



CITY OF OXFORD PLANNING BOARD

AGENDA

Monday, January 27, 2025

AT 5:30 P.M. 300 Williamsboro Street (3rd floor city hall)

The Oxford Planning Board for the City of Oxford met at the above-mentioned time and place.

CALL TO ORDER

ROLL CALL: Present: Chairman David Wicker, George Summers, Larry Thomas, Charlotte Evins, Rob Adkins, Royster Washington, Mr. Fink, Planning Director Cheryl Hart, Communications Specialist Sabrina Richards, and Attorney Harrison Preddy

Absent: Juanita Rogers, Lynda Edwards, Michael Kinlow,

APPROVAL OF MINUTES

Minutes from November 18, 2024, Meeting

- Larry Thomas made a motion to approve the meeting minutes.
- Charolette Evins seconded the motion.
- Motion carried.

NEW BUSINESS

B) Consider conditional rezoning request PRD Land and Investment LP submitted a conditional rezoning request for approximately 527 acres located off Perry Road. The request is to rezone from AR-40 to Residential Mixed-Use Conditional (RMX-CD).

- The application and map were provided to the board for review.
- **Presenter:** Cindy Sportcop, Kimley-Horn
- **Project Name:** Landis Development.
- **Location:** Perry Road (adjacent to Oxford Preparatory School).
- **Proposed Zoning:** Residential Mixed Use.
- **Total Area:** Approximately 527 acres.
- **Summary:** Cindy provided an overview of the project, highlighting key points:
 - The project site is bounded by Perry Road, Siding Road, and Salem Road.
 - The land is currently vacant and under Granville County's AR-40 zoning.

- The proposal includes rezoning to Residential Mixed-Use Conditional within the City of Oxford.
- Three phases are planned:
 - **Phase 1:** Area south of Coon Creek
 - **Phase 2:** Northwest of Coon Creek
 - **Phase 3:** Commercial development along Salem Road
- **Unit Breakdown:**
 - 208 townhomes
 - 1,036 single-family lots
 - Maximum of 1,300 lots, maintaining density below 2.5 units per acre.
- **Architectural Standards:**
 - One- and two-story homes with varied elevations and color palettes.
 - No identical elevations or colors on adjacent homes.
 - Two vehicular parking spaces per lot.
- **Open Space & Amenities:**
 - 25% open space (exceeding the required 5%).
 - Proposed amenities include pools, cabanas, pocket parks, tot lots, walking trails, dog parks, mail kiosks, benches, and bicycle parking.
- **Traffic Impact Analysis:**
 - Conducted and approved by City staff and NCDOT.
 - Multiple access points on Perry Road, Siding Road, and Salem Road.
 - Future connectivity planned for adjacent parcels.

Traffic Impact Presentation:

- **Presenter:** Kevin Dean, Kimley-Horn
 - Coordinated with city staff and NCDOT to determine scope and methodology.
 - Identified necessary improvements to mitigate traffic impacts.
 - Improvements may be phased in alignment with development stages.

Neighborhood Meeting Summary:

- Held on July 9, 2024, with 10 attendees.

Topics discussed included:

- Location of commercial property
- Roadway widenings and paving timelines
- Utility placements (water, sewer, power lines)
- Lot sizes, home sizes, and amenities
- Neighborhood access points and water flow on-site

Board Questions & Discussions:

- **Larry Thomas:** Asked about potential commercial development within the residential area. Response: Only Phase 3 will include commercial development.
- **Larry Thomas:** Inquired about Perry Road paving. Response: The road will be paved during construction.
- **Larry Thomas:** Asked about historical features. Response: None identified in the survey.
- **Larry Thomas:** Asked about Greenway installation. Response: To be determined based on Phase 3 timelines.
- **Larry Thomas:** Asked about maintenance of pocket parks. Response: HOA will manage all community parks.
- **Larry Thomas:** Asked about underground utilities. Response: Internal utilities will be underground, though some overhead utilities may remain along Perry Road due to provider requirements.
- **Larry Thomas:** Raised concerns about the impact on local schools. Response: The planning board coordinates with the school board regarding new developments. Phasing and market demand will spread development over time, allowing schools to adapt.
- **Royster Washington:** asked if there was any consideration given to putting in underground utilities?
- **Royster Washington:** Board members inquired about how often developers coordinate with the county and school system regarding student population growth and school capacity.

Public Comments:

- **Loretta Getz, 4072 Salem Farm Road:** Inquired about home sizes in Phase 1.
 - **Response:** Townhomes will be approximately 1,500 sq ft; single-family homes will range from 1,500 to 2,800+ sq ft depending on builders.

- **Henry Moray, resident of Granite Estates:** Expressed concerns about commercial development bordering existing rural neighborhoods. He suggested modifications such as:
 - Rezoning the commercial portion to residential to provide a more gradual transition.
 - Adjusting road access to reduce commercial traffic impact near existing homes.
 - Increasing natural buffers to mitigate noise, lighting, and traffic concerns.
 - Ensuring that any future widening of Salem Road comes from the Perry Farm development rather than existing properties.

Mr. Moray also raised concerns regarding the accuracy of traffic impact analyses, stating that not all future housing phases in adjacent developments had been considered in projections.

- **Rod Heights, Resident of Perry Woods Subdivision & Advocate for Henderson Oxford Airport:** Expressed concerns about the development's proximity to the airport and potential safety risks. He provided detailed information on the airport's flight paths, aircraft approach patterns, and previous aviation incidents near the proposed development area. Mr. Heights emphasized the need for further discussions with the FAA, the airport board, and city officials before proceeding with the rezoning request. He suggested that prospective homebuyers be informed about aircraft operations and potential noise concerns.
- **Amanda Welsh, Airport Manager, Henderson Oxford Airport:** Expressed concerns about the development's proximity to the airport. She referenced FAA Advisory Circular 150/5190-4B on airport land use compatibility planning. Ms. Welsh highlighted potential issues with noise complaints, safety considerations, and the need for disclosure to potential homeowners about aircraft operations. She suggested that developers include deed restrictions or notices in marketing materials to inform buyers about airport noise and activity.
- **Kathy Hazlett, Resident of Oxford Park & Granville Vance Public Health Employee:** Raised concerns about housing affordability and rental availability. She emphasized the importance of housing options for different income levels and asked about the environmental impact of the development, particularly regarding building materials and climate resilience. The developers responded that while they have not finalized details on green materials, the environmental impact assessment was conducted, and buffers and protections were considered.

Board Discussion & Motion:

- **Motion:** Larry Thomas motioned to approve the conditional rezoning request with the recommendation that the full board and city commissioners review the airport-related concerns before making a final decision. The motion also included a request that the City Commission fully investigate any potential issues regarding interference with the airport's operations.
- **Second:** Royster Washington
- **Vote:** Motion carried.

Additional Discussion:

- A request was made to hold a joint meeting with the Board of Commissioners to discuss ongoing and future developments, density buffers, and the downtown area's impact on new and existing neighborhoods. Board members were encouraged to submit topics for discussion.
- It was noted that city commissioners would determine their availability for such a meeting.

Adjournment:

The meeting was adjourned