

OXFORD PLANNING COMMISSION

AGENDA

NOVEMBER 10, 2020 – 7 PM (Via Teleconference)

Meeting Access Information:

Online: [Click Here](#)

Mobile Number: 1-646-558-8656

Meeting ID: 938 4337 9025

Password: 042294

1. **Opening** – Jonathan Eady, Chair
2. ***Minutes** – We have attached the minutes for October 13, 2020.
3. ***Ernie Feliciano Development Permit Application** – Ernie Feliciano has submitted a development permit application to install a 12' x 24' storage shed in the backyard of the property located at 152 Longstreet Circle. He is working with Laura Todd, permit specialist, with Tuff Shed to receive his development permit application. We have attached the development permit application.
4. ***Ken Knight Development Permit Application** – Ken Knight has submitted a development permit application to complete interior and exterior renovations on the existing home located at 202 E. Richardson Street. We have attached the development permit application.
5. ***Colleen Christian Development Permit Application** – Colleen Christian has submitted a development permit application to install a carport at the property located at 322 Emory Street. We have attached the development permit application.
6. ***Sheri Joyner Development Permit Application** – Sheri Joyner has submitted a development permit application to install a fence beginning in the front yard and covering the rear of the property located at 808 Emory Street. We have attached the development permit application.
7. ***Brian Barnard Development Permit Application** – Brian Barnard has submitted a development permit application to complete some interior and exterior renovations and adding a screened porch to the existing house located at 1112 Asbury Street. We have attached the development permit application.
8. ***Recommendation on Rezoning Parcels** – The Planning Commission will continue their discussion regarding a recommendation to rezone seven parcels located along the

MEMBERS OF THE PLANNING COMMISSION: Jonathan Eady, Chair; Zach May, Vice-Chair; Juanita Carson, Secretary; Kibbie Hatfield, Mike McQuaide, and Mike Ready.

eastside of Emory Street/SR 81 and E. Clark Street. The parcels are currently zoned as Town Center. We have attached a map of the properties under consideration.

9. Other Business

10. **Adjournment**

* **Attachments**

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OXFORD PLANNING COMMISSION

Minutes – October 13, 2020

MEMBERS: Jonathan Eady, Chair; Zach May, Vice Chair; Juanita Carson, Secretary; Mike Ready, and Kibbie Hatfield. Mike McQuaide was absent.

STAFF: Matthew Pepper, City Manager and Zoning Administrator.

GUESTS: Bill Martin; Timmy Price; Scott Gibson; Noah Joyner; Anthony Ellis; Darryl and Teresa Welch.

OPENING: At 7:01 PM, Mr. Eady called the meeting to order and welcomed the guests.

MINUTES: Upon motion of Mr. Ready, seconded by Mr. May, the minutes for the meeting of September 8, 2020 were adopted. The vote was 5-0.

BILL AND TERESA MARTIN DEVELOPMENT PERMIT APPLICATION (112 Oxford North Road): The Commission reviewed the development permit application to construct a 24 x 25 garage in the rear yard of the lot located at 112 Oxford North Road. Mr. Martin explained that the garage will be built from the ground up and laid on concrete. The Commission confirmed that the garage met the side and rear setbacks. The Commission amended the scope of work on the development permit application to include adding power to the garage.

Upon motion of Mr. Ready, seconded by Mr. May, the Planning Commission approved the development permit application to construct a 24 x 25 garage in the rear yard of the lot located at 112 Oxford North Road. The vote was 5-0.

TIMOTHY PRICE DEVELOPMENT PERMIT APPLICATION (315 W. Bonnell Street): The Commission reviewed the development permit application to complete interior renovations on the existing home located 315 W. Bonnell Street. During the discussion, Mr. Price explained that he had recently received a permit to bury the secondary power line running to the house. He did not realize that he would need to obtain a permit for replacing a bathtub and windows. He also completed some cosmetic work on the house including replacing some trim and painting the interior. The Commission confirmed that the existing house does not meet the 15' side setback and is therefore a permitted non-confirming use. The scope of work completed on the house does not exceed the 50% threshold for repairs on non-confirming structures. The Commission explained that Mr. Price will need to obtain a building and plumbing permit.

Upon motion of Mr. May, seconded by Mr. Ready, the Planning Commission approved the development permit application to complete interior renovations on the existing home located 315 W. Bonnell Street. The vote was 5-0.

KATHY HAYNES DEVELOPMENT PERMIT APPLICATION (209 Fletcher Street): The Commission reviewed the development permit application to construct a 6' pine fence stretching 80' on the rear property line of the lot located at 209 Fletcher Street. The Commission confirmed that the proposed fence is located on Ms. Haynes's property and is of the proper height and material.

Upon motion of Ms. Carson, seconded by Mr. May, the Planning Commission approved the development permit application to construct a 6' pine fence stretching 80' on the rear property line of the lot located at 209 Fletcher Street. The vote was 5-0.

SCOTT GIBSON DEVELOPMENT PERMIT APPLICATION (75 Wentworth Drive): The Commission reviewed the development permit application to remove a wall between the kitchen and living room and install a cased opening in its place inside the dwelling located 75 Wentworth Drive. The Commission confirmed that the house met the front, side, and rear setbacks.

Upon motion of Ms. Carson, seconded by Mr. May, the Planning Commission approved the development permit application to remove a wall between the kitchen and living room and install a cased opening in its place inside the dwelling located 75 Wentworth Drive. The vote was 5-0.

SHERI JOYNER DEVELOPMENT PERMIT APPLICATION (808 Emory Street): The Commission reviewed the development permit application to complete extensive interior and exterior renovations on the existing house located at 808 Emory Street. The proposed renovation work includes some of the following items: rewire electric service in master bedroom and kitchen; remodel master bathroom; install shiplap on interior walls; convert existing kitchen into a bathroom; add two closets; and remove siding and windows from back porch. The scope of work also included adding a 30' x 30' garage behind the existing home, adding a fence around the perimeter of the property, and pouring a concrete driveway connecting to E. George Street. On behalf of Ms. Joyner, Mr. Noah Joyner (son) and Mr. Ellis explained to the Commission that the house recently sold and that the contemplated renovations are similar to those the Commission previously approved for Mr. Ellis. In response, the Commission stated that they would view this application separate from the previously approved work. In addition, the Commission explained that, upon a site visit from Mr. Pepper, it appeared that the garage might not meet the side setback. They asked that Ms. Joyner confirm the location of the garage before beginning construction.

The Commission discussed the proposed fence around the perimeter of the property. They agreed that the style of fence contemplated does not meet the city's code for a fence in the front yard, which must be no more than 4' tall and decorative. In addition, the Commission could not determine the precise location of the fence from the drawing provided by Ms. Joyner. Consequently, they asked that Ms. Joyner return next month to discuss the fence. In the meantime, they asked Ms. Joyner to set stakes on the property to show where the fence will be located. Ms. Joyner will obtain the requisite building and trade permits (electric and plumbing) before beginning any work.

Upon motion of Mr. May, seconded by Mr. Ready, the Planning Commission approved the development permit application to complete interior and exterior renovations to the existing house located at 808 Emory Street, construct a 30' x 30' garage, and pour a concrete driveway connecting to E. George Street. The vote was 5-0.

JONATHAN EADY DEVELOPMENT PERMIT APPLICATION (1216 Welsey Street): The Commission reviewed the development permit application to place gravel or asphalt millings on the existing drive located at Asbury Street through the back portion of the property. During the discussion, Mr. Eady explained that the gravel is of similar material previously approved by the Commission.

Upon motion of Ms. Hatfield, seconded by Mr. Ready, the Planning Commission approved the development permit application place gravel or asphalt millings on the existing drive located at Asbury Street through the back portion of the property. The vote was 4-0 with Mr. Eady abstaining.

RECOMMENDATION ON REZONING PARCELS: The Commission began the discussion by explaining that they are considering developing a recommendation for rezoning the properties so that they are consistent with their current use (residential) and compatible with surrounding properties. In addition, they explained that they invited the affected homeowners to the meeting so that they (the homeowners) can offer their input on the recommendation.

Mr. Welch expressed the concern that the homeowners of the affected properties had not been properly notified when the city zoned the properties Town Center several years ago. He asked why the Commission was prompted now to consider a recommendation for rezoning. He further stated that he intended to file an open records request with the city to learn more about how the initial re-zoning has handled.

In response, the Commission stated that at the time the city zoned the properties Town Center that none of the current members were serving on the Commission. They stated that the city most likely

followed the procedures for rezoning properties as outlined in the city's zoning code. Given its importance, the Commission agreed to invite the affected property owners to the meeting in November to discuss the rezoning further.

OTHER BUSINESS: The Commission discussed holding a Special Called Meeting in November to continue their work on possible amendments of Chapter 40.

ADJOURNMENT: Mr. Eady adjourned the meeting at 8:07 PM.

Submitted by:

Juanita Carson, Secretary



DEVELOPMENT PERMIT APPLICATION

This is **NOT** a Building Permit but, is a requirement for an application to the City of Oxford Building Inspector for the appropriate required Building Permit. All items must be completed, or marked N/A. See the attached Checklist. The completed form must be submitted 10 days before the next meeting of the Planning Commission.

GENERAL INFORMATION

Name of Applicant: Laura Todd - Tutsh Shed Date of Application: 10/26/2020
 Address of Applicant: 3700 DeKalb Technology Pkwy C, Doraville, GA 30346
 Telephone # (s) of Applicant: 1078-228-4975 ltodd@tutshed.com
 Address / Subdivision / Lot# / Parcel#(s) where the proposed work will occur (list all): 152 Longstreet Circle / Creekside at Longstreet / lot 25
 Owner of above location(s): Ernie Feliciano
 Name of General Contractor (if different from Applicant): Tom Saurey

Type of work: New building Addition Alteration Renovation Repair Moving
 Land Disturbance Demolition Other

Type of dwelling: Single Family Multi-family Included Apartment Number of units: Accessory Structure

Briefly describe the proposed work: assemble & install a pre-fabricated 12x24 Ranch-style storage shed. There will be no plumbing or electrical. The work will be completed within 2 days. The shed will be installed on the ground & leveled with cap blocks.

Does the proposed work change the footprint (ground outline) of any existing structures? YES NO

Does the proposed work add a structure(s)? YES NO

List additions to: Heated Sq.ft. 0 Unheated Sq.ft. 420 Garage Sq.ft. 0 New Sq.ft. 420

Is the above lot in the Special Flood Hazard Area on FEMA's Flood Insurance Rate Map? Yes No
 (Map available from City Clerk)

ZONING DISTRICT (the setback requirements and the zoning map are available from the City Clerk)

Zoning District B15

Setback Requirements:

Front setback: _____ ft. Side setback 10 ft. Rear setback 10 ft.

Minimum required lot width at building line _____ ft.

MECHANICAL INFORMATION (if utility work is included in the proposed work)

A) Sewerage: Is there a change? Yes No City Sewer Septic If so, describe: _____

B) Water Supply: Is there a change? Yes No City Water Well If so, describe: _____

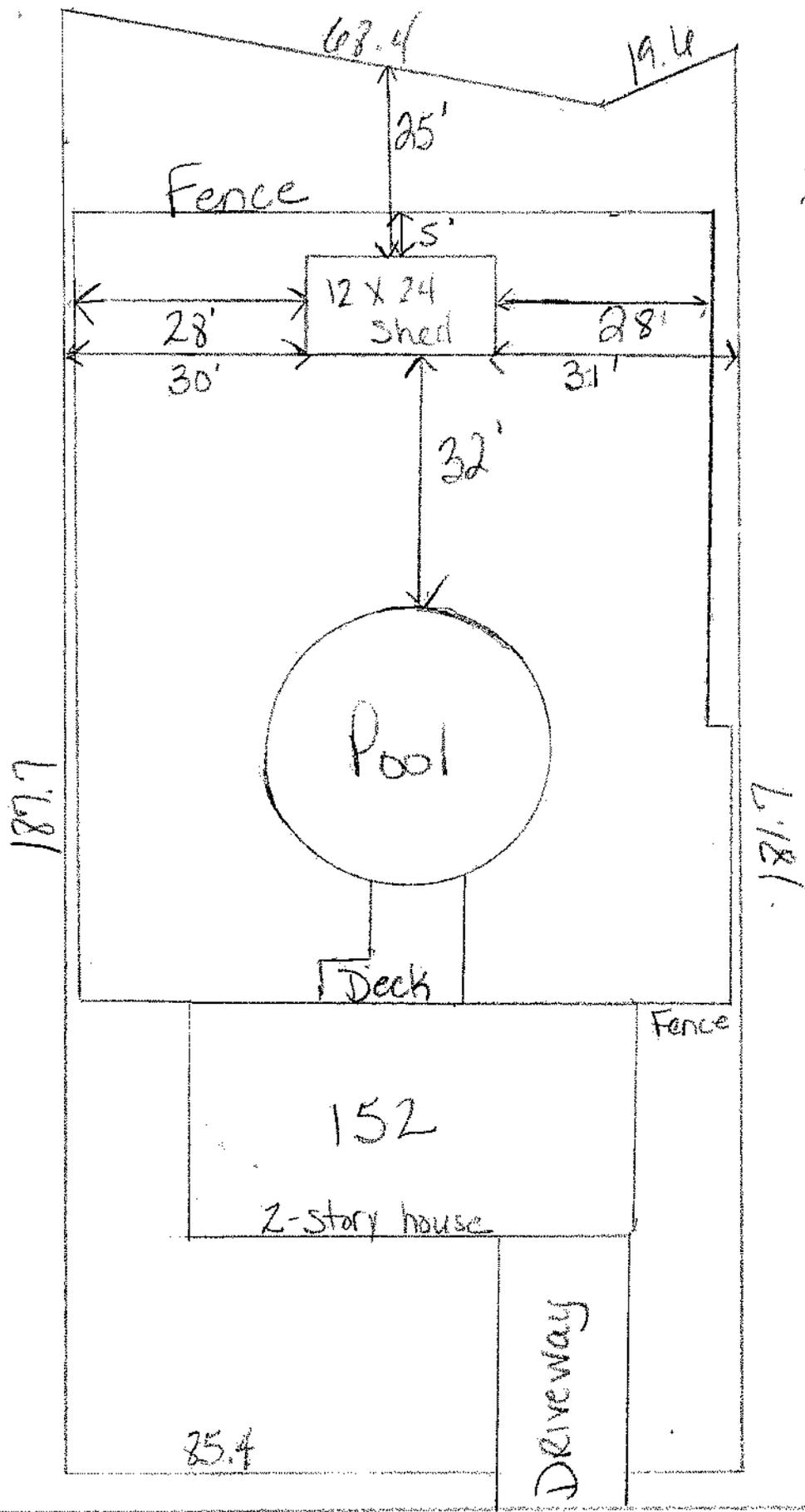
C) Number of Restrooms (Commercial): Is there a change? Yes No Full Half If so, describe: _____

D) Number of Baths (Residential): Is there a change? Yes No Full Half If so, describe: _____

E) Heating: Is there a change? Yes No Electric Gas Oil Propane Other If so, describe: _____

F) Electrical: 0 number of outlets

Zoning
R15
10' setbacks
Sides & Rear



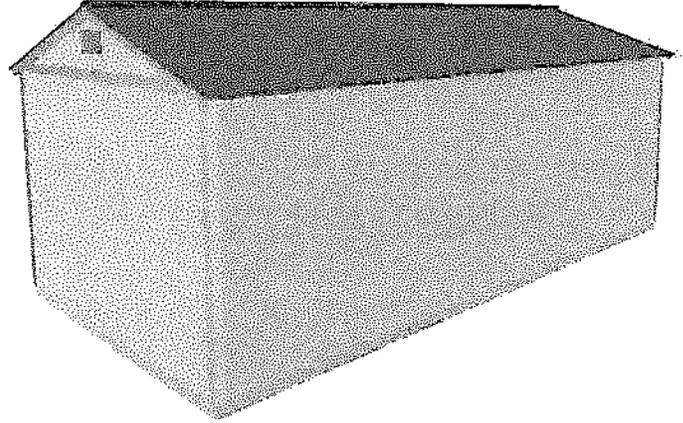
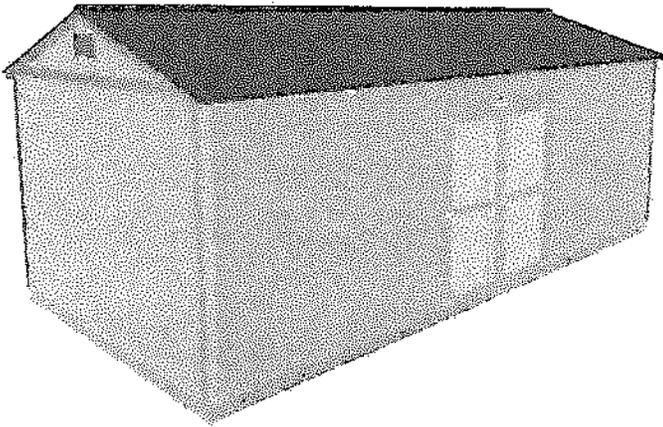
12x24 shed
Ranch-Style
11' tall

Longstreet Circle



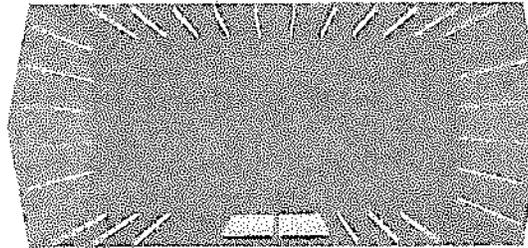
TUFF SHED

ERNIE FELICIANO
152 LONGSTREET CIRCLE
OXFORD GA 30054
Q2433853-2426883



Wall D

Wall A



Wall C

Wall B

Base Details

Building Size & Style

TR-800 - 12' wide by 24' long

Paint Selection

Base: No Paint, Trim: No Paint

Roof Selection

Hickory Dimensional Premium Shingle

Drip Edge

Brown

Options Details

Doors

3' x 6'7" Double Shed Door (6')

Roof

329 Sq Ft Radiant Barrier Roof Decking

24 Lin Ft Ridge Vent

Vents

2 Ea 16"x8" Wall Vent - Brown

Jobsite/Installer Details

Do you plan to insulate this building after Tuff Shed installs it?

No

Is there a power outlet within 100 feet of installation location?

Yes

The building location must be level to properly install the building. How level is the install location?

Within 4" of level

Will there be 18" of unobstructed workspace around the perimeter of all four walls?

Yes

Can the installers park their pickup truck & trailer within approximately 200' of your installation site?

Yes

Substrate Shed will be installed on?

Dirt/Gravel

Signature: _____ Date: _____

(NEXT MEETING DATE:
NOVEMBER 10th)



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GENERAL INFORMATION

Name of Applicant: KEN KNIGHT Date of Application: 10/20/20

Address of Applicant: 1990 OLD COVINGTON RD. NE CONYERS, GA 30013

Telephone # (s) of Applicant: 770-231-6386

Address / Subdivision / Lot# / Parcel#(s) where the proposed work will occur (list all): 202 E RICHARDSON ST. OXFORD, GA 30054 / X001000000035000

Owner of above location(s): KEN KNIGHT / kknight@knightconstructionga.com

Name of General Contractor (if different from Applicant): MACY HOMES INC. / MATTHEW DENNIS GODBEE

Type of work: New building Addition Alteration Renovation Repair Moving
Land Disturbance Demolition Other

Type of dwelling: Single Family Multi-family Included Apartment Number of units:

Briefly describe the proposed work: INTERIOR: DEMO EXISTING BATHROOM (INSTALL NEW TUB, VANITY, ETC.)
NEW FLOORING THROUGHOUT, NEW KITCHEN CABINETS, + PAINT} + REMOVE PARTITION BETWEEN KITCHEN + LIVING ROOM
EXTERIOR: NEW ROOF, GARAGE DOOR, DEMO of BACK PORCH CANOPY, + PAINT.

Does the proposed work change the footprint (ground outline) of any existing structures? YES NO

Does the proposed work add a structure(s)? YES NO

List additions to: Heated Sq.ft. N/A Unheated Sq.ft. N/A Garage Sq.ft. N/A New Sq.ft. N/A

Is the above lot in the Special Flood Hazard Area on FEMA's Flood Insurance Rate Map? Yes No
(Map available from City Clerk)

ZONING DISTRICT (the setback requirements and the zoning map are available from the City Clerk)

Zoning District R-015

Setback Requirements: 10 25
Front setback 0 ft. ⁴⁰ Side setback 10 ft. Rear setback 0 ft.
Minimum required lot width at building line N/A ft.

MECHANICAL INFORMATION (if utility work is included in the proposed work)

- A) Sewerage: Is there a change? Yes No City Sewer Septic If so, describe:
- B) Water Supply: Is there a change? Yes No City Water Well If so, describe:
- C) Number of Restrooms (Commercial): Is there a change? Yes No Full Half If so, describe:
- D) Number of Baths (Residential): Is there a change? Yes No Full Half If so, describe:
- E) Heating: Is there a change? Yes No Electric Gas Oil Propane Other If so, describe:
- F) Electrical: 25 number of outlets

↙ Add additional Bathroom & laundry room

21 - INSIDE
4 - GARAGE



Length: 36.99 feet

Area: 0 acres

E Richardson St

X001 009



X001 044

City of Oxford

Oxford Ct

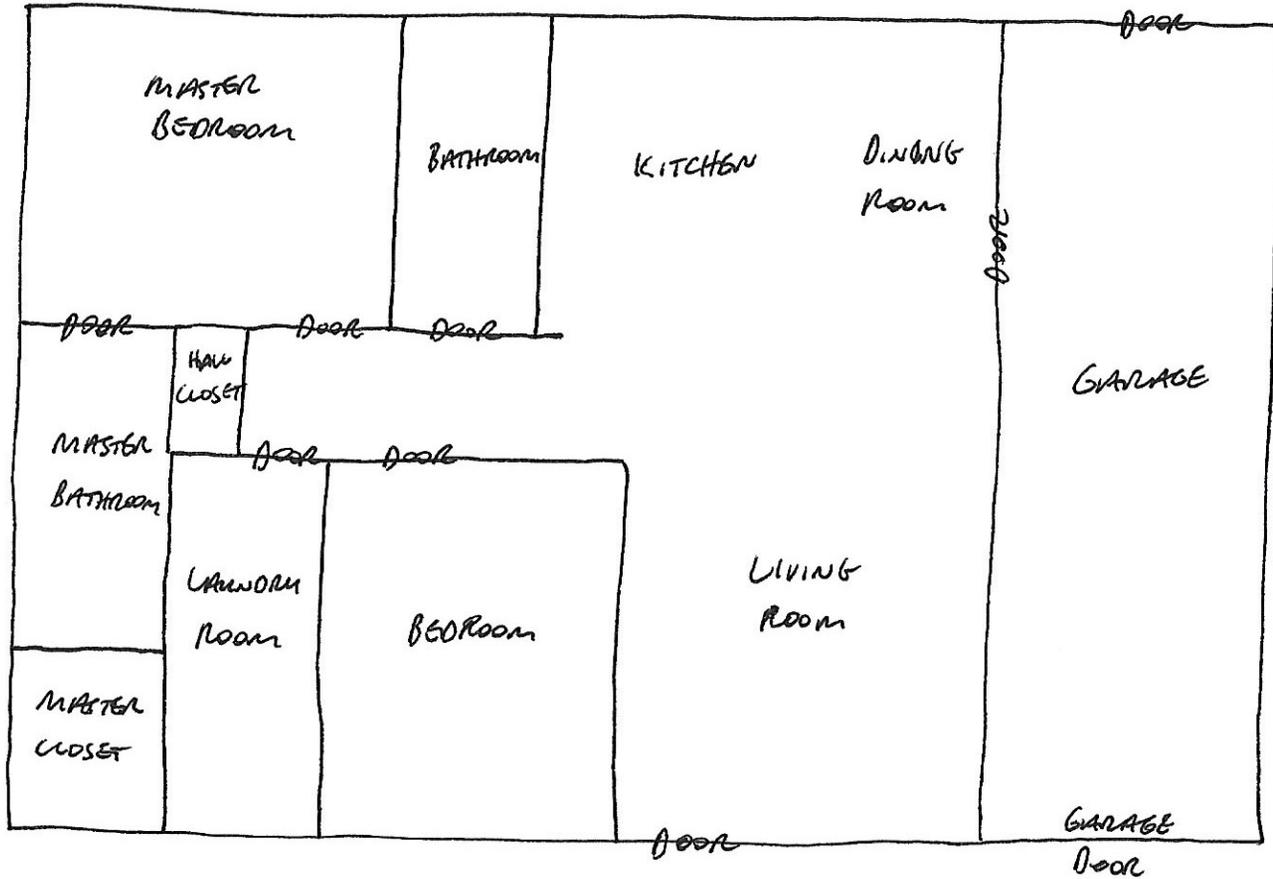
X001 027

50 ft ▲

202 E. RICHARDSON ST.

OXFORD, GA 30054

"NEW REVISED FLOOR PLAN"



Return Recorded Document To

W. MICHAEL WATERS
BALLARD, STEPHENSON & WATERS,
117 CHURCH STREET
P.O. BOX 150
COVINGTON, GEORGIA 30015

DOCH 002848
FILED IN OFFICE
3/7/2019 04:03 PM
LR:3812 PG:148-149
LINDA D. HAYS
CLERK OF SUPERIOR COURT
NEWTON COUNTY

Linda D. Hays

STATE OF GEORGIA,
COUNTY OF NEWTON.

QUITCLAIM DEED REAL ESTATE TRANSFER

TAX PAID: \$0.00 PTLol# 107
2019
000866

This Indenture made and entered into this 8th day of August, in the year of our Lord Two Thousand Eighteen (2018), between WARREN CHRISTIAN, as Grantor, and COLLEEN DAVIS CHRISTIAN, as Grantee.

WITNESSETH: That Grantor, for and in consideration of One Dollar (\$1.00) and other valuable consideration, by these presents does hereby remise, convey and forever QUITCLAIM unto the said Grantee all of his interest in the following described property:

ALL THAT TRACT or parcel of land lying and being in the Town of Oxford, Newton County, Georgia and being that same property as described in that Warranty Deed from James D. Kitchens to Thomas M. Davis and Mary Frances Davis dated May 12, 1964 and recorded at Deed Book 66, Page 425, Public Records of Newton County, Georgia and in accordance with said deed said property being more particularly described as follows:

All that tract or parcel of land lying and being in the Town of Oxford, County of Newton, State of Georgia, and being more particularly described as follows: BEGINNING at the Southeast intersection of North Emory Street and Bonnell Street; thence running Eastwardly along the South line of Bonnell Street 178.9 feet to an iron pin corner; thence South 0 degrees 15 minutes West 72.3 feet to an iron pin corner; thence South 88 degrees 30 minutes West 178.0 feet to an iron pin on the East line of North Emory Street; thence Northerly along the East line of North Emory Street 73.0 feet to the point of beginning. Said property having located thereon one (1) brick veneer dwelling with a carport.

Said property being known as 322 Emory Street, Oxford, Georgia in accordance with the present system of numbering properties in Newton County, Georgia.

This is the same property described in a certain Executor's Deed Under Power of Sale dated March 5, 2015, and recorded on March 9, 2015, in Deed Book 3306, Page 392-394, Office of the Clerk of the Superior Court of Newton County.

The purpose of this Quitclaim Deed is to release any interest the Grantor herein has in said property and is made pursuant to Paragraph 2 of a certain Settlement Agreement entered into between Colleen Davis Christian, as Plaintiff, and Warren Baxter Christian, as Defendant, in Civil Action File No. 2018-CV-492-4, in the Superior Court of Newton County, State of Georgia.

P.O. BOX 542
Toast, NC 27049

RTO

Top Of The Line
BUILDINGS

Toll Free: 833-TOLCALL
Fax: 833-2TOLFAX

Dealer: Viking Pole Barns Dealer Phone: 706 994 0655 Date: 9/2/2020
Customer Name: Michael Kelly Layson Email: mklayson@gmail.com Tax Rate: 7%
Address: 322 Emory Street City: Oxford State: GA Zip: 30054 County: Newton
Home #: _____ Cell #: 770 789 9956 Work #: _____

LOT MUST BE LEVEL OR UNIT WILL BE INSTALLED AS IS ON LOT AND ALL WARRANTIES WILL BE VOIDED.

Customer understands that extra labor charges may apply for any situation including but not limited to the following: Un-level foundations, building over obstacles, carrying material over 15 yards, digging for leveling, cutting legs for leveling, etc.

PLEASE NOTE: TOL IS NOT RESPONSIBLE FOR WATER FILTERING UNDERNEATH THE BASERAIL, WE DO NOT OFFER ANY TYPE OF WATER BARRIER FOR ENCLOSED BUILDINGS

BUILDING SIZE <u>10</u> x <u>21</u> x <u>7</u> Width Length Height		<input checked="" type="checkbox"/> PREMIUM <input type="checkbox"/> LUXURY <input type="checkbox"/> PLATINUM	CERTIFICATION: Customer must check with town for permits and certification. Ex. 30psf/130mph	Site Level and clear 3' around unit? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Roof Color <u>Tan</u>	Trim Color <u>Tan</u>	Sides/Ends Color	Framing Gauge 14ga <input checked="" type="checkbox"/> 12ga _____	Are you Ready? Or ready by? Yes <input checked="" type="checkbox"/> By _____
Is The Building Being Installed On A Wall? <u>NO</u>	Foundation? PLEASE NOTE: BUILDINGS INSTALLED ON WOOD CANNOT BE CERTIFIED AND WOOD MUST BE ANCHORED BEFORE INSTALLATION. <u>Concrete</u>	Electricity available? <u>Yes</u>	Any underground cables, pipes, overhead obstructions, etc.? <u>NO</u>	

Qty.	Description	Price	ALL ORDERS ARE C.O.D.
1	Base Unit: <u>10x21x7</u>	<u>995</u>	RETAIL: <u>955</u>
	Side(s):	<u>600</u>	TAX: <u>RTO</u>
	End(s):		SUBTOTAL: <u>955</u>
	Garage Door(s):	<u>1055</u>	
	Walk-in-Door(s): <u>September Discount -</u>	<u>100</u>	<u>114.60</u>
	Window(s):	<u>955</u>	DOWN PAYMENT BASED ON SUBTOTAL, OVER COMMISSION WILL RESULT IN HOLD OF ORDER UNTIL DIFFERENCE IS PAID TO TOL.
	Gable(s):		
	Other		LABOR FEE/TRIP FEE:
	Other		DISCOUNTS:
	Other		<u>RTO</u>
	Other		BALANCE DUE AT TIME OF INSTALLATION WITH CASH, MONEY ORDER, CERTIFIED CHECK OR CREDIT CARD WITH A 3% PROCESSING FEE.

NOTE: FRAME IS 1' SHORTER THAN THE ROOF LENGTH

PURCHASE AGREEMENT & TERMS ver. 2.0

(See reverse side for terms and conditions) TOL Buildings Inc. hereinafter referred to as "TOL" Reserves the right to correct any balance/pricing errors. TOL holds the right to repossess any buildings not paid in full upon installation.

By signing this, customer agrees with all the above unit specifications, window/door openings and placements, and terms as state d on the reverse side of this document. Customer also agrees to be fully informed about all of our products and options including but not limited to: Gauge difference, roof styles, certification, etc....

Financed?
 Yes No
All payments down payment must be attached when placing order. Failure to do so will result in hold of order until our office receives all documents required.

Phone _____
 Michael Kelly Layson 09/02/2020
 CUSTOMER

Britany
 AUTHORIZED DEALER











Overview



Legend

- Parcels
- Roads

Parcel ID X00600000013000
Class Code Residential
Taxing District OXFORD
 OXFORD
Acres 0.3

Owner CHRISTIAN COLLEEN DAVIS
 322 EMORY ST
 OXFORD, GA 30054
Physical Address 322 EMORY ST
Assessed Value Value \$88500

Last 2 Sales			
Date	Price	Reason	Qual
8/8/2018	0	E	U
3/5/2015	0	UI	U

(Note: Not to be used on legal documents)

Date created: 11/3/2020
 Last Data Uploaded: 11/3/2020 4:18:57 AM

Developed by  Schneider
 GEOSPATIAL



DEVELOPMENT PERMIT APPLICATION

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GENERAL INFORMATION

Name of Applicant: Sheri Joyner Date of Application: 11/2/20
 Address of Applicant: 808 Emory St Oxford GA 30054
 Telephone # (s) of Applicant: 478-270-0905
 Address / Subdivision / Lot# / Parcel#(s) where the proposed work will occur (list all): 808 Emory St.
 Owner of above location(s): Sheri Joyner
 Name of General Contractor (if different from Applicant): Self

Type of work: New building Addition Alteration Renovation Repair Moving
 Land Disturbance Demolition Other

Type of dwelling: Single Family Multi-family Included Apartment Number of units:

Briefly describe the proposed work: put up fence from front of house to rear of property.

Does the proposed work change the footprint (ground outline) of any existing structures? YES NO

Does the proposed work add a structure(s)? YES NO

List additions to: Heated Sq.ft. Unheated Sq.ft. Garage Sq.ft. New Sq.ft.
 Is the above lot in the Special Flood Hazard Area on FEMA's Flood Insurance Rate Map? Yes No
 (Map available from City Clerk)

ZONING DISTRICT (the setback requirements and the zoning map are available from the City Clerk)

Zoning District R-7-5
 Setback Requirements:
 Front setback 50 ft. Side setback 10 ft. Rear setback 20 ft.
 Minimum required lot width at building line ft.

MECHANICAL INFORMATION (if utility work is included in the proposed work)

- A) Sewerage: Is there a change? Yes No City Sewer Septic If so, describe:
- B) Water Supply: Is there a change? Yes No City Water Well If so, describe:
- C) Number of Restrooms (Commercial): Is there a change? Yes No Full Half If so, describe:
- D) Number of Baths (Residential): Is there a change? Yes No Full Half If so, describe:
- E) Heating: Is there a change? Yes No Electric Gas Oil Propane Other If so, describe:
- F) Electrical: number of outlets no change.

STRUCTURAL INFORMATION

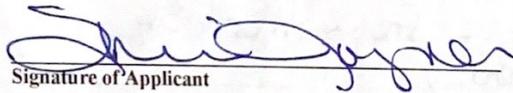
Type of Foundation: Moveable Pier & Footer Slab on grade Basement Other Crawl

Type of Construction: Frame Masonry Structural Insulated Panel Insulated Concrete Form
 Panelized Industrialized Manufactured

SITE PLAN DRAWINGS (required for changes to the footprint of existing structures)

- A) Attach an accurate scale drawing or copy of official plat showing shape, size, dimensions, and location of the lot. Note the Zoning District on all drawings.
- B) Show the applicable minimum setback lines on all drawings, and the dimensions from the existing and proposed structure(s) to the lot lines.
- C) Attach a dimensioned drawing, showing the location of any proposed work that changes, or adds to the footprint of any structure(s) on the site.
- D) The following dimensions below **MUST** be included on the drawings:
Width of lot at proposed work location 150 feet Width of new work 12 feet
Depth of lot at proposed work location 38 feet Length of new work 35 feet
Height of new work 4 feet (the maximum habitable area is 35' above grade for R districts; 45' in PI districts)

I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS DOCUMENT AND KNOW IT TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING THE TYPE OF WORK WILL BE FOLLOWED. GRANTING OF PLANNING APPROVAL DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISIONS OF ANY OTHER STATE OR LOCAL ORDINANCE OR REGULATION REGARDING CONSTRUCTION, OR THE PERFORMANCE OF CONSTRUCTION.


Signature of Applicant

----- OFFICIAL USE ONLY -----
DEVELOPMENT PERMIT

Date Received by Zoning Administrator: _____
Date Reviewed by the Planning Commission: _____

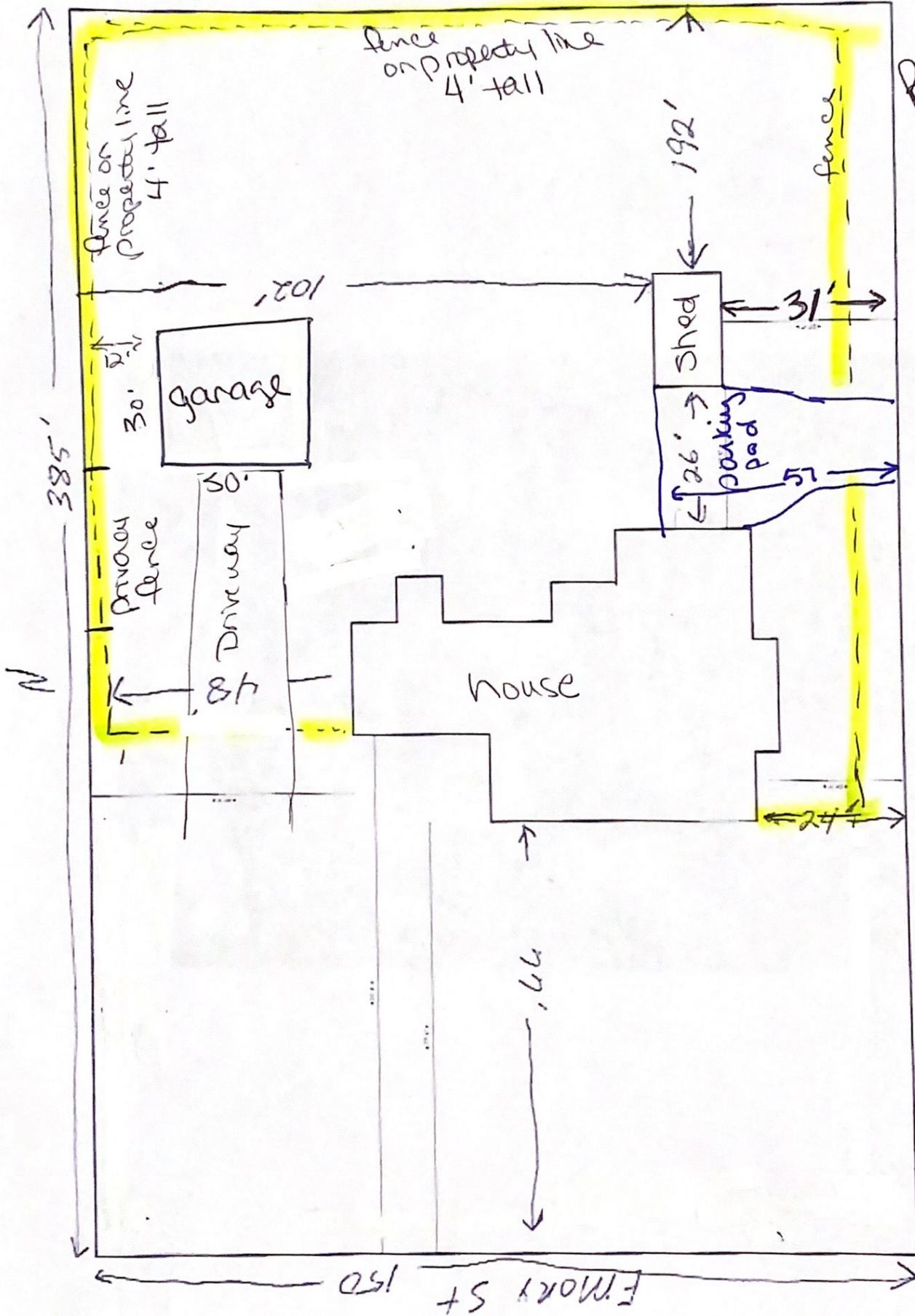
The proposed work contemplated by this application meets the appropriate development standards for the Zoning District noted above. **This is not a building permit in Oxford.**

Approved by: _____ Date: _____
Planning Commission

Development approval is hereby issued, and the applicant is authorized to apply for a building permit with the City of Oxford Building Inspector. **This Development Approval expires six months from the date issued.**

Issued by: _____ Date: _____
Zoning Administrator

**NOTE: This document must be accompanied by all supporting documentation, also signed by the Planning Commission, for consideration by the City of Oxford Building Inspector for a building permit.
(Form October, 2018)**



R-7.5

EAST George St
PRIVATE DR

EMORY ST 150

R-7.5





DEVELOPMENT PERMIT APPLICATION

This is NOT a Building Permit but, is a requirement for an application to the City of Oxford Building Inspector for the appropriate required Building Permit. All items must be completed, or marked N/A. See the attached Checklist. The completed form must be submitted 10 days before the next meeting of the Planning Commission.

GENERAL INFORMATION

Name of Applicant: BRIAN DAVID BARNARD Date of Application: 11/02/20

Address of Applicant: 1112 ASBURY ST. OXFORD, GA 30054

Telephone # (s) of Applicant: 770.294.5025

Address / Subdivision / Lot# / Parcel#(s) where the proposed work will occur (list all): SAME AS HOME ADDRESS

Owner of above location(s): BRIAN DAVID BARNARD

Name of General Contractor (if different from Applicant): _____

Type of work: New building Addition Alteration Renovation Repair Moving
 Land Disturbance Demolition Other

Type of dwelling: Single Family Multi-family Included Apartment Number of units:

Briefly describe the proposed work: Adding a master closet, master bathroom and a bonus room. Re-siding and Re-roofing.

Adding a front porch, and a screened in side porch. Re-locating laundry to new space. Adding a covered parking area.

Does the proposed work change the footprint (ground outline) of any existing structures? YES NO

Does the proposed work add a structure(s)? YES NO

List additions to: 1750 Orig + 780 New Porches + Covered Parking 892
Heated Sq.ft. _____ Unheated Sq.ft. _____ Garage Sq.ft. _____ New Sq.ft. _____

Is the above lot in the Special Flood Hazard Area on FEMA's Flood Insurance Rate Map? Yes No
(Map available from City Clerk)

ZONING DISTRICT (the setback requirements and the zoning map are available from the City Clerk)

Zoning District R20

Setback Requirements:

Front setback 5' ft. Side setback 15' ft. Rear setback 30' ft.

Minimum required lot width at building line 100' ft.

MECHANICAL INFORMATION (if utility work is included in the proposed work)

A) Sewerage: Is there a change? Yes No City Sewer Septic If so, describe: _____

B) Water Supply: Is there a change? Yes No City Water Well If so, describe: _____

C) Number of Restrooms (Commercial): Is there a change? Yes No Full Half If so, describe: _____

D) Number of Baths (Residential): Is there a change? Yes No Full Half If so, describe: Adding a Full Bath

E) Heating: Is there a change? Yes No Electric Gas Oil Propane Other If so, describe: Heating Addition

F) Electrical: 18 number of outlets

CITY OF OXFORD

Checklist Applying for a Development Permit

1. Obtain a Development Permit Application from the City Clerk's office.
2. Complete the Application and attach a site plan (either drawn by a professional or sketched on graph paper) with dimensions showing:
 - Shape, size and location of the lot.
 - Shape, size, height, use and location of the buildings to be erected, constructed, altered or moved, as well as any building(s) already existing on this building lot.
 - Indicate how many dwelling units the building(s) are designed to accommodate.
 - Setback lines from adjoining streets and lots.
3. Submit the completed Application to the City Clerk's office.
4. All corners of the lot and any proposed building must be clearly staked out on the ground.
5. The City Clerk will give the application to the Zoning Administrator to review and to schedule a review by the Planning Commission.
6. The regular meetings of the Planning Commission are on the second Tuesday of each month at 7 PM. The applicant will be notified when the application is scheduled for review. The Planning Commission will not review the application unless the applicant or a representative is present at the meeting. A picture or diagram of what is proposed will help the Planning Commission review the request.
7. If the application is approved, an approved copy will be given to the applicant by the Planning Commission.
8. The City of Oxford is responsible for issuing the Building Permit and collecting any required fees. A copy of the approved Development Permit is required before a Building Permit can be issued. The applicant should contact the city's Zoning Administrator (770-786-7004) to determine if a building permit and inspections are required. If a building permit is required, the applicant should bring the approved Development Permit to City Hall to exchange for the necessary building permit(s), and to schedule the inspection.

The foregoing checklist is a brief summary and does not modify or amend the Oxford Zoning Ordinance. See Section 40-841 of the Oxford Zoning Ordinance for a detailed description of the process for applying for a development permit and building permit.



Perspective 01 // New Front Porch and Rear Addition

BARNARD 2020 // REMODEL



Perspective 02 // South Side

BARNARD 2020 // REMODEL



Side Porch PERSP



Side Porch PERSP 02



Rear Persp A



Rear Persp B



PLAN VIEW

588°22'00"E 126.34'

88°22'

**BARNARD
PROPERTY Lot 01**

TRACT 'A'
23,765 SQ FT
0.546 ACRES

ONE STORY
BLDG

ONE STORY
FRAME BLDG
No 1112

GRAVEL DRIVE

182.69' 500°43.06"W

N 89°21'47"W 132.26'

87°

**BARNARD
PROPERTY
Lot 02**

**LEMON
PROPERTY**

GRAPHIC SCALE



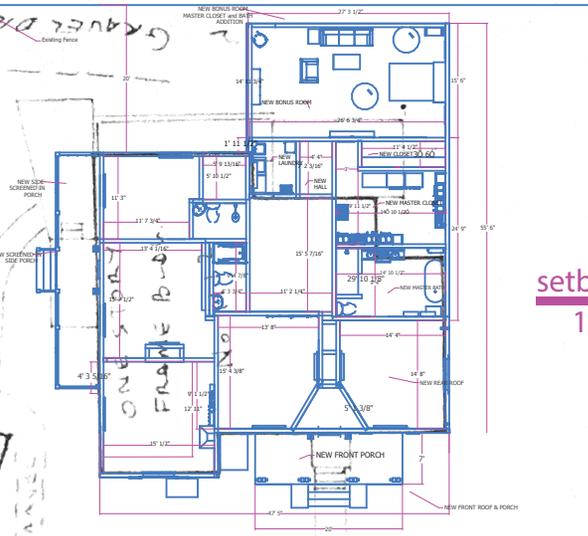
**BARNARD
PROPERTY
Lot 02**

**LEMON
PROPERTY**

**BARNARD
PROPERTY Lot 01**

TRACT 'A'
3,176.5 SQ. FT.
0.546 ACRES

ONE STORY
BLDG

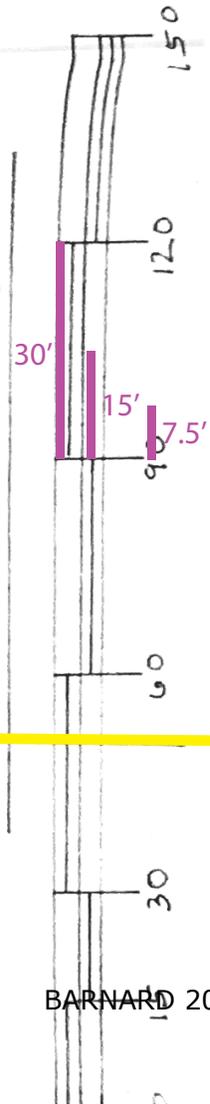


setback
15'

setback | 5'

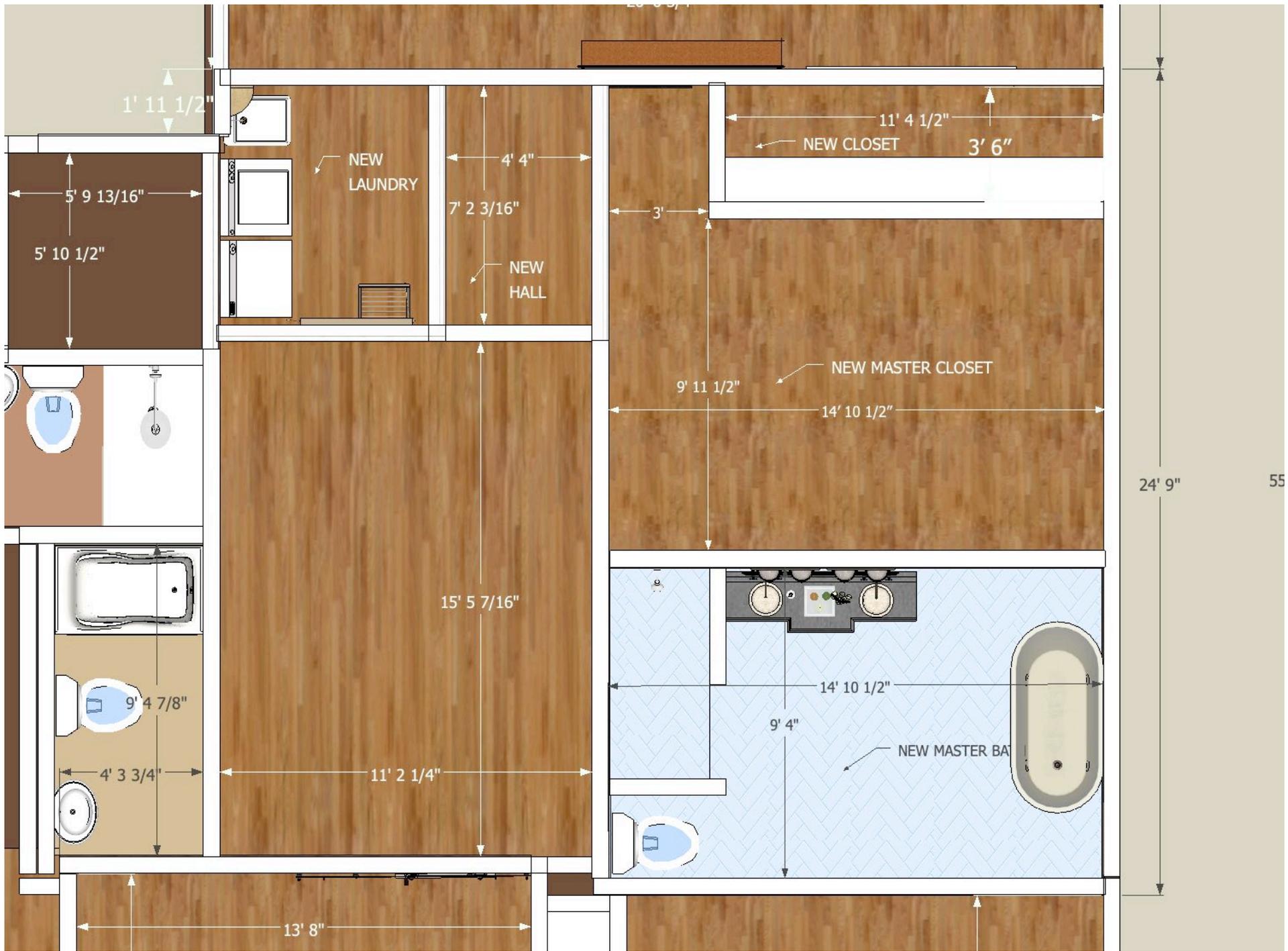
N 89° 21' 47" W - 132.26'

GRAPHIC SCALE





BONUS RM PLAN



MASTER BATH & CLOSET + LAUNDRY & HALLWAY

BARNARD 2020 // REMODEL

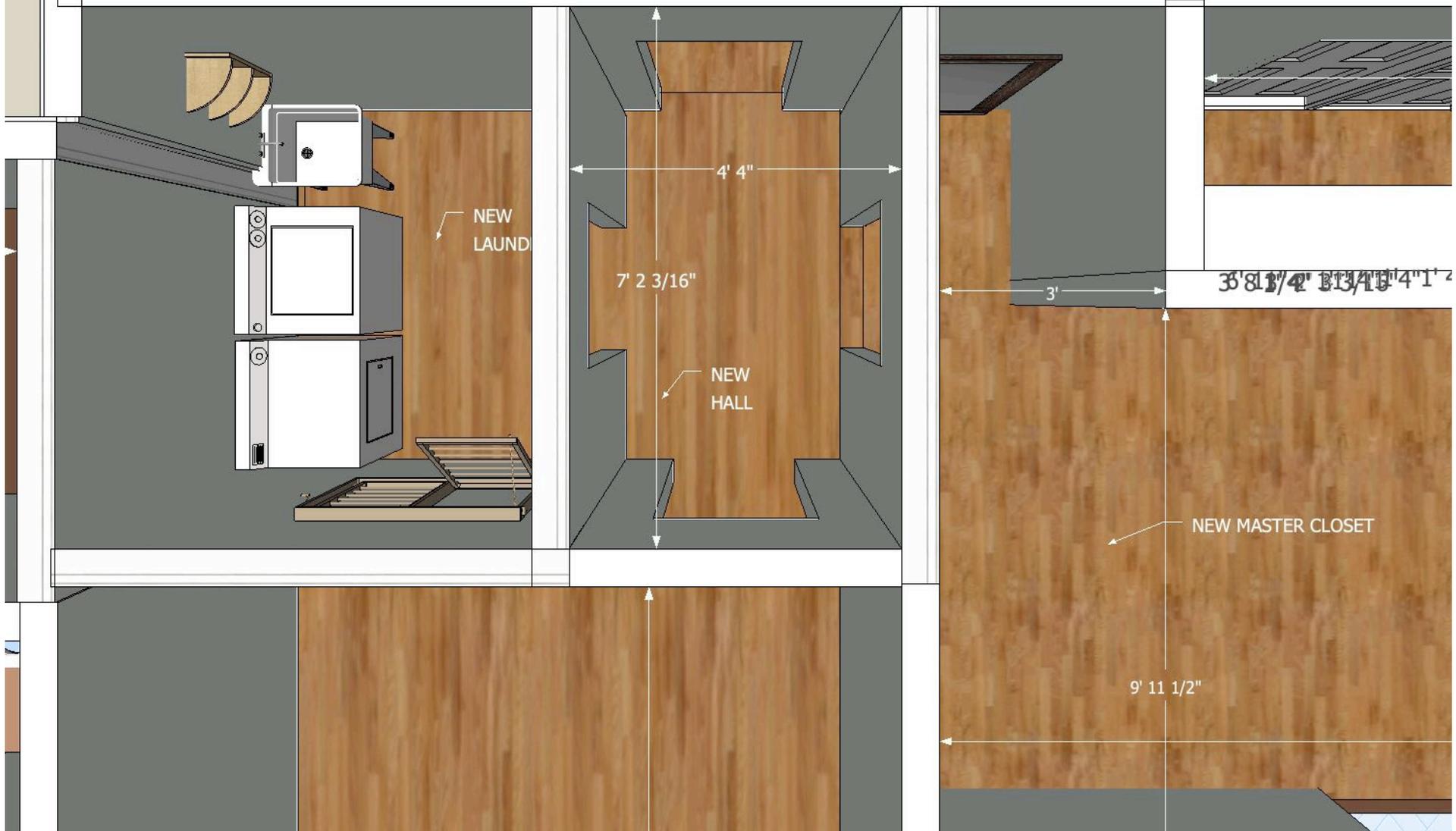


DETAIL // Front Porch

BARNARD 2020 // REMODEL

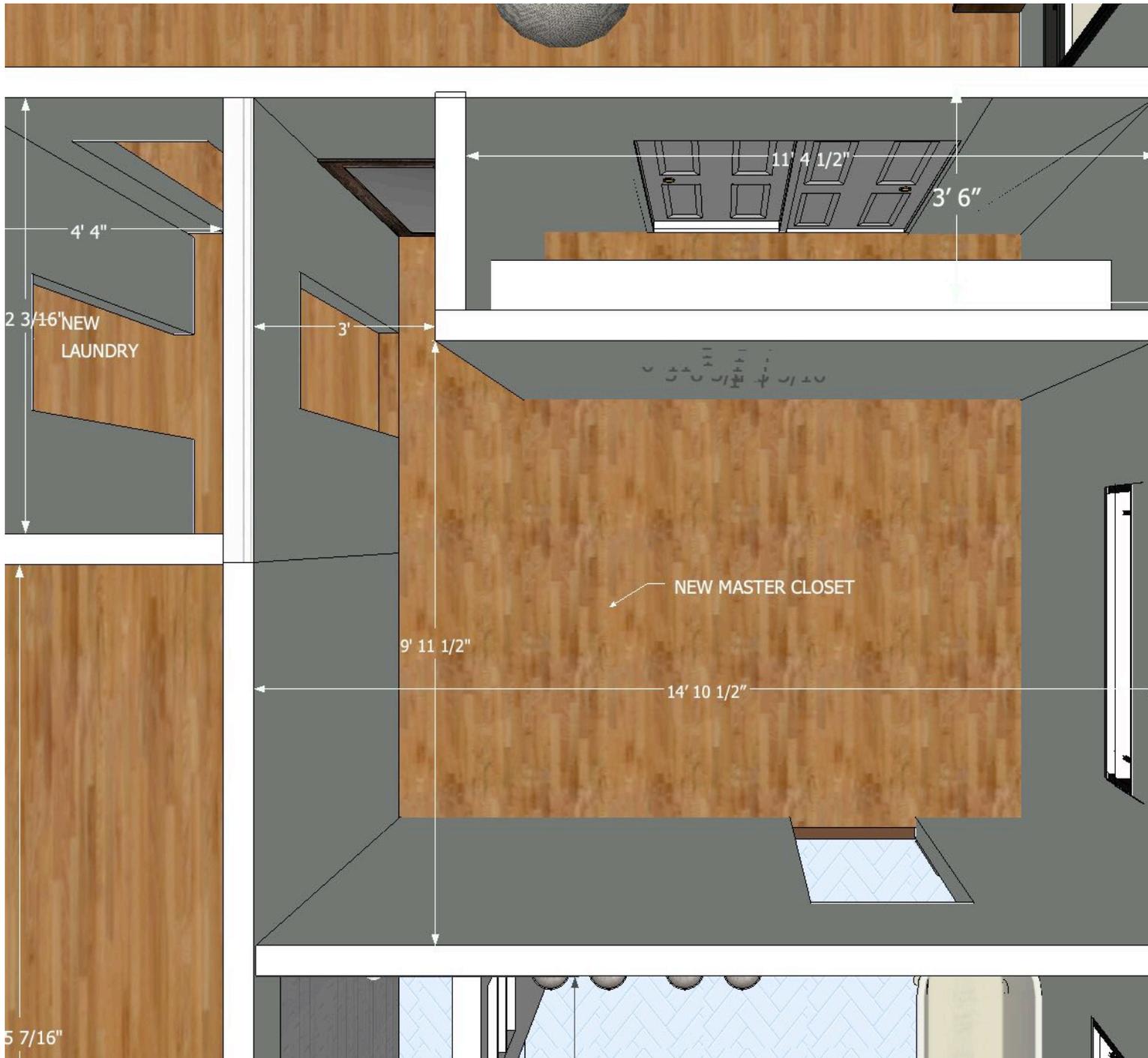


DETAIL // Master Bathroom



DETAIL // Hall & Laundry

BARNARD 2020 // REMODEL



DETAIL // Master Closet

BARNARD 2020 // REMODEL



DETAIL // Bonus Room



W Clark St

81

81

E Clark St

81

George St

81

81

E George St

3

4

6

5

2

1

7