



COMPREHENSIVE PLAN 2008-2028

TECHNICAL ADDENDUM

for

THE CITY OF OXFORD

December 2007

As Adopted

Northeast Georgia Regional Development Center
Planning Department



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1. POPULATION

A community needs reliable demographic information about its population to identify existing and future issues. This information is essential to evaluate potential solutions to growth problems, establish realistic goals, and effectively implement planning strategies necessary to direct, control, and stimulate community development. The assessment of past, present, and future population trends and land development patterns helps to identify a community’s future growth opportunities and limitations. Population data are necessary to develop capital improvement programs and to estimate the future demand for community facilities and services. The information provided in this chapter serves as a base for planning decisions concerning the Economic Development, Community Facilities, Housing, and Land Use elements of the comprehensive plan.

Maps related to this analysis can be found in the Map Appendix at the end of this document.

1.1 Total Population

Oxford is the second largest city in Newton County; however, municipal growth represents a very small proportion of the County’s population increase. Based on 2006 Census population estimates, Oxford represents only 2.6% of Newton County’s population, down from 5.1% in 1980. Hence, while Oxford’s population has generally trended upward over time, the County (both its cities and unincorporated areas) has grown much faster than the City of Oxford in recent years.

Table 1.1: Historic Population Trends

Jurisdiction	1980	1990	2000	2006	Percent Growth Rate 1980-1990	Percent Growth Rate 1990-2000	Percent Growth Rate 2000-2005
City of Oxford	1,750	1,945	1,892	2,398	1.11	-0.27	4.46
Newton County	34,666	41,808	62,001	91,451	1.90	4.00	7.92
Georgia	5,463,105	6,478,216	8,186,453	9,363,941	1.70	2.40	2.40
United States	226,542,199	248,709,873	281,421,906	299,398,484	0.90	1.20	1.06

Source: U.S. Bureau of the Census

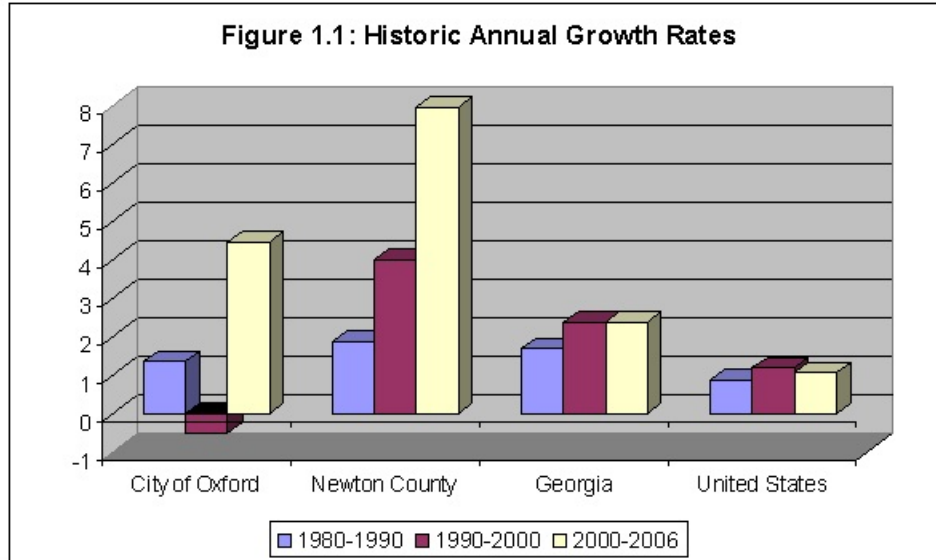


Table 1.2: Population Growth in Newton County

Jurisdiction	1980	1990	2000	2006	Percent Growth Rate 1980 -1990	Percent Growth Rate 1990 -2000	Percent Growth Rate 2000-2006
Covington	10,586	9,860	11,547	14,272	-0.69	1.71	3.93
Mansfield	435	341	392	530	-2.16	1.50	5.87
Newborn	387	404	520	738	0.44	2.87	6.99
Oxford	1,750	1,945	1,892	2,398	1.11	-0.27	4.46
Porterdale	1,451	1,278	1,281	1,728	-1.19	0.02	5.82
Unincorporated County	20,057	27,980	46,369	71,785	3.95	6.57	5.48
Newton County	34,666	41,808	62,001	91,451	1.90	4.00	7.92

Source: U.S. Bureau of the Census



Table 1.3: Population Growth for Oxford and Other Areas

Jurisdiction	1980	1990	2000	2006	Percent Growth Rate 1980-1990	Percent Growth Rate 1990-2000	Percent Growth Rate 2000-2005
City of Oxford	1,750	1,945	1,892	2,398	1.11	-0.27	4.46
Butts County	13,665	15,326	19,522	23,561	1.22	2.74	3.45
Henry County	36,309	58,741	119,341	178,033	6.18	10.32	8.20
Jasper County	7,553	8,453	11,426	13,624	1.19	3.52	3.21
Morgan County	11,572	12,883	15,457	17,908	1.13	2.00	2.64
Newton County	34,666	41,808	62,001	91,451	2.06	4.83	7.92
Rockdale County	36,570	54,091	70,111	80,332	4.79	2.96	2.43
Walton County	31,211	38,586	60,687	79,388	2.36	5.73	5.14
Atlanta MSA	2,233,324	2,959,950	4,112,198	4,983,946	3.25	3.89	3.53
Northeast GA	275,272	328,223	438,300	543,632	1.92	3.35	4.01
Georgia	5,462,989	6,478,149	8,186,453	9,363,941	1.86	2.64	2.40

Source: U.S. Bureau of the Census

- Atlanta MSA represents Barrow, Bartow, Carroll, Cherokee, Clayton, Cobb, Coweta, DeKalb, Douglas, Fayette, Forsyth, Fulton, Gwinnett, Henry, Newton, Paulding, Pickens, Rockdale, Spalding, and Walton counties.
- Northeast Georgia represents Barrow, Athens-Clarke, Elbert, Greene, Jackson, Jasper, Madison, Morgan, Newton, Oconee, Oglethorpe, and Walton counties.

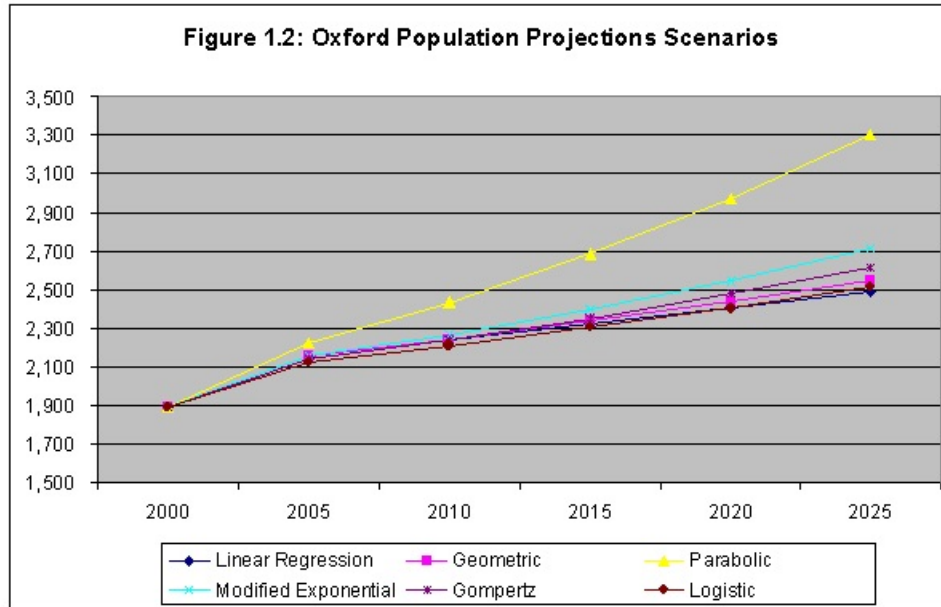
1.2 Population Projections

Several different forecast scenarios were calculated using a variety of statistical methods. Forecasting population growth within municipalities is difficult due to factors such as availability of land, proximity to areas of growth influence (Atlanta), availability of infrastructure (water, sewer), and annexation policy. The most plausible forecast for the City of Oxford is the Parabolic curve technique. Each technique is aggregated to forecast populations over a twenty-year horizon.

Table 1.4: Oxford Population Projections Scenarios

	2000	2005	2010	2015	2020	2025
Linear Regression	1,892	2,157	2,241	2,326	2,410	2,495
Geometric	1,892	2,152	2,244	2,340	2,440	2,545
Parabolic	1,892	2,226	2,434	2,683	2,973	3,305
Modified Exponential	1,892	2,156	2,269	2,398	2,547	2,716
Gompertz	1,892	2,141	2,241	2,353	2,478	2,618
Logistic	1,892	2,126	2,213	2,306	2,407	2,515

Sources: U.S. Bureau of the Census; Calculations by NEGRDC



1.3 Age Distribution

Table 1.5: Population Trends by Age

Category	Oxford		Newton County	
	1990	2000	1990	2000
0-4	122	90	3400	4916
5-9	131	103	3195	4912
10-14	110	92	3186	4781
15-19	484	476	3463	4330
20-24	229	227	3371	3716
25-29	140	89	3573	4802
30-34	109	103	3333	5278
35-39	90	120	3069	5187
40-44	107	96	2916	4634
45-49	77	88	2475	4011
50-54	73	105	2034	3867
55-59	50	82	1787	3039
60-64	61	66	1595	2399
65-69	49	39	1384	1954
70-74	34	33	1155	1581
75-79	42	36	945	1184
80-84	24	25	566	759
85+	13	22	361	651
Total	1945	1892	41808	62001

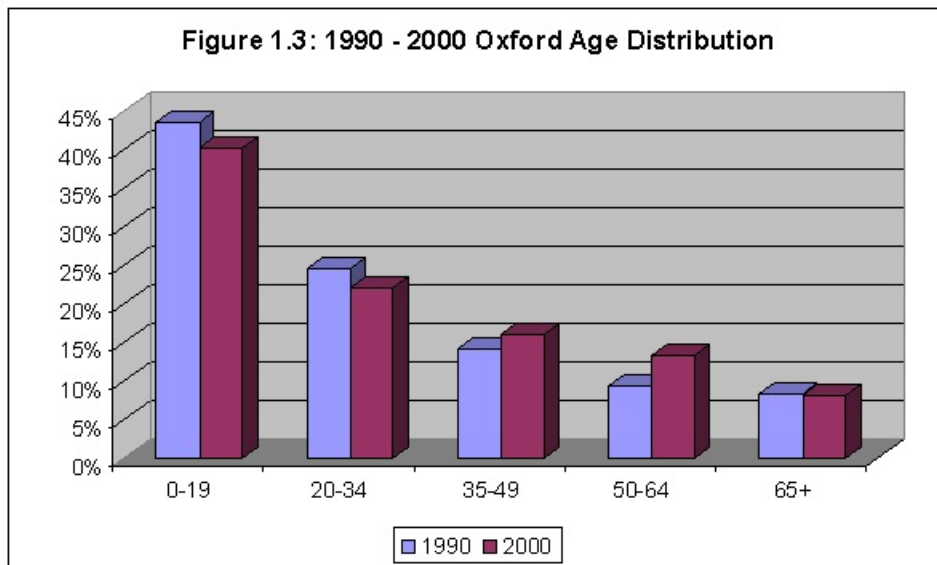
Source: U.S. Bureau of the Census



Table 1.6: Population Composition by Age (%)

Category	Oxford		Newton County	
	1990	2000	1990	2000
0-4	6.27	4.76	8.13	7.93
5-9	6.74	5.44	7.64	7.92
10-14	5.66	4.86	7.62	7.71
15-19	24.88	25.16	8.28	6.98
20-24	11.77	12.00	8.06	5.99
25-29	7.20	4.70	8.55	7.75
30-34	5.60	5.44	7.97	8.51
35-39	4.63	6.34	7.34	8.37
40-44	5.50	5.07	6.97	7.47
45-49	3.96	4.65	5.92	6.47
50-54	3.75	5.55	4.87	6.24
55-59	2.57	4.33	4.27	4.90
60-64	3.14	3.49	3.82	3.87
65-69	2.52	2.06	3.31	3.15
70-74	1.75	1.74	2.76	2.55
75-79	2.16	1.90	2.26	1.91
80-84	1.23	1.32	1.35	1.22
85+	0.67	1.16	0.86	1.05

Source: U.S. Bureau of the Census





The largest segment of Oxford’s population is composed of persons under the age of 20. The presence of Oxford College of Emory University is the primary contributing factor to this statistic. In 2007, approximately 750 students attended Oxford College. Most of these students will migrate out of Oxford within 2 years as they matriculate to Emory University.

Based on existing trends, the population is expected to age despite the fact that the majority of new residents migrating into Oxford have been students and small families. However, a large percentage of the existing population is between the ages of 40 and 60, indicating that the total population over 65 years should increase during the planning horizon. Oxford’s percentage of residents over 65 is expected to increase faster than the total population, representing 14.24% of total in 2025. Based on population projections, this translates into approximately 470 seniors by 2025.

Residents require different accommodations throughout their life cycles. The needs of a young single person or student are very different from those of a family and again from someone considered an “empty nester.” Quality healthcare, availability of transit service, and recreational facilities tend to be higher priorities for seniors.

Table 1.7: Age Projections for Oxford (%)

Category	2005	2010	2015	2020	2025
0-4	5.02	5.08	4.35	3.60	4.25
5-9	4.70	5.79	3.91	4.10	3.66
10-14	5.06	3.93	5.46	4.21	5.08
15-19	12.83	21.47	24.52	22.38	25.18
20-24	28.34	10.74	11.83	8.71	10.51
25-29	2.02	5.15	2.16	4.31	0.72
30-34	1.69	5.73	2.38	5.32	2.03
35-39	5.42	4.61	5.71	5.00	5.20
40-44	6.31	5.19	4.60	5.70	4.99
45-49	5.15	6.53	5.25	4.67	5.65
50-54	4.68	5.33	6.76	5.61	4.85
55-59	5.90	5.29	5.92	7.80	6.03
60-64	4.31	5.40	5.23	5.28	7.59
65-69	3.16	3.67	4.94	4.48	4.67
70-74	1.35	1.97	2.58	3.11	3.29
75-79	1.46	1.58	1.73	2.86	2.66
80-84	1.52	1.37	1.35	1.58	2.35
85+	1.10	1.22	1.29	1.29	1.28

Source: U.S. Bureau of the Census; Calculations by NEGRDC

1.4 Race and Ethnicity

The racial composition of the City of Oxford is predominantly White, with a large African-American minority (33%). Between 1990 and 2000, each racial and ethnic category realized growth, with the White population seeing a slight reduction in share.



Table 1.8: Population Composition by Race and Ethnicity (%)

Category	Oxford		Newton County		Georgia	
	1990	2000	1990	2000	1990	2000
White	71.21	60.62	76.95	75.27	71.01	65.07
Black or African American	27.25	32.72	22.38	22.21	26.96	28.70
American Indian and Alaska Native	0.05	0.42	0.22	0.22	0.21	0.27
Asian or Pacific Islander	0.98	4.12	0.26	0.74	1.17	2.17
Other race	0.51	0.95	0.20	0.58	0.65	2.40
Two or more races	N/A	1.16	N/A	0.98	N/A	1.39
Hispanic or Latino	1.29	1.85	0.93	1.87	1.68	5.32

Source: U.S. Bureau of the Census

Table 1.9: 2000 Population Composition by Race and Ethnicity (%)

Category	Covington	Mansfield	Newborn	Oxford	Porterdale	Newton County
White	51.55	78.06	71.35	60.62	92.58	75.27
Black or African American	45.54	21.17	25.58	32.72	4.92	22.21
American Indian and Alaska Native	0.18	0.00	0.96	0.42	0.31	0.22
Asian or Pacific Islander	0.59	0.00	0.00	4.12	0.94	0.74
Other race	0.94	0.00	1.35	0.95	0.55	0.58
Two or more races	1.19	0.77	0.77	1.16	0.70	0.98
Hispanic or Latino	2.87	0.00	2.88	1.85	1.87	1.87

Source: U.S. Bureau of the Census

Table 1.10: Racial and Ethnic Projections for Oxford by Share of Total Population (%)

Category	2000	2005	2010	2015	2020	2025
White	60.62	58.51	56.39	54.28	52.16	50.04
Black or African American	32.72	33.81	34.90	36.00	37.09	38.19
American Indian and Alaska Native	0.42	0.50	0.57	0.64	0.72	0.79
Asian or Pacific Islander	4.12	4.75	5.38	6.01	6.64	7.27
Other race	0.95	1.04	1.13	1.22	1.30	1.39
Two or more races	1.16	1.39	1.63	1.86	2.09	2.32
Hispanic or Latino	1.85	1.96	2.07	2.19	2.30	2.41

Sources: U.S. Bureau of the Census; Calculations by NEGRDC

1.5 Income

The City of Oxford is a moderate-income community with a 2000 median household income of only \$38,698, significantly lower than Newton County and the State of Georgia. While Oxford's per capita income increased between 1990 and 2000, it has slipped relative to Newton County. The per capita income for the City of Oxford increased by 55% between 1990 and 2000. This compares to an increase of 65% for Newton County and 43% for the State of Georgia.



Table 1.11: Comparison of Per Capita and Median Household Income

Jurisdiction	Per Capita		Median	
	1990 (\$)	2000 (\$)	1990 (\$)	2000 (\$)
Oxford	9,148	14,206	28,021	38,698
Newton County	11,641	19,317	27,992	44,875
Georgia	14,850	21,154	29,021	49,280

Source: U.S. Bureau of the Census

A measure of Household Income Distribution illustrates the total number of households within each of the defined income categories. A growing share of households in the sub-\$10,000 income level and gains in each of the five highest-income ranges illustrate increasing disparity between earning levels in the City. In 2000, only 31.7% of Oxford’s households earned over \$50,000; conversely, 14.7% earn less than \$15,000 annually. This compares to 43.9% and 11.5% respectively for the County.

Table 1.12: Oxford Household Income Distribution

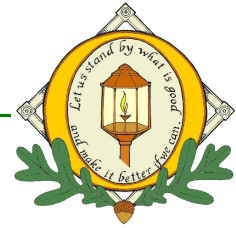
Category	1990	Percent	2000	Percent
Total Households	400	100.00	529	100.00
Less than \$10,000	36	9.00	59	11.15
\$10,000 to \$14,999	31	7.75	19	3.59
\$15,000 to \$24,999	86	21.50	65	12.29
\$25,000 to \$34,999	79	19.75	88	16.64
\$35,000 to \$49,999	86	21.50	130	24.57
\$50,000 to \$74,999	62	15.50	84	15.88
\$75,000 to \$99,999	13	3.25	40	7.56
\$100,000 to \$149,999	5	1.25	35	6.62
\$150,000 or more	2	0.50	9	1.70

Source: U.S. Bureau of the Census

Table 1.13: Population Below the Poverty Level

	Oxford		Newton County		Georgia	
	Count	Percent	Count	Percent	Count	Percent
Total Population	1,331	100.00	60,748	100.00	7,959,649	100.00
Population below poverty level	142	10.67	6,079	10.01	1,033,793	12.99
Under 5 years	26	1.95	686	1.13	106,663	1.34
5 to 17 years	26	1.95	1,904	3.13	258,743	3.25
18 to 64 years	86	6.46	2,974	4.90	566,159	7.11
65 years and over	4	0.30	515	0.85	102,228	1.28

Source: U.S. Bureau of the Census



2. ECONOMIC DEVELOPMENT

The Economic Development Chapter of the Technical Addendum is an inventory and assessment of the community’s economic base, labor force characteristics, and economic development opportunities and resources. It attempts to determine the community’s needs and goals in light of population trends, natural resources, community facilities and services, housing, and land use in order to develop a strategy for the economic well-being of the community. The economic characteristics reviewed in this chapter include current employment, wage levels, income, labor force participation, occupations, and commuting patterns.

It should be noted that relatively few economic data are available at the municipal level. Most economic data are collected at the county level. Various datasets in this section represent Newton County, including all six of the County’s municipalities.

2.1 Economic Base

The largest employer in the City of Oxford is Oxford College of Emory University, which employs approximately 200 individuals.

Table 2.1: County, State, and Federal Comparison of Average Monthly Employment by Industry/Sector

Industrial Sector	Newton	%	G eorgia	%	U.S.A.	%
Goods Producing	6,581	32.4	692,373	17.6	22,847,530	1 7.6
Agriculture, forestry and fishing	0	0.0	25,461	0.7	1,156,528	0.9
Mining	0	0.0	6,947	0.2	519,868	0.4
Construction	1,724	8.5	209,343	5.3	6,912,943	5.3
Manufacturing	4,802	23.6	450,622	11.5	14,258,191	11
Service Producing	9,735	47.9	2,588,736	65.9	85,400,261	6 5.7
Wholesale Trade	517	2.5	212,190	5.4	5,641,492	4.3
Retail Trade	2,179	10.7	460,002	11.7	15,059,622	1 11.6
Transportation, warehousing, and utilities	264	1.3	173,728	4.4	7,673,831	5.9
Finance, insurance, and real estate	774	3.8	221,862	5.6	7,892,313	6.1
Services	5,730	28.2	1,520,954	38.7	49,133,003	3 38.7
Government	3,995	19.7	643,431	16.4	21,700,000	1 16.4
Federal	145	0.7	94,054	2.4	2,706,000	2.1
State	350	1.7	150,416	3.8	5,020,000	3.9
Local	3,501	17.2	398,961	10.2	13,974,000	1 10.2
All Industries	20,325	100.0	3,931,161	100.0	129,947,791	100

Source: Georgia Department of Labor

2.2 Labor Force

Employment Status

According to the 2000 US Census, Oxford has an unemployment rate of 17.36%, significantly greater than Newton County (3.43) and the State (3.57). Oxford’s unemployment rate may be explained by the number of students attending Oxford College and residing within the City. Many of these students potentially responded that they were currently in the labor force but not currently employed.



Table 2.2: Labor Force Participation

Category	Oxford	%	Newton	%	Georgia	%
Population 16 and Over	1,561	100.00	46,554	100.00	6,250,687	100.00
In Labor Force	998	63.93	30,745	66.04	4,129,666	66.07
Employed	727	46.57	29,146	62.61	3,906,614	62.50
Unemployed	271	17.36	1,599	3.43	223,052	3.57
Not In Labor Force	563	36.07	15,809	33.96	2,121,021	33.93
Males 16 and Over	659	100.00	22,144	100.00	3,032,442	100.00
In Labor Force	481	72.99	16,579	74.87	2,217,015	73.11
Employed	362	54.93	15,904	71.82	2,118,381	69.86
Unemployed	119	18.06	675	3.05	98,634	3.25
Not In Labor Force	178	27.01	5,565	25.13	815,427	26.89
Females 16 and Over	902	100.00	24,410	100.00	3,218,245	100.00
In Labor Force	517	57.32	14,166	58.03	1,912,651	59.43
Employed	365	40.47	13,242	54.25	1,788,233	55.57
Unemployed	152	16.85	924	3.79	124,418	3.87
Not In Labor Force	385	42.68	10,244	41.97	1,305,594	40.57

Source: U.S. Bureau of the Census.

Table 2.3: Employment by Industry/Sector

Industry/Sector	Oxford	%	Newton	%	Georgia	%	US	%
Agriculture, Forestry, Mining	0	0.0	213	0.7	53,201	1.4	2,426,053	1.9
Construction	51	7.1	3,897	13.4	304,710	7.9	8,801,507	6.8
Manufacturing	164	22.8	6,161	21.1	568,830	14.8	18,286,005	14.1
Wholesale Trade	27	3.8	1,087	3.7	148,026	3.9	4,666,757	3.6
Retail Trade	57	7.9	3,039	10.4	459,548	12.0	15,221,716	11.7
Transportation, Warehousing, Utilities	15	2.1	1,690	5.8	231,304	6.0	6,740,102	5.2
Information	11	1.5	1,063	3.6	135,496	3.5	3,996,564	3.1
Finance, Insurance, Real Estate	31	4.3	1,588	5.5	251,240	6.5	8,934,972	6.9
Professional, Management, Administrative	51	7.1	1,992	6.8	362,414	9.4	12,061,865	9.3
Education, Health, Social Services	214	29.7	4,015	13.8	675,593	17.6	25,843,029	19.9
Arts, Entertainment, Accommodation	35	4.9	1,582	5.4	274,437	7.1	10,210,295	7.9
Other Services	40	5.6	1,236	4.2	181,829	4.7	6,320,632	4.9
Public Administration	24	3.3	1,573	5.4	193,128	5.0	6,212,015	4.8
Private Wage and Salary Workers	557	77.4	23,149	79.5	3,029,368	78.9	101,794,361	78.5
Government	99	13.8	4,088	14.0	574,042	14.9	18,923,353	14.6
Self Employed	64	8.9	1,859	6.4	226,595	5.9	8,603,761	6.6
Unpaid Family Workers	0	0.0	40	0.1	9,751	0.3	400,037	0.3

Source: U.S. Bureau of the Census



Table 2.4: Employment by Occupation

Category	Oxford	%	Newton	%	Georgia	%
Civilian Employed Population	720	100.0	29,136	100.0	3,839,756	100.0
Management and Professional	215	29.9	7,623	26.2	1,255,959	32.7
Service	94	13.1	3,646	12.5	514,241	13.4
Sales and Office Occupations	188	26.1	7,569	26.0	1,028,240	26.8
Farms, Fishing and Forestry	0	0.0	101	0.3	24,489	0.6
Construction and Maintenance	86	11.9	4,642	15.9	415,849	10.8
Production, Transportation, and Moving	137	19.0	5,555	19.1	600,978	15.7

Source: U.S. Bureau of the Census

Table 2.5: 2004 Personal Income by Type for Newton County (in Millions)

Wage/Salary Disbursements	666.38
Supplements to Wage/Salary	167.02
Proprietor's Income	39.49
Contributions for Social Insurance	-97.89
Adjustment for Residence	548.87
Total Net Earnings	1,323.88
Dividends, Interest & Rent	217.13
Personal Current Transfer Receipts	306.44

Source: UGA Center for Agribusiness and Economic Development

Table 2.6: Average Weekly Wages by Sector for Newton County

	1990	2000	2006
Industry	1990	2000	2006
Agriculture, Forestry, Fishing	271	433	N/A
Mining	N/A	N/A	N/A
Construction	380	554	749
Manufacturing	463	730	888
Transportation, Warehousing & Utilities	558	712	623
Wholesale Trade	380	657	1,001
Retail Trade	200	301	442
Finance, Insurance, Real Estate	365	602	880
Services	261	512	422
Federal Government	487	624	917
State Government	418	480	528
Local Government	385	500	634
All Industries	361	551	678

Sources: U.S. Bureau of Labor Statistics and Georgia Department of Labor



Commuting Patterns

Examining Oxford’s commuting patterns provides insight into economic development, housing, land use issues, and traffic patterns. In 2000, approximately 79% of Oxford’s employed civilian labor force worked outside of the City. Almost 14% of Oxford’s residents walk to work, significantly greater than Newton County (0.7) and the state (1.7).

Table 2.7: Commuting Patterns (%)

	Oxford	Newton	Georgia
Employed Workers 16 and Over	100.0	100.0	100.0
Drove Alone	70.0	81.4	77.5
Carpooled	11.2	14.3	14.5
Public Transport	0.4	0.4	2.3
Walked	13.9	0.7	1.7
Other Means	0.9	1.0	1.1
Worked At Home	3.6	2.0	2.8
Mean Travel Time (in minutes)	22.3	30.5	27.7

Source: U.S. Bureau of the Census

Table 2.8: Employed Residents of Newton County in 2000

County Where Employed	Number	Percent
Newton	11,545	40.42
Rockdale	6,513	22.80
DeKalb	3,567	12.49
Fulton	2,399	8.40
Gwinnett	1,320	4.62
Walton	755	2.64
Clayton	480	1.68
Cobb	411	1.44
Henry	387	1.36
Morgan	206	0.72
Other	977	3.42
Total Residents:	28,560	100.00

Source: U.S. Bureau of the Census

2.3 Economic Resources

Development Agencies

Economic development for the City of Oxford is currently promoted through the Newton County Chamber of Commerce. The Chamber is a non-profit, member-driven organization that focuses on representing and servicing the local business community. The Chamber has several committees that are focused on economic development, including the Economic Development Roundtable and the Existing Industry Council. The Roundtable directs and plans recruitment and retention efforts for the County, and the Council develops strategies for workforce development and builds relationships among the local plant managers.



Georgia Power offers assistance through its Community Development Department and its Resource Center. The Community Development Department offers development assistance in six program areas: research and information, business retention and expansion, leadership development, downtown revitalization, board governance, industrial location, and demographic and labor market analysis. The Resource Center maintains a database of industrial parks and sites located throughout the State and serves as an entrée to the State's economic development resources for prospective out-of-state and international employers.

The University of Georgia's Small Business Development Center (SBDC) provides management consulting for entrepreneurs and conducts marketing analyses and surveys designed to evaluate a community's economic development potential.

In 1999, Newton County partnered with Jasper, Morgan and Walton counties to form the Four-County Joint Development Authority (JDA) in an effort to increase the region's competitiveness for economic resources.

Education and Training

There are numerous comprehensive education and training opportunities available to Oxford and Newton County.

The Newton County Schools System has a vocational/technical program that offers traditional and innovative programs and on-the-job placement of students. A Youth Apprenticeship Program is also offered that mixes training with academic and technical instruction at the secondary and post-secondary levels.

DeKalb Technical College is a unit of the Georgia Department of Technical and Adult Education. It is an accredited program that provides affordable and flexible learning opportunities for students. The local campus is located in Covington and serves as a site for the State of Georgia's highly-acclaimed QuickStart program.

Oxford College, which is part of Emory University, one of the leading universities in the nation. Oxford is a 2-year liberal arts college offering courses in humanities, natural sciences, mathematics, physical education, dance, history, and social studies.

A 100-acre site at the interchange of I-20 and SR 11 in Newton County has been secured for development of a campus for Georgia Perimeter College, a regional multi-campus unit of the University System of Georgia. It is a 2-year college offering associate degrees in art, science, applied science, and college prep.

2.4 Economic Trends

As previously noted, the majority of Oxford's labor force commutes to other communities for employment purposes. The three major employers in the City are Oxford College of Emory University with 200 employees, Palmer-Stone Elementary with 91 employees, and the City Government with 15 employees. When completed, the proposed Village Center project would help to provide a limited number of additional jobs.



3. HOUSING

The Housing Chapter of the Technical Addendum examines the existing housing stock of the City of Oxford to determine future housing needs.

3.1 Housing Types & Mix

In 2000, the City of Oxford had an inventory of 551 housing units, comprising approximately 2.4% of Newton County’s housing stock.

Table 3.1: Detailed Types of Housing Units

	Oxford	Percent	Newton	Percent	Georgia	Percent
Housing Units	551	100.0	23,033	100.0	3,281,737	100.0
1 Unit Detached	459	83.3	18,551	80.5	2,107,317	64.2
1 Unit Attached	27	4.9	333	1.4	94,150	2.9
2 Units	18	3.3	799	3.5	90,370	2.8
3 or 4 Units	42	7.6	533	2.3	132,535	4.0
5 to 9 Units	0	0.0	489	2.1	173,385	5.3
10 to 19 Units	0	0.0	35	0.2	129,276	3.9
20 or More Units	2	0.4	271	1.2	155,453	4.7
Mobile Home	3	0.5	2,000	8.7	394,938	12.0
Boat, RV, Van, Etc.	0	0.0	22	0.1	4,313	0.1

Source: U.S. Bureau of the Census

Table 3.2: Trends by Type of Housing Unit (% of Total)

Housing Type	Oxford		Newton		Georgia	
	1990	2000	1990	2000	1990	2000
Single-Family	84.87	88.20	73.84	81.99	64.90	67.08
Multi-Family	12.36	11.25	12.66	9.23	22.68	20.75
Mobile Home/Other	2.77	0.54	13.50	8.78	12.43	12.17

Source: U.S. Bureau of the Census

The majority of Oxford’s housing stock is single-family (attached and detached) units, comprising 88.2% of total housing units. Oxford’s share of multi-family units has slightly decreased with a rise in the number and share of single-family dwellings. The decrease in mobile homes suggests lower-cost housing may be in shorter supply. To compensate for the decline in the city’s mobile home housing, demand for multi-family units could increase.



3.2 Condition and Occupancy

The median-year built for housing units in Oxford is 1973 and 1985 in Newton County, as indicated in the 2000 Census. Oxford is known as an historic community, and 74 of its homes (13.4%) were constructed prior to 1940.

Year Structure Built	Oxford	%	Newton	%	Georgia	%
1999-Present	10	1.8	1,410	6.1	130,695	4
1995-1998	24	4.4	4,056	17.6	413,557	12.6
1990-1994	9	1.6	3,660	15.9	370,878	11.3
1980-1989	109	19.8	4,361	18.9	721,174	22
1970-1979	166	30.1	4,089	17.8	608,926	18.6
1960-1969	73	13.2	2,035	8.8	416,047	12.7
1940-1959	86	15.6	2,132	9.3	427,488	13
1939 or Earlier	74	13.4	1,290	5.6	192,972	5.9
Median Year Built	1973		1985		1980	

Source: U.S. Bureau of the Census

According to the 2000 census, approximately 2.7% of Oxford’s housing units lacked complete plumbing, a significantly higher share than Newton County (0.8%) and the State (0.6%). Overcrowded units refer to occupied housing units that have 1.01 or more occupants per room.

	Oxford	%	Newton	%	Georgia	%
Lack Complete Plumbing	14	2.7	173	0.8	17,117	0.6
Lack Complete Kitchen	3	0.6	79	0.4	15,161	0.5
Overcrowded	15	2.9	769	3.5	145,500	4.9

Source: U.S. Bureau of the Census

	Oxford	%	Newton	%	Georgia	%
Total:	551	100.00	23,033	100.00	3,281,737	100.00
Owner occupied	346	62.79	17,099	74.24	2,029,293	61.84
Renter occupied	175	31.76	4,898	21.27	977,076	29.77
Vacant	30	5.44	1,036	4.50	275,368	8.39
Owner: Renter Ratio	2.0:1		3.5:1		2.1:1	

Source: U.S. Bureau of the Census



Table 3.6: Vacancy Status of Housing Units

	Oxford	%	Newton	%	Georgia	%
Total Vacant Units:	30	100.00	1,036	100.00	275,368	100.00
For rent	18	60.00	339	32.72	90,320	32.80
For sale only	8	26.67	296	28.57	46,425	16.86
Rented or sold, not occupied	0	0.00	113	10.91	23,327	8.47
Seasonal, recreational, or occasional use	4	13.33	186	17.95	57,847	21.01
For migrant workers	0	0.00	0	0.00	1,290	0.47
Other vacant	0	0.00	102	9.85	56,159	20.39

Source: U.S. Bureau of the Census

3.3 Cost of Housing

According to the 2000 census, Oxford has a median owner-occupied house value of \$82,000 and a median rent of \$688 per month. Although the City’s housing values are significantly lower than Newton County (\$101,300) and the State (\$11,200), the median rent was slightly higher than the County (\$597) and the State (\$613).

Table 3.7: Owner-Occupied Housing Units by Value

	Oxford	%	Newton	%	Georgia	%
Units Owner Occupied	322	100.0	14,673	100.0	1,596,408	100.0
Less than \$50,000	18	5.6	904	6.2	151,952	9.5
\$50,000-99,999	214	66.5	6,273	42.8	545,851	34.2
\$100,000-149,999	43	13.4	5,021	34.2	411,817	25.8
\$150,000-199,999	26	8.1	1,268	8.6	211,796	13.3
\$200,000-299,999	19	5.9	879	6.0	163,422	10.2
\$300,000-499,999	2	0.6	293	2.0	81,487	5.1
\$500,000-999,999	0	0.0	35	0.2	25,025	1.6
\$1,000,000+	0	0.0	0	0.0	5,058	0.3
Median Value	\$ 82,000		\$101,300		\$111,200	

Source: U.S. Bureau of the Census

Table 3.8: Housing Units by Cost of Mortgage

	Oxford	%	Newton	%	Georgia	%
Homes With Mortgage	226	70.2	11,644	79.4	1,201,569	75.3
Monthly < \$300	3	0.9	81	0.6	9,945	0.6
Monthly \$300 to \$499	11	3.4	538	3.7	62,752	3.9
Monthly \$500 to \$699	50	15.5	1,489	10.1	151,935	9.5
Monthly \$700 to \$999	87	27.0	4,440	30.3	340,221	21.3
Monthly \$1000 to \$1499	50	15.5	4,028	27.5	382,584	24.0
Monthly \$1500 to \$1999	19	5.9	763	5.2	148,180	9.3
Monthly \$2000 or More	6	1.9	305	2.1	105,952	6.6
Median Cost	\$ 834		\$ 954		\$ 1,039	

Source: U.S. Bureau of the Census



Table 3.9: Housing Units by Cost of Rent

	Oxford	%	Newton	%	Georgia	%
Rental Units	170	100.0	4,790	100.0	964,446	100.0
Rent < \$200	0	0.0	346	7.2	58,334	6.0
Rent \$200-\$299	0	0.0	243	5.1	55,958	5.8
Rent \$300-\$499	9	5.3	838	17.5	201,087	20.8
Rent \$500-\$750	96	56.5	2,134	44.6	301,088	31.2
Rent \$750-\$999	50	29.4	787	16.4	200,611	20.8
Rent \$1000-\$1499	3	1.8	129	2.7	75,550	7.8
Rent \$1500/More	0	0.0	15	0.3	13,285	1.4
No Rent	12	7.1	298	6.2	58,533	6.1
Median Rent	\$688		\$597		\$613	

Source: U.S. Bureau of the Census

3.4 Cost-Burdened Households

A household is considered cost-burdened if it spends in excess of 30% of its gross monthly income on household expenses, including utilities, and severely cost-burdened if it spends in excess of 50%.

Table 3.10: Owner-Occupied Housing Units by Affordability

	Oxford	%	Newton	%	Georgia	%
Owner Costs <15% Income	111	34.5	4,717	32.1	581,615	36.4
Owner Costs 15% to 19.9%	44	13.7	2,785	19.0	293,480	18.4
Owner Costs 20 to 24.9%	42	13.0	2,164	14.7	225,005	14.1
Owner Costs 25 to 29.9%	32	9.9	1,569	10.7	147,360	9.2
Owner Costs 30 to 34.9%	19	5.9	1,037	7.1	91,954	5.8
Owner Costs 35% or More	68	21.1	2,259	15.4	242,927	15.2
Not Computed	6	1.9	142	1.0	14,067	0.9

Source: U.S. Bureau of the Census

Table 3.11: Renter-Occupied Housing Units by Affordability

	Oxford	%	Newton	%	Georgia	%
Rent <15% Income	32	18.8	953	19.9	177,210	18.4
Rent 15-19.9% Income	27	15.9	732	15.3	140,798	14.6
Rent 20-24.9% Income	13	7.6	531	11.1	123,890	12.8
Rent 25-29.9% Income	19	11.2	455	9.5	97,915	10.2
Rent 30-34.9% Income	12	7.1	308	6.4	70,813	7.3
Rent >35% Income	48	28.2	1,476	30.8	270,671	28.1
Not Computed	19	11.2	335	7.0	83,149	8.6

Source: U.S. Bureau of the Census



Table 3.12: Cost-Burdened Households

Category	Oxford		Newton		Georgia	
	1990	2000	1990	2000	1990	2000
Burdened	102	65	3,321	3,098	298,998	397,964
Severely Burdened	NA	73	NA	1,982	NA	278,401
Not computed	12	25	317	477	54,838	97,216

Source: U.S. Bureau of the Census.

Table 3.13: Households that have Cost Burden >30% to <50% for Newton County

Income	Renter Households				Owner Households			
	Total	Elderly	Sm Family	Lg Family	Total	Elderly	Sm Family	Lg Family
MFI30	126	47	59	8	192	118	32	19
MFI50	467	73	260	28	440	113	176	104
MFI80	170	20	46	0	1,063	128	638	89
MFI100	4	0	4	0	591	50	327	29

Source: U.S. Department of Housing and Urban Development (HUD)

Table 3.14: Households that have Cost Burden >50% for Newton County

Income	Renter Households				Owner Households			
	Total	Elderly	Sm Family	Lg Family	Total	Elderly	Sm Family	Lg Family
MFI30	641	130	296	54	577	199	220	92
MFI50	83	14	22	4	342	131	153	15
MFI80	0	0	0	0	261	58	167	0
MFI100	4	0	4	0	84	0	36	0

Source: U.S. Department of Housing and Urban Development (HUD)

The Income column indicates the percentage of Median Family Income (MFI), which for 2000 was \$49,748. For example, MFI30 relates to the number of households earning 30% of \$49,748. HUD defines the following housing types: Elderly are one or two member households with a member 62 or older; Sm. Family are small related households that are non-elderly with two–four members; Lg. Family are large related households with five or more members.

3.5 Special Housing Needs

Populations living in unique or distressed circumstances often have special housing requirements. These populations include: the elderly, homeless, victims of domestic violence, migrant farm workers, persons with disabilities, persons with HIV/AIDS, and persons recovering from substance abuse.

Elderly

According to the 2000 US Census, 18.8% of the housing units in Georgia included individuals 65 years and over. Oxford is above the State average with 24.2% of its housing units including individuals 65 years and over. One study (AARP) indicated that the majority (89%) of the elderly prefer to remain in their existing home but many (86%) required functional and mobility modifications.



Homeless

Homeless populations are difficult to accurately count. The reason for this is that counts are typically taken from homeless shelters and that many homeless never report to these shelters. The US Census 2000, nevertheless, did report the number of homeless in the Atlanta MSA in emergency or transitional shelters at 3,736. While this number is not directly applicable to the City of Oxford, it does indicate that a significant number of homeless exist near the area. In Newton County, one emergency shelter, located in a church in Porterdale, serves homeless persons.

Victims of Domestic Violence

Family violence occurs in households across Georgia. During 1999, 18,000 adults and 11,000 children received assistance from family violence programs in the State. These programs provided shelter for 3,299 adults and 3,742 children (DCA/DHR, 2000). Persons subjected to domestic violence often have difficulty finding housing due to employment, rental, and poor credit. The victims of these incidents could require special housing, but the actual number of people in Oxford with such needs is unknown.

Migrant Farm Workers

Migrant workers exist in Georgia in unreported numbers, although some estimates place their numbers at 100,000 (2002). These workers face difficulties in locating housing due to their low wages, discrimination, and brief occupancy periods. Newton County, as a largely developing metro-suburban county, does not have a large population of seasonal or migrant farm workers in comparison to other more rural counties.

Persons with Disabilities

Persons with disabilities tend to be poor and require special housing needs that provide for accessibility. According to 2000 Census data, there are 394 people (aged 5+) in Oxford with disabilities, representing 20.8% of the City's total population.

Persons with HIV/AIDS

Georgia is ninth in the nation with reported AIDS cases and the metro-Atlanta area is ranked tenth among metropolitan areas nationally. People with AIDS often experience barriers in receiving emergency rent assistance due to information issues, capacity, and personal issues. Between 1981 and 2005 only 89 AIDS cases were reported in Newton County, according to the University of Georgia Center for Agribusiness and Economic Development.

Persons Recovering from Substance Abuse

In 2001, 35,212 persons were admitted to substance abuse facilities across Georgia. Substance abuse and homelessness are related in that one often occurs as the result of another. A substance abuser will often fall victim to homelessness as a result of his or her behavior. Housing stability, moreover, is vital for treating patients afflicted with substance abuse. A population estimate for this group is not available and there are currently no facilities in Oxford or Newton County geared to assisting this population. The closest substance abuse programs are located in Rockdale County.

3.6 Jobs-Housing Balance

Jobs-to-housing ratios express the relationship between available jobs and housing units with the underlying theory being that the more even the distribution of jobs relative to housing, the closer people will live to their jobs, reducing vehicular traffic. A balance between jobs and housing is considered to be a ratio of employment to housing of between 1.25 and 1.75, with 1.4 considered ideal. The Georgia Department of Labor indicates that Newton County has a low jobs-housing ratio of 0.64, as of 2003. This ratio has fallen from 0.73 in 1990, which indicates that the County serves as a bedroom community more than a balanced community.



Table 3.15: Jobs-Housing Balance for Newton County

	1990	2000
Population	41,808	62,001
Average Household Size	2.85	2.77
Number of Households	14,401	21,997
Housing Units	15,494	23,033
Employment	11,348	17,561
Employment/Population Ratio	0.27	0.28
Employment/Housing Unit Ratio	0.73	0.76

Sources: U.S. Bureau of the Census and Georgia Department of Labor

Commuting Patterns

In 2000, approximately 79% of Oxford’s employed civilian labor force worked outside of the City. In Newton County, approximately 59.58% of commuters travel outside the county. The majority of commuters traveling outside Newton County are destined for metro-Atlanta counties.

(For additional information, see the Economic Development chapter.)

Barriers to Affordability

Table 3.16: Assessment of Housing Affordability

Annual Household Income	Maximum Annual Income	Max. Monthly Income for Housing (30%)	Equivalent House Price*
Less Than \$15,000	\$15,000	\$375	\$59,332
\$15,000-24,999	\$25,000	\$625	\$98,887
\$25,000-34,999	\$35,000	\$875	\$138,441
\$35,000-49,999	\$50,000	\$1,250	\$197,773
\$50,000-74,999	\$75,000	\$1,875	\$296,660
\$75,000-99,999	\$100,000	\$2,500	\$395,546
\$100,000-149,999	\$150,000	\$3,750	\$593,319
\$150,000-249,999	\$250,000	\$6,250	\$988,866
\$250,000-499,999	\$500,000	\$12,500	\$1,977,731
Oxford Median HH Income	\$ 38,698	\$967	\$153,069
Newton Median HH Income	\$ 44,875	\$1,122	\$177,501

* Based on a 95% loan at 7% interest for 30 years.

Source: U.S. Bureau of the Census



Industry	Average Weekly Wage	Average Monthly Income	Monthly Income for Housing (30%)	Equivalent House Price*
Agriculture, Forestry, Fishing	\$433	\$1,876	\$563	\$89,061
Construction	\$554	\$2,401	\$720	\$113,949
Manufacturing	\$730	\$3,163	\$949	\$150,149
Transportation, Warehousing & Utilities	\$712	\$3,085	\$926	\$146,447
Wholesale Trade	\$657	\$2,847	\$854	\$135,134
Retail Trade	\$301	\$1,304	\$391	\$61,911
Finance, Insurance, Real Estate	\$602	\$2,609	\$783	\$123,822
Services	\$512	\$2,219	\$666	\$105,310
Federal Government	\$624	\$2,704	\$811	\$128,347
State Government	\$480	\$2,080	\$624	\$98,728
Local Government	\$500	\$2,167	\$650	\$102,842
All Industries	\$551	\$2,388	\$716	\$113,332

* Based on a 95% loan at 7% interest for 30 years.

Sources: U.S. Bureau of Labor Statistics and Georgia Department of Labor



4. NATURAL AND CULTURAL RESOURCES

Maps illustrating the location of resources described in this chapter can be found at the end of this document in the Map Appendix.

4.1 Environmental Planning Criteria

Water Supply Watersheds

The city limits of Oxford do not contain any small water supply watersheds, or parts thereof, as illustrated in the Groundwater Recharge and Watershed Protection Map (Map Appendix).

Wetlands

In rapidly growing areas, wetlands are often at risk to development, as draining or filling wetlands may increase the amount of developable property on a site. Under Section 404 of the United States Clean Water Act, freshwater wetland protection rests with the U.S. Army Corps of Engineers. The Corps has the authority to protect navigation channels and regulate the discharge of dredge or fill material in waters or wetlands.

Disturbing wetlands through drainage or discharge of fill is prohibited unless there is “no practicable alternative.” Practicable alternatives can consider cost, existing technology, and logistics and can include the acquisition of other suitable property. The Corps has considerable discretion in interpreting this provision. Applicants often suggest that securing another site would be too costly. If the developer argues there is an unavoidable loss of wetland, he may propose “mitigation,” or creating more wetlands elsewhere, as compensation.

The City of Oxford has adopted a wetlands protection ordinance consistent with the requirements of Georgia’s Environmental Planning Criteria. The ordinance ensures proper coordination between the City and the Corps of Engineers.

The Floodplains and Wetlands Map located in the Map Appendix illustrates the location of wetlands within Oxford.

Groundwater Recharge Areas

The Groundwater Recharge and Watershed Protection Map located in the Map Appendix illustrates one large area of probable groundwater recharge within the city limits. This area comprises approximately 1,117 acres in Oxford, or 80% of the City.

Protected Rivers

A protected river is a river identified by the Department of Natural Resources (DNR) as having a flow that exceeds 400 cubic feet per second. Oxford contains no rivers that meet this criteria.

Protected Mountains

The Environmental Planning Criteria provide for the protection of all land that lies above a 2,200 foot elevation and has a slope of 25 percent or greater for at least 500 feet horizontally. No land in Oxford meets this criteria.

4.2 Other Environmentally Sensitive Areas

Steep Slopes

The Steep Slopes Map located in the Map Appendix illustrates the locations of all slopes greater than ten percent within Oxford. The City has no regulations limiting development in these areas.



Flood Plains

The Floodplains and Wetlands Map located in the Map Appendix indicates the locations of the 100-year and 500-year floodplains within Oxford.

Soils

The Soils Map located in the Map Appendix illustrates prime agricultural soils and soils suitable for development. Slope severity, depth to bedrock, water table, and limitation for septic tank drain fields contribute to a soil’s suitability for development.

Table 4.1: Oxford Soils

Symbol	Soil Name	Acres	Percent of Total Acres	Prime Farmland	High Water Table	Shallow Depth to Bedrock	Limitation Septic Tanks
AcB	Alcovy loamy sand	19	1.33	X	X		X
AmB AmC	Appling sandy loam	70	4.98	X			
AnC	Appling-Urban land complex	62	4.40				
AwC AwE	Ashlar-Pacolet-Wedowee complex	44	3.12			X	X
CCA	Cartecay and Chewacla soils	130	9.29		X		X
CfB2 CfC2	Cecil sandy clay loam	16	1.11				
CeB CeC	Cecil sandy loam	132	9.44	X			
CuC	Cecil-Urban land complex	382	27.33				
GwD2	Gwinnett sandy clay loam	6	0.41			X	X
HaB	Helena sandy loam	30	2.14	X	X		X
HeB	Hiawassee sandy loam	28	2.00	X			
MdC2 MdD2	Madison sandy clay loam	60	4.26				
MaB MaC	Madison sandy loam	20	1.41	X			
PfC2 PfD2	Pacolet sandy clay loam	53	3.82				
PaB PaC PaD	Pacolet sandy loam	123	8.77	X			
Rk	Roanoke silt loam	9	0.66		X		X
TCA	Toccoa and Congaree soils	3	0.19		X		X
Ta	Toccoa fine sandy loam	23	1.66		X		X
Web WeC WeD	Wedowee sandy loam	101	7.23	X			
WwB	Wickham sandy loam	46	3.29	X			
Ur	Urban land	23	1.65				
W	Water	12	0.86				

Plant and Animal Habitats

The following plant species are listed on either the Federal Endangered Species List and Georgia’s Protected Species List. No Georgia Protected Plant Species exist within Newton County (other than those qualifying for federal protection).



Table 4.2: Plant and Animal Habitats in Newton County	
Animals	
Federally Protected under the U.S. Endangered Species Act	
Southern Bald Eagle	Haliaeetus leucocephalus
Georgia Protected Species	
Altamaha Shiner	Cyprinella xaenura
Species of Special Concern	
Ocmulgee Shiner	Cyprinella callisema
Four-toed Salamander	Hemidactylum scutatum
Eastern Silvery Minnow	Hybognathus regius
Plants	
Federally Protected under the U.S. Endangered Species Act	
Black-spored Quillwort	Isoetes melanospora
Pool Sprite	Amphianthus pusillus
Dwarf Sumac	Rhus michauxii

4.3 Significant Natural Resources

Forest Land

According to the 2007 Georgia County Guide, 59% of the land area of Newton County is forest land, or 85,200 acres. Since 1984, as the county has become more urbanized, the amount of forest land has steadily decreased. Individuals and farming establishments own the majority of forest resources. As development pressures increase, these lands, in a similar fashion to agricultural properties, may develop with residential and commercial uses. Many of the same mechanisms used to protect agricultural land can be used to protect forested lands.

Major Parks and Recreation Areas

No state or national parks are located in Oxford or Newton County. There are five facilities in Newton County that may be classified as regional recreational facilities, though none of them are located in Oxford.

The Bert Adams Boy Scout Reservation, located in the southern portion of Newton County, is part of the Atlanta Area Boy Scout Council and is used by Boy Scout troops from throughout Georgia.

The FFA/FHA Camp, located in southern Newton County, serves as a FFA/FHA representative camp for the Northeast Georgia Region, and also hosts participants from all parts of Georgia.

The Lake Varner/Cornish Creek Reservoir Recreation Area is considered a regional recreation area because of its close proximity to neighboring Walton County, as well as its potential for drawing visitors from other nearby areas.

The Charlie Elliott Wildlife Center, located in Newton and Jasper Counties, is a hunting and fishing preserve. This resource is operated by the Georgia Department of Natural Resources and covers over 6,400 acres, including 22 ponds and a five-acre granite outcrop.

The Alcovy Conservation Center is located northeast of Covington on Hazelbrand Road and the Alcovy River. The Center is situated on 115-acres along the Alcovy River and is operated by the Georgia Wildlife Federation.

Greenspace and Trails

The City of Oxford’s Trees, Parks, and Recreation Board in recent years has worked with citizens and college



students on a multi-use trail in Oxford along undeveloped street rights-of-way and sewer easements.

In July 2005, Newton Trails opened its first hard-surface segment in Oxford. The model trail segment extends 1/3-mile along wooded, undeveloped road rights-of-way between Clark and Soule Streets and behind Old Church on Wesley Street. This segment features vistas of Turkey Creek, benches, a kiosk with information about native plants and animals, both forest and meadow habitats, and a large deck under the tree canopy behind Old Church.

In July 2007, Newton Trails completed another 1/2-mile segment of the Oxford Trail. The new section extends from Clark Street to Moore Street along Turkey Creek through the woods west of Oxford College.

Newton Trails hopes to build a five-mile loop trail around the City of Oxford. Much of the western part of the loop is expected to follow street corridors that were part of the original city plan but were never developed. The concept for the eastern part of the trail is to run along Dried Indian Creek, preferably along the cleared sewer easement on the west side of the Creek if Oxford property owners are willing, or alternatively along the east side of the Creek in Covington.

The southern and northern parts of the Oxford loop would likely be directional signs along existing roads rather than an independent trail because of a lack of space. The Oxford loop would connect three schools: Palmer-Stone Elementary School, Cousins Middle School, and Oxford College of Emory University.

Scenic Areas

Scenic corridors are roadways of any functional type that are characterized by specific attributes and are designated in the City of Oxford Comprehensive Plan. Scenic corridors may:

- Exhibit aesthetic or environmental qualities of countywide significance, particularly its rural character defined as agricultural and forested areas.
- Move through large open areas
- Contain an abundant landscape

No viewsheds or corridors in Oxford meet this criteria.

4.4 Significant Cultural Resources

The town, named in honor of John and Charles Wesley's alma mater in England, was chartered in 1839. Oxford was designed by Edward Lloyd Thomas, a Methodist minister and surveyor. Its 125 lots were offered on a 999-year lease with the provision that "no intoxicating liquors shall be sold nor any game of hazard be allowed on the lots under penalty of forfeiture." These lots were later sold for private ownership. The original streets were all named for notable Methodists. More than twenty 19th-century buildings and sites related to Methodism are still standing and can be seen in Oxford. The entire city, including Oxford College, was designated a Shrine of the United Methodist Church in 1972, the first town in the country to be so designated.

National Register of Historic Places

The National Register of Historic Places is the official list of recognized historic properties suitable for preservation. To be listed in the National Register, a property must meet the National Register criteria for evaluation. These criteria require that a property is old enough to be considered historic (generally at least 50 years old) and that it still looks and appears as it did in the past. In addition the property must (a) be associated with events, activities, or developments that were important in the past; (b) be associated with the lives of people who were important in the past; (c) be significant in the areas of architectural history, landscape history, or engineering; or (d) have the ability to yield information through archaeological investigation that would answer questions about our past.



National Register listing does not place obligations or restrictions on the use or disposition of individual properties. National Register listing is not the same as local historic district zoning or local landmark designation that protects listed properties with design review. Properties listed in, or eligible for, the National Register are subject to an environmental review for projects using federal funds, regardless of the amount. National Register listing does not encourage public acquisition of or access to property.

In Oxford, two historic resources are currently listed in the National Register of Historic Places.

Orna Villa: This individual property dates to ca. 1820 and was the home of Dr. Alexander Means, founder of Emory College. It is a Greek Revival-styled building constructed in stages and altered during the early 19th century to include a two-story portico and side wings. The property was listed on January 29, 1973.

Oxford Historic District: The district comprises approximately 146 acres and includes Oxford College of Emory University, Old Church, two cemeteries, two commercial establishments, and numerous residential buildings constructed by those associated with Emory College. The town was designed around a rectangular central-park plan and the district retains this formal arrangement. The district was listed on June 5, 1975.

List of Historical Markers

Georgia Historic Markers are the official state markers that identify and provide information about historic sites. The program is administered by the Georgia Historical Society and provides a cost-sharing program for local communities to post eligible markers following an application process. As in other parts of the State, these markers denote areas of historical significance and provide the public with historic information about events, people, and historic trends.

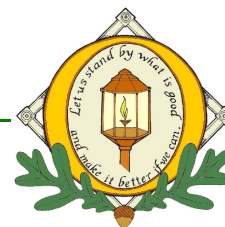
To qualify for a marker, buildings, structures, and sites of special events typically must be at least 50 years old. Nominations devoted to people generally require the subject to have been deceased 25 years or more. Nominations must be sponsored by at least one entity such as a historical organization, church, school, government or corporation.

Table 4.3: Historical Markers in Oxford	
Marker Name	Location
Town of Oxford and Emory College	At the intersection of W. Pierce and Whatcoat Streets
Town of Oxford, Georgia Historic Shrine of the United Methodist Church	At the Fire Station/City Hall in Oxford

Other Identified Historic Resources

Other significant communities, structures, or historic resources located in Oxford include:

Oxford College of Emory University: In 1836, the Georgia Methodist Conference founded Emory College, named in honor of Bishop John Emory. Early in 1837, 1,452 acres of land were purchased with 330 acres being set aside for the college town, which was the first collegiate community of its kind in American Methodism. Originally the college provided dormitory housing for its students, but quickly found that these dorms were “facilities of mischief,” and the dorms were closed in 1859. The students then boarded in private homes, helping halls, and fraternity houses until Haygood Dormitory opened in 1912. The college closed from 1861-1866 as all its students left to fight for the Confederacy. During the Battle of Atlanta, the college buildings were used for hospitals. In 1866, the college reopened with 20 students and 3 faculty members. Emory College was moved to Atlanta in 1919 to become the College of Arts and Sciences of Emory University. Today old Emory College at Oxford exists as Oxford College of Emory University, a two-year undergraduate division.



Oxford African-American Community: The town of Oxford was divided into sections. African-Americans lived in all sections along with whites except the section called Texas, which was in the northwestern part and inhabited solely by African-Americans. East Oxford toward Turkey Creek was called Peasville. In the middle of Oxford, African-Americans lived in the upper section called Shakerag, so named for its billowing clothes lines of wash taken in by the women of the neighborhood.

Old Church: The central section of this building was built in 1841 (two wings added in 1878). Commencement exercises were first held here in 1843 and, thereafter, this was the scene of great commencements, orations and sermons. Here during the great religious awakening of the 1850s, Young J. Allen, Class of 1858, whom the Chinese called Li Lo Chih and the Church called "The Man Who Seeded China," decided to become a foreign missionary. During the Civil War it served as a hospital for the wounded. On Thanksgiving Day 1880, Dr. Atticus G. Haygood delivered his famous sermon, "The New South." It is currently leased to the Oxford Historical Shrine Society and is used by the College and community for special occasions.

Phi Gamma Hall: Built in 1851 to house the first of the literary and debating societies, this structure is an outstanding example of the Greek Revival literary society-temple. George W. W. Stone, later distinguished professor of mathematics, presided over inaugural meetings held prior to 1840. Literary societies were an important semi-formal part of the antebellum, classically oriented college curriculum.

Few Hall: Built in 1852 to house the Few Society, an outgrowth of Phi Gamma, this structure is another outstanding example Greek Revival architecture. Few and Phi Gamma rivals, both in debate and for members, were intellectual fraternities which helped to educate students and improve the College.

The Oxford Historical Cemetery: Located on North Emory Street, the cemetery was a part of the original town plan laid out in 1837. It has been referred to as the "Westminster" of Georgia Methodism; buried here are eight presidents of Emory College, three of whom became bishops in the Methodist Church, as well as a number of Methodist ministers and college faculty members. The bishops buried here include: James O. Andrew, Atticus G. Haygood and Warren A. Candler. Maximillian Kendall, the first student to die at the college, is buried here. Ignatius Few, the first President of Emory College, was buried in Athens, Georgia until early in this century when his remains were brought to Oxford. Kitty Andrew Shell is buried in Bishop Andrew's family plot and remembered with a memorial marker. Both Confederate and Union soldiers are buried in separate areas of the cemetery. There is one monument dedicated for all the Union dead and individually marked grave sites for the Confederate dead.

Soldiers' Cemetery: Located 150 yards beyond the Williams Gymnasium on the Oxford campus, Soldiers' Cemetery is a reminder of Oxford's participation in the Civil War. The entire area is untouched, and at the end of the path is a clearing dominated by a granite shaft marking the cemetery. The central marker bears only the words "Our Soldiers." During the Civil War, the literary society buildings served as hospitals where both Confederate and Union soldiers were cared for. Twenty-five Confederate soldiers were buried here.

Seney Hall: This three-story, Victorian Gothic brick structure was built in 1881 and housed the Administration Building. It was built over the foundations of the original Administration Building, a Greek Revival structure erected during 1852-53 and torn down in 1872. Seney Hall was constructed during the progressive post-Civil War administration of Atticus G. Haygood from 1875 to 1884. His liberal New South philosophy was expressed in numerous sermons, lectures, and books. His 1880 Thanksgiving Day sermon, which came to the attention of George I. Seney, a Methodist layman of New York City, resulted in Seney's giving Emory College \$130,000, of which \$50,000 built Seney Hall. The Seney Hall tower bell was given to the college by Dr. Alexander Means to whom it had been presented ca. 1855 by Queen Victoria of England.



Language Hall: Built in 1874, this was one of several buildings constructed during President Osborn L. Smith's administration (1871-75) with funds raised by Bishop George Foster Pierce, President of Emory College from 1848 to 1854.

Old Gym: This structure was built in 1885 during Dr. Isaac Stiles Hopkins' (1841-1914) presidency to house his pioneering technological department. Because of his interest in technological training, Dr. Hopkins was chosen in 1888 to be the first president of Georgia Institute of Technology. With his departure from Emory College, this structure became a gymnasium.

Candler Hall: Built as a library in 1897 in the Neo-Roman style made popular by the 1893 Chicago Exposition. Against his wishes, it was named in honor of Warren Akin Candler (1857-1941), president of Emory College from 1888 until the spring of 1898 when he was elected a bishop of the Methodist Episcopal Church, South. As Chairman of the commission created in 1914 to consider making a new Methodist university east of the Mississippi, Bishop Candler was one of the founders of Emory University.

The President's Home: This Greek Revival residence was built in 1836 by Ignatius Few, first president of Emory College. This house features two projecting front rooms which are not attached to the main house and were added in the 1840's. The Victorian trimmings were an even later addition. From 1837 to 1889 the house was a private residence for many of the Emory College presidents. In 1889 it was given as a gift to the college and has since housed the college presidents and deans.

The Alexander Means House (Orna Villa): The oldest house in Oxford, it was built by an unnamed Virginian in the early 1820s. The name "Orna Villa", which means "House of Birds", was given to the residence by Dr. Alexander Means, Methodist minister, physician, professor, and Emory College president. On June 2, 1857, Dr. Means demonstrated the world's first incandescent light in the Emory College laboratory.

The Thomas/Stone/Eady House or "The Stone House": Edward Thomas, the surveyor of both the town of Oxford and Emory College, built this home ca. 1837. In 1854 it was purchased by George W. W. Stone, a member of the college faculty.

The Branham/Sitton House: This Greek Revival residence, built ca. 1845, was home for 130 years to one of Oxford's early and most prominent families, the Branhams. The house has had extensive restoration to return it to its 1840s configuration.

The Capers/Dickson/Branham House: This Greek Revival residence, built ca. 1838, was first owned by William H. Mell. Under Judge Dickson's ownership, the first improved strain of long staple cotton was propagated on this property.

The Hopkins/Bryan House: Built ca. 1847, Dr. Isaac Hopkins lived here from 1884-1888, and was the ninth president of Emory College. In a workshop behind his house, Dr. I. S. Hopkins began experiments in technological education, and he later went on to become the first president of the Georgia Institute of Technology in 1888. This Greek Revival house is currently operating as a bed and breakfast inn.

"Kitty's Cottage": Built ca. 1842, this former slave cabin stands near its original location. Bishop James O. Andrew lived on the property next to Old Church. He had inherited a slave, Kitty Andrew Shell; this presented a problem because he could not own a slave according to church law, and he could not set a slave free according to state law. This dispute over Kitty was the impetus for the 1844 split between the Methodist Church, North and South. The cabin is in the process of restoration.



The Gaither/Payne House or "Zora Fair Cottage": Built ca. 1840 by Dr. Henry Gaither. In November 1864, Miss Izora M. Fair, refuging from Charleston, S.C. in Oxford, disguised herself and attempted to sneak into besieged Atlanta. Penetrating Sherman's headquarters in Atlanta, she hid in the attic of his house. She was fired on by Sherman's pickets, taken to guard's quarters, questioned, and sent back to Oxford. She is Oxford's "Confederate Girl Spy."

The Henderson Store-U.S. Post Office/McGiboney Building: This stone structure was originally built ca. 1885 as a combination general store and post office. It has recently been renovated into an upstairs private residence and business shops downstairs.

The Dearing House: Built ca. 1880, this cottage was extensively remodeled in 1990.

The Harris/Williams/Adams House: Built ca. 1850, Corra Harris (1869- 1935), author of *A Circuit Rider's Wife* on which the movie "I'd Climb the Highest Mountain" was based, lived in this house during the 1890s.

The Ellis House: Built ca. 1900, this Victorian era residence had a later addition built in 1957.

Allen Memorial United Methodist Church: This Greek Revival church, built ca. 1910, was named for Young J. Allen, the first Methodist Missionary to China. It was built, and is still owned, by the College.

The Stephens/Forney House: This two-story southern farmhouse, built ca. 1880, has had remodeling and additions since the 1970s. The extensive flower gardens throughout the property feature several fish ponds.

The Bonnell/Cowan/ Turner House: Built ca. 1900, this building underwent extensive remodeling several decades ago.

The Mabry/Dickey/Izen House: This federal style house built ca. 1900, has since been divided into several separate apartment units within the structure.

The Ficquett/Milligan House: Built ca. 1910, this building served as an ATO fraternity house for Emory College.

The Turner/Budd/Phillips House: This stone home was built ca. 1909 by Emory College professor, E. K Turner whose wife, an artist, designed it. The current owner was one of many students and faculty members who had boarded in this house during Mrs. (Mother) Budd's ownership.

The Cobb House or "Cobb's Cottage": Built ca. 1900, this cottage features a clapboard exterior, and the front porch was once a loading dock at the Porterdale Mill.

The Haygood/Wearing House: This Greek Revival house was built ca. 1894 by Atticus G. Haygood, eighth president of Emory College and later bishop of the Methodist Episcopal Church, South.

The Starr/Park/Wallace House: Originally a one-story cottage built ca. 1915, the dormered second story was added in 1982.

The Paine/McCanless House: The original two-story structure built ca. 1885 had several rooms added to both floors around 1915. This home features 12 fireplaces and is currently under restoration.



The Carr/Corley/Watterson House or "High Point at Chestnut Grove": This late federal style house was built ca. 1830, and moved from Covington to Oxford in 1975. The house features delicate ionic columns, detailed balconies, and fan-lighted doors on both floors. The house was included in the Historic American Buildings Survey of 1935 as a structure of outstanding merit.

The Giles/Whitsitt House or "Fierol Place": This Victorian era home was built ca. 1900 and extensively remodeled in 1968, at which time the large Victorian porch was removed. The name "Fierol Place" is Old English for "Oak-Covered Ground."

The Thompson House: This Arts and Craft style structure was built ca. 1908 by the Decatur-Oxford District of the Methodist Church as the residence for its district superintendent and is now privately owned.

The Worsham/Cline/Smith House: This two-story frame house built ca. 1875 has Victorian features. Its 1979 restoration and addition used old beams and bricks from the Turner Cotton Warehouse which once stood on Emory Street in Covington.

The Stone/Gladden House or "The Tudie Stone Cottage": Built ca. 1905, this Queen Anne style Victorian cottage features a large wrap-around porch. From 1905 to 1925, the house was owned by Susan (Tudie) Stone Robinson, eldest daughter of George W. W. Stone.

The Galloway/Oliver House or "Florida Hall": This house was built ca. 1845 by William Galloway, who also built the first Administration Building and the two debating halls of Emory College. The house was used to board Oxford College students and later was a "helping hall" primarily for students from Florida, thus the name. The house was extensively restored starting in 1973.

The Jensen House or "The Old Parsonage": Built ca. 1890, this Folk Victorian house served as the parsonage for Allen Memorial Methodist Church. It continued to do so until 1966.

The Sherwood/Johnston/Sigma Nu House: This Arts and Crafts style house was built ca. 1908 for Sigma Nu fraternity.

The Giles/Coker House: This early Arts and Crafts house was built ca. 1905.

Rust Chapel United Methodist Church: The Rust family donated land for an African Methodist Episcopal Church to be built on this site. In 1908, Emory College moved the present structure from the campus to replace the original church building.

Archaeological Landmarks and Site Identification

Archaeological resources exist in Newton County. Known locations are recorded in the Georgia Archaeological Site File, which includes 225 identified sites. The number of sites recorded does not necessarily represent all archaeological sites present in Newton County, as no archaeological survey covering the entire county has been conducted. Other, unidentified sites likely exist but their presence and/or exact location is unknown.

In Oxford, no census blocks have been identified that are known to contain archeological resources. A professional archaeologist should be consulted to perform further testing to determine the presence of any potential archaeological resources.



The two cemeteries in Oxford are safe from development, although little work has been performed to identify and mark currently unmarked graves. State law protects existing cemeteries and is intended to prevent vandalism and disturbances without the owner's permission. Assistance from a professional archaeologist can also help to evaluate areas thought to contain identified or unidentified graves.



5. COMMUNITY FACILITIES AND SERVICES

The Community Facilities and Services Chapter provides information on water distribution, wastewater collection, stormwater management, police and fire protection, recreation, and solid waste facilities. Maps related to this chapter can be found in the Map Appendix at the end of this document.

5.1 Water Supply and Treatment

In 2007, Oxford provided water service to approximately 911 customers. The City’s water service area includes its city limits and portions of the unincorporated county. Oxford maintains a distribution network of approximately 20 miles of piping ranging in size from 2 inches to 12 inches in diameter. Water distribution system storage consists of one 250,000-gallon elevated storage tank.

Oxford does not operate a water treatment facility of its own, and obtains all of its water through purchases from the Newton County Water & Sewer Authority (NCWSA). In 2007, Oxford had an annual average daily demand (AADD) of 197,925 gallons. Water demand projections were developed for Oxford based on projected number of households and current water usage patterns. Anticipated development will increase water demand to an estimated average daily demand of 292,072 gallons. Oxford plans to meet the projected demand by continuing to purchase water from NCWSA.

Year	AADD (gpd)
2010	199,980
2015	226,323
2020	257,020
2025	292,072
Sources: Planner’s Estimating Guidebook; NEGRDC	

5.2 Sewerage System and Wastewater Treatment

In 2007, Oxford provided wastewater service to approximately 527 customers. The City’s wastewater service area includes its city limits and portions of the unincorporated area. Oxford maintains a wastewater collection network of approximately 15 miles of piping ranging in size from 8 inches to 15 inches in diameter.

Oxford does not operate a wastewater treatment facility; however, the city owns 0.135 million gallons per day capacity in the Yellow River Treatment Plant; 0.075 MGD in the Covington Treatment Plant; and 0.210 MGD in the Land Application System (LAS) Facility.

In 2007, Oxford had an annual average daily demand (AADD) of 0.073 MGD. The average daily demand on the Yellow River Plant was 0.056 MGD, leaving an excess capacity of 0.079 MGD. The average daily demand on the Covington Plant was 0.017 MGD, leaving an excess capacity of 0.058 MGD.



Year	AADD (MGD)
2010	0.075
2015	0.096
2020	0.120
2025	0.148
Sources: Planner’s Estimating Guidebook; NEGRDC	

There appears to be no need for Oxford to increase its capacity ownership in either treatment facility. There always remains the possible need for treatment quality upgrades required by EPD. However, none are known at this time.

5.3 Other Facilities and Services

Fire Protection

An excellent fire department is a vital link in the chain of regional development, affecting insurance costs and, thus, the willingness of people and industries to settle in a given area. Fire protection is directly affected by the quality of the water system. Lack of infrastructure can severely reduce a community’s ability to provide adequate fire protection.

The existence and adequacy of a water system become determining factors in the rating given a fire department by the Insurance Services Organization (ISO). Other factors include the size and type of buildings in a community, the presence or absence of a fire alarm system, how calls are received and handled, whether fire fighters are paid or volunteer, whether there is a community water system, the size of water mains, and how long it takes a department to respond to a call. This independent organization weighs all these factors to assign a department a rating between one and ten, with a rating of nine or ten meaning that an area is relatively unprotected.

ISO ratings are not legal standards but recommendations that insurance companies can use to set fire insurance rates. Because they are set by an independent organization, they are helpful in comparing community fire departments. However, because these ratings involve weighing several variables, they do not directly compare. For instance, a rating of seven in two different communities does not mean that each is working with the same equipment under the same circumstances. Rather, one could have an adequate water system but inadequate personnel and equipment, the other the reverse.

Fire protection in Oxford is provided by the Oxford Fire Department is located at 810 Whatcoat Street. The Oxford Fire Department serves only its respective municipal boundaries and does not come under the Newton County Fire Service. (However, the County does have an automatic mutual aid agreement with the City.) The facility was constructed in 1979 and is approximately 1,000 square feet in size with two bays. It is reported to be in good condition and adequate to meet the city’s fire protection needs.

The Department’s staff is composed of 17 volunteer firefighters. The department responds to an average of about 50 calls per year with an average response time of approximately 2 minutes.

The primary coverage area is residential and includes the area within the city limits, with the exception of Oxford College. The department’s ISO rating is 6. The department is publicly owned and its operating expenses are funded through the city’s general fund. The city does not collect a fire tax.



Public Safety

The Oxford Police Department is housed in a 1,000 square foot facility located at 810 Whatcoat Street. Its coverage area is about two square miles. The Department has personnel consisting of four uniformed officers. One officer is available during each shift, to respond to calls. An average of about 1,000 calls per year is received through the department's emergency number and county's 911 system.

Parks and Recreation

Oxford College of Emory University owns and operates all of the recreational facilities located in the City. Presently, residents of Oxford are permitted to use the facilities at no charge.

The Newton County Recreation Commission operates a recreation system throughout the county, consisting of 16 parks and one undeveloped site. The parks together occupy a land area of 329 acres. The closest Newton County recreation facility is the Stone Road Complex located on Stone Road 1.5 miles north of Oxford.

Stormwater Management

Although some underground drainage piping exists on the Oxford College Campus and along Emory Street, most of the City's stormwater currently runs through a loose network of City road ditches. The City's stormwater flows through wetlands into two creeks, Dried Indian Creek and Turkey Creek. The wetlands are essential to slow down the flow and filter the water before it enters the streams. Newton County and the City of Oxford have enacted ordinances concerning Erosion and Sedimentation Control during construction and Storm Water Management.

Nonpoint-source pollution can be caused by rainfall or snowmelt moving over and through the ground. As the runoff moves, it picks up and carries away natural and human-made pollutants, finally depositing them into lakes, rivers, streams, wetlands, and underground sources of drinking water.

Solid Waste Management

The City of Oxford provides curbside pickup of household garbage and yard waste for all of its residents. Waste is collected and disposed of through a contractual arrangement with Newton County. Building debris from repairs, remodeling, or construction is not accepted. The city also collects paper, glass, cardboard, tin, and aluminum for recycling. These materials are processed by Covington's recycling center. Customers are billed a flat monthly fee for garbage pickup.



6. INTERGOVERNMENTAL COORDINATION

The Intergovernmental Coordination element provides local governments an opportunity to inventory existing intergovernmental coordination mechanisms and processes with other local governments and governmental entities that can have profound impacts on the success of implementing the comprehensive plan. The purpose of this element is to assess the adequacy and suitability of existing coordination mechanisms to serve the current and future needs of the community, articulate goals, and formulate a strategy for effective implementation of community policies and objectives that, in many cases, involve multiple governmental entities.

6.1 Adjacent Local Governments

The City of Oxford is located in Newton County, Georgia, and is adjacent to the City of Covington and unincorporated parts of the County. The location of other municipalities in Newton County relative to Oxford are: Porterdale (2.5 miles southwest); Mansfield (9 miles southeast); and Newborn (11 miles southeast).

6.2 Local Government Coordination

Intergovernmental coordination in Oxford concerns the ongoing communication and cooperation of the City's general purpose government with Newton County and the neighboring City of Covington.

6.3 Service Delivery Strategy

In 1997, the State passed the Service Delivery Strategy Act (HB489). This law mandates the cooperation of local governments with regard to service delivery issues. Each county was required to initiate development of a Service Delivery Strategy (SDS) between July 1, 1997 and January 1, 1998. Service Delivery Strategies must include an identification of services provided by various entities, assignment of responsibility for provision of services and the location of service areas, a description of funding sources, and an identification of contracts, ordinances, and other measures necessary to implement the SDS. Newton County's SDS was most recently revised and amended in 1999. However, as part of the comprehensive plan update, the SDS will be examined and evaluated.

6.4 School Boards

The City of Oxford is served by the Newton County Board of Education. Palmer-Stone Elementary School is the only elementary school located in Oxford. The City does not contain a middle school or high school, although Cousins Middle School is located adjacent in the City in Covington.

6.5 Other Local Authorities and Entities

The City of Oxford also coordinates with several authorities throughout the county, including:

- Newton County Water and Sewer Authority
- Four-County Joint Development Authority
- Covington Municipal Airport
- Newton County Chamber of Commerce



6.6 Regional and State Coordination

Northeast Georgia Regional Development Center

The Northeast Georgia RDC serves as the regional development center for northeast Georgia including the City of Oxford. The Northeast Georgia RDC is responsible for serving the public interest of the state by promoting and implementing the comprehensive planning process among its twelve-county region and with involvement in local and regional planning related to land use, transportation, recreation, historic preservation, natural resources, and solid waste.

Georgia Department of Transportation

The Georgia Department of Transportation (DOT) maintains and improves state and Federal highways and provides financial assistance for local road improvements.

Georgia Department of Community Affairs

The Georgia Department of Community Affairs (DCA) has several management responsibilities for the State's coordinated planning program and reviews plans for compliance with minimum planning standards. DCA provides a variety of technical assistance and grant funding.

Georgia Department of Natural Resources

The Georgia Department of Natural Resources is available to provide assistance and guidance to communities in a number of important areas including water conservation, environmental protection, wildlife preservation, and historic preservation. It is the mission of the Department of Natural Resources to sustain, enhance, protect, and conserve Georgia's natural, historic, and cultural resources for present and future generations, while recognizing the importance of promoting the development of commerce and utilizing sound environmental practices. This department has nine divisions working to accomplish this mission: Environmental Protection Division, the Coastal Resources Division, the Georgia Greenspace Program, Historic Preservation Division, Parks Recreation and Historic Sites Division, Pollution Prevention Assistance Division, Wildlife Resources Division, Water Conservation Program, and the Program Support Division.

The Environmental Protection Division (EPD) of the Georgia Department of Natural Resources is a state agency charged with protection Georgia's air, land, and water resources through the authority of state and federal environmental statutes. These laws regulate public and private facilities in the areas of air quality, water quality, hazardous waste, water supply, solid waste, surface mining, underground storage tanks, and others. EPD issues and enforces all state permits in these areas and has full delegation for federal environmental permits except Section 404 (wetland) permits.

Assessment

Intergovernmental coordination works well in Oxford; however, with the anticipated population increase and associated development, intergovernmental coordination, particularly between and among local agencies and authorities is critical so that infrastructure expansion is available to meet the associated growth demands.



7. TRANSPORTATION

The purpose of this section is to inventory the City's existing transportation network and assess its adequacy for transporting the current and future population.

Maps illustrating the location of resources described in this analysis can be found at the end of this document in the Map Appendix.

7.1 Road Network

The City of Oxford contains approximately 18 miles of streets and roadways. The existing roadway system in Oxford includes roadways constructed and maintained by several government agencies, including the State, County, and City. One traffic signal is located in Oxford at the intersection of Emory Street/Highway 81 and Soule Street/Williams Road. The existing road inventory is illustrated in Transportation Facilities Map located in the Map Appendix.

Bridge inventory data were obtained from GDOT. Three bridges are located in Oxford, all at or near the city limits. Thirteen bridges in Newton County are considered to be in unsatisfactory condition. None of the bridges rated as unsatisfactory are located within Oxford. The existing bridge inventory is illustrated in the Bridges Map located in the Map Appendix.

Functional Classification

Functional classification refers to a road's role, or "function" in an area's roadway system. A number of factors contribute to the classification that is assigned to any particular road, including the road's capacity and purpose (i.e. to carry local traffic or regional traffic). This classification system can be simplified into three major categories of roads: arterials, collectors, and local streets.

- Arterials - Major roads that handle high traffic volumes and speed limits. Arterials connect major activity and population centers, and are often the principal means of travel across town or to distant destinations. The highest order of arterials is limited access roads (freeways), which always have at least two lanes in each direction, and are characterized by high speed limits and a total lack of regulatory stop control (traffic lights and stop signs). Lower-order arterials are not limited-access roads, but they often have multiple lanes, high speed limits, and minimal stop control.
- Collectors - Medium-volume roads that connect arterials to local streets.
- Local Streets - Usually associated with residential land uses, local streets have low traffic volumes and speed limits and are often designed to discourage through-traffic.

Functional classification of roads in Oxford is illustrated in the Functional Classification Map located in the Map Appendix.

Annual Average Daily Traffic

The Georgia Department of Transportation (GDOT) counts or estimates traffic throughout the State. Data are collected throughout the year and are factored to produce estimates of Annual Average Daily Traffic (AADT), which is an estimate of the total number of vehicles that travel on a particular road segment, in both directions, during a full 24-hour day. AADT is estimated from tube counts that are taken at a particular location for a minimum of one 24-hour period. Sample traffic counts are then adjusted by GDOT to produce AADT figures, which are intended to represent traffic volumes on a "typical" day during the year in which the data was collected.



Of all the roads monitored by GDOT in Oxford, the highest AADT was 10,730 trips per day, which was recorded on Emory Street between Wade and Marshall Street.

7.2 Alternative Modes

“Alternative Mode” is a transportation planning term that refers to any means of transportation other than the private automobile. Most often, the term is used to collectively refer to public transit, bicycling, and walking.

The transportation needs of private automobiles receive the bulk of attention and money in the transportation planning process. Alternative transportation modes are typically dwarfed by the attention that is given to the private automobile, but when properly planned, these modes can yield major dividends for communities. The benefits can include decreased roadway congestion, decreased air pollution, “walkable” neighborhoods, and increased quality of life.

All of these (public transit, bikeways, and pedestrian facilities) are most successful when residential and commercial uses are mixed (or clustered into nodes) and development densities are high. The same factors that make an area more walkable also make public transportation more viable. Higher development densities increase the number of potential patrons for any given bus stop, while mixed use development increases the likelihood that a bus stop will have a nearby destination worth walking to. The denser an area, the higher the number of potential destinations within walking distance of a bus stop. In general, public transportation systems become less viable as densities decrease.

Bicycle Facilities

Oxford has no designated bikeways or bicycle lanes. Newton County is included in the Northeast Georgia Regional Bicycle and Pedestrian Plan which recommends that bicycle lanes be constructed along Highway 81 and Soule Street.

Pedestrian Facilities

Oxford contains a limited network of sidewalks consisting of approximately 2.5 miles located along Emory Street, Whatcoat Street, and Pierce Street.

Multi-use Facilities

Approximately 0.8 miles of hard-surface trails exist in Oxford. These trails are located along the undeveloped road rights-of-way between Soule Street and Oxford College. (For additional information, see the Natural and Cultural Resources chapter)

7.3 Parking

There are no significant parking issues in the City of Oxford.

7.4 Transportation and Land Use Connection

Issues discussed in each of the individual chapters of the Comprehensive Plan are interconnected. As a result, transportation issues in the future will be affected by policy recommendations located in other chapters of the Comprehensive Plan. Of these, land use policies will have a particularly strong impact on transportation.

The overall land use system and current development patterns of the City heavily favor a vehicle-oriented transportation network. Within the city there are currently few areas that include considerations for bicyclists and pedestrians.



As noted in the Economic Development Chapter, the majority of Oxford residents commute outside of the City for employment. It is likely that this trend will continue to increase as the population grows due to limited types and places of employment in the City. Residents must also travel outside of Oxford for most basic services and shopping opportunities.

Traffic congestion in the City is mostly found along Highway 81/Emory Street. The primary cause of this congestion is not only Oxford residents traveling into and out of the community, but also through-traffic as Highway 81 is one of the primary access points to the City of Covington.

Land use patterns within the city suggest sufficient residential density to support commercial and retail establishments in Oxford. By promoting commercial and other employment opportunities in close proximity to residential neighborhoods, the number of trips outside of Oxford can be reduced.