DRAFT

**MINUTES OF THE OXFORD MAYOR AND COUNCIL MEETING**
**REGULAR SESSION**
**MONDAY, OCTOBER 5, 2026**
**CITY HALL**

**OFFICIALS PRESENT:**

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

**STAFF PRESENT:**

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

**OFFICIALS NOT PRESENT:** None

**STAFF NOT PRESENT:** Jody Reid- Maintenance Supervisor

**Others Present:** Mark Walton (Patrick & Associates); Tim Anderson (Anderson Signature Homes)

1. Meeting was called to order by the honorable Mayor David S. Eady.

2. **A motion was made by Erik Oliver and seconded by Mike Ready to approve the amended agenda for the October 5, 2026 Mayor and Council Regular Meeting. The council vote was unanimous.**

3. **Consent Agenda:**

   Council Member McCanless requested corrections to the speaker attribution in Item 5 of the September 14, 2026 Regular Meeting minutes, and to the September 28, 2026 Special Called Work Session minutes to read "Whelchel property" and to list Planning Commission members Mike McQuaide, Jane Fadely, and Juanita Carson as present.

   **A motion was made by Erik Oliver and seconded by Mike Ready to approve the Consent Agenda as amended, consisting of the Minutes of the September 14, 2026 Regular Meeting (as amended), the Minutes of the September 21, 2026**

**Work Session, and the Minutes of the September 28, 2026 Special Called Work Session (as amended). The council vote was unanimous.**

4. **Mayor's Report:**

   Mayor Eady reported that Oxford College of Emory University has withdrawn its request to rezone 808 Wesley Street.

5. **Citizen Concerns**

   Council Member McCanless – resident questions about the monument at the Soule Street trailhead.

   Council Member Oliver – drought conditions affecting Dried Indian Creek.

   Council Member Windham – update on the trees that were cut down; City Manager Andrew reported the arborist's report is being revised.

6. **Rezoning Applications for Oxford Road, Tax Parcel Identification Number X061A 051 (7.79+/- Acres), and Oxford Road, Tax Parcel Identification Number X061A 052 (7.05+/- Acres)**

   Mark Walton of Patrick & Associates presented the applicant's amended concept plan. Council discussed alley width and access, ownership of the alleys and common areas, and protection of the natural area through a conservation easement or City ownership.

   **A motion was made by Erik Oliver and seconded by Laura McCanless to defer action on the rezoning applications, with further discussion at the October 19, 2026 Work Session and a vote to approve, deny, or approve with conditions at the November 2, 2026 voting meeting. The council vote was unanimous.**

7. **First Read for the Rezoning Ordinance No. 2026-003 for the Rezoning of Oxford Road, Tax Parcel Identification Number X061A 051 (7.79+/- Acres), and Oxford Road, Tax Parcel Identification Number X061A 052 (7.05+/- Acres)**

   **A motion was made by Laura McCanless and seconded by Mike Ready to defer the first read of Rezoning Ordinance No. 2026-003 to the November 2, 2026 voting meeting. The motion was approved 6/1, with Erik Oliver opposed.**

   Council Member Oliver raised a point of order that the first read is triggered only by approval of the rezoning. Mayor Eady stated that the item was on the agenda and had to be addressed, and that the first read would depend on whether the rezoning is approved.

8. **Delaney Arnold Contract for Cemetery Project**

   **A motion was made by Jim Windham and seconded by Erik Oliver to approve the Delaney Arnold contract for the Cemetery Project. The council vote was unanimous.**

9. **Appointment to the Trees, Parks and Recreation Board (added on the amended agenda)**

   **A motion was made by Laura McCanless and seconded by George Holt to appoint Jan Ballard as a new member of the Trees, Parks and Recreation Board. The council vote was unanimous.**

10. **Invoices**

    Council reviewed the City's paid invoices over $1,000 for September 2026. Council Member McCanless asked whether recent water line repairs were related to the water pressure issue; it was reported that three breaks are associated with the pressure issue and that Carter & Sloope's report will be reviewed this week.

11. **Discussion of Possible Annexation and Rezoning Application**

    Council was briefed on a request from Cindy Phillips and James Phillips to annex approximately 271 acres from Newton County, which would include temporary (up to three years) employee parking for Amazon data center construction as a conditional use. No action was taken; the request will go to the Planning Commission for a recommendation.

12. **Executive Session**

    **A motion was made by Erik Oliver to enter Executive Session at 9:09 p.m. to discuss potential land acquisition/disposition, addressing pending or potential litigation, and/or personnel. Jeff Wearing seconded the motion. The motion was approved unanimously 7/0.**

    **A motion was made by Mike Ready to exit Executive Session at 9:34 p.m. George Holt seconded the motion. The motion was approved unanimously 7/0.**

13. **Adjourn**

    **A motion was made by Mike Ready and seconded by George Holt to adjourn the meeting at 9:34 p.m. The motion was approved unanimously 7/0.**

A recording of this meeting is available from the City Clerk's office.

Respectfully submitted,

Kristin Watkins
Deputy City Clerk

DRAFT

**OFFICIAL MINUTES OF THE OXFORD MAYOR AND COUNCIL**
**WORK SESSION**
**MONDAY, OCTOBER 19, 2026 – 6:30 P.M.**
**CITY HALL**
**110 W. CLARK STREET, OXFORD, GEORGIA 30054**

**ELECTED OFFICIALS PRESENT:**

David S. Eady, Mayor
George Holt, Councilmember
Mike Ready, Councilmember
Laura McCanless, Councilmember
Erik Oliver, Councilmember
Jeff Wearing, Councilmember (arrived 6:48 p.m.)
Jim Windham, Councilmember

**STAFF PRESENT:**

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

**ELECTED OFFICIALS NOT PRESENT:**

None

**OTHERS PRESENT:**

Amanda Huggins, Regulatory Compliance Specialist (City of Covington Gas Department)
Tim Anderson, Applicant (Oxford Road Rezoning)

1. **Mayor's Announcements**

   Mayor Eady thanked Chief Brooks and the City Clerk's office for organizing the movie on the lawn at Asbury Street Park. Councilmember Windham announced the passing of Sarah Davis; visitation and services will be held Thursday at J.C. Harwell.

2. **Committee Reports**

   **Trees, Parks and Recreation Board** – Discussion included grants received for invasive species removal and tree planting, a possible opening celebration for the two trail segments nearing completion, posting City natural areas as no-hunting, the

Greenway Trail schedule with GDOT, the $34,121 tree damage claim and stormwater mitigation with Peach State, and a long-term tree plan. Consensus: the Trees, Parks and Recreation Board should bring planned projects to Council for review before work begins.

**Planning Commission** – City Manager Andrew reported the Commission expects to finish its review of the zoning code amendments in early November and turn them over to Council.

**Downtown Development Authority** – Councilmember Ready – None.

**Sustainability Committee** – Councilmember McCanless reported an invasive species removal with college students was held along the Turkey Creek Trail on Saturday.

3. **Covington Natural Gas Liaison Presentation**

   Amanda Huggins, City of Covington Gas Department, presented the required annual natural gas emergency liaison information and collected member surveys.

4. **Discussion of the Rezoning Applications for Oxford Road, Tax Parcel Identification Numbers X061A 051 (7.79+/- Acres) and X061A 052 (7.05+/- Acres) – R-R (Rural Residential) to R-20 (Single-Family Residential)**

   Council discussed the revised proposal and the eight rezoning criteria. Councilmembers Holt and Ready and Mayor Eady indicated they would support approval with the conditions discussed; Councilmembers McCanless and Windham spoke in support; Councilmember Oliver was undecided; Councilmember Wearing stated he was not in favor.

   Council direction: Bring the application to the November Regular Session for a vote, with the conditions discussed incorporated into the ordinance.

5. **Discussion for First Read of Rezoning Ordinance No. 2026-003 (Oxford Road, Tax Parcels X061A 051 and X061A 052)**

   Council direction: Revise the ordinance to list the specific conditions and attach the updated drawing as Exhibit A. If the application is approved in November, the first read will follow.

6. **General Conditions Resolutions for the Community Development Block Grant (CDBG)**

   City Manager Andrew reviewed the documents required to accept the $1,000,000 CDBG water line replacement grant. Council consensus: no objections.

7. **Consider for Review an Amendment to the Oxford Zoning Ordinance – AG Agricultural District (Parking as a Conditional Use)**

   Council discussed the draft prepared by TSW. Council direction: surface material (pervious, non-permanent), removal when the use ends, and lighting are to be addressed as conditions during conditional use review.

8. **Next Steps for the Oxford Complete Streets Plan**

   Council members expressed concerns with the plan's recommendations, particularly signage/wayfinding and street trees, and identified Highway 81 and the Bonnell Street Trail as priorities. Council direction: members will submit written comments to City Manager Andrew for the consultant, and a special meeting (possibly by Zoom) with the consultant may be scheduled.

9. **Other Business**

   **a. City Manager and Police Chief Updates** – Chief Brooks addressed Council regarding code enforcement efforts. In response to a question about the status of the sidewalk project, it was noted that staff is awaiting an email response.

10. **Work Session Meeting Review**

    None.

11. **Executive Session**

    **A motion was made by Councilmember McCanless and seconded by Councilmember Ready to enter Executive Session at 8:50 p.m. to discuss potential land acquisition/disposition, addressing pending or potential litigation, and/or personnel. The motion was approved unanimously (7-0).**

    **A motion was made by Councilmember Windham and seconded by Councilmember McCanless to exit Executive Session at 9:08 p.m. The motion was approved unanimously (7-0).**

    **ACTION ITEMS**

    - Staff to obtain a preliminary stormwater mitigation proposal from Peach State for review with the City's engineer, in addition to the $34,121 tree damage claim.
    - Trees, Parks and Recreation Board to bring planned projects to Council before work begins.
    - Post City-owned natural areas as no-hunting.
    - Revise Ordinance No. 2026-003 with the specific conditions and updated Exhibit A for the November Regular Session.

- Council members to submit Complete Streets comments to City Manager Andrew; consider scheduling a special meeting with the consultant.
- Re-share the results of the City's earlier wayfinding work.
- Add extending the soccer field netting to the college's work list and request a response.
- Council members to meet with City Manager Andrew to mark traffic-calming problem areas on a map.

**ADJOURNMENT**

Mayor Eady adjourned the meeting at 9:08 p.m.

A recording of this meeting is available from the City Clerk's office.

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 ~~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: 7.79 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

**Rezoning Application #** _____

## 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 Application #** _____

| 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. | |

**Rezoning Application #** _____

# *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** TWP

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.

_____ 3-6-26

Applicant's Signature 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.

3360799556
PARTICIPANT ID

**BK:55 PG:287-287**

**P2023000148**

FILED IN OFFICE
CLERK OF COURT
08/02/2023 10:41 AM
LINDA D. HAYS, CLERK
SUPERIOR COURT
NEWTON COUNTY, GA

Linda D. Hays

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

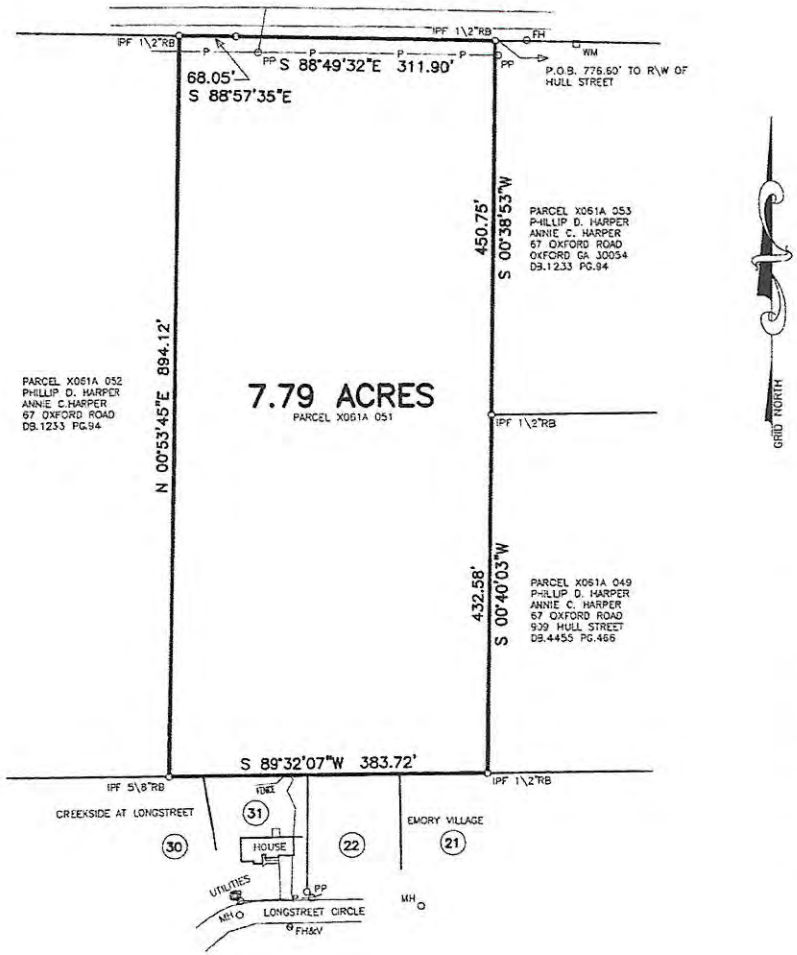
RECORDING INFORMATION

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 hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF 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. Hull Jr.

James S. Hull, Jr. GA RLS 2886
PARCEL X061A 051
DB.2485, PG.226

GEORGIA REGISTERED NO. 2886 LAND SURVEYOR JAMES S. HULL, JR.




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 |
| WVM | WATER VALVE MARKER |
| POB | POINT OF BEGINNING |
| POC | POINT OF COMMENCEMENT |
| B/L | BUILDING LINE |
| C/L | CENTERLINE |
| R/W | RIGHT-OF-WAY |

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 GPS(Equipment: LEICA GS18) and 5% was robotic total station (Equipment: Trimble S6). Type 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 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.

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

100 0 100 200 300
GRAPHIC SCALE - 1 INCH = 100 FEET


PATRICK & ASSOCIATES, INC.
SURVEYING & ENGINEERING
928 BLACKLAWN ROAD
CONYERS, GEORGIA 30094
PHONE: 770-483-9745


JOB NO. 23-392
DWG. NO. 36222

Parcel X061A051 ~~+ X061A052~~

Oxford Road

Zoning Application

Timothy Wayne Anderson

~~December 15, 2023~~

Feb 27-2026

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.*

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 wouldl 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



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



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 + X061A52
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, 2024~~

**CONSTITUTIONAL OBJECTIONS**

3-6-24

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.

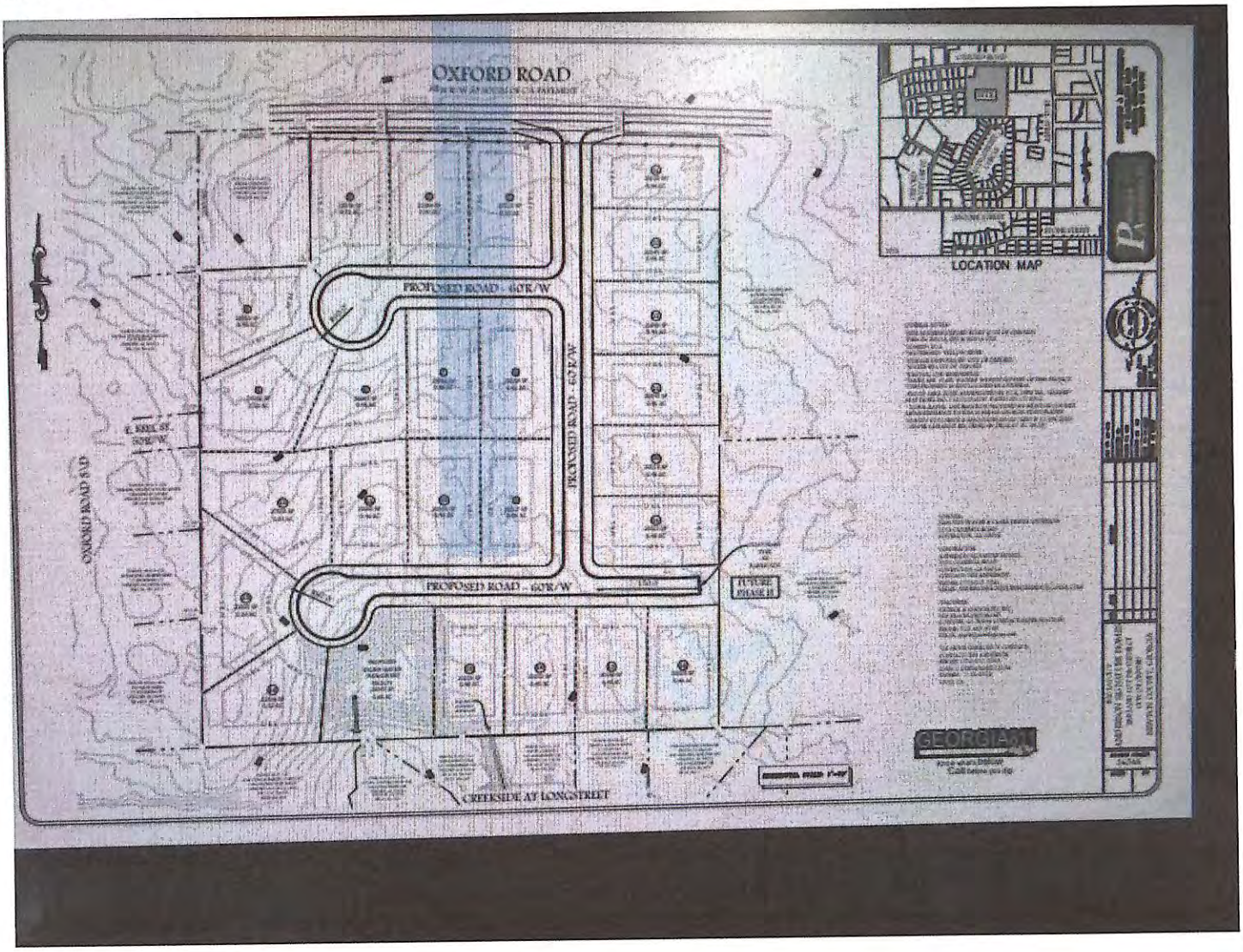
A denial of this zoning amendment application would constitute a gross abuse of discretion and an arbitrary and capricious act by the City Council without any rational basis in violation of Article I, Section I, Paragraph I and Article I, Section III, Paragraph I of the Constitution of the State of Georgia 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

X061AD51

X061AD52

# 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 | Property Owner |
|---|---|
| | ~~Timothy Wayne~~ Clara Denise Anderson |
| | 1634 Campbell Rd |
| | Covington Georgia 30014 |
| Phone: | Phone: 770-315-3244 |
| E-Mail: | 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 X06IA052 Acreage: 7.05 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: _____ Date: 3-6-26

---

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

---

Staff Use Only

Application Date: _____ Received by: _____

Tentative City Council Date: _____

**Rezoning Application #** _____

## 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 Application #** _____

| 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. | |

**Rezoning Application #** _____

# *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** TWP

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.

_____ 3-6-26

Applicant's Signature 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)** C/AVA Denise ~~Timothy Wayne~~ Anderson

**Address** 1634 Campbell Rd

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 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.

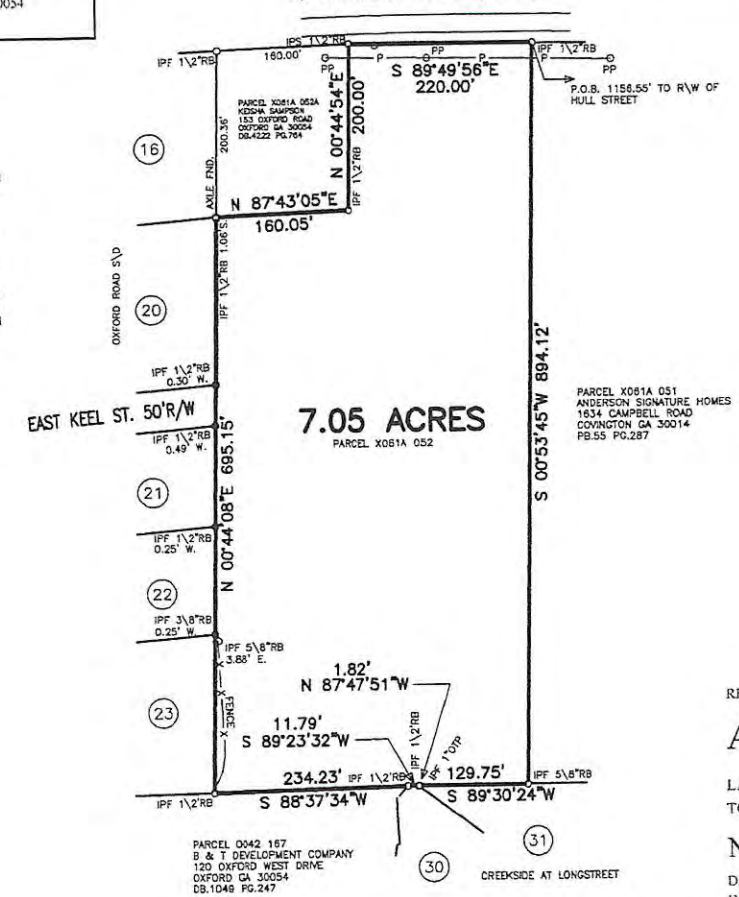
THENCE South 00 degrees 53 minutes 45 seconds West for a distance of 894.12' feet to an IPF 1\2"RB;
THENCE South 89 degrees 30 minutes 24 seconds West for a distance of 129.75' feet to an IPF-1"OTP;
THENCE North 87 degrees 47 minutes 51 seconds West for a distance of 1.82' feet to an IPF 1\2"RB;
THENCE 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.

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

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

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.




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 hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF 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. Hull, Jr. GA RLS 2896
PARCEL X061A 052
DB.1233, PG.94

GEORGIA REGISTERED NO. 2896 LAND SURVEYOR JAMES S. HULL, JR.

All or a portion of this survey was performed by GPS. Approximately 95% of this survey was GPS(Equipment: 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. 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. 13217C0020D, Dated: 03/17/2014.

TEXT LEGEND

| | |
|---|---|
| IPF | IRON PIN FOUND |
| IPS | IRON PIN SET |
| OTP | OPEN TOP PIPE |
| RB | REBAR |
| CLF | CHAIN LINK FENCE |
| CONC | CONCRETE |
| EM | ELECTRIC METER |
| P | OVERHEAD POWER |
| PP | POWER POLE |
| TEL P | TELEPHONE PEDESTAL |
| 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 |

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

100 0 100 200 300
GRAPHIC SCALE –1 INCH = 100 FEET

PATRICK & ASSOCIATES, INC.
SURVEYING & ENGINEERING
928 BLACKLAWN ROAD
CONYERS, GEORGIA 30094
PHONE: 770-483-9745

JOB NO. 23-541
DWG. NO. 36347

~~Parcel X061A051~~ + X061A052

Oxford Road

Zoning Application

Timothy Wayne Anderson

~~December 15, 2023~~

Feb 27-2026

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.*

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 wouldl 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



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



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 + X061A52
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~~ + XD61AD52
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.

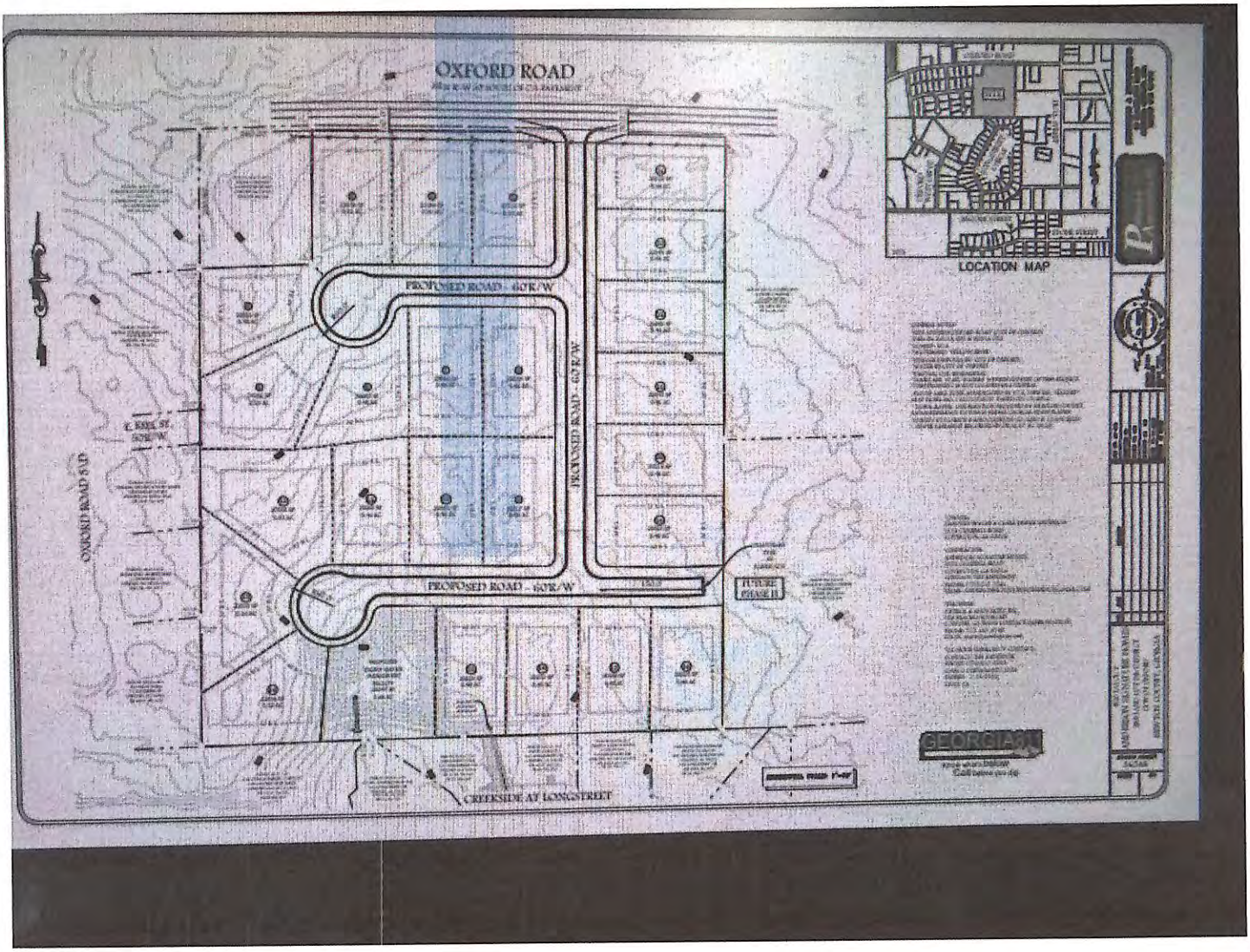
A denial of this zoning amendment application would constitute a gross abuse of discretion and an arbitrary and capricious act by the City Council without any rational basis in violation of Article I, Section I, Paragraph I and Article I, Section III, Paragraph I of the Constitution of the State of Georgia 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

X061AD51

X061AD52

**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

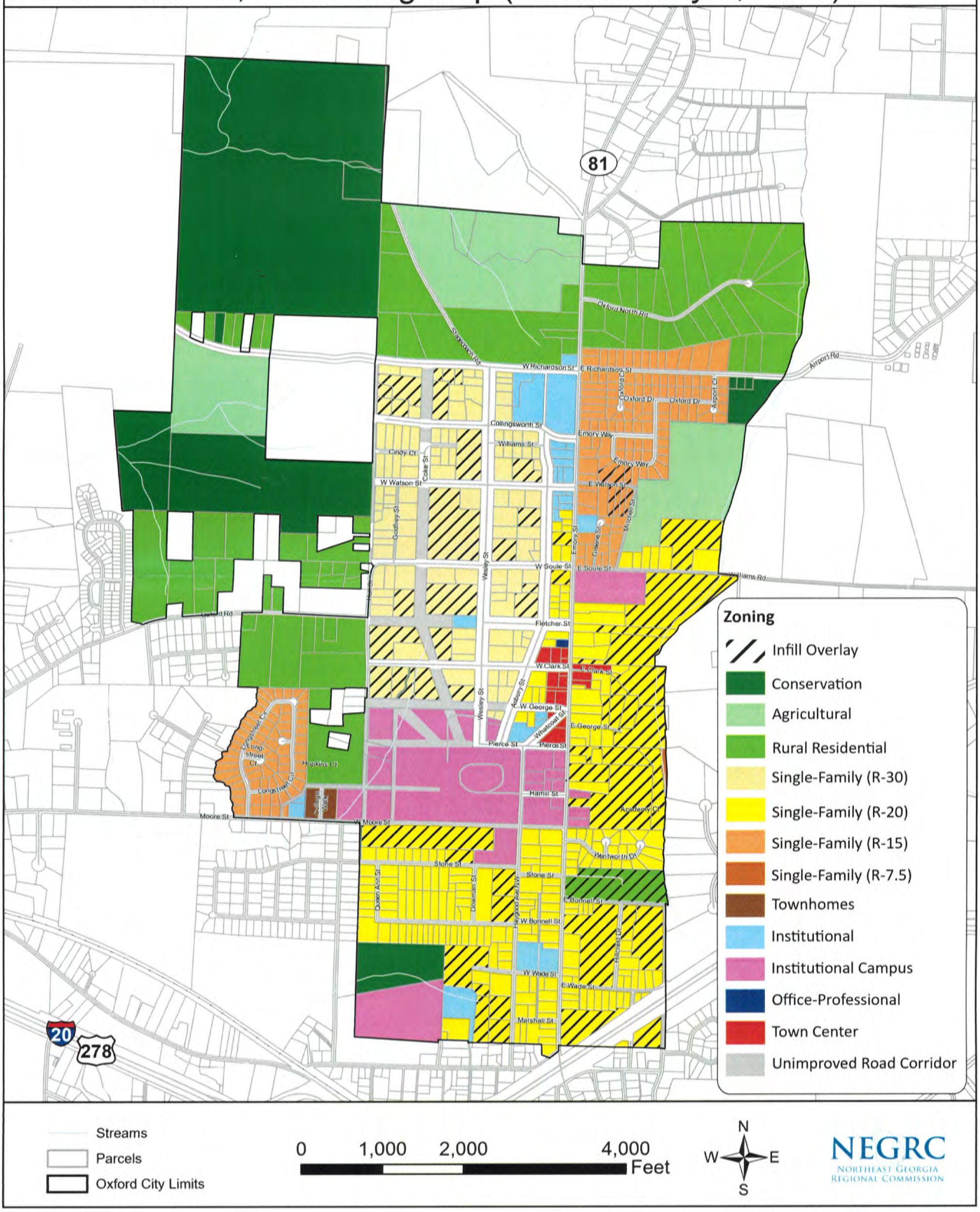
| Zoning District | | Tree Canopy Coverage (in percent) |
|---|---|---|
| R-30 | Single-Family Residential - Low Density District | 40 |
| R-20 | Single-Family Residential - Low To Medium Density District | 30 |
| R-15 | Single-Family Residential - Medium Density District | 30 |
| R-7.5 | Single-Family 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.

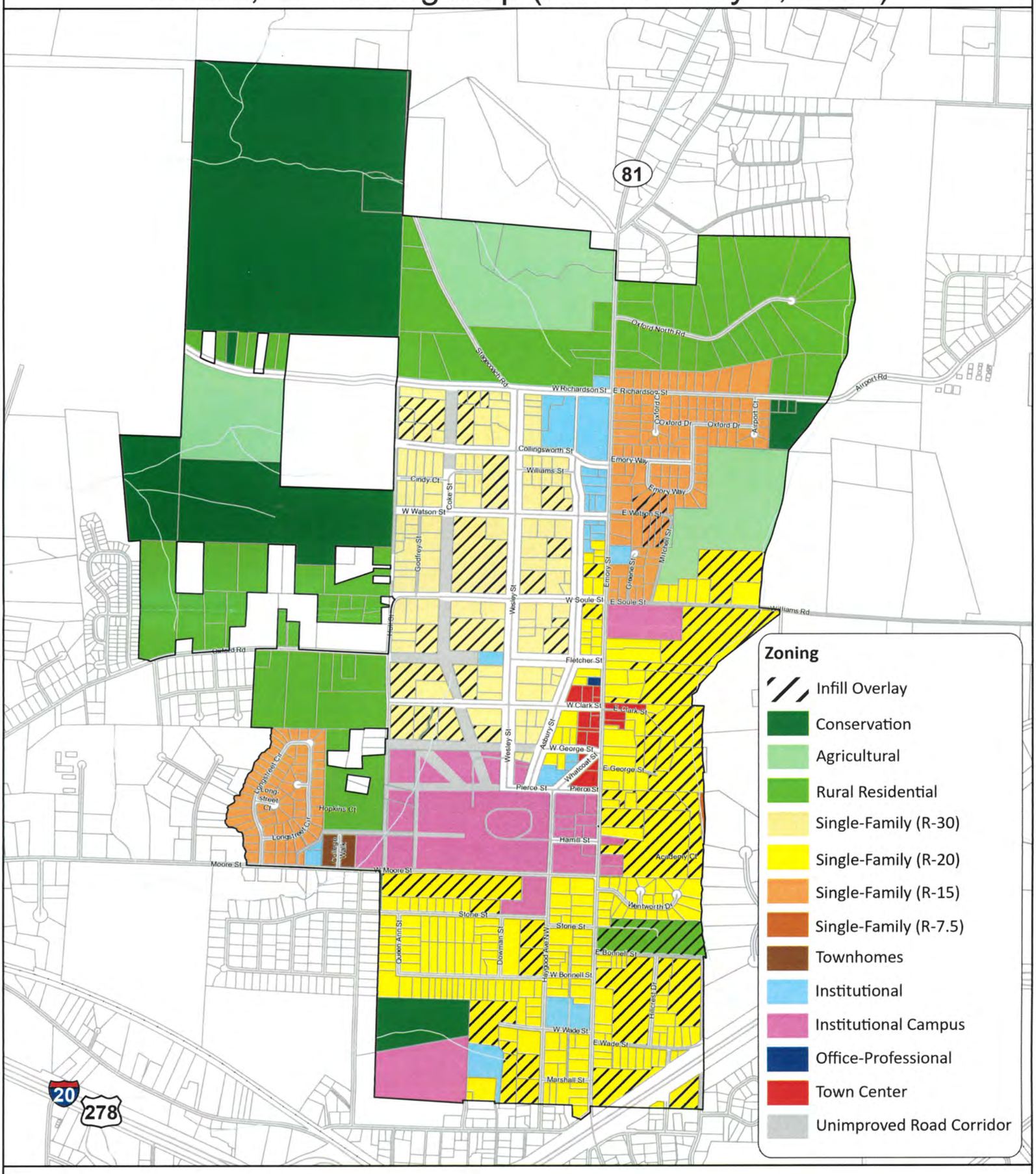
(c) All plans for subdivision development should be reviewed by the Trees, Parks and Recreation Board prior to any site disturbance including tree removal, soil disturbance including grading, grubbing, or timber harvesting or the issuance of any permits for such activities.

(Ord. of 12-5-2011(06), § 1(39-120))

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



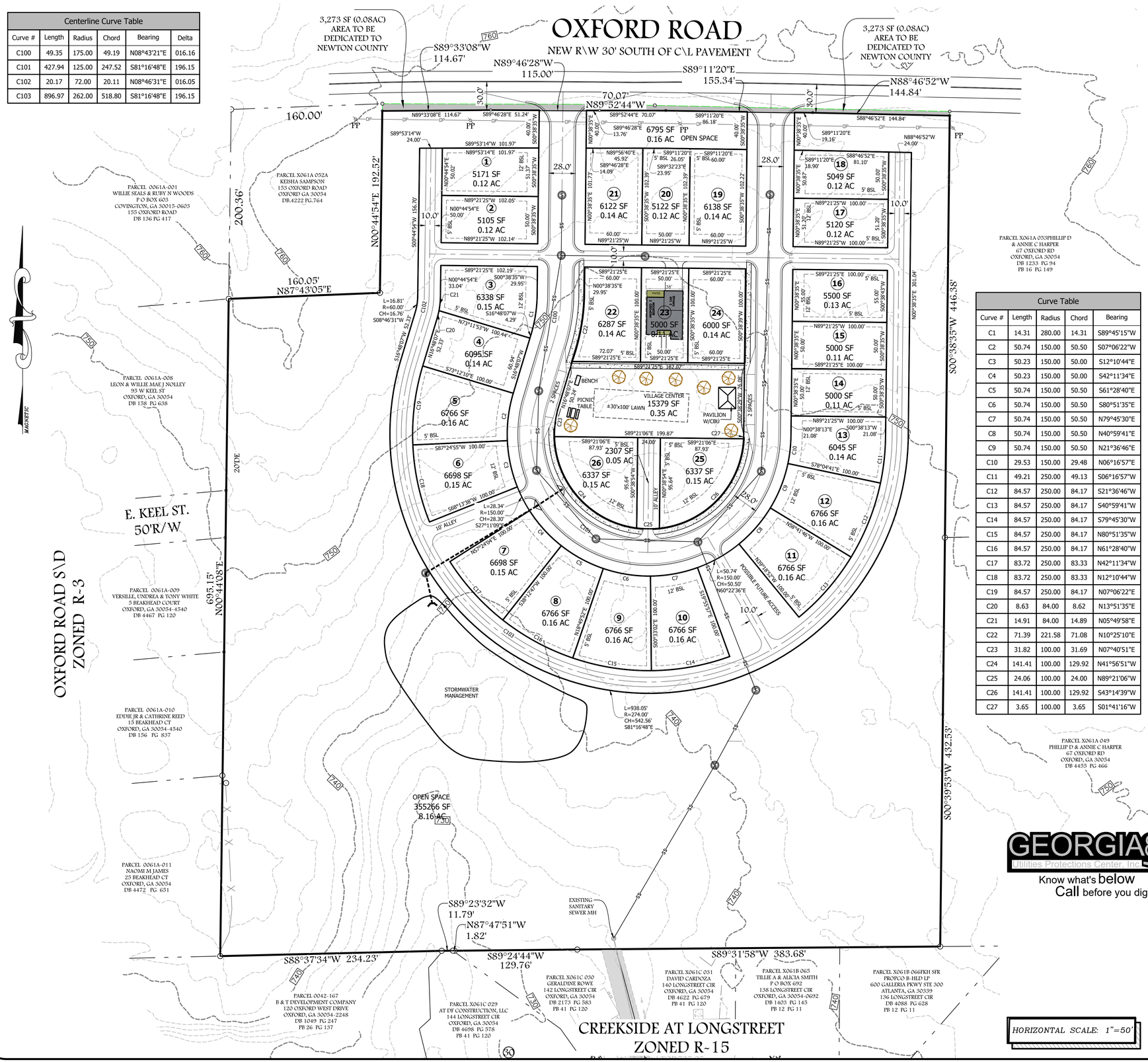
# Oxford, GA Zoning Map (Revised July 8, 2021)



# OXFORD ROAD

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

| 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 |


3,273 SF (0.08AC) AREA TO BE DEDICATED TO NEWTON COUNTY
3,273 SF (0.08AC) AREA TO BE DEDICATED TO NEWTON COUNTY
S89°33'08"W 114.67'
N89°46'28"W 115.00'
S89°11'20"E 155.34'
N88°46'52"W 144.84'
N89°52'44"W 70.07'
6795 SF 0.16 AC PP OPEN SPACE
1 5171 SF 0.12 AC
2 5105 SF 0.12 AC
3 6338 SF 0.15 AC
4 6095 SF 0.14 AC
5 6766 SF 0.16 AC
6 6698 SF 0.15 AC
7 6698 SF 0.15 AC
8 6766 SF 0.16 AC
9 6766 SF 0.16 AC
10 6766 SF 0.16 AC
11 6766 SF 0.16 AC
12 6766 SF 0.16 AC
13 6045 SF 0.14 AC
14 5000 SF 0.11 AC
15 5000 SF 0.11 AC
16 5500 SF 0.13 AC
17 5120 SF 0.12 AC
18 5049 SF 0.12 AC
19 6138 SF 0.14 AC
20 5122 SF 0.12 AC
21 6122 SF 0.14 AC
22 6287 SF 0.14 AC
23 5000 SF 0.11 AC
24 6000 SF 0.14 AC
25 6337 SF 0.15 AC
26 2307 SF 0.05 AC
6337 SF 0.15 AC
VILLAGE CENTER 15379 SF 0.35 AC
±30'x100' LAWN
PAVILION W/CBU
BENCH
PICNIC TABLE
OPEN SPACE 355266 SF 8.16 AC
STORMWATER MANAGEMENT
POSSIBLE FUTURE ACCESS
EXISTING SANITARY SEWER MH
PARCEL X061A-052A KEISHA SAMPSON 153 OXFORD ROAD OXFORD GA 30054 DB.4222 PG.764
PARCEL 0061A-001 WILLIE SEALS & RUBY N WOODS P O BOX 603 COVINGTON, GA 30015-0603 155 OXFORD ROAD DB 136 PG 417
PARCEL 0061A-008 LEON & WILLIE MAE J NOLLEY 95 W KEEL ST OXFORD, GA 30054 DB 138 PG 638
PARCEL 0061A-009 VERSILLE, UNDREA & TONY WHITE 5 BEAKHEAD COURT OXFORD, GA 30054-4540 DB 4467 PG 120
PARCEL 0061A-010 EDDIE JR & CATHRINE REED 15 BEAKHEAD CT OXFORD, GA 30054-4540 DB 156 PG 837
PARCEL 0061A-011 NAOMI M JAMES 25 BEAKHEAD CT OXFORD, GA 30054 DB 4472 PG 651
PARCEL 0042-167 B & T DEVELOPMENT COMPANY 120 OXFORD WEST DRIVE OXFORD, GA 30054-2248 DB 1049 PG 247 PB 26 PG 137
PARCEL X061A 053PHILLIP D & ANNIE C HARPER 67 OXFORD RD OXFORD, GA 30054 DB 1233 PG 94 PB 16 PG 149
PARCEL X061A 049 PHILLIP D & ANNIE C HARPER 67 OXFORD RD OXFORD, GA 30054 DB 4455 PG 466
PARCEL X061C 030 GERALDINE ROWE 142 LONGSTREET CIR OXFORD, GA 30054 DB 2173 PG 583 PB 41 PG 120
PARCEL X061C 029 AT DF CONSTRUCTION, LLC 144 LONGSTREET CIR OXFORD, GA 30054 DB 4698 PG 578 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 692 138 LONGSTREET CIR OXFORD, GA 30054-0692 DB 1403 PG 145 PB 12 PG 11
PARCEL X061B 066FKH SFR PROPCO B-HLD LP 600 GALLERIA PKWY STE 300 ATLANTA, GA 30339 136 LONGSTREET CIR DB 4088 PG 628 PB 12 PG 11
OXFORD ROAD S\D ZONED R-3
E. KEEL ST. 50'R/W
CREEKSIDE AT LONGSTREET ZONED R-15
N00°44'54"E 192.52'
N00°44'08"E 695.15'
S00°38'35"W 446.38'
S00°39'53"W 432.53'
S89°23'32"W 11.79'
N87°47'51"W 1.82'
S88°37'34"W 234.23'
S89°24'44"W 129.76'
S89°31'58"W 383.68'
160.00'
200.36'
160.05' N87°43'05"E
L=16.81' R=60.00' CH=16.76' S08°46'31"W
L=28.34' R=150.00' CH=28.30' S27°11'09"E
L=938.05' R=274.00' CH=542.56' S81°16'48"E
L=50.74' R=150.00' CH=50.50' N69°21'36"E
70.07' N89°52'44"W
S89°46'28"E 13.76'
S89°11'20"E 86.18'
S89°11'20"E 19.16'
N88°46'52"W 24.00'
S89°53'14"W 24.00'
S89°46'28"E 51.24'
N89°33'08"E 114.67'
S89°53'14"W 101.97'
N89°21'25"W 102.05'
N89°21'25"W 102.14'
S89°21'25"E 102.19'
S89°21'25"E 184.07'
S89°21'06"E 199.87'
N89°56'40"E 45.92'
S89°46'28"E 14.09'
S89°32'23"E 23.95'
S89°11'20"E 26.05'
S89°11'20"E 60.00'
N89°21'25"W 60.00'
S89°21'25"E 60.00'
N89°21'25"W 100.00'
S89°11'20"E 81.10'
S88°46'52"E 18.90'
S89°21'25"E 100.00'
N89°38'13"E 21.08'
S00°38'13"W 21.08'
N89°21'25"W 100.00'
S89°21'06"E 87.93'
N87°24'04"E 100.00'
S68°13'38"W 100.00'
S87°24'55"W 100.00'
S73°12'10"E 100.00'
N73°11'53"W 100.44'
S16°48'07"W 52.33'
N16°48'07"E 52.33'
S78°04'41"E 100.00'
N68°41'46"W 100.00'
S38°12'47"W 100.00'
N18°49'55"E 100.00'
S80°33'03"E 100.00'
S39°39'57"E 100.00'
N39°19'52"W 100.00'
N00°38'54"E 95.64'
S00°38'54"W 95.64'
N00°38'35"E 101.73'
N00°38'35"E 102.39'
N00°38'35"E 102.39'
N00°38'35"E 102.22'
S00°38'35"W 102.22'
N00°38'35"E 51.87'
S00°38'35"W 50.00'
N00°38'35"E 51.87'
S00°38'35"W 51.13'
N00°38'35"E 40.00'
S00°38'35"W 40.00'
N00°38'35"E 40.00'
S00°38'35"W 40.00'
N00°44'54"E 50.02'
S00°44'54"W 51.37'
N00°44'54"E 33.04'
S00°38'35"W 29.95'
S00°38'35"W 29.95'
N00°38'35"E 100.00'
S00°38'35"W 100.00'
N00°38'35"E 100.00'
S00°38'35"W 100.00'
N00°38'35"E 100.00'
S00°38'35"W 100.00

Original Submission
Now Out-of-Date
For Comparison
Only

# OXFORD ROAD
NEW R\W 30' SOUTH OF C\L PAVEMENT

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

S89°11'20"E 155.34'

PROPOSED ROAD ~ 60'R/W

PROPOSED ROAD - 60'R/W

OXFORD ROAD S\D
ZONED R-3

E. KEEL ST.
50'R/W

CREEKSIDE AT LONGSTREET
ZONED R-15

| Lot | Area |
|---|---|
| 1 | 23115 SF 0.53 AC |
| 2 | 22394 SF 0.51 AC |
| 3 | 22578 SF 0.52 AC |
| 4 | 20053 SF 0.46 AC |
| 5 | 24160 SF 0.55 AC |
| 6 | 20053 SF 0.46 AC |
| 7 | 20093 SF 0.46 AC |
| 8 | 20038 SF 0.46 AC |
| 9 | 20037 SF 0.46 AC |
| 10 | 20093 SF 0.46 AC |
| 11 | 20065 SF 0.46 AC |
| 12 | 27595 SF 0.63 AC |
| 13 | 23525 SF 0.54 AC |
| 14 | 22856 SF 0.52 AC |
| 15 | 20028 SF 0.46 AC |
| 16 | 20032 SF 0.46 AC |
| 17 | 20040 SF 0.46 AC |
| 18 | 20015 SF 0.46 AC |
| 19 | 20051 SF 0.46 AC |
| 20 | 20018 SF 0.46 AC |
| 21 | 20045 SF 0.46 AC |
| 22 | 20045 SF 0.46 AC |
| 23 | 20045 SF 0.46 AC |
| 24 | 20229 SF 0.46 AC |

PROPOSED STORM WATER MANAGMENT FACILTY 28247 SF 0.65 AC

TEMPORARY TYPE III BARRICADE

FUTURE PHASE II

EXISTING SANITARY SEWER MH

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

PARCEL X061A 052A
KEISHA SAMPSON
153 OXFORD ROAD
OXFORD GA 30054
DB.4222 PG.764

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

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

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

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

PARCEL 0042-167
B & 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 383
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
138 LONGSTREET CIR
OXFORD, GA 30054-0692
DB 1403 PG 145
PB 12 PG 11

PARCEL X061B 066FKH SFR
PROPCO B-HLD LP
600 GALLERIA PKWY STE 300
ATLANTA, GA 30339
136 LONGSTREET CIR
DB 4088 PG 628
PB 12 PG 11

PARCEL X061A 053PHILLIP D & ANNIE C HARPER
67 OXFORD RD
OXFORD, GA 30054
DB 1233 PG 94
PB 16 PG 149

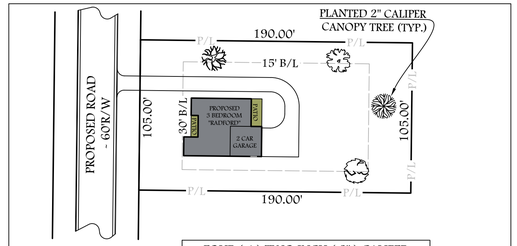
PARCEL X061A 049
PHILLIP D & ANNIE C HARPER
67 OXFORD RD
OXFORD, GA 30054
DB 4455 PG 466

| Centerline Curve Table | | | | |
|---|---|---|---|---|
| Curve # | Length | Radius | Chord | Bearing |
| C1 | 14.31 | 280.00 | 14.31 | S89°45'15"W |




LOCATION MAP

## TYPICAL LOT DETAIL




FOUR ( 4 ) TWO INCH ( 2" ) CALIPER CANOPY TREES, FROM THE CITY OF OXFORD APPROVED PLANTING LIST, WITH A MINIMUM 1600SF MATURE CANOPY, TO BE PLANTED ON EACH LOT TO MEET THE 30% CANOPY COVERAGE REQUIRED BY THE CITY OF OXFORD

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
*OPENSPACE = 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

GEORGIA811 Utilities Protections Center, Inc.
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 No. 2494 PROFESSIONAL Engineer MARK H. WALTON

GSWCC #2494
CERTIFIED
DESIGN PROF.
EXP. 11/16/2026

JOB NO. 23-392
COMPUTED No.
DRAWN BY: CEB
CHECKED BY: MW
DATE: 10-14-2025
SCALE: AS NOTED

NO. | DATE | REVISION

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

DRAWING NUMBER
36548

SHEET: 1 OF: 1

# House Plan Zone, LLC.


www.HPZplans.com

Phone: 601.336.3254

Email: sales@hpzplans.com

Fax: 1-800-574-1387


## STANDARD ABBREVIATIONS

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


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.

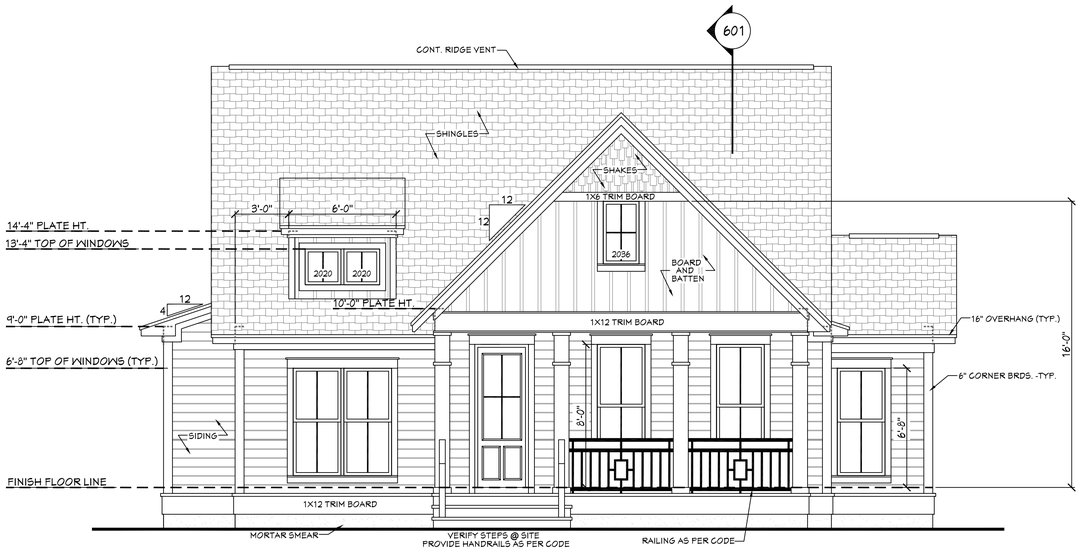
# BB-2203

N·C·B·D·C NATIONAL COUNCIL OF BUILDING DESIGNER CERTIFICATION
JONATHAN L. BOONE
CERTIFICATION NO. 25-137

Date: 09.15.16

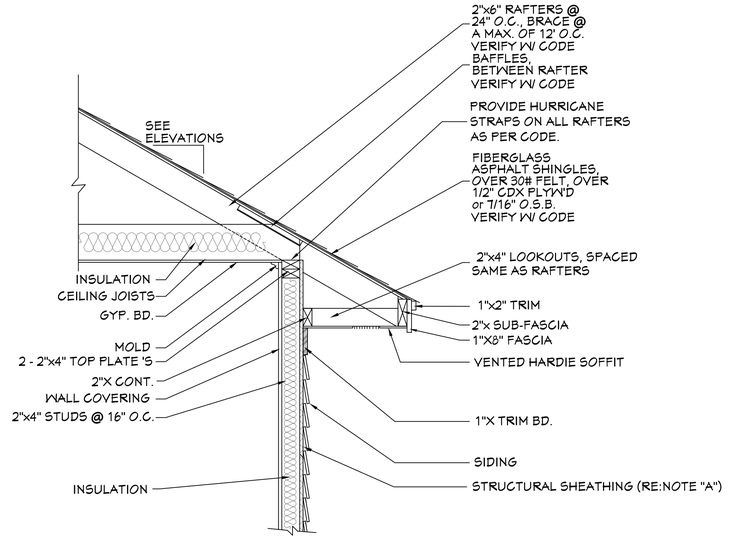
Drawn By: J.A.B.

SHEET NUMBER 1




401 **BB-2203 FRONT VIEW**

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

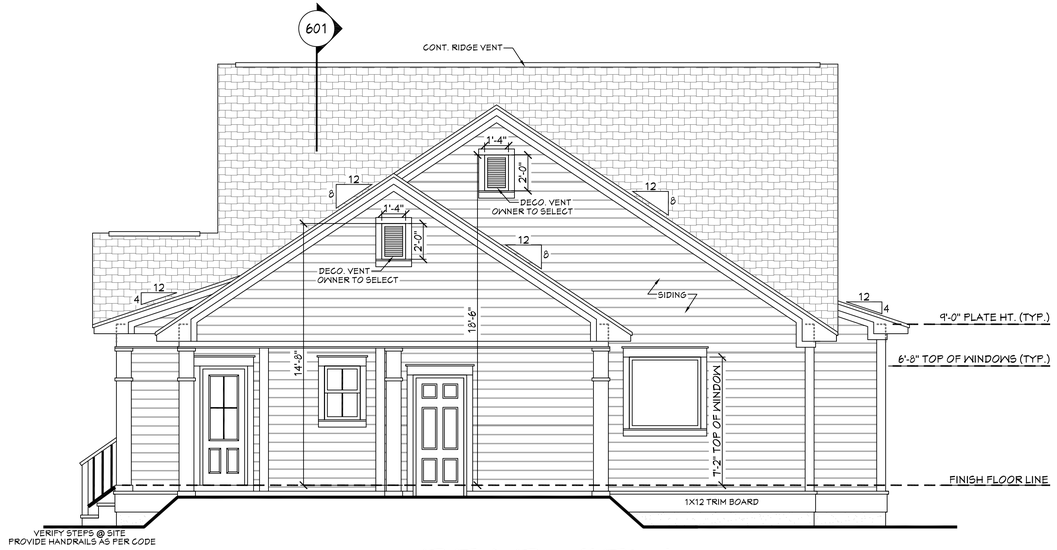



NOTE "A": PROVIDE A MINIMUM OF 7/16" STRUCTURAL WOOD PANEL ATTACHED w/ 8d COMMON OR 10d BOX NAILS AT 4" SPACING ON EDGE AND 12" IN FIELD.

NOTE "B": CORNICE DETAIL FOR REFERENCE ONLY. REFER TO BUILDER SPECS FOR ACTUAL MATERIALS.

403 **TYP. CORNICE DETAIL**

SCALE----------3/4"=1'-0"




402 **REAR VIEW**

SCALE---------- 1/4" = 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.


HOUSE PLAN ZONE
Designing Homes Building Relationships

Website:
www.HPZplans.com
Email:
sales@hpzplans.com
Phone:
601.336.3254
Fax:
1.800.574.1387

N·C·B·D·C
NATIONAL COUNCIL OF BUILDING DESIGNERS CERTIFICATION
JONATHAN L. BOONE
CERTIFICATION NO. 25-137

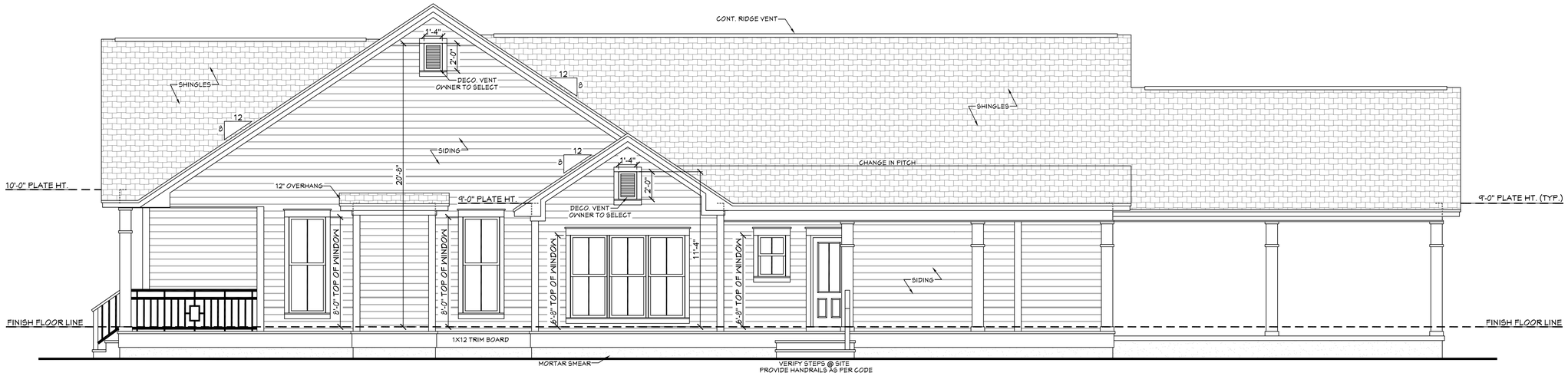

Pre-Drawn Plan ID:
BB-2203


House Plan Zone, LLC has exercised great care and effort in the development of these plans and the completion of these construction documents. However, due to the great variance in building codes and site specific conditions, House Plan Zone, LLC. assumes no responsibility for any discrepancies found within these documents. It is highly recommended that these plans be reviewed by a licensed structural engineer in the area of construction, and that special conditions found during construction be verified and the plans revised prior to construction. It is the responsibility of the builder to ensure that all construction complies with all applicable codes. All dimensions to be verified at the jobsite prior to construction. 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
4

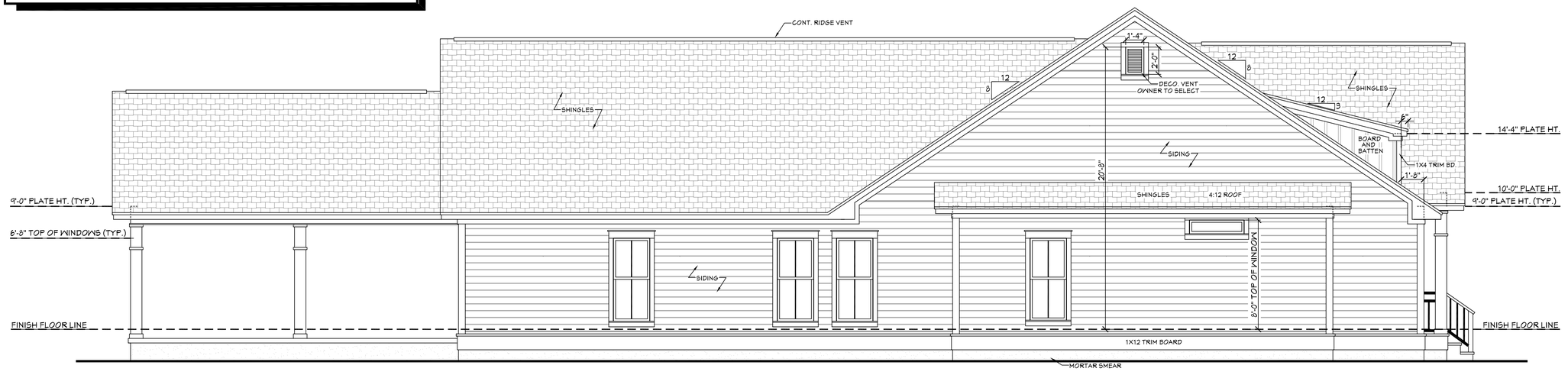



501 **RIGHT VIEW**

SCALE---------- 1/4" = 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.




502 **LEFT VIEW**

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


HOUSE PLAN ZONE
Designing Homes
Building Relationships

Website:
www.HPZplans.com
Email:
sales@hpzplans.com
Phone:
601.336.3254
Fax:
1.800.574.1387


N·C·B·D·C
NATIONAL COUNCIL OF BUILDING DESIGNER CERTIFICATION
JONATHAN L. BOONE
CERTIFICATION NO. 25-137
TM

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, due to the great variance in building codes and site specific conditions, House Plan Zone, LLC. assumes no responsibility for errors or omissions contained in these documents. House Plan Zone, LLC. highly recommends that these plans be reviewed by a licensed structural engineer in the area of construction, and professional advice be obtained regarding site specific conditions. All dimensions to be verified in the field by contractor prior to construction. It is the contractor's responsibility to check and coordinate all dimensions and conditions prior to construction. If a discrepancy is found or if additional information is required, contact House Plan Zone, LLC. before proceeding with construction. All dimensions to be verified in the field by contractor prior to construction. Plan is protected by U.S. Copyright laws. Reproduction or use of this plan in any manner without the written permission of House Plan Zone, LLC. is strictly prohibited. Any unauthorized use of this plan will be subject to legal action. Purchase of this plan has been included in these plans. It is general in nature and shall be verified by a licensed engineer prior to construction.

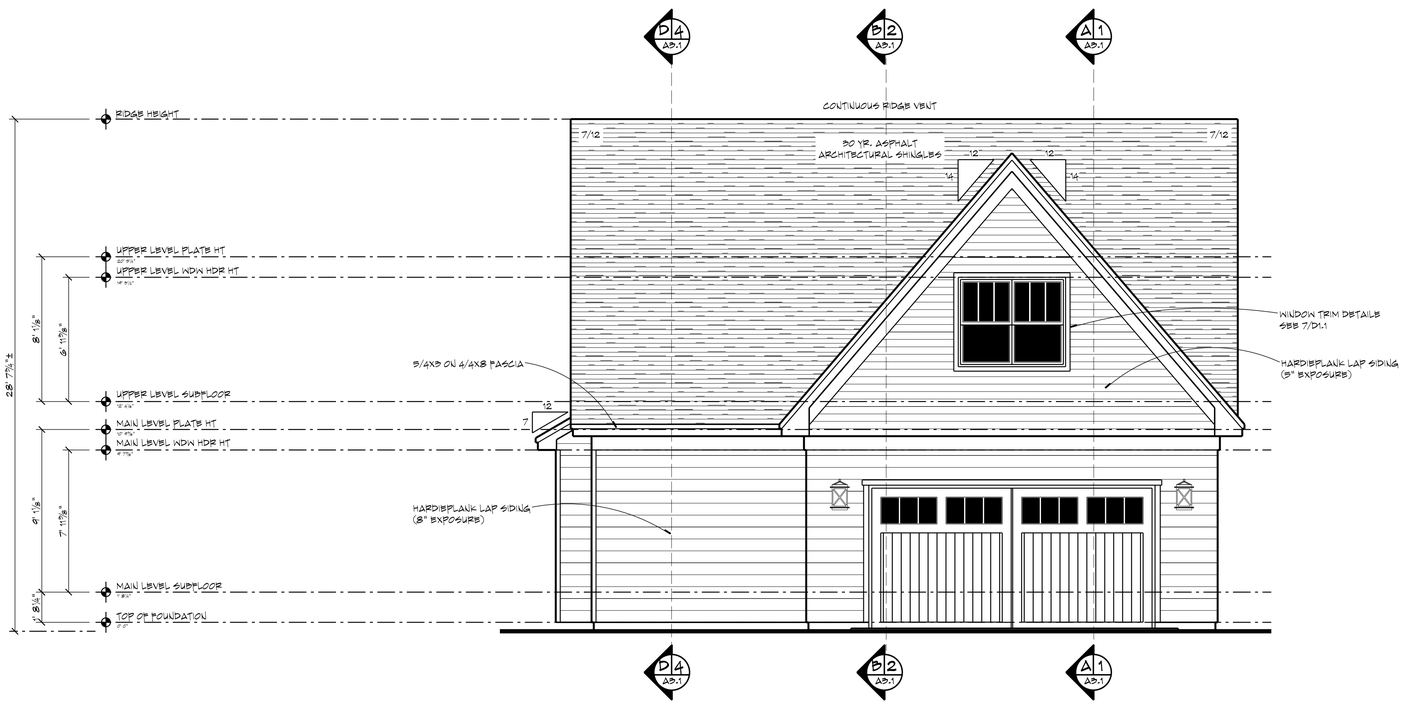

Date:
09.15.16
Drawn By:
J.A.B.

SHEET NUMBER
5




2 A1.2 **RIGHT ELEVATION**

SCALE : 1/4" = 1' 0"




1 A1.2 **REAR ELEVATION**

SCALE : 1/4" = 1' 0"

| AREA TABULATION | |
|---|---|
| CRAWL SPACE | 402 SF |
| MAIN LEVEL | 402 SF |
| UPPER LEVEL | 850 SF |
| TOTAL FINISHED | 2252 SF |
| TOTAL LIVABLE | 2252 SF |
| GARAGE<br>FRONT PORCH | 552 SF<br>129 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.

ROYAL OAKS DESIGN
EST. 1988
651-964-2726
www.royaloaksdesign.com
West Lakeland, MN 55082

ROYAL OAKS DESIGN, INC. ASSUMES NO RESPONSIBILITY FOR ANY STRUCTURAL OR DIMENSIONAL ERRORS OR OMISSIONS. THE CONTRACTOR AND/OR OWNER SHALL BE RESPONSIBLE FOR THE VERIFICATION AND CHECKING OF ALL NOTES, DETAILS, ELEVATIONS, SECTIONS AND FLOOR PLANS AND NOTIFY ROYAL OAKS DESIGN, INC. OF ANY ERRORS PRIOR TO START OF CONSTRUCTION. ROYAL OAKS DESIGN, INC. ASSUMES NO RESPONSIBILITY FOR THE WORKMANSHIP OF THE SUB-CONTRACTORS.

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

## GENERAL NOTES

- ALL WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALING OF DRAWINGS
- KICKOUT FLASHING TO BE INSTALLED AS NEEDED
  - EXTERIOR WALL FINISHER TO VERIFY KICKOUT FLASHING IS INSTALLED PRIOR TO FINISHING
- CARPENTER TO FLASH ALL EXTERIOR WINDOWS & DOORS PER NKL 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.
- ANY NOTATIONS OF SIZES OF STRUCTURAL MEMBERS SUCH AS FOOTINGS, FOUNDATION SIZING, POSTS, BEAMS, JOISTS, RAFTERS, TRUSSES ETC. THAT APPEAR ON THESE PLANS ARE FOR DESIGN REVIEW AND BIDDING PURPOSES ONLY. IT IS RECOMMENDED A PROFESSIONAL ENGINEER BE ENGAGED TO CALCULATE AND DESIGN ALL STRUCTURAL COMPONENTS INVOLVED IN THIS STRUCTURE.

### WINDOWS

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

### EXTERIOR FINISHES

- SIDING (AS NOTED)
  - HARDIPLANK LAP SIDING
    - 9" EXPOSURE
  - HARDIEPLANK LAP SIDING
    - 8" EXPOSURE
  - HARDIE PANEL VERTICAL SIDING
    - 24" O.C. BOARD & BATTEN
  - HARDITRIM BOARDS
    - THICKNESS AND WIDTH AS NOTED

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

ANY STRUCTURAL COMPONENTS THAT MAY NOTED ON THESE PLANS ARE INTENDED FOR DESIGN/BID PURPOSES ONLY. IT IS RECOMMENDED THAT ALL STRUCTURAL DESIGN ELEMENTS BE REVIEWED BY A LOCAL LICENSED PROFESSIONAL STRUCTURAL ENGINEER.
FINAL ROOF AND FLOOR TRUSS DESIGN AND LAYOUT TO BE PROVIDED BY YOUR LOCAL TRUSS SUPPLIER.

### +++ STRUCTURAL NOTICE +++

ALL STRUCTURAL BEAM AND HEADER SIZES, BEARING CONDITIONS AND ANCHORING REQUIREMENTS MUST BE REVIEWED BY A STRUCTURAL ENGINEER BASED ON EXISTING SITE CONDITIONS. OWNER/BUILDER TO ASSUME ALL RESPONSIBILITY FOR BUILT STRUCTURE.

### ++ 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.

Please scan or visit www.royaloaksdesign.com to see more of our plans or to request modifications.

Original Draft Date: 10/26/2023

Document Date: 2/4/2025

Document Phase:

Drawn by: AJR

| ISSUE | DATE | REMARK |
|---|---|---|
| 01 | 10/26/23 | NCR- DRAFTED |

EXTERIOR ELEVATIONS

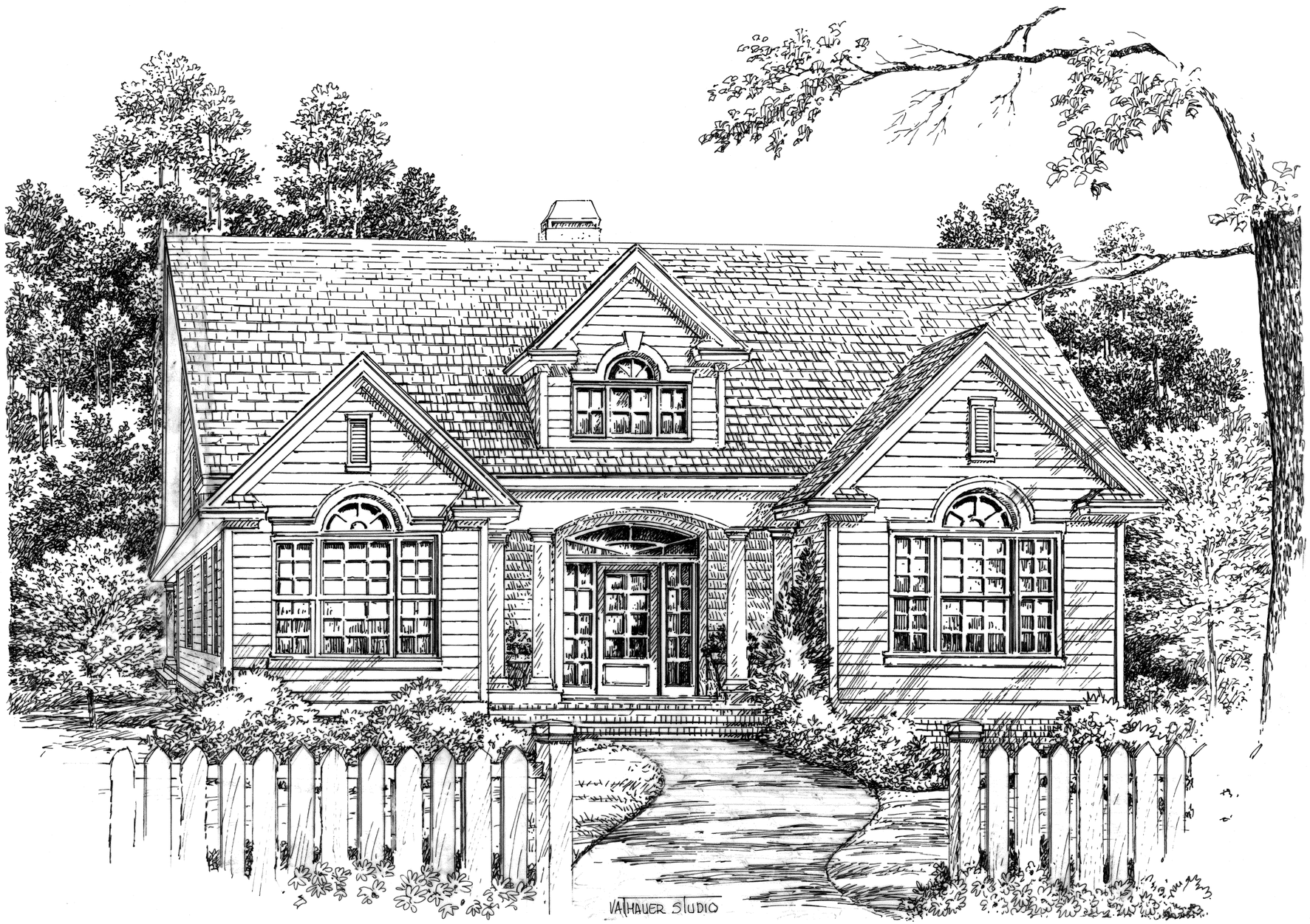
2 **A1.2** 9

ⓒ2024 Royal Oaks Design, Inc.

The use of these plans and specifications restricted to the original site they were prepared. Re-use, reproduction, or publication by any method in whole or in part is prohibited, unless authorized by Royal Oaks Design. Ownership of the design, plans, and specifications is solely with Royal Oaks Design.

100% SCALE @ 36"x24" 0' 2' 4' 8' 16'

Visit **www.DAGmarketplace.com** for information on interior and exterior products for your home!




ALL FEDERAL, STATE, AND LOCAL CODES, ORDINANCES, REGULATIONS AND MANUFACTURER'S INSTRUCTIONS ETC. SHALL BE CONSIDERED AS PART OF THE SPECIFICATIONS FOR THIS BUILDING AND SHALL TAKE PRECEDENCE OVER ANYTHING SHOWN, DESCRIBED, OR IMPLIED WHERE SAME ARE AT VARIANCE. THESE PLANS ARE NOT DRAWN FOR ANY PARTICULAR LOCALE. YOU ARE RESPONSIBLE FOR DETERMINING AND ENSURING COMPLIANCE WITH ALL APPLICABLE CODES AND MANUFACTURER'S REQUIREMENTS.

Copyrighted © Donald A. Gardner Architects, Inc.
and/or Donald A. Gardner, Inc.

**REG #** 339211 - Anderson Signature Homes Inc.

These plans may be used to construct ***ONE*** house only and the license ***CANNOT*** be transferred. These plans may be copied as needed for the owner to build one house. Violating this copyright it is a violation of federal copyright statute which provides damages for each infringement from $250 up to $150,000.

Permission to construct the building depicted in the drawings is expressly conditioned on the full and timely payment of all fees otherwise due Donald A. Gardner Architects, Inc. And/or Donald A. Gardner, Inc. *See additional license terms on "License to Build" document.*

This copyright notice is "copyright management information" under the Digital Millennium Copyright Act, and Donald A. Gardner Architects, Inc. and/or Donald A. Gardner, Inc. requires its inclusion on all copies to discourage and police copyright infringement. Unauthorized reproduction or usage of these documents or removal of the notification is subject to prosecution.

For questions call 1-800-388-7580

DONALD A. GARDNER, INC.®
P.O. BOX 26178 • GREENVILLE S.C. • 29616
864 • 288 • 7580
www.dongardner.com

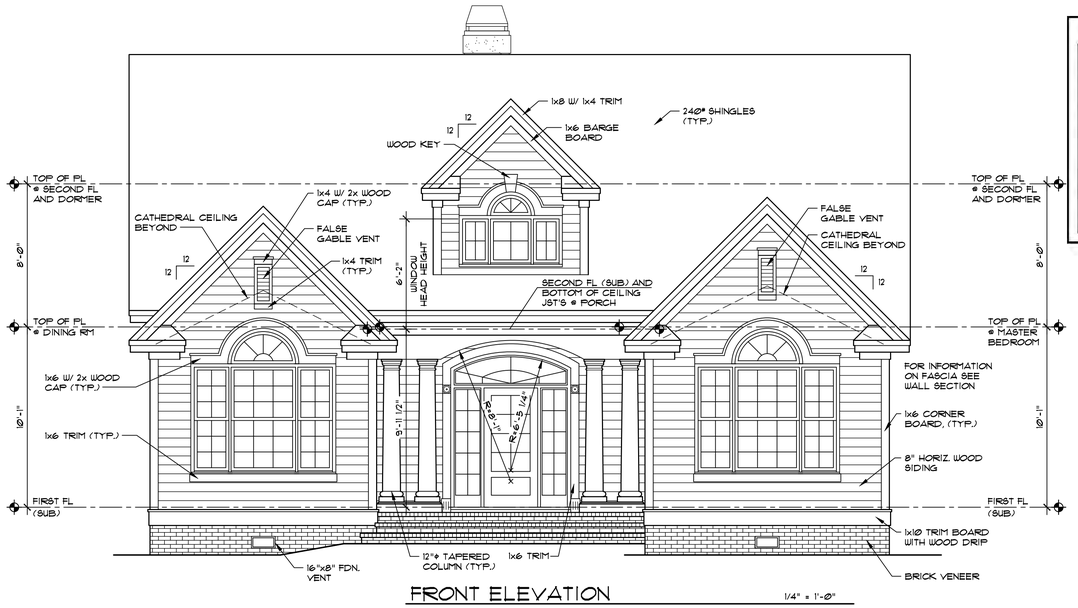
RADFORD
DESIGN NO. 1108
SHEET 1 OF 6 DR. JMM
COVER SHEET

DO NOT SCALE DRAWINGS.
COPYRIGHT © 04/28/05 ALL RIGHTS RESERVED BY DONALD A. GARDNER, INC.
NOT TO BE COPIED OR REPRODUCED WITHOUT WRITTEN PERMISSION

I:\ARCHIVES\1100S\1108\1108CS.DWG 01/24/14 15:11

Visit **www.DAGmarketplace.com** for information on interior and exterior products for your home!

Visit **www.DAGmarketplace.com** for information on interior and exterior products for your home!




## FRONT ELEVATION

1/4" = 1'-Ø"

Copyrighted © Donald A. Gardner Architects, Inc.
and/or Donald A. Gardner, Inc.

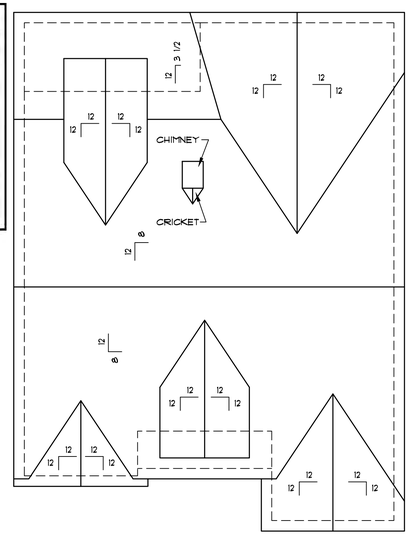
**REG #** 339211 - Anderson Signature Homes Inc.

These plans may be used to construct ***ONE*** house only and the license ***CANNOT*** be transferred. These plans may be copied as needed for the owner to build one house. Violating this copyright it is a violation of federal copyright statute which provides damages for each infringement from $250 up to $150,000.

Permission to construct the building depicted in the drawings is expressly conditioned on the full and timely payment of all fees otherwise due Donald A. Gardner Architects, Inc. And/or Donald A. Gardner, Inc. *See additional license terms on "License to Build" document.*

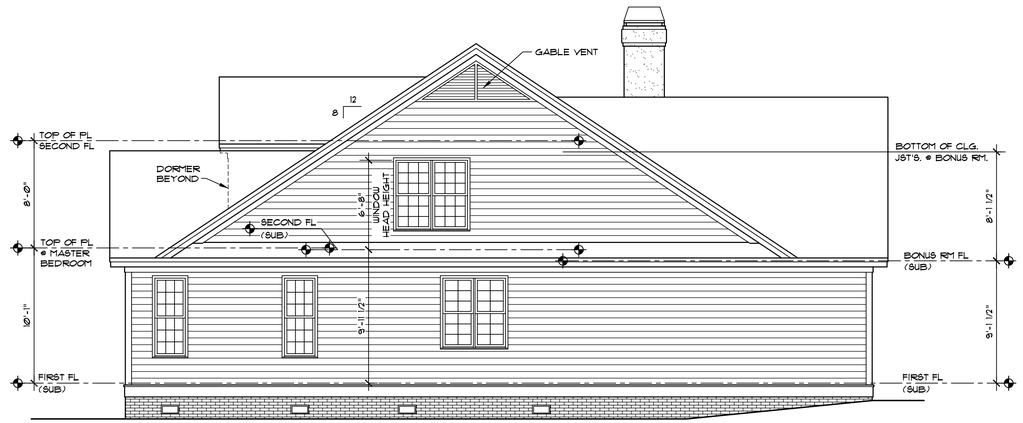
This copyright notice is "copyright management information" under the Digital Millennium Copyright Act, and Donald A. Gardner Architects, Inc. and/or Donald A. Gardner, Inc. requires its inclusion on all copies to discourage and police copyright infringement. Unauthorized reproduction or usage of these documents or removal of the notification is subject to prosecution.

For questions call 1-800-388-7580



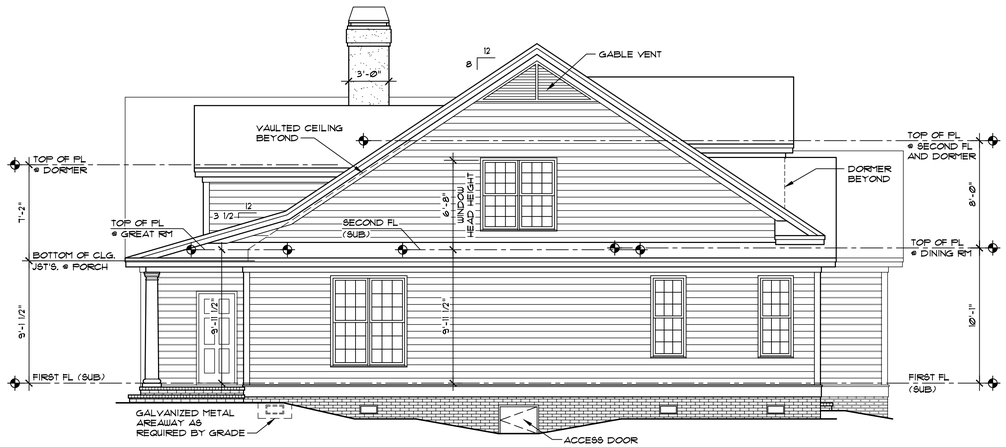

## ROOF PLAN

1/8" = 1'-Ø"



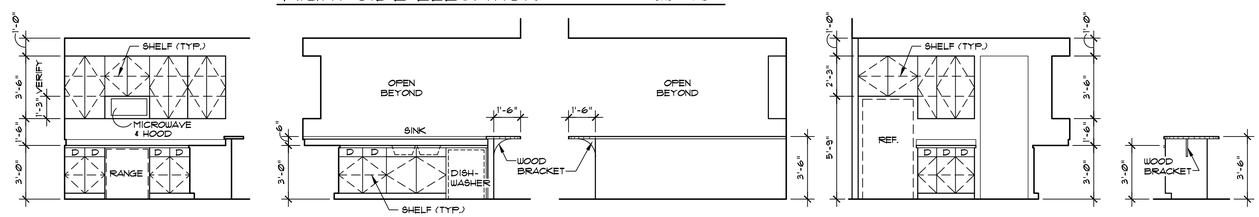

## RIGHT SIDE ELEVATION

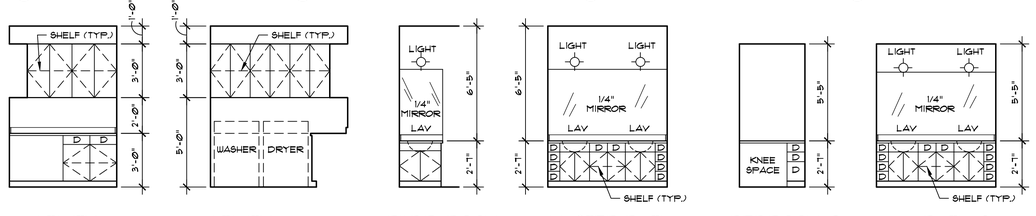
3/16" = 1'-Ø"




## LEFT SIDE ELEVATION

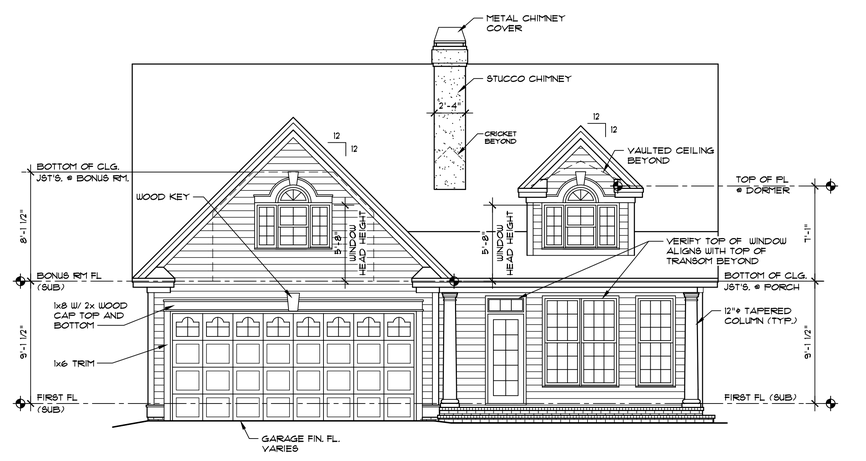
3/16" = 1'-Ø"




## INTERIOR ELEVATIONS

1/4" = 1'-Ø"




## REAR ELEVATION

3/16" = 1'-Ø"

ALL FEDERAL, STATE, AND LOCAL CODES, ORDINANCES, REGULATIONS AND MANUFACTURER'S INSTRUCTIONS ETC. SHALL BE CONSIDERED AS PART OF THE SPECIFICATIONS FOR THIS BUILDING AND SHALL TAKE PRECEDENCE OVER ANYTHING SHOWN, DESCRIBED, OR IMPLIED WHERE SAME ARE AT VARIANCE. THESE PLANS ARE NOT DRAWN FOR ANY PARTICULAR LOCALE. YOU ARE RESPONSIBLE FOR DETERMINING AND ENSURING COMPLIANCE WITH ALL APPLICABLE CODES AND MANUFACTURER'S REQUIREMENTS.

DONALD A. GARDNER, INC.®
P.O. BOX 26178 • GREENVILLE S.C. • 29616
864 • 288 • 7580
www.dongardner.com

DESIGN NO. 1108

SHEET OF 4 6 DR JMM

ELEVATIONS,
ROOF PLAN AND
INTERIOR ELEVATIONS

DO NOT SCALE DRAWINGS.
COPYRIGHT © 04/28/05 ALL RIGHTS RESERVED BY DONALD A. GARDNER, INC.
NOT TO BE COPIED OR REPRODUCED WITHOUT WRITTEN PERMISSION

I:\CDS\1108\1108\1108E.DWG 01/21/22 13:49

Visit **www.DAGmarketplace.com** for information on interior and exterior products for your home!

**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

| | | |
|---|---|---|
| Public Hearing Published | 07/05/2026 | First Read 11/02/2026 |
| Public Hearing | 07/20/2026 | Approved XX/XX/2026 |

**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 from R-R (Rural Residential) to R-20 (Single-Family Residential); 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.

**WHEREAS**, the City Council finds that approval of the requested rezoning subject to the conditions stated in this Ordinance will further the public health, safety, and welfare by ensuring that any subdivision of the subject property preserves and permanently protects qualifying open space; and

**WHEREAS**, Article V of Chapter 30 of the Oxford Code is intended to preserve ecologically, recreationally, and agriculturally important land in perpetuity while maintaining the prorated residential density of a development through conservation-subdivision design; and

**WHEREAS**, Section 30-206(b)(1) requires restricted open space comprising at least forty percent of the gross tract area, and Section 30-206 establishes additional standards governing the composition, configuration, accessibility, use, management, and permanent protection of that open space; and

**WHEREAS**, Section 30-206(f)(1)a.1 authorizes permanent protection through a conservation easement in favor of a bona fide land trust or similar conservation-oriented nonprofit organization having legal authority to accept the easement and existing in perpetuity, with an appropriate retransfer provision if that organization becomes unable to perform its functions; and

**WHEREAS**, the City Council finds that the conditions imposed by this Ordinance are integral to, and form the basis for, approval of the rezoning.

**NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF OXFORD, GEORGIA, 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.

Based upon those standards and the conditions imposed by this Ordinance, the City Council finds that the conditional rezoning is consistent with the applicable standards governing the exercise of the City's zoning power.

**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.** DEFINITIONS**.**

For purposes of this Ordinance, the following terms have the meanings stated below.

"Applicant" means Timothy Wayne Anderson and Clara Denise Anderson, collectively, and their respective heirs, successors, successors in title, and assigns.

"City" means the City of Oxford, Georgia.

"Conservation Easement" means the conservation easement or other instrument of permanent protection required by Article V of Chapter 30 and this Ordinance.

"Oxford Form Easement" means the form and substantive provisions customarily used by the City for conservation easements, using the Oxford Conservation Easement dated March 4, 2024, as the model baseline, subject to modifications necessary to identify the applicable property, parties, conservation purposes, permitted uses, and requirements of Article V of Chapter 30.

"Open Space" has the meaning provided in Section 30-206(a) of the Oxford Code.

"Property" means the approximately 14.84 acres shown on Exhibit "A" and legally described in Exhibits "B" and "C."

**SECTION 4.** CONDITIONAL REZONING.

The Property is hereby conditionally rezoned from R-R (Rural Residential) to R-20 (Single-Family Residential), subject to every condition imposed by this Ordinance.

Exhibits "A," "B," and "C" are incorporated into this Ordinance by reference as though fully set forth herein.

Approval of the rezoning is expressly conditioned upon continuing compliance with this Ordinance. The conditions are material to the City Council's approval and are not merely advisory statements or development recommendations.

**SECTION 5.** CONSERVATION-SUBDIVISION REQUIREMENT.

Any subdivision or unified residential development of all or any portion of the Property shall be designed, reviewed, approved, developed, maintained, and Open Space permanently protected as a conservation subdivision in full compliance with Article V of Chapter 30 of the Oxford Code, as applicable at the time of development.

The Property shall be developed pursuant to a single plan with common authority and common responsibility if it is held in multiple ownership.

Compliance with this Section is required notwithstanding any provision of the R-20 zoning district that might otherwise permit a conventional subdivision design.

**SECTION 6.** OPEN SPACE CONDITIONS**.**

Any subdivision or development of the Property shall satisfy all Open Space requirements of Section 30-206, including the following conditions:

1. At least forty percent of the gross tract area shall be set aside as restricted Open Space.
2. The Open Space shall include the primary conservation areas identified in Section 30-206(b)(2).
3. Secondary conservation areas identified in Section 30-206(b)(3) shall be included within the Open Space to the maximum extent feasible.
4. At least twenty-five percent of the Open Space shall consist of land suitable for building, and at least seventy-five percent of the Open Space shall be contained in a contiguous tract.
5. The Open Space shall adjoin neighboring open space, other protected areas, and unprotected natural areas that are candidates for future protection, where applicable, and shall be safely and conveniently accessible to the largest practicable number of lots within the subdivision.
6. Above-ground utility rights-of-way and small impervious areas may be included within the protected Open Space but shall not be counted toward the required forty-percent minimum, except that historic structures and existing trails may be counted as provided by Section 30-206(b)(4).
7. Uses within the Open Space shall be limited to those permitted by Section 30-206(c), and all uses prohibited by Section 30-206(d) shall remain prohibited.

The required Open Space shall not be reduced, relocated, encumbered, developed, or used inconsistently with Article V, this Ordinance, the approved Open Space management plan, or the recorded instrument of permanent protection.

**SECTION 7.** CONSERVATION EASEMENT AND PERMANENT PROTECTION.

An instrument of permanent protection in the form of a perpetual conservation easement granted pursuant to the Georgia Uniform Conservation Easement Act (the "Conservation Easement") shall be placed upon the Open Space concurrently with the issuance of a land-disturbance permit. No land-disturbance permit shall be issued unless the form of the instrument has first been approved by the City and arrangements satisfactory to the City have been made for its execution and recording.

The Conservation Easement shall be based upon the Oxford Conservation Easement (Sample) and shall, at a minimum:

1. Establish perpetual protection of the Open Space and its conservation values.
2. Incorporate all restrictions required by Article V of Chapter 30 and this Ordinance.
3. Identify prohibited activities and permitted conservation-oriented and recreational uses with sufficient specificity to allow enforcement.
4. Provide the easement holder and the City, as an express third-party enforcement beneficiary, reasonable rights of entry to inspect and monitor compliance.
5. Authorize prevention or cessation of activities inconsistent with the Conservation Easement and restoration of areas or resources damaged by a violation.
6. Provide remedies for actual or threatened violations, including lawful injunctive relief, specific performance, declaratory relief, restoration, restitution, and reimbursement of enforcement expenses, subject to applicable law.
7. State that delay in enforcement does not waive the right to enforce a later or continuing violation.
8. Provide that the remedies stated in the Conservation Easement are cumulative.
9. Bind the grantor and all heirs, representatives, successors, successors in title, assigns, mortgagees, tenants, and other persons claiming through the grantor.
10. Provide for transfer of the easement holder's rights and responsibilities to another qualified conservation organization if the original holder ceases to exist or becomes legally unable to hold conservation easements.
11. Require any amendment to be in writing, approved by the City and easement holder, consistent with the conservation purposes of the instrument, and recorded in the real-property records of Newton County.
12. Include an accurate legal description and baseline documentation adequate to identify the condition and conservation features of the protected property when the easement is granted.

The Oxford Conservation Easement serving as the model baseline restricts inconsistent uses, establishes monitoring and enforcement rights, authorizes restoration and cumulative remedies, binds successors and assigns, and requires written and recorded amendments.

**SECTION 8.** OPEN SPACE MANAGEMENT PLAN.

Before issuance of a land-disturbance permit, the Applicant shall submit an Open Space management plan satisfying Sections 30-205(b) and 30-206(e).

The management plan shall:

1. Identify the planned owner of the Open Space.
2. Allocate responsibility for maintaining and operating the Open Space and any permitted facilities.
3. Establish requirements for ongoing maintenance and long-term capital improvements.

4. Estimate maintenance, operational, staffing, and insurance costs and identify the means by which those costs will be funded.
5. Require Planning Commission approval of amendments to the management plan.
6. Provide enforceable procedures to ensure compliance with the plan.

If the responsible party fails to maintain the Open Space in reasonable order and condition, the City may enter the property, undertake corrective or extended maintenance, charge the resulting costs, administrative expenses, and penalties to the homeowners' association or its constituent property owners, and impose a lien upon subdivision properties as provided by Section 30-206(e)(2).

**Section 9.** APPLICATION AND DEVELOPMENT SUBMITTALS.

A site-analysis map shall be submitted with the site concept plan and shall identify the property boundaries, hydrologic features, topographic contours, primary and secondary conservation areas, vegetation characteristics, soil types, planned Open Space, existing roads and structures, and potential connections to existing green space and trails.

All plats, site plans, permit applications, declarations, deeds, covenants, and other development documents concerning the Property shall expressly identify this conditional rezoning and shall conform to its requirements.

Approval of this Ordinance does not constitute approval of a subdivision plat, site plan, land-disturbance permit, building permit, or other development authorization.

**SECTION 10.** BINDING EFFECT.

The conditions imposed by this Ordinance shall:

1. Run with and bind the Property and every portion thereof.
2. Bind the Applicant and all heirs, personal representatives, successors, successors in title, assigns, developers, builders, homeowners' associations, occupants, and other persons having an interest in or control over the Property.
3. Remain effective notwithstanding the sale, transfer, subdivision, recombination, lease, mortgage, or other disposition of the Property or any portion thereof.
4. Be reflected in every final plat and in any declaration of covenants applicable to the Property.

No private agreement or covenant may waive, modify, supersede, or diminish any condition imposed by this Ordinance.

**SECTION 11.** ENFORCEMENT AND REMEDIES.

Development or use of the Property contrary to this Ordinance constitutes a violation of the conditional rezoning.

The City may withhold any permit, plat approval, certificate, or other development authorization for which the requirements of this Ordinance have not been satisfied. The City may also pursue

any enforcement measure or remedy available under the Oxford Code, the recorded Conservation Easement, or applicable law.

The City's remedies are cumulative. Delay or failure to enforce a condition on one occasion shall not waive the City's right to enforce that condition or any other condition thereafter.

If a provision of the Conservation Easement or another recorded instrument affords greater protection to the Open Space than this Ordinance, the more protective provision shall control to the extent permitted by law.

**SECTION 12.** AMENDMENT OF OFFICIAL ZONING MAP.

This Ordinance is enacted as an amendment to the Official Zoning Map of the City of Oxford. The Zoning Administrator is authorized and directed to update the Official Zoning Map to reflect that the Property is zoned R-20 (Single-Family Residential), subject to the conditions imposed by this Ordinance.

**SECTION 13.** EXHIBITS.

The following exhibits are incorporated into and made part of this Ordinance:

1. Exhibit "A": Combined survey or map of the Property.
2. Exhibit "B": Legal description of Tax Parcel X061A 051.
3. Exhibit "C": Legal description of Tax Parcel X061A 052.
4. Exhibit "D": Approved form of Conservation Easement.

If a conflict exists between a parcel identification number, acreage statement, map, or legal description, the applicable legal description shall control.

**SECTION 14.** 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 15.** EFFECTIVE DATE.

The effective date of this Ordinance shall be August 3, 2026.

**SECTION 16.** REPEALER.

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

Approved this ___ day of _____, 2026.

ATTEST

_____
David S. Eady, Mayor

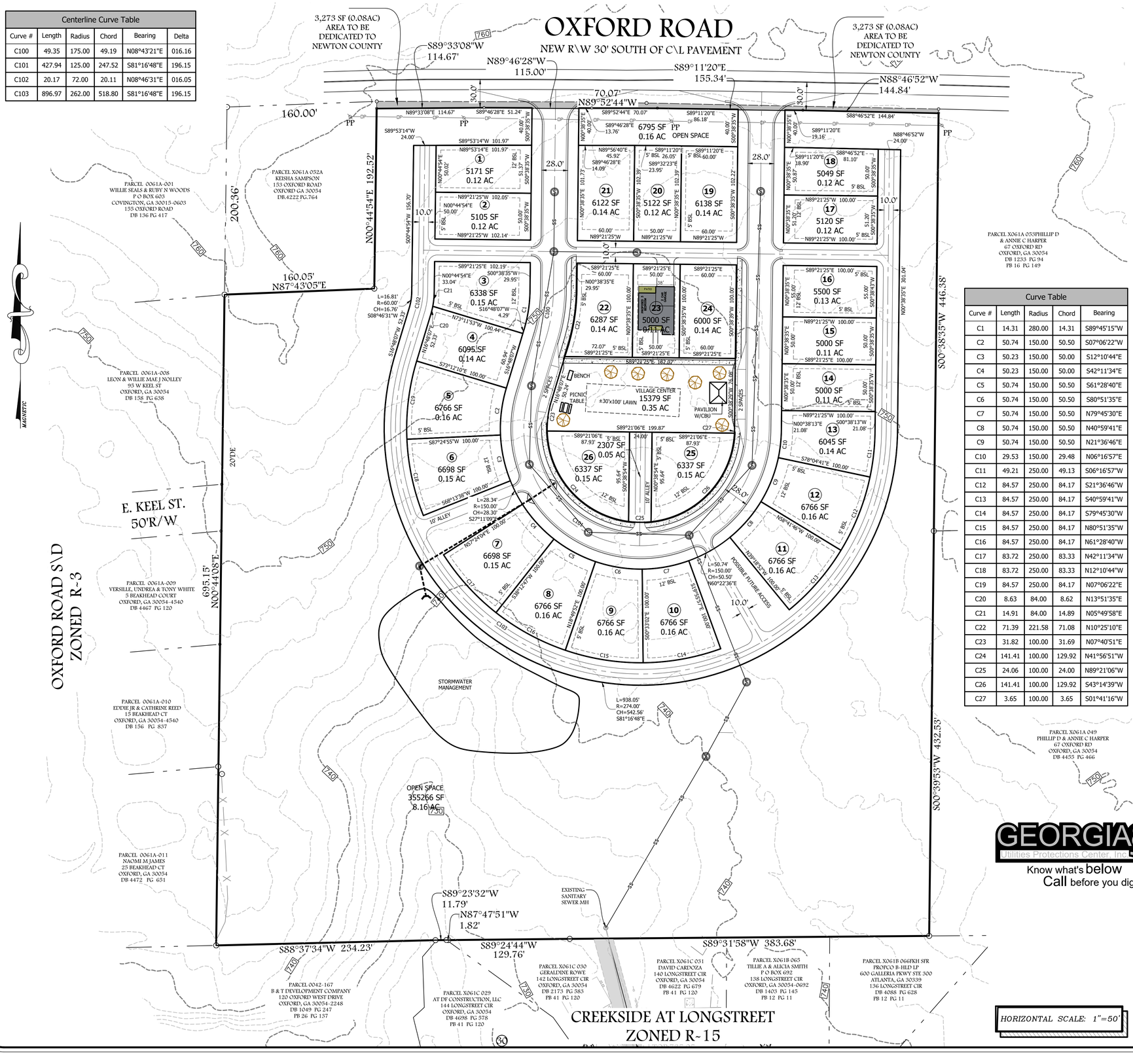
_____
Stacey Mullen, Acting City Clerk

APPROVED AS TO FORM

_____
C. David Strickland., City Attorney

# OXFORD ROAD

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


3,273 SF (0.08AC) AREA TO BE DEDICATED TO NEWTON COUNTY
S89°33'08"W 114.67'
N89°46'28"W 115.00'
S89°11'20"E 155.34'
N88°46'52"W 144.84'
3,273 SF (0.08AC) AREA TO BE DEDICATED TO NEWTON COUNTY
N89°52'44"W 70.07'
160.00'
200.36'
N00°44'54"E 192.52'
160.05'
N87°43'05"E
S00°38'35"W 446.38'
S00°39'53"W 432.53'
N00°44'08"E 695.15'
E. KEEL ST. 50'R/W
OXFORD ROAD S\D ZONED R-3
CREEKSIDE AT LONGSTREET ZONED R-15
6795 SF 0.16 AC PP OPEN SPACE
5171 SF 0.12 AC
5105 SF 0.12 AC
5049 SF 0.12 AC
5120 SF 0.12 AC
6122 SF 0.14 AC
5122 SF 0.12 AC
6138 SF 0.14 AC
6338 SF 0.15 AC
6095 SF 0.14 AC
5500 SF 0.13 AC
5000 SF 0.11 AC
6287 SF 0.14 AC
5000 SF 0.11 AC
6000 SF 0.14 AC
6766 SF 0.16 AC
6698 SF 0.15 AC
5000 SF 0.11 AC
6045 SF 0.14 AC
6766 SF 0.16 AC
6698 SF 0.15 AC
2307 SF 0.05 AC
6337 SF 0.15 AC
6337 SF 0.15 AC
6766 SF 0.16 AC
6766 SF 0.16 AC
6766 SF 0.16 AC
6766 SF 0.16 AC
VILLAGE CENTER 15379 SF 0.35 AC
±30'x100' LAWN
PAVILION W/CBU
BENCH
PICNIC TABLE
OPEN SPACE 355266 SF 8.16 AC
STORMWATER MANAGEMENT
POSSIBLE FUTURE ACCESS
EXISTING SANITARY SEWER MH
PARCEL X061A-052A KEISHA SAMPSON 153 OXFORD ROAD OXFORD GA 30054 DB.4222 PG.764
PARCEL 0061A-001 WILLIE SEALS & RUBY N WOODS P O BOX 603 COVINGTON, GA 30015-0603 155 OXFORD ROAD DB 156 PG 417
PARCEL 0061A-008 LEON & WILLIE MAE J NOLLEY 95 W KEEL ST OXFORD, GA 30054 DB 138 PG 638
PARCEL 0061A-009 VERSILLE, UNDREA & TONY WHITE 5 BEAKHEAD COURT OXFORD, GA 30054-4540 DB 4467 PG 120
PARCEL 0061A-010 EDDIE JR & CATHRINE REED 15 BEAKHEAD CT OXFORD, GA 30054-4540 DB 156 PG 837
PARCEL 0061A-011 NAOMI M JAMES 25 BEAKHEAD CT OXFORD, GA 30054 DB 4472 PG 651
PARCEL 0042-167 B & 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 692 138 LONGSTREET CIR OXFORD, GA 30054-0692 DB 1403 PG 145 PB 12 PG 11
PARCEL X061B 066FKH SFR PROPCO B-HLD LP 600 GALLERIA PKWY STE 300 ATLANTA, GA 30339 136 LONGSTREET CIR DB 4088 PG 628 PB 12 PG 11
PARCEL X061A 053PHILLIP D & ANNIE C HARPER 67 OXFORD RD OXFORD, GA 30054 DB 1233 PG 94 PB 16 PG 149
PARCEL X061A 049 PHILLIP D & ANNIE C HARPER 67 OXFORD RD OXFORD, GA 30054 DB 4455 PG 466
L=16.81' R=60.00' CH=16.76' S08°46'31"W
L=28.34' R=150.00' CH=28.30' S27°11'09"E
L=938.05' R=274.00' CH=542.56' S81°16'48"E
L=50.74' R=150.00' CH=50.50' N69°21'36"E
S89°53'14"W 24.00'
S89°46'28"E 51.24'
S89°53'14"W 101.97'
N89°53'14"E 101.97'
S89°21'25"E 102.19'
S89°21'25"E 102.05'
N89°21'25"W 102.14'
S89°21'25"E 60.00'
S89°21'25"E 50.00'
S89°21'25"E 38'
S89°21'25"E 184.07'
S89°21'06"E 199.87'
S89°21'06"E 87.93'
S89°21'06"E 87.93'
S87°24'55"W 100.00'
S68°13'38"W 100.00'
N57°24'04"E 100.00'
S38°12'47"W 100.00'
N18°49'25"E 100.00'
S00°33'03"E 100.00'
S89°39'57"E 100.00'
N89°21'25"W 60.00'
N89°21'25"W 50.00'
N89°21'25"W 100.00'
S89°11'20"E 86.18'
S89°11'20"E 19.16'
S88°46'52"E 144.84'
S89°11'20"E 81.10'
S89°11'20"E 18.90'
N88°46'52"W 24.00'
S89°32'23"E 23.95'
S89°56'40"E 45.92'
S89°46'28"E 14.09'
S89°46'28"E 13.76'
N89°21'25"W 60.00'
N89°21'25"W 50.00'
N89°21'25"W 100.00'
N89°21'25"W 102.39'
N89°21'25"W 102.22'
N89°21'25"W 102.14'
N89°21'25"W 102.39'
N89°21'25"W 102.22'
N89°21'25"W 102.14'
S89°21'25"E 60.00'
S89°21'25"E 50.00'
S89°21'25"E 60.00'
S89°21'25"E 100.00'
S89°21'25"E 100.00'
S89°21'25"E 100

# EXHIBIT B

## 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.

EXHIBIT B

3360706556
PARTICIPANT ID

**BK:55 PG:287-287**

**P2023000148**

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

Linda D. Hays

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

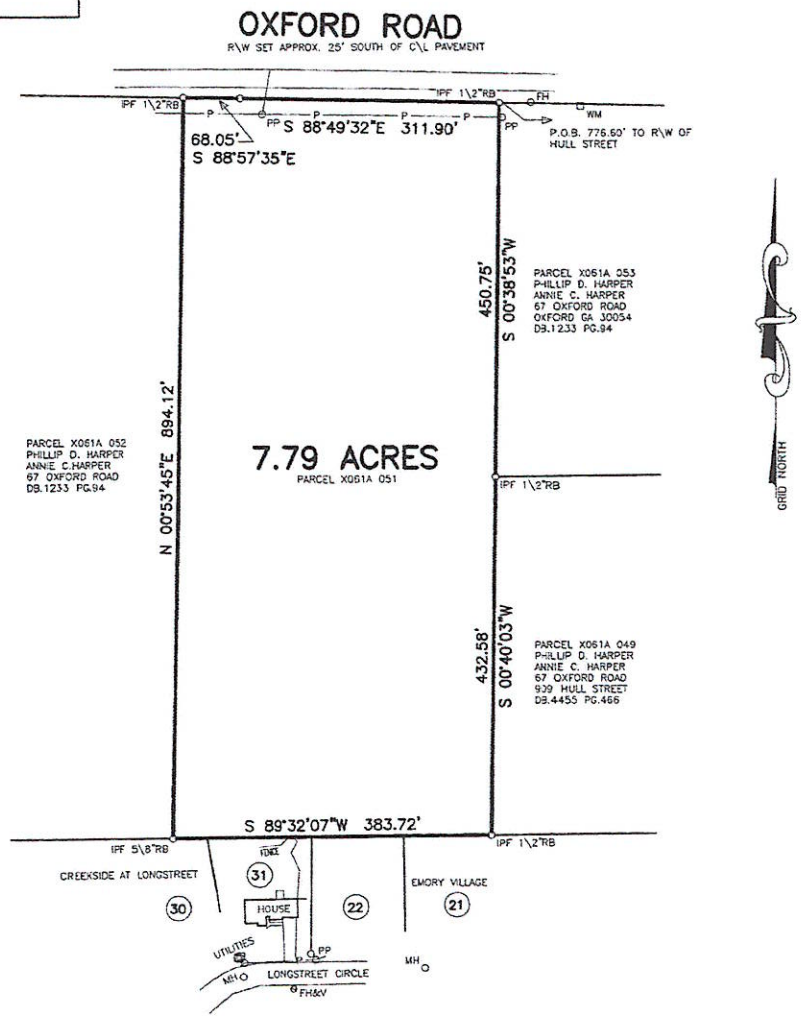
RECORDING INFORMATION

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 hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF 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. Hull Jr.

James S. Hull, Jr. GA RLS 2[illegible]
PARCEL X061A 051
DB.2485, PG.226

GEORGIA REGISTERED NO. [illegible] LAND SURVEYOR JAMES S. HULL, JR.




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 |
| WVM | WATER VALVE MARKER |
| POB | POINT OF BEGINNING |
| POC | POINT OF COMMENCEMENT |
| B/L | BUILDING LINE |
| C/L | CENTERLINE |
| R/W | RIGHT-OF-WAY |

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 GPS(Equipment: LEICA GS18) and 5% was robotic total station (Equipment: Trimble S6). Type 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 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.

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

100 0 100 200 300
GRAPHIC SCALE – 1 INCH = 100 FEET


PATRICK & ASSOCIATES, INC.
SURVEYING & ENGINEERING
928 BLACKLAWN ROAD
CONYERS, GEORGIA 30094
PHONE: 770-483-9745


JOB NO. 23-392
DWG. NO. 36222

EXHIBIT C

# 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.

EXHIBIT C

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

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

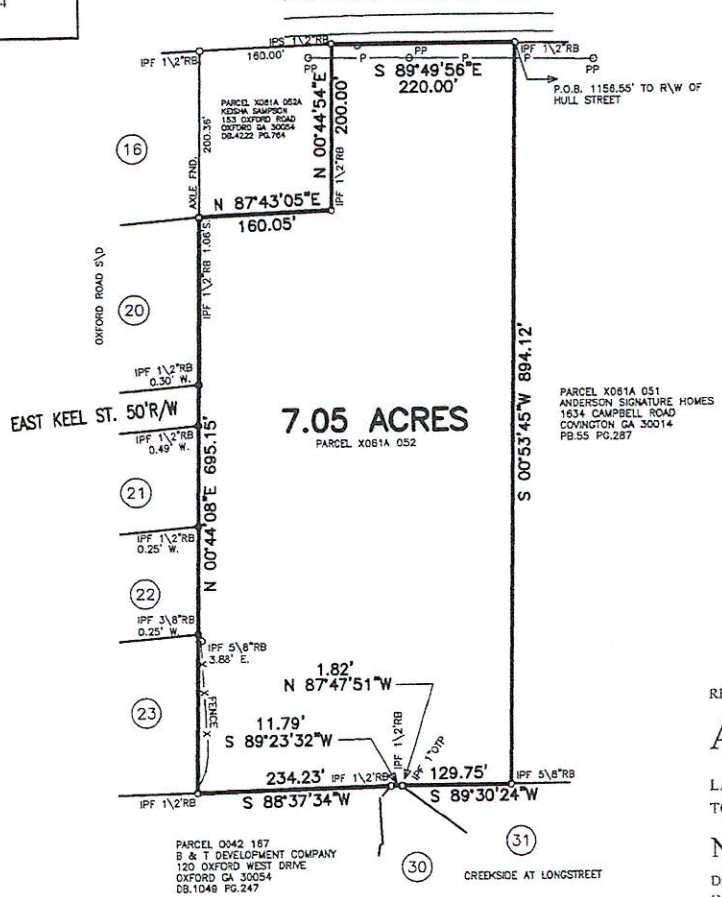
UTILITY NOTE:
PATRICK & ASSOCIATES, INC. NOR THE LICENSED PROFESSIONAL ASSUME ANY LIABILITY FOR THE EXISTENCE, LOCATION, MATERIAL OR SIZE OF ANY UNDERGROUND UTILITY SHOWN ON THIS SURVEY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE, EXACT LOCATION, MATERIAL AND SIZE OF ANY UNDERGROUND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

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 hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF 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. Hull, Jr. GA RLS 2896
PARCEL X061A 052
DB.1233, PG.94

GEORGIA REGISTERED NO. 2896 LAND SURVEYOR JAMES S. HULL, JR.




All or a portion of this survey was performed by GPS. Approximately 95% of this survey was GPS(Equipment: 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. 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. 13217C0020D, Dated: 03/17/2014.

TEXT LEGEND

| | |
|---|---|
| IPF | IRON PIN FOUND |
| IPS | IRON PIN SET |
| OTP | OPEN TOP PIPE |
| RB | REBAR |
| CLF | CHAIN LINK FENCE |
| CONC | CONCRETE |
| EM | ELECTRIC METER |
| P | OVERHEAD POWER |
| PP | POWER POLE |
| TEL P | TELEPHONE PEDESTAL |
| 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 |

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

100 0 100 200 300
GRAPHIC SCALE –1 INCH = 100 FEET

PATRICK & ASSOCIATES, INC.
SURVEYING & ENGINEERING
928 BLACKLAWN ROAD
CONYERS, GEORGIA 30094
PHONE: 770-483-9745

JOB NO. 23-541
DWG. NO. 36347

EXHIBIT D

**********

STATE OF GEORGIA )
)
COUNTY OF NEWTON )

CONSERVATION EASEMENT

This Conservation Easement (hereinafter referred to as this "Easement") is granted this 4th day of March, 2024, by the DEVELOPER, a _____ having an address of ADDRESS, (hereinafter collectively referred to as "Grantor") in favor of the CITY OF COVINGTON, a Georgia municipal corporation having an address of 110 W. Clark Street, Oxford, Georgia 30054, it successors, heirs and assigns, (hereinafter collectively referred to as "Grantee");

W I T N E S S E T H:

WHEREAS, Grantor has heretofore acquired fee simple title to certain real property located in Land Lots 270, 271, 287 and 288 of the 9th Land District, Newton County, Georgia, said real property comprising 7 lots, and being more particularly described at Exhibit "A" attached hereto and incorporated herein by reference (hereinafter referred to as the "Property"); and

WHEREAS, Grantor is desirous of granting to Grantee, and Grantee is agreeable to accepting from Grantor, a perpetual conservation easement pursuant to O.C.G.A. Sec. 44-10-1 et. seq. for assuring open-space values; and

WHEREAS, the Property possesses open space values of importance to the Grantor, the biological integrity of other land in the vicinity of the Property, which has been modified by development, the Grantee and the public (hereinafter referred to as the "Open-Space Values").

NOW, THEREFORE, for and in consideration of the foregoing, and other good and valuable considerations, the receipt and adequacy of which is hereby acknowledged by the Parties, the Grantor, for itself, its successors, its successors in title and assigns, does hereby declare, establish, grant, convey and impose and provide as follows:

1. Grantor conveys to Grantee a perpetual conservation easement over the Property to insure that it will be perpetually preserved in its natural condition. Except as otherwise expressly provided in this Easement, any use of the Property which may impair or interfere with the Open-Space Values, as hereinafter further defined, are expressly prohibited. Grantor agrees to confine its use of the Property to activities consistent with the purposes of this Easement and preservation of the Open-Space Values.

2. The conveyance herein is a gift from the Grantor to the Grantee.

3. Any activity on or any use of the Property inconsistent with the purposes of this Easement or detrimental to the Open-Space Values is expressly prohibited. Without limiting the generality of the foregoing, the following restrictions are hereby imposed and shall apply forever to the use and enjoyment of the Property:

a. Division. Any division or subdivision of the Property is prohibited.

b. Commercial Activities. Except as otherwise expressly provided in this Easement, commercial or industrial activity is prohibited.

c. Construction. Except as otherwise expressly provided in this Easement, the placement or construction of any building, structure, or facility, including by way of example, but not limited to, dwellings, sheds, shelters, parking lots, building pads, platforms, pipelines, sewage treatment facilities, roads, driveways, docks, towers, and tanks is prohibited. Construction of fences or walls at or near the Property boundaries, shared use paths for pedestrian (foot traffic) and cyclists are expressly excepted from this prohibition. Said trails are to be no wider than fifteen (15') feet in width. No more than 10% of the Property may be subject to land disturbing activities. Grantor shall be permitted (with the concurrence of Grantee), to construct parking, trailhead improvements consistent with the maintenance of creek and pedestrian footpaths, and other passive recreation activities.

d. Cutting Vegetation. Except as otherwise expressly provided in this Easement or in connection with ordinary landscaping and maintenance to keep the Property sightly any permitted activity which shall be the minimum necessary for the activity, the cutting or removal of trees and/or woody understory vegetation shall be prohibited except to cut and remove, without prior notice to Grantee, trees or understory vegetation that are dead or diseased in the written opinion of a registered forester. Trees and vegetation deemed dangerous shall be cut or removed only with Grantee's written consent, which consent shall not be unreasonably withheld. Grantee's consent shall not be required prior to cutting or removal, however, in the event any tree or vegetation poses an immediate threat to public safety or preservation of property. Upon detection or notice of the presence of beetle infestation, Grantor shall promptly cut and remove such diseased trees.

e. Land Surface Alteration. Except as provided in 3(c) above, any mining or alteration of the surface of the land is prohibited. No quarrying, excavation, depositing,

or removal of rocks, minerals, gravel, sand, soil, or other similar materials from the Property shall occur, except in connection with an activity or construction permitted herein.

f. Dumping. Waste and unsightly or offensive materials are not allowed and may not be accumulated on the Property. No dumping, depositing, or abandoning, discharging, or release of any gaseous, liquid, or solid wastes, substances, materials, or debris (specifically including hazardous or toxic materials) of whatever nature on, in, over, or under the ground or into surface or ground water of the Property shall occur. The foregoing to the contrary notwithstanding, trash cans shall be allowed along pedestrian paths or trails and at any permitted improvement. No such trash can, however, shall have a volume larger than thirty (30) gallons.

g. Billboards and Signage. Billboards, outdoor advertising structures and signs are prohibited. A reasonable number of signs not to exceed six (6) square feet may, however, be displayed to state:

i. The area protected by this Easement.
ii Prohibition of any unauthorized entry or use.
iii. Directional signs related to any pedestrian path or trail system on the Property.
iv. Instructional or educational signs promoting the Open-Space Values of the Property.

The Grantee has the right to place signs on the Property which identify the land as being protected by this Easement. The number and location of any signs are subject to Grantor's reasonable approval.

h. Overnight Camping. Overnight camping on the Property is prohibited.

i. Underground Storage Tanks. No below ground storage tanks containing liquid fuels, such as heating oil or gasoline, and other chemical solutions (whether hazardous or otherwise) may be installed, placed, constructed or maintained on the Property.

5. The Grantor confers the following rights upon the Grantee to perpetually maintain the Open-Space Values of the Property:

a. Right to Enter. The Grantee has the right to enter the Property at reasonable times to monitor or to enforce a compliance with this Easement.

b. Right to Preserve. The Grantee has the right to prevent any activity on or use of the Property that is inconsistent with purposes of this Easement.

c. Right to Require Restoration. The Grantee has the right to require restoration of the areas or features of the Property which are damaged by activity inconsistent with this Easement.

6. Grantor reserves to itself and to its personal representative, heirs, successors, and assigns, all rights accruing from its ownership of the Property, including the right to engage in, or permit or invite others to engage in, all uses of the Property that are not expressly prohibited herein and are not inconsistent with the purpose of this Easement. Without limiting the generality of the foregoing, and subject to the terms of this Easement, the following rights are expressly reserved:

a. Right to Convey. The Grantor retains the right to sell, mortgage, bequeath or donate the Property. Any conveyance will remain subject to the terms of this Easement and the subsequent owner will be bound by all obligations in this Easement.

b. Right to Maintain and Replace Existing Improvements. The Grantor retains the right to maintain, renovate and replace any existing improvement(s) as noted in the Baseline Documentation in substantially the same location and size. Any expansion or replacement may not substantially alter the character or function of the structure nor unnecessarily impact the surrounding easement area.

c. Right to Use for Recreational Purposes. The Grantor retains the right of pedestrian ingress and egress and to use the Property for passive recreational uses including hunting, hiking, and fishing.

7. In the event of a breach by Grantor of any of the provisions contained in this Easement, the following cumulative remedies shall be available to Grantee.

a. Delay in Enforcement. A reasonable delay in the enforcement shall not be construed as a waiver of the Grantee's right or later enforce the terms of this Easement.

b. Acts Beyond the Grantor's Control. The Grantee may not bring an action against the Grantor for modifications to the Property resulting from causes beyond Grantor's control. Grantor shall, however, exercise reasonable diligence in policing and maintaining the Property.

c. Notice and Demand. If the Grantee determines that the Grantor is in violation of this Easement, or that a violation is threatened, the Grantee shall provide written notice to the Grantor unless the violation constitutes immediate and irreparable harm. Such written notice will identify the violation and request corrective action to cure the violation or to restore the Property.

d. Failure to Act. If, for a 28-day period after written notice, the Grantor continues in violation of this Easement, or if the Grantor does not abate the violation and implement corrective measures requested by the Grantee, the Grantee may bring an action in law or equity to enforce the terms of this Easement. The Grantee is also entitled to enjoin the violation through injunctive relief, seek specific performance, declaratory relief, restitution, reimbursement of expenses, or an order compelling restoration of the Property.

If the court determines that the Grantor has acted in bad faith, then the court may require the Grantor to reimburse the Grantee's reasonable costs and attorney fees.

e. Grantor's Absence. If the Grantee determines that this Easement is, or is expected to be, violated, the Grantee will make good-faith efforts to notify the Grantor. If, through reasonable efforts, the Grantor cannot be notified, and if the Grantee determines that the circumstances justify prompt action to mitigate or prevent impairment of the Open-Space Values, then the Grantee may pursue its lawful remedies without prior notice and without awaiting the Grantor's opportunity to cure. The Grantor agrees to reimburse all costs associated with this effort.

f. Actual or Threatened Non-Compliance. Grantor acknowledges that actual or threatened events of non-compliance under this Easement constitutes immediate and irreparable harm. The Grantee is entitled to invoke the equitable jurisdiction of the court to enforce this Easement.

g. Cumulative Remedies. The preceding remedies of Grantee are cumulative. Any, or all, of the remedies may be invoked by the Grantee if there is an actual or threatened violation of this Easement.

8. In accepting this Easement, the Grantee shall have no liability or other obligation for costs, liabilities, taxes or insurance of any kind related to the Property. Grantor, however, shall have no liability for payment of taxes, if any, levied upon or assessed upon the Open-Space Values. The Grantee, its members, directors, officers, employees and agents have no liability arising from injury or death to any person or physical damage to any property on the Property. The Grantor agrees to defend the Grantee against such claims and to indemnify the Grantee against all costs and liabilities relating to such claims during the tenure of the Grantor's ownership of the Property. Subsequent owners of the Property will similarly defend and indemnify the Grantee for any claims arising during the tenure of their ownership.

9. If the Grantee shall cease to exist or if the Grantee is no longer authorized to acquire and hold conservation easements, then this Conservation Easement shall become vested in another entity. This entity shall be a "qualified organization" for purposes of Internal Revenue Code Section 170(h)(3). The Grantee's rights and responsibilities shall be assigned to the following named entities in the following sequence:

a. Newton County, Georgia; or

b. Any other entity having similar conservation purposes to which such rights may be awarded under the cy pres doctrine.

10. This Easement may be extinguished only by an unexpected change in condition which causes it to be impossible to fulfill the Easement's purposes. If subsequent circumstances render the purposes of this Conservation Easement impossible to fulfill, then this Easement may be partially or entirely terminated only by judicial proceedings.

11. This Easement shall be liberally construed in favor of maintaining the Open-Space Values of the Property and in accordance with O.C.G.A. 44-10-4.

12. Any notice, demand, request, consent, approval or communication that either party desires or is required to give to the other hereunder shall be in writing and effective on the date of delivery when served personally or sent by nationally recognized, overnight courier service or U.S. registered or certified mail, postage prepaid, return receipt requested, addressed as follows (or to such other address(es) as may be specified by any such party to the other hereunder by written notice delivered in accordance with this Paragraph 12). If any notice mailed is properly addressed but returned for any reason, such notice shall be deemed to be effective notice given on the date of mailing:

_____
_____
_____

City of Oxford
110 W. Clark Street
Oxford, Georgia 30054

13. Any modification hereof shall be in writing, and shall be properly and promptly filed in the public records of Newton County, Georgia, and shall require the written consent of the owner of the Property and the Grantee.

14. The easements and restrictions herein set forth shall run with the land and be binding upon Grantor, its respective heirs, executors, legal representative, successors, successors-in-title, and assigns, and all those (including mortgagees and tenants) now or hereafter holding under any of them. This Easement is made and intended as a Georgia contract and shall be so construed.

15. Governmental Denials. If, despite the reasonable efforts of Grantor, a state of federal governmental authority, excepting Grantor, denies Grantor the right to exercise any use or activity permitted by this Easement because a limiting provision(s) of this Easement prevents Grantor from complying with an adopted law, ordinance or regulation, Grantee shall permit the minimum variation from such limiting provision(s) of this Easement as is necessary to achieve governmental compliance in order to exercise such use or activity, provided such variation is consistent with the purposes of this Easement.

IN WITNESS WHEREOF, the parties have executed this Easement under seal, the day and year first above written.

GRANTOR:

CITY OF OXFORD

Signed, sealed and delivered
in the presence of:

_____
By: David S. Eady
As Its: Mayor

_____
WITNESS

_____
NOTARY PUBLIC, STATE
OF GEORGIA

Attest: _____
Marcia Brooks, Clerk

GRANTEE:

CITY OF OXFORD

Signed, sealed and delivered
in the presence of:

_____
By: David S. Eady
As Its: Mayor

_____
WITNESS

_____
NOTARY PUBLIC, STATE
OF GEORGIA

Attest:
STACEY MULLEN_____
Clerk

# Exhibit "A"

**All that tract or parcel of land lying and being in Land Lots 270, 271, 287 and 288 of the 9th Land District, Newton County, Georgia, and being …., Newton County, Georgia records.**

**City of Oxford Water System Improvement**
**CDBG # 26p-x-107-2-6851**
**Certification of Conflict of Interest**

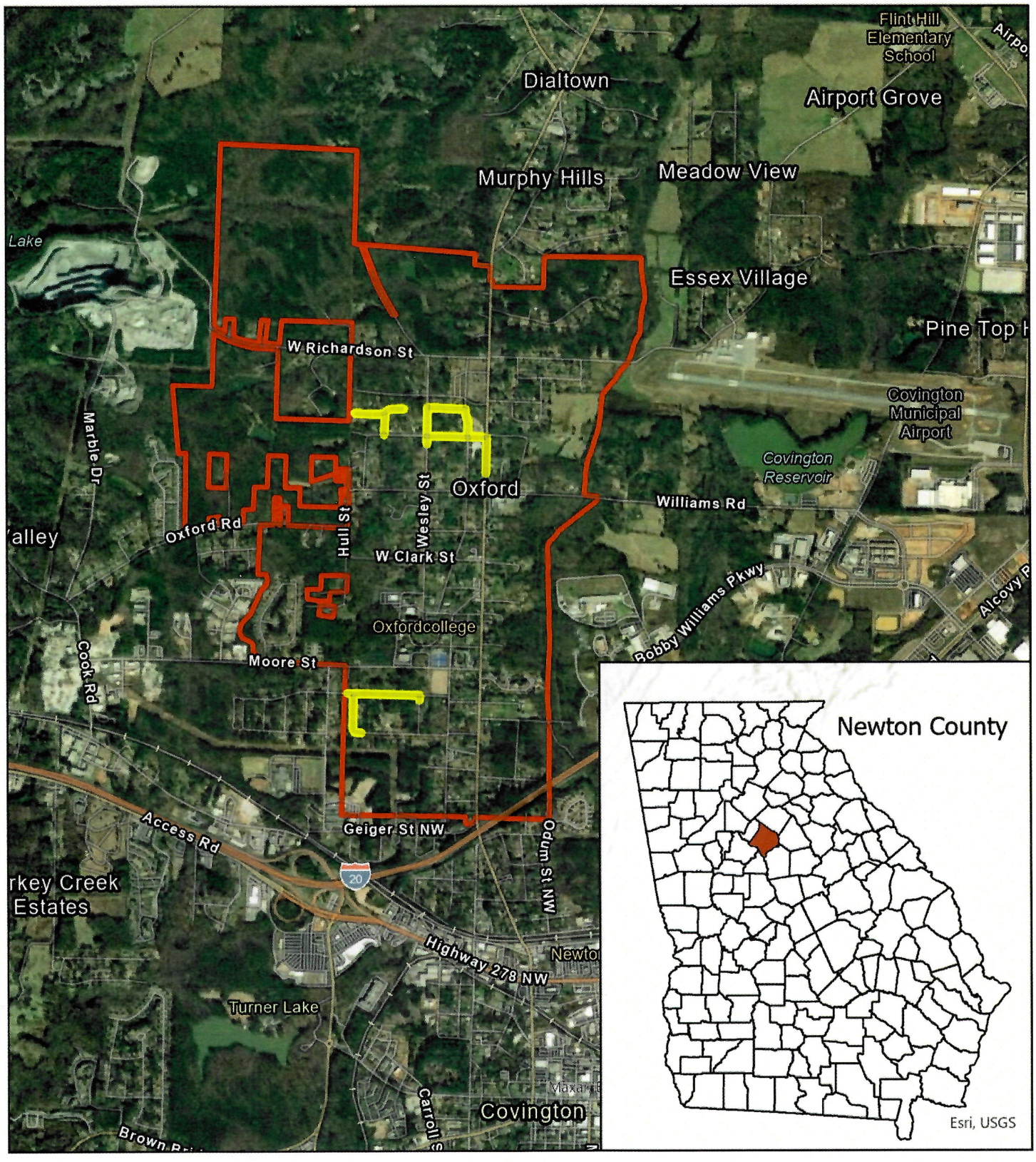
I, David S. Eady, do hereby certify that I reside within the boundaries of Target Area 2 as delineated on the attached map for the City of Oxford's 2026 Community Development Block Grant Award, and as such will continue to recuse myself from any CDBG-related activities, namely signing authority as chief elected official. All CDBG-related documents will be signed by the Mayor Pro Tem for the duration of the project.

By: _____ _____
(signature) (date)

David S. Eady, Mayor, City of Oxford_____
(typed or printed name and title)

ATTEST:
By: _____ _____
(signature) (date)

Bill Andrew, City Manager_____
(typed or printed name and title)


Legend
Area of Potential Effect: Oxford, GA Water System Improvements
Oxford City Limits
N
0
0.28
0.55
1.1 Miles
Flint Hill Elementary School
Dialtown
Airport Grove
Murphy Hills
Meadow View
Lake
Essex Village
Pine Top
W Richardson St
Marble Dr
Covington Municipal Airport
Covington Reservoir
Oxford
Williams Rd
Oxford Rd
Hull St
Wesley St
W Clark St
Bobby Williams Pkwy
Oxfordcollege
Moore St
Cook Rd
Access Rd
Geiger St NW
Odum St NW
Highway 278 NW
Turner Lake
Covington
Newton County
Esri, USGS

**A RESOLUTION ADOPTING A LANGUAGE ACCESS PLAN;
TO AUTHORIZE THE MAYOR PRO TEM TO SIGN;
TO AUTHORIZE THE CITY CLERK TO ATTEST THE RESOLUTION; AND FOR
OTHER LEGAL AND LAWFUL PURPOSES.**

**WHEREAS,** the City of Oxford aims to meet all requirements of Title VI of the Civil Rights Act of 1964, as it relates to addressing the needs of Limited English Proficient (LEP) persons within our community; and

**WHEREAS,** the City of Oxford has taken the time and exercised due diligence in the four –factor analysis to determine how to best provide needed language assistance to Limited English Proficient (LEP) persons within this community; and

**WHEREAS,** based on the data from the four -factor analysis; the City of Oxford developed a Language Access Plan (LAP) in 2021 that has since been updated, now, therefore:

**BE IT RESOLVED** that, the City of Oxford will adopt and abide by all aspects of the requirements set forth in said Language Access Plan.

**BE IT FURTHER RESOLVED** that this Resolution shall be in full force and effect immediately upon its adoption by the City of Oxford City Council and that any and all resolutions or parts of resolutions in conflict with this Resolution shall be, and they, to the extent of such conflict, hereby repealed, and,

**BE IT FINALLY RESOLVED** that the Board authorizes the Mayor Pro Tem to sign this Resolution on their behalf and authorizes the Clerk of the City of Oxford to attest all signatures and spread this resolution upon the minutes of the City Council.

Adopted this __ Day of _____, 2026.

**THE CITY OF OXFORD**

BY:

_____

Laura McCanless, Mayor Pro Tem

ATTEST

_____

Stacey Mullen, Interim City Clerk

# LANGUAGE ACCESS PLAN

City of Oxford

Adopted November 2026

# Table of Contents

Section 1: Introduction ..... 2
Section 2: Policy ..... 2
Section 3: Purpose and Plan Overview ..... 3
Section 4: Definitions ..... 3
Section 5: Four-Factor Analysis ..... 5
Section 6: Staff as Resources ..... 7
Section 7: Language Assistance Measures ..... 8
Section 8: Monitoring, Evaluating and Updating LAP ..... 9
Appendix A: DCA Mapping Tool ..... 11
Appendix B: American Community Survey (ACS) Data Reports ..... 12
Appendix C: "I Speak" Card ..... 13

**Grantee:** City of Oxford
**Grant Numbers**: 26p-x-107-2-6851
**Project Area**: Oxford Water Improvements
**Preparer:** Jody Graichen, 706-369-5650, jgraichen@negrc.org

## Section 1: Introduction

Federal guidance mandates that the City of Oxford, a sub-recipient of federal funds awarded by Georgia Department of Community Affairs (DCA), is obligated to reduce language barriers that could preclude Meaningful Access by Limited English Proficient (LEP) persons of the City of Oxford programs that are funded with such federal financial assistance. The City of Oxford has prepared this Language Access Plan ("LAP" or "Plan"), which defines the actions to be taken to ensure Meaningful Access of the City of Oxford's services, programs, and activities on the part of LEP persons. The City of Oxford adopted the plan which includes a Four-Factor Analysis, considering (a) the number or proportion of LEP persons eligible to be served or likely to be encountered within the City of Oxford or by federally-funded programs in the area; (b) the frequency with which LEP persons come into contact with the City of Oxford's programs; (c) the nature and importance of the programs, activities, or services to people's lives; and (d) resources available to execute the programs and the costs of providing the LEP services.

## Section 2: Policy

It is the policy of the City of Oxford to comply with all federal statutes and regulations in the administration of federally-funded programs. Pursuant to the requirements of Title VI, sub-recipients of federal funds received through an administration grant/award made by DCA are required to make reasonable efforts to provide timely, meaningful access for LEP persons to programs and activities. In order to do so, the City of Oxford will comply with the assessment which determines the need for language assistance within its service area. This is accomplished by conducting the Four-Factor Analysis. After completion of the Four-Factor Analysis, the City of Oxford is be aware of all spoken languages in its service area and can then determine how to provide needed language assistance. Based upon the findings of the Four-Factor Analysis, and when deemed necessary, the City of Oxford will prepare an LAP addressing its plan for ensuring Meaningful Access to programs and activities for LEP persons. The City of Oxford, along with any other sub-recipients, retain flexibility in determining how to appropriately address the needs of the LEP population(s) they serve. The City of Oxford will take timely and reasonable steps to provide LEP persons with meaningful access to programs and activities conducted therein. An individual's inability to speak, read, write or understand English should not prevent them from accessing federally- funded programs and services by the City of Oxford. DCA encourages each sub-recipient to review and update its LEP Four-Factor Analysis and LAP at least every five years. The City of Oxford administrators will receive training from DCA on procedures to implement and continuously monitor and evaluate the implementation of LAPs in the State of Georgia. The City of Oxford is also required to select an individual responsible for LEP compliance, train staff involved in programs and activities on LEP requirements, keep records of assistance provided and actions taken, and update the Four-Factor Analysis and LAP, as needed.

## Section 3: Purpose and Plan Overview

The purpose of this Plan is to analyze the location and needs of any LEP individuals in the City of Oxford's service area, through the Four-Factor Analysis of Census data. The Plan establishes guidelines in accordance with Executive Order 13166, Improving Access to Services for Persons with Limited English Proficiency, 65 Fed. Reg. 50,121 (Aug. 16, 2000). The Plan will also describe how the City of Oxford will promote Meaningful Access and provide substantially equal and meaningfully effective access to the City of Oxford's programs and services for LEP individuals, as well as eliminate or reduce LEP as a barrier to receipt of services offered. Under this plan, the City of Oxford will provide two primary types of language access services; oral and written. Both oral language access services and written language access services will meet the standards for Meaningful Access as described in this Plan, including interpretation and translation services being conducted by a demonstrably qualified bilingual staff member communicating directly in an LEP person's language or a qualified contractor providing interpretation or translation services. The City of Oxford will continually monitor the effectiveness of its Plan in eliminating barriers to Meaningful Access for LEP individuals, as well as regularly report compliance to DCA, as outlined below. The City of Oxford will engage in outreach efforts to ensure that LEP persons are aware of the language access services available to them.

## Section 4: Definitions

Beneficiary: The ultimate consumer of federally-funded programs who receives benefits from a federally-funded recipient.

Bilingual: Fluent in two languages and is able to conduct the business of the workplace in either of those languages. This is to be distinguished from proficiency in more than one language. Interpretation and translation require the interpreter or translator to be fluently bilingual and also require additional specific skills for interpretation and translation.

Customer: Any individual or organization communicating with a DCA program. Direct "In-Language"

Communication: Monolingual communication in a language other than English between a multilingual staff and an LEP person (e.g., Korean to Korean).

Effective Communication: Communication sufficient to provide an LEP individual with substantially equivalent levels of service access received by non-LEP individuals. Staff must take reasonable steps to ensure communication with an LEP individual is as effective as communication with non-LEP individuals when providing similar programs and services.

External Stakeholder: A person who is not a sub-recipient employee and who has contact with, or is seeking information or services from, sub-recipient programs or activities. External stakeholders include, but are not limited to, members of the general public, renters, homeowners, and small business owners.

Federal Financial Assistance: Grants, loans, and advances of federal funds; the grant or donation of federal property and interests in property, or any other assistance as specified in 24 CFR Part I § 1.2(e).

Four-Factor Analysis: The analysis that recipients of federal funding are required to use to determine what language assistance measures are sufficient to assist LEP persons in the different programs and activities in which the recipient engages, as described in "Final Guidance to Federal Financial Assistant Recipients

regarding Title VI Prohibition against National Origin Discrimination, affecting Limited English Proficient Persons" published in the Federal Register (January 22, 2007). The four factors include:

1.) The number or proportion of LEP persons eligible to be served or likely to be encountered in the service population ("served or encountered" includes those persons who would be served or encountered by the recipient if the persons received adequate education and outreach and the recipient provided sufficient language services);

2.) The frequency with which LEP persons come into contact with the program;

3.) The nature and importance of the program, activity, or service provided by the program; and

4.) The resources available to execute the program and costs of providing the LEP services.

Fluent: The ability to express oneself easily and articulately in conversations and public speaking.

Interpretation: The act of listening to a communication in one language (source language) and orally converting it to another language (target language) while retaining the same meaning.

Language Access Plan (LAP): A written implementation plan that addresses identified needs of the LEP persons served.

Language Assistance Services: Oral and written language services needed to help LEP individuals communicate effectively with staff, and oral and written language services that provide LEP individuals with Meaningful Access to, and an equal opportunity to participate fully in, the services, activities, or other programs administered by DCA.

Limited English Proficient (LEP) Individuals: Individuals who do not speak English as their primary language and who have a limited ability to read, write, speak, or understand English because of their national origin. For purposes of Title VI and the LEP Guidance, persons may be entitled to language assistance with respect to a particular service, benefit, or encounter. (HUD LEP Guidance). LEP individuals may be competent in English for certain types of communication (e.g., speaking or understanding), but still demonstrate LEP for other purposes (e.g., reading or writing).

Meaningful Access: Accurate, timely, and effective participation in, or benefit from, federally-funded programs that is meaningfully equivalent to that of non-LEP individuals, at no cost to the LEP individual.

Multilingual staff or employee: A staff person or employee who has demonstrated fluency in English and reading, writing, speaking, or understanding at least one other language as authorized by his or her Division.

Primary Language: The language in which an individual most effectively communicates.

Proficient: The ability of a person to speak, read, write, and understand a language. An individual who is proficient in a language may, for example, be able to greet an LEP individual in his or her language or facilitate access to translation services, but not conduct Agency business in that language.

Qualified Translator or Interpreter: An in-house or contracted translator or interpreter who has demonstrated his or her competence to interpret or translate.

Recipient: Qualified applicants in compliance with 24 CFR §1.2(f) who are awarded federal, financial assistance. According to 24 CFR §1.2(f) Recipient is defined as "any State, political subdivision of any State, or instrumentality of any State or political subdivision, any public or private agency, institution, organization, or other entity, or any individual, in any State, to whom Federal financial assistance is

extended, directly or through another recipient, for any program or activity, or who otherwise participates in carrying out such program or activity (such as a redeveloper in the Urban Renewal Program), including any successor, assign, or transferee thereof, but such term does not include any ultimate beneficiary under any such program or activity."

Sight Translation: Oral rendering of written text into spoken language by an interpreter without change in meaning based on a visual review of the original text or document.

Sub-recipient: Any public or private agency, institution, organization, or other entity to whom federal financial assistance is extended, through DCA for any program or activity, or who otherwise participates in carrying out such program or activity, but such term does not include any Beneficiary under any such program.

Translation: The replacement of written text from one language (source language) into an equivalent written text in another language (target language).

Vital Document: Any document that is critical for ensuring Meaningful Access to the recipients' major activities and programs by beneficiaries generally and LEP persons specifically. Whether or not a document (or the information it solicits) is "vital" may depend upon the importance of the program, information, encounter, or service involved, and any consequences the LEP person might face if the information in question is not provided accurately or in a timely manner. For instance, applications for auxiliary activities, such as certain recreational programs in public housing, would not generally be considered a vital document, whereas applications for housing would be considered vital. However, if the major purpose for funding the recipient were its recreational program, documents related to those programs would be considered vital. Where appropriate, recipients are encouraged to create a plan for consistently determining, over time and across its various activities, what documents are "vital" to the Meaningful Access of the LEP populations they serve.

## Section 5: Four-Factor Analysis

***Factor 1: Number or Proportion of LEP Persons Served or Encountered in Eligible Service Population***

To determine the proportion of LEP persons served or encountered in any service area in the City of Oxford, demographic data was used in an analysis of Factor 1.

The City of Oxford reviewed LEP data to identify if the city exceeded 5 percent of the area population or 1,000 individuals within a geographic area (City of Oxford). The City of Oxford has a population of 1,727 people. It was determined that City of Oxford does not reach the aforementioned thresholds as 3.1 percent of the population “speaks English less than ‘very well’” according to the Census Bureau’s American Community Survey (ACS) 5-year estimates (2020-2024) – Table “S1601: Language Spoken at Home by Ability to Speak English for the Population 5 Years and Older.” In raw numbers, this is not above the threshold of 1,000 individuals with 53 non-English-speaking individuals speaking English “less than ‘very well’”. (Copies of these reports may be found in Appendix B.)

Utilizing the DCA mapping tool it was determined that the City of Oxford does not fall within areas which have LEP persons within the set thresholds. Neither the City of Oxford jurisdiction nor the CDBG project area cross the 5% or 1,000 individual thresholds.

The City of Oxford will update this information using ACS data and the DCA mapping tool every five years in accordance with the overall update of its LAP policy.

***Factor 2: Frequency with which LEP Individuals Come into Contact with the Program(s)***

The City of Oxford determined LEP persons will predominantly come into contact with DCA programs on an annual basis. The Community HOME Investment Program Grant annual competition and its set asides are the primary programs through which contact will occur. Engagement with the public may occur at the below listed steps:

a. When notifying the public about a grant award application and its proposed activities

b. When notifying the public about the grant award and its funded activities

c. When seeking applicants to participate in the program (e.g., when seeking homebuyers about new housing opportunities)

d. When seeking qualified contractors

e. When working with homeowners selected for assistance

f. When seeking bids from builders to construct homes

g. When notifying the public about a grant award closeout and its accomplishments

Additional contact may occur between residences and the City of Oxford regarding other programs receiving HUD funding. Those residents provided housing through the FVHA would have a higher frequency of contact that may occur on a daily or weekly basis.

LEP individuals will receive direct language assistance commensurate with the frequency with which these individuals interact with the programs.

***Factor 3: Nature and Importance of the Program, Activity, or Service Provided by Program(s)***

While the City of Oxford will provide outreach regarding services available to LEP individuals across all program(s), the city will prioritize vital document translation and subsequent LEP outreach based on the importance of the activity, information, service, or program or possible consequences of a lack of service to the LEP persons.

LEP outreach will focus on the programs that provide critical services to program recipients, including but not limited to: homeowners, landlords, renters, and small business owners. Those programs that provide a means of helping individuals obtain or rehabilitate housing or supporting businesses are critically important to LEP individuals.

The City of Oxford will be replacing and upgrading water lines in three target areas throughout the City. The purpose of replacing and upgrading water lines in this area is provide much needed improvements in water infrastructure. This is a predominantly low-to-moderate income area and will be served by improved water service by the City. Denial or delay of services or information will not have serious or even life-threatening implications for the LEP individual.

***Factor 4: Resources Available and Costs of Providing LEP Services***

The City of Oxford takes all reasonable steps to ensure Meaningful Access for LEP persons to city programs and activities. The availability of resources, however, may limit the provision of language services in some instances. "Reasonable steps" may cease to be reasonable when the costs imposed substantially exceed the benefits. The City of Oxford's LAP balances the needs of the LEP community with the funding resources available.

The City of Oxford has determined that due to its limited resources and small number of LEP individuals within the city the translation of all vital documents is not cost effective. The city, however, does recognize the importance of providing Meaningful Access for LEP persons. The City of Oxford has determined that public notices, fliers, and any applications for assistance should have notifications of available translation services. In an effort to further provide services to LEP persons, City of Oxford will make LEP individuals aware of the forms that are available in multiple languages on the HUD website. The City of Oxford may also, when appropriate, utilize free websites to translate written materials. The costliest option for providing LEP services would be to contract with outside persons that are proficient in interpretation of spoken word and in translation of documents. City of Oxford will do this when necessary. It is expected that the cost of obtaining such services will vary depending upon the nature of the services requested, and the service provider selected.

The City of Oxford has identified those vital documents for each federally-funded program it operates that directly affects LEP individuals and for which a delay in service provision might significantly, negatively impact the wellness of any individual that program serves. The City of Oxford has determined that, when appropriate, public notices, fliers, and any applications for assistance are considered vital. In addition to any vital documents, the City of Oxford will also disseminate federally-provided fair housing documents and brochures to clients, whenever applicable.

## Section 6: Staff as Resources

The City of Oxford has undertaken or will undertake the following tasks to ensure that LEP individuals have Meaningful Access to federally-funded services, programs, and activities. These tasks are predominantly focused on addressing the needs of LEP individuals accessing sub-recipient-administered housing assistance and other programs.

The City of Oxford names the City Manager as its LAP Coordinator.

Broadly speaking, the LAP Coordinator will coordinate compliance with DCA's and City of Oxford's respective LAPs. The LAP Coordinator is expected to:

- Communicate City of Oxford staff's responsibility to provide language access services to the local LEP population, including the dissemination of DCA's and the City of Oxford 's LAP to staff;
- Train staff involved in programs and activities on LEP requirements;
- Keep records of assistance provided and actions taken; and
- Update the Four-Factor Analysis and LAP, as needed.

## Section 7: Language Assistance Measures

### Provision of Language Access Services to LEP Individuals

All of the City of Oxford programs with direct contact with the public are responsible for providing written or oral language services. “I Speak” cards are used by all staff who may have direct interaction with LEP individuals to identify language needs and begin the provision of access services. The “I Speak” card used by DCA is included within this document.

### Plan for Providing Language Access Services to Meeting Participants and Attendees

The City of Oxford will leverage translation services and bilingual staff to provide interpretation services as needed for all meetings related to program eligibility determinations. The City of Oxford is committed to providing interpreters for large, medium, small, and one-on-one meetings with any LEP individuals or organizational representatives as needed and as appropriate.

The City of Oxford will include a statement in its meeting notices indicating that 1) the City of Oxford is prepared to provide appropriate language services for LEP individuals and 2) requesting that the respondent identify any language services needed within a specified period of time, including which language(s) such services are required.

The City of Oxford‘s ability to provide an in-person interpreter upon request is limited by available resources and the scheduling availability of the translation service(s).

### Plan for Translating Informational Materials Detailing Provided Services and Activities

The City of Oxford will ensure that all important documents—whether “vital” or relating to public engagement — are translated into the relevant language upon request.

Those programs identified in the Four-Factor Analysis (in which LEP individuals may directly interact with the City of Oxford programs or staff) are prioritized in the translation of vital documents, identified in step four. Classification of a document as “vital” depends upon the importance of the program, information, encounter, or service involved, and the consequence to the LEP person if the information in question is not provided accurately or in a timely manner.

The City of Oxford will assess the considerations in this Plan, including the Four-Factor Analysis, and make decisions within agency discretion, and consistent with component language access plans as to how to provide Meaningful Access to written texts.

#### *Translation of Notices, Public Hearings, and Citizen Participation Periods*

Any printed materials disseminated by the City of Oxford intended for public outreach will include a “language disclaimer” at the bottom of the document, stating that further information is available and that an interpretation of materials is available upon request for those who plan to attend associated public hearings.

### Complaints and Appeals

Any person who believes they have been denied the benefits of this LAP or that DCA has not complied with Title VI of the Civil Rights Act of 1964, 42 U.S.C. 2000(d) and Executive Order 13166 regulations may file a complaint with City of Oxford LAP Coordinator. The department or program POC may be the

first point of contact for any complaints or appeals, but City of Oxford LAP Coordinator must be informed of all complaints and appeals. The LAP Coordinator will provide oversight of the complaint/appeal resolution process. To file a complaint, submit the written complaint to:

City of Oxford
110 W. Clark St.
Oxford, GA 30054

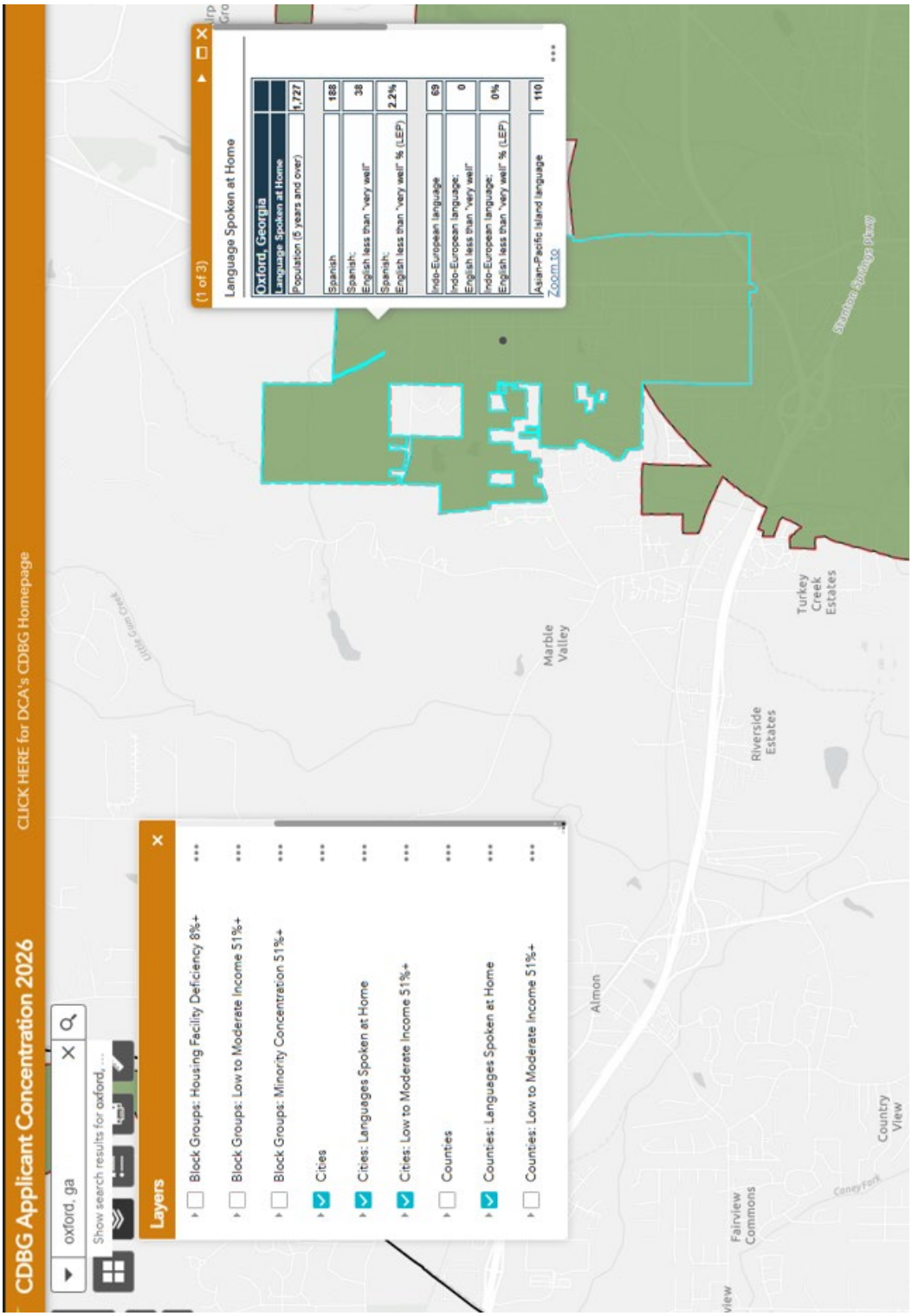
## Section 8: Monitoring, Evaluating and Updating LAP

The City of Oxford will monitor and maintain Language Access Plan year-round. The LAP will be updated every five years to reassess the number of LEP individuals in the city and the effectiveness of the services provided. The City of Oxford will review American Community Survey data as it is updated to determine the size of LEP populations and the languages of LEP populations within the City of Oxford, review additional guidance provided by HUD, and update the Language Access Plan accordingly.

This Page is Intentionally Left Blank

# Appendix A: DCA Mapping Tool

CDBG Applicant Concentration 2026, https://georgia-dca.maps.arcgis.com/



## Appendix B: ACS Data Reports

Census Bureau's American Community Survey (ACS) 5-year file (2024)
Table: ACSST5Y2024.S1601

| | Oxford city, Georgia | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| | Total | | Percent | | | | | |
| | | | | | Speak English less than "very well" | | Percent speak English less than "very well" | |
| Label | Estimate | Margin of Error | Estimate | Margin of Error | Estimate | Margin of Error | Estimate | Margin of Error |
| Population 5 years and over | 1,727 | ±228 | (X) | (X) | 53 | ±51 | 3.1% | ±2.9 |
| Speak only English | 1,326 | ±224 | 76.8% | ±7.8 | (X) | (X) | (X) | (X) |
| Speak a language other than English | 401 | ±146 | 23.2% | ±7.8 | 53 | ±51 | 13.2% | ±11.5 |
| SPEAK A LANGUAGE OTHER THAN ENGLISH | | | | | | | | |
| Spanish | 188 | ±134 | 10.9% | ±7.4 | 38 | ±43 | 20.2% | ±17.3 |
| 5 to 17 years old | 35 | ±65 | 2.0% | ±3.6 | 0 | ±14 | 0.0% | ±60.6 |
| 18 to 64 years old | 153 | ±104 | 8.9% | ±5.8 | 38 | ±43 | 24.8% | ±25.3 |
| 65 years old and over | 0 | ±14 | 0.0% | ±2.7 | 0 | ±14 | - | ** |
| Other Indo-European | 69 | ±65 | 4.0% | ±3.8 | 0 | ±14 | 0.0% | ±43.2 |
| 5 to 17 years old | 0 | ±14 | 0.0% | ±2.7 | 0 | ±14 | - | ** |
| 18 to 64 years old | 69 | ±65 | 4.0% | ±3.8 | 0 | ±14 | 0.0% | ±43.2 |
| 65 years old and over | 0 | ±14 | 0.0% | ±2.7 | 0 | ±14 | - | ** |
| Asian and Pacific Island languages | 110 | ±67 | 6.4% | ±4.0 | 15 | ±22 | 13.6% | ±23.1 |
| 5 to 17 years old | 0 | ±14 | 0.0% | ±2.7 | 0 | ±14 | - | ** |
| 18 to 64 years old | 99 | ±71 | 5.7% | ±4.2 | 4 | ±9 | 4.0% | ±9.4 |
| 65 years old and over | 11 | ±21 | 0.6% | ±1.2 | 11 | ±21 | 100.0% | ±100.0 |
| Other languages | 34 | ±38 | 2.0% | ±2.1 | 0 | ±14 | 0.0% | ±61.5 |
| 5 to 17 years old | 0 | ±14 | 0.0% | ±2.7 | 0 | ±14 | - | ** |
| 18 to 64 years old | 34 | ±38 | 2.0% | ±2.1 | 0 | ±14 | 0.0% | ±61.5 |
| 65 years old and over | 0 | ±14 | 0.0% | ±2.7 | 0 | ±14 | - | ** |
| CITIZENS 18 YEARS AND OVER | | | | | | | | |
| All citizens 18 years old and over | 1,458 | ±201 | (X) | (X) | 28 | ±37 | 1.9% | ±2.6 |
| Speak only English | 1,180 | ±183 | 80.9% | ±6.3 | (X) | (X) | (X) | (X) |
| Speak a language other than English | 278 | ±102 | 19.1% | ±6.3 | 28 | ±37 | 10.1% | ±13.9 |
| Spanish | 132 | ±95 | 9.1% | ±6.2 | 17 | ±29 | 12.9% | ±21.6 |
| Other languages | 146 | ±87 | 10.0% | ±5.9 | 11 | ±21 | 7.5% | ±15.8 |

# Appendix C: "I speak" cards



**Europe**

70 **Albanian** Shqip
Tregoni ate gjuhë gjuhën që flitni.
Do të gjejmë një përkthyes për ju.

72 **Armenian** Հայերէն
Ցոյց տուէք ո՞ր լեզուն կը խօսիք՝
որպէսզի թարգմանիչը մը կարնայ տաքիք.

136 **Basque** Euzkera
Zeure izkuntza atzamarraguz erakutzi.
Euzkeratrail bateri deituko deutsagu.

69 **Bulgarian** Български език
Посочете Вашия език.
Ние ще извикаме преводач за Вас.

132 **Catalan** Català
Assenyali amb el dit el seu idioma.
Es trucarà a un intèrpret.

67 **Croatian** Hrvatski
Molim Vas, pokažite nam Vaš jezik.
Zvat ćemo tumača za Vas.

63 **Czech** Česky
Ukažte, který je váš jazyk.
Zavoláme tlumočníka.

55 **Danish** Dansk
Peg på dit sprog.
En tolk vil blive tilkaldt.

56 **Dutch** Nederlands
Wijs uw taal aan.
Wij zullen u een tolk geven.

77 **Estonian** Eesti Keel
Näidake oma emakeelele.
Me muretseme teile tõlgi.

52 **Finnish** Suomi
Osoittakaa teidän kielenne.
Tulkki kutsutaan auttamaan teitä.

58 **French** Français
Montrez-nous quelle langue vous parlez.
Nous vous fournirons un/e interprète.

57 **German** Deutsch
Zeigen Sie auf Ihre Sprache.
Wir rufen einen Dolmetscher an.

71 **Greek** Ελληνικά
Δείξτε ποιά γλώσσα μιλάτε και
θα καλέσει ένας διερμηνέας.

65 **Hungarian** Magyar
Válassza ki az ön által beszélt nyelvet.
Kapcsoljuk a tolmácsot.

133 **Icelandic** Íslenska
Bentu á þitt tungumál.
Það verður hringt í túlk.

59 **Italian** Italiano
Faccia vedere qual è la sua lingua.
Un interprete sarà chiamato.

75 **Lithuanian** Lietuvių Kalba
Parodyk tavo kalbamą kalbą.
Vertėjas bus pakviestas.

68 **Macedonian** Македонски
Посочете молам Ваш јазик.
Ке викаме преводлац Vas da doide.

54 **Norwegian** Norsk
Pek på ditt språk.
En tolk vil bli tilkalt.

62 **Polish** Polski
Proszę wskazać na swój język ojczysty.
Tłumacz zostanie poproszony do telefonu.

61 **Portuguese** Português
Aponte seu idioma.
Providenciaremos um intérprete.

66 **Romanian** Românește
Indicați limba pe care o vorbiți.
Veți fi pus în legătură cu un interpret.

78 **Russian** Русский Язык
Укажите, на каком языке Вы говорите.
Сейчас Вам вызовут переводчика.

148 **Serbian** Српски
Молим Вас, покажите нам Ваш језик.
Звaћемо тумача за Вас.

64 **Slovak** Slovensky
Ukážte na vašu reč.
Zavoláme tlmočníka.

69 **Spanish** Español
Señale su idioma.
Se llamará a un intérprete.

53 **Swedish** Svenska
Peka ut Ert språk.
En tolk kommer att tillkallas.

76 **Ukrainian** Українська Мова
Покажіть, якою мовою ви говорите.
Зараз викличуть вам перекладача.

135 **Yiddish** יידיש
וויזט אן אויף אייער שפראך.
מיר וועלן אנרופן אן איבערזעצער.

**Pacific Islands**

120 **Aklan** Aklanon
Ituro mo ro atong hambae.
Magtawag kami et mag-interprete.

127 **Fijian** Kaiviti
Dusia na nomu vosa.
Ena qai kacivi edua mi vakavaka dewa.

135 **Ilocano** Ilokano
Ibudom iti suom.
Umayab kam iti interprete.

50 **Indonesian** Bahasa Indonesia
Tunjukkan bahasamu.
Jurubahasa akan disediakan.

52 **Malay** Bahasa Malaysia
Tunjukkan yang mana bahasa anda.
Seorang jurubahasa akan diberitahu.

126 **Samoan** Gagana Samoa
Tusi lou 'a'ao i lau gagana.
O le a vala'aulia se tasi e fa'amatala 'upu mo 'oe.

117 **Tagalog** Tagalog
Pakituro mo nga ang iyong wika.
Magpapatawag ako ng interprete.

128 **Tongan** Tonga
Tuhu kihe lea 'oku ke lea 'aki.
'E fetu'utaki kihe fakatonulea.

**North America, South America, and Caribbean**

58 **French** Français
Montrez-nous quelle langue vous parlez.
Nous vous fournirons un/e interprète.

129 **Haitian Creole** Kreyòl Ayisyen
Montre lang ou-a.
Yap voye chèche yon entèprèt.

144 **Navajo** Diné
Saad bée honisíngíí nila' bee bik'idiłhíih.
Ata' halneeʼ ła' náhíchʼį hodoonih.

61 **Portuguese** Português
Aponte seu idioma.
Providenciaremos um intérprete.

60 **Spanish** Español
Señale su idioma.
Se llamará a un intérprete.

Language Line services

# Language Identification Card

As a Language Line Services customer you have access to over-the-phone interpretation 24 hours a day, 7 days a week. Use this Language Identification Card in a face-to-face situation, to determine which language a person speaks. The Language ID Card lists the languages most frequently encountered in North America, grouped by the geographical region where they are commonly spoken.

- To use the Language ID Card efficiently, locate the geographical region where you believe the non-English speaker may be from. (Pacific Islands, Europe, etc.)
- Show the person the languages listed for that region. The message underneath each language says: "Point to your language. An Interpreter will be called."

Sample:

00 **English** English
Point to your language.
An Interpreter will be called.

- Refer to your Quick Reference Guide (QRG) to access an interpreter through Language Line Services. In most cases, an interpreter is available within seconds.
- If you are unable to identify the language, our representative will help you.

*Please note: Listing of languages within this card does not guarantee availability of interpreters in these languages. Language Line Services interprets from English into more than 140 languages, only the most requested languages are listed here. This list is subject to change based upon demand.*

©MLS 2001 • For more information about our services, from North America call 1 800 752-6096, option 1. Language Line Services, One Lower Ragsdale Drive, Monterey, CA 93940

**India, Pakistan, and Southwest Asia**

84 **Bengali** বাংলা
আপনি কোন ভাষায় কথা বলেন · জানান ।
আমরা দোভাষ জন্য একজন অনুবাদক আনবন ।

85 **Bhojpuri** भोजपुरी
तैऊजे बाकुलाव का बा ?
तैआदेव एगो दुभाषिया बोलावे जाई ।

83 **Gujarati** ગુજરાતી
તમારી ભાષા ઇશારો બતાવો.
તમારા માટે ભાષાંતર કરનાર બોલાવી આપશે.

82 **Hindi** हिन्दी
अपनी भाषा इशारे से दिखाइये ।
आपके लिए दुभाषिया बुलाया जाएगा ।

88 **Malayalam** മലയാളം
നിങ്ങൾ ഏത് ഭാഷയാണ് സംസാരിക്കുന്നതെന്ന് കാണിച്ചു തരിക. ഒരു വ്യാഖ്യാതാവിനെ വിളിക്കാം.

81 **Nepali** नेपाली
आफ्नो भाषा देखाउनु होस् ।
तपाईंको भाषा बोल्ने व्यक्ति बोलाइने छ ।

80 **Punjabi** ਪੰਜਾਬੀ
ਆਪਣੀ ਬੋਲੀ ਇਸਾਰੇ ਨਾਲ ਦਸੋ ।
ਤੁਹਾਡੇ ਵਾਸਤੇ ਦੁਭਾਸ਼ੀਆ ਇੱਥੇ ਦਾਖਲ ਮੁਲਾਕਾਤ ਲਾਵੇਗਾ ।

89 **Sinhalese** සිංහල
ඉඟියි භාසාය කොටියි පෙන්නන්න.
පිරිනැ සඳහා පරිවර්තකයෙක් ගෙනෙයි.

137 **Tamil** தமிழ்
[illegible]

79 **Urdu** اُردو
آپ کون سی زبان میں بات کرتا پسند کریں گے؟
آپ کی مدد کیلئے انہی کی ترجمان کو بلایا جائے گا۔

**Africa**

27 **Amharic** አማርኛ
[illegible]

90 **Arabic** اللغة العربية
أشر إلى لغتك
وستدعى لمترجم هاتفي.

19 **Bambara** Bamanankan
I bolo da i fakan kan.
An benna kuma yelemabuga do wele.

58 **French** Français
Montrez-nous quelle langue vous parlez.
Nous vous fournirons un/e interprète.

22 **Hausa** Hausa
Nuna yârenkà/yârenki.
A à kirâ tafintà.

59 **Italian** Italiano
Faccia vedere qual è la sua lingua.
Un interprete sarà chiamato.

61 **Portuguese** Português
Aponte seu idioma.
Providenciaremos um intérprete.

141 **Portuguese Creole** Cabo Verdiano
Ponta pa bu lingua.
Un intrepeto ta ser chamado.

142 **Somali** Afsomali
Tilmaan afka aad ku hadasho.
Tarjumaan ayaa la wacayaaye.

26 **Swahili** Kiswahili
Onyesha lugha yako.
Tutamwita mtu atakayekufasiria.

28 **Tigrinya** ትግርኛ
[illegible]

20 **Wolof** Wolof
Wan ñu sa làkk.
Negal dinañu la wutal ab tekkikat.

21 **Yoruba** Yorùbá
Ṣọ́ka sí èdè rẹ.
Á ó pe ògbìfọ̀ wá.

**Middle East**

90 **Arabic** اللغة العربية
أشر إلى لغتك
وستدعى لمترجم هاتفي.

72 **Armenian** Հայերէն
Ցոյց տուէք ո՞ր լեզուն կը խօսիք՝
որպէսզի թարգմանիչը մը կարնայ տաքիք.

139 **Assyrian** ܣܘܪܝܝܐ
[illegible]

111 **Dari** دری
شما بکدام زبان گپ میزنید؟
یک ترجمان میاید.

107 **Farsi** فارسی
برایتی که صحبت میکنید نشان دهید.
برای شما مترجم میاریم

106 **Hebrew** עברית
הצבע על השפה שלך
נקרא למתרגם מיד

140 **Kurdish** کوردی
زمانی خۆت دەستنیشان بکە
تەرجەمانێکت بۆ بانگ دەکەین بەم سەرنامانەوە

110 **Pashto** پښتو
خپله ژبه وښایه
ژبه ترجمان در سره غږی وکړی.

112 **Turkish** Türkçe
Kendi anadilinizi gösterin.
Size bir tercüman çağrılacaktır.

**Asia**

| China | 请指出您的语言 | 請指出您的語言 |
|---|---|---|
| 31 Cantonese | 廣東話 | 广东话 |
| 38 Chaochow | 潮州話 | 潮州话 |
| 32 Fukienese | 福建話 | 福建话 |
| 35 Mandarin | 國語 | 国语 |
| 37 Shanghai | 上海話 | 上海话 |
| 33 Taiwanese | 台灣話 | 台湾话 |
| 36 Toishanese | 台山話 | 台山话 |

**Asia**

42 **Burmese** မြန်မာစာ
[illegible]

48 **Cambodian** ភាសាខ្មែរ
[illegible]

46 **Hmong** Hmoob
Thov taw tes rau koj yam lus.
Peb yuav hu ib tug neeg txhais lus rau koj.

50 **Indonesian** Bahasa Indonesia
Tunjukkan bahasamu.
Jurubahasa akan disediakan.

40 **Japanese** 日本語
あなたの話す言葉を指さしてください。
通訳を呼びます。

41 **Korean** 한국말
당신이 쓰는 말을 가리키세요.
통역사를 불러 드리겠어요.

43 **Laotian** ພາສາລາວ
[illegible]

51 **Malay** Bahasa Malaysia
Tunjukkan yang mana bahasa anda.
Seorang jurubahasa akan diberitahu.

45 **Mien** Mienh
Nuqv meih nyei waac mbuox yie lauz,
yie heuc faan waac mienh hun meih nc.

47 **Thai** ภาษาไทย
[illegible]

49 **Vietnamese** Tiếng Việt
Chỉ rõ tiếng bạn nói.
Sẽ có một thông dịch viên nói chuyện với bạn ngay.

**Language Line Services also offers Document Translation**
For more information contact us:
Phone: 1 888 763-3364 • Fax: 1 800 648-0170
E-mail: translation@languageclinc.com
Web: www.LanguageLine.com

Printed on recycled paper: RS 09/01

**CITY OF OXFORD**
**COMMUNITY DEVELOPMENT BLOCK GRANT**
**26P-X-107-2-6851**

**Special Condition: Build America, Buy America Act Requirements**

I _____ certify that I have read and agree to the following Build America, Buy America (BABA) requirements:

BABA requires products purchased in connection with infrastructure projects funded by Federal financial assistance programs to be produced in the United States, known as the "Buy America Preference (BAP)". Specifically, this is a statutory requirement that Federal funding for infrastructure projects use "covered materials" that are "American-made." The BAP applies to the following products: Iron and steel; Manufactured products; Construction materials; and Manufactured products. For FY2026 awards, BAP will include Iron & Steel, Specifically Listed Construction Materials, All Other Construction Materials, and Manufactured Products. Specifically Listed Construction materials consist of metals other than iron and steel (non-ferrous metals), lumber, composite building materials, and plastic and polymer-based pipe and tube (e.g., PVC pipe). All Other Construction Materials consists of glass, drywall, and other construction materials. Manufactured Products consists of a material or supply used in an infrastructure project that is not iron or steel or a construction material.

_____

Signature / Title Date

ATTEST:

_____

Signature / Title Date

NOTE: This statement is intended to satisfy a special condition requirement assigned to the Community Development Block Grant (CDBG) 26P-X-107-2-6851.
Any further requirements issued by the Department of Community Affairs (DCA) regarding this item number should be communicated directly to the Recipient.

**AN ORDINANCE TO AMEND THE OXFORD ZONING ORDINANCE, AS AMENDED, CITY OF OXFORD CODE OF ORDINANCES PART II, CHAPTER 40, ARTICLE II, TABLE 4.1 AND SECTIONS 40-548-40.572 SO AS TO MODIFY THE USE PROVISIONS OF THE AG AGRICULTURAL DISTRICT; AND FOR ALL OTHER LAWFUL PURPOSES.**

**WHEREAS**, Newtown County is experiencing a rise in the prevalence of data center and associated industrial uses; and

**WHEREAS**, the City of Oxford finds that these uses are encroaching closer to the city limits; and

**WHEREAS**, these uses have ancillary effects and uses during the construction and development phases that may impact the City of Oxford; and

**WHEREAS**, the City of Oxford finds it in the interest of the City and its residents to establish use provisions that may allow, under certain conditions, these ancillary effects and uses to be permitted within the City; and

**WHEREAS**, the City of Oxford Code of Ordinances should be modified to ensure these uses do not negatively impact the adjacent properties; and

**WHEREAS**, this ordinance is adopted pursuant to Georgia Constitution Article IX, Section II, Paragraph IV which empowers the governing authority of each county and of each municipality to adopt plans and exercise the power of zoning; and

**WHEREAS**, the Oxford City Council finds this amendment to the affected zoning district regulations will serve the public health, safety, and general welfare of the community.

**THE CITY COUNCIL OF THE CITY OF OXFORD, GEORGIA, HEREBY ORDAINS as follows:**

## SECTION 1: AG AGRICULTURAL DISTRICT REVISIONS

**Section 1.A:** City Code Chapter 40 Table 4.1 governing permitted and conditional uses for rural and residential zoning districts is amended as follows with permanent deletions in ~~strikethrough~~ and **bold** format and permanent additions in underline and **bold** format.

TABLE 4.2 PERMITTED AND CONDITIONAL USES FOR RURAL AND RESIDENTIAL ZONING DISTRCTS

P = Permitted; C = Conditional Use; X = Prohibited

| Use Description (additional reference) | CONS | AG | RR | R-30 | R-20 | R-15 | R-7.5 | R-TH |
|---|---|---|---|---|---|---|---|---|
| ACCESSORY USES AND STRUCTURES | | | | | | | | |

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| Accessory uses and structures not otherwise listed in this table, determined by the Zoning Administrator to be normally incidental to one or more permitted principal uses (section 40-524) | P | P | P | P | P | P | P | P |
| Accessory dwelling unit, attached or detached (section 40-525) | P | P | P | P | P | X | X | X |
| Carport, subject to specific limitations as specified in the article on parking | P | P | P | P | P | P | P | P |
| Dog house or other household pet structure | P | P | P | P | P | P | P | P |
| Dwelling, farm tenant | C | C | X | X | X | X | X | X |
| Garden (crops, botanical, orchard) | P | P | P | P | P | P | P | P |
| Greenhouse | P | P | P | P | P | P | P | P |
| Guest house (section 40-533) | P | P | P | P | X | X | X | X |
| Home occupation (section 40-534) | P | P | P | P | P | P | P | P |
| Riding stable, horse or pony, private | P | P | X | X | X | X | X | X |
| Sign, per City sign regulations | P | P | P | P | P | P | P | P |
| Storage shed, side or rear yard only | P | P | P | P | P | P | P | P |
| Swimming pool, private (section 40-540) | X | P | P | P | P | P | X | X |
| Tennis court, private (section 40-541) | X | P | P | P | X | X | X | X |
| Tower, amateur radio (section 40-526) | P | P | C | C | X | X | X | X |
| Wireless telecommunication equipment and wireless telecommunication facilities | X | X | X | X | X | X | X | X |
| AGRICULTURAL USES | | | | | | | | |
| Agriculture, agricultural facilities, and agricultural | C | P | P | X | X | X | X | X |

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| operations, except as more specifically noted in this table | | | | | | | | |
| Boarding of horses (and associated facilities (e.g., stable/barn)) | C | P | X | X | X | X | X | X |
| Dairy | X | P | X | X | X | X | X | X |
| Forestry | C | P | C | X | X | X | X | X |
| Livestock, cattle or sheep or similar animal | C | P | C | C | X | X | X | X |
| Livestock, poultry or hog | C | P | C | C | X | X | X | X |
| RESIDENTIAL USES | | | | | | | | |
| Dwelling, single-family, fee simple, detached, stick/site-built | P | P | P | P | P | P | P | P |
| Dwelling, single-family, detached, condominium, stick/site built | X | X | X | X | X | X | X | P |
| Dwelling, multifamily apartment | X | X | X | X | X | X | X | X |
| Dwelling, multifamily, attached condominium | X | X | X | X | X | X | X | C |
| Dwelling, single-family, fee simple, detached, stick/site-built, relocated from another site | P | P | P | P | P | P | X | X |
| Dwelling, townhouse, fee simple (section 40-542) | X | X | X | X | X | X | X | P |
| Industrialized building, residential (single-family, detached) | P | P | P | P | P | P | P | P |
| Manufactured home | X | X | X | X | X | X | X | X |
| Mobile home | X | X | X | X | X | X | X | X |
| INSTITUTIONAL USES | | | | | | | | |
| Cemetery | C | C | C | C | C | X | X | X |
| Church, temple, synagogue, place of worship | X | X | C | X | X | X | X | X |
| Club or lodge, nonprofit (VA, Elks, etc.) | X | X | X | X | X | X | X | X |

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| Group home or rooming house, not more than 4 persons plus caretakers | X | X | C | C | C | C | X | X |
| Institutionalized residential living and care facilities, serving fewer than 18 persons | X | X | X | X | X | X | X | X |
| Public use, including public school | P | P | P | P | P | P | P | P |
| School, private, for the arts | X | X | X | X | X | X | X | X |
| School, private, elementary, middle, high | X | X | X | X | X | X | X | X |
| School, private, special | X | X | X | X | X | X | X | X |
| School, private, trade | X | X | X | X | X | X | X | X |
| RECREATIONAL USES | | | | | | | | |
| Commercial recreational facilities (indoor and outdoor) | X | X | X | X | X | X | X | X |
| Community garden | P | P | P | P | P | P | P | P |
| Community recreation | X | X | P | P | P | P | P | P |
| Conservation or common area | P | P | P | P | P | P | P | P |
| Community building | X | X | P | P | P | P | P | P |
| Outdoor recreation | C | C | C | C | C | C | C | C |
| COMMERCIAL USES | | | | | | | | |
| Bed and breakfast inn | X | C | C | C | X | X | X | X |
| Country club | X | X | X | X | X | X | X | X |
| Day care center serving fewer than 18 children | X | X | X | X | X | X | X | X |
| Family day care home | X | C | C | C | C | C | C | C |
| Golf course including clubhouse, etc. | X | X | C | X | X | X | X | X |
| Greenhouse or plant nursery, commercial | X | P | C | X | X | X | X | X |
| Kennel | X | C | X | X | X | X | X | X |
| **Parking lot, off-site** | **X** | **C** | **X** | **X** | **X** | **X** | **X** | **X** |
| Retreat center | C | C | X | X | X | X | X | X |
| Special event facility | C | C | C | X | X | X | X | X |
| Riding stable or commercial boarding of horses | X | C | X | X | X | X | X | X |
| U-pick farm operation | X | P | X | X | X | X | X | X |

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| Veterinary clinic or animal hospital | X | C | X | X | X | X | X | X |

**Section 1.B:** City Code Chapter 40 Section 40-548-40.572 governing specific uses within zoning districts is amended to add use provisions and standards for off-site parking as follows with permanent deletions in ~~strikethrough~~ and **bold** format and permanent additions in underline and **bold** format.

Secs. 40-548. **Parking Lot, Off-Site.**

**In the AG District, off-site parking lots shall be subject to the following:**

**(a) The minimum lot size for an off-site parking lot is 10 acres.**

**(b) Parking areas are not required to be paved; however, such areas must be covered with a dust-free surface, subject to approval by the Planning Commission and City Council.**

**(c) Parking areas shall be at least 200 feet from any road frontage.**

**(d) Parking areas shall be at least 100 feet from any property line.**

**(e) Parking areas shall be screened from view of any public street or adjacent property with a landscape buffer at least 40 feet in width. Such buffer may consist of planted or natural vegetation or a combination of the two.**

- **(1) Notwithstanding the provisions of Sec. 40-901, planted buffers shall contain at least 50% deciduous plant material with the remainder consisting of a mix of evergreen trees and shrubs.**
- **(2) Deciduous plant material shall be spaced no more than 30 feet on center.**
- **(3) The Planning Commission or City Council may, at their discretion, require additional screening material.**

**Secs. 40-549**-40.572.Reserved.

**City of Oxford**

# Invoices > $1,000
# Paid October 1-30, 2026

| VENDOR | DESCRIPTION | AMOUNT |
|---|---|---|
| **RECURRING CHARGES** | | |
| **GMEBS- Life & Health Insurance Trust** | Monthly Employee Healthcare Benefits - October 2026; Inv# 387107 | 22,447.16 |
| **Federal Tax Deposit** | Federal Payroll Taxes - October 2026 | 25,693.31 |
| **City of Oxford (Utilities)** | Monthly Utility Charges - September 2026; Inv# 09302026 | 2,016.55 |
| **Newton County Water & Sewerage Authority** | Plant Operation & Maintenance (8/28-9/28/26); Inv# 78267 | 9,881.20 |
| **GMEBS- Retirement Trust Fund** | Retirement Fund - October 2026; Inv# 520180 | 2,583.25 |
| **Latham Home Sanitation Co., Inc.** | Contracted Garbage Pickup - September 2026; Inv# 10012026 | 10,438.75 |
| **Courtware Solutions Inc** | September 2026; Inv# SEP-26 | 1,200.00 |
| **U.S. Department of Energy** | September 2026 Purchase of Power; Inv# B-26-3060 | 4,164.84 |
| **VC3 Inc** | IT in a Box - October 2026; Inv# VC3-265047 | 4,603.76 |
| **Newton County Board of Commissioners** | Water Purchase - September 2026; Inv# 3582 | 30,356.00 |
| **PURCHASES/CONTRACT LABOR** | | |
| **Kemp-Meek Manufacturing** | Velocity 720 Touch Reader - Water Meters; Inv# 23756 | 1,259.80 |
| **Anderson Grading & Pipeline, LLC** | Repair 6" Water Main Break at 801 Wesley (Emory University); Inv# 2026-35 | 7,315.00 |
| **AtkinsRealis** | City of Oxford Multi Use Trail Design; Inv# 2073500 - $4,130.36; City of Oxford On Call Services; Inv# 2073501 - $2,104.73 | 6,235.09 |
| **Steven A. Hathorn** | Legal Services - 3rd Quarter / July-September 2026; Inv# 09252026 | 1,562.50 |
| **Consolidated Pipe & Supply Co., Inc.** | Repair Water Main Break in Front of City; 2 Hymax Couplings & Gate Valve; Inv# GA0219613 | 1,950.75 |
| **Concrete Constructors, Inc.** | East Soule Street Project; Application #04 09.25.2026 | 1,174,333.00 |
| **Schafer Plastics North America, LLC** | (50) 95 Gallon Roll Carts, (20) Spare Lids w/ Accessories for Replacements, Hot Stamp Plate Fee, Freight Costs; Inv# 038177 | 4,745.85 |
| **C. David Strickland, P.C.** | Legal Services - October 2026; Inv# 15815-15820 | 4,435.00 |
| **Interceptor Public Safety Products** | Upgrade Police Vehicle/Equipment (2024 Ford Explorer); Inv# 57464 | 9,489.44 |
| **Utility Service Co., Inc.** | Quarterly Water Tank Maintenance (Oct-Dec); Inv# 657097 | 3,903.28 |
| **Big & Heavy Equipment Service, LLC** | Repairs of Backhoe Loader (CAT 416F2): Removed and Replaced Faulty Inlet NOx Sensor, Removed and Replaced Tailpipe-Out Nox Sensor, DEF Injector Assembly, and DEF Tank Sensor Assembly; Performed Forced Regeneration, Cleared Aftertreatment Fault Codes, Verified DEF Dosing & Emissions System Operation, Tested Machine- No Faults Present- **Inv# 9513 $6,968.12**;<br>Performed Computer Diagnostic Due to Machine not Starting; Identified Failed Battery, Replaced Battery, Performed Service, Serviced Engine, Replaced Engine Oil, Oil & Air Filters, Inspected Hydraulic System and Components, Inspected Boom System and Swing<br>Assembly, Cleaned Radiator and Added Coolant.<br>**Inv# 9522 $2,979.22** | 9,947.34 |
| **Peach State Construction Co., LLC** | SR 81/Emory St Sidewalk Phase II Stored Materials; Inv# 2722-03 | 75,925.99 |
| **JAT Consulting Services, Inc.** | Professional Services 8/29/26 through 9/25/26; Inv# 2026-05-#03 | 2,956.25 |

| VENDOR | DESCRIPTION | AMOUNT |
|---|---|---|
| **Andrews Technology** | UKG Annual Software Charge for Time and Attendance System (12/01/26-11/30/27); Inv# OXGA104 | 3,706.00 |
| **Flock Group Inc** | (3) Flock Safety LPR (fka Falcon) Contract Service 2026-2027; Inv# INV-107115 | 9,000.00 |
| **Cintas #201 Decatur** | Monthly Uniform Maintenance - September 2026; Inv# 09302026 | 1,469.46 |
| **Barneycastle Forestry Services, Inc** | Tree Removal Appraisal 9/23-10/05/2026 (Williams Rd) Inv#4529 | 1,000.00 |