

DRAFT

Oxford Planning Commission
Minutes for Meeting on January 12, 2010

Attendance: Erik Oliver, Jim Patrick, Patsy Burke, Ron Manson, Vivian Harris, Hoyt Oliver (Liaison)
Guests: Jerry Rosenbery (Mayor), Jim Windam (City Council), Terry Smith (City Council), Jerry Weitz (Jerry Weitz & Associates), Nick Pergakes and Scott Brown (Roberts & Company), Anthony and Ellen Sinyard, Nannette Watson, and Mark Walton (Patrick & Assoc, representing Nanette Watson)

Erik Oliver acted as chairman and called the meeting to order at 7:00 PM.

Old Business:

1. Minutes for the December 8, 2009 meeting were distributed for review. Minutes were unanimously approved.

New Business:

1. Jerry Weitz discussed the proposed work plan for revising the Oxford ordinances. A copy of the contract scope of work was given to the Planning Commission. Since this had not been previously seen by the PC future communications were discussed. Oxford representatives who would work with the contractor would include PC members, the Mayor, and Council liaisons Hoyt Oliver and Terry Smith, and Jim Windam. Two meetings were scheduled. The first, to discuss the Town Center, would be held on January 25, 2010 at 9:30am. The contractor promised to provide the group a list of questions to be discussed. The second meeting, to discuss Historic Preservation issues, would be held on February 5, 2010 at 9:30am. It was agreed that any requests by the contractor to the county for data would be made to the Mayor through the City Clerk. The issue of Building Codes and enforcement was discussed. It was agreed that the applicable state adopted building codes would be included by reference in the ordinances. The ordinance enforcement would be flexible allowing the city to decide who would be responsible.
2. Anthony and Ellen Sinyard, Nannette Watson, and Mark Walton came to the Planning Commission to discuss a revised rezoning request for the Orna Villa property and the adjoining acreage behind the property. Mr. Walton discussed changes to the rezoning request presented at the December PC meeting utilizing a plat of the Orna Villa property. The plat (Patrick & Associates Dwg # 28062) showed 3.0 acres to be rezoned from R-30 to Commercial, and detailed proposed parking along the drive and a new circular drive in front of the house. It also showed the location of a future pavilion. The rezoned property would be used as a wedding and events center. The proposal was discussed. Issues included:
 - An alternate more preferable parking location would be behind the future pavilion. Mr. Sinyard stated he also would prefer this location for parking but would need to increase the acreage sought in the rezoning.
 - The division of the property would leave the back property "land-locked". Erik Oliver stated that the plat should be revised to show an existing "flag lot" along the southern boundary to alleviate this problem.
 - The PC restated its position that a rezoning with conditions would be the best way to proceed. Possible conditions could include a reversal back to R-30 zoning should the property ever be sold by the Sinyards.

Erik Oliver outlined the procedures to be followed for the rezoning. Two public hearings would be required. The PC public hearing was scheduled for February 9, 2010 at 7:00 pm. The City Council public hearing was scheduled for February 15, 2010 at 6:00pm.

One possible answer to the Planning Commission's concerns could be a rezoning with special conditions. In any case, it was pointed out that the rezoning request with the required public hearings and council actions would take at least two months to resolve. Mrs. Watson stated she planned to submit the request for rezoning immediately and start the process.

2. A development permit was submitted by Robert and Annette Nash for their property located at 217 W. Richardson Street. The proposed development included the addition of a car port to an existing utility building. The sketch of the property showed an existing carport at the main house and two existing auxiliary buildings. The development permit was tabled until further investigation could be made.

Mr. Eady adjourned meeting at 8:42 PM.

Respectively submitted by James Patrick, Secretary