vice-Chairman
Leonard Rogers
Sonny Johnson
Lance Butler
W.P. Woodward

George Rummel, Director of Planning and Development
David Bennett, Public Works Director
Bart Robinson, Assistant Engineer
Vick Smith, Building Inspector
Shane Davis, Building Inspector
John Dunbar, City Attorney
Dee Ursic, Secretary

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After the meeting was called to order, the following business was transacted:

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The minutes of the April 10, 2000 meeting were approved with one correction, that the vote on case #789 be changed for Chairman Buchanan from Aye to Nay. Motion was made by Commissioner Rogers, seconded by Commissioner Woodward. All members present voting Aye.

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PLANNERS REPORT

There came the matter of the Planner's Report. George Rummel asked that the Tyler-Van Buren Neighborhood Association be removed from the agenda. Mr. Rummel noted that the amended ordinance regarding the filling of vacancies would be forwarded to the Mayor and Board of Aldermen. Motion was made by Commissioner Jones, seconded by Commissioner Butler to approve the filling of vacancies ordinance amendment. All members present voting AYE. The next item, is the matter of the location of carnivals, circus, fairs, etc. in certain districts. An ordinance has been prepared, and needs to be approved by the Commission, published, and a public hearing set. Motion was made by Commissioner Rogers, seconded by Commissioner Johnson. All members present voting AYE. Regarding the work schedule, the first series of maps were presented. These maps will be included in the Oxford Development Plan. The Development Plan will also include Vision 20/20, along with some changes to the zoning ordinance to include the landscape ordinance, historic districts, stormwater retention/detention ordinance, and an upgrade of the subdivision ordinance. A map of the recommended land use was created from the Vision 20/20. This use was carried over to create a proposed zoning map for Oxford from both the Vision 20/20 and the Georgia Tech Study. Mr. Rummel would like for the work items regarding the maps, revised zoning ordinance, the recommendation or not of the Vision 20/20 Plan to be finalized by October 2000. Chairman Buchanan appointed the following committees:

Land Use and Mapping Committee- Commissioners Woodard, Rogers, Johnson

Board of Adjustment-Separate from OPC-Buchanan and Rummel and others

Adult Entertainment-Rummel to prepare amendments and definitions

Rummel also reported that he had been in contact with Lafayette Co. Planner Chuck Wren for a joint meeting and that it could possibly be sometimes during the last week of June. And he would report back to the Commission on a time and date.

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MINUTE BOOK No. 2, OXFORD PLANNING COMMISSION

DEMENT—MERIDIAN 57-2275

BUILDING INSPECTOR'S REPORT

There came the matter of the Building's Inspector's Report. Vick Smith reported to the Commission that for the month of April 2000 a total of \$1,113,625.00 in construction permits was issued. For the year to date, a total of \$9,590,665.00: that includes 29 new single family residences or townhouses for \$2,913,000.00, 65 apartments for \$3,101,000.00, 2 new commercial buildings for \$2,013,000.00 the remainder is in additions and renovations. The total for permit fees collected for the month of April 2000 was \$10,960.10: \$5,413.00 for building permit fees, \$544.60 for electrical permit fees, and \$5,002.50 for plumbing permit fees.

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PUBLIC HEARINGS

(Planning Commission)

There came for discussion public hearing case #787 (continued from previous meetings) L& B Properties rezoning of property on Harris Drive from RA to RC. Mr. Larry Butts explained that he was proposing development of 9 condominium units, which would consist of 2 or 3 bedroom units and each lot size would be 258 x 158. Mr. Butts stated the condominiums would be individually owned. Mr. Butts explained that the property across the street was rezoned from RA to RB and to the south the majority of the property is zoned RC. At this time, Dr. Darko Kajfez came forward to remind the commission that he was representing ten individual property owners who live on the closed end of Harris Drive and they are still in oppose to the rezoning of this property. Motion was made by Commissioner Woodward to deny the rezoning, seconded by Rogers.

Commissioners voting aye: Leonard Rogers
Colbert Jones
W.P. Woodward
Donna Buchanan

Commissioners voting nay: Lance Butler

Commissioners abstaining: Sonny Johnson

Motion was APPROVED with a 4 to 1 vote.

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Board of Adjustments)

There came for discussion public hearing case #770 - First Baptist Church application for a 3-1/2 ft height variance for a playground fence at 800 Van Buren Avenue. Omar Craig representative for the church, stated that to comply with state regulation, the church must have a 6-ft fence around the playground area. Mr. Curtiss Doss, Architect, explained that the proposed fence would be a vinyl coated chain link. The church chose this type of fencing over others because the chain link will be more flexible if children happen to bump into it, than a hard material. A traffic study was conducted and the fence will not encroach into the site lines of Tyler Avenue or 9th Street. Mr. Ron Lewis, Attorney for the Tyler-Van Buren Neighborhood Association, came forward to address the commission about the associations concerns. Mr. Lewis stated the residents were concerned about what the overall plan for the new construction is. He also felt the variance application was premature because a Certificate of Compliance had not yet been filed, to his knowledge. Mr. Robert Allen, Church Administrator approached the commission with the comment that according to the State Licensing Agent, the State could require a fence height of 12 ft, but knowing the church situation and the streets surrounding the playground area, they are requiring only a 6-ft fence. A copy of the letter stating this has been filed with the Planning Department. Commissioner Jones recommended the church installing sidewalks the length of their property along Tyler Avenue. Motion was made to approve the variance with the stipulation that the Site Plan Review Committee approves the type and color of the fence by Commissioner Rogers, seconded by Commissioner Jones.

Commissioners voting aye: Donna Buchanan
Lance Butler
Colbert Jones
Leonard Rogers

Commissioners voting nay: Sonny Johnson
W.P. Woodward

Motion was APPROVED by a 4 to 2 vote.

MINUTE BOOK No. 2, OXFORD PLANNING COMMISSION

DEMENT—MERIDIAN 57-2275

* * *
(Board of Adjustments)

There came for discussion public hearing case #792 – Larry McAlexander application for special exception to build a two unit Townhouse in a Highway Commercial Zone at North 14th Street. Larry McAlexander, owner, and Ryland Sneed, Engineer explained that the property that Mr. McAlexander wants to build on is part of a piece of property that is zoned Highway Commercial but has frontage onto North 14th Street. Mr. Sneed stated that across the street and to the south of this property is residential zoning. The block building that is currently on the lot would be renovated and used for an accessory building. Motion was made to approve the special exception by Commissioner Johnson, seconded by Commissioner Woodward. All members present voting AYE.

Motion was APPROVED.

* * *
(Planning Commission)

There came for discussion public hearing case #793 – Residents of South 10th Street, including part of Old Taylor Road and Cleveland Avenue, an application for rezoning from RB to RA. Mr. Rummel informed the Commission that certified letters from the Planning Department had been sent to property owners who had not been contacted by the petitioner. Bill Anderson a resident of 1428 South 10th Street addressed the Commission in that he and his wife had filed the petition requesting the rezoning on behalf of most of their neighbors. He feels they live in a, primarily single family neighborhood and is interested in protecting the integrity of the neighborhood. Larry Hall of 1515 South 10th Street asked for his property and 1517 South 10th Street to be excluded from the rezoning from RB to RA. The property owners: Francis Smith of 904 Cleveland Avenue, Peggy Inman of 908 Cleveland Avenue, Judy Phillips of 912 Cleveland Avenue, Larry Hall of 1515 South 10th Street and Billie Hall of 1517 South 10th Street also are in opposition to the rezoning and request their properties be excluded from the rezoning. Motion was made to approve the rezoning by Commissioner Jones, seconded by Commissioner Johnson.

Commissioners voting aye: Lance Butler
Sonny Johnson
Leonard Rogers
Donna Buchanan
Colbert Jones

Commissioners abstaining: W.P. Woodward

Motion was APPROVED.

* * *
(Board of Adjustments)

There came for discussion public hearing case #794 – FNC, Inc. application for special exception to operate a professional office in a RC zoned district located at 606 Van Buren Avenue. Steve McDavid, representing FNC, Inc., informed the Commission that FNC, Inc. is a computer service company with 15 full time employees and 10 part time employees, and there is no retail services included. The company now has a 2-year lease with an option to renew for 5-years. The off road parking for this business is over 30 spaces and this complies with the current ordinances. Doug Fancher of 619 Van Buren Avenue stated his main concern was that the granting of the special exception not set precedence for another business to later occupy the same building and will operate a business that could be detrimental to the well being of the neighborhood. Becky Moreton, President of the Tyler-Van Buren Neighborhood Association, said their Association felt they were being encroached upon. They do not object to this business, but they do not want to have a retail business come in at a later time. Motion was make to approve the special exception by Commissioner Johnson, seconded by Commissioner Rogers.

Commissioners voting aye: Lance Butler
Sonny Johnson
Colbert Jones
Leonard Rogers
W.P. Woodward

Commissioners voting nay: Donna Buchanan

Motion was APPROVED by a 5 to 1 vote.

MINUTE BOOK No. 2, OXFORD PLANNING COMMISSION

DEMONT—MERIDIAN 57-2275

* * *
(Planning Commission)

There came for discussion final plat approval for Park Place, Phase III, developed by Kenny Coleman. David Bennett, Public Works Director informed the Commission that this is a commercial subdivision on the South side of Belk Boulevard. The first two phases have already been approved. He and Deputy City Engineer Bart Robinson made a final walk through of the development about 5 weeks ago. He recommends that the Commission approve the final plat. Chairman Buchanan stated that the previous Commission had asked for Mr. Coleman to make some changes to this development and he had done so. Motion was made to approve the final plat by Commissioner Rogers, seconded by Commissioner Woodward. All members present voting AYE.

Motion was APPROVED.

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Chairman Buchanan asked for the Commission to schedule a working session for Thursday, May 11, 2000.

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There being no further business to come before the Commission the meeting was adjourned at 8:40 p.m.

George Rummel A/C/D
SECRETARY

MINUTE BOOK No. 2, OXFORD PLANNING COMMISSION

DEMENT—MERIDIAN 57-2275

PLANNING COMMISSION

June 12, 2000

Be it remembered that the Oxford Planning Commission did meet on May 8, 2000, at 5:00 p.m., in the City Hall courtroom with the following members present:

Donna Buchanan, Chairman
Colbert Jones, Vice-Chairman
Leonard Rogers
Ron Hipp
Lance Butler
Sonny Johnson
W.P. Woodward

George Rummel, Director of Planning and Development
David Bennett, Public Works Director
Bart Robinson, Assistant Engineer
Vick Smith, Building Inspector
Shane Davis, Building Inspector
Michael Stevens, Deputy Attorney
Dee Ursic, Secretary

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After the meeting was called to order, the following business was transacted:

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The minutes of the May 8, 2000 meeting were approved without corrections. Motion was made by Commissioner Jones, seconded by Commissioner Johnson. All members present voting AYE.

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PLANNERS REPORT

There came the matter of the Planners Report. George Rummel reported on the activities of the zoning and mapping committee and the resultant combination of the recommendations of the Georgia Tech study and the recommendations of the 20/20 Land Use Committee as far as proposed zoning and land use changes are concerned. The committee recommended breaking the city out into 5 major zones based on either growth or natural land use divisions. These study areas include Old Oxford, South Oxford, West Oxford, East Oxford and Northeast Oxford. Rummel reported that the committee had done Old Oxford and South Oxford, but needed more time evaluate and make recommendations on the other district and that the mapping committee could make their recommendations for public hearings at the July meeting. A motion was made by Commissioner Jones, seconded by Commissioner Woodward to extend the projected public hearings based on recommendations from the Mapping Committee. Rummel also asked the chair to appoint another member to the Board of Adjustment committee. He suggested that the commission make a list of concerned and relevant members around the city to send the proposed zoning ordinance, the map, and any other items in the development code. This will be part of the education and public relations the commission should undertake for effective and efficient passage of these documents when we get to the public hearing process. Rummel emphasized that the current "yellow" book will stay the same but there will be certain text changes and map adjustments that will more accurately reflect both 2020 and Georgia Tech recommendations. The planner reported that he was trying to condense the essential elements of 2020 into about 5 pages, which would contain the transportation, and public facilities elements. This may not be possible but to incorporate these elements as briefly as possible would probably make the comprehensive plan more workable and comprehensive. The comprehensive plan introduces and is the adjunct to the zoning/land use maps and has to be manageable to be understood and accepted. Rummel also called for additional meeting with City Engineer Dave Bennett on changes and requirements in Subdivision Regulations. The chair appointed Commissioner Jones with Commissioner Hipp to this committee and she also thanked the various other committees for their input. Commissioner Rogers asked if the changes to the zoning ordinance and the map would "dovetail" together and Rummel replied yes and that the staff would prepare both documents and then commission would read and hold the public hearings on both. This could be done either separately or together. It will depend on community input and any other items that the commission has on the agenda. Rummel further emphasized

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that the zoning classifications would probably remain the same but there could be "overlay districts" such as "Old Oxford" and "Greater Oxford." These overlay districts would more accurately reflect what is on the ground in the two areas and this is called for in 2020 and Georgia Tech. This is also dependent on street width and capacity and the subdivision regulations that guide them. Rummel strongly emphasized the need for a list of all streets in the subdivision regulations and their R.O.W. and utility easements. This will also have to be adjusted for parking and other land use requirements. A good illustration of this would be removal of parking in the front setback in all residential districts. He further emphasized that the commercial development would have to be guided by the residential development and particularly along the West Jackson/West Oxford corridor. West Jackson will work as a five-lane arterial if more entrances are made on it to adjust for the multifamily on both sides. Rummel also announced a special short meeting with members of the Lafayette County Planning Commission on June 26 at 5:30PM. The meeting will be at the courthouse. This concluded the Planner's Report.

BUILDING INSPECTOR'S REPORT

There came the matter of the Building Inspector's Report. Vick Smith reported to the Commission that for the month of May 2000 a total of \$3,908,935.00 in construction permits was issued. The total for permit fees collected for the month of May was \$19,423.95: \$12,422.00 for building permit fees, \$3,812.45 for electrical permit fees, and \$3,189.50 for plumbing permit fees.

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PUBLIC HEARINGS

(Planning Commission)

There came for discussion public hearing regarding text amendments to the zoning ordinance regarding Carnivals, Fairs, Circuses, and Et. Al. Mr. Rummel explained that Carnivals, Fairs, etc. would be allowed to operate in a Highway Commercial zone, but only as a special exception, as opposed to the current use by right. Motion was made to recommend the text amendment to the Mayor and Board of Aldermen by Commissioner Johnson, seconded by Commissioner Hipp. All members present voting AYE.

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(Planning Commission)

There came for discussion public hearing case # 795 – Bruce Patterson/John McCurdy application for rezoning on West Oxford Loop from RC to GC. Mr. Bill Sloan, Attorney, representing the petitioners stated the land is located North of Southland Body Shop, West of East Goosecreek Subdivision, East of West Oxford Loop, and South of Anderson Road. Mr. Sloan explained that when the zoning map was adopted, what is now West Oxford Loop was a dirt road with no development and is now a commercial use area. He also noted there are definable barriers between the commercial and residential areas and there will not be any infiltration of commercial use into the residential area of East Goosecreek Subdivision. His clients are asking for their property to be rezoned to provide a more compatible use with the surrounding properties. Motion was made to approve the rezoning by Commissioner Johnson, seconded by Commissioner Woodward. All members present voting AYE.

Motion was APPROVED.

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(Board of Adjustments)

There came for discussion public hearing case # 796 – Ben Flemmons application for a 3-½ ft height variance for a fence at 315 Martin Luther King, Jr. Drive. Mr. Flemmons addressed the Commission that he would like to construct a rod iron style fence of 6 ft in the front and side yard facing Jefferson to detour theft of decorations during the Christmas season and also to establish a safe place for his child to play. He informed the Commission they have had problems with dogs running loose in the neighborhood and by enclosing their yard with a fence of 6 ft, these dogs will no longer pose a threat. Commissioner Johnson asked if Mr. Flemmons would be satisfied with a 5ft-fence height, Mr. Flemmons responded yes. Motion was made to approve a 5ft-fence height in the front yard and in the side yard facing Jefferson Avenue, seconded by Commissioner Johnson.

Commissioners voting aye: W.P. Woodward
Leonard Rogers
Lance Butler
Colbert Jones
Sonny Johnson

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Commissioners voting nay: Donna Buchanan

Commissioners abstaining: Ron Hipp

Motion was APPROVED by a 5 to 1 vote.

* * *

(Board of Adjustments)

There came for discussion public hearing case # 797 – Internal Medicine Associates of Oxford, P.A. application for a variance from 40 square ft. to 70 square ft. for a sign at 551 Azalea Drive. Mr. Tom Howorth, Architect, presenting for Internal Medicine explained that as the sign base foundation was being constructed; it was noticed that the sign exceeded the allowable square footage. The additional square footage is needed so that each doctor associated with or housed in the Internal Medicine can be located and identified on the sign. They feel that by listing the physicians individually will make it easier for patients to identify their individual doctor, as well as the group name. The sign will contain the Internal Medicine name and 12 bar signs. Commissioner Rogers asked how tall the sign would be; it will be 4-½ ft tall with an addition of about 4 inches for a border of bricks on top. Motion was made to approve the variance by Commissioner Johnson, seconded by Commissioner Hipp.

Commissioners voting aye: Lance Butler
Ron Hipp
Leonard Rogers
Sonny Johnson

Commissioners voting nay: W.P. Woodward
Colbert Jones
Donna Buchanan

Motion was APPROVED by a 4 to 3 vote.

* * *

(Board of Adjustments)

There came for discussion public hearing case # 798 – Charlotte Alexander application for variance for a 6ft front yard setback and a 3,800 square foot variance to the lot size for a single family residence at 526 North 11th Street. Ms. Allan Alexander, representing Mrs. Charlotte Alexander, stated she owned the lot and wanted to build a small residential cottage for her elderly mother on it. Due to the lot only being a 71' x 91' square foot lot, a 3,800-sq. ft. variance was needed to be able to meet the ordinance requirement of 10,200 sq. ft. The 6ft front yard variance is needed to construct a front porch onto the residence. Ms. Alexander informed the Commission that she had contacted the surrounding residents and no one objected. Motion was made to approve the variance by Commissioner Johnson, seconded by Commissioner Hipp.

Commissioners voting aye: Lance Butler
Ron Hipp
Sonny Johnson
Donna Buchanan
Colbert Jones
Leonard Rogers

Commissioners voting nay: W.P. Woodward

Motion was APPROVED by a 6 to 1 vote.

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(Planning Commission)

There came for discussion case # 799 – site plan review approval for the Mills House, a six unit complex to be developed by Curtis Gwin at 603 Molly Barr Road. Mr. Rummel informed the Commission that a site plan review was held on May 30, 2000 with all of the Department Supervisors and the site plan did meet all of the minimum ordinance standards. Mr. Gwin explained that the property was approximately 6/10 of an acre and is zoned RC multi-family. He is proposing a six-unit condominium building, 2 bedroom, and 2 bath with a detached free standing parking structure for each unit for a total of 16 parking spaces. The building will be 41ft tall to the very tip of the roof, and the building will have a 34ft front yard setback to comply with

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the height. Motion was made to approve the site plan by Commissioner Johnson, seconded by Commissioner Rogers. All members present voting AYE.

Motion was APPROVED.

* * *
(Planning Commission)

There came for discussion case # 800 – site plan approval for McAlexander Square Condominiums developed by Larry McAlexander off of Anderson Road. Mr. Rummel stated a site plan review was held on June 9, 2000 with the Department Supervisors and the site plan did meet all of the minimum ordinance standards. Mr. Ryland Sneed, Precision Engineering, presenting for Mr. McAlexander. Mr. Sneed described the project as being a 12-unit condominium project on 1.6 acres. They would be approximately 1,600-sq. ft., 3 bedrooms and 2 ½ baths and a price range of \$135,000 –145,000. Each unit will have 2 parking spaces plus there will be 3-4 extra parking spaces for visitor parking. The Homeowner’s Association will own the lots and streets and 5% of the site will be landscaped. An underground detention storage basin will be constructed with 12-inch pipes to contain the stormwater run off. Motion was made to approve the site plan, with the stipulation that the installation of sidewalks on Anderson Road be addressed. A Motion was made by Commissioner Jones, seconded by Commissioner Johnson. All members present voting AYE.

Motion was APPROVED.

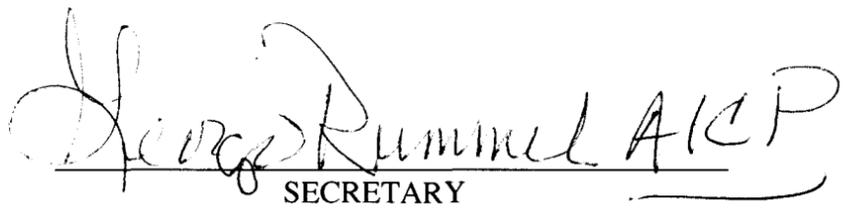
* * *
(Planning Commission)

There came for discussion case # 801 – Final plat approval for Shiloh Place, Phase III located on Old Taylor Road. Mr. John Lewis, Precision Engineering, presenting for Shiloh Place, LLC. Mr. Lewis explained that this plat would consist of the last 31 lots of the development. On Phase III, they want to receive approval so that all of the stormwater drainage system, sewer, and curb & gutters can be installed and so that the temporary grass can be laid to help control the erosion on the development. Motion was made to approve the plat by Commissioner Rogers, seconded by Commissioner Woodward. All members present voting AYE.

Motion was APPROVED.

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There being no further business to come before the Commission, the meeting was adjourned at 7:00 p.m.


SECRETARY

MINUTE BOOK No. 2, OXFORD PLANNING COMMISSION

DEMENT—MERIDIAN 57-2275

OXFORD PLANNING COMMISSION

July 10, 2000

Be it remembered that the Oxford Planning Commission did meet on July 10, 2000, at 5:00 p.m., in the City Hall courtroom with the following members present:

- W.P. Woodward
- Ron Hipp
- Leonard Rogers
- Lance Butler
- Colbert Jones
- Sonny Johnson

* * *

After the meeting was called to order, the following business was transacted:

* * *

The minutes of the June 12, 2000 meeting were approved without corrections. Motion was made by Commissioner Woodward, seconded by Commissioner Butler. All members present voting AYE.

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PLANNERS REPORT

There came the matter of the Planner's Report. George Rummel began with a report of the actions of the Land Use and Zoning Committees. There is very little developable land within the current city limits and so therefore any future projections for land use will be closely tied to the current zoning of the land. Depending on how the land count and usage is made there is somewhere between 8% and 18% available for development. Therefore the recommended land use plan for the city will be very similar to the current zoning as far as a comprehensive plan is concerned. Rummel requested that the commission look closely at the future land use plan of the city, which is based on the recommendations of the 20/20 study committee and the Georgia Tech report with adjustments from the Land Use Committee of the Planning Commission, and decide to adopt it as part of the Comprehensive Plan. This could be advertised in August and heard at the September meeting.

Rummel continued with a report of the Transportation Committee and a list of the road developments and improvements that committee recommended. Included were: (1.) The North South Road on the eastern side of Ole Miss (2.) The Old Sardis Road-Anchorage Road Connection (3.) The Anderson Road to West Jackson Connection (4.) Mimosa Drive between South Lamar and Old Taylor Road (5.) The east extension of Sisk Avenue across Highway 7 into the Avent Property and (6.) the north-south extension and adjustment of Hawthorn Road. He asked that the commission consider these recommendations and prioritize them as part of the transportation element of the Comprehensive Plan.

(1.) The delineation between Historic Oxford and Greater Oxford as far as zoning classifications are concerned (2.) specific areas to be considered for recommendation for annexation and (3.) the expansion and reemphasis on PUDs as a land use tool were other areas that Rummel asked the commissioners to begin to draw some recommendations on to take to the Mayor and Board of Aldermen. He also hoped to have the new draft of the zoning ordinance ready for review in September.

BUILDING INSPECTOR'S REPORT

There came the matter of the Building Inspector's Report. Vick Smith reported to the Commission that for the month of June 2000 a total of \$2,397,300.00 in construction permits was issued. The total for permit fees collected for the month of June was \$13,997.25: \$9,120.00 for building permit fees, \$1,410.25 for electrical permit fees, and \$3,467.00 for plumbing permit fees.

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PUBLIC HEARINGS

(Board of Adjustments)

There came for discussion public hearing case #802 – David G. Tatum application for a 2-ft fence height variance at 1500 Johnson Avenue. Mr. Tatum addressed the Commission that he would like to construct a picket style fence to be 4 ½ ft high, at a 25ft front yard setback instead of the 30 ft front yard

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DEMENT—MERIDIAN 57-2275

requirement, facing Grant Circle. Motion was made to approve the variance by Commissioner Woodward, seconded by Commissioner Rogers. All members present voting AYE.

Motion was APPROVED.

* * *
(Board of Adjustments)

There came for discussion public hearing case #803 – James A. Bulian application for a 2-ft side yard variance from 10ft to 8ft at 1583 Buchanan Avenue. Ed Neilson, contractor, representing Mr. Bulian explained to the Commission that the property owner wanted to build a wrap around porch onto his home. The porch would extend 2 ft into the setback making the side yard setback 8 ft instead of 10 ft from the property line. Motion was made to approve the variance by Commissioner Woodward, seconded Commissioner Johnson. All members present voting AYE.

Motion was APPROVED.

* * *
There being no further business to come before the Commission, the meeting was adjourned at 6:00 p.m.

George Rummel AICP
SECRETARY

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DEMENT—MERIDIAN 57-2275

See page 185

PLANNING COMMISSION

August 14, 2000

Be it remembered that the Oxford Planning Commission did meet on August 14, 2000, at 5:00 p.m., in the City Hall courtroom with the following members present:

Donna Buchanan, Chairman
Colbert Jones, Vice-Chairman
Lance Butler
Ron Hipp
Sonny Johnson
Leonard Rogers
W.P. Woodward

After the meeting was called to order, the following business was transacted:

The minutes of the July 10, 2000 meeting were approved without corrections. Motion was made by Commissioner Johnson, seconded by Commissioner Rogers. All members present voting AYE.

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PLANNER'S REPORT

There came the matter of the Planner's Report. George Rummel began with the matter of case # 806 Oxford Market Place, LLC, application for a zoning change on West Jackson Avenue, be tabled until the September 2000 meeting. Mr. Rummel referred to the July 10, 2000 minutes of the recommendations of the Land Use and Zoning Committees next. These committees have brought together two maps: The Proposed Land Use and The Transportation Map. The Proposed Land Use map was devised by incorporating the recommendations of the 20/20 and the Georgia Tech Plan together. Mr. Rummel requested that the Commission consider the map and to hold a public hearing at the September 2000 meeting for the Land Use map only. The second map before the Commission is the Oxford Transportation map. This map is focused on identifying 6 major areas where a transportation loop system would alleviate problems identified by the 20/20 Transportation Committee. He reminded the Commission these two maps would need to be included as part of the Comprehensive Plan. Next, Mr. Rummel informed the Commissioner's that an Annexation Map has also been drawn up for consideration of adoption and it includes annexation of a 1-mile radius outside the existing city limits. Mr. Rummel concluded by informing the Commission that the first draft of the proposed new zoning ordinance would hopefully be presented at the next meeting. Motion was made to approve the Planner's Report by Commissioner Jones, seconded by Commissioner Rogers. All members present voting AYE.

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BUILDING INSPECTOR'S REPORT

There came the matter of the Building Inspector's Report. Vick Smith reported to the Commission that for the month of July 2000 a total of \$2,218,500.00 in construction permits was issued. The total for permit fees collected for the month of July was \$10,705.00: \$6,188.00 for building permit fees, \$1,472.50 for electrical permit fees, and \$3,044.50 for plumbing permit fees.

Motion was made to accept the Building Inspector's report by Commissioner Rogers, seconded by Commissioner Woodward. All members present voting AYE.

Motion was APPROVED.

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(Planning Commission)

There came for discussion the matter of a public hearing for adoption of a text addition for an "Adult Entertainment" Ordinance. George Rummel stated that the city at the present has two ordinances, 19.15 & 19.20, that prohibits indecent conduct, exposure of person, obscene photographs, motion pictures, and print for sale in public. His concern is the City can only prohibit these acts to a certain extent and an argument could be, as to what is the difference between public and private facilities. If no alcohol is sold or if charging a

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DEMENT—MERIDIAN 57-2275

See Page 185

PLANNING COMMISSION

August 14, 2000

Be it remembered that the Oxford Planning Commission did meet on August 14, 2000, at 5:00 p.m., in the City Hall courtroom with the following members present:

Donna Buchanan, Chairman
Colbert Jones, Vice-Chairman
Lance Butler
Ron Hipp
Sonny Johnson
Leonard Rogers
W.P. Woodward

After the meeting was called to order, the following business was transacted:

The minutes of the July 10, 2000 meeting were approved without corrections. Motion was made by Commissioner Johnson, seconded by Commissioner Rogers. All members present voting AYE.

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PLANNER'S REPORT

There came the matter of the Planner's Report. George Rummel began with the matter of case # 806 Oxford Market Place, LLC, application for a zoning change on West Jackson Avenue, be tabled until the September 2000 meeting. Mr. Rummel referred to the July 10, 2000 minutes of the recommendations of the Land Use and Zoning Committees next. These committees have brought together two maps: The Proposed Land Use and The Transportation Map. The Proposed Land Use map was devised by incorporating the recommendations of the 20/20 and the Georgia Tech Plan together. Mr. Rummel requested that the Commission consider the map and to hold a public hearing at the September 2000 meeting for the Land Use map only. The second map before the Commission is the Oxford Transportation map. This map is focused on identifying 6 major areas where a transportation loop system would alleviate problems identified by the 20/20 Transportation Committee. He reminded the Commission these two maps would need to be included as part of the Comprehensive Plan. Next, Mr. Rummel informed the Commissioner's that an Annexation Map has also been drawn up for consideration of adoption and it includes annexation of a 1-mile radius outside the existing city limits. Mr. Rummel concluded by informing the Commission that the first draft of the proposed new zoning ordinance would hopefully be presented at the next meeting. Motion was made to approve the Planner's Report by Commissioner Jones, seconded by Commissioner Rogers. All members present voting AYE.

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BUILDING INSPECTOR'S REPORT

There came the matter of the Building Inspector's Report. Vick Smith reported to the Commission that for the month of July 2000 a total of \$2,218,500.00 in construction permits was issued. The total for permit fees collected for the month of July was \$10,705.00: \$6,188.00 for building permit fees, \$1,472.50 for electrical permit fees, and \$3,044.50 for plumbing permit fees.

Motion was made to accept the Building Inspector's report by Commissioner Rogers, seconded by Commissioner Woodward. All members present voting AYE.

Motion was APPROVED.

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(Planning Commission)

There came for discussion the matter of a public hearing for adoption of a text addition for an "Adult Entertainment" Ordinance. George Rummel stated that the city at the present has two ordinances, 19.15 & 19.20, that prohibits indecent conduct, exposure of person, obscene photographs, motion pictures, and print for sale in public. His concern is the City can only prohibit these acts to a certain extent and an argument could be, as to what is the difference between public and private facilities. If no alcohol is sold or if charging a

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DEMENT—MERIDIAN 57-2275

OXFORD PLANNING COMMISSION

August 14, 2000

Be it remembered that the Oxford Planning Commission did meet on August 14, 2000, at 5:00 p.m., in the City Hall courtroom with the following members present:

Donna Buchanan, Chairman
Colbert Jones, Vice-Chairman
Lance Butler
Ron Hipp
Sonny Johnson
Leonard Rogers
W.P. Woodward

After the meeting was called to order, the following business was transacted:

The minutes of the July 10, 2000 meeting were approved without corrections. Motion was made by Commissioner Johnson, seconded by Commissioner Rogers. All members present voting AYE.

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PLANNER'S REPORT

There came the matter of the Planner's Report. George Rummel began with the matter of case # 806 Oxford Market Place, LLC, application for a zoning change on West Jackson Avenue, be tabled until the September 2000 meeting. Mr. Rummel referred to the July 10, 2000 minutes of the recommendations of the Land Use and Zoning Committees next. These committees have brought together two maps: The Proposed Land Use and The Transportation Map. The Proposed Land Use map was devised by incorporating the recommendations of the 20/20 and the Georgia Tech Plan together. Mr. Rummel requested that the Commission consider the map and to hold a public hearing at the September 2000 meeting for the Land Use map only. The second map before the Commission is the Oxford Transportation map. This map is focused on identifying 6 major areas where a transportation loop system would alleviate problems identified by the 20/20 Transportation Committee. He reminded the Commission these two maps would need to be included as part of the Comprehensive Plan. Next, Mr. Rummel informed the Commissioner's that an Annexation Map has also been drawn up for consideration of adoption and it includes annexation of a 1-mile radius outside the existing city limits. Mr. Rummel concluded by informing the Commission that the first draft of the proposed new zoning ordinance would hopefully be presented at the next meeting. Motion was made to approve the Planner's Report by Commissioner Jones, seconded by Commissioner Rogers. All members present voting AYE.

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BUILDING INSPECTOR'S REPORT

There came the matter of the Building Inspector's Report. Vick Smith reported to the Commission that for the month of July 2000 a total of \$2,218,500.00 in construction permits was issued. The total for permit fees collected for the month of July was \$10,705.00: \$6,188.00 for building permit fees, \$1,472.50 for electrical permit fees, and \$3,044.50 for plumbing permit fees.

Motion was made to accept the Building Inspector's report by Commissioner Rogers, seconded by Commissioner Woodward. All members present voting AYE.

Motion was APPROVED.

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(Planning Commission)

There came for discussion the matter of a public hearing for adoption of a text addition for an "Adult Entertainment" Ordinance. George Rummel stated that the city at the present has two ordinances, 19.15 & 19.20, that prohibits indecent conduct, exposure of person, obscene photographs, motion pictures, and print for sale in public. His concern is the City can only prohibit these acts to a certain extent and an argument could be, as to what is the difference between public and private facilities. If no alcohol is sold or if charging a

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cover, charge could this become a circumstance of private instead of public. The text addition was written following state legislation that these establishments are required to be 1500 feet from a church, school, kindergarten, juvenile detention or courthouse. At this time, the intersection of Highway 6 and West Jackson Avenue would be the only allowable location for these establishments under the ordinance. However, if in the future the city does adopt the proposed Annexation Map, there would be an increased area for these establishments to locate in. Mr. Rummel concluded that he was asking the Commission for a recommendation to the Mayor and Board of Aldermen to amend the zoning ordinances for uses allowed by a special exception by definition of what these uses are, and what are the stipulations on those uses. These amendments would be quite stringent and in essence would prohibit adult entertainment by land use and Planning Commission approval. These uses would be allowed by law but would be prohibited by fact. They in essence would keep ordinances 19.15 and 19.20 from having to be enforced. Currently a land use can't be prohibited unless it is defined and it is not defined now. John Dunbar, City Attorney, addressed his concerns as being that with this Ordinance, the City of Oxford is implying it has chosen not to prohibit activities such as nude dancing. This would result in an inconsistency between the two existing ordinances, which appear to prohibit activities this Ordinance would zone and implicitly permit. He feels there should first be a policy choice by the Board of Aldermen as to what arguably indecent activities are going to be permitted, before we zone those activities. Motion was made by Commissioner Johnson to schedule a working session to discuss the Ordinance more, the motion died for a lack of a second. Motion was made to receive clarification of the Mayor and Board of Aldermen's opinion on this Ordinance and to remove the word regularly from section 120.03(c) and 120.03(d) by Commissioner Woodward, seconded by Commissioner Rogers. All members present voting AYE.

Motion was APPROVED.

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(Board of Adjustments)

There came for discussion public hearing case #803 – Keith & Libby Kakales Tidwell application for a 17ft variance to the front yard setback at 1827 Jackson Avenue. Keith Tidwell, property owner, explained they had initially intended to build onto the West Side of the property, but due to the location of a city drainage ditch on west side of the property, they could not build there. Now they would like to build the addition on the East Side of the house for a utility room and closet/storage space. Motion was made to approve the variance by Commissioner Hipp, seconded by Commissioner Butler.

Commissioners voting aye: Lance Butler
Ron Hipp
Sonny Johnson
Colbert Jones
Leonard Rogers

Commissioners voting nay: W.P. Woodward

Commissioners abstaining: Donna Buchanan

Motion was APPROVED by a 5 to 1 vote.

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(Board of Adjustments)

There came for discussion public hearing case # 804 – Russell Lamb application for 3 square foot sign variance from 17.25 square foot to 20.25 square foot at 307 South Lamar. Mr. Lamb stated to the Commission that he would like to increase the square footage allowed for his awning sign so that 4 inch descriptive wording could be added to the business logo. The wording would be placed at the bottom of the awning to help describe the business. The sign awning he is proposing is within compliance of the City's sign regulations, except he needs 3 more square foot to add the wording across the bottom of the awning. Motion was made to approve the variance by Commissioner Woodward, seconded by Commissioner Butler.

Commissioners voting aye: W.P. Woodward
Lance Butler
Ron Hipp
Leonard Rogers
Colbert Jones
Sonny Johnson

Commissioners voting nay: Donna Buchanan

Motion was APPROVED by a 6 to 1 vote.

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DEMENT—MERIDIAN 57-2275

* * *
 (Board of Adjustments)

There came for discussion public hearing case # 806 – City of Oxford application for special exception to construct a public facility/multi-purpose center and National Guard Armory to be located at the intersection of Sisk Avenue and Highway 7 By-Pass. George Rummel, presenting for the City of Oxford, explained the City was requesting a special exception to construct a public facility/multi-purpose center in an Agriculture zone. The building will contain the City facility, the National Guard Armory and a Rifle Range for the University of Mississippi. The funding has been approved by all of the included organizations. This will be a citywide facility. Motion was made to approve the special exception by Commissioner Johnson, seconded by Commissioner Rogers.

Commissioners voting aye: Donna Buchanan
 W.P. Woodward
 Ron Hipp
 Leonard Rogers
 Colbert Jones
 Sonny Johnson

Commissioners voting nay: Lance Butler

Motion was APPROVED by a 6 to 1 vote.

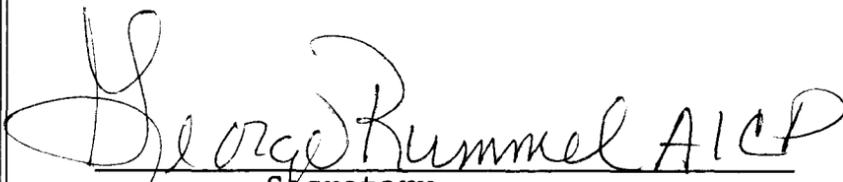
* * *
 (Planning Commission)

There came for discussion case # 807 – Site plan approval for Luxury Condominiums to be developed by Stefano Capomazza located at 1515 Jefferson Avenue. Mr. Rummel stated the Site Plan Review Committee had reviewed the development plans and it did meet the minimum city requirements. Jeff Williams, Engineer, presenting for Stefano Capomazza. Mr. Williams described the development as consisting of 6 condominium units on 0.48 acres, approximately 20,909 square feet. Commissioner Woodward addressed the concern that the lot did not have enough square footage by ordinance to allow for the construction of 6 units. Mr. Rummel responded there was enough square footage to build 5.6 units and he rounded up and he recommends that the Commission allow for 6 units to be built. The Commission felt the developer needed to apply for a variance to the square footage of the lot to construct 6 units instead of 5 units. Mr. Williams asked if a special meeting could be called to address the variance instead of having to wait until the September meeting, due to time constraints. Motion was made to hold a special meeting on Thursday, August 31, 2000 at 12:00 p.m., in the courtroom of City Hall to hear the variance and also for site plan approval by Commissioner Johnson, seconded by Commissioner Hipp. All members voting AYE.

Motion was APPROVED.

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There being no further business to come before the Commission, the meeting was adjourned at 7:00 p.m.


 Secretary

**OXFORD PLANNING COMMISSION
 SPECIAL MEETING**

August 31, 2000

Be it remembered that the Oxford Planning Commission did meet in a special meeting on August 31, 2000, at 12:00 p.m., in the City Hall courtroom with the following members present:

Donna Buchanan, Chairman
 Ron Hipp, Leonard Rogers, and W.P. Woodward

Due to there not being a quorum, Case #808 - Stefano Capomazza application for a variance to the lot size square footage to construct 6 condominium units located at 1515 Jefferson Avenue was carried forward to the September 11, 2000 meeting.

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OXFORD PLANNING COMMISSION

September 11, 2000

Be it remembered that the Oxford Planning Commission did meet on September 11, 2000, at 5:00 p.m., in the City Hall courtroom with the following members present:

- Donna Buchanan, Chairman
- Colbert Jones, Vice-Chairman
- Lance Butler
- Ron Hipp
- Sonny Johnson
- Leonard Rogers
- W.P. Woodward

After the meeting was called to order, the following business was transacted:

The minutes of the August 14, 2000 meeting were approved without corrections. Motion was made by Commissioner Johnson, seconded by Commissioner Rogers. All members present voting AYE.

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The agenda was approved with the following amendment: Item #7 was tabled until the October 2000 meeting. Item #8, Stefano Capomazza, will be heard first, items #11-18 next, and the remaining items following in order with the addition of item #14, Preliminary and final plat approval for Greystone Point Subdivision to be located off of Highway 314 (outside the city limits) to be developed by Westbrook Construction.

* * *

PLANNER'S REPORT

There came the matter of the Planner's Report. George Rummel spoke to the Commission about scheduling a special meeting regarding the future Land Use plan, Transportation plan, the Annexation plan and also the proposed Zoning Ordinance. The meeting was scheduled for Monday, September 18, 2000 at 2:00p.m. in the Conference Room in City Hall. These areas need to be addressed as quickly as possible, due to the City designing a web site that will contain all of this information. Motion was made to approve the report by Commissioner Rogers, seconded by Commissioner Johnson. All members present voting AYE.

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BUILDING INSPECTOR'S REPORT

There came the matter of the building Inspector's Report. Vick Smith reported to the Commission that for the month of August 2000 a total of \$3,735,381.00 in construction permits was issued. The total for permit fees collected for the month of August was \$16,407.46: \$12,261.00 for building permit fees, \$1,302.25 for electric permit fees, and \$ 2,843.50 for plumbing permit fees. Motion was made to approve the Building Inspector's Report by Commissioner Rogers, seconded by Commissioner Johnson. All members present voting AYE. Motion was APPROVED.

* * *

PUBLIC HEARINGS

(Board of Adjustments)

There came for discussion public hearing case # 808 – Stefano Capomazza application for a variance to the lot size square footage to construct 6 condominium units to be located at 1515 Jefferson Avenue. Jeff Williams, Site Engineer, presented for Mr. Capomazza. Mr. Williams stated the developer was asking for a variance to construct 6 units on the property instead of the 5.6 allowed by the zoning ordinance. There are 3 proposed structures with 2 single- family dwelling units in each. Instead of having one structure consisting of only one dwelling, it is more economically feasible to have all 3 structures contain 2 dwellings each. At this time, Mr. Rummel stated his office had received a petition in opposition to the development. At this time,

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Chip Calhoun, 1405 Madison Avenue, addressed the Commission regarding the petition signed by residents in the neighborhood in opposition to the variance for this development. They feel that if he is allowed by ordinance to build 5.6 units, then that is all that is allowed. The traffic in this area is very congested now and this would only make it unsafe for the neighborhood children. Andrea Walker, 512 N. 14th Street also spoke of her concerns about the excess traffic and how it would effect the pathways for children walking to and from the schools and also the streets in this area are a major arterial for school related traffic. She would like to also maintain the family type neighborhood environment that is evident now in the area. Motion was made to deny the variance by Commissioner Johnson, seconded by Commissioner Hipp. All members present voting AYE.

Motion was DENIED.

* * *
(Board of Adjustments)

There came for discussion public hearing case # 809 – R. J. Allen & Associates application for variances to the fence height, side yard setback, front yard setback, lot coverage, additional units, and the required parking spaces located at 511 Van Buren Avenue. Mr. Rummel reminded the Commission that the original development was grand fathered into the zoning. The reason that the following variances are being requested is due to the fact that two additional units are proposed onto the existing structure and by changing the footprint of the building, the developer must comply with code. Mr. Julian Allen, Jr., Developer, informed the Commission that he would like to renovate these apartments similar to the renovations of the Old Elms Apartments on University Avenue. Frank Tindell, Jr., Architect, addressed the Commission first for the fence height in the front of the project. They would like to build a 6ft high security/entrance fence. The Courtyard will open up onto Van Buren Avenue and they would like to be able to build the fence to enclose the front of the courtyard so that it is not visually open to Van Buren Avenue. The fence will only be constructed along the front of the building and will not extend out any further than the building. Motion was made to approve the fence height variance with the conditions that the construction of the security fence must be wrought iron and brick, no more than 6ft high by Commissioner Johnson, seconded by Commissioner Woodward.

Commissioners voting aye: Lance Butler, Ron Hipp, Colbert Jones,
Sonny Johnson, Leonard Rogers,
W.P. Woodward
Commissioners voting nay: Donna Buchanan

Motion APPROVED by a 6 to 1 vote.

Secondly, the parking spaces were addressed. Mr. Tindell explained there are currently 18 spaces for 18 units. After the renovations, there will be 17 units with the existing 18 spaces, but due to changing the foot print of the building, code requires 2 parking spaces per unit and there is not enough space on site to obtain the additional spaces. The covenants for the apartments will stipulate that there is only one parking space for each unit. Margaret Fancher, 619 Van Buren Avenue, informed the Commission of her concerns regarding the parking. She currently has a problem getting out of her driveway some days due to the off street parking that occurs on Van Buren and although the renovations to the apartments will be a plus, she does have reservations as to where the additional residents will park. At this time, Mr. Rummel entered into the record a letter dated 9/11/00, of opposition from Mr. Brian S. Pope. His concerns were visibility and additional traffic on Van Buren. Motion was made to approve the parking space variance by Commissioner Butler, seconded by Commissioner Hipp.

Commissioners voting aye: Lance Butler, Ron Hipp, Leonard
Rogers, Sonny Johnson
Commissioners voting nay: Colbert Jones, Donna Buchanan, W.P.
Woodward

Motion was APPROVED by a 4 to 3 vote.

Thirdly, the side yard setback variance where the two additional units will be built. Mr. Tindell stated these two units would be in a few inches from the existing building and would create the courtyard. Motion was made by Commissioner Rogers, seconded by Commissioner Hipp.

Commissioners voting aye: Lance Butler, Ron Hipp, Sonny Johnson,
Leonard Rogers, Colbert Jones
Commissioners voting nay: Donna Buchanan, W.P. Woodward

Motion was APPROVED by a 5 to 2 vote.

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Fourthly, the front yard setback. Motion was made by Commissioner Butler, seconded by Commissioner Rogers. All members present voting AYE.

Motion was APPROVED.

Fifthly, the percentage of lot coverage and the addition of two additional units. Motion was made to approve this variance by Commissioner Butler, seconded by Commissioner Johnson.

Commissioners voting aye: Lance Butler, Ron Hipp, Sonny Johnson, Leonard Rogers
Commissioners voting nay: Colbert Jones, Donna Buchanan, W.P. Woodward

Motion was APPROVED by a 4 to 3 vote.

* * *
(Board of Adjustments)

There came for discussion public hearing case #810- Blair Hobbs & John T. Edge application for a 7 1/2 ft side yard variance from 10ft to 2 1/2 ft located at 913 South 11th Street. Mrs. Hobbs and Mr. Edge informed the Commission their family would be expanding and they needed to build an addition onto their home and their home pre dates the zoning ordinance. There have been no notifications of objections from any of the surrounding property owners. Mr. Smith, Building Inspector, stated that due to the restricted amount of area that will be between the two properties after the addition is built; Mrs. Hobbs and Mr. Edge will need to build the exterior walls, gable ends of roof with 1 hr fire rating materials to comply with the Standard Building Code. Motion was made to approve the variance by Commissioner Jones, seconded by Commissioner Rogers. All members present voting AYE.

Motion was APPROVED.

* * *
(Board of Adjustments)

There came for discussion public hearing case #811 – Rick & Megan Addy application for an 18ft front yard variance from 40 ft to 22 ft located at 600 park Drive. Mr. & Mrs. Addy addressed the Commission that their family would be expanding also and they to needed to build an addition onto their home. Their home was built before the zoning ordinances were adopted by the city. They did speak with their neighbors and they did not object to the addition. Motion was made to approve the variance by Commissioner Johnson, seconded by Commissioner Butler. All members present voting AYE.

Motion was APPROVED.

* * *
(Planning Commission)

There came for discussion public hearing for text amendment to Section 445, pertaining to Development Plan Requirements. Mr. Rummel explained that with the current ordinance a development plan could be submitted 10 days before the meeting of the Planning Commission. They would like to amend the ordinance so that the development plans would have to be submitted 30 days prior to their public hearing. By doing so, this would allow the various departments ample time to review the plans and for any changes to be made if need be. Commissioner Jones asked to amend section 445.01(1) to require that sidewalks adjacent to city streets be included to be shown on the plans. Motion was made to approve the text amendment with the text addition also by Commissioner Johnson, seconded by Commissioner Jones. All members present voting AYE.

Motion was APPROVED.

* * *
(Planning Commission)

There came for discussion public hearing case # 807 – (continued from previous meeting) Preliminary site plan approval for condominiums to be developed by Stefano Capomazza located at 1515 Jefferson Avenue. Jeff Williams, Engineer, presenting for Stefano Capmazza. Mr. Williams described the development as consisting of 5 units. The center unit will be a one-unit dwelling only as where the other 4 will be two dwelling units. All drainage would be underground and all parking will be on site and covered. Mr. Williams stated that the development will be landscaped and the underbrush will be cleaned out. As to the large trees in

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the front of the property, one will need to be removed because it is dying and the other two they will try and save. Andrea Walker, 512 N. 14th Street, notified the Commission of her concerns regarding the preservation of the existing trees and also for the wildlife that live in the underbrush that will be cleaned out on the site. She would like to ask for the developer to use as much precaution as possible to try and not damage or cause any trauma to the trees and to leave as much undisturbed as possible on the site. Motion was made to approve the site plan by Commissioner Rogers, seconded by Commissioner Johnson. All members present voting AYE.

Motion was APPROVED.

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(Planning Commission)

There came for discussion public hearing case # 805 – Oxford Market Place, LLC application for rezoning of property located on West Jackson Avenue from A & RC to HC. Commissioner Woodward recused himself at 6:40 p.m. Mr. Andrew Howorth, Attorney, representing Trezevant Reality Corporation, developer of the proposed Wal-Mart Supercenter and shopping center associated with the proposed Wal-Mart Supercenter. Mr. Howorth addressed the Commission that the site encompasses about 37.25 acres. The front footage of about 300 ft is currently zoned HC and the West End of the site is already zoned HC. They are seeking to rezone the areas that are currently zoned A & RC. So, that the entire 37.25 acres will be zoned HC. The proposed land use formulated by Georgia Tech shows this site as being zoned Shopping Center and Vision 20/20 projects the land use as Commercial/Business use. So by using these maps as a guiding principle of future land use plans for the City, these maps show HC as being a proper use of this property. Mr. Ben Smith, Elliott & Britt Engineering exhibited to the Commission the zoning history of the surrounding area to show the character change of the neighborhood since the comprehensive plan was adopted in 1971. Mr. Smith explained that most of the land began as Agricultural and since that time most of the property along Jackson Avenue and in the surrounding area has changed to Highway Commercial land use. The HC zoning is basically 250ft either side of Jackson Avenue, so anything beyond this on Jackson Ave., that has been developed, as a general rule, would have required a zoning change. Mr. Tom Freeland, Attorney, representing a group of citizens in opposition to the rezoning. Mr. Freeland stated he did not feel that the maps involving the proposed land use plan and the 20/20 project have no opinion on the rezoning because the City has not adopted these maps. The area has developed its' usage anticipated by the 1971 zoning plan and there has not been a change in the area. The public need areas; of lessening traffic congestion, securing safety from fire panic and other dangers, promote health and general welfare, promote adequate light and air, preventing the overcrowding of land, avoiding undue concentration of population, and facilitating the provision of transportation, water, sewage, school, park and other public requirements, have not been addressed to decide public need for such a zoning change. He noted this rezoning would put one of the largest developments in Oxford within site of the intersection of Highway 6 and West Jackson Avenue and this intersection has been identified by the DOT as being one of the most dangerous in the State. Mr. Freeland stated the applicant has not shown a substantial change in zoning since the zoning was established nor the public need for additional property zoned Highway Commercial and by not doing so, the petition should fail. Mr. Howorth rebutted that increases in sales tax, advalorem tax, housing starts, building permits issued, these things show a growing retail and commercial economy in the community are sufficient to establish commercial need. Motion was made to approve the rezoning by Commissioner Rogers, seconded by Commissioner Johnson. All members present voting AYE.

Motion was APPROVED.

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(Planning Commission)

There came for discussion case #812 Preliminary and Final plat approval for Greystone Point Subdivision to be located on Highway 314 (outside the city limits) to be developed by Westbrook Construction. William Westbrook, developer, stated the county had approved the project and he was coming before the Commission to ask for plat approval to receive city water and sewage services. He described the project as being a Townhouse development of 38 single-family units, 2-3 bedrooms each, approximately 1,050 square foot, similar to Jefferson Place, and each will be individually metered. The average lot size is 33 wide x 85 deep. The parking will be in front of each unit and the county will own the street. There will be a green space in the middle of the boulevard of about 10-foot wide. Mr. Rummel stated that the development meets all the requirements of the City. Motion was made to approve the preliminary and final plat by Commissioner Butler, seconded by Commissioner Rogers. All members present voting AYE.

Motion was APPROVED.

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There being no further business to come before the Commission, the meeting was adjourned at 9:00 p.m.


 SECRETARY

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DEMENT—MERIDIAN 57-2275

OXFORD PLANNING COMMISSION

October 9, 2000

Be it remembered that the Oxford Planning Commission did meet on October 9, 2000, at 5:00 p.m., in the City Hall courtroom with the following members present:

Donna Buchanan, Chairman
Colbert Jones, Vice-Chairman
Lance Butler
Ron Hipp
Sonny Johnson
Leonard Rogers
W.P. Woodward

After the meeting was called to order, the following business was transacted:

The minutes of the August 31, 2000 and September 11, 2000 meetings were approved without corrections. Motion was made by Commissioner Rogers, seconded by Commissioner Jones. All members present voting AYE.

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PLANNER'S REPORT

There came the matter of the Planner's Report. George Rummel outlined the following agenda for the Commission:

1. Adoption of updated zoning map to include newly annexed areas.
2. Adoption of Comprehensive Transportation Map as part of the Comprehensive Plan.
3. Adoption of the Land Use Plan (Current City) as proposed by 20/20 study and Georgia Tech Study.

He informed the Commission that he would like to amend the current zoning district regulations to include front footage and lot size requirements for commercial districts. Mr. Rummel also stated he would like to place printed copies of the draft of the Proposed Zoning Ordinance at the Library and distribute disk copies to concerned citizens and groups for study and comment. Finally, Mr. Rummel asked for a continuation of this meeting to address the above agenda and to advertise a public hearing regarding the adoption of the proposed zoning map. A meeting was scheduled for Monday October 23, 2000 at 2:00 p.m. in the Conference Room of City Hall. Motion was made to publish the zoning map and advertise for a public hearing by Commissioner Jones, seconded by Commissioner Rogers. All members present voting AYE. Motion was made to approve the Planner's Report by Commissioner Butler, seconded by Commissioner Rogers. All members present voting AYE.

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BUILDING INSPECTOR'S REPORT

There came the matter of the Building Inspector's Report. Vick Smith reported to the Commission that for the month of September 2000 a total of \$6,843,850.00 in construction permits was issued. The total for permit fees collected for the month of September was \$22,835.00: \$16,530.00 for building permit fees, \$1,677.00 for electrical permit fees, and \$4,628.00 for plumbing permit fees. Motion was made to approve the Building Inspector's Report by Commissioner Johnson, seconded by Commissioner Hipp. All members present voting AYE.

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(Planning Commission)

There came for discussion public hearing for text amendment to Section 717.02, Appendix A pertaining to the Final Disposition. Mr. Rummel explained that by the current ordinance, filing an appeal to the Mayor and Board of Aldermen regarding a recommendation from the Planning Commission has to be filed by 7:00 p.m. and the current meeting time of the Board is 6:00 p.m. He would like to change the appeal filing time from 7:00 p.m. to 4:00 p.m., so that the staff will have sufficient time to notify the Mayor and

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Board of the appeal. Motion was made to approve the text amendment by Commissioner Rogers, seconded by Commissioner Woodward. All members present voting AYE.

* * *
(Planning Commission)

There came the matter of Mr. Woods Cavett to address the Commission regarding developing residential condominiums to be located at the corner of Van Buren Avenue and South 14th Street. Mr. Cavett addressed the Commission regarding the construction of thirty (30) 1,2, & 3 bedroom condominiums with 34 covered parking spaces and a New Orleans type courtyard. The units range between 761 sq. ft to 1295 sq. ft. with specific reconfigurations on the final site plan. The upstairs units will have ornamental iron balconies that face the streets and a 9-10 ft retaining wall will be built on South 14th Street. The Commission's comments regarding the development were; make the entrance/exits from the development, tie together better with the street and have a friendlier reception between the garage fronts and the pedestrian sidewalks, and decrease the number of units. The Commission suggested that Mr. Cavett return at the November meeting with more specific development plans.

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(Planning Commission)

There came the matter of Jeff Williams to address the Commission regarding possible development of Anchorage PUD to be located on McElroy Drive. Mr. Williams, Engineer, stated the PUD would include two pieces of property separated by McElroy Drive. The north half of the PUD would have a total of 42.34 acres divided into 17.84 acres for Multi-family, 15.30 acres for Commercial, and 9.20 acres for roadway/buffer greenspace. The south half of the PUD included 20.52 acres with 10.25 acres designated for commercial, 5.57 acres for Multi-family and 4.70 acres for roadway/buffer greenspace. There would also be 4.52 acres facing McElroy Drive for General Commercial use. The internal buffers and greenspace have not been determined yet, due to this only being preliminary drawings. The Commission's comments were regarding the points of ingress/egress onto McElroy, the internal buffers between the different zonings, the amount of designated commercial area, and the amount of cut and fill on the site.

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PUBLIC HEARINGS

(Board of Adjustments)

There came for discussion public hearing case # 813 – Johnny Morgan- application for a variance to the front yard setback at 904 & 906 North Lamar Boulevard. Mr. Morgan explained he would like to update the front façade of his building by placing a new awning and sidewalks onto the front of his commercial property on North Lamar. Due to the building being L shaped and in the curve of North Lamar Boulevard and that the property was constructed before there were setback requirements, a variance is needed. Motion was made to approve the variance by Commissioner Johnson, seconded by Commissioner Woodward. All members present voting AYE.

Motion was APPROVED.

* * *
(Board of Adjustments)

There came for discussion public hearing case # 814 – Coleman's Healthmart Pharmacy – application for a special exception to operate a pharmacy in a Professional Office zone located at 1201 Office Park Drive. Mr. Tom Howorth, Architect, presenting for Mr. Kenny Coleman. Mr. Howorth stated Mr. Coleman owned the Professional Office development and would like to move from his current location at Medical Park Drive and the zoning ordinance does allow for a pharmacy use in a Professional Office zone by a special exception. The adjacent properties have been developed and the Pharmacy would benefit these businesses. Mr. Rummel noted that his office had only received one objection from Dr. William S. Mayo of 2890 South Lamar Boulevard. Motion was made to approve the special exception by Commissioner Rogers, seconded by Commissioner Johnson. All members present voting AYE.

Motion was APPROVED.

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DEMENT—MERIDIAN 57-2275

(Board of Adjustments)

There came for discussion public hearing case # 816 – Kendall Davis- application for a 3-½ ft fence height variance located at 522 Bowie Drive. Mr. Davis, developer and builder, representing the property owner, stated the property owner would like to build a 6ft fence around the property. With this being a corner lot it has two front yards and the variance would be for the front yard facing Anderson Road. The fence would be of natural wood and would not obstruct the line of sight of either Anderson Road or Bowie Drive. Motion was made to approve the variance with the stipulation that if the adjoining property owner at Lot 18 should build a fence, the fence must match and meet this property fence. Motion was made by Commissioner Johnson, seconded by Commissioner Hipp.

Commissioners voting aye: W.P. Woodward
Ron Hipp
Leonard Rogers
Lance Butler
Colbert Jones
Sonny Johnson

Commissioners voting nay: Donna Buchanan

Motion was APPROVED by a 6 to 1 vote.

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(Planning Commission)

There came for discussion public hearing for case # 815 – Terry Warren- application for rezoning from A to GC located at 102 Mall Drive. Mr. Warren informed the Commission he had an option to buy this property and he currently owns all of the adjoining property. The property is approximately 200ft from West Jackson Avenue and is surrounded by Commercial properties. Motion was made to approve the rezoning by Commissioner Johnson, seconded by Commissioner Hipp. All members present voting AYE.

Motion was APPROVED.

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Commissioner Woodward recused himself and left the hearing room at 6:20 p.m.

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(Planning Commission)

There came for discussion public hearing case # 817 – Site plan approval for Oxford Market Place, LLC to be located on West Jackson Avenue. Mr. Andrew Howorth, Attorney, stated that several representatives from Wal-Mart and Trezevent Realty were present to present the design plan for the Wal-Mart Supercenter and the surrounding retail space. Mr. Howorth also informed the Commission that some of the technical aspects of the project were not complete, due to the ongoing city road project on West Jackson Avenue and the undecided issues regarding utilities by the City. Mr. Blair Parker, Landscape Architect, described the project as containing a 204,300-sq. ft. Wal-Mart Supercenter, 105,000-sq. ft. retail center, and 4 commercial retail out-parcels. The total site will include 37.25 acres. The green space for Wal-Mart and the retail center will total over 20% and there will be large planted islands within the Wal-Mart parking lot. Also several planting islands have been placed across the parking lot to discourage unstructured cross movement of cars within the parking lot. They are proposing parking spaces of 9.5" x 20" in the Wal-Mart lot and 9" x 20" in the retail center lot. Both are smaller than the Ordinance standard and a variance to the parking spaces on these two lots is requested. The outside façade of the Wal-Mart building will be a neutral color with green trimmings and the retail center will continue this color scheme. The signage is being proposed with one Integrated Pylon Sign along West Jackson and one on the south side of Wal-Mart along the By-pass. Additional monument signs are proposed for each out-parcel fronting West Jackson. All of the wall signs for the Wal-Mart store and the retail center stores will be within the current sign ordinance. The Commissioners stated they would like for the signage to not contain non brand name signage and have the colors be complementary to the building colors. The developers are proposing curb-cuts for the Wal-Mart, Retail Center, and one for each out-parcel. There will also be an access into the Wal-Mart and Retail Center from each out-parcel. The storm water detention is anticipated to be on the site and is still being worked out by the Project and City Engineers. All of the utilities including the water, electric and sewage are located on or near the site.

Mr. Richard Howorth and Ron Shapiro addressed the Commission regarding their opposition to the Wal-Mart project stating the large Wal-Mart will make our town lose its small town charm. By having such a large development on the backside of Highway 6, this will be the first thing that visitors see when they

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enter our town from the West and they do not feel that is a very pleasing welcome. The Commissions commented they would like to continue the site plan approval to the November meeting. They would like for the following items to be looked into by the Wal-Mart and Trezevant design teams: Maintaining as much buffer of vegetation between the proposed development property lines and the adjoining properties, a walkway from the farthest parking lots to the store for employee's and pedestrians, benches at the front of the buildings to have a more friendlier space, and to address the signage as mentioned earlier. Motion was made to continue the case to the November 13, 2000 meeting by Commissioner Rogers, seconded by Commissioner Butler. All members present voting AYE.

* * *
(Planning Commission)

There came for discussion public hearing for case # 818 - Site plan approval for First Baptist Church Educational Building addition to be located at the corner of Tyler Avenue and 9th Street. Mr. Omar Craig, Attorney representing the First Baptist Church, informed the Commission they were before the Commission for approval of the fencing to be placed around the daycare playground as was stipulated at the May 8, 2000 Planning Commission meeting. Curtiss Doss, Architect, stated the proposed fencing would be chain link and the color has not been determined yet because the contractor has not submitted the final colors. When they are received, they will submit them to the Site Plan Review Committee and have them chose the color. Commissioner Johnson stated he felt the Church should look into another option of fencing. He felt the chain link fencing was not complimentary to the new building and a wrought iron fence would be more appropriate and attractive. Mr. Craig stated the State of Mississippi would have to approve the fencing as being safe for an enclosure for daycare playgrounds and they would contact the State regarding this. Also, the Church felt that chain link fencing would be a more secure fencing than a wrought iron fence, since a child could possible be pulled through the openings of a wrought iron fence and abducted. Mr. Ron Lewis, Attorney representing the Tyler-Van Buren Neighborhood Association, stated the neighborhood is still concerned that the sheer scale of the project will engulf their residential neighborhood. They believe a bare vinyl coated chain link fence would be an atrocity to the neighborhood, and agree that a wrought iron fence would be more appealing aesthetically. Motion was made to approve the site plan with the stipulation that Mr. Craig contact the State of Mississippi Health Department to see if the State would approve a wrought iron fence around the playground area in place of the chain link, by Commissioner Johnson, seconded by Commissioner Butler. All members present voting AYE.

Motion was APPROVED.

* * *
(Planning Commission)

There came for discussion public hearing case # 819 - Site plan approval for the Multi-purpose Center and National Guard Armory to be located at the intersection of Sisk Avenue and Highway 7 By-pass. Mr. Steve Kutch and Ms. Teri Williams, Staub Robison Williams Architects, P.A presenting. Mr. Kutch informed the Commission this project would merge the current Oxford National Guard unit's Armory with a new Community Center for the City and provide a new home for the University of Mississippi's Girls Competition Shooting team. The total site is approximately 20 acres with the facility being approximately 60,000 square foot under roof with access from Sisk Avenue. The parking has been divided into three separate areas: one to the north of the proposed building; a smaller one between the building and the boulevard; and a larger one immediately to the south. The area will also feature a natural water landscaped element fronting the main building entry, as well as the park like landscaped green areas. An alternative consideration will be a public walking/nature path for exercise and leisure activities interwoven within the site. The development will be landscaped to provide a park like environment. Motion was made to approve the site plan by Commissioner Rogers, seconded by Commissioner Johnson. All members present voting AYE.

Motion was APPROVED.

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There being no further business to come before the Commission the meeting was adjourned at 9:00 p.m.

George Rummel
SECRETARY

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DEMENT—MERIDIAN 57-2275

PLANNING COMMISSION

November 13, 2000

Be it remembered that the Oxford Planning Commission did meet on November 13, 2000, at 5:00 p.m., in the City Hall courtroom with the following members present:

Donna Buchanan, Chairman
Colbert Jones, Vice-Chairman
Lance Butler
Ron Hipp
Sonny Johnson
Leonard Rogers
W.P. Woodward

After the meeting was called to order, the following business was transacted:

The minutes of the September 11, 2000 meeting were approved without corrections. Motion was made by Commissioner Rogers, seconded by Commissioner Johnson. All members present voting AYE.

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PLANNER'S REPORT

There came the matter of the Planner's Report. George Rummel informed the Commission that item # 10 – Case # 823 Phillip Pannell request for a special exception be tabled until the December 2000 meeting. Next, Mr. Rummel stated at the next scheduled Mayor and Board of Alderman meeting, he would ask them to pass a Resolution adopting a updated and current zoning map. The Annexation and Transportation committees have been working on maps and will be presenting them to the Commission at a recessed meeting. The Annexation Committee has developed maps based on a 1, 2, & 3-mile annexation. Mr. Rummel feels the Commission should make a recommendation to the Mayor and Board regarding these maps. Also the Transportation Committee would like to make a recommendation to the full commission on its priorities, as far as transportation improvements for the City. The Commission designated Monday, December 4, 2000 at 10:00 a.m. in the courtroom of City Hall as a recessed meeting to discuss these recommendations. Motion was made to approve the Planner's Report and meeting date by Commissioner Jones, seconded by Commissioner Butler. All members present voting AYE.

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BUILDING INSPECTOR'S REPORT

There came the matter of the Building Inspector's Report. Vick Smith reported to the Commission that for the month of October 2000 a total of \$5,537,606.00 in construction permits was issued. The total for permit fees collected for the month of October was \$16,713.75: \$13,828.00 for building permit fees, \$1,206.25 for electrical fees, and \$1,679.50 for plumbing permit fees. Motion was made to approve the Building Inspector's report by Commissioner Jones, seconded by Commissioner Butler. All members present voting AYE.

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(Planning Commission)

There came for discussion public hearing for text amendment to Section 635.02, Appendix A, pertaining to the concurring vote increase for the Board of Adjustment from three to four. Mr. Rummel explained there were only five (5) Commission members when the ordinance originally took effect and the increase was overlooked when the number of Commission members increased to seven (7). Motion was made to approve the text amendment by Commissioner Johnson, seconded by Commissioner Rogers. All members present voting AYE.

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(Planning Commission)

There came the matter of Kenny Coleman to address the Commission regarding possible development of a Multi-Screen Theatre. Mr. Coleman stated he would like to begin construction of a 10-screen movie theatre in the year 2001. He is proposing a 45,000 square foot space that would seat 2,200 people maximum. It would have stadium style seating and Dobie surround sound system. The site has not

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been determined, but he needs to have 8-10 acres to provide the proper parking. The Commissioners suggested Mr. Coleman possibly look at possibly developing his theatre in conjunction with some other type of activity that already has parking or utilizing commercial property that is available.

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PUBLIC HEARINGS

(Planning Commission)

There came for discussion public hearing case # 822 – Tommy Stephenson application for rezoning properties from RB to RC located on Hathorn Road. Jeff Williams, Engineer presenting for Mr. Tommy Stephenson, described the area as an 18.75-acre site off of Hathorn Road. If the rezoning were approved, the owner would like to extend Hathorn Road across his property through adjoining University property and tie back into Hathorn Road to the east. By doing so, this proposed road through Mr. Stephenson's development would alleviate some of the congestion from Hathorn Road. Mr. Williams stated RC zoning primarily surrounds the property and the owner is planning a scheme of different types of living arrangements. On one section, possibly zero lot line properties and, also development of conventional subdivision lots. The question was raised as to why the additional density from RB to RC was needed? Mr. Williams answered that 60 additional dwellings could be built with the RC zoning. The Commission would like to see a proposed layout for the development. Motion was made to continue this case for additional information by Commissioner Johnson, seconded by Commissioner Rogers. All members present voting AYE.

Motion was APPROVED.

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(Planning Commission)

There came for discussion public hearing for case # 821 – L & B Properties application for rezoning from RA to RC located on Harris Drive. Larry Butts, property owner, described the property as being approximately .94 acres. Mr. Butts stated the property was initially annexed into the City in 1964 and at that time, Harris Drive did not exist. In 1967, two permits were issued to construct residential houses at the end of what is now Harris Drive, in an Agricultural zone. After these two houses were built, a separate property owner filled a plat to develop a single-family residential subdivision, but the plat was never filed nor was the subdivision built. Due to this possible development, when the official zoning map was adopted in 1971, the area was arbitrarily zoned RA with the two houses at the end of the road having no city street or services. Mr. Butts explained that to build a residence, the property must front a city street and to do so, he would have to build the street. Economically, he can not afford to do so being able to build only one house. Dr. Darko Kajez addressed the Commission in objection to the rezoning. Motion was made to approve the rezoning by Commissioner Hipp, seconded by Commissioner Butler.

Commissioners voting aye: Lance Butler, Ron Hipp, W.P. Woodward
Leonard Rogers

Commissioners voting nay: Donna Buchanan, Colbert Jones, Sonny Johnson

Motion was APPROVED by a 4 to 3 vote.

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(Board of Adjustments)

There came for discussion public hearing case # 824 – Elizabeth Shiver application for a 5ft front, 5ft side, and a 10ft rear yard variance located at 603 South 8th Street. Cory Alger, Architect, presenting for Elizabeth Shiver, informed the Commission they would like to delete the side yard variance from their application request. He explained that the house was built in 1937 before the zoning setbacks were adopted and presently the house is within the setback requirements but this property has an 8-9ft grade change up steps. The owner of the house needs to make it handicap accessible with all of the living and parking arrangements on one level. Motion was made to approve the variance by Commissioner Johnson, seconded by Commissioner Jones. All members present voting AYE.

Motion was APPROVED.

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(Board of Adjustments)

There came for discussion public hearing case # 825 – Aleciean Mathis application for a 3-1/2 ft fence height variance located at 2204 University Avenue. Ms. Mathis stated she was opening a daycare facility at

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this location and to comply with the State of Mississippi Department of Health requirements, she would need to erect a 6ft fence around her playground area. Motion was made to approve the variance with the stipulation that the chainlink fencing be black or green vinyl coated by Commissioner Johnson, seconded by Commissioner Hipp. All members present voting AYE.

Motion was APPROVED.

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(Board of Adjustments)

There came for discussion public hearing case # 826 – Kenneth Rutherford application for a special exception to operate a law office in a RC zone located at 706 South Lamar Boulevard. Mr. Rutherford stated he would like to relocate his current office to this location. He presently has the option to lease the property and it would only house himself, one other attorney, one full time employee and two part time employees. There usually would only be 3-4 cars at the location and at the most 5-6 cars at one time. There would be no structural changes to the house. The practice is primarily commercial litigation and almost entirely done out of town. He does not intend to place a sign for the office, they do not advertise and the walk in traffic to his office is less than one person per day. Mr. Rutherford felt his practice would not disturb the neighborhood, due to the fact that most of their business is done via phone, fax, letter, or computer nor would their occupying the space change the character of the neighborhood. Jim Pryor, 804 South Lamar, addressed the Commission in opposition to the special exception application. Mr. Pryor stated he was representing a group of neighboring residents and they did not feel there was a public need to locate the law office in a residential neighborhood. A petition was presented to the Commission with 168 names of residents in objection to the application. Motion was made to deny the special exception by Commissioner Hipp, seconded by Commissioner Johnson. All members present voting AYE.

Motion was APPROVED to DENY the application.

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(Board of Adjustments)

There came for discussion public hearing case # 827 – Southbank application for a 5ft side yard variance located at 714 Jackson Avenue. Due to there being no representative for this case, the case was tabled for 6 months.

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(Board of Adjustments)

There came for discussion public hearing case # 828 – Coleman's Healthmart Pharmacy application for a 20ft height variance located at 1201 Office Park Drive. Tom Howorth, Architect, presenting for Coleman's Healthmart Pharmacy. Mr. Rummel presented the Commission with a letter of opposition from Mr. Ed Holcomb, St. Charles Place resident and Mr. Howorth presented a petition with 14 signatures and 2 letters of support for the variance. Mr. Howorth stated that Mr. Coleman, owner of Coleman's Healthmart Pharmacy, has a radical, whimsical, and humorous idea. He would like to construct, along with his new pharmacy building, an architectural landmark in the form of a giant syringe to mark the entry of the building. The syringe would be constructed on the lowest area of the site and it would be used for a Cyber Café where patrons could come enjoy coffee and Internet services. Mr. Howorth stated the structure might appear offensive to some now, but from an architectural stand point, it is important to have buildings that are talked about rather than blend into the background. Mrs. Christina Davis, Ridgeland Subdivision resident, addressed the Commission in opposition to the height variance. Mrs. Davis stated her concerns were as follows: first, she does not believe the variance request legally follows the guidelines for a variance. She felt a variance should be granted only when it is due to a specific hardship of the developer or contractor and if granted the variance should be for a minimal adjustment and not to further creative building design. Secondly, the building design exaggerates an element of the pharmaceutical profession that exceeds the requirements of the established sign ordinance. The sign ordinance was designed to maintain a pleasing view throughout the community and if this variance is used in the future as precedence, future-building designs may include enormous displays of other elements. Finally, she is concerned with the display of what has become a clear representation of drug abuse in society today in such close proximity to 4 churches, a daycare center, a school, and a pediatrician's office. Mrs. Davis presented the Commission with 13 signatures in opposition and explained there were still 20 petitions outstanding. Motion was made to deny the variance by Commissioner Woodward, seconded by Commissioner Jones. All members present voting AYE.

Motion was APPROVED to DENY the variance.

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* * *
Commissioner Woodward recused himself at 7:30 p.m.

* * *
(Planning Commission)

There came for discussion case # 817 (continued from previous meeting) – Site plan approval for Oxford Market Place, LLC to be located on West Jackson Avenue. Mr. Andrew Howorth, Attorney, for Trezevant Realty informed the Commission that Blair Parker, Landscape Architect, would be presenting the adjustments to the site plan. Mr. Parker informed the Commission that one outparcel was eliminated from the original plan along with shifting one entrance further West on the site. More asphalt will be added to the truck access and the trucks will enter and exit from individually designated areas. The issue of the parking spaces has resulted in the Wal-Mart Supercenter lot spaces measuring 9 ½ ft wide x 18ft deep and the retail area spaces will measure 9ft wide x 19ft deep and the site will meet the required handicapped spaces by code. With decreasing the parking spaces, the green space is increased to 25.68% on site, as compared with 20% previously. Also, benches have been added to the front of the Wal-Mart Supercenter and a bike rack at both ends of the store. The amount of trees planted on the South side of the development will be increased to build a thicker buffer between the development and Highway 6 West. Mr. David Bennett stated he was satisfied with their Stormwater Retention/Detention plan. The issue regarding signage was brought up regarding the total amount of signage being asked for on the Wal-Mart Supercenter. There was a difference of interpretation between the Commissioners and the development representatives as to how the sign ordinance could be understood regarding the number of signs and the maximum square footage to be placed on the front of the building. After much discussion, it was decided that the site plan could be approved excluding the signage for the development and the issue concerning the signs would be continued to the December 4, 2000 meeting, waiting an opinion regarding interpretation of the sign ordinance from the City Attorney. At this time, Larry Butts, adjoining property owner, addressed the Commission regarding concerns about grading of the site and possible extra drainage onto his property after the proposed retaining wall is built. Mr. Bennett stated that the drainage has been made accessible for Mr. Butt's property and the engineering has been designed to compensate for the difference in elevations between the two properties. Mr. Butts stated he was not against the project, but was concerned with the grading in regards to his property. Commissioner Buchanan suggested that Mr. Parker, Mr. Trezevant and others in the project consult with Mr. Butts and make sure the grading plan is sent to Mr. Butts. Motion was made to approve the site plan excluding the signage by Commissioner Johnson, seconded by Commissioner Rogers. All members present voting AYE. The matter of the signage for the development will be continued to the recessed meeting of Monday December 4, 2000 at 10:00 a.m.

Motion was APPROVED.

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Commissioner Woodward re-entered the meeting at 8:13 p.m.

* * *
(Planning Commission)

There came for discussion case # 829 – Site plan approval for The Van Buren Condominiums to be located at the corner of Van Buren Avenue and South 14th Street. G.G. Fergeson, Architect, presenting for Woods Cavett, described the development as having 30 condominium units with 30 parking spaces. After much discussion, the Commission decided the applicant needed to apply for a special exception to construct these units within the Central Business District. Motion was made to hear the special application request and site plan approval at the recessed meeting of December 4, 2000 at 10:00 a.m.

* * *
(Planning Commission)

There came for discussion public hearing for case # 820- St. Charles Place Properties owner's Association, LLC application for rezoning from Green Space to RA located at Lot A, The Azalea's P.U.D., Phase III, Part I. Petty Harden, Property Owners Association President, addressed the Commission that the Association would like to amend only a section of the allocated green space area. The area of green space is too large for the Association to take care of, so they would like to amend the P.U.D. and sell a section of the green space as a single-family residential lot. After much discussion, it was suggested by John Dunbar, City Attorney, that Mr. Harden contact the Chancery Court and amend the plat filed with the County.

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There being no further business to come before the Commission, the meeting was adjourned at 9:15 p.m.

George Hummel AICP
SECRETARY

MINUTE BOOK No. 2, OXFORD PLANNING COMMISSION

DEMENT—MERIDIAN 57-2275

PLANNING COMMISSION

December 4, 2000

Be it remembered that the Oxford Planning Commission did meet on December 4, 2000, at 10:00 a.m., in the City Hall courtroom with the following members present:

Donna Buchanan, Chairman
Colbert Jones, Vice-Chairman
Lance Butler
Ron Hipp
Leonard Rogers
W.P. Woodward

After the meeting was called to order, the following business was transacted:

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There came the matter of approval of the agenda. Motion was made to approve the agenda with one correction, to change to order of item #3 and item #4. Item #4, case # 829 – Site plan approval for The Van Buren Condominiums will be heard before case # 830 – Woods Cavett application for a special exception. Also, case # 820 – Southbank application for a side yard variance will be added to the agenda as item #8, by Commissioner Jones, seconded by Commissioner Rogers. All members present voting AYE.

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PUBLIC HEARING

(Planning Commission)

There came for discussion public hearing case # 829 – (continued from previous meeting) Site plan approval for The Van Buren Condominiums to be located at the corner of Van Buren Avenue and South 14th Street. G.G. Ferguson, Architect, presenting for Woods Cavett and The Oxford Hill Development Company, stated the development was still designed as it was presented at the November 13, 2000 meeting. The parking garage will be at grade level and there would only be one vehicle entrance onto Van Buren Avenue. One issue was the disposal of trash. These units will be only weekend use and therefore would there be a dumpster or individual containers and who would be responsible? Mr. Ferguson responded that the method of disposal of the trash had not been decided yet by the Homeowner's Association, but he did not believe a dumpster would be provided. After much discussion, it was decided that a solution regarding the trash containment and disposal would be worked out with the Solid Waste Department. Motion was made by Commissioner Hipp to approve the site plan with the stipulations that no balconies overhang any city streets, the development meets the landscape ordinance regulations, and the trash containment and collection is agreed upon by the Solid Waste Department, seconded by Commissioner Butler.

Commissioners voting aye: Ron Hipp, Lance Butler, Donna Buchanan, and
Colbert Jones

Commissioners voting nay: Leonard Rogers

Motion was APPROVED by a 4 to 1 vote.

* * *

(Board of Adjustment)

There came for discussion public hearing case # 830 – Woods Cavett application for a special exception to construct residential units in a Central Business district. G.G. Ferguson, Architect, addressed the commission that Woods Cavett and The Oxford Hill Development Company was requesting a special exception to construct 30 residential condominium units in the Central Business district at the corner of Van Buren Avenue and South 14th Street. Motion to approve the special exception was made by Commissioner Jones, seconded by Commissioner Woodward.

Commissioners voting aye: Colbert Jones, Lance Butler, Ron Hipp and
W.P. Woodward

Commissioners abstaining: Donna Buchanan and Leonard Rogers

Motion was APPROVED.

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* * *
(Planning Commission)

There came for discussion public hearing case # 822 - (continued from previous meeting) Tommy Stephenson application for rezoning from RB to RC located on Hathorn Road. Jeff Williams, Engineer, presenting for Tommy Stephenson, informed the commission that his client would like to withdraw the rezoning application.

* * *
(Planning Commission)

There came for discussion case # 817 - (continued from previous meeting) Signage approval for Oxford Market Place, LLC to be located on West Jackson Avenue. Andrew Howorth, Attorney, representing Oxford Market Place, LLC, addressed the commission that due to the City of Oxford and his clients' differences regarding the interpretation of the sign ordinance, his client will file a request for a variance to the front signage of the Wal-Mart Supercenter building.

* * *
(Board of Adjustment)

There came for discussion public hearing case # 820 - (continued from previous meeting) Southbank application for a 5ft side yard variance located at 714 Jackson Avenue. Thomas Hurdle, Southbank President, stated the bank would like to add an additional drive-thru lane at their Jackson Avenue branch. Motion was made to approve the variance by Commissioner Rogers, seconded by Commissioner Woodward. All members present voting Aye.

Motion was APPROVED.

* * *
(Report from the Annexation Committee-Johnson, Buchanan, Rogers and Butler)

Commissioner Johnson reported that the various meetings of his committee produced an annexation recommendation up to a 2-mile limit from the present city limits. This is to address the growth needs of the City of Oxford over the next 5 years (2002 to 2007). The committee also recommended that the Mayor and Board enlist the services of a consultant to review the tax projections and cost of improvements. This would include both an inclusive Comprehensive Annexation to include all properties in the 2-mile area as well as an incremental annexation plan which would target specific neighborhoods or subdivisions in the area. The Committee agreed to meet with the Board Annexation Committee on December 7, 2000, at 4:00 p.m. to convey their recommendations.

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There being no further business to come before the Commission, the meeting was adjourned at 12:30 p.m.

George Rummel AICP
SECRETARY

MINUTE BOOK No. 2, OXFORD PLANNING COMMISSION

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PLANNING COMMISSION

December 11, 2000

Be it remembered that the Oxford Planning Commission did meet on December 11, 2000, at 5:00 p.m., in the City Hall courtroom with the following members present:

Donna Buchanan, Chairman
Colbert Jones, Vice-Chairman
Lance Butler
Ron Hipp
Sonny Johnson
Leonard Rogers
W.P. Woodward

After the meeting was called to order, the following business was transacted:

The minutes of the November 13, 2000 meeting were approved without corrections. Motion was made by Commissioner Rogers, seconded by Commissioner Jones. All members present voting AYE.

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The agenda of the December 11, 2000 meeting was approved with the following changes: Item # 6, Case # 823 Phillip Pannell application for special exception was removed from the agenda and the applicant will have to re-file his application for special exception. Motion was made by Commissioner Jones, seconded by Commissioner Johnson. All members present voting AYE.

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BUILDING INSPECTOR'S REPORT

There came the matter of the Building Inspector's Report. Vick Smith reported to the Commission that for the month of November 2000 a total of \$4,516,372.00 in construction permits was issued. The total for permit fees collected for the month of November was \$21,295.75: \$11,598.00 for building permit fees, \$1,484.75 for electrical fees, and \$8,213.00 for plumbing permit fees. Motion was made to approve the Building Inspector's Report by Commissioner Rogers, seconded by Commissioner Johnson. All members present voting AYE.

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PLANNER'S REPORT

There came the matter of the Planner's Report. George Rummel deferred the report to Commissioner Johnson to bring a report regarding Annexation. Commissioner Johnson informed the Commission that the Annexation Committee of the Oxford Planning Commission had several meetings and also met with the Board of Aldermen Annexation Committee to discuss their proposed Annexation Plan. They requested the Mayor and Board of Aldermen authorize and fund a consultant to conduct a 1,2,and 3-mile annexation study. Mr. Rummel emphasized that this consultant would do the financial and utility projections only and that the staff of the Planning Department would prepare maps and do the necessary land use and projected zoning studies. At this point, the committee will await a decision from the Mayor and Board of Aldermen. Motion was made to approve the Annexation Committee's Report by Commissioner Rogers, seconded by Commissioner Johnson. All members present voting AYE.

Next, Commissioner Hipp presented a report from the Transportation Committee. He reported that he and Commissioner Jones had met with the Chancellor of the University of Mississippi and had a preliminary discussion regarding interconnecting some of the city roads including Hathorn Road with the University. The committee had also spoken with representatives from Wells Gate about the potential of interconnection in their development as well. Motion was made to accept the Transportation Committee's Report.

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MINUTE BOOK No. 2, OXFORD PLANNING COMMISSION

DEMENT—MERIDIAN 57-2275

PUBLIC HEARINGS

(Board of Adjustment)

There came for discussion public hearing case # 831 – Hillside Condominium Association application for a 2 ½ ft fence height variance located at 307 Bramlett Blvd. Tommy Smith and Marc Simmons representing the Homeowner's Association have requested a height variance to allow them to construct a black chain link fence along the north side (Jefferson Ave.) and a portion of the east side (Bramlett Ave.) of the property to keep out trespassers and through traffic. They would like to have the fence 5-ft tall. After much discussion regarding the height and the location of the fence, possibly being on the City's right-of-way, it was decided that the commission would visit the site on December 14, 2000 to determine the exact location as to the city ROW. Motion was made to continue this case to the January 8, 2001 meeting by Commissioner Johnson, seconded by Commissioner Woodward. All members voting Aye.

Motion to continue was APPROVED.

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(Board of Adjustment)

There came for discussion public hearing case # 834 – Jay Investments, LLC application for a 25ft height variance located at 110 Heritage Drive. Chan & Dean Patel, property owners, stated they would like to build a 5-story Best Western Hotel on this property. The building is estimated to be approximately 60 ft tall. He stated this property site is 12ft lower than the site of the Holiday Inn Express to the north and will be approximately 13ft taller than this Holiday Inn Express. Motion was made to approve the variance by Commissioner Johnson with the stipulations that Mr. Patel build sidewalks along the front of the Holiday Inn Express as well as the proposed Best Western and the appropriate landscaping must also comply with or exceed minimum requirements, seconded by Commissioner Rogers.

Commissioners voting aye: Ron Hipp, Sonny Johnson, Colbert Jones,
Leonard Rogers

Commissioners voting nay: Lance Butler, Donna Buchanan, and
W.P. Woodward

Motion was APPROVED by a 4 to 3 vote.

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(Planning Commission)

There came for discussion case # 832 – Site plan approval for Anchorage PUD located on McElroy Drive. Jeff Williams, Engineer, presenting for Carey McCormick, addressed the Commission that his client would like for the Commission to approve the site plan in concept, that the land will be developed as a PUD. Motion was made to approve the development in concept as being a PUD in an Agriculture zone by Commissioner Johnson, seconded by Commissioner Rogers. All members present voting Aye.

Motion was APPROVED.

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(Planning Commission)

There came for discussion case # 833 – Final plat approval for Goose Creek Subdivision, Phase III & IV located off of Anderson Road. Paul Koshenina, Engineer, representing James Davis property owner, addressed the Commission they were seeking final plat approval for Phase III & IV. Motion was made to approve by Commissioner Woodward, seconded by Commissioner Johnson.

Commissioners voting aye: Lance Butler, Ron Hipp, and Sonny Johnson
Donna Buchanan, Leonard Rogers,
W.P. Woodward.

Commissioners voting nay: Colbert Jones

Motion was APPROVED by a 6 to 1 vote.

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(Planning Commission)

There came for discussion case # 835 – Site plan approval for Arglye Lane Condominiums located at 601 S. 14th Street. Ryland Sneed, Engineer, and Will Lewis, Jr., property owner addressed the Commission. Lewis

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PLANNING COMMISSION
proposed condominium units on his property. The condominiums would be in the Bungalow style, with conventional foundations, two-car garages, and a 20-ft wide private drive leading to the units. Motion was made to approve the site plan by Commissioner Woodward, seconded by Commissioner Johnson. All members voting AYE.

Motion was APPROVED.

* Be it remembered that the Oxford Planning Commission did meet on December 14, 2000, at 10:00 a.m., in the Conference Room of City Hall with the following members present:

There being no further business to come before the Commission, the meeting was recessed at 6:40 p.m., until December 14, 2000 at 10:00 a.m.

- Donna Bufontha, Chairman
- Colbert Jones, Vice-Chairman
- Ron Hipp
- Sonny Johnson
- Leonard Rogers
- W.P. Woodward

SECRETARY After the meeting was called to order the following business was transacted:

* (Board of Adjustment)

* There came for discussion public hearing for case # 836 - Lafayette County application for a special exception to construct new County Courthouse Facilities located on North Lamar Boulevard in a CB district. Churk Wrenn, Lafayette County Planner, addressed the Commission the county was before the Commission requesting a special exception to construct a 48,780 sq. ft. building as the new County Courthouse Facility. Michael Jones, Architect, stated the overall height of the building would be 35-36 ft tall from grade. The building would be 2-story and setback 30 ft from the curb of North Lamar. There would be 5 or 5 1/2 ft wide sidewalks with a pedestrian path to circulate around the new Courthouse. They would also be providing a drive-thru service to pay taxes, car tags, etc. The County will be offering bids for construction on March 22, 2001 and the estimated time of construction is 14 months. Alan Hoops, Landscape Architect, informed the Commission they would be preserving some of the large trees on the lot, as well as designing landscaping to comply with the ordinance. Motion was made to approve the special exception by Commissioner Rogers, seconded by Commissioner Johnson. All members present voting AYE.

Motion was APPROVED.

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* There being no further business to come before the Commission, the meeting was adjourned at 10:45 p.m.

SECRETARY

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proposes construction of 5 condominium units on his property. The condominiums would be in the Bungalow style, with conventional foundations, two-car garages, and a 20-ft wide private drive leading to the units. Motion was made to approve the site plan by Commissioner Woodward, seconded by Commissioner Johnson. All members voting AYE.

Motion was APPROVED.

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There being no further business to come before the Commission, the meeting was recessed at 6:40 p.m., until December 14, 2000 at 10:00 a.m.

George Rummel AICP
SECRETARY

PLANNING COMMISSION

December 14, 2000

Be it remembered that the Oxford Planning Commission did meet on December 14, 2000, at 10:00 a.m., in the Conference Room of City Hall with the following members present:

Donna Buchanan, Chairman
Colbert Jones, Vice-Chairman
Ron Hipp
Sonny Johnson
Leonard Rogers
W.P. Woodward

After the meeting was called to order the following business was transacted:

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(Board of Adjustment)

There came for discussion public hearing for case #836 - Lafayette County application for a special exception to construct a new County Courthouse Facility located on North Lamar Boulevard in a CB district. Chuck Wrenn, Lafayette County Planner, addressed the Commission the County was before the Commission requesting a special exception to construct a 48,780 sq.ft. building as the new County Courthouse Facility. Michael Jones, Architect, stated the overall height of the building would be 35-36 ft tall from grade. The building would be 2-story and setback 30 ft from the curb of North Lamar. There would be 5 or 5½ ft wide sidewalks with a pedestrian path to circulate around the new Courthouse. They would also be providing a drive-thru service to pay taxes, car tags, etc. The County will be offering bids for construction on March 22, 2001 and the estimated time of construction would be 14 months. Alan Hoops, Landscape Architect, informed the Commission they would be preserving some of the large trees on the lot, as well as designing landscaping to comply with the ordinance. Motion was made to approve the special exception by Commissioner Rogers, seconded by Commissioner Johnson. All members present voting AYE.

Motion was APPROVED.

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There being no further business to come before the Commission, the meeting was adjourned at 10:45 a.m.

George Rummel AICP
SECRETARY

MINUTE BOOK No. 2, OXFORD PLANNING COMMISSION

DEMENT—MERIDIAN 57-2275

PLANNING COMMISSION

January 8, 2001

Be it remembered that the Oxford Planning Commission did meet on January 8, 2001, at 5:00 p.m., in the City Hall courtroom with the following members present:

Donna Buchanan, Chairman
Colbert Jones, Vice-Chairman
Lance Butler
Sonny Johnson
Leonard Rogers
W.P. Woodward

After the meeting was called to order, the following business was transacted:

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The minutes of the December 4, 11, & 14, 2000 meetings were approved without corrections. Motion was made by Commissioner Rogers, seconded by Commissioner Johnson. All members present voting AYE.

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BUILDING INSPECTOR'S REPORT

There came the matter of the Building Inspector's Report. Vick Smith reported to the Commission that for the month of December 2000 a total of \$843,075.00 in construction permits was issued. The total in construction permits issued for the year is \$39,591,684.00. The total permit fees collected for the month of December was \$5,320.00: \$3,619.00 for building permit fees, \$435.50 for electrical fees, and \$1,265.50 for plumbing permit fees. The total permit fees collected for the year is \$169,866.06. Motion was made to approve the Building Inspector's Report by Commissioner Johnson, seconded by Commissioner Rogers. All members present voting AYE.

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PLANNER'S REPORT AND REMARKS

There came the matter of the Planner's Report. George Rummel presented the Commission with a list of issues for the Commission to address. The first issue was whether or not to create a separate Board of Adjustment. After much discussion, it was decided to retain the Board of Adjustment under the Planning Commission. Also, Mr. Rummel was to draft ordinances addressing the following: (1) appeals from the Board of Adjustment to go to the Board of Aldermen and (2) giving him a percentage of review approval over actions by the Board of Adjustment regarding variances and to present these at the February meeting. Second, to adopt the Annexation Plan and Transportation Plan and forward them to the Mayor and Board of Aldermen for adoption. Motion was made by Commissioner Johnson to forward a 2-mile concept for Annexation and request to hire an outside consultant to the Mayor and Board of Aldermen. All members present voting AYE. The Commission elected to wait on forwarding the Transportation Plan and Capitol Improvements Budget to the Mayor and Board of Aldermen. Finally, Mr. Rummel asked for the Commission to adopt the Vision 20/20 plan in concept and recommend that the Mayor and Board of Aldermen also adopt the Vision 20/20 plan. The Commission decided to advertise and place the adoption of the Vision 20/20 plan on the February meeting agenda.

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PUBLIC HEARINGS

(Board of Adjustment)

There came for discussion public hearing case # 831 – (continued from previous meeting) – Hillside Condominium Association application for a 2 ½ ft fence height variance located at 307 Bramlett Boulevard. Marc Simmons restated to the Commission the Associations request to build a 5 ft fence along the north side (Jefferson Ave.) and a portion of the property on the east side (Bramlett Blvd.) to keep out trespassers and through traffic.

After much discussion regarding the placement of the fence, the applicant chose to withdraw his application for the variance.

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(Board of Adjustment)

There came for discussion public hearing case # 837 – Holrob Investments, LLC application for a 10ft front yard variance located at the corner of West Jackson Avenue and Price Hill Road. Bart Robinson, Assistant City Engineer, representing Holrob Investments informed the Commission that the City had received an easement from the property owner in order to realign Price Hill Road and Hathorn Road. Due to this, the property owner needed a variance in order to meet the front yard setback requirements. Motion was made to approve the variance by Commissioner Rogers, seconded by Commissioner Woodward.

Commissioners voting aye: Lance Butler, Sonny Johnson, and Colbert Jones, Leonard Rogers and W.P. Woodward

Commissioners abstaining: Donna Buchanan

Motion was APPROVED

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Commissioner Woodward recused himself at 5:50 p.m.

* * *
(Board of Adjustment)

There came for discussion public hearing for case # 839 – Oxford Market Place, LLC application for a 494.61 sq. ft. sign variance located on West Jackson Avenue. Andy Howorth, Attorney, representing Oxford Market Place, LLC stated that taking into effect the distance the building will be from West Jackson Avenue and the size of the building a 250 sq.ft. sign would be almost undetectable. After much discussion regarding the signage, motion was made to approve the variance with the stipulation that the "ALWAYS" be removed from the signage, seconded by Commissioner Butler, amended by Commissioner Jones to also exclude the "WE SELL FOR LESS" signage. At this point, Commissioner Butler retracted his second to the motion due to the amendment. The motion died for a lack of a second with the amendment. Motion was made to approve the variance with the stipulation that the "ALWAYS" signage of 292.sq.ft. be removed from the variance, ending with a 202.61 sq.ft. variance instead of a 494.61 sq.ft. by Commissioner Rogers, seconded by Commissioner Butler. All members present voting AYE.

Motion was APPROVED.

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Commissioner Woodward re-entered the meeting at 6:15 p.m.

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(Board of Adjustment)

There came for discussion Public hearing for case # 840 – Keri McCormick application for special exception to develop a PUD in an Agriculture zone located on McElroy Drive. Jeff Williams, Engineer, representing Mr. McCormick, stated his client was requesting a special exception from the Board to develop a PUD on McElroy Drive. Motion was made to approve the special exception by Commissioner Johnson, seconded by Commissioner Woodward. All members present voting AYE.

Motion was APPROVED.

* * *
(Planning Commission)

There came for discussion case # 838 – Site plan approval for Anderson Estates to be located on Anderson Road. Jeff Williams, Engineer, representing developer Tom Pearson, described the site as being 3.4 acres with 6 buildings. There will be three (3) 2-bedroom buildings and three (3) 3-bedroom buildings with a total of 48 apartments. Retaining walls will be built on both the east and west sides of the site. Motion was made to approve the site plan by Commissioner Johnson, amended by Commissioner Jones, in include that the professional staff must inspect the retaining walls, seconded by Commissioner Woodward.

Commissioners voting aye: Lance Butler, Sonny Johnson, Colbert Jones, Leonard Rogers and W.P. Woodward

Commissioners voting nay: Donna Buchanan

Motion was APPROVED by a 5 to 1 vote.

* * *

There being no further business to come before the Commission, the meeting was adjourned at 6:50 p.m.


SECRETARY

MINUTE BOOK No. 2, OXFORD PLANNING COMMISSION

DEMENT—MERIDIAN 67-2275

PLANNING COMMISSION

February 12, 2001

Be it remembered that the Oxford Planning Commission did meet on February 12, 2001, at 5:00 p.m., in the City Hall courtroom with the following members present:

Donna Buchanan, Chairman
Colbert Jones, Vice-Chairman
Lance Butler
Sonny Johnson
Leonard Rogers
W.P. Woodward

After the meeting was called to order, the following business was transacted:

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The minutes of the January 8, 2001 meeting were approved without corrections. Motion was made by Commissioner Rogers, seconded by Commissioner Jones. All members present voting AYE.

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The agenda was approved with the following correction: to defer item # 6, Public hearing for text amendment to Section 640.01, Appendix A – Zoning, of the Code of Ordinances pertaining to administrative review regarding variances and appeals to the Mayor and Board of Aldermen, to February 16, 2001, 1:00 p.m. in the City Hall conference room.

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BUILDING INSPECTOR'S REPORT

There came the matter of the Building Inspector's Report. Vick Smith reported to the Commission that for the month of January 2001 a total of \$1,965,800.00 in construction permits was issued. The total permit fees collected for the month of January was \$15,858.25: \$2,858.50 for building permit fees, \$10,904.75 for electrical permit fees and \$2,095.00 for plumbing permit fees. Motion was made to approve the Building Inspector's Report by Commissioner Rogers, seconded by Commissioner Johnson. All members present voting AYE.

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PLANNER'S REPORT AND REMARKS

There came the matter of the Planner's Report. George Rummel stated he would like to recommend to the Commission to adopt the Vision 20/20 Plan in concept. John Dunbar responded that unless the Commission was adopting the Plan in its entirety or specific sections, the Commission needed to clearly define what was being adopted. Susan Ditto, Oxford resident, addressed the Commission she felt the Commission should not just notice the Vision 20/20 Plan as another source of information, but the Commission should act on the Plan and adopt it. Motion was made by Commissioner Rogers to hold a separate public hearing on March 19, 2001 at 5:00 p.m., in the City Hall courtroom, regarding only the adoption of the Vision 20/20 Plan, seconded by Commissioner Johnson.

Commissioners voting aye: Leonard Rogers, Sonny Johnson, Donna Buchanan,
Colbert Jones, and W.P. Woodward

Commissioners voting nay: Lance Butler

Motion was APPROVED by a 5 to 1 vote.

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(Board of Adjustment)

There came for discussion public hearing for case # 841 – Clarence & Jo Lynn Chapman application for a 5ft side and rear yard variance located at 402 Van Buren Avenue. Mr. Chapman addressed the Commission that he and his wife would like to renovate the existing garage into a guest carriage house. The carriage house would be for private use only and not for rental. He explained that the house and garage were built before the City adopted zoning ordinances and so the garage had been constructed on the property lines. Mr. Rummel informed the Commission of a letter received from B.W. Ard and 4 other residents in opposition to the

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DEMENT-MERIDIAN 57-2275

variance. Motion was made to approve the variance by Commissioner Johnson, seconded by Commissioner Jones.

Commissioners voting aye: Sonny Johnson, Colbert Jones, Leonard Rogers, W.P. Woodward

Commissioners voting nay: Donna Buchanan

Commissioners abstaining: Lance Butler

Motion was APPROVED by a 4 to 1 vote.

* * * (Board of Adjustment)

There came for discussion public hearing for case # 842 - Oxford CMP, Inc. application for a special exception to have general office use in an Industrial zone located at #8 Industrial Park Drive. Tom Ebert, property owner, informed the Commission the property was for sale and the potential buyer need to have general office space use for their business. The future business would not manufacture any goods. Motion was made to approve the special exception by Commissioner Johnson, seconded by Commissioner Jones. All members present voting AYE.

Motion was APPROVED.

* * * (Board of Adjustment)

There came for discussion public hearing for case # 843 - Burns United Methodist Church application for a special exception to operate professional offices in a RC zone located at 600 Molly Barr Road. Pastor Robert Brown stated the church had a building adjacent to the church that at one time was used for a daycare center but was currently unoccupied. He explained that the church would like to renovate the building into office spaces to rent out for professionals office use only. The necessary parking spaces to comply with the ordinance are already available. Motion was made to approve the special exception to operate professional offices by Commissioner Rogers, seconded by Commissioner Butler. All members present voting AYE.

Motion was APPROVED.

* * * (Planning Commission)

There came for discussion public hearing for case # 844 - Murphey C. Wilds, et. al. application for rezoning from RB & RC to RA for 23 parcels located on Buchanan Avenue, Pierce Avenue, South Lamar Boulevard, Filmore Avenue, and South 11th Street. Mr. Rummel informed the Commission that the request for rezoning was in a written petition of 22 out of 23 property owners and that no properties except these 23 parcels would be rezoned. The property of William Robert Wilson [Parcel No. 97B28 80] was not signatory to the petition. Rummel in a phone conversation with Wilson (who lives in Jackson) acknowledged Wilson's agreement to the zoning change. Rummel continued that present uses would be allowed under the "Grandfather" clause, Murphey C. Wilds (the petitioner) addressed the Commission that he and the other residents have witnessed many changes in other neighborhoods and they would like to have their properties rezoned to single family residential to preserve the historic value of their neighborhood. Motion was made to approve the rezoning by Commissioner Johnson, seconded by Commissioner Rogers. All members present voting AYE.

Motion was APPROVED.

* * * (Planning Commission)

There came for discussion public hearing for case # 846 - Oxford-University United Methodist Church application for rezoning from RC to CB located at 424 South 10th Street. Ben Smith of Elliott & Britt Engineering, informed the Commission that Pat Tatum and Ken Kenny were also present representing the Church. Mr. Smith stated the property, which encompasses an entire block, has been used as a church, a single-family residence and a warehouse for many years. For a certain period of time the warehouse was used for commercial uses. The church has purchased the warehouse and this transaction justifies a change in nature. The other changing condition for the rezoning is the increasing enrollment in the church. There has been approximately a 50% increase in the enrollment and the church is planning to tear down the warehouse for expansion. Other circumstances involved are as follows: (1) the property has been zoned multi-family since 1971, it has never been used as multi-family purposes. (2) The ordinance for the CB zone states the CB zone is established to encourage the eventual elimination of uses detrimental or inappropriate to the proper function of the

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DEMENT—MERIDIAN 57-2275

CB zone. The church maintains that the warehouse was inappropriate for the CB district, which is normally consists of retail or service establishments. Mr. Smith stated there could have been an error in the drafting of the zoning map in 1971. The 1962 land use plan showed the property as being in the CB zone and the 1966 zoning map also shows the property as being zoned CB. In 1970, an updated Comprehensive Plan, performed by Seabrook & Associates, the property again was zoned for CB. When the zoning map was adopted after the updated Comprehensive Plan in 1970, was rezoned from CB district to RC. The applicant maintains this to be an error and the property should have maintained its zoning (land use) as CB. Motion was made to approve the rezoning from RC to CB by Commissioner Rogers, seconded by Commissioner Johnson. All members present voting AYE.

Motion was APPROVED.

* * *

(Planning Commission)

There came for discussion site plan approval for Heritage Park Apartments to be located on McElroy Drive. Cliff Bates, developer, described the site to be 11.4 acres with 96 units. These units would be designed for the elderly 55 years and older. The units will be 2 bedrooms and 2 baths, approximately 1,067 sq. ft. and handicapped accessible. The development will contain a Club House, swimming pool, and Community Center. The rent will be around \$500.00 per month per unit. After much discussion regarding clearing of the land, erosion, interior walk ways and drainage, the Commission elected to continue the case to the March 13, 2001 meeting and have the developer return with a tree inventory for the site.

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There being no further business to come before the Commission, the meeting was adjourned at 7:00 p.m.

George Rummel AICP
SECRETARY

MINUTE BOOK No. 2, OXFORD PLANNING COMMISSION

DEMENT—MERIDIAN 57-2275

PLANNING COMMISSION
(WORKING SESSION)

February 16, 2001

Be it remembered that the Oxford Planning Commission did meet on February 16, 2001 in a working session at 1:00 p.m., in the City Hall conference room with the following members present:

Donna Buchanan, Chairman
W.P. Woodward
Sonny Johnson
Leonard Rogers

After the meeting was called to order the following items were discussed:

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The first item discussed was regarding the text amendment pertaining to an administrative review process and the range Mr. Rummel is permitted on the issuance land use and building variances. John Dunbar, City Attorney, stated in a submitted letter his concerns. They were as follows:

1. The difficulty of locating the statutory basis for the Director of Planning to make decisions on variances.
2. If there is authority for Mr. Rummel to handle Minor Variances, the following approach should be taken:
 - a. Have a definition in the definitional section of the Zoning Code, for "Minor Variances" and then:
 - b. Add an additional section to the section on variances, concerning the administration of Minor Variances and make it clear that the same notice and hearing procedures applicable to regular variances will be followed and then:
 - c. Provide the notice and an opportunity for objectors to be heard.

In his opinion, the ordinance now reads that the decisions on variances are appealed to the Mayor and Board of Aldermen. Mr. Rummel stated he understood the request of the Planning Commission to be that an appeal regarding the decision on a variance be heard by the Mayor and Board of Aldermen instead of directly being filed with the courts. Mr. Rummel also informed the Commission that other cities have in place an ordinance granting the Planning Director authority to approve Minor Variances. Commissioner Johnson suggested that Mr. Rummel obtain copies of these ordinances from other cities and compare them to our proposed ordinance. Mr. Rummel commented in Hattiesburg, there was a strong site plan review committee. If a plan was presented where the plan was over 5 to 10% of the code requirement, a decision could be made by the Planning Director on issuing the permit based on the advice of the Site Plan Review Committee and maybe this should be added to the text amendment. Also, the Commission decided each Minor Variance should be properly posted with a sign on site, a legal notice in the Oxford Eagle, and that Mr. Rummel shall give a report of any Minor Variances he approves to the Commission at the regular scheduled Planning Commission Meeting. Any citizen objections may be voiced at the time of Mr. Rummel's report to the Commission. After much discussion, the Commission decided to have Mr. Rummel to obtain the ordinances from the other cities and rewrite the ordinance addressing Mr. Dunbar's concerns and represent the revised ordinance.

Next, the issue regarding the possible adoption of the 20/20 plan at the March 19th meeting was discussed. Mr. Rummel informed the Commission that in his opinion, they should lift out the sections of the plan that the city could deal with and the other sections were the city did not have jurisdiction, be forwarded to the appropriate parties.

To conclude the meeting, Commissioner Woodward addressed the possibility of the current sign ordinance being revised. It was suggested to table the possible sign ordinance issue to a later date.

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There being no further business, the meeting was adjourned at 1:51 p.m.


SECRETARY

MINUTE BOOK No. 2, OXFORD PLANNING COMMISSION

DEMENT—MERIDIAN 57-2275

PLANNING COMMISSION

March 12, 2001

Be it remembered that the Oxford Planning Commission did meet on March 12, 2001, at 5:00 p.m., in the city Hall courtroom with the following members present:

Donna Buchanan, Chariman
Colbert Jones, Vice-Chairman
Lance Butler
Ron Hipp
Sonny Johnson
Leonard Rogers
W.P. Woodward

After the meeting was called to order, the following business was transacted:

* * *

The minutes of the February 12, 2001 regular meeting were approved without corrections. The approval of the February 16, 2001 Special Continued meeting minutes were delayed due to the request of Commissioner Johnson to contain more specific details within the minutes. Motion was made by Commissioner Johnson, seconded by Commissioner Woodward. All members present voting AYE.

* * *

The agenda was approved without corrections. Motion was made by Commissioner Jones, seconded by Commissioner Rogers. All members present voting AYE.

* * *

BUILDING INSPECTOR'S REPORT

There came the matter of the Building Inspector's Report. Vick Smith reported to the Commission that for the month of February 2001 a total of \$547,051.92 in construction permits was issued. The total permit fees collected for the month of February was \$4,447.25: \$2,415.00 for building permits fees, \$722.75 for electrical permit fees, and \$1,309.50 for plumbing permit fees. Motion was made to approve the Building Inspector's Report by Commissioner Jones, seconded by Commissioner Rogers. All members present voting AYE.

* * *

(Planning Commission)

There came for discussion site plan approval for Heritage Park Apartments (continued from previous meeting) to be located on McElroy Drive. Cliff Bates, Park Development and Bruce Herrington, Architect, addressed the Commission. Mr. Herrington stated the Commission should now have a tree inventory of trees located on the site of 12" or larger in diameter. They also made changes to the landscape plan and replaced the Bradford Pear and Pine trees with Magnolia, Oaks and Green Ash trees. The site plan was modified to include perimeter sidewalks for easier access within the development and two green areas with gazebos were also added. They are proposing to pull the walking path out along McElroy if the City will agree to it, since it will be in the city's right-of way. Mr. Bennett stated his department would work with Park Development regarding the sidewalks along the front of the property. The issue of sidewalks connecting adjoining residents was raised and the Commission asked the developer to have all adjoining apartments connected by a sidewalk. Motion was made to approve the site plan with the stipulations that the sidewalks will be placed connecting each unit and the sidewalks around the perimeter of the development will be coordinated with the Public Works Department by Commissioner Johnson, seconded by Commissioner Jones. All members present voting AYE.

Motion was APPROVED.

* * *

(Board of Adjustments)

There came for discussion public hearing for case # 847 – Steve McCluskey application for a 15ft rear yard variance located at 1804 Garfield Avenue. Jeff Williams, representing Steve McCluskey, addressed the Commission that due to the configuration of the lot, either a front yard or rear yard variance will be needed in order to have a buildable area on the lot and meet the setback requirements. Mr. Williams stated he felt a

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DEMENT-MERIDIAN 57-2275

request for a rear yard variance was more appropriate than a front yard. Chairman Buchanan asked Mr. Williams that due to Mr. McCluskey only having an option to buy the property if the owner of the property was present or if he had a statement from the owner stating he was in agreement with the variance request. Mr. Williams stated he understood that Mr. McCluskey had approached the owner and he was in agreement, but the owner was not present nor did he have a written statement to present. Motion was made to deny the request due to health issues with the residence being built next to the City's pumping station by Commissioner Johnson, seconded by Commissioner Rogers. All members present voting AYE.

Motion was APPROVED.

* * *
(Board of Adjustments)

There came for discussion public hearing for case # 848 - John C. Atkins application for a 5ft front yard variance located at 905 Murfield Drive. Mr. Atkins, property owner, explained he was requesting a front yard variance so he could maintain the natural tree buffer between the rear of his property and the new City Park. If he were to conform to the front yard setback requirements, he would have to cut down trees in his back yard and this would thin the natural buffer. Mr. Atkins presented a petition to the Commission with his surrounding neighbors being unanimous in agreement with the variance. Motion was made to approve the variance by Commissioner Rogers, seconded by Commissioner Woodward. All members present voting AYE.

Motion was APPROVED.

* * *
(Planning Commission)

There came for discussion case # 849- Site plan approval for the new Lafayette County Courthouse Facility building to be located on North Lamar Boulevard. Michael Jones, Architect, stated the County was proposing a new Courthouse Facility that would house all of the previous departments of the current courthouse. The new building would incorporate a drive-thru for patrons along with an outside plaza and linear porch along the front of the building. An employee parking lot would be to the rear with 14 parking spaces and a parking lot to the north with 49 spaces. The building will be handicapped accessible from both the front and rear of the building. The new Courthouse building will be 1ft shorter than the Oxford Square North building directly across the street and approximately 4ft below the eve of the current Courthouse. At the most recent site plan review meeting they were asked to move the trash container from the property and those arrangements have been made. An 8ft cedar dog eared fence will be erected between the site and the abutting residences to maintain privacy to the residential area. Mr. Bennett requested for the county to give the City 1 parking space on the North West corner of the lot, in order to save an oak tree when a third lane is added to Jefferson Avenue. Motion was made to approve the site plan by Commissioner Rogers, seconded by Commissioner Johnson.

Commissioners voting aye: Lance Butler, Ron Hipp, Sonny Johnson,
Colbert Jones, Leonard Rogers, and
W.P. Woodward

Commissioners abstaining: Donna Buchanan

Motion was APPROVED.

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There being no further business to come before the Commission, the meeting was adjourned at 6:00 p.m.

George Rummel AICP
SECRETARY

MINUTE BOOK No. 2, OXFORD PLANNING COMMISSION

DEMENT—MERIDIAN 57-2275

PLANNING COMMISSION
(SPECIAL CALLED MEETING)

March 19, 2001

Be it remembered that the Oxford Planning Commission did meet on March 19, 2001, at 5:00 p.m., in the city hall courtroom with the following members present:

Donna Buchanan, Chairman
Colbert Jones, Vice-Chairman
Lance Butler
Ron Hipp
Sonny Johnson
Leonard Rogers
W.P. Woodward

After the meeting was called to order, the following business was transacted:

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There came for discussion public hearing for the adoption of the Vision 20/20 Plan. Chairman Buchanan addressed the audience that the Commission was in session to strictly discuss Oxford's Comprehensive Plan and the Vision 20/20 Plan. She stated the Commission does recognize the importance of all of the work accomplished and the Commission does take the Vision 20/20 Plan very seriously. She also informed the audience of the Board of Aldermen's adoption of the Vision 20/20's six Guiding Principles. The Planning Commission/ Board of Adjustment takes these six principles into consideration as well as, the entire Plan, as it relates to the decisions of the Planning Commission/ Board of Adjustment. In the Transportation and Zoning Committee meetings the Vision 20/20 principles along with other supportive materials and maps have been used in some of the decisions that have been forwarded to the Mayor and Board of Aldermen. The Commission has also utilized the Plan for their upcoming recommendations to the Board of Aldermen regarding the Annexation and Growth Plans.

At this time, Mr. Rummel reported the Oxford Transportation Plan, Transportation Study Plan, Proposed Land Use, and the Annexation Plan maps have been compiled and designed by various committees from the Planning Commission. These were designed with specific information being taken from Vision 20/20 and the Georgia Tech plan and incorporated into the recommendations. Areas such as education and government improvements were not addressed by commission committees because such operations and uses are not under the purview of the Planning Commission and could not be codified.

John Dunbar, City Attorney, addressed the Commission with his legal opinion as to how the Commission should proceed with the adoption of the Vision 20/20 Plan. Mr. Dunbar stated that as a matter of procedure, the Commissions' ultimate goal might be to have a Comprehensive Plan that in large follows the principles of the 20/20 Plan. Meanwhile as various issues come forth, before the Comprehensive Plan has been recommended to the Board of Aldermen, the 20/20 Plan should be used as a reference source. He would recommend that rather than adopting the 20/20 Plan, the Commission use it as a foundation for the Comprehensive Plan. The statues specify that the Comprehensive Plan traditionally has been the operative document from which the planning decisions are made.

Chairman Buchanan at this point opened the floor for any citizen comments.

Max D. Hipp stated he was a member of the Economic Development Committee when 2020 was being written. This committee integrated the comments made in the Vision 20/20 Plan by their committee, into the Oxford-Lafayette Economic Developments Program of Work. Major areas of concentration were an emphasis on work force development, education and attention to existing industries. He did want the Commission to know the committee comments were helpful and the information had been utilized and incorporated into the previous programs.

Richard Barnes, Leighton Road, stated he was one of probably 150 people who started out on the Land Use planning sub-committee. This committee worked mainly through the six guiding principles mentioned before. He spoke in support of the principles and what he perceives the Commission's support of the principles. He then related them to a project that was approved at the March 12, 2001 meeting of the Planning Commission. In his opinion, the approval of the 96 elderly apartment development would not follow #2 & #3 guiding principles which have been adopted. Part of the backdrop of trees, which gives you context, a sense of feeling and a sense of place that we live in Oxford as you drive along McElroy, will no longer exist. The people living down stream from the development will not have the same quality of water Unless these guiding principles are taken in the spirit, in which they were adopted, as community guidelines, they will not have any force and effect, For these reasons, the Vision 20/20 must be adopted, not just as guiding principles, but as firm and fair rules. This is where the Commission needs to make recommendations that will implement the principles in terms of concrete rules that developers and citizens can understand about drainage, erosion, tree preservation, and density, which will protect the citizens of Oxford in a way they can reasonably expect.

Tom Freeland, Oxford business owner, addressed the Commission it seemed to him, the principles that are set forth in the Vision 20/20 Plan provides excellent guidance for someone appearing before the Planning Commission/Board of Adjustment to discuss planning in the city. There is a big gap between the general zoning

MINUTE BOOK No. 2, OXFORD PLANNING COMMISSION

DEMENT—MERIDIAN 57-2275

may lead to judgments for a specific project or time that would impact the overall pattern of judgments for the overall growth of the city. He believes by adopting the Vision 20/20 Plan, telling developers, lawyers, and citizens if you are going to address the planning commission about development in the city of Oxford, then, we will hear you clearer if you use these principles that have been adopted as set forth. The process will work better, be understood better, and the city will have a much more comprehensive approach to planning than without adopting the Vision 20/20 Plan and for these reasons he would like for the Commission to adopt the Vision 20/20 Plan.

Kathy Barnes, Leighton Road, commented there was no lack of interest in the community as to what is happening but she did feel there was a lack of knowledge of what information is available to the public. Commissioner Jones commented the agendas are published in the Oxford Eagle, posted outside of City Hall, and all information of the Planning Commission/ Board of Adjustment cases are available to the public through the Planning and Development department. She would also like for the Planning Commission agendas to either have a summary at the bottom or be more descriptive of what the cases cover. Commissioner Woodward asked if the agendas could be posted at the Library or public schools, Mr. Rummel stated yes. Dickie King, Administrative Assistant to the Mayor, stated the City of Oxford does have a web page and all public meetings and their agendas are posted on the web page.

John Arrechea, Chairman of the Oxford Tree Board and part-time forester for the City of Oxford explained that existing trees in developed areas need to be reserved and preserved by the developers. The developer should not only to be careful not to disturb the branches and trunk of the tree but also to be very cautious of the root systems. The roots are the lifelines of the tree and nothing should be disturbed beyond the drip line of the tree and a barricade should be placed around all trees, which are to be preserved on the developed property. In his opinion, the ordinances regarding the preservation of trees within Oxford needs to have more "teeth" in order to maintain the quality and quantity of trees prevalent in Oxford today.

Richard Howorth, Oxford citizen and business owner, wanted to comment that some parts could be used to argue against other parts and he wondered if the Commission should move forward on it. (1) If people feel the Plan has been violated in some way or the Commission or the Board of Aldermen have failed to uphold the Plan in some way what is the process people can appeal or complain? (2) If there are things in the Plan that will change over a period of time, what is the process by which people can recommend certain parts be change, deleted, or added and who decides this? Commissioner Johnson, stated the Vision 20/20 Plan is being used currently to develop a long range Comprehensive Plan for the City of Oxford and at the time the Comprehensive Plan is finished and adopted, the Comprehensive Plan can be amended to meet the growing and changing needs of the City. Attorney Dunbar stated at this point, there is no official status to the 20/20 Plan and there is no violation that would direct you into an appellate review or reconsideration. The 20/20 Plan is now only a working plan.

Commissioner Hipp asked Vaughn Grisham, Chairman of the Long Range Committee of the Vision 20/20 Plan in his opinion if this plan was ever meant to be concrete rules or was the intention for the plan to only be guidelines. Mr. Grisham responded one of the issues discussed along this line was whether the committee was designing a compass or a road map for the city. Ideally, they would have liked to have a road map but actually the plan comprises the sense of direction the city should grow and develop. Some of the information supplied in the 20/20 is deliberately vague because the more specific the committee became with the information, the more difficult it became to hammer it out and the more locked in to rules people would be. So, the ultimate goal of the plan was to give some sense of direction, which is what is important to the citizens of Oxford, and the specific details would have to be worked out through time along with the Comprehensive Plan. Mr. Grisham felt the Commission would need to show a clear and conscious effort in using the 20/20 Plan in all of their decision making in order to show the public the Planning Commission is serious about directing growth and development within the guiding principles as stated in the 20/20 Plan, so as not to lose Oxford's unique sense of community. Commissioner Rogers asked if Mr. Grisham agreed that Oxford would triple its' population in the next 20 years? Mr. Grisham answered he felt there was no way to project the population out that far, but it is quite possible, his estimate would be more conservative. Richard Howorth suggested that at some point a consultant should be brought in to review the plan so that the principles are updated and do not become obsolete. Mr. Grisham agreed with Mr. Howorth, that the plan should be reviewed and updated each year.

Attorney Dunbar advised the Commission to think in terms of Comprehensive Plan and to revise their ordinances as opposed to adopting something that is general and vague. This plan might result in more density and development of our city without consideration of population growth and other unpredictable factors. Motion was made to approve the applicable elements of the Vision 20/20 Plan and the applicable elements be used as a reference source for the Planning Commission/Board of Adjustment and the Commission encouraged the City of Oxford, its' departments, and developers be made aware of and utilize the guiding principles of Vision 20/20 in their future activities by Commissioner Jones, seconded by Commissioner Johnson. All members present voting AYE.

Motion was APPROVED.

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There being no further business to come before the Commission, the meeting was adjourned at 6:30 p.m.


SECRETARY

MINUTE BOOK No. 2, OXFORD PLANNING COMMISSION

DEMENT—MERIDIAN 57-2275

PLANNING COMMISSION

April 9, 2001

Be it remembered that the Oxford Planning Commission did meet on April 9, 2001, at 5:00 p.m., in the City Hall courtroom with the following members present:

Donna Buchanan, Chairman
Colbert Jones, Vice-Chairman
Lance Butler
Ron Hipp
Sonny Johnson
Leonard Rogers
W.P. Woodward

After the meeting was called to order, the following business was transacted:

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The minutes of the February 16 and March 12, 2001 meetings were adopted without corrections. The minutes of the March 19, 2001 were adopted with one correction. That the motion made by Commissioner Jones to adopt the Vision 20/20 Plan to read as follows: The applicable elements of the Vision 20/20 Plan and the applicable elements be used as a reference source for the Planning Commission/Board of Adjustment and the Commission encouraged the City of Oxford, its' departments, and developers be made aware of and utilize the guiding principles of Vision 20/20 in their future activities.

Motion was made Commissioner Hipp, seconded by Commissioner Johnson. All members present voting AYE.

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Mr. Rummel addressed the Commission with a request from the Board of Aldermen, for the Planning Commission, to consider hearing additional comments from residents regarding the Heritage Park Elderly Apartment development on McElroy Drive. Chairman Buchanan stated she did not think it was fair to have someone speak on the project without all parties involved being present. She suggested the developer be contacted, so they could hear and address the citizen concerns directly and the request be placed on the agenda for the May 2001 meeting.

Richard Barnes requested to be heard by the Commission on the matter of procedure and he felt the citizens should be heard regarding procedural discussion. Chairman Buchanan stated Mr. Barnes could address the Commission strictly on procedure issues only.

Richard Barnes, Leighton Road, raised the question of the procedural point where the Board of Aldermen voted for the citizens to have an opportunity to address what has happened to this point, without raising subsequent issues, he would like to lay out his procedural questions. One point of procedural concern is about the Commission's handling of the affair to this point. The group of neighbors, who wish to discuss the development, were not aware of the importance and depth of the grading that was going to occur on the site, until recently. He first approached the Commission on March 19, 2001 he suggested, at that time, that his neighborhood was relatively uninformed about the development. He felt there was a problem of publication and notice to most neighborhoods. Enough information is not getting out to the community before action is taken. He attended the March 12, 2001 meeting and he was at the meeting to address the Heritage Park project and not once during the procedure, of hearing the site plan review and the approval of the site plan, was the public asked for their comments regarding the project. Mr. Barnes stated he did not feel comfortable standing up and stating the Commission had failed to ask for public comments and he would like to address this issue. He feels a good enough job has not been accomplished in informing the community. Secondly, the City has an obligation as it speaks through its' employees, its' officers, and everyone else to be fully and completely forthright. A city official had informed the neighborhood at a meeting held two weeks prior that the neighborhood residents would have ample time before the permits were issued to address their concerns to the Board of Aldermen. Due to this information, this changed the way they reacted to the development. Rather than filing suit or taking immediate action against the project, they prepared a petition and letters, a politically correct and community-interested course to address the Board of Aldermen. It came as a complete shock, when the fact was brought up at the Board of Aldermen meeting that the permits had been issued. They felt they had adequate time to address the Board of Aldermen and have them address the Commission regarding the neighborhood concerns before the permits would be issued. He wants to know why procedurally they were not allowed to voice their concerns to the Board of Aldermen before the permits were issued, despite the fact a city official informed the neighborhood they would and why the Commission, under these circumstances, to be more forthcoming and helpful to the neighborhood residents? He felt the Planning Commission should direct the professional staff to go to the site and have the developer to not grade any further and wait until the City has had a chance to hear the residents. Mr. Rummel stated the permits were issued, due to the developer and contractor having supplied the proper information, to the city, to obtain their permits.

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Doug Sullivan Gonzales, 301 Phillip Road, informed the Commission the residents of Stone, Garner, Phillip and the adjoining streets were in the process of forming a neighborhood association. They fear due to how events have developed, it has raised a lot of suspicion and fear in the neighborhood. They would like to know the days the agenda and the notices are published in the Oxford Eagle and also who monitors the developers to make sure they are following the ordinances and laws? Mr. Rummel answered the Planning Commission/ Board of Adjustment meets the 2nd Monday of each month. The notices are published in the paper 15 days before the item is to be heard before the Commission, only on variances, special exceptions, and rezoning case is a public notice required, the agenda is published the Friday before or the Monday of the meeting. The agenda is strictly left up to the paper as to when and where in the paper it is published. He also informed the public, a notice is posted outside City Hall.

Sandy Grisham, 211 Stone Road, addressed the Commission regarding the suggestion from the Planning Commission to give the neighborhood 15-20 minutes, at their next meeting, of information regarding the Heritage development and that is what the neighborhood would like.

Alderman Janice Antonow stood up and stated she made the motion at the Board of Aldermen meeting for the Planning Commission to hold an informational session at their next meeting for the neighborhood. She would expect that upon the approval of the motion, the proper notification would have been made so everything would have been in place for the informative session to be heard at this meeting.

At this time, Commissioner Jones made the motion, to add to the end of the agenda, item # 8, that a 20 minute informational session be held at the end of the meeting to answer questions regarding the Heritage Park Development with Mr. Rummel beginning the session by giving a summary of the development and the Commission giving any additional comments on the development, seconded by Commissioner Butler.

Commissioners voting aye: Colbert Jones, Lance Butler, Ron Hipp, Sonny Johnson

Commissioners voting nay: Donna Buchanan, W.P. Woodward, Leonard Rogers

Motion was APPROVED by a 4 to 3 vote.

* * *
Motion was made to approve the amended agenda by Commissioner Johnson, seconded by Commissioner Jones.

Commissioners voting aye: Lance Butler, Ron Hipp, Sonny Johnson, Colbert Jones, Leonard Rogers, and W.P. Woodward

Commissioners voting nay: Donna Buchanan

Motion was APPROVED by a 6 to 1 vote.

* * *
BUILDING INSPECTOR'S REPORT

There came the matter of the Building Inspector's Report. Vick Smith reported to the Commission that for the month of March 2001, a total of \$8,620,676.24 in construction permits was issued. The total permit fees collected for the month of March was \$21,945.25: \$19,724.00 for building permit fees, \$515.25 for electrical permit fees and \$1,706.00 for plumbing permit fees. Motion was made to approve the Building Inspector's Report by Commissioner Woodward, seconded by Commissioner Rogers. All members present voting AYE.

* * *
PLANNER'S REPORT AND REMARKS

There came the matter of the Planner's Report and Remarks. Mr. Rummel stated his report would include the Commission's previous request regarding obtaining ordinances for empowering the Administrative Official with a percentage approval amount on Minor Variances. Mr. Rummel informed the Commission ordinances from Tupelo and Meridian were included in their packets along with a revised proposed Duties of the Administrative Official ordinance for Oxford and all appeals will be brought to the Board of Adjustments. He would like to know how the Commission would like for him to proceed, as to the public hearing on this text amendment. Commissioner Rogers made the motion to proceed with advertising to hold a public hearing for possible adoption of the text amendment regarding empowering the Administrative Official to approve Minor Variances of 15% or less on the May 2001 meeting agenda, seconded by Commissioner Johnson. All members present voting AYE.

Next, Mr. Rummel referred to Commissioner Hipp, Chairman of the Transportation Committee, to give a report regarding the Committee's efforts for Transportation within the City. The Committee tried to look at inter connectivity and how people moved around within the City limits. The Committee tried to devise roadways that would help connect different areas of the City without having to come to the center of the City. They are not looking for an Interstate circle road around the City. Their maps are only a guideline to present to the Board of Aldermen as they move forward on the Annexation Plan and also maybe to advise the County as to what the Committee has worked out as a manageable plan for future roadways and as parts of the County are developed, everyone would know what the transportation intentions are as the City develops and grows, in hopes to have the City, County and the

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University intermesh. Motion was made to forward the Transportation maps to the Board of Aldermen Annexation Committee by Commissioner Hipp, seconded by Commissioner Woodward.

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PUBLIC HEARINGS

(Board of Adjustments)

There came for discussion public hearing for case # 850- Heritage Development application for a 4ft front yard variance from 50 ft to 46ft to allow for the overhang of an awning on the front of the building located at 720 North Lamar Blvd. Larry McAlexander, owner, explained he was planning to renovate the existing building and due to the front of the building being so close to North Lamar Blvd., in order to construct a front façade that includes columns and an awning he would need a 4ft variance to the front yard setback requirement. He also stated a 4ft sidewalk will be included in the renovation. The Commission suggested, if there is enough space along the front of the property, Mr. McAlexander consider placing an estimated 4ft landscaped island along the front of the north bound traffic to control the ingress and egress into the front parking area. Mr. McAlexander rebutted he would be glad to lay it out and make sure there is enough room to incorporate the front island and still have adequate parking. Motion was made to approve the variance by Commissioner Rogers, seconded by Commissioner Johnson. All members present voting AYE.

Motion was APPROVED.

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(Planning Commission)

There came the matter of the informative session regarding the Heritage Park Development located at 600 McElroy Drive. Mr. Rummel stated the project has been being proposed for approximately 1 ½ years. Cliff Bates, Park Development, came to the Planning Department and discussed the project. The site was rearranged several times in order to meet all of the setback requirements and to maintain a substantial buffer on the rear of the site. There were several informal meetings with the developer and site engineer to determine how much fill would be needed and how the drainage needed to be designed to accommodate the site. Finally, the engineering firm presented a draft as to where only a small amount of the development would be in the flood plain and not in the flood way along with where the detention basin would be located. Landscaping was also discussed and designed for the site. The units will have a rental base of \$500.00 to \$550.00 per month, for residents age 55 and older only, this is not low-income housing, it is to address the retirement individual. There will be one entrance off of McElroy, the majority of the development is within the center of the site with a 50ft buffer zone all the way around the sides and rear of the development, as is required by the landscape ordinance. A site plan review was held and the developer built totally within the correct zoning of RC (Multi-Family Residential) and all of the applicable City ordinances and codes have been met. Mr. Bennett stated the project is being built in the floodplain and not in the floodway. You are allowed to build within the floodplain and the developer has designed a 25yr storm detention basin for the site.

John Brantley, resident of Phillip Road, addressed the Commission of his concerns. He asked if a certified statement was required from an engineer that the basin is properly designed to work? Mr. Bennett responded, yes. Secondly, who determines if the site plan, during and after construction, has complied with all of the applicable elements of the codes and previously approved plan before a Certificate of Occupancy or final approval is given and who is it that if the approved plan is not followed the citizens should speak with? Commissioner Jones stated the Planning Department employed two building inspectors that inspected the projects for the building, electrical, plumbing and gas and the Public Works Department handled the basin and runoff. Also, a citizen concerned about a project should contact their Alderman or any Planning Commission member and voice their concerns, so that the matter can be addressed through the proper departments.

Kathy Barnes spoke to the Commission as to several suggestions that were given at a previous meeting regarding the Vision 20/20 Plan as to how improve community involvement. One was to ask developers to pay an upfront fee to present their plans with specific details of the project listed. Another, suggestion was for a narrative paragraph to be written describing the agenda and she did not feel these things had been done. She stated two Aldermen told her the residents that signed the petition, regarding the development, would be notified before the permits were issued and no one was notified. She wanted to know when the permits were issued. She also stated no one objects to the people or the plan use for the land. The concern is that no one was informed, what can they do to be informed better, what resources do they have now? The concerns of the neighborhood are with how the development is being done and when their concerns are being voiced, the project gets slammed over them and people feel they do not have an open government.

Commissioner Hipp commented the buffer shown on the site plan had been checked as of today's meeting and the buffer was still intact and clearly marked and he encouraged the citizens to stay after the meeting and look at the plans that were approved.

Vaughn Grisham, 211 Stone Road, stated he is concerned the fill will run off of the site and destroy the 300ft buffer between the project and his neighborhood.

Andre LaBlanc, 200 Beacon Point, expressed he has been experiencing problems with a project that abuts his property that is currently under construction. He has had a lot of erosion onto his property and construction site trash ending up on his property. He would hope this project would not end up like the construction project in his neighborhood.

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Chairman Buchanan suggested that a copy of the meetings minutes, the resident petition and any other written concerns or information be forwarded to the developer, so he is made aware of the citizen concerns and this information will be present to us as additional leverage in the event the developer does not comply with the applicable codes. Motion was made to approve the Planner's Report by Commissioner Woodward, seconded by Commissioner Johnson. All members present voting AYE.

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There being no further business to come before the Commission, the meeting was adjourned at 7:05 p.m.

George Rummel AICP
SECRETARY

MINUTE BOOK No. 2, OXFORD PLANNING COMMISSION

DEMENT-MERIDIAN 57-2275

PLANNING COMMISSION

May 14, 2001

Be it remembered that the Oxford Planning Commission did meet on May 14, 2001, at 5:00 p.m., in the City Hall courtroom with the following members present:

- Donna Buchanan, Chairman
- Colbert Jones, Vice- Chairman
- Lance Butler
- Ron Hipp
- Sonny Johnson
- Leonard Rogers
- W.P. Woodward

After the meeting was called to order, the following business was transacted:

* * *

The minutes of the April 9, 2001 meeting were approved without corrections. Motion was made by Commissioner Johnson, seconded by Commissioner Rogers. All members present voting aye.

* * *

The agenda for the May 14, 2001 meeting was approved with the following corrections: Items 6 & 7 on the agenda: public hearing for text amendments to Section 330 and Section 26-57 be tabled until a later date and item 14: Tommy Stephenson to address the Planning Commission was withdrawn. Motion was made by Commissioner Johnson, seconded by Commissioner Woodward. All members present voting aye.

* * *

BUILDING INSPECTOR'S REPORT

There came the matter of the Building Inspector's Report. Vick Smith reported to the Commission that for the month of April 2001, a total of \$3,604,725.00 in construction permits were issued. The total permit fees collected for the month of April was \$ 13,666.50: \$10,012.00 for building permit fees, \$1,587.00 for electrical permit fees and \$2,067.50 for plumbing permit fees. Motion was made to approve the Building Inspector's Report by Commissioner Rogers, seconded by Commissioner Johnson. All members present voting aye.

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PLANNER'S REPORT

There came the matter of the Planner's Report and Remarks. Mr. Rummel submitted two items to the Oxford Planning Commission Ordinance Committee for their review. These included proposed ordinances for the creation of a Residential Conservation Overlay District and an Environment Ordinance. Mr. Rummel recommended for these proposed ordinances to receive extensive review and for the Ordinance Committee to return with their comments. Commissioner Johnson added he would like for a copy of the Landscape Ordinance with the proposed changes to be sent to the Commission members for their review and for these revisions be discussed at the June 2001 meeting. Motion was made to approve the Planner's Report by Commissioner Woodward, seconded by Commissioner Rogers. All members present voting aye.

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PUBLIC HEARINGS

(Planning Commission)

There came for discussion public hearing for text amendment to Section 445.01(3) of the City of Oxford, Appendix A, Zoning Code of Ordinances: Related to The Development Plan Required. This text amendment would require that property coming before the Commission seeking site plan approval would be required to be posted with a public notice sign stating so, 15 days in advance of the meeting for which the site plan approval is being heard. Mr. Rummel stated he hoped by making this amendment, the public would be better notified of properties proposed for development. Motion was made to approve and forward the text amendment to the Board of Aldermen by Commissioner Johnson, seconded by Commissioner Hipp. All members present voting aye.

* * *

MINUTE BOOK No. 2, OXFORD PLANNING COMMISSION

DEMENT-MERIDIAN 57-2275

There came the matter of Dorothy Henderson to address the Planning Commission regarding the possible development of 6 duplexes (12 units) at 1598 Access Road. Jeff Williams, Site Engineer, representing Dorothy Henderson addressed the Commission that his client would like to get the Commission's feelings on developing 12 units behind her existing house on Access Road. The property is about 1.9 acres zoned RB or Two-family residential. She does have additional acreage adjoining the 1.9 acres if needed. The units will be accessed by a proposed 20' private drive/road, which will be asphalted. Commissioner Hipp commented to comply with the ordinances, and with the amount of square footage of the lot, one of the units would need to be eliminated, making a total of 5 duplexes instead of 6. Commissioner Jones felt the parking should be relocated to the rear of the units to be more aesthetically pleasing. Mr. Williams stated he would relay these comments to his client.

* * *
(Board of Adjustment)

There came for discussion public hearing for case # 851 - Marty Daniels application for a 3ft height variance from 35ft to 38ft located at 1223 Jackson Avenue. Cory Almo Alger, Architect, explained that Mr. Daniels would be removing the existing building and rebuilding a 3-story building, with the ground floor devoted to retail space and the other 2 floors as office space. There would be no commercial use other than the ground floor. The roof of the building is designed as a private terrace or out door space. Due to modern structure techniques and interior design elements, the building will need to be 38ft instead of 35ft and the variance request is only for the wall height of the building, anything else will be brought back before the Commission.

Sara Davidson, 200 N. 14th Street, addressed the Commission that she is able to see the Courthouse and several other wonderful buildings from the balcony of her house and if the building were built, she would lose this view. She would like for the corner of the building to be recessed or for the building to be moved back so as not to lose her view. After much discussion, motion was made to approve the variance with the follow stipulation: 1.) Mr. Alger and Marty Daniels, partial owner and contractor, meet with Ms. Davidson and other neighbors to try and work out site lines and other concerns and report back to the Commission with the outcome, by Commissioner Hipp, seconded by Commissioner Johnson.

Commissioners voting aye: Ron Hipp, Sonny Johnson, and Lance Butler and Colbert Jones

Commissioners voting nay: W.P. Woodward and Leonard Rogers

Commissioners abstaining: Donna Buchanan

Motion was APPROVED by a 4 to 2 vote.

* * *
(Board of Adjustment)

There came for discussion public hearing for case # 852 - First Baptist Church application for a special exception to allow the Church to construct additional off-street parking areas located on Church owned property off of Tyler Avenue and Van Buren Avenue. Curtiss Doss, Architect, representing First Baptist Church, stated the church owns two pieces of property one on the north side of Van Buren Avenue and the other on the north side of Tyler Avenue. The area on Tyler Avenue would contain 23 additional parking spaces and the Van Buren Avenue property would supply 11 more off-street parking spaces. There are currently 59 spaces on the north side of Van Buren plus the 45 spaces around the activities building plus 10 that were originally approved with the education building addition making a total of 114 off-street parking spaces. They are looking to increase this with the additional 34 proposed spaces making a grand total of 148. There are no plans at this time, to light the parking area on the north of Tyler Avenue but they do plan to light the parking area to the north of Tyler Avenue. The trees north of Van Buren Avenue will all remain, two trees on Tyler Avenue will be removed and none are proposed to be removed on the west side of the property. An appropriate buffer will be planted between the residential area and the parking area on the Tyler Avenue side and it will have to comply with the Landscape Ordinance. Their objective is to alleviate as much on street parking as possibly can be by using already church owned property.

Becky Moreton, representing the Tyler-Van Buren Neighborhood Association, stated her neighborhood association has a continuing objection to any non-residential use in the neighborhood.

Doug Fancher, 619 Van Buren Avenue, stated in his opinion, the church has been and still is planning by special exception and is taking an overall plan and continuously carving it up. The neighbors, again, were not consulted regarding the church's plans and he is concerned when the proposed church property on Van Buren Avenue is developed, this will create a cut through road from Jackson Avenue to Van Buren Avenue. At one time, there was a residential house there, which is the zoning for the area, now the house has been removed and the Church wants to fill the residential space with asphalt. He is not in favor of the church taking a lot that is suppose to be for residential use and making it into a parking lot.

Cindy Foose, resident of the lot directly West of the church. The proposed parking area on Tyler Avenue would adjoin her property and she has not had a conference with the church regarding the proposed

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parking area. She does have concerns about the Slippery Elm tree, on the corner, directly adjoining the church property and does not want the tree damaged if and when grading is done. As was previously stated as to only removing two trees in this lot, an 80 year old Sugar Maple, which is located on the property line, would also have to be removed or would suffer severe damaged because it is located within the 10ft area where the grading is to take place. Furthermore, her house is 27ft from the property lot line, the church is talking about a 10ft grade down to the street level on this lot and presently her bedroom windows are 5ft above, what is now, level and according to previous information given to her, there would be a 16ft lighting pole right at her bedroom window which would further accentuate the lighting pollution into her bedroom.

Motion was made to deny the off-street parking on Van Buren Avenue and to approve the off-street parking on Tyler Avenue with the following stipulations: 1) Any lights will have light shields and all lighting will be contained on site. 2) All existing trees in the 10ft buffer between the parking area and the residential area will be maintained and protect, including the root systems, through the proper engineering measures. 3) The church has to return with a permanent site plan, including the landscaping, for this off-street parking area by Commissioner Jones, seconded by Commissioner Hipp.

Commissioners voting aye: Colbert Jones, Ron Hipp, Donna Buchanan, and Lance Butler

Commissioners voting nay: Sonny Johnson, W.P. Woodward, and Leonard Rogers

Motion was APPROVED by a 4 to 3 vote.

* * *

(Board of Adjustment)

There came for discussion public hearing for case # 853 – Dorothy Kisner application for a 7ft side yard variance from 10ft to 3ft to construct a car shed located at 307 Sisk Avenue. Randy Kisner, representing Dorothy Kisner, explained Ms. Kisner would like to construct a shed to keep her car out of the weather. The run off from the roof will run onto her property and drain directly to the street.

Jeff Howell, 309 Sisk Avenue, is the adjacent property owner and he has no objections to the variance. Motion was made to approve the variance by Commissioner Johnson, seconded by Commissioner Woodward. All members present voting AYE.

Motion was APPROVED.

* * *

(Planning Commission)

There came for discussion public hearing for case # 854 – Site plan approval for Jackson Terrace, 1 duplex and 2 single-family residential (4 housing units total), to be constructed by New Colony Homes located at 1734 Jackson Avenue. Ryland Sneed explained the development would consist of 2 freestanding units and 1 duplex. The entrance would be from Van Buren Avenue, all but 2-3 trees will be saved and the units would be sold as condominiums with covenants. There are more parking spaces for the project than is required by code. The units were not faced toward Van Buren, so as to have screening, so the owner would not have to constantly look at the back of buildings and garbage dumpsters from the commercial development across the street. The existing house would be renovated and probably sold as a condominium also.

Adrian Park and her sister, who rent from Pat Patterson on Kimmons Street, stated she and her sister are not in opposition to the project, but would like to know when the project would be starting and ending? How much noise should be expected, what the daily working hours would be and how close would the project be to the duplex her sister rents? Wren Green, project supervisor, responded the project would begin about July 2001 and continue for 3 to 12 months. His crew's normal working hours are 8:30 a.m. to about 4:30 p.m. and the project will be 10ft from the side property line.

Bill West, owns property to the east of the project site, he is concerned about the drainage. He presently receives a lot of drainage onto the backside of his property and will hope the drainage will be addressed properly.

The Commission asked for the developer to build sidewalks around the trees on each side of the property to make walking easier for residents.

Motion was made to approve the site plan by Commissioner Johnson, seconded by Commissioner Rogers. All members present voting AYE.

Motion was APPROVED.

* * *

There being no further business to come before the Commission, the meeting was adjourned at 7:47 p.m.

George Rummel
SECRETARY

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DEMENT—MERIDIAN 57-2275

PLANNING COMMISSION

June 11, 2001

Be it remembered that the Oxford Planning Commission did meet on June 11, 2001, at 5:00 p.m., in the City Hall courtroom with the following members present:

Donna Buchanan, Chairman
Colbert Jones, Vice-Chairman
Lance Butler
Ron Hipp
Sonny Johnson
Leonard Rogers
W.P. Woodward

After the meeting was called to order, the following business was transacted:

* * *
The minutes of the June 11, 2001, meeting were approved without corrections. Motion to approve was made by Commissioner Rogers, seconded by Commissioner Butler. All members present voted aye.

* * *
The agenda for the June 11, 2001 meeting was approved with one amendment: to hear a report from the Land Use Committee. Motion was made by Commissioner Jones, seconded by Commissioner Rogers. All members present voted aye.

BUILDING INSPECTOR'S REPORT

There came the matter of the Building Inspector's Report. Vick Smith reported to the Commission that for the month of May 2001, a total of \$6,079,205.17 in construction permits were issued. The total of permit fees collected for the month of May was \$18,371.50: \$15,287.00 for building permit fees, \$1,910.00 for plumbing permit fees and \$1,174.50 for plumbing permit fees. Motion was made by Commissioner Butler, seconded by Commissioner Rogers to approve the Building Inspector's Report. All members present voted AYE.

PLANNER'S REPORT

There came the matter of the Planner's Report and Remarks. Mr. Rummel stated he would like to turn over two proposed ordinances to the Planning Commission Ordinance Committee. The first, being the Conservation Overlay District Ordinance, which would address the concerns of overcrowding, parking, garbage collection, etc., citywide in the residential zones. Secondly, Section 360, which is a compilation of different approaches by the City to address control of clear cutting and drainage. As of now, the City has no input into the clearing of property. This ordinance would require that anyone clearing any property inside the city to obtain a permit along with supplying an over all clearing plan. Motion was made by Commissioner Jones, seconded by Commissioner Rogers to approve the Planner's Report. All members present voting AYE.

Motion was APPROVED.

* * *
(Planning Commission)

Commissioner Jones, Chairman of the Land Use Committee, stated his committee had given the other commission members a proposed copy of the revised City of Oxford Landscape Ordinance. The ordinance committee would like to recommend a public hearing be held at the next meeting regarding amendments to the Landscape Ordinance. Motion was made by Commissioner Rogers, seconded by Commissioner Butler to approve the report and approve the holding of a public hearing at the next meeting. All members present voting AYE.

Motion was APPROVED.

PUBLIC HEARINGS

(Planning Commission)

There came for discussion public hearing for text amendment to Section 640 of Appendix A, Zoning of the Code of Ordinances of the City of Oxford, pertaining to Duties of Administrative Official, Board of Adjustment, City Planning Commission and appeals to the Mayor and Board of Aldermen. Mr. Rummel

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explained the amendment would give him the authority to approve a variance in the amount of 15% or less. He would give a report of all variances, recommended for approval by him, at the regular Planning Commission meeting and the Board of Adjustment would have final approval or denial for the variance. Motion was made by Commissioner Woodward, seconded by Commissioner Rogers to approve the amendment and forward to the Board of Aldermen. All members present voted AYE.

Motion was APPROVED.

* * *
(Board of Adjustment)

There came for discussion public hearing for case # 855 - Tod Grober & Nancy Eimer application for a 15ft rear yard variance from 25ft to 10ft to allow for the construction of a selected single-family residential house plan located at 901 Summerset Drive, Lot #8 Summerset Subdivision. Nancy Eimer, property owner, stated she and her husband purchased the property a few years ago and their selected house plan would extent into the setback requirement. The back of the lot does adjoin the abandoned railroad and the other side is the back of the housing authority. There are no close neighbors in which the variance would affect. They do realize that the old railroad could be developed into a walking /bike trail or a public road, and they do not object to this, even though it would be so close to the back of their house. Motion was made by Commissioner Rogers, seconded by Commissioner Jones to approve the variance. All members present voting AYE.

Motion was APPROVED.

* * *
Commissioner Woodward entered the meeting at 5:30 p.m.

Commissioner Johnson entered the meeting at 5:45 p.m.

* * *
(Planning Commission)

There came for discussion public hearing for case # 856- Tommy Stephenson application for rezoning property located on Hathorn Road from RB to RC for residential development. Jeff Williams, Site Engineering, informed the Commission that Mr. Stephenson has looked at many different approaches for the development of this property and feels his best option is to proceed with the request to have the property rezoned to RC. Due to the cost of the property and to make the property economically feasible he needs to build 216 units. They have meet with the University of Mississippi and asked if the University would allow them an easement from Cedar Ridge Apartments to the proposed location of the new physical plant. This easement would allow another access route and alleviate some of the traffic onto Hathorn Road. They do have a verbal agreement from the University for the easement, but nothing in writing.

Larry Butts, property owner to the west, stated there were 3 lots zoned RA to the west of this property and since no one was notified by mail that the property was requesting a rezoning, some of the out of town owners were not informed as to the request.

After much discussion regarding the traffic concerns on Hathorn Road, Commissioner Rogers suggested for the Commission to defer the case to a later date in order for Mr. Stephenson to talk with the University of Mississippi again, to get an agreement in writing, and also to meet with the Planning Commission Transportation Committee regarding the traffic hazard concerns on Hathorn Road.

* * *
(Board of Adjustment)

There came for discussion public hearing for case # 857 - Oxford Housing Authority application for a 3 1/2 ft fence height variance, from 2 1/2 ft to 6ft, located at 900 Molly Barr Road. Jeff McClure, representing the Housing Authority, explained they would like to construct a cedar fence to protect the residents from the drainage ditch in front of the property. The existing chain link fence would be replaced to match the proposed fence. They would like to construct a cedar clapboard fence to eliminate children climbing and hanging on the fence and also to make the fence more aesthetically pleasing to the surroundings. Motion was made by Commissioner Rogers, seconded by Commissioner Butler to approve the variance with the stipulation that the Housing Authority consult with the Planning Department about the aesthetics of the fence. All members present voting AYE.

Motion was APPROVED.

* * *
(Board of Adjustment)

There came for discussion public hearing for case # 858 - Larry Keith Zinn application for a special exception to operate a Bed & Breakfast in a RC zone located at 648 N. 14th Street. Larry Keith Zinn addressed

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Commission that he would like to covert his residence into a Bed and Breakfast. There would be only one room for rent and all of the parking would be in the rear of the house.

Brad Walsh, neighbor, asked if Mr. Zinn would be obtaining a liquor license to serve alcohol? Mr. Zinn answered he would not be serving alcohol.

Motion was made by Commissioner Johnson, seconded by Commissioner Woodward to approve the special exception. All members present voting AYE.

Motion was APPROVED.

* * *
(Board of Adjustment)

There came for discussion public hearing for case # 859 - George Sheldon application for a special exception to allow for a residential use for the 2nd floor of a commercial business located at 1107 Jackson Avenue. Mr. Sheldon addressed the Commission that he was intending on renovating the existing building into a restaurant and would like to have his residence above the restaurant for convenience and to be able to watch over the business. Mr. Sheldon stated he would be the only one living in the residence. Motion was made by Commissioner Hipp, seconded by Commissioner Butler to approve the variance. All members present voting AYE.

Motion was APPROVED.

* * *
(Board of Adjustment)

There came for discussion public hearing for case # 860 - Myra Shaw application for a 5ft side yard variance from 15ft to 10ft to allow for the construction of a single-family residence on an irregular shaped lot located at 701 College Hill Road. Ms. Shaw explained that she was subdividing her existing lot and would be building a new house in which she would reside. The corner of the proposed house would be within the required setback due to the irregular shape of the lot formed from the subdivision of the existing lot. Motion was made by Commissioner Johnson, seconded by Commissioner Woodward to approve the variance. All members present voting AYE.

Motion was APPROVED.

* * *
(Planning Commission)

There came for discussion case # 861 - Final plat approval for Phase II & III of Saddle Creek Subdivision located on South Lamar Blvd. Ryland Sneed, Engineer, stated the development started about 3 years ago and Phase II & III of Saddle Creek Subdivision was a continuation of the zero lot line subdivision in a RC zone on approximately 13.4 acres. A discussion of two issues followed concerning the original plat: why the planned park had not been developed as promised and why were units originally designated to be sold as condominiums, are now being rented. Motion was made by Commissioner Johnson, seconded by Commissioner Woodward to approve the final plat for Phase II & III.

Commissioners voting aye: Lance Butler, Ron Hipp, Sonny Johnson, Colbert Jones, Leonard Rogers, and W.P. Woodward

Commissioners voting nay: Donna Buchanan

Motion was APPROVED by a 6 to 1 vote.

* * *

There being no further business to come before the Commission, the meeting was adjourned at 7:30 p.m.

George Rummel
SECRETARY

MINUTE BOOK No. 2, OXFORD PLANNING COMMISSION

DEMENT—MERIDIAN 57-2275

PLANNING COMMISSION

July 9, 2001

Be it remembered that the Oxford Planning Commission did meet on July 9, 2001, at 5:00 p.m., in the City Hall courtroom with the following members present:

Donna Buchanan, Chairman
 Sonny Johnson, Vice-Chairman
 W.P. Woodward
 Paula Shanks

After the meeting was called to order, the following business was transacted:

* * *
 The minutes of the June 11, 2001, meeting was approved. Motion was made by Commissioner Woodward, seconded by Commissioner Johnson. All members present voting aye.

* * *
 The agenda for the July 9, 2001, meeting was approved with the amendments that case # 862 and case # 863 be removed from the agenda per the petitioner's request. Motion was made to approve the agenda with the corrections by Commissioner Woodward, seconded by Commissioner Johnson. All members present voting aye.

* * *
BUILDING INSPECTOR'S REPORT

There came the matter of the Building Inspector's Report. Vick Smith reported to the Commission that for the month of June 2001, a total of \$2,700,701.14 in construction permits were issued. The total of permit fees collected for the month of June was \$18,547.00: \$10,893.00 for building permit fees, \$7,406.00 for plumbing permit fees and \$1,248.00 for electrical permit fees. Motion was made by Commissioner Johnson, seconded by Commissioner Shanks to approve the Building Inspector's Report. All members present voting AYE.

* * *
PLANNER'S REPORT

There came the matter of the Planner's Report and Remarks. Mr. Rummel informed the Commission they needed to appoint and update new committees due to new members being appointed to the Commission. The committees are as follows: Transportation, Annexation and the Land Development Code. The items of special exceptions, neighborhood overlay districts, and the Commissions possible roll in design and site plan review also need to be discussed within these committees also. Motion was made by Commissioner Johnson, seconded by Commissioner Woodward to approve the Planner's Report and Remarks. All members present voting AYE.

* * *

Chairman Buchanan brought forth the matter of election of a new Vice-Chairman to the Commission. Motion was made by Commissioner Woodward, seconded by Commissioner Shanks to elect Commissioner Sonny Johnson as Vice-Chairman. All members present voting AYE.

Motion was APPROVED.

* * *
PUBLIC HEARINGS

(Planning Commission)

There came for discussion public hearing to adopt Appendix B, of the City of Oxford Code of Ordinances: City of Oxford Landscape Ordinance. Mr. Rummel explained some of the ordinance definitions were made more specific and definitions added, along with some internal amendments. For example, a permit must be acquired for the clearing of any site along with the Stormwater Retention and Detention Ordinance, specified efforts must be made to utilize and maintain existing trees on a construction site, tree credits shall be counted on a one to one basis, and a \$500.00 fine will be imposed for any tree that is illegally removed on a site, etc. Motion was made by Commissioner Johnson, seconded by Commissioner Woodward to approve the adoption of Appendix B, City of Oxford Landscape Ordinance with the amendments. All members present voting AYE.

Motion was APPROVED.

MINUTE BOOK No. 2, OXFORD PLANNING COMMISSION

DEMENT—MERIDIAN 57-2275

* * *
(Planning Commission)

There came for discussion public hearing for case # 856 – (continued from previous meeting) Tommy Stephenson application for rezoning property located on Hathorn Road from RB to RC for residential development. Mr. Rummel informed the Commission that his office did send out certified notifications to adjoining property owners within 160ft of Mr. Stephenson’s property in and only 3 receipts had been returned to his office. Also, L & B Properties hand delivered a letter to the Planning Department stating there were no objections from them to the rezoning. Tommy Stephenson presented a letter from Paul Hale, University of Engineer, stating the easement would have to be approved by the University of Mississippi Institution of Higher Learning Board. Mr. Stephenson would like to extend Hathorn Road at the old University Trailer Park through his property and back out onto Hathorn Road. He feels this will eliminate the two existing dangerous curves on Hathorn Road. Mr. Stephenson personally guaranteed he would not build more than 200 units under the RC zoning. He would also agree to construct and pay for the cost of the construction of the road that would run through his proposed project. He felt this would be the last opportunity to try and help the traffic situation on Hathorn Road. After continued discussion regarding the traffic concerns on Hathorn Road, the Commission asked for Mr. Stephenson to meet with the Oxford Planning Commission Transportation Committee regarding the proposed construction of the road through his project. The case would be continued to the August 13, 2001, meeting.

* * *
(Board of Adjustment)

There came for discussion public hearing for case # 864 – Second Baptist Church application for a special exception to allow for the construction of an Education Building located at 611 Jackson Avenue. Chairman Buchanan recused herself form the case, due to being a member of the church. When Chairman Buchanan recused herself, there was no longer a quorum for the case. The case was continued to be the first item on the agenda for the August 13, 2001 meeting.

* * *
(Board of Adjustment)

There came for discussion public hearing for case # 865 – Van Buren Group, LLC application for a 5ft height variance from 35ft to 40ft located at the corner of Van Buren Avenue and S. 14th Avenue. C.E. Frazier, developer, explained the variance was needed to enclose the mechanical units and the elevator shaft on the roof. The original site elevation of the project was at 500ft msl. They have already dug down 4ft from this and will dig down another 4ft. The courthouse gutter is at a 549ft msl elevation and the City Hall; top of the flat roof is at 554ft msl. If the variance is approved, the top of the mechanical room and elevator shaft will be 3 ½ ft below the gutter of the courthouse. The property is in a hole and from the square the top of the building will be seen, so he would like for the mechanical units to be enclosed and not be visible. After much discussion about how and where the elevation measurements should be taken and measured from, motion was made by Commissioner Johnson to approve the variance. The motion died due to the lack of a second. Motion was made by Commissioner Shanks, seconded by Commissioner Woodward to deny the variance. All members present voting AYE.

Motion was DENIED.

* * *
(Planning Commission)

There came for discussion public hearing for case # 866 – Final plat approval for The Azalea’s PUD, Phase II. Kim Youngblood, Engineer, stated this phase was designated Professional Office and Commercial use. The streets have been developed and dedicated to the City. Motion was made by Commissioner Johnson, seconded by Commissioner Woodward to approve the final plat. All members present voting AYE.

Motion was APPROVED.

* * *
There being no further business to come before the commission, the meeting was adjourned at 6:30 p.m.


SECRETARY

MINUTE BOOK No. 2, OXFORD PLANNING COMMISSION

DEMENT—MERIDIAN 57-2275

PLANNING COMMISSION

AUGUST 13, 2001

Be it remembered that the Oxford Planning Commission did meet on August 13, 2001 at 5:00 p.m., in the City Hall courtroom with the following members present:

Donna Buchanan, Chairman
 Sonny Johnson, Vice-Chairman
 W. P. Woodward
 Debby Chessin
 Jon Fisher
 Ron Hipp

After the meeting was called to order, the following business was transacted:

* * *

The minutes of the July 9, 2001 meeting were approved without correction. Motion was made by Commissioner Johnson, seconded by Commissioner Woodward. All members present voting aye.

* * *

At this time Commissioner Buchanan welcomed new planning commission members Debby Chessin and Jon Fisher.

* * *

The agenda for the August 13, 2001 meeting was approved with the amendment that case #870 plat approval for The Azalea's PUD amendment be removed from the agenda per the petitioner's request. Motion was made to approve the agenda with the correction by Commissioner Johnson, seconded by Commissioner Fisher. All members present voting aye.

* * *

BUILDING INSPECTOR'S REPORT

There came the matter of the Building Inspector's Report. Vick Smith reported for the month of July, 2001, a total of 1,434,400.00 in construction permits were issued. The total permit fees collected were \$7,775.00; Building permit fees \$5,215.00; Electrical permit fees, \$1,004.00; Plumbing permit fees, \$1,557.00. Motion was made by Commissioner Johnson, seconded by Commissioner Chessin to approve the Building Inspector's Report. All members present voting aye.

* * *

PLANNER'S REPORT

There came the matter of the Planner's Report and Remarks. Mr. Rummel informed the Commission that due to the increase of people coming in to obtain building permits and not having time to review them appropriately, he is requesting a public hearing concerning time requirement of a minimum of two weeks on building plans review on both new construction and renovation. He explained that most of the permits will be issued much faster than two weeks, but due to the extensive and involved construction that we are experiencing on a lot of the projects and getting the site plan review committee together for plan review, we are requesting that the Commission hold a public hearing to make this official at the September meeting. Mr. Rummel also stated that at the recent budget hearing with the Mayor and Board of Aldermen, it was discussed the possibility of increasing the fees. In the September packet will be a list of the proposed fee increase for your information. Mr. Rummel stated that he discussed with the Mayor and Board of Aldermen a joint work session with them and the Planning Commission to establish goals and priorities. A tentative date has been set for September 18, 2001 at 4:00 p.m. This meeting will be open to the public. Mr. Rummel stated that he is in the process of holding a planning commission training workshop on a Saturday morning in the near future. Mr. Rummel stated that Chairman Buchanan needed to appoint two commissioners to the Annexation Landuse Committee.

At this time Mayor Richard Howorth addressed the Planning Commission thanking everyone for allowing him to speak briefly to this group as he has not had a chance to speak to them formally since he took office. He apologized for missing the first meeting and for having to miss the very end of this meeting, but plans to attend all meetings in the future. He encouraged them on some of the qualities that he thinks are important with the commission as a whole and with the commissioner on an individual basis, those things being diligent, fairness, courtesy, experience, consistent and overall balanced. He quoted from an article in the Planning Commissioners

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DEMENT-MERIDIAN 57-2275

Journal on three main qualities of what counts most as a planning commissioner, those qualities, being patient, persistent, and passionate. He feels that he has a great planning commission and looks forward to developing a close working relationship with the commissioners and the board of aldermen. He invited the commissioners as well as the audience to attend an open forum on August 14 at 6:00 p.m. on the subject of annexation.

Also as part of the planner's remarks, Sonny Johnson addressed the issue of non-compliance of development of their overall plan and how it was implemented. He mentioned landscaping on two new store sites, one being erosion on the embankment at the Kroger facility. The bank has never been stabilized and the sod has not taken hold in many areas. Secondly, the development of the Wal-Mart site, at their final approach to the commission, they committed to retain a buffer zone along the Highway 6 by-pass and this area has been scrapped clean. He stated that there needed to be some recourse and that appropriate letters needed to be sent quickly. He urged commissioners if they see other non-conformance to formally pursue them also. Motion was made by Commissioner Woodward, seconded by Commissioner Johnson to approve the Planner's Report and Remarks. All members present voting aye.

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(Board of Adjustment)

There came for discussion public hearing for case #864 - Second Baptist Church application for a special exception to allow for the construction of an education building located at 611 Jackson Ave. Chairman Buchanan recused herself from the case, due to her being a member of the church. Mr. Rummel stated that the site plan review committee has looked at the setback, parking and landscape requirements for this project and it meets the minimum requirements of the special exception. Mr. James Ivy, Jr., Chairman of the Trustee Board stated that he was here to present the proposed addition plans to expand their church of a needed education facility. The facility will consist of administrative offices, fellowship hall, kitchen, five additional classrooms, computer lab and library. The addition will be 8,050 square foot and plans are to begin building in the fall. He stated that they have met with city officials to make sure they meet all city requirements. The City has planted crepe myrtles along the street and they will not be removed. He explained that they acquired a lease from the county for parking which will allow them 58 additional parking spaces and they will build a parking lot on the old building site, which will allow them 12 more parking spaces. Commissioner Woodward asked who owned the rental house and Mr. Ivy replied that the church owned it. Commissioner Hipp stated for general purposes that it was nice to know that this property is zoned General Commercial and the requirements are far different as they might be for residential areas. He explained that it was a big issue for him until he realized it was zoned GC. Following limited discussion of this matter, motion was made by Commissioner Woodward, seconded by Commissioner Hipp to approve the special exception. There was no vote; Vice-Chairman Johnson simply informed Mr. Ivy that the project was approved. Vice-Chairman Johnson, since this time has contacted each commissioner present and all indicated that they would have voted to approve the motion.

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There came for discussion facility accessibility - Mr. Rummel explained that this is a special request from a city committee that wants to address handicap accessibility. Ms. Zane Davis of the Mayor's Committee on Disability Issues stated that the committee wants to make the Planning Commission aware of the need for accessibility for people with disabilities. She explained that the commission could help by reminding developers and people who come before them that this is an important part of independent living. She explained that they have developed a brochure for architects, builders, developers, realtors and buyers, offering ideas for making commercial developments and new housing handicap accessible. Ms. Christy Knapp, Assistant Director of the Oxford-Lafayette Economic Development Foundation spoke on behalf of the Retiree Attraction Program. She stated that she has the opportunity to speak with people who are inquiring about retiring in Oxford. A lot of these people move to Oxford and spend the rest of their lives here and as a result of those who maybe here many years, some may encounter some sort of physical disability. She explained that new construction is something that they tend to look at and as far as new construction goes if architects, developers, builders, etc. could consider seniors and people with disabilities when designing, building, etc. a house, it would mean so much to the handicap. She stated that they would appreciate the planning commission handing the brochures out to the specified people. Chairman Buchanan asked if they were making a formal recommendation as to what their desires are from the planning commission. Ms. Knapp replied that they are not making a recommendation for a specific project, but wants the commission to create awareness with both city officials and builders to the needs of the handicap. Chairman Buchanan stated that they could factor that into any proposed changes that they submit regarding any present zoning.

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There came for discussion public hearing for case #856(continued from previous meeting) Tommy Stephenson application for rezoning of property located on Hathorn Road from RB to RC for residential development. Mr. Rummel stated that certified letters were sent to 160 property owners in this area, regarding this request. Mr. Jeff Williams stated that after several attempts made to the commission, he feels that they have exhausted all requests from this commission to try and find a different route through this process that would fit into the plans for the city and this community. He stated that at a working session with the transportation committee they came up with a solution to increased traffic concerns by providing another outlet along the property between the University and this property, but the University turned them down. He stated that traffic counts taken on

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DEMENT—MERIDIAN 57-2275

August 2 during a 24-hour period there were 4,275 vehicles. Based on graphs provided by MDOT there would be this complex producing an increase of 2.85% in the afternoon and 2.34% in the morning, which would be 222 trips and being an overall increase in traffic of 5.2%. Commissioner Woodward asked on 222 trips was these round trips and how many bedrooms would this figure be. Mr. Williams replied that these were round trips based on a 24-hour period and would figure to be 185 bedrooms. Commissioner Hipp stated that it came up at the transportation meeting that a lot of the traffic is thru traffic from students traveling to get to the Coliseum parking lot and not necessarily coming from residents that live there. They have met with the University about the possibility of erecting a parking lot off of Jackson Ave. that students could use and this might relieve some of the traffic problems on Hathorn Rd. Mr. Stevenson stated that some of the neighbors that live on Hathorn Rd. had spoke with the Mayor and other city officials about concerns they have with the increased traffic. He met with Ms. Lavern Foster who lives on Hathorn Rd. and she indicated to him that she was more concerned about the speeding cars and the danger of the curve where she lives. They discussed some of the things they could do to help solve some of their problems and he feels that Ms. Foster was in agreement with him on his project. He suggested putting a three-way stop sign at the first curve coming from Jackson Ave. at Campus Walk and also another one at his proposed development, which would help with some of the residents concerns. He stated that he had sought advice from his attorney on contracting limit of units to 185 to the city in the event that he sold this property. Commissioner Woodward asked what was the first phase of development. Mr. Stevenson replied that the first thing would be to construct the road and develop where the road comes through on the east portion of his land. Ms. Lavern Foster spoke on behalf of residents of Hathorn Rd. and gave a list of problems that needs to be addressed before they would be in favor of this development. Commissioner Fisher asked if they had looked at the topography of his land and what is going to be done if and when develop beings, what impact is it going to have downstream. Mr. Williams stated that there would be a lot of dirt work and with proper planning and input from the city, they would meet all required regulations for controlling storm water and erosion. He also commented that due to the topography of the land, he may not be able to design this property to hold 185 units, but this is the number that they are shooting for.

Chairman Buchanan asked for a motion to the re-zoning request. The motion for approval died from a lack of a motion. Motion was made by Commissioner Woodward seconded by Commissioner Johnson to deny the re-zoning request. All members present voted aye. Motion carried.

* * *
(Board of Adjustment)

There came for discussion public hearing for case #867 - Staffie Hyman application for a special exception to operate a daycare in a residential zone located at 617 Martin Luther King, Jr. Drive. There was no one present to present this case and due to that this case cannot be heard for six months.

* * *
(Board of Adjustment)

There came for discussion case #868 - Carl Dugger for Barbara Young application for a 15-foot front yard variance to construct a carport from 40 ft. to 25 ft. and 18 ft. variance for an existing porch from 40 ft. to 22 ft. located at 716 Martin Luther King, Jr. Drive. Mr. Rummel explained that this area was re-zoned within the past year, which changed the setback requirements for this property. Mr. Carl Dugger stated that he would like to add 2 ft. to the front of the house at the carport, to make the existing garage into a two-car garage. The existing structure is 27 feet from the right-of-way and 30 feet from the curb. The existing porch is 22 feet from the right-of-way. After some discussion, motion was made by Commissioner Johnson, seconded by Commissioner Woodward to approve the variance. All members present voted aye, motion carried.

* * *
(Board of Adjustment)

There came for discussion case #869 - Beatrice Bratton/William Bratton application for an 8 ft. 8 inch side yard variance from 10 ft. to 1 ft. 4 inches to upgrade and repair an existing garage located at 420 N. 14th Street. Mr. William C. Bratton stated that he and his mother own this property. The existing garage that is detached from the house is deteriorating and about to collapse and they would like to rebuild a new garage in approximately the same location. The garage is approximately 18 inches from the property line to the north. He stated that he has documentation from his neighbor stating that they have no objections this project. They would need this variance to protect their driveway and so cars would not scrape the side of their house. Motion was made by Commissioner Hipp, seconded by Commissioner Chessin to approve this variance. All members present voted aye, motion carried.

* * *
(Board of Adjustment)

There came for discussion First Baptist Church submittal of finalized site plan for Educational Building addition as per requested at the May 14, 2001, Oxford Planning Commission meeting. Mr. Rummel read the minutes of the May 14, 2001 meeting. Mr. Ryland Sneed stated that he feels that they have met all the

MINUTE BOOK No. 2, OXFORD PLANNING COMMISSION

DEMENT-MERIDIAN 57-2275

requirements from the May 14 meeting. In regard to the grading plan on the west side, the closest that any work done as far as dirt work, would be changing less than a foot, 11 feet to the east of the property line. There are two major trees inside the church property, one huge Elm tree to the west and an eighteen-inch Pin Oak to the south. They are not doing any work that would affect the root system of these trees. He stated that he spoke to the person who designed the lighting plans and also to an electrical engineer who does a lot of lighting plans. The house to the west faces zero lighting at the house, which is .01 foot candles, being 12' to 15' to the east of the house, which means that you could hardly see that there was any light there at all. The two lights to the west side at the curb and about 14 feet from the west property line, will be on a timer and will automatically go off around 10:00 or 10:30 p.m. They have two shields that are built into the fixture, which stops all the light from going to the west. They have omitted the retaining wall to the west and have the grades working where they are coming out almost a minimum cut of about six inches to get the curb set in to allow drainage to come in its natural way. All drainage will be contained in the parking area with an underground containment system, which was designed to handle this area and has been approved by the city. Commissioner Buchanan asked in regard to the lighting, how was the time determined for the two lights to the west side to go off, and if it would be possible for them to go off earlier. Mr. Omar Craig replied that the average time would be set around 9:00 or 9:30 p.m., but there maybe occasions in which they might set them to extend a little longer. Commissioner Hipp asked what the number .01 on the lighting plan, which is shown on the house to the west, meant. Mr. Sneed explained that it is one 100th of a foot-candle, which means that you could probably determine that there was some light there, but it would be hard to do. The average over the whole parking area is about 1.8-foot candlepower. Becky Moreton stated that they have no objections to the landscape plan and like it very much. They do have one consideration, that there is no way to tell by the plan what is going to happen across the street toward the South of Tyler Street at the Hooper's house. If it turns out that those lights shine into the window of the Hooper's house, they want to be reassured that this would be corrected. They look forward to the chain link fence covered by privet hedge. Commissioner Woodward asked Mr. Craig if he could get the weeds cut on the north side of Tyler. Commissioner Hipp commented that he appreciated this plan and the thoroughness and attitude. He urges people to communicate up front for future plans so as to avoid a lot of controversy and not have to look to the commission to solve their problems. Motion was made by Commissioner Johnson, seconded by Commissioner Woodward to approve the finalized site plan. All members present voted aye, motion carried.

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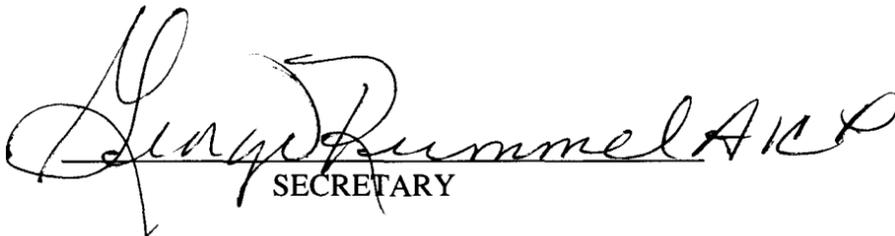
In other business, Chairman Buchanan stated that Commissioners Fisher and Chessin volunteered for the annexation committee.

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There being no further business to come before the commission, the meeting adjourned at 6:35 p.m.


SECRETARY

MINUTE BOOK No. 2, OXFORD PLANNING COMMISSION

DEMENT—MERIDIAN 57-2275

Planning Commission

September 10, 2001

Be it remembered that the Oxford Planning Commission did meet on September 10, 2001, at 5:00 p.m., in the City Hall courtroom with the following members present:

- Sonny Johnson, Vice-Chairman
- W.P. Woodward
- Debby Chessin
- Ron Hipp
- Jon Fisher
- Paula Shanks

After the meeting was called to order, the following business was transacted:

* * *

The minutes of the August 13, 2001 meeting were approved without correction. Motion was made by Commissioner Woodward, seconded by Commissioner Shanks. All members present voting AYE.

* * *

The agenda for the September 10, 2001 meeting was approved without amendments. Motion was made to approve the agenda by Commissioner Woodward, seconded by Commissioner Chessin. All members present voting AYE.

* * *

BUILDING INSPECTOR'S REPORT

There came the matter of the Building Inspector's Report. Vick Smith reported for the month of August 2001, a total of \$2,162,426.17 in construction permits were issued. The total of permit fees collected for the month of August was \$17,811.50: \$7,677.00 for building permit fees, \$8,411.50 for plumbing permit fees and \$1,723.00 for electrical permit fees. Motion was made to approve the Building Inspector's Report by Commissioner Hipp, seconded by Commissioner Fisher. All members present voting AYE.

* * *

PLANNER'S REPORT

There came the matter of the Planner's Report and Remarks. Mr. Rummel informed the commission that he would be taking a proposal to increase the permit fees for building, plumbing, electrical, and gas permits to the Mayor and Board of Aldermen at their next meeting. The increase would also include a fee of \$50.00 for each re-inspection of a project and a \$25.00 fee for a misplaced or lost permit hard card. He would also like to hold a public hearing to amend Section 660 of the Zoning, Appendix A, Code of Ordinances, City of Oxford regarding the approval of Special Exceptions. Mr. Rummel would like to amend the ordinance so that the Special Exception approval will run with the ownership of the property instead of with the property entirely. The Special Exception approval will not be transferable from owner to owner. Also, the Special Exception approval will be subject to an annual review. Motion was made to advertise and hold a public hearing to amend the Special Exception Ordinance and to forward the fees increase to the Mayor and Board of Alderman by Commissioner Hipp, seconded by Commissioner Woodward. All members present voting AYE.

* * *

PUBLIC HEARINGS

(Planning Commission)

There came for discussion public hearing for text amendments to Chapter 26, Subdivision Regulations of the City of Oxford Code of Ordinances. David Bennett, Public Works Director, addressed the commission that he would like to amend the Subdivision Ordinance so that before a Certificate of Occupancy is issued, the Engineering Department must inspect the project for any damages. If damages are found, they must be repaired to the Engineering Department's standards or a Certificate of Occupancy will not be issued. Motion was made to approve the amendment and forward to the Mayor and Board of Aldermen by Commissioner Woodward, seconded by Commissioner Chessin. All members present voting AYE.

Motion was APPROVED.

* * *

MINUTE BOOK No. 2, OXFORD PLANNING COMMISSION

DEMENT—MERIDIAN 57-2275

(Planning Commission)

There came for discussion public hearing for text amendment to Section 613, Zoning, Appendix A, of the Code of Ordinances requiring a 2-week waiting period before a building permit is issued. Mr. Rummel stated due to an increase in the amount of building permits being issued and also the increase in commercial building, his department needs more time for the submitted plans to be reviewed before a permit is issued. Motion was made to approve the amendment and forward to the Mayor and Board of Aldermen by Commissioner Woodward, seconded by Commissioner Chessin. All members present voting AYE.

Motion was APPROVED.

* * *
(Planning Commission)

There came for discussion public hearing for case # 870 – Plat approval for the Azaleas PUD amendment. Jeff Williams, Site Engineer, stated the amendment would be for 3 acres designated for Townhouses to be re-designated as Professional Office. The intention was for an outpatient cancer center to be built. The center would be open Monday – Friday, 8am to 5pm.

Petty Hardin, St. Charles Property Owner's Association President, stated there was concern in the neighborhood from 6 residents whose property would back up to the site. They wanted to know if there would be a landscape buffer between the two? Mr. Williams answered, yes; there would be a 30ft landscape buffer between the residential and commercial properties.

Motion was made to approve the amendment by Commissioner Hipp, seconded by Commissioner Fisher. All members present voting AYE.

Motion was APPROVED.

* * *
(Board of Adjustment)

There came for discussion public hearing for case # 871 – James R. Davis application for a special exception to develop a zero lot line project located at Goosecreek Subdivision, Phase V located off of Anderson Road. Mike Faulkner, Engineer, described the development as an extension of the previously approved and developed Goosecreek Subdivision. The developer would like to decrease the size of the initial plated lots to make them more economical. The footprint of the lots would be approximately 30' x 40' and single story dwellings are planned. The development will comply with the Landscape Ordinance, as well as, all other City Ordinances. Also, the Department of Environmental Quality has been contacted and has approved the change. The Retention/Detention plan will be cleared by the Engineering Department.

Les Scoggin, 500 Alexia Drive, stated he was under the impression, when he bought his lot, the entire development would be built to the same standards as the existing houses and he does not want lower quality housing, which would lower his property value.

Jeff Hooper, 515 Alexia Drive, explained he paid \$133,000.00 for his lot and Mr. Davis intended to sell these lots at \$85,000.00 to \$95,000.00 and in his opinion, this is a large difference. With the amount Mr. Davis speculated to sell the lots for, he feels mainly students will purchase the houses and lots and this will change the entirety of the neighborhood.

Motion was made to approve the special exception by Commissioner Shanks, seconded by Commissioner Fisher. All members present voting AYE.

Motion was APPROVED.

* * *
(Planning Commission)

There came for discussion public hearing for case # 872 – Lawrence E. Chandler application for rezoning of property located at the corner of Pegues Road and Robinson Road, from RC to HC for commercial development. Mr. Chandler stated he would like to expand his current automotive business onto the property located behind him due to currently operating at the smallest capacity for a dealership. Also, he would like to lease one corner of the property for a cellular tower.

Rorean Houston, resident of Pegues Road, addressed the commission. She explained that Mr. Chandler and his business have been good neighbors and they are not against his expanding his business but they are definitely against the placement of a cellular tower in their neighborhood.

Mary Burgess, Pegues resident also, objected to the rezoning. She explained the property has been zoned RC for the last 20 years and should remain the same. The cellular tower should not be placed in a residential area, where children and families live.

Richard Barnes explained in his opinion, the Vision 20/20 Plan suggested for there not to be any additional strip zoning and this rezoning would do such. He felt the commission should deny the rezoning, due to the fact the property could be sold and the new owner could build a mall.

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DEMENT—MERIDIAN 57-2275

Arnold Pegues, 179 Pegues Road, stated his concerns are for the residents of the neighborhood. The cellular tower would be straight across from this house and just the presence of the tower would automatically decrease the property values extremely. He agreed with the previous resident that they were not against Mr. Chandler expanding his business but they are against the leasing of the property for a cellular tower.

Mr. Chandler rebutted, he did not have to lease the property for the cellular tower. and this was just an option for just a corner of the property. He would omit the cellular tower but he still needed the property to be rezoned so that he could expand his business. Motion was made to approve the rezoning by Commissioner Woodward, seconded by Commissioner Hipp. All members present voting AYE.

Motion was APPROVED.

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(Board of Adjustment)

There came for discussion public hearing for case # 873 – Campus Walk of Oxford, Ltd. application for a variance to the fence height requirement from 2 ½ ft to 4ft in the front yard setback located at 401 Hathorn Road. Mike Smith, General Contractor, explained they would like to anchor a chain link fence to the back of the existing retaining wall to prevent anyone, who might walk behind the guard railing on Hathorn Road, from falling. After some discussion regarding the aesthetics of the fence, motion was made to approve the variance, with the stipulation that the chain link fence be green vinyl coated, by Commissioner Woodward, seconded by Commissioner Hipp. All members present voting AYE.

Motion APPROVED.

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(Board of Adjustment)

There came for discussion public hearing for case # 874 – New Colony Homes application for a variance to the side yard setback from 10ft to 4ft to remodel an existing building located at 1415 Madison Avenue. Ryland Sneed, Engineer, informed the commission that in the Southwest corner of the property there is an existing garage and the owner would like to remodel an add onto it.

Chipper Calhoun, 1405 Madison Ave, addressed the commission of his concerns regarding the variance. Mr. Calhoun stated the existing structure backs up to his rear property line and if the variance is approved, he would be able to reach across his fence and practically touch the back of the structure. Also, 4 trees on his property would be affected. They would have to trim the trees excessively and he is concerned whether the trees would live. He does not want to look at the back of a building the entire length of his yard.

Motion was made to deny the variance by Commissioner Woodward, seconded by Commissioner Hipp. All members present voting AYE.

Motion was DENIED.

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(Board of Adjustment)

There came for discussion public hearing for case # 875 – Chris and Judy Riddell application for a 1ft side yard variance and a 3ft rear yard variance to replace an old existing garage with a new garage located at 529 North Lamar. Judy Riddell explained they would like to tear down the existing carport and rebuild a new one in the exact location. She has spoken with the neighboring property owner and she has no objection to the variance. Motion was made to approve the variance by Commissioner Chessin, seconded by Commissioner Shanks. All members present voting AYE.

Motion was APPROVED.

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(Planning Commission)

There came for discussion public hearing for case # 876 – The Pantry of Oxford and Lafayette County application for a special exception to allow for the construction of The Pantry located at 713 Molly Barr Road in a RC zone. Ryland Sneed, Engineer, stated the site was just south of the current Oxford Police Department parking lot for the construction of The Pantry, which distributes food to needy families. The current facility has become too small and this location has been chosen for the new facility. There will be access down the main police parking lot and come into the parking area for The Pantry and an exit only onto the east side of the site. Employee parking spaces and a loading/unloading area has been designed to the rear of the building and will be accessed off of Kelly Lane. The Pantry is open for operation 1 ½ days per week. They distribute the food items on Wednesdays and the food is delivered on Tuesdays.

Dan Marion, 202 Garner Street, informed the commission that he was concerned about the use of Kelly Lane for delivery trucks. The loading/unloading area will result in the loss of trees that now buffers the neighborhood.

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DEMENT-MERIDIAN 57-2275

Presently, Kelly Lane is not maintained and the drainage also needs to be addressed. He would like for the City to design another access route and for a gate to be installed for this access route.

Lee Ann Bynum, Garner Street resident, stated she was concerned with the potential growth of The Pantry. She fully understands the need for the service and a new location but who is to say that 5-10 years from now this location will not need to be expanded and this could encroach even more into the residential. She too would like to see a different access route for the delivery trucks.

Alice Cooper, Garner Street resident, believes even the smallest of foliage buffer protects the residential from other development and the removal of this to construct the access route for delivery will be alleviating this buffer.

Lou Ann Buchanan, Garner Street resident, stated she uses Kelly Lane to access Molly Barr Road and this is a dangerous intersection. She does not feel there is justifiable need for two entrances/exits.

Richard Barnes, Leighton Road resident, does not understand why we have a food service being placed in a residential neighborhood and he would like for the commission to give the residents 30 days to work with the Engineer and The Pantry Board to redesign the entrance off of Kelly Lane.

Rex Bynum, Garner Street resident, felt that Kelly Lane was well used by many children and wildlife and the delivery traffic would be dangerous to both.

Ann O'Dell, Pantry Volunteer, informed the commission, she felt The Pantry and a committee of neighborhood residents should work together to find a solution to the mentioned concerns.

After much discussion regarding the resident's concerns, motion was made to approve the Special Exception by Commissioner Woodward, seconded by Commissioner Shanks. All members present voting AYE.

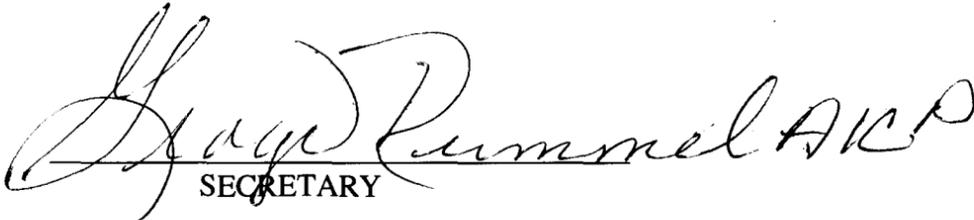
Motion was APPROVED.

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There being no further business to come before the commission, the meeting was adjourned at 8:00 p.m.


SECRETARY

MINUTE BOOK No. 2, OXFORD PLANNING COMMISSION

DEMENT—MERIDIAN 57-2275

PLANNING COMMISSION

October 8, 2001

Be it remembered that the Oxford Planning Commission did meet on October 8, 2001, at 5:00 p.m., in the City Hall courtroom with the following members present:

- Donna Buchanan, Chairman
- Sonny Johnson, Vice-Chairman
- W.P. Woodward
- Debby Chessin
- Ron Hipp
- Jon Fisher
- Paula Shanks

After the meeting was called to order, the following business was transacted:

* * *

The minutes of the September 10, 2001 meeting were approved without correction. Motion was made by Commissioner Shanks, seconded by Commissioner Fisher. All members present voting AYE.

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The agenda for the October 8, 2001 meeting was approved without amendments. Motion was made by Commissioner Fisher, seconded by Commissioner Chessin. All members present voting AYE.

* * *

BUILDING INSPECTOR'S REPORT

There came the matter of the Building Inspector's Report. Shane Davis reported for the month of September 2001, a total of \$504,847.00 in construction permits was issued. The total of permit fees collected for the month of September was \$5,665.50: \$2,195.00 for building permit fees, \$1,025.50 for plumbing permit fees and \$2,445.00 for electrical permit fees. Motion was made to approve the Building Inspector's Report by Commissioner Hipp, seconded by Commissioner Johnson. All members present voting AYE.

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PLANNER'S REPORT

There came the matter of the Planner's Report and Remarks. Mr. Rummel informed the Commission that the Planner's Workshop scheduled for October 12, 2001 had been cancelled and re-scheduled for Friday, November 16, 2001 and there will be a workshop for Planners, Planning and Preservation Commissioners in Natchez November 1st and 2nd. The Planning Commission Zoning and Land Development committee needed to schedule a meeting before October 19, 2001 to address the adoption or amendments to the following ordinances: Special Exception Ordinance, Sidewalk Ordinances, Neighborhood Overlay Ordinance, Sign Ordinance and the Cell Tower Location Ordinance and the Ordinance Committee needed to discuss the possibility of better defining or adopting a new ordinance regarding the height limit requirements. A committee meeting date was set for Thursday, October 11 at 2:00 p.m. Motion was made to approve the Planner's Report and Remarks by Commissioner Johnson, seconded by Commissioner Fisher. All members present voting AYE.

* * *

PUBLIC HEARINGS

(Board of Adjustment)

There came for discussion public hearing for case # 877- Mike Halford application for a 15ft rear yard variance from 25ft to 10ft located at 1105 West Jackson Avenue. Jeff Williams, Site Engineer, explained the existing parcels of Baskin Robbins Ice Cream and Flowers Bakery Store were once one parcel and were split several years ago. Mr. Halford, owner of Baskin Robbins, has purchased a new business and would like to eliminate the Baskin Robbins store and build a new building for his new business. The rear variance is needed due to the lot being long and narrow and so that the proposed building would not encroach into the existing 10ft easement of the neighboring business. Motion was made by Commissioner Johnson to approve the variance with the stipulation that a letter regarding the neighboring business's opinion on the variance be obtained and presented to the Commission, seconded by Commissioner Chessin.

MINUTE BOOK No. 2, OXFORD PLANNING COMMISSION

DEMENT—MERIDIAN 57-2275

Commissioners voting Aye: Sonny Johnson, Debby Chessin, Donna
Buchanan, Paula Shanks, W.P. Woodward,
and Ron Hipp

Commissioner Fisher voted against the stipulation in the motion, due to proper public notification of the public hearing.

Motion was APPROVED.

* * *
(Planning Commission)

There came for discussion public hearing for case # 878 – Plat amendment for The Villages of Oxford located, outside the city limits, on Hwy 7 South. Joe Broome, Developer, stated they would like to delete the roadways in front of the houses and turn them into common green space areas for the residents to enjoy. There would still be a road around the perimeter of the development with turn-a-rounds for emergency vehicles and 20ft alleyways to the rear of the houses. There will be sidewalks in the common area and the common areas would have blockades to keep people from driving into the area. Possible parking inlets would be constructed along the common areas for additional parking spaces. Mr. Bennett expressed concern regarding the perimeter road and the utility layout inside of the common areas. He would like for the developer to give the City utility departments easements across the common areas as well as sewer and water layouts, so that if the utilities needed to be dug up or worked on, the City would not be responsible for damages. Also, on the First Phase of the development, he would like for the perimeter road to be extended north and south and make a loop around the development instead of the cul-de-sac. Mr. Broome stated he had no objections to meeting these requests. Motion was made to approve the plat amendment by Commission Johnson, seconded by Commissioner Woodward. The general counsel for the City requested the motion be contingent upon Mr. Broome supplying Mr. Bennett with easements needed and water and sewer layouts. All members present voting AYE.

Motion was APPROVED.

* * *
(Board of Adjustment)

There came for discussion public hearing for case # 879 - Claiborne Frazier application for a 10ft height variance from 35ft to 45ft located at 1403 Van Buren Avenue. Corey Alger, Architect, presented a preliminary sketch of the proposed building for the site. He explained that due to the topography and narrowness of the parcel the height variance is not needed over the entirety of the site but only over the lowest point of the site. The proposed building is to be 3 stories with the intent of commercial usage and parking underground and would be 4ft lower than the top of it's neighboring commercial business, Neilson's Department Store.

Becky Moreton addressed the Commission with her concerns that Van Buren Avenue was not wide enough for either the visual effect of such a large building or for the excess traffic that would be created.

Motion was made to approve the height variance by Commissioner Johnson, seconded by Commissioner Fisher.

Commissioners voting Aye: Sonny Johnson, Jon Fisher, Debby Chessin
and Ron Hipp

Commissioners voting Nay: Paula Shanks, Donna Buchanan, and
W.P. Woodward

Motion was APPROVED by a 4 to 3 vote.

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There being no further business to come before the commission, the meeting was adjourned at 6:30 p.m.


SECRETARY

MINUTE BOOK No. 2, OXFORD PLANNING COMMISSION

DEMENT—MERIDIAN 57-2275

PLANNING COMMISSION

November 19, 2001

Be it remembered that the Oxford Planning Commission did meet on November 19, 2001, at 5:00 p.m., in the City Hall courtroom with the following members present:

Donna Buchanan, Chairman
 Sonny Johnson, Vice-Chairman
 W.P. Woodward
 Ron Hipp
 Debby Chessin
 Jon Fisher

George Rummel, Director of Planning & Development
 David Bennett, Public Works Director
 Bart Robinson, Assistant Engineer
 Vick Smith, Building Inspector
 Shane Davis, Building Inspector
 Dee Ursic, Secretary

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After the meeting was called to order, the following business was transacted:

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The minutes of the October 8, 2001 meeting were approved without correction. Motion was made by Commissioner Johnson, seconded by Commissioner Hipp. All members present voting AYE.

* * *

The agenda for the November 19, 2001 meeting was approved without amendments. Motion was made by Commissioner Fisher, seconded by Commissioner Chessin. All members present voting AYE.

* * *

BUILDING INSPECTOR'S REPORT

There came the matter of the Building Inspector's Report. Vick Smith reported for the month of October 2001, a total of \$10,838,455.00 in construction permits was issued. The total of permit fees collected for the month of October was \$33,475.50: \$26,198.00 for building permit fees, \$2,796.50 for plumbing permit fees and \$4,481.00 for electrical fees. Motion was made to approve the Building Inspector's Report by Commissioner Hipp, seconded by Commissioner Johnson. All members present voting AYE.

* * *

PLANNER'S REPORT

There came the matter of the Planner's Report and Remarks. Mr. Rummel informed the Commission that to date, there has been a total of \$39 million in construction costs and an estimated amount of \$75 to \$80 million projected for the 2001 year. He is also hoping to present the Commission with a draft of the Comprehensive Plan, by the end of the year. Also, a Planning Commission training session has been scheduled for December 7th from 9 a.m.-12 p.m., here at City Hall.

* * *

PUBLIC HEARINGS

(Planning Commission)

There came for discussion public hearing for text amendment to Section 330 to include Section 330.17 of the City of Oxford, Appendix A-Zoning Code of Ordinances: Supplementary District Regulations: Sidewalks shall be required for all new construction, change in use or reconstruction, which requires a building permit. Mr. Rummel explained that all sidewalks would also have to be handicapped accessible as required by the Americans With Disabilities Act. Motion was made to approve the text amendment by Commissioner Chessin, seconded by Commissioner Fisher. All members present voting AYE.

Motion was APPROVED.

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DEMENT—MERIDIAN 57-2275

(Planning Commission)

There came for discussion public hearing for text amendment to Section 26-57(a) of the City of Oxford Code of Ordinances: Sidewalks shall be constructed on both sides of all streets within subdivision. Mr. Rummel stated the current ordinance only called for sidewalks on one side of the street within subdivision and this amendment will require for sidewalks to be placed on both sides of the streets and any subdivision land that adjoins existing streets shall also have sidewalks along those streets that meet the established requirements. Motion was made to approve the text amendment by Commissioner Chessin, seconded by Commissioner Fisher. All members present voting AYE.

Motion was APPROVED.

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(Planning Commission)

There came for discussion public hearing for text amendment to Section 633 of the City of Oxford, Appendix A-Zoning Code of Ordinances: Approval of Special Exceptions shall be specific in nature, run with the ownership of the property and subject to an annual review. Mr. Rummel stated the approval of special exceptions currently runs with the life of the property. He would like to amend this, so that an approval would run with the project (or on a case by case basis) and be subject to an annual review. On the anniversary of the granted special exception approval a review shall be made, by the Planning Department, of the project and if no violations are found then the property will be ruled in compliance and the approval will run subsequent for the next twelve (12) months. Also, the Commission may place stipulations upon the approval of the special exception and if at any time these stipulations are not being adhered to, a notice will be given. The property owner or tenant will have sixty (60) days given to correct the infraction, but if upon the re-inspection the property is still not in compliance, the special exception approval may be revoked. Motion was made to approve the text amendment by Commissioner Fisher, seconded by Commissioner Woodward. All members present voting AYE.

Motion was APPROVED.

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(Planning Commission)

There came for discussion public hearing to adopt Section 350, Overlay Districts: Residential Conservation Districts to City of Oxford, Appendix A-Zoning Code of Ordinances. Mr. Rummel explained the purpose of the ordinance was to help keep the appearance of residential property up. It would encompass all residential property and would deal primarily with outdoor storage of materials, landscaping requirements, parking of automobiles in the front yard setback and removal of garbage containers. No storage of any kind would be allowed on a porch, unless it is enclosed, an open carport, or in the front or side yards. No laundry shall be placed or hung outside except in the rear yard. The front yard setback must be landscaped and maintained and no more than 35% of the front yard setback may be concrete or paved and no parking shall be allowed in the front yard setback except where a concrete or paved driveway is provided. Last, all residential garbage cans must be removed from the curbside within 24 hours of collection. Mayor Howorth addressed the Commission with concerns given to him from several city residents regarding the adoption and enforcement of this ordinance. For instance, if a resident currently has a container enclosure and it is maintained and looks nice, do they have to remove it? Secondly, if the resident is elderly and is unable to retrieve their can every other day, what happens then? Lastly, if a time restriction is imposed and the resident works out of town, and the container can not be placed out before 6 am, yet they have to leave home before then and they do not return home until after 8 pm that evening and can not comply with the time constraints? After much discussion regarding these issues, motion was made to table the ordinance by Commissioner Hipp, seconded by Commissioner Johnson.

Commissioners voting aye: Donna Buchanan, Sonny Johnson, Debby Chessin, Ron Hipp, Jon Fisher

Commissioners voting nay: W.P. Woodward

Motion was APPROVED.

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MINUTE BOOK No. 2, OXFORD PLANNING COMMISSION

DEMENT—MERIDIAN 57-2275

(Planning Commission)

There came for discussion public hearing for case #880 – SAI Investments application for re-zoning from RC to HC for property located off of West Jackson Avenue. Bill Sloan, Attorney, representing SAI Investments addressed the Commission. He stated the petitioners had an option to purchase the property, for the construction of a hotel, contingent upon the property being rezoned. The property in question lies south of the Lynch service station, Wendy’s restaurant, and a vacant piece of property and El Charro restaurant on West Jackson Avenue. There is a natural barrier, a drainage ditch to the south of the property, separating it from the residential area. This strip of land is landlocked and is worthless unless it used commercially with the vacant piece of Highway Commercial property fronting West Jackson Avenue. There were no objections to the rezoning given to the Planning Department or expressed from the audience. Motion was made to rezone the property from RC to HC by Commissioner Woodward, seconded by Commissioner Hipp. All members present voting AYE.

Motion was APPROVED.

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A work session, for the Ordinance Committee, was scheduled for Thursday, November 29th at 2 p.m. at City Hall.

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There being no further business to come before the Commission, the meeting was adjourned at 6:05 p.m.


SECRETARY

MINUTE BOOK No. 2, OXFORD PLANNING COMMISSION

DEMENT—MERIDIAN 67-2275

PLANNING COMMISSION

December 10, 2001

Be it remembered that the Oxford Planning Commission did meet on December 10, 2001, at 5:00 p.m., in the City Hall courtroom with the following members present:

Donna Buchanan, Chairman
 Sonny Johnson, Vice-Chairman
 W.P. Woodward
 Ron Hipp
 Debby Chessin
 Jon Fisher
 Paula Shanks

George Rummel, Director of Planning & Development
 David Bennett, Public Works Director
 Vick Smith, Building Inspector
 Dee Ursic, Secretary

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After the meeting was called to order, the following business was transacted:

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The minutes of the November 19, 2001 meeting were approved without correction. Motion was made by Commissioner Fisher, seconded by Commissioner Johnson. All members present voting AYE.

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The agenda for the December 10, 2001 meeting was approved without amendments. Motion was made by Commissioner Hipp, seconded by Commissioner Shanks. All members present voting AYE.

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BUILDING INSPECTOR'S REPORT

There came the matter of the Building Inspector's Report. Vick Smith reported for the month of November 2001, a total of \$290,989.00 in construction permits were issued. The total of permit fees collected for the month of November were \$6,603.25: \$1,682.00 for building permit fees, \$1,545.00 for plumbing permit fees and \$3,376.25 for electrical permit fees. Motion was made to approve the Building Inspector's Report by Commissioner Johnson, seconded by Commissioner Chessin. All members present voting AYE.

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PLANNER'S REPORT AND REMARKS

There came the matter of the Planner's Report and Remarks. Mr. Rummel informed the Commission that the Mayor and Board of Aldermen approved the Special Exception amendment but the Board wanted the Sidewalk Ordinance to be reviewed further by the Planning Commission. Also, he would like for the Commission to hold a public hearing, at the next meeting, for the adoption of the Oxford Development Handbook. This is a non-codified compilation of our Zoning Ordinances, Historic Preservation Ordinance, Subdivision Ordinance, and other ordinances that pertain to land use and development within the city limits. Finally, the Transportation Committee, as well as the Ordinance Committee, needs to meet to discuss the information regarding the Comprehensive Plan. A work session, for the committees, was scheduled for Thursday, December 27th at 2:00 p.m. Motion was made to approve the Planner's Report and Remarks by Commissioner Fisher, seconded by Commissioner Shanks. All members present voting AYE.

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PUBLIC HEARINGS

(Board of Adjustment)

There came for discussion public hearing for case # 881 – David & Martha Howorth application for a 5ft height variance from 2 ½ ft to 7 ½ ft for a front yard walk arbor and an 8 in height variance for a front yard fence from 2 ½ ft to 3ft 2 inches located at 1420 S. 10th Street. Andy Howorth, representing David & Martha Howorth, informed the Commission neither the fence nor the arbor would obstruct traffic or the line of site of traffic. Motion was made to approve the variance by Commissioner Johnson, seconded by Commissioner Chessin. All members present voting AYE.

Motion was APPROVED.

MINUTE BOOK No. 2, OXFORD PLANNING COMMISSION

DEMENT—MERIDIAN 57-2275

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 (Planning Commission)

There came for discussion public hearing for case # 882 – Preliminary plat approval for Goose Creek Subdivision, Phase V, to be developed by James R. Davis, located off of Anderson Road. Mike Faulkner, Engineer, presenting for the developer, stated the preliminary plat was approved with 71 lots but had been reduced to 56 lots. The price range will be between \$80,000 to 100,000. The detention pond has been relocated from the middle of the development to the southwest corner and Mr. Bennett has approved this. Mr. Bennett addressed the Commission regarding his concerns of the private drive on the northeast corner of the development. He stated there needs to be a stipulation as to who will maintain the drive, since it will not be deeded to the city. Mr. Faulkner explained the owner of Goose Creek does not own enough right-of-way to deed the street to the city and it meet the normal specs for a city street. After much discussion regarding the private drive, motion was made to approve the preliminary plat with the stipulation that Mr. Bennett and Mr. Rummel meet with the City's legal counsel to find out if the drive could be deeded to the city legally and also the developer would place 4ft wide sidewalks along the drive with no utilities to be ran through this area. The motion was made by Commissioner Johnson, seconded by Commissioner Hipp. All members present voting AYE.

Motion was APPROVED.

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 (Planning Commission)

There came for discussion public hearing for case # 883 – Preliminary plat approval for The Parsonage, to be developed by R.J. Allen & Associates, located at 406 S. 5th Street. Jeff Williams, Site Engineer, presenting for Mr. Allen, described the development as consisting of 5 lots on approximately 1.13 acres which is currently zoned RC. The preliminary plat meets all of the criteria required for subdivision. The lots will face Tyler Avenue with a 16ft drive along the rear for access into the garages. The home on the end will have two fronts, so that it looks as if it is facing both Tyler Avenue and S. 5th Street. Due to the size of the lot, a storm water retention/detention plan is not required, but a storm drain will be placed at the rear of each lot to help with water run off.

Santo Lawrence Arico, 200 Sivley, addressed the Commission regarding his frustrations. He stated the city is growing too much and is losing its' small time charm. He felt the real estate market is currently flooded with homes and in his opinion; there was no need for this development.

Motion was made to approve the preliminary plat for The Parsonage by Commissioner Hipp, seconded by Commissioner Fisher.

Commissioners voting aye: Debby Chessin, Ron Hipp, Sonny Johnson,
 Jon Fisher, Paula Shanks, and W.P. Woodward

Commissioners abstaining: Donna Buchanan

Motion was APPROVED.

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There being no further business to come before the Commission, the meeting was adjourned at 6:00 p.m.


 SECRETARY

MINUTE BOOK No. 2, OXFORD PLANNING COMMISSION

DEMENT-MERIDIAN 57-2275

PLANNING COMMISSION

January 14, 2002

Be it remembered that the Oxford Planning Commission did meet on January 14, 2002, at 5:00 p.m., in the City Hall courtroom with the following members present:

Donna Buchanan, Chairman
W.P. Woodward
Ron Hipp
Paula Shanks
Debby Chessin
Jon Fisher

George Rummel, Director of Planning & Development
David Bennett, Public Works Director
Bart Robinson, Assistant Public Works Engineer
Vick Smith, Building Inspector
Shane Davis, Building Inspector
Dee Ursic, Secretary

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After the meeting was called to order, the following business was transacted:

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The minutes of the December 10, 2002, meeting was approved without corrections. Motion was made by Commissioner Fisher, seconded by Commissioner Chessin. All members present voting aye.

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The agenda for the January 14, 2002, meeting was approved with one amendment. The public hearing regarding the adoption of the City of Oxford Development Handbook will be moved from the first item on the agenda to the last. Motion was made to approve the agenda with the correction by Commissioner Woodward, seconded by Commissioner Fisher. All members present voting aye.

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BUILDING INSPECTOR'S REPORT

There came the matter of the Building Inspector's Report. Vick Smith reported for the month of December 2001, a total of \$9,324,901.00 in construction permits was issued. The total of permit fees collected for the month of December were \$5,151.00: \$ 2,269.00 for building permit fees, \$1,814.00 for plumbing permit fees, \$ 707.50 for electrical permit fees. The total yearly fees are as follows: Total construction costs for 2001 were \$48,077,176.64. The total amount of permit fees collected for 2001 was \$169,316.75. There were 66 new single-family residential units, 1 duplex, 144 apartments, and 13 new commercial buildings built in 2001. Motion was made to approve the Building Inspector's Report by Commissioner Woodward, seconded by Commissioner Fisher. All members present voting aye.

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PLANNER'S REPORT AND REMARKS

There came the matter of the Planner's Report and Remarks. Mr. Rummel stated on January 29, 2002, the Mayor and Board of Aldermen will hold a planning session and the Oxford Planning Commission needs to present the Land Use and Transportation elements for the Comprehensive Plan. He would like to request for the Annexation and Transportation Committees to meet before the 29th, so the information to be presented can be formalized and put into a letter format. A work session, to be publicly advertised, was scheduled for Monday, January 28, 2002, at 9:00 a.m., in the conference room of City Hall. Motion was made to approve the Planner's Report and Remarks by Commissioner Woodward, seconded by Commissioner Hipp. All members present voting aye.

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PUBLIC HEARINGS

(Board of Adjustment)

There came for discussion public hearing for case # 884- Hillside Condominium Association application for a 2 1/2 ft variance from 2 1/2 ft to 5ft for a fence located at 307 Bramlett Boulevard. Tommy Smith, representing the Hillside Condominium Association, stated the Association wanted to erect a black chain link fence on the northern boundary of the property for safety and security for the residents. The fence would run east and west parallel to Jefferson Avenue on the city property line. Mr. Bennett stated there was not problem with the fence being on the City's right-of-way, the Condominium Association will be required to sign a responsibility release form, so that if the city should ever have to

MINUTE BOOK No. 2, OXFORD PLANNING COMMISSION

DEMENT—MERIDIAN 57-2275

the property for safety and security for the residents. The fence would run east and west parallel to Jefferson Avenue on the city property line. Mr. Bennett stated there was not problem with the fence being on the City's right-of-way, the Condominium Association will be required to sign a responsibility release form, so that if the city should ever have to remove the fence, the city will not be liable for replacing the fence. Motion was made to approve the variance by Commissioner Woodward, seconded by Commissioner Chessin.

Commissioners voting aye: Red Woodward, Paula Shanks, Jon Fisher, Ron Hipp
Debby Chessin

Commissioners abstaining: Donna Buchanan

Motion was APPROVED.

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(Planning Commission)

There came for discussion public hearing for case # 885- T.W. Avent, et.al, The T.W. Avent Family application to rezone property from Agriculture to SC located at the end of Sisk Avenue and parallel to Hwy 7 North. Ryland Sneed, Engineer, informed the Commission that on September 16, 1998 the Avent family applied for 40.51 acres of this property to be rezoned from Agriculture to SC, at that time, 29.1 acres was rezoned but 11.4 acres of the property could not be rezoned due to it being outside the city limits of Oxford. The total amount of acreage being applied for tonight is 82.73 acres, which includes the 29.1 acres that was rezoned in 1998. Kenny Farrell, Kenlan Development, explained they were in the preliminary stages of discussion with the Avents' regarding developing the property. Mr. Farrell stated they were looking at developing a Life Style Center, which is a retail development that embraces pedestrian enhanced opportunities for shoppers with the typical anchor for the center being a stadium seated movie theatre. Motion was made to approve the rezoning by Commissioner Hipp, seconded by Commissioner Fisher. All members present voting AYE.

Motion was APPROVED.

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(Planning Commission)

There came for discussion public hearing regarding the adoption of the City of Oxford Development Handbook which will include the Zoning, Subdivisions, Stormwater Retention/Detention, Landscape, Erosion Control and Historic Preservation Ordinances: also Rules and Procedures of the City of Oxford Planning Commission/Board of Adjustments. Mr. Rummel stated the Development Handbook is primarily a handbook for developers, contractors and anyone concerned with land development within the City of Oxford. It is a compilation of ordinances already contained in the Zoning Ordinance booklet and the City of Oxford Code of Ordinances. The handbook can be purchased in the Planning & Development office at a cost of \$20.00. Motion was made to approve the adoption of the Development Handbook and forward to the Mayor and Board of Aldermen by Commissioner Chessin, seconded by Commissioner Fisher. All members present voting AYE.

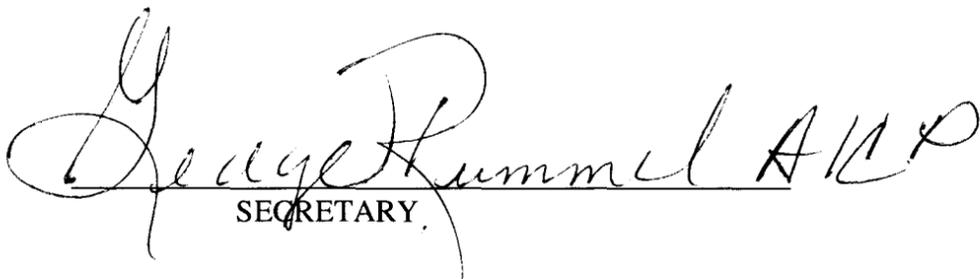
Motion was APPROVED.

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There being no further business to come before the Commission, the meeting was adjourned at 6:05 p.m.


SECRETARY

MINUTE BOOK No. 2, OXFORD PLANNING COMMISSION

DEMENT—MERIDIAN 57-2275

PLANNING COMMISSION

February 11, 2002

Be it remembered that the Oxford Planning Commission did meet on February 11, 2002, at 5:00 p.m., in the City Hall courtroom with the following members present:

Donna Buchanan, Chairman
 Sonny Johnson, Vice-Chairman
 Ron Hipp
 Paula Shanks
 Debby Chessin
 Jon Fisher
 W.P. Woodward

George Rummel, Director of Planning & Development
 David Bennett, Public Works Director
 Bart Robinson, Assistant Public Works Engineer
 Vick Smith, Building Inspector
 Shane Davis, Building Inspector
 Dee Ursic, Secretary

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After the meeting was called to order, the following business was transacted:

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The minutes of the January 14, 2002, meeting was approved without corrections. Motion was made by Commissioner Fisher, seconded by Commissioner Shanks. All members present voting Aye.

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The agenda for the February meeting was approved with no amendments. Motion was made by Commissioner Chessin, seconded by Commissioner Johnson. All members present voting Aye.

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BUILDING INSPECTOR'S REPORT

There came the matter of the Building Inspector's Report. Vick Smith reported for the month of January 2002, a total of \$5,371,123.00 in construction permits were issued. The total of permit fees collected for the month of January were \$ 25,265.00: \$18,103.00 for building permit fees, \$3,555.00 for plumbing permit fees, and \$3,604.00 for electrical permit fees. Motion was made to approve the Building Inspector's Report by Commissioner Johnson, seconded by Commissioner Hipp. All members present voting Aye.

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PLANNER'S REPORT AND REMARKS

There came the matter of the Planner's Report and Remarks. Mr. Rummel requested for the Overlay District Ordinance to be forwarded back to the Mayor and Board of Aldermen for reconsideration. He stated the concerns of the Board have been addressed and the recommended changes made. Motion was made to forward the Overlay District Ordinance to the Mayor and Board of Aldermen by Commissioner Chessin, seconded by Commissioner Johnson. All members present voting Aye.

Mr. Rummel also requested for a public hearing to be held at the March meeting, to hear the Land Use and Transportation Plan, which will be included as part of the City of Oxford Comprehensive Plan. Motion was made to hold a public hearing by Commissioner Johnson, seconded by Commissioner Shanks. All members present voting Aye.

Thirdly, Mr. Rummel presented the Commission with maps, which were prepared representing proposed annexations of three different areas. Mr. Rummel stated the areas that are shown on the maps are only the right-of-ways and he would like for this to be considered by the Commission and forwarded to the Mayor and Board of Aldermen. The first annexation area would be along Hwy 314 going northwest along Old Sardis Road, secondly, a corridor annexation along Hwy 6 West and thirdly, a proposed annexation area along the East University corridor. This will reach out and establish a new set of boundaries for the City in the projected areas of growth. Motion was made to further address the annexation proposal by Commissioner

MINUTE BOOK No. 2, OXFORD PLANNING COMMISSION

DEMENT—MERIDIAN 57-2275

Woodward, seconded by Commissioner Hipp. Commissioner Johnson recused himself from the vote. All other members present voting Aye.

Lastly, Mr. Rummel informed the Commission he would be bringing the Cell Tower Ordinance before them for consideration at the March meeting.

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PUBLIC HEARINGS

(Planning Commission)

There came for discussion public hearing for case # 886 – Larry Butts application to rezone property from RA to RC located on Harris Drive. Mr. Bill Sloan, Attorney, representing Mr. Butts, addressed the Commission. Mr. Sloan described the property as approximately 9/10 of an acre at the very end of the paved portion of Harris Drive. He gave a history of the property by explaining that R.B. Anderson presented a subdivision plat, to the City, years ago, which included Mr. Butt's property, and was issued 2 building permits and 2 homes were constructed according to this subdivision plat. The subdivision plat was never filed for record, never approved by the City of Oxford and the City utilities were never extended. These subdivision plans were abandoned and through the years the entire area surrounding Mr. Butts' property has developed by "piece mill" zoning. Several pieces of property both surrounding and adjacent to the property in request have been rezoned in the past and due to the changing circumstances, there is now reason for the rezoning to be considered. If the rezoning is granted, Mr. Butts intends to build 7 condo/townhouse units as well as, extend the utilities and build a city street to the northern most end of his property which would benefit the residents at the end of the currently unpaved section of Harris Drive.

Several residents including Darko Kajfez, Jason Hawkins, Amanda Stone, Kay Pepper, and Steve Brewer addressed the Commission with their concerns. They are as follows: They feel there is a wrong impression of their neighborhood. Even though their neighborhood is zoned multi-family, most of the houses are individual houses and individually owned. If anything is built it should remain characteristic to the current nature of the neighborhood. That Mr. Butts' can sell the property after it is rezoned and the new owner does not have to comply with the proposed plan. They are concerned about the traffic and feel that due to these concerns the property should not be rezoned. After much discussion, motion was made to rezone the property contingent upon the acceptance by the legal counsel of the following conditions: (1) that the road will be completed to city specifications and the utilities will be extended as far as practical, (2) only 7 free-standing units will be constructed and (3) approval will only run with the present owner of the property and if the property is sold, the property will revert back to the RA zoning, by Commissioner Hipp, seconded by Commissioner Woodward.

Commissioners voting Aye: Ron Hipp, W.P. Woodward, Sonny Johnson, and
Jon Fisher

Commissioners voting Nay: Debby Chessin, Paula Shanks, and Donna Buchanan

Motion was APPROVED by a 4 to 3 vote

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There came for discussion public hearing for case # 887 – Dorothy Henderson application to rezone property from RB to RC located at 1598 Access Road. Ken Jackson, representing Dorothy Henderson, stated they were requesting the rezoning of approximately 2.81 acres. The plan is to build apartments rather than duplexes as the property is presently zoned. The topography of the property is not conducive for building duplexes. Mr. Jackson informed the Commission the property west of this property already has apartments built on it and they are planning on building 26 units. The roads will be dedicated to the City. Phase I of the project will be single level units and Phase II will be two-story units. Mrs. Henderson proposes to have two accesses into the development. One will be from Mrs. Henderson's current driveway and the other from Scott Street. There were no objections to this project. Motion was made to approve the rezoning by Commissioner Johnson, seconded by Commissioner Fisher.

Commissioners voting Aye: Sonny Johnson, Debby Chessin, Jon Fisher
W.P. Woodward, and Donna Buchanan

Commissioners voting Nay: Ron Hipp and Paula Shanks

Motion was APPROVED by a 5 to 2 vote.

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MINUTE BOOK No. 2, OXFORD PLANNING COMMISSION

DEMENT—MERIDIAN 57-2275

(Planning Commission)

There came for discussion public hearing for case # 888 – Development Plan approval for Oxford Station Condominiums, to be developed by Oxford Station Development Company, located off of Frontage Road. Ryland Sneed, Engineer, addressed the Commission for Oxford Station Development. Mr. Sneed described the project as being composed of 35 units on 4.098 acres. Twenty-two units will have double car garages with 96 parking spaces. A 30 ft buffer area will be placed between the single-family residential area to the Southwest and the development. The pines will be removed and replaced with hardwoods on the site. There will be an entrance and exit to the development off of both Old Taylor Road and Frontage Road; both will be 20ft wide with the interior road in the development remaining private. The trash collection will be door-to-door and all other city specifications for stormwater, sewer, etc. have been met and approved by the Public Works Department.

Danny P. Hall, Jr., representing property owners of Southwood Subdivision, addressed the Commission in opposition to the project. Mr. Hall stated his main concern is the traffic hazards this development will cause on two already busy and dangerous streets. With this addition of housing units, there is the potential for having another 105 cars on both Old Taylor Road and Frontage Road and both roads are service roads for students and numerous others. In addition to the traffic concerns, Mr. Hall stated several other concerns regarding entrance/exit sizing, the existing natural buffer between the development and the residential area, stormwater run off. He would like to see that the architectural details of the development are in keeping with it's surroundings, as well as, having a market survey completed to determine if Oxford can sustain further luxury condominiums. Also, what method of trash pick up will be used, and will owners be limited to the number of cars allowed for their unit? Mr. Hall asked that the Commission to hold their decision for 60 days to request for additional information regarding his traffic concerns.

Motion was made to approve the development plan by Commissioner Johnson, seconded by Commissioner Woodward.

Commissioners voting Aye: Sonny Johnson, W.P. Woodward, Jon Fisher and Debby Chessin

Commissioners voting Nay: Paula Shanks and Ron Hipp

Commissioners abstaining: Donna Buchanan

Motion was APPROVED by a 4 to 2 vote, with 1 abstention

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There came for discussion public hearing for case #889 – Final Plat approval for The Parsonage Subdivision to be located at S. 5th Street and Tyler Avenue. Jeff Williams, Site Engineer, stated a set of construction plans and a copy of the final plat, that will be recorded, was supplied to them in their packets and he respectfully asks that the plat be approved. Questions were asked regarding the following items: Will there be a 4 ft sidewalk along Tyler Avenue, Mr. Williams stated sidewalks will be constructed on both Tyler Avenue and S. 5th Street. Will the house on the corner of Tyler Avenue and 5th Street will have two fronts, Mr. Williams again answered yes. Has the idea of the walking path that was discussed at a previous meeting been pursued any further, the property owner, Julian Allen, stated the walking path issue was not pursued due to the request of residents in the neighborhood not wanting people walking back and forth through their neighborhood at all hours for University functions. Motion was made to approve the final plat by Commissioner Fisher, seconded by Commissioner Hipp.

Commissioners voting Aye: Jon Fisher, Ron Hipp, Debby Chessin
Sonny Johnson, Paula Shanks and
W.P. Woodward

Commissioners voting Nay: Donna Buchanan

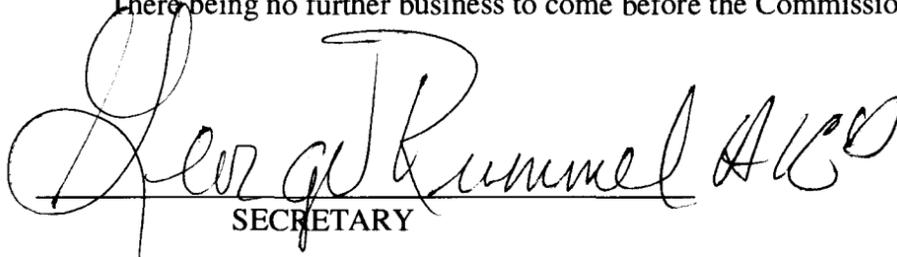
Motion was APPROVED by a 6 to 1 vote.

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There being no further business to come before the Commission, the meeting was adjourned at 7:30 p.m.


SECRETARY

MINUTE BOOK No. 2, OXFORD PLANNING COMMISSION

DEMENT—MERIDIAN 57-2275

PLANNING COMMISSION

March 11, 2002

Be it remembered that the Oxford Planning Commission did meet on March 11, 2002, at 5:00 p.m., in the City Hall courtroom with the following members present:

Sonny Johnson, Vice-Chairman
 Debby Chessin
 Jon Fisher
 Paula Shanks
 Janis Holley

George Rummel, Director of Planning & Development
 David Bennett, Public Works Director
 Bart Robinson, Assistant Engineer
 Shane Davis, Building Inspector
 Dee Ursic, Secretary

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After the meeting was called to order, the following business was transacted:

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Vice-Chairman Johnson welcomed Janis Holley to the Commission.

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The minutes of the January 14, 2002, meeting was approved with the correction to the acreage of Oxford Station from 2.81 acres to 4.098 acres. Motion was made by Commissioner Fisher, seconded by Commissioner Shanks. All members present voting Aye.

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BUILDING INSPECTOR'S REPORT

There came the matter of the Building Inspector's Report. Shane Davis reported for the month of February 2002, a total of \$3,746,813.00 in construction permits were issued. The total permit fees collected for the month of February were \$16,039.50: \$11,381.00 for building permit fees, \$3,740.00 for plumbing permit fees and \$918.50 for electrical permit fees. Motion was made to approve the Building Inspector's Report by Commissioner Fisher, seconded by Commissioner Chessin. All members present voting Aye.

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PLANNER'S REPORT AND REMARKS

There came the matter of the planner's Report and Remarks. Mr. Rummel stated he would like to send W.P. Woodward a letter of thanks for his service to the commission. Secondly, he informed the Commission that 80% of the Land Use areas have been inventoried and the Land Use Map has been approved by the Commission but not forwarded to the Board of Aldermen, as of yet. When the inventory is completed he would like to forward the inventory and map to the Mayor and Board of Aldermen for their consideration. He would also, like to hold three public hearings regarding the proposed Land Use and Transportation Elements to be incorporated as part of the Comprehensive Plan.

There being no further business to come before the Commission, the meeting was adjourned at 5:30 p.m.


 SECRETARY

MINUTE BOOK No. 2, OXFORD PLANNING COMMISSION

DEMENT—MERIDIAN 57-2275

PLANNING COMMISSION

April 8, 2002

Be it remembered that the Oxford Planning Commission did meet on April 8, 2002, at 5:00 p.m., in the City Hall courtroom with the following members present:

- Donna Buchanan, Chairman
- Sonny Johnson, Vice-Chairman
- Debby Chessin
- Ron Hipp
- Jon Fisher
- Paula Shanks
- Janis Holley

- George Rummel, Director of Planning & Development
- David Bennett, Public Works Director
- Bart Robinson, Assistant Engineer
- Vick Smith, Building Inspector
- Shane Davis, Building Inspector
- Dee Ursic, Secretary

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After the meeting was called to order, the following business was transacted:

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The minutes of the March 11, 2002 meeting was approved without corrections. Motion was made by Commissioner Fisher, seconded by Commissioner Johnson. All members present voting Aye.

* * *

BUILDING INSPECTOR'S REPORT

There came the matter of the Building Inspector's Report. Vick Smith reported for the month of March 2002, a total of \$1,089,233.00 in construction permits were issued. The total permit fees collected for the month of March were \$12,850.50: \$5,417.00 for building permit fees, \$5,298.00 for plumbing permit fees and \$2,135.00 for electrical permit fees. Motion was made to approve the Building Inspector's Report by Commissioner Johnson, seconded by Commissioner Fisher. All members present voting Aye.

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PLANNER'S REPORT AND REMARKS

There came the matter of the Planner's Report and Remarks. Mr. Rummel stated the elements for Land Use and the Transportation plan will be discussed tonight, as well as the proposed Land Use Study and Zoning Analysis. The Land Use Committee of the Planning Commission, the Vision 20/20 Plan and the Georgia Tech study has designed maps for both the Land Use and the Transportation Plan elements, from recommendations. The map pertaining to the future land use includes the current city limits, as well as a 1 1/2 to 2-mile radius outside the city limits. The future land use and the future land growth must be developed together and the city will go from approximately 12 miles to approximately 72 miles. This map is an example of how the land should be used and developed in the future.

Secondly, the Transportation Committee has been working on tying together the future land use and growth of population, in the aspect of arterial and collector streets. At this point, the city is looking at anywhere from 35 to 38 miles of additional roads. The Transportation Committee has taken into consideration the areas that are proposed for future land use and development and attempted to connect different areas together, so that you are able to maneuver from one area to its opposite with ease and limited congestion. Motion was made by Commissioner Chessin to approve the Planner's Report and Remarks, seconded by Commissioner Johnson. All members present voting Aye. Also, Commissioner Johnson stated he would like a more "public" hearing to be held on these items and suggested the information be placed in the Library, along with an outline of the goals to be obtained from the Land Use Plan, Transportation Plan and Zoning Analysis. Motion was made by Commissioner Johnson to receive the information presented tonight regarding the proposed Land Use study and Zoning Analysis, take it under advisement, and hold further public hearings, seconded by Commissioner Holley. All members present voting Aye.

Motion was made to accept the information for the adoption of the City of Oxford Land Use and Transportation Plan and to hold at least two more public hearings by Commissioner Fisher, seconded by Commissioner Chessin. All members present voting Aye.

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MINUTE BOOK No. 2, OXFORD PLANNING COMMISSION

DEMENT-MERIDIAN 57-2275

PUBLIC HEARINGS
(Board of Adjustment)

There came for discussion public hearing for case # 890 – Ginny Terry application for a 3-½ ft fence height variance from 2-½ ft to 6 ft and an 8ft setback variance from 30 ft to 22 ft located at 1106 S. Lamar Boulevard. Ginny Terry, property owner, addressed the Commission. Mrs. Terry stated the variance was to construct a brick wall. The wall will be dimensional and will be constructed of old or antiqued brick with modest plantings in front of the wall. The wall will not cover the front of the house and it will block out a lot of the noise pollution. Motion was made to approve the variances by Commissioner Johnson, seconded by Commissioner Fisher. All members present voting Aye.

Motion was APPROVED.

* * *
(Board of Adjustment)

There came for discussion public hearing for case # 891 – Ed Pannell application for a 35ft front yard setback variance from 50ft to 15ft located at 104 King Street. Ryland Sneed, Engineer, representing Mr. Pannell, stated his client would like to construct an 8,000sq ft building to lease for commercial use to Dollar General. The building is designed to be rectangle in shape and due to the lot fronting on a cul-de-sac; the northeast corner would encroach into the front setback. The building would be metal with split a face stone front with commercial glass. Several commissioners stated they would prefer to have brick on the building front and sides, instead of the metal. They feel this would make the building more visibly pleasing. Mr. Pannell stated he would take this under advisement and do as much brick as possible. Motion was made to approve the variance by Commissioner Johnson, seconded by Chessin. All members present voting Aye.

Motion was APPROVED.

* * *
(Planning Commission)

There came for discussion public hearing for case # 892 – Development Plan approval for condominiums to be developed by Rhonnie Cummins located at 724 McLarty Road. Ryland Sneed presenting for Rhonnie Cummins. Mr. Sneed described the development as consisting of 14 units in a RB zone. All of the units will be 3 bedrooms with 3 baths and approximately 1350 square feet. The exterior of the units will be of stone and western cedar. An island has been constructed at the entrance and exit of the development to save trees and the parking has also been maneuvered to save existing trees. The run off from the development will run into a highway ditch. Celeste Jordon, owner of the property, confirmed that she has entered into a verbal agreement with Rhonnie and Andrea Cummins for purchase of the mentioned property and she is aware of their plan to develop the area with condominiums. After some discussion, it was brought to the Commission's attention that since the property is zoned RB, a special exception must be applied for and granted before condominiums can be constructed on the property. The case was continued until the matter of the special exception could be addressed.

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Commissioner Buchanan left the meeting at 6:00 p.m.

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(Planning Commission)

There came the matter of public hearing for case # 893 – Development Plan approval for condominiums to be developed by Tabor Construction & Development located on Harris Drive. Jeremy Tabor, Vice-President of Tabor Construction & Development, addressed the Commission regarding the proposed development. Mr. Tabor stated the project would entail 52 condominium units. They have met with the City Department Heads and have met all of the city's standards and requirements for the development. The units would be 2 and 3-bedroom with a selling price of approximately \$89,000 to \$99,000. Special attention has been paid to landscaping and curb appeal. All of the run off water will be retained underground and then back into the street storm drain. The Commission asked Mr. Bennett if this was an effective method of water retention? Mr. Bennett stated this method is very effective and is used in the larger cities. Commissioner Shanks asked if the developer had received any comments from the residents across the street regarding the proposed development? Mr. Tabor informed Commissioner Shanks they did go door to door to these residents, showing them a set of the proposed plans and no one voiced any unfavorable opposition. Mr. Rummel stated the Planning Department had not received any calls or correspondence objecting to the project. After some discussion, motion was made to approve the development plan by Commissioner Chessin, seconded by Commissioner Hipp. All members present voting AYE.

Motion was APPROVED.

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There being no further business to bring before the Commission, the meeting was adjourned at 6:30 p.m.

Greg Rummel AICP
SECRETARY

MINUTE BOOK No. 2, OXFORD PLANNING COMMISSION

DEMENT—MERIDIAN 57-2275

PLANNING COMMISSION

May 13, 2002

Be it remembered that the Oxford Planning Commission did meet on May 13, 2002, at 5:00 p.m., in the City Hall courtroom with the following members present:

- Donna Buchanan, Chairman
- Debby Chessin
- Ron Hipp
- Jon Fisher
- Paula Shanks
- Janis Holley

- George Rummel, Director of Planning & Development
- David Bennett, Public Works Director
- Bart Robinson, Assistant Engineer
- Vick Smith, Building Inspector
- Shane Davis, Building Inspector
- Dee Ursic, Secretary

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After the meeting was called to order, the following business was transacted:

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The minutes of the April 8, and April 24, 2002 meetings were approved without corrections. Motion was made by Commissioner Fisher, seconded by Commissioner Chessin. All members present voting Aye.

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BUILDING INSPECTOR'S REPORT

There came the matter of the Building Inspector's Report. Vick Smith reported for the month of April 2002, a total of \$1,336,429.00 in construction permits were issued. The total permit fees collected for the month of April were \$16,163.00: \$7,657.00 for building permit fees, \$6,735.00 for plumbing permit fees, and \$1,771.00 for electrical permit fees. Motion was made to approve the Building Inspector's Report by Commissioner Chessin, seconded by Commissioner Shanks. All members present voting Aye.

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PLANNER'S REPORT AND REMARKS

There came the matter of the Planner's Report and Remarks. Mr. Rummel informed the Commission that the MBA students would possibly like to present the capital improvements budget to them at the June meeting.

Mr. Rummel asked the Commissions' permission to advertise for the following proposed ordinances: Cell Tower and Manufactured Housing. Also, at the request of the Board of Aldermen, a discussion will be held tonight regarding the possible amendment to the definition of a "Family". Motion was made to approve the Planner's Report and Remarks by Commissioner Fisher, seconded by Commissioner Chessin. All members present voting Aye.

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There came the matter of the discussion of the proposed Cell Tower Ordinance. Colbert Jones, 586 CR 102, Oxford, addressed the Commission that he had not read the proposed ordinance but he did have one general comment regarding the Cell Tower Ordinance. He felt there should be specific setbacks and acreage requirements for the towers, so that if the towers were to fall, there would be no damage to any surrounding structures.

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There came the matter of the discussion of the Manufactured Housing Amendment. Mike Bridge, 3630 Lyles Drive, addressed the Committee. He felt the housing should not be allowed in all zones but limited to the specific zones where the density is higher. Colbert Jones suggested that the city set specific standards and regulations for Manufactured Housing, for example make these structures meet the Southern Building Code standards just like any other residential

MINUTE BOOK No. 2, OXFORD PLANNING COMMISSION

DEMENT-MERIDIAN 57-2275

structure that is placed inside the city. He feels that the city should make sure to look at the health, safety, and welfare of the public regarding this matter.

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There came the matter of the discussion of the proposed amendment to the definition of "Family". Mr. Rummel explained the current definition of "Family" is one or more persons occupying a single dwelling unit, provide that unless all members are related by blood or marriage, no such family shall contain over five persons. The amendment would change the number from 5 to 3 persons. William Rogers, Leah Gurner, and Colbert Jones, all having rental properties, addressed the Commission with concerns regarding the proposed change. All were concerned that if the amendment were adopted, they would not legally be able to rent some of their properties. Ms. Gurner stated she currently rented/leased her properties as one person per bedroom and she has some 4 and 5-bedroom houses and if the definition were amended, she would no longer be able to rent these houses on the basis of one person per room. The same stood for the other rental property owners and they felt the ordinance should not read 3 persons, but might be made to read one person per bedroom and not leave the definition arbitrary. Several Commissioners questioned as to how the landlords made sure there were only one person per bedroom living in the units, along with comments made to them from citizens voicing their frustrations over rental properties regarding parking, loud noise, litter, ect. After much discussion, it was decided that the Zoning/Ordinance Committee would have a work session and look at all three presented ordinances more thoroughly and report back to the Commission at the June meeting.

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There came the matter of the Sign Committee report. Commissioner Shanks, Chairman, stated a committee has been formed to look at the current sign ordinance as well as, reviewing a proposed amended sign ordinance. Anyone may pick up a copy of either ordinance in the Planning & Development office. The Sign Committee will meet on Wednesday, May 15, 2002, at 12:00 p.m. and all citizens are invited to attend. Motion was made to accept the Sign Committee report by Commissioner Fisher, seconded by Commissioner Chessin. All members present voting Aye.

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PUBLIC HEARINGS

(Planning Commission)

There came for discussion public hearing for case # 895 - Preliminary Plat approval for the Gardens at Grand Oaks Subdivision, to be developed by Old Manor Homes, located in Grand Oaks P.U.D. Ryland Sneed, Engineer, described the development as consisting of 26 single-family lots. This development will be a continuation of the Grand Oaks P.U.D., which was approved in 1992, with the lots being on the north end of the P.U.D.. The homes will be 2,500 sq.ft. heated and there will be a wooded buffer between the residential area and the fairway to the south. All of these lots meet the RA requirements.

Mike Slaughter, 1098 Augusta Drive, addressed the Commission. Mr. Slaughter stated he was here before the Commission representing the Home Owners Association of Grand Oaks. He informed the Commission of three major areas that the Home Owners Association was concerned about regarding this project.

1. This development is a revision to the original conformity of the Grand Oaks P.U.D. and is not in conformance with the Grand Oaks P.U.D. that was approved in 1992, due to this, a revision to the plat should be requested and not Preliminary Plat approval.
2. The lots in the originally approved and recorded P.U.D. are 13 and the proposed development consists of 26 lots. The streets that were approved in the original P.U.D. plat have also been revised in this proposed development plat. The current subdivision covenants limit a cul-de-sac length to 500ft and if this is complied with, there will be areas in the development that will be inaccessible.
3. The current side yard setbacks are 25ft and the proposed plat shows only 15ft. This would reduce from 50ft to 30ft between homes.
4. The proposed plat shows a cul-de-sac, which appears to be giving access to property outside the P.U.D. This cul-de-sac does not exist on the originally approved P.U.D. plat and if access is given, then this totally defeats the purpose of the P.U.D.

In closing, all of the current protective covenants should apply to this area of development, as well as they do to the rest of the Grand Oaks, P.U.D. The Home Owners Association is not against this development proceeding but they would ask that the developer be required to proceed through the proper procedure, which is to come before the Commission and request a P.U.D. revision before the Preliminary Plat request is heard. After much discussion, it was decided to continue this case to the June meeting.

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(Planning Commission)

There came for discussion public hearing for case # 896 - Preliminary Plat approval for Eagle Pointe Subdivision, to be developed by Eagle Pointe Development, Inc. located outside the city limits on County

MINUTE BOOK No. 2, OXFORD PLANNING COMMISSION

DEMENT—MERIDIAN 57-2275

Road 307. Jeff Williams, Engineer, informed the Commission that this development is outside the city limits and they are requesting water service from the City of Oxford. The subdivision will consist of 105 lots with a detention pond being built on one of these lots. This detention pond will take care of any sedimentation during construction, as well as storm water detention after the completion of construction. The owner has already acquired their Erosion Control Permit and their erosion control measures have been installed. All of the city specifications regarding the water, sewer and street widths have been met. Mr. Williams stated the development is outside the city limits so they are meeting some of the City specifications along with some of the County requirements for subdivision. Mr. Bennett stated there were three items he thought should be addressed.

1. The developer is asking to have underground utilities to the houses but overhead utilities along the streets.
2. The developer would like to not have sidewalks in the development.
3. The developer would like to use the County's roadbed requirements instead of the City's since the County would be maintaining the road and not the City of Oxford.

Bill Sloan, Attorney, representing Jimmy Davis and Gary Coleman, Eagle Pointe Development, LLC, addressed the Commission. Mr. Sloan stated that if a developer, outside the city limits, seeks the use of city utilities, the city ordinances require that developer to comply with all applicable ordinances, as if the property were within the city limits. This property is outside the city limits, and due to the aim of the developers to supply affordable housing, they ask that the Commission allow for the deletion or variation to the previously mentioned three items. First, they would like to install overhead utility lines along the streets and only install underground to the houses from the poles at the streets. This would yield a utility pole about every 2 houses and Northeast Power Association would service this development and they do not require that the utilities be placed underground. Secondly, the developer would like to not install sidewalks due to the cost and this cost must be passed to the purchaser and this would make the market price increase. Thirdly, the County has different specifications as to how they prefer the streets to be constructed. This plat has been presented to them and they have approved it and are asking that they be allowed to construct the streets by the County specs and not the City's requirements. After much discussion, it was decided that the three items discussed for deletion or variation to the city ordinances, will require the developer to come before the commission for variance requests. Motion was made to approve the Preliminary Plat, with the understanding the subdivision must be developed in compliance with the rules and regulations as specified by the City of Oxford regarding subdivision developments, by Commissioner Holley, seconded by Commissioner Hipp.

Commissioners voting Aye: Donna Buchanan, Ron Hipp,
Jon Fisher, Janis Holley, and
Debby Chessin

Commissioners voting Nay: Paula Shanks

Motion was APPROVED by a 5 to 1 vote

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(Board of Adjustments)

There came for discussion public hearing for case # 897 – Shiv Investments, LLC, application for an 8ft side yard variance from 10ft to 2ft, located at 112 Heritage Drive. Mr. Rummel informed the Commission that the property owners have purchased property across the street to accommodate additional parking for the hotel. Jeff Williams, Engineer, stated the Holiday Inn Express would like to construct 11 additional rooms on to the existing building to the east. Motion was made to approve the variance by Commissioner Hipp, seconded by Commissioner Fisher.

Commissioners voting Aye: Donna Buchanan, Debby Chessin, Ron Hipp,
Jon Fisher and Janis Holley

Commissioners voting Nay: Paula Shanks

Motion was APPROVED by a 5 to 1 vote.

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There being no further business to come before the Commission, the meeting was adjourned at 7:55 p.m.


SECRETARY

MINUTE BOOK No. 2, OXFORD PLANNING COMMISSION

DEMENT—MERIDIAN 57-2275

PLANNING COMMISSION

June 10, 2002

Be it remembered that the Oxford Planning Commission did meet on June 10, 2002, at 5:00 p.m., in the City Hall courtroom with the following members present:

Donna Buchanan, Chairman
 Sonny Johnson, Vice-Chairman
 Debby Chessin
 Ron Hipp
 Jon Fisher
 Paula Shanks
 Janis Holley

George Rummel, Director of Planning & Development
 David Bennett, Public Works Director
 Bart Robinson, Assistant Engineer
 Vick Smith, Building Inspector
 Shane Davis, Building Inspector
 Dee Ursic, Secretary

* * *

After the meeting was called to order, the following business was transacted:

* * *

The minutes of the May 13, 2002 meeting were approved without corrections. Motion was made by Commission Chessin, seconded by Commissioner Hipp. All members present voting Aye.

* * *

There came the matter of approval of the agenda. Motion was made to approve the agenda with one amendment. That the public hearing for text amendment to Section 120 and 323, of the City of Oxford, Appendix "A", Zoning Code of Ordinances: Cell Towers will be tabled. Motion was made by Commissioner Fisher, seconded by Commissioner Chessin. All members present voting Aye.

* * *

BUILDING INSPECTOR'S REPORT

There came the matter of the Building Inspector's Report. Vick Smith reported for the month of May 2002, a total of \$28,120,345.00 in construction permits was issued. The total permit fees collected for the month of May were \$77,961.50: \$65,400.50 for building permit fees, \$7,768.00 for plumbing permit fees, and \$4,793.00 for electrical permit fees. Motion was made to approve the Building Inspector's Report by Commissioner Johnson, seconded by Commissioner Fisher. All members present voting Aye.

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PLANNER'S REPORT AND REMARKS

There came the matter of the Planner's Report and Remarks. Mr. Rummel stated he hoped to present the first draft of the Comprehensive Plan at the July meeting. This would include the Land Use, Transportation Element, Community Facilities Element, most of the Future Land Use Plan, as well as a Capital Improvements Budget. Mr. Rummel also informed the Commission that requests have been made for the Commission to look into the issues of parking in the CB zone and the possibility of reducing the required density in the RA zone. Mr. Rummel suggested the Commission to think about forming committees to address these items. Motion was made to approve the Planner's Report by Commissioner Shanks, seconded by Commissioner Hipp. All members present voting Aye.

* * *

Commissioner Fisher made the announcement that the Zoning/Ordinance Committee would be meeting June 17, 2002, at 2:30 p.m. to discuss several ordinance amendments that were being considered for public hearings and possible adoption. He welcomed anyone who would like to sit in on the meeting to please attend and give his or her comments.

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MINUTE BOOK No. 2, OXFORD PLANNING COMMISSION

DEMENT—MERIDIAN 57-2275

only. Kenneth Farrell, Kenlan Development stated they have planned the first phase of the development which will include approximately 8-10 acres and will be the anchor in which the development will revolve around. Their master plan not only includes this acreage but also the possibility of another 570 acres. As previously discussed at the rezoning hearing, they did gather inspiration for the entire project from the Square. They have designed the project with central gathering spaces, nestled between buildings, a central access, as well as a cross promenade walkway. The topography in some places of the property is quite challenging and Ryland Sneed, Engineer, has designed the drainage so that the character of the land is not eliminated, with the practicality of the project remaining. If they gain site plan approval, they will develop the theater first but they will concurrently and aggressively market to potential tenants for the retail buildings and purchasers for the out parcels. If someone became interested in the out parcels then they would bring the next phase before the Commission. Motion was made to approve the Preliminary Plat, Oxford Commons, Phase I, commercial subdivision by Commissioner Johnson, seconded by Commissioner Holley. All members present voting Aye.

Motion was APPROVED.

* * *
(Planning Commission)

There came for discussion public hearing for case # 902 – Preliminary approval for Garden Terrace Subdivision, Phase II, located on Thacker Road. Ryland Sneed, Engineer, stated that the Mayor and Board of Aldermen have approved Phase II, Garden Terrace to receive water and sewer services from the City. The development will be built to meet all city specifications regarding roads, right-of-ways, setbacks, and all utilities will be underground. Motion was made to approve the Preliminary Plat for Garden Terrace Subdivision, Phase II by Commissioner Fisher, seconded by Commissioner Holley. All members present voting Aye.

Motion was APPROVED.

* * *

There being no further business to come before the Commission, the meeting was adjourned at 7:30 p.m.

Henry Rummel
Secretary

MINUTE BOOK No. 2, OXFORD PLANNING COMMISSION

DEMENT—MERIDIAN 57-2275

PUBLIC HEARINGS

(Planning Commission)

There came for discussion public hearing for case # 895 – (continued from previous meeting) Preliminary Plat approval for the Gardens at Grand Oaks Subdivision, located in Grand Oaks P.U.D. Mr. Rummel stated he had researched back several years for the Grand Oaks development and was unable to find a complete revised plat that contained all of the revisions, which supposedly had taken place in this P.U.D. Ryland Sneed, Precision Engineering, stated he felt they had addressed all of the issues that were discussed at the previous meeting. They also have modified the portion of their plat that falls under the Grand Oaks covenants to have a minimum lot size of ½ acre with a 50ft front yard setback and a 25ft side yard setback. They have proof in writing there will be no access or easement granted to the East from any area of the proposed Gardens development. The developers have agreed to deed a 45ft R.O.W. to the North to the Homeowner's Association to alleviate the length of the cul-de-sac. It was also agreed that all construction equipment would be brought from the West on Augusta Drive.

Mike Slaughter, Barry Stevens, and Mike Bridge, property owners in Grand Oaks, addressed the Commission that they were expecting to see a complete revised plat of the P.U.D.

After much discussion, motion was made to continue the item, until the developers could return with a revised P.U.D. plat for Grand Oaks in its entirety, by Commissioner Johnson, seconded by Commissioner Chessin. All members present voting Aye.

Motion was APPROVED.

* * *

(Board of Adjustment)

There came for discussion public hearing for case # 898 – L&P Properties application for a 5ft front yard setback variance from 40ft to 35ft located at 316 Kelley Lane. Freddie Lee, Developer, informed the Commission they were trying to save as many trees as possible in the rear of the property as a buffer for the adjoining residence. This caused the house to sit at the front setback line and when the house was being squared up, the error was made. Motion was made to approve the variance by Commissioner Johnson, seconded by Commissioner Holley. All members present voting Aye.

Motion was APPROVED.

* * *

(Board of Adjustment)

There came for discussion public hearing for case # 899 – Duvall's on the Square, Inc. application for a special exception to allow for residential use in the Central Business zone located at 103 Courthouse Square. David and Teresa Flautt, owners, stated they would like to propose to use the upstairs of their store as a residential apartment. They are proposing a one bedroom between 1200 and 1300 square feet. This use would not be out of character to what has already been allowed around the Square. Motion was made to approve the special exception by Commissioner Hipp, seconded by Commissioner Johnson. All members present voting Aye.

Motion was APPROVED.

* * *

(Planning Commission)

There came for discussion public hearing for case #900 – Site Plan approval for development of apartments by Dorothy Henderson to be located at 1598 Access Road. Ken Jackson, Southern Commercial of Holly Springs, addressed the Commission regarding the development. Mr. Jackson described the site as consisting of 4 one-story buildings with a total of 15 apartment units and the development meets all of the City requirements. There will be one primary access into the site in which they hope to deed to the City. After some discussion, there was question regarding the driveway access and structure encroachment for the adjoining existing family dwelling owned by Mrs. Kimmons. Mr. Jackson and Ms. Henderson agreed they would work out a resolution with the adjoining property owner regarding the driveway access and structure encroachment. Motion was made to approve the site plan with the understanding that the issues of the driveway access and structure encroachment will be resolved and this information forwarded to the Planning & Development office, by Commissioner Johnson, seconded by Commissioner Chessin.

Motion was APPROVED.

* * *

(Planning Commission)

There came for discussion public hearing for case # 901- Preliminary Plat approval for Oxford Commons, Phase I, commercial subdivision, located at Hwy 7 North and Sisk Avenue. This site plan has been reviewed by the department heads and has met the minimum requirements. This approval request is for Phase I of the development

MINUTE BOOK No. 2, OXFORD PLANNING COMMISSION

DEMENT—MERIDIAN 57-2275

PLANNING COMMISSION

July 11, 2002

Be it remembered that the Oxford Planning Commission did meet on July 11, 2002, at 12:00 p.m., in the City Hall courtroom with the following members present:

Donna Buchanan, Chairman
 Sonny Johnson, Vice-Chairman
 Debby Chessin
 Paula Shanks
 Janis Holley

George Rummel, Director of Planning & Development
 David Bennett, Public Works Director
 Vick Smith, Building Inspector
 Dee Ursic, Secretary

* * *

After the meeting was called to order, the following business was transacted:

* * *

The minutes of the June 10, 2002 meeting were approved without corrections. Motion was made by Commissioner Shanks, seconded by Commissioner Chessin. All members present voting Aye.

* * *

BUILDING INSPECTOR'S REPORT

There came the matter of the Building Inspector's Report. Vick Smith reported for the month of June 2002, a total of \$2,257,699.00 in construction permits was issued. The total permit fees collected for the month of June were \$77,961.50: \$9,802.00 for building permit fees, \$5,572.00 for plumbing permit fees and \$4,651.50 for electrical permit fees. Motion made to approve the Building Inspector's Report by Commissioner Johnson, seconded by Commissioner Holley. All members present voting Aye.

* * *

PLANNER'S REPORT AND REMARKS

(Board of Adjustments)

There came the matter of the Planner's Report and Remarks. Mr. Rummel informed the Commission that he will be retiring at the end of June and this will be his last meeting with the Commission. He will be sending a memo to the Planning Commission and the Board regarding the status of the Comprehensive Plan for the Future Growth and Transportation Plans. The Transportation and Future Growth Area plans have both been forwarded to the Board and are awaiting action. The Commission has adopted the Guiding Principles, Future Growth Area and the Transportation Plan. This Comprehensive Plan will cover the next 20 years for the City of Oxford, it is general in its information of what we would like for Oxford to be, and it covers the entire area of goals and principles that we want to accomplish. Motion was made to approve the Planner's Report by Commissioner Johnson, seconded by Commissioner Holley. All members present voting Aye.

* * *

PUBLIC HEARINGS

There came for discussion public hearing for case # 903 – Jerry Wilson application for a 30.5ft front yard variance from 50ft to 19.5ft located at 2304 W. Jackson Avenue. Jerry Wilson, owner of Dixie Creek restaurant, stated he would like to add a second story onto his existing building located on W. Jackson Avenue. They will be moving the dining room to the upstairs addition and the existing downstairs will become

MINUTE BOOK No. 2, OXFORD PLANNING COMMISSION

DEMENT—MERIDIAN 57-2275

the kitchen and 2 new restrooms. The original footprint of the building will not be changed. Mr. Bennett explained that this is a nonconforming building that has existed for many years and it is in the floodway. Normally, if the footprint were going to be changed, Mr. Wilson would have been required to have an Engineer flood route the area and provide a Non-Encroachment Certificate but since he is not changing the footprint and the addition is made in height and not out, there is no encroachment into the floodway that doesn't already exist. Motion was made to approve the variance by Commissioner Johnson, seconded by Commissioner Shanks. All members present voting Aye.

Motion was APPROVED.

* * *

(Planning Commission)

There came for discussion public hearing for case # 904 – Site plan amendment for Oxford Market Place located on W. Jackson Avenue. Andy Reynolds, Landscape Architect, representing Oxford Market Place, LLC, and Trezevant Realty addressed the Commission. It was realized in the beginning of the project that several out parcels might require retaining walls but they did not show the walls on the originally submitted site plan because they wanted the flexibility to adapt each of these lots to any possible use that would fall within their zoning. A Chili's Restaurant is proposed for Lot 5 and the addition of the retaining wall will help to accommodate more parking. The construction of the wall will change the slope of the parking spaces, which will increase safety. Motion was made to approve the site plan amendment by Commissioner Johnson, seconded by Commissioner Holley. All members present voting Aye.

Motion was APPROVED.

* * *

There being no further business to come before the Commission, the meeting was adjourned at 12:50 p.m.

Debbie M. Urick
Secretary

MINUTE BOOK No. 2, OXFORD PLANNING COMMISSION

DEMENT—MERIDIAN 57-2275

PLANNING COMMISSION

August 12, 2002

Be it remembered that the Oxford Planning Commission did meet on August 12, 2002, at 5:00 p.m., in the City Hall courtroom with the following members present:

Donna Buchanan, Chairman
 Paula Shanks
 Debby Chessin
 Jon Fisher
 Janis Holley

Ben Smith, Planning Consultant
 David Bennett, Public Works Director
 Bart Robinson, Assistant City Engineer
 Vick Smith, Building Inspector
 Dee Ursic, Secretary

* * *

After the meeting was called to order, the following business was transacted:

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The minutes of the July 11, 2002 meeting were approved without corrections. Motion was made by Commissioner Fischer, seconded by Commissioner Chessin. All members present voting AYE.

* * *

PUBLIC HEARINGS

(Board of Adjustment)

There came for discussion public hearing for case # 905 – Dino Grisanti application for a 20ft front yard variance from 50ft to 30ft located at the corner of University Avenue and Pegues Road. The applicant withdrew this case.

* * *

(Board of Adjustment)

There came for discussion public hearing for case # 906 – Eagle Pointe Development, Inc. application for variances to the subdivision regulations for Eagle Pointe Subdivision located on Thacker Road. James Davis, co-owner, presented requests for the following variances:

1. Allow for above the ground utilities on one side of the street with underground utilities from the pole to the residence.
2. Allow to delete the construction of all sidewalks
3. Allow for the construction of the street to have only a 2" road asphalt instead of a 3 ½ ".

Mr. Davis stated they wanted to provide affordable housing and these houses were outside the city limits and the variances they are requesting did meet Lafayette County's regulations. Also, they would be willing to provide a 3-year warranty to the City for the road. Mr. Bennett stated he was concerned about the road asphalt. The City requires a 3 ½" road asphalt due to the fact that anything less does not withstand the constant strain of heavy equipment and construction traffic. Motion was made by Commissioner Holley to approve the variance to allow for above the ground utilities on one side of the street, motion dies for the lack of a second.

Motion was DENIED.

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Motion was made by Commissioner Holley to allow for the deletion of the construction of all sidewalks; motion dies for the lack of a second.

Motion was DENIED.

Motion was made by Commissioner Holley to approve to allow for the construction of the street to have only a 2" road asphalt instead of a 3 ½ " road asphalt, motion dies for the lack of a second.

Motion was DENIED.

* * *
(Board of Adjustment)

There came for discussion public hearing for case # 907 – Sara Davis application for an 18ft front yard variance from 30ft to 12ft located at 1207 Beanland Drive. Mrs. Davis stated she would like to add a front porch onto her home and the house is currently in the front yard setback due to it being constructed before the zoning ordinances were adopted. She has spoken with her neighbors and there are no objections. Motion was made to approve the variance by Commissioner Chessin, seconded by Commissioner Fisher. All members present voting AYE.

Motion was APPROVED.

* * *
(Board of Adjustment)

There came for discussion public hearing for case #908 – Trezevant Realty application for a sign variance located at the Oxford Market Place on West Jackson Avenue. Ben Smith informed the Commission that he would need to recuse himself from this case item. Scott Balton, Precision Signs, addressed the Commission. Mr. Balton explained that Oxford Market Place was zoned Highway Commercial but they would like to be allowed Shopping Center signage. He stated they were allowed a pole sign for each tenant in the development but would like to place a monument sign on both Hwy 6 West and West Jackson Avenue with each tenants logo on it instead of individual pole signs. They felt the two signs would be more aesthetically pleasing than the individual pole signs. The proposed signs would be 35ft high and 250 sq.ft. each. This 250 sq.ft. only includes the interior design for the individual business logos. After much discussion regarding the interpretation of the sign ordinance and how the square footage should be figured, it was decided that the case would be carried forward to a special called meeting to be held on August 16, 2002.

* * *
(Planning Commission)

There came for discussion public hearing for case # 895 – (continued from a previous meeting) Preliminary Plat approval for the Gardens at Grand Oaks Subdivision located in Grand Oaks P.U.D. Ryland Sneed, Engineer, informed the Commission they had designed a revised P.U.D. plat according to the plats that are presently recorded. Mr. Sneed described the plat with a history of changes that have taken place in the P.U.D. He stated the zero lot line parcels for their development have been changed to meet the RA requirements. Wren Green, Developer stated he, Mr. Sneed, and Barrie Stevens, Grand Oaks Home Owner's Association President, did have a meeting and worked out the Home Owner's Association's concerns. He will follow all of the covenants for Grand Oaks for the property within the Grand Oaks P.U.D. Property outside of the P.U.D., they have agreed to develop on a lot to lot basis.

Mike Slaughter, addressed the Commission that he is still concerned with the same issues as he presented at the previous meetings.

After some discussion, motion was made by Commissioner Fisher to approve the Preliminary Plat for Gardens at Grand Oaks subdivision, seconded by Commissioner Chessin. All members present voting AYE.

Motion was APPROVED.

* * *

MINUTE BOOK No. 2, OXFORD PLANNING COMMISSION

DEMENT—MERIDIAN 57-2275

There came before the Commission discussion from Jeff Williams regarding a proposed project for Tommy Stephenson located on Hathorn Road.

* * *
There being no further business to come before the Commission, the meeting was continued until Friday, August 16, 2002, at 5:00 p.m.


Secretary

PLANNING COMMISSION
(Special Meeting)

August 19, 2002

Be it remembered that the Oxford Planning Commission did meet on August 19, 2002, at 4:00 P.M., in the City Hall courtroom with the following members present:

Donna Buchanan, Chairman
Sonny Johnson, Vice-Chairman
Debby Chessin
Ron Hipp
Jon Fisher
Paula Shanks
Janis Holley

David Bennett, Public Works Director
Bart Robinson, Assistant Engineer
Vick Smith, Building Inspector
Dee Ursic, Secretary

PUBLIC HEARING

There came for discussion public hearing for case # 908 - (continued from previous meeting) Trezevant Realty application for a sign variance located at the Oxford Market Place on West Jackson Avenue. Scott Balton, Precision Sign, restated to the Commission that Trezevant Realty would like to request a variance to place identical monument signs on both West Jackson Avenue and Hwy 6 West. After much discussion, another sign design drawing was presented, with the monument signs having a maximum height of 30ft and an inside width of 14ft.

A petition was presented to the Commission with 16 signatures in opposition to the sign variance. Motion was made by Commissioner Johnson to approve the the sign to be constructed as presented on the second design drawing, seconded by Commissioner Hipp.

Commissioners voting aye: Ron Hipp, Janis Holley, Sonny Johnson
Jon Fisher

Commissioners voting nay: Paula Shanks, Debby Chessin

Motion was APPROVED by a 4 to 2 vote.

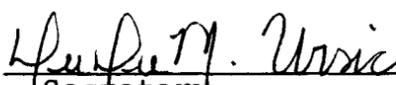
Motion was made by Commissioner Johnson to deny the request to erect a second monument sign on Hwy 6 West, seconded by Commissioner Chessin, All members present voting AYE. Motion was APPROVED.

Commissioner Hipp excused himself from the meeting at 5:05 p.m.

Motion was made by Commissioner Fisher to allow for each tenant to have a maximum of 20 sq.ft. of logo signage, within the designated area, seconded by Commissioner Holley.

Commissioners voting aye: Jon Fisher, Janis Holley, Sonny Johnson
Commissioners voting nay: Paula Shanks, Debby Chessin
Commissioner Buchanan abstained from the vote.
Motion was APPROVED by a 3 to vote.

* * *
There being no further business to come before the Commission, the meeting was adjourned at 5:10 p.m.


Secretary

MINUTE BOOK No. 2, OXFORD PLANNING COMMISSION

DEMENT—MERIDIAN 57-2275

PLANNING COMMISSION

September 9, 2002

Be it remembered that the Oxford Planning Commission did meet on September 9, 2002, at 5:00 p.m., in the City Hall courtroom with the following members present:

- Donna Buchanan, Chairman
- Janis Holley
- Ron Hipp
- Debby Chessin
- Paula Shanks
- Jon Fisher

- Ben Smith, Planning Consultant
- David Bennett, Public Works Director
- Bart Robinson, Assistant Engineer
- Vick Smith, Building Inspector
- Dee Ursic, Secretary

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After the meeting was called to order, the following business was transacted:

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The minutes of the August 12th and 19th, 2002 meetings were approved without corrections. Motion was made by Commissioner Shanks, seconded by Commissioner Holley. All members present voting AYE.

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PUBLIC HEARINGS

(Board of Adjustment)

There came for discussion public hearing for case # 909 – Rhonnie Cummins application for a 4ft side yard variance from 10ft to 6ft located at 1765 Jackson Avenue #102. Rhonnie Cummins, property owner, stated the variance is needed so that his potential client will be able to construct a condominium on this lot with a circle driveway, so they would not have to back directly into Jackson Avenue. He presented a letter from the adjoining property owner stating there was no objection to the variance. Motion was made to approve the variance by Commissioner Hipp, seconded by Commissioner Shanks. All members present voting AYE.

Motion was APPROVED.

* * *

(Board of Adjustment)

There came for discussion public hearing for case # 911 – Terry & Paula Estes application for an 8.8ft rear yard variance from 25ft to 16.2ft located at 407 S. 16th Street. Mr. Smith informed the Commission that the lot in question was an irregular shaped lot, and if the off set of the property line is determined as a side yard setback then the variance is not needed but if it is decided that the off-set property line does in fact create another rear yard property line, then the public hearing would need to proceed. It was determined in 1991, by a previous commission, that the property line in question was actually a side yard property line and not a rear yard property line. Motion was made to determine the property line in question as a side yard property line and not a rear yard property line, deeming that a variance is not needed, by Commissioner Hipp, seconded by Commissioner Chessin. All members present voting AYE.

Motion was APPROVED.

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MINUTE BOOK No. 2, OXFORD PLANNING COMMISSION

DEMENT—MERIDIAN 57-2275

(Board of Adjustment)

There came for discussion public hearing for case # 912 -- Park Development application for a 1.5ft fence height variance from 2.5ft to 4ft located at 600 McElroy Drive. Cliff Bates, representative of Park Development, stated they would like to construct a white cross buck fence along the front of the property. The fence will connect with the brick columns that are presently at the entrance/exit to the development. Mr. Bates informed the Commission that the fence had been discussed with the residents of the development and there were no objections. Motion was made to approve the variance by Commissioner Fisher, seconded by Commissioner Holley. All members present voting AYE.

Motion was APPROVED.

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(Board of Adjustment)

There came for discussion public hearing for case # 913 -- Monia Mills application for a 10ft side yard variance from 10ft to 0ft and a 19ft rear yard variance from 25ft to 6ft located at 211 S. 5th Street. Ben Smith stated the detached building in question did not meet the ordinance requirement of having a minimum of 600 square feet in order to be occupied. He informed the Commission that if the variance is granted they would also need to add to the application a variance from the minimum size of a dwelling unit. Mike Mills, property owner, stated the block building in question was constructed many, many years ago and was occupied at one time. There is a separate gas meter but the electrical service is connected to the existing house meter and in essence he is only adding a bathroom. He does not intend to use it for commercial purposes but only for short time guests. He has spoken with his neighbor and there are no objections. Motion was made to approve the variance for the setback requirements with the addition of the variance for the minimum dwelling size, with the stipulations that the electrical utility services remain on one meter and is not to be rented, by Commissioner Holley, seconded by Commissioner Hipp. Chairman Buchanan abstained from the vote and all other members present voted AYE.

Motion was APPROVED.

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(Board of Adjustment)

There came for discussion public hearing for case # 914 -- Mechanics Bank application for a 17ft rear yard variance from 50ft to 33ft located at 2601 West Jackson Avenue. Eddie Ray, Director at bank, stated the bank would be building a new bank on West Jackson and would like to construct the drive-thru canopy on the rear of the bank and the variance is needed to do this. With the drive-thru being on the rear of the property this will leave the front of the property to be more visually pleasing. He has spoken with all of the adjoining property owners and there were no objections to granting of the variance. Motion was made to approve the variance by Commissioner Chessin, seconded by Commissioner Shanks. All members present voting AYE.

Motion was APPROVED.

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(Board of Adjustment)

There came for discussion public hearing for case # 915 -- Aden's Grille application for a sign variance located at 1007 College Hill Road. Caroline Lide Oyler, General Manager, informed the Commission they were unaware when the sign was erected that they did not meet the setback requirements. She presented the commission with letters of no objection from both adjoining neighbors and the University Airport is her neighbor to the east. Ms, Dylor stated that the University did intend on closing College Hill Road apparently within the next couple of weeks in order to extend the current runway for the airport. With doing so, there will no longer be any through traffic in front of the business the road will end at her adjoining neighbor to the north. Motion was made to approve a variance of 11.6ft for the sign, due to the unique situation of the University closing the road, with the stipulation that if the road is not closed within six (6) months from tonight's meeting, the applicant will need to readdress the Board of Adjustment regarding this application. All members present voting AYE.

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DEMENT-MERIDIAN 57-2275

Motion was APPROVED.

(Planning Commission)

There came for discussion public hearing for case # 916 - Site plan approval for the Mark Apartments, Phase II located, outside the city limits on Old Taylor Road. Sydney Allen, representing the developers, addressed the Commission regarding this development. Mr. Allen informed the Commission they were here requesting site plan approval for the Phase II of The Mark Apartments. The phase I consisting of 160 units and phase II would consist of 176 units. All of the units are two-bedroom with two-baths. The developers are outside the city limits but are requesting city water and sewer services. All of the department heads had looked at the site plan and have approved it. Motion was made to approve the site plan by Commissioner Holley, seconded by Commissioner fisher.

Commissioner voting Aye: Janis Holley, Jon Fisher, Ron Hipp,
Debby Chessin, and Paula Shanks

Commissioner voting Nay: Donna Buchanan

Motion was APPROVED by a 5 to 1 vote.

(Planning Commission)

There came for discussion public hearing for case # 917 - Site plan approval for Taylor Meadows located, outside the city limits, on Old Taylor Road. Ryland Sneed, Precision Engineering, addressed the commission. Mr. Sneed described the proposed development as consisting of 29 individual brick units. The units would be two-bedroom with 2-bathrooms. This property was previously approved for the construction of 60 apartments but the current owners want to build to a much smaller density and have individual units instead of apartments. The development is outside the city limits and is requesting city water and sewer services. After some discussion, motion was made to approve the site plan by Commissioner Holley, seconded by Commissioner Hipp.

Commissioners voting Aye: Janis Holley, Ron Hipp, Jon Fisher,
and Donna Buchanan

Commissioners voting Nay: Paula Shanks and Debby Chessin

Motion was APPROVED by a 4 to 2 vote.

Chairman Buchanan informed the commission that item #11, Woods Caveit to address the Commission regarding a possible residential development and item #12, Commission to interpret Section 330.10(D)(2)(a) of "Appendix A", Zoning Code of Ordinances, with regard to the illuminated Blue Mariin Signage had been removed from the agenda.

(Planning Commission)

There came for discussion for the Commission to determine if a special exception is needed for long-term residential usage at 1000 Jackson Avenue. Leah Bridge Gurner addressed the Commission stating that Bridge Properties owned the property in question at 1000 Jackson Avenue and did currently lease out an existing apartment there, as well as, short term leasing and office space. They would like to remodel this area to add kitchen facilities along with additional bathrooms for long term leasing and they would like an opinion from the Commission as to whether a special exception is needed to do so. After much discussion, it was decided that Bridge Properties would need to file an application and come before the Commission with a request for a special exception.

There being no further business to come before the Commission, the meeting was adjourned at 7:30 p.m.

Heidi M. Ussie
Secretary

PLANNING COMMISSION

October 14, 2002

Be it remembered that the Oxford Planning Commission did meet on October 14, 2002, at 5:00 p.m., in the City Hall courtroom with the following members present:

- Donna Buchanan, Chairman
- Sonny Johnson, Vice-Chairman
- Debby Chessin
- Jon Fisher
- Paula Shanks
- Janis Holley

- Ben Smith, Planning Consultant
- Bart Robinson, Assistant Engineer
- Vick Smith, Building Inspector
- Bill Houston, Building Inspector
- Dee Ursic, Secretary

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After the meeting was called to order, the following business was transacted:

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The minutes of the September 9, 2002 meeting were approved without corrections. Motion was made by Commissioner Shanks, seconded by Commissioner Fisher. All members present voting AYE.

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Ben Smith informed the Commission that he would need to recuss himself from the public hearing for case # 921, Perry Older, dba Condray Signs. Also, Chairman Buchanan stated the agenda would be amended so that case # 925, site plan approval for Southwind Condominiums would be presented after case # 918.

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PUBLIC HEARINGS

(Board of Adjustment)

There came for discussion public hearing for case # 918 - Dan Camp application for a variance to allow for gravel parking instead of a solid surface parking area located at 316 MLK Drive. Robert Camp, Jr. asked for the Commission to continue the case to the November meeting.

* * *

(Planning Commission)

There came for discussion public hearing for case # 925 - Site Plan Approval for Southwind Condominiums to be located on Harris Drive. Jeff Williams, Engineer, described the project as consisting of 6 individual units with a 30ft buffer zone between it and the adjoining Single-Family Residential houses. Mr. Williams informed the Commission that the original design was for 7 units and the property owner had eliminated one unit. All of the parking would be in the front of the units. The Commission asked that the property owner please speak with the adjoining single-family residents about the design of the project and try and continue an amicable relationship with them during the construction of the project. Motion was made to approve the site plan by Commissioner Fisher, seconded by Commissioner Johnson. All members present voting AYE.

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DEMENT—MERIDIAN 57-2275

Motion was APPROVED.

* * *
(Board of Adjustment)

There came for discussion public hearing for case # 919 – John Collier application for a 10ft front yard variance from 30ft to 20ft located at 512 Azalea Drive. Jeff Williams, Engineer, presenting for Mr. Collier. Mr. Williams stated the reason the owner was applying for a variance was due to the odd shape of the lot. The lot is a long triangular shape and in order to construct the building and still be able to meet the parking requirements, the front of the building needs to be 10ft closer. They have spoken with the adjoining commercial business and there were no objections. Motion was made to approve the variance by Commissioner Johnson, seconded by Commissioner Holley.

Commissioners voting Aye: Donna Buchanan, Sonny Johnson, John Fisher, Paula Shanks, and Janis Holley

Commissioners voting Nay: Debby Chessin

Motion was APPROVED by a 5 to 1 vote.

* * *
(Board of Adjustment)

There came for discussion public hearing for case # 920 – Dwight Young, Jr. application for an 8ft rear yard variance from 25ft to 17ft located at 1307, 1309, 1311, and 1313 S. 16th Street. Dwight Young, Jr., property owner, stated that he would like to remove the patios from the existing 15 year old duplexes and add a utility/storage room onto the back of the units. He has spoken with Mrs. Little, the adjoining property owner and she has stated in writing that she has no objections to him doing this. Motion was made to approve the variances by Commissioner Johnson, seconded by Commissioner Holley. All members present voting AYE.

Motion was APPROVED.

* * *
(Board of Adjustment)

There came for discussion public hearing for case # 921 – Perry Older dba Condray Signs application for a 189 sq.ft. sign variance located at 2530 West Jackson Avenue. Perry Older addressed the Board with a request to erect a 5ft by 37ft 8in sign on the West end of the new Wal-Mart Supercenter building. They have frontage on Hwy 6 and would like to erect the sign so that traffic going east on Hwy 6 will be able to recognize the business. After much discussion regarding previous cases and decisions regarding signage for Wal-Mart, motion was made to deny the variance by Commissioner Shanks, seconded by Commissioner Fisher. All members present voting AYE.

Motion was APPROVED to DENY.

* * *
(Board of Adjustment)

There came for discussion public hearing for case # 922 – Clint Williford application for a 3ft side yard variance for a detached accessory building located at 1223 Beanland Drive. Mr. Williford stated he would like to provide additional off-street parking at his residence. The structure will be 25ft from another adjacent structures and the proposed placement would save an established tree on his property. Mr. Williford informed the Commission that he had spoken with his neighbor and there are no objections to the accessory structure being so close to his property. Motion was made to approve the variance with the stipulation that Mr. Williford sign a release with the Public Works Department understanding that the accessory structure will be built on an existing utility easement and that the City has no liability if the structure is damaged in order to access the utilities by Commissioner Chessin, seconded by Commissioner Johnson.

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Commissioners voting Aye: Debby Chessin, Sonny Johnson, Jon Fisher,
Paula Shanks, and Janis Holley

Commissioners voting Nay: Donna Buchanan

Motion is APPROVED by a 5 to 1 vote.

* * *
(Board of Adjustment)

There came for discussion public hearing for case # 923 – Dixon and Leigh Ann Bynum application for a 3ft side yard variance for a detached accessory building located at 311 Garner Street. Mrs. Bynum informed the Board that she and her husband would like to place a pre-fabricated storage unit on an existing slab in their back yard. The previous storage building was torn down, due to it being old and unsightly, but the slab was left and the proposed unit would be the same size footprint as the previous unit. They have spoken with the neighbors as well as, the neighborhood association and there are no objections. Motion was made to approve the variance by Commissioner Johnson, seconded by Commissioner Fisher. All members present voting AYE.

Motion was APPROVED.

* * *
(Board of Adjustment)

There came for discussion public hearing for case # 924 – Bridge Properties application for a special exception to allow for residential use in the Central Business zone located at 1000 Jackson Avenue. Leah Bridge Gurner stated that Bridge Properties would like to remodel the upstairs of the Old Henry Hotel. Currently there is one apartment that is leased and they would like to increase it to three units total. They would also like to add a common kitchen but in order to do so, they must be granted a special exception to allow for long-term residential usage. Ten parking spaces are provided for the units at 1000 Tyler Avenue. After some discussion, motion was made to approve the special exception with the stipulations that only 3 units were allowed upstairs and 10 parking spaces would be provided for the tenants at 1000 Tyler Avenue by Commissioner Chessin, seconded by Commissioner Johnson. All members present voting AYE.

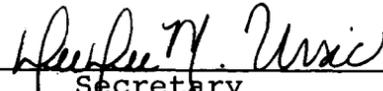
Motion was APPROVED.

* * *
(Planning Commission)

There came for discussion before the Commission to determine if a variance is needed for an addition located at 206 Sisk Avenue. Richard Gallaspy, property owner, informed the Commission of wanting to add an addition to the side of his house. His house currently is non-conforming due to the parcels being developed before the zoning ordinances were adopted. He has spoken with his neighbor and there are no objections to the proposed project. It was decided by the Commission that Mr. Gallaspy would need to file for a variance regarding his addition.

* * *

There being no further business to come before the Commission, the meeting was adjourned at 6:30 p.m.


Secretary

MINUTE BOOK No. 2, OXFORD PLANNING COMMISSION

DEMENT—MERIDIAN 57-2275

PLANNING COMMISSION

November 18, 2002

Be it remembered that the Oxford Planning Commission did meet on November 18, 2002, at 5:00 p.m., in the City Hall courtroom with the following members present:

Donna Buchanan, Chairman
Sonny Johnson, Vice-Chairman
Debby Chessin
Jon Fisher
Paula Shanks
Janis Holley

Ben Smith, Planning Consultant
David Bennett, Public Works Director
Vick Smith, Building Inspector
Dee Ursic, Secretary

* * *

After the meeting was called to order the following business was transacted:

* * *

The minutes of the October 14, 2002, meeting were approved without corrections. Motion was made by Commissioner Fisher, seconded by Commissioner Shanks. All members present voting AYE.

* * *

PUBLIC HEARINGS

(Board of Adjustment)

There came for discussion public hearing for case # 926 – Brian Simmons application for a 2ft side yard variance from 15ft to 13ft located at 304 Garner Street. John Dollarhide, Contractor, stated his client wants to expand the current carport up to the setback line and the overhang of the structure will fall 2ft inside of the side setback. The current one car garage was present when the home was purchased. The adjacent neighbor is approximately 100ft from the structure and they have no objections. Motion was made to approve the variance by Commissioner Johnson, seconded by Commissioner Shanks. All members present voting AYE.

Motion was APPROVED.

* * *

(Board of Adjustment)

There came for discussion public hearing for case # 927 – R.R. Mills application for a 7 ½ ft front yard variance from 30ft to 22 ½ ft and a 1 ½ ft side yard variance from 10ft to 8 ½ ft. R.R. Mills, homeowner, stated there are several places on the front of the house that have rotted and need to be repaired and due to this, they would like to extend the front and side of the exiting footprint of the house while they are making these repairs. The existing steps will not be moved and they will be adding columns that will match the existing houses. Mr. Mills presented the Commission with a petition from his neighbors stating there were no objections to the project. Motion was by Commissioner Johnson, seconded by Commissioner Fisher to approve the variance with the stipulation that the roof overhang shall not extend more than 24” and if it is designed to extend further, Mr. Mills must return before the Board of Adjustment. All members present voting AYE.

Motion was APPROVED.

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DEMENT—MERIDIAN 57-2275

* * *
(Board of Adjustment)

There came for discussion public hearing for case # 928 – Richard Gallaspy application for a 5ft side yard variance from 10ft to 5ft located at 206 Sisk Avenue. Richard Gallaspy, homeowner, addressed the Commission that he would like to add onto his home and his house is currently only 5ft from the side property line. The addition would continue with the existing footprint of the house. Motion was made to approve the variance by Commissioner Johnson, seconded by Commissioner Chessin. All members present voting AYE.

Motion was APPROVED.

* * *
(Board of Adjustment)

There came for discussion public hearing for case # 929 – Christopher P. Schultz application for a special exception to operate a home occupation in a residential zone located at 208 Combs Street. Mr. Schultz stated he and his partner currently operate a laundry pick-up and delivery service. Only administrative duties will be done on the premises, there will be no walk in customers, only a delivery van will be parked at the residence. Mr. Schultz presented a petition to the commission from property owners in his neighborhood stating they had no objection to the home occupation in their neighborhood. Motion was made by Commissioner Fisher, seconded by Commissioner Johnson to approve the special exception with the stipulation that the home occupation is limited to administrative duties only and that only one delivery van may be parked on the premises.

Commissioners voting Aye: Jon Fisher, Sonny Johnson, Debby Chessin,
Paula Shanks, and Janis Holley

Commissioners voting Nay: Donna Buchanan

Motion was APPROVED by a 5 to 1 vote.

* * *
(Board of Adjustment)

There came for discussion public hearing for case # 930 – CNG Properties, Inc. application for a variance to the parking spaces required located at 2109 University Avenue. Corey Alger, Architect, informed the Commission that the applicant is proposing to construct a two-story building. His client will occupy the second floor and lease out the ground floor. The required parking spaces for the ground floor have been satisfied but CNG Properties, Inc., would like to reduce the required parking spaces for their floor area. There will be a total of 22 parking spaces provided. Mr. Alger also stated there is adequate space for the additional parking spaces on site, they would rather utilize this for green space at the present time and if more parking is needed in the future, then they will provide it. Motion was made by Commissioner Johnson, seconded by Commissioner Fisher to approve the variance with the stipulation that a total of 22 parking spaces will be provided and the parking spaces are reduced for the upper floor only and this variance approval runs with the present tenant, CNG, Properties Inc. only. All members present voting AYE.

Motion was APPROVED.

* * *
(Board of Adjustment)

There came for discussion public hearing for case # 931 – Big Leaf Co., Inc., application for a 27ft front yard variance from 50ft to 23ft located at 1107 N. Lamar Blvd. Mike Bennett, property owner, addressed the Commission. Mr. Bennett described his lot as a narrow triangular shaped lot and due to this odd shape he needs to build in the front setback. By moving the building forward on the lot, this will allow for all of the parking to be behind the building, which will be more aesthetically pleasing. The existing buildings adjacent and across from his property

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are currently closer to the street than what he would be allowed. Motion was made to approve the variance by Commissioner Johnson, seconded by Commissioner Fisher. All members present voting AYE.

Motion was APPROVED.

* * *
Chairman Buchanan left the meeting at 5:55 p.m.

* * *
(Board of Adjustment)

There came for discussion public hearing for case # 932 – Cooper Terry application for a 7 ½ ft side yard variance from 10ft to 2 ½ ft located at 1106 S. Lamar Blvd. Mrs. Jennie Terry stated they would like to add an addition onto their house and in doing so; they would need to encroach into the side yard setback. The house and the existing detached garage will be combined, the back wall of the existing garage will remain in the same location. There have been no objections from the neighboring property owners. Motion was made to approve the variance by Commissioner Fisher, seconded by Commissioner Holley. All members present voting AYE.

Motion was APPROVED.

* * *
(Planning Commission)

There came for discussion public hearing for case # 933 – Site plan approval for The Edge Condominiums located on Anderson Road. Ryland Sneed, Engineer, explained the development as being located next to One Anderson Place and East of Anderson Estates. The property is zoned RC and there will be a total of 5, 3-story buildings with 72 two, three and four bedroom units with a total of 261 parking spaces. All of the units will be sold individually, not rented. Ben Smith questioned Mr. Sneed regarding 2 trees on the West side of the property. He was concerned about the grading that was shown on the site plan drawing and how the preservation of the 20" and 18" Oaks would be handled. Mr. Sneed stated they intend to construct retaining walls to extend about 20' out from the base of the tree to protect them. Mr. Smith suggested that a revised version of the site plan be filed reflecting the retaining walls and that Mr. Sneed keep in mind that the Landscape Ordinance specifies that all trees to be retained shall have a perimeter fencing at the extreme outer edge of the drip line and there shall be no activity of any kind inside the perimeter other than hand brush clearing. Motion was made by Commissioner Fisher, seconded by Commissioner Holley to approve the site plan with the stipulation that an amended site plan be filed, as well as Billy Lamb approve the preservation measures.

Commissioners voting Aye: Jon Fisher, Janis Holley, Debby Chessin, Sonny Johnson

Commissioners voting Nay: Paula Shanks

Motion was APPROVED by a 4 to 1 vote.

* * *
There being no further business to come before the commission, the meeting was adjourned at 6:30 p.m.

Paula Shanks
Secretary

MINUTE BOOK No. 2, OXFORD PLANNING COMMISSION

DEMENT—MERIDIAN 57-2275

PLANNING COMMISSION

December 9, 2002

Be it remembered that the Oxford Planning Commission did meet on December 9, 2002, at 5:00 p.m., in the City Hall courtroom with the following members present:

Sonny Johnson, Vice-Chairman
 Charlie Noble
 Debby Chessin
 Jon Fisher
 Paula Shanks
 Janis Holley

Ben Smith, Planning Consultant
 Bart Robinson, Assistant Engineer
 Vick Smith, Supervisor of Building, Code and Zoning Enforcement
 Dee Ursic, Secretary

* * *

After the meeting was called to order the following business was transacted:

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The minutes of the November 18, 2002, meeting were approved without corrections. Motion was made by Commissioner Chessin, seconded by Commissioner Fisher. All members present voting AYE.

* * *

PUBLIC HEARINGS

(Board of Adjustment)

There came for discussion public hearing for case # 934 which was continued to the January 2003 meeting.

* * *

(Board of Adjustment)

There came for discussion public hearing for case # 935 – Blair Hobbs & John T. Edge application for a 17.3 ft front yard variance on S. 11th Street, a 24.9ft front yard variance on Lincoln Avenue and a 7ft side yard variance located at 913 S. 11th Street. Lenore Hobbs, Sister-in-law addressed the Commission due to Mr. Edge and Mrs. Hobbs being out of town. Mrs. Hobbs presented a letter from the neighbors stating they had no objections to the variances to allow for the addition. Ben Smith stated that according to his calculations, the applicant would also need a variance to the lot coverage requirement added to this application. Motion was made to approve the variances with the addition of a variance to the required lot coverage by Commissioner Holley, seconded by Commissioner Fisher. All members present voting AYE.

Motion was APPROVED.

* * *

(Board of Adjustment)

There came for discussion public hearing for case # 936 & 937 – Christ Temple Church CME application for a special exception and application for a 15ft front yard variance on N. 5th Street, a 9.5ft front yard variance on Jackson Avenue and a variance to the number of parking spaces required located at 501 Jackson Avenue. Frank Chenault, First General Services of North Mississippi, stated the church would like to build a 600 sq. ft. addition. In doing so, they would

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DEMENT—MERIDIAN 57-2275

need a special exception along with a front yard variance and a parking variance. With the addition, they would be changing the façade and roofline of the building but the eave of the new roofline would not over hang the sidewalk. Motion was made to approve the special exception, the front yard variances, and a variance to the required parking spaces with the stipulation that the parking area must be paved by Commissioner Fisher, seconded by Commissioner Holley. All members present voting AYE.

Motion was APPROVED.

* * *
(Planning Commission)

There came for discussion public hearing for case # 938 – Site Plan approval for North Ridge Condominiums to be located on Hathorn Road. Jeff Williams, Engineer, described the project as consisting of 14 condominium units. There are currently residential units on the site but they will be removing 14 units and replacing with 14 units. They will not be changing the ingress or egress of the existing entrances or exits. Buildings 1 and 8 will be readjusted from the submitted plat, so that they will not encroach into the required setbacks. Motion was made to approve the site plan by Commissioner Fisher, seconded by Commissioner Chessin.

Motion was APPROVED.

* * *

There being no further business to come before the commission, the meeting was adjourned at 5:30 p.m.

Paul M. Ursic
Secretary

MINUTE BOOK No. 2, OXFORD PLANNING COMMISSION

DEMENT-MERIDIAN 57-2275

PLANNING COMMISSION

January 13, 2003

Be it remembered that the Oxford Planning Commission did meet on January 13, 2003, at 5:00 p.m., in the City Hall courtroom with the following members present:

Donna Buchanan, Chairman
 Sonny Johnson, Vice-Chairman
 Charlie Noble
 Debby Chessin
 Jon Fisher
 Paula Shanks
 Janis Holley

Ben Smith, Planning Consultant
 David Bennett, Public Works Director
 Bart Robinson, Assistant Engineer
 Vick Smith, Supervisor of Building, Code and Zoning Enforcement
 Dee Ursic, Secretary

* * *

After the meeting was called to order the following business was transacted:

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The minutes of the December 9, 2002, meeting were approved without corrections. Motion was made by Commissioner Shanks, seconded by Commissioner Holley. All members present voting AYE.

* * *

PUBLIC HEARINGS

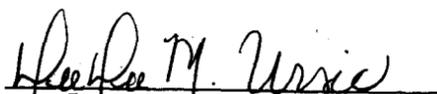
(Planning Commission)

There came for discussion public hearing for case # 939 - Preliminary plat approval for Aspen Ridge Subdivision located off of Anderson Road. Mike Faulkner, Dean McRae Engineering, addressed the Commission. Mr. Faulkner stated an approval had previously been given for this property as a zero lot line development on September 2001. The development is currently zoned RC and will consist of 77 lots. The development will be landscaped primarily according to the landscape plan that was previously approved in December 2001 as Goose Creek, Phase V. A buffer zone will be left between the two sides of the property that adjoin the Commercial or Multi-Family zoning. Motion was made to approve the Preliminary Plat with the conditions that Lot 1 & 2 will not be developed as duplexes but as individual units and the landscape plan be discussed and approved by Billy Lamb and the City of Oxford Tree Board by Commissioner Johnson, seconded by Commissioner Holley. All members present voting AYE.

Motion was APPROVED.

* * *

There being no further business to come before the commission, the meeting was adjourned at 5:45 p.m.


 Secretary

MINUTE BOOK No. 2, OXFORD PLANNING COMMISSION

DEMENT—MERIDIAN 67-2275

PLANNING COMMISSION

February 10, 2003

Be it remembered that the Oxford Planning Commission did meet on February 10, 2003, at 5:00 p.m., in the City Hall courtroom with the following members present:

Donna Buchanan, Chairman
 Sonny Johnson, Vice-Chairman
 Charlie Nobel
 Debby Chessin
 Janis Holley

Ben Smith, Planning Consultant
 David Bennett, Public Works Director
 Bart Robinson, Assistant Engineer
 Vick Smith, Supervisor of Building, Code and Zoning Enforcement
 Dee Ursic, Secretary

* * *

After the meeting was called to order the following business was transacted:

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The minutes of the January 13, 2003, meeting were approved without corrections. Motion was made by Commissioner Johnson, seconded by Commissioner Holley. All members present voting AYE.

* * *

Chairman Buchanan stated that Case # 941 and Case # 948 would be heard together. Ben Smith informed the Commission that he would need to recuse himself from cases 941, 944 and 948. Commissioner Holley stated she would also need to be recused from case # 944 and Legal Council stated they would need to be recused from case # 940.

* * *

PUBLIC HEARINGS

(Board of Adjustments)

There came for discussion public hearing for case # 940 – Baptist Memorial Hospital-North MS application for a sign variance located at 2301 S. Lamar Blvd. Scott Pridmore, representing Baptist Memorial Hospital, explained that the hospital was undergoing an expansion project and the current Emergency Room entrance had been relocated. Due to this, the hospital needed to add another pylon sign to identify the new emergency entrance. By state law, the hospital is liable for properly identifying emergency entrances. Motion was made to continue the case to the next meeting, so that a direct administrative official of the hospital could be present before the commission to answer certain questions by Commissioner Johnson. Motion died for a lack of a second. Motion was made by Commissioner Chessin, seconded by Commissioner Noble to approve the variance.

Commissioners voting aye: Debby Chessin, Charlie Noble
 and Janis Holley

Commissioners voting nay: Donna Buchanan and Sonny Johnson

Motion was APPROVED by a 3 to 2 vote.

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DEMENT—MERIDIAN 57-2275

(Board of Adjustments)

There came for discussion public hearing for case # 942 – Big Leaf Development, Inc. application for a variance to the required number of parking spaces located at 1107 and 1109 N. Lamar Blvd. Mike Bennett, property owner, stated a Dollar General store and a professional office building were proposed to be constructed next to each other and would be sharing the parking area. By ordinance for both businesses, a total number of 77 parking spaces are needed and he is requesting that a variance be granted to allow for only 65 spaces. Mr. Bennett has spoken with the owner of the Dollar General store and there is no opposition to allowing the professional office building the usage of their parking spaces. Motion was made by Commissioner Johnson, seconded by Commissioner Chessin to approve the variance with the stipulation that a letter from Dollar General be provided to the Planning Department and that it is understood that no spaces that are on the City's Right-of-Way may be counted toward their total amount of parking spaces.

Commissioners voting aye: Janis Holley, Debby Chessin, Sonny Johnson and Donna Buchanan

Commissioners voting nay: Charlie Noble

Motion was APPROVED by a 4 to 1 vote.

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(Board of Adjustment)

There came for discussion public hearing for case # 943 – Big Leaf Development, Inc. application for a front yard setback variance located at 1413 N. Lamar Blvd. Mike Bennett, property owner, stated that the property presently contained a house and a storage building. He is proposing to leave the house, remove the storage building and replace it with another building. The 25ft front yard variance would be needed for the new building in order to keep it in line with the front set backs of the surrounding buildings. Motion was made by Commissioner Chessin, seconded by Commissioner Johnson to approve the variance. All members present voting AYE.

Motion was APPROVED.

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(Board of Adjustment)

There came for discussion public hearing for case # 944 – Savita Chadda application for a height variance located on West Jackson Avenue. Both Ben Smith and Janis Holley recused themselves from this case. Richard Molenaar, Architect, addressed the commission regarding this request. Mr. Molenaar explained that the proposed 4-story hotel site is approximately 17ft below the elevation of West Jackson Avenue at the center of the site and 91ft from the street right-of-way. They are requesting a 20ft height variance and do not feel, that due to the topography of the land, as well as the distance of the project from West Jackson Avenue, that the overall height of 55ft would have a negative effect on the area. Motion was made by Commissioner Johnson, seconded by Commissioner Noble. All members present voting AYE.

Motion was APPROVED.

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(Board of Adjustment)

There came for discussion public hearing for case # 941 – Ronnie Leggitt application for a special exception for a zero lot line development located at 619 N. 14th Street. Ben Smith recused himself from this case. Swazey Alford, representing Walker and Molissia Swaney, addressed the commission stating that his clients were out of the country and did have objections to the application before the commission. Mr. Alford asked that due to this circumstance, on behalf of his clients, he would like to request that the case be continued to the next regularly scheduled meeting in order for his clients to be present to address the commission with their concerns. Ronnie Leggitt, property owner, stated that he felt that he had complied with all of the regulations of the city. He is proposing to have four individual single-family houses and lots. In order to do so, the property needs to be developed as a zero lot line development. Mr. Alford stated that according to his interpretation of the ordinances, all of the required information, such as, topographic features, protective covenants, required amount of lot square footage has not been provided or complied with and due to this he feels that the case should be continued. Jeannie Tatum, 642 N. 14th Street, also objected to the application. She was concerned about more traffic on a narrow street and more water run off. After much discussion, motion was made

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DEMENT—MERIDIAN 57-2275

to by Commissioner Johnson, seconded by Commissioner Noble for the applicant to supply the additional information and this case and Case # 948, Site Plan Approval for Savannah Square, would be recessed until Wednesday, February 19, 2003, at 12:00 p.m. All members present voting AYE.

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(Planning Commission)

There came for discussion public hearing for case # 946 – Max Ewing and Charles Northington application for rezoning from RC to GC for property located at 2399 West Jackson Avenue. Charlie Northington, property owner, explained that the property in request is surrounded by commercial development. In the year 2000, property directly across the street was rezoned from residential to Highway Commercial for the Wal-Mart development. This decision for rezoning in 2000 would show substantial change in the neighborhood and justify the present application for rezoning. Motion was made by Commissioner Johnson, seconded by Commissioner Holley to approve the rezoning from RC to GC. All members present voting AYE.

Motion was APPROVED.

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(Planning Commission)

There came for discussion public hearing for site plan approval for "The Links at Oxford" located on Hwy 6 East. This project is outside the city limits but is requesting city utility services. Ryland Sneed, Engineer, described the project as a proposed apartment project consisting of 41 buildings with 492 total units and a 9-hole golf course. There are 7 proposed lakes, which will collect the water run off from the property. DEQ has been contacted and has approved the project. Motion was made to approve the site plan by Commissioner Johnson, seconded by Commissioner Holley. All members present voting AYE.

Motion was APPROVED.

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There being no further business to come before the commission, the meeting was recessed until Wednesday, February 19, 2003 at 12:00 p.m.

Heather M. Urick
Secretary

MINUTE BOOK No. 2, OXFORD PLANNING COMMISSION

DEMENT—MERIDIAN 57-2275

PLANNING COMMISSION
(Recessed Meeting)

February 19, 2003

Be it remembered that the Oxford Planning Commission did meet at a recessed meeting on February 19, 2003, at 12:00 p.m., in the City Hall courtroom with the following members present:

Donna Buchanan, Chairman
Jon Fisher
Janis Holley
Charlie Noble

David Bennett, Public Works Director
Bart Robinson, Assistant Engineer
Vick Smith, Building Inspector
Dee Ursic, Secretary

* * *

After the meeting was called to order the following business was transacted:

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(Board of Adjustment)

There came for discussion the recessed public hearing for case # 941 – Ronnie Leggitt application for a special exception for a zero lot line development located at 619 N. 14th Street. Jeff Williams, Engineer, representing the property owner stated that a full set of construction plans have been provided to the Public Works Department, including a subdivision plat and certification sheet. The project meets all of the requirements for a zero lot line development.

Molissia Swaney, 634 N. Lamar Blvd., stated that her property directly adjoins this property on the east side and she has several concerns about the project and its relationship to her property and the neighborhood. The proposed homes are large in magnitude and would cover every aspect of the land; the large trees and natural buffer currently on the property would be destroyed, as well as, the historical aspect of the neighborhood. Mrs. Swaney is worried that if the special exception is approved, this will set a precedent and these types of projects will overtake this small historical neighborhood. Lou Yoder, legal counsel for the Swaney's, reiterated that they still do not believe that all of the proper guidelines and codes, such as Section 340 and 510 have been applied and followed for this project, as required by the City of Oxford Zoning Ordinances.

Marilyn Pulham, President of the Heritage Foundation, addressed the commission regarding their concerns about developments not being in keeping with the historical scheme of the present neighborhoods. This development would also follow the lines of several new developments or projects, which have not retained the historical character of their present surroundings.

Ronnie Leggitt, property owner and developer, stated to the commission that he is willing to work with the Swaney's, as well as any other neighborhood residents anyway possible. He had discussed with the Swaney's about a mutual landscaping buffer being planted. After much discussion, motion was made by Commissioner Holley, seconded by Commissioner Fisher to approve the special exception.

Commissioners voting aye: Janis Holley, Jon Fisher, and Donna Buchanan

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Commissioners voting nay: Charlie Noble

Motion was APPROVED by a 3 to 1 vote.

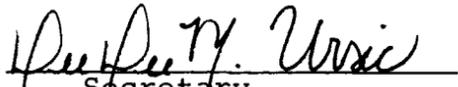
* * *
(Planning Commission)

There came for discussion public hearing for case # 948 – Preliminary Plat approval for Savannah Square located at 619 N. 14th Street. From previous discussion of the project, motion was made by Commissioner Holley, seconded by Commissioner Fisher to approve the Preliminary Plat. All members present voting AYE.

Motion was APPROVED.

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There being no further business to come before the commission, the meeting was adjourned at 12:50 p.m.


Secretary

MINUTE BOOK No. 2, OXFORD PLANNING COMMISSION

DEMENT—MERIDIAN 67-2275

PLANNING COMMISSION

March 10, 2003

Be it remembered the Oxford Planning Commission did meet on March 10, 2003, at 5:00 p.m., in the City Hall courtroom with the following members present:

Donna Buchanan, Chairman
 Sonny Johnson, Vice-Chairman
 Debby Chessin
 Janis Holley
 Jon Fisher
 Paula Shanks

Ben Smith, Planning Consultant
 David Bennett, Public Works Director
 Bart Robinson, Assistant Engineer
 Vick Smith, Supervisor of Building, Code and Zoning Enforcement
 Dee Ursic, Secretary

* * *
 After the meeting was called to order the following business was transacted:

* * *

The minutes of the February 10, 2003, meeting were approved with one correction. The vote on case # 942- Big Leaf Development, Inc., should be recorded as a 4 to 1 vote. This correction was noted and recorded. Motion was made by Commissioner Johnson, and seconded by Commissioner Fisher. All members present voted Aye.

* * *

PUBLIC HEARINGS

(Board of Adjustment)

There came for discussion public hearing for case # 949 – Leslie and Louise Tubb application for a special exception to allow for a commercial use in a RC zone located at 713 S. Lamar Blvd. Bill Sloan, representing Dr. and Mrs. Tubb explained that the space for lease is approximately 750 sq. ft. with six off-street parking spaces and has been used as a dental office for the past 32 years with no objections. Dr. Tubb had spoken with the previous Planning Director, George Rummell, about renting this space as a professional office and a letter of reply from Mr. Rummell indicated that the use of the office space as a medical office would be acceptable but any change in use other than medical would require a special exception.

Jim Pryor, 804 S. Lamar Blvd., presented the commission with a petition in objection to the special exception. Mr. Pryor expressed concern that the approval of Dr. Tubb's request would be a significant change in the use of the property and the residents of this area would like for the use to be residential, not professional office, as it is currently zoned. There was question as to the need for this application for special exception by the Board of Adjustment, if one had been granted previously then the use would continue with ownership of the property, as long as no stipulations were put on the property. Motion was made by Commissioner Johnson, seconded by Commissioner Chessin to continue until the issue relating to the possibility of a previously granted special exception could be researched. All members present voting AYE.

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Motion was APPROVED.

* * *
(Board of Adjustment)

There came for discussion public hearing for case # 950 – Lendy Alderson application for a rear yard variance located at 607 S. 11th Street. Lendy Alderson, property owner, requested to build an addition on the back of her existing house consisting of a bathroom and closet. The proposed addition would extend 7ft. into the rear yard setback. Ms. Alderson pointed out that other houses in the neighborhood are in fact closer to the rear property lines than her addition would be. Ms. Alderson submitted letters of approval from several neighbors. One Commission member had a letter in objection to the proposed addition citing concerns over parking and the possibility of this being used as a rental property. Motion was made by Commissioner Chessin, seconded by Commissioner Johnson to approve the variance with the stipulations that the property would not be rented but be used as Ms. Alderson's primary residence and that no additional parking would be needed. All members present voting AYE.

Motion was APPROVED.

* * *
(Board of Adjustment)

There came for discussion public hearing for case # 951 – Frazier Development application for a special exception to allow for a residential use in a commercial zone located at 1403 Van Buren Ave. Claiborne Frazier, developer and Cory Alger, architect, asked for a variance to allow for 13 residential condominium units in a proposed mixed-use building. The intended use of the building would include the following: Basement for parking spaces, 1st floor – 3000 sq. ft. restaurant and 6000 sq. ft. office space. The 2nd and 3rd floor would be residential consisting of 12 - 2 bedroom units and 1 - 1 bedroom unit with 25 on site parking spaces. Motion was made to approve the special exception By Commission Fisher, seconded by Commissioner Holley with the stipulations that an original sketch of the proposed project be supplied to the Planning Department.

Commissioners voting aye: Jon Fisher, Janis Holley, Debby Chessin,
Paula Shanks and Sonny Johnson

Commissioners abstaining: Donna Buchanan

Motion was APPROVED.

* * *
(Board of Adjustment)

There came for discussion public hearing for case # 952 – J.P. Hughes application for a sign variance located at 510 Azalea Drive. Ben Smith recused himself from this case. J. P. Hughes, owner, informed the Commission that an electrical transformer box had been installed in the location that his monument sign was to be placed, so the sign was relocated. When this was done, they were unaware that the height of the sign would not comply. Motion was made by Commissioner Johnson, seconded by Commissioner Chessin to approve the variance.

Commissioners voting aye: Sonny Johnson, Debby Chessin, Paula Shanks
and Janis Holley

Commissioners voting nay: Jon Fisher and Donna Buchanan

Motion was APPROVED.

* * *
(Board of Adjustment)

There came for discussion public hearing for case # 953 – Tom Howorth application for a variance to the Standard Building Code located at 115 Courthouse Square. Leslie

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Beman, Architect, stated that Mr. Howorth was proposing an addition to his present office building. The Standard Building Code does not allow for exterior separation walls less than 0 to 3ft from a common property line to have any openings. The proposed addition will only have 4 windows on the north property line, which would abut the adjoining property line. They are requesting a variance to the Standard Building Code to allow for the windows on the north property line. Motion was made by Commissioner Johnson, seconded by Commissioner Fisher to approve the variance. All members present voting AYE.

Motion was APPROVED.

* * *
Donna Buchanan left the meeting at 6:00 p.m.
* * *

(Board of Adjustment)

There came for discussion public hearing for case # 954 – Old Town Shopping Center application for a variance to the number of parking spaces required located at 1919 University Avenue. John Tatum, Daniels Williams Engineering, Inc., representing the property owner, informed the Commission that the Shopping Center had recently been purchased by Larry McAlexander, and he was planning a total renovation of the present buildings, as well as the addition of new buildings on the site. They are requesting a 14% parking space reduction from 553 spaces to 475 spaces currently on site. Motion was made by Commissioner Chessin, seconded by Commissioner Holley to approve the variance. All members present voting AYE.

Motion was APPROVED.

* * *
(Planning Commission)

There came for discussion public hearing for case # 955 – Dino Grisanti and John Covington application for rezoning from RA to HC from property located at the corner of Park Drive and Highway 30. Brad Walsh, representing attorney and Chris Watson, Bridge and Slaughter LLC Planning Consultants, reported to the Commission. The area where the subject property is located was zoned RA in 1971 when the City's zoning map was adopted. Several characteristics of the neighborhood have changed since then. In 1970, Hwy 7 did not extend past Hwy 30 and due to this, the Hwy 30 corridor was developed largely as a residential corridor. There were 21 residential uses and 5 non-residential uses along the area in request. There are currently 11 residential uses and 14 non-residential uses. The traffic count study conducted in 2000 showed a total of 10,000 cars per day and that number is much higher than the standard traffic count for a residential area. The Vision 20/20 Plan describes and suggests that this property along with its frontage counterparts be zoned and used as commercial.

Lon Stallings, 813 Park Drive, addressed the commission as a representative for the surrounding neighbors. Mr. Stallings presented the Commission with a petition in objection to the rezoning. He stated there are still several residential homes in the area. The residents feel there has not been very little change in the neighborhood. In his opinion, the applicant's representatives are speaking of changes that have happened only on the north side of Hwy 30. They feel these changes are not relevant to the request of having this property rezoned to a commercial use. Several of the commercial uses given are totally non-visible from their residences, making them irrelevant. There is already an extreme problem of silting and drainage from the property in question onto his property. They would like for this property to remain residential and not be rezoned for commercial use.

After much discussion, motion was made by Commissioner Chessin, seconded by Commissioner Shanks to deny the application for rezoning. All members present voting AYE.

Motion to DENY was APPROVED.

* * *

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DEMENT-MERIDIAN 67-2275

(Planning Commission)

There came for discussion public hearing for case # 956 – Site plan approval for Hathorn Grove, LLC located on Hathorn Road. John Tatum, Daniels Williams Engineering, Inc., representing Tim Mahaffey. Mr. Tatum stated they were seeking approval to add two duplex units to an already existing residential development. There are currently 8 units on site, the addition of 2 duplexes would bring the on site total to 12. A turn around has been provided for the fire trucks, a hydrant is located 95ft to the entrance of the development, and the entrance will be 20ft as ordinance requires. All other department requirements have been addressed and met. Motion was made by Commissioner Fisher, seconded by Commissioner Holley. All members present voting AYE.

Motion was APPROVED.

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There being no further business to come before the commission, the meeting was adjourned at 7:30 p.m.


Secretary

MINUTE BOOK No. 2, OXFORD PLANNING COMMISSION

DEMENT—MERIDIAN 57-2275

PLANNING COMMISSION

April 14, 2003

Be it remembered that the Oxford Planning Commission did meet on April 14, 2003, in the City Hall courtroom with the following members present:

Donna Buchanan, Chairman
 Charlie Noble
 Debby Chessin
 Jon Fisher
 Paula Shanks
 Janis Holley

Ben Smith, Planning Consultant
 Bart Robinson, Assistant Engineer
 Vick Smith, Supervisor of Building, Code and Zoning Enforcement
 Dee Ursic, Secretary

* * *
 After the meeting was called to order the following business was transacted:

* * *
 The minutes of the March 10, 2003 meeting were approved with out corrections. Motion was made by Commissioner Shanks, seconded by Commissioner Holley. All members present voting aye. Case #969 was moved from item 17 to item 4 and case # 966, 967 and 970 will be heard together with case #970 being heard first. Motion was made to approve the revised agenda by Commissioner Fisher, seconded by Commissioner Shanks. All members present voting AYE.

* * *
PUBLIC HEARINGS

(Board of Adjustment)

There came for discussion public hearing for case # 948 and #971 – Approval of revised Preliminary Plat and Final Plat for “Savannah Square”. Ronnie Leggitt, owner, stated that one minor change had been made to the plat since the last hearing. The submitted plat for approval has been modified from 4 lots to 3 lots. Motion was made to approve the revised Preliminary Plat and Final Plat by Commissioner Holley, seconded by Commissioner Fisher. All members present voting AYE.

* * *
 (Board of Adjustment)

There came for discussion public hearing for case # 949 – (continued from previous meeting) Bill Sloan representing Dr. and Mrs. Tubb restated to the commission that his clients would like to lease out one side of their property at 713 S. Lamar Blvd for professional office use. Mr. Sloan informed the commission of minutes found from a meeting of July 26, 1971, where Dr. Tubb was granted a special exception for a private dental office only, off street parking will be provided for (8) eight spaces, which will come off Pierce Avenue and located on the same lot.

Jim Pryor, 804 S. Lamar Blvd., reiterated that the surrounding residents would like to maintain residential use in their neighborhood instead of commercial use. Mr. Pryor stated they did meet with Mr. Sloan and Dr. Tubb and discussed the option of the residents withdrawing their petition of opposition if Dr. Tubb would agree to the following items:

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1. No professional sign will be placed at the address except for what is currently on site now.
2. No additional lightening will be added to the site.
3. He will support their petition of rezoning the neighborhood from RC to RA.
4. There will be no more than 3 employees in the professional office

Dr. Tubb did not agree to all of the above items and so due to this, the residents are still in opposition to this request. Motion was made to approve the special exception by Commissioner Noble; motion dies for the lack of a second. Motion was made to deny the special exception by Commissioner Holley, seconded by Commissioner Fisher.

Commissioners voting aye: Janis Holley, Jon Fisher, Debby Chessin,
Paula Shanks, and Donna Buchanan

Commissioners voting nay: Charlie Noble

Motion to DENY was APPROVED by a 5 to 1 vote.

* * *

(Board of Adjustment)

There came for discussion public hearing for case # 969 – Final plat approval for The Gardens at Grand Oaks. Wrenn Greene, developer, addressed the commission that there were no changes to the plat since the Preliminary Plat was approved. Motion was made to approve the Final Plat by Commissioner Fisher, seconded by Commissioner Holley. All members present voting AYE.

Motion was APPROVED.

* * *

Commissioner Holley left the meeting at 5:35 p.m.

(Board of Adjustment)

There came for discussion public hearing for case # 957 – Ear, Nose, & Throat Consultants application for a sign height variance located at 497 Azalea Drive. Richard Meena, General Contractor, explained to the commission that this project was completed in 2001. The project was inspected throughout the entire building process and the signage was submitted with the construction plans. He felt that due to the project receiving a Certificate of Occupancy, all aspects of the project met city regulations and requirements. After much discussion, motion was made to continue all sign variance cases, which would cover case # 957, 959, 960, 961, 964, and 965, until a meeting of the sign committee can be scheduled and the sign ordinance discussed, by Commissioner Fisher, seconded by Commissioner Shanks.

Commissioners voting aye: Jon Fisher, Paula Shanks, Charlie Noble, and
Donna Buchanan

Commissioner voting nay: Debby Chessin

Motion was APPROVED by a 4 to 1 vote.

* * *

(Board of Adjustment)

There came for discussion public hearing for case # 958 – Jeanne F. Zinn application for a special exception to allow for a residential use in a commercial zone located at 308 Jackson Avenue. Jeanne R. Zinn, owner, stated she and her husband would like to remodel the 1,800 square feet of space upstairs of their commercial business, Star

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Package. The space would not be rented or leased but would be for their personal use only. Motion was made to approve the special exception with the stipulation that certification from the Fire Inspector and Building Inspector be obtained on the remodeling per section 323.03 of "Appendix A", Zoning, of the Code of Ordinances, by Commissioner Chessin, seconded by Commissioner Shanks. All members present voting AYE.

Motion was APPROVED.

* * *
(Board of Adjustment)

There came for discussion public hearing for case # 962 - Gwyne Brunt application for a side yard variance located at 616 University Avenue. Corey Alger, Architect, addressed the commission that Ms. Brunt would like to remove the existing detached carport and replace with a detached garage, as well as adding a master bedroom with screened in porch. The garage cannot be relocated to the rear of the house due to a 9ft grade change in the rear of the property. Motion to approve a 3ft side yard variance for the detached garage and a 6.7ft side yard variance for the addition, was made by Commissioner Chessin, seconded by Commissioner Fisher.

Commissioners voting aye: Jon Fisher, Debby Chessin, Charlie Noble
and Paula Shanks

Commissioners voting nay: Donna Buchanan

Motion was APPROVED by a 4 to 1 vote.

* * *
(Board of Adjustment)

There came for discussion public hearing for case # 963 - Frazier Development application for a variance to the Standard Building Code located at 1403 Van Buren Avenue. Corey Alger, Architect, presented for Frazier Development. Mr. Alger stated that they were requesting a variance to the Standard Building Code to allow for the installation of windows in the 4-hour fire wall on the north and west sides of the property. Motion was made to approve the variance by Commissioner Noble, seconded by Commissioner Fisher. All members present voting AYE.

* * *
(Planning Commission)

There came for discussion public hearing for case #970 - Preliminary Plat approval for Goose Creek Commons located on W. Jackson Avenue. Greg Davis and Charles Hill, Neel-Schaffer Engineers, presented the preliminary plat plans for The Home Depot. Mr. Davis described the site as being 1,100 ft north of West Jackson Avenue. A 3-lane, curb and gutter, access road will be constructed into the site and dedicated to the City. A sidewalk will be provided on one side of the street. A pedestrian bridge will be constructed across the creek. The new access road will line up with the Wal-Mart site across W. Jackson Avenue but the current signal lights will have to be adjusted to supply both sites. Mr. Hill, stated there is over 20ft of elevation change from the front to the rear of the site. Keystone retaining walls will be constructed on the front side, next to the ditch and on the backside of the building. The building has been pulled forward more than what is required to allow for additional landscaping on the site. The site plan has been reviewed by all of the applicable departments and meets all of the City's requirements. Motion was made to approve the Preliminary Plat for Goose Creek Commons, The Home Depot only, by Commissioner Fisher, seconded by Commissioner Noble. All members present voting AYE.

Motion was APPROVED.

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* * *
(Board of Adjustment)

There came for discussion public hearing for case # 966 – The Home Depot application for a parking variance located on W. Jackson Avenue. Charles Hill, Neel-Schaffer Engineers, informed the commission they had supplied statistics from parking studies from other Home Depot stores. The parking study showed the normal average of parking spaces need for a store the size of the proposed one, to be only 314 spaces but they are requesting 421 spaces instead of the required 686. Motion was made to approve the parking variance by Commissioner Fisher, seconded by Commissioner Noble. All members present voting AYE.

Motion was APPROVED.

* * *
(Board of Adjustment)

There came for discussion public hearing for case # 967 – The Home Depot application for a sign variance located on W. Jackson Avenue. Charlie Northington, SCC Development, addressed the Commission regarding the sign variance. Mr. Northington stated that Home Depot would like to place one sign off premises due to the building being to the rear of the development. The off premises sign would be located on one of the out parcels of the development. They are also requesting for the height of the pylon sign to be increased from 23 ft to 35 ft and the square footage from 80 sq. ft. to 226 sq. ft. The prototypical Home Depot wall mounted sign is 418.2 sq. ft. and ordinance only allows a maximum of 250 sq. ft. of signage. After much discussion, motion was made to approve one off premises sign, which must be brick monument style (comparative to Wal-Mart or Kroger) with the sign being 30ft in height and having a total of 130 sq. ft., which would include The Home Depot, Tool Rental, and dead space and that they must bring back a design drawing of the monument sign for approval by the commission, by Commissioner Noble, seconded by Commissioner Fisher.

Commissioners voting aye: Charlie Noble, Jon Fisher, and
Debby Chessin

Commissioners voting nay: Donna Buchanan and Paula Shanks

Motion was APPROVED by a 3 to 2 vote.

Motion to approve the wall mounted Home Depot, Tool Rental Pick-Up, and Contractor Pick-Up signs with a total of 249 sq. ft. for all three signs, and the Nursery signage is not considered with this request and must be brought before the commission as a separate request, by Commissioner Fisher, seconded by Commissioner Noble.

Commissioners voting aye: Jon Fisher, Charlie Noble and Debby Chessin

Commissioners voting nay: Donna Buchanan and Paula Shanks

Motion was APPROVED by a 3 to 2 vote.

* * *
(Board of Adjustment)

There came for discussion public hearing case # 968 – John & Sarah Williams application for a front yard variance located at 1502 Jefferson Avenue. John Williams, property owner, explained that he would like to construct an addition onto his home. The addition would follow the existing front setback line of the home and they are on a corner lot, so they would need a 13' front yard variance. Motion was made to approve the variance by Commissioner Fisher, seconded by Commissioner Shanks. All members present voting AYE.

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Motion was APPROVED.

* * *
(Planning Commission)

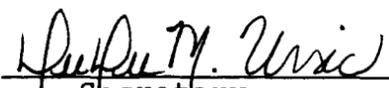
There came for discussion public hearing for case # 972 – Final Plat approval for Aspen Ridge Subdivision located off of Anderson Road. Mike Faulkner, Dean McRae Engineering presented the plat. Mr. Faulkner stated they had redesigned the entrance into the development to save several large trees. After some discussion regarding the lot size requirements on lot 34, 48, 69 and 70, motion was made to approve the final plat with the stipulation that the above lots be confirmed to make sure that they meet the minimum lot size requirement of 3,200 sq. ft. with the Planning and Public Works departments, by Commissioner Fisher, seconded by Commissioner Noble.

Commissioners voting aye: Jon Fisher, Charlie Noble, Donna Buchanan
and Paula Shanks

Commissioners voting nay: Debby Chessin

Motion was APPROVED.

* * *
There being no further business to come before the commission, the meeting was adjourned at 7:35 p.m.


Secretary

MINUTE BOOK No. 2, OXFORD PLANNING COMMISSION

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PLANNING COMMISSION

May 12, 2003

Be it remembered that the Oxford Planning Commission did meet on May 12, 2003, in the City Hall courtroom with the following members present:

Sonny Johnson
Charlie Noble
Debby Chessin
Jon Fisher
Paula Shanks
Janis Holley

Ben Smith, Planning Consultant
David Bennett, Public Works Director
Bart Robinson, Assistant Engineer
Vick Smith, Supervisor of Building, Codes and Zoning
Dee Ursic, Secretary

* * *
After the meeting was called to order the following business was transacted:

* * *
The minutes of the April 14, 2003 meeting were approved with one correction to case # 949. The minutes from July 26, 1971 reflect that Dr. Tubb was granted a special exception for a private dental office only. Motion was made to approve the minutes with the noted revision by Commissioner Fisher, seconded by Commissioner Holley. All members present voting AYE.

* * *
Commissioner Shanks gave a report to the Commission regarding the work session held by the sign ordinance sub-committee. After some discussion at their meeting, the committee determined that they had two objectives. First, decide how best to handle the current requests for variances for non-conforming signs and secondly, whether they want to take the opportunity to better define the sign ordinance. Motion was made by Commissioner Shanks to hold a public hearing to amend the sign ordinance at the June 2003 meeting and to table the current requests for sign variances, which would include cases # 957, 959, 960, 961, 964, and 965, seconded by Commissioner Chessin. All members present voting AYE.

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PUBLIC HEARINGS

(Board of Adjustment)

There came for discussion public hearing for case # 973 – James R. Davis application for a front yard setback variance located at 104 Jamie Cove. Mr. Davis, owner, informed the commission he was requesting an 8 ft front yard variance due to the front setbacks being measured from the curb and not the City's right-of-way. Motion was made to approve the variance by Commissioner Holley, seconded by Commissioner Fisher.

Commissioners voting aye: Janis Holley, Jon Fisher, and Charlie Noble

Commissioners voting nay: Paula Shanks and Debby Chessin

Commissioners abstaining: Sonny Johnson

Motion was APPROVED by a 3 to 2 vote.

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MINUTE BOOK No. 2, OXFORD PLANNING COMMISSION

DEMENT—MERIDIAN 57-2275

(Board of Adjustment)

There came for discussion public hearing for case # 974 – Philip A. Royer application for a height variance located at the corner of West Jackson Avenue and Price Hill Road. Jeff Williams, Engineer, representing Mr. Royer stated his client was proposing to develop a new commercial retail building and would like to have a clock tower as the focal point of the exterior façade. Due to the lines and heights of the eaves of the building, the top peak of the clock tower would be 42 ft. thus the request for a 7ft height variance. Motion was made by Commissioner Fisher, seconded by Commissioner Holley to approve the height variance. All members present voting AYE.

Motion was APPROVED.

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(Board of Adjustment)

There came for discussion public hearing for case # 975 – Jeffery Hooper application for a special exception to allow for a home occupation in a residential zone located at 515 Alexa Drive. Mr. Hooper explained he was a consultant for Cardinal Health and his home office, which is located in a detached building on his property, was only used for research. There was no clientele traffic at the residence. He presented the commission with a non-objective petition signed by his neighbors. Motion was made by Commissioner Fisher, seconded by Commissioner Chessin to approve the special exception.

Motion was APPROVED.

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(Board of Adjustment)

There came for discussion public hearing for case # 976 – Whirlpool Corporation application for a rear yard variance located at 927 Whirlpool Drive. Ben Smith recused himself from this case. Larry Little, representative for Whirlpool, informed the commission that the Industrial building was originally constructed in the late 1950's before the zoning regulations were adopted. The University of Mississippi owns the property to the rear of Whirlpool and they have granted a 50ft easement to Whirlpool. The original building wall encroaches into the actual 40ft rear setback stipulated by the City of Oxford Zoning Ordinance. The variance is being requested, so that title insurance may be issued for this portion of the property. Motion was made to approve the variance by Commissioner Holley, seconded by Commissioner Nobel. All members present voting AYE.

Motion was APPROVED.

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(Board of Adjustment)

There came for discussion public hearing for case # 977 – The Plantation, LLC application for a front yard setback and lot size requirement variance located at 707 University Avenue. The case was not heard due to lack of representation.

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(Board of Adjustment)

There came for discussion public hearing for case # 978 – Sam Creekmore application for a side yard setback variance located at 626 Piedmont, case # 979 – Sam Creekmore application for a side yard setback variance located 628 Piedmont, case #980 – Sam Creekmore application for a front yard setback variance located at 642 Piedmont, and case # 981 – Sam Creekmore application for a front yard setback variance located at 629 Piedmont. Sam Creekmore, developer, stated that an 8ft front yard variance was requested for 642 and 629 Piedmont and a 4ft side yard variance was requested for 628 and 626 Piedmont. The setback errors occurred due to the setbacks for the houses being measured from the incorrect survey pin. Motion was made to approve all of the above variances by Commissioner Holley, seconded by Commissioner Fisher.

Commissioners voting aye: Janis Holley, Jon Fisher, Charlie Noble, Debby Chessin

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Commissioners voting nay: Paula Shanks

Commissioners abstaining: Sonny Johnson

Motion is APPROVED by a 4 to 1 vote.

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(Planning Commission)

There came for discussion public hearing for case # 982 – Laird Development, LLC application for rezoning from RA to GC located at 107 S. 18th Street. Jeff Williams, Engineer, addressed the Commission. Mr. Williams described the property as a residential lot bound on the north by GC, on the east by GC, on the south by RA and on the west by S. 18th Street. The property that adjoins the property to the east is currently the Co-Op and the old Oliphant office. This property is currently under contract to be purchased by his clients and developed as General Commercial. His clients are also proposing to purchase the residential lot, in question, in order to provide a second means of ingress/egress into the proposed commercial development. They feel that a second entrance/exit is necessary so as not to pour more traffic out onto University Avenue but re-route it through the red light at S. 18th Street and University Avenue. This property is separated from the other residential houses by a drainage ditch, which supplies a natural buffer but they will also be installing landscaping and/or fencing around the perimeter of the property as another buffer as required by city ordinances.

Janice Bounds addressed the Commission in objection to the rezoning request. Mrs. Bounds stated she owned the residential property to the south of the drainage ditch and feels there is already a tremendous amount of traffic on S. 18th Street and this will only add to it, making the residential part of S. 18th in essence a commercial area.

Robin Askew, Chief Manager for Walgreen's, stated her company had been searching for property in Oxford since 1999 and found this parcel to be in dire need of upgrade and felt that the commercial development of a Walgreen's store at this location would not only enhance the neighborhood but would also bring a needed service to this side of town. They are intent on complying with all of the required ordinances and will make sure that the buffer between their commercial development and the residential not only stay at its natural state but will add additional vegetation and/or fencing to make sure the commercial does not invade the residential. After much discussion, motion was made to deny the rezoning by Commissioner Shanks, seconded by Commissioner Chessin.

Commissioners voting aye: Paula Shanks, Debby Chessin and Charlie Noble

Commissioners voting nay: Sonny Johnson, Jon Fisher and Janis Holley

Motion was not approved due to a tied vote at 3 to 3.

Motion was then made by Commissioner Fisher, seconded by Commissioner Holley that the Planning Commission make the finding that they have jurisdiction to hear and rule at the June meeting on this case under Section 523 of Appendix A, Zoning, of the Code of Ordinances, City of Oxford.

Commissioners voting aye: Jon Fisher, Janis Holley, Sonny Johnson, and Charlie Noble

Commissioners voting nay: Paula Shanks and Debby Chessin

Motion was APPROVED by a 4 to 2 vote.

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(Planning Commission)

There came for discussion public hearing for case # 983 – Final Plat approval for Eagle Pointe Subdivision located on Thacker Road. Jeff Williams, Engineer, informed the Commission that the overall plat for the subdivision had no modifications since the Preliminary Plat was approved and was now at the phase of requesting final plat approval. They are aware of no problems with the City. Motion was made to approve the final plat for Eagle Pointe Subdivision by Commissioner Fisher, seconded by Commissioner Holley. All members present voting AYE.

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DEMENT-MERIDIAN 57-2275

Motion was APPROVED.

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(Planning Commission)

There came for discussion public hearing for case # 984 - Site plan approval for Soleil Cottages located on Thacker Road. Jeff Williams, Engineer, stated they were before the Commission for site plan approval due to this project being outside the city limits and requesting utility services from the city. The development will be gated with security measures for entrance and exit and will consist of 68, 3-bedroom units, 10 of which will be handicapped units. There will be 4 different designs, 2-story, with approximately 1,430 square feet. The units will be sold individually and the developer will maintain ownership of the water and sewer infrastructure. Motion was made to approve the site plan by Commissioner Noble, seconded by Commissioner Chessin. All members present voting AYE.

Motion was APPROVED.

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There being no further business to come before the commission, the meeting was adjourned at 7:25 p.m.

Handwritten Signature
Secretary

MINUTE BOOK No. 2, OXFORD PLANNING COMMISSION

DEMENT—MERIDIAN 57-2275

PLANNING COMMISSION

June 9, 2003

Be it remembered that the Oxford Planning Commission did meet on June 9, 2003, in the City Hall courtroom with the following members present:

Donna Buchanan
 Sonny Johnson
 Paula Shanks
 Janis Holley
 Debby Chessin
 Jon Fisher

Colbert Jones, Director of Planning & Development
 Bart Robinson, Assistant Engineer
 Vick Smith, Supervisor of Building, Codes and Zoning
 Dee Ursic, Secretary

* * *

After the meeting was called to order the following business was transacted:

* * *

The minutes of the May 12, 2003 meeting were approved without corrections. Motion was made by Commissioner Johnson, seconded by Commissioner Fisher. All members present voting Aye.

* * *

PUBLIC HEARINGS

(Planning Commission)

There came for discussion public hearing for text amendments to Section 330, Sign Ordinance of Appendix A, Zoning, of the Code of Ordinances. Commissioner Shanks addressed the Commission explaining that a sub-committee did meet and from that meeting the proposed text amendments were written. At this time, the sub-committee was requesting that the Planning Commission approve the text changes as submitted and forward to the Mayor and Board of Aldermen. There being no objections from persons in the audience, motion was made by Commissioner Shanks, seconded by Commissioner Holley to approve the text amendments to the sign ordinance and forward to the Mayor and Board of Aldermen. All members present voting Aye.

Motion was APPROVED.

* * *

(Board of Adjustment)

There came for discussion public hearing for case # 982 - (brought forward from previous meeting) Laird Development site plan approval of off-street parking in a residential district under Section 523. Jeff Williams, Engineer, stated his client had previously requested a zoning change for a RA lot on South 18th Street at the May 12th meeting but the Planning Commission had made the motion to hear the request under Section 523 of the Code of Ordinances to allow for ingress/egress and or parking on this property. Commissioner Fisher suggested that the parking spaces shown on the site plan closest to the "driveway" of S. 18th Street be eliminated for safety and to make the "driveway" fit more into it's surrounding area with a landscaped island between the ingress and egress point. He also asked if the "driveway" could possibly be closed off after peak hours to decrease the illumination of headlights and noise for the residents. After some discussion, motion was made to approve the site plan with the "driveway" for ingress and egress onto S 18th Street with the stipulations that the parking spaces closet to the "driveway" be deleted, a three (3) person sub-committee of the Planning Commission approve the final site plan, and for the developer to consider a boulevard instead of a straight entrance/exit by Commissioner Johnson, seconded by Commissioner Fisher.

Commissioners voting aye: Sonny Johnson, Jon Fisher, Donna Buchanan,
 Debby Chessin, and Janis Holley

Commissioners voting nay: Paula Shanks

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Motion was APPROVED by a 5 to 1 vote.

Commissioners Fisher, Johnson, and Chessin were assigned to the sub-committee to approve the site plan for the project.

* * *
(Board of Adjustment)

There came for discussion public hearing for case # 985 & # 986 - Shivers Towing application for a fence height and a front yard variance located at 1333 N. Lamar Blvd. Richard Shivers, property owner stated the fence on his property was built 7 years ago in order to hide the eyesore of wrecked vehicles stored at his business. Mr. Shivers also explained he stores impounded vehicles for the Federal Marshal's office and is required to house them in a secured metal building. He was not aware that a permit was needed for the fence nor that a permit for the metal building was not pulled. The metal building was contracted out and he understood that the contractor would be pulling the necessary permits. Motion was made to approve the fence height and front yard variances with the stipulations that the fence must be fixed, all necessary permits be pulled and proper landscaping put in place by Commissioner Johnson, seconded by Commissioner Chessin.

Commissioners voting aye: Sonny Johnson, Janis Holley,
Debby Chessin, Paul Shanks

Commissioners voting nay: Donna Buchanan

Commissioners abstaining: Jon Fisher

Motion was APPROVED by a 4 to 1 vote

* * *
(Board of Adjustment)

There came for discussion public hearing for case # 987 - R. J. Allen & Associates application for a variance to the lot size requirement located at 704 Tyler Avenue. Jeff Williams, Engineer, explained they would like to construct 4 units but the square footage of the lot would only allow for 3.6 units by ordinance. If the owner is allowed to construct the additional unit, the footprint of the building would not increase but actually would be smaller which, would allow for more green space.

Becky Moreton, President of Tyler-Van Buren Neighborhood Association, addressed the Commission in objection to the variance. She believes the building is too large for the lot and would not be in keeping with the neighborhood.

John Arrechea, City of Oxford Tree Board Chairman, stated he did not feel the project was going to have adequate landscaping.

Motion was made to approve the variance by Commissioner Holley, motion dies for the lack of a second.

Motion was DENIED due to the lack of a second.

* * *
(Board of Adjustment)

There came for discussion public hearing for case # 988 - The Home Depot application for a sign variance located on West Jackson Avenue. Patti Martin, Bell Signs, Inc., addressed the Commission. Ms. Martin stated the nursery signage was mistakenly left out of the previous sign variance request. The additional 2ft x 12ft signage will be woven into a canopy. Motion was made to approve the variance by Commissioner Fisher, seconded by Commissioner Johnson.

Commissioners voting aye: Jon Fisher, Sonny Johnson, Debby Chessin,
Paula Shanks, and Janis Holley

Commissioners voting nay: Donna Buchanan

Motion was APPROVED by a 5 to 1 vote.

* * *
(Board of Adjustment)

There came for discussion public hearing for case # 989 - Swift and Herbert Rogers application for a front yard variance located at 604 Tyler Avenue #4. Mr. Rogers informed the Commission he and his wife were requesting an 8 ft front yard variance and a 6 ft side yard

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variance in order to build an addition onto their existing condominium. The large Elm Tree in the front of the house will have to be removed but they will compensate for the loss with additional landscaping. Motion was made to approve the variances by Commissioner Johnson, seconded by Commissioner Fisher. All members present voting AYE.

Motion was APPROVED.

* * *
(Planning Commission)

There came for discussion public hearing for case # 990- Larry Butts application for rezoning of property from RB to RC located on Bickerstaff Road. William Sloan representing Mr. Butts addressed the Commission. Mr. Sloan stated the property had been purchased from the City and is currently zoned for duplexes. His client would like to construct upscale condominiums on the property instead of duplexes. Pecan Grove, Oxford Station, University Commons and two (2) Industrial properties are in the same neighborhood as the property in question and the development of condominiums would be in keeping with its' surroundings, not duplexes. Motion was made to approve the rezoning by Commissioner Holley, motion dies for the lack of a second.

Motion is DENIED due to the lack of a second.

Mr. Sloan withdrew the rezoning request.

* * *
(Planning Commission)

There came for discussion public hearing for case # 991 - Site plan approval for The Mills House. Curtis Gwin, Developer, informed the Commission a site plan for The Mills House had previously been approved and he was requesting an amendment. The previous plan consisted of one (1) three-story building with 6 units and he would like to amend the site plan to have six (6) individual 2-story buildings. The footprint of the six (6) individual units is a bit larger but they still meet the setback requirements.

Andrea LeBlanc, 200 Beacon Point, stated his initial concerns about the project had to do with additional erosion and the loss of more large trees.

Mary Queyja, 213 Washington Avenue, also addressed the Commission with concerns regarding this project. Mrs. Queyja questioned the need for additional condominiums and the effect the grading and erosion would have on drainage into the Toby Tubby Creek.

After discussion, motion was made to approve the site plan with the above-mentioned amendment by Commissioner Holley, seconded by Commissioner Fisher. All members present voting AYE.

Motion was APPROVED.

* * *
(Planning Commission)

There came for discussion public hearing for case # 992 - Site plan approval for Calton Hill located on Anderson Road. Larry Tabor, Developer, described the project as consisting of 68 units on 4.88 acres. There will be 17 buildings with 4 units per building, 34 -2 bedroom units and 34 3-bedroom units. The 2-bedroom units will be approximately 1,150 square feet costing between \$98-100,000 and the 3-bedrrom units will have 1,400 square feet with an estimated cost of \$115,000. Mostly all of the buildings are handicap accessible with 2.8 parking spaces per unit. Motion was made to approve the site plan by Commissioner Johnson, seconded by Commissioner Fisher. All members present voting AYE.

Motion was APPROVED.

* * *
(Planning Commission)

There came for discussion public hearing for case # 993 - Site plan amendment approval for Windstone Condominiums located at 724 McLarty Road. Ryland Sneed, Precision Engineering, informed the Commission they would like to amend the plat in order to add three (3) additional units. The additional units will be built in conformance with the existing units with the exception of a larger master bedroom and 2-car garage. Motion to approve the site plan amendment was made by Commissioner Johnson, seconded by Commissioner Holley. All members present voting AYE.

Motion was APPROVED.

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* * *
(Planning Commission)

There came for discussion public hearing for case # 994 - Site plan approval for Campus Edge located on Hathorn Road. Dave Holland, Foundation Development, stated they were requesting a site plan approval for a 192-unit student development on 18.75 acres. A site plan review meeting was held with all of the department heads and all of their questions and concerns have been addressed. All on site drainage will be maintained by an on site detention pond, and as much natural vegetation as possible will be retained on the outside of the property. A sidewalk will be provided on each side of the development and a chain link fence will encompass the rear of the complex. Mr. Holland explained they would be constructing a road from the interior of the development, which would extend to Hathorn Road and they have been working with the University of Mississippi to obtain access to the road being constructed to the south of the project for the new Physical Plant. If they are able to obtain access, this will provide an addition means of entrance and exit into the project. Motion was made to approve the site plan by Commissioner Johnson, seconded by Commissioner Fisher. All members present voting AYE.

Motion was APPROVED.

* * *
There being no further business to come before the Commission, the meeting was adjourned at 7:30 p.m.


Secretary

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DEMENT—MERIDIAN 57-2275

PLANNING COMMISSION

July 14, 2003

Be it remembered that the Oxford Planning Commission did meet on July 14, 2003, in the City Hall courtroom with the following members present:

- Donna Buchanan
- Sonny Johnson
- Paula Shanks
- Janis Holley
- Debby Chessin
- Charlie Noble

- Colbert Jones, Director of Planning & Development
- David Bennett, Public Works Director
- Bart Robinson, Assistant Engineer
- Vick Smith, Supervisor of Building, Codes and Zoning
- Dee Ursic, Secretary

* * *

After the meeting was called to order the following business was transacted:

* * *

The minutes of the June 9, 2003 meeting were approved without corrections. Motion was made by Commissioner Johnson, seconded by Commissioner Holley. All members present voting Aye.

* * *

PLANNER'S REPORT

Mr. Jones reported that permits have been issued for 2,000 bedrooms to be constructed already this year. This does figure does not include individual condominiums but encompasses rental units only. The occupancy rate of these rentals runs approximately 90% for most complexes. Motion was made to approve the Planner's Report by Commissioner Shanks, seconded by Commissioner Holley. All members present voting Aye.

* * *

PUBLIC HEARINGS

(Board of Adjustment)

There came for discussion public hearing for case # 995 – Jason Bouldin application for a special exception for a home occupation located at 822 Filmore Avenue. Mr. Bouldin stated he resides at 816 Filmore and has purchased the property at 822 and would like to use it as a studio for canvas painting. No business sign will be erected and no excess traffic will be accumulated. A non- objective petition was submitted to the Commission from the surrounding residents. Motion was made to approve the special exception by Commissioner Johnson, seconded by Commissioner Holley. All members present voting AYE.

Motion was APPROVED.

* * *

(Board of Adjustment)

There came for discussion public hearing for case # 996 – Oxford Asset Partners, LLC application for a sign variance located at 400 North Lamar Boulevard. Rodney Chamblee, President of The Chamblee Co., Inc., addressed the commission with a request for a variance for 10 square foot making the sign a total of 50 sq. ft. instead of the

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allowed 40 as well as, a variance to project 8ft from the curb of North Lamar Boulevard for a new iron styled sign for the Oxford Inn & Suites. The sign will be located on the second floor of the northwest wall of the building. The rod iron style sign will replace the previous pylon sign. Motion was made to approve the variance by Commissioner Johnson, seconded by Commissioner Holley. All members present voting AYE.

Motion was APPROVED.

* * *
(Planning Commission)

There came for discussion public hearing for case # 997 - KGC Properties, Inc. application for rezoning from PO/RB to RC for property located on Coleman Drive, Wilson Drive, and south of Jeff Davis Drive. Jeff Williams, Daniels Williams Engineering, Inc., stated the property owner had previously rezoned this parcel of property from RB to PO with the intention of developing it as Professional Office, but the property has been sitting dormant with constructed streets and due to this, the owner would like to rezone the property to RC in order to develop 124 residential lots. At a future date, the owner would be coming before the commission to request a special exception to for this property in order to develop a zero-lot line project.

James Spencer, 1312 Home Road, addressed his concerns regarding the current state of the property such as, drainage, erosion and mosquito infestation. He is not opposed to the rezoning but is concerned about the lack of preparation and maintenance by the owner, which has caused damage to surrounding properties and health hazards. After much discussion, the applicant withdrew his request for rezoning.

* * *
(Planning Commission)

There came for discussion public hearing for case # 998 - Final Plat approval for Goose Creek Commons located on W. Jackson Avenue. Ryland Sneed, Precision Engineering, informed the Commission they were requesting final plat approval for the commercial subdivision for Home Depot. The subdivision would consist of 7 commercial parcels. Motion was made to approve the final plat by Commissioner Johnson, seconded by Commissioner Holley. All members present voting AYE.

Motion was APPROVED.

* * *
(Planning Commission)

There came for discussion public hearing for case # 999 - Preliminary Plat approval for Turnberry Court Subdivision located on Turnberry Circle and Troon Road. Jeff Williams, Daniels Williams Engineering, Inc., presented the proposed request as an extension of the currently developed Tatum Subdivision. Turnberry Court would consist of 15 lots, 9 of the 15, being outside the city limits. Also, 2 of the lots have been designated as a park area and a landscape area. They are proposing to extend access through Turnberry Circle 400 ft, which would be inside the city limits and everything past this point would be in the county. There would be no additional access through Troon Road.

Dino Grisanti, 701 Murfield, addressed the commission for himself and 27 other property owners on both Murfield and Troon Road that they do not want additional access to the development through Troon due to there being 30 some children that play in that area and feel it would not be safe. However, they are not opposed to the development of the lots and do feel they will be an asset to the community, since the developer does plan on constructing sidewalks throughout and has stated that all residents may use the park area.

Bill Mayo, 413 Turnberry Circle, stated if the developer is allowed access with the extension of Turnberry Circle, the street will extend right up the side of his property and home and he is not in favor of having a through-a-fare right directly adjacent to his home.

Jerry Boone, 405 Turnberry Circle, addressed the Commission for a group of Turnberry residents. Mr. Boone informed the Commission they are not opposed to the

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development of the property, but do not understand why they are wanting to use Turnberry Circle, which is a narrower, more winding road opposed to Troon Road, which is wider and straighter.

After much discussion, the case was carried forward to next month's meeting in order for the engineer and developer to discuss options of access with both residents and City department heads.

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(Planning Commission)

There came for discussion public hearing for case # 1000 – Site Plan approval for The Carrollton located on Old Taylor Road. Jeff Williams, Daniels Williams Engineering, Inc., described the development as condominiums in the county, which were requesting utility services from the City. Mr. Bennett, Public Works Director, stated that water service from the City could be supplied but no sewer services would be supplied, due to the current treatment plant being at maximum capacity. After much discussion, the applicant withdrew his request for site plan approval, in order to review other avenues for sewage disposal, as well as, approval by all of the City's department heads.

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The Comprehensive Plan work session was continued to another meeting, due to Jud TePaske being unable to attend the meeting.

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There being no further business to come before the Commission, the meeting was adjourned at 6:30 p.m.


Secretary

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DEMENT-MERIDIAN 67-2276

PLANNING COMMISSION

August 11, 2003

Be it remembered that the Oxford Planning Commission did meet on August 11, 2003, in the City Hall courtroom with the following members present:

Donna Buchanan
 Sonny Johnson
 Janis Holley
 Paula Shanks
 Jon Fisher
 Debby Chessin
 Charlie Noble

Colbert Jones, Director of Planning & Development
 David Bennett, Public Works Director
 Bart Robinson, Assistant Engineer
 Vick Smith, Building Inspector
 Dee Ursic, Secretary

* * *
 After the meeting was called to order the following business was transacted:

* * *
 The minutes of the July 14, 2003 meeting were approved with discussed corrections. Motion was made by Commissioner Johnson, seconded by Commissioner Holley. All members present voting Aye.

* * *
PLANNER'S REPORT

Mr. Jones addressed the commission with three ordinance amendments. First, the text amendments to Section 9 1/2 -25, Landscape Ordinance, of the Code of Ordinances were presented. Mr. Jones stated the current ordinance requires that a landscape buffer be established between any commercial businesses, when it abuts a RA (Single-Family Residential) zone only. He would like to amend the ordinance, so that it requires the establishment of a buffer between any commercial and residential zone, whether it be RA, RB or RC. Also, existing trees and vegetation would need to be retained, which would provide necessary screening. Motion was made by to approve the text amendment by Commissioner Fisher, seconded by Commissioner Shanks. All members present voting Aye.

Secondly, the text amendment to Section 520.07, Off-Street Parking Requirements of Appendix A, Zoning, of the Code of Ordinances, was brought forth. This change would only include section g, dormitories and individual bedroom rentals making it necessary for the developer to provide one (1) parking space for each sleeping room. The amendment will clarify parking requirements for apartments or residential units being rented out by the bedroom. Motion was made to approve the amendment by Commissioner Chessin, seconded by Commissioner Fisher. All members present voting Aye.

Lastly, text amendment adding Section 310.07(7), Requirement of the construction of sidewalks of Appendix A, Code of Ordinances was presented. Mr. Jones recommended the approval of the text amendment so as to clarify that construction of sidewalks or pedestrian walkways must be accessible during all phases of construction for any commercial project. Motion was made to approve said text amendment by Commissioner Chessin, seconded by Commissioner Fisher. All members present voting Aye.

* * *
BUILDING INSPECTOR'S REPORT

Vick Smith reported to the Commission that for the month of July 2003, a total of \$16,119,701.00 in construction costs permits were issued. Building permit fees totaled \$43,346.00; electrical permit fees were \$12,968.00 and plumbing permit fees totaled \$7,218.00, making a total of \$63,532.00 collected in fees through the Planning & Development department for

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the month. The year to date total for construction cost is \$42,627,000.00. Motion was made by Commissioner Chessin, seconded by Commissioner Fisher to approve the Building Inspector's Report. All members present voting Aye.

* * *

PUBLIC HEARINGS

(Planning Commission)

There came for discussion public hearing for case #997A – KGC Properties, Inc. application for rezoning from PO to RB for property located on Coleman Drive, Wilson Drive, and south of Jeff Davis Drive. Jeff Williams, Daniels Williams Engineering, stated this property was presented for a rezoning from PO to RC at the previous meeting but the property owner has made the decision to currently request a rezoning to RB. A maximum of 125 lots can be produced on these 30 acres. The property was previously zoned RB but was rezoned by the owner in 1993 to PO. Some streets have already been constructed and accepted by the City. The owner would like to construct a residential subdivision, instead of the forethought plan of Professional Office.

James Spencer, 1312 Horne Road, addressed the Commission with his same concerns regarding drainage and the health hazard of mosquitoes from the standing water on the property.

Billy Brewer, 3110 Jeff Davis Ext, wanted to make the Commission aware of the instability of the project. When the clearing for the development for the Professional Offices, was begun, all vegetation was cleared up to his property line, this has made the rear of his property unstable, due to the fact of his property being some 25-35ft above the property in discussion. He continuously has to fight with serious erosion problems. Over the past few years, he has had several conversations by phone, as well as sending written complaints to the owner, Kenny Coleman, without much rectification. Motion to approve the rezoning from PO to RB by Commissioner Noble, seconded by Commissioner Chessin.

Commissioners voting aye: Charlie Noble, Debby Chessin, and Janis Holley

Commissioners voting nay: Paula Shanks and Sonny Johnson

Commissioners abstaining: Donna Buchanan and Jon Fisher

Motion was APPROVED by a 3 to 2 vote.

* * *

(Planning Commission)

There came for discussion public hearing for case # 999 – (continued from previous meeting) – Preliminary Plat approval for Turnberry Court Subdivision located on Turnberry Circle and Troon Road. Jeff Williams, Daniels Williams Engineering, restated their request is the same as was presented before the Commission at last month's meeting. They are requesting the approval of a 15 acres into 13 lots, four lots will be inside the city limits and nine lots will be in the county. This subdivision will be an extension of Tatum Subdivision. They are still proposing to extend access to the additional lots through Turnberry Circle with no additional access through Troon Road.

Caroline McIntosh, resident of Troon and Jerry Boone, resident of Turnberry both reiterated the concerns of excess traffic on both streets. Mr. Boone did state the residents he was representing would support the Preliminary Plat approval if both roads would be extended. Motion was made to approve the Preliminary Plat with the stipulation that both Troon and Turnberry are extended as access roads and that the extension of both roads must take place within the time frame the development is taking place by Commissioner Johnson, seconded by Commissioner Shanks.

Commissioners voting aye: Sonny Johnson, Paula Shanks, Charlie Noble, Donna Buchanan, Jon Fisher, and Janis Holley

Commissioners abstaining: Debby Chessin

Motion was APPROVED.

* * *

(Planning Commission)

There came for discussion public hearing for case # 1000 – Site Plan approval for The Carollton located on Old Taylor Road. Jeff Williams, Daniels Williams Engineering, presented the project as a 46-unit condominium development on 5.84 acres. He has spoken with the engineering

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firm that designed the pump station for The Quarter Condominiums and was informed that the pump station for The Quarters can handle the current disposal but can also handle the capacity of the additional 40 units for The Carrollton. Mr. William's client has agreed to replace the pumps at The Quarter Condominiums, as well as relocate some force mains, to release pressure off of the Shiloh Place pump station. Mr. Bennett and Mr. Robinson have been consulted on this matter and seem to be in agreement with the changes, but both the Public Works Department and the Department of Health must approve the plans once all of the engineering has been designed. Mr. Jones informed the Commission that a small portion of the site was inside the city limits and must be either rezoned or a special exception applied for in order to properly develop this portion as part of the entire project.

Palmer Adams, Developer, stated that only .06 acres of the entire 5.84 acres of the site is inside the city limits and if the back decks of the units are deleted then the entire project is outside the city limits. Motion was made to continue the case by Commissioner Chessin, seconded by Commissioner Noble. All members present voting Aye.

* * *
(Board of Adjustment)

There came for discussion public hearing for case # 1001 - Best Outdoors, LLC. application for a sign variance located at 2195 W. Jackson Avenue. Leonard Busby, Best Outdoors, LLC., addressed the Commission for a request for a height variance, a square footage variance, and a variance for a moving reader board. They are requesting a 1.7ft height variance from 23.3ft to 25ft in order to locate the sign 30ft from the curb, a 36 sq.ft. size variance from 80 sq.ft. to 116 sq.ft., in order to advertise two businesses under one roof and thirdly, a variance for a non-flashing LED message board to change every 10 seconds. After much discussion, the applicant withdrew his request for the height and square footage variance but requested that the LED meter board be allowed to change every second. Motion was made to approve the request for the LED meter board to be changed every second by Commissioner Johnson; motion dies for a lack of a second.

Motion was DENIED.

* * *
(Board of Adjustment)

There came for discussion public hearing for case # 1002 - Woods Cavett application for a special exception to allow residential usage in the Central Business Zone. Woods Cavett, Developer, explained he was looking at developing a multi-use project commercial usage on the ground floor and 19, 2-bedroom, 2-bath condominiums adjacent to the Square at the corner of Tyler Avenue, South 14th Street and Harrison Avenue. Nineteen underground parking spaces would be provided. He feels there is a demand for multi-use buildings in the Central Business Zone and his project would provide both commercial development to the area, as well as, residential. Motion was made to approve the special exception by Commissioner Fisher, seconded by Commissioner Holley. All members present voting Aye.

Motion was APPROVED.

* * *
(Planning Commission)

There came for discussion public hearing for case # 1003 Plat Amendment for The Parsonage Subdivision. Ryland Sneed, Precision Engineering, informed the Commission that on the original Preliminary Plat for this subdivision five lots was approved and they are now asking to amend the plat so as to show only 4 lots total. This is due to one owner combining two lots into one. Motion was made to approve the plat amendment by Commissioner Holley, seconded by Commissioner Johnson. All members present voting Aye.

Motion was APPROVED.

* * *
There being no further business to come before the Commission, the meeting was adjourned at 7:45 p.m.


Secretary

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DEMENT—MERIDIAN 57-2275

PLANNING COMMISSION

September 8, 2003

Be it remembered that the Oxford Planning Commission did meet on September 8, 2003, in the City Hall courtroom with the following members present:

Jon Fisher
 Donna Buchanan
 Sonny Johnson
 Charlie Noble
 Debby Chessin
 Paula Shanks
 Janis Holley

Colbert Jones, Director of Planning & Development
 Bart Robinson, Assistant Engineer
 Vick Smith, Supervisor of Building, Codes and Zoning
 Dee Ursic, Secretary

* * *

After the meeting was called to order the following business was transacted:

* * *

The minutes of the August 11, 2003 meeting were approved with one correction, the motion for approval of case # 997A- KGC Properties, Inc. application for rezoning from PO to RB be made with the finding of the need for change of rezoning being due to the need for smaller residential lot developments in the city. Motion was made to approve the minutes with the noted correction by Commissioner Johnson, seconded by Commissioner Holley. All members present voting Aye.

* * *

PLANNER'S REPORT

Mr. Jones updated the commission regarding the ongoing development of the City's new Comprehensive Plan. He stated that he and Mr. Te Paske have been communicating back and forth and several rough draft elements have been received by the city and are being reviewed in house. Mr. Jones does feel that a work session with the Commission will need to be held within the next couple of months. Motion was made to approve the Planner's Report by Commissioner Buchanan, seconded by Commissioner Holley. All members present voting Aye.

* * *

BUILDING INSPECTOR'S REPORT

Vick Smith reported to the Commission that for the month of August 2003, a total of \$6,599,515.31 in construction costs permits were issued. Building permit fees totaled \$19,990.00; electrical permit fees were \$2,314.50 and plumbing permit fees totaled \$10,687.00, making a total of \$32,991.5 collected in fees through the Planning & Development department for the month. Motion was made by Commissioner Buchanan, seconded by Commissioner Holley to approve the Building Inspector's Report. All members present voting Aye.

* * *

Chairman Fisher modified the agenda stating that case # 1005, Booker-Dedeaux, LLC application for rezoning from A to RB has been amended and the request is now for rezoning from A to RA. Also, case #1007, KGC Properties, Inc. application for a special

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exception has been continued. Motion was made to approve the agenda with the above amendments by Commissioner Johnson, seconded by Commissioner Holley. All members present voting Aye.

* * *

PUBLIC HEARINGS

(Planning Commission)

There came for discussion public hearing for case # 1000 - (continued from previous meeting) Site Plan approval for The Carrollton located on Old Taylor Road. Jeff Williams, Daniels, Williams Engineering, informed the Commission that a new set of site plan drawings has been submitted to the applicable departments. Several units have been relocated to insure that all setbacks will be met, the distance between the porches and parking spaces have been adjusted, so that additional landscaping may be provided, as well as having added sidewalks in certain designated areas of the development. Concerns regarding the sewage have been addressed and are awaiting approval through the Department of Environmental Quality, as well as the State Health Department. The development of the property that lies inside the city limits has been deleted until the appropriate applications through the city can be made. Mr. Jones stated that a section of the development is inside the city limits and is zoned Industrial. In order to develop the 8 units/lots inside the city limits, a special exception will need to be applied for through the Planning & Development department. Motion was made by Commissioner Johnson, seconded by Commissioner Holley to approve the site plan for the 38 units outside the city limits and until the special exception is applied for and a public hearing held, the site plan is approved only for the units outside the city limits.

Commissioners voting aye: Sonny Johnson, Janis Holley, Charlie Nobel, Debby Chessin, Jon Fisher and Paula Shanks

Commissioners voting Nay: Donna Buchanan

Motion was APPROVED by a 6 to 1 vote.

* * *

(Board of Adjustment)

There came for discussion public hearing for case # 1004 - Mechanic's Bank application for a height variance located at 2601 W. Jackson Avenue. Michael Jones, Architect, addressed the Commission. Mr. Jones stated that in order to meet the setback and parking requirements for Highway Commercial, the design of the building was forced to go upward instead of outward. Once the building is designed the actual height variance will be 6'8" making a total height of 41' 4" for the building. Motion was made to approve the height variance by Commissioner Johnson, seconded by Commissioner Holley. All members present voting AYE.

Motion was APPROVED.

* * *

(Planning Commission)

There came for discussion public hearing for case # 1005 - Booker-Dedeaux, LLC application for rezoning from A to RB for property located on Molly Barr Road. Ryland Sneed, Precision Engineering, informed the Commission that his applicant would like to request for this case to be carried forward onto the October agenda. The applicant would like to arrange a meeting with the neighborhood and adjoining residents.

* * *

(Board of Adjustment)

There came for discussion public hearing for case # 1006 - Campbell McCool application for a variance located at 707 University Avenue. Mr. McCool stated there is currently an option to purchase the property and he is before the Commission requesting

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DEMENT—MERIDIAN 57-2275

a lot size requirement variance to develop 5 units on the property, which is currently large enough to construct 4.99 units. The project is designed for the parking to be located in the rear, so that additional landscaping may be planted along the frontage of the property. The driveway will remain a shared access with the adjoining property of 619 University Avenue.

Herbert Rogers, President of the Colonial Homeowners Association, informed the Commission that they are in support of the variance and they felt that the proposed development will enhance University Avenue and the surrounding area.

Motion was made by Commissioner Chessin, seconded by Commissioner Noble to approve the variance. All members present voting AYE.

Motion was APPROVED.

* * *
(Planning Commission)

There came for discussion public hearing for case # 1008 – Preliminary action for review and comments for conceptual overall master plan for development of Grand Oaks PUD. Chairman Fisher made the Commission and audience aware that this case was being brought forward tonight for discussion only and no action would be taken on any issues. Ryland Sneed, Precision Engineering, addressed the Commission stating that his client would like to add an additional 540 acres to the existing Grand Oaks PUD to the south and east. In the process of developing this acreage, additions and improvements will be made to the golf course and facility. The residential development would not be greater than RB density. There are 10 projected phases and as each phase is developed, a detailed site plan and construction drawings will be brought before the Planning Commission for their approval.

Several Grand Oaks property owners brought forth concerns regarding the actual development and who would regulate the quality of the development, since the property is outside the city limits. Residents stated they are hoping that the area will be upgraded and developed to the standards that were originally suggested and begun when the PUD was designed and that the developer will maintain an open line of communication with them.

* * *
There being no further business to come before the Commission, the meeting was adjourned at 6:25 p.m.


Secretary

MINUTE BOOK No. 2, OXFORD PLANNING COMMISSION

DEMENT-MERIDIAN 57-2275

PLANNING COMMISSION

October 13, 2002

Be it remembered that the Oxford Planning Commission did meet on October 13, 2003, in the City Hall courtroom with the following members present:

- Jon Fisher, Chairman
- Sonny Johnson
- Charlie Noble
- Debby Chessin
- Cathy Marshall-Smith
- Paula Shanks
- Janis Holley

- Colbert Jones, Director of Planning & Development
- Bart Robinson, Assistant Engineer
- Vick Smith, Supervisor of Building, Codes and Zoning
- Chris Carter, Building Inspector
- Dee Ursic, Secretary

* * *

After the meeting was called to order the following business was transacted:

* * *

The minutes of the September 8, 2003 meeting were approved without corrections. Motion was made by Commissioner Holley, seconded by Commissioner Johnson. All members present voting Aye.

* * *

Chairman Fisher brought forth the matter of amending the agenda. He made the suggestion that cases #1005 & #1012 be heard back to back, as well as cases #1013, 1016, & 1018 being heard concurrent with each other. Motion was made by Commissioner Johnson, seconded by Commissioner Holley to amend the agenda as suggested. All members present voting Aye.

* * *

PLANNER'S REPORT

Mr. Jones welcomed Ms. Cathy Marshall-Smith to the Commission as the newest member. He addressed the element of the Comprehensive Plan regarding Community Character. Mr. Jones asked for the Commissioners to review the information and be willing to discuss it at the next meeting.

* * *

BUILDING INSPECTOR'S REPORT

Chris Carter reported to the commission that for the month of September 2003, a total of \$1,861,847.00 in construction costs permits were issued. Building permit fees totaled \$3,521.00; electrical permit fees were \$1,640.00 and plumbing permit fees totaled \$10,869.00, making a total of \$21,030.00 collected in fees through the Planning & Development department for the month. Motion was made by Commissioner Johnson, seconded by Commissioner Holley to approve the Building Inspector's Report. All members present voting Aye.

* * *

MINUTE BOOK No. 2, OXFORD PLANNING COMMISSION

DEMENT—MERIDIAN 57-2275

PLANNING COMMISSION

October 13, 2002

Be it remembered that the Oxford Planning Commission did meet on October 13, 2003, in the City Hall courtroom with the following members present:

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 Bart Robinson, Assistant Engineer
 Vick Smith, Supervisor of Building, Codes and Zoning
 Chris Carter, Building Inspector
 Dee Ursic, Secretary

* * *

After the meeting was called to order the following business was transacted:

* * *

The minutes of the September 8, 2003 meeting were approved without corrections. Motion was made by Commissioner Holley, seconded by Commissioner Johnson. All members present voting Aye.

* * *

Chairman Fisher brought forth the matter of amending the agenda. He made the suggestion that cases #1005 & #1012 be heard back to back, as well as cases #1013, 1016, & 1018 being heard concurrent with each other. Motion was made by Commissioner Johnson, seconded by Commissioner Holley to amend the agenda as suggested. All members present voting Aye.

* * *

PLANNER'S REPORT

Mr. Jones welcomed Ms. Cathy Marshall-Smith to the Commission as the newest member. He addressed the element of the Comprehensive Plan regarding Community Character. Mr. Jones asked for the Commissioners to review the information and be willing to discuss it at the next meeting.

* * *

BUILDING INSPECTOR'S REPORT

Chris Carter reported to the commission that for the month of September 2003, a total of \$1,861,847.00 in construction costs permits were issued. Building permit fees totaled \$8,521.00; electrical permit fees were \$1,640.00 and plumbing permit fees totaled \$10,869.00, making a total of \$21,030.00 collected in fees through the Planning & Development department for the month. Motion was made by Commissioner Johnson, seconded by Commissioner Holley to approve the Building Inspector's Report. All members present voting Aye.

* * *

MINUTE BOOK No. 2, OXFORD PLANNING COMMISSION

DEMENT—MERIDIAN 57-2275

PUBLIC HEARINGS

(Planning Commission)

There came for discussion public hearing for case # 1005 – (continued from previous meeting) Booker-Dedeaux, LLC application for rezoning from A to RA. Ryland Sneed, Precision Engineering, stated the rezoning would consist of approximately 17 acres. They do plan to construct 43 single-family houses, as well as construct a 3-4 acre park. The developer held a meeting with the neighbors on Thursday, October 9, 2003, and discussed their concerns regarding sewage, traffic, and drainage. The sewer issue has been addressed with the Public Works department and the assistant engineer feels the current sewer line is sufficient to handle the additional houses.

Kathy Fields and Linder McNeely, residents of Vivian Street, addressed the Commission with concerns about drainage, excess speeding and traffic on Chickasaw Road. They stated they currently have drainage problems from other subdivisions in the area and are worried about the over building of the area. If the area is rezoned for the construction of 43 houses and the demand is not there, what happens to the acreage after it has been graded and cut? Will they come back in and change the covenants to build something different, replant the vegetation and trees, ect?

Mr. Sneed explained how they planned to address the drainage issue and stated the drainage plan had been approved by all of the applicable city departments. The traffic will be emptied onto Molly Barr Road. Motion was made to approve the rezoning from A to RA, due to the fact of change in the surrounding neighborhood, by Commissioner Johnson, seconded by Commissioner Holley.

Commissioners voting aye: Sonny Johnson, Janis Holley, Charlie Noble, Jon Fisher and Paula Shanks

Commissioners voting nay: Debby Chessin and Cathy Marshall-Smith

Motion was APPROVED by a 5 to 2 vote.

* * *
(Planning Commission)

There came for discussion public hearing for case # 1012 – Harold Littlejohn application for rezoning from A to RA for property located at 1307 Chickasaw Road. Mr. Littlejohn stated he would like to rezone his property in order to deed it to his children and possibly sell a couple of lots himself. The property has become too much for him to maintain and the rezoning to RA would be in keeping with the surrounding neighborhood zoning. Mr. Littlejohn has spoken with his adjacent neighbor and he has no objections to the rezoning.

Joan Wilson, Chickasaw Road resident, and Kathy Fields, Vivian Street resident, stated their concerns for this case as the same as the last case regarding sewage, drainage, and excess traffic.

Motion was made to approve the rezoning from A to RA, due to the fact of change in the surrounding neighborhood, by Commissioner Noble, seconded by Commissioner Holley.

Commissioners voting aye: Charlie Noble, Janis Holley, Sonny Johnson, Paula Shanks, and Jon Fisher

Commissioners voting nay: Cathy Marshall-Smith and Debby Chessin

Motion was APPROVED by a 5 to 2 vote.

* * *
(Board of Adjustment)

There came for discussion public hearing for case # 1007 – (continued from previous meeting) KGC Properties, Inc. application for a special exception for property located on Coleman Drive, Wilson Drive, and south of Jeff Davis Drive. Jeff Williams, Daniels Williams Engineering, informed the Commission this tract of land has been approved for rezoning from PO to RB and they now are before the Commission to request a special exception to construct single-family housing on smaller lots. The design criteria for the lots are proposed with 5ft

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setbacks on the side property lines instead of 10ft. Motion was made by to approve the special exception by Commissioner Johnson, seconded by Commissioner Holey. All members present voting AYE.

Motion was APPROVED.

* * *
(Board of Adjustment)

There came for discussion public hearing for case # 1008 – Grisanti Rebel Motors application for a sign variance located at 1801 West Jackson Avenue. David Huckaby, Operations Manager, Grisanti Rebel Motors, explained that corporate office had ordered the face change of the existing pole sign. Oldsmobile, which is currently advertised on the sign, has been bought out and needs to be removed from the sign. The sign will not be moved, nor will the square footage be increased, they only need to replace the existing sign faces with new faces eliminating the word Oldsmobile. Motion was made to deny the variance by Commissioner Shanks, seconded by Commissioner Chessin.

Commissioners voting aye: Paula Shanks and Debby Chessin

Commissioners voting nay: Charlie Noble, Sonny Johnson, Jon Fisher, Janis Holley and Cathy Marshall-Smith

Motion was made to approve the variance by Commissioner Johnson, seconded by Commissioner Marshall-Smith.

Commissioners voting aye: Sonny Johnson, Cathy Marshall-Smith, Charlie Noble, Jon Fisher and Janis Holley

Commissioners voting nay: Paula Shanks and Debby Chessin

Motion was APPROVED by a 5 to 2 vote.

* * *
(Board of Adjustment)

There came for discussion public hearing for case # 1009 – Super D Drugs application for a special exception located at 1201 Office Park Drive. Gain Robinson, Super D Drugs, informed the Commission that Super D Drugs had purchased the pharmacy business only from Mr. Kenny Coleman and they are applying for a special exception to continue the usage of a pharmacy at this address. Motion was made to approve the special exception by Commissioner Noble, seconded by Commissioner Johnson. All members present voting AYE.

Motion was APPROVED.

* * *
(Board of Adjustment)

There came for discussion public hearing for case # 1010 – Charles & Althea Church application for a variance located at 213 S. 5th Street. Donnie Holmes, Contractor, explained to the Commission that his clients would like to renovate an existing accessory structure on their property to include a garage and guest room. They are requesting a 2ft side yard variance and a 13ft rear yard variance. They have spoken with the neighbors and there is no objection. Mr. Jones stated since there would be less than 6ft between the proposed structure and adjoining property structures, their structure will have to be fire rated in order to comply with the Standard Building Code. Motion was made to approve the variances by Commissioner Johnson, seconded by Commissioner Chessin. All members present voting AYE.

Motion was APPROVED.

* * *

MINUTE BOOK No. 2, OXFORD PLANNING COMMISSION

DEMENT—MERIDIAN 57-2275

(Board of Adjustment)

There came for discussion public hearing for case # 1011 – The Carrollton application for a special exception for property located on Old Taylor Road. Jeff Williams, Daniels Williams Engineering, informed the Commission they were requesting a special exception in order to develop residentially the .5 acres of Industrial property of the project which lies inside the city limits. Motion was made to approve the special exception by Commissioner Holley, seconded by Commissioner Johnson. All members present voting AYE.

Motion was APPROVED.

* * *
(Board of Adjustment)

There came for discussion public hearing for case # 1013 – Gary Stone application for a special exception for Win Gate located on Garfield Avenue. Ryland Sneed, Precision Engineering, stated he was before the Commission requesting a special exception to construct a zero lot line development in a RB zone. 6 units are allowed per the lot size requirements but his client is only proposing to construct 3 single-family units. They have complied with the Standard Building Code of not allowing windows on the structure sides built on the property line. Motion was made to approve the special exception by Commissioner Holley, seconded by Commissioner Johnson.

Commissioners voting aye: Janis Holley, Sonny Johnson, Jon Fisher and
Cathy Marshall-Smith

Commissioners voting nay: Debby Chessin, Charlie Noble, and Paula Shanks

Motion was APPROVED by a 4 to 3 vote.

* * *
(Planning Commission)

There came for discussion public hearing for case # 1016 – Preliminary Plat approval for Win Gate located on Garfield Avenue. Ryland Sneed, Precision Engineering, the development will contain 3 individual residential lots, the units will tie into the existing sewer main, a fire hydrant is located across the street to supply fire protection for the units. The parking spaces will be along the front of the units due to the excessive drop off at the rear of the lot, as well as to preserve four large trees in the rear of the property. After some discussion regarding the parking in the front of the development, motion was made to approve the Preliminary Plat with the stipulations that landscaping be placed vertically along the parking areas by Commissioner Holley, seconded by Commissioner Johnson.

Commissioners voting aye: Janis Holley, Sonny Johnson, Paula Shanks, Jon Fisher,
Charlie Noble and Cathy Marshall-Smith

Commissioners voting nay: Debby Chessin

Motion was APPROVED by a 6 to 1 vote.

* * *
(Planning Commission)

There came for discussion public hearing for case # 1018 – Site Plan approval for Market Cove, Phase II located on Market Street. Ryland Sneed, Precision Engineering, described the development as consisting of 4 single-family rental units with 3 ½ parking spaces provided per unit making a total of 14 spaces being provided. The site will be developed as a whole and will not be subdivided. Sidewalks will tie in from the proposed development to Market Street. Motion was made to approve the site plan by Commissioner Holley, seconded by Commissioner Johnson. All members present voting AYE.

MINUTE BOOK No. 2, OXFORD PLANNING COMMISSION

DEMENT—MERIDIAN 57-2275

(Board of Adjustment)

There came for discussion public hearing for case # 1011 – The Carrollton application for a special exception for property located on Old Taylor Road. Jeff Williams, Daniels Williams Engineering, informed the Commission they were requesting a special exception in order to develop residentially the .5 acres of Industrial property of the project which lies inside the city limits. Motion was made to approve the special exception by Commissioner Holley, seconded by Commissioner Johnson. All members present voting AYE.

Motion was APPROVED.

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(Board of Adjustment)

There came for discussion public hearing for case # 1013 – Gary Stone application for a special exception for Win Gate located on Garfield Avenue. Ryland Sneed, Precision Engineering, stated he was before the Commission requesting a special exception to construct a zero lot line development in a RB zone. 6 units are allowed per the lot size requirements but his client is only proposing to construct 3 single-family units. They have complied with the Standard Building Code of not allowing windows on the structure sides built on the property line. Motion was made to approve the special exception by Commissioner Holley, seconded by Commissioner Johnson.

Commissioners voting aye: ~~Janis Holley, Sonny Johnson, Jon Fisher and Cathy Marshall-Smith~~

Commissioners voting nay: ~~Debby Chessin, Charlie Noble, and Paula Shanks~~

Motion was APPROVED by a 4 to 3 vote.

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(Planning Commission)

There came for discussion public hearing for case # 1016 – Preliminary Plat approval for Win Gate located on Garfield Avenue. Ryland Sneed, Precision Engineering, the development will contain 3 individual residential lots, the units will tie into the existing sewer main, a fire hydrant is located across the street to supply fire protection for the units. The parking spaces will be along the front of the units due to the excessive drop off at the rear of the lot, as well as to preserve four large trees in the rear of the property. After some discussion regarding the parking in the front of the development, motion was made to approve the Preliminary Plat with the stipulations that landscaping be placed vertically along the parking areas by Commissioner Holley, seconded by Commissioner Johnson.

Commissioners voting aye: Janis Holley, Sonny Johnson, Paula Shanks, Jon Fisher, Charlie Noble and Cathy Marshall-Smith

Commissioners voting nay: Debby Chessin

Motion was APPROVED by a 6 to 1 vote.

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(Planning Commission)

There came for discussion public hearing for case # 1018 – Site Plan approval for Market Cove, Phase II located on Market Street. Ryland Sneed, Precision Engineering, described the development as consisting of 4 single-family rental units with 3 ½ parking spaces provided per unit making a total of 14 spaces being provided. The site will be developed as a whole and will not be subdivided. Sidewalks will tie in from the proposed development to Market Street. Motion was made to approve the site plan by Commissioner Holley, seconded by Commissioner Johnson. All members present voting AYE.

MINUTE BOOK No. 2, OXFORD PLANNING COMMISSION

DEMENT-MERIDIAN 57-2275

(Board of Adjustment)

There came for discussion public hearing for case # 1011 - The Carrollton application for a special exception for property located on Old Taylor Road. Jeff Williams, Daniels Williams Engineering, informed the Commission they were requesting a special exception in order to develop residentially the .5 acres of Industrial property of the project which lies inside the city limits. Motion was made to approve the special exception by Commissioner Holley, seconded by Commissioner Johnson. All members present voting AYE.

Motion was APPROVED.

* (Board of Adjustment)

There came for discussion public hearing for case # 1013 - Gary Stone application for a special exception for Win Gate located on Garfield Avenue. Ryland Sneed, Precision Engineering, stated he was before the Commission requesting a special exception to construct a zero lot line development in a RB zone. 6 units are allowed per the lot size requirements but his client is only proposing to construct 3 single-family units. They have complied with the Standard Building Code of not allowing windows on the structure sides built on the property line. Motion was made to approve the special exception by Commissioner Holley, seconded by Commissioner Johnson.

Commissioners voting aye: Janis Holley, Scnny Johnson, Jon Fisher and Cathy Marshall-Smith

Commissioners voting nay: Debby Chessin, Charlie Noble, and Paula Shanks

Motion was APPROVED by a 4 to 3 vote.

* (Planning Commission)

There came for discussion public hearing for case # 1016 - Preliminary Plat approval for Win Gate located on Garfield Avenue. Ryland Sneed, Precision Engineering, the development will contain 3 individual residential lots, the units will tie into the existing sewer main, a fire hydrant is located across the street to supply fire protection for the units. The parking spaces will be along the front of the units due to the excessive drop off at the rear of the lot, as well as to preserve four large trees in the rear of the property. After some discussion regarding the parking in the front of the development, motion was made to approve the Preliminary Plat with the stipulations that landscaping be placed vertically along the parking areas by Commissioner Holley, seconded by Commissioner Johnson.

Commissioners voting aye: Janis Holley, Scnny Johnson, Paula Shanks, Jon Fisher, Charlie Noble and Cathy Marshall-Smith

Commissioners voting nay: Debby Chessin

Motion was APPROVED by a 6 to 1 vote.

* (Planning Commission)

There came for discussion public hearing for case # 1018 - Site Plan approval for Market Cove, Phase II located on Market Street. Ryland Sneed, Precision Engineering, described the development as consisting of 4 single-family rental units with 3 1/2 parking spaces provided per unit making a total of 14 spaces being provided. The site will be developed as a whole and will not be subdivided. Sidewalks will tie in from the proposed development to Market Street. Motion was made to approve the site plan by Commissioner Holley, seconded by Commissioner Johnson. All members present voting AYE.

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Motion was APPROVED.

* * *
(Planning Commission)

There came for discussion public hearing for case # 1014 – Final Plat approval for Turnberry Circle. Jeff Williams, Daniels Williams Engineering, stated they were submitting the final plat for approval. The subdivision plat meets all city specifications including sidewalks, landscape, and access to both Turnberry Circle and Troon Road. Motion was made to approve the final plat by Commissioner Johnson, seconded by Commissioner Holley. All members present voting AYE.

Motion was APPROVED.

* * *
(Planning Commission)

There came for discussion public hearing for case #1015 – Site Plan approval for John McCurdy for property located at 2653 West Oxford Loop. Bennett Hill informed the Commission that this property is located outside the city limits but they are requesting water and sewer services from the city. An Impact Application has been completed and approved. Motion was made to approve the site plan contingent upon the granting of utility services from the Mayor and Board of Aldermen by Commissioner Johnson, seconded by Commissioner Holley. All members present voting AYE.

Motion was APPROVED.

* * *
Commissioner Holley left the meeting at 6:45 p.m.

* * *
(Planning Commission)

There came for discussion public hearing for case # 1017 – Preliminary Plat approval for Park View Subdivision located off of St. Andrew's Circle. Will Lewis, property owner and Ryland Sneed, Precision Engineering, stated the Preliminary Plat consisted of 4 lots zoned RA. The lots meet all of the RA zoning requirements, as well as the subdivision meeting all of the applicable city codes. The current open drainage ditch will be enhanced by the development of the 28ft street with a 50ft ROW. The property adjoins P.C. Lamar Park and a sidewalk will be built to connect with the east side of the park. If the Preliminary Plat is approved they will purchase the Sheffield property in order to develop the road.

Chairman Fisher brought forth a letter from Dan & Melva Restuccia in objection to the Preliminary Plat approval. Their main concerns were additional traffic onto St. Andrew's Circle from Park View Lane. The lots to be sold are considerably smaller than the existing lots in the subdivision and lastly the character of the neighborhood will be changed by the need to cut down the majority of the trees on these lots in order to develop them. The issue regarding the danger of the curve at the intersection of St. Andrew's Circle and the proposed Park View Lane and the requirement of covenants for the subdivision were discussed also. Motion was made to approve the Preliminary Plat with the stipulation of Mr. Lewis working with the engineering department on the safety of the curve by Commissioner Johnson, seconded by Commissioner Shanks. All members present voting AYE.

Motion was APPROVED.

* * *
(Planning Commission)

There came for discussion public hearing for case # 1019 – Dwight A. Mosby, SR. application for rezoning from RB to RC for property located at 217 Hathorn Road. Bill Sloan, Attorney, addressed the Commission with the rezoning request of the 1.39 acres. Mr. Sloan informed the Commission of both the properties of Campus Walk Apartments and Campus Edge Apartments were previously zoned RB and have recently been rezoned to RC. These actions

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Motion was APPROVED.

(Planning Commission)

There came for discussion public hearing for case # 1014 - Final Plat approval for Turnberry Circle. Jeff Williams, Daniels Williams Engineering, stated they were submitting the final plat for approval. The subdivision plat meets all city specifications including sidewalks, landscape, and access to both Turnberry Circle and Troon Road. Motion was made to approve the final plat by Commissioner Johnson, seconded by Commissioner Holley. All members present voting AYE.

Motion was APPROVED.

(Planning Commission)

There came for discussion public hearing for case #1015 - Site Plan approval for John McCurdy for property located at 2653 West Oxford Loop. Bennett Hill informed the Commission that this property is located outside the city limits but they are requesting water and sewer services from the city. An Impact Application has been completed and approved. Motion was made to approve the site plan contingent upon the granting of utility services from the Mayor and Board of Aldermen by Commissioner Johnson, seconded by Commissioner Holley. All members present voting AYE.

Motion was APPROVED.

Commissioner Holley left the meeting at 6:45 p.m.

(Planning Commission)

There came for discussion public hearing for case # 1017 - Preliminary Plat approval for Park View Subdivision located off of St. Andrew's Circle. Will Lewis, property owner and Ryland Sneed, Precision Engineering, stated the Preliminary Plat consisted of 4 lots zoned RA. The lots meet all of the RA zoning requirements, as well as the subdivision meeting all of the applicable city codes. The current open drainage ditch will be enhanced by the development of the 28ft street with a 50ft ROW. The property adjoins S.C. Lamar Park and a sidewalk will be built to connect with the east side of the park. If the Preliminary Plat is approved they will purchase the Sheffield property in order to develop the road.

Chairman Fisher brought forth a letter from Dan & Melva Restaccia in objection to the Preliminary Plat approval. Their main concerns were additional traffic onto St. Andrew's Circle from Park View Lane. The lots to be sold are considerably smaller than the existing lots in the subdivision and lastly the character of the neighborhood will be changed by the need to cut down the majority of the trees on these lots in order to develop them. The issue regarding the danger of the curve at the intersection of St. Andrew's Circle and the proposed Park View Lane and the requirement of covenants for the subdivision were discussed also. Motion was made to approve the Preliminary Plat with the stipulation of Mr. Lewis working with the engineering department on the safety of the curve by Commissioner Johnson, seconded by Commissioner Shanks. All members present voting AYE.

Motion was APPROVED.

(Planning Commission)

There came for discussion public hearing for case # 1019 - Dwight A. Masby, SR. application for rezoning from RB to RC for property located at 217 Hathorn Road. Bill Sloan, Attorney, addressed the Commission with the rezoning request of the 1.39 acres. Mr. Sloan informed the Commission of both the properties of Campus Walk Apartments and Campus Edge Apartments were previously zoned RB and have recently been rezoned to RC. These actions

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would show a change in neighborhood and justify his applicants request for the rezoning of his property.

Laverne Foster, adjoining neighbor, stated she was in objection to the rezoning of the property.

Motion was made to approve the rezoning from RB to RC by Commissioner Noble, seconded by Commissioner Johnson. All members present voting AYE.

Motion was APPROVED.

* * *
(Board of Adjustment)

There came for discussion public hearing for case # 1021 - Mike Overstreet application for variances located at 606 Van Buren Avenue. Tom Howorth, Architect, stated his client is proposing to develop 14 condominiums at 606 Van Buren Avenue. They are requesting a 5ft front yard setback variance from 30ft to 25ft, a 5ft height variance from 40ft to 45ft and a lot size requirement variance from 35% to 43%. The front yard variance is needed in order to help with the aesthetics of the back of the buildings, so as not to have just a sheer end to the buildings. The height variance may or may not be necessary, it is dependent upon how the design of the buildings ends up but they decided to go ahead and request it so if it is needed they will not have to come back before the Board. The percentage of lot coverage variance is being requested due to all of the parking being underground.

Several area residents voiced the following concerns to the Commission about the application before them:

1. The sheer magnitude and mass of the proposed project that will be built if the variances are granted.
2. The screening of the underground parking, in which Marti Venagrad, will be looking out at from her front door.
3. The issue of the excess water run off
4. Excess sewage going into the existing old sewage lines.

After much discussion, motion was made to deny all requested variances by Commissioner Noble, seconded by Commissioner Marshall-Smith.

Commissioner Noble retracted his motion.

No motion was brought forth to approve the height variance. By the lack of a motion the height variance was DENIED.

Motion was made to approve the front yard setback variance by Commissioner Johnson, seconded by Commissioner Fisher.

Commissioners voting aye: Sonny Johnson and Jon Fisher

Commissioners voting nay: Charlie Noble, Debby Chessin, Cathy Marshall-Smith and Paula Shanks

Motion was DENIED by a 4 to 2 vote.

Motion was made to approve the percentage of lot coverage by Commissioner Fisher. The motion died due to the lack of a second. The percentage of lot coverage variance was DENIED.

* * *
(Planning Commission)

There came for discussion public hearing for case # 1022 - Preliminary Plat amendment for Twin Gates located off of Hwy 7 South. Jeff Williams, Daniels Williams Engineering, described the plat amendment as increasing the density of the original development from 35 lots to 56 lots on approximately 6.35 acres. Five of the 56 lots have been designated as green space. The lot widths as originally designed with 35 lots is 60ft and will decrease to 40ft with the

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amendment to 56 lots. Motion was made to approve the amended Preliminary Plat by Commissioner Johnson, seconded by Commissioner Noble.

Commissioners voting aye: Sonny Johnson, Charlie Noble, Jon Fisher, and Debby Chessin.

Commissioners voting nay: Cathy Marshall-Smith and Paula Shanks

Motion was APPROVED by a 4 to 2 vote.

* * *
There being no further business to come before the Commission, the meeting was adjourned at 8:45 p.m.


Secretary

MINUTE BOOK No. 2, OXFORD PLANNING COMMISSION

DEMENT—MERIDIAN 57-2275

PLANNING COMMISSION

November 10, 2003

Be it remembered that the Oxford Planning Commission did meet on November 10, 2003, in the City Hall courtroom with the following members present:

Jon Fisher, Chairman
 Sonny Johnson
 Charlie Noble
 Debby Chessin
 Cathy Marshall-Smith
 Paula Shanks
 Janis Holley

Colbert Jones, Director of Planning & Development
 David Bennett, Public Works Director
 Bart Robinson, Assistant Engineer
 Chris Carter, Code Enforcement Officer
 Dee Ursic, Secretary

* * *

After the meeting was called to order the following business was transacted:

* * *

The minutes of the October 13, 2003 meeting were approved without corrections. Motion was made by Commissioner Johnson, seconded by Commissioner Holley. All members present voting Aye.

* * *

PLANNER'S REPORT

Mr. Jones informed the Commission of several new commercial businesses that have opened in the last few weeks in Oxford, examples being, Zaxby's Restaurant, Payless Shoe Source, and Lenny's Sub Shop. Several more are anticipated within the next 3-6 months with the majority focused on the West side of Oxford. The residential developments approved recently, such as Campus Creek Apartments and North Ridge Condominiums have begun construction and are moving along rapidly. He spoke of the guidelines he is trying to enforce regarding landscaping for all developments. Motion was made to approve the Planner's Report by Commissioner Noble, seconded by Commissioner Holley. All members present voting Aye.

* * *

BUILDING INSPECTOR'S REPORT

Chris Carter reported to the Commission that for the month of October 2003, a total of \$7,503,829.00 in construction costs permits were issued. Building permit fees totaled \$25,118.00: electrical permit fees were \$7,094.50 and plumbing permit fees totaled \$19,579.00, making a total of \$51,791.50 collected in fees through the Planning & Development department for the month. Motion was made by Commissioner Noble, seconded by Commissioner Holley to approve the Building Inspector's Report. All members present voting Aye.

* * *

PUBLIC HEARINGS

(Board of Adjustment)

There came for discussion public hearing for case # 1020 – Phil Bailey application for a sign variance located at 424 S. Lamar Boulevard was continued to the December 2003 meeting.

MINUTE BOOK No. 2, OXFORD PLANNING COMMISSION

DEMENT—MERIDIAN 57-2275

* * *

(Board of Adjustment)

There came for discussion public hearing for case # 1023 – Mike Alderson application for a variance located at 1533 Jefferson Avenue. Mike Alderson, property owner, stated he would like to extend the existing front porch so that it would wrap around the front of the house. He believed the house originally had the porch wrap around the front of the house and he would like to rebuild it. The existing front setback of the house is only 24ft from the setback and in order to rebuild he is requesting a 6ft front yard variance. Motion was made to approve the variance by Commissioner Johnson, seconded by Commissioner Holley. All members present voting AYE.

Motion was APPROVED.

* * *

(Board of Adjustment)

There came for discussion public hearing for case # 1024 -- Tommy Stephenson application for a variance located on Hathorn Road was continued to the December 2003 meeting.

* * *

(Planning Commission)

There came for discussion a work session regarding the proposed Comprehensive Plan. Judson Te Paske, Fisher & Arnold, Inc. stated he hoped the Commissioners had been given rough drafts of the Community Character, Land Use, Community Facilities and Transportation Elements, along with the draft of the Subdivision Regulations for their review. A summary of each of the sections will be brought forth tonight. The initial scope of the work contained the traditional elements of the Comprehensive Plan. He has added two additional elements he feels that Oxford really needs in their Plan, which are Community Character and the Growth Management Plan. The Community Character section responds to the Guiding Principles that were developed by Georgia Tech in the Vision 20/20. Neighborhoods, The Square, the historic areas, gateways to the community, and the physical environment of The City of Oxford are the points and contents of the Community Character element.

The Land Use element identifies how land is currently used and is expected to be used as in the future. The City of Oxford has an unevenly split usage now between single-family at 40% and multi-family at 60%. They have designed this element to promote orderly development and redevelopment to achieve appropriate and compatible use of land.

Community Facilities includes services and infrastructure provided by the City for the benefit of the City residents. They include water and sewer facilities, solid waste facilities, fire stations and services, police, libraries, as well as, parks and recreational facilities. The goal of this element is to provide community facilities and services that meet the physical, social, and cultural needs of Oxford's population.

The goal of the Transportation Plan is to develop a balanced, multi-model transportation system that will meet the needs of the citizens, without destroying the small town character. Incorporating bike and pedestrian ways, a community-wide Transportation Council, the need to define the aesthetic and functional qualities of streets and roads, public transportation, along with a need to develop a regional airport are some of the priorities of the Transportation Plan.

Finally, the Subdivision Regulations that are currently enforced by the City of Oxford have been reviewed and sections have been suggested to be eliminated as well as additional verbiage and diagrams being included that will help to improve the standards of subdivisions. After some discussion, it was decided to hold another work session on Monday, November 17th at 4:00 p.m. at City Hall. The work session will concentrate specifically on the elements of Community Facilities, Community Character, Transportation Plan, Land Use, and Growth Management.

* * *

There being no further business to come before the Commission, the meeting was adjourned at 6:25 p.m.

[Signature]
Secretary

MINUTE BOOK No. 2, OXFORD PLANNING COMMISSION

DEMENT—MERIDIAN 57-2275

PLANNING COMMISSION

December 8, 2003

Be it remembered that the Oxford Planning Commission did meet on December 8, 2003, in the City Hall courtroom with the following members present:

- Jon Fisher, Chairman
- Sonny Johnson
- Cathy Marshall-Smith
- Paula Shanks
- Janis Holley

- Colbert Jones, Director of Planning & Development
- David Bennett, Public Works Director
- Bart Robinson, Assistant Engineer
- Chris Carter, Code Enforcement Officer
- Dee Ursic, Secretary

* * * After the meeting was called to order the following business was transacted:

* * * The agenda was amended to reflect the addition of a report from the Mayor's Committee on Disabilities to be given after the Planner's Report, Case # 1020 continued from the previous meeting; Phil Bailey application for a sign variance for 424 S. Lamar Blvd. was continued to the January 2004 meeting.

* * * PLANNER'S REPORT

Mr. Jones addressed the Commission with a Proclamation for the resignation of Sonny Johnson, thanking Commissioner Johnson for his diligence and dedication to the Oxford Planning Commission. He stated the Work Session regarding the Comprehensive Plan had been rescheduled from December 3rd at 4 p.m. to Wednesday, December 17th at 4 p.m. He is hoping to have the Comprehensive Plan on the January 2004 agenda for public discussion. Also, at this time, he would like to bring forth the public hearing for text amendment to section 473 regarding parking requirements in the Central Business District. The amendment would require that dwellings, motels and hotels provide off-street parking and loading areas. Motion was made to approve the Planner's Report along with the approval of the text amendment by Commissioner Johnson, seconded by Commissioner Holley. All members present voting AYE.

* * * The minutes of the November 10, 2003 meeting were approved without corrections. Motion was made by Commissioner Holley, seconded by Commissioner Johnson. All members present voting Aye.

* * * BUILDING INSPECTOR'S REPORT

Chris Carter reported to the Commission that for the month of November 2003, a total of \$1,285,000.00 in construction costs permits were issued. Building permits fees totaled \$6,642.75: electrical permit fees were \$1,640.00 and plumbing permit fees totaled \$14,082.00, making a total of \$22,364.75 collected in fees through the Planning & Development department for the month. Motion was made by Commissioner Johnson, seconded by Commissioner Holley to approve the Building Inspector's Report. All members present voting Aye.

* * *

MINUTE BOOK No. 2, OXFORD PLANNING COMMISSION

DEMENT—MERIDIAN 57-2275

There came forth a report from the Mayor's Commission on Disabilities. Zane Davis, Chairman, and Christy Knapp, Executive Director of Economic Development Foundation, reported to the Commission that in the last few years, Oxford has become a prime retirement community and due to this, the need is apparent for all new or remodeled commercial and residential projects to be designed with accessibility. Accessibility issues are faced by an ever growing senior population, as well as the handicapped, and any extra help making developers and property owners aware of ADA standards will make Oxford more functional to all.

* * *

PUBLIC HEARINGS

(Board of Adjustment)

There came for discussion public hearing for Tommy Stephenson application for a variance located on Hathorn Road. Jeff Williams, Engineer, stated a side yard variance is requested for units 9, 10, and 11 of the North Ridge Condominium project. In order to keep the units sizes consistent, these 3 units will require a side yard variance. Unit 9 is within 2.65ft of the property line, unit 10 is 5.11 ft and unit 11 is 7.66ft from the property line. They have spoken with the owners of units 15, 16, 17 & 21 and have submitted letters of support from these owners. After some discussion, motion was made to approve the variance by Commissioner Johnson, seconded by Commissioner Holley

Commissioners voting aye: Sonny Johnson and Janis Holley

Commissioner voting nay: Jon Fisher, Paula Shanks, and Cathy Marshall-Smith

Motion was DENIED by a 2 to 3 vote.

* * *

(Board of Adjustment)

There came for discussion public hearing for case # 1025 - Joe Farr application for a variance located at 312 N. 13th Street. Corey Alger, Architect, informed the Commission that the current property is non-conforming under the present ordinances and his client would like to change the existing use from commercial to residential. The stability of the existing structure is questionable and more than likely they will need to tear the structure down and rebuild. The build able area of this lot is extremely limited and thus his client is requesting a 29ft front yard variance from 30ft to 1ft, along with a 9ft south side yard variance from 10ft to 1ft, a 24ft rear yard variance from 25ft to 1ft and a lot coverage variance from 35% to 54%.

Mark Wilder, 315 N. 13th Street, spoke in support of the granting of the variances stating he was happy to see the lot being used as a single-family residence although he was concerned about the close proximity of the front porch to the street.

Mr. Jones informed the Commission that Dr. John McFadden had made a personal visit to his office to state his objections to the request. Dr. McFadden was concerned with the two-story height and the granting of the front yard variance would block the view down N. 13th Street.

Motion was made by Commissioner Johnson, seconded by Commissioner Holley to approve the variances to the front yard, south side yard, and rear yard setback requirements, as well as a variance to the lot coverage with the stipulation that the brick wall is not included in the variance approval. The two trees near the rear property line must be saved and not damaged during the removal/demolition and reconstruction of the house and it was suggested to construct the privacy wall out of landscaping or open fencing materials in place of the brick.

Commissioners voting aye: Sonny Johnson, Janis Holley and Jon Fisher

Commissioners voting nay: Paula Shanks and Cathy Marshall-Smith

Motion was APPROVED by a 3 to 2 vote.

* * *

MINUTE BOOK No. 2, OXFORD PLANNING COMMISSION

DEMENT—MERIDIAN 57-2275

(Board of Adjustment)

There came for discussion public hearing for case # 1026 – Mike Overstreet application for a variance located at 606 Van Buren Avenue. Tom Howorth, Architect, informed the Commission his client was before the Commission requesting an increase in lot coverage from 35% to 38% to construct 12 residential units. Motion was made to approve the lot coverage variance by Commissioner Johnson, seconded by Commissioner Holley with the following suggestions: (1) Design should reflect an orientation to Van Buren Avenue and Tyler Avenue with walks from the street sidewalks, and windows, porches and doors addressing these two streets (2) Existing Oak trees (5) on Van Buren Avenue should remain (3) Natural buffer of trees and vegetation should remain on east side of the property (4) Sidewalk should be constructed on Tyler Avenue. All members present voting Aye.

Motion was APPROVED.

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(Board of Adjustment)

There came for discussion public hearing for case # 1027 – Larry McAlexander application for a variance located at 1901 University Avenue. Ryland Sneed, Engineer, came before the Commission requesting a 35ft front yard variance from 50ft to 15ft for the construction of a restaurant and a 10ft side yard variance on the east side of the property from 20ft to 10ft for the construction of commercial office space. The addition of both new buildings would be inclusive in the existing commercial Tradewinds Shopping Center. This would allow for his client to incorporate more green space in the parking lot area. Motion was made to approve the variances by Commissioner Johnson, seconded by Commissioner Holley. All members present voting Aye.

Motion was APPROVED.

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(Planning Commission)

There came for discussion public hearing for case # 1027A – Site Plan approval for Old Town Shopping Center located at 1901 University Avenue. Ryland Sneed, Engineer, explained that 3 new commercial buildings would be built along with the existing buildings. Landscaping will be provided for the new buildings along with incorporating landscaping into the parking area now provided in the center. Motion was made to approve the site plan by Commissioner Johnson, seconded by Commissioner Holley. All members present voting Aye.

Motion was APPROVED.

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(Planning Commission)

There came for discussion public hearing for case # 1028 – Preliminary & Final Plat approval for Eagle Pointe Subdivision, Phase II located on Thacker Road. Ryland Sneed, Engineer, described this as the second phase of a project that had already received approval through both the Planning Commission and Board of Aldermen. They are before the Commission as a request of the Board of Aldermen to bring each Phase forth for approval as it is being developed. Phase I of the development is already at a 75% completion ratio and there are 37 lots in Phase II to be developed. Motion was made to approve the Preliminary & Final Plat by Commissioner Johnson, seconded by Commissioner Holley with the condition of a white fence be built along the back of the properties and the suggestion of discussing with Lafayette County the probability of planting trees along the Right-of-Way. All members present voting Aye.

Motion was APPROVED.

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Commissioner Holley left the meeting at 6:50 p.m.

MINUTE BOOK No. 2, OXFORD PLANNING COMMISSION

DEMENT—MERIDIAN 57-2275

* * *
 Donna Gurley, Legal Counsel, recused herself from the meeting at 6:50 p.m.

* * *
 (Planning Commission)

There came for discussion public hearing for case # 1029 – Site Plan approval for Campbell McCool for property located at 707 University Avenue. Jeff Williams, Engineer, presented the proposed project as consisting of 4 condominium units, 9 parking spaces and two parking spaces to the north of the property will be designated as “NO PARKING”, in order to provide as a turn around for traffic. The proposed plans have been before the Site Plan Review Committee and all of the committee’s comments have been addressed. Motion was made to approve the site plan by Commissioner Fisher, seconded by Commissioner Shanks. All members present voting Aye.

Motion was APPROVED.

* * *
 Donna Gurley, Legal Counsel, returned to the meeting at 7:00 p.m.

* * *
 (Planning Commission)

There came for discussion public hearing for case # 1030 – Site Plan approval for R.J. Allen & Associates for property located at 704 Tyler Avenue. Jeff Williams, Engineer, stated the property was currently zoned RC (Multi-Family Residential) and they are proposing to build 3 two-story approximately 2,000 square foot residential units. They are planning on not disturbing the landscaping to the rear and side of the development being undisturbed, all parking will be to the rear of the project and each unit will have front porches facing the street. Motion was made to approve the site plan by Commissioner Johnson, seconded by Commissioner Shanks. All members present voting Aye.

Motion was APPROVED.

* * *
 (Planning Commission)

There came for discussion public hearing for case # 1031 – Preliminary & Final Plat approval for Notting Hill Subdivision located on Office Park Drive. Jeff Williams, Engineer, described the subdivision as consisting of 41 residential lots, 4 of these lots being designated as green space only. All requests and suggestions from the department heads have been satisfied and received approval. Motion was made to approve the Preliminary & Final Plat by Commissioner Johnson, seconded by Commissioner Shanks. All members present voting Aye.

Motion was APPROVED.

* * *
 (Board of Adjustment)

There came for discussion public hearing for case # 1032 – Wren Greene application for a variance located at 135 Leighton Road. Mr. Greene, property owner, addressed the Commission with the request for a 17.24ft front yard variance from 40ft to 22.76ft in order to add on and remodel the current residence. He has purchased the home for he and his family and the addition would be in keeping with the existing footprint of the house. Motion was made to approve the variance by Commissioner Johnson, seconded by Commissioner Marshall-Smith. All members present voting Aye.

Motion was APPROVED.

* * *

MINUTE BOOK No. 2, OXFORD PLANNING COMMISSION

DEMENT—MERIDIAN 57-2275

(Planning Commission)

There came for discussion before the Commission pre-application for Oxford Creek, PUD located on Molly Barr Road. Ryland Sneed, Engineer, stated this property was recently rezoned from Agriculture to RA (Single-Family Residential) and the owner's would now like to develop the land as a Planned Unit Development. If the land is developed as RA, 51 residential units would be allowed but under the PUD, they would be proposing approximately 43 residential units along with the required commercial and green space. They will be coming before the Commission at the next meeting to request a special exception in order to continue along the concept of developing the acreage as a PUD.

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There being no further business to come before the Commission, the meeting was adjourned at 7:25 p.m.


Secretary

MINUTE BOOK No. 2, OXFORD PLANNING COMMISSION

DEMENT—MERIDIAN 57-2275

PLANNING COMMISSION

January 12, 2004

Be it remembered that the Oxford Planning Commission did meet on January 12, 2004, in the City Hall courtroom with the following members present:

Jon Fisher, Chairman
Cathy Marshall-Smith
Charlie Noble
Hugh Goforth
Paula Shanks
Janis Holley

Colbert Jones, Director of Planning & Development
Bart Robinson, Assistant Engineer
Chris Carter, Code Enforcement Officer
Dee Ursic, Secretary

* * *
After the meeting was called to order the following business was transacted:

* * *
The minutes of the December 8, 2003 meeting were approved without corrections; motion was made by Commissioner Noble, seconded by Commissioner Shanks. All members present voting Aye.

* * *
PLANNER'S REPORT

Mr. Jones addressed the Commission that a public hearing will be held regarding the proposed Comprehensive Plan on Monday, January 26th, 2004 in City Hall. All residents are invited to attend with their questions and comments. The proposed information will be able to be viewed her at City Hall, as well as the Public Library.

Next, Mr. Jones stated for the last 3 years the City has had a construction value of \$48 million in 2001, \$58 million in 2002 and almost \$61 million for 2003. He does not anticipate that the up-coming year will have such a huge growth in construction as the previous years have. Motion was made to approve the Planner's Report by Commissioner Holley, seconded by Commissioner Shanks. All members present voting Aye.

* * *
BUILDING INSPECTOR'S REPORT

Chris Carter reported to the Commission that for the month of December 2003, a total of \$1,212,916.00 in construction costs permits were issued. Building permit fees totaled \$5,575.00; electrical permit fees were \$6,782.50 and plumbing permit fees totaled \$2,230.00, making a total of \$14,587.50 collected in fees through the Planning & Development department for the month. Motion was made by Commissioner Holley, seconded by Commissioner Shanks to approve the Building Inspector's Report. All members present voting Aye.

* * *
PUBLIC HEARINGS

(Board of Aldermen)

There came for discussion public hearing for case # 1020 – (continued from previous meeting) Phil Bailey application for a sign variance located at 424 S. Lamar Blvd. Mr. Bailey, owner, stated he was requesting a sign variance in order to remove the now dilapidated sign on the north end of the parking lot at the Anchorage Building and replace it with a nice monument

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DEMENT—MÉRIDIAN 57-2275

sign. He would also like to be able to keep the current Red Pest Control pole sign on site also. After some discussion, motion was made to deny the variance for these two signs located at 424 S. Lamar Blvd. by Commissioner Shanks, seconded by Commissioner Marshall-Smith. All members present voting Aye.

Motion was approved to DENY the variance.

* * *
(Board of Aldermen)

There came for discussion public hearing for case # 1033 – Booker DeDeaux, LLC application for a special exception to develop a PUD in a RA zone located on Molly Barr Road. Ryland Sneed informed the Commission this property was recently rezoned from Agriculture to RA and they are proposing 43 residential lots in the PUD, which are 6 less than ordinance allows under the RA standards. A 4 acre park with a small ½ acre pond is planned for the development. The PUD will comply with all of the City's requirements regarding lot size, sidewalks, storm water retention/detention, landscaping, ect. Motion was made to approve the special exception by Commissioner Holley, seconded by Commissioner Shanks. All members present voting Aye.

Motion was APPROVED.

* * *
(Board of Adjustment)

There came for discussion public hearing for case # 1034 – Curtis Knight application for a 19' rear yard variance located at 219 Carol Lane. Mr. Knight informed the Commission he had recently purchased this residence and would like to renovate it. He would like to remove an existing outside metal awning that extends from the rear of the house to a retaining wall at the back of the property and replace it by moving the kitchen wall outward to meet the retaining wall. Motion was made to approve the variance by Commissioner Holley, seconded by Commissioner Shanks. All members present voting Aye.

Motion was APPROVED.

* * *
(Board of Adjustment)

There came for discussion public hearing for case # 1035 – Mid South Signs, Inc. application for a sign variance located at 1726 University Avenue. Stan House, Mid South Signs, Inc., addressed the Commission that Taco Bell was requesting the variance in order to change out the faces of the existing pole sign. The changing of the sign faces were strictly maintenance and the sign size and message would be no different than the previous. After much discussion, motion was made to deny the variance by Commissioner Marshall-Smith, seconded by Commissioner Shanks.

Commissioners voting aye: Cathy Marshall-Smith, Paula Shanks, Janis Holley,
Jon Fisher

Commissioners voting nay: Charlie Noble and Hugh Goforth

Motion was approved to DENY the variance.

* * *
(Board of Aldermen)

There came for discussion public hearing for case # 1036 – Gwyne Brunt application for a side yard variance located at 616 University Avenue. Corey Alger, Architect, explained to the Commission that he had come before the Commission in April 2003 and applied for variances for this project. A new garage was to be constructed over the footprint of the then existing carport. A variance was granted to construct the garage within 2' of the side property line and it was brought to both his and the contractor's attention that the structure is only 1' from the property line, so they are requesting an additional 1' side yard variance.

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DEMENT—MERIDIAN 57-2275

Michelle Rogers stated she was before the Commission representing 16 home owners of The Dell Condominiums. They currently have a fence that abuts the property in question and are concerned that if the variance is granted for Ms. Brunt's structure to be only 1' from the property line that they will not be able to access the fence for maintenance purposes. They are also concerned about possible damage that could be caused to the fence and their property from the run off caused from the structure being placed at such a close proximity. They did not object to the initial variance requests but they feel the original variances were sufficient and that no additional variances should be granted. The variance was DENIED due to the lack of a motion.

* * *
(Board of Adjustment)

There came for discussion public hearing for case # 1037 – Tripp Henderson application for a rear yard variance located at 1211 (Lot #10) Office Park Drive was continued to the January 2004 meeting.

* * *
(Planning Commission)

There came for discussion public hearing for case # 1038 – Site Plan approval for Overstreet Condominiums located at 606 Van Buren Avenue. Tom Howorth, Architect, described the project as 12 residential units in 6 buildings. Each unit will have individual parking, garbage pick up and patio. The eaves of the structures will be within the 40' height limitation. The pedestrian court will be a through corridor and there will be an accessible route from Van Buren Avenue to Tyler Avenue. Motion to approve was made to approve the site plan by Commissioner Holley, seconded by Commissioner Noble. All members present voting Aye.

Motion was APPROVED.

* * *
(Planning Commission)

There came for discussion public hearing for case # 1039 – Site Plan Amendment for High Pointe Condominiums, Phase II located on Thacker Road. Ryland Sneed, Engineer, stated the development was previously approved and is being built in phases. They are not changing the number of buildings or units in the development but they want to change the building configuration and that is why they are before the Commission requesting a site plan amendment. After some discussion, motion was made by Commissioner Holley, seconded by Commissioner Noble to approve the site plan amendment with the following stipulations:

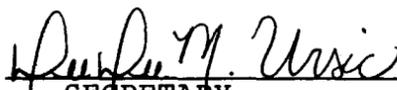
1. Move the perimeter fence back on Phase II to allow for possible landscaping.
2. Provide landscaped islands between building 9, 10, and 11.
(One island between each building)
3. One additional dumpster pad is needed for the project.

All members present voting Aye.

Motion was APPROVED.

* * *

There being no further business to come before the Commission, the meeting was adjourned at 6:40 p.m.


SECRETARY

MINUTE BOOK No. 2, OXFORD PLANNING COMMISSION

DEMENT—MERIDIAN 57-2275

PLANNING COMMISSION

February 9, 2004

Be it remembered that the Oxford Planning Commission did meet on February 9, 2004, in the City Hall courtroom with the following members present:

Jon Fisher, Chairman
 Debby Chessin
 Hugh Goforth
 Cathy Marshall-Smith
 Paula Shanks
 Janis Holley

Colbert Jones, Director of Planning & Development
 Bart Robinson, Assistant Engineer
 Chris Carter, Code Enforcement Officer
 Dee Ursic, Secretary

* * *

After the meeting was called to order the following business was transacted:

* * *

The minutes of the January 12, 2004 meeting were approved without corrections. Motion was made by Commissioner Holley, seconded by Commissioner Chessin. All members present voting Aye.

* * *

The agenda was amended to have the public hearing for the Comprehensive Plan moved from item # 3 to the final item on the agenda. Also, motion was made to hold a special meeting on Thursday, February 26th at 5:00 p.m., regarding the adoption of the narrative portion of the Comprehensive Plan excluding any maps or zoning by Commissioner Holley, seconded by Commissioner Shanks. All members present voting Aye.

* * *

PLANNER'S REPORT

Mr. Jones reported that Jud TePaske of Fisher & Arnold, as well as himself, was fielding calls and correspondence from citizens regarding the proposed plan. He does feel that changes and adjustments will be made to the present draft and a finished document will come forth and be presented for adoption. Motion was made to approve the Planner's Report by Commissioner Holley, seconded by Commissioner Shanks. All members present voting Aye.

* * *

BUILDING INSPECTOR'S REPORT

Chris Carter reported to the Commission that for the month of January 2004, a total of \$2,121,760.00 in construction costs permits were issued. Building permit fees totaled \$9,785.00: electrical permit fees were \$2,076.00, and plumbing permit fees totaled \$3,768.00, making a total of \$15,629.00 collected in fees through the Planning & Development department for the month. Motion was made by Commissioner Holley, seconded by Commissioner Shanks. All members present voting Aye.

* * *

PUBLIC HEARINGS
 (Board of Adjustment)

There came for discussion public hearing for case # 1040 – Campbell McCool application for a front yard variance located at 707 University Avenue. Campbell McCool stated

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DEMENT-MERIDIAN 57-2275

he had received approval from the Planning Commission to construct four townhouses at 707 University Avenue. He is currently requesting a 10' front yard setback from 30' to 20' for these units. The variance is needed in order to save a 25 year old Birch tree and open up a courtyard area in the development. Motion was made to approve the variance by Commissioner Chessin, seconded by Commissioner Holley. All members present voting Aye.

Motion was APPROVED.

* * *
 Pope Mallette, Legal Counsel, recused himself from case # 1041 at 5:20 p.m.
 * * *
 (Board of Adjustment)

There came for discussion public hearing for case #1041 - Larry Overstreet Properties application for a variance located at 428 N. Lamar Blvd. Jeff Williams, Engineer, informed the Commission that a site plan had been approved for one commercial building at the mentioned address but a variance is needed to allow for parking to be constructed in the 30' required landscape buffer area between the project and the adjoining property. Mr. Williams stated the property to the east is owned by the applicant and they are willing to build a privacy fence if needed. Motion was made to approve the variance, with the stipulation that a 4' black chain link fence including a gate will be built in between the 428 N. Lamar Blvd. property and the east property line by, by Commissioner Holley, seconded by Commissioner Chessin. All members present voting Aye.

Motion was APPROVED.

* * *
 Pope Mallette, Legal Counsel, returned to the meeting at 5:35 p.m.
 * * *
 Pope Mallette, Legal Counsel, recused himself from case # 1042 at 5:50 p.m.
 * * *
 (Planning Commission)

There came for discussion public hearing for case # 1042 - The Commons at Ole Miss, LLC application for rezoning of property located on 2100 Old Taylor Road from RC to PO. Ryland Sneed, Engineer, addressed the Commission with a request to rezone approximately 5.77 acres between Hwy 6 West and The Commons apartment complex. Mr. Sneed stated the property is owned by the same property owner as the apartment complex and they feel there is a need for Professional Offices in that area more so than more Multi-Family residential. Motion was made to approve the rezoning from RC to PO by Commissioner Holley, seconded by Commissioner Chessin. All members present voting Aye.

Motion was APPROVED.

* * *
 Pope Mallette, Legal Counsel, returned to the meeting at 6:05 p.m.
 * * *
 (Planning Commission)

There came for discussion public hearing for case # 1043 - Rhonnie Cummins application for rezoning of property located on McLarty Road and University Avenue from SC & RB to RC. Ryland Sneed, Engineer, addressed the Commission stating the total property consists of 4.29 acres, 3.45 acres is zoned SC and .85 acres zoned RB. The property to the north is zoned SC, to the south is RB, to the west is GC, and Highway 7 is to the east. There is mostly residential usage in the area and the entrance and exit will be onto McLarty Road. They are currently speaking with the owner of Eastgate Shopping Center about the possibility of access through some of his property to alleviate some of the congestion on McLarty Road. Motion was made to approve the rezoning from SC & RB to RC by Commissioner Chessin, seconded by Commissioner Holley.

Commissioners voting aye: Debby Chessin, Janis Holley, Hugh Goforth, Paula Shanks,
 and Cathy Marshall-Smith

Commissioners abstaining: Jon Fisher

MINUTE BOOK No. 2, OXFORD PLANNING COMMISSION

DEMENT—MERIDIAN 57-2275

Motion was APPROVED.

* * *
(Planning Commission)

There came for discussion public hearing for case # 1044 – Sun South, LLC application for rezoning of property located at 409 N. 9th Street from PO to RB. Jeff Williams, Engineer, stated the property has been previously used as Professional Office with Two Family residential usage both east and west. The rezoning of RB would be in keeping with the surrounding neighborhood. Motion was made to approve the rezoning from PO to RB by Commissioner Chessin, seconded by Commissioner Holley. All members present voting Aye.

Motion was APPROVED.

* * *
(Planning Commission)

There came for discussion public hearing for case # 1045 – Site Plan approval for The Seasons located on Old Taylor Road. Ryland Sneed, Engineer, described the project as .77 acres outside the city limits. The developer is requesting city utilities for the project. They are proposing to construct 9 units and have met all of the City's specifications for development. Motion was made to approve the site plan with the stipulation that 2 parking spaces on the left of the site plan be eliminated for better access by Commissioner Holley, seconded by Commissioner Goforth. All members present voting Aye.

Motion was APPROVED.

* * *
(Planning Commission)

There came for discussion public hearing for case # 1046 – Site Plan approval for the Adams Street Project located on N. 11th Street. Jeff Williams, Engineer, stated the project would consist of 6 New Orleans style residential units of approximately 2200 to 2400 square feet each. Two of the units would front on 11th street and the remaining would be built behind. They have retained a fair amount of green space and will be saving several existing trees as is indicated on their landscape plan. Motion was made to approve the site plan by Commissioner Holley, seconded by Commissioner Chessin. All members present voting Aye.

Motion was APPROVED.

* * *
(Planning Commission)

There came forth the matter of rescheduling the regular March meeting from Monday, March 8th, to Monday, March 15th due to Spring Break. Motion was made to move the meeting date from March 8th to March 15th by Commissioner Marshall-Smith, seconded by Commissioner Holley. All members present voting Aye.

There being no further business to come before the Commission, the meeting was adjourned at 7:00 p.m.

Heather M. Unice
SECRETARY

MINUTE BOOK No. 2, OXFORD PLANNING COMMISSION

DEMENT—MERIDIAN 57-2275

PLANNING COMMISSION

March 15, 2004

Be it remembered that the Oxford Planning Commission did meet on March 15, 2004, in the City Hall courtroom with the following members present:

Jon Fisher, Chairman
 Debby Chessin
 Hugh Goforth
 Cathy Marshall-Smith
 Paula Shanks
 Janis Holley
 Charlie Noble

Colbert Jones, Director of Planning & Development
 David Bennett, Public Works Director
 Bart Robinson, Assistant Engineer
 Chris Carter, Building Inspector
 Dee Ursic, Secretary

* * *

After the meeting was called to order the following business was transacted:

* * *

The minutes of the January 26th and February 9th, 2004 meetings were approved without corrections. Motion was made by Commissioner Shanks, seconded by Commissioner Holley. All members present voting Aye.

* * *

Chairman Fisher brought forth the matter of needing to fill the position of Vice-Chairman for the Commission since the resignation of Sonny Johnson. Motion was made to appoint Commissioner Shanks as Vice-Chairman by Commissioner Holley, seconded by Commissioner Marshall-Smith. All members present voting Aye.

* * *

PLANNER'S REPORT

Mr. Jones noted to the Commission that agenda item #18, case #1060, should be for Site Plan approval instead of Preliminary Plat approval. He informed the Commission that all comments that have been brought forth by both Commissioners and citizens have been forwarded to Fisher & Arnold for their review. Some of the proposed areas of rezoning in the Land Development Code have been revised and Mr. TePaske looks forward to the next work session with the Commission. Motion was made by Commissioner Holley, seconded by Commissioner Noble to approve the Planner's Report. All members present voting Aye.

* * *

BUILDING INSPECTOR'S REPORT

Chris Carter reported to the Commission that for the month of February 2004, a total of \$6,246,769.00 in construction costs permits were issued. Building permit fees totaled \$21,647.50; electrical fees were \$2,744.50, and plumbing permit fees totaled \$5,790.00, making a total of \$30,182.00 collected in fees through the Planning & Development department for the month. Motion was made by Commissioner Holley, seconded by Commissioner Noble to approve the Building Inspector's Report. All members present voting Aye.

* * *

PUBLIC HEARINGS

(Planning Commission)

There came for discussion an interpretation for time period allowed for a non-conforming sign for Taco Bell located on University Avenue. Mr. Jones explained that the item of a sign variance for Taco Bell had been before the Commission previously. A variance was requested for

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the size of the sign due to the owner having done work on the existing sign. Bob Vasilyev, owner explained that he would like to have an interpretation of the ordinance regarding maintenance procedures for sign. Mr. Vasallas stated the faces of the sign needed to be replaced due to wear and tear over the years. The size and logo of the new faces did not change. After much discussion, Commissioner Noble, seconded by Commissioner Chessin made the motion that the original sign variance was not needed due to the work on the sign being considered as maintenance and the sign shall remain as it currently stands. All members present voting Aye.

* * *

(Board of Adjustment)

There came for discussion for discussion public hearing for case # 1047 – William C. & Nicole Lamar application for a variance located at 1014 Hayes. William Lamar, property owner, stated the lot was established in 1940 and is very long and narrow and currently non-conforming. They are requesting a 5% lot coverage variance from 30% to 35% in order to build a back porch. The proposed single-family residential house will be owned and occupied by him and his family. Motion was made to approve the variance by Commissioner Chessin, seconded by Commissioner Holley. All members present voting Aye.

Motion was APPROVED.

* * *

(Board of Adjustment)

There came for discussion public hearing for case # 1048 – St. John the Evangelist Catholic Church application for a special exception located at 406 & 410 S. 5th Street. Tom Howorth, Architect, explained that the church had recently purchased two parcels of adjacent land and was proposing to build additional facilities for the church. Since the addition would not be constructed on the original church property, a special exception is needed for the church addition/facility to be constructed in a residential zone. Motion was made to approve the special exception, with the stipulation that the two additional purchased parcels may not be used for parking, by Commissioner Holley, seconded by Commissioner Shanks. All members present voting Aye.

Motion was APPROVED.

* * *

(Board of Adjustment)

There came for discussion public hearing for case # 1049 – St. John the Evangelist Catholic Church application for a parking variance located at 406 & 410 S. 5th Street. Richard Copp, church representative, addressed the Commission with the request for a variance to reduce the required amount of parking for the church from 128 on site parking spaces to 52. Mr. Copp explained that the church has been using adjacent off site parking from the University of Mississippi for years now and believes that there is adequate parking within 300ft of the church and its' facilities as code requires. Motion was made to approve the variance by Commissioner Holley, seconded by Commissioner Chessin. All members present voting Aye.

Motion was APPROVED.

* * *

Colbert Jones left the meeting at 6:00 p.m.

* * *

(Board of Adjustment)

There came for discussion public hearing for case # 1050 – Oxford RV park application for a special exception located on Molly Barr Road. Rhea Tannehill representing Oxford RV Park stated that his client was before the Commission requesting to be allowed to develop a RV Park in an Agriculture zone. The property in question is approximately 5.3 acres located on Molly Barr Road and is currently undeveloped. It is bordered on one side by the railroad bed, which is to be developed as a walking/bike path to the University. His client is proposing to have an upscale RV Park with 60 parking pads, on site security, sewage disposals, and a substantial amount of landscaping. A quiet time will be enforced every night from 10pm to 8am. They would also like to ask for an exclusion of a bathhouse in the development due to the expected RV's having bathroom facilities.

Tim Davis, 901 Molly Barr Road, addressed the Commission representing several homeowners in his subdivision that is west of the proposed project in a single-family residential subdivision. The proposed walking/bike trail will run north to south along the outer edge of their subdivision and they are in objection to the granting of the special exception. Some of their

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concerns are sewage disposal, excess traffic, noise levels, as well as, the large amount of foot traffic and debris that will be accumulated from the walking/bike path. He and his neighbors would rather have residential units on the property rather than the 60 RV pads. After much discussion, motion was made to deny the special exception by Commissioner Marshall-Smith, seconded by Commissioner Holley.

Commissioners voting Aye: Cathy Marshall-Smith, Janis Holley, Debby Chessin, and Charlie Noble

Commissioners voting Nay: Hugh Goforth

Commissioners abstaining: Jon Fisher

Motion was DENIED by a 4 to 1 vote.

* * *
(Board of Adjustment)

Case # 1051 could not be heard due to the application for special exception being denied.

* * *
Colbert Jones re-entered the meeting at 7:20 p.m.

* * *
(Planning Commission)

There came for discussion public hearing for case # 1052 – Larry Butts application for rezoning of property located on Bickerstaff Road from RB to RC. Larry Butts stated the property was approximately 2.4 acres previously owned by the City of Oxford and he is proposing to build 24 units. The neighborhood is predominately multi-family with only one single-family subdivision close by.

Ron Warren, 528 Frontage Road, addressed the Commission with concerns regarding increased traffic and density. Motion was made to approve the rezoning from RB to RC by Commissioner Holley, motion died due to the lack of a second.

Motion was DENIED.

* * *
(Board of Adjustment)

There came for discussion public hearing for case # 1053 – Sun South, LLC application for a special exception located at 409 N. 9th Street. Jeff Williams, Engineer, presented the request for a special exception in order to construct 6 condominiums in a RB zone. Motion was made to approve the special exception by Commissioner Chessin, seconded by Commissioner Holley.

Motion was APPROVED.

* * *
(Board of Adjustment)

There came for discussion public hearing for case # 1054 – Sun South, LLC application for a variance located at 409 N. 9th Street. Jeff Williams, Engineer, explained that due to the lay of the land, and to appease neighborhood concern, this layout would follow the adopted Guiding Principles. Unit 1 would be a 25ft front yard setback variance on both Jefferson Avenue and S. 9th Street, making it 5ft from the property line. Unit 2 would be a 25ft front yard setback variance also. Units 3 & 4 would be a 20ft front yard setback variance placing them 10ft from the property line and unit 5 would be a 15ft front yard setback variance making it 15ft from the property line. Finally, a 10ft front yard setback variance is requested for unit 6 making in 20ft from the property line. Motion was made to approve the above variances by Commissioner Holley, seconded by Commissioner Noble. All members present voting Aye.

Motion was APPROVED.

* * *
(Board of Adjustment)

There came for discussion public hearing for case # 1055 – Stefano Capomazza application for a special exception for property located on Adams Street. Jeff Williams, Engineer informed the Commission that this project had been granted site plan approval at their February 2004 meeting and it was later realized that a special exception was needed in order to build the

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project as condominiums. The project would consist of 6 condominiums and 31 on site parking spaces.

Jim Hendrix, Gayle Anderson, and Dale Davis all expressed concern about the extra traffic and overflow of parking that would be generated by the project. They stated there is already an overflow of traffic and parking generated by the Church of Christ and the addition of 6 residential units would only make these problems worse. Mr. Hendrix was also concerned about the distance that the first unit would be from his home. He would like the Commission to stipulate a 20ft south side yard setback instead of the required 10ft. After some discussion, motion was made to approve the special exception by Commissioner Nobel, seconded by Commissioner Holley.

Commissioners voting aye: Charlie Noble, Janis Holley, and Jon Fisher

Commissioners voting nay: Hugh Goforth, Debby Chessin, and Paula Shanks and Cathy Marshall-Smith

Motion was DENIED by a 4 to 3 vote.

* * *
(Board of Adjustment)

There came for discussion public hearing for case # 1056 – William L. Watt application for a variance located at 419 Van Buren Avenue. Ryland Sneed, Engineer, stated a 15ft rear yard variance was needed due to there being a 15-20ft drop in elevation from the property in question to the adjacent commercial property. The granting of the variance would allow for a larger amount of spacing between the 3 proposed units.

J. W. Forrester owner of the adjacent commercial property brought forth his concerns regarding additional drainage that the project would possibly cause on his property. Mr. Forrester stated he presently is already experiencing water run-off from the difference in elevation and is concerned that if the area is graded and paved or built at a greater density than present, he will have more water run-off dispersed onto his property.

Motion was made to approve the 15ft rear yard variance with the stipulation that the developer will improve the drainage issue by Commissioner Shanks, seconded by Commissioner Chessin.

Commissioners voting aye: Paula Shanks, Debby Chessin, Charlie Noble, Hugh Goforth, Cathy Marshall-Smith and Janis Holley

Commissioners abstaining: Jon Fisher

Motion was APPROVED.

* * *
(Planning Commission)

There came for discussion public hearing for case # 1057 – Site Plan approval for Mike Halford located on N. 9th Street. Jeff Williams, Engineer, described the project as 8 residential units on approximately 1.4 acres. A park area will be included in the project as well as sufficient parking to meet ordinance requirements. Motion was made to approve the site plan by Commissioner Holley, seconded by Commissioner Chessin. All members present voting Aye.

Motion was APPROVED.

* * *
(Planning Commission)

There came for discussion public hearing for case # 1058 – Preliminary Plat approval for Oxford Creek located on Molly Barr Road. Ryland Sneed, Engineer, described the project as 17 plus acres that was recently rezoned from Agriculture to RA. A special exception has also been granted in order to develop a PUD on this acreage. They are proposing 42 residential lots with 4.2 acres set aside for a public park with a lake. While the project is under construction the lake will serve as a retention basin with an additional retention basin included in the development. Two drainage ways will run back toward Chickasaw Road, one of the retention basins will help to reduce the water run off onto Chickasaw Road.

Kathy Fields, property owner, is concerned about excess drainage that the development would cause onto Vivian and Chickasaw Road, as well as the density of 42 lots in only 13 acres. After some discussion, motion was made to approve the Preliminary Plat by Commissioner Holley, seconded by Commissioner Nobel. All members present voting Aye.

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Motion was APPROVED.

* * *
(Planning Commission)

There came for discussion public hearing for case #1059- (outside city limits) Preliminary Plat approval for Whitetail Subdivision located off of Cedarbrook Drive. Chuck Wrenn, representing Big Leaf Development, stated his client is before the Commission requesting Preliminary Plat approval in order to receive city sewage service from the city. The subdivision does comply with all city standards.

Albert Sperath, resident of Quail Creek, stated he is concerned about this subdivision being tacked onto the northeast corner of Quail Creek and the traffic from the additional lots have to enter and empty onto College Hill Road through their subdivision. Motion was made to approve the Preliminary Plat with the condition that the developer would agree to annexation if the city should see fit to annexation of the property, by Commissioner Holley, seconded by Commissioner Noble.

Commissioners voting aye: Janis Holley, Hugh Goforth, Charlie Noble,
Jon Fisher, Debby Chessin and Paula Shanks

Commissioners abstaining: Cathy Marshall-Smith

Motion was APPROVED.

* * *
(Planning Commission)

There came for discussion public hearing for case # 1060 – (outside city limits) Site Plan approval for Clearbrook located off of Hwy 314. Chuck Wrenn, representing Clearbrook, described the site as being Phase III of an existing residential development and having 73 residential units off of Hwy 314. They are also only requesting city sewage service. The development complies with the cities standards for RC zoning. Motion was made to approve the Site Plan by Commissioner Holley, seconded by Commissioner Goforth.

Commissioners voting aye: Janis Holley, Hugh Goforth, Charlie Noble,
Debby Chessin, Jon Fisher, and Paula Shanks

Commissioners abstaining: Cathy Marshall-Smith

Motion was APPROVED.

* * *
(Planning Commission)

There came for discussion public hearing for case # 1061 – (outside the city limits) Site Plan approval for Out West Place located on West Oxford Loop. Ryland Sneed, Engineer, explained that the front portion of this property lies within the city limits but the rear of the property lies outside the city limits. There is currently one commercial building built on site, which sits inside the city limits and this site plan would be a continuation of 5 commercial spaces requiring city utility services. Motion was made to approve the Site Plan by Commissioner Holley, seconded by Commissioner Noble. All members present voting Aye.

Motion was APPROVED.

* * *
(Planning Commission)

There came for discussion public hearing for case # 1062 – Site Plan approval for The Cedars located on Access Road. Ryland Sneed, Engineer, stated this acreage had previously been before the Commission and approved for the development of apartments. At this time, the property owner has decided to development the acreage with 19 residential condominiums instead of the multi-family. The site plan complies with all of the city regulations with the exception of not facing the first condominium on the site toward the street in order to save and maintain a 20-year-old Cedar tree. Motion was made to approve the Site Plan by Commissioner Holley, seconded by Commissioner Marshall-Smith. All members present voting Aye.

Motion was APPROVED.

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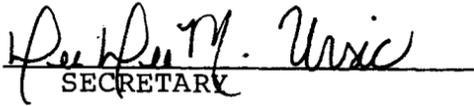
DEMENT-MERIDIAN 57-2275

* * *
(Planning Commission)

There came for discussion public hearing for case # 1063 - Site Plan approval for Hathorn Hill located on Hathorn Road. Ryland Sneed, Engineer, addressed the Commission with the details of the site plan having 19 residential units. It has one entrance and exit onto Hathorn Road; the units are spaced nicely apart with islands shown with one tree in each. They plan on having a 25ft buffer to separate the development from The Campus Creek Apartments and a 30ft buffer to the west. Motion was made to approve the Site Plan by Commissioner Holley, seconded by Commissioner Marshall-Smith. All members present voting Aye.

Motion was APPROVED.

* * *
There being no further business to come before the Commission, the meeting was adjourned at 9:40 p.m.


SECRETARY

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DEMENT—MERIDIAN 57-2275

PLANNING COMMISSION

April 12, 2004

Be it remembered that the Oxford Planning Commission did meet on April 12, 2004, in the City Hall courtroom with the following members present:

Jon Fisher, Chairman
Paula Shanks, Vice-Chairman
Charlie Noble
Debby Chessin
Hugh Goforth

Colbert Jones, Director of Planning & Development
Bart Robinson, Assistant Engineer
Chris Carter, Building Inspector
Dee Ursic, Secretary

* * *
After the meeting was called to order the following business was transacted:
* * *

The agenda was approved with one addition to add item # 12 to reconsider action taken on the Adams Street project at the March 15, 2004 meeting. Motion was made to approve the agenda with the addition by Commissioner Shanks, seconded by Commissioner Chessin. All members present voting Aye.

* * *
The minutes of the March 15, 2004 meeting were approved with two spelling corrections of names and a correction for the stipulation placed on case # 1056 to read that the developer would improve the drainage problem between his property and the neighboring commercial property to the northwest, not the city. Motion was made to approve the minutes with the corrections by Commissioner Shanks, seconded by Commissioner Chessin. All members present voting Aye.
* * *

PLANNER'S REPORT

Colbert Jones informed the Commission and the public of a work session being held by the Planning Commission on Thursday, April 15th at 5:00 p.m. in the courtroom of City Hall to discuss the Land Development Code and how to proceed with the review. He also stated that work sessions with both the Planning Commission and the Board of Aldermen would be held on Thursday, May 6th, 13th, and 20th at 7:30 a.m. at City Hall. Motion was made to approve the Planner's Report by Commissioner Noble, seconded by Commissioner Chessin. All members present voting Aye.
* * *

BUILDING INSPECTOR'S REPORT

Chris Carter reported to the Commission that for the month of March 2004, a total of \$2,251,717.00 in construction costs permits were issued. Building permit fees totaled \$12,260.00; electrical fees were \$14,103.00, and plumbing permit fees totaled \$9,179.00, making a total of \$35,542.00 collected in fees through the Planning & Development department for the month. Motion was made to approve the Building Inspector's Report by Commissioner Noble, seconded by Commissioner Chessin. All members present voting Aye.
* * *

PUBLIC HEARINGSCONSENT AGENDA
(Board of Adjustment)

There came for discussion public hearing for case # 1065 - Kristin Gilmore application for a fence height variance located at 808 S. 11th Street. Mr. Jones stated the property is a corner lot zoned RA which requires a 40ft front setback for each street frontage. The fence is proposed to be a white picket fence 5ft in height located on the side of the house 8ft from Buchanan Avenue and 62ft from S. 11th Street. The design of the fence should not interfere with the sight alignment on either street. Motion was made to approve the variance by Commissioner Fisher, seconded by Commissioner Chessin. All members present voting Aye.

Motion was APPROVED.

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* * *

REGULAR AGENDA
(Board of Adjustment)

There came for discussion public hearing for case # 1064 – Morris & Anita Lovelady application for a side-yard variance located at 11 Highland Place. Morris and Nita Lovelady stated they were requesting a 9ft side-yard variance from 15ft to 6ft. with plans to construct an addition for a closet, utility room and handicap accessible bathroom. They also plan on landscaping around the new addition.

Bob and Brenda Norman, #12 Highland Place, addressed the commission with concerns of the encroachment devaluing their property, as well as the violation of the subdivision covenants. If the variance is approved they would be staring out the front of their house into a brick wall and in actuality the landscaping would make an even larger visual barrier for them. After some discussion, motion was made to deny the variance by Commissioner Noble, seconded by Commissioner Chessin.

Commissioners voting aye: Charlie Noble, Debby Chessin, and Paula Shanks

Commissioners voting nay: Hugh Goforth

Commissioners abstaining: Jon Fisher

Motion was APPROVED to DENY by a 3 to 1 vote

* * *

(Board of Adjustment)

There came for discussion public hearing for case # 1067 – Oxford Station II application for a special exception located on Frontage Road. Jim Mogridge, Owner/Developer, stated he was before the Commission requesting a special exception in order to build condominiums in a RB zone. He is proposing to develop a second phase to the existing Oxford Station, which would consist of 31 additional residential units. He has agreed to give the City an easement through his property to extend Mimosa Drive. Motion was made to approve the special exception by Commissioner Chessin, seconded by Commissioner Noble. All members present voting Aye.

Motion was APPROVED.

* * *

(Planning Commission)

There came for discussion public hearing for case # 1068 – Guy Turnbow application for rezoning of property located on Frontage Road from HC to RC. This case was not heard due to the applicant withdrawing their request.

* * *

(Planning Commission)

There came for discussion public hearing for case # 1069 – Site Plan approval for William L. Watt located at 419 Van Buren Avenue. Ryland Sneed, Engineer, described the development as consisting of 3 single-family residential units. They will have 90% of the drainage emptying into Van Buren Avenue. Motion was made to approve the site plan with the conditions that the patios be moved north and the street trees will be moved closer to the ROW by Commissioner Chesin, seconded by Commissioner Noble. All members present voting AYE.

Motion was APPROVED.

* * *

(Planning Commission)

There came for discussion public hearing for case # 1070 – Site Plan approval for University Commerce Park (Turnberry Park) located on Old Taylor Road and Hwy 6 West. Ryland Sneed, Engineer, informed the Commission that the property is currently zoned PO and they are proposing a commercial development consisting of 8 individual commercial buildings. They have met with the Department Heads and satisfied all of their concerns. An 8 ft bike and pedestrian lane will be constructed within the development, which will meet ADA requirements. Mr. Jones stated the existing trees to be saved must be identified and protected during construction. Also, the work to be done on MDOT'S ROW must be permitted and the Dogwoods, Redbud Trees and other vegetation is to remain and only the privet hedge should be removed. Motion was made to approve the site plan by Commissioner Chessin, seconded by Commissioner Noble. All members present voting Aye.

Motion was APPROVED.

* * *

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setback variance from 30ft to 28ft due to the lot being on the side of a hill. Motion was made to approve the variance by Commissioner Holley, seconded by Commissioner Noble. All members present voting Aye.

Motion was APPROVED.

* * *
REGULAR AGENDA
(Board of Adjustment)

There came for discussion public hearing for case # 1086 - Final Plat approval for Park View Subdivision located on Country Club Road. Ryland Sneed, Engineer, stated there were 4 residential lots in the subdivision and the curb and gutter and paving will be in place within the next 5-10 days, as well as the sidewalks and the utility services are in place already. Motion was made to approve the Final Plat with the condition that the developer would plant additional trees on the east side of the ditch by Commissioner Shanks, seconded by Commissioner Holley. All members present voting Aye.

Motion was APPROVED.

* * *
(Board of Adjustment/Planning Commission)

There came for discussion public hearing for case # 1046 & 1055 - Stefano Capomazza reconsideration for a special exception and site plan approval located on Adams Street. Jeff Williams, Engineer, and Jay Chain, Attorney, addressed the Commission. Mr. Williams explained that his client had been before the Commission with the same request only a few months before and had been denied but the Commission had voting to reconsider the case due to the misunderstanding of facts presented previously. He described the development as consisting of 6 condominiums with 2 units fronting onto Adams with enclosed garages and the remaining 4 units will be to the rear. All of the units will be built within the required setbacks. Motion was made to approve the special exception to allow for condominiums in a RB zone by Commissioner Noble, seconded by Commissioner Marshall-Smith. All members present voting Aye.

Motion was APPROVED.

Motion was made to approve the current site plan by Commissioner Noble, seconded by Commissioner Holley. All members present voting Aye.

Motion was APPROVED.

* * *
(Board of Adjustment)

There came for discussion public hearing for case # 1075, 1076, & 1085 - Mike Bennett application for a special exception, variance, and site plan approval for One Blacksmith Place located on Tyler Avenue. Corey Alger, Architect, stated they are requesting a special exception to allow for residential use in a commercial zone as well as a 10ft height variance from 35' to 45'. The property is presently being used as storage stalls and is surrounded by Commercial property. The property was previously approved for a special exception for residential use under different ownership. It is being proposed to build 7 residential units with 2 underground parking spaces per unit and 4 additional parking spaces. The 10ft height increase will only occur at one point on the building

John Tidwell, owner of Murff's, came before the Commission asking that Harrison Avenue remain open during construction, so his business would be able to continue receiving deliveries. Also, he would like for his south downstairs exit not be blocked at any time, due to the requirements of the Oxford Fire Department. He is also concerned about the overhead power lines and the flow of water from the development onto his property.

Mr. Alger assured Mr. Tidwell they intend for Harrison Avenue and the south downstairs exit to remain open during construction. Also, they plan on removing the overhead power lines and replacing them with underground utilities, as City ordinance requires. The water issue has been addressed also and will be taken care of with the engineers in the Public Works Department. Motion was made to approve the special exception with the provision that commercial usage is also required on the ground floor by Commissioner Holley, seconded by Commissioner Marshall-Smith. All members present voting Aye.

Motion was APPROVED.

Motion was made to approve the height variance from 35ft to 45ft by Commissioner Holley, seconded by Commissioner Marshall-Smith.

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Commissioner voting aye: Janis Holley, Cathy Marshall-Smith, Jon Fisher,
Paula Shanks, and Hugh Goforth

Commissioners voting nay: Charlie Noble

Motion was APPROVED by a 5 to 1 vote.

Motion was made to approve the site plan by Commissioner Shanks, seconded by Commissioner Marshall-Smith. All members present voting Aye.

Motion was APPROVED.

* * *
(Board of Adjustment)

There came for discussion public hearing for case # 1077 – Joe Farr application for a variance located at 312 N. 13th Street. Corey Alger, Architect, informed the Commission that Mr. Farr had recently purchased this parcel of property and would like to demolish the existing carport and rebuild with the addition of a storage room. In order to do so, they are requesting a 9ft side yard variance from 10ft to 1ft. Motion was made to approve the variance with the stipulation that the enclosed storage/carport footprint not be any larger than the existing footprint and the structure must have a flat roof by Commissioner Nobel, seconded by Commissioner Marshall-Smith. All members present voting Aye.

Motion was APPROVED.

* * *
(Board of Adjustment)

There came for discussion public hearing for case # 1078 – Joe Farr application for a variance located at 305 N. 14th Street. Corey Alger, Architect, stated a 9ft rear yard variance from 25ft to 16ft and a 6ft side yard variance from 10ft to 4ft are being applied for in order to add a bathroom. This lot has a total lot area of only 3,630 square feet which is half the size of the minimum required lot area in the RC zone. Motion was made to approve a 9ft rear yard variance and a 6ft side yard variance by Commissioner Holley, seconded by Commissioner Goforth. All members present voting Aye.

Motion was APPROVED.

* * *
(Board of Adjustment)

There came for discussion public hearing for case # 1079 - Scott McNamee application for variances located at 911 S. 9th Street. Corey Alger, Architect, explained they are requesting a lot coverage variance from 25% to 46%, a 29ft front yard variance from 40ft to 11ft, a 14ft south side yard variance from 15ft to 1ft, a 4ft north side yard variance from 5 ft to 1ft and a 24ft rear yard variance from 25ft to 1ft. This lot is an existing non-conforming lot with roughly a third size smaller than the minimum required 15,000 square feet for a RA lot. The intent of his applicant is to add a master bedroom, rebuild the front porch, and design a new storage room and carport.

Warren Steele, property owner to the north, sees no problem with the front porch but he is concerned that this will be the only 2-story structure on the block. Also, the pool is on the corner of the property with a wall up to the property line which could possibly damage an existing Elm tree. He would also like to see the new storage room and carport left in its current location. Motion was made to approve the requested variances by Commissioner Holley, motion died for the lack of a second.

Motion was DENIED.

* * *
(Board of Adjustment)

There came for discussion public hearing for case # 1072, 1073, & 1074 – Heritage Properties application for a special exception and variance located on Azalea Drive. Larry McAlexander, owner/developer, explained that he has previously been before the Commission and received site plan approval to develop a 10-acre multi-use project. He is now before the Board of Adjustment requesting a special exception to develop 22 residential units in a commercial zone and a 10ft height variance from 35ft to 45ft to allow for residential uses above the commercial/professional businesses. The development of these units would conclude the St. Charles Place project as part of the Azalea's, PUD. Motion was made to approve the special exception with the stipulation that the commercial retail usages be compatible with the neighborhood and be limited to 10,000 square feet by Commissioner Fisher, seconded by Commissioner Noble. All members present voting Aye.

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(Board of Adjustment/Planning Commission)

The matter of reconsideration for the Adams Street project, Stefano Capomazza, case # 1046 and case # 1055 was brought forth by Commissioner Chessin for discussion. Commissioner Chessin stated she would like to revisit both cases at the next regular Planning Commission meeting in May. Motion was made by Commissioner Chessin to rehear case # 1046 and #1055 by Commissioner Chessin, seconded by Commissioner Shanks.

Commissioners voting aye: Debby Chessin, Hugh Goforth, Paula Shanks, and Jon Fisher

Commissioners abstaining: Charlie Noble

Motion was APPROVED.

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There being no further business to come before the Commission, the meeting was adjourned at 6:20 p.m.

Donna M. Urie
SECRETARY

MINUTE BOOK No. 2, OXFORD PLANNING COMMISSION

DEMENT—MERIDIAN 57-2275

PLANNING COMMISSION

May 10, 2004

Be it remembered that the Oxford Planning Commission did meet on May 10, 2004, in the City Hall courtroom with the following members present:

- Jon Fisher, Chairman
- Paula Shanks, Vice-Chairman
- Charlie Noble
- Hugh Goforth
- Cathy Marshall-Smith
- Janis Holley

- Colbert Jones, Director of Planning & Development
- David Bennett, Public Works Director
- Bart Robinson, Assistant Engineer
- Chris Carter, Building Inspector
- Dee Ursic, Secretary

* * *

After the meeting was called to order the following business was transacted:

* * *

The agenda was approved with the additions and corrections of case # 1071 being moved to the consent agenda, case # 1079 – Scott McNamee application for a variance being added and finally moving case # 1086-Final Plat approval for Park View Subdivision to item 4b. Motion was made to approve the agenda with the mentioned additions and corrections by Commissioner Holley, seconded by Commissioner Shanks. All members present voting Aye.

* * *

The minutes of the April 12, 2004 meeting were approved without corrections. Motion was made to approve the minutes by Commissioner Shanks, seconded by Commissioner Holley. All members present voting Aye.

* * *

PLANNER'S REPORT

Colbert Jones updated the Commission on several sites under construction. He mentioned the landscaping, signage, sidewalks and additional requirements being met that had been implemented by the Commission on these projects. He commended the Commission on their diligent works of making sure that developments and sites are being developed with the city's best interest in mind. Motion was made to approve the Planner's Report by Commissioner Shanks, seconded by Commissioner Holley. All members present voting Aye.

* * *

BUILDING INSPECTOR'S REPORT

Chris Carter reported to the Commission that for the month of April 2004, a total of \$1,022,267.46 in construction costs permits were issued. Building permit fees totaled \$7,441.00, electrical fees were \$10,354.00, and plumbing fees totaled \$9,878.00, making a total of \$27,673.00 collected in fees through the Planning and Development department for the month. Motion was made to approve the Building Inspector's Report by Commissioner Holley, seconded by Commissioner Shanks. All members present voting Aye.

* * *

PUBLIC HEARINGS

CONSENT AGENDA
(Board of Adjustment)

There came for discussion public hearing for case #1071 Grantham Construction application for a variance located at 105 Warren Avenue. Mr. Jones stated the applicant is requesting a 2ft front yard

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Motion was APPROVED.

Motion was made to approve the special exception to all for residential use in a commercial zone by Commissioner Fisher, seconded by Commissioner Marshall-Smith. All members present voting Aye.

Motion was APPROVED.

Motion was made to approve height variance from 35 ft to 45ft by Commissioner Fisher, seconded by Commissioner Holley. All members present voting Aye.

Motion was APPROVED.

* * *
(Planning Commission)

There came for discussion public hearing for case # 1080 – Site Plan approval for Soleil Cottages, Phase II located on Thacker Road. Chuck Wrenn, Consultant, stated that Phase II of the project would be a continuation of Phase I with a total of 102 units between the two phases. This is a gated community, which was designed with a common area to be shared by both Phase I and II. Motion was made to approve the Site Plan with the stipulation that the landscape ordinance be followed and the owner will sign a petition for annexation by Commissioner Fisher, seconded by Commissioner Noble. All members present voting Aye.

Motion was APPROVED.

* * *
(Planning Commission)

There came for discussion public hearing for case # 1081- Site Plan approval for Larry Butts located on Bickerstaff Road. Larry Butts, owner, described the project has having 13 residential units meeting the required city ordinances including sidewalks, curb and gutter, landscaping and an open turn around for emergency vehicles. Motion was made to approve the Site Plan by Commissioner Holley, seconded by Commissioner Nobel. All members present voting Aye.

Motion was APPROVED.

* * *
(Planning Commission)

There came for discussion public hearing for case # 1082 – Pre-Application Plat approval for Crosscreek Subdivision located on Hwy 7 South. Ryland Sneed, Engineer, addressed the Commission with the proposed plan to construct 79 residential lots just north of the City Sewage Lagoon. There are currently 5 houses to the north and west of the proposed development that were part of the original Countryside Estates Subdivision, which was approved by the County some years ago. After some discussion, the Commission stated they would like to see a swing lane off of Hwy 7 into the subdivision, for the developer to comply with the City's Subdivision Regulations and Landscape Ordinance with proper buffer between the residential houses and possible later commercial development.

* * *
(Planning Commission)

There came for discussion public hearing for case # 1083 – Site Plan Approval for Fallsgrove located on McLarty Road. Ryland Sneed, Engineer, stated they were asking for approval for 45 residential units on McLarty Road. They will be providing a landscape buffer between the residential and commercial areas, sidewalks along the property line on McLarty Road, 2 entrances/exits, interior walkways and a privacy fence. Motion was made to approve the Site Plan by Commissioner Holley, seconded by Commissioner Nobel. All members present voting Aye.

Motion was APPROVED.

* * *
(Planning Commission)

There came for discussion public hearing for case # 1084 – Site Plan approval for Oxford Station, Phase II located on Frontage Road. Jim Mogridge, owner, explained this site plan as being an extension of the existing development. This phase would consist of 235 units. Sidewalks, curb, gutter, and landscaping will all comply with the City's requirements. Along with what is required by ordinance and

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code, some of the interior amenities will include cobbled walkways, large gas lanterns, pedestrian bridges and many others. Motion was made to approve the Site Plan by Commissioner Holley, seconded by Commissioner Fisher. All members present voting Aye.

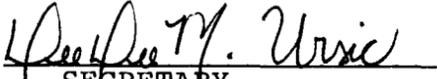
Motion was APPROVED.

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There being no further business to come before the Commission, the meeting was adjourned at 8:00 p.m.


SECRETARY

MINUTE BOOK No. 2, OXFORD PLANNING COMMISSION

DEMENT—MERIDIAN 57-2275

PLANNING COMMISSION

June 14, 2004

Be it remembered that the Oxford Planning Commission did meet on June 14, 2004, in the City Hall courtroom with the following members present:

Jon Fisher, Chairman
 Paula Shanks, Vice-Chairman
 Janis Holley
 Charlie Noble
 Debby Chessin
 Cathy Marshall-Smith

Colbert Jones, Director of Planning & Development
 Bart Robinson, Assistant Engineer
 Chris Carter, Building Inspection
 Dee Ursic, Secretary

* * *

After the meeting was called to order the following business was transacted:

* * *

The agenda was approved with the removal of case # 1097 – John & Regan Hailman from the consent agenda. Motion was made to approve with the amendment by Commissioner Holley, seconded by Commissioner Chessin. All members present voting Aye.

* * *

The minutes of the May 10, 2004 meeting were approved without corrections. Motion was made to approve the minutes by Commissioner Holley, seconded by Commissioner Noble. All members present voting Aye.

* * *

PLANNER'S REPORT

Colbert Jones informed the Commission that in the next few months he planned on bringing forth the recommendation of adopting the 2003 International Code Council codes for the City of Oxford. This would include building, plumbing, electrical, gas, mechanical and fire codes. He also gave an update on the work being done on the Molly Barr Road railroad bed regarding the progression of a pedestrian bike/walking pathways.

Motion was made to approve the Planner's Report by Commissioner Holley, seconded by Commissioner Noble. All members present voting Aye.

* * *

BUILDING INSPECTOR'S REPORT

Chris Carter reported to the Commission that for the month of May 2004, a total of \$3,761,882.00 in construction costs permits were issued. Building permit fees totaled \$15,417.00, electrical fees were \$1,273.00, and plumbing fees totaled \$2,865.00, making a total of \$19,555.00 collected in fees through the Planning and Development Department of the month. Motion was made to approve the Building Inspector's Report by Commissioner Holley, seconded by Commissioner Noble. All members present voting Aye.

* * *

CONSENT AGENDA

(Board of Adjustment)

Public hearing for case # 1089 – Steve Freeman application for a 10ft front yard setback variance from 30ft to 20ft located at 1801 & 1803 Dickinson Lane. Motion was made to approve the variance by Commissioner Holley, seconded by Commissioner Chessin. All members present voting Aye.

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* * *
 (Board of Adjustment)

Public hearing for case # 1090 – Larry Butts application for a special exception to allow for condominiums in a RB zone located on Bickerstaff Road. Motion was made to approve the special exception by Commissioner Holley, seconded by Commissioner Chessin. All members present voting Aye.

* * *
 (Board of Adjustment)

Public hearing for case # 1093 – Jay Hughes application for a special exception to allow for a coffee shop in a Professional Office zone located at 508 Azalea Drive. Motion was made to approve the special exception by Commissioner Holley, seconded by Commissioner Chessin. All members present voting Aye.

* * *
 (Board of Adjustment)

Public hearing for case # 1095 – Julian Allen application for a 1 ½ ft fence height variance from 2 ½ ft to 4ft located at 406 Tyler Avenue. Motion was made to approve the variance by Commissioner Holley, seconded by Commissioner Chessin. All members present voting Aye.

* * *
 Commissioner Cathy Marshall-Smith entered the meeting at 5:20 p.m.

* * *
REGULAR AGENDA

(Board of Adjustment)

There came for discussion public hearing for case # 1097 – John & Regan Hailman application for a 6 inch fence height variance from 2 ½ ft to 3 ft located at 3843 Majestic Oaks Drive. Mr. Hailman stated he and his wife would like to erect a white PVC picket fence 3ft in height around the front yard parking pad. After some discussion, motion was made to approve the variance by Commissioner Shanks, seconded by Commissioner Chessin.

Commissioners voting aye: Paula Shanks, Debby Chessin, Charlie Noble,
 Jon Fisher, and Cathy Marshall-Smith

Commissioners voting nay: Janis Holley

Motion was APPROVED by a 5 to 1 vote.

* * *
 (Board of Adjustment)

There came for discussion public hearing for case # 1087 – C&G Properties application for a 4 ½ ft fence height variance from 2 ½ ft to 7ft located at 2109 University Avenue. Brad Walsh, Attorney, explained the tenant of the building would be the federal agency of the ATF/FBI and due to security and protection reasons associated with the bureaus; a taller perimeter fence is needed on site. They are proposing a 7ft wrought iron fence on a section of the south, east and west sides of the property within the front yard setback and then continuing with a chain link fence for the remaining fenced in areas. Motion was made to approve the variance with the conditions that the wrought iron fence be constructed only in the area of green as indicated on the submitted drawing and that the chain link be of the same color as the wrought iron by Commissioner Holley, seconded by Commissioner Chessin. All members present voting Aye.

Motion was APPROVED.

* * *
 (Board Adjustment)

There came for discussion public hearing for case # 1088 – The Lexington Condominiums application for a 3 ½ ft fence height variance from 2 ½ ft to 6ft located at 716 University Avenue. Richard Gurner, Yates Construction, informed the Commission of the

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Homeowner Association's wishes to build a 6ft fence around the property to help with security from theft as well as, with safety issues concerning children playing in the front yards which are so closely situated to University Avenue.

Campbell McCool, adjacent property owner, addressed the Commission with his concerns regarding the height variance. Mr. McCool objected to the 6ft height of the fence, stating he felt this would gate off this residential area from University Avenue and would set a precedent of enclosure for a main corridor into the University of Mississippi.

Motion was made to approve a 1 ½ ft fence height variance from 2 ½ ft to 4ft by Commissioner Chessin, seconded by Commissioner Marshall-Smith.

Commissioners voting aye: Debby Chessin, Cathy Marshall-Smith, Charlie Noble and Jon Fisher

Commissioners voting nay: Paula Shanks and Janis Holley

Motion was APPROVED by a 4 to 2 vote.

* * *
(Board of Adjustment)

There came for discussion public hearing for case # 1091 – Larry Butts application for a minimum lot area variance located On Bickerstaff Road. Mr. Butts stated he presently was allowed to construct 13.97 units on this site and he would like to be granted a 3/10 square foot lot area variance in order to construct 14 total units. The project would be 14 individual units instead of 7 duplexes. Motion was made to approve the minimum lot area variance to allow for one additional condominium unit with a total of 14 units by Commissioner Holley, seconded by Commissioner Noble.

Commissioners voting aye: Janis Holley, Charlie Noble, Jon Fisher, and Cathy Marshall-Smith

Commissioners voting nay: Debby Chessin

Motion was APPROVED by a 5 to 1 vote.

* * *
(Board of Adjustment)

There came for discussion public hearing for case # 1092 – Johnny Morgan application for a 22ft rear yard variance from 25ft to 3ft located at 206 S. 15th Street. Mr. Morgan stated the structure was currently a non-conforming. In order for him to remodel, the rear yard setback issues must be addressed. He will not be changing the existing footprint of the house. Motion was made by Commissioner Holley, seconded by Commissioner Chessin to approve the variance with the condition that the existing footprint of the house not be increased. All members present voting Aye.

Motion was APPROVED.

* * *
(Board of Adjustment)

There came for discussion public hearing for case # 1094 – Ken Szilasi application for a special exception located at 130 Courthouse Square. Mr. Szilasi addressed the Commission with his request to have a small residential space in the back of a commercial business. He stated that he was currently looking into leasing the space and remodeling it into a dress shop and would like to have a small living quarters in the rear to occupy while here from Jackson. After much discussion regarding parking for the living quarters, motion was made to approve the special exception by Commissioner Fisher, seconded by Commissioner Noble with the condition that a parking space be acquired, the size of the living quarters not be increased, and the living quarters are not rented.

Commissioners voting aye: Jon Fisher, Charlie Noble and Debby Chessin

Commissioners voting nay: Janis Holley, Paula Shanks, and Cathy Marshall-Smith

Motion was DENIED by a 3 to 3 vote.

* * *

MINUTE BOOK No. 2, OXFORD PLANNING COMMISSION

DEMENT—MERIDIAN 57-2275

(Planning Commission)

There came for discussion public hearing for case # 1096 – Preliminary Plat approval for Northpointe Subdivision, Phase I & II and Final Plat approval for Phase I located off Hwy 7 North. Chuck Wrenn, Hill Lewis Wrenn, stated the subject property is located on the north side of Industrial Access Road that connects old Hwy 7 with new Hwy 7, approximately 62 acres with 55 lots in Phase I and 53 lots in Phase II. They are asking for preliminary approval for phase I & II in order to install the utilities in phase II to service phase I. Also, final approval is being requested on phase I, so that it can be bonded and begin to sell lots. They have maintained green space, sidewalks on sides, curb and gutter, ect., which meets city specifications. Motion was made to approve the Preliminary Plat for Phase I & II and Final Plat for Phase I by Commissioner Holley, seconded by Commissioner Chessin. All members present voting Aye.

Motion was APPROVED.

* * *
(Planning Commission)

There came for discussion public hearing for case # 1098 – Final Plat approval for Wingate Subdivision located on Garfield Avenue. Ryland Sneed, Engineer, informed the Commission that the preliminary plat for Wingate was previously approved by the Commission earlier this year and the project is now 100% complete and now needs final plat approval from the Commission. Motion was made to approve the Final Plat by Commissioner Holley, seconded by Commissioner Nobel.

Commissioners voting aye: Janis Holley, Charlie Noble, Debby Chessin, Paula Shanks, and Cathy Marshall-Smith

Commissioners abstaining: Jon Fisher

Motion was APPROVED.

* * *
(Planning Commission)

There came for discussion public hearing for case # 1099 – Preliminary Plat approval for Crosscreek Subdivision located off Hwy 7 South. Ryland Sneed, Engineer, described the project as 22 residential lots in Phase I, off Hwy 7 South north of the City's sewage treatment plant. The houses will sell at an approximate price of \$125,000.00 and will be developed at RB (Two-Family Residential) density and standards. Motion was made to approve the Preliminary Plat by Commissioner Holley, seconded by Commissioner Marshall-Smith. All members present voting Aye.

Motion was APPROVED.

* * *
(Planning Commission)

There came for discussion public hearing for case # 1100 – Preliminary Plat approval for Oxford Commons, Phase I (Kenlan Development) located off of Sisk Avenue. Ryland Sneed, Engineer, informed the Commission that this property is located at the end of Sisk Avenue and Hwy 7. The property was rezoned to SC (Shopping Center). A site plan approval was granted a couple of years ago, which consisted of 4 lots. At the present, they would like to develop the south half of the originally approved plat plus an additional 21.7 acres on the east side. Lot 1 consists of 5.11 acres, lot 2 consists of .84 acres, lot 3 consists of 1.59 acres and lot 4 is the 21.7 acres previously mentioned. Ingress and egress will be onto Sisk Avenue, as well as Hwy 30. The 20ft forested embankment will need to be cleared in the future for visibility into the project. The area of trees due west of the project will be kept. Motion was made to approve the Preliminary Plat by Commissioner Chessin, seconded by Commissioner Nobel with the condition that a marked bike lane will be included on all 3 roads by Commissioner Chessin, seconded by Commissioner Noble. All members present voting Aye.

Motion was APPROVED.

* * *
There being no further business to come before the Commission, the meeting was adjourned at 7:00 p.m.


SECRETARY

MINUTE BOOK No. 2, OXFORD PLANNING COMMISSION

DEMENT-MERIDIAN 57-2275

PLANNING COMMISSION

July 12, 2004

Be it remembered that the Oxford Planning Commission did meet on July 12, 2003, in the City Hall courtroom with the following members present:

Jon Fisher, Chairman
Hugh Goforth
Cathy Marshall-Smith
Paula Shanks
Charlie Noble

Colbert Jones, Director of Planning & Development
David Bennett, Public Works Director
Chris Carter, Building Inspector
Dee Ursic, Secretary

* * *

After the meeting was called to order the following business was transacted:

* * *

The agenda was approved with the removal of case # 1106 from the Consent Agenda by Commissioner Shanks, seconded by Commissioner Marshall-Smith. All members present voting Aye.

* * *

The minutes of the June 14, 2004 meeting were approved without corrections. Motion was made to approve the minutes by Commissioner Shanks, seconded by Commissioner Marshall-Smith. All members present voting Aye.

* * *

PLANNER'S REPORT

Colbert Jones brought forth information regarding the suggested extension of Mimosa Drive through the Transportation Plan and the Comprehensive Plan. A meeting has been scheduled for July 28, 2004 at 7:30 a.m. for a joint meeting between the Planning Commission and the Board of Aldermen to review the plan. He would like to project a date for public hearings for either the month of September or October. Motion was made to approve the Planner's Report by Commissioner Fisher, seconded by Commissioner Shanks. All members present voting Aye.

* * *

BUILDING INSPECTOR'S REPORT

Chris Carter reported to the Commission that for the month of June 2004, a total of \$2,285,329.00 in construction costs permits were issued. Building permit fees totaled \$14,908.00, electrical fees were \$3,151.00, and plumbing fees totaled \$6,989.50, for a total of \$25,048.50 collected in fees through the Planning and Development Department for the month. Motion was made to approve the Building Inspector's Report by Commissioner Fisher, seconded by Commissioner Noble. All members present voting Aye.

* * *

CONSENT AGENDA

(Board of Adjustment)

Public hearing for case # 1104 - Brady Daniel application for a special exception located on Mimosa Drive. Mr. Daniel requested a special exception in order to construct condominiums in a RB zone. Motion was made to approve the special exception by Commissioner Shanks, seconded by Commissioner Noble. All members present voting Aye.

* * *

(Planning Commission)

Public hearing for case # 1107 - Site Plan approval for Cypress Gardens located on Hwy 314. The project is proposed for 26 residential units outside the City limits. Motion was made by Commissioner Shanks, seconded by Commissioner Noble. All members present voting Aye.

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DEMENT—MERIDIAN 57-2275

* * *

REGULAR AGENDA

(Board of Adjustment)

There came for discussion public hearing for case # 1102-A- Joe D. Pegram application for a variance located at 1405 Jackson Avenue. Mr. Pegram and Barry Grantham, Grantham Construction, stated to the Commission they are requesting a 5ft east side setback variance from 25ft to 20ft and a 14ft rear yard variance from 25ft to 11ft. The variances are being requested to construct 4, one-bedroom units. The property currently has an office building and 3, two-bedroom units. Adequate parking will be added to accommodate the units.

Sam Woodward and Sara Davidson both live to the north of the property in question. They both object to the application citing concerns with noise and the proximity of the units to their property lines. After some discussion, motion was made to deny the variance by Commissioner Shanks, seconded by Commissioner Marshall-Smith. All members present voting Aye.

Motion was APPROVED to DENY.

* * *

(Board of Adjustment)

There came for discussion public hearing for case # 1103 – Oxford Square Holdings, LLC application for a variance located at 1802 West Jackson Avenue. Ryland Sneed, Precision Engineering, informed the Commission they would like to request a 3 ½ ft fence height variance from 2 ½ ft to 6ft along the west side of Hathorn Road. They are proposing a wrought iron fence with brick columns. Motion was made to approve the variance with the stipulations that the fence may be a maximum height of 5 ft and the fence material must be wrought iron and the chain link section must be black by Commissioner Goforth, seconded by Commissioner Noble. All members present voting Aye.

Motion was APPROVED.

* * *

(Board of Adjustment)

There came for discussion public hearing for case # 1105 – B.J. Crawford application for a variance located at 706 S. Lamar Blvd. Gayle Beard, Property Manger for Crawford, stated they were before the Commission requesting a 21ft front yard variance from 40ft to 19ft in order to construct an open carport. She explained that the property was unique in that it had 3 front yard setbacks due to the property fronting on 3 streets. Due to this, it made it difficult to build the carport and meek the front yard setback requirement for her zone. Motion was made to approve the variance by Commissioner Shanks, seconded by Commissioner Marshall-Smith. All members present voting Aye.

Motion was APPROVED.

* * *

(Board of Adjustment)

There came for discussion public hearing for case # 1106 – Bo & Jodie Marsalis application for a variance located at 706 Tyler Avenue. Jonathan Mattox, Howorth & Associates Architects, addressed the Commission regarding the request for a 10ft front yard setback variance from 30ft to 20ft and a 10ft rear yard setback variance from 25ft to 15ft. Mr. Mattox explained that the topography of the of the lot dropped off sharply from the street and in order to have the parking area in the rear functional the home needs to be moved forward. Motion was made to approve the variance with the stipulation that a sidewalk be built along the front property line by Commissioner Noble, seconded by Commissioner Marshall-Smith.

Commissioners voting aye: Charlie Noble, Cathy Marshall-Smith,
Hugh Goforth, and Jon Fisher

Commissioners voting nay: Paula Shanks

Motion was APPROVED by a 4 to 1 vote.

* * *

(Planning Commission)

There came for discussion public hearing for case # 1108 – Site Plan approval for The Hamlett located on Mimosa Drive. Ryland Sneed, Precision Engineering, described the proposed project as being less than 5 acres with 30 condominium units in Phase I. An interior walking path has been provided, as

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well as interior sidewalks. The entrance/exit will be off of Mimosa Drive and with the proposed extension of Mimosa, a loop road will be developed providing an additional entrance/exit into the site.

Steven Roger, property owner to the east, stated he was concerned about losing his privacy due to the entrance/exit being so close to his property.

After some discussion regarding the proposed time frame for the extension of Mimosa Drive, motion was made by Commissioner Shanks, seconded by Commissioner Marshall-Smith, to continue the case to the August meeting in order to acquire more information from the Mayor and Board of Aldermen pertaining to the expansion of Mimosa Drive. All members present voting Aye.

* * *
(Planning Commission)

There came for discussion public hearing for case # 1109 – Site Plan approval for The Azalea's located off S. Lamar Blvd. and St. Charles Place. Jeff Williams, Daniels Williams Engineering, stated the proposed site is a continuation of the already developed Azalea's PUD. They are planning 22 single family residential units. Motion was made to approve the site plan by Commissioner Noble, seconded by Commissioner Fisher. All members present voting Aye.

Motion was APPROVED.

* * *
(Board of Adjustment)

There came for discussion public hearing for case # 1110 – Keith and Jennie Zinn application for a variance located at 308 Jackson Avenue. Mr. and Mrs. Zinn addressed the commission with their request for a 10ft side yard setback variance on both the east and west sides of the property along with a parking variance of two spaces. There is currently an old lean-to shed on the side of the building which they would like to remove and build a new garage for their personal vehicles, as well as add some additional storage space inside the store area. Motion was made to approve the 10ft variances on the east and west property lines along with the 2 parking space variance for the additional storage area by Commissioner Shanks, seconded by Commissioner Fisher. All members present voting Aye.

Motion was APPROVED.

* * *
There being no further business to come before the Commission, the meeting was adjourned at 7:00 p.m.


SECRETARY

MINUTE BOOK No. 2, OXFORD PLANNING COMMISSION

DEMENT—MERIDIAN 57-2275

PLANNING COMMISSION

August 9, 2004

Be it remembered that the Oxford Planning Commission did meet on August 9, 2004, in the City Hall courtroom with the following members present:

Jon Fisher, Chairman
Hugh Goforth
Cathy Marshall-Smith
Debby Chessin
Charlie Noble
Janis Holley

Colbert Jones, Director of Planning & Development
Bart Robinson, Assistant City Engineer
Chris Carter, Building Inspector
Dee Ursic, Secretary

* * *

After the meeting was called to order the following business was transacted:

* * *

The agenda was approved with the removal of case # 1114 from the Consent Agenda by Commissioner Marshall-Smith, seconded by Commissioner Holley. All members present voting Aye.

* * *

The minutes of the July 12, 2004 meeting were approved with out corrections. Motion was made to approve the minutes by Commissioner Noble, seconded by Commissioner Holley. All members present voting Aye.

* * *

PLANNER'S REPORT

Colbert Jones informed the Commission and public that a work session between the Planning Commission and the Board of Aldermen would be held on August 10, 2004, at 7:30 a.m., in the courtroom of City Hall to continue the discussion on the proposed Comprehensive Plan and that a public hearing before the Planning Commission is scheduled for August 23, 2004, at 5:00 p.m. in the courtroom of City Hall for all citizen comments regarding the Plan.

Also, the two round-abouts that were being planned for Jackson Avenue and Hwy 6 West have been put on hold due to budget constraints with the Mississippi Department of Transportation. Mr. Bennett feels a traffic model needs to be a joint venture between Lafayette County, University of Mississippi, and the City. Motion was made to approve the Planner's Report by Commissioner Fisher, seconded by Commissioner Holley. All members present voting Aye.

* * *

Commissioner Shanks entered the meeting at 5:10 p.m.

* * *

BUILDING INSPECTOR'S REPORT

Chris Carter reported to the Commission that for the month of July, 2004, a total of \$2,721,227.00 in construction permits were issued. Building permit fees totaled \$16,340.00, electrical fees were \$1,808.50, and plumbing fees totaled \$7,525.00, for a total of \$25,673.50 collected in fees through the Planning and Development Department for the month. Motion was made to approve the Building Inspector's Report by Commissioner Fisher, seconded by Commissioner Holley. All members present voting Aye.

* * *

Commissioner Shanks made the motion to recommend for the Board of Aldermen to fund a traffic study, seconded by Commissioner Holley. All members present voting Aye.

* * *

MINUTE BOOK No. 2, OXFORD PLANNING COMMISSION

DEMENT—MERIDIAN 67-2275

REGULAR AGENDA

(Planning Commission)

There came for discussion public hearing for case # 1108 – (continued from previous meeting) Site Plan approval for The Hamlett located on Mimosa Drive. Ryland Sneed, Engineer, restated the project consisted of approximately 5 acres in which 2 acres would be left as a park. This phase of the development would consist of 30 units and the developer has agreed to cover the cost of extending a section of Mimosa Drive when Phase II of the development comes before this Commission. The entrance has been re-designed to rectify some of the concerns brought forth at the last meeting. Motion was made to approve the site plan by Commissioner Holley, seconded by Commissioner Goforth.

Commissioners voting aye: Janis Holley, Hugh Goforth, Charlie Noble
Debby Chessin, and Jon Fisher

Commissioners voting nay: Paula Shanks and Cathy Marshall-Smith

Motion was APPROVED by a 5 to 2 vote.

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(Board of Adjustment)

There came for discussion public hearing for case # 111 – Eugene Eber application for a variance located at 108 Virginia Street. Mr. Eber stated he currently had a concrete slab that was installed approximately 15 years ago, 8ft from his property line. He would like to make a lean-to carport over this existing slab, thus he is asking for a 2ft side yard variance from 10ft to 8ft. Motion was made to approve the 2ft variance by Commissioner Noble, seconded by Commissioner Shanks.

Commissioners voting aye: Charlie Noble, Debby Chessin, Hugh Goforth,
Cathy Marshall-Smith, Paula Shanks and Janis Holley

Commissioners abstaining: Jon Fisher

Motion was APPROVED.

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(Board of Adjustment)

There came for discussion public hearing for case # 1112 – Burger King application for a variance located at 1804 W. Jackson Avenue. J.J. McNeilis addressed the Commission representing Burger King in reference to their request for a sign variance. Mr. McNeilis stated that restaurant corporation had been in the process of updating their logos and the only remaining pole sign logo that has not been updated is at the 1804 W. Jackson Avenue location. The current pole sign was erected in 1987 and they would like to leave the height and square footage of the pole sign the same, just change the faces. After some discussion regarding the interpretation of the sign ordinance, motion was made to deny the variance by Commissioner Shanks, seconded by Commissioner Marshall-Smith. All members present voting Aye.

Motion was approved to DENY.

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(Board of Adjustment)

There came for discussion public hearing for case # 1113 – Kenlan Development –Oxford, LLC application for a special exception located at Sisk Avenue and Hwy 7. Kenny Farrell, developer, stated that they, with Bostic Developers, LLC, were asking for a special exception in order to develop 21.7 acres, of the overall approved 560 acres of the site, for 300 multi-family housing units on parcel 4 of the master site plan. After much discussion regarding the request for a special exception being made instead of a rezoning, along with traffic issues, motion was made to approve the special exception by Commissioner Chessin, seconded by Commissioner Holley.

Commissioners voting aye: Debby Chessin, Janis Holley, and Charlie Noble

Commissioners voting nay: Jon Fisher, Hugh Goforth, Paula Shanks, and
Cathy Marshall-Smith

Motion was DENIED by a 3 to 4 vote.

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Commissioner Goforth left the meeting at 6:40 p.m.

MINUTE BOOK No. 2, OXFORD PLANNING COMMISSION

DEMENT—MERIDIAN 57-2275

* * *
(Board of Adjustment)

There came for discussion public hearing for case # 1114 – Ed & Molly Meisenheimer application for a variance located at 912 University Avenue. Mr. Meisenheimer informed the Commission that the applicants had purchased their home which included the SkipWorth Cottage and they would like to continue the remodeling construction of the cottage. They are requesting a rear yard variance from 25ft to 18ft to line up the front exteriors of the two structures in the rear yard. Motion was made to approve the variance by Commissioner Nobel, seconded by Commissioner Chessin.

Commissioners voting aye: Charlie Noble, Debby Chessin, Paula Shanks,
and Cathy Marshall-Smith

Commissions voting nay: Jon Fisher and Janis Holley

Motion was APPROVED by a 4 to 2 vote.

* * *
(Board of Adjustment)

There came for discussion public hearing for case # 1115 – Hugh McGhee Montieth application for a variance located at 129 Sivley Street. Mr. Monteith informed the Commission he was requesting a 16.5ft front yard variance from 30ft to 13.5ft to add a front porch onto the home. The setback of the home is currently 30ft but Sivley Street has a ROW of 70ft, which is larger than most local street ROW. Motion was made to approve the variance by Commissioner Holley, seconded by Commissioner Marshall-Smith. All members present voting Aye.

Motion was APPROVED.

* * *
(Board of Adjustment)

There came for discussion public hearing for case # 1116 – Off-The-Square Developers, LLC application for a special exception located at the corner of Van Buren Avenue and S. 14th Street and Harrison Avenue. Tom Howorth, Architect, stated his client would like to build condominium residential units in the Central Business zone. They are proposing a 4 story building, with 3 stories consisting of 36 actual residential units and the 4th for parking. Motion was made to approve the special exception with the condition that 10% of the entire development be dedicated to commercial usage also by Commissioner Holley, seconded by Commissioner Chessin. All members present voting Aye.

Motion was APPROVED.

* * *
(Board of Adjustment)

There came for discussion public hearing for case # 1117 – Off-The-Square Developers, LLC application for a variance located at the corner of Van Buren Avenue, S. 14th Street, and Harrison Avenue. Tom Howorth, Architect, stated that as explained in the previous case hearing, due to proposing a base floor of parking, his client is modifying their request for height variance from 44ft to 48ft, which would be a 13ft height variance from 35ft to 48ft. He stated they possibly would not need 13ft and if they can reduce the height at the time of engineering, they will do so. Motion was made to approve the 13ft height variance from 35ft to 48ft with the condition that the height is measured from the first fully occupied floor, as per the submitted exhibit, by Commissioner Holley, seconded by Commissioner Fisher.

Commissioners voting aye: Janis Holley, Jon Fisher and Debby Chessin

Commissioners voting nay: Charlie Noble, Paula Shanks,
and Cathy Marshall-Smith

Motion was DENIED by a 2 to 3 vote.

Motion was made to approve a 10ft height variance from 35ft to 45ft with the condition that the height is measured from the first fully occupied floor, as per the submitted exhibit, by Commissioner Holley, seconded by Commissioner Chessin.

Commissioners voting aye: Janis Holley, Debby Chessin, and Jon Fisher

Commissioners voting nay: Paula Shanks, Cathy Marshall-Smith
and Charlie Noble.

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Motion was DENIED by a 3 to 3 vote.

Motion was made to approve a 9ft height variance from 35ft to 44ft with the condition that the height is measured from the first fully occupied floor, as per the submitted exhibit, by Commissioner Shanks, seconded by Commissioner Marshall-Smith.

Commissioners voting aye: Paula Shanks, Debby Chessin and Jon Fisher

Commissioners voting nay: Janis Holley, Debby Chessin and Charlie Noble

Motion was DENIED by a 3 to 3 vote.

* * * (Board of Adjustment)

There came for discussion public hearing for case # 1118 - Hederman-Capomazza, LLC application for a special exception located at 421 N. 11th Street. Jeff Williams, Engineer, addressed the Commission with his clients request to construct condominiums in a RB zone. He informed the Commission that this special exception would be an extension of 4 condominiums to the existing project at N. 11th Street.

Rosie McDaniel, 521 N. 11th Street, spoke before the Commission with her concerns of traffic on the small narrow street and the size of the condominiums in regards to the small single family residential house currently in the neighborhood. Motion was made to approve the special exception by Commissioner Holley, seconded by Commissioner Chessin.

Commissioners voting aye: Janis Holley, Debby Chessin, Charlie Noble, Paula Shanks and Cathy Marshall-Smith

Commissioners voting nay: Jon Fisher

Motion was APPROVED by a 5 to 1 vote.

* * * (Planning Commission)

There came for discussion public hearing for case # 1119 - Mid-South Business Associates, LLC application for rezoning from PO to RB for property located on the corner of Jeff Davis Drive and Access Road. Jay Hughes stated they would like to amend their request from PO to RB. He described the request of consisting of approximately 6.5 acres, in which a proposed gated residential project would be developed. Mr. Hughes stated the property was originally zoned RB and had been rezoned to PO and they would like to rezone the property back to its original zoning, feeling that single family would fit more into the neighborhood rather than Professional Offices.

Mickey Smith and Nathan Hinton came before the Commission with concerns about the rezoning causing the quality of life of the neighborhood to decrease, in regards to more traffic congestion and more noise.

No motion was made. Case was DENIED.

* * *

The meeting was continued to Monday, August 16th at 5 p.m.

Paula M. Waco
SECRETARY

MINUTE BOOK No. 2, OXFORD PLANNING COMMISSION

DEMENT—MERIDIAN 57-2275

PLANNING COMMISSION
(Continued Meeting)

August 16, 2004

Be it remembered that the Oxford Planning Commission did meet in a continued meeting on August 16, 2004, in the City Hall courtroom with the following members present:

Jon Fisher, Chairman
Paula Shanks
Charlie Noble
Janis Holley
Hugh Goforth
Cathy Marshall-Smith
Debby Chessin

Colbert Jones, Director of Planning & Development
Bart Robinson, Assistant Engineer
Chris Carter, Building Inspector
Dee Ursic, Secretary

* * *
(Board of Adjustment)

There came for discussion public hearing for case # 1120 – Larry McAlexander application for a variance located at 1900 University Avenue. Randall Swaney addressed the Commission regarding a sign variance for the Old Towne Shopping Center. Mr. Swaney explained that his client would like to request that the monument sign for the center be allowed to have a computerized message center that would exhibit the 30 some different proposed tenants names instead of the standard affixed individual signs. The signage would not flash; it would be a scrolled message change. Motion was made to approve the variance with the condition that the message board may only change in 5 minute increments and that 10% of the overall message time will be devoted to public service announcements by Commissioner Noble, seconded by Commissioner Holley.

Commissioners voting aye: Charlie Noble, Janis Holley, Jon Fisher,
Debby Chessin, Hugh Goforth and Cathy
Marshall- Smith

Commissioners voting nay: Paula Shanks

Motion was APPROVED by a 6 to 1 vote.

* * *
(Planning Commission)

There came for discussion public hearing for case # 1121 – Site Plan approval for The Esplanade located on Anderson Road. Mr. Sneed described the project as consisting of 10.6 acres, with approximately 5.3 acres for ponds and green space. They are proposing 110 residential units, curb and gutter, interior sidewalks on both sides of the street, as well as, a sidewalk along the property line. Motion was made to approve the site plan with the condition that the landscaping plan be modified to reflect traffic islands being placed every 15-20 parking spaces to break up the parking by Commissioner Holley, seconded by Commissioner Shanks. All members present voting Aye.

Motion was APPROVED.

* * *
(Planning Commission)

There came for discussion public hearing for case # 1122 – Site Plan approval for 707 University Avenue, Phase II located at 707 University Avenue. Campbell McCool, owner, stated he was before the Commission requesting site plan approval for an additional 4 condominiums as Phase II of the current 707 University Avenue project. All of the mature trees are to be preserved and the parking will be to the rear of the project. Mr. McCool informed the Commission that he would be coming before the Historic Preservation Commission in September for a Certificate of Appropriateness. Motion was made to approve the site plan by Commissioner Fisher, seconded by Commissioner Holley. All members present voting Aye.

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Motion was APPROVED.

* * *
(Planning Commission)

There came for discussion public hearing for case # 1123 – Preliminary and Final Plat approval for Notting Hill, Phase II locate of off Professional Park Drive. Jeff Williams, Engineer, explained that Phase I of Notting Hill is currently under construction and they are now proposing Phase II, which will consist of 41 total lots, 37 buildable. The project will meet all of the city specifications. Motion was made to approve the Preliminary and Final Plats by Commissioner Holley, seconded by Commissioner Fisher. All members present voting Aye.

Motion was APPROVED.

* * *
(Planning Commission)

There came for discussion public hearing for case # 1124 – Site Plan approval for Bienville Place located on N. 11th Street. Jeff Williams, Engineer, informed the Commission that the developer had received a special exception to construct condominiums in a RB zone. They are requesting site plan approval for 2 additional buildings and 4 additional units to the previously approved site plan of 6 units at Adams and N. 11th Street. Motion was made to approve the site plan with the condition that the developer meet with the Planning Director and identify trees on the site that are to be retained by Commissioner Holley, seconded by Commissioner Chessin. All members present voting Aye.

Motion was APPROVED.

* * *
Commissioner Holley brought forth the item of wanting to discuss old business. Commissioner Holley made the motion to reconsider case # 1117 – Off- The-Square Developers, LLC application for a height variance located at the corner of Van Buren Avenue, S. 14th Street, and Harrison Avenue at the September meeting, seconded by Commissioner Chessin. All members present voting Aye.

Motion was APPROVED.

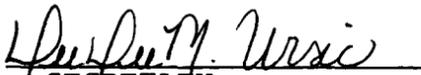
* * *
Commissioner Goforth brought forth the item of wanting to discuss old business. Commissioner Goforth made the motion to reconsider case # 1113 – Kenlan Development-Oxford, LLC application for a special exception located at Sisk Avenue and Hwy 7 at the September meeting, seconded by Commissioner Holley.

Commissioners voting aye: Charlie Noble, Debby Chessin, Hugh Goforth,
and Janis Holley

Commissioners voting nay: Jon Fisher, Cathy Marshall-Smith and Paula Shanks

Motion was APPROVED by a 4 to 3 vote.

* * *
There being no further business to come before the Commission, the meeting was adjourned at 6:20 p.m.


SECRETARY

MINUTE BOOK No. 2, OXFORD PLANNING COMMISSION

DEMENT—MERIDIAN 57-2275

PLANNING COMMISSION
(Special Meeting)

August 23, 2004

Be it remembered that the Oxford Planning Commission did meet on August 23, 2004, in the City Hall courtroom with the following members present:

Jon Fisher, Chairman
Charlie Noble
Debby Chessin
Paula Shanks
Janis Holley
Cathy Marshall-Smith

* * *

Chairman Fisher informed the audience that tonight's meeting would be an open forum to discuss comments on the Land Development Code, which consists of zoning ordinances and maps.

* * *

Colbert Jones, Director of Planning & Development, addressed the Commission and audience with a brief history, stating that the planning of the Comprehensive Plan began approximately a year and a half ago with the hiring of the consulting firm Fisher & Arnold out of Memphis, Tennessee. There will be three phases of the adoption process. First, the approval of the narrative portions of the Comprehensive plan, secondly the zoning maps, and thirdly, the Land Development Code or Zoning Ordinances.

As far as the zoning classifications, Agriculture will be limited in use, Country Estate will be the largest property usage and the current RA (Single-Family Residential) will be reclassified as RE (Residential Estate). GB (General Business) will be taking the place of the current HC (Highway Commercial) and NB (Neighborhood Business) is for more specialized businesses to the neighborhood and finally, PB (Professional Business) will be replacing our current PO (Professional Office) zone.

At this time, Mr. Jones opened the floor for citizen comments:

* * *

Keith Black, Market Realty, stated he would like to present to the Commission and consultant the request that a large tract of property on Hwy 30 behind Hodges Funeral Home, which under the current zoning is RA, be considered in the new zoning as Neighborhood Business or some type of commercial usage.

* * *

William Rogers, property owner and Attorney, stated he was in opposition to the proposed zoning change of RC to RB with regards to several of his properties. He felt the current zoning of RC was more indicative of the actual usage of the properties and their development and the proposed change would render a large amount of non-conforming usages and lots if ever 60% of the structure was destroyed or changed. Also, he opposed a small area of change along S. 18th Street, in which was currently zoned RB with duplexes being changed to RA.

* * *

Mike Bridge, Planning Consultant and property owner, stated he felt the zoning changes were premature, and noticed basic flaws in the intent of the zoning ordinances, which will affect future development in many areas of the City.

* * *

Commissioner Holley left the meeting at 6:50 p.m.

* * *

Next, Mr. Jones and the Commission discussed the change in the definition of a family from 5 unrelated individuals to not more than three (3) persons living together. The issues of how the new definition of "family" would affect an existing house with more than 3 bedrooms, along with the possibility of foster care and other situations were discussed and how each might be assessed and treated by the proposed definition change.

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The Sign Ordinance was brought forth for discussion. The Commission made the discussion that the ordinance should state that all non-conforming signs must be brought into compliance within five (5) years from the adoption of the new ordinances.

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Motion was made to continue the public hearing until Monday, September 20, 2004 at 5:00 p.m. by Commissioner Noble, seconded by Commissioner Fisher. All members present voting Aye.


SECRETARY

MINUTE BOOK No. 2, OXFORD PLANNING COMMISSION

DEMENT—MERIDIAN 57-2275

PLANNING COMMISSION

September 13, 2004

Be it remembered that the Oxford Planning Commission did meet on September 13, 2004, in the City Hall courtroom with the following members present:

Jon Fisher, Chairman
 Debby Chessin
 Hugh Goforth
 Cathy Marshall-Smith
 Janis Holley
 Paula Shanks
 Charlie Noble

Colbert Jones, Director of Planning & Development
 Bart Robinson, Assistant City Engineer
 Chris Carter, Building Inspector
 Dee Ursic, Secretary

* * *

After the meeting was called to order the following business was transacted:

* * *

The agenda was approved with the amendment to make case #1132 the first public hearing item and the removal of case # 1127. Motion was made by Commissioner Fisher, seconded by Commissioner Shanks. All members present voting Aye.

* * *

The minutes of the August 9, 2004 meeting were approved with the correction that a nay vote for Commissioner Chessin be added to the motion for approval for a 13ft height variance from 35ft to 48ft for case # 1117, and that a nay vote for Commissioner Shanks by added to the motion for approval of a special exception for case #1118. Motion was made to approve the minutes with the stated corrections by Commissioner Fisher, seconded by Commissioner Shanks. All members present voting Aye.

* * *

PLANNER'S REPORT

Colbert Jones stated that for 2003, the City had a building peak and felt that this year actual permits had calmed and he felt this trend would continue with the leveling off of permit requests. Mr. Jones informed the commission that the Zoning Ordinance states that the purpose of the Comprehensive Plan and the Zoning Ordinance is to control and regulate growth and to

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DEMONT-MERIDIAN 57-2275

ensure quality growth. We want to make sure that we do have quality development and control that development where it is best needed.

The final phase of the public hearing regarding the Land Development Code and Zoning Maps is scheduled for September 20th at 5:00 p.m. If a vote is taken at this meeting then the material will be forwarded to the Board of Aldermen at their next meeting. This concludes my report. Motion was made to approve the Planner's Report by Commissioner Fisher, seconded by Commissioner Goforth. All members present voting Aye.

* * *

BUILDING INSPECTOR'S REPORT

Chris Carter reported to the Commission that for the month of August, 2004 a total of 3,648,278.99 in construction permits were issued. Building permit fees totaled \$18,090.00, electrical fees were \$3,286.00 and plumbing fees totaled \$10,110.00, for a total of \$31,486.00 collected in fees through the Planning and Development Department for the month. Motion was made to approve the Building Inspector's Report by Commissioner Fisher, seconded by Commissioner Goforth. All members present voting Aye.

* * *

CONSENT AGENDA

There came for discussion public hearing for case # 1125 - Richard Williams application for a variance located at 206 Chandler Avenue. Mr. Williams was requesting a 2ft side yard variance from 10ft to 8ft. Motion was made to approve the variance by Commissioner Shanks, seconded by Commissioner Noble. All members present voting Aye.

Motion was APPROVED.

* * *

REGULAR AGENDA

(Board of Adjustment)

There came for discussion public hearing for case #1132 - Bobby Moak application for a special exception located at 1424 S. Lamar Blvd. Ryland Sneed, Engineer, stated his client was requesting a special exception in order to construct 6 two-story individual condominium units in a RB zone on approximately 1.21 acres. Mr. Sneed expressed that this would be a better alternative more suiting to the neighborhood rather than duplexes. The front two units would set at the existing front setback of the current home and the perimeter trees would be retained. All of the proposed units would be constructed within the existing boundaries of the property.

Jim Pryor, 804 S. Lamar Blvd. He and approximately 181 opposing petitioners are in objection to the granting of the special exception. These signatures represent 130 individual properties. They oppose the special exception because they feel it will adversely affect the

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stability, integrity, and character of the established historical neighborhood. They feel that the construction of 5 to 6 units is the equivalent of adding another street to South Lamar Blvd. The new proposed Comprehensive Plan is in the process of being heard for adoption by the City of Oxford and its objectives are to lessen congestion on city streets, prevent over crowding of land and buildings, avoid undue concentration of population and lastly to protect the integrity and character of established neighborhoods. After much discussion, motion was made to deny the special exception by Commissioner Shanks, seconded by Commissioner Marshall-Smith.

Commissioners voting aye: Paula Shanks, Charlie Noble, Debby Chessin,
Hugh Goforth, Jon Fisher, and Cathy Marshall-Smith

Commissioners voting nay: Janis Holley

Motion was APPROVED to DENY by a 6 to 1 vote.

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(Board of Adjustment/Planning Commission)

There came for discussion public hearing for case # 1113 & 1135 - reconsideration of case #1113 - Kenlan Development application for a special exception located on Hwy 7 and Sisk Avenue and case #1135 - Site Plan approval for Campus Pointe Apartments. Kenneth Farrell spoke to the Commission first on the reconsideration. Mr. Farrell stated his partner, the Avents, and Bostic Development are here tonight to resubmit to the Commission for a special use exception to allow the student community to be developed in an area zoned Shopping Center. Mike Hartnet, Bostic Development, gave a general recap of the development along with the market analysis. He reiterated that his company is the developer, contractor, as well as the manager of their projects. They carry a full active interest in all of their projects. The question was raised as to the demand of this market and could the City handle another multi-family project. A firm was retained to conduct such a study. The study evaluated the potential development of the proposed 300 unit student housing project and being based on past, current and future trends of student enrollment at the University of Mississippi. The market area covered is a three-mile area surrounding the college campus. The University has had a consistent increase of over 5% of enrollment growth per year and with a total enrollment projection of 15,821 for the 2008 school year. The University has the capacity to house approximately 3,700 students on campus, as of this fall, less than 1/3 of the student population. On campus occupancy has operated at or above capacity over the last 3 years and is currently at 102%. This shows a true demand to push students off campus. There are three primary competitors whose developments are similar to the proposed and their occupancy rates are from 99% to 92% occupied. From the given numbers from the market study, they feel there is a need for additional multi-housing, which would be filled by their project.

Mr. Farrell brought forth the comparative traffic analysis. The base line of the study starts from 10am to 10pm. If all of the land was developed as commercial, a per hour basis at 11am would be 835 additional cars, with the highest peak being around 6:30 pm at over 1,200 cars. By comparison, with the 21.7 acres being multi-family housing, 11am being 159 cars at the peak time of 6:30 pm having approximately 205 cars. The analysis shows that the proposed multi-family development would generate less traffic than if the 21.7 acres were developed as

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commercial. Commissioners Chessin and Noble felt that a danger would be presented to the surrounding neighborhoods by traffic that would be generated by students at late evening hours returning from the Square to the apartments from late night establishments. Commissioner Marshall-Smith did not feel that the 10am was an appropriate time to begin the morning assessment count of cars. Such additional late night traffic would endanger the stability, integrity, and character of the existing Aventura Park Neighborhood. Furthermore, the development would create an extremely large special exception, beyond what is commonly granted by the Board of Adjustments.

Litton Dilly, 209 Bramlett Blvd, addressed the Commission with the concerns of the Aventura Park Neighborhood Association regarding the density of 730 bedrooms available for rent and the congestion the additional cars would create for the safety of pedestrians.

Omar Craig, resident of Zilla Aventura, stated there had been progress all around him and the neighbors since he moved to the neighborhood over 50 years ago and there has been a large increase in traffic since he moved to the area. Mr. Craig felt the property owners were being penalized and not being allowed to develop their property due to the categorizing all students as being "wild" and drunken and causing unsafe traffic flow.

After much discussion, motion was made to approve the special exception by Commissioner Fisher, seconded by Commissioner Holley.

Commissioners voting aye: Jon Fisher, Janis Holley and Debby Chessin

Commissioners voting nay: Cathy Marshall-Smith, Hugh Goforth,
Charlie Noble, and Paula Shanks

Motion was DENIED by a 3 to 4 vote.

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Due to the special exception not being approved by the Board of Adjustment, case # 1135 – Site Plan approval for Campus Pointe was not heard before the Planning Commission.

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Commissioner Holley left at 7:00 p.m.

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(Board of Adjustment)

There came for discussion public hearing reconsideration for case #1117 - Off-The-Square Developers, LLC application for a variance located on Van Buren Avenue. Tom Howorth, Architect, stated there was some misunderstanding at the last meeting of his clients request for a height variance. They are requesting a 9ft height variance from 35ft to 44ft for a multi-use structure. Motion was made to approve the variance by Commissioner Shanks, seconded by Commissioner Marshall-Smith. All members present voting Aye.

Motion was APPROVED.

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* * *
 (Board of Adjustment)

There came for discussion public hearing for case # 1126 – Rick Addy application for a variance located at 1709 Barron Street. It was brought to the attention of the Board of Adjustment by the Director of Planning & Zoning that a variance for this address was not needed.

* * *
 (Board of Adjustment)

There came for discussion public hearing for case # 1128 – Laurie Denton Cox application for a special exception located at 1110 Van Buren Avenue. John Dollarhide, Contractor, addressed the Commission with a request from his client to be allowed to have residential use in the Central Business zone. Mr. Dollarhide stated that the Denton's owned empty warehouse space located behind the old Denton Furniture building and would like to remodel it into a residential use for family members to use while visiting Oxford. They will supply a parking space for one car. Motion was made to approve the special exception by Commissioner Chessin, seconded by Commissioner Shanks. All members present voting Aye.

Motion was APPROVED.

* * *
 (Board of Adjustment)

There came for discussion public hearing for case # 1130 – Mid south Associates, LLC application for a special exception located on the corner of Jeff Davis Drive and Access Road. Jay Hughes, property owner, informed the Commission that he and his partners were before the Commission requesting to construct condominiums in a RB zone. Mr. Hughes described the proposed project as approximately 6.5 acres with 24 single family condominiums, interior tree lined sidewalk, perimeter landscaping buffer will remain along Jeff Davis Drive and Access Road, and a park will be constructed to the rear of the development. Mr. Hughes also stated that a little over 1 acre of the property will remain Professional Office. Motion was made to approve the special exception with the conditions that the approval will run with the ownership of the land, approval for 24 single family units, all setbacks are to be treated as rear yard setbacks with a minimum of 25ft and the perimeter landscaping of existing trees must be retained by Commissioner Noble, seconded by Commissioner Marshall-Smith. All members present voting Aye.

Motion was APPROVED.

* * *
 (Board of Adjustment)

There came for discussion public hearing for case # 1133 – Larry McAlexander application for a variance located at 1900 University Avenue. Ryland Sneed, Engineer,

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addressed the Commission with the request for a 5ft height variance from 35ft to 40ft. The building will be for office use mainly. The 5ft variance would be to the top of a 4ft parapet wall, so the actual roof height would be 36ft, which would be only 1ft higher than the 35ft. Mr. Sneed stated that most commercial buildings require or need a 9.5ft or 10ft ceiling height, which requires 12ft between floors which would be 36ft minimum for a 3 story building, then when adding 4ft for a parapet wall that makes a total height of 40ft. Motion was made to approve the 5ft height variance with the conditions that the rear of the building facing west should be articulated in form and design, so that the view from University Avenue will not be of a blank wall of a building and the architectural features should include windows, shutters, articulated brick or siding, faux balconies and the same parapet wall features as the front by Commissioner Chessin, seconded by Commissioner Fisher.

Commissioners voting aye: Debby Chessin, Jon Fisher, Paula Shanks,
Cathy Marshall-Smith and Hugh Goforth

Commissioners voting nay: Charlie Noble

Motion was APPROVED by a 5 to 1 vote.

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The meeting was continued to Monday, September 20th at 5 p.m.


SECRETARY

MINUTE BOOK No. 2, OXFORD PLANNING COMMISSION

DEMENT—MERIDIAN 57-2275

PLANNING COMMISSION
(Continued Meeting)

September 20, 2004

Be it remembered that the Oxford Planning Commission did meet on September 20, 2004, in the City Hall courtroom with the following members present:

- Jon Fisher, Chairman
- Cathy Marshall-Smith
- Charlie Noble
- Debby Chessin
- Hugh Goforth
- Paula Shanks
- Janis Holley

- Colbert Jones, Director of Planning & Development
- Bart Robinson, Assistant City Engineer
- Chris Carter, Building Inspector
- Dee Ursic, Secretary

* * *

After the meeting was called to order the following business was transacted:

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(Board of Adjustment)

There came for discussion public hearing for case # 1134 & 1134A – Oxford Square Townhouses/Custom Sign Company application for a variance located at 1802 West Jackson Avenue. Ryland Sneed, Engineer, stated they were requesting two monument signs for Oxford Square Townhouse with each sign being larger in square footage and height than allowed by ordinance. The existing site has two road frontages, one on West Jackson Avenue and the second on Hathorn Road. They are proposing a monument sign at each entrance driveway in order to identify the 200 unit complex and neither sign will be seen from the other nor will they pose a light alignment problem. Motion was made to approve the variances for size, height and two signs with the condition that landscaping must be installed on West Jackson Avenue by Commissioner Holley, seconded by Commissioner Fisher. All members present voting Aye.

Motion was APPROVED.

* * *

MINUTE BOOK No. 2, OXFORD PLANNING COMMISSION

DEMENT—MERIDIAN 57-2275

(Planning Commission)

There came for discussion public hearing for case # 1137 – Site Plan approval for Grand View Condominiums located on Augusta Drive in Grand Oaks, PUD. Ryland Sneed, Engineer, described this property is part of the originally approved Grand Oaks PUD and consists of approximately 83,000 square feet. The development will consist of 6 buildings with 4 units in each building for a total of 24 residential units. Motion was made to approve the site plan by Commissioner Holley, seconded by Commissioner Fisher. All members present voting Aye.

Motion was APPROVED.

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(Planning Commission)

There came for discussion public hearing for case # 1138 – Site Plan approval for N. 16th Street Condominium Project. Jeff Williams, Engineer, presented before the Commission a proposed 16 residential unit development zoned RC. They have incorporated sidewalks along the front with curb and gutter, as well as sidewalks inside also. The units will be architecturally designed to have two facades, one facing N. 16th street and the interior street also. Discussion was brought forth about the possibility of the developer looking at extending Adams Street through his project.

Lisa Howorth, 310 N. 16th Street, addressed the Commission with concerns regarding the property being developed next to the church and across from the cemetery. She stated she felt the spot maybe the only wooded area people see when they visit the historic grave of William Faulkner and felt the property being undisturbed is a better aesthetic representation of Oxford. The concern of the danger of the 4-way stop and the street was brought forth also. Motion was made to approve the site plan with the condition that the developer and his engineers would meet with the City and investigate the feasibility of extending Adams Street through his project by Commissioner Holley, seconded by Commissioner Fisher.

Commissioners voting aye: Janis Holley, Jon Fisher, Cathy Marshall-Smith,
Charlie Noble, Debby Chessin, and Hugh Goforth

Commissioners voting nay: Paula Shanks

Motion was APPROVED by a 6 to 1 vote.

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There came for discussion public hearing regarding the possible adoption of the Land Development Code and Zoning Maps. Mr. Jones stated that several items and concerns had been brought to his and Jud TePaske's attention regarding the Land Development Code and Zoning Maps and they have addressed them. The Comprehensive Plan has been a process of incorporating previous informational material, such as vision 20/20, into a new plan that hopefully will master the challenges of growth for the city and county.

Cal Mayo, 400 Cullen Road, stated he was coming forth regarding an area south of Molly Barr Road and east of the railroad tracks involving Cullen, Orrwood, Longest, Eagle Springs and Summerset Roads. He is particularly discussing 5 lots which are designated RB by the proposed

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Zoning Map. One of the lots should be designated Public/Open Land due to it being the site of a city water tower. They are requesting that the remaining 4 lots be zoned RE or RA instead of RB. All together they would like to request a small strip of R1A across east to west, then back north with RE or RA. Max Miller, 801 Pecan Cove, supported the transition proposed by Mr. Mayo.

Jim Hartsfield, 205 McLaurin Drive, would ask to have the zoning for their petition submitted to the Commission to have the area described by said petition to be RE instead of RA.

Jim Pryor, 804 S. Lamar Blvd., stated he was representing a group of S. Lamar residents that would like for S. Lamar Blvd. to be zoned RE. Along with the zoning request they would like for some type of requirement be put in place in order so that the homes or developments built orientate toward S. Lamar Blvd.

Ernest Lowe, 911 S. Lamar Blvd., stated he was not included in the S. Lamar residents requesting RE, he felt comfortable with the proposed RA zoning for the S. Lamar Area.

Keith Black brought forth discussion regarding 37 acres on Hwy 30 and Park Drive. He would request that this acreage be zoned NB.

William Strickland, 1039 Zilla Avent Drive, stated he was concerned with the request for the 37 acres to be NB. This property abuts his residential lot and would like to see RE or RA rather than commercial usage.

David Huggins, 632 Park Drive, stated he believed the 37 acres should not be commercial usage but residential.

Larry Cox, 325 Van Buren, expressed support for the new regulations and zoning map.

After much discussion, motion was made by Commissioner Shanks, seconded by Commissioner Marshall-Smith to amend the proposed zoning map to reflect the Orrwood/Molly Barr Road area as described to create the R1A transition, the RB to RA for the Mayo property and the Public Use on the water tower. All members present voting Aye.

* * *

Motion was made by Commissioner Shanks, seconded by Commissioner Marshall-Smith to amend the proposed zoning map to reflect the area of S. Lamar Blvd. being changed from the proposed RA to RE.

Commissioners voting aye: Paula Shanks, Cathy Marshall-Smith, Charlie Noble
Debby Chessin, and Hugh Goforth

Commissioners voting nay: Janis Holley and Jon Fisher

Motion was APPROVED by a 5 to 2 vote

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Motion was made by Commissioner Shanks, seconded by Commissioner Marshall-Smith to amend the proposed zoning map to reflect the Avent property area including the 37 acres fronting Hwy 30 and Park Drive from RA to RE.

Commissioners voting aye: Paula Shanks, Cathy Marshall-Smith, Hugh Goforth

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Commissioners voting nay: Debby Chessin, Charlie Noble, Jon Fisher and Janis Holley

Motion was DENIED by a 4 to 3 vote.

Motion was made by Commissioner Shanks, seconded by Commissioner Chessin to amend the proposed zoning map to reflect the Avent property area be rezoned from RA to RE excluding the 37 acres.

Commissioners voting aye: Paula Shanks, Debby Chessin, Cathy Marshall-Smith, Charlie Noble, Jon Fisher, Janis Holley

Commissioners voting nay: Hugh Goforth

Motion was APPROVED by a 6 to 1 vote.

Motion was made by Commissioner Fisher, seconded by Commissioner Holley to extend the NB zone to include the Funeral Home and the peninsula of land between the Funeral Home and the corner property of North Lamar Boulevard and Molly Barr/Hwy 30. All members present voting Aye.

Motion was APPROVED.

Motion was made by Commissioner Shanks, seconded by Commissioner Fisher to approve the Zoning Map with all of the approved amendments and present to the Board of Aldermen. All members present voting Aye.

Motion was APPROVED.

Commissioner Goforth left the meeting at 7:05 p.m.

After some discussion regarding the proposed Land Development Code, motion was made by Commissioner Shanks, seconded by Commissioner Fisher to approve and forward to the Mayor and Board of Aldermen the proposed Land Development Code. All members present voting Aye.

Motion was APPROVED.

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Motion was made by Commissioner Fisher, seconded by Commissioner Holley to recommend approval and forward the Comprehensive Plan, to include the Land Development Code, Zoning Map and Future Land Use Plan (including the 18 acres proposed for annexation on Hwy 6 West) as a complete document to the Mayor and Board of Aldermen. All members present voting Aye.

Motion was APPROVED.

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There being no further business to come before the Commission, the meeting was adjourned at 7:20 p.m.



SECRETARY

MINUTE BOOK No. 2, OXFORD PLANNING COMMISSION

DEMENT—MERIDIAN 57-2275

PLANNING COMMISSION

October 11, 2004

Be it remembered that the Oxford Planning Commission did meet on October 11, 2004, in the City Hall courtroom with the following members present:

Jon Fisher, Chairman
 Paula Shanks
 Janis Holley
 Cathy Marshall-Smith
 Charlie Noble
 Debby Chessin
 Hugh Goforth

Colbert Jones, Director of Planning & Development
 Bart Robinson, Assistant City Engineer
 Chris Carter, Building Inspector
 Dee Ursic, Secretary

* * *

After the meeting was called to order the following business was transacted:

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The agenda was approved with the correction of removing Mr. Bobby Moak to address the Commission by Commissioner Shanks, seconded by Commissioner Holley. All members present voting Aye.

* * *

PLANNER'S REPORT

Colbert Jones stated that a public hearing had been held by the Board of Alderman on Thursday, October 7, 2004 at the Oxford Conference Center regarding the proposed adoption of the comprehensive plan. Attendance was good and a continued meeting was scheduled for Saturday, October 16, 2004 at 8:30 a.m. with the final public hearing being held on Thursday, November 4, 2004. Motion was made to approve the Planner's Report by Commissioner Fisher, seconded by Commissioner Holley. All members present voting Aye.

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DEMONT—MERIDIAN 67-2275

BUILDING INSPECTOR'S REPORT

Chris Carter reported to the Commission that for the month of September, 2004, a total of \$2,325,916.00 in construction permits were issued. Building permit fees totaled \$12,949.00, electrical fees were \$3,288.00 and plumbing fees totaled \$7,248.00, for a total of \$23,485.00 collected in fees through the Planning and Development Department for the month. Motion was made by Commissioner Fisher, seconded by Commissioner Holley. All members present voting Aye.

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REGULAR AGENDA

(Board of Adjustment/Planning Commission)

There came for discussion public hearing for case # 1139 & 1142 – Jay Durham application for a special exception and Site Plan approval for Norwood Pointe located at 108 Hwy 314. Karl Seeley, S&B Surveying, addressed the Commission with the request for a special exception to allow for residential use in a commercial zone. Mr. Sealy stated the property in consideration was zoned GC and had previously been used as a daycare but was surrounded by residential zero lot line developments. Motion was made to approve the special exception by Commissioner Chessin, seconded by Commissioner Holley. All members present voting Aye.

Motion was APPROVED.

There came for discussion site plan approval for Norwood Pointe. Mr. Sealy described the project as consisting of 8 residential units. The project meets all of the city specifications and requirements. The existing entrance/exit will be moved to an approved location by MDOT. Motion was made to approve the site plan with the condition that the entrance/exit of the project be approved by MDOT by Commissioner Holley, seconded by Commissioner Fisher. All members present voting Aye.

Motion was APPROVED.

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(Board of Adjustment)

There came for discussion public hearing for case # 1140 – Neilson's Department Store application for a variance located at 119 Courthouse Square. Will Lewis, owner, stated he would like to fly pennant streamers from the parapet wall of Neilson's on home football weekends. The streamers would fly from Thursday until Monday only. Motion was made to approve the variance for the streamers to fly 6 times per year by commissioner Chessin, seconded by Commissioner Holley. All members present voting Aye.

Motion was APPROVED.

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MINUTE BOOK No. 2, OXFORD PLANNING COMMISSION

DEMENT—MERIDIAN 57-2275

(Planning Commission)

There came for discussion public hearing for case # 1141 – Preliminary Plat approval for Crosscreek Phase II & III located on Hwy 7 south. Paul Kosinen, Engineer, stated the construction process for Phase I had already been approved and the dirt work complete and utilities were being installed. They were proposing 30 residential lots for Phase II and 19 residential lots for Phase III. There have been no changes to the originally submitted plat and these phases will comply with all of the city subdivision regulations. Motion was made to approve the preliminary plats by Commissioner Holley, seconded by Commissioner Fisher. All members present voting Aye.

Motion was APPROVED.

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Motion was made for the Commission to go into executive session to discuss legal issues by Commissioner Fisher, seconded by Commissioner Holley. All members present voting Aye.

* * *

Motion was made for the Commission to move out of executive session by Commissioner Fisher, seconded by Commissioner Shanks. All members present voting Aye.

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There being no further business to come before the Commission, the meeting was adjourned at 6:15 p.m.

Wanda M. Ursic
SECRETARY

MINUTE BOOK No. 2, OXFORD PLANNING COMMISSION

DEMENT—MERIDIAN 57-2275

PLANNING COMMISSION

November 15, 2004

Be it remembered that the Oxford Planning Commission did meet on November 15, 2004, in the City Hall courtroom with the following members present:

Jon Fisher, Chairman
Debby Chessin
Hugh Goforth
Cathy Marshall-Smith
Janis Holley
Paula Shanks
Charlie Noble

Colbert Jones, Director of Planning & Development
David Bennett, Public Works Director
Chris Carter, Building Inspector
Dee Ursic, Secretary

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After the meeting was called to order the following business was transacted:

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The agenda was approved with amendments to continue case # 1147, 1151, 1152, and 1154 to the December 2004 meeting. Motion was made by Commissioner Noble, seconded by Commissioner Holley. All members present voting Aye.

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The minutes of the September 13th, 20th and the October 11, 2004 were approved by Commissioner Fisher, seconded by Commissioner Shanks. All members present voting Aye.

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PLANNER'S REPORT

Colbert Jones informed the Commission that the Comprehensive Plan inclusive of the Land Development Code and Zoning Map was approved by the Mayor and Board of Aldermen on November 10, 2004.

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MINUTE BOOK No. 2, OXFORD PLANNING COMMISSION

DEMENT-MERIDIAN 57-2275

BUILDING INSPECTOR'S REPORT

Chris Carter reported to the Commission that for the month of October 2004 a total of 3,454,861.98 in construction permits were issued. Building permit fees totaled \$15,696.00, electrical fees were \$3,639.50 and plumbing fees totaled \$7,250.00, for a total of \$26,585.50 collected in fees through the Planning and Development Department for the month. Motion was made to approve the Building Inspector's Report by Commissioner Holley, seconded by Commissioner Fisher. All members present voting Aye.

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CONSENT AGENDA

There came forth public hearing for case # 1143 - Johnny Morgan application for a variance located at 206 S. 15th Street. Mr. Morgan was requesting a 10 inch additional rear yard variance making a total rear yard variance to 22ft 10 inches. Motion was made to approve the additional variance by Commissioner Holley, seconded by Commissioner Noble. All members present voting Aye.

Motion was APPROVED.

* * *
There came forth public hearing for case # 1145 - Oxford School District application for a special exception located at the end of Sisk Avenue to construct a new public school building. Motion was made to approve the special exception by Commissioner Holley, seconded by Commissioner Noble. All members present voting Aye.

Motion was APPROVED.

* * *
REGULAR AGENDA

(Board of Adjustment)

There came for discussion public hearing for case # 1144 - St. John's Catholic Church application for a special exception located at 416 S. 5th Street. Jo Ann Popernick and Father Joe Tonos came before the Commission and explained that the church had recently purchased the property and would like to use it for classroom and meeting space. They would be having children and adult education classes on Sundays, as well as, small gatherings from approximately 5pm to 8pm during the week in the additional space. They only intend to have to use the space for approximately 2 years. Motion was made to approve the special exception with the conditions that the times of operation and days of the week or weekend be provided to the office of Planning & Development, a quiet time should be observed after 10 p.m., a parking plan must be provided and approved by the Planning Director for on site parking, a bike rack must be installed on site by Commissioner Noble, seconded by Commissioner Holley. All members present voting Aye.

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DEMENT—MERIDIAN 57-2275

Motion was APPROVED.

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(Board of Adjustment)

There came for discussion public hearing for case # 1146 – Joe Farr application for a variance located at 312 N. 13th Street. Mr. Farr stated he was requesting a variance to construct a storage building 1 ft from the side yard property line. Motion was made to approve the variance with the condition that the building must have a flat roof and not drain water onto the adjoining property by Commissioner Holley, seconded by Commissioner Fisher. All members present voting Aye.

Motion was APPROVED.

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(Planning Commission)

There came for discussion public hearing for case # 1148 – Site plan approval for Off-The-Square Developers, LLC located at the corner of Van Buren Avenue and S. 14th Street. Tom Howorth, Architect, addressed the Commission with a site plan proposed for 36 condominium units and approximately 5,000 square feet of commercial space. He stated they had received approval for a special exception to allow for residential usage in a commercial zone and a height variance had been granted also. A parking garage is proposed with a minimum of 1 parking space provided per unit. The developers have also agreed to provide landscaping to the City parking lot to the west of the project and along the perimeter of the proposed building. Sidewalks and ADA ramps will be constructed on Van Buren Avenue, S. 14th Street and Harrison Avenue at the developers' expense. Motion was made to approve the site plan with the condition that the landscaping be provided both to the City parking lot and proposed building perimeter and also contingent upon approval from the Board of Alderman for the exterior balconies to be constructed over City right-of-way by Commissioner Holley, seconded by Commissioner Chessin. All members present voting Aye.

Motion was APPROVED.

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(Planning Commission)

There came for discussion public hearing for case # 1149 – Site plan amendment for Azalea Gardens located on Azalea Drive. Ben Smith, Elliott & Britt Engineering, described the proposed project as a 32 unit addition to the existing Azalea Gardens Assisted Living facility. Landscaping will meet the City's requirements, 16 additional parking spaces will be provided along with required sidewalks from the adjacent residential development and along the entrance drive. Motion was made to approve the site plan amendment with the condition that the sidewalks adjacent to curbing should be 2 feet off of the curb if possible or at least 1ft by Commissioner Holley, seconded by Commissioner Fisher. All members present voting Aye.

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Motion was APPROVED.

* * *
(Planning Commission)

There came for discussion public hearing for case # 1150 – Site Plan approval for Acadiana Place located on Jeff Davis Drive and Access Road. Jay Hughes, Developer, stated he was before the Commission to request site plan approval for the residential portion of the development. Mr. Hughes also informed the Commission that the property was zoned Professional Business and a Special Exception had been granted for residential usage in a commercial zone. He described the project as consisting of 24 detached condominiums with access to Frontage Road. A site plan review meeting was held with the applicable City department heads and the project meets all of the City's specifications. Drainage issues have been addressed with underground culverts and detention ponds. Motion was made to approve the site plan by Commissioner Shanks, seconded by Commissioner Noble. All members present voting Aye.

Motion was APPROVED.

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(Planning Commission)

There came for discussion public hearing for case # 1153 – Preliminary Plat approval for Oxford Commons, Phase II located on ~~Old Taylor Road~~. Ryland Sneed, Engineer, described the project as being Phase II of the commercial subdivision. This phase would contain 10 commercial lots. Landscaping will be provided as required, sidewalks and bike lanes will be constructed also. After some discussion, motion was made to approve the site plan with the conditions that the erosion control permit would be issued based on the subdivision plat identifying the existing trees along with the trees that are to be retained, the perimeter boulevard design must address the existing trees too, and the sidewalks must be shown on the construction plans by Commissioner Chessin, seconded by Commissioner Holley. All members present voting Aye.

*Correction to
Hwy 7 and Sixth
Avenue.
(P)*

Motion was APPROVED.

* * *
(Planning Commission)

There came for discussion on the Grand Oaks, PUD. Barnard Johnson, developer, addressed the Commission regarding the amended PUD plat for Grand Oaks. Mr. Johnson asked the Commission for a specific procedural format for coming before them for the continuing projects proposed throughout the entire PUD. He informed the Commission they were in the process of completely redesigning the golf course and needed to have some idea as to proceed, so they could figure out a time line in order to be able to plan for the replanting of the golf course at the proper time for the sod and landscaping. After much discussion, regarding the redesign of

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the golf course and the overall PUD, the cases were continued to the December 13, 2004 meeting.

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There being no further business to come before the Commission, the meeting was adjourned at 6:30 p.m.


Secretary

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DEMENT-MERIDIAN 57-2275

PLANNING COMMISSION

December 13, 2004

Be it remembered that the Oxford Planning Commission did meet on December 13, 2004 in the City Hall courtroom with the following members present:

- Jon Fisher, Chairman
- Debby Chessin
- Cathy Marshall-Smith
- Janis Holley
- Paula Shanks
- Charlie Noble

- Colbert Jones, Director of Planning & Development
- Bart Robinson, Assistant City Engineer
- Chris Carter, Building Inspector
- Dee Ursic, Secretary

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After the meeting was called to order the following business was transacted:

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The agenda was approved with amendments to hear case # 1166 as item 10, followed by case # 1152, 1154, and 1164, remove case # 1155 from the consent agenda, add case # 1151 to the consent agenda and an additional item to the agenda for Mr. Corey Alger to address the Commission as item #17 on the agenda. Motion was made by Commissioner Fisher, seconded by Commissioner Shanks. All members present voting Aye.

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The minutes of the November 15, 2004 meeting were approved by Commissioner Fisher, seconded by Commissioner Shanks. All members present voting Aye.

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PLANNER'S REPORT

Colbert Jones informed the Commission that since the Comprehensive Plan had been completed and adopted now would be the time for the Commission to look at some of the tasks within the plan. The first would be annexation; a scope of services should be designed and distributed to consultants for proposal bids. After this, areas would be evaluated to pinpoint which areas to begin with.

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BUILDING INSPECTOR'S REPORT

Chris Carter reported to the Commission that for the month of November 2004 a total of \$4,435,306.56 in construction permits were issued. Building permit fees totaled \$19,555.00, electrical fees were \$3,245.50, plumbing fees were \$3,719.50, and mechanical fees were \$135.00, for a total of 26,655.00 collected in fees through the Planning and Development Department for the month. Motion was made to approve the Building Inspector's Report by Commissioner Fisher, seconded by Commissioner Shanks. All members present voting Aye.

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CONSENT AGENDA

There came forth public hearing for case # 1151- (continued from previous meeting) Final Plat approval for Eagle Pointe, Phase III located on Thacker Road. Motion was made to approve the Final Plat by Commissioner Shanks, seconded by Commissioner Holley. All members present voting Aye.

Motion was APPROVED.

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There came forth public hearing for case # 1157 – Charlie Myers application for a variance located at 413 S. 5th Street. Mr. Myers was requesting a front yard setback fence height variance from 42 inches to 48 inches. Motion was made to approve the variance by Commissioner Shanks, seconded by Commissioner Holley. All members present voting Aye.

Motion was APPROVED.

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REGULAR AGENDA

(Board of Adjustment)

There came for discussion public hearing for case # 1155 – Allen Smith, Jr. application for a special exception located at 1000 Harland Drive. Mr. Smith stated he was before the Board to request a special exception for a home occupation to manage his electrical business out of his home. He stated no clientele would be visiting the address, nor would any signage be present on the property. Only mail or phone correspondence and clerical work would be done at the home. Motion was made to approve the special exception by Commissioner Holley, seconded by Commissioner Fisher. All members present voting Aye.

Motion was APPROVED.

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MINUTE BOOK No. 2, OXFORD PLANNING COMMISSION

DEMENT-MERIDIAN 57-2275

(Board of Adjustment)

There came for discussion public hearing for case # 1156 – Glenda Garner application for a variance located at 108 King Street. Mrs. Garner stated she owned the mini-storage building located at the petitioned address and would like to construct a chain link fence in the front setback 6 ft in height to alleviate her business entrance from being blocked by the neighboring tutoring company's clients. She recently had a 2 ½ ft tall fence and it was not tall enough to deter the adjoining business clients from parking and blocking her driveway, as well as the large delivery trucks from turning around in her parking lot from the Dollar General across the street.

B.J. Cotton, Cotton Tutoring, informed the Commission that she objected to the height variance. Mrs. Cotton stated she was concerned that if the variance was granted and the fence erected then her business would be cut off from King Street by the location and height of the fence.

After some discussion, motion was made to deny the variance by Commissioner Shanks, seconded by Commissioner Marshall-Smith. All members present voting Aye.

Motion was approved to DENY the variance.

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(Board of Adjustment)

There came for discussion public hearing for case # 1158 – Willie Miller application for a variance located at 117-B Price Hill Cove. Rick Reeves, Jim Walter Homes, stated he was representing the home owner and they were requesting a 25ft front yard variance from 30ft to 5ft. Mr. Reeves explained that the rear slop of the lot was extreme and they needed to move the house forward due to this. He informed the Commission this would also make the front of the new home in line with the neighboring structures. Motion was made to approve the variance but make it 22ft instead of 25ft by Commissioner Shanks, seconded by Commissioner Holley. All members present voting Aye.

Motion was APPROVED.

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(Board of Adjustments)

There came for discussion public hearing for case # 1161 – Marty Daniels Construction application for variances located at 300, 302, and 304 Wellington Court. Mr. Daniels stated he was constructing the Notting Hill subdivision and would like to request a fence height variance from 42" to 60" for the 3 lots. All three of these lots are corner lots and have two front yard setbacks. Motion was made to approve the variances for all 3 lots with the conditions that the fences must be a minimum of 12ft from the sidewalk, fences have a maximum height of 60 inches (5ft) and that landscape shrubs must be planted along the fences by Commissioner Fisher, seconded by Commissioner Holley. All members present voting Aye.

Motion was APPROVED.

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DEMENT—MERIDIAN 57-2275

* * *
 (Planning Commission)

There came for discussion public hearing for case # 1166 – Grand Oaks, PUD plat amendment located off of Hwy 7 South. Barnard Johnson, Developer, relayed to the Commission their plan for the redesign of the golf course along with the inclusion of acreage outside the city limits that is to be added to the original 1994 PUD plat.

Phyllis Neidfelt, Grand Oaks resident, brought forth two concerns: 1) she did not want to see the proposed access road become a thoroughfare and 2) she was concerned about the bond lapsing.

John Case, President of the Board of Directors of the Grand Oaks Home Owners Association, informed the Commission that there were an overwhelming number of home owners in support of the redesigning of the golf course along with the PUD amendment. Motion was made to approve the overall PUD plat amendment with the following conditions: as phases of PUD are developed each phase must address the open space and active and passive recreation, the number of units in the proposed phases may have to be reduced in order to meet open space requirements, sidewalks must be installed along existing streets where new development occurs, sidewalk must be on both sides of the street as per Subdivision Ordinance, Covenants must address maintenance and upkeep of the open space and improvements, bonds must be posted to insure development of open space to a finished standard that would include walking paths and benches, the PUD plat must also be approved by the Mayor and Board of Aldermen by Commissioner Fisher, seconded by Commissioner Holley. All members present voting Aye.

Motion was APPROVED.

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 (Planning Commission)

There came for discussion public hearing for case # 1152 – Preliminary Plat approval for Gardens at Grand Oaks, Phase II & III located in Grand Oaks, PUD. Ryland Sneed, Precision Engineering, described the development as an extension west of Phase I. There will be 11 lots in Phase II and 12 lots in Phase III. The lots range from .43 acres to over 1 acre. A jogging/walking path will connect Phase II and III. Motion was made to approve the plat with the condition that a suitable construction road be built to carry the construction traffic from east to west by Commissioner Noble, seconded by Commissioner Holley. All members present voting Aye.

Motion was APPROVED.

* * *
 (Planning Commission)

There came for discussion public hearing for case # 1154 – Site Plan approval for Golden Eagle Condominiums located on Augusta Drive in Grand Oaks, PUD. Ryland Sneed, Precision Engineering, stated the development would consist of 82 total units, 38 to the west and 44 to the east. The jogging/walking trail would continue from the Gardens of Grand Oaks through this

PLANNING COMMISSION

August 16, 1999

Be it remembered that the Oxford Planning Commission did meet on August 16, 1999, at 5:00 p.m., in the City Hall courtroom with the following members present:

Richard Devoe, Chairman
W.P. Woodward
Donna Buchanan
Vada Baird
Bill Lawhead
Richard Barnes
Tom Horton

David Bennett, Public Works Director
Bart Robinson, Assistant Engineer
Ed Perry, City Attorney
Vick Smith, Building Inspector
Vicki Bishop, Secretary

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After the meeting was called to order, the following business was transacted:

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The minutes of the July 12, 1999 meeting was approved without correction.

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There came on for discussion public hearing for case number 758 - Mary Bell Moore application for variance to the front yard setback requirement of the RC zone at 708 Tyler Avenue. Mr. Richard Sosebee, contractor, requests that the frontyard setback be changed from 30 feet to 25 feet to construct a porch addition. Motion was made by Commissioner Woodward, seconded by Commissioner Horton to approve the variance. All members present voting aye, motion carried.

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There came on for discussion public hearing for case number 759 - Laurie Campbell application for special exception to construct apartments within the General Commercial zone at 1500 University Avenue. Chairman Devoe stated that Ms. Campbell had requested to defer this to the next meeting. Ed Perry stated that no plans have been submitted and he would like the board to request that plans be submitted prior to the next meeting for review.

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There came on for discussion public hearing for case number 760 - Lynch Oil Company application for variance to front yard setback requirement of the General Commercial zone at 1722 University Avenue. Mr. Ryland Sneed of Precision Engineering submitted a copy of letters from adjoining property owners, stating that they have no objections to the variance. Mr. Sneed explained that there is a recorded easement to the City of Oxford Electric Department along this line and there is also a five to six foot high dirt berm along the east property line that is covered with trees and a privet hedge that will not be disturbed, that buffers this building from the residential property. He stated that this building would be a 135' by 60' single story building to be used as a warehouse. Motion was made by Commissioner Horton, seconded by Commissioner Baird to approve the variance. All Members present voting aye, motion carried.

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There came on for discussion public hearing for case number 761 - Oxford Hotel Partners (Downtown Inn) application for variance to Section 300.10 (F)(1) of the zoning ordinance pertaining to removal of a nonconforming sign at 400 North Lamar Boulevard. Mr. Andy Howorth, attorney, explained that this sign has been at this location since the middle 60's when the building became a Holiday Inn franchise. He stated that there has been no change in ownership, only a non-voluntary change in name. He explained that the sign is a freestanding sign that is built into the structure at the base and is only three feet from the wall at the top and could be argued that it is a wall-mounted sign, which would be in compliance with the existing ordinance for

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could be argued that it is a wall-mounted sign, which would be in compliance with the existing ordinance for wall-mounted signs. The sign is not taller than the overall height of the building and they are asking that the existing structure of the sign be retained so that the new name can be demonstrated on the existing face of the sign within the existing framework. Commissioner Barnes asked if it were possible to drop the sign structure down closer to the reader board and asked if brich could be used around the sign to make it look more a part of the wall. Mr. Mike McRobert, president of Sun-Way Hotel Group, stated that he was interested in working with the board in any way to develop a plan so that they can stay within the existing structure, because it would be very costly to replace the whole sign. Commissioner Barnes proposed to continue this for thirty days to see if they could develop a plan to enhance the sign. Chairman Devoe appointed Commissioner Woodward to work with this group.

Donna Buchanan entered the meeting at 5:25.

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There came on for discussion final subdivision plat approval for Southoaks subdivision, First Addition Phase I, II, and III. Mr. Ryland Sneed with Precision Engineering, stated that there is a bond in place for this development and would like to seek final plat approval. Mr. David Bennett explained that this is mainly a formality because the city has already accepted maintenance of the water and sewer for Phase I and II and construction has begun on Phase III and he confirmed that a bond is in place. Commissioner Barnes stated that he would like the developer to leave an opening on the West side of this property so the adjoining property owners would have access for future development to connect the two neighborhoods together, as proposed by the Vision 2020 plan. Mr. Sneed stated that he would discuss this with the developer before the next phase begins. Motion was made by Commission Buchanan, seconded by Commissioner Woodward to approve the Plat. All members present voting aye, motion carried.

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There came on for discussion final plat approval for Professional Office Park, Phase I & II. Mr. Mike Faulkner with Dean-McRae Engineering, on behalf of Kenny Coleman, developer, stated that they are seeking final plat approval. Mr. David Bennett stated that he has inspected all the water and sewer and everything has been done according to the City's specifications. Motion was made by Chairman Devoe, seconded by Commissioner Buchanan to approve the plat. All members present voting, the vote was as follows:

Commissioner Barnes voted aye
Commissioner Horton abstained
Commissioner Buchanan voted aye
Chairman Devoe voted aye
Commissioner Woodward voted aye
Commissioner Baird voted aye

The motion was approved with five voting aye and one abstention.

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There came on for discussion preliminary site plan approval for development project on North Lamar Boulevard, located within the Central Business zone. Mr. G.G. Ferguson of Stone Architect stated that the name of the project is James Row Condominiums and he explained the project highlights of this proposed development in detail. Mr. Jay Hughes, attorney, stated that they had the benefit of a working committee that was appointed at the last meeting and there have been a significant number of changes as a result of the working session. Mr. Ferguson presented the board with the proposed site plan and explained it in detail. Commissioner Barnes expressed his concerns regarding the very long and flat front of the building and would like to have architectural detail at the top of the buildings. Mr. Hughes explained that this is still at a preliminary stage and they are willing to make changes and they also want to do what they can to satisfy and compliment the Central Business zone. Commissioner Barnes stated that developers have addressed the concerns that they discussed at the working session. Mr. David Bennett questioned the drawing showing diagonal parking in front of the building being on the city's right-of-way. Mr. Horton expressed his concerns with the underground parking being inside and having to go outside to get into the unit and also with the balconies running along the units, being noisy which also reduces privacy. Commissioner Buchanan asked if the parking, as well as the number of units were agreeable as discussed in the working session? Commissioner Barnes stated that the parking is agreeable and is a substantial investment from the developers part, with having the parking

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DEMENT—MERIDIAN 57-2275

underground and not being a burden to the Central Business District parking and he will comment later on the number of units. Commissioner Baird asked if a parent were to buy one of these units for their child while they are in college, would this change the complexion of what the developers are doing, given the fact that students do tend to party. Mr Hughes stated that there will be strong covenants as well as a homeowners association and he does not foresee this as being a problem. Commissioner Barnes stated that at the working session they encouraged the developers to have retail in the ground floor and residential units above and did not suggest that the unit on the corner of Lamar and Jefferson be a residential unit. Mr. Hughes stated that the developers would be willing to convert this unit into retail and address the other concerns as well. Other concerns expressed by the commissioners were selling these units to outsiders who would only be using these as a weekend home and also they would like to see some type of grocery store on the ground floor.

Commissioner Lawhead entered the meeting at 6:15.

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There came on for discussion amended site plan approval for the Kroger Company, located on East University Avenue. Mr. Charles Carter of JDN Development Company explained that they were selected by Kroger to develop this property based on their experience and understanding of Oxford in the market place. He stated that the task was to create a marketplace environment through adding some additional retailers and creating a retail environment that the thought would succeed in Oxford. He stated that after many meetings with the board and discussing some of the changes along with gathering their input, they are now submitting a final site plan addressing these changes. He explained that they elected to create a strip center environment and utilize some of the additional land located on the property and the center will also include freestanding businesses on the parcels near the street. He stated that they added a second pedestrian walkway and they have moved the gas pumps from the parking lot to an out parcel. He stated that they took the landscape plan that the city approved and added additional landscaping and trees. He stated that they feel they will be able to lease this center if it is built in the fashion that it is now designed. They feel the need for standard pylon signs for the freestanding businesses and described the pylon signs as being an elevated sign off the ground. Commissioner Lawhead stated that a year ago the board approved a site plan that did not have gas pumps and questions why it is now essential and also is concerned with the lighting of the pumps. Mr. Carter explained that Kroger recently started a campaign to add fuel as part of their broad range of services and each of their stores must have fuel owned and operated by Kroger and he also explained that the lighting design will be recessed, the bulbs being a candle power of 5, will be no brighter than the lights used in the parking lots. Commissioner Barnes stated that in one of the working sessions it was discussed that the canopy should have the same architectural detail as in keeping with the rest of the shopping center and asked if there could be some type of decorative trim instead of a square metal canopy. Mr. Corban, engineer of The Kroger Company, stated that they would brick the poles up to the canopy and asked if it were possible to have decorative trim on the front and sides of the canopy, but on the rear side, facing the shopping center, still have metal so they can mount the Kroger logo. Commissioner Barnes stated that since the shopping center design has been amended that the board is not bound to go along with the sign that was previously approved. After much discussion regarding the concerns of the signs, motion was made by Commissioner Barnes, seconded by Commissioner Buchanan, with the understanding that there will be 4 signs: One being the shopping center entrance sign with the exhibits attached indicating what it is, the sign to the west will be 6 feet high, the middle sign will be 10 feet high, and the sign to the east will be 15 feet and if at all possible they are to be built with pylon or monument style bases that the face of the sign will be no greater than 40 square feet as the sign ordinance requires and the shopping center gas station will have a decorative trim on the front and sides of the canopy and the rear of the canopy will remain metal. All members present voting aye, the motion carried.

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At this time Chairman Devoe asked to table the sign ordinance and the Shopping Center Regulations. He stated that he feels the sign ordinance should be postponed until the Georgia Tech study has been completed. Mr. David Bennett suggested holding a special meeting for the discussion of these ordinances. Other members of the commission stated that a lot of work had already gone into this

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and they feel that it is a mistake to wait on Georgia Tech. They are ready to debate this among themselves and with the public and bring this to a closure. Alderman Antonow stated that professional services are in the budget that can be used to hire a consultant. Chairman Devoe will find a consultant and report back to the commission at the next meeting. Chairman Devoe appointed Commissioner Baird and Commissioner Lawhead to a working committee on the Shopping Center Regulations.

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There being no further business to come before the commission, the meeting adjourned at 8:20 p.m.

Secretary

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project. There will be some screening to the rear of the units to block the TVA lines. Motion was made to approve the site plan by Commissioner Fisher, seconded by Commissioner Holley. All members present voting Aye.

Motion was APPROVED.

* * *
(Planning Commission)

There came for discussion public hearing for case # 1164 - Preliminary and Final Plat approval for Grand Vista Gold Cottages located in Grand Oaks, PUD. Ryland Sneed, Precision Engineering, stated the project was originally approved 4-5 years ago as a 9 unit condominium project. The owners have requested that the project be resubmitted as a subdivided zero lot line project so they may have delineated property lines. Motion was made to approve the preliminary and final plats by Commissioner Holley, seconded by Commissioner Fisher. All members present voting Aye.

Motion was APPROVED.

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At this time, motion was made by Commissioner Shanks, seconded by Commissioner Fisher to move into executive session to discuss legal matters.

* * *
(Planning Commission)

There came for discussion public hearing for case # 1162 - Oxford Commons application for a special exception for a PUD located at the end of Sisk Avenue and Hwy 7. Kenny Farrell, Kenlan Development addressed the Commission. Mr. Farrell stated they were proposing a total of 560 acres for development within the PUD. A movie theater along with a luxury hotel was already in the beginning design phases and the residential portions would have been designed to an overall RB density. Due to there being such a large amount of acreage, each design phase has been divided into separate tracts and will come before the Commission individually for approval.

Jim Hartsfield, 205 McLaurin Drive, the Avent Homeowners Association was concerned about traffic impact that would be on Sisk Avenue from the development. Motion was made to approve the special exception with the condition that the text amendment to allow PUD overlays in a Shopping Center zone be approved by both the Planning Commission and Board of Aldermen by Commissioner Fisher, seconded by Commissioner Holley. All members present voting Aye.

Motion was APPROVED.

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MINUTE BOOK No. 2, OXFORD PLANNING COMMISSION

DEMENT—MERIDIAN 57-2275

(Planning Commission)

There came for discussion public hearing for case # 1165 – Final plat approval for Oxford Creek Subdivision located on Molly Barr Road. Ryland Sneed, Precision Engineering, informed the Commission that there had been no changes to the originally submitted plat. Motion was made to approve the Final plat by Commissioner Fisher, seconded by Commissioner Holley. All members present voting Aye.

Motion was APPROVED.

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Corey Alger addressed the Commission regarding a possible project on Elm Street. Mr. Alger stated the property was previously zoned RB but he had learned from the recent adoption of the Comprehensive Plan the zoning was changed to RA. The property was being proposed for two units with the RB zoning and he wanted to know if it could be developed still with two units or not. The Commission informed Mr. Alger that the property was currently zoned RA and two units would not be allowed.

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There being no further business to come before the Commission, the meeting was adjourned at 7:45 p.m.

Heather M. Urci
Secretary

MINUTE BOOK No. 2, OXFORD PLANNING COMMISSION

DEMENT—MERIDIAN 57-2275

PLANNING COMMISSION

January 10, 2005

Be it remembered that the Oxford Planning Commission did meet on January 11, 2005 in the City Hall courtroom with the following members present:

Jon Fisher, Chairman
Charlie Noble
Debby Chessin
Paula Shanks
Janis Holley

Colbert Jones, Director of Planning & Development
Bart Robinson, Assistant City Engineer
Chris Carter, Building Inspector
Dee Ursic, Secretary

* * *
After the meeting was called to order the following business was transacted:

* * *
The agenda was approved with the amendment to remove case #1168 from the consent agenda. Motion was made by Commissioner Fisher, seconded by Commissioner Shanks. All members present voting Aye.

* * *
The minutes of the December 13, 2004 meeting were approved by Commissioner Shanks, seconded by Commissioner Chessin. All members present voting Aye.

* * *
Motion was made by Commissioner Fisher, seconded by Commissioner Shanks to move the March 2005 meeting from March 14th to March 21st due to Spring Break. All members present voting Aye.

* * *
PLANNER'S REPORT

Colbert Jones presented the Commission with a statistical spread sheet for building permit fees, total permit fees and building costs collected through the Planning & Development Department from 2000 to 2004. Mr. Jones stated we ended 2004 with a total of \$311,499.50

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DEMENT—MERIDIAN 57-2275

collected in total permit fees and a building cost of \$38,471,259.56. The building cost was down from \$60,880,932.56 in 2003. The high construction cost figure from 2003 was stimulated by an increased demand for commercial property along with a 12 million dollar apartment project. We had seen a shift of demand increase in the past 2 years and Mr. Jones felt that we had began a leveling off for a yearly totals. Ending his comments, Mr. Jones informed the Commission that proposal packets for annexation would be mailed out to consultants before the end of the week. This would begin the process into investigating the possibility of what the City should consider as the next step in the movement toward annexing proposed areas from the Comprehensive Plan. Motion was made to approve the Planner's Report by Commissioner Fisher, seconded by Commissioner Holley. All members present voting Aye.

* * *

BUILDING INSPECTOR'S REPORT

Chris Carter reported to the Commission that for the month of December 2004 a total of \$5,538,007.00 in construction permits were issued. Building permit fees totaled \$18,682.00, electrical fees were \$2,700.50, plumbing fees were \$5,140.00, and mechanical fees were \$432.50, for a total of \$26,955.00 collected in fees through the Planning and Development Department for the month. Motion was made to approve the Building Inspector's Report by Commissioner Fisher, seconded by Commissioner Holley. All members present voting Aye.

* * *

REGULAR AGENDA

(Planning Commission)

There came for discussion public hearing for case # 1168 – Preliminary Plat approval for Oxford Market located on University Avenue. Vance Wise, Wise Land Surveying, stated the original plat for the new Kroger Shopping Center had been approved several years ago as one overall parcel. They would like to divide the one large parcel into three separate parcels in order to sell them. Commissioner Shanks brought forth the concern of excess traffic at the entrance/exits onto University if the outer parcels are developed. Motion was made to approve the Preliminary Plat by Commissioner Holley, seconded by Commissioner Fisher. All members present voting Aye.

Motion was APPROVED.

* * *

(Planning Commission)

There came for discussion public hearing for a text amendment to the Land Development Code, Article 3, Section 150 (A) Provisions. Mr. Jones stated that currently the Planned Unit Development shall function as "overlay" districts as a special exception in any Agriculture, or Residential District, other than R-E and R-A and he would like to amend this to include Shopping Center and Neighborhood Business. After some discussion, motion was made to

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DEMENT—MERIDIAN 57-2275

approve the text amendment to include Shopping Center and Neighborhood Business in Article 3, Section 150 (A) by Commissioner Noble, seconded by Commissioner Holley.

Commissioners voting aye: Charlie Noble, Debby Chessin, Jon Fisher and Janis Holley

Commissioners voting nay: Paula Shanks

Motion was APPROVED by a 4 to 1 vote.

*
(Board of Adjustment)

There came for discussion public hearing for case # 1167 – Scott McNamee application for a variance located at 911 S. 11th Street. Corey Alger, Architect, addressed the Commission with the request for a front yard setback variance of 29ft, 40ft to 11ft, a south side yard variance of 14ft, 15ft to 1ft, and a north side yard variance of 4ft, 5ft to 1ft, as well as a lot coverage variance from 25% to 46%. They are proposing to add a master bedroom, rebuild the front porch, rebuild the storage room and carport along with the addition of an in ground pool. The in ground pool would be enclosed by a fence and would be 3ft from the property lines. Mr. Alger stated they had spoken with the property owner to the east and he had no objections to the pool being 3ft from his property line nor of them removing an existing tree.

Warren Steele informed the Commission he owned the property to the north and he objected to the granting of the variance for the pool being 3ft from the property line. He was concerned that during the excavating process, his property could possibly be undermined structurally. A 5ft setback requirement is normally required for this type of structure and he felt 5ft would be sufficient. After some discussion, motion was made to approve the variances by Commissioner Holley, seconded by Commissioner Fisher.

Commissioners voting aye: Janis Holley and Jon Fisher

Commissioners voting nay: Charlie Noble, Debby Chessin, and Paula Shanks

Motion was DENIED by a 3 to 2 vote.

*
(Planning Commission)

There came for discussion public hearing for case # 1169 – Site Plan approval for The Belle Maison located on Van Buren Avenue, S. 14th Street, and S. 15th Street. Ryland Sneed, Engineer, stated the site was zoned RC-Multifamily Residential. They were proposing to construct 4 individual condominium units, approximately 2,450 square feet each. The parking would be located to the rear of the property, landscaping would be provided along with a brick fence around the side and rear perimeters. The owner has also agreed to rebuild the existing sidewalk to 5ft width with ADA ramps and install decorative street lighting. Motion was made

to approve the site plan by Commissioner Chessin, seconded by Commissioner Holley. All members present voting Aye

Motion was APPROVED.

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DEMENT—MERIDIAN 57-2275

STATE OF MISSISSIPPI
 COUNTY OF LAFAYETTE

FILED
 STATE OF MISSISSIPPI
 LAFAYETTE COUNTY

2005 JAN -5 PH 12: 27

CHANCERY CLERK

Chancery Clerk
 Lafayette County, Mississippi
 I certify the instrument
 was recorded on
 JANUARY 5 2005 04:02:46PM
 Instrument 200407152 Page 1 of 7
 Witness my hand and seal
 Sherry Wall *Sherry Wall*

DECLARATION OF COVENANTS

WHEREAS, MAYNETTE SEAY, ANNETTE SEAY HINES, ELIZABETH SEAY SELF and D.C.

JAMES R. SEAY are the owners of certain real property which is more particularly shown (see attached plat) and described more fully below.

DESCRIPTION OF PROPERTY

TOWNSHIP 8 SOUTH, RANGE 3 WEST, SECTION 15:

The Northeast Quarter of the Southwest Quarter of Section 15, Township 8, Range 3 West, containing 40 acres, more or less, being and lying South of the Oxford and Rockyford Road, said road being the North line of said parcel of land, lying and being situated in Lafayette County, Mississippi.

ALSO: Beginning in the Southwest corner of the Northeast Quarter Southwest Quarter of Section 15, Township 8 South, Range 3 West, run thence East along the South line of the Northeast Quarter Southwest Quarter to the intersection of South line with the East line of the Northeast Quarter Southwest Quarter, thence South a distance of 104.0 feet along the East line of the Southeast Quarter Southwest Quarter to a point where said East line of said Southeast Quarter Southwest Quarter intersects with a wire fence, thence West along said fence to the point of intersection of said wire fence with the West line Southeast Quarter Southwest Quarter, thence North along the West line of the Southeast Quarter Southwest Quarter a distance of 105 feet to the point of beginning, all lying and being in Section 15, Township 8 South, Range 3 West, Lafayette County, Mississippi.

LESS AND EXCEPT: Highway road right-of-way.

ALSO LESS AND EXCEPT: The Hodges Funeral Home property as described in Warranty Deed recorded in Book 399 at Page 556 of the land records of Lafayette County, Mississippi.

ALSO LESS AND EXCEPT: The Bobby C. McCord, et ux. property as described in Warranty Deed recorded in Book 382 at Page 97 of the land records of Lafayette County, Mississippi.

ALSO LESS AND EXCEPT: The Calvin P. McElreath property as described in Warranty Deed recorded in Book 284 at Page 88 of the land records of Lafayette

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County, Mississippi.

ALSO LESS AND EXCEPT: The Jack C. Slater, et ux. property as described in Warranty Deed recorded in Book 402 at Page 476 of the land records of Lafayette County, Mississippi.

ALSO LESS AND EXCEPT: The property owned by Dr. Irvin Clayton Baker as described in Assumption Warranty Deed recorded in Book 336 at Page 256 of the land records of Lafayette County, Mississippi.

Refer to the plat which is attached and incorporated herein as if copied fully in words and figures.

WHEREAS, MAYNETTE SEAY, ANNETTE SEAY HINES, ELIZABETH SEAY SELF and JAMES R. SEAY desire to place on said real property certain covenants, restrictions, and easements which shall run with said property. However, these covenants and restrictions are not to prevent local governmental entities from granting variances, exceptions and other valid actions thereto.

NOW, THEREFORE, MAYNETTE SEAY, ANNETTE SEAY HINES, ELIZABETH SEAY SELF and JAMES R. SEAY hereby declare and place upon said property the following covenant and restriction:

There shall be a Fifty (50) foot "no-build" buffer area with retention of existing natural material, running along the east and south perimeters of property. Rear yard setbacks of 25 feet will be measured from the end of the 50 foot buffer. This 50 foot buffer will be incorporated into each lot along the east and south perimeters within the R-E (Residential Estate) zoning area of the above-described property.

This DECLARATION OF COVENANTS shall be revocable by the Grantors herein until such time that it is transferred to any Grantee other than themselves.

INDEXING INSTRUCTIONS:

NE 1/4 of SW 1/4 and SE 1/4 of SW 1/4, Section 15, Township 8, Range 3 West, Lafayette County, Mississippi.

MINUTE BOOK No. 2, OXFORD PLANNING COMMISSION

DEMENT—MERIDIAN 57-2275

WITNESS MY SIGNATURE, this the 8 day of DECEMBER, 2004.

GRANTOR:

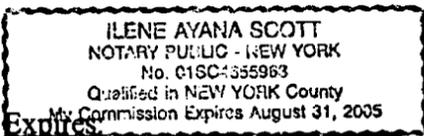
Maynette Seay
MAYNETTE SEAY

STATE OF New York

COUNTY OF Nassau

Personally came and appeared before me, the undersigned authority in and for the jurisdiction aforesaid, the within named, MAYNETTE SEAY, who having been first duly sworn, acknowledged that she signed, executed and delivered the above and foregoing instrument of writing on the day and year therein mentioned, for the purposes therein stated, after having first duly read and completely understood the same.

WITNESS MY SIGNATURE AND OFFICIAL SEAL OF OFFICE, this the 8 day of Dec, 2004.



My Commission Expires

Ilene Ayana Scott
NOTARY PUBLIC

GRANTOR'S ADDRESS:
30 RIVER ROAD, APT. 10-E
NEW YORK, NY 10044
Phone: 212-957-2005

MINUTE BOOK No. 2, OXFORD PLANNING COMMISSION

DEMENT-MERIDIAN 67-2276

WITNESS MY SIGNATURE, this the 7th day of December, 2004.

GRANTOR:

Elizabeth Seay Self
ELIZABETH SEAY SELF

STATE OF Alabama

COUNTY OF Madison

Personally came and appeared before me, the undersigned authority in and for the jurisdiction aforesaid, the within named, ELIZABETH SEAY SELF, who having been first duly sworn, acknowledged that she signed, executed and delivered the above and foregoing instrument of writing on the day and year therein mentioned, for the purposes therein stated, after having first duly read and completely understood the same.

WITNESS MY SIGNATURE AND OFFICIAL SEAL OF OFFICE, this the 7th day of December, 2004.

Scott B. Chiswell
NOTARY PUBLIC 5-17-06

My Commission Expires: 5-17-06

GRANTOR'S ADDRESS:
4000 Cherokee Dr SE
Huntsville AL 35801
Phone: 256-536-4288

MINUTE BOOK No. 2, OXFORD PLANNING COMMISSION

DEMENT—MERIDIAN 57-2275

WITNESS MY SIGNATURE, this the 8th day of December, 2004.

GRANTOR:

Annette Seay Hines
ANNETTE SEAY HINES

STATE OF Mississippi
COUNTY OF Lafayette

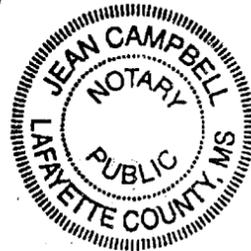
Personally came and appeared before me, the undersigned authority in and for the jurisdiction aforesaid, the within named, ANNETTE SEAY HINES, who having been first duly sworn, acknowledged that she signed, executed and delivered the above and foregoing instrument of writing on the day and year therein mentioned, for the purposes therein stated, after having first duly read and completely understood the same.

WITNESS MY SIGNATURE AND OFFICIAL SEAL OF OFFICE, this the 8th day of December, 2004.

Jean Campbell
NOTARY PUBLIC

My Commission Expires: My Commission Expires July 2, 2007

GRANTOR'S ADDRESS:
→ 604 Woodland Cove
Oxford, MS 38655
Phone: 662-234-9674



MINUTE BOOK No. 2, OXFORD PLANNING COMMISSION

DEMENT—MERIDIAN 57-2275

WITNESS MY SIGNATURE, this the 5th day of January, 2005

GRANTOR:

[Signature]
JAMES R. SEAY

STATE OF Mississippi

COUNTY OF Lafayette

Personally came and appeared before me, the undersigned authority in and for the jurisdiction aforesaid, the within named, JAMES R. SEAY, who having been first duly sworn, acknowledged that he signed, executed and delivered the above and foregoing instrument of writing on the day and year therein mentioned, for the purposes therein stated, after having first duly read and completely understood the same.

WITNESS MY SIGNATURE AND OFFICIAL SEAL OF OFFICE, this the 5 day of January, 2005

[Signature]
NOTARY PUBLIC

My Commission Expires: 1/6/08

GRANTOR'S ADDRESS:

11 Park
Hernando, ms 38632
Phone: 662-429-6108

INSTRUMENT PREPARED BY:

Hughes Law Firm, P.A.
510 Azalea Drive, Suite 100
Oxford, Mississippi 38655
(662) 234-6080

MINUTE BOOK No. 2, OXFORD PLANNING COMMISSION

DEMENT—MERIDIAN 57-2275

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There being no further business to come before the Commission, the meeting was adjourned at 6:00 p.m.

Walter M. Urie

MINUTE BOOK No. 2, OXFORD PLANNING COMMISSION

DEMENT—MERIDIAN 57-2275

PLANNING COMMISSION

February 14, 2005

Be it remembered that the Oxford Planning Commission did meet on February 14, 2005 in the City Hall courtroom with the following members present:

- Jon Fisher, Chairman
- Paula Shanks
- Cathy Marshall-Smith
- Debby Chessin
- Leon McCullouch
- Janis Holley

- Colbert Jones, Director of Planning & Development
- David Bennett, Public Works Director
- Bart Robinson, Assistant City Engineer
- Chris Carter, Building Inspector
- Dee Ursic, Secretary

* * *

After the meeting was called to order, the following business was transacted:

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The agenda was approved with the amendment to remove case #1170 from the consent agenda. Motion was made by Commissioner Holley, seconded by Commissioner Shanks. All members present voting Aye.

* * *

The minutes of the January 10, 2005 meeting were approved by Commissioner Fisher, seconded by Commissioner Holley. All members present voting Aye.

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PLANNER'S REPORT

Colbert Jones informed the Commission and audience that a transportation meeting would be held on February 17, 2005 at 6:00 p.m. at City Hall. A public transit system would be discussed for both Oxford and the University. Also, on March 10, 2005 a pathways meeting would be held at 5:00 p.m. Motion was made to approve the Planner's Report by Commissioner Holley, seconded by Commissioner Chessin. All members present voting Aye.

MINUTE BOOK No. 2, OXFORD PLANNING COMMISSION

DEMENT—MERIDIAN 57-2275

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BUILDING INSPECTOR'S REPORT

Chris Carter reported to the Commission that for the month of January 2005, a total of \$2,584,811.00 in construction permits were issued. Building permit fees totaled \$8,466.00, electrical fees were \$4,474.50, plumbing fees were \$5,465.00, and mechanical fees were \$727.75, for a total of \$19,133.25 collected in fees through the Planning and Development Department for the month. Motion was made to approve the Building Inspector's Report by Commissioner Holley, seconded by Commissioner Chessin.

* * *

CONSENT AGENDA

There came forth public hearing for case # 1168 – Final Plat approval for Oxford Market located on University Avenue. Motion was made to approve the Final Plat by Commissioner Holley, seconded by Commissioner Chessin. All members present voting Aye.

Motion was APPROVED.

* * *

There came forth public hearing for case # 1171 – Marty Daniels Construction application for a variance located at 300 Wellington Court, Lot 1, Notting Hill Subdivision. Motion was made to approve a 3ft front yard setback variance from 30ft to 27ft by Commissioner Holley, seconded by Commissioner Chessin. All members present voting Aye.

Motion was APPROVED.

* * *

PUBLIC HEARINGS

(Board of Adjustment)

There came for discussion public hearing for case # 1170 – Geoffrey Yoste application for a variance located at 201 Cullen Road. Major Yoste addressed the Commission stating he was proposing an addition to the current footprint of his home for a master bedroom. Due to the new zoning rules adopted by the City he is requesting a 5ft north side yard variance. Motion was made to approve a 5ft side yard variance from 15ft to 10ft by Commissioner Holley, seconded by Commissioner Chessin. All members present voting Aye.

Motion was APPROVED.

* * *

MINUTE BOOK No. 2, OXFORD PLANNING COMMISSION

DEMENT—MERIDIAN 57-2275

(Planning Commission)

There came for discussion public hearing for case # 1173 – Preliminary and Final Plat approval for Oxford Commons, Phase III (Public School Site) located at Hwy 7 & Sisk Avenue. Ryland Sneed, Precision Engineering, informed the Commission they were requesting plat approval for one lot only in order for the ownership deed to be transferred to the City School District. Motion was made to approve the Preliminary and Final Plat approval by Commissioner Holley, seconded by Commissioner Marshall-Smith. All members present voting Aye.

Motion was APPROVED.

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There being no further business to come before the Commission, the meeting was adjourned at 5:20 p.m.

Heather M. Urcic

MINUTE BOOK No. 2, OXFORD PLANNING COMMISSION

DEMENT—MERIDIAN 57-2275

PLANNING COMMISSION

March 21, 2005

Be it remembered that the Oxford Planning Commission did meet on March 21, 2005 in the City Hall courtroom with the following members present:

Jon Fisher, Chairman
 Janis Holley
 Paula Shanks
 Leon McCullough
 Debby Chessin
 Charlie Noble
 Cathy Marshall-Smith

Colbert Jones, Director of Planning & Development
 Bart Robinson, Assistant City Engineer
 Chris Carter, Building Inspector
 Dee Ursic, Secretary

* * *

After the meeting was called to order, the following business was transacted:

* * *

The agenda was approved without amendments by Commissioner Fisher, seconded by Commissioner Shanks. All members present voting Aye.

* * *

The minutes of the February 14, 2005 meeting were approved without corrections by Commissioner Fisher, seconded by Commissioner Holley. All members present voting Aye.

* * *

PLANNER'S REPORT

Colbert Jones informed the Commission that the Board of Aldermen had accepted the annexation proposal of Elliott & Britt Engineering and the study has begun. A six month time frame is anticipated for completion. Mr. Jones stated the Annexation Committee for the Planning Commission needed to be updated and two new members need to be appointed. Motion was made to approve the Planner's Report by Commissioner Noble, seconded by Commissioner Holley. All members present voting Aye.

MINUTE BOOK No. 2, OXFORD PLANNING COMMISSION

DEMENT—MERIDIAN 57-2275

* * *

BUILDING INSPECTOR'S REPORT

Chris Carter reported to the Commission that for the month of February 2005, a total of \$1,330,299.00 in construction permits were issued. Building permit fees totaled \$7,827.00, electrical fees were \$ 3,245.00, plumbing fees were \$4,405.00 and mechanical fees were \$817.50, for a total of \$16,294.50 collected in fees through the Planning & Development Department for the month. Motion was made to approve the Building Inspector's Report by Commissioner Noble, seconded by Commissioner Holley. All members present voting Aye.

* * *

CONSENT AGENDA

There came forth public hearing for case # 1181 – Preliminary Plat approval for Garden Terrace, Phase III located on Thacker Road. This is outside the city limits and city utilities are being requested. This phase would consist of 11.45 acres and 30 residential lots. Motion was made to approve the Preliminary Plat by Commissioner Noble, seconded by Commissioner Holley. All members present voting Aye.

Motion was APPROVED.

* * *

PUBLIC HEARINGS

(Board of Adjustment)

There came for discussion public hearing for case # 1174 – Tri-Star Companies for Whirlpool Corporation application for a variance located at 927 Whirlpool Drive. Ron Tutor, Whirlpool Corporation, stated they were requesting a sign variance for a 260 sq. ft. sign to cover an existing electrical sub-station for the main building. The sign will be removal for maintenance to the power station if needed. The sign will not be visible from any other properties except Whirlpool. After some discussion, motion was made to continue the case to allow Whirlpool representatives and Mr. Jones to meet and explore alternative options for covering the sub-station by Commissioner Holley, seconded by Commissioner Shanks. All members present voting Aye.

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(Board of Adjustment)

There came for discussion public hearing for case # 1175 – John Fourroux for Cingular Wireless application for a variance located at 2000 West Jackson Avenue. Mr. Fourroux addressed the Commission for a request for the Cingular Wireless, formally AT&T Wireless, to be granted a variance to allow two free standing pole signs on one site parcel. He explained that currently there are two poles signs on the parcel, Coldwell Banker and AT&T Wireless. AT&T Wireless has been purchased by Cingular Wireless and they would like to use the existing pole sign and change out the faces. Mr. Jones stated that the current sign ordinance only allows for one free standing pole sign per parcel. After discussion, motion was made to continue the case

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in order for Mr. Fourroux to contact the property owner of the strip center and ask them to come before the Board of Adjustment and discuss the possibility of a pylon center sign By Commissioner Fisher, seconded by Commissioner Shanks. All members present voting Aye.

* * *
(Board of Adjustment)

There came for discussion public hearing for case # 1176 – Carlson Consulting Engineers for Wal-Mart Supercenter application for a variance located at 2530 West Jackson Avenue. No one was present for representation at the meeting. Motion was made by Commissioner Shanks to deny the variance due to no one present for the meeting for burden of proof justification seconded by Commissioner Marshall-Smith.

Commissioners voting aye: Paula Shanks, Cathy Marshall-Smith,
Debby Chessin, Leon McCullouch, Jon Fisher
and Janis Holley.

Commissioners voting nay: Charlie Noble

Motion was APPROVED by a 6 to 1 vote.

* * *
(Board of Adjustment)

There came for discussion public hearing for case # 1177 – Oxford Group, LLC application for a special exception and variance located at 1100 Tyler Avenue. Chris Mathews, Oxford Group, LLC, addressed the Commission with the request for a special exception to allow for 8 residential units in the Downtown Business District along with a 4ft height variance from 35ft to 39ft. Dr. Mathews stated they were proposing a 3 story mixed usage development on the corner of South 11th Street and Tyler Avenue. The bottom floor would be used for commercial space and parking for the residential units and the 2nd and 3rd floors would be residential. The 4ft height variance would allow for a parapet wall to be built in order to hide the mechanical equipment. There will be no roof top access for any tenants. Motion was made to approve the special exception to allow residential usage in the Downtown District by Commissioner Holley, seconded by Commissioner Fisher. All members present voting Aye.

Motion was APPROVED.

Motion was made to approve the variance with the conditions that there will be no roof top access except for maintenance, the building ceiling must be only 35ft, and a sun light railing must be installed around the top of the building by Commissioner Fisher, seconded by Commissioner Holley.

Commissioners voting aye: Jon Fisher, Janis Holly, Leon McCullouch,
Charlie Noble and Debby Chessin

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Commissioners voting nay: Paula Shanks and Cathy Marshall-Smith

Motion was APPROVED by a 5 to 2 vote.

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(Planning Commission)

There came for discussion public hearing for case # 1178- Site Plan approval for Fox Hill located t 648 N. 14th Street. Jeff Williams, Precision Engineering, described the development to consist of 12 residential condominiums, required parking will be provided on site and all of the City's ordinance requirements have been met. The two existing houses will be removed and all but 3 trees will be maintained on the site.

Jo Dale Mistilis, 418 N. 14th Street, addressed the Commission with concerns regarding added traffic and speeding the additional 12 units will cause on N. 14th Street. She stated these issues are already serious in the neighborhood, not to mention all of the parking along the street.

Peter Wirth, 610 N. 14th Street, reiterated the traffic concerns and also stated he felt that erosion would be a big problem with the project being on top of a hill.

Motion was made to approve the site plan by Commissioner Holley, seconded by Commissioner Fisher.

Commissioners voting aye: Janis Holley, Jon Fisher, Cathy Marshall-Smith,
Debby Chessin, Charlie Noble, and
Leon McCullouch

Commissioners voting nay: Paula Shanks

Motion was APPROVED by a 6 to 1 vote.

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(Planning Commission)

There came for discussion public hearing for case # 1179 – Final Plat approval for The Villages of Oxford located on Hwy 7 South. Ms. Ursic informed the Commission this case was a housekeeping matter, that it had already been approved by the Board of Aldermen for outside city utility services and only needed to come before the Planning Commission for their approval also. Motion was made to approve the Final Plat by Commissioner Shanks, seconded by Commissioner Fisher. All members present voting Aye.

Motion was APPROVED.

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(Planning Commission)

There came for discussion public hearing for case # 1180 – Site Plan approval for Eagle Management, LLC located on East Jackson Avenue. John Tatum, Daniels Williams Engineering, stated the proposed site location currently consisted of two single family residential

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houses which would be demolished and 15 residential units would be constructed. There would be basically 2 floor plans styles to the homes, the front elevations would be similar but not identical, five (5) of the units will face East Jackson Avenue and the remaining 10 units will be on the interior of the project. All of the units will have rear garages for parking and all of the parking will be contained on site. The existing trees along the east property line will be retained as a natural barrier between the development and the adjacent property.

Sonny Johnson, 1735 East Jackson Avenue, stated he lived adjacent to the project and he was upset about the density of the project. He felt that 15 units was overdeveloping the land and wanted a natural buffer to remain between his property and the proposed. Motion was made to approve the Site Plan by Commissioner Holley, seconded by Commissioner Noble. All members present voting Aye.

Motion was APPROVED.

(Planning Commission)

There came for discussion Pre-Application for Southpointe Subdivision located on Hwy 7 south. Greg Jones, Engineering Solutions, Inc., came before the Commission regarding the pre-application for a multi-use subdivision located outside the city limits. The project will consist of both residential and commercial structures. City utility services are being requested for the project. The project has been designed to meet all city subdivision specifications and 20% of the overall density will be undeveloped for green space. They would like any comments from the Commission. Commissioner Fisher suggested there be a definite natural separation between the residential and commercial usages. Mr. Jones thanked them for their time and looked forward to bring back the Preliminary Plat before the Commission.

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There being no further business to come before the Commission, the meeting was adjourned at 6:50 p.m.

Heather M. Urac

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PLANNING COMMISSION

May 9, 2005

Be it remembered that the Oxford Planning Commission did meet on May 9, 2005 in the City Hall courtroom with the following members present:

Jon Fisher, Chairman
 Paula Shanks
 Cathy Marshall-Smith
 Debby Chessin
 Leon McCullouch
 Janis Holley
 Charlie Noble

Colbert Jones, Director of Planning & Development
 Bart Robinson, Assistant City Engineer
 Chris Carter, Building Inspector
 Dee Ursic, Secretary

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After the meeting was called to order, the following business was transacted:

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The agenda was amended to continue case #'s 1191, 1196, 1197, 198, and 1199 to the June 13, 2005 meeting. Motion was made to approve the agenda as amended by Commissioner Fisher, seconded by Commissioner Holley. All members present voting Aye.

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The minutes of the April 11, 2005 meeting were approved by Commissioner Holley, seconded by Commissioner Fisher. All members present voting Aye.

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PLANNER'S REPORT

Colbert Jones addressed the Commission regarding several actions items from the Comprehensive Plan that needed to be addressed and have action taken upon. He would like for the Commissioners to drive and view the "gateways" of the City and think about how to make them more attractive and functional. Round-a-bouts are currently being looked at for a few of the interchanges within the City. Mr. Jones also informed the Commission of a policy change regarding submittal for subdivision plats and site plans. Currently these are allowed to be brought in 10 days before the date of the meeting to be heard but Mr. Jones would like to change it to be 14 days before the date of the meeting to be heard. Also, if a plat or site plan is submitted

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and has not be corrected or approved completely by Department Heads, this item will not be placed on the Planning Commission agenda for public hearing. Motion was made to approve the Planner's Report by Commissioner Noble, seconded by Commissioner Holley. All members present voting Aye.

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BUILDING INPSECTOR'S REPORT

Chris Carter reported to the Commission that for the month of April 2005, a total of \$3,783,456.00 in construction permits were issued. Building Permit fees totaled \$16,392.00, electrical fees were \$1,730.00, plumbing fees were \$7,895.00 and mechanical fees were \$1,355.25, for a total of \$27,372.25 collected in fees through the Planning and Development Department for the month. Motion was made to approve the building Inspector's Report by Commissioner Noble, seconded by Commissioner Holley. All members present voting Aye.

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CONSENT AGENDA

There came forth public hearing for case # 1185 – Mike Bennett application for a variance located at 231 Elm Street. Motion was made to approve a front yard setback variance from 30ft to 16ft for a carport and 30ft to 25ft for the corner of the house, a rear yard setback variance from 20ft to 17ft for the corner of the house by Commissioner McCullouch, seconded by Commissioner Holley. All members present voting Aye.

Motion was APPROVED.

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There came forth public hearing for case # 1187 – Joel Little application for a variance located at 108 Sivley Street. Motion was made to approve a rear yard setback variance from 20ft to 13ft by Commissioner McCullouch, seconded by Commissioner Holley. All members present voting Aye.

Motion was APPROVED.

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There came forth public hearing for case # 1188 – Robert & Margaret Khayat application for a variance located at 421 N.14th Street. Motion was made to approve a front yard setback variance from 30ft to 27ft and a height variance from 30ft to 32ft by Commissioner McCullouch, seconded by Commissioner Holley. All members present voting Aye.

Motion was APPROVED.

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There came forth public hearing for case # 1189- Michael & Katrina Hourin application for a variance located at 1424 S. 10th Street. Motion was made to approve a side yard setback

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variance from 15ft to 11.5ft by Commissioner McCullouch, seconded by Commissioner Holley. All members present voting Aye.

Motion was APPROVED.

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PUBLIC HEARINGS

(Board of Adjustment/Planning Commission)

There came for discussion public hearing for case # 1183 – Oxford Group, LLC application for a special exception and site plan approval for property located at 405 S. 11th Street. Chris Mathews, property owner, stated they were requesting a special exception to allow for residential usage in the Downtown Business district as well as site plan approval for a 3 story mixed usage building. This development would be adjacent to the 1100 Tyler Avenue project approved at the April 2005 meeting and would and would have commercial and parking on the bottom floor and 8 residential units on the 2nd and 3rd floors and 12 parking spaces have been designated on the ground floor. The building, like 1100 Tyler Avenue, will set 12.5ft back from the curb and will have landscaping and trees planted. Motion was made to approve the special exception by Commissioner Holley, seconded by Commissioner Chessin. All members present voting Aye.

Motion was APPROVED.

Motion was made to approve the site plan with the stipulations that benches will be provided on S. 11th Street and Tyler Avenue, street lights will be provided by the developer and the pedestrian street lightening will be worked out with the Oxford Electric Department by Commissioner Holley, seconded by Commissioner Fisher.

Commissioners voting aye: Janis Holley, Jon Fisher, Cathy Marshall-Smith, Charlie Noble, Leon McCullouch, and Debby Chessin

Commissioner voting nay: Paula Shanks

Motion was APPROVED by a 5 to 1 vote.

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(Board of Adjustment)

There came for discussion public hearing for case # 1184 – Oxford University School application for a special exception located at 2402 S. Lamar Boulevard. Tom Davis, representative for OUS, addressed the Commission with the request of the school to add two additional modular classrooms on the west portion of the school property. This property is zoned Agriculture and in order for the school to due such, a special exception must be granted for such usage. There would be no additional ingress or egress to the site, the modular classrooms would

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be accessed via a foot bridge. No clearing of the land would be needed in order to set the modular units only some cleaning up of under brush and leveling of the land. The current vegetation buffer between the school property and the residential neighborhood behind would remain as is.

Farish Percy, resident of Creekwood Subdivision, informed the Commission that she had no objection to the special exception to allow two modular units but would like the assurance from the Commission that no through road would be allowed for the site without another public hearing for such before the Commission.

Mark McAnally, resident of Creekwood Subdivision, addressed the Commission regarding concerns of flooding of both his property and the proposed site of the new classrooms. Mr. McAnally stated he would like to see the City rectify the drainage issue already at hand for the site.

Donna Blevins, adjoining resident, would like to make sure the modular units are removed at the sell of the property.

After much discussion, motion was made to approve the special exception with the following stipulations: (1) 2 classroom size traditional modular trailers, 2 modular units will be removed with the sell of the property, should there be a need for additional road work a special session shall be called and the Planning Commission will review proposed site plan by Commissioner Fisher, seconded by Commissioner Chessin. All members present voting Aye.

Motion was APPROVED.

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(Board of Adjustment)

There came for discussion public hearing for case # 1186 – Custom Sign Company representing Gateway Tire application for a variance located at 2197 W. Jackson Avenue. Mack Aldridge, store owner, stated corporate had changed tire dealers from Pirelli to Yokohama and he would like to change 2 of these signs out with the new dealer name. The signs would be the same square footage as is currently mounted and would only be on the east and west sides of the building. Mr. Jones informed the Commissioner there are currently 5 wall signs on the building which are “grandfather” for the next 5 years and due to Mr. Aldridge wanting to change what is existing, he is required to either request a variance or remove the signs. Motion was made to deny the variance by Commissioner Noble, seconded by Commissioner Marshall-Smith.

Commissioner voting aye: Cathy Marshall-Smith, Charlie Noble, Debby Chessin, Leon McCullouch, Paula Shanks, and Janis Holley.

Commissioner voting nay: Jon Fisher

Motion was approved to DENY the variance by a 6 to 1 vote.

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(Planning Commission)

There came for discussion public hearing for case # 1190 – Carlson Consulting Engineering representing Wal-Mart application for site plan amendment located at 2530 W. Jackson Avenue. Terry Boyd stated Wal-Mart was proposing a 4,400 square foot rear addition to their building as a stockroom for lay-way packages. The building would lie within the required setbacks but a rear curb line would need to be adjusted to allow for a 20ft emergency access lane, due to this 4ft of vegetation screening would need to be removed. Mr. Boyd discussed the addition of landscaping that had been requested along the Hwy 6 West area along with additional and replacement landscaping on site.

Andrea Walker, licensed landscaper, spoke of concerns regarding planting with no irrigation being supplied and the on going erosion problem along the south side of the site. She felt there needed to be more grass as well as having the plant materials be more diverse than proposed and of the origin of the area.

Ann O'Dell, Oxford resident, stated she felt that Wal-Mart was not trustworthy due to the fact that the vegetation barrier between the site and Hwy 6 West was agreed upon not to be touched and it was almost completely removed during construction. Also, she felt a fine should be imposed for the breach of agreement and that the City should replant the area in order to make sure that it is done properly.

After much discussion, motion was made to continue the case to the May meeting by Commissioner Holley, seconded by Commissioner Chessin. All members present voting Aye.

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(Planning Commission)

There came for discussion public hearing for case # 1192 – Preliminary Plat approval for Wiley's Estates located on Molly Barr and Chickasaw Road. Chuck Wrenn, Engineer, described the project as consisting of roughly 5 acres with a proposed 18 residential lots. One ingress/egress entry is proposed off of Chickasaw Road. Mr. Wrenn stated the City of Oxford Department Heads had requested that there be two entry/exit points one on Molly Barr along with one on Chickasaw and his client did not want this. He did not feel that his potential buyers would want a cut through road through their small residential subdivision.

Tony Grant, 1201 Chickasaw Road, addressed his objection to an additional ingress/egress onto Chickasaw. He stated his property would be adjacent to the additional entry/exit the City is wanting and he does not want the additional traffic next to his home and is in objection to the interconnectivity onto Chickasaw.

Motion was made to continue the case to the May meeting for more information regarding the interconnectivity of a road to Molly Barr and Chickasaw Road by Commissioner Holley, seconded by Commissioner Marshall-Smith. All members present voting Aye.

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(Planning Commission)

There came for discussion public hearing for case # 1194 – Final Plat approval for Cross Creek Subdivision located on Hwy 7 South. Paul Koshenina, Precision Engineering, stated they were requesting Final Plat approval for Phase I to acquire utility services from the City. Construction is complete and a bond has been posted for the sidewalks, asphalt and infrastructure