



DRAFT

**OFFICIAL MINUTES OF THE OXFORD MAYOR AND COUNCIL MEETING
REGULAR SESSION
MONDAY, SEPTEMBER 14, 2026 – 7:00 P.M.
CITY HALL
110 W. CLARK STREET, OXFORD, GEORGIA**

Elected Officials Present

David Eady, Mayor	Jim Windham, Councilmember - (arrived 7:19 p.m.)
Erik Oliver, Councilmember	
Laura McCanless, Councilmember	Jeff Wearing, Councilmember
George Holt, Councilmember	Mike Ready, Councilmember

Elected Officials Not Present

None

Staff Present

Bill Andrew, City Manager	Kristin Watkins, Deputy City Clerk
David Strickland, City Attorney	Sam Brooks, Interim Police Chief

Others Present

Nick Cole
James Johnson, Oxford College of Emory University

1. Call to Order

Mayor David S. Eady called the meeting to order at 7:00 p.m.

2. Motion to Accept the Agenda

A motion was made by Councilmember Oliver and seconded by Councilmember McCanless to accept the agenda for the September 14, 2026 Mayor and Council Regular Meeting. The motion was approved 6–0.

3. Consent Agenda

- Minutes of the City Council Millage Rate Public Hearing on August 3, 2026
- Minutes of the City Council Regular Meeting on August 3, 2026

c. Minutes of the City Council Work Session on August 17, 2026

A motion was made by Councilmember Oliver and seconded by Councilmember McCanless to approve the Consent Agenda as presented. The motion was approved 6–0.

4. Mayor's Report

Nothing was reported.

5. Citizen Concerns

Nick Cole, 1104 Emory Street, Oxford, addressed the Mayor and Council regarding the college's acquisition of residential property in the City. He stated that he often hears residents complain about the college taking over the City, and suggested that when the college seeks to acquire or rezone a house, it be asked to state what it intends to do with the property and be given a set period, such as two years, to carry out that use, after which the property would revert. He expressed frustration that houses purchased by the college have been allowed to fall into disrepair when they could have been used as housing, and stated that he wants Oxford to remain a city rather than become "the Oxford community." Mayor Eady thanked him for his comments.

Councilmember McCanless, speaking as a community member, asked City Manager Andrew for a timeline on repairing the water system pressure regulator off Cook Road. She reported that water pressure at her home has been well above 100 psi on most days except during peak use, and that her household had experienced leaks at compression joints and a failed section of PVC pipe that she attributed to the increased pressure.

City Manager Andrew responded that Carter & Sloope would be on site the following day to set up pressure monitors at eight locations, and that the City was awaiting a quote from the company that services its pressure reducing valves (PRVs), which had been expected that day but not yet received. He reported that a technician had checked the PRV on the North 81 line, which had been set to 70 psi and was regulating correctly; it was then lowered to 60 psi, but unexplained pressure readings continued, so the North 81 line was shut off. He explained that the North 81 intake line appears not to have been operating for more than a decade, because a PRV shuts off the line by default when it fails, and the County had recorded a zero reading on that meter every month for over ten years without the cause being identified. He further explained that a water line beneath the I-20 bridge on Emory Street was shut off approximately two years ago, which Covington chose not to replace because of the new bridge construction; after losing that source, the City reopened the North 81 line. He stated that Carter & Sloope's computer model indicated Councilmember McCanless's home should have only about 6 psi more pressure than the North

81 PRV setting based on its elevation, which indicates a separate problem, believed to be in the Cook Road area. The monitoring data will be used to determine the appropriate setting for the Cook Road PRV and any work needed on the North 81 line.

Councilmember Oliver asked who is responsible for pressure-related damage in residents' homes. City Manager Andrew responded that, to his understanding, homeowners are responsible for a pressure reduction valve on their side of the meter, which is required when pressure exceeds a certain level. It was noted that current pressures exceed that level.

Councilmember McCanless also reported that the heavy rain the previous week overwhelmed stormwater retention along City Pond Road and Williams Road. She thanked Councilmember Windham, noting that because work there had been stopped where it was and a natural barrier to the creek left in place, the creek did not appear to be flooded with muddy water, although areas above it were. Councilmember Oliver responded that the City would like to find a way to slow stormwater flow in that area. Mayor Eady thanked them for their comments.

6. Rezoning Application for 808 Wesley Street (0.22+/- acres)

Mayor Eady stated that at its August 3, 2026 meeting the Council deferred consideration of the request to rezone 808 Wesley Street from R-30 (Single-Family Residential) to IC (Institutional Campus), and that the Council could vote to approve, deny, approve with conditions, or table the application again; if approved, the Council would proceed to the first read of the rezoning ordinance.

James Johnson, representing Oxford College of Emory University, 345 Sutherland Terrace, Atlanta, Georgia, addressed the Council. He acknowledged concerns raised at the previous meeting, including that Newton County removes properties from the tax rolls once the college purchases them, the loss of housing stock, and the impact of the campus's growth. He asked whether there were conditions that could be placed on the rezoning that would make it more acceptable to the City, and whether that discussion should take place at this meeting or at a work session.

Mayor Eady reminded the Council that while it may consider other relevant factors, including cumulative impact, its decision must focus on the parcel itself, and the record must reflect that, at a minimum, the rezoning criteria in the City's ordinance were considered. He then asked each Councilmember for comment:

- Councilmember McCanless stated that the Council has repeatedly agreed not to consider substantive changes on the fly during a voting session and

should reserve extended discussion for a work session, and recommended tabling the application.

- Councilmember Ready stated he was torn, noting that in his opinion the only practical use of the property by the college is as office space given its location, that this use fits within the City's parameters for a rezoning, and that the Council has done the same for other properties.
- Councilmember Holt asked why, if someone lived in the house before, it could not be used as a residence now, and expressed concern that the City is losing too much property to the college without receiving the corresponding tax base. Mayor Eady noted that the proximity of the dining hall may make the property less desirable as a home but does not exclude residential use, and that the house was originally purchased with the stated intent of using it as housing.
- Councilmember Windham's comments were largely inaudible on the recording. He indicated he was comfortable with tabling the application. Mayor Eady noted that no conditions had been submitted to date, and that the August 3 minutes reflected a 30-day deferral with the understanding that the Council could table the item further.
- Councilmember Wearing stated that he did not wish to table the application and would prefer to vote on it at this meeting.
- Councilmember Oliver referenced the Planning Commission's split recommendation (two in favor, two opposed, and one abstention from the Chair), and the Commission's citation of the City's comprehensive land use plan, which does not anticipate further institutional use of Wesley Street properties. He noted the property's proximity to the dining hall, which the City had permitted, and stated there are residential uses for the house, such as housing visiting speakers or faculty candidates, noting the cottage's history as a Black-owned home and as housing for college support staff for generations. He stated that an applicant's track record on prior rezonings is relevant context, and cited the tax-exempt status of college-owned properties, the college farm operating outside the conditions of its rezoning, and the vacant Hopkins House. He stated he would support tabling.

Mayor Eady stated that tabling would give the college the opportunity to bring forward proposed conditions for the Council's consideration, and noted that the application could be discussed at the September 21, 2026 Work Session.

A motion was made by Councilmember McCanless and seconded by Councilmember Windham to table the rezoning application for 808 Wesley Street until the October voting meeting. Following discussion, Councilmember McCanless amended her motion to table the application

until the November voting meeting, and Councilmember Windham seconded the amended motion.

In discussion, Councilmember McCanless stated she proposed tabling only because Mr. Johnson had suggested possible conditions, and she did not want the Council to consider new conditions without time to review them. Mr. Johnson stated the college expected to have conditions to offer at the work session the following week.

The motion was approved 4–2, with Councilmembers Wearing and Oliver opposed.

7. First Read for the Rezoning Ordinance No. 2026-004 for the Rezoning of 808 Wesley Street (0.22+/- acres)

A motion was made by Councilmember Windham and seconded by Councilmember Wearing to table the first read of Rezoning Ordinance No. 2026-004 concurrently with the rezoning application. The motion was approved unanimously.

8. Invoices

Council reviewed the City's paid invoices over \$1,000 for August 1–31, 2026. Councilmember McCanless asked about the VC3 invoices for new PC deployment; staff confirmed that three new computers were deployed in the Administration Department.

Councilmember Windham asked about the BS&A Software absorbed online payment fees of \$3,423.16 for August, and whether staff felt absorbing these fees was still worthwhile. Mayor Eady noted the absorbed fees have totaled over \$30,000 per year and that the City of Covington has stopped absorbing them for its customers. Councilmember Windham noted that many local businesses charge customers approximately 3% for credit card payments, and stated he was interested in staff's view, since the arrangement was intended to benefit staff. Mayor Eady stated it was primarily intended to benefit customers, and noted that encouraging online and card payments reduces the number of in-person payments staff must handle at the window.

Deputy City Clerk Kristin Watkins stated that the decision to absorb the fees, made the previous year, was intended in part to reduce foot traffic in the office, which helps a small staff, and that if the fees were passed on and foot traffic increased, an additional employee might be needed. Councilmember Oliver added that timely processing of invoices is already a challenge and that limiting additional workload is beneficial.

Mayor Eady asked City Manager Andrew to gather input from Interim City Clerk Mullen and other staff and report back at the next Work Session, so the Council may decide whether to continue absorbing the fees.

Regarding the Latham Home Sanitation invoice, Councilmember Oliver stated that residents may need to be re-educated on what recyclables are accepted, noting that certain metal and plastic items included on the City's recycling list have been left in bins. Mayor Eady stated that staff would check with Latham for clarification and share the information with residents.

Councilmember Oliver suggested the City publicize the recent extension of the trail connecting to the industrial park, possibly with a grand opening event, noting college students would be likely users and that the nearby farm could also be highlighted. Mayor Eady noted the contractor is still completing cleanup on that segment and finishing the Soule Street Trail, and that the City's final funding request to the state for the trails is due by the end of October; he suggested an event be considered once the work is complete.

Councilmember Windham raised traffic calming, including a possible experiment near the athletic field, and asked that pending items be placed on a work session agenda for a decision. He also stated that if TSW does not bring forward a meaningful conservation ordinance, the Council should revisit the issue.

9. Executive Session

A motion was made by Councilmember Windham and seconded by Councilmember McCanless to enter Executive Session for the purpose of land acquisition/disposition, pending or potential litigation, and/or personnel. The motion was approved unanimously.

The Mayor and Council entered Executive Session at 7:46 p.m.

A motion was made by Councilmember McCanless and seconded by Councilmember Oliver to end Executive Session and return to open session at 8:40 p.m. The motion was approved.

After the Council spoke with Interim Police Chief Brooks, a motion was made by Councilmember McCanless and seconded by Councilmember Ready to re-enter Executive Session at 8:58 p.m. The motion was approved.

A motion was made by Councilmember McCanless and seconded by Councilmember Windham to end Executive Session and return to open session at 9:04 p.m. The motion was approved.

10. Adjourn

A motion was made by Councilmember Oliver and seconded by Councilmember McCanless to adjourn the meeting. The motion was approved, and Mayor Eady adjourned the meeting at 9:20 p.m.

Respectfully Submitted,

Kristin Watkins
Deputy City Clerk



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MINUTES

OXFORD MAYOR AND COUNCIL

WORK SESSION

MONDAY, SEPTEMBER 21, 2026 – 6:30 P.M.

OXFORD CITY HALL, 110 W. CLARK STREET

PRESENT:

Mayor David S. Eady
Council Member George Holt
Council Member Laura McCanless
Council Member Erik Oliver
Council Member Mike Ready
Council Member Jeff Wearing
Council Member Jim Windham

STAFF PRESENT:

Bill Andrew, City Manager
David Strickland, City Attorney
Kristin Watkins, Deputy City Clerk
Jody Reid, Maintenance Supervisor
Sam Brooks, Police Chief

ABSENT: None

OTHERS PRESENT: Mr. James Johnson, Oxford College of Emory University; Mr. John Boudreau, AtkinsRéalis

Mayor Eady called the meeting to order at 6:31 p.m.

1. Mayor's Announcements

Mayor Eady stated that he had no announcements.

2. Committee Reports

Trees, Parks and Recreation Board: Council Member McCanless reported that the Board voted to replace the trees at the cemetery that had to be removed because of a bacterial infection, and that they will be planted as soon as the weather permits.

Planning Commission: City Manager Andrew had nothing to report.

Downtown Development Authority: Council Member Ready reported that the DDA will meet on September 22, 2026, to continue discussions about bringing together partners to help occupy the Whatcoat Street building.

Sustainability Committee: Council Member McCanless stated that there was nothing to report.

3. Discussion of the Rezoning Application for 808 Wesley Street (0.22+/- acres)

Items 3 and 4 were discussed together. Mayor Eady asked council members to keep their remarks brief so that each could speak, with as many rounds of comment as needed.

Mr. James Johnson, representing Oxford College of Emory University, presented the College's proposed conditions for the rezoning (document 004a):

- a. The property would be used only for non-public-facing offices for Oxford College, with a minimal number of non-college visitors.
- b. If and when the property stops being used for that office function, it would revert to R-30 zoning.
- c. The appearance of a single-family residential structure would be maintained, with no more than four vehicles parked in the driveway and one designated ADA parking space as the only additional paving.
- d. No college material or equipment would be stored outdoors or where visible from a public right-of-way.
- e. No additional structures would be built beyond what R-30 zoning allows.
- f. Signage would be limited to a single Oxford College standard building address sign near, but not in, the right-of-way.
- g. No additional site lighting would be installed.

Mr. Johnson stated that the College would welcome any additional conditions the City would like to add.

Council Member Windham said there were errors in the application information. He noted that 11,849 square feet is approximately 0.27 acres, not 0.22 acres. He also raised questions about the distance between the property line and the City right-of-way and about the need for a sign. He cited past commitments from the College that he felt had not been kept, including those connected with the dining hall, Hamill Street, and the City's request for right-of-way for a sidewalk on Moore Street.

Council Member Wearing stated that he was not in favor of the request because he believes the house should remain a residence. He said he would support restoring the house and using it to house students or future faculty members.

Council Member Oliver noted that the house is a historic home at least 100 years old. He was concerned that ADA accessibility would be very difficult to achieve because of its narrow doorways, varying floor levels and the slope of the lot, and

that ramps would change the home's character. He also questioned whether the lot has adequate space for parking without significant regrading. He did not wish to add institutional parking on Wesley Street and felt the request did not follow the City's land use plan. He noted that rezoning would leave the adjacent Nolley property as the only R-30 parcel on that block, and suggested rezoning both properties or neither. He suggested other locations for the offices: existing campus buildings, the planned office building in the town center, and the education building at Allen Memorial, which he noted is zoned Institutional Campus, is ADA accessible and is largely unused. He also said he would like to see progress on outstanding issues between the City and the College before considering a new request.

Council Member McCanless agreed with the concerns already raised. She thanked Mr. Johnson for the reversion-to-R-30 condition and for the College's listed efforts regarding its properties, but said she would like to see progress on those commitments first. She suggested the College consider office space in the planned downtown office building.

Council Member Ready noted that the College has kept its past commitments to maintain the residential appearance of converted houses on Emory Street and to limit vehicles on those lots. He felt that George Street limits further encroachment in that area, and he stated his support for the rezoning.

Council Member Holt stated that he did not believe the Council should rezone from residential at this time, and he expressed concern about properties being removed from the tax rolls. Mayor Eady noted that the property is already tax-exempt and that the rezoning would not affect that.

Council Member Wearing asked that, whatever the outcome, the College not allow the house to deteriorate and later request to tear it down. Council Member Oliver expressed concern that the College had stated it would not rent the property as a residence, which could leave the house sitting empty.

Mayor Eady asked whether parking could be located on the east side of the house so that it would not look like there was a parking lot in front of the house. Mr. Johnson said the College would look at that, noting that the accessible entry was planned for the rear of the house. Mayor Eady noted that the Council is considering a rezoning, not a design, and that any proposed changes to the house would go to the Planning Commission for review. Mr. Johnson stated that the College has completed a parking study and is determining its parking needs in connection with the new residence hall.

Mayor Eady noted that the College's future development plan, which the Council previously accepted, identified this house for renovation. He reminded the Council that its decision must address the eight rezoning criteria in the zoning ordinance. Council Member Oliver stated his understanding that the Council receives and reviews the future development plan but does not approve it; Mayor Eady stated that the Council accepts the plan as meeting code requirements. Discussion followed.

Mayor Eady stated that he would go on record in support of the rezoning request, but that the Council will need to build a record of its evaluation according to the rezoning criteria.

Mr. Johnson stated that the College has heard the City's concerns. He said the Dean will be meeting with the Mayor about the tax issue and that the College is looking to sell some properties.

Mayor Eady asked each council member about their position and whether any specific conditions would earn their support. Council Member Holt said the Council should first review the criteria legally. Council Member Ready said he remains in favor. Council Member McCanless said she is holding at a negative vote until she sees clear progress on the commitments listed in the College's update, such as properties being put up for sale or renovated.

City Manager Andrew noted that the Council's rezoning decision is bounded by the eight criteria in the code and must be considered on its own, apart from other historical issues. He also noted that the Planning Commission's vote was split (2 yes, 2 no, 1 abstention) and was forwarded as a neutral recommendation. After briefly reviewing the Planning Commission minutes, the Council agreed that each member would review the application against the zoning criteria individually, and City Manager Andrew will send the criteria to the Council.

In response to a question from Council Member Windham, Mr. Johnson clarified that the request is a rezoning with a condition that the property revert to R-30, not a variance.

The Council discussed the timing of the vote. City Manager Andrew explained that the Council could vote on the first reading and still change its position at the second reading. Some council members expressed discomfort with that approach. Mayor Eady noted that, by his informal count, a vote taken now would be no. Council Member Windham asked that, before further discussion, the College provide a sketch of the changes it plans to make to the house, and that an appraisal of the impact on adjoining properties be considered.

The Council agreed to hold a work session on **Monday, September 28, 2026, at 6:30 p.m.** dedicated solely to this item. Council members are to come prepared with their assessment of the application against the rezoning criteria in the zoning ordinance.

4. Discussion of the Rezoning Ordinance No. 2026-004 for the Rezoning of 808 Wesley Street (0.22+/- acres)

This item was discussed together with Item 3. See Item 3 above.

5. Review of the Oxford Complete Streets Plan

Mr. John Boudreau of AtkinsRéalis presented the draft Oxford Complete Streets Master Plan, which was sent to the City on Friday, September 18, 2026, and provided printed copies. He explained that the goal is for the Council to review the plan, provide comments and help prioritize projects suitable for implementation. The plan covers the following areas:

- a. Goals of walkability, bicycle connectivity, preserving Oxford's character, connectivity to historic and public facilities, sustainability, accessibility and safety
- b. Existing and proposed sidewalks
- c. Primary and secondary bike routes and facility types (shared lanes, bike boulevards and bike lanes)
- d. Multi-use trails, including the planned Catova Creek trail
- e. Community gateways and wayfinding signage
- f. The traffic control sign inventory
- g. Street and pedestrian lighting
- h. Traffic and crash data
- i. Mid-block crossings
- j. On-street parking and design standards for a future town center
- k. An intersection improvement matrix
- l. Street trees
- m. Green infrastructure and swales
- n. The PTV ordinance
- o. Trail construction details
- p. A Tier 1 and Tier 2 project list
- q. Potential outside funding sources

During the presentation, council members and staff made the following comments and requests:

- a. Sidewalks are needed in the denser residential neighborhoods (the Bonnell, Dowman, Stone and Thomas Street area and Oxford Square), where roads

are narrow and drop into swales. Mr. Boudreau said these can be added. It was noted that residents of those neighborhoods have not yet been asked about sidewalks.

- b. The study was originally sought mainly for the traffic sign review and for wayfinding. City Manager Andrew noted the lack of signage directing people to the trail and trailhead parking.
- c. Concern was expressed about over-signage and pavement markings, and about keeping Oxford's character. The trail system mainly serves residents and the College and is not intended to draw outside visitors.
- d. The proposed multi-use trail lines on interior streets such as Watson and Asbury Streets indicate routes, not new paved paths. Mr. Boudreau will clarify this in the plan.
- e. The City has purchased new signs but has not been able to install them because GDOT has not given permission. Mr. Boudreau offered to contact GDOT.
- f. The Council does not wish to pay for ornamental fencing on the GDOT bridge, which is in Covington.
- g. Students walk along Emory Street (SR 81) instead of using Haygood Avenue, possibly because of a lack of lighting. No lights are currently proposed on Haygood Avenue.
- h. Completing the sidewalk on the west side of Emory Street from Bonnell Street south to the new bridge was identified as a high priority. City Manager Andrew estimated the cost at \$1,000,000 or more and said outside funding would be needed.
- i. The mid-block crossing between Collingsworth and Watson Streets near the park, and the crossing at Hamill Street, should be added back into the plan (page 45).
- j. Small traffic-calming features at intersections (micro roundabouts), raised intersections, and reducing the number of four-way stops were discussed.
- k. Council Member Windham proposed flexible bollards along the center line near the soccer field to slow traffic. Mr. Boudreau will look into it.
- l. It was noted that West Clark Street does not have a speeding problem.
- m. Street trees are desired along Emory Street, around the cemetery and near the new trail bridge at East Bonnell Street.
- n. The City should reach out to the Oxford Square property owner about adding a public access easement to the existing sewer easement, which would connect Oxford Square to Mitchell Street.
- o. Pedestrian lighting should be extended down the east side of Emory Street, and gaps in street lighting on Wesley Street and Haygood Avenue should be addressed.

Mr. Boudreau asked each council member to mark up the plan and rank their top three to five projects in each category (sidewalks, bicycle, lighting, street trees,

roadway and parking) within the next couple of weeks. He offered to meet with council members individually or in small groups. A council member asked that individual council members' opinions be shared with the Council rather than only a combined summary.

6. Consideration of Ms. Jan Ballard for the Oxford Trees, Parks, and Recreation Committee

The Council discussed the Trees, Parks and Recreation Board's recommendation to appoint Ms. Jan Ballard to fill a current vacancy. No objections were raised. The Council will formally vote on the appointment at the October 5, 2026, voting meeting.

7. Other Business

Questions or concerns regarding the City Manager and Police Chief

Updates:

Cemetery Student Worker Contract: Council Member Ready noted that the contract with Ms. Delaney Arnold for cemetery work was included in the packet but was not listed as a separate agenda item. Council Members McCanless and Oliver commented in support of the hourly-rate structure. They suggested that her tasks be prioritized and that her progress be included in the City Manager's report. No objections were raised, and Mayor Eady confirmed that the Council can vote on the contract at the October 5, 2026, voting meeting.

Old Church Support Beam: It was requested that a structural engineer familiar with historic wooden buildings evaluate the deteriorating beam in the basement of the Old Church. City Manager Andrew stated that he discovered the condition recently and will contact Mr. Jack Pyburn for a recommendation of a structural engineer.

Trees Cut on Williams Road/E. Soule Street Property: City Manager Andrew reviewed the plans for the Williams Road project. He explained that Peach State Construction's tree-cutting subcontractor had been working from outdated plans and started at the wrong end of the project. He will meet with the arborist on site on Wednesday. Concern was expressed that the engineer's revised drainage design is conventional riprap with no bioswale, so runoff would flow untreated toward the creek. City Manager Andrew reported that he and Beryl Budd counted and measured 16 to 17 trees that were cut, and that the arborist's preliminary estimate of damages is in the tens of thousands of dollars. The Council discussed seeking compensation, including the possibility of Peach State building a bioswale as in-kind compensation.

Soccer Field: Council Member Oliver noted that soccer balls are still entering the road at the College soccer field. City Manager Andrew said he has emailed and called the College contact but has not received a response. Council Member Oliver asked for at least a temporary barrier, such as construction fencing, for this season.

Parking Around the Church: Council Member Oliver asked that the faculty and staff parking signs around the church be removed so that the parking is open to the public, including people dining at the dining hall. Mayor Eady outlined possible options: removing the signs, or appraising the property and leasing part of the area to the College at fair market value. Discussion followed, and the matter will be taken up at a future meeting.

Old Church Painters: Council Member Oliver asked about the status of the issue with the painters at the Old Church. Mayor Eady stated that the City is still trying to resolve the matter amicably and can send a legal notice if necessary.

Police Chief Brooks had no update.

8. Work Session Meeting Review

No work session meeting review was held.

9. Executive Session

No executive session was held. Mayor Eady stated that the personnel matter will be taken up in executive session at the October 5, 2026, voting meeting, and he asked council members who have not yet submitted their review of the City Manager to send it to him as soon as possible.

ADJOURNMENT: There being no further business, Mayor Eady adjourned the meeting at 9:18 p.m.

Respectfully submitted,

Kristin Watkins
Deputy City Clerk



DRAFT

**OFFICIAL MINUTES OF THE OXFORD MAYOR AND COUNCIL
SPECIAL CALLED WORK SESSION
MONDAY, SEPTEMBER 28, 2026 – 6:30 P.M.
CITY HALL
110 W. CLARK STREET, OXFORD, GEORGIA 30054**

ELECTED OFFICIALS PRESENT:

David Eady, Mayor
George Holt, Councilmember
Mike Ready, Councilmember
Laura McCanless, Councilmember
Erik Oliver, Councilmember
Jeff Wearing, Councilmember
Jim Windham, Councilmember

STAFF PRESENT:

Kristin Watkins, Deputy City Clerk
Sam Brooks, Police Chief

ELECTED OFFICIALS NOT PRESENT:

None

STAFF NOT PRESENT:

Bill Andrew, City Manager
David Strickland, City Attorney
Jody Reid, Maintenance Supervisor

OTHERS PRESENT:

James Johnson, representing Emory University / Oxford College
Mike McQuaidee, Planning Commission

1. Mayor's Announcements

None.

2. Discussion of the Rezoning Application for 808 Wesley Street (0.22+/- acres) – R-30 (Single-Family Residential) to IC (Institutional Campus)

Mayor Eady explained that, under the City's zoning ordinance, Council is to consider everything presented at the public hearing, any recommendations from the Planning Commission, and the eight evaluative criteria listed in the ordinance, a copy of which had been provided to each member and is available on Municode. He noted the zoning code also allows other appropriate considerations. He proposed that each Councilmember respond in turn to each of the eight criteria, followed by a round on other considerations and general discussion, with the goal of obtaining a preliminary sense of where members stand. He stated no vote would be taken at this meeting. There were no objections to the process.

Mayor Eady stated that, unless the applicant had new elements to add, the discussion would proceed on the basis of the proposal and conditions presented by the applicant at the previous meeting. In response to a question from James Johnson, Mayor Eady stated the applicant could be recognized for clarification if a member had a question, but that the discussion would remain focused on Council's assessment. It was noted that members of the Planning Commission were present to serve as a resource.

Mayor Eady stated that, to ensure an accurate public record, each Councilmember's response to each criterion would be drawn from the meeting transcript. Each member's complete response to each criterion and to other considerations is set out in **Addendum A**, attached to these minutes. The responses are summarized as follows:

- **Criterion 1 (suitability in view of adjacent and nearby property):** Mayor Eady and Councilmembers Holt, Ready, and McCanless found the proposed use suitable, citing its adjacency to the college dining hall. Councilmembers Oliver, Wearing, and Windham did not, citing the adjacent R-30 parcel (the Pat Brown property) and George Street Park.
- **Criterion 2 (adverse effect on adjacent or nearby property):** Mayor Eady and Councilmembers Wearing, McCanless, Ready, and Holt did not believe the proposal would adversely affect adjacent property; Councilmember McCanless conditioned her view on a requirement that the property revert to R-30 if the office use ends. Councilmembers Oliver and Windham believed it would, primarily by leaving the Pat Brown property as the only remaining R-30 parcel on the block.
- **Criterion 3 (reasonable economic use as currently zoned):** All members agreed the property has a reasonable economic use as currently zoned residential. Councilmembers McCanless and Windham stated that ownership is not a zoning consideration.
- **Criterion 4 (burden on streets, transportation facilities, utilities, or schools):** Members generally agreed the proposal would not create an excessive or burdensome use if the property is used as proposed. Councilmembers Oliver and McCanless expressed concern about the City's ability to track and enforce conditions placed on rezonings over time.
- **Criterion 5 (conformity with the comprehensive plan):** Mayor Eady found the proposal conforms, as the Historic District character area lists Institutional Campus zoning as compatible. Councilmembers McCanless, Oliver, Wearing, and Windham found it does not conform with the plan's intent of no change in that character area. Councilmembers Holt and Ready were uncertain, noting that the comprehensive plan no longer includes a future development map or future land use map.
- **Criterion 6 (existing or changing conditions):** Mayor Eady and Councilmembers Ready and Holt believed existing conditions, including the adjacent dining hall and the college's previously accepted future development plan, support approval. Councilmembers Windham, Oliver, and McCanless cited conditions supporting disapproval, including the property behind it, the history and age of the Cobb Cottage and the alterations ADA compliance would require, and office space becoming available downtown. Councilmember Wearing was not aware of any such conditions.
- **Criterion 7 (isolated zoning district):** Mayor Eady and Councilmembers Holt, Ready, and McCanless did not believe the proposal would create an isolated district, given its adjacency to institutional zoning. Councilmembers Oliver, Wearing, and Windham believed it would, by leaving the Pat Brown property as an isolated R-30 parcel.
- **Criterion 8 (environmental impact):** Members generally found no significant environmental impact beyond current residential use. Councilmember Ready noted that

driveway and ADA modifications could create soil erosion and sedimentation impacts requiring strict precautions, and Councilmember Wearing was uncertain about drainage and water and sewer impacts.

- **Other considerations:** Councilmembers McCanless, Oliver, Wearing, and Windham urged that the request be considered in the broader context of the college's pattern of property acquisitions, prior rezoning conditions that have not been upheld, and the tax status of college-owned property. Councilmembers Ready and Holt preferred to keep the decision focused on the criteria and this property. Mayor Eady noted the Dean's stated commitment that the college would not cross the George Street right-of-way for future development or property acquisition.

Mayor Eady reminded Council of procedural options: the applicant may withdraw the application and return at any time (for example, in two, four, or six months), whereas a denial would require the applicant to wait one year before reapplying. Either way, the request would not be ended permanently. Councilmember Windham reiterated that Council must consider the eight criteria but is not limited to them.

Planning Commission Input

Councilmember Oliver noted the Planning Commission's report was limited and reflected a split vote (two in favor, two opposed, one abstention), and invited Planning Commission members present to share any points not captured in the report. Mike McQuaide stated that the difficulty Council is having reflects ambiguity about Emory's long-term plans, citing properties such as Georgette's house, Neil and Carroll's place, Reverend Johnson's place, and the Wilshire property. He stated that this ambiguity can breed suspicion of an opportunistic approach to acquiring land, and that under Criterion 6 people's concerns about the incremental outcome are themselves a condition to consider. He reported that Tulio Pineda had told him after a prior meeting that the college would be seeking to rezone Georgette's house, and stated he believed rezoning some of these properties would be a hard sell. He noted the Planning Commission does not make binding decisions.

Applicant Remarks

At Mayor Eady's invitation, James Johnson, representing Emory University / Oxford College, addressed Council. Mr. Johnson reported that the college has been working with Newton County to return certain properties to the tax rolls, expected by January, though he did not know which properties; that the college is actively trying to sell the eight parcels (small cottages) on Dowman Street and the Murdy/Hopkins House; and that the college and university have made promises that have not always been kept and are trying to rectify that. He stated the college remains fully committed to the conditions presented at the previous meeting and is willing to negotiate additional conditions. He distributed a site plan reflecting off-street parking circling to the east side of the house, noted that only a boundary survey has been completed, and stated a topographic survey will be needed and stormwater will be addressed without removing additional trees. Discussion followed regarding a tree near the northeast corner of the house, the house's proximity (approximately 1.2 feet) to the property line, the City's official survey, and utility boxes on the site associated with the City's undergrounding of utilities serving the college, which the college funds.

Councilmember Oliver asked whether the property is truly of such strategic importance that the college cannot find space elsewhere on campus for three offices, given the larger issues it raises. Mr. Johnson stated he would take the question back to college leadership.

Discussion followed regarding the college house on the east side of Emory Street (704 Emory Street, the “Dickey house”). It was stated that Council has been consistent for decades that no institutional zoning will be approved on the east side of Emory Street, and that the house is nonconforming and must be returned to single-family residential use; Mr. Johnson confirmed it will be renovated and rented as a single-family dwelling. Regarding the ranch house across Emory Street, Mayor Eady stated that its approval was for temporary office use with the condition that it revert to residential zoning, with no date certain specified; it was noted that use is tied to the facilities department and that the conditions would revert if that department relocates.

Preliminary Indications

Mayor Eady noted that if the request is disapproved at the next regular meeting on Monday, October 5, 2026, the college would have to wait 12 months before resubmitting, whereas a withdrawal would allow it to return at any time, and that continuing to table the item would not be productive. He then asked each member for a non-binding indication of how they are leaning:

- **Councilmember Holt** – Leaning toward approval
- **Councilmember Ready** – Leaning toward approval with conditions
- **Councilmember McCanless** – Leaning toward disapproval
- **Mayor Eady** – Leaning toward approval
- **Councilmember Oliver** – Leaning toward disapproval unless something changes
- **Councilmember Wearing** – Leaning toward disapproval
- **Councilmember Windham** – Leaning toward disapproval

Mayor Eady stated this was not a vote and no member would be held to it. The college may take whatever action it deems necessary, and the item will be on the agenda for the next voting meeting, at which time Council will either acknowledge a withdrawal or take a vote.

Outcome: No formal motion was made or vote taken, as this is a Work Session.

3. Discussion of Rezoning Ordinance No. 2026-004 for the Rezoning of 808 Wesley Street (0.22+/- acres)

Councilmember McCanless noted that the first-read ordinance in Council’s materials does not list any conditions, and requested that any conditions be specifically enumerated in the ordinance if the request is approved, to avoid the ambiguity experienced with the ranch house across Emory Street. Mayor Eady agreed that the ordinance language would be amended to reflect any conditions should Council approve with conditions.

Mayor Eady explained that, at the next voting meeting, Council will vote on the application; if approved, Council would then hold the first reading of the ordinance, followed by a second reading at a subsequent meeting. If the application is disapproved, there is no amendment to codify and no first reading would be held. He noted the first reading is a procedural step and not itself a decision on the request.

4. Other Business

a. Tax-Exempt Status of College-Owned Properties

Mayor Eady stated that, absent objection from Council, he intends to send a certified letter to the Newton County Tax Assessor’s Office requesting a property-by-property assessment of whether college-owned properties qualify for tax exemption under the legal standard, which consists of three tests: the property is owned by the entity, the entity is a charitable entity, and the property is

used exclusively for the charitable purpose of that entity. Council will receive a copy of the letter. He noted that zoning determines the allowed use of a property, and that residentially zoned property, which does not permit institutional use, would not be eligible for exemption. No objection was stated.

b. College Farm Zoning Compliance

Mayor Eady stated the college farm was originally zoned rural residential to allow agricultural use conditioned on someone living on the property, and that it now operates essentially as a commercial farm with no one living there, which does not conform to its zoning. He stated the matter needs to be revisited with a clear, unambiguous time period for resolution. Councilmember Oliver added concerns regarding the number of employees on site, commercial-grade trucks, transport of produce to Atlanta, and on-site produce sales events. Mayor Eady stated the matter would be addressed at a later time.

c. Rezoning Notice Signs

Councilmember Oliver apologized for earlier raising a concern that public notice requirements had not been met, after City Manager Andrew informed him that two additional signs had been posted on Wesley Street. He stated the signs were removed prematurely in his opinion, and asked that the City review its policy and procedures so that rezoning signs remain in place until a final decision is made and are updated with any new dates. Mayor Eady stated the ordinance requires notice only of the public hearing date, time, and request, and that subsequent actions are public record through agenda notice, but that staff would review the matter, which may already be addressed in the draft zoning code under Planning Commission review.

d. Property Maintenance of College-Owned Houses

Councilmember Wearing asked what criteria or restrictions exist to prevent college-purchased houses from falling into disrepair and later being proposed for demolition. Mayor Eady stated that Chief Brooks and the Police Department are working through code enforcement procedures for nuisance and blighted properties, and that any college-owned property that visibly falls into disrepair would be subject to notice, a period to correct, and a citation to appear before the judge if necessary. Councilmember McCanless noted, in fairness to the college, that it has done considerable work on the 808 Wesley Street house over the years.

5. Work Session Meeting Review

None.

6. Executive Session

No Executive Session was held.

Action Items

1. Place the 808 Wesley Street rezoning application on the October 5, 2026 regular meeting agenda for a vote, or acknowledgment of withdrawal if the applicant withdraws.
2. If the application is approved with conditions, amend Ordinance No. 2026-004 to enumerate the conditions before the first reading.
3. Mayor Eady to send a certified letter to the Newton County Tax Assessor's Office requesting a property-by-property tax-exemption assessment of college-owned properties, with a copy to Council.
4. Staff to review the City's policy on keeping rezoning notice signs posted until a final decision, including whether it is addressed in the draft zoning code.

5. Revisit the college farm's zoning compliance and establish a time period for resolution.
6. James Johnson to take Council's question regarding the strategic necessity of the property back to college leadership.

Adjournment

Without objection, Mayor Eady adjourned the meeting at 8:08 P.M.

Respectfully Submitted,

Kristin Watkins
Deputy City Clerk



**ADDENDUM A
TO THE OFFICIAL MINUTES OF THE OXFORD MAYOR AND COUNCIL
SPECIAL CALLED WORK SESSION
MONDAY, SEPTEMBER 28, 2026 – 6:30 P.M.
COUNCIL RESPONSES TO REZONING DECISION CRITERIA – 808 WESLEY
STREET**

This addendum records each member's response to the eight evaluative criteria in the City of Oxford zoning ordinance, as read aloud by Mayor Eady, and to other considerations, as discussed during Agenda Item 2 (Discussion of the Rezoning Application for 808 Wesley Street, R-30 to IC). Responses are drawn from the meeting transcript and are listed in the order members spoke. No vote was taken.

Criterion 1: Whether the proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property.

- **Councilmember Holt** – Yes; the property is adjacent to the college dining hall and he could not see where the proposal would not meet this criterion.
- **Councilmember Ready** – The proposal meets the requirement as written.
- **Councilmember McCanless** – Agreed that the criterion is met.
- **Mayor Eady** – Yes; the proposal meets the requirement.
- **Councilmember Oliver** – Yes and no: suitable in relation to the dining hall, but not in relation to the adjacent R-30 property, nor in relation to adjacency to a public park, which would occur for the first time.
- **Councilmember Wearing** – Agreed with Councilmember Oliver.
- **Councilmember Windham** – Agreed with Councilmember Oliver; the proposal affects the property behind it and changes the whole aspect of the area.

Criterion 2: Whether the proposal will adversely affect the existing use or usability of adjacent or nearby property.

- **Councilmember Windham** – Same as Criterion 1; the proposal does adversely affect the existing use or usability of the property behind it.
- **Councilmember Wearing** – Stated the college has been buying properties for its own purposes without a plan, and that until a verified plan for the building is presented he would have to say no. When asked by Mayor Eady to clarify whether use of the house as an office would adversely affect adjacent property, he clarified that it will not adversely affect the existing use or usability of adjacent or nearby property.
- **Councilmember Oliver** – Yes, for the same reasons as Criterion 1. The two R-30 parcels flanking the park serve as the buffer between institutional campus zoning and the

residential area to the north. Rezoning this parcel but not the Pat Brown property would reduce the usability of the Brown property, a lot of record that could be used for a house, which would be the only R-30 property left on that block. Rezoning both would, for the first time, bring the college campus up to the George Street Park.

- **Mayor Eady** – Will not adversely affect; the Institutional Campus district is by definition a transitional zone stepping down in scale and impact from the college’s Institutional zoning.
- **Councilmember McCanless** – Because the applicant is willing to accept a condition that the property revert to R-30 when it ceases to be used as an office, she did not believe it would necessarily affect the use of the adjacent R-30 parcel. She stated she would not be in favor of rezoning that adjacent R-30 parcel, and advocated that any approval include the reversion condition, while noting concern about how such a condition would be enforced given past difficulty. Mayor Eady responded that the City would make sure any decision is clearly reflected in the minutes.
- **Councilmember Ready** – The college has owned the property for some time, so this is not new encroachment; the request is a change of use, institutional use is already nearby, and the other side is a passive park. He believed the usability criterion is met.
- **Councilmember Holt** – Agreed with Councilmembers McCanless and Ready; the college already owns the property and he did not see that the change would make any difference to what is adjacent.

Councilmember Windham objected to the reasoning that the college already owns the property, noting that Council had previously denied a request from the owner of the blue house across the street, even though she had owned that property for some time. Mayor Eady asked that members hold further comments until their turn so each member could state their view without commentary.

Criterion 3: Whether the property to be affected by the proposal has a reasonable economic use as currently zoned.

- **Councilmember Holt** – Yes; the property can reasonably be used as is.
- **Councilmember Ready** – Concurred with Councilmember Holt.
- **Councilmember McCanless** – Absolutely believed the property can be used as it is. Regarding Criterion 2, she added that “ownership is not zoning” and concurred with Councilmember Windham.
- **Mayor Eady** – There is a reasonable economic use as currently zoned; it could continue to be used as residential property.
- **Councilmember Oliver** – Yes. The house was occupied as a residence for a long time while adjacent to the dining hall, no differently from the Dowman Street houses and others rented to faculty or staff. The college used it for COVID housing, and it could serve as a guest cottage for college visitors or be rented. There has been no drop in the economic value or use of the property.
- **Councilmember Wearing** – Agreed with Councilmember Oliver that there is a reasonable economic use as currently zoned residential.
- **Councilmember Windham** – It is reasonable to continue its use in its current zoning; reiterated that ownership is not pertinent to zoning.

Criterion 4: Whether the proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.

- **Councilmember Windham** – Did not know about the effect on Emory as a school, but did not believe it would have an adverse effect on the remainder of the criterion.
- **Councilmember Wearing** – If the property is used as intended, it should not be a problem.
- **Councilmember Oliver** – As long as it is used as proposed, it would not create an excessive or burdensome use. His concern is that the City has a poor history of institutional memory regarding conditions placed on prior decisions, citing differing recollections of the conditions placed on college offices on the east side of Emory Street. If the property were eventually incorporated into the dining hall facility, it could be used in a way that would be excessive. His response is conditional.
- **Mayor Eady** – Not anticipated to cause an excessive or burdensome use; he interpreted “schools” to mean community schools such as elementary or middle schools rather than the college itself.
- **Councilmember McCanless** – Agreed with Councilmember Oliver that on the surface the proposal does not affect these items, but that conditions may or may not be upheld in the future, which is extremely worrisome.
- **Councilmember Ready** – Did not believe it would cause any excessive burden on the streets or utilities.
- **Councilmember Holt** – Agreed; no.

A Councilmember asked whether members would be able to review the Mayor’s notes. Mayor Eady stated that his notes were for discussion purposes only, and that he would work with the Deputy City Clerk to reflect each member’s response from the transcript for the public record.

Criterion 5: Whether the proposal is in conformity with the policy and intent of the comprehensive plan, including the future development map and future land use plan map.

- **Councilmember Holt** – Uncertain. It was clarified that the criterion refers to the City of Oxford’s comprehensive plan rather than the college’s plan. Mayor Eady explained that, due to changes from the Department of Community Affairs, the City’s comprehensive plan does not contain a future development map or future land use map; it contains a character area map designating compatible and incompatible zoning for each area, and the zoning map reflects existing conditions. Councilmember Holt stated that was why he was uncertain.
- **Councilmember Ready** – Without a future development map to compare against (only the character area map in the 2023 comprehensive plan), he did not believe Council could completely say yes or no to this criterion.
- **Councilmember McCanless** – She reviewed the comprehensive plan, which she helped create through a process that included two public surveys. While the proposal is consistent with the uses listed for the character area, it is not in conformity with the plan’s intent, as that character area clearly states no changes in development or land use direction are intended.

- **Mayor Eady** – The property is within the Historic District character area, which lists Institutional and Institutional Campus zoning as compatible; he concluded the proposal conforms to the policy and intent of the comprehensive plan.
- **Councilmember Oliver** – Characterized the criterion as a “trick question.” He stated the zoning map functions as the City’s future development map because it reflects where the City wants things to go; a rezoning by definition proposes to change that intended direction. No City document has anticipated outward expansion of the Institutional Campus zone. He noted the Johnson property, recently acquired by the college as a strategic purchase, as an example where a future change might be anticipated, and that the City could acknowledge such possibilities when updating the map. Going through this process acknowledges the proposal is not compatible with current planning.
- **Councilmember Wearing** – Having served on the Planning Commission, he did not believe the proposal is compatible.
- **Councilmember Windham** – Agreed with Councilmember Oliver; the proposal is not in conformity. He added that the eight criteria are meant to prevent Council from making decisions in a silo, and that everything surrounding the property, including the parcel behind it and the institutional campus, is pertinent; the property is not an isolated piece.

Criterion 6: Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the proposal.

- **Councilmember Windham** – There are no changes around the property. The existing conditions, including the property behind it and the lack of concrete plans, support disapproval.
- **Councilmember Wearing** – None that he is aware of. (Councilmember Wearing initially asked about a memorial plaque, which was clarified to be at a different location.)
- **Councilmember Oliver** – Approaching the question historically, the block bounded by Pierce, George, Asbury, and Wesley Streets was once entirely residential; homes once stood where the volleyball court, dining hall, and dining hall loading dock are now, including the home of Mr. and Mrs. Nolley. The Cobb Cottage is the last of the homes that once stood on that block, and over roughly 20 years the block has changed dramatically to institutional use. He noted that the Cobb Cottage, the neighboring Rosa Williams house, and the Nolley house were homes of Black families who supported the campus for many decades, and that the cottage is over 100 years old. He noted the applicant reported the house was rewired after an electrical fire and meets residential code, but that conversion to office use would require ADA accessibility; given non-level floors and doorways narrower than 36 inches, the interior would likely need to be gutted while retaining the facade, which he considered a travesty to a historic home that would change its character. The need for office space is a changing condition, but the required alterations weigh against approval.
- **Mayor Eady** – Council previously approved the rezoning and development of the property to the south as the Oxford College dining hall, and accepted the college’s future development plan, which indicated plans to use this property as offices. He believed these existing conditions support approval.

- **Councilmember McCanless** – A changing condition is the new building under construction in the downtown development area, which does or will have office space available to the college. She contended this supports disapproval.
- **Councilmember Ready** – Recognized points raised by other members, but noted the college has converted six properties under the same circumstances and has done so properly and maintained them. This house is unique only because of its location; he did not see any real adverse use at this time.
- **Councilmember Holt** – Did not see any existing or changing conditions affecting the use and development of the property; supports approval on this criterion.

Criterion 7: Whether the proposal would create an isolated zoning district unrelated to adjacent and nearby districts.

- **Councilmember Holt** – No.
- **Councilmember Ready** – Although it could be viewed as isolated due to its location, it is attached to the institutional side and would not adversely affect surrounding properties; it is not isolated.
- **Councilmember McCanless** – Did not feel it would create an isolated zoning district.
- **Mayor Eady** – The property is immediately adjacent to Institutional or Institutional Campus zoning and to residential zoning (a small parcel to the east), is across the street from Institutional Campus zoning, and is across George Street Park from residential property. Because of its adjacency to the same or similar zoning, he did not believe it creates an isolated district.
- **Councilmember Oliver** – By definition, it creates an isolated zoning district, because the Pat Brown property, zoned R-30 whether developed or not, would become the last R-30 parcel on a block surrounded by wide rights-of-way, an “island.” If Council is not willing to rezone both parcels, it makes no sense to rezone the Cobb Cottage parcel. For him, the decision comes down to the historic integrity of the Cobb Cottage and whether Council is willing to cede the block to Institutional Campus zoning.
- **Councilmember Wearing** – Reiterated that he has asked for a concrete proposal of what the house would be used for so the applicant can be held to it. (It was stated the use would be a conferencing and special events office.) After Mayor Eady explained the intent of the criterion, citing the Council’s prior concern about leapfrogging a residential use near Orna Villa, Councilmember Wearing stated he believes it creates an isolated area.
- **Councilmember Windham** – Agreed with Councilmember Oliver that the proposal would create an isolated zoning district.

Criterion 8: Whether the proposal would have an impact on the environment, including, but not limited to, drainage, soil erosion and sedimentation, flooding, air quality and water quality.

- **Councilmember Windham** – No, it would not.
- **Councilmember Wearing** – Uncertain; it may have some impact on water and sewer and on drainage, and he did not know the topography in relation to the park. He noted

Council has asked for something more concrete from the applicant and has not yet received it.

- **Councilmember Oliver** – No; it would not have much of an impact at all.
- **Mayor Eady** – It does not appear the proposal would have an impact on the environment beyond its current impact under residential use.
- **Councilmember McCanless** – Agreed with Mayor Eady.
- **Councilmember Ready** – On the surface there would be no impact, but if the driveway is changed to accommodate ADA access and significant earth is moved, it could create soil erosion and sedimentation impacts, and strict precautions against runoff would be needed.
- **Councilmember Holt** – Agreed with that analysis.

Councilmember Windham stated he would like the criterion to read “negative impact” rather than “impact.” It was noted the wording could be revisited with the zoning code update. Councilmember McCanless responded that the criteria are weighed for or against a decision and a change could positively impact the environment, so the criterion is flexible enough without the qualifier. Mayor Eady agreed with Councilmember McCanless.

Other Considerations

Mayor Eady asked each member whether there were other considerations, including matters presented at the public hearing or in the Planning Commission’s recommendation, that had not been raised.

- **Councilmember Holt** – None.
- **Councilmember Ready** – Did not believe anything was missed under the eight criteria. Other items that have been discussed are not directly related to this proposal and should be addressed separately, with Council concentrating strictly on this rezoning request.
- **Councilmember McCanless** – Each past rezoning request from the college has seemed reasonable on its own, whether temporary, conditional, or outright, but the difficulty with this property reflects long-standing incremental creep. She was impressed with the possibilities Mr. Johnson presented at the prior meeting, but none is a promise or guarantee. She anticipated the Penn and Johnson properties will come before Council for rezoning in the future, and asserted that Council should look at this request in the broader context of the town’s zoning needs rather than in a silo. She would like to see solid good-faith gestures from the college, and stated future zoning changes will be harder given this experience.
- **Mayor Eady** – The request should be considered in context. The Dean has indicated the college’s understanding that the George Street right-of-way is a line the college will not cross for future development or property acquisition. The proposal generally supports the future development plan the college submitted and is noted as compatible with the Historic District character area in the comprehensive plan.
- **Councilmember Oliver** – Emphasized that the eight criteria are not the limiting factor and that Council may consider context, history, and relationship issues. He cited the college farm as a parcel approved with conditions that continues to operate outside those conditions. He stated that boundaries (Stone Street, Emory Street, the trail, and George

Street) were communicated privately between leaders and were never agreed to by Council; that Stone Street and the portion of George Street extending from Asbury Street to the post office are residential neighborhoods; and that Emory Street has already been breached. He noted at least six properties, some quite large, have been purchased beyond those boundaries in the last five years. He stated that discussion should occur in public, that the college should use the land it already has to the west until the issue of proper taxation is settled, and that he might be more amenable to approval in a year after progress on other matters.

- **Councilmember Wearing** – Has concerns with Criteria 5, 6, 7, and 8. He has repeatedly asked for concrete proposals of what the college intends and how, and has not received them; he will vote no.
- **Councilmember Windham** – Agreed with Councilmembers McCanless and Oliver. He noted parking plans south of George Street had been discussed for at least seven or eight years, before Meyer Brady left. He stated rezoning decisions are being made in a siloed rather than planned manner, and that while he wishes to cooperate with the college, the relationship has largely been a one-way street.
- **Councilmember Holt** – Has difficulty deviating far from what must be considered for this property. He shares the Planning Commission's concerns about incremental institutional creep along Wesley and Emory Streets, but based on the criteria it is hard for him to say no to Criteria 1, 2, or 3.

Preliminary Indications (Non-Binding)

At the close of discussion, Mayor Eady asked each member for a non-binding indication of how they are leaning. This was not a vote.

- **Councilmember Holt** – Leaning toward approval
- **Councilmember Ready** – Leaning toward approval with conditions
- **Councilmember McCanless** – Leaning toward disapproval
- **Mayor Eady** – Leaning toward approval
- **Councilmember Oliver** – Leaning toward disapproval unless something changes
- **Councilmember Wearing** – Leaning toward disapproval
- **Councilmember Windham** – Leaning toward disapproval

Respectfully Submitted,

Kristin Watkins
Deputy City Clerk

PLANNING AND ZONING DEPARTMENT
ZONING APPLICATION FOR THE CITY OF OXFORD

Note: The applicant must complete this and all attached forms. Failure to complete them will result in the refusal of the application. The Planning Department has up to five (5) working days to review all applications submitted for sufficiency. If the application is found insufficient, an agenda date will not be set until the required information is submitted.

Applicant
Tim Anderson

Phone: 770-315-3244
E-Mail: _____

Property Owner
Timothy Wayne Anderson
1634 Campbell Rd
Covington Georgia 30014
Phone: 770-315-3244
E-Mail: andersonsignaturehomesinc@gmail.com

Existing Zoning District: R4-Residential

Proposed Zoning District: R-20 (conditional)

Existing Use of Property: Vacant

Proposed Use: Single Family Residential, Detached, Stick/ Site built

Tax Map/Parcel Number X061A051 Acreage: 2.79 Acres

Location of Property (for legal ad): Oxford Rd, Oxford

.....
I hereby certify that the above information and all attached information are true and correct.

Signature: [Signature] Date: 3-6-26

.....
Application Withdraw:

I hereby withdraw the application. Signature: _____ Date: _____
.....

Staff Use Only

Application Date: March 6, 2026

Received by: Bill Andrew, Zoning Administrator

Tentative City Council Date: August 3, 2026

ZONING DECISION CRITERIA

Planning and Zoning specifies that the following criteria may be applicable to the decision to approve or deny an application for conditional use. Please complete information on this page or within the letter of intent as to which of these criteria you believe apply to your case, and provide information and facts that you believe are relevant and support your case:

REZONING DECISION CRITERIA	APPLICANT'S RESPONSE
1. Whether the proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property (existing land use)	yes
2. Whether the proposal will adversely affect the existing use or usability of adjacent or nearby property	
3. Whether the property to be affected by the proposal has a reasonable economic use as currently zoned	
4. Whether the proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools	
5. Whether the proposal is in conformity with the policy and intent of the comprehensive plan including land use element	
6. Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the proposal	
7. Existing use(s) and zoning of subject property	
8. Existing zoning of nearby property	
9. Existing value of the property under the existing zoning and/or overlay district classification	

Rezoning Application # _____

10. Whether the property can be used in accordance with the existing regulations	
11. Value of the property under the proposed zoning district and/or overlay district classification	
12. Extent to which the property value of the subject property is diminished by the existing zoning district and/or overlay district classification	
13. Suitability of the subject property under the existing zoning district and/or overlay district classification for the proposed use	
14. Suitability of the subject property under the proposed zoning district and/or overlay district classification	
15. Length of time the property has been vacant or unused as currently zoned	

REZONING DECISION CRITERIA	APPLICANT'S RESPONSE
16. Description of all efforts taken by the property owner(s) to use the property or sell the property under the existing zoning district and/or overlay district classification	
17. The possible creation of an isolated zoning district unrelated to adjacent and nearby districts	
18. Possible effects of the change in zoning or overlay district map, or change in use, on the character of a zoning district or overlay district	
19. Whether a proposed zoning map amendment or conditional use approval will be a deterrent to the value or improvement of development of adjacent property in accordance with existing regulations	
20. The possible impact on the environment, including but not limited to, drainage, soil erosion and sedimentation, flooding, air quality and water quality	
21. The relation that the proposed map amendment or conditional use bears to the purpose of the overall zoning scheme, with due consideration given to whether or not the proposed change will help carry out the purposes of these zoning regulations	
22. The consideration of the preservation of the integrity of residential neighborhoods shall be considered to carry great weight. In those instances in which property fronts on a major thoroughfare and also adjoins an established residential neighborhood, the factor of preservation of the residential area shall be considered to carry great weight.	
23. The amount of undeveloped land in the general area affected which has the same zoning or overlay district classification as the map change requested	
24. The extent to which the proposed rezoning or conditional use will contribute to or detract from the community with regard to greenspace, architectural design, and landscaping.	

**CAMPAIGN CONTRIBUTIONS DISCLOSURE FORM
REQUIRED FOR ALL ZONING ACTIONS**

Applicant, or person representing property owner

OCGA § 36-67A-3[c] Disclosure of campaign contributions:

- (a) When any applicant for zoning action has made, within two years immediately preceding the filing of the applicant's application for the zoning action, campaign contributions aggregating \$250.00 or more to a local government official who will consider the application, it shall be the duty of the applicant to file a disclosure report with the governing authority of the respective local government showing:
 - (1) The name and official position of the local government official to whom the campaign contribution was made; and
 - (2) The dollar amount and description of each campaign contribution made by the applicant to the local government official during the two years immediately preceding the filing of the application for the rezoning action and the date of each such contribution.
- (b) The disclosures required by subsection (a) of this Code section shall be filed within ten (10) days after the application for the zoning action is first filed. (Code 1981, Section OCGA § 36-67A-3[C], enacted by GA L. 1986, page 1269, Section 1, GA L. 1991, page 1365, Section 1).

I hereby certify that I have read the above and that:

I have** _____ **I have not** ✓ _____

Within the two years immediately preceding this date, made any contribution(s) aggregating \$250.00 or more to any local government official involved in the review or consideration of this application.


Applicant's Signature

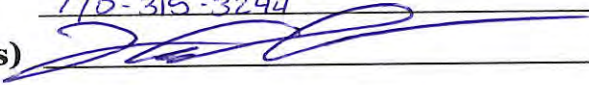
3-6-26
Date

****If you have made such contributions, you must provide the data required in subsection (a) above within ten (10) days of filing this application.**

Rezoning Application # _____

AUTHORIZATION OF PROPERTY OWNER

I swear that I am the owner of the property which is the subject matter of the attached application, as shown in the records of Newton County, Georgia.

Name of Owner(s) Timothy Wayne Anderson
Address 1634 Campbell Road
Covington Georgia 30014
Telephone Number 770-315-3244
Signature of Owner(s) 

I authorize the person named below to act as applicant in the pursuit of a rezoning, conditional use, or variance of this property.

Name of Applicant(s) Tim Anderson
Address _____

Telephone Number _____

Personally appeared before me

Timothy Wayne Anderson
who swears that the information contained
in this authorization is true and correct to
the best of his or her knowledge and belief.

Notary Public

Date

Rezoning Application # _____

**PLANNING & ZONING
CITY OF OXFORD**
110 W. Clark Street
Oxford, GA 30054
770-786-7004

PUBLIC NOTICE REQUIREMENTS

The zoning regulations require that public notice must be given prior to all zoning hearings as follows:

- 1) A legal advertisement shall be published not less than 15 days and not more than 45 days prior to the public hearing.
- 2) A public notice sign shall be placed in a conspicuous location on the property not less than 15 days and not more than 45 days prior to the public hearing.

The City is required to post the sign and ensure that it remains in place during the entire zoning proceeding. The sign must be placed on the property within the specified time and in a conspicuous location.

The purpose of the sign is to inform the public that an application has been filed. Legally, the Council cannot consider a request until all public notice requirements have been met. If it is determined at any time during the zoning proceeding that the sign has not been properly posted on the site, the Council must table or delay the request. Council members and planning staff often visit the site and will look for the sign. Additionally, local citizens often report when a sign has not been posted.

Multiple sign posting on a site may be required as determined by the City. The sign will be conspicuous and in a location where it is clearly visible. The sign will not be obstructed in any manner, placed too far from the road, or placed in such manner that would cause it to blend into the landscape.

The sign will remain posted during the entire proceeding. Should you find the sign missing or vandalized in any manner, contact the city so the sign can be replaced. When the proceeding is complete and final Council action has occurred, the sign will then be removed from the property by the City.

THIS SIGN WILL BE POSTED NO LATER THAN 3-6-26

STAFF RECOMMENDATION: ☐ **APPROVE** ☐ **DENY**

REASON: _____

L E G A L D E S C R I P T I O N

ALL THAT TRACT of parcel of land lying and being the Town of Oxford, Newton County, Georgia and being more particularly described as follows

BEGINNING at the intersection of the west right-of-way of Hull Street and the south right-of-way of Oxford Road, thence in a west direction along the south right-of-way of Oxford Road for a distance of 776.60 feet to an IPF 1\2"RB at the true point of beginning.

THENCE South 00 degrees 38 minutes 53 seconds West for a distance of 450.75' feet to an IPF 1\2"RB;

THENCE South 00 degrees 40 minutes 03 seconds West for a distance of 432.58' feet to an IPF 1\2"RB;

THENCE South 89 degrees 32 minutes 07 seconds West for a distance of 383.72' feet to an IPF 5\8"RB;

THENCE North 00 degrees 53 minutes 45 seconds East for a distance of 894.12' feet to an IPF 1\2"RB;

THENCE South 88 degrees 57 minutes 35 seconds East for a distance of 68.05' feet to a point;

THENCE South 88 degrees 49 minutes 32 seconds East for a distance of 311.90' feet to an IPF 1\2"RB at the true point of beginning.

Said property contains 7.79 acres.

UTILITY NOTE:
PATRICK & ASSOCIATES, INC. NOR THE LICENSED PROFESSIONAL ASSUME ANY LIABILITY FOR THE EXISTENCE, LOCATION, MATERIAL OR SIZE OF ANY UNDERGROUND UTILITY SHOWN ON THIS SURVEY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE, EXACT LOCATION, MATERIAL AND SIZE OF ANY UNDERGROUND UTILITY BEFORE BIDDING OR EXCAVATING ON THIS PROJECT.

All or a portion of this survey was performed by GPS. Approximately 95% of this survey was performed using a Leica GS18 and 5% was performed using a Trimble S6. The field of GPS was Real Time Kinematic (RTK). The field data upon which this plat is based has a positional tolerance of 0.04' based on redundant measurements and has not been adjusted. The horizontal datum for this survey was NAD83, Georgia West Zone. All distances shown on this plat are surface distances. This plat has been calculated for closure and was found to be accurate within one foot in 333,251 feet.

Note: The surveyor herein has made no investigative or independent search for encumbrances of record. Encumbrances, restrictive covenants, ownership title evidence or any other facts that a current title search may disclose.

Note: This plat was prepared for the exclusive use of the person, persons or entity named herein. This plat does not extend to any person, persons or entity without the express recertification of the surveyor naming such person, persons or entity.

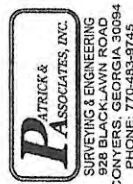
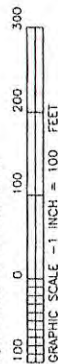
This property is in zone "X", a Federal Flood Area as indicated by F.I.A. Official Hazard Maps. Flood Map No. 13217C0107D, Dated: 03/17/2014.

RETRACEMENT SURVEY FOR:

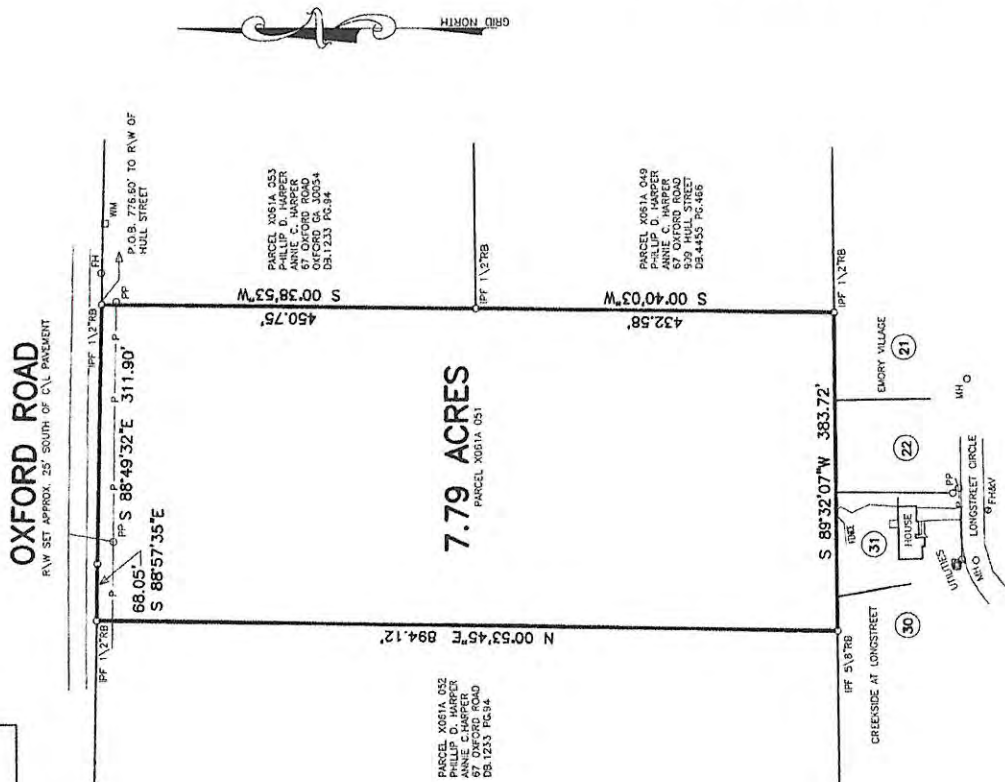
ANDERSON SIGNATURE HOMES

LAND LOT 289 - 9TH DISTRICT
TOWN OF OXFORD
NEWTON COUNTY, GEORGIA

DATE OF FIELD WORK: 7-31-2023
DATE OF PLAT PREPARATION: 8-02-2023
EQUIPMENT USED: TRIMBLE S6



JOB NO. 23-392
DWG. NO. 36222



OWNER:
PARCEL X061A 051
BARBARA ANN FLANIGAN
1917 WEDGEWOOD DRIVE
STONE MTN., GA 30088
DB 2485, PG 226

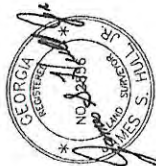
BK55 PG:287-287
P2023000148
FILED IN OFFICE
CLERK OF COURT
JANUARY 10, 2024
SUSAN D. HAYES
SUSAN D. HAYES
NEWTON COUNTY, GA

Susan D. Hayes

RECORDING INFORMATION

This Plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels is stated herein. RECORDATION OF THIS PLAT DOES NOT IMPLY ANY GUARANTEE OF ACCURACY OR LIABILITY FOR ANY ENCUMBRANCES, RESTRICTIVE COVENANTS, OR OTHER MATTERS WHICH MAY AFFECT THE TITLE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 13-6-67.

James S. Hill, Jr.
JAMES S. HILL, JR., GA RLS 2876
PARCEL X061A 051
DB 2485, PG 226



TEXT LEGEND

- IPF IRON PIN FOUND
- IPS IRON PIN SET
- RB REBAR
- AC AIR CONDITIONER
- CLF CHAIN LINK FENCE
- CONC CONCRETE
- EM ELECTRIC METER
- FH FIRE HYDRANT
- MH MAN HOLE
- P OVERHEAD POWER
- PP POWER POLE
- TEL P TELEPHONE PEDESTAL
- WM WATER METER
- WV WATER VALVE
- WYM WATER VALVE MARKER
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- B/L BUILDING LINE
- C/L CENTERLINE
- R/W RIGHT-OF-WAY

Parcel X061A051 ~~+ X061A052~~
Oxford Road
Zoning Application
Timothy Wayne Anderson
~~December 15, 2023~~
Feb 27-2024
REZONING DECISION CRITERIA

1. Whether the proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property.

The Subject Property is literally surrounded by properties that are zoned and utilized at present as single family residential with the exception of one property to the southwest which has been developed light industrial. The proposed rezoning of the Subject Property will allow for the creation of a traditional neighborhood development.

2. Whether the proposal will adversely affect the existing use or usability of adjacent or nearby property.

No, the proposed amendment would be similar and compatible with the current and future land use of adjacent and nearby property.

3. Whether the property to be affected by the proposal has a reasonable economic use as currently zoned.

As currently zoned the Subject Property has not proved to be and is not currently marketable and has remained vacant and undeveloped for over twenty years. As a single tract or in combination with the adjacent 7.06 acre tract (a companion zoning application) the limited street frontage, single access point and the required development standards associated with the current single family residential zoning classification development is simply not economically feasible for this property.

4. Whether the proposal will result in a use that will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities or schools.

This amendment is not anticipated to have dramatic effects on the capacities of any public facilities. Based on existing street infrastructure the traffic resulting from the proposed use will not be excessive and will not impact existing traffic patterns.

Wastewater and public water service for the proposed use is available and the proposed rezoning will not impact the school system in an excessive manner given the limited number of homes to be added to the proposed residential neighborhood.

5. Whether the proposed rezoning is in conformity with the policy and intent of the comprehensive plan.

The requested rezoning amendment is consistent with the policy and intent of the comprehensive plan. In light of the presence of large footprint of a long standing single family residential uses adjacent to the property and immediate surrounds the proposed rezoning simply makes sense for the foreseeable future and considered in the context of amending the city's comprehensive plan.

24-01
6. Whether there are other existing or changing conditions affecting the use and development of the property that give supporting grounds for either approval or disapproval of the proposal.

None. The proposed amendment contributes to the logical development pattern of the Subject Property and the contiguous parcels of property.

7. Existing use(s) and zoning of subject property.

The Subject Property is vacant and currently zoned R-3.

8. Existing zoning of nearby property.

The properties surrounding the Subject Property are zoned R-3 or R-4 with the exception of the light industrial zoned property to the southwest.

9. Existing value of the property under the existing zoning and/or overlay district classification.

To be supplemented.

10. Whether the property can be used in accordance with the existing regulations.

As a single tract or in combination with the adjacent 7.06 acre tract (a companion zoning application) the limited street frontage, single access point and the required development standards associated with the current single family residential zoning classification development is simply not economically feasible.

11. Value of the property under the proposed zoning district and/or overlay district classification.

To be supplemented.

12. Extent to which the property value of the subject property is diminished by the existing zoning district and/or overlay district classification.

To be supplemented.

13. Suitability of the subject property under the existing zoning district and/or overlay district classification for the proposed use.

The current zoning of the Subject Property would allow a single family detached residential use yet has remained vacant and undeveloped for a period in excess of twenty years. The configuration of the property limits development under the current zoning designation.

14. Suitability of the subject property under the proposed zoning district and/or overlay district classification.

The requested zoning would allow for the development of a residential neighborhood consistent with the intent of the comprehensive plan and presents a logical 'fit' in regard to the surrounding existing residential uses.

15. Length of time the property has been vacant or unused as currently zoned.

The Subject Property has been vacant for in excess of twenty years.

16. Description of all efforts taken by the property owner(s) to use the property or sell the property under the existing zoning district and/or overlay district classification.

The applicant purchased the Subject Property in September of 2023 and the property has remained vacant since the date of purchase.

17. The possible creation of an isolated zoning district unrelated to adjacent and nearby districts.

For the reasons stated for other criterial responses the requested zoning will not create an 'island' zoning.

18. Possible effects of the change in zoning or overlay district map, or change in use, on the character of a zoning district or overlay district.

The proposed zoning will contribute to the existing character of the residential neighborhood character associated with the city presently.

19. Whether a proposed zoning map amendment or conditional use approval will be a deterrent to the value or improvement of development of adjacent property in accordance with existing regulations.

The proposed residential use will not result in diminished values to the existing adjacent residential uses.

20. The possible impact on the environment, including but not limited to, drainage, soil erosion and sedimentation, flooding, air quality and water quality.

The proposal would not result in any significant adverse impacts on the natural environment.

21. The relation that the proposed map amendment or conditional use bears to the purpose of the overall zoning scheme, with due consideration given to whether or not the proposed change will help carry out the purposes of these zoning regulations.

The request of the applicant for the zoning change (~~R-7.5~~ ^{R-20} Conditional) will contribute to the overall plan associated with the Town Neighborhood Character – a core value expressed in the City's zoning ordinance.

22. The consideration of the preservation of the integrity of residential neighborhoods shall be considered to carry great weight. In those instances in which property fronts on a major thoroughfare and also adjoins an established residential neighborhood, the factor of preservation of the residential area shall be considered to carry great weight.

The requested zoning will result in a neighborhood residential development with residences that will be consistent with existing single family homes in the area of the Subject Property and the use of the subject property for the purpose proposed by the applicant will contribute to the preservation of the integrity of those neighborhoods.

23. The amount of undeveloped land in the general area affected which has the same zoning or overlay district as the map change requested.

None that the applicant is aware of as of the filing date of this application.

24. The extent to which the proposed rezoning or conditional use will contribute to or detract from the community with regard to greenspace, architectural design and landscaping.

Approval of the request which would result in the residential neighborhood the applicant plans to develop. A neighborhood that would reflect the historic and existing pattern of development relative to the surrounding properties and would provide sidewalks for pedestrian connectivity and a linear park. Architectural design and landscaping would be important components of the resulting neighborhood and will contribute to the surrounding community.

LIST OF ADJOINING PROPERTY
OWNERS

Phillip D. Harper
Annie C. Harper
Tax Parcel: X061A052
Oxford Road
Oxford, Georgia 30054
R-4 Residential
Existing Use: Vacant

Geraldine R. Rowe
Tax Parcel: X061C030
142 Longstreet Circle
Oxford, Georgia 30054
R-3 Residential
Existing Use: Single Family – Detached

Eric Cain
Tax Parcel: X061C031
140 Longstreet Circle
Oxford, Georgia 30054
R-3 Residential
Existing Use: Single Family - Detached

Tillie A. Smith
Alicia C. Smith
Tax Parcel: X061B065
138 Longstreet Circle
Oxford, Georgia 30054
R-3 Residential
Existing Use: Single Family – Detached

LIST OF ADJOINING PROPERTY
OWNERS

Keisha Sampson
Tax Parcel: X061A052A
153 Oxford Road
Oxford, Georgia 30054
R-3 Residential
Existing Use: Single Family – Detached

Leon Nolley
Willie Mae J. Nolley
Tax Parcel: 0061A008
95 W. Keel Street
Oxford, Georgia 30054
R-3 Residential
Existing Use: Single Family – Detached

Wilie Seals Woods
Ruby N. Woods
Tax Parcel: 0061A001
P.O. Box 603
Covington, Georgia 30015
R-3 Residential
Existing Use: Single Family - Detached

Versille White
Undrea & Tony White
Tax Parcel: 0061A009
5 Buckhead Court
Oxford, Georgia 30054
R-3 Residential
Existing Use: Single Family – Detached

LIST OF ADJOINING PROPERTY
OWNERS

Page 2.

Eddie Reed Jr.
Tax Parcel: 0061A010
15 Beakhead Court
Oxford, Georgia 30054
R-3 Residential
Existing Use: Single Family – Detached

Naomi M. James
Tax Parcel: 0061A011
24 Beakhead Court
Oxford, Georgia 30054
R-3 Residential
Existing Use: Single Family – Detached

B&T Development Company
Tax Parcel: 0042 167
130 Oxford West Drive
Oxford, Georgia 30054
14 Industrial
Existing Use: Light Industrial

LIST OF ADJOINING PROPERTY
OWNERS

Page 2.

FKH SFR PROPCO B-HLD, LP
Tax Parcel: X061B066
1850 Parkway Place
Suite 900
Marietta, Georgia 30067
R-3 Residential
Existing Use: Single Family – Detached

Phillip D. Harper
Annie C. Harper
Tax Parcel: X061A049
909 Hull Street
Oxford, Georgia 30054
R-4 Residential
Existing Use: Vacant

Phillip D. Harper
Annie C. Harper
Tax Parcel: X061A053
67 Oxford Road
Oxford, Georgia 30054
R-3 Residential
Existing Use: Single Family – Detached

Parcel X061A051 + XD61A52
Oxford Road
Zoning Application
Timothy Wayne Anderson
December 15, 2023

Feb. 27-2026

Property Owner:
Timothy Wayne Anderson
1634 Campbell Road
Covington, Georgia 30014

Applicant/Agent:
John Andrew Nix
MaddoxNix
945 Bank Street
Conyers, Georgia 30012
770.922.7700
jan@maddoxnixfirm.com

Statement of Suitability

As a single tract or in combination with the adjacent 7.06 acre tract (a companion zoning application) the limited street frontage, single access point and the required development standards associated with the current single family residential zoning classification development is simply not economically feasible for this property. Not allowing the requested zoning would impose the subject property to a very limited residential use which would result in an economic hardship to the applicant for a property that has been vacant and undeveloped for over twenty years.

On behalf of the Property
Owner,

~~s/ John Andrew Nix~~

~~John Andrew Nix, Applicant/Agent
MaddoxNix~~

Parcel X061A051 + X061A052
Oxford Road
Zoning Application
Timothy Wayne Anderson
~~December 15, 2023~~

Feb-27, 2024

Property Owner:
Timothy Wayne Anderson
1634 Campbell Road
Covington, Georgia 30014

Applicant/Agent:
John Andrew Nix
MaddoxNix
945 Bank Street
Conyers, Georgia 30012
770.922.7700
jan@maddoxnixfirm.com

Narrative Intent

The use proposed by the property owner for the subject property and the adjoining 7.06 acre tract (Tax Map No. X061A052) is a single family residential neighborhood (stick built on site) consisting of thirty-nine (39) lots. Each lot will have a minimum front street width of seventy (70) feet. Subject to approval of the instant application the anticipated commencement date for construction is the summer of 2024. The requested R-7.5 zoning is requested with the condition that the minimum lot width be 75 feet rather than the ordinance established width of 50 feet.

On behalf of the Property
Owner,



John Andrew Nix, Applicant/Agent
MaddoxNix



Parcel X061A051 ~~X061A052~~
Oxford Road
Zoning Application
Timothy Wayne Anderson
~~December 15, 2023~~
~~Feb 27, 2026~~

CONSTITUTIONAL OBJECTIONS

3-6-26

These constitutional objections are submitted on behalf of the owner, Timothy Wayne Anderson (hereafter the "Applicant/Owner") in the above-referenced Zoning Application, and directed to the governing authority of City of Oxford, Georgia. The intent of this statement is to respectfully apprise and place the governing authority of the City of Oxford on notice that denial of the Applicant/Owner's zoning amendment application would be unconstitutional as stated herein, thus allowing said governing authority the opportunity to prevent these unconstitutional actions, as well as to respectfully comply with all notice requirements imposed by the Georgia and federal judiciary.

The Applicant/Owner believes that its application meets and satisfies each of the criteria relative to the grant of a zoning amendment as specified in Chapter 40, Zoning, §40-1 et seq. of the Code of Ordinances of City of Oxford and related ordinances of the City of Oxford and accordingly must be granted by the City Council. Any application of the City of Oxford Zoning Ordinance or action by the City Council of the City of Oxford that would restrict the subject site other than as presented in this zoning amendment application as requested by the Applicant/Owner would be unconstitutional, illegal, null and void, constituting a destruction of Applicant/Owner's protected property interests and a taking of Applicant/Owner's property in violation of the Just Compensation Clause of the Fifth and Fourteenth Amendments to the Constitution of the United States, Article I, Section I, Paragraph I, and Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983, and the Equal Protection and Due Process Clauses of the Georgia Constitution and the Constitution of the United States, denying the Applicant/Owner an economically viable use of its land while not substantially advancing legitimate state interests.

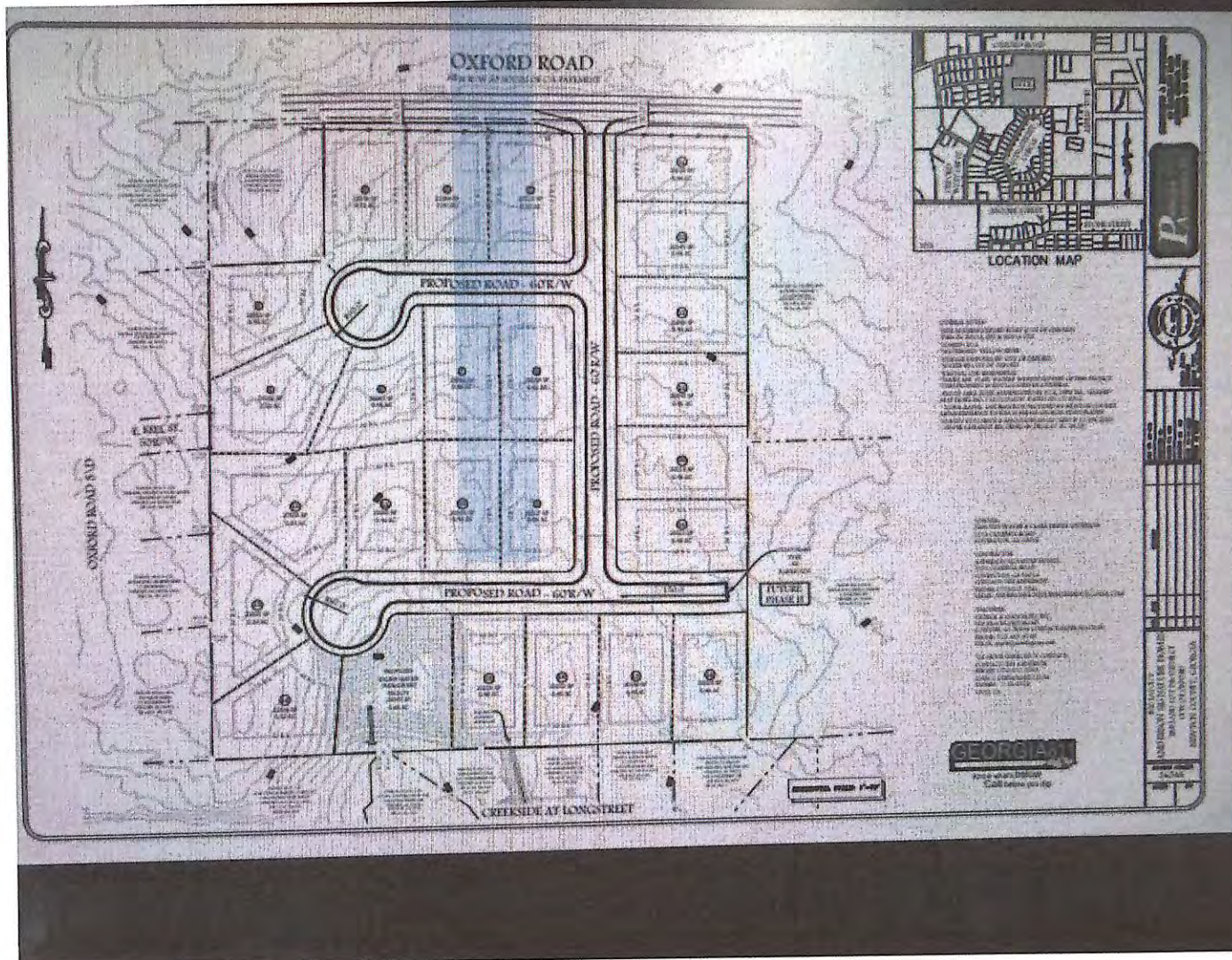
A denial of this zoning amendment application would constitute a gross abuse of discretion and an arbitrary and capricious act by the City Council without any rational basis in violation of Article I, Section I, Paragraph I and Article I, Section III, Paragraph I of the Constitution of the State of Georgia 1983, and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States. To the extent that the proposed zoning amendment application is denied based upon City of Oxford standards and criteria applicant contends said standards and criteria are unconstitutionally vague and arbitrary in violation of Article I, Section I, Paragraph I and Article I, Section III, Paragraph I of the Constitution of the State of Georgia 1983, and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States.

Type text ere

Parcel X061A051 + X061AD52
Oxford Road
Zoning Application
Timothy Wayne Anderson
~~December 15, 2023~~
Feb 27-2026

A refusal to approve the zoning amendment as proposed by this Applicant/Owner as applied to this property would be unconstitutional and discriminate in an arbitrary, capricious and unreasonable manner between this Applicant/Owner and owners of similarly situated property in violation of Article I, Section I, Paragraph II of the Constitution of the State of Georgia of 1983 and the Equal Protection Clause of the Fourteenth Amendment of the Constitution of the United States.

Any imposition of conditions upon the subject property restricting the utilization of the subject site other than conditions agreed to by Applicant/Owner also would constitute an arbitrary, capricious and discriminatory act and would likewise violate each of the provisions of the State and Federal Constitutions set forth hereinabove, particularly the referenced takings clauses of said State and Federal Constitutions.



Rezoning
 X061A051
 X061A052

PLANNING AND ZONING DEPARTMENT
ZONING APPLICATION FOR THE CITY OF OXFORD

Note: The applicant must complete this and all attached forms. Failure to complete them will result in the refusal of the application. The Planning Department has up to five (5) working days to review all applications submitted for sufficiency. If the application is found insufficient, an agenda date will not be set until the required information is submitted.

Applicant _____ _____ _____ Phone: _____ E-Mail: _____	<u>CLARA Denise</u> Property Owner <u>Timothy Wayne Anderson</u> <u>1634 Campbell Rd</u> <u>Covington Georgia 30014</u> Phone: <u>770-315-3244</u> E-Mail: <u>andersonsignaturehomesign@gmail.com</u>
--	--

Existing Zoning District: R4-Residential

Proposed Zoning District: R-20 (conditional)

Existing Use of Property: Vacant

Proposed Use: Single Family Residential, Detached, Stick / site built

Tax Map/Parcel Number X061A052 Acreage: 2.05 Acres

Location of Property (for legal ad): Oxford Rd, Oxford

.....
I hereby certify that the above information and all attached information are true and correct.

Signature: [Signature] Date: 3-6-26

.....
Application Withdraw:
I hereby withdraw the application. Signature: _____ Date: _____
.....

Staff Use Only

Application Date: _____ Received by: _____
Tentative City Council Date: _____

ZONING DECISION CRITERIA

Planning and Zoning specifies that the following criteria may be applicable to the decision to approve or deny an application for conditional use. Please complete information on this page or within the letter of intent as to which of these criteria you believe apply to your case, and provide information and facts that you believe are relevant and support your case:

REZONING DECISION CRITERIA	APPLICANT'S RESPONSE
1. Whether the proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property (existing land use)	Yes
2. Whether the proposal will adversely affect the existing use or usability of adjacent or nearby property	
3. Whether the property to be affected by the proposal has a reasonable economic use as currently zoned	
4. Whether the proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools	
5. Whether the proposal is in conformity with the policy and intent of the comprehensive plan including land use element	
6. Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the proposal	
7. Existing use(s) and zoning of subject property	
8. Existing zoning of nearby property	
9. Existing value of the property under the existing zoning and/or overlay district classification	

Rezoning Application # _____

10. Whether the property can be used in accordance with the existing regulations	
11. Value of the property under the proposed zoning district and/or overlay district classification	
12. Extent to which the property value of the subject property is diminished by the existing zoning district and/or overlay district classification	
13. Suitability of the subject property under the existing zoning district and/or overlay district classification for the proposed use	
14. Suitability of the subject property under the proposed zoning district and/or overlay district classification	
15. Length of time the property has been vacant or unused as currently zoned	

REZONING DECISION CRITERIA	APPLICANT'S RESPONSE
16. Description of all efforts taken by the property owner(s) to use the property or sell the property under the existing zoning district and/or overlay district classification	
17. The possible creation of an isolated zoning district unrelated to adjacent and nearby districts	
18. Possible effects of the change in zoning or overlay district map, or change in use, on the character of a zoning district or overlay district	
19. Whether a proposed zoning map amendment or conditional use approval will be a deterrent to the value or improvement of development of adjacent property in accordance with existing regulations	
20. The possible impact on the environment, including but not limited to, drainage, soil erosion and sedimentation, flooding, air quality and water quality	
21. The relation that the proposed map amendment or conditional use bears to the purpose of the overall zoning scheme, with due consideration given to whether or not the proposed change will help carry out the purposes of these zoning regulations	
22. The consideration of the preservation of the integrity of residential neighborhoods shall be considered to carry great weight. In those instances in which property fronts on a major thoroughfare and also adjoins an established residential neighborhood, the factor of preservation of the residential area shall be considered to carry great weight.	
23. The amount of undeveloped land in the general area affected which has the same zoning or overlay district classification as the map change requested	
24. The extent to which the proposed rezoning or conditional use will contribute to or detract from the community with regard to greenspace, architectural design, and landscaping.	

**CAMPAIGN CONTRIBUTIONS DISCLOSURE FORM
REQUIRED FOR ALL ZONING ACTIONS**

Applicant, or person representing property owner

OCGA § 36-67A-3[c] Disclosure of campaign contributions:

- (a) When any applicant for zoning action has made, within two years immediately preceding the filing of the applicant's application for the zoning action, campaign contributions aggregating \$250.00 or more to a local government official who will consider the application, it shall be the duty of the applicant to file a disclosure report with the governing authority of the respective local government showing:
- (1) The name and official position of the local government official to whom the campaign contribution was made; and
 - (2) The dollar amount and description of each campaign contribution made by the applicant to the local government official during the two years immediately preceding the filing of the application for the rezoning action and the date of each such contribution.
- (b) The disclosures required by subsection (a) of this Code section shall be filed within ten (10) days after the application for the zoning action is first filed. (Code 1981, Section OCGA § 36-67A-3[C], enacted by GA L. 1986, page 1269, Section 1, GA L. 1991, page 1365, Section 1).

I hereby certify that I have read the above and that:

I have** _____ **I have not** _____

Within the two years immediately preceding this date, made any contribution(s) aggregating \$250.00 or more to any local government official involved in the review or consideration of this application.


Applicant's Signature

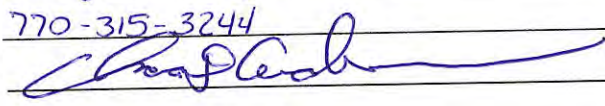
3-6-26
Date

****If you have made such contributions, you must provide the data required in subsection (a) above within ten (10) days of filing this application.**

Rezoning Application # _____

AUTHORIZATION OF PROPERTY OWNER

I swear that I am the owner of the property which is the subject matter of the attached application, as shown in the records of Newton County, Georgia.

Name of Owner(s) CARA Denise
~~Timothy Wayne~~ Anderson
Address 1634 Campbell Rd
Corvinton, Georgia 30014
Telephone Number 770-315-3244
Signature of Owner(s) 

I authorize the person named below to act as applicant in the pursuit of a rezoning, conditional use, or variance of this property.

Name of Applicant(s) Tim Anderson
Address _____

Telephone Number _____

Personally appeared before me

Timothy Wayne Anderson
who swears that the information contained
in this authorization is true and correct to
the best of his or her knowledge and belief.

Notary Public

Date

Rezoning Application # _____

**PLANNING & ZONING
CITY OF OXFORD**
110 W. Clark Street
Oxford, GA 30054
770-786-7004

PUBLIC NOTICE REQUIREMENTS

The zoning regulations require that public notice must be given prior to all zoning hearings as follows:

- 1) A legal advertisement shall be published not less than 15 days and not more than 45 days prior to the public hearing.
- 2) A public notice sign shall be placed in a conspicuous location on the property not less than 15 days and not more than 45 days prior to the public hearing.

The City is required to post the sign and ensure that it remains in place during the entire zoning proceeding. The sign must be placed on the property within the specified time and in a conspicuous location.

The purpose of the sign is to inform the public that an application has been filed. Legally, the Council cannot consider a request until all public notice requirements have been met. If it is determined at any time during the zoning proceeding that the sign has not been properly posted on the site, the Council must table or delay the request. Council members and planning staff often visit the site and will look for the sign. Additionally, local citizens often report when a sign has not been posted.

Multiple sign posting on a site may be required as determined by the City. The sign will be conspicuous and in a location where it is clearly visible. The sign will not be obstructed in any manner, placed too far from the road, or placed in such manner that would cause it to blend into the landscape.

The sign will remain posted during the entire proceeding. Should you find the sign missing or vandalized in any manner, contact the city so the sign can be replaced. When the proceeding is complete and final Council action has occurred, the sign will then be removed from the property by the City.

THIS SIGN WILL BE POSTED NO LATER THAN 3-6-26

STAFF RECOMMENDATION: ☐ **APPROVE** ☐ **DENY**

REASON: _____

LEGAL DESCRIPTION

ALL THAT TRACT or parcel of land lying and being in the Town of Oxford, Newton County, Georgia and being more particularly described as follows:

BEGINNING at the intersection of the west right-of-way of Hull Street and the south right-of-way of Oxford Road, thence in a west direction along the south right-of-way of Oxford Road a distance of 1156.35 feet to an IPF 1\2"RB at the true point of beginning.

THENCE South 00 degrees 53 minutes 45 seconds West for a distance of 894.12' feet to an IPF 1\2"RB;

THENCE South 89 degrees 30 minutes 24 seconds West for a distance of 129.75' feet to an IPF-1"OTP;

THENCE North 87 degrees 47 minutes 51 seconds West for a distance of 1.82' feet to an IPF 1\2"RB;

THENCE South 89 degrees 23 minutes 32 seconds West for a distance of 11.79' feet to an IPF 1\2"RB;

THENCE South 88 degrees 37 minutes 34 seconds West for a distance of 234.23' feet to an IPF 1\2"RB;

THENCE North 00 degrees 44 minutes 08 seconds East for a distance of 695.15' feet to an Axle Found;

THENCE North 87 degrees 43 minutes 05 seconds East for a distance of 160.05' feet to an IPF 1\2'RB;

THENCE North 00 degrees 44 minutes 54 seconds East for a distance of 200.00' feet to an IPS 1\2"RB;

THENCE South 89 degrees 49 minutes 56 seconds East for a distance of 220.00' feet to an IPF 1\2"RB at the true point of beginning.

Said property contains 7.05 acres.

UTILITY NOTE:

PATRICK & ASSOCIATES, INC. NOR THE LICENSED SURVEYOR ASSUME ANY LIABILITY FOR THE EXISTENCE, LOCATION, MATERIAL OR SIZE OF ANY UNDERGROUND UTILITY SHOWN ON THIS SURVEY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE, EXACT LOCATION, MATERIAL AND SIZE OF ANY UNDERGROUND UTILITY BEFORE HINDING OR EXCAVATING ON THIS PROJECT.

Note: There are possible State Waters on this site. Any and all State Waters are subject to State and County Buffers.

OXFORD ROAD

RAW SET APPROX. 25' SOUTH OF C/V PAVEMENT

OWNER:
PARCEL X061A 052
PHILLIP D. HARPER
ANNIE C. HARPER
67 OXFORD ROAD
OXFORD, GA 30054
DB 1233, PG 94

RECORDING INFORMATION

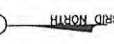
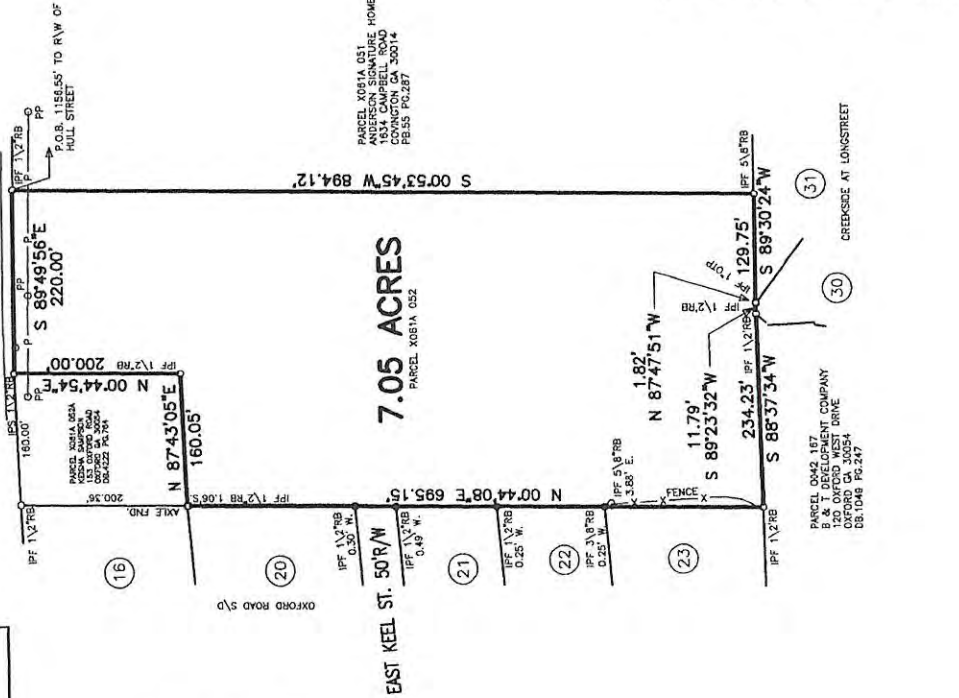
This Plat is a retracement of an existing parcel or parcels of land and does not saddle or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated herein. RECORDATION OF THIS PLAT DOES NOT CONSTITUTE AN ENDORSEMENT, APPROVAL, OR GUARANTEE OF THE ACCURACY OR AVAILABILITY OF THE INFORMATION CONTAINED HEREIN. THE SURVEYOR'S LIABILITY FOR ANY DEFECTS OR OMISSIONS IN THIS PLAT SHALL BE LIMITED TO THE EXTENT OF THE SURVEYOR'S NEGLIGENCE. THE SURVEYOR'S LIABILITY FOR ANY DEFECTS OR OMISSIONS IN THIS PLAT SHALL BE LIMITED TO THE EXTENT OF THE SURVEYOR'S NEGLIGENCE. THE SURVEYOR'S LIABILITY FOR ANY DEFECTS OR OMISSIONS IN THIS PLAT SHALL BE LIMITED TO THE EXTENT OF THE SURVEYOR'S NEGLIGENCE.

James S. Hill Jr.
James S. Hill Jr., GA RLS 248
PARCEL X061A 052
DB 1233, PG 94



TEXT LEGEND

- IPF IRON PIN FOUND
- IPS IRON PIN SET
- OTF OPEN TOP PIPE
- RR REBAR
- CLF CHAIN LINK FENCE
- CONC CONCRETE
- EM ELECTRIC METER
- P OVERHEAD POWER
- PP POWER POLE
- TEL P TELEPHONE PEDESTAL
- WV WATER VALVE
- WYM WATER VALVE MARKER
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- B/L BUILDING LINE
- C/L CENTERLINE
- R/W RIGHT-OF-WAY



PARCEL X061A 051
ANDERSON SIGNATURE HOMES
120 OXFORD ROAD
OXFORD, GA 30054
DB 55 PG 287

PARCEL X061A 052
ANDERSON SIGNATURE HOMES
120 OXFORD ROAD
OXFORD, GA 30054
DB 55 PG 287

PARCEL X061A 053
ANDERSON SIGNATURE HOMES
120 OXFORD ROAD
OXFORD, GA 30054
DB 55 PG 287

PARCEL X061A 054
ANDERSON SIGNATURE HOMES
120 OXFORD ROAD
OXFORD, GA 30054
DB 55 PG 287

PARCEL X061A 055
ANDERSON SIGNATURE HOMES
120 OXFORD ROAD
OXFORD, GA 30054
DB 55 PG 287

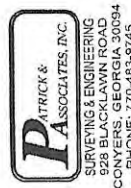
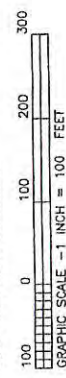
RETRACEMENT SURVEY FOR:

ANDERSON SIGNATURE HOMES

LAND LOT 289 - 9TH DISTRICT
TOWN OF OXFORD

NEWTON COUNTY, GEORGIA

DATE OF FIELD WORK: 10-06-2023
DATE OF PLAT PREPARATION: 10-09-2023
EQUIPMENT USED: TRIMBLE S6



~~Parcel X061A051~~ + X061A052
Oxford Road
Zoning Application
Timothy Wayne Anderson
~~December 15, 2023~~
Feb 27-2024
REZONING DECISION CRITERIA

1. Whether the proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property.

The Subject Property is literally surrounded by properties that are zoned and utilized at present as single family residential with the exception of one property to the southwest which has been developed light industrial. The proposed rezoning of the Subject Property will allow for the creation of a traditional neighborhood development.

2. Whether the proposal will adversely affect the existing use or usability of adjacent or nearby property.

No, the proposed amendment would be similar and compatible with the current and future land use of adjacent and nearby property.

3. Whether the property to be affected by the proposal has a reasonable economic use as currently zoned.

As currently zoned the Subject Property has not proved to be and is not currently marketable and has remained vacant and undeveloped for over twenty years. As a single tract or in combination with the adjacent 7.06 acre tract (a companion zoning application) the limited street frontage, single access point and the required development standards associated with the current single family residential zoning classification development is simply not economically feasible for this property.

4. Whether the proposal will result in a use that will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities or schools.

This amendment is not anticipated to have dramatic effects on the capacities of any public facilities. Based on existing street infrastructure the traffic resulting from the proposed use will not be excessive and will not impact existing traffic patterns.

Wastewater and public water service for the proposed use is available and the proposed rezoning will not impact the school system in an excessive manner given the limited number of homes to be added to the proposed residential neighborhood.

5. Whether the proposed rezoning is in conformity with the policy and intent of the comprehensive plan.

The requested rezoning amendment is consistent with the policy and intent of the comprehensive plan. In light of the presence of large footprint of a long standing single family residential uses adjacent to the property and immediate surrounds the proposed rezoning simply makes sense for the foreseeable future and considered in the context of amending the city's comprehensive plan.

24-01
6. Whether there are other existing or changing conditions affecting the use and development of the property that give supporting grounds for either approval or disapproval of the proposal.

None. The proposed amendment contributes to the logical development pattern of the Subject Property and the contiguous parcels of property.

7. Existing use(s) and zoning of subject property.

The Subject Property is vacant and currently zoned R-3.

8. Existing zoning of nearby property.

The properties surrounding the Subject Property are zoned R-3 or R-4 with the exception of the light industrial zoned property to the southwest.

9. Existing value of the property un the existing zoning and/or overlay district classification.

To be supplemented.

10. Whether the property can be used in accordance with the existing regulations.

As a single tract or in combination with the adjacent 7.06 acre tract (a companion zoning application) the limited street frontage, single access point and the required development standards associated with the current single family residential zoning classification development is simply not economically feasible.

11. Value of the property under the proposed zoning district and/or overlay district classification.

To be supplemented.

12. Extent to which the property value of the subject property is diminished by the existing zoning district and/or overlay district classification.

To be supplemented.

13. Suitability of the subject property under the existing zoning district and/or overlay district classification for the proposed use.

The current zoning of the Subject Property would allow a single family detached residential use yet has remained vacant and undeveloped for a period in excess of twenty years. The configuration of the property limits development under the current zoning designation.

14. Suitability of the subject property under the proposed zoning district and/or overlay district classification.

The requested zoning would allow for the development of a residential neighborhood consistent with the intent of the comprehensive plan and presents a logical 'fit' in regard to the surrounding existing residential uses.

15. Length of time the property has been vacant or unused as currently zoned.

The Subject Property has been vacant for in excess of twenty years.

16. Description of all efforts taken by the property owner(s) to use the property or sell the property under the existing zoning district and/or overlay district classification.

The applicant purchased the Subject Property in September of 2023 and the property has remained vacant since the date of purchase.

17. The possible creation of an isolated zoning district unrelated to adjacent and nearby districts.

For the reasons stated for other criterial responses the requested zoning will not create an 'island' zoning.

18. Possible effects of the change in zoning or overlay district map, or change in use, on the character of a zoning district or overlay district.

The proposed zoning will contribute to the existing character of the residential neighborhood character associated with the city presently.

19. Whether a proposed zoning map amendment or conditional use approval will be a deterrent to the value or improvement of development of adjacent property in accordance with existing regulations.

The proposed residential use will not result in diminished values to the existing adjacent residential uses.

20. The possible impact on the environment, including but not limited to, drainage, soil erosion and sedimentation, flooding, air quality and water quality.

The proposal would not result in any significant adverse impacts on the natural environment.

21. The relation that the proposed map amendment or conditional use bears to the purpose of the overall zoning scheme, with due consideration given to whether or not the proposed change will help carry out the purposes of these zoning regulations.

The request of the applicant for the zoning change (~~R-7.5~~ ^{R-20} Conditional) will contribute to the overall plan associated with the Town Neighborhood Character – a core value expressed in the City's zoning ordinance.

22. The consideration of the preservation of the integrity of residential neighborhoods shall be considered to carry great weight. In those instances in which property fronts on a major thoroughfare and also adjoins an established residential neighborhood, the factor of preservation of the residential area shall be considered to carry great weight.

The requested zoning will result in a neighborhood residential development with residences that will be consistent with existing single family homes in the area of the Subject Property and the use of the subject property for the purpose proposed by the applicant will contribute to the preservation of the integrity of those neighborhoods.

23. The amount of undeveloped land in the general area affected which has the same zoning or overlay district as the map change requested.

None that the applicant is aware of as of the filing date of this application.

24. The extent to which the proposed rezoning or conditional use will contribute to or detract from the community with regard to greenspace, architectural design and landscaping.

Approval of the request which would result in the residential neighborhood the applicant plans to develop. A neighborhood that would reflect the historic and existing pattern of development relative to the surrounding properties and would provide sidewalks for pedestrian connectivity and a linear park. Architectural design and landscaping would be important components of the resulting neighborhood and will contribute to the surrounding community.

LIST OF ADJOINING PROPERTY
OWNERS

Phillip D. Harper
Annie C. Harper
Tax Parcel: X061A052
Oxford Road
Oxford, Georgia 30054
R-4 Residential
Existing Use: Vacant

Geraldine R. Rowe
Tax Parcel: X061C030
142 Longstreet Circle
Oxford, Georgia 30054
R-3 Residential
Existing Use: Single Family – Detached

Eric Cain
Tax Parcel: X061C031
140 Longstreet Circle
Oxford, Georgia 30054
R-3 Residential
Existing Use: Single Family - Detached

Tillie A. Smith
Alicia C. Smith
Tax Parcel: X061B065
138 Longstreet Circle
Oxford, Georgia 30054
R-3 Residential
Existing Use: Single Family – Detached

LIST OF ADJOINING PROPERTY
OWNERS

Keisha Sampson
Tax Parcel: X061A052A
153 Oxford Road
Oxford, Georgia 30054
R-3 Residential
Existing Use: Single Family – Detached

Leon Nolley
Willie Mae J. Nolley
Tax Parcel: 0061A008
95 W. Keel Street
Oxford, Georgia 30054
R-3 Residential
Existing Use: Single Family – Detached

Wilie Seals Woods
Ruby N. Woods
Tax Parcel: 0061A001
P.O. Box 603
Covington, Georgia 30015
R-3 Residential
Existing Use: Single Family - Detached

Versille White
Undrea & Tony White
Tax Parcel: 0061A009
5 Buckhead Court
Oxford, Georgia 30054
R-3 Residential
Existing Use: Single Family – Detached

LIST OF ADJOINING PROPERTY
OWNERS

Page 2.

Eddie Reed Jr.
Tax Parcel: 0061A010
15 Beakhead Court
Oxford, Georgia 30054
R-3 Residential
Existing Use: Single Family – Detached

Naomi M. James
Tax Parcel: 0061A011
24 Beakhead Court
Oxford, Georgia 30054
R-3 Residential
Existing Use: Single Family – Detached

B&T Development Company
Tax Parcel: 0042 167
130 Oxford West Drive
Oxford, Georgia 30054
14 Industrial
Existing Use: Light Industrial

LIST OF ADJOINING PROPERTY
OWNERS

Page 2.

FKH SFR PROPCO B-HLD, LP
Tax Parcel: X061B066
1850 Parkway Place
Suite 900
Marietta, Georgia 30067
R-3 Residential
Existing Use: Single Family – Detached

Phillip D. Harper
Annie C. Harper
Tax Parcel: X061A049
909 Hull Street
Oxford, Georgia 30054
R-4 Residential
Existing Use: Vacant

Phillip D. Harper
Annie C. Harper
Tax Parcel: X061A053
67 Oxford Road
Oxford, Georgia 30054
R-3 Residential
Existing Use: Single Family – Detached

Parcel X061A051 + XD61A52
Oxford Road
Zoning Application
Timothy Wayne Anderson
~~December 15, 2023~~
Feb. 27-2026

Property Owner:
Timothy Wayne Anderson
1634 Campbell Road
Covington, Georgia 30014

Applicant/Agent:
John Andrew Nix
MaddoxNix
945 Bank Street
Conyers, Georgia 30012
770.922.7700
jan@maddoxnixfirm.com

Statement of Suitability

As a single tract or in combination with the adjacent 7.06 acre tract (a companion zoning application) the limited street frontage, single access point and the required development standards associated with the current single family residential zoning classification development is simply not economically feasible for this property. Not allowing the requested zoning would impose the subject property to a very limited residential use which would result in an economic hardship to the applicant for a property that has been vacant and undeveloped for over twenty years.

On behalf of the Property
Owner,

~~s/ John Andrew Nix~~

~~John Andrew Nix, Applicant/Agent
MaddoxNix~~

Parcel X061A051 + X061A052
Oxford Road
Zoning Application
Timothy Wayne Anderson
~~December 15, 2023~~

Feb-27, 2024

Property Owner:
Timothy Wayne Anderson
1634 Campbell Road
Covington, Georgia 30014

Applicant/Agent:
John Andrew Nix
MaddoxNix
945 Bank Street
Conyers, Georgia 30012
770.922.7700
jan@maddoxnixfirm.com

Narrative Intent

The use proposed by the property owner for the subject property and the adjoining 7.06 acre tract (Tax Map No. X061A052) is a single family residential neighborhood (stick built on site) consisting of thirty-nine (39) lots. Each lot will have a minimum front street width of seventy (70) feet. Subject to approval of the instant application the anticipated commencement date for construction is the summer of 2024. The requested R-7.5 zoning is requested with the condition that the minimum lot width be 75 feet rather than the ordinance established width of 50 feet.

On behalf of the Property
Owner,



John Andrew Nix, Applicant/Agent
MaddoxNix



~~Parcel X061A051~~ + X061A052
Oxford Road
Zoning Application
Timothy Wayne Anderson
~~December 15, 2023~~
~~Feb 27-2026~~

CONSTITUTIONAL OBJECTIONS

3-6-26

These constitutional objections are submitted on behalf of the owner, Timothy Wayne Anderson (hereafter the "Applicant/Owner") in the above-referenced Zoning Application, and directed to the governing authority of City of Oxford, Georgia. The intent of this statement is to respectfully apprise and place the governing authority of the City of Oxford on notice that denial of the Applicant/Owner's zoning amendment application would be unconstitutional as stated herein, thus allowing said governing authority the opportunity to prevent these unconstitutional actions, as well as to respectfully comply with all notice requirements imposed by the Georgia and federal judiciary.

The Applicant/Owner believes that its application meets and satisfies each of the criteria relative to the grant of a zoning amendment as specified in Chapter 40, Zoning, §40-1 et seq. of the Code of Ordinances of City of Oxford and related ordinances of the City of Oxford and accordingly must be granted by the City Council. Any application of the City of Oxford Zoning Ordinance or action by the City Council of the City of Oxford that would restrict the subject site other than as presented in this zoning amendment application as requested by the Applicant/Owner would be unconstitutional, illegal, null and void, constituting a destruction of Applicant/Owner's protected property interests and a taking of Applicant/Owner's property in violation of the Just Compensation Clause of the Fifth and Fourteenth Amendments to the Constitution of the United States, Article I, Section I, Paragraph I, and Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983, and the Equal Protection and Due Process Clauses of the Georgia Constitution and the Constitution of the United States, denying the Applicant/Owner an economically viable use of its land while not substantially advancing legitimate state interests.

A denial of this zoning amendment application would constitute a gross abuse of discretion and an arbitrary and capricious act by the City Council without any rational basis in violation of Article I, Section I, Paragraph I and Article I, Section III, Paragraph I of the Constitution of the State of Georgia 1983, and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States. To the extent that the proposed zoning amendment application is denied based upon City of Oxford standards and criteria applicant contends said standards and criteria are unconstitutionally vague and arbitrary in violation of Article I, Section I, Paragraph I and Article I, Section III, Paragraph I of the Constitution of the State of Georgia 1983, and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States.

Type text ere

Parcel X061A051 + X061AD52
Oxford Road
Zoning Application
Timothy Wayne Anderson
~~December 15, 2023~~
Feb 27-2026

A refusal to approve the zoning amendment as proposed by this Applicant/Owner as applied to this property would be unconstitutional and discriminate in an arbitrary, capricious and unreasonable manner between this Applicant/Owner and owners of similarly situated property in violation of Article I, Section I, Paragraph II of the Constitution of the State of Georgia of 1983 and the Equal Protection Clause of the Fourteenth Amendment of the Constitution of the United States.

Any imposition of conditions upon the subject property restricting the utilization of the subject site other than conditions agreed to by Applicant/Owner also would constitute an arbitrary, capricious and discriminatory act and would likewise violate each of the provisions of the State and Federal Constitutions set forth hereinabove, particularly the referenced takings clauses of said State and Federal Constitutions.



Rezoning
X061A051
X061A052

Sec. 40-638. (g) Criteria for amendments to official zoning map. The following criteria are considered applicable or potentially applicable:

- (1) Whether the proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property.
- (2) Whether the proposal will adversely affect the existing use or usability of adjacent or nearby property.
- (3) Whether the property to be affected by the proposal has a reasonable economic use as currently zoned.
- (4) Whether the proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.
- (5) Whether the proposal is in conformity with the policy and intent of the comprehensive plan, including the future development map and future land use plan map.
- (6) Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the proposal.
- (7) Whether the proposal would create an isolated zoning district unrelated to adjacent and nearby districts.
- (8) Whether the proposal would have an impact on the environment, including, but not limited to, drainage, soil erosion and sedimentation, flooding, air quality and water quality.

Sec. 38-62. Tree canopy cover on new development.

- (a) Each new development within the City shall be required to conserve, or plant if trees are not available for conservation, a specified amount of tree canopy cover as a percent of the buildable land area. The tree canopy cover requirements are shown in table 38-62.

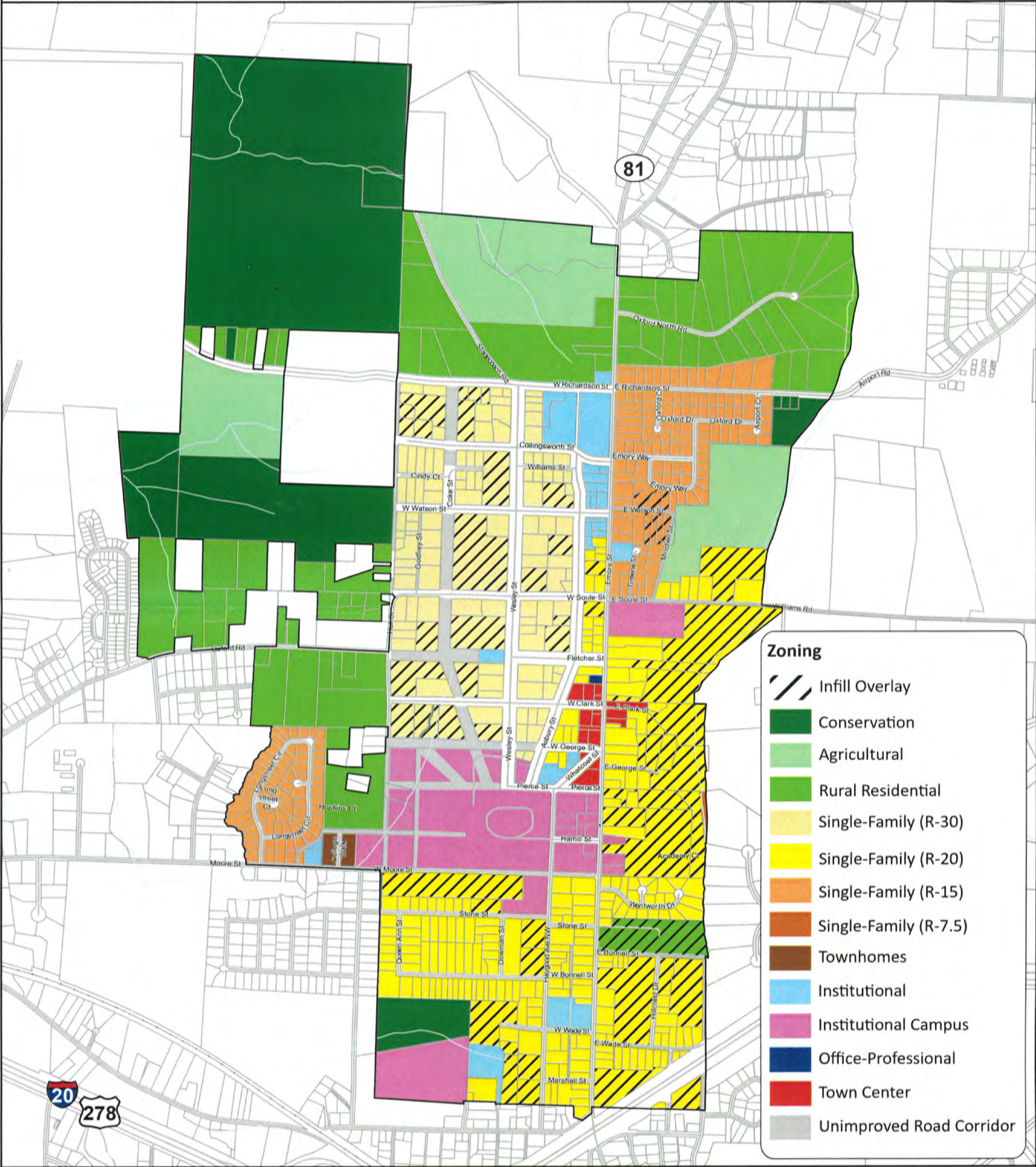
TABLE 38-62. TREE CANOPY COVER REQUIREMENTS BY ZONING DISTRICT

Zoning District		Tree Canopy Coverage (in percent)
R-30	Single-Family Residential - Low Density District	40
R-20	Single-Family Residential - Low To Medium Density District	30
R-15	Single-Family Residential - Medium Density District	30
R-7.5	Single-Family Residential - High Density District	20
R-TH	Residential Townhouse District	10
INST	Institutional District	40
IC	Institutional Campus District	40
OP	Office Professional District	20
C	Commercial District	20
TC	Town Center District	N/A

- (b) The tree canopy shall be well-distributed throughout the property. Trees planted to achieve tree canopy cover requirements shall be chosen from the City tree species list, in good health, and shall be a minimum of five inches in caliper. Further, all parking areas with five or more parking spaces shall be designed to have 50 percent tree canopy cover within 15 years after completion of construction or renovation. Tree canopy cover credits for newly planted trees are included in the City tree species list.
- (c) All plans for subdivision development should be reviewed by the Trees, Parks and Recreation Board prior to any site disturbance including tree removal, soil disturbance including grading, grubbing, or timber harvesting or the issuance of any permits for such activities.

(Ord. of 12-5-2011(06), § 1(39-120))

Oxford, GA Zoning Map (Revised July 8, 2021)



Streams
Parcels
Oxford City Limits

0 1,000 2,000 4,000 Feet



NEGRC
NORTHEAST GEORGIA
REGIONAL COMMISSION

Parcels

Oxford City Limits



NEGRC
NORTHEAST GEORGIA
REGIONAL COMMISSION

Centerline Curve Table					
Curve #	Length	Radius	Chord	Bearing	Delta
C100	49.35	175.00	49.19	N08°43'21"E	016.16
C101	427.94	125.00	247.52	S81°16'48"E	196.15
C102	20.17	72.00	20.11	N08°46'31"E	016.05
C103	896.97	262.00	518.80	S81°16'48"E	196.15



OXFORD ROAD S/D
ZONED R-3

E. KEEL ST.
50°R/W

PARCEL 0061A-011
NAOMI M JAMES
25 BEARHEAD CT
OXFORD, GA 30054
DB 4472 PG 651

PARCEL 0061A-010
EDDIE JR & CATHERINE REED
15 BEARHEAD CT
OXFORD, GA 30054-4540
DB 156 PG 837

PARCEL 0061A-009
VERSILLE, UNDEA & TONY WHITE
5 BEARHEAD COURT
OXFORD, GA 30054-4540
DB 4467 PG 120

PARCEL 0061A-008
LEON & WILLIE MAE J NOLLEY
95 W KEEL ST
OXFORD, GA 30054
DB 158 PG 638

PARCEL 0061A-001
WILLIE SEALS & RUBY N WOODS
P O BOX 603
COVINGTON, GA 30015-0603
155 OXFORD ROAD
DB 136 PG 417

PARCEL 0042-167
R & T DEVELOPMENT COMPANY
120 OXFORD WEST DRIVE
OXFORD, GA 30054-2248
DB 1049 PG 247
PB 26 PG 137

PARCEL X061C 029
AT DF CONSTRUCTION, LLC
144 LONGSTREET CIR
OXFORD, GA 30054
DB 4698 PG 578
PB 41 PG 120

PARCEL X061C 030
GERALDINE ROWE
142 LONGSTREET CIR
OXFORD, GA 30054
DB 2173 PG 583
PB 41 PG 120

PARCEL X061C 031
DAVID CARDOZA
140 LONGSTREET CIR
OXFORD, GA 30054
DB 4622 PG 679
PB 41 PG 120

PARCEL X061B 065
TILLIE A & ALICIA SMITH
P O BOX 692
136 LONGSTREET CIR
OXFORD, GA 30054-0692
DB 1403 PG 145
PB 12 PG 11

PARCEL X061B 066/67H SPR
PROP CO B-HLD LP
600 GALLERIA PKWY STE 300
ATLANTA, GA 30339
136 LONGSTREET CIR
DB 4088 PG 628
PB 12 PG 11



Know what's below
Call before you dig

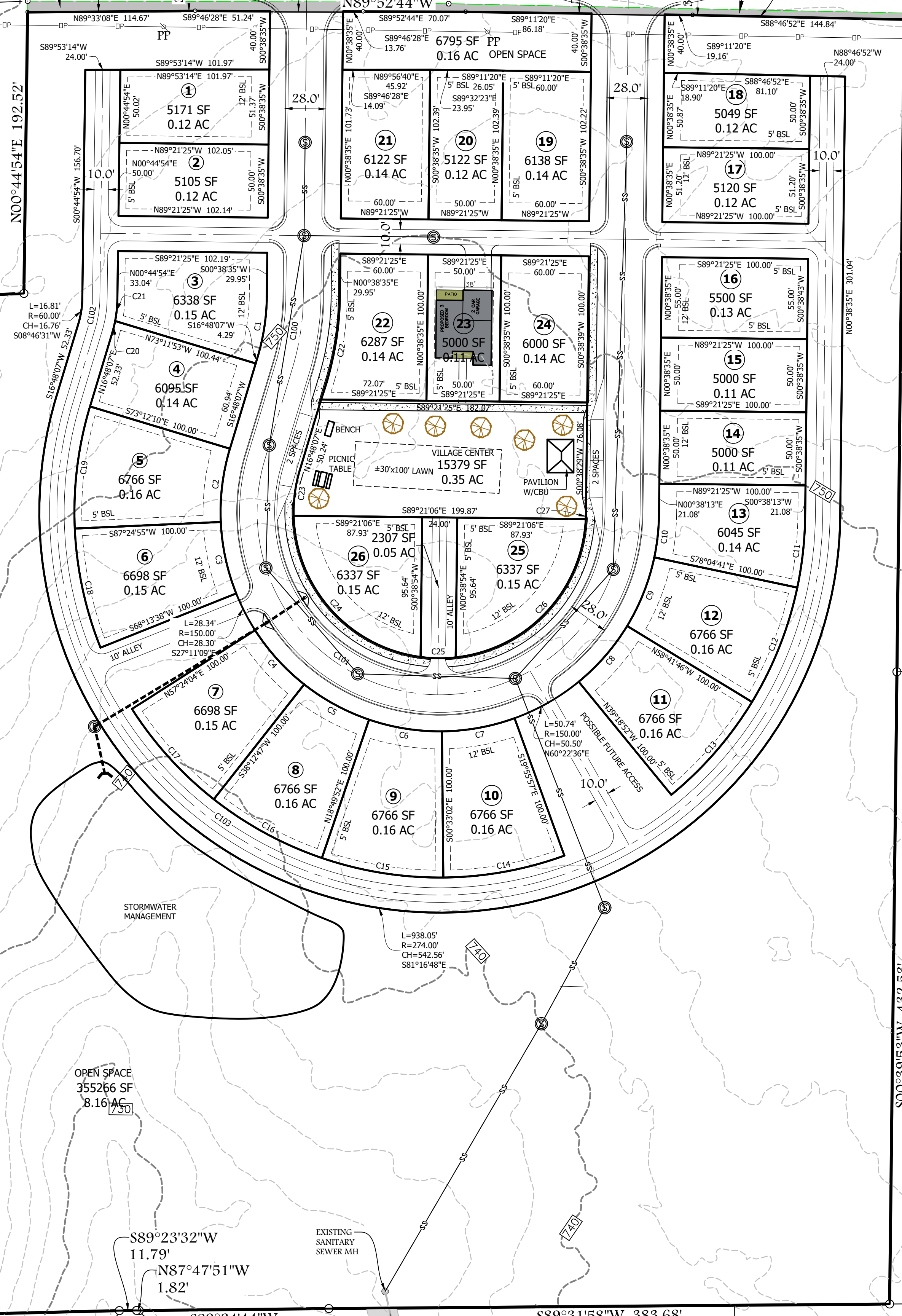
HORIZONTAL SCALE: 1"=50'

OXFORD ROAD

NEW R\W 30' SOUTH OF C\N PAVEMENT

3,273 SF (0.08AC)
AREA TO BE
DEDICATED TO
NEWTON COUNTY

3,273 SF (0.08AC)
AREA TO BE
DEDICATED TO
NEWTON COUNTY



Curve Table				
Curve #	Length	Radius	Chord	Bearing
C1	14.31	280.00	14.31	S89°45'15"W
C2	50.74	150.00	50.50	S07°06'22"W
C3	50.23	150.00	50.00	S12°10'44"E
C4	50.23	150.00	50.00	S42°11'34"E
C5	50.74	150.00	50.50	S61°28'40"E
C6	50.74	150.00	50.50	S80°51'35"E
C7	50.74	150.00	50.50	N79°45'30"E
C8	50.74	150.00	50.50	N40°59'41"E
C9	50.74	150.00	50.50	N21°36'46"E
C10	29.53	150.00	29.48	N06°16'57"E
C11	49.21	250.00	49.13	S06°16'57"W
C12	84.57	250.00	84.17	S21°36'46"W
C13	84.57	250.00	84.17	S40°59'41"W
C14	84.57	250.00	84.17	S79°45'30"W
C15	84.57	250.00	84.17	N80°51'35"W
C16	84.57	250.00	84.17	N61°28'40"W
C17	83.72	250.00	83.33	N42°11'34"W
C18	83.72	250.00	83.33	N12°10'44"W
C19	84.57	250.00	84.17	N07°06'22"E
C20	8.63	84.00	8.62	N13°51'35"E
C21	14.91	84.00	14.89	N05°49'58"E
C22	71.39	221.58	71.08	N10°25'10"E
C23	31.82	100.00	31.69	N07°40'51"E
C24	141.41	100.00	129.92	N41°56'51"W
C25	24.06	100.00	24.00	N89°21'06"W
C26	141.41	100.00	129.92	S43°14'39"W
C27	3.65	100.00	3.65	S01°41'16"W

TOTAL OPEN SPACE/CIVIC
=8.67 AC
~58% OF LAND

GENERAL NOTES:
*SITE ADDRESS:OXFORD ROAD (CITY OF OXFORD)
*PARCEL: X061A-051 & X061A-052
*TOTAL AREA: 14.84 ACRES (646,526 SF)
*TOTAL # LOTS 26
*PROPOSED ZONING : R20 CONDITIONAL
*WATERSHED: YELLOW RIVER
*SEWAGE DISPOSAL BY: CITY OF OXFORD
*WATER BY: CITY OF OXFORD
*EXISTING USE: RESIDENTIAL
*OPENSACE = 0.65 ACRES IN STORMWATER MANAGEMENT FACILITY
*THERE ARE STATE WATERS WITHIN 200 FEET OF THIS PROJECT.
*THIS PROPERTY IS NOT LOCATED IN A FEDERAL
FLOOD AREA ZONE AS INDICATED BY F.I.A. OFFICIAL HAZARD MAP
PANEL NO. 13217C0107D DATED 03/17/2014.
*TOPOGRAPHIC INFORMATION PROVIDED BY NEWTON COUNTY
LIDAR REFERENCE DATUM IS NAD83 GEORGIA STATE PLANES
*SURVEY BY PATRICK & ASSOCIATES 08/02/2023 & 10/09/2023
*SEWER EASEMENT RECORDED IN DB 4647 PG 18-29

*OWNER:
TIMOTHY WAYNE & CLARA DENISE ANDERSON
1634 CAMPBELL ROAD
COVINGTON, GA 30014
CONTRACTOR:
ANDERSON SIGNATURE HOMES
1634 CAMPBELL ROAD
COVINGTON, GA 30014
CONTACT: TIM ANDERSON
PHONE: (770)315-3244
EMAIL: ANDERSONSIGNATUREHOMESINC@GMAIL.COM
*ENGINEER:
PATRICK & ASSOCIATES, INC.
928 BLACKLAWN ROAD
CONYERS, GA 30094 CONTACT: MARK WALTON
PHONE: 770-483-9745
EMAIL: MARK@PANDAGA.US.COM

*24-HOUR EMERGENCY CONTACT:
CONTACT: TIM ANDERSON
PHONE: (770)315-3244
GSWCC CERT#0000012154
EXPIRES 7-16-2024
LEVEL 1A

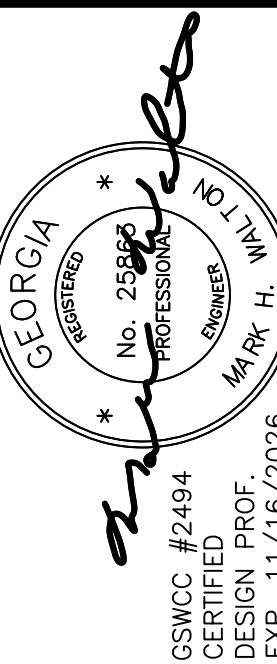


LOCATION MAP

Current Plan Submission

SURVEYING & ENGINEERING

928 BLACKLAWN ROAD
CONYERS, GEORGIA 30094
PHONE: (770) 483-9745



JOB NO. 23-392

COMPILED BY: CEB

DRAWN BY: MW

CHECKED BY: MW

DATE: 10-14-2025

SCALE: AS NOTED

REV/SON

NO. DATE

R20 LAYOUT

ANDERSON SIGNATURE HOMES

289 LAND LOT 9th DISTRICT

CITY OF OXFORD

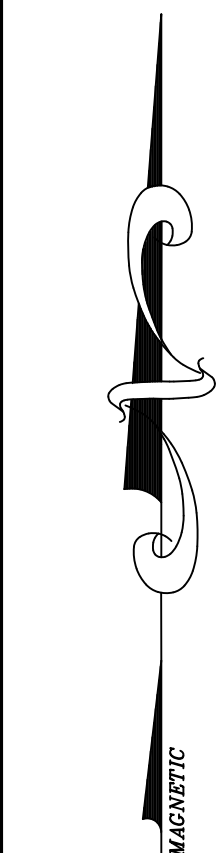
NEWTON COUNTY, GEORGIA

DRAWING NUMBER
36548

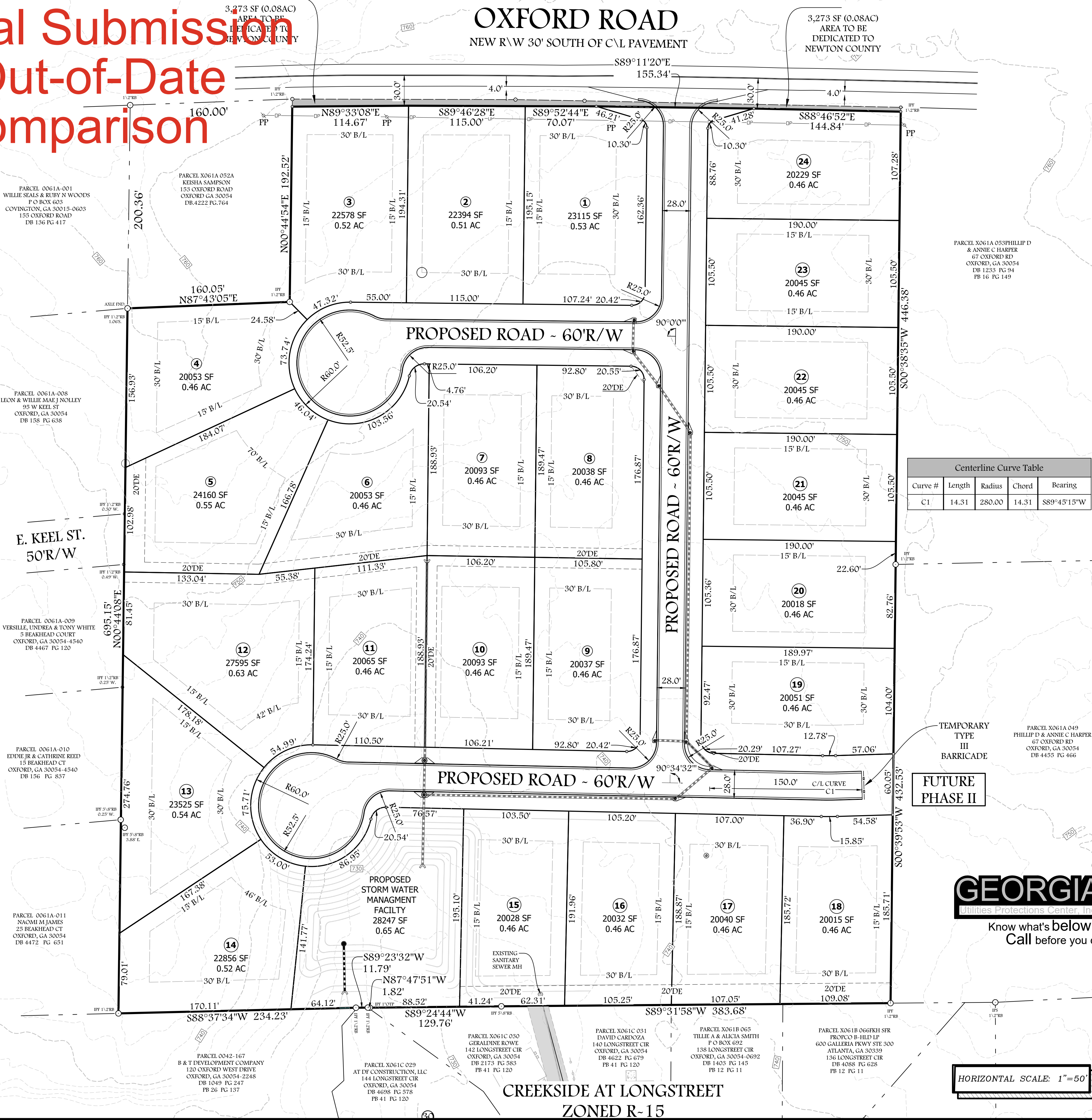
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OF:
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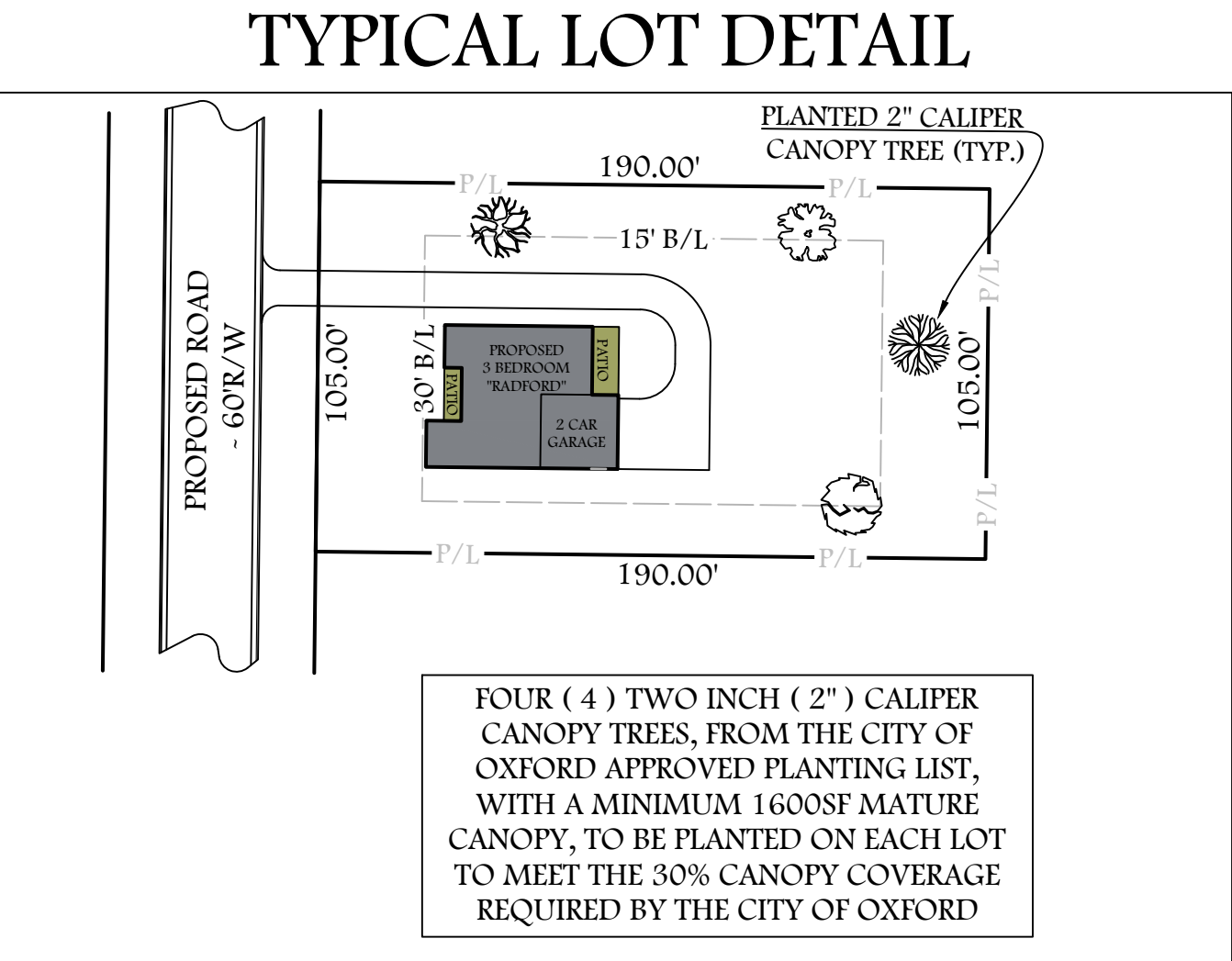
Original Submission
Now Out-of-Date
For Comparison
Only



OXFORD ROAD S/D
ZONED R-3



LOCATION MAP



GENERAL NOTES:
*SITE ADDRESS: OXFORD ROAD (CITY OF OXFORD)
*PARCEL: X061A-051 & X061A-052
*TOTAL AREA: 14.84 ACRES (646,526 SF)
*TOTAL # LOTS 24
*PROPOSED ZONING : R20
*WATERSHED: YELLOW RIVER
*SEWAGE DISPOSAL BY: CITY OF OXFORD
*WATER BY: CITY OF OXFORD
*EXISTING USE: RESIDENTIAL
*OPENSACE = 0.65 ACRES IN STORMWATER MANAGEMENT FACILITY
*THERE ARE STATE WATERS WITHIN 200 FEET OF THIS PROJECT.
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*TOPOGRAPHIC INFORMATION PROVIDED BY NEWTON COUNTY LIDAR REFERENCE DATUM IS NAD83 GEORGIA STATE PLANES
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PHONE: (770)315-3244
GSWCC CERT#0000012154
EXPIRES 7-16-2024
LEVEL 1A



Know what's below
Call before you dig

HORIZONTAL SCALE: 1"=50'

SURVEYING & ENGINEERING
928 BLACKLAWN ROAD
CONYERS, GEORGIA 30094
PHONE: (770) 483-9745

PATRICK & ASSOCIATES, INC.

GEORGIA
REGISTERED PROFESSIONAL ENGINEER
No. 25898
Mark Patrick
11/16/2023

GSWCC #2494
DESIGN PROF.
CERTIFIED
SCALE: AS NOTED

NO.	DATE	REV/SON

R20 LAYOUT
ANDERSON SIGNATURE HOMES
289 LAND LOT 9th DISTRICT
CITY OF OXFORD
NEWTON COUNTY, GEORGIA

DRAWING NUMBER
36548

SHEET:	OF:
1	1



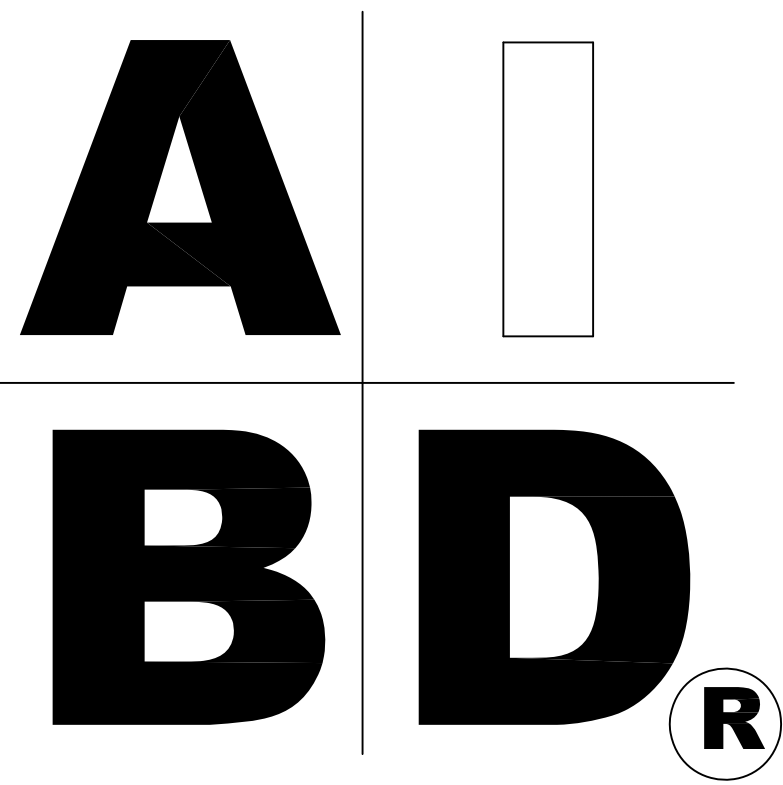
House Plan Zone, LLC.

www.HPZplans.com

Phone: 601.336.3254

Email: sales@hpzplans.com

Fax: 1-800-574-1387



STANDARD ABBREVIATIONS

@	AT	LT.	LIGHT
#	FOUND(S)	LIN.	LINEN
APPROX.	APPROXIMATELY	MANUF.	MANUFACTURER
BASE.	BASEMENT	MAS.	MASONRY
B/T.	BETWEEN	MAX.	MAXIMUM
BLK.	BLOCK	MTL.	METAL
BLK'G	BLOCKING	MIN.	MINIMUM
BD.	BOARD	N.I.C.	NOT IN CONTRACT
BRD.	BOARD	O.C.	ON CENTER
BOT.	BOTTOM	O/C	ON CENTER
BLDG.	BUILDING	OPT.	OPTIONAL
		O.S.B.	ORIENTED STRAND BOARD
CAB.	CABINET	OTS	OWNER TO SELECT
CLG.	CEILING	O.T.S	OWNER TO SELECT
CLR.	CLEAR		
CLOS.	CLOSET	P.G.	PAGE
COL.	COLUMN	PAN.	PANTRY
COLS.	COLUMNS	PL.	PLATE
CONC.	CONCRETE	P	PLATE
CMU	CONCRETE MASONRY UNIT	PLYND	PLYWOOD
C.U.	CONDENSOR UNIT	PLYND	PLYWOOD
CONN.	CONNECTION	POLY.	POLYETHYLENE
CONT.	CONTINUOUS	PSI	POUNDS PER SQUARE INCH
COVER'G	COVERING	PRE-FAB	PREFABRICATED
CS	GRAVEL SPACE		
DECO.	DECORATIVE	RE.	REFERENCE
DET.	DETAIL	REF.	REFRIGERATOR
DIA.	DIAMETER	REINF.	REINFORCED
DW	DISHWASHER	R	RESISTANCE
DBL.	DOUBLE	R.A.	RETURN AIR
DF	DOUGLAS FIR	R.A.G.	RETURN AIR GRILLE
D	DRYER	REQ'D	REQUIRED
EA.	EACH	SCR.	SCREEN
ELEV.	ELEVATION	SHLVs	SHELVES
ENG.	ENGINEER	SHR.	SHOWER
		SHWR.	SHOWER
FT.	FEET	SST.	SIMPSON STRONG TIE
F.F.L.	FINISHED FLOOR LINE	SP	SOUTHERN PINE
FIN.	FINISH	SPECS.	SPECIFICATIONS
F.C.	FIRE CODE	SQ.	SQUARE
FLR.	FLOOR	S.F.	SQUARE FOOTAGE
FTG.	FOOTING	STL.	STEEL
FOUND.	FOUNDATION	THK.	THICK
FND.	FOUNDATION	THK.	THICKNESS
FR.	FREEZER	TBD.	TO BE DETERMINED
GA.	GAUGE	TR.	TRANSOM
GALV.	GALVANIZED	TYP.	TYPICAL
GYP.	GYP SUM	U.T.C.	UNDER THE COUNTER
HDR.	HEADER	UTIL.	UTILITY
HVAC.	HEATING, VENTILATION & AIR CONDITIONING	VAN.	VANITY
HT.	HEIGHT	VERT.	VERTICAL
HTS.	HEIGHTS		
HORIZ.	HORIZONTAL	WH	WATER HEATER
IN.	INCHES	W	WASHER
INCL.	INCLUDE	WT.	WEIGHT
INSUL.	INSULATION	WIN.	WINDOW
		WM.	WIRE MESH
JT.	JOINT	W	WITH
JST.	JOIST	WD.	WOOD
JSTS.	JOISTS	WFCM	WOOD FRAME CONSTRUCTION MANUAL

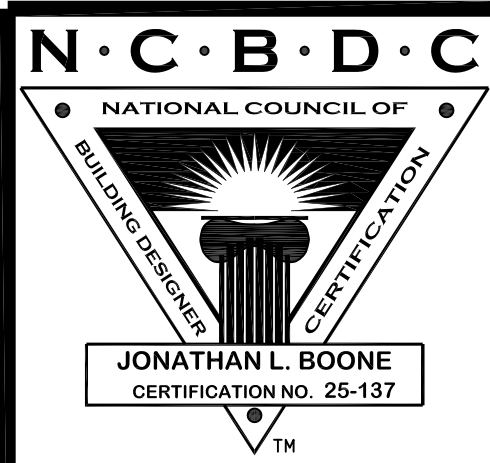


SHEET INDEX:

- 1 COVER SHEET
- 2 FOUNDATION PLAN
- 3 FLOOR PLAN
- 4 EXTERIOR VIEWS
- 5 EXTERIOR VIEWS
- 6 SECTIONS & CABINETS
- 7 ROOF PLAN
- 8 ELECTRICAL PLAN

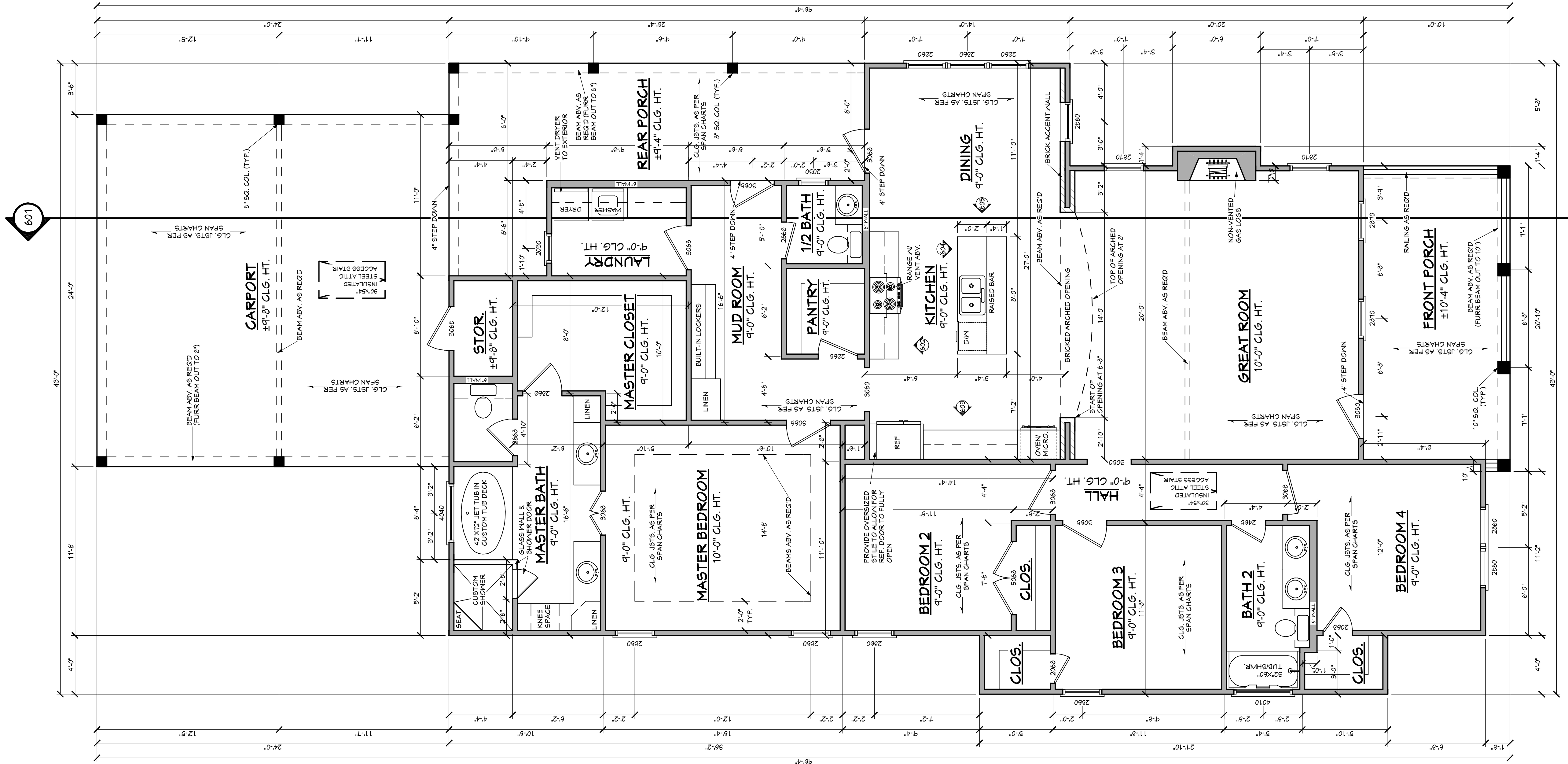
BB-2203

CODE DISCLAIMER:
1. THESE PLANS WERE DESIGNED TO MEET IRC 2015 AT THE TIME OF THEIR CREATION AND MORE SPECIFICALLY THE MINIMAL LOCAL CODES OF THE SOUTH MISSISSIPPI AREA. IT IS HIGHLY RECOMMENDED THAT THESE PLANS BE REVIEWED BY A LOCAL STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION.
2. BEAMS AND FLOOR JOISTS ARE NOT SIZED DUE TO THE MANY GEOGRAPHIC LOCATIONS THESE PLANS ARE SOLD. THESE ITEMS SHALL BE SIZED BY A LOCAL ENGINEER OR MANUFACTURER.
3. ALL CEILING & FLOOR JOISTS (IF CONVENTIONAL FRAMING) SHOULD BE SIZED USING THE LATEST VERSION OF THE IRC OR APPLICABLE CODES AT SITE TO MEET THE LOCAL REQUIREMENTS SUCH AS SNOW LOADS AND OTHER FACTORS. THE CEILING JOISTS SIZES LABELED (IF PRESENT) WERE SIZED USING THE 2015 IRC AT THE TIME OF THEIR CREATION. THEY MUST BE VERIFIED AND MODIFIED AS REQUIRED TO MEET THE LATEST EDITION OF THE (IRC) INTERNATIONAL RESIDENTIAL CODE.
4. ALL FOUNDATIONS AND FOOTING DETAILS SHALL BE REVIEWED AND APPROVED BY A LOCAL ENGINEER.
5. CONTRACTOR SHALL PROVIDE ALL HIGH WIND STRAPPING AND ANCHOR BOLTS AS REQUIRED BY THE LOCAL CODE REQUIREMENTS AND THE LATEST VERSION OF THE IRC.



Date: 09.15.16
Drawn By: J.A.B.

SHEET NUMBER
1



BB-2203 FLOOR PLAN

SCALE: 1/4" = 1'-0"

AREAS:	2203	S.F. HEATED - FIRST FLOOR
	201	S.F. UNHEATED - FRONT PORCH
	30	S.F. UNHEATED - REAR PORCH
	576	S.F. UNHEATED - STORAGE
	1077	S.F. UNHEATED - CARPORT
	3280	S.F. TOTAL

NOTE: CONTRACTOR TO LOCATE HVAC UNITS AND WATER HEATERS AT SITE.

NOTES:

1. ALL DIMENSIONS & SITE CONDITIONS TO BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION.
2. ALL FINISHES (INTERIOR & EXTERIOR) TO BE VERIFIED WITH OWNER PRIOR TO CONSTRUCTION.
3. VERIFY ALL DOOR AND WINDOW STYLES AND SIZES WITH OWNER PRIOR TO CONSTRUCTION. MANUFACTURER TO SUPPLY ALL DOOR OPENING SIZES.
4. CONTRACTOR TO VERIFY ALL CLEARANCES OF ALL DOORS, WINDOWS AND OTHER ITEMS THAT ARE CRITICAL, PRIOR TO CONSTRUCTION.
5. CONTRACTOR TO ADAPT PLANS AS REQUIRED TO MEET ALL APPLICABLE CODES AT SITE.
6. ALL BEAMS TO BE SIZED BY A LICENSED STRUCTURAL ENGINEER.
7. PORCHES, BALCONIES OR RAISED FLOOR SURFACES LOCATED MORE THAN 30 INCHES ABOVE THE FLOOR OR GRADE BELOW AT ANY POINT WITHIN 36 INCHES HORIZONTALLY SHALL HAVE GUARDS NOT LESS THAN 36 INCHES IN HEIGHT. OPEN SIDES OF STAIRS WITH A TOTAL RISE OF MORE THAN 30 INCHES ABOVE THE FLOOR OR GRADE BELOW SHALL HAVE GUARDS NOT LESS THAN 34 INCHES IN HEIGHT MEASURED VERTICALLY FROM THE NOSING OF THE TREADS. INSECT SCREENING SHALL NOT BE CONSIDERED AS A GUARD. IRC 2015, R312.1.1 & R312.1.2
8. M1305.1.3 APPLIANCES IN ATTICS, ATTICS CONTAINING APPLIANCES SHALL BE PROVIDED WITH AN OPENING AND A CLEAR AND UNOBSTRUCTED PASSAGEWAY LARGE ENOUGH TO ALLOW REMOVAL OF THE LARGEST APPLIANCE, BUT NOT LESS THAN 30 INCHES HIGH AND 22 INCHES WIDE AND NOT MORE THAN 20 FEET LONG MEASURED ALONG THE CENTERLINE OF THE PASSAGEWAY FROM THE OPENING TO THE APPLIANCE. THE PASSAGEWAY SHALL HAVE CONTINUOUS SOLID FLOORING IN ACCORDANCE WITH CHAPTER 9 NOT LESS THAN 24 INCHES WIDE. A LEVEL SERVICE SPACE AT LEAST 30 INCHES DEEP AND 30 INCHES WIDE SHALL BE PRESENT ALONG ALL SIDES OF THE APPLIANCE WHERE ACCESS IS REQUIRED. THE CLEAR ACCESS OPENING DIMENSIONS SHALL BE A MINIMUM OF 20 INCHES BY 30 INCHES, AND LARGE ENOUGH TO ALLOW REMOVAL OF THE LARGEST APPLIANCE.
9. EXCEPTIONS:
 - a. THE PASSAGEWAY AND LEVEL SERVICE SPACE ARE NOT REQUIRED WHERE THE APPLIANCE CAN BE SERVICED AND REMOVED THROUGH THE REQUIRED OPENING.
 - b. WHERE THE PASSAGEWAY IS UNOBSTRUCTED AND NOT LESS THAN 6 FEET HIGH AND 22 INCHES WIDE FOR ITS ENTIRE LENGTH, THE PASSAGEWAY SHALL BE NOT MORE THAN 30 FEET LONG.
 - c. APPLIANCE ACCESS FOR INSPECTION SERVICE, REPAIR AND REPLACEMENT APPLIANCES SHALL BE ACCESSIBLE FOR INSPECTION SERVICE, REPAIR AND REPLACEMENT WITHOUT REMOVING PERMANENT CONSTRUCTION, OTHER APPLIANCES, OR ANY OTHER PIPING OR DUCTS NOT CONNECTED TO THE APPLIANCE BEING INSPECTED, SERVICED OR REPLACED. A LEVEL WORKING SPACE AT LEAST 30 INCHES DEEP AND 30 INCHES WIDE SHALL BE PROVIDED IN FRONT OF THE CONTRL SIDE TO SERVICE AN APPLIANCE. INSTALLATION OF ROOM HEATERS SHALL BE PERMITTED WITH AT LEAST AN 18-INCH WORKING SPACE. A PLATFORM SHALL NOT BE REQUIRED FOR ROOM HEATERS.
 - d. M1305.1.1 FURNACES AND AIR HANDLERS, FURNACES AND AIR HANDLERS WITHIN COMPARTMENTS OR ALCOVES SHALL HAVE A MINIMUM WORKING SPACE CLEARANCE OF 3 INCHES ALONG THE SIDES, BACK AND TOP WITH A TOTAL WIDTH OF THE ENCLOSING SPACE BEING AT LEAST 12 INCHES WIDER THAN THE FURNACE OR AIR HANDLER. FURNACES HAVING A FIREBOX OPEN TO THE ATMOSPHERE SHALL HAVE AT LEAST A 6-INCH WORKING SPACE ALONG THE FRONT COMBUSTION CHAMBER SIDE. COMBUSTION AIR OPENINGS AT THE REAR OR SIDE OF THE COMPARTMENT SHALL COMPLY WITH THE REQUIREMENTS OF CHAPTER 17.
 - e. EXCEPTION: THIS SECTION SHALL NOT APPLY TO REPLACEMENT APPLIANCES INSTALLED IN EXISTING COMPARTMENTS AND ALCOVES WHERE THE WORKING SPACE CLEARANCES ARE IN ACCORDANCE WITH THE EQUIPMENT OR APPLIANCE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
 - f. 10. EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL BE OPERATIONAL FROM THE INSIDE OF THE ROOM WITHOUT THE USE OF KEYS, TOOLS OR SPECIAL KNOWLEDGE. WINDOW OPENING CONTROL DEVICES COMPLYING WITH ASTM F 2090 SHALL BE PERMITTED FOR USE ON WINDOWS SERVING AS A REQUIRED EMERGENCY ESCAPE AND RESCUE OPENING. ALL SLEEPING ROOMS TO HAVE AN EXTERIOR ACCESS THROUGH A DOOR OR WINDOW WITH A MINIMUM OF 57 SQUARE FEET NET CLEAR OPENING AS PER IRC 2015 R310.2.1. EXCEPTION: GRADE FLOOR OR BELOW GRADE OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5 SQUARE FEET. MAXIMUM SILL HEIGHT TO BE 44 INCHES. MINIMUM NET CLEAR OPENING HEIGHT TO BE 24 INCHES. MINIMUM NET CLEAR OPENING WIDTH TO BE 20 INCHES.
 - g. 11. ALL RETURN AIR GRILLS ARE TO BE LOCATED TO COMPLY WITH SECTION M1602 OF THE IRC 2015.
 - h. 12. ALL SQUARE FOOTAGE MEASUREMENTS ARE APPROXIMATE AND MAY DIFFER FROM ACTUAL CONSTRUCTED RESIDENCE OR BUILDING.
 - i. 13. FIRE SPRINKLER SYSTEM TO BE DESIGNED AND INSTALLED (IF REQUIRED BY LOCAL CODES) AS PER THE IRC 2015 AND BY A LICENSED PROFESSIONAL IN THE AREA OF CONSTRUCTION.
 - j. 14. ALL BATHROOM EXHAUST VENTS SHALL BE VENTED DIRECTLY TO THE EXTERIOR OF THE HOME AND NOT INTO THE ATTIC. IRC 2015, M1501.2

Pre-Drawn Plan ID:

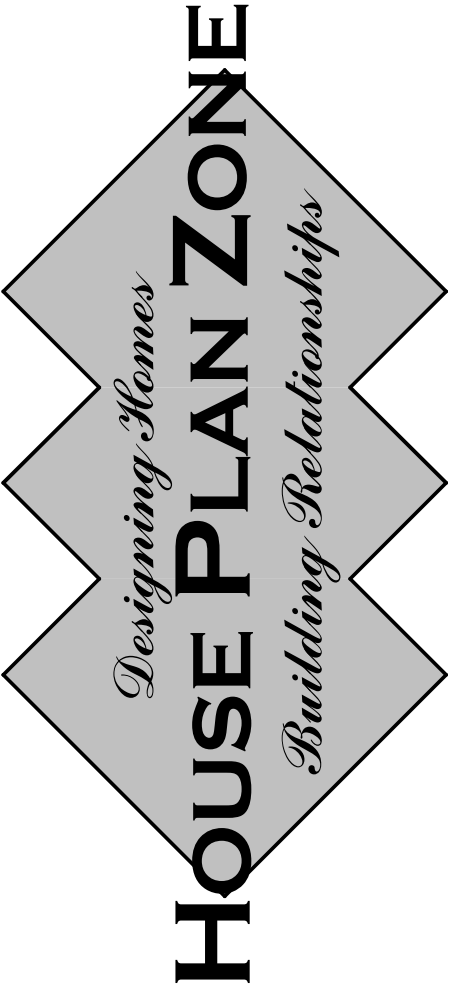
BB-2203

Date: 09.15.16
Drawn By: J.A.B.

Project Name:

SHEET NUMBER

3

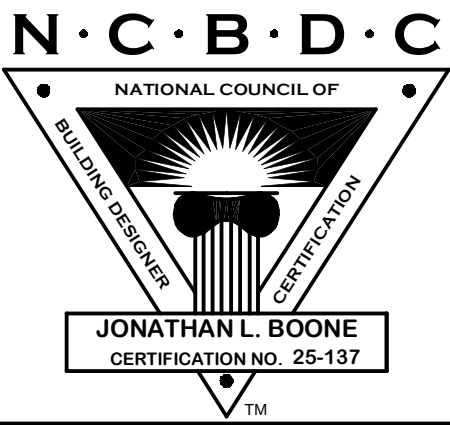


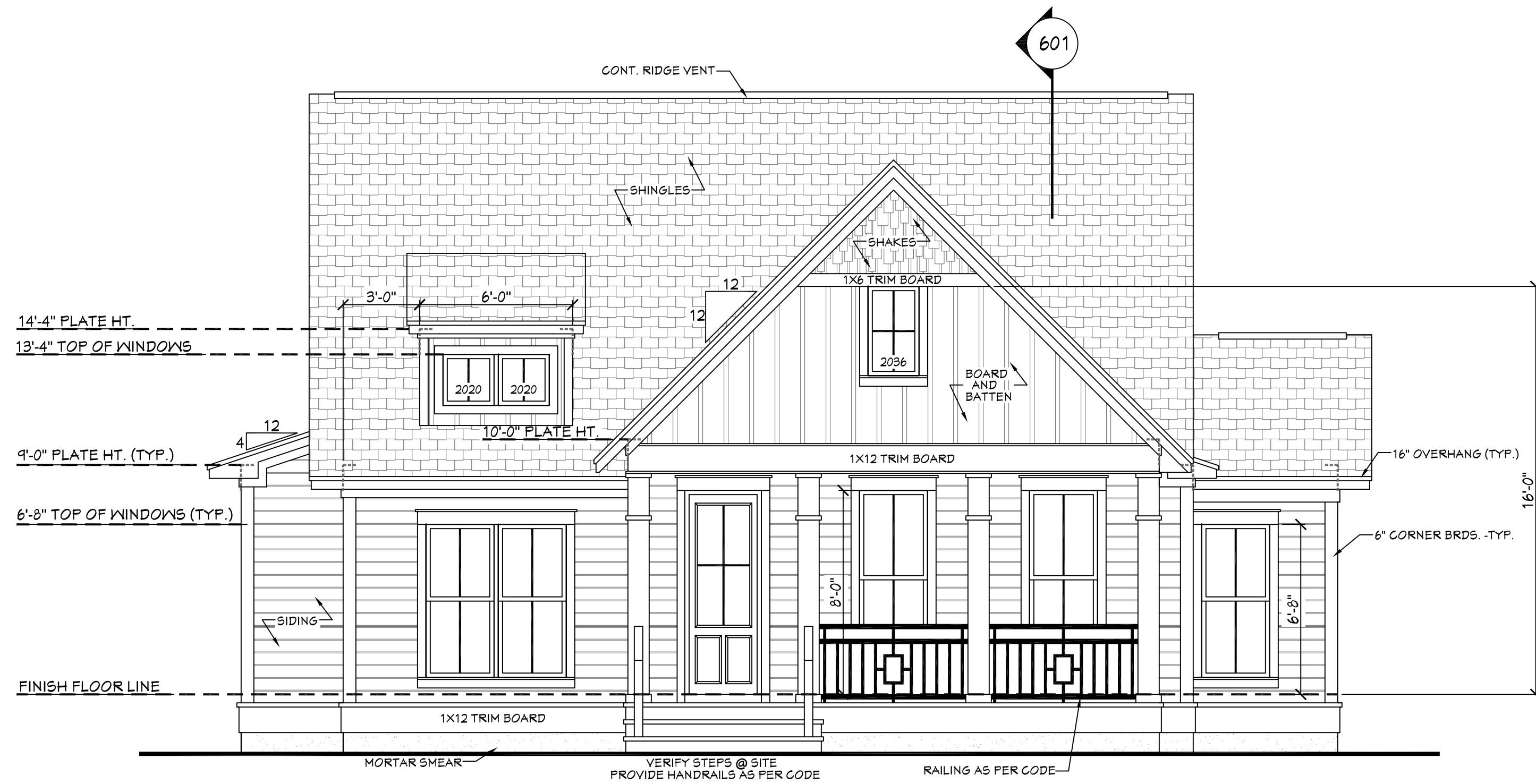
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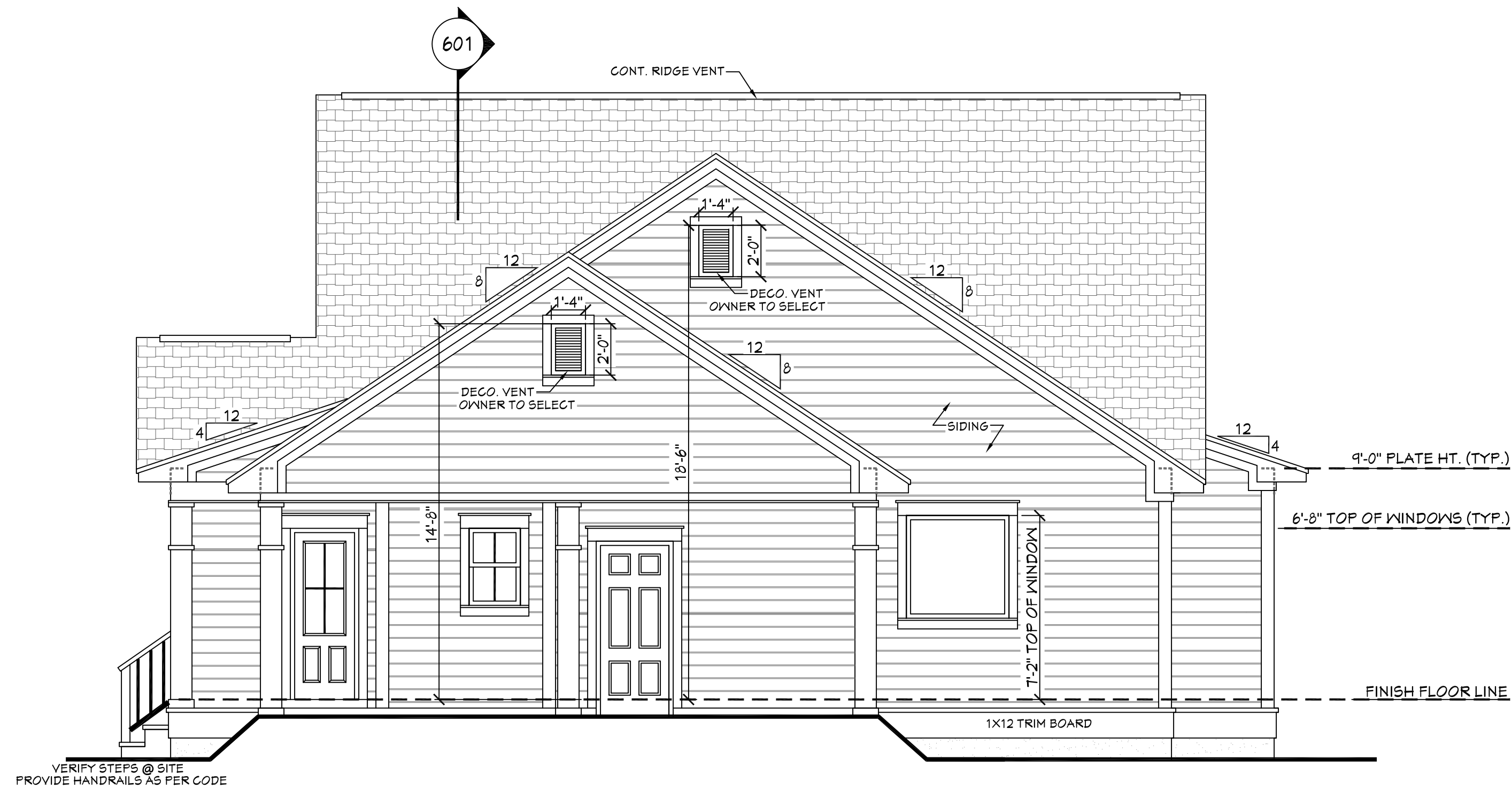
Phone:
601.336.3254

Fax:
1.800.574.1387

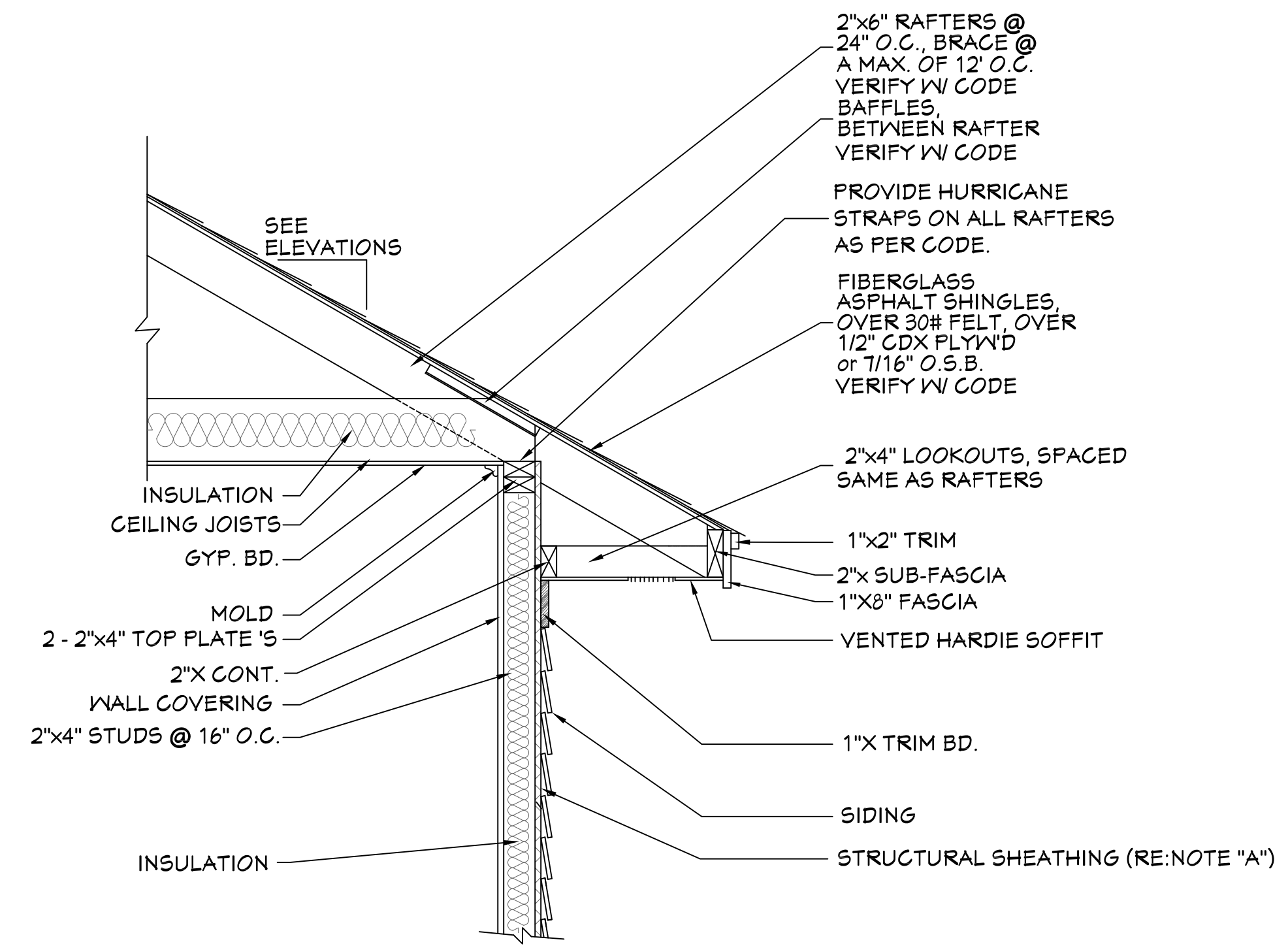




401 **BB-2203 FRONT VIEW**
SCALE----- 1/4" = 1'-0"



402 **REAR VIEW**
SCALE----- 1/4" = 1'-0"

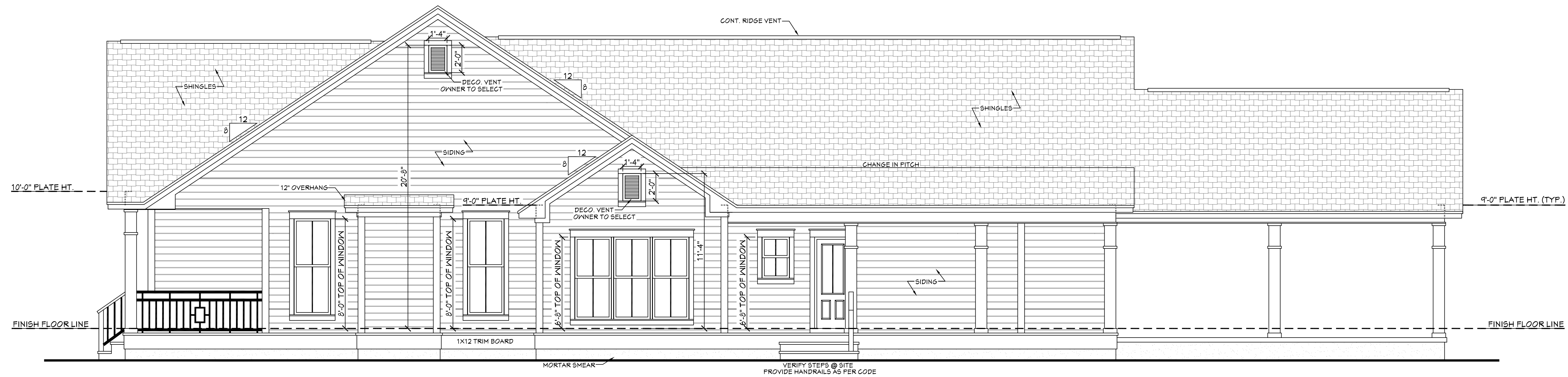


NOTE "A": PROVIDE A MINIMUM OF 7/16" STRUCTURAL WOOD PANEL ATTACHED w/ bd COMMON OR 10d BOX NAILS AT 4" SPACING ON EDGE AND 12" IN FIELD.
NOTE "B": CORNICE DETAIL FOR REFERENCE ONLY. REFER TO BUILDER SPECS FOR ACTUAL MATERIALS.

403 **TYP. CORNICE DETAIL**
SCALE----- 3/4" = 1'-0"

EXTERIOR ELEVATION NOTES:

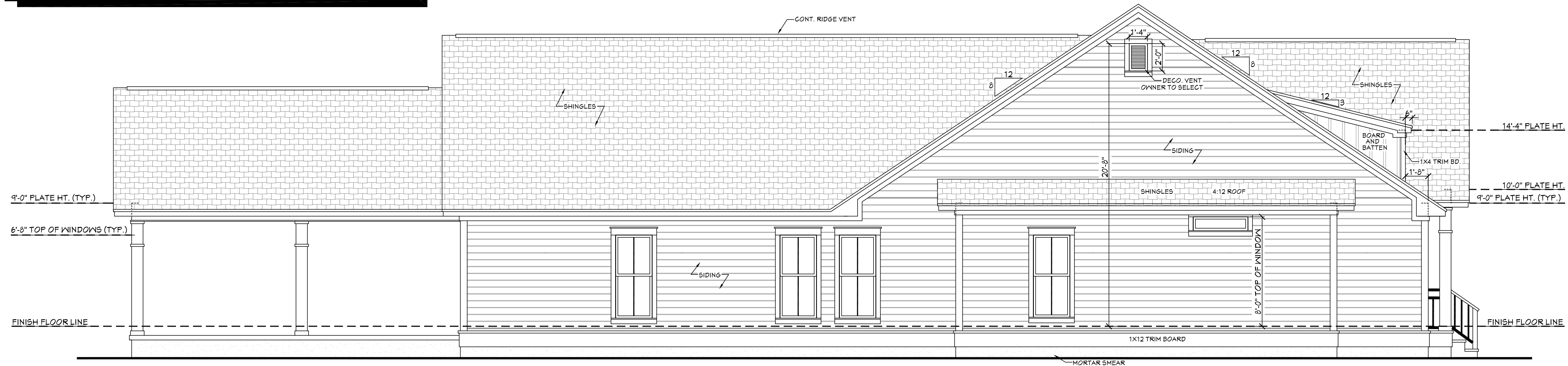
1. CONTRACTOR TO VERIFY ALL WINDOW AND DOOR STYLES AND SIZES WITH OWNER PRIOR TO CONSTRUCTION.
2. PROVIDE STEPS AND GUARD RAILS AS PER CODE BASED ON SITE CONDITIONS.
3. GROUND LINES SHOWN FOR REFERENCE ONLY AND VARY DEPENDING ON SITE CONDITIONS.
4. ALL FINISH MATERIALS TO BE VERIFIED WITH OWNER PRIOR TO CONSTRUCTION.
5. REFER TO TYPICAL WALL DETAIL FOR FRAMING METHODS AND OTHER MISC. INFORMATION.
6. CONTRACTOR TO PROVIDE ADEQUATE ROOF VENTILATION AS REQ'D BY CURRENT CODES.



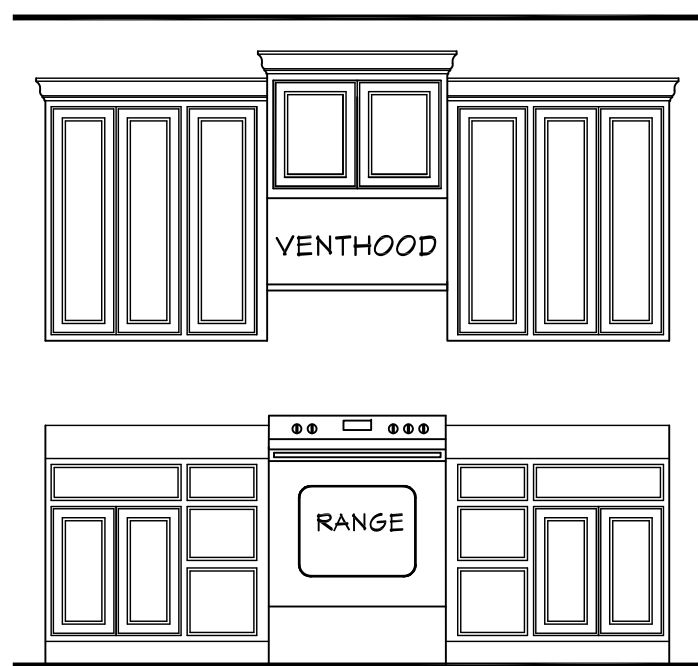
501 RIGHT VIEW
SCALE 1/4" = 1'-0"

EXTERIOR ELEVATION NOTES:

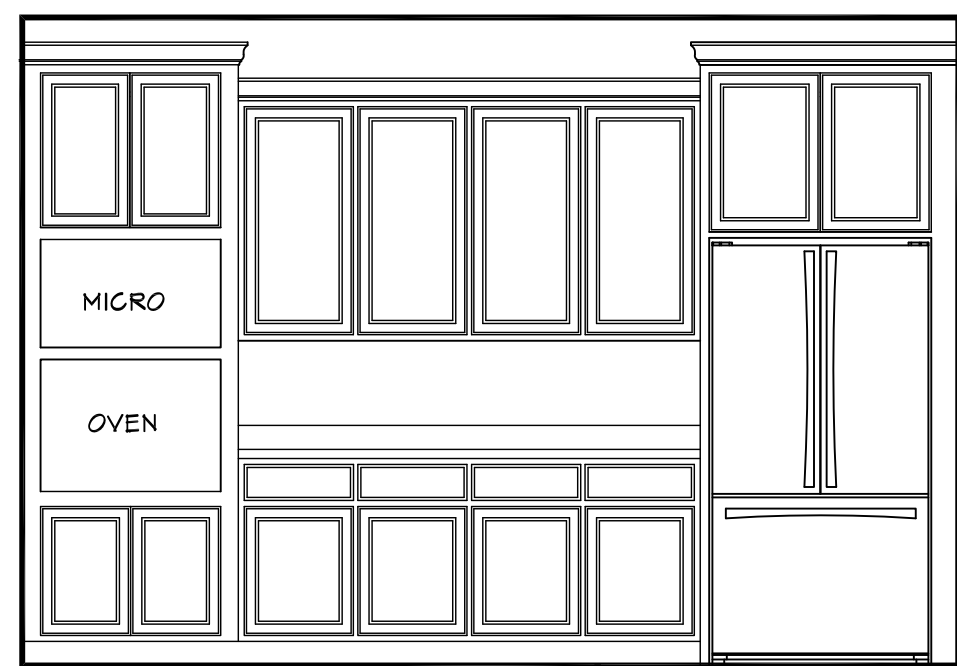
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5. REFER TO TYPICAL WALL DETAIL FOR FRAMING METHODS AND OTHER MISC. INFORMATION.
6. CONTRACTOR TO PROVIDE ADEQUATE ROOF VENTILATION AS REQ'D BY CURRENT CODES.



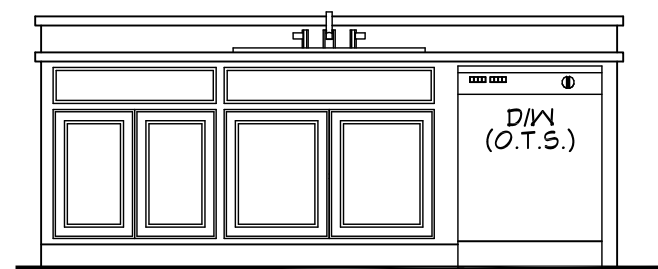
502 LEFT VIEW
SCALE 1/4" = 1'-0"



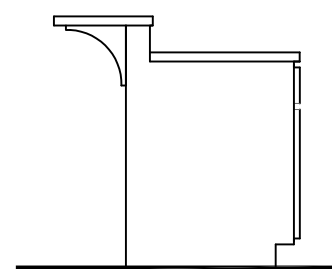
602 KITCHEN
SCALE----- 3/8" = 1'-0"



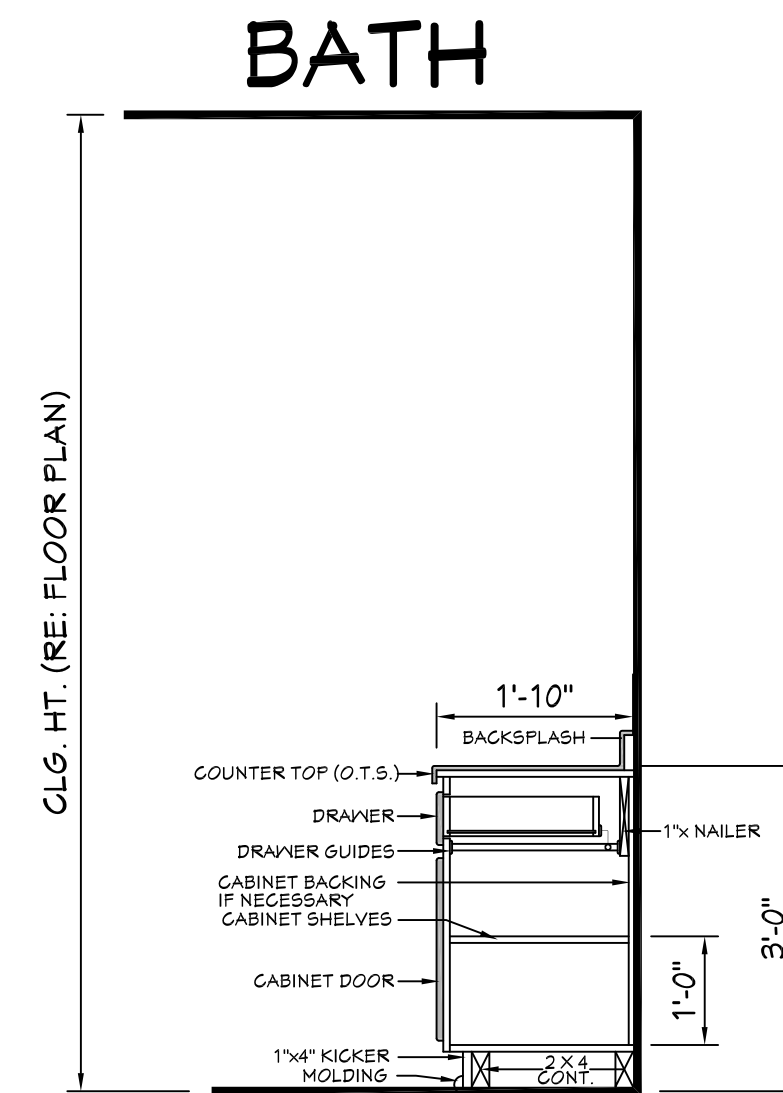
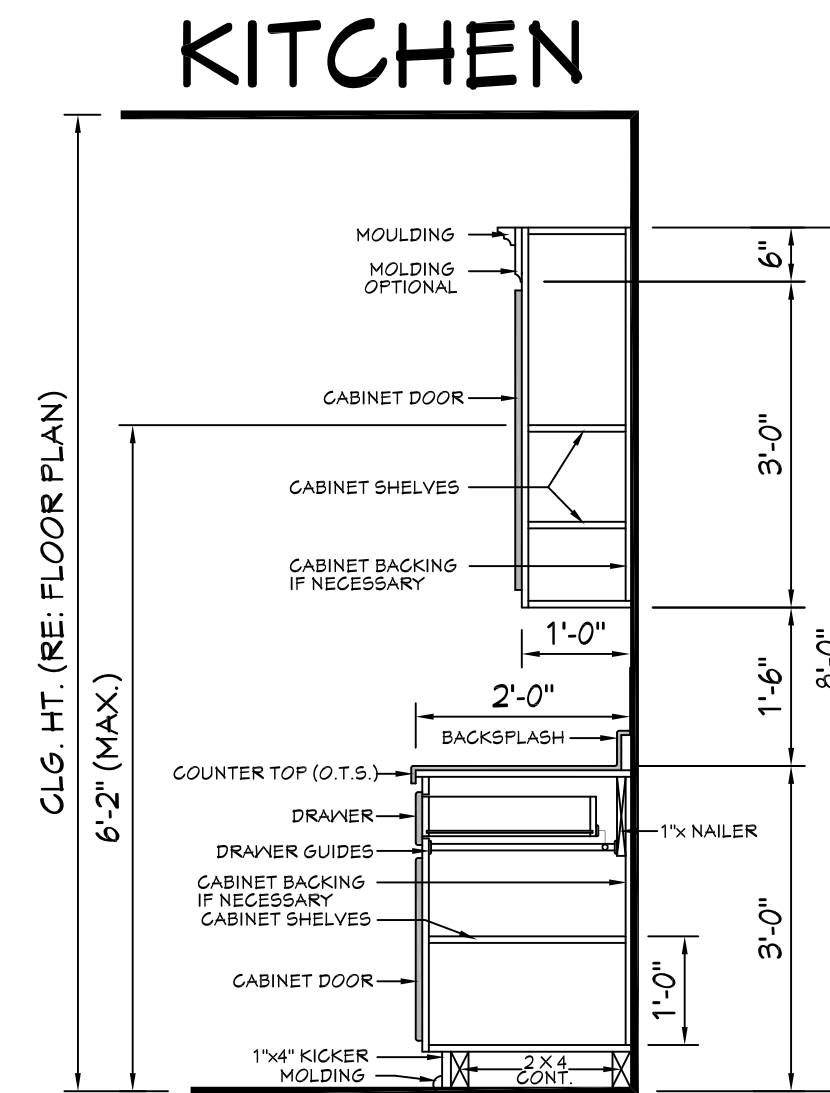
603 KITCHEN
SCALE----- 3/8" = 1'-0"



604 KITCHEN
SCALE----- 3/8" = 1'-0"



605 KITCHEN
SCALE----- 3/8" = 1'-0"



606 TYP. CAB. SECTIONS
SCALE----- N.T.S.



601 CROSS SECTION
SCALE----- 1/4" = 1'-0"

CROSS SECTION NOTES:

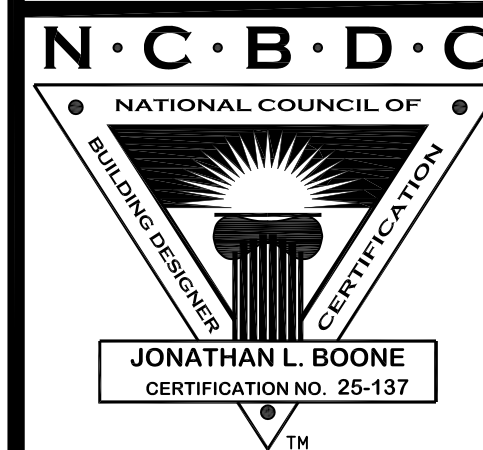
1. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CODES AT SITE.
2. ALL RIDGE BEAMS, HIP RAFTERS, & VALLEY RAFTERS TO BE 2" x 10", OR AS REQ'D BY ENGINEER.
3. CONTRACTOR TO PROVIDE RAFTER BRACING TO MEET APPLICABLE CODES.
4. CONTRACTOR TO THOROUGHLY WATERPROOF ALL EXTERIOR INTERSECTIONS AS PER CODE AND TYPICAL BUILDING PRACTICES.
5. ALL BEAMS TO BE SIZED BY A LICENSED STRUCTURAL ENGINEER.
6. ALL LUMBER SIZES AND SPACING TO BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION.
7. CONTRACTOR TO PROVIDE ADEQUATE ROOF VENTILATION AS REQ'D. BY CURRENT CODES.

Website:
www.HFZplans.com

Email:
sales@hfpzplans.com

Phone:
601.336.3254

Fax:
1.800.574.1387



Pre-Drawn Plan ID:
BB-2203

House Plan Zone, LLC, has exercised great care and effort in the development of these plans and the completion of these construction documents. However, the user assumes full responsibility for any damages, including structural failures resulting from errors, omissions or deficiencies in the design. House Plan Zone, LLC highly recommends that these plans be reviewed by a licensed structural engineer in the area of construction. Other special conditions required by local building codes. All dimensions to be verified on site prior to construction. If a foundation plan has been included in these plans, it is general in nature and shall be verified by a licensed engineer prior to construction.

Date:
09.15.16

Drawn By:
J.A.B.

SHEET NUMBER

6



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2/4/2025

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Drawn by: AJR

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01	10/26/23	NCR- DRAFTED

EXTERIOR ELEVATIONS

1 A1.1 9

AREA TABULATION	
CRAWL SPACE	1403 SF
MAIN LEVEL	1403 SF
UPPER LEVEL	850 SF
TOTAL FINISHED	2253 SF
TOTAL LIVABLE	2253 SF
GARAGE	553 SF
FRONT PORCH	123 SF

FLOOR AREAS ARE CALCULATED FROM THE OUTSIDE OF FOUNDATION WALLS AND/OR OUTSIDE FACE OF EXTERIOR STUD AT FRAMED WALLS.

STAIRS ARE INCLUDED IN CALCULATIONS AT ALL LEVELS.

GENERAL NOTES

- ALL WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALING OF DRAWINGS
- KICKOUT FLASHING TO BE INSTALLED AS UNBEDDED
- EXTERIOR WALL FINISHER TO VERIFY KICKOUT FLASHING IS INSTALLED PRIOR TO FINISHING
- CARPENTER TO FLASH ALL EXTERIOR WINDOWS & DOORS PER MIN. AND IRC CODE REQUIREMENTS
- WHILE EVERY EFFORT HAS BEEN MADE TO INSURE THESE PLANS ARE ACCURATE AND COMPLETE, THE OWNER/BUILDER MUST VERIFY ALL DIMENSIONS, CONSTRUCTION METHODS, SITE CONDITIONS AND SPECIFICATIONS AND BE RESPONSIBLE FOR SAME.
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WINDOWS

- MARVIN ESSENTIAL SERIES
- TYPE AND SIZE PER PLAN
- WINDOWS DESIGNATED WITH 'T' TO HAVE TEMPERED GLASS
- WINDOWS DESIGNATED WITH 'B' MEET BARBERS CODES
- BUILDER TO VERIFY ALL ROUGH OPENING DIMENSIONS AND HEADER HEIGHTS.

EXTERIOR FINISHES

- SIDING (AS NOTED)
- HARDIBLANK LAP SIDING
- 5" EXPOSURE
- HARDIBLANK LAP SIDING
- 8" EXPOSURE
- HARDIE PANEL VERTICAL SIDING
- 24" O.C. BOARD & BATTEN
- HARDIBRIM BOARDS
- THICKNESS AND WIDTH AS NOTED

TRUSS SUPPLIER TO VERIFY ALL SPANS, PITCHES, HEBEL HEIGHTS AND OTHER CONDITIONS CRITICAL TO PROPER TRUSS FABRICATION.

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+++ STRUCTURAL NOTICE +++

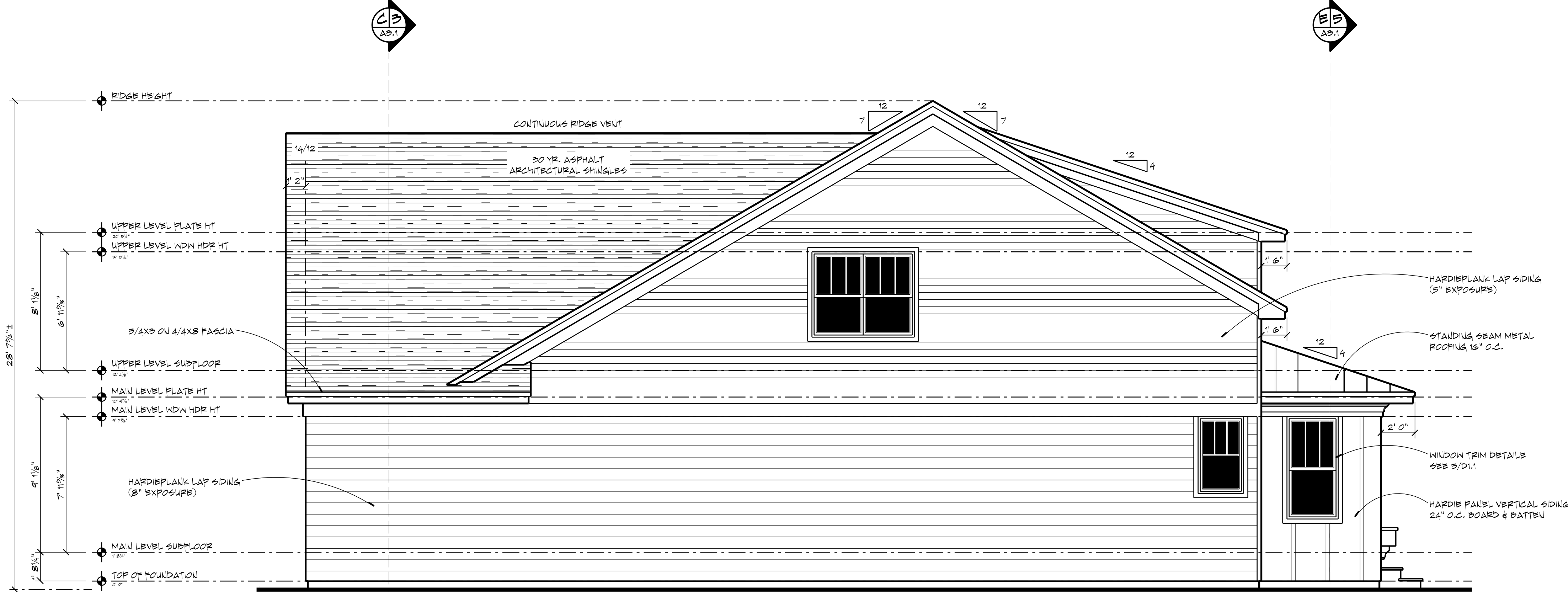
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++ FOUNDATION ENGINEERING ++

ALL BUILDING FOUNDATION, FOOTING SIZES AND REINFORCING, INCLUDING POST FOOTINGS, TO BE DESIGNED ON SITE BY LOCAL ENGINEER OR FOUNDATION CONTRACTOR BASED ON EXISTING SITE CONDITIONS.

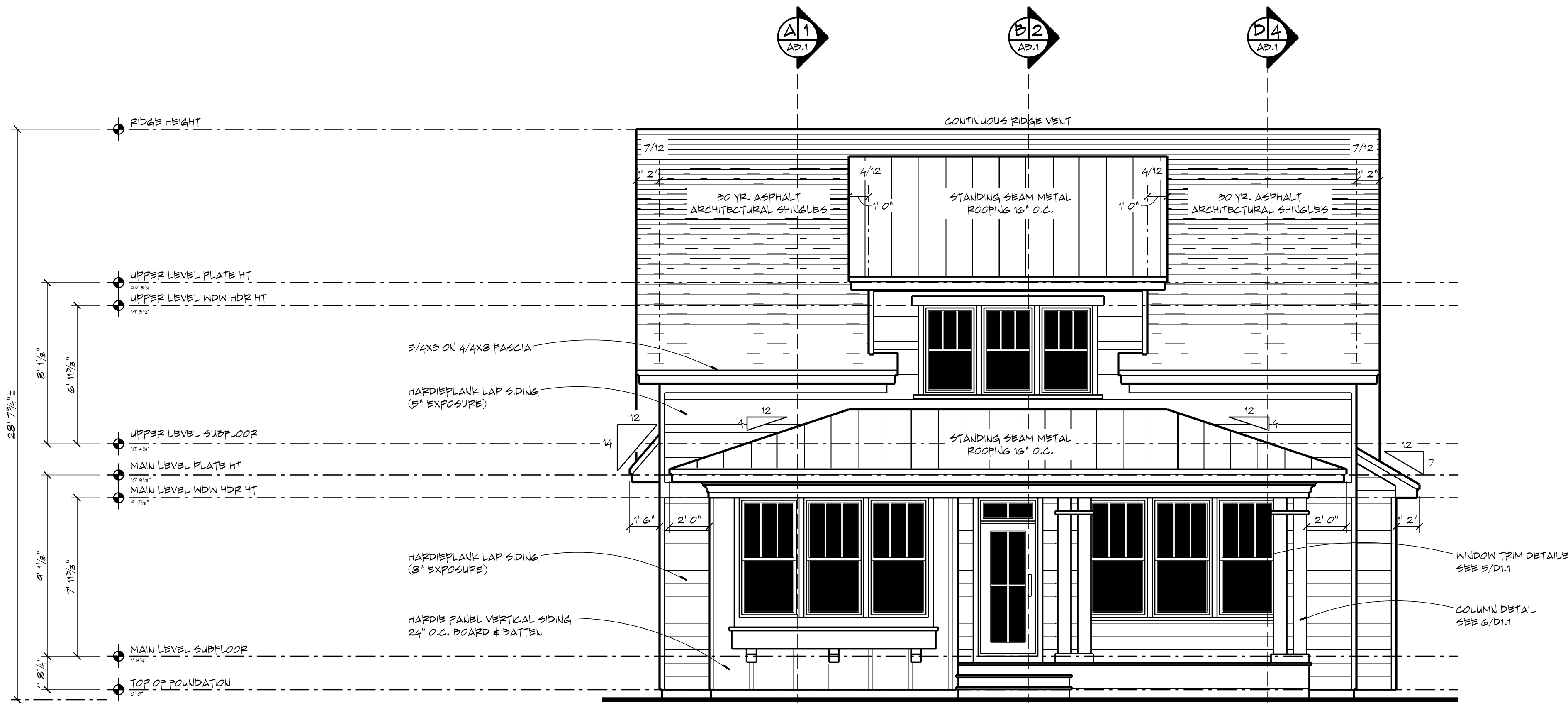
++ FOOTING FROST DEPTH: ++

OWNER/CONTRACTOR TO ADJUST DEPTH OF ALL HOUSE, GARAGE, SLAB AND DECK POST FOOTINGS TO MEET LOCAL CODES.



2 LEFT ELEVATION

SCALE: 1/4" = 1' 0"



1 FRONT ELEVATION

SCALE: 1/4" = 1' 0"

AREA TABULATION	
CRAWL SPACE	1403 SF
MAIN LEVEL	1403 SF
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TOTAL FINISHED	2253 SF
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GARAGE	553 SF
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2 RIGHT ELEVATION

SCALE: 1/4" = 1' 0"

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WINDOWS

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- WINDOWS DESIGNATED WITH 'B' MEET ENERGY CODES
- BUILDER TO VERIFY ALL ROUGH OPENING DIMENSIONS AND HEADER HEIGHTS.

EXTERIOR FINISHES

- SIDING (AS NOTED)
- HARDIBOARD LAP SIDING
- 5" EXPOSURE
- HARDIBOARD LAP SIDING
- 8" EXPOSURE
- HARDIBOARD LAP SIDING
- 24" O.C. BOARD & BATTEN
- HARDIBOARD BOARDS
- THICKNESS AND WIDTH AS NOTED

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+++ STRUCTURAL NOTICE +++

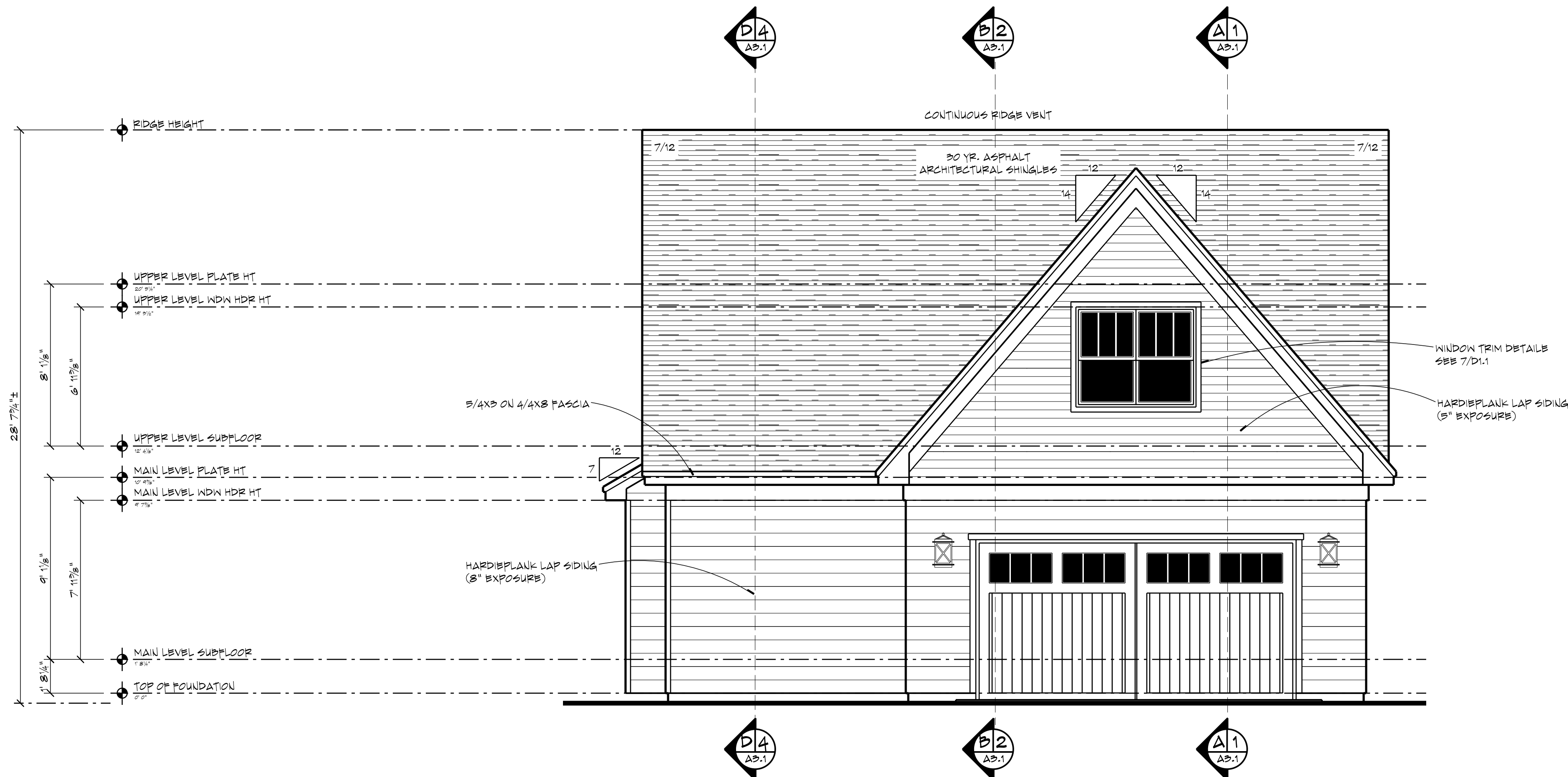
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++ FOOTING PROST DEPTH: ++

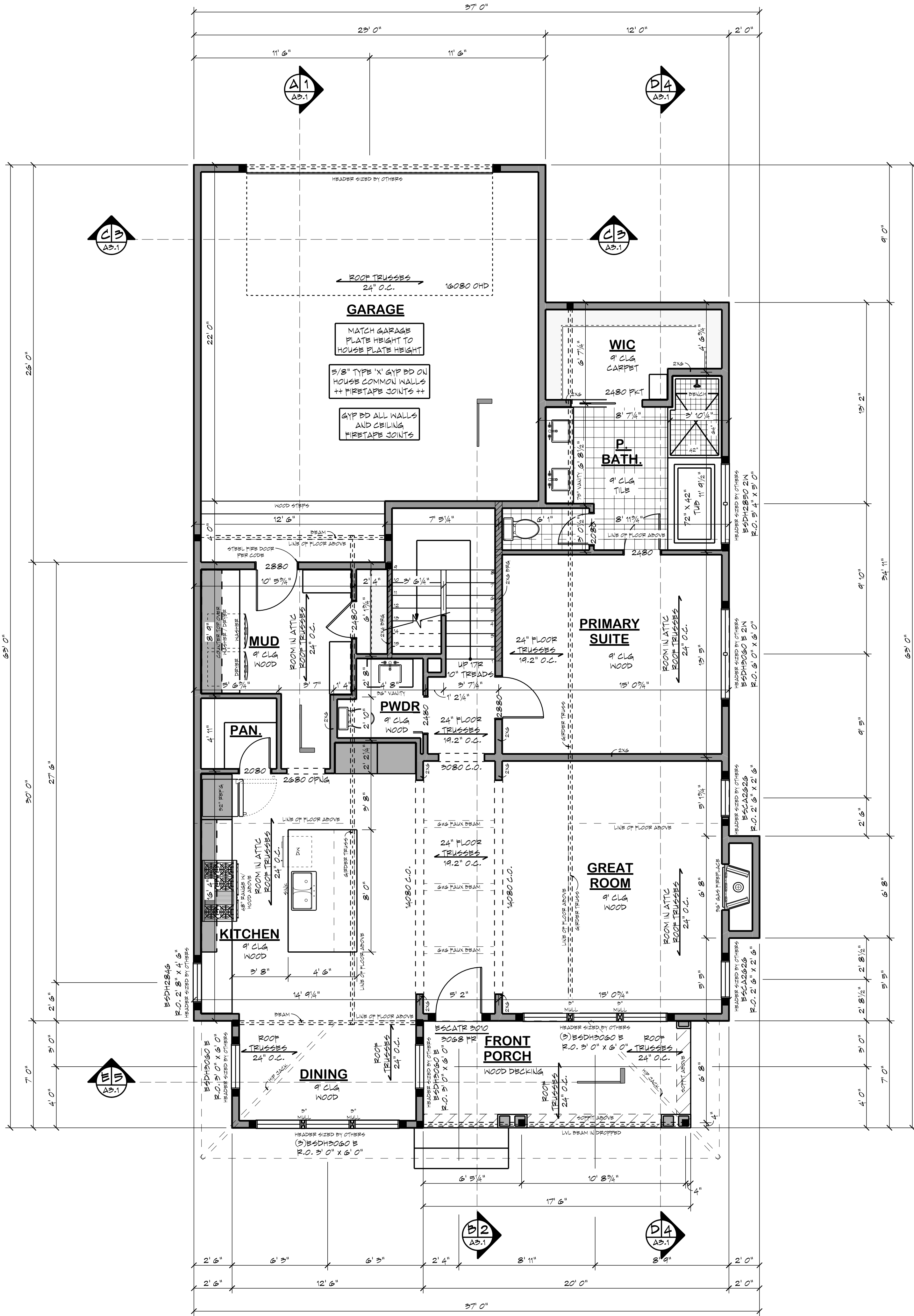
OWNER/CONTRACTOR TO ADJUST DEPTH OF ALL HOUSE, GARAGE, SLAB AND DECK POST FOOTINGS TO MEET LOCAL CODES.



1 REAR ELEVATION

SCALE: 1/4" = 1' 0"





1
A2.2
MAIN LEVEL PLAN

SCALE: 1/4" = 1' 0"

AREA TABULATION	
CRAWL SPACE	1403 SF
MAIN LEVEL	1403 SF
UPPER LEVEL	850 SF
TOTAL FINISHED	2253 SF
TOTAL LIVABLE	2253 SF
GARAGE	553 SF
FRONT PORCH	123 SF

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ROYAL OAKS
DESIGN
EST. 1984

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www.royaloaksdesign.com
West Lakeland, MN 55082

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WINDOWS

- MARVIN ESSENTIAL SERIES
- STYLE AND SIZE AS NOTED
- WINDOWS DESIGNATED WITH "T" TO HAVE TEMPERED GLASS
- WINDOWS DESIGNATED WITH "B" MEET BARBERS CODES
- MAIN LEVEL WINDOW HEADER HEIGHTS SET TO 7' 11-3/8" (U.N.O.)
- BUILDER TO VERIFY WINDOW AND DOOR ROUGH OPENINGS AND HEADER HEIGHTS

FLOOR SYSTEM

- ENGINEERED WOOD FLOOR TRUSSES
- DESIGNED TO MEET L/480 DEFLECTION OR LESS
- TRUSS MANUFACTURER TO PROVIDE CHASES FOR ALL SUPPLY AND RETURN DUCTWORK
- TRUSS MANUFACTURER TO VERIFY FRAMING AT CANTILEVERS FOR POINT LOADS FROM ABOVE
- TRUSS MANUFACTURER TO VERIFY LOCATIONS OF ANY CONCENTRATED LOADS, SUCH AS GRANITE COUNTERTOPS, AND PROVIDE PROPER FRAMING AS NEEDED

FRAMING

- 9' 1-1/8" PLATE HEIGHT (U.N.O.)
- 2X6 WALLS AT ALL POCKET DOORS & BEHIND TOILETS
- PROVIDE SOLID BLOCKING AT ALL POINT LOADS
- INDICATES BEARING POINT LOAD
- PROVIDE CONTINUOUS SOLID BLOCKING TO FOUNDATION BELOW - VERIFY LOADS W/ LOCAL STRUCTURAL ENGINEER

DOOR CALLOUT EXAMPLE:
2880 = 2' 8" WIDE X 8' 0" HIGH

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CL-23-037
THE EASTWOOD
CRAWLSPACE
2 CAR REAR - STANDARD



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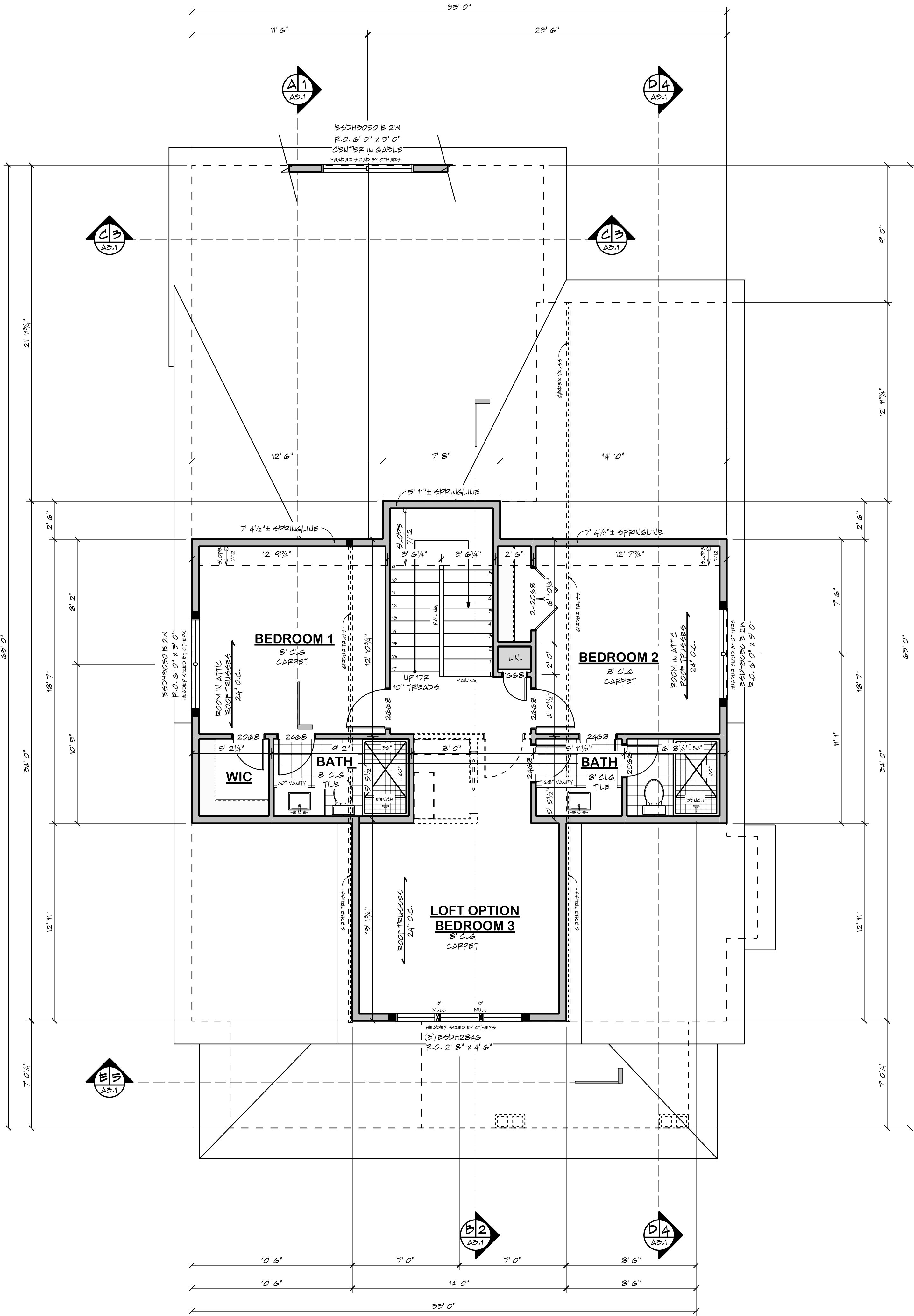
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2/4/2025

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MAIN LEVEL FLOOR PLAN



1
A2.3
UPPER LEVEL PLAN

SCALE: 1/4" = 1' 0"

AREA TABULATION	
CRAWL SPACE	1403 SF
MAIN LEVEL	1403 SF
UPPER LEVEL	850 SF
TOTAL FINISHED	2253 SF
TOTAL LIVABLE	2253 SF
GARAGE	553 SF
FRONT PORCH	123 SF

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FLOOR SYSTEM

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CL-23-037
THE EASTWOOD
CRAWLSPACE
2 CAR REAR - STANDARD



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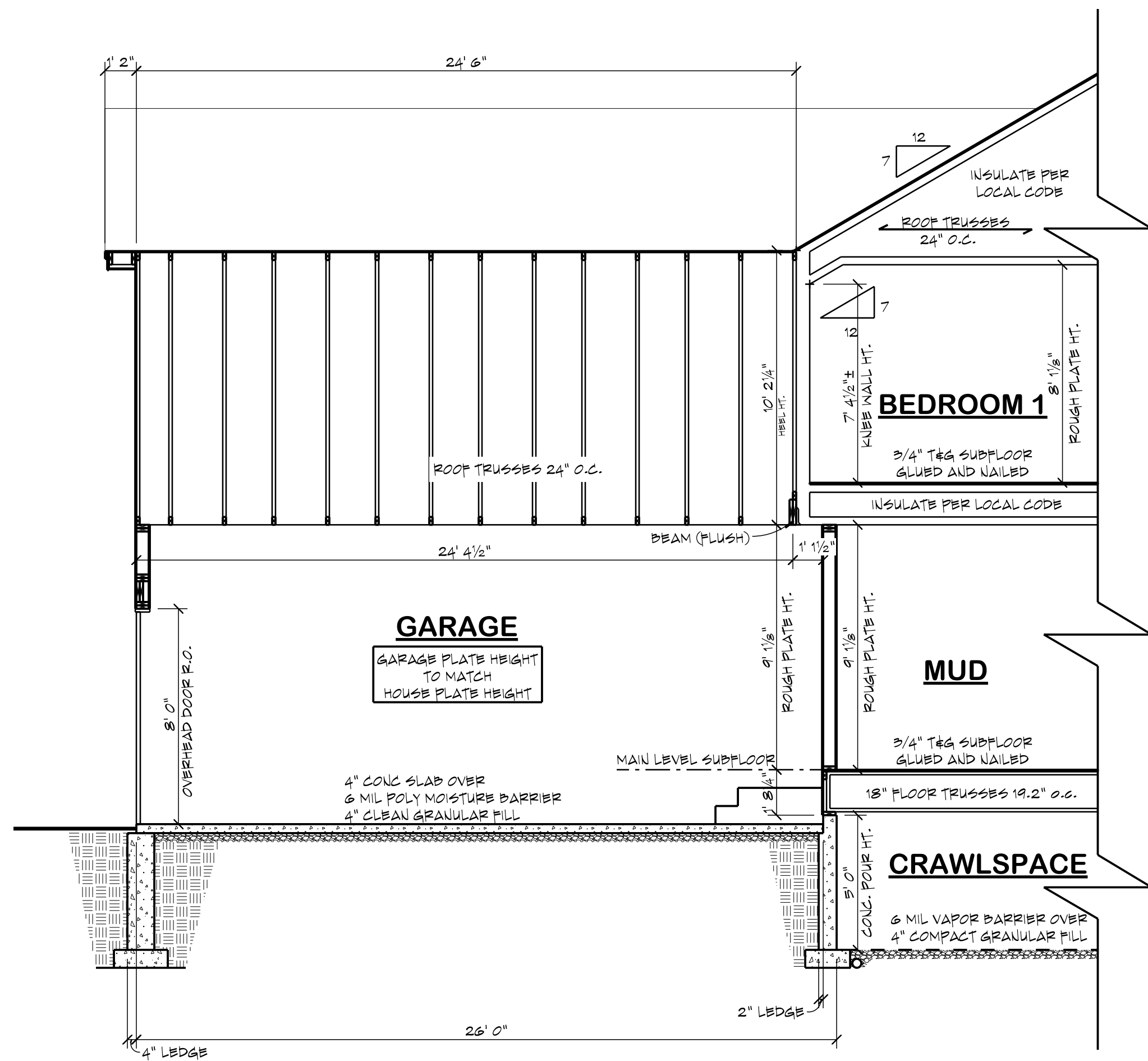
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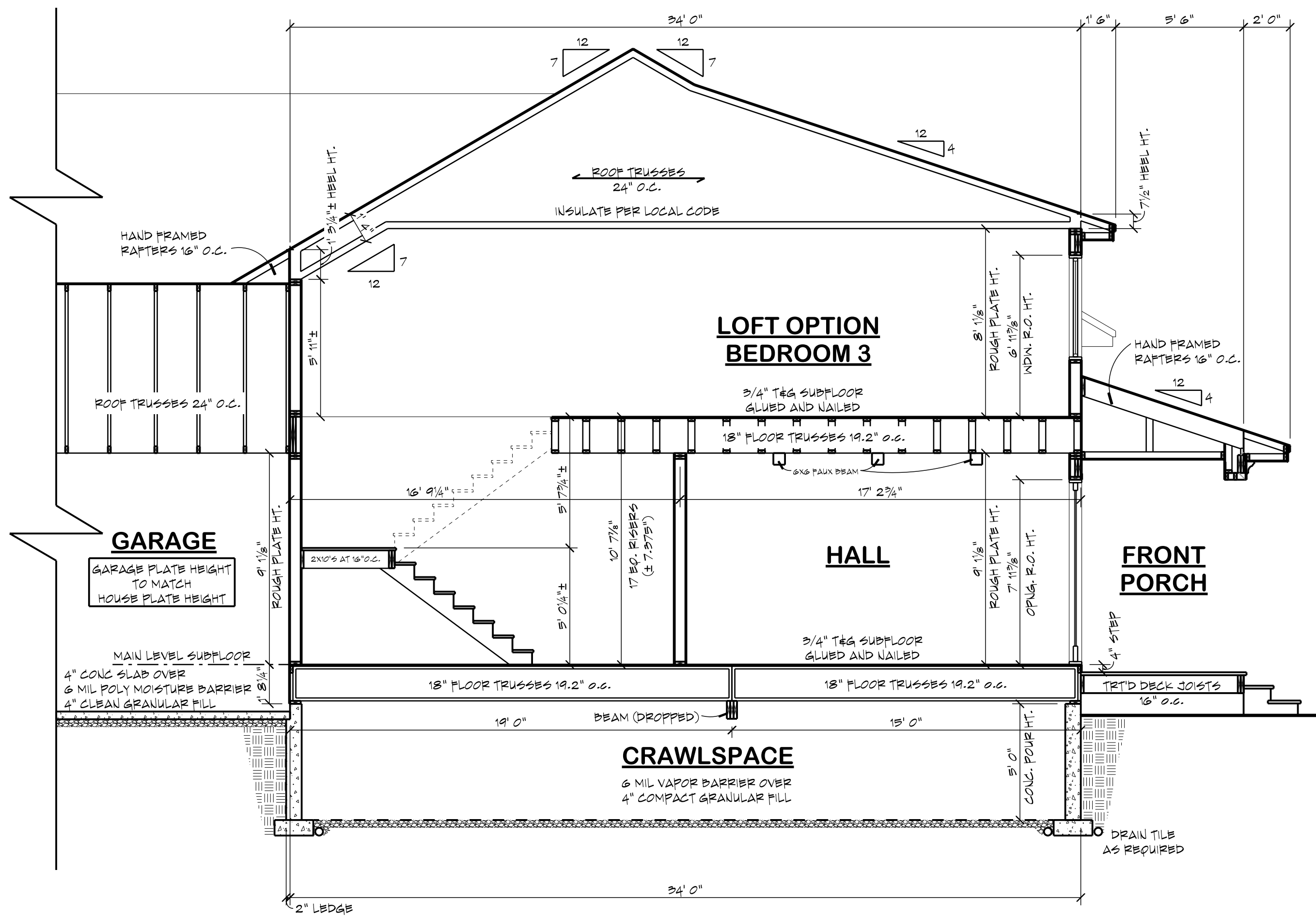
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UPPER LEVEL FLOOR PLAN

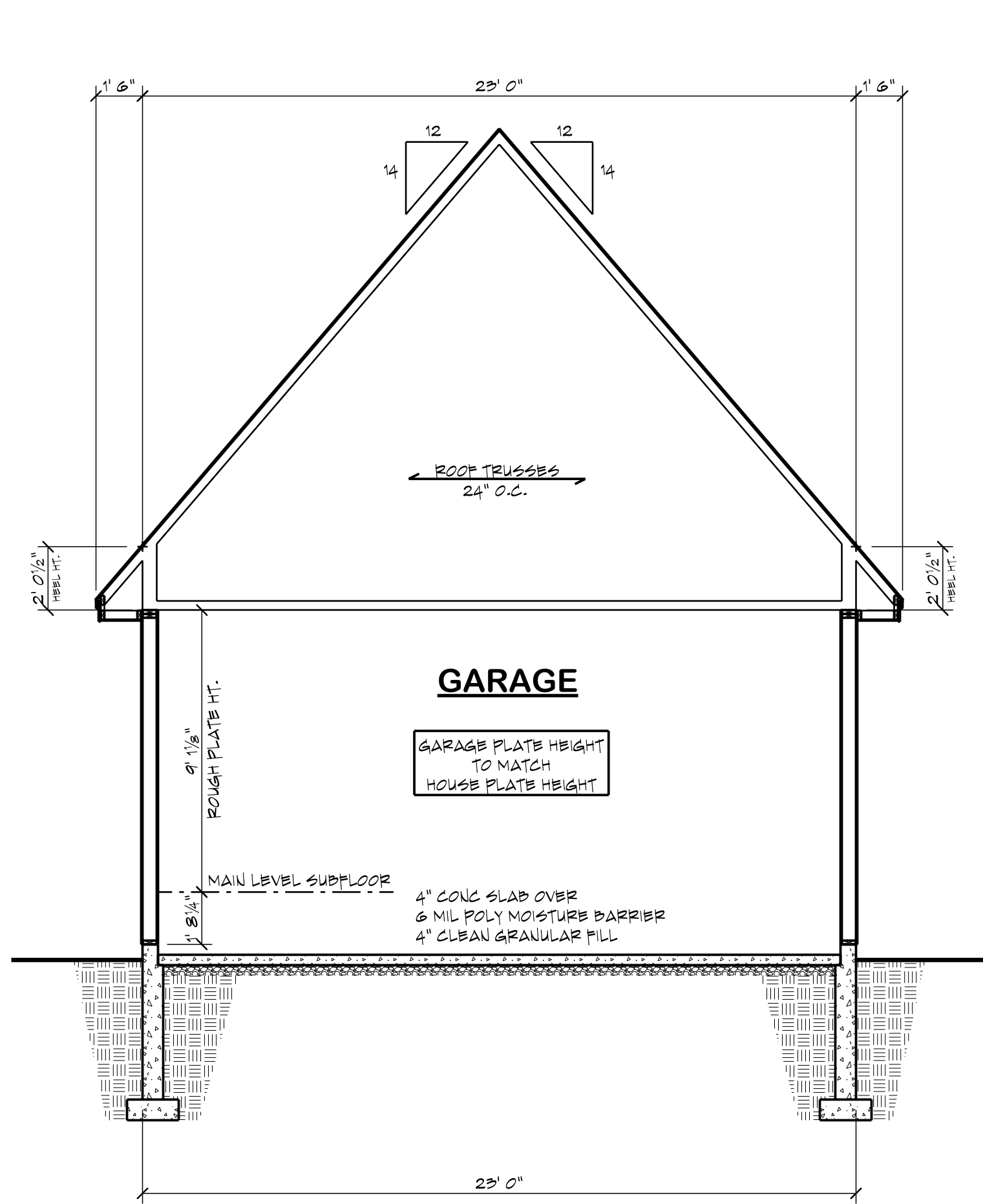
5 A2.3 9



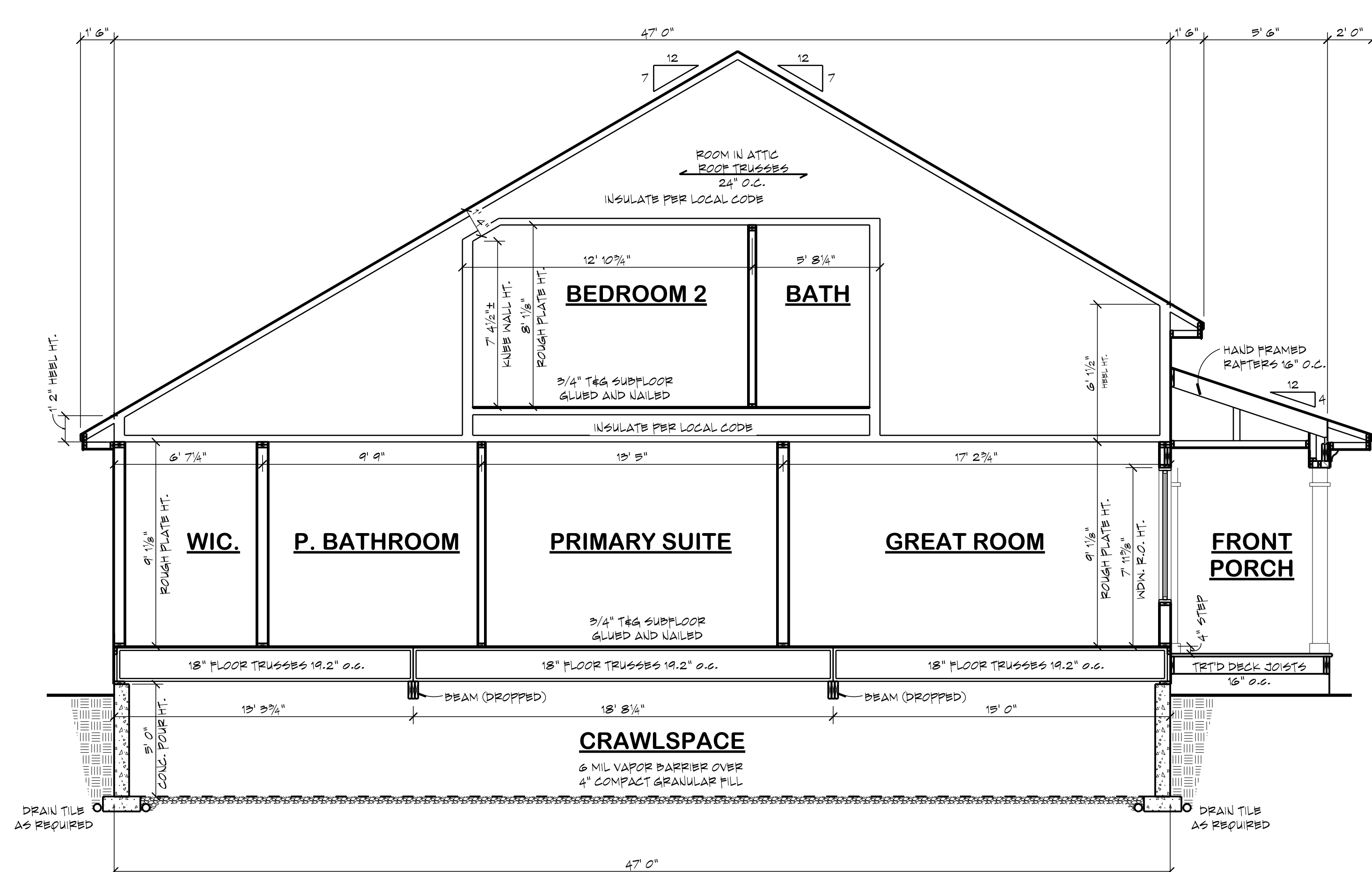
1 **BUILDING SECTION 'A'**
A3.1
SCALE : 1/4" = 1' 0"



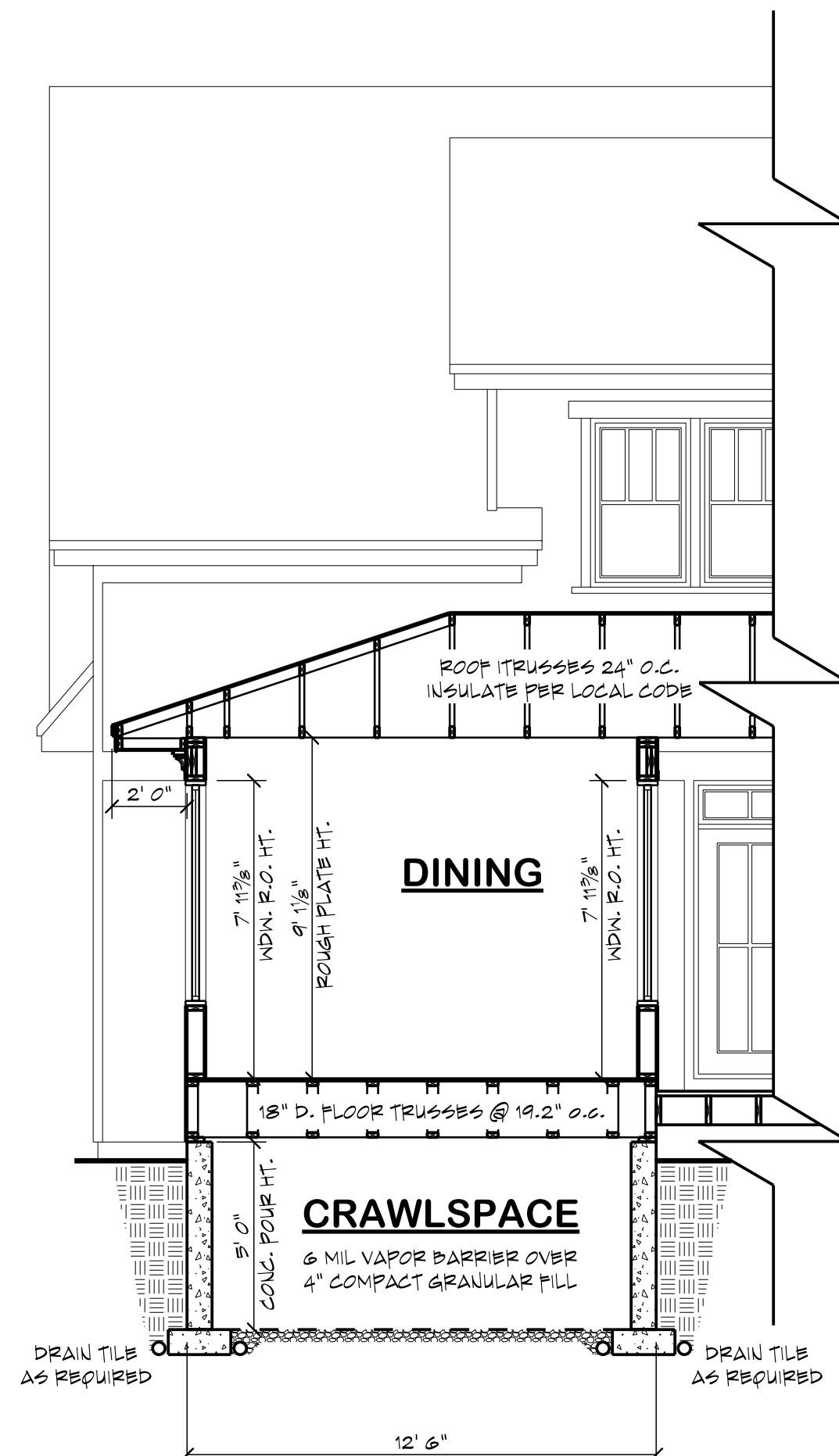
2 **BUILDING SECTION 'B'**
A3.1
SCALE : 1/4" = 1' 0"



3 **BUILDING SECTION 'C'**
A3.1
SCALE : 1/4" = 1' 0"



4 **BUILDING SECTION 'D'**
A3.1
SCALE : 1/4" = 1' 0"



5 **BUILDING SECTION 'E'**
A3.1
SCALE : 1/4" = 1' 0"

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DESIGN**
EST. 1987

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BUILDING SECTIONS



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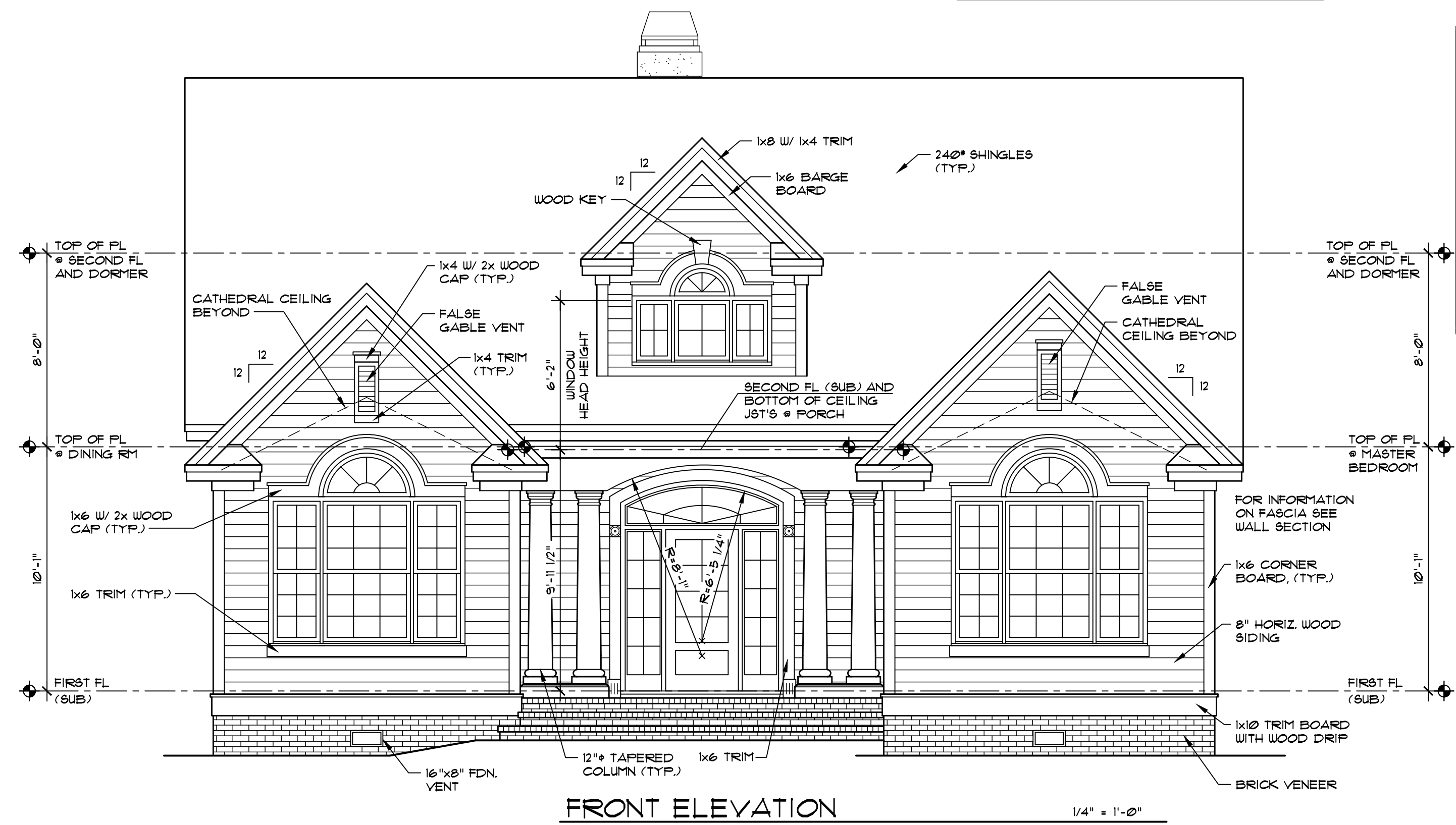
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DESIGN NO.
1108
SHEET OF 6
JHM
COVER SHEET

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P.O. BOX 26178 • GREENVILLE S.C. • 29616
864 • 288 • 7580
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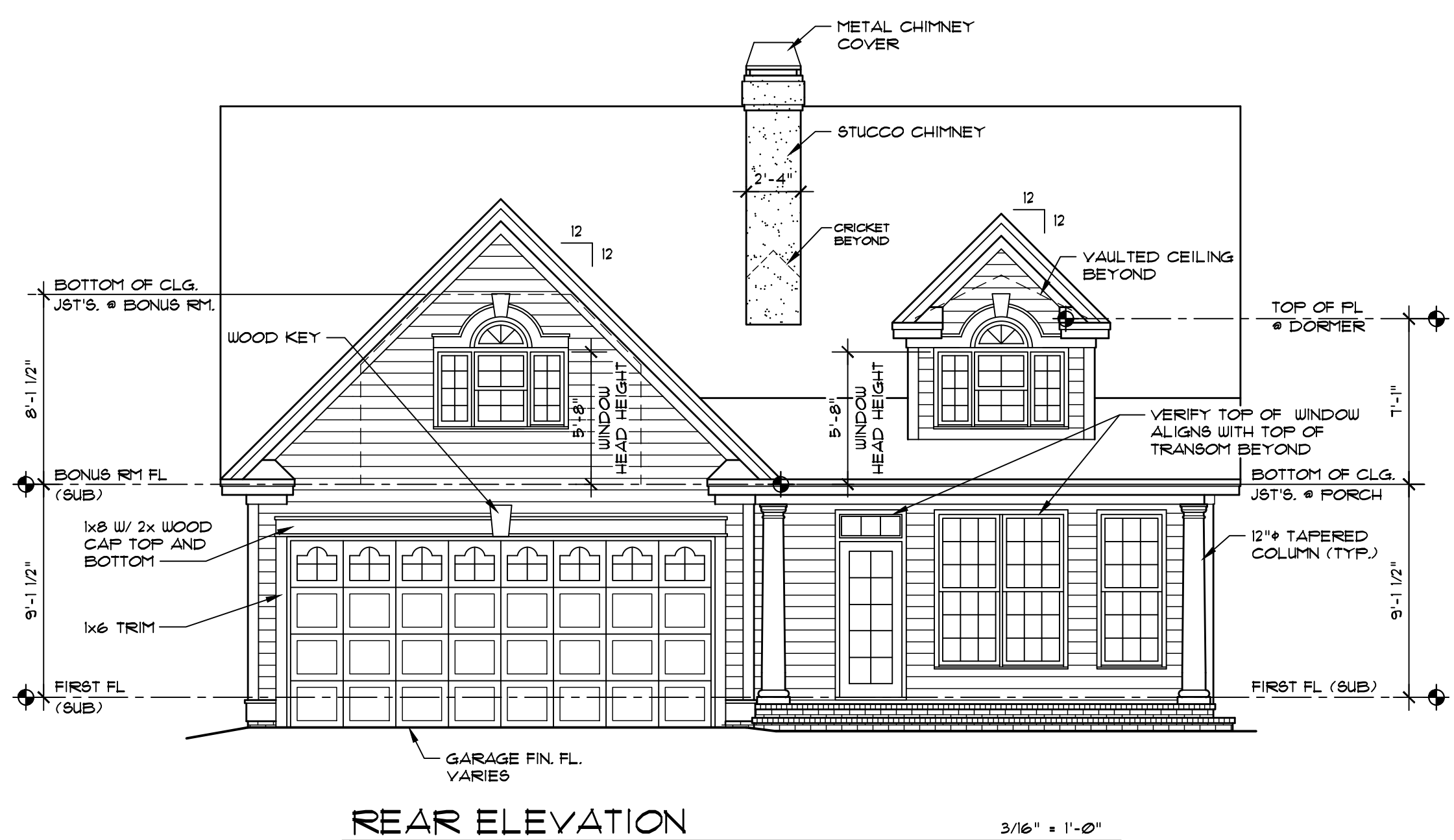
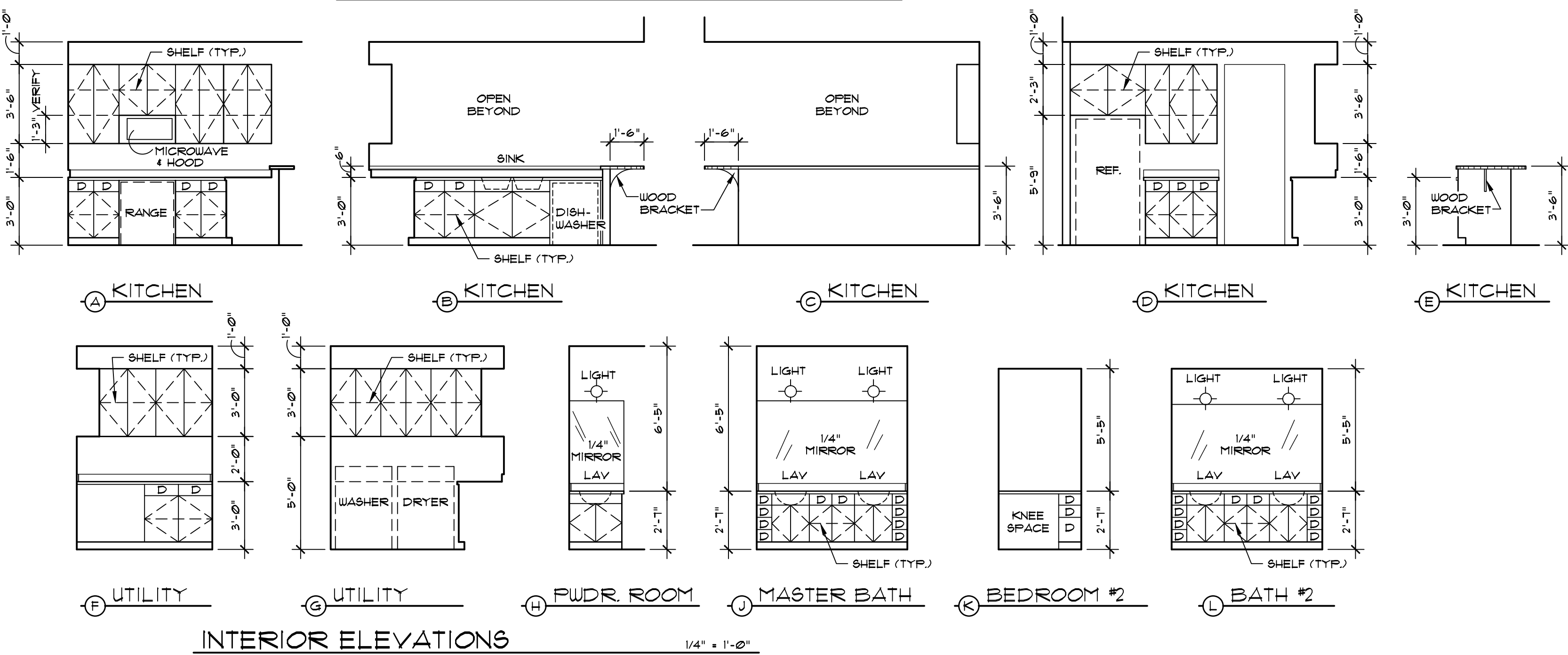
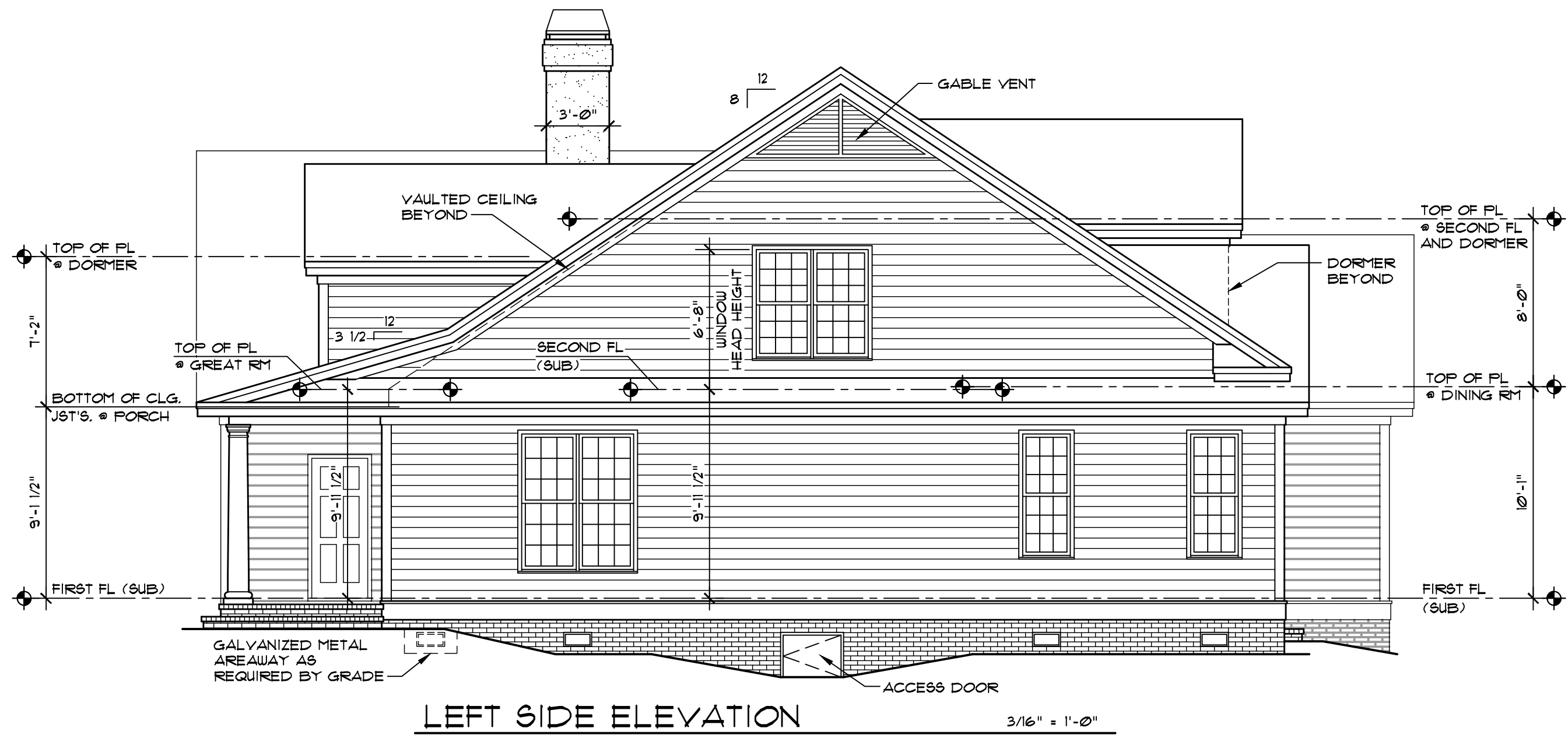
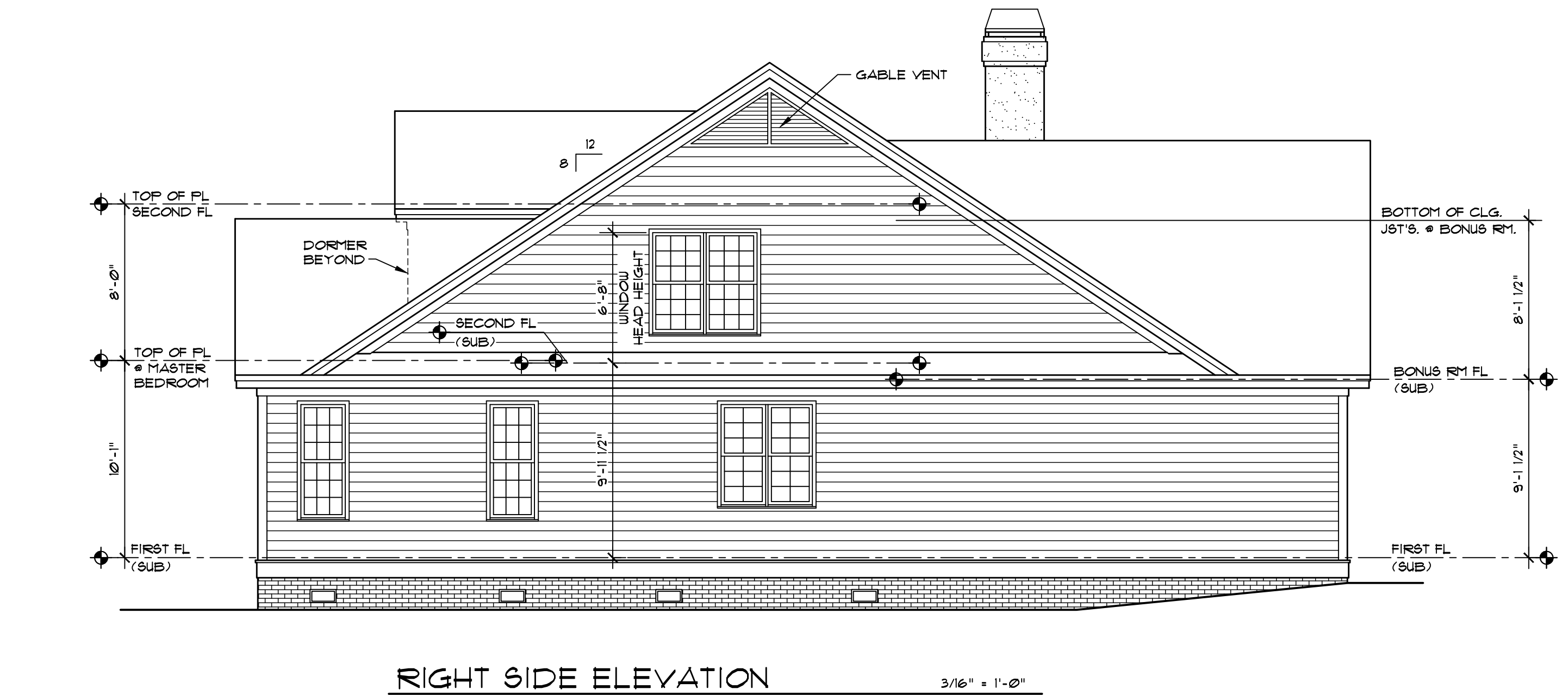
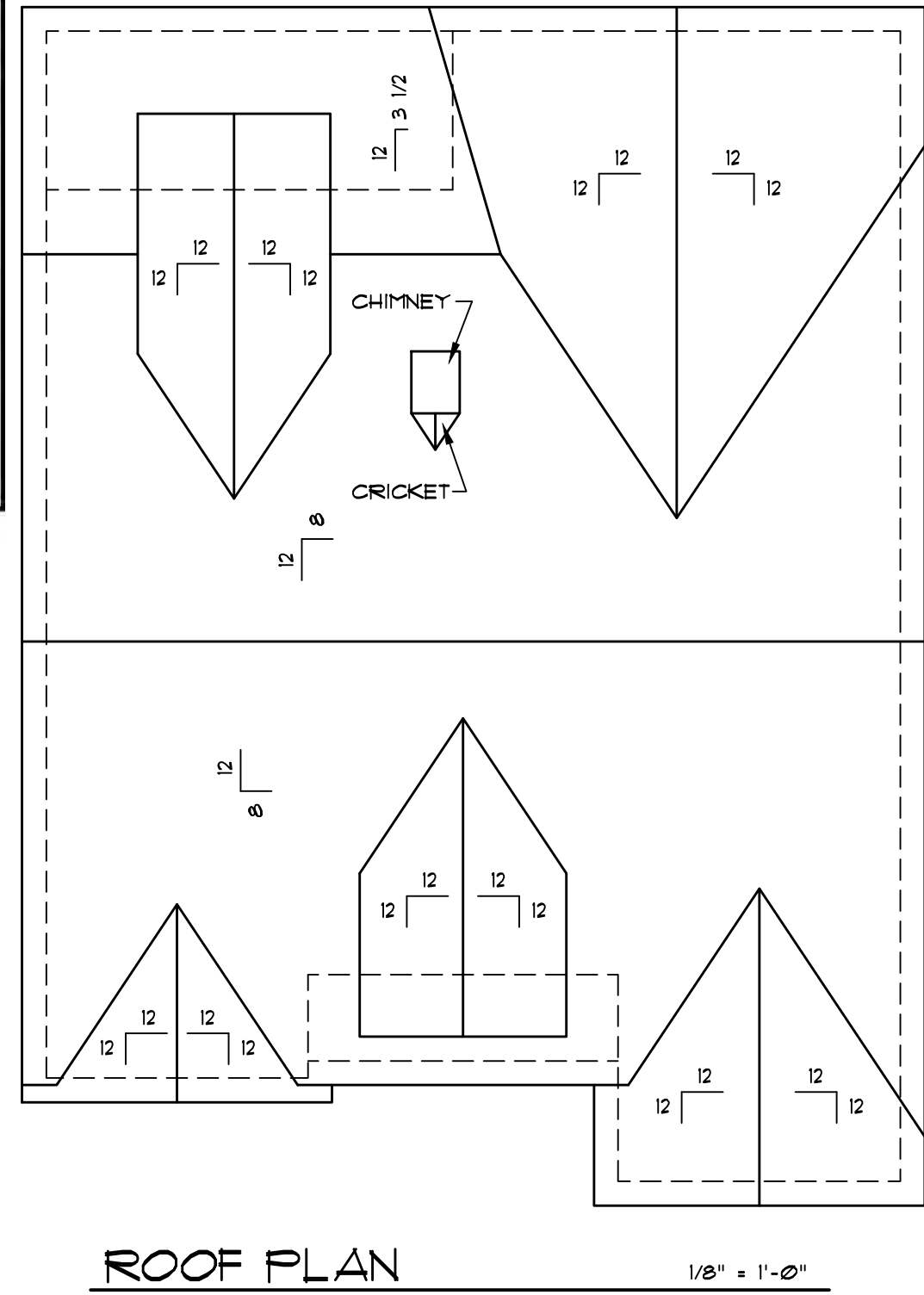
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DESIGN NO. 1108
SHEET OF 4
ELEVATIONS, ROOF PLAN AND INTERIOR ELEVATIONS
DONALD A. GARDNER, INC.
P.O. BOX 26178 • GREENVILLE S.C. • 29616
864 • 288 • 7580
www.dongardner.com

OXFORD PLANNING COMMISSION

Minutes May 21, 2026

Oxford City Hall – 110 W Clark Street, Oxford, GA 30054

MEMBERS: Jonathan Eady, Chair; Mary Glenn Landt, Vice-Chair; Juanita Carson, Secretary; Mike McQuaide, and Troy Willis.

STAFF: Bill Andrew, Zoning Administrator

GUESTS: Mr. Josh Daniel represented the interests of 912 Emory Street. Ms. Katiuzhinsky (Owner) and Mr. John Knight (Surveyor) represented 804 D Emory Street. Ms. Edhit Zapata spoke for 112 E. Watson Street. Ms. Bobbie Coe (Owner) and Mr. Darrell Ellison (General Contractor) represented 318 W. Bonnell Street. Mr. Tim Anderson (Owner) and Mr. Mark Walton (Engineer) represented the rezoning applications for parcels X061A 051 and 052.

OPENING: At 7:02 PM, Mr. Eady called the meeting to order.

MINUTES: The minutes from the September 11, 2025, October 14, 2025, and April 14, 2026 meetings of the Planning Commission were considered for approval. No corrections were needed. *There was a motion from Mr. McQuaide to approve all three sets of minutes as presented. Ms. Landt seconded this motion. The vote to approve was 5 yes and 0 no.*

Concerns from 912 Emory Street for the Fence Installed at 908 Emory Street: Mr. Joshua Daniel represented concerns about the turning radius around the northern fence between 912 and 908 Emory Street. The discussion focused on whether the new fence installation on the northern side of 908 Emory Street was impeding the neighbor's access easement at 912 Emory Street to Emory Street in front of 912 Emory Street. Mr. Daniel expressed concerns about not being able to use their driveway due to the fence's location, which prevents them from making wider turns with larger vehicles or trailers.

The Commission determined the existing fence encroaches on the access easement and agreed the fence should be modified to allow for a fuller use of that access easement to Emory Street. It was determined that the removal of 6-feet and 6-inches of the fence, which would bring it back to the next post, would be sufficient to preserve the access easement for 912 Emory Street. The southern fence does not need to be changed.

There was a motion from Mr. McQuaide and a second from Ms. Carson to require the owner of 908 Emory Street to shorten the northern fence by 6'6", or to the next post. The vote was 5 – 0.

A Minor Subdivision for 804 D Emory Street: Ms. Anna Katiuzhinsky and her surveyor, John Knight, came before the Commission with their minor subdivision application. The applicant proposes to subdivide a 3-acre parcel to create a separate lot for an existing clubhouse conversion to a residential dwelling. The issue is the property is accessed by a 15-foot private easement/drive which predates zoning ordinances; current regulation requires 40-foot of frontage on a right-of-way or an "approved street."

The Planning Commission determined that the resubmitted plat adequately addressed previous concerns about the 40 feet of required frontage.

There was a motion from Mr. Willis to approve the plat as presented. The motion was seconded by Ms. Landt and the vote was 5 yes and 0 no.

112 East Watson Street - Zoning Violation Resolution: Ms. Edhit Zapata represented this application. The meeting focused on compliance issues with a building permit for a structure that was built larger than originally approved. Mr. Andrew explained while the original permit allowed for a four-car garage with no dwelling space above it, the actual construction included a fully functional living space that was being rented separately, making it non-compliant. The controlling factor is R-15 zoning prohibits accessory dwelling units; the dwelling unit definition requires a kitchen.

The Commission debated whether to deny the permit, requiring demolition of the illegal structure, or to ratify the current construction with modifications. The conversation ended with agreement to reissue a development permit that would be consistent with the existing structure, contingent on removing the stove so there is no kitchen functionality and so ensure compliance with zoning requirements.

There was a motion by Mr. McQuaide for the stove to be removed and for the unit above the garage not to be rented separately. The motion was seconded by Ms. Landt. The motion carried with a vote of 4 yes, 0 no and 1 abstention (Ms. Carson).

Review and Consider for Approval, a Development Permit Application for an Accessory Dwelling Unit (ADU) at 318 Bonnell Street: Ms. Bobbie Coe (Owner) and Mr. Darrell Ellison (General Contractor) represented this application to the Planning Commission. It was confirmed that the property would remain owner-occupied with Ms. Coe and her sister owning both the primary home and ADU, Ms. Coe would live in the primary structure, and her sister would live in the ADU. The ADU will be constructed with insulated composite concrete form (ICCF) and a brick facade to match the primary structure. The commission confirmed the ADU complies with all requirements including setback distances, square footage limits, and orientation restrictions, and approved the permit with notation of building materials and a concrete driveway.

There was a motion by Ms. Landt to approve the ADU as presented and with the clarification of materials as delineated above. The motion was seconded by Mr. Willis. The motion was approved with a vote of 5 yes and 0 no.

Review and Consider for Approval, the Rezoning for Parcel X061A 051 and Parcel X061A 052: Mr. Tim Anderson (owner) is requesting a rezoning from Rural Residential (Single-Family Residential) to R-20 (Single-Family Residential) for parcel X061 A051 (7.79 acres) and parcel X061 A052 (7.06 acres) both are located on Oxford Rd. Mr. Mark Walton (engineer) also assisted in the discussion.

The Commission agreed to consider these two applications as one since the development encompasses both parcels. The applicant's goal is for the 14-acre property to accommodate 24 single-family homes. The commission analyzed various factors including lot size, infrastructure capacity, environmental impact, and economic considerations, ultimately voting to recommend the R-20 rezoning to the City

Council with specific conditions including a 2,000 square foot minimum house size, compliance with 30% tree coverage requirements, and proper stormwater management.

There was a motion from Ms. Landt to approve the application for R-20 zoning with the conditions that the homes be a minimum of 2,000 square feet of heated space, the 30% tree coverage requirement in the Code is adhered to, and all applicable stormwater requirements are met. Mr. Willis seconded the motion. The motion passed with a vote of 4 yes and 1 no.

Review of DRAFT Zoning Code: Due to the late hour, the Commission scheduled a follow-up virtual meeting for June 2nd at 6:30 PM to review the revised zoning ordinance.

ADJOURNMENT: Mr. Eady adjourned the meeting at 9:00 PM.

Submitted by:

Bill Andrew

Bill Andrew, Zoning Administrator

ORDINANCE NO. 2026-003

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF OXFORD, GEORGIA, BY REZONING 14.84+/- ACRES OF LAND OWNED BY TIMOTHY WAYNE ANDERSON, WHICH IS COMMONLY KNOWN AS OXFORD ROAD (7.79+/- ACRES), IDENTIFIED AS TAX PARCEL IDENTIFICATION NUMBER X061A 051, AND BY CLARA DENISE ANDERSON, WHICH IS COMMONLY KNOWN AS OXFORD ROAD (7.05+/- ACRES), IDENTIFIED AS TAX PARCEL IDENTIFICATION NUMBER X061A 052. THE TWO PARCELS, COMBINED ARE SHOWN ON EXHIBIT “A”, AND ARE SEPARATELY LEGALLY DESCRIBED ON EXHIBITS “B” AND “C”, RESPECTIVELY, BY COMBINING SAID TRACTS AND REZONING BOTH FROM R-R (RURAL RESIDENTIAL) TO R-20 (SINGLE-FAMILY RESIDENTIAL); PROVIDING FOR SEVERABILITY; REPEALING CONFLICTING ORDINANCES; PROVIDING FOR AN EFFECTIVE DATE AND FOR ALL OTHER LAWFUL PURPOSES.

WHEREAS, Timothy Wayne Anderson and Clara Denise Anderson, together own all those tracts or parcels of land being considered for rezoning, together totaling 14.84+/- acres, and identified as Oxford Road, Tax Parcel Identification Number X061A 051 (7.79+/- Acres), and Oxford Road, Tax Parcel Identification Number X061A 052 (7.05+/- Acres), as shown combined on Exhibit “A”; and as legally described separately, on Exhibits “B” and “C”, respectively; and

WHEREAS, the City Council of the City of Oxford has considered the application as submitted (and combined as requested by applicants) Timothy Wayne Anderson and Clara Denise Anderson, and in conjunction with the standards set forth in Article VI - Section 40-638 (g) of the Code of Ordinances of the City of Oxford, Georgia; and

WHEREAS, Timothy Wayne Anderson and Clara Denise Anderson have submitted to the City Council of Oxford, Georgia, written and signed applications requesting to be rezoned; and

WHEREAS, a combined survey, and complete legal descriptions of the land to be rezoned are included in the applications; and

WHEREAS, the City Council held a public hearing at the meeting of July 20, 2026, duly noticed as prescribed by law and published in the Covington News, regarding said application, as shall be set forth in the minutes of said meeting.

NOW THEREFORE, THE COUNCIL OF THE CITY OF OXFORD AS FOLLOWS:

SECTION 1. FINDINGS.

The City Council finds that the proposed rezoning of the combined parcels from R-R (Rural Residential) to R-20 (Single-Family Residential) is consistent with the adopted standards for

governing the exercise of the zoning power consistent with O.C.G.A. § 36-66-5 and requirements of the Zoning Ordinance as identified below.

1. Whether the proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property.
2. Whether the proposal will adversely affect the existing use or usability of adjacent or nearby property.
3. Whether the property to be affected by the proposal has a reasonable economic use as currently zoned.
4. Whether the proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.
5. Whether the proposal is in conformity with the policy and intent of the comprehensive plan, including the future development map and future land use plan map.
6. Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the proposal.
7. Whether the proposal would create an isolated zoning district unrelated to adjacent and nearby districts.
8. Whether the proposal would have an impact on the environment, including, but not limited to, drainage, soil erosion and sedimentation, flooding, air quality and water quality.

SECTION 2. LEGAL DESCRIPTION AND REZONING.

The subject parcel(s), as shown on Exhibit “A” and as legally described in Exhibits “B” and “C”, are hereby combined and rezoned from R-R (Rural Residential) to R-20 (Single-Family Residential). Said Exhibits are incorporated by reference as if fully set forth herein.

SECTION 3. AMENDMENT OF THE ZONING MAP.

This Ordinance is enacted as an amendment to the Zoning Map of Oxford, Georgia. Accordingly, the Zoning Administrator is hereby authorized to update the Official Map consistent with Article VI of the Zoning Ordinance.

SECTION 4. SEVERABILITY.

Should any section or provision of this Ordinance be declared invalid or unconstitutional by any court of competent jurisdiction, such declaration shall not affect the validity of this Ordinance as a whole or any part thereof which is not specifically declared to be invalid or unconstitutional.

SECTION 5. EFFECTIVE DATE.

The effective date of this Ordinance shall be XXXXXX XX, 2026.

SECTION 6. REPEALER.

All ordinances and parts of ordinances in conflict herewith are hereby repealed to the extent of the conflict.

Approved this XX day of XXXXXXXX, 2026.

ATTEST

David S. Eady, Mayor

Stacey Mullen, Acting City Clerk

APPROVED AS TO FORM

C. David Strickland., City Attorney

EXHIBIT B-1

L E G A L D E S C R I P T I O N

ALL THAT TRACT of parcel of land lying and being the Town of Oxford, Newton County, Georgia and being more particularly described as follows

BEGINNING at the intersection of the west right-of-way of Hull Street and the south right-of-way of Oxford Road, thence in a west direction along the south right-of-way of Oxford Road for a distance of 776.60 feet to an IPF 1\2'RB at the true point of beginning.

THENCE South 00 degrees 38 minutes 53 seconds West for a distance of 450.75' feet to an IPF 1\2"RB;

THENCE South 00 degrees 40 minutes 03 seconds West for a distance of 432.58' feet to an IPF 1\2"RB;

THENCE South 89 degrees 32 minutes 07 seconds West for a distance of 383.72' feet to an IPF 5\8"RB;

THENCE North 00 degrees 53 minutes 45 seconds East for a distance of 894.12' feet to an IPF 1\2"RB;

THENCE South 88 degrees 57 minutes 35 seconds East for a distance of 68.05' feet to a point;

THENCE South 88 degrees 49 minutes 32 seconds East for a distance of 311.90' feet to an IPF 1\2"RB at the true point of beginning.

Said property contains 7.79 acres.

336079655
PARTICIPANT ID

BK:55 PG:287-287

P2023000148

FILED IN OFFICE
08/03/2023 10:41 AM
LINDA D. HAYS, CLERK
NEWTON COUNTY, GA

Linda D. Hays

OWNER:
PARCEL X061A 051
BARBARA ANN FLANNIGAN
1917 WEDGEWOOD DRIVE
STONE MTN., GA 30088
DB 2485, PG 226

RECORDING INFORMATION

This Plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated and are a part of this Plat. THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL, STATE, OR FEDERAL REQUIREMENTS, PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this Plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

James S. Hall, Jr.
James S. Hall, Jr. GA RLS 346
PARCEL X061A 051
DB 2485, PG 226



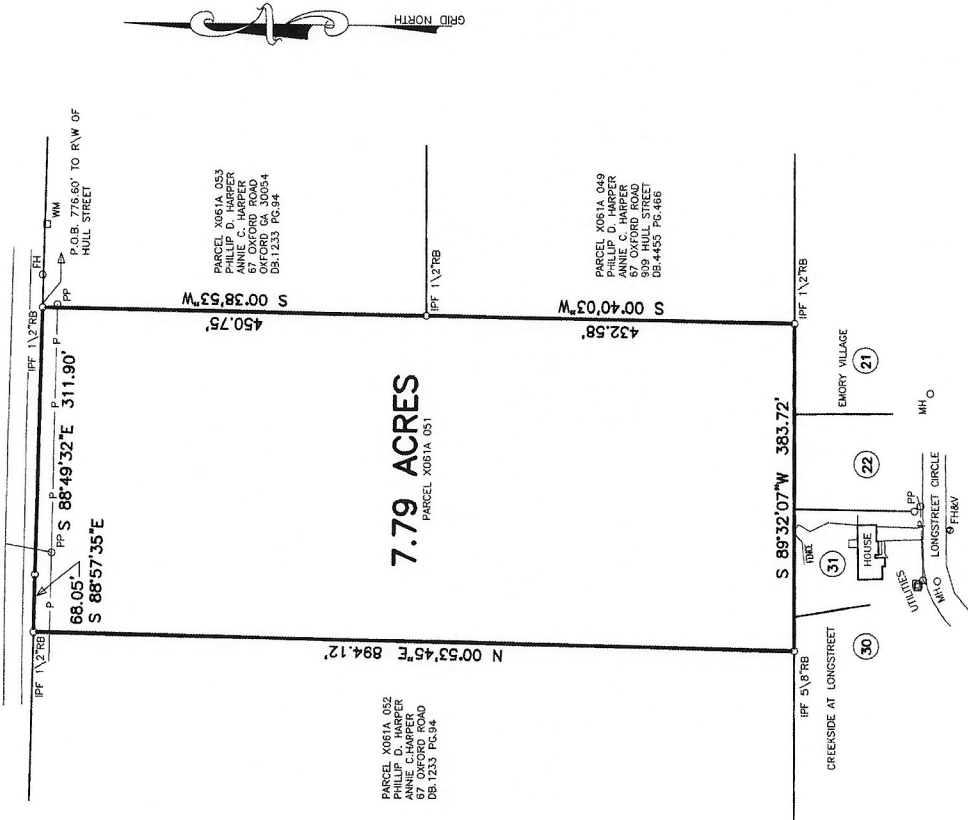
TEXT LEGEND

IPF	IRON PIN FOUND
IPS	IRON PIN SET
RB	REBAR
AC	AIR CONDITIONER
CLF	CHAIN LINK FENCE
CONC	CONCRETE
EM	ELECTRIC METER
EH	FIRE HYDRANT
NH	NAIL HOLE
P	OVERHEAD POWER
PP	POWER POLE
TEL P	TELEPHONE PEDESTAL
WM	WATER METER
WV	WATER VALVE
WVM	WATER VALVE MARKER
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
B/L	BUILDING LINE
C/L	CENTERLINE
R/W	RIGHT-OF-WAY

EXHIBIT B-2

OXFORD ROAD

R/W SET APPROX. 25' SOUTH OF C.V. PAVEMENT

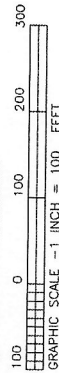


RETRACEMENT SURVEY FOR:

ANDERSON SIGNATURE HOMES

LAND LOT 289 - 9TH DISTRICT
TOWN OF OXFORD
NEWTON COUNTY, GEORGIA

DATE OF FIELD WORK: 7-31-2023
DATE OF PLAT PREPARATION: 8-02-2023
EQUIPMENT USED: TRIMBLE S6



SURVEYING & ENGINEERING
928 BLACKBURN FARM
CONYERS, GEORGIA 30084
PHONE: 770-483-9745

UTILITY NOTE:
PATRICK & ASSOCIATES, INC. NOR THE LICENSED PROFESSIONAL ASSUME ANY LIABILITY FOR THE EXISTENCE, LOCATION, MATERIAL OR SIZE OF ANY UNDERGROUND UTILITY SHOWN ON THIS SURVEY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE, EXACT LOCATION, MATERIAL AND SIZE OF ANY UNDERGROUND UTILITY BEFORE BIDDING OR EXCAVATING ON THIS PROJECT.

All or a portion of this survey was performed by GPS. Approximately 95% of this survey was performed using LEICA GS18 and 5% was robotic total station (Trimble S6). The field data was Real Time Kinematic (RTK). The field data upon which this plat is based has a positional tolerance of 0.04' based on redundant measurements and has not been adjusted. The horizontal datum for this survey was NAD83, Georgia West Zone. All distances shown on this plat are surface distances. This plat has been calculated for closure and was found to be accurate within one foot in 333,251 feet.

Note: The surveyor hereon has made no investigative or independent search for easements of record. Encumbrances, restrictive covenants, ownership title evidence or any other facts that a current title search may disclose.

Note: This plat was prepared for the exclusive use of the person, persons or entity named hereon. This plat does not extend to any person, persons or entity without the express recertification of the surveyor naming such person, persons or entity.

This property is in zone "X," a Federal Flood Area as indicated by F.I.A. Official Hazard Maps. Flood Map No. 13217C0107D, Dated: 03/17/2014.

JOB NO. 23-392

DWG. NO. 36222

EXHIBIT C-1

L E G A L D E S C R I P T I O N

ALL THAT TRACT or parcel of land lying and being in the Town of Oxford, Newton County, Georgia and being more particularly described as follows:

BEGINNING at the intersection of the west right-of-way of Hull Street and the south right-of-way of Oxford Road, thence in a west direction along the south right-of-way of Oxford Road a distance of 1156.35 feet to an IPF 1\2"RB at the true point of beginning.

THENCE South 00 degrees 53 minutes 45 seconds West for a distance of 894.12' feet to an IPF 1\2"RB;

THENCE South 89 degrees 30 minutes 24 seconds West for a distance of 129.75' feet to an IPF-1"OTP;

THENCE North 87 degrees 47 minutes 51 seconds West for a distance of 1.82' feet to an IPF 1\2"RB;

THENCE South 89 degrees 23 minutes 32 seconds West for a distance of 11.79' feet to an IPF 1\2"RB;

THENCE South 88 degrees 37 minutes 34 seconds West for a distance of 234.23' feet to an IPF 1\2"RB;

THENCE North 00 degrees 44 minutes 08 seconds East for a distance of 695.15' feet to an Axle Found;

THENCE North 87 degrees 43 minutes 05 seconds East for a distance of 160.05' feet to an IPF 1\2'RB;

THENCE North 00 degrees 44 minutes 54 seconds East for a distance of 200.00' feet to an IPS 1\2"RB;

THENCE South 89 degrees 49 minutes 56 seconds East for a distance of 220.00' feet to an IPF 1\2"RB at the true point of beginning.

Said property contains 7.05 acres.

UTILITY NOTE:
PATRICK & ASSOCIATES, INC. NOR THE LICENSED SURVEYOR ASSUME ANY LIABILITY FOR THE EXISTENCE, LOCATION, MATERIAL OR SIZE OF ANY UNDERGROUND UTILITY SHOWN ON THIS SURVEY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE, EXACT LOCATION, MATERIAL AND SIZE OF ANY UNDERGROUND UTILITY BEFORE HIDING OR EXCAVATING ON THIS PROJECT.

Note: There are possible State Waters on this site. Any and all State Waters are subject to State and County Buffers.

OXFORD ROAD

RAW SET APPROX. 25' SOUTH OF C/V PAVEMENT

OWNER:
PARCEL X061A 052
PHILLIP D. HARPER
ANNIE C. HARPER
67 OXFORD ROAD
OXFORD, GA 30054
DB 1233, PG 94

RECORDING INFORMATION

This Plat is a retracement of an existing parcel or parcels of land and does not saddle or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated herein. RECORDATION OF THIS PLAT DOES NOT CONSTITUTE AN AVAILABILITY OF APPROXIMATE OR EXACT LOCATION OF ANY UNDERGROUND UTILITY OR REQUIREMENTS OR SUTTAHUTY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

James S. Hill Jr.
JAMES S. HILL, JR., GA RLS 248
PARCEL X061A 052
DB 1233, PG 94



All or a portion of this survey was performed by GPS. Approximately 95% of this survey was performed using a Leica GS18 and 5% was robotic total station (Equipment: Trimble S6). Type of GPS was Base and Rover. The field data upon which this plat is based has a positional tolerance of 0.04' based on redundant measurements and has not been adjusted. The horizontal datum for this survey was NAD83, Georgia West Zone. All distances shown on this plat are surface distances. This plat has been calculated for closure and was found to be accurate within one foot in 163,078 feet.

Note: The surveyor hereon has made no investigative or independent search for easements of record, Incumbrances, restrictive covenants, ownership title evidence or any other facts that a current title search may disclose.

Note: This plat was prepared for the exclusive use of the person, persons or entity named hereon. This plat does not extend to any person, persons or entity without the express recertification of the surveyor naming such person, persons or entity.

This property is in zone "X" a Federal Flood Area as indicated by F.I.A. Official Hazard Maps. Flood Map No. 13217C0010D, Dated: 03/17/2014.

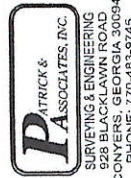
RETRACEMENT SURVEY FOR:

ANDERSON SIGNATURE HOMES

LAND LOT 289 - 9TH DISTRICT
TOWN OF OXFORD

NEWTON COUNTY, GEORGIA

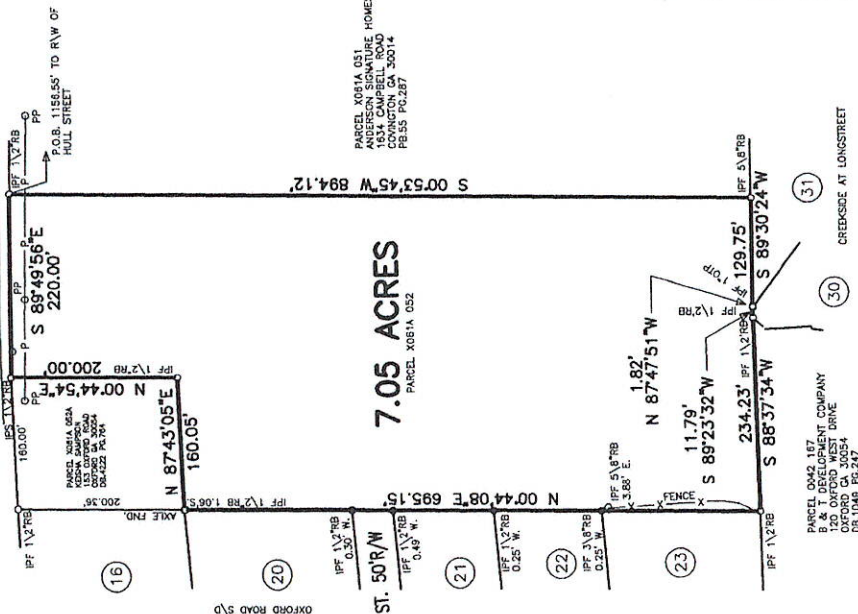
DATE OF FIELD WORK: 10-06-2023
DATE OF PLAT PREPARATION: 10-09-2023
EQUIPMENT USED: TRIMBLE S6



JOB NO. 23-541
DWG. NO. 36347

TEXT LEGEND

- IPF IRON PIN FOUND
- IPS IRON PIN SET
- OTF OPEN TOP PIPE
- RR REBAR
- CLF CHAIN LINK FENCE
- CONC CONCRETE
- EM ELECTRIC METER
- P OVERHEAD POWER
- PP POWER POLE
- TEL P TELEPHONE PEDESTAL
- WV WATER VALVE
- WYM WATER VALVE MARKER
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- B/L BUILDING LINE
- C/L CENTERLINE
- R/W RIGHT-OF-WAY





NON-PERSONAL SERVICES CONTRACT

Independent Service Provider Agreement

This Agreement is made effective as of this date _____ by and between the City of Oxford, 110 West Clark Street, Oxford, Georgia 30054, and **Delaney Arnold**. In this Agreement, the party who is contracting to receive the services shall be referred to as “the City of Oxford”, and the party who will be providing the services shall be referred to as “Service Provider”.

Therefore, the parties agree as follows:

1. **DESCRIPTION OF SERVICES.**

The Service Provider will provide temporary, part-time services in support of the Oxford Historical Cemetery Project, under the direction of the City Manager Bill Andrew in support of the Oxford Historical Cemetery Project, including:

- a. Evaluating, organizing, and transferring existing and new cemetery data into a transferable, non-proprietary GIS or mapping system;*
- b. Evaluating options for hosting, maintaining, and providing staff and public access to cemetery records, including compatibility with Find a Grave or other appropriate platforms;*
- c. Assessing grave sites, developing recommended repair criteria and priorities, identifying grave sites in need of repair, and assisting with information necessary for a grave repair bid package;*
- d. Reviewing existing cemetery management rules, policies, and enforcement procedures and recommending appropriate updates;*
- e. Evaluating appropriate methods for cleaning and maintaining grave markers, including the feasibility of utilizing trained volunteers;*
- f. Assisting with other cemetery preservation, maintenance, GIS, planning, and project-related activities reasonably necessary to accomplish the objectives of the Oxford Historical Cemetery Project.*

Services are expected to be performed from October 2026 through May 2027, for a maximum of 580 hours. The anticipated schedule and maximum hours are for project planning and budgeting purposes only and do not guarantee a minimum number of hours.

Invoices should be submitted to the accounts payable email box at invoices@oxfordgeorgia.org.

2. **PAYMENT.** The City of Oxford will pay compensation to Service Provider for the services based on: **a rate of \$18.50 per hour for services performed up to a maximum of 540 hours and \$9,990 in total compensation.** Compensation shall be payable upon completion of services of Service Provider and submission of a monthly invoice or other mutually agreed upon documentation by the City Clerk/Treasurer.

3. **WARRANTY.** The standard of care for all professional services performed or furnished by Service Provider under this Agreement will be the skill and care used by members of Service Provider’s profession practicing under similar circumstances at the same time and in the same locality. Service Provider makes no warranties, express or implied, under this Agreement or otherwise, in connection with Service Provider’s services.

4. **RELATIONSHIP OF PARTIES.** Service Provider is an independent Service Provider and neither Service Provider, Contractors employed by the Service Provider (if any), nor any of their agents are employees of the City of Oxford. Service Provider is responsible for the direction and supervision of its employees and Contractors and shall promptly remove any personnel who are not adhering to the terms of this Agreement. The City of Oxford will **not** provide fringe benefits, including health insurance, paid vacation, overtime, or any other employee benefit for the benefit of Service Provider.

5. **INDEMNITY.** To the fullest extent permitted by law, Service Provider shall indemnify the City of Oxford, its officers, directors, partners, employees, and representatives from and against all losses, damages, and judgments arising from claims by third parties, including reasonable attorneys' fees and expenses recoverable under applicable law, but only to the extent they are found to be caused by a negligent act, error, or omission of Service Provider or Service Provider's officers, directors, members, partners, agents, employees, or subconsultants in the performance of services under this Agreement.

6. **LIENS AND LIEN WAIVERS.** Service Provider shall, if any lien be filed against the City of Oxford's property arising from the work under this Agreement, immediately cause such lien to be discharged of record by payment or bond. Service Provider agrees to execute and have all Sub-Service Providers and Suppliers execute "Interim Waiver and Release Upon, Payment" and "Unconditional. Waiver and Release Upon, Final Payment", copies of which are attached hereto as exhibits.

7. **TERM/TERMINATION.** This Agreement shall be effective through May 31, 2027, unless the City of Oxford provides 30 days written notice to the Service Provider prior to the termination of the applicable initial term or renewal term.

8. **GOVERNING LAW.** This Agreement shall be governed by and construed in accordance with the substantive laws of the State of Georgia (excluding Choice of Law provisions). In performance of this Agreement, Service Provider will comply with all requirements of applicable state and local law, regulations and ordinances. Service Provider also agrees to abide by all applicable rules and regulations of the City of Oxford.

9. **ENTIRE AGREEMENT.** This agreement contains the entire agreement of the parties, and there are no other promises or conditions in any other agreement whether oral or written.

10. **SEVERABILITY.** If any provisions of this agreement shall be held to be invalid or unenforceable for any reason, the remaining provisions shall continue to be valid and enforceable, but that by limiting such provision it would become valid and enforceable, then such provision shall be deemed to be written, construed, and enforced as so limited.

City of Oxford

By: _____
David Eady, Mayor

Attest: _____
Bill Andrew, City Manager

Date: _____

Ms. Delaney Arnold

By: 
Ms. Delaney Arnold

Date: 9/23/26

Student Worker for Oxford Cemetery Work

Possible Tasks

1. Getting our current or new data into a GIS program that is transferable and not proprietary- determine whether we want the raw data or just the results of it
2. Assessing how we should host data
 - a. Is there a program that would capture what has been done on Find-A-Grave or that could be transferred over to that site?
 - b. Should we use some other database that can be used by staff and the public and easily maintained?
3. Agree on parameters for repair of grave sites and pick out which ones need to be repaired. This information would then go into a bid package
4. Review and update our cemetery management rules and enforcement mechanisms
5. Is the effort to clean the stones really worth it? Could we get a volunteer group to work on this?

Approximate Schedule

October – 4 weeks

November – 3 weeks

December – 2 weeks

January – 4 weeks

February – 4 weeks

March – 4 weeks

April – 4 weeks

May – 2 weeks

27 weeks total at 20 hours (\$18.50/hr) per week = 540 hours total x \$9,990 + 7.65% FICA or \$764.24 = personnel budget of \$10,754.24 (Of course, you are under no obligation to work this many hours, this would just be a maximum).

\$58,000 TOTAL BUDGET

(\$10,754.24) personnel

\$47,245.76 for mileage, software, GIS, supplies, grave repair, potentially new trash receptacles and benches if there is leftover funds after the repairs

Note, we probably will need around \$30,000 to get the grave work done.

City of Oxford

**Invoices > \$1,000
Paid September 1-31, 2026**

VENDOR	DESCRIPTION	AMOUNT
RECURRING CHARGES		
Newton County Board of Commissioners	Water Purchases- August 2026; Inv# 3570	24,158.00
Newton County Water and Sewer Authority	Sewer Operation Fees – August 2026	9,881.20
Municipal Electric Authority of Georgia (MEAG)	Monthly Electric Purchases for August 2026	125,047.97
Electric Cities of Georgia	Consulting and Planning Services for September 2026	8,436.00
GMEBS- Retirement Trust Fund	Retirement Fund- September 2026	2,583.25
GMEBS- Life & Health Ins	Employee Health Insurance- October 2026 *Monthly rate increased due to an enrollment error; backpay charges are included	22,447.16
U.S. Dept. of Treasury	Federal Payroll Taxes- September 2026	15,857.04
Courtware Solutions	Licensing, support and maintenance for Municipal Court case management – August 2026	1,200.00
BS&A Software	Absorbed (Online) Fee September 2026	3,064.99
City of Oxford	Monthly Utility Charges – August Billing 2026	1,860.43
Latham Home Sanitation	Waste/Recycling Removal Service- August 2026	10,438.75
U.S. Department of Energy	Purchase of Power - September 2026	3,863.23
VC3	IT in A Box- September 2026	4,502.46
PURCHASES/CONTRACT LABOR		
C. David Strickland	Professional Services April Inv# 15809-15812	4,120.00
Anderson Grading & Pipeline	Invoice# 2026-30 Hwy 81 Repair ¾ Water Service 8/21/26- \$1,500.00; Invoice# 2026-32 175 Marble Drive- 2" Repair Service- \$8,879.00; Invoice# 2026-34 Repair 6" PVC Water Main Break at 135 E. Richardson St 9/3/26- \$3,500.00; Invoice# 2026-31 , Repair 6" Water Main Break at 1304 W. Watson St (Night Work) 8/21/26 & Pour Driveway and Apron 9/1/26- \$14,080.00; Invoice# 2026-33 , Repaired Meters at 236 Wms Rd (1"), 310 W. Richardson (¾"), 506 Haygood Ave (¾)- \$3,000.00	30,959.00
Keck & Wood	Emory St Sidewalks, Phase II (Post Office to Soule St), August 2026 Inv#1356194	2,120.00
Duke Root Control	Micro Detection Services- Rehabilitation of Turkey Creek Sewer Line- August 2026	30,138.63
Carter & Sloope	Invoice# 31189 General Services & Water Pressure Investigation	2,446.25
Peach State Construction	Emory Street Sidewalk Replacement (Post Office to Soule St) August 31, 2026	40,561.22
Ramey HVAC, LLC	Air Conditioning Replacement for Admin Office- City Hall	11,225.00
Rushton	Audit of Financial Statements for Year Ending 6/30/2026	8,000.00
Cintas	Uniform Maintenance for July 2026- Inv# 07312026- \$2,289.99; August 2026- Invoice# 08312026- \$1,591.76	3,881.75
MECO of Atlanta	GasBoy Parts Package to Include: Pumping Unit & Labor (Gas Pump Repairs for Public Works)	4,313.00

VENDOR	DESCRIPTION	AMOUNT
Phoenix Personnel, LLC	Temporary Labor (Public Works & Admin) Inv#12533 - w/e 9/21/26-\$600.95 (Adm); Inv#12532 -w/e 9/20/26-\$336.00 (PW); Inv#12519 -w/e 9/13/26- \$336.00 (PW); Inv#12520 -w/e 9/13/26-\$481.95 (Adm); Inv#12498 -w/e 9/6/26- \$595.00 (Adm); Inv# 12497 -w/e 9/6/26- \$336.00 (PW); Inv#12476 -w/e 8/30/26- \$268.80 (PW); Inv# 12477 -w/e 8/30/26- \$595.00	3,549.70
TSW	Design and Consulting Services (Feb 2026)	3,721.25
Art Plumbing	Toilet Repairs in Admin Office/Upstairs Restroom; Replaced Valve in Admin Office; Replaced Sensor & Solenoid Sub Assembly Actuator Cartridge in Upstairs Restroom (Returned Trip- Part Ordered) Includes: Labor, Materials & Fuel Surcharge	1,255.91
Pi-Jon	Fuel Charges (Gas & Diesel) for City Vehicles & Equipment	6,875.75
Tires & Wheels	(4) Tires Replaced on Public Works Vehicle	1,716.25
Brent Bennett	Property Tax Bills 2026	2,528.00