

CLERK'S STAMP FILING BOX

Surveyors Certification:

As required by subsection (D) of O.C.G.A. section 15-6-67, this plat has been prepared by a Land Surveyor and approved by all applicable local jurisdictions for recording as evidenced by approval certifications, signatures, stamps or statements here on. Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or user of this plat as to intended use of any parcel. 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 Professional Engineers and Land Surveyors as set forth in O.C.G.A. section 15-6-67.

JOHN ELWIN KNIGHT, GA.R.L.S. #1945

N/F
EMORY ST.
MAP X004 010
ALICE BENNETT &
STEVEN G. BENNETT
DB 4358-714
PB 32-243
ZONED TOWNCENTER

#804E EMORY ST.
MAP X004 013D
ZONED R20

#806 EMORY ST.
MAP X004 013C
FIRDAUS MOUSSA &
KALYANI FIR DAUS
DB 4513-777
PB 53-248
ZONED R20



LINE	BEARING	DISTANCE
L1	N83°43'17"E	97.17'
L2	S73°07'46"E	46.48'
L3	S87°04'35"E	47.04'
L4	S23°53'03"W	154.47'
L5	N64°25'06"W	170.79'
L6	N02°45'59"E	59.14'
L7	N87°14'01"W	25.00'
L8	N02°45'59"E	15.00'
L9	S02°45'59"W	80.70'
L10	N06°17'12"E	222.36'
L11	S87°34'51"E	139.96'
L12	S37°07'35"E	73.83'
L13	S05°23'52"W	80.59'
L14	N87°33'56"W	108.24'
L15	N87°34'59"W	136.56'

- LEGEND
- IPS IRON PIN SET
 - IPF IRON PIN FOUND
 - Pp POWER POLE
 - Rb REBAR
 - PNM POINT NOT MONUMENTED
 - POB POINT OF BEGINNING
 - RTW RETAINING WALL
 - LM LINE MARKER
 - I/E INGRESS/EGRESS

NOTES:

- The field data upon which this survey was based has a closure precision of one foot in 11,432 feet and angular error of 5.5 seconds per angle point and was not adjusted.
- The closure precision for this plat stated as one foot per thousands of feet is 765,396 feet.
- The equipment used to prepare this survey was a Leica TRC 405 total station.
- A portion of this survey is in a FIRM designated 100 yr. flood plain according to FIRM map #13217C0129D & #13217C0135D both with and effective date of 3/17/2014.
- The field work for this plat was done in MAY/2023DEC. 2025. The plat was drawn on date shown in the title block.

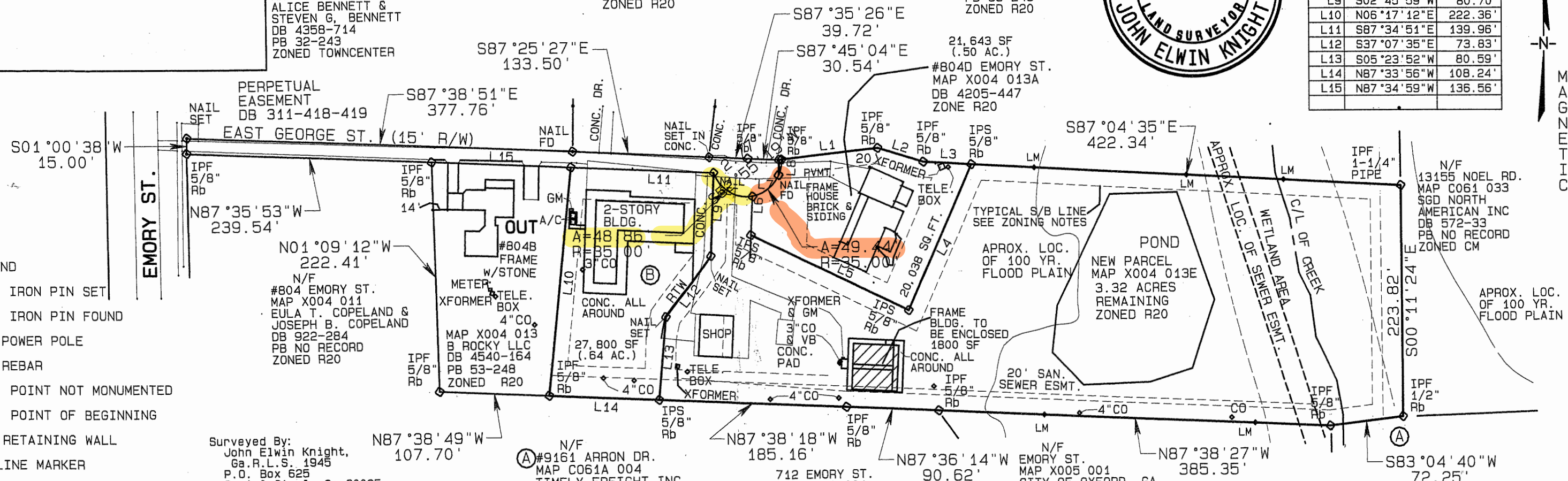
ZONING NOTES:

R-20 ZONING	.458 AC.
MIN. ACREAGE PER DWELLING UNIT	20,000 SF
MIN. LOT SIZE, DETACHED SINGLE FAMILY DWELLING (SQ. FT.)	20,000 SF
MIN. LOT SIZE FOR OTHER PERMITTED USE (SQ. FT.)	100'
MIN. LOT WIDTH, ALL USES (FT.)	1,800 SF
MIN. FLOOR AREA PER DWELLING	20%
MAX. BLDG. COVERAGE (PER CENT)	35'
MAX. BLDG. HEIGHT (FT.)	30' MIN.
SETBACK	15' MIN.
FRONT (FT.)	30' MIN.
SIDES (FT.)	N/A
REAR (FT.)	10' MIN.
ACCESSORY BLDG.	10' MIN.
FRONT (FT.)	
SIDE (FT.)	
REAR (FT.)	

NO BURN/BURY PITS OR CULTURAL FEATURES (CEMETERY) PRESENT.

RECORDATION OF THIS SURVEY DOES NOT IMPLY APPROVAL OF THE LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, NOR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND.

NOTE: The Certification, as shown hereon is purely a statement of professional opinion based upon knowledge, information and belief, and based on existing field evidence and documentary evidence available. The Certification is not an expression or implied warranty or guarantee.



Surveyed By:
John Elwin Knight,
Ga.R.L.S. 1945
P.O. Box 625
Social Circle, Ga. 30025
Ph: 770-464-4549
email: billywellborn3@gmail.com

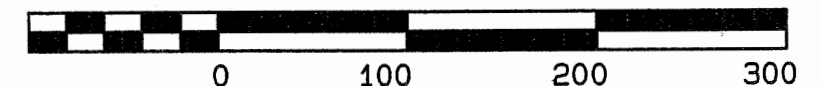
N/F
#9161 ARRON DR.
MAP C061A 004
TIMELY FREIGHT INC
DB 4260-648 PB 47-217
ZONED CM

#804C EMORY ST.
MAP X004 013B
C POOL LLC
DB 4540-192
ZONED R20

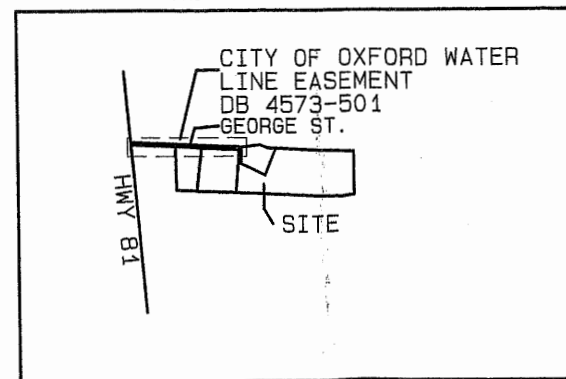
712 EMORY ST.
MAP X005 001
STEVEN R. ROAN &
SUSAN D. ROAN
DB 1955-179 PB 20-41
ZONED R20

N/F
EMORY ST.
MAP X005 001
CITY OF OXFORD, GA.
DB 4230-180
PB NO RECORD
ZONED R20

GRAPHIC SCALE 1"=100'



VICINITY MAP NO SCALE



MINOR SUBDIVISION PLAT OF SURVEY FOR:

C POOL LLC - PARCEL MAP X004 0138
ANNA & BENJAMIN KATRUZHINSKY - MAP X004 0013A
D POND LLC - NEW PARCEL MAP X0904 013E

Scale: 1"=100	LAND DISTRICT 9 LAND LOT 288
Date: 4/15/2026	CITY OF OXFORD NEWTON CO., GEORGIA
Revised:	Drawn By: B.R.W.
Job:	Surveyor: JOHN ELWIN KNIGHT GA. R.L.S. #1945

MAGNETIC

DIVISION 2. PROCEDURE

Sec. 30-47. General platting procedures.

The procedure for the formal review and approval of a subdivision plat consists of one recommended stage and three required stages. These are the pre-application review stages recommended, preliminary plat stage (required), final plat stage (required), and recording and dedication (required), respectively.

- (1) *Pre-preliminary plat stage.* Whenever the subdivision of a tract of land is proposed, the subdivider is urged to consult early and informally with the Planning Commission. The subdivider may submit sketch plans and data showing existing conditions within the site and in its vicinity, and the proposed development layout of the subdivision. The purpose of the pre-preliminary plat stage is to facilitate the subsequent preparation of plans and plats by clarifying matters relating to the proposed subdivision, and this chapter.
- (2) *Preliminary plat stage.* Prior to making any street improvements or installing any utilities or selling any lots, the developer shall submit to the Planning Commission, for review and recommendation to the Mayor and City Council, a preliminary plat of the proposed subdivision prepared in accordance with the provisions of this chapter. The developer also shall furnish copies of such preliminary plat to all utility companies serving the area. Approval of the Mayor and City Council shall be indicated on the face of the preliminary plat.
- (3) *Final plat stage.* After completion of the required improvements, or proper arrangements for same, of all or part of the area shown on the preliminary plat as approved by the Mayor and City Council and before selling any lots or constructing any structure thereon, a final plat, together with the required certificates, shall be submitted to the Planning Commission for review and recommendation to the Mayor and City Council. The developer also shall furnish copies of such final plat to all utility companies serving the area.
- (4) *Recording and dedication stage.* After the final plat is approved and duly signed by the Mayor and City Council, the final plat and appropriate documents become the instrument to be recorded in the office of the clerk of the Superior Court of Newton County, Georgia. After recording, the appropriate deeds and documents shall be presented to the City Clerk for dedication and acceptance by the City in accordance with section 30-52.
- (5) *Exception of minor subdivisions.* Subdivisions which do not involve the platting, construction, or opening of new streets, sewers, or water facilities, or improvement to existing streets shall be defined as minor subdivisions, and as such, are subject to only the requirements of the final plat stage and the recording and dedication stage. Subdivisions so defined shall be submitted to the Planning Commission for review and recommendation to the Mayor and City Council in the form of a final plat and the final plat shall comply in all respects to this chapter.

(Code 1997, § 41-401)

Sec. 30-48. Preliminary plat procedures.

- (a) *Preliminary plat submission.* At least 15 days prior to the Planning Commission's first regularly scheduled monthly meeting at which the subdivider desires Planning Commission action, the subdivider shall submit to the City Clerk:
- (1) A letter requesting review and approval of a preliminary plat and giving the name and address of a person to whom the notice of hearing and approval or disapproval by the Mayor and City Council on the preliminary plat shall be sent; and
 - (2) Three copies of the preliminary plat and supporting data. At such time, the Planning Commission may direct the subdivider to furnish additional copies to the review agencies having appropriate technical expertise or proper authority, for consideration and comment.
- (b) *Official date of submission.* The official date of submission of the plat shall be the date of the next regularly scheduled monthly meeting of the Planning Commission after timely submission of the preliminary plat to the City Clerk.
- (c) *Preliminary plat review.* The Planning Commission shall review the preliminary plat for conformance to this chapter, the city zoning ordinance and other relevant regulations and shall consider the comments or suggestions of the appropriate review agencies requested to review the preliminary plat. The Planning Commission shall indicate on the plat, or by a written memorandum attached thereto, any comments and suggested changes that are necessary to meet the intent of this chapter or to serve the best interests of the City.
- (d) *Hearing.* No plat shall be acted upon by the Planning Commission without affording the subdivider a hearing thereon. The hearing will be held at the next regularly scheduled monthly meeting of the Planning Commission after submission of the preliminary plat to the City Clerk, notice of the time and place of which shall be sent by first class mail not less than five days before the date fixed therefor.
- (e) *Recommendation to the Mayor and City Council.* Not more than 45 days after the hearing on the preliminary plat, the Planning Commission shall make a recommendation for approval or disapproval to the Mayor and City Council.
- (f) *Action on the preliminary plat.* Not more than 30 days after receipt of the recommendation from the Planning Commission, the Mayor and City Council may take any one of the following actions:
- (1) Issue a certificate approving the plat;
 - (2) Issue a certificate conditionally approving the plat with the conditions of approval noted on the plat or attached thereto; or
 - (3) Disapprove the plat or any portion thereof, in which case the City Clerk shall notify the subdivider in writing, stating the reasons therefor.
- Action of the Mayor and City Council shall be noted on two copies of the preliminary plat and on the original if approved. The original shall be returned to the applicant and one copy retained by the City Clerk. The other copy will be retained and made a part of the City's records. In the case of conditional approval, once the subdivider has satisfactorily completed or complied with the conditions indicated, the Mayor and City Council shall issue a certificate of approval of the preliminary plat.
- (g) *Approval of preliminary plat.* Approval of a preliminary plat is only tentative, pending submission of the final plat, and shall be effective and binding upon the City for a period not to exceed two years and thereafter expire and be null and void except to the extent that work on the subdivision has progressed, unless a request for an extension of time has been submitted to the Planning Commission and is subsequently approved by the Mayor and City Council.

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- (h) *Improvements authorized.* Approval of the preliminary plat is authorization to proceed with installation of any required improvements, subject to the approval of agencies having the proper authority, and the preparation of the final plat, or unit division or phase thereof as provided in section 30-49(1)d.

(Code 1997, § 41-402)

Sec. 30-49. Preliminary plat specifications.

The preliminary plat shall meet the minimum standards of design set forth in this chapter and shall include the following:

(1) *Generally.*

- a. Title block, including: Proposed name of subdivision and name of former subdivision if any or all of the proposed subdivision has been previously subdivided.
- b. Plat key, including:
 1. Name and address of person in charge of plat preparation.
 2. Date of plat preparation with space for revision dates.
 3. Graphic scale of one inch equals 200 feet or larger.
 4. North point, identified as magnetic, true, or grid north.
 5. Area of proposed subdivision in acres.
 6. Appropriate legend of symbols used on plat.
- c. Location sketch map locating the subdivision in relation to the immediately surrounding area and showing generally:
 1. Well-known landmarks such as railroads, highways, bridges, creeks, etc.
 2. Zone district classifications of land to be subdivided and adjoining properties.
 3. City or county jurisdictional boundaries and land lot lines, if applicable.
- d. The subdivider may and is encouraged to submit a preliminary plat of his entire tract even though his present plans call for the actual development of only a small part of the property. Regardless of the area covered by the preliminary plat, any unit divisions or phases thereof intended in the preparation of the final plats shall be represented on the preliminary plat.
- e. In the case of resubdivision, a copy of the existing plat with the proposed resubdivision superimposed thereon shall be provided.
- f. All elevations shall refer to mean sea level datum.
- g. Sheet size. Sheet size shall be no larger than 36 inches wide and 24 inches long, leaving a margin two inches in width on left end for binding purposes, and a one-half inch margin on the other three sides. If the complete plat cannot be shown on one sheet of this size, it may be shown on more than one sheet with an index map on a separate sheet of the same size.

(2) *Exhibit conditions.*

- a. Location, estimated dimensions, of all property boundary lines of the subdivision.
- b. Where requested by the Planning Commission, topography by contours at vertical intervals of not more than five feet as determined by a field survey or accurate aerial survey, where deemed necessary.

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- c. Location of natural features, including streams and watercourses with direction of flow and acreage of the drainage area affecting the proposed subdivision, water bodies, swamps, and floodplains.
 - d. Location or size of existing cultural features on or adjacent to the proposed subdivision including:
 - 1. Right-of-way and pavement widths and names of existing and platted streets.
 - 2. Railroads and railroad rights-of-way.
 - 3. Bridges, buildings, and other structures.
 - 4. All surface utility lines within easements or rights-of-way on or adjoining.
 - 5. The tract, showing the location of towers or poles. Existing sewers, water mains, drains, culverts, and other underground facilities or utilities within easements or rights-of-way on or adjoining the tract, grades and invert elevation of sewers shall be shown.
 - 6. All other easements and rights-of-way.
- (3) *Proposed conditions.*
- a. Layout of all streets and other accessways with right-of-way and pavement widths and proposed street names.
 - b. Such street cross sections, grades, and centerline profiles as may be required.
 - c. Layout of all lots, including building setback lines, scaled dimensions on lots, utility easements with width and use, block number, and lot numbers.
 - d. Indicate provisions for sewerage disposal systems, individual, community or public with such preliminary or tentative approval by type of system proposed.
 - e. Indicate provisions for water supply, individual, community or public systems with such preliminary or tentative approvals by type of system proposed.
 - f. Provisions for proper drainage.
 - g. Such soil erosion and sediment control plans or evidence of official approval of such plans separately attached to the plat, as are required by local ordinance.
 - h. Designation of lands to be reserved or dedicated to public use.
 - i. All land, including area to be used for uses other than single family dwellings:
 - 1. Multifamily.
 - 2. Commercial.
 - 3. Office.
 - 4. Recreation, open space, or other facilities and areas.

(Code 1997, § 41-403)

Sec. 30-50. Final plat procedures.

- (a) *Final plat submission.* After the preliminary plat of proposed subdivision has been given tentative approval by the Mayor and City Council, and required improvements have been completed or proper arrangements made therefor, the subdivider may, within two years from tentative approval, apply for final plat approval.

The subdivider shall submit to the City Clerk at least 15 days prior to the Planning Commission's regular monthly meeting at which the subdivider desires Planning Commission action, the following:

- (1) A letter requesting review and approval of a final plat and giving the name and address of the person to be notified of the Mayor and City Council's action on the final plat.
 - (2) Three paper copies of the final plat and other documents, as may be specified, and the original tracing or reproducible print thereof drawn in the permanent ink or equivalent on drafting cloth or film. The scale on the plat shall not be less than 200 feet to the inch.
- (b) *Tree canopy cover on new development.* Tree canopy cover in new developments shall be in compliance with section 38-62.
- (c) *Official date of submission.* The official date of submission of the final plat shall be the date of the next regularly scheduled monthly meeting of the Planning Commission after timely submission of the final plat to the City Clerk.
- (d) *Review of the final plat.* The Planning Commission shall check the final plat for conformance with the tentatively approved preliminary plat.
- (e) *Hearing.* No plat shall be acted upon by the Planning Commission without affording the subdivider a hearing thereon. The hearing will be held at the next regularly scheduled monthly meeting of the Planning Commission after submission of the final plat to the City Clerk, notice of the time and place of which shall be sent by first class mail not less than five days before the date fixed therefor.
- (f) *Recommendation to Mayor and City Council.* Not more than 30 days after the official date of submission of the final plat, the Planning Commission will recommend approval or disapproval of the final plat to the Mayor and City Council.
- (g) *Action on the final plat.* Not more than 30 days after the recommendation from the Planning Commission, the Mayor and City Council may take any one of the following actions:
- (1) Issue a certificate of approval for recording;
 - (2) Approve the plat conditionally with the conditions of approval noted on the plat or attached thereto; or
 - (3) Disapprove the plat or any portion thereof in which case the City Clerk shall notify the subdivider in writing, stating the reasons therefor.

Action of the Mayor and City Council shall be noted on two copies of the final plat and on the original, if approved. The original shall be returned to the applicant and one copy retained by the City Clerk. The other copy will be made a part of the City's records. In the case of conditional approval, once the subdivider has satisfactorily completed or complied with the conditions indicated, the Mayor and City Council shall issue a final certificate of approval for recording.

- (h) *Approval of final plats.* Approval of the final plat authorizes the subdivider to proceed with the recording and dedication procedures.

(Code 1997, § 41-404)

Sec. 30-51. Final plat specifications.

The final plat shall conform substantially to the preliminary plat and it may constitute only that portion of the approved preliminary plat which the subdivider proposes to record and develop at any one time, provided that such portion conforms to the unit phasing established in the approved preliminary plat. The final plat shall meet the minimum standards of design set forth in this chapter and shall include the following:

(1) *Generally.*

- a. Title block including:
 1. Proposed name of subdivision and name of former subdivision, if any, or all of the proposed subdivision has been previously subdivided.
 2. Name and address of owners of record.
- b. Plat key including:
 1. Name and address of person in charge of plat preparation.
 2. Date of plat preparation with space for revision dates.
 3. Graphic scale of one inch equals 200 feet or larger.
 4. North point, identified as magnetic, true, or grid North.
 5. Area of proposed subdivision in acres.
 6. Appropriate legend of symbols used on plat.
- c. Location sketch map locating the subdivision in relation to the immediately surrounding area and showing generally:
 1. Well-known landmarks such as railroads, highways, bridges, creeks, etc.
 2. Zone district classifications of land to be subdivided and adjoining properties.
 3. City or county jurisdictional boundaries and land lot lines, if applicable.
 4. Sheet sizes shall be 14 inches wide and 16 inches long, leaving a margin of two inches wide on left end for binding purposes and one-half inch margin on the other three sides, and where more than one sheet is required, an index map shall be required at the same sheet size.

(2) *Required conditions.*

- a. Courses and distances to the nearest existing street intersections or bench marks or other recognized permanent monuments shall be provided.
- b. Accurate location, material, and description of monuments and markers.
- c. Exact boundary lines of the tract, to be indicated by a heavy line, giving distances to the nearest one-tenth foot and angles to the nearest minutes, which shall be balanced and closed with an error of closure not to exceed one to 15,000. The error of closure shall be stated.
- d. Topography by contours at vertical intervals of not more than five feet as determined by a field survey or accurate aerial survey where lots are less than 40,000 square feet.
- e. Location of physical features such as streams and watercourses with direction of flow, water bodies, swamps, floodplains, rock outcroppings, springs, etc.
- f. Location of adjoining property lines and the names of owners of record or the location of adjoining subdivision lines and names.
- g. All existing buildings and structures to be maintained within the proposed subdivision.
- h. Exact locations, widths, and names of all streets and public accessways within and immediately adjoining the platted property.

-
- i. Street centerlines showing angles of deflection, angles of intersection, radii, length of tangents and arcs, and degree of curvature with basis of curve data.
 - j. Lot lines with dimensions to the nearest one hundredth foot area; necessary internal angles; arcs and chords, and tangent or radii of rounded corners.
 - k. Building setback line with dimensions.
 - l. When lots are located on a curve or when side lot lines are at angles other than 90 degrees, the lot width at the building lines shall be shown.
 - m. Lots numbered in numerical order and blocks lettered alphabetically.
 - n. Location, dimensions, and purpose of all drainage structures and of any easement, including slope easements, if required, and public service utility right-of-way lines; any areas to be reserved, donated, or dedicated to public use and sites for other than single family residential, with designations stating purpose or proposed use, area, and, if any, use limitations, and of any areas to be reserved by deed covenants for common uses of all property owners.
 - o. Any private covenants to be recorded with the plat attached.
- (3) *Certifications.*
- a. The following certifications shall be in form and substance approved by the Mayor and City Council and inscribed directly on the final plat:
 - 1. An engineer's or surveyor's certification.
 - 2. An owner's certificate.
 - 3. A certificate of approval for recording by the Mayor and City Council.
 - b. The following certificates or statement shall be attached to the final plat when applicable:
 - 1. Certificates or statements of guaranty to dedicate.
 - 2. Certificate or statement of approval of streets, whether or not the streets are to be dedicated to the public.
 - 3. Certificates or statements of approval of the sewerage disposal system in the proposed subdivision.
 - 4. A certificate or statement of approval of the drainage provisions within the proposed subdivision.

(Code 1997, § 41-405)

Sec. 30-52. Recording and dedication procedures.

- (a) *Recording of final plat.* Upon approval of a final plat by the Mayor and City Council, the subdivider shall have the final plat recorded in the office of the clerk of the Superior Court of Newton County, Georgia. The subdivider shall be responsible for the payment of the recording fee at the time of recording of the final plat.
- (b) *Dedication of platted streets, other public spaces, and utilities.* Final plat approval by the Mayor and City Council shall not be deemed acceptance of any dedications to the public. After final plat approval by the Mayor and City Council, the subdivider shall prepare appropriate documents and plans as constructed, if required, and request the City and other appropriate authorities to accept dedicated streets, other public spaces, and utilities. Before submitting a request to the City to accept the dedication of a street, the street shall have been built and used for a period of one year.

(Code 1997, § 41-406)

Secs. 30-53—30-77. Reserved.

(Supp. No. 9)

Created: 2025-09-24 10:49:05 [EST]

From: Robert Jordan <robert@jordan-eng.com>
Sent: Monday, December 14, 2020 10:01 AM
To: Matt Pepper <mpepper@oxfordgeorgia.org>
Subject: RE: Question about E. George Street

Matt,

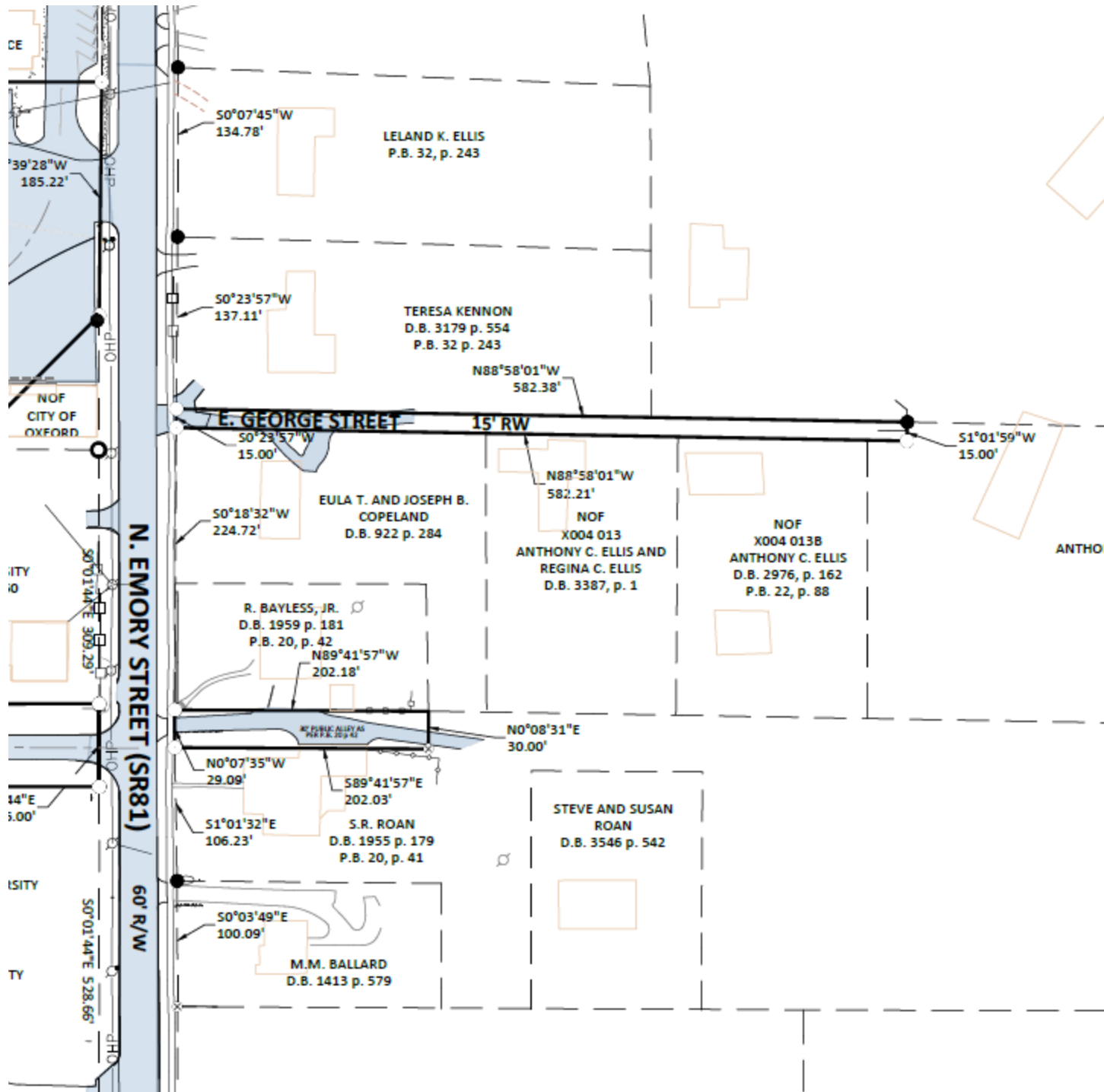
Yes, based on all the available information I could find it appears that E. George Street has a 15' wide public right-of-way. I can't comment on what the history of city maintenance has been, only that all deeds and plats I could find in that vicinity have reflected a 15-foot publicly-owned strip not owned by a private party. I have attached an image clip below of that area of the draft r/w survey. You can also see it on page 3 of this draft updated r/w survey that includes the Richardson Street and Stagecoach road areas.

Also attached are two plats and one deed reflecting the strip and labelling it as an "alley." I don't know if there is legal significance of referring to a fee simple city strip as an "alley" or a "street." If there is any legal difference between those terms or 'uses', maybe David Strickland would be familiar with the significance. In my experience, if it's a narrow strip, surveyors call it an alley, and if it's a wider strip, they call it a street. It's as simple as that.

I've also inserted below an image of part of the Oxford R/W map created in 1982. It might not have any legal significance, but it does show a 20' strip in the location of E. George Street, so someone thought of it as a street in 1982.

Based on the information that I have, the properties owned by Anthony Ellis and Clifford Ellis use E. George Street solely for their public access. I'd have to research the text of your ordinance to see, but there is often times text in development ordinances that either requires adequate public vehicular access to new subdivisions for their approval or requires that the developer bring existing access up to city standards if using a substandard street for access. I don't know if those issues apply here, but they might. I don't expect the 15' strip labelled as E. George Street would qualify for subdivision access – but that's not something I've verified.

Robert





Robert O. Jordan, PE RLS www.jordan-eng.com
 Jordan Engineering, Inc. office (706) 468-8999
 144 N. Warren Street cell (706) 318-6786
 Monticello, GA 31064 fax (706) 504-9629

From: Matt Pepper <mpepper@oxfordgeorgia.org>
Sent: Monday, December 14, 2020 9:28 AM
To: Robert Jordan (robert@jordan-eng.com) <robert@jordan-eng.com>
Subject: Question about E. George Street

Hi Robert,

I hope you had a good weekend. We have an item on the Council Meeting agenda tonight re: a minor subdivision for property located along E. George Street. One Councilmember asked if E. George Street is

a city street. I told them that there is a 15' ROW where E. George Street is located and is therefore a city street. I'm reaching out to you to make sure that I'm correct.

I appreciate the help.

Thanks,

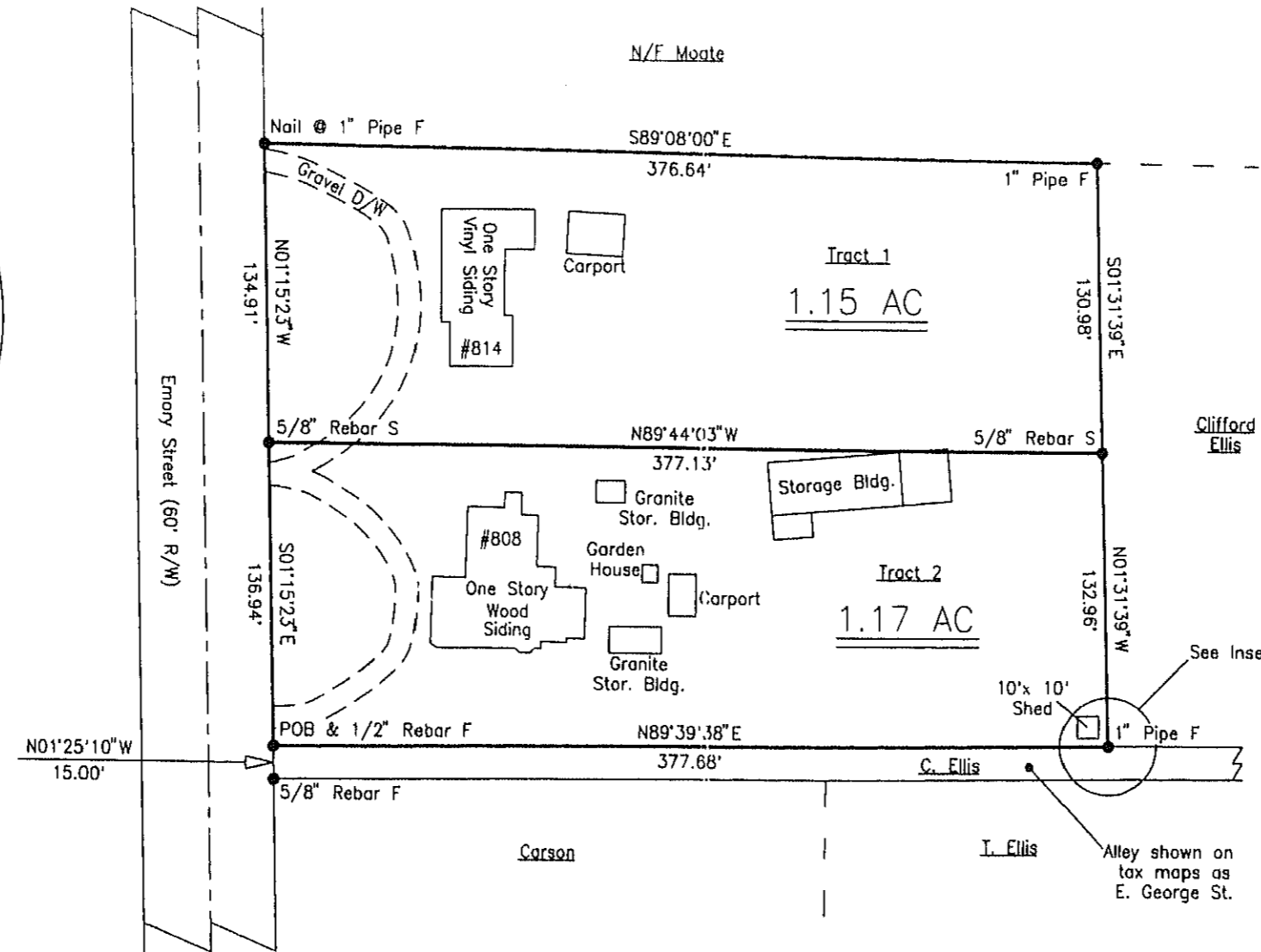
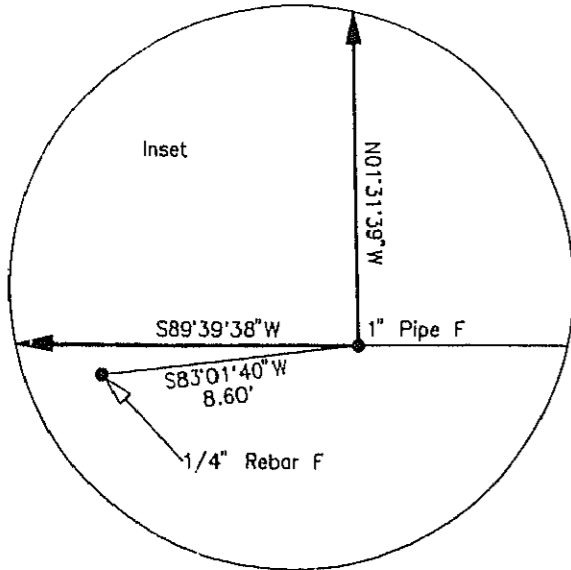
Matthew Pepper
City Manager
City of Oxford
770-786-7004

No portion of this property lies within a Flood Hazard Zone.

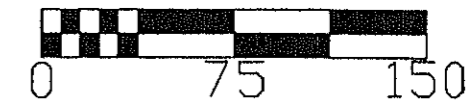
No encroachments were noted.

POB - POINT OF BEGINNING

1/2" Rebar at the intersection of the East R/W of Emory St. (60' R/W) and the North R/W of and Alley shown on Tax Maps as E. George St. (15' R/W).



February 3, 1999
 10:30 AM
 RECORDED February 3, 1999
 BK 32 PAGE 243
 LINDA D. HAYS
 CLERK SUPERIOR COURT
 NEWTON COUNTY, GEORGIA



Field Data:

Closure: 1' per 20,000'
 Angular Error: 2" per angle point
 Adjusted by: Compass Rule

Plot Closure:

1' per 225,000'

Equipment used:

TOPCON GTS 212



Nov 18, 1998

Survey For:	
Tract 1: Leland Ellis	
Tract 2: Elizabeth Ellis	
Land Lot 288 9th Land Dist.	
City of Oxford Newton Co., Georgia	
Scale: 1" = 75'	Date: November 11, 1998
R. V. Baldwin PLS#2655 PE#10842	
Baldwin Engineering Services	
150 W. Washington St.	
Madison, Georgia 30650	
706-342-0191	

DOC# 012853
FILED IN OFFICE
12/7/2015 03:06 PM
BK:3387 PG:1-1
LINDA D. HAYS
CLERK OF SUPERIOR COURT
NEWTON COUNTY

Linda D. Hays

REAL ESTATE TRANSFER TAX
PAID: \$48.20

Return recorded document to:
Alexander Royston, LLP
Attorneys at Law
1121 Floyd Street
Covington, GA 30014

PT-61 107-2015-004000

JOINT TENANCY WITH SURVIVORSHIP
WARRANTY DEED

STATE OF GEORGIA

COUNTY OF NEWTON

File #: 20150335

This Indenture made this 24th day of November, 2015 between Thomas J. Ellis and Angela P. Ellis, of the County of NEWTON, State of Georgia, as party or parties of the first part, hereinafter called Grantor, and Anthony C. Ellis and Regina L. Ellis, of the State of Georgia, as joint tenants with right of survivorship and not as tenants in common as parties of the second part, hereinafter called Grantees (the words "Grantor" and "Grantees" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other good and valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipts whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantees, as joint tenants and not as tenants in common, for and during their joint lives, and upon the death of either of them, then to the survivor of them, in fee simple, together with every contingent remainder and right of reversion, and to the heirs and assigns of said survivor, the following described property:

All that tract or parcel of land lying and being in the City of Oxford, Newton County, Georgia, and being more particularly described as follows: To reach the TRUE POINT OF BEGINNING for purposes of this description, begin at a point located on the eastern right of way of Emory Street at the intersection of said right of way with the southern right of way of an alley leading from Emory Street in an easterly direction to the subject property, said point also being the northwestern corner of property of James G. Ellis; thence running South 87 degrees 17 minutes 43 seconds east along the southern line of said alley a distance of 250 feet, more or less, to a point located on the southern line of said alley, same being the TRUE POINT OF BEGINNING, for purposes of this description; thence continuing south 87 degrees 17 minutes 43 seconds east along the southern line of said alley a distance of 150 feet to a point; thence running south 1 degree 48 minutes 0 seconds west along property of F. Clifford Ellis and Marie A. Ellis a distance of 222.07 feet to a point; thence running north 87 degrees 17 minutes 10 seconds west a distance of 150 feet to a point; thence running north 1 degree 48 minutes 0 seconds east along property of James G. Ellis a distance of 222.07 feet to a point located on the southern line of the afore described alley and the TRUE POINT OF BEGINNING for purposes of this description.

Also conveyed herewith is a perpetual easement over and upon the aforesaid alley, being 15 feet in width, more particularly described on the plat of survey prepared for F. Clifford Ellis and Marie L. Ellis by John Elwin Knight, Ga. RLS No. 1945, dated February 26, 1988 and recorded in Deed Book 311, pages 418-419, Clerks Office, Superior Court of Newton County, said easement being granted for the purpose of ingress and egress, which easement shall run with the land and bind the heirs and assigns of Wales Ellis, deceased, and shall inure to the benefit of Fred Clifford Ellis and his successors in title.

THIS CONVEYANCE is made subject to all zoning ordinances, easements and restrictions of record affecting said bargained premises.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoove of the said Grantees, as joint tenants and not as tenants in common, for and during their joint lives, and upon the death of either of them, then to the survivor of them in FEE SIMPLE, together with every contingent remainder and right of reversion, and to the heirs and assigns of said survivor.

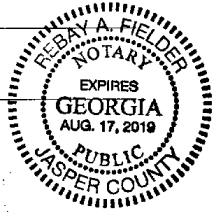
THIS CONVEYANCE is made pursuant to Official Code of Georgia Section 44-6-190, and it is the intention of the parties hereto to hereby create in Grantees a joint tenancy estate with right of survivorship and not as tenants in common.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has hereunto set grantor's hand and seal this day and year first above written.

Signed, sealed and delivered in the presence of:

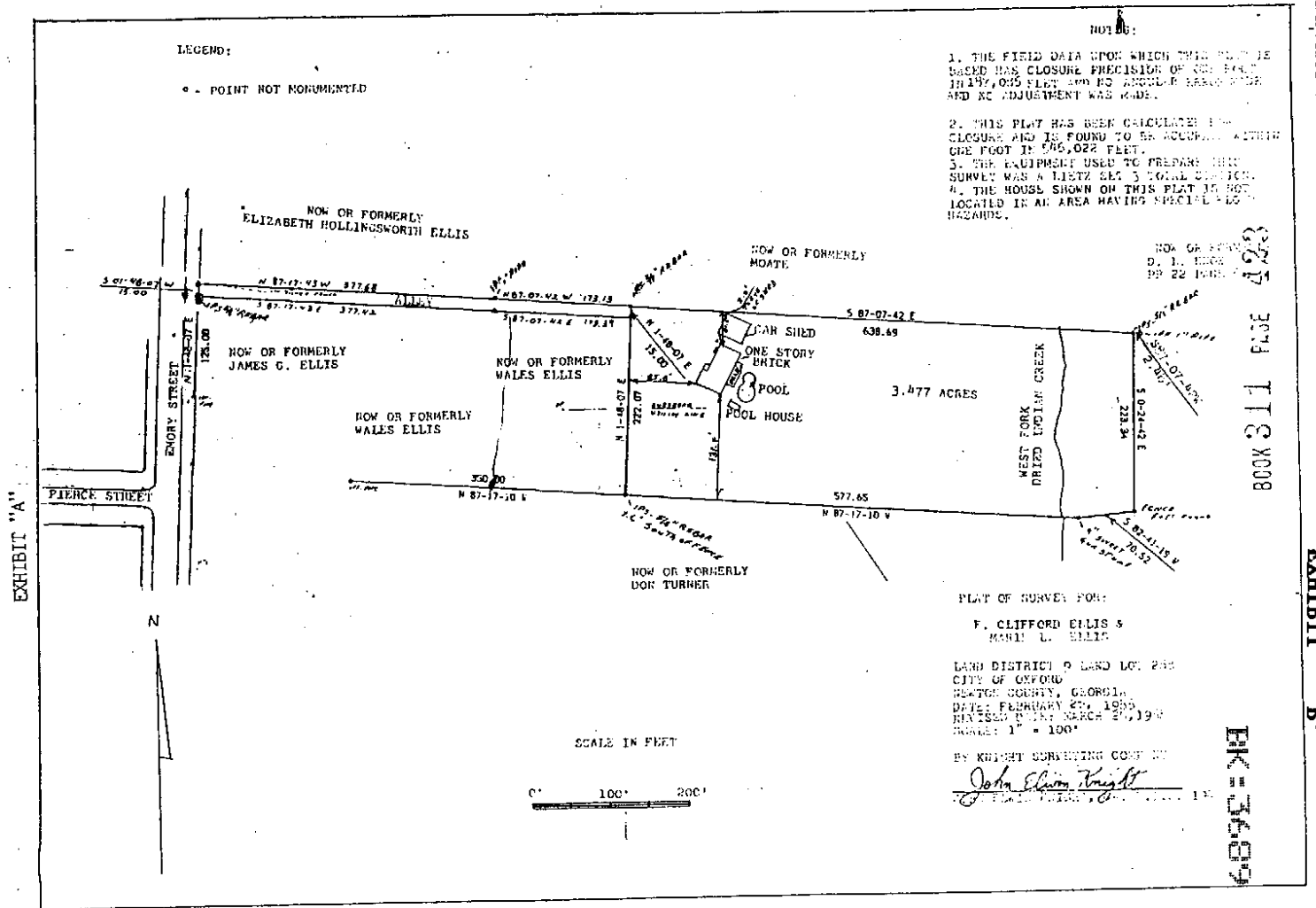
Witness
[Signature]
Notary Public
My commission expires:



[Signature] (SEAL)
Thomas J. Ellis

[Signature] (SEAL)
Angela P. Ellis

SEAL AFFIXED



City of Oxford, Georgia

Administrative Policy: Residential Driveway Culvert Installation and Maintenance

1. Purpose and Scope

This policy establishes guidelines for the installation, sizing, and maintenance of driveway culvert pipes within the city limits of Oxford, Georgia. This policy applies strictly to culverts placed within the public road right-of-way (ROW).

2. Permitting and Inspection Requirements

- **Permit Application:** Property owners must obtain an approved Driveway Permit from the City of Oxford prior to installing any new driveway connection.
- **Engineering Review:** Upon application submittal, a designated city representative will conduct a field review to calculate the required pipe size and verify traffic sight distance.
- **Jurisdictional Limit:** The City of Oxford has no regulatory authority over culverts located entirely on private property outside of the public road right-of-way.

3. Material and Sizing Specifications

- **Approved Materials:** Property owners may install Corrugated Metal Pipe (CMP), Reinforced Concrete Pipe (RCP), or High-Density Polyethylene (HDPE) pipe.
- **Pipe Sizing:** The minimum or maximum pipe diameter will be determined exclusively by the city during the permit review, though standard installations typically require an 18-inch diameter pipe.
- **End Treatments:** Flared end sections are permitted but not explicitly required.
- **Prohibited Structures:** Concrete or brick headwalls are discouraged due to the structural roadside hazard they present to motorists.

4. Financial and Maintenance Responsibilities

- **Material Procurement:** The City of Oxford does not supply, sell, or deliver culvert pipes for private driveway installations; all procurement costs are the sole responsibility of the property owner.
- **Installation Costs:** The property owner must bear all costs associated with the initial installation of the driveway and culvert.
- **Perpetual Maintenance:** The resident or property owner retains total responsibility for the maintenance, repair, and eventual replacement of the driveway culvert if it fails.

From: [Larry Hanson | Georgia Municipal Association](#)
To: [Bill Andrew](#)
Subject: LHOST
Date: Wednesday, June 10, 2026 3:57:15 PM

Dear Bill,

This message is time sensitive.

The General Assembly will convene a special session beginning June 17, 2026. One item that is likely to be considered during the special session is local legislation authorizing a Local Homestead Option Sales Tax (LHOST).

Many counties are evaluating whether to pursue an LHOST. If a county intends to move forward, each affected municipality must also adopt its own local act through the local legislative delegation if they wish to participate in the tax and receive revenue to offset property taxes.

Municipalities that do not participate through a local act will not receive a share of the LHOST revenue initially; however, they could later pursue a local act to become eligible.

Because local legislation requires advance public notice before the special session begins, to be eligible cities would be required to act now. Contact your county and local delegation immediately to determine whether LHOST legislation is being pursued and whether participation makes sense for your city and all taxpayers.

It is important to note that for a referendum to be held in November of this year on the LHOST, the General Assembly, both the House and Senate, must pass a local act for the jurisdiction by a 2/3 majority vote

It is also important to note that if a referendum is passed locally in November 2026, only homestead property owners would receive tax relief, and that would not occur until 2028.

GMA has prepared a [guidance document](#) explaining the LHOST, key policy considerations, and the process required for implementation.

GMA does not advocate for or against any local decision regarding an LHOST.

Rather, we encourage each city to evaluate both LHOST and FLOST based on its own financial circumstances, policy objectives, and discussions with county officials, community stakeholders, chamber of commerce, and the local legislative delegation.

If you have questions regarding the process or would like assistance understanding the available options, please contact [Ryan Bowersox](#).

Sincerely,

Larry Hanson
CEO and Executive Director



Local Homestead Option Sales Tax (LHOST) Guidance

Created under [Senate Bill 33 \(2026\)](#), the Local Homestead Option Sales Tax (LHOST), provides for a county-wide 1 percent sales tax to offset a homestead exemption from municipal and county ad valorem property tax.

This guide will provide an overview of the LHOST statute including the process for implementation and key considerations for municipal officials. The guide concludes with Frequently Asked Questions regarding the LHOST and a model local Act for municipalities.

Eligible Local Governments

To be eligible to participate in the LHOST a county, consolidated local government, or municipality must follow the necessary process provided in statute and must have levied and derived revenue from property tax on homestead property at a net millage rate greater than zero in the preceding year. In practical terms, a municipality may only participate if it levied and collected property taxes on homestead property during the preceding year.

Interaction with Other Sales Taxes

The LHOST is subject to the overall 9 percent limitation on the sales tax rate, which includes a 5 percent local sales tax limit. Because the LHOST must be imposed at the full 1 percent rate, it cannot be levied in any jurisdiction where doing so would exceed the statutory local sales tax cap. In addition, LHOST cannot be collected in jurisdictions that already levy an OLOST, CSPLOST, MOST, or FLOST.

A county which contains a city which collects the MOST may still collect the LHOST for the benefit of the county and other cities therein. The LHOST would not be collected within the boundaries of the city collecting the MOST and the city would not receive LHOST revenue.

Process to Implement the LHOST

Unlike most local sales taxes, implementation of the LHOST also requires creation of a corresponding homestead exemption. Because a homestead exemption is also being created, the process in Article VII Section II of the Georgia Constitution must be followed for the county and each city that participates. The LHOST requires:

- A local Act (following advertisement) approved by two-thirds of the members of the House of Representatives and Senate; and
- Approval through a referendum in the local jurisdiction.

1. Advertisement of Local Act

Prior to the introduction of the local Act, the advertisement requirements of O.C.G.A. § 28-1-14¹ must be met. Below is a sample advertisement for the introduction of a local Act creating the necessary homestead exemption:

“NOTICE OF INTENTION TO INTRODUCE LOCAL LEGISLATION

Notice is given that there will be introduced at the 2026 special session of the General Assembly of Georgia a bill to provide a homestead exemption from City of _____ ad valorem taxes for municipal purposes; and for other purposes.”

2. Local Act by the General Assembly

O.C.G.A. § 48-8-109.52(c) outlines the necessary elements of a local Act to initiate the LHOST. The local Act may be introduced by a member of the local legislative delegation representing the city and may be introduced in the House of Representative or the Senate. As the local Act creates a homestead exemption it will require approval by 2/3 vote in both the House and the Senate.

A sample municipal local Act is included within this guide.

3. Approval through Referendum

Finally, the LHOST exemption must be approved through referendum by voters of the jurisdiction. County-wide voters will be asked to approve the county homestead exemption and the collection of the sales tax while city voters will be asked to approve the municipal homestead exemption. Cities should work with their election supervisors to ensure procedure to meet election dates is followed. Eligible election dates may be found in O.C.G.A § 21-2-540(c).

If approved by voters, the LHOST will begin being collected on January 1 of the following year. Current statute provides that the earliest an LHOST may be collected is January 1, 2028.

Important Note: The county’s local act and referendum create the county homestead exemption and authorize collection of the LHOST countywide. A municipality that wishes to provide a municipal homestead exemption funded by LHOST proceeds must separately obtain its own local act and voter approval. Municipal participation is therefore optional

¹ O.C.G.A. § 28-1-14(a): “No local bill shall become law unless notice of the intention to introduce such bill shall have been advertised in the newspaper in which the sheriff’s advertisements for the locality affected are published one time before the bill is introduced. Such advertisement must be not more than 60 days prior to the convening date of the session at which the bill is introduced. After the advertisement has been published the bill may be introduced at any time during that session unless the advertisement is published during the session, in which event the bill may not be introduced before Monday of the calendar week following the week in which the advertisement is published.”

and may occur after the county has already adopted the tax, but if a city creates a municipal homestead exemption before the county does, there will be no sales tax proceeds to fund the exemption.

Broken down:

The county local act and referendum create the county homestead exemption and authorize collection of the LHOST countywide.
Each municipal local act and referendum create that municipality's homestead exemption and authorize the municipality to receive LHOST proceeds.

Sales Tax Rate and Term

The LHOST must be levied at 1 percent and runs for a period not to exceed ten years.

Use of LHOST Revenue

LHOST revenue is used to fund homestead exemptions from municipal and county property tax, similar to the state Homeowner Tax Relief Grants (HTRGs). Unlike many other sales taxes the distribution is determined by formula in statute.

Each year, the county tax commissioner will calculate a uniform exemption amount that can be applied to every qualifying homestead in the county based on the amount of LHOST revenue available in the trust fund as of August 1. If available LHOST revenue exceeds the amount necessary to eliminate all county and participating municipal homestead property taxes, the excess revenue will be distributed to participating local governments and used to reduce net millage rates by an equal percentage.

Each participating local government is required to submit their adopted millage rate to the county tax commissioner by September 1 of each year.

Annually, each taxpayer's ad valorem property tax bill will reflect the gross tax savings as a result of the homestead exemption provided. In the event of excess revenue beyond what is necessary to exempt all homestead property tax, the tax bill will also reflect the taxpayer's gross tax savings as a result of the millage rate reduction.

Within 30 days after a participating local government's property tax bills are mailed, the county must distribute LHOST proceeds from the trust fund in an amount sufficient to reimburse that government for revenue lost due to the homestead exemption and, if applicable, any required millage rate reduction.

LHOST vs. FLOST

Designed as alternative sales taxes, the LHOST and FLOST are similar in their purpose of replacing property tax revenue with sales tax, but differ in key ways. As mentioned above, the LHOST and the FLOST statutorily may not both be levied simultaneously.

While both sales taxes provide property tax relief, the LHOST prioritizes homestead properties by providing these properties an exemption first, with general property tax rollback only if excess funds exist. Comparatively, all FLOST revenue is used for general property tax relief, rolling back the millage rate applicable to all properties in the jurisdiction.

The LHOST distribution is determined by a statute in formula which provides an equal exemption to all homestead property and then an equal percentage reduction in millage rate. The FLOST distribution is determined by an intergovernmental agreement between the county and cities representing at least fifty percent of the county's municipal population. Distribution is entirely based on negotiation without formula or criteria.

Finally, the LHOST is implemented through local legislation and voter approval rather than through an intergovernmental agreement. The LHOST does not require any action by the participating local governments before the local legislation is introduced. The FLOST instead is initiated by an intergovernmental agreement between the county and cities representing at least fifty percent of the county's municipal population calling for the referendum to approve the tax.

Key Takeaways for Municipal Officials Considering LHOST:

- Participation is limited to jurisdictions that levy and collect property taxes on homestead property.
- LHOST and FLOST cannot be imposed simultaneously.
- LHOST requires local legislation and voter approval.
- County and municipal participation are separate decisions.
- LHOST provides relief to homestead properties first, with general millage reductions occurring only if excess revenue exists.
- The earliest collection date of sales tax proceeds is January 1, 2028.

Key Consideration for Municipal Officials

Fundamentally both FLOST and LHOST all for a shift in revenue to fund municipal operation from property tax to sales tax. A city should consider whether they are interested funding government through more sales tax and less property tax. If so, then cities should consider whether the tax relief should be provided for all properties (FLOST) or should be focused on homeowners first (LHOST).

GMA is advising cities to work with their counties and local delegations and review their taxes, finances, and digest to determine if either tax is appropriate for their community.

LHOST Frequently Asked Questions (FAQs)

1. What local governments are eligible to participate in the LHOST?

The LHOST is limited to counties and cities that fit the definition as an “eligible local government” in the statute. To be eligible, the county or city must follow the necessary procedure to obtain the required homestead exemption and must have levied and derived revenue from property tax on homestead property at a net millage rate greater than zero in the preceding year. In practical terms, a municipality may only participate if it levied and collected property taxes on homestead property during the preceding year.

2. What does a city need to do to obtain a LHOST?

No city action is technically required to initiate a LHOST. Instead, the city’s local legislative delegation makes the ultimate decision of whether to proceed with a LHOST by passing a local Act through the General Assembly. A local Act is needed for the county and each participating city. Cities are encouraged to discuss the LHOST with their legislative delegation and share their opinions on this tax. A local Act will be required which requires advertising the introduction of local legislation. For the June 2026 Special Session, this is time sensitive.

3. How is the process to obtain an LHOST different from the FLOST?

For an LHOST to be collected, a local act must be passed, and a referendum held for the county and each participating city. No, action by the county or municipalities is needed. Instead, under the FLOST an IGA between the county and cities representing 50% of the municipal population is required before the referendum.

4. How are the funds distributed under the LHOST compared to the FLOST?

LHOST funds are utilized based on a formula in statute. The amount of funds annually determines an amount exempted off each homestead in the county for county tax purposes and participating municipal tax purposes. The local governments are then refunded the amount on revenue lost from the exemption. FLOST fund distribution instead is entirely determined by the IGA between the county and cities that initiates the tax.

5. What should my city do if the local delegation is pushing forward a local Act for the county?

If a local Act is being proposed by the county, the municipality should determine whether they are interested in participating in the LHOST as well. Regardless of city

decision, if the county local Act is passed and the referendum approved, the LHOST will be collected county-wide and county homeowners will receive the exemption from their county property taxes. If a city wishes to participate, they will need a local Act specific for the city and approval through referendum of city voters. City homeowners will then receive an exemption off their county property taxes and their city property taxes funded by the sales tax.

6. What happens if my county approves the LHOST but my city does not?

If the county approved the LHOST but a city does not, the LHOST will still be collected county-wide and each homeowner in the county will annually receive an exemption from only their county property taxes. City homeowners will only see an exemption from their city property taxes after the city obtains a local Act and referendum approval. A city does not need to approve the LHOST at the same time as the county and is eligible to join in the LHOST any year during the ten year period it is in place.

7. What happens if the county approves an LHOST but the city referendum fails?

What if the city's is approved but not the county's?

If the county approves the LHOST but the city's referendum fails, the homestead exemption will not be provided to city homeowners for city property taxes. The tax will still be collected county-wide and the exemption will be provided from county property taxes and city property taxes where the exemption was approved.

If the city's referendum is approved but the county's fails, the tax will not be collected and the homestead exemption will not be provided. Only after the approval of the county referendum can the tax begin and the homestead exemptions apply and be funded.

8. Can my city proceed with the FLOST if the county does the LHOST?

No. The FLOST and the LHOST can not be collected at the same time in a county. Both taxes must be collected county-wide and there is no mechanism to separate the taxes between the county and cities. The collection of the FLOST blocks the LHOST and the collection of the LHOST blocks the FLOST.

9. How is the tax relief under the LHOST different from the FLOST?

Under LHOST, homestead property tax is prioritized first. The tax funds an exemption from property tax for homestead properties first. Only if all tax liability for homestead properties county-wide is exempted then excess funds are provided to local governments to reduced their millage rate for property tax relief on non-homesteaded properties.

Under FLOST, funds are distributed to each participating local government based on the IGA and general property tax relief is provided. Funds are used to reduced the government’s millage rate to reduce the property tax burden on all properties – homestead, commercial, rental, etc.

10. When will the LHOST begin being collected and when will tax relief be provided?

The LHOST will begin being collected on January 1 of the year following the approval of the county’s referendum but no earlier than January 1, 2028. Property tax relief will be provided in the year the tax begins for county homeowners and city homeowners if their municipality obtained the local Act and approval through referendum.

Generic Municipal LHOST Local Act

A BILL TO BE ENTITLED

AN ACT

1 To provide a homestead exemption from _____ ad valorem taxes for municipal purposes
2 in the amount of the assessed value of the homestead property determined annually for the
3 special district based upon the proceeds of a Local Homestead Option Sales Tax (LHOST)
4 imposed within the special district coterminous with _____ County; to provide for
5 definitions; to specify the terms and conditions of the exemption and the procedures
6 relating thereto; to provide for applicability; to provide for compliance with constitutional
7 requirements and the provisions of Article 2C of Chapter 8 of Title 48 of the Official Code
8 of Georgia Annotated; to provide for a referendum, effective dates, automatic repeal,
9 mandatory execution of election, and judicial remedies regarding failure to comply; to
10 provide for related matters; to repeal conflicting laws; and for other purposes.

11

12 BE IT ENACTED BY THE GENERAL ASSEMBLY OF GEORGIA:

13

14

SECTION 1.

15 (a) As used in this Act, the term:

16 (1) "Ad valorem taxes for _____ municipal purposes" means all ad valorem taxes
17 imposed by the governing authority of _____ for all purposes.¹

18 (2) "Homestead property" shall have the same meaning as provided in Code Section 48-
19 8-109.50 of the O.C.G.A.²

¹ Code Section 48-8-109.52(c)(3).

² Code Section 48-8-109.50(b)(2).

20 (3) "Local Homestead Option Sales Tax" or "LHOST" means the special sales and use
21 tax established under Article 2C of Chapter 8 of Title 48 of the O.C.G.A.³

22 (4) "Special district of _____ County" means the special district conterminous with
23 _____ County which was established by Code Section 48-8-109.51 of the O.C.G.A.

24 (5) "Local tax official" means the tax official charged with the duty of receiving
25 applications for homestead exemptions for _____.

26 (b) Each resident of the special district is granted an exemption from ad valorem taxes for
27 _____ municipal purposes on such person's homestead property within the special
28 district of _____ County in the amount of the assessed value of such homestead property
29 as is determined annually in accordance with Code Section 48-8-109.57 of the O.C.G.A.
30 for the special district of _____ County based upon the net proceeds of the LHOST
31 collected within the special district of _____ County. The value of such property in excess
32 of such exempted amount shall remain subject to taxation.

33 (c) A person shall not receive the homestead exemption granted by subsection (b) of this
34 section unless such person or person's agent files an application with the local tax official
35 giving such information relative to receiving such exemption as will enable the local tax
36 official to make a determination regarding the initial and continuing eligibility of such
37 person for such exemption; provided, however, any person who previously applied for
38 another homestead exemption from ad valorem taxes imposed by _____, was allowed
39 such homestead exemption for the immediately preceding tax year, and remains eligible
40 for such homestead exemption for that same homestead property in the current tax year
41 shall be allowed the exemption granted under subsection (b) of this section for that
42 homestead without the application otherwise required by this subsection. The local tax
43 official shall provide application forms for the purposes of this subsection.

44 (d) The exemption shall be claimed and returned as provided in Code Section 48-5-50.1
45 of the O.C.G.A. Once granted to a person, the exemption shall be automatically renewed
46 from year to year without application so long as the person granted the homestead

³ Code Section 48-8-109.52(a).

47 exemption under subsection (b) of this section occupies such residence as a homestead and
48 otherwise remains eligible for such exemption. It shall be the duty of any person granted
49 the homestead exemption under subsection (b) of this section to notify the local tax official
50 in the event that such person for any reason becomes ineligible for such exemption.

51 (e) In accordance with the provisions of subsection (c) of Code Section 48-8-109.52 of the
52 O.C.G.A., the exemption granted by subsection (b) of this section:

- 53 (1) Shall not apply to or affect any taxes other than ad valorem taxes for _____
54 municipal purposes.⁴
- 55 (2) Shall only apply to those portions of real property located within the special
56 district of _____ County.⁵
- 57 (3) Shall be in addition to and not in lieu of any other homestead exemption
58 applicable to ad valorem taxes for _____ municipal purposes.⁶
- 59 (4) The exemption granted by subsection (b) of this section shall apply to all taxable
60 years beginning on or after January 1, 20____.⁷

61

62

SECTION 2.

63 In accordance with the requirements of Article VII, Section II of the Constitution of the
64 State of Georgia, this Act shall not become law unless it receives the requisite two-thirds'
65 majority vote in both the Senate and the House of Representatives.⁸

66

67

SECTION 3.

68 (a) The election superintendent of _____ shall call and conduct an election as provided
69 in this section for the purpose of submitting this Act to the electors of _____ for approval
70 or rejection. The election superintendent shall conduct that election on

⁴ Code Section 48-8-109.52(c)(7).

⁵ Code Section 48-8-109.52(c)(6).

⁶ Code Section 48-8-109.52(c)(4).

⁷ Code Section 48-8-109.52(c)(5); During the 2026 Special Session, 2027 may legally be used here; however, unless there is a change to state law, there will be no collections to be used in 2027.

⁸ Code Section 48-8-109.52(c)(1).

71 _____,⁹ and shall issue the call and conduct that election
72 as provided by general law. The election superintendent shall cause the date and purpose
73 of the election to be published once a week for two weeks immediately preceding the date
74 thereof in the official organ of _____. The ballot shall have written or printed thereon
75 the words:

76 "() YES Shall the Act be approved which provides a homestead exemption
77 from_____ ad valorem taxes for municipal purposes in an amount
78 (NO of the assessed value of the homestead property as is determined annually
79 using the proceeds of the Local Homestead Option Sales Tax imposed within
80 the special district of _____ County?"

81 (b) All persons desiring to vote for approval of the Act shall vote "Yes," and all persons
82 desiring to vote for rejection of the Act shall vote "No." If more than one-half of the votes
83 cast on such question are for approval of the Act, Section 1 of this Act shall become of full
84 force and effect on January 1, 20_____. If the Act is not so approved or if the election is
85 not conducted as provided in this section, Section 1 of this Act shall not become effective,
86 and this Act shall be automatically repealed on the 365th calendar day following the
87 election date provided for in this section. The expense of such election shall be borne by
88 _____. It shall be the election superintendent's duty to certify the result thereof to
89 the Secretary of State.

90 (c) The provisions of this section shall be mandatory upon the election superintendent and
91 are not intended as directory. If the election superintendent fails or refuses to comply with
92 this section, any elector of _____ may apply for a writ of mandamus to compel the
93 election superintendent to perform his or her duties under this section. If the court finds
94 that the election superintendent has not complied with this section, the court shall fashion
95 appropriate relief requiring the election superintendent to call and conduct such election on
96 the date required by this section or on the next date authorized for special elections
97 provided for in Code Section 21-2-540 of the O.C.G.A.

⁹ Select available date for a municipal referendum to present a special question to the voters; See Code Section 21-2-540(c).

98

SECTION 4.

99 Except as otherwise provided in Section 3 of this Act, this Act shall become effective upon
100 its approval by the Governor or upon its becoming law without such approval.

101

102

SECTION 5.

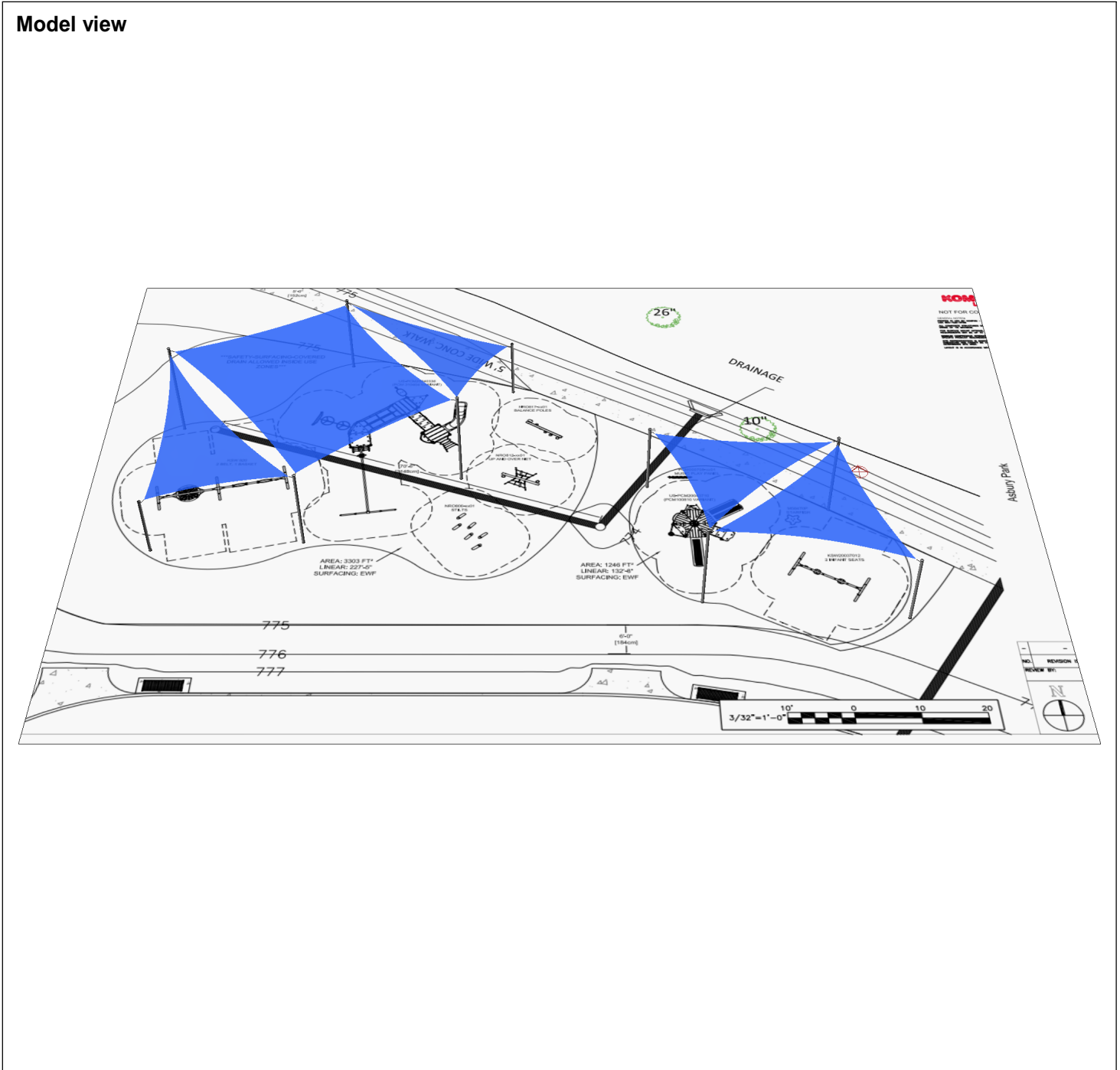
103 All laws and parts of laws in conflict with this Act are repealed.

MPanel InSite - Visualization

Client	Kompan		
Project	Oxford Asbury Park		
Project #	0-0	Date:	5/12/2023
sq feet	Sails	Framed	Sum
Area	2086.6	0.0	2086.6
Site Area	2695.4	0.0	2695.4
Perimeter	490.2	0.0	490.2
Count	5	0	5

Supplier	Shade America
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Project approval / Client acceptance

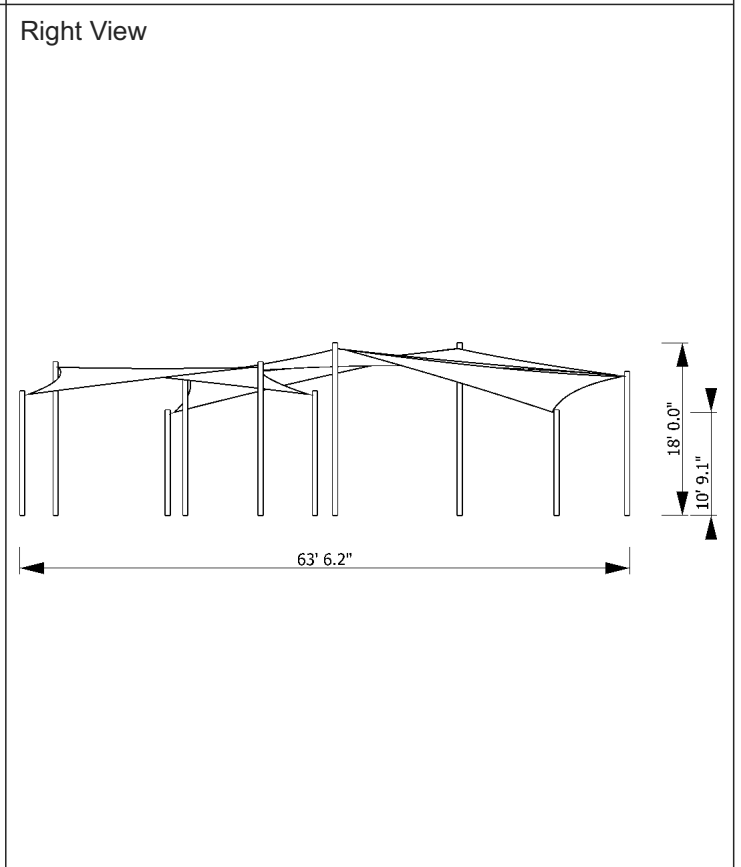
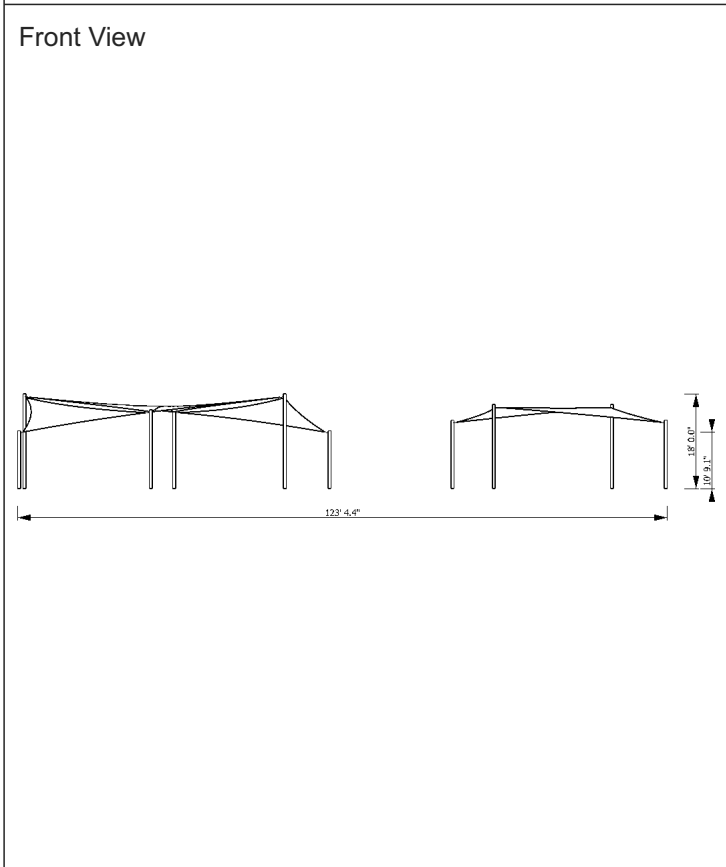
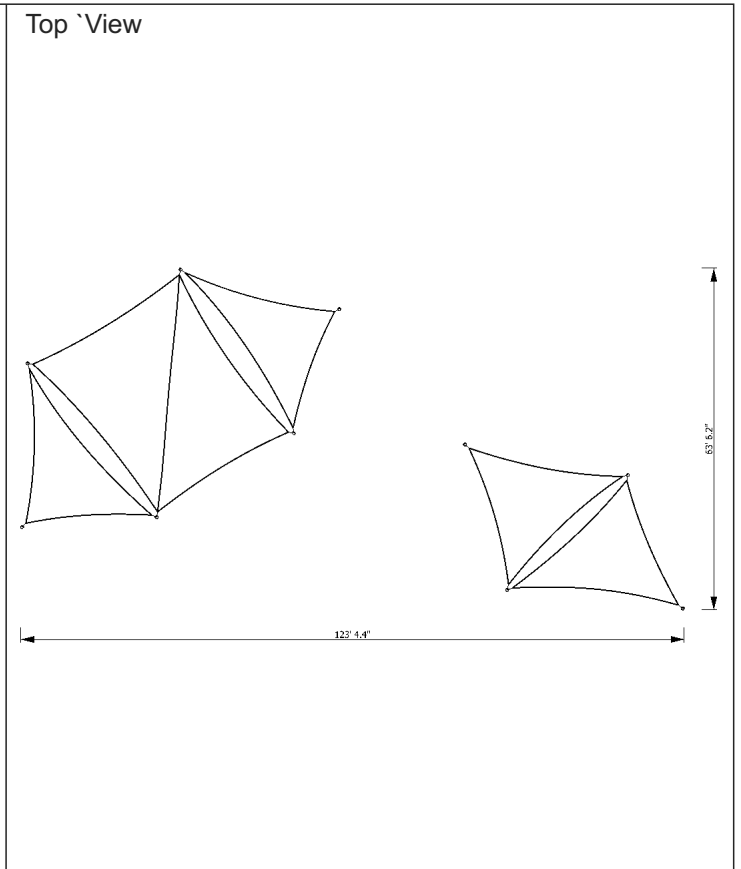
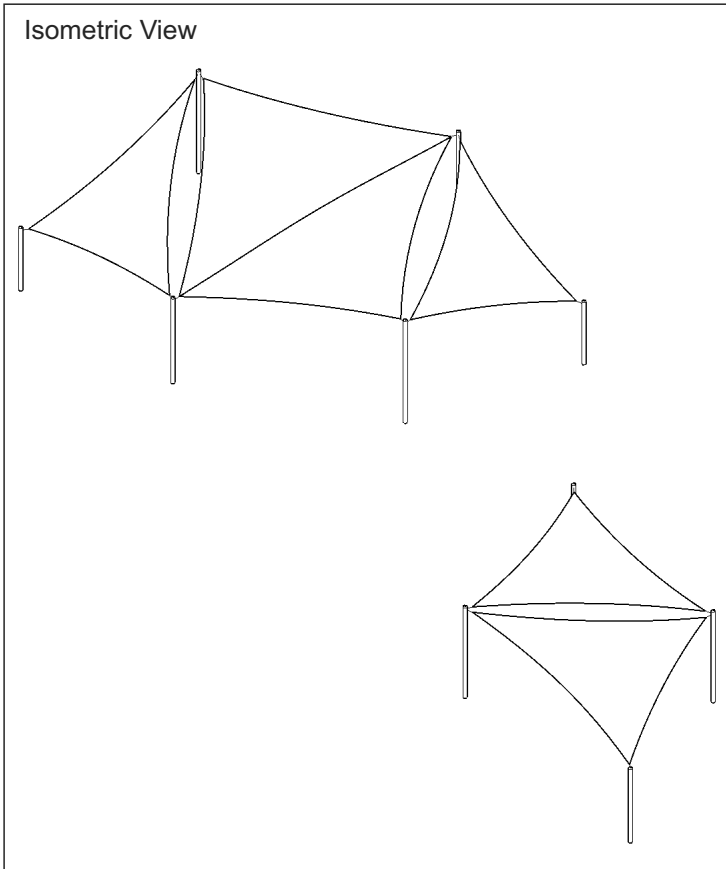
Signature _____ Date _____

Site address:
 104 W Watson St, Oxford, GA 30054, United States

MPanel InSite - General Layout

Client	Kompan
Project	Oxford Asbury Park
Project #	0-0

Date	5/12/2023
Entered by	
Units	Feet and inches



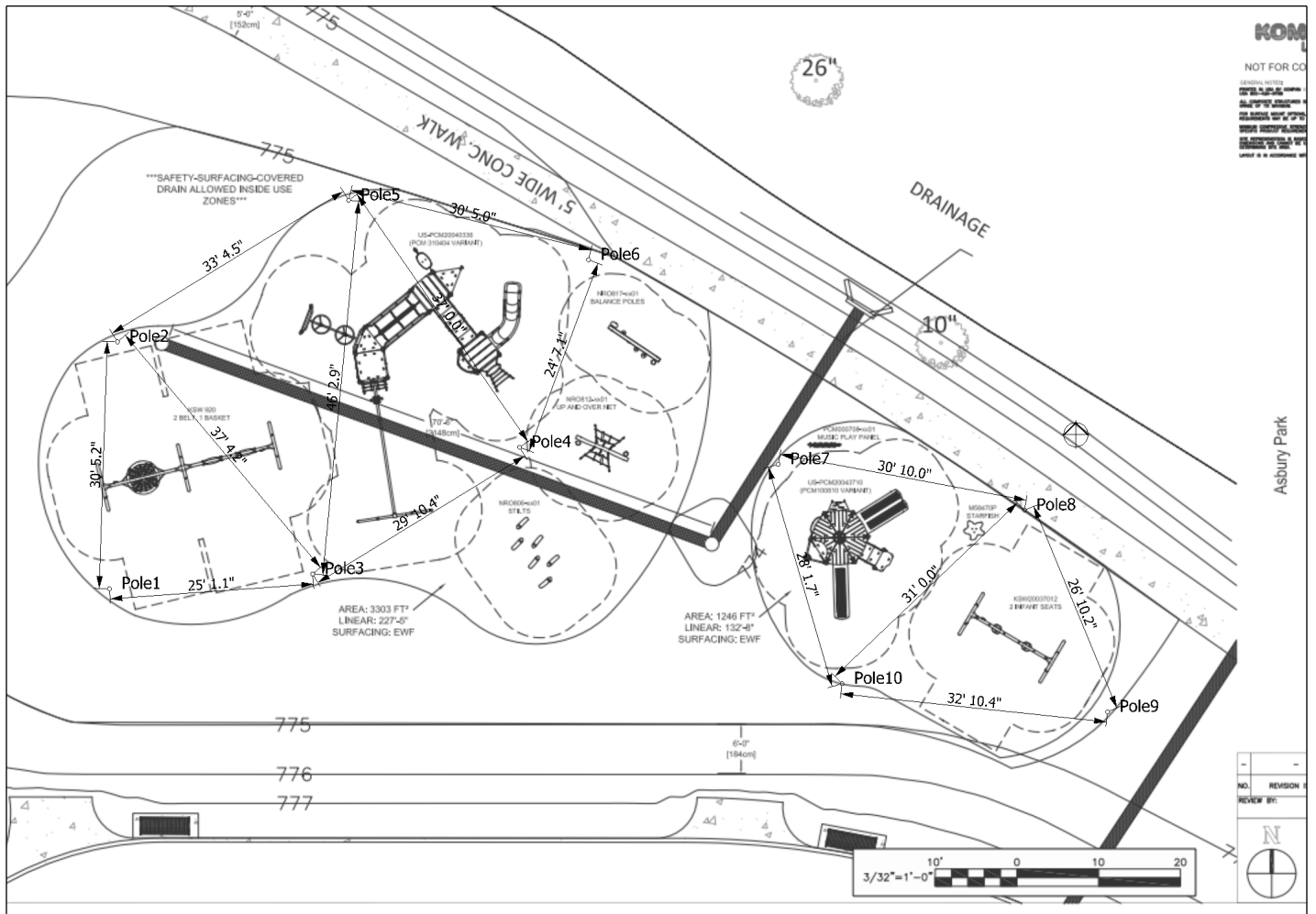
MPanel InSite - Footing Setout Plan

Client	Kompan
Project	Oxford Asbury Park
Project #	0-0
Date	5/12/2023

Notes:

Pole footing position shown by circle.
 Reference marks shown by cross.
 Dimensions given are to the centre of the pole footing.
Insufficient dimensions to fix pole positions

Pole footings layout

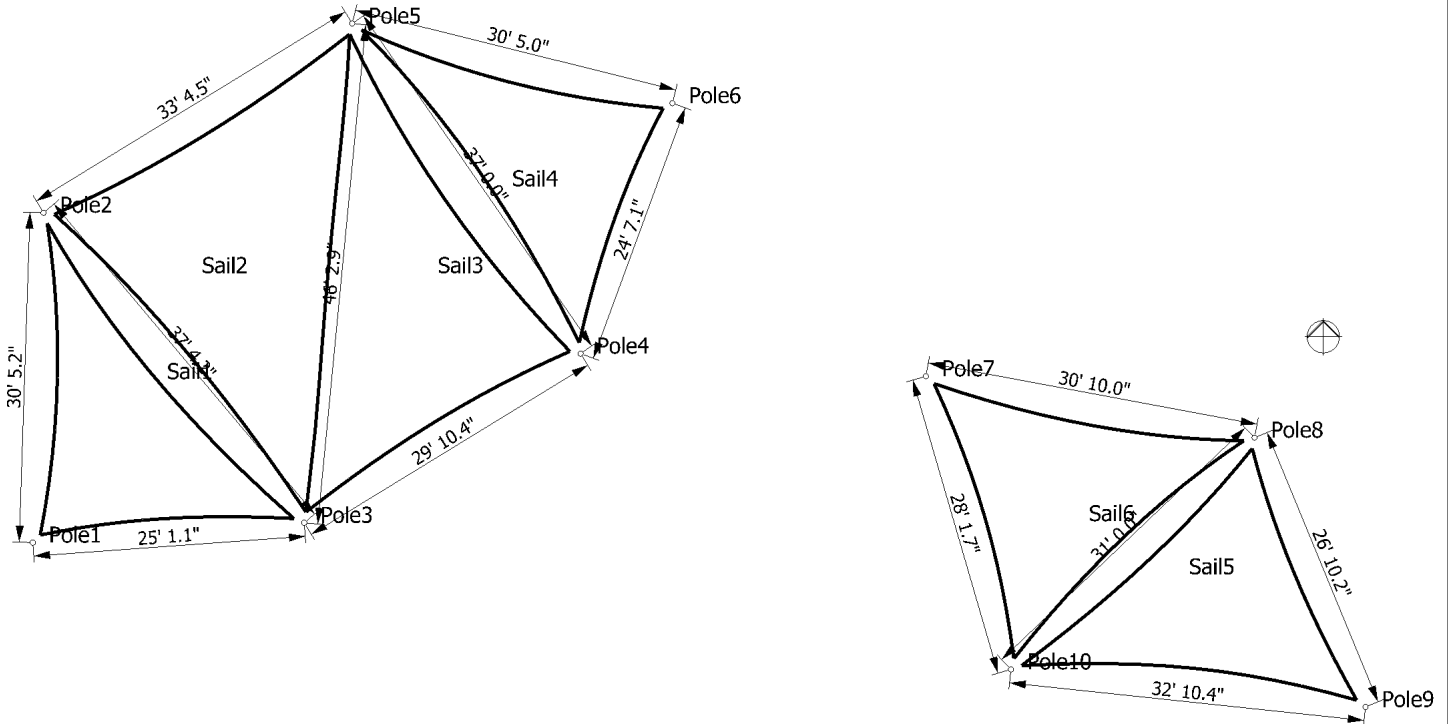


MPanel InSite - Layout Detail

Client	Kompan
Project	Oxford Asbury Park
Project #	0-0

Date	5/12/2023
Entered by	
Units	Feet and inches

Pole and fixing layout



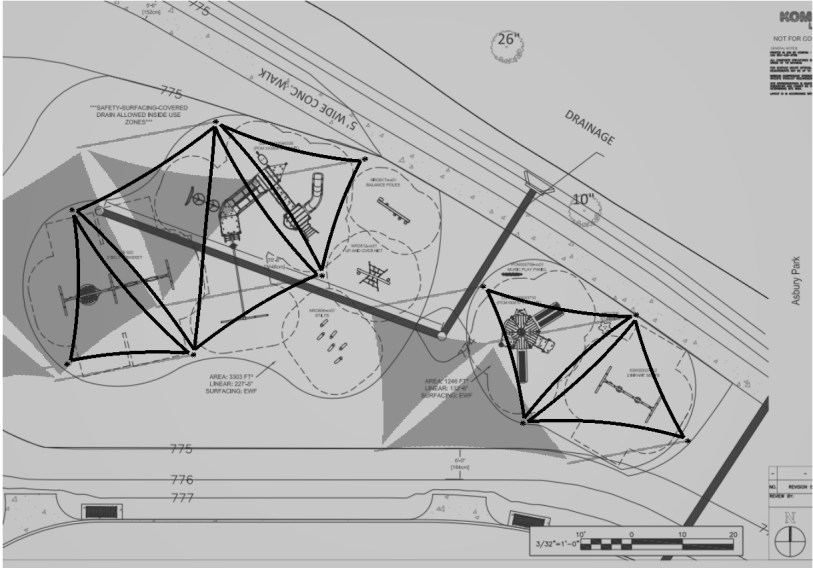
Pole/fixing #	Height	Sail1	Sail2	Sail3	Sail4	Sail5	Sail6	
Pole1	11' 0.0"	10' 6.0"						
Pole2	18' 0.0"	17' 6.0"	17' 6.0"					
Pole3	15' 0.0"	14' 6.0"	14' 6.0"	14' 6.0"				
Pole4	18' 0.0"			17' 6.0"	17' 6.0"			
Pole5	15' 0.0"		14' 6.0"	14' 6.0"	14' 6.0"			
Pole6	11' 0.0"				10' 6.0"			
Pole7	13' 0.0"						12' 6.0"	
Pole8	16' 0.0"					15' 6.0"	15' 6.0"	

MPanel InSite - Shadow analysis

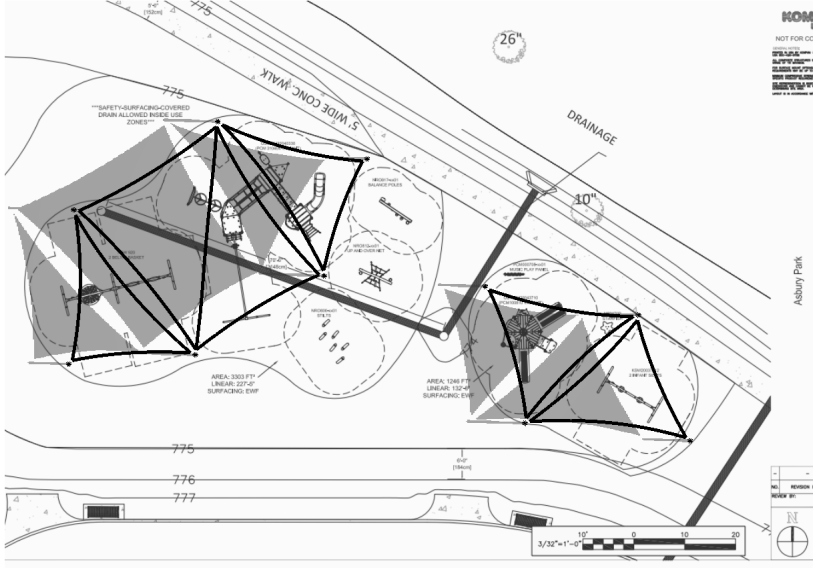
Client	Kompan
Project	Oxford Asbury Park
Project #	0-0
Date	5/12/2023

Location	Florida
Latitude	28.0583N
Longitude	81.8661W
Time Zone	GMT - 4

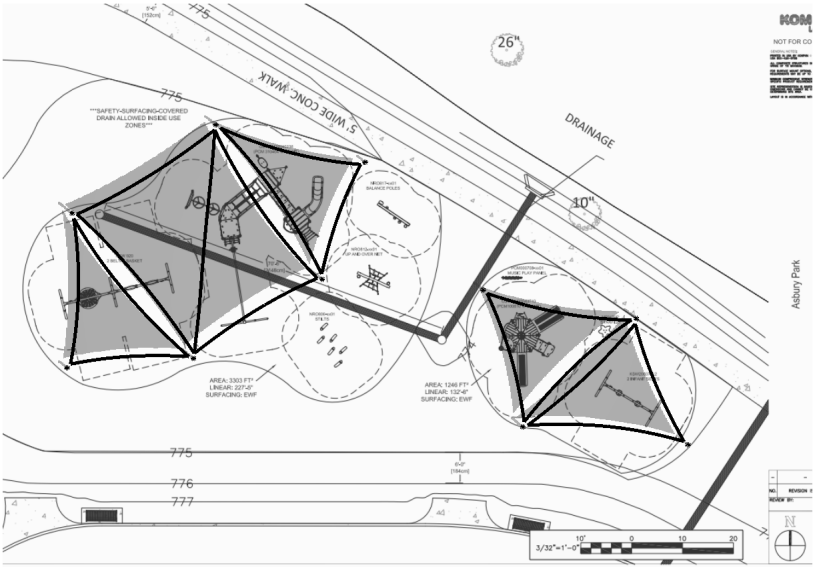
7/15/2023 9:00 AM



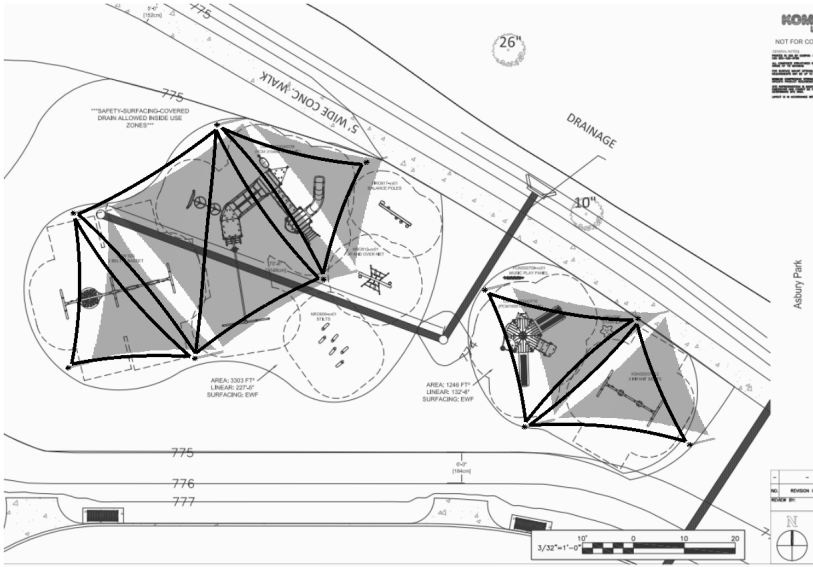
7/15/2023 11:00 AM



7/15/2023 1:00 PM



7/15/2023 3:00 PM



City Manager Update Notes – June 15, 2026

Work is underway for the E. Soule Street and E. Bonnell Street Trails

The E. Bonnell Street Trail work has progressed very well. They are currently pouring the foundations and pillars for the boardwalk and preliminary clearing has taken place for the E. Soule Street Trail.

Emory Street Sidewalk Phase II

The week of May 4th, Peach State requested the updated CAD file from Keck & Wood with the adjusted sidewalks and lights. K&W provided them with their CAD release form, and it was sent back on May 12th. Peach State is supposed to receive the CAD file on June 12th.

Peach State will be using the new plans to formulate their schedule. We have approved a budget change order that took the budget from \$541,524 to \$539,274. This decrease was due to the change from brick pavers to stamped concrete and was somewhat offset by inflation.

Since we have recently already paid \$133,204.50 for supplies and materials out of this year's funds, we should be under budget with the \$517,079 we have budgeted for FY 2027.

Community HOME Investment Program CHIP Grant Update

Four homes have been inspected for lead and asbestos and individual budgets have been formulated for the rehabilitation work for each home. This information has been sent to DCA for further processing.

Hamill Street Crosswalk

The Hamill Street crosswalk was painted by GDOT.

The Old Church Exterior Painting

Tanya Dowling, CEO of Benise-Dowling & Associates, which is the firm that painted The Old Church, has indicated they are working to schedule a crew to repaint the areas of the building which need repair. On May 28, I received an email from Ms. Dowling that they were planning to be working in the next two weeks, if the weather would hold. It would seem with the recent rain pattern, it has become more difficult to schedule.

Porch Fest 2026

Oxford College is working on early-stage planning for Porch Fest 2026 to take place on November 7th. The concept includes hosting small musical groups on your porch and larger

groups perhaps being featured at Asbury Street Park, The Old Church, and The Town Green. Food trucks are also anticipated for the Town Green.

Personal Transportation Vehicles (PTVs)

Permits are now available for residents of Oxford. Thanks to Interim Chief Brooks for working to get this done.

Summer Meals from Newton County Schools at Asbury Street Park

We are partnering with the Newton County Schools Nutrition Program to host a weekly meals pick-up site at Asbury Street Park. See the attached flier for more information.



SUMMER MEALS

AT NO COST
ALL CHILDREN 18 & UNDER

WCS
SCHOOL NUTRITION

***This institution is an equal opportunity provider.*

WEEKLY MEALS

- Every Wednesday, June 3rd - July 1st
- 7 days of breakfast and 7 days of lunch all conveniently packaged for children
- Parents/Guardians may pick up meals without children present
- Children do not need to eat any meals on site
- TIME: 11:00am - 1:00pm or until all meals are served
- LOCATIONS:
 - Heard Mixon Elementary
 - Mansfield Elementary
 - Middle Ridge Elementary
 - Oak Hill Elementary
 - Asbury Park
 - 104 W Watson, Oxford

DAILY MEALS

- Monday - Thursday, June 1st - June 25th
- A mix of hot and cold meal items are provided daily
- Children **MUST** be present and eat meals on site
- LOCATIONS:
 - BC Crowell Park
 - 300 Main St, Porterdale
 - Lunch - 11:00am - 1:00pm
 - Pleasant View Baptist Church
 - 10201 Flat Shoals Rd, Covington
 - Breakfast - 8:00am - 9:00am
 - Lunch - 11:00am - 1:00pm
 - Covington Housing Authority
 - 5160 Alcovy Rd, Covington
 - Lunch: 11:00am - 1:00pm
 - Nelson Heights Community Center
 - 7200 Laseter St SW, Covington
 - Lunch - 11:00am - 1:00pm

Contact Us: newtonschoolnutrition.org | 678-342-5609



CITY OF OXFORD POLICE DEPARTMENT



Significant Events, Arrests, Details, Training

The Citizen's Police Academy came to a successful completion with the graduation of eight (8) participants on May 14. The graduation ceremony was held at City Hall with family and friends in attendance. We received great feedback from the participants and we are looking forward to hosting a 2nd Citizens Police Academy (TBD) this year.



On May 19, officers responded to a trespass call at 208 Oxford Rd in reference to unknown person(s) setting up tents and chairs on their property. After speaking with the complainant and through thorough investigations at the scene, officers located the suspect and had the items removed from the property. The suspect was giving a warning for Criminal Trespass.

On May 28, officers responded to a Hit and Run accident at E Soule St/ Green St. Upon further investigation at the scene a "look-out" was giving and the fleeing vehicle was apprehended by Covington Police. The vehicle/driver/passenger were escorted back to the scene. Upon completing our investigation and searching the vehicle, the driver and the passenger were arrested. The following warrants were obtained: Leaving the scene of an accident, Suspended drivers License, Violation of the Ga Controlled Substance Act



CITY OF OXFORD POLICE DEPARTMENT



(VGCSA) with Intent to Distribute, Possession of a Firearm during a Crime, and Obstruction of a Law Enforcement Officer.

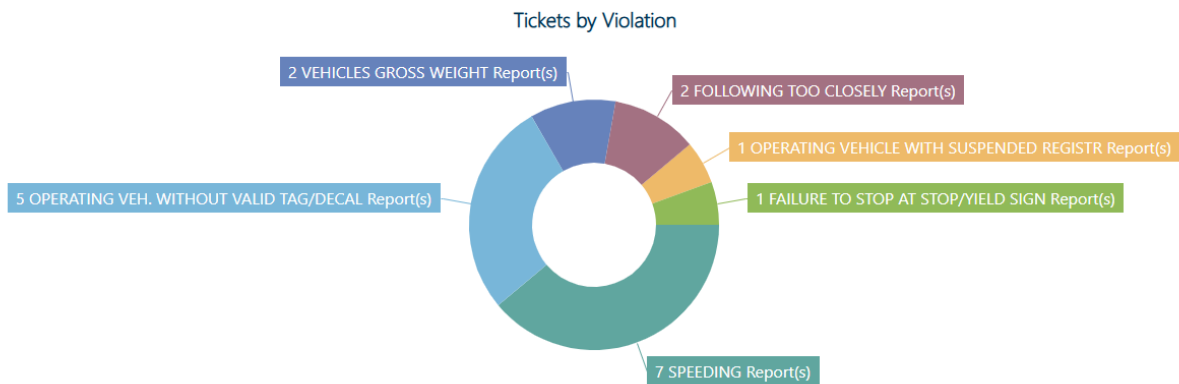




CITY OF OXFORD POLICE DEPARTMENT



April 2026 Monthly Report Top Citations Offenses





CITY OF OXFORD POLICE DEPARTMENT



City Ordinance/Code Enforcement Citations

Case #	Ticket #	Ticket Date	Violation	Violation Description	Primary Location
	104A00452	5/13/2026	CO 34-26	VEHICLES GROSS WEIGHT	W. SOULE ST
	105A00356	5/13/2026	CO 34-26	VEHICLES GROSS WEIGHT	1110 EMORY ST

Agency Activity Reports

April 2026 / May 2026

Agency Activity Report

Date Range: 4/01/2026, 00:00:00 - 4/30/2026, 23:59:59

Agency: Oxford Police Department

Reports

Total Reports:	14
Total Incident Reports:	13
Total Crash Reports:	1
Total Use of Force Reports:	0

Arrests

Total:	2
Total Male Arrestees:	1
Total Female Arrestees:	1
Total Other/Unknown Arrestees:	0
Total Juvenile Arrestees:	2

Domestic Violences

Total Domestic Violence Reports:	0
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Tickets

Total Tickets (Non-Warnings):	6
Total Warnings:	14

Agency Activity Report

Date Range: 5/01/2026, 00:00:00 - 5/31/2026, 23:59:59

Agency: Oxford Police Department

Reports

Total Reports:	10
Total Incident Reports:	6
Total Crash Reports:	4
Total Use of Force Reports:	0

Arrests

Total:	2
Total Male Arrestees:	1
Total Female Arrestees:	1
Total Other/Unknown Arrestees:	0
Total Juvenile Arrestees:	0

Domestic Violences

Total Domestic Violence Reports:	0
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Tickets

Total Tickets (Non-Warnings):	8
Total Warnings:	10



CITY OF OXFORD POLICE DEPARTMENT



Calls for Service Handled by OPD

April 2026

May 2026

37

23

- 37%

Incident Reports by Location May 2026

