



NORTH CAROLINA
GRANVILLE COUNTY
CITY OF OXFORD PLANNING BOARD
Monday, February 24, 2014

The Planning Board met in Regular Session on Monday, February 24, 2014 at 5:30 p.m. in the Commissioners' Board Room on the third floor of Oxford City Hall. Present: Chairman David Wicker; Dale Cates; Alice Currin; Rosemary Easton; Lynda Edwards; Charlotte Evins; LuAnne Gilligan; Betty Moseley; Juanita Rogers; Augustus Washington; Planning Director Cheryl Hart; Code enforcement Officer Pamela Glover and Attorney Lori Dutra.

Absent: Chandler Currin Jr.

CALL TO ORDER: Chairman David Wicker called the meeting to order. He then called the roll and advised that a quorum was present.

Chairman Wicker asked if there were any replacements to fill the current vacant position of Mr. Dalton. Planning Director Hart responded not at this time. Hopefully, we will have someone soon.

APPROVAL OF MINUTES: LuAnn Gilligan made a motion to approve the minutes of the January 27, 2014 meeting. Alice Currin seconded the motion. The vote was unanimous.

OLD BUSINESS:

Item A) Review of gateway areas. The areas to focus on included: Roxboro Road, College Street, and Linden Ave. Examples from Wake Forest, Apex, Creedmoor, Salisbury and Gastonia were sent out to you in December.

Chairman Wicker asked if there were any new business to discuss. There being none, Chairman Wicker stated the old business to discuss will be the review of gateway areas including Roxboro Road, College Street and Linden Avenue.

At the previous meeting held on January 27, 2014 Planning Director Hart had requested the Board review the gateway areas on the map and come up with an area to focus on.

Chairman Wicker commented the idea is to focus on other examples from other cities this evening and come up with a plan to recommend to the Board. Planning Director Hart had suggested the board focus on other examples from other cities. She believes Salisbury is the most helpful and best example to focus on. The idea is for the Board to come up with a gateway plan that the City Commission can approve.

Chairman Wicker asked Director Hart if there was an area she would like to start with. Director Hart suggested Linden Avenue would be a good gateway area to start with. Chairman Wicker asked Director Hart if she saw a need to treat any of the gateways different from Roxboro Road due to setback regulations. Chairman wicker commented the City would have to look at either distinctions within one gateway plan or multiple gateways. Planning Director Hart suggested multiple gateway plans.

Board Member Easton asked if we should look at the three gateways coming off the interstate as common gateways. Director Hart suggested we take one part of the interstate at time. Board Member

Easton commented not necessarily together but should be some common things about the three. She agreed they should be entirely separate. Planning Director Hart agreed there was merit to that.

Chairman Wicker asked with regard to a common area permitted uses; is there any distinction between the multiply gateway plans as far as permitted uses? Planning Director Hart responded yes. We have addressed and decided some meetings ago decided against truck stops in the B-2 area. We had in mind of the Linden Avenue Corridor. We had already recommended to the Board of commissioners to not allow truck stops in the B-2 area. Attorney Dutra had mentioned earlier certain type heavy machinery we would not want to allow in the area.

Chairman Wicker asked regarding the list developed; are there any in the list that should not apply to the City of Oxford? The board then had considerable discussion regarding buildings and uses. The discussion included list of prohibited uses, population, lighting standards, parking, lit parking areas, shape of dome, light fixtures, decorative poles, wooden poles, underground wiring concrete footing, prohibited parking lights, building design standards, vinyl, masonry, stone siding, hotel height restrictions of 35 ft., hotels verses motels, entrances, number of entrances, strip malls, roof options, signage, bill boards, neon signs size restrictions, fiberglass, concrete, internally lit signs, right of way signs, signage on painted wall of buildings, painting and Muriel's on buildings.

Attorney Dutra commented thinking visually, discussion should involve sidewalks as well.

Planning Director Hart read the list compiled and commented we have a good list so far. Planning Director Hart suggested she would look at more business and examples of buildings facing the street to bring back information to the Board for discussion. She will also research how Muriel's are treated in different municipalities.

Linden Avenue

15.03 PROHIBITED USES

The Gateway Plan permits all uses allowable in the underlying zoning district, except those uses listed as follows, which shall be prohibited:

- accessory structures (in front or side yards)
- adult establishments
- automobile paint and body shops
- automobile repair, major – automobile sales (new and used) and services
- baseball batting cages and other similar recreation facilities
- billboards and other off-premise signs
- Billiard or pool halls
- car washes, is stand-alone self-service
- car wrecker service
- fortune tellers, palm readers, psychics, astrologers, tarot card readers, and other related uses
- indoor shooting (firing) ranges
- industrial uses
- light manufacturing or processing
- mobile home parks
- mobile home sales
- mobile structures, whether for residential or other purposes
- parking lots as a principal use
- public utilities, distribution and transmission lines, transformer stations, transmission towers, water tanks and towers
- residential support facilities

- rides, exhibits, and displays
- tattoo parlors
- tire recapping and retreading
- wholesale and warehouse establishments
- wireless telecommunications facilities
- truck stops
- car sales
- sweepstakes establishments/gaming centers
- bingo parlors
- video games/amusements
- night club/private
- bowling alley
- movie theater
- skating ring
- pawn shop
- gold buying establishments
- assembly halls
- motor vehicles

Chairman Wicker asked Planning Director Hart what her consideration is of the board for discussion at the next Planning Board meeting. Planning Director Hart suggested that the Board finalize the Linden Avenue gateway area to discuss at the next meeting.

NEW BUSINESS:

None

OTHER BUSINESS:

None

ADJOURNMENT: With there being no further business, Chairman Wicker called for a motion to adjourn the meeting. The vote was unanimous. The meeting was adjourned.

Transcribed by Pamela E. Glover
Code Enforcement Officer