



CITY OF OWENS CROSS ROADS

Owens Cross Roads City Hall
 P.O. Box 158 / 9032 Highway 431 S. Owens Cross Roads, AL 35763
 Tel: (256) 725-4163 Website: www.owenscrossroadsal.gov

MINUTES FOR PLANNING COMMISSION February 14, 2022

COMMISSION MEMBERS PRESENT:

Tony Craig, Mayor
 Tim Gaines, OCR Administrator
 Tim Wright, Council Rep.
 Jason Denenny, President
 Elizabeth Craig
 Antoinette Sisco-Williamson
 Debra Buskirk
 Blake Burns

COMMISSION MEMBERS ABSENT:

Yvonne Meier
Guests present:
 Vince Schumber
 Mrs. Schumber
 Sean Gnehm
 Mrs. Gnehm
 John Wilson

TOWN HALL STAFF PRESENT:

Teresa Carpenter, Asst Clerk

Meeting called to order at 6:30 p.m. by Mayor Craig.

Pledge of Allegiance led by Tim Wright.

Minutes from the January 27 meeting were presented:

Motion to accept by Tim Wright; Second Deb Buskirk.

T Craig	T Wright	T Gaines	J Denenny	E Craig	A Sisco-Williamson	D Buskirk	B Burns	Y Meier
Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Absent

First agenda item: Request for rezoning property located at 399 Wilson Mann Road

Gnehm requested to have his property rezoned from Residential Single Family 2 to Rural Residential for the purpose of keeping horses on his property in the future.

E Craig asked to see the Ordinance regarding animals inside City limits.

Gnehm – livestock was on that property before we inherited it. He wants to keep horses for his grandchildren.

E Craig – agreed that farm animals had been on that property previously.

Gnehm – wants to maintain his property and his sister-in-law’s property as a long-time farm type property. He had asked about the R2 zoning when they inherited it and was told that it was zoned R2 by the City when the Town was organized. His

desire is to have it be rural residential. Will be future animals, not anything in the immediate future. Have built a nice home on the property.

T Gaines – property was divided by the Planning Commission already when the estate was settled.

Gnehm – waiting on windows and garage door to come in to be able to move into the home. Trying to get out of the camper they have been living in for the past year.

V Schumber – adjoining property owner; does not want cows, chickens or pigs on the property

J Denenny – suggestion that approval would come with some restrictions that only horses could be kept

Gnehm – a pond is planned; outdoor recreation; wants to use the property as best as possible for what Rural Residential is intended for. Planning to increase the tree line over the next 2 years which would block view from adjoining neighbors.

V Schumber – what’s to present future buyers from taking advantage of having animals? What regulates “conditional use”?

Mrs. Schumber – we don’t want a disaster like we had in another area.

D Buskirk – respects desire to maintain family property

T Gaines – future buyers would have to come before the BOA to get permission to change the restrictions

Gnehm – requested

J Denenny – call for vote:

T Craig	T Wright	T Gaines	J Denenny	E Craig	A Sisco-Williamson	D Buskirk	B Burns	Y Meier
Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Absent

Second agenda item: Wilson Fireworks

Mr. Wilson – wanting to sell part of the property to off set the cost of the building. Have not officially had property subdivided. Had survey done and staked out building on .60 acre. Wants to sell fireworks on holiday. Building to be 40x25 permanent structure. Steve Woodard and Rusty Gibson reviewed the fire safety plan.

A Sisco-Williamson read 2 letters from adjoining property owners who are opposing the fireworks store

D Buskirk – concerns about letters sounding so similar to each other.

E Craig – when furniture store burned it damaged nearby home; concerns about what damage a fireworks store catching fire could cause

D Buskirk – if store down the street burns, it will cause problems as well so she doesn’t see this project as damage danger to others

Mr. Wilson – will only be him and his wife operating the building. They are planning to add aesthetics for the building so it looks live in the community.

D Buskirk – likes the idea of bringing tax dollars into the community.

Mayor Craig – how many parking spaces?

Mr. Wilson – up to 20 on 3 sides of the building; can add more depending on the placement of the building.

Mayor Craig – we need to see the plat and how the building will be situated

Mr. Wilson – I was told to be transparent about subdividing. Can we get approval tonight or do we have to wait?

J Denenny – you will have to come back with the plat in order to get approval

D Buskirk – will need to show more parking spaces, landscaping, etc.

T Gaines – you will need to meet with Alan Muzny on specs of the building

D Buskirk – after subdividing, make sure you show what you are keeping to make sure things you want will fit on the property. How will cars get in and out of the parking lot?

J Denenny – can possibly call a special meeting if he gets things together.

E Craig – motion to adjourn; A Sisco-Williamson second; all in favor. Meeting adjourned 7:09pm

Respectfully submitted by:
Teresa Carpenter, Assistant Clerk