



OXFORD PLANNING COMMISSION

Meeting Minutes

Tuesday, December 12, 2023

[Link for website video here](#)

Roll Call

Corey Watt, Chair

Shana Rosenberg, Vice Chair

David Prytherch

Ann Kaufman Webster

Jason Bracken

Matt Arbuckle

Time: 5:25

A regular meeting of the Oxford Planning Commission was called to order by Chair Corey Watt on Tuesday, December 12, 2023 at 7:00 p.m.

Members in attendance were Shana Rosenberg, Ann Kaufman Webster, David Prytherch, Matt Arbuckle, and Jason Bracken

Members excused: None

Staff Members in Attendance

Mr. Sam Perry, Director, Community Development, Mr. Zachary Moore, City Planner/GIS Coordinator, Mr. Christopher Conard, Law Director, Ms. Eunike Miller, Administrative Assistant

Staff Members Excused

None

Approval of the Agenda

Time: 5:32

Motion – To Approve the Agenda

(Voice Vote) 1st Mr. Prytherch

2nd Mr. Bracken

AYE: (6)

NAY: (0)

ABS: (0)

Approval of Minutes of September 12, 2023

Time: 5:49

Motion – To Approve the minutes as written

(Voice Vote) 1st Mr. Prytherch

2nd Ms. Kaufman Webster

AYE: (6)

NAY: (0)

ABS: (0)

Public Comments Related to Items Not on the Agenda

Time: 6:24

Comments from the Public are welcome at two different times during the course of the meeting: (1) Comments on items not on the Agenda will be heard under Public Comments Related to Items not on the Agenda - and (2) Comments for all public hearing items will be heard during Planning Commission consideration of said item. Please wait until you are recognized by the Chair, state your name and address so that your comments may be properly recorded and limit your remarks to a period of three minutes or less.

Pete McCarthy, 6073 Contreras Rd

Mr. McCarthy expressed his concerns about the proactivity that is needed when it comes to planning.

Reports from Commissions, Boards, Committees & Staff

Time: 8:25

New Business

PC-2023-15

Time: 15:37

Page 5 of the Agenda Packet

1. 101 E Chestnut Street, ZONING MAP AMENDMENT, for 0.40 acres from General Business (GB) to Multi-Family Residential (R-3) District, Robert Humphrey, Applicant/Agent

Motion – To Enter into Public Hearing

(Voice Vote) 1st Mr. Prytherch

2nd Mx. Rosenberg

AYE: (6)

NAY: (0)

ABS: (0)

Comments from the Public

Kavitha Moola, 95 E Chestnut St

Ms. Moola is the owner of the property and the Red Ox Drive Thru. Ms. Moola was not against the rezoning request and the proposal. Ms. Moola did express her concerns about the proposed driveway being very close to the wall of the drive thru building.

Saahith Vukanti, 101 E Chestnut St

In his response to Ms. Moola's concerns, Mr. Vukanti presented a solution by offering to place posts along the wall.

Motion – To Close Public Hearing

(Voice Vote) 1st Mr. Prytherch

2nd Mr. Bracken

AYE: (6)

NAY: (0)

ABS: (0)

Motion – To Approve PC-2023-15 as recommended by Staff

(Roll Call) 1st Mr. Prytherch

2nd Mx. Rosenberg

AYE: Mr. Bracken (1)

NAY: Mr. Arbuckle, Mr. Prytherch, Ms. Kaufman Webster, Mx. Rosenberg, Mr. Watt (5)

ABS: None (0)

PC-2023-16

Time: 1:04:11

Page 38 of the Agenda Packet

2. 601, 603, 607 W Chestnut Street, ZONING MAP AMENDMENT, for 3.33 acres from Single-Family Low-Density Residential (R-1A) to Single –and Two-Family Residential (R-2A) District, City of Oxford, Applicant/Agent

Mr. Arbuckle recused himself from the case.

Motion – To Enter into Public Hearing

(Voice Vote) 1st Mr. Prytherch

2nd Mr. Bracken

AYE: (5)

NAY: (0)

ABS: (0)

Comments from the Public

Cathy Titus, 101 Charleston Dr

Ms. Titus was speaking as a representative of the 52 homes within 200 feet of the properties in discussion. Ms. Titus presented a petition in opposition to the rezoning proposal.

Harrison Titus, 101 Charleston Dr

Mr. Titus spoke in opposition of the zoning proposal. Mr. Titus was concerned about the City rushing the process, as well as the safety of the neighborhood and citizens, and property values.

Elaine Brandner, 30 Charleston Dr

Ms. Brandner is the President of Jamestown Square Condominium Association. Ms. Brandner asked the Commission to consider the opinions of the neighbors and involve them in the decision making process.

Jessica Greene, Assistant City Manager

Ms. Greene provided an explanation on why the City purchased the properties.

Ann Fuehrer, 1345 Dana Dr

Ms. Fuehrer spoke in favor of the rezoning proposal.

Jim Clawson, 6405 Contreras Rd

Mr. Clawson wanted to know why the City purchased these properties instead of investigating the opportunities, possibilities of the 40-acre land that the City already owns.

Lynda Herndon, 1009 Marilyn Dr

Ms. Herndon spoke in opposition of this proposal emphasizing her concerns about safety. Ms. Herndon finished reading the rest of the written petition previously presented by Ms. Titus.

Jenny Bailer, 131 Prevalent Dr

Ms. Bailer spoke in favor of the proposal listing reasons to support her statement while acknowledging the importance of considering the concerns of the neighborhood on W Chestnut Street.

Craig Hunter, 517 Pamela Dr

Mr. Hunter spoke in opposition of the proposal expressing his concerns how this proposal would change the neighborhood.

Diane Ruther-Vierling, Stillwell Beckett Rd

Ms. Ruther-Vierling spoke in favor of the proposal addressing some concerns about low-income housing.

Lei Song, 40 Charleston Dr

Ms. Song spoke in opposition of the rezoning proposal voicing her concerns about the safety of the neighborhood.

Daniel Cox, 121 Charleston Dr

Mr. Cox spoke in opposition of the rezoning proposal. Mr. Cox felt the notices the residents received were minimal.

Lucy Herndon, 730 Melissa Dr

Ms. Herndon was concerned about the erosion that is already happening at the back of her property, alleging the development would increase this problem. Ms. Herndon was also concerned about the increasing noise.

Lori Libby, 914 Marilyn Dr

Ms. Libby wanted to clarify she had not signed the petition.

Mike Henn, 150 Charleston Dr

Mr. Henn stated he did not receive a notice. Mr. Henn spoke in opposition of the rezoning proposal.

Pat Meade, 31 Charleston Dr

Mr. Meade spoke in favor of the rezoning proposal.

Motion – To Close Public Hearing

(Voice Vote) 1st Mr. Prytherch

2nd Mx. Rosenberg

AYE: (5)

NAY: (0)

ABS: (0)

Motion – To Approve PC-2023-16 as recommended by Staff

(Roll Call) 1st Mr. Prytherch

2nd Mr. Bracken

AYE: Ms. Kaufman Webster, Mx. Rosenberg, Mr. Prytherch, Mr. Bracken (4)

NAY: Mr. Watt (1)

ABS: None (0)

Other Business

Proposed Solar Facility Project – Letter of Intent, City of Oxford & Clean Capital

[Time: 2:37:01](#)

Page 69 of the Agenda Packet

Motion to Adjourn Meeting at 9:33 p.m.

[Time: 2:37:54](#)

(Voice Vote) 1st Mx. Rosenberg

2nd Mr. Prytherch

AYE: (5)

NAY: (0)

ABS: (0)