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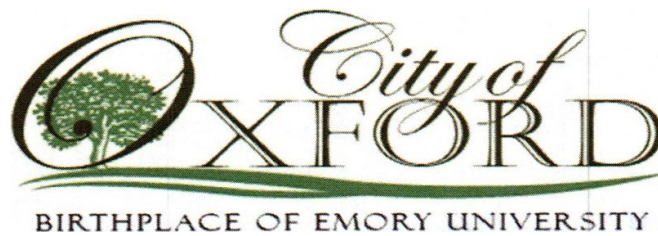
**OFFICIAL MINUTES OF THE OXFORD MAYOR AND COUNCIL MEETING
OXFORD CITY HALL
MONDAY, AUGUST 3, 2026
CY 2026 - FY 2027 MILLAGE RATE PUBLIC HEARING
6:30 PM**

PRESENT: David S. Eady, Mayor; Councilmembers: George Holt, Mike Ready, Laura McCanless

OTHERS PRESENT: Bill Andrew, City Manager; Stacey Mullen, Interim City Clerk; Kristin Watkins, Deputy City Clerk

Mayor David S. Eady called the Public Hearing on the proposed CY 2026 - FY 2027 Millage Rate to order at 6:31 p.m. at Oxford City Hall. This hearing was held pursuant to O.C.G.A. § 48-5-32.1 to receive written and oral comments from the public regarding the City of Oxford's proposed 2026 millage rate of 5.444 mills, which exceeds the computed rollback millage rate of 5.063 mills by 7.53%. This was the third and final of three public hearings required on the proposed rate, the first two having been held on July 27, 2026, at 9:00 a.m. and 6:00 p.m. The Council was scheduled to adopt the final millage rate immediately following, at its regular meeting at 7:00 p.m.

The Mayor and Council reviewed the proposed CY 2026 - FY 2027 millage rate and the five-year history of the millage levy, copies of which were made available in the office of the City Clerk for public inspection. The rate has been held at 5.444 mills for at least the past five years; because assessed property values in the city have increased, holding the rate at that level results in an increase in tax revenue, calculated at 6.46% over the prior year based on net taxes levied, and at 7.53% under the state-mandated comparison of the 5.444 mill rate to the 5.063 mill rollback rate computed by the Newton County Tax Assessor's Office.



DRAFT

OFFICIAL MINUTES OF THE OXFORD MAYOR AND COUNCIL MEETING
WORK SESSION

MONDAY, AUGUST 17, 2026 – 6:30 P.M.

CITY HALL

110 W. CLARK STREET, OXFORD, GEORGIA

Elected Officials Present

David Eady, Mayor

Jim Windham, Councilmember

Erik Oliver, Councilmember

Jeff Wearing, Councilmember

Laura McCanless, Councilmember

Mike Ready, Councilmember

Elected Officials Not Present

George Holt, Councilmember

Staff Present

Bill Andrew, City Manager

Kristin Watkins, Deputy City Clerk

David Strickland, City Attorney

Jody Reid, Maintenance Supervisor

Stacey Mullen, Interim City Clerk

Sam Brooks, Acting Police Chief

Staff Not Present

None

Others Present

Officer Andrea Preziosi, Oxford Police Department

Nick Cole

1. Mayor's Announcements

Mayor Eady thanked several residents — including Councilmember Holt, Gwen Green, Juanita Carson, Mike McQuaid, and Judy Greer — for attending a recent district luncheon at which budget-related concerns were discussed.

2. Committee Reports

Trees, Parks and Recreation Board / Sustainability Committee: Councilmember McCanless provided an update, reporting that monthly volunteer trail work with college students was beginning the next morning at 9:00 a.m. at the Student Center, and that work funded by the \$75,000 TAG grant extension was underway, including replanting behind Old Church.

Downtown Development Authority: It was reported that the Authority had met, with members present, but had not yet received summary reports back from other organizations.

Planning Commission: City Manager Bill Andrew provided an update, noting the Commission continues to work through the new zoning code section by section and expects to wrap up soon before the revisions come to Council.

3. MD7/Verizon Offer for Alteration of Cell Equipment Lease Agreement for the Water Tower

City Manager Andrew reported that a company called MD7 had aggressively pursued a phone call to present two offers regarding the City's Verizon water-tower lease: (1) a new monthly rate of \$2,200, below the approximately \$2,750 currently received under the existing lease's 2.5% annual escalation, or (2) a one-time buyout of \$450,000. Andrew reported that the City's outside consultant, retained through GMA, confirmed that MD7 is not affiliated with Verizon despite presenting itself that way, and that the \$450,000 buyout figure closely approximates the value the City would otherwise receive over the remaining term of the current lease. Andrew noted MD7's representative had suggested urgency by referencing Verizon's recent store closures/consolidation as a reason to “lock in” a new deal. Staff's recommendation, concurred with by the GMA consultant, was to decline the offer and retain the current lease.

Mayor Eady asked each Councilmember for comment:

- Councilmember Ready stated he had doubts about buyout offers generally, noting that a steady, escalating monthly income stream is more valuable to the City over time than a one-time payout, and recommended declining the offer.

- Councilmember McCanless stated the offer felt “scammy,” recalled a similar solicitation approximately two years earlier that included a threat that Verizon would withdraw if the City did not renegotiate, and noted no further contact occurred after the City previously declined. She recommended holding firm and disregarding the current solicitation as well.
- Councilmembers Oliver, Wearing, and Windham indicated agreement with declining the offer, without further comment.

In response to a question about the lease's term, staff confirmed the current agreement runs through 2037, with an expectation that terms would be renegotiated at that time given the site's value.

Outcome: No formal motion was made or vote taken, as this is a Work Session. Council reached informal consensus to decline the MD7 offer and continue under the existing Verizon lease agreement.

4. Grant Application for Water Infrastructure Planning Program (WIPP) Funds

City Manager Andrew presented the Georgia Environmental Finance Authority's (GEFA) new WIPP grant program, noting that communities with an affordability score of 30 or higher are considered strong candidates and that Oxford's score is 31. He explained the application would fund investigation of real and apparent water loss and an update to the City's GIS inventory, building on prior work analyzing the City's water taps, and would continue Infiltration and Inflow (I&I) study work following the recent completion of sewer micro-detection data collection. Andrew noted the grant could potentially also help fund an additional (third) quote for the City's ongoing water and sewer rate analysis, for which the City has one quote in hand and a second expected from Carter & Sloope. He noted the required local match could be satisfied in-kind, including through Carter & Sloope's in-kind engineering time already being spent on the grant application itself, at no direct cost to the City. The application is due August 31, 2026, and City Manager Andrew noted the City would need to issue a Request for Proposal/Qualifications (RFQ) for engineering services, with engineer selection based on qualifications rather than price.

Councilmember Wearing had no comment. Councilmember McCanless voiced support, noting Carter & Sloope's engineer had already begun work on the application, while noting some concern about the August 31 deadline.

Councilmember Ready voiced support. Councilmember Windham asked whether Carter & Sloope's fees for preparing the application would be in-kind; staff confirmed they would be.

Outcome: No formal motion was made or vote taken, as this is a Work Session. Council reached informal consensus in support of proceeding with the WIPP grant application.

5. Other Business

a. Flock Safety License Plate Reader Camera Program Overview (Acting Police Chief Sam Brooks)

Chief Brooks introduced Officer Andrea Preziosi, a new hire with over 30 years of law enforcement experience, including prior code enforcement experience and prior work as a founding member of a co-responder program pairing officers with civilians on mental health–related calls. Chief Brooks noted Officer Preziosi had already met with the City Manager and City Attorney regarding code enforcement priorities.

Chief Brooks then presented an overview of the City's use of Flock Safety license plate reader (LPR) cameras, using a written packet distributed to Council, covering:

- Locations and sharing: The City's cameras are positioned at entry and exit points to the City. The City shares camera access with the City of Covington Police Department (on Highway 81 northbound and on William Street near the ballparks) and with the Newton County Sheriff's Office (near North Oxford).
- Data retention: Flock's default retention period is currently 30 days, though Flock has recently announced it will move to a 7-day default; individual departments, including Oxford, can set or override the retention period.
- Data ownership and sharing controls: Chief Brooks stated the City owns and controls its own camera data and sharing decisions, that there are no contracts with ICE, and that all sharing relationships are visible on a public transparency portal (a link to which had been sent to each Council member). He explained the City uses blanket sharing authorizations with agencies across Georgia and the broader continental United States (rather than one-off requests) to support investigations when vehicles leave the City, but does not share data with federal agencies absent a court order/warrant or a qualifying law-enforcement justification under policy. He also clarified that agencies the City shares with (e.g., Covington, Newton County) cannot further redistribute the City's camera data to other third parties.
- Search and audit process: Every search requires entry of an offense type and either a case number or CAD (computer-aided dispatch) number, along with a stated reason; all searches are logged, and Chief Brooks stated he

conducts a monthly audit of system usage together with City Manager Andrew for accountability.

- Case example: Chief Brooks described a hit-and-run investigation near East Sole Street in which Administrative Officer Todd Merrifield used Flock data to track a suspect vehicle leaving the City on Highway 81 into Covington, where Covington Police used the same data to locate and stop the vehicle; the driver was found to have a suspended license and was charged with felony possession of a firearm and possession with intent to distribute.
- Year-to-date statistics: Chief Brooks reported approximately 380,471 total vehicle reads year-to-date across the City's cameras and shared cameras, and 4,117 total hot-list alerts, including 3,415 expired-tag alerts, 477 suspended-registration alerts, 22 sex-offender alerts, 8 stolen-plate alerts, 1 missing-person alert, and 1 protective-order/warrant alert. He reported 188 vehicles on the statewide hot list were registered as passing through Oxford's cameras.
- Accountability framework: Chief Brooks explained that an officer misusing the system would first be in violation of departmental policy (subject to discipline up to termination); if the misuse also violated Georgia law, it would become a misdemeanor; and if the officer entered improperly obtained information into GCIC/NCIC databases, it would become a felony.
- Chief Brooks referenced a widely circulated video of a Flock-camera-related police encounter, characterizing the incident as reflecting poor investigative technique rather than a flaw in the technology, and cited the video's statistic that Flock cameras are involved in an estimated 800,000 to 1,000,000 law enforcement cases nationally per year.

Council discussion:

- Councilmember Ready commented he had not realized how detailed the program was and said he appreciated the department's transparency in discussing it.
- Councilmember Oliver noted that license plate readers are one of many now-common technologies (private security cameras, cellphone location data, onboard vehicle GPS/telemetry systems) and stated that a tool is only as good or bad as its use, adding that flagging and catching misuse (as the audit process does) is valuable.
- Councilmember Windham raised more skeptical questions and concerns, including seeking clarification on certain audit statistics (e.g., "non-owned custom hot list" alerts), observing that most recorded alerts involved matters such as expired tags rather than serious crimes, citing a report that

Atlanta's approximately 26,000 Flock cameras have not produced a measurable reduction in crime, and stating that the central concern is not the cameras themselves but controls over what is done with the data collected, including the risk of expanding uses over time. He stated he has had concerns about the Flock camera program since it began, while clarifying his concerns are not about the Police Department or its personnel.

- Chief Brooks responded to these concerns, reiterating that the data is controlled by the City and welcoming continued Council oversight.
- Mayor Eady summarized that the camera data belongs to the City and that the City controls how it is shared, and suggested that City Manager Andrew and City Attorney Strickland work with the Chief to codify the department's Flock camera policy/SOP into a City ordinance, so that it could not be changed administratively without Council action. Council indicated general agreement with this approach.
- Councilmember Wearing noted he is familiar with the topic due to family members in law enforcement and stated the tool's value depends on responsible use.

Outcome: No formal motion was made or vote taken, as this is a Work Session. Council reached informal consensus directing City Manager Andrew, City Attorney Strickland, and Chief Brooks to bring back a proposed ordinance codifying the City's Flock camera policy for Council's future consideration.

b. City Manager Update — Cemetery Maintenance Funding

City Manager Andrew reported that previously budgeted funds for cemetery organization work with Dr. Orozco will not be used this year, as that work will not proceed. He noted a student previously involved in that project (reported to have since enrolled at Emory in Atlanta) may be available to help reorganize cemetery records and address policy gaps, such as timely placement of headstones and compiling a list of grave sites needing attention, likely at a lower cost than budgeted. He also recounted that the City was unable to secure a second, lower-priced cemetery maintenance contractor last year despite an encouraging initial bid, because the contractor would not sign a contract or provide a start date after repeated follow-up, leaving budgeted cemetery maintenance funds unspent and a backlog of work.

Councilmember Oliver asked whether the Northeast Georgia Regional Commission could assist with a GIS-based cemetery records project; City Manager Andrew confirmed the Commission has a new GIS program the City could potentially access by contract. Councilmember Oliver also suggested using established third-party platforms such as FindAGrave.com (which links to genealogy platforms such

as Ancestry.com) to organize cemetery data via volunteer or student data entry, rather than building a new system. Oliver separately expressed support for redirecting unused funds toward continued cemetery work and offered to help coordinate a volunteer effort.

New Business — Animal Welfare Complaint (East Richardson/Wesley Street)

Councilmember Oliver raised a resident complaint received that day regarding three dogs kept at a property near the corner of East Richardson and Wesley Streets, citing concerns about tethering, shelter, and sanitary conditions during periods of extreme heat, and asked what immediate options exist given that many code violations do not carry an urgent remedy.

At the Mayor's invitation, Officer Andrea Preziosi addressed Council for the record. She reported that she and Officer White had investigated the complaint approximately four weeks earlier and again that day. One dog (Sasha) is tethered but has access to a covered shelter and is brought inside at night; a second dog (Dodger) is kept in a covered, secured chain-link kennel with water; a third dog is kept separately due to aggression between the dogs. She reported the dogs' owner is experiencing financial hardship, has contacted Newton County Animal Control to explore surrender, and has been informed that surrendered animals may be euthanized within five days absent an adopter; the owner is actively working to rehome one dog and to obtain a proper kennel to resolve the tethering issue. Newton County Animal Control — whose animal ordinance the City has adopted — inspected the property that morning and left a written warning citing the tethering violation and repeat calls, with a 30-day compliance period. Officer Preziosi stated that apart from the tethering violation, the dogs currently have water and shelter and are otherwise in compliance, and that she is personally assisting the owner in locating an additional kennel.

Nick Cole, 1104 Emory Street, addressed Council and stated that, based on his observation as a neighbor, the tethered dog's line allows it to become tangled in brush behind its shelter, out of view.

Councilmember McCanless thanked Officer White for his compassionate handling of a recent community policing call.

Mayor Eady and Council thanked Officer Preziosi for the department's responsiveness. No formal Council action was taken, as the matter remains an open code enforcement case being handled administratively by the Police Department.

6. Work Session Meeting Review

None.

7. Executive Session

No Executive Session was held. Mayor Eady confirmed with City Manager Andrew that no Executive Session item was needed before adjournment.

Action Items

1. Chief Brooks to continue conducting monthly audits of Flock camera system usage, in coordination with City Manager Andrew.
2. City Manager Andrew, City Attorney Strickland, and Chief Brooks to bring back a proposed ordinance codifying the City's Flock camera policy/SOP for Council's consideration.
3. City Manager Andrew to pursue cemetery maintenance contractor bids, potential student assistance with cemetery records, and GIS assistance from the Northeast Georgia Regional Commission and/or FindAGrave.com.
4. Police Department to continue working toward resolution of the animal welfare complaint at the Richardson/Wesley Street property.
5. Staff to submit the WIPP grant application to GEFA by August 31, 2026, including any necessary RFQ for engineering services.

Adjournment

Mayor Eady adjourned the meeting at 7:46 P.M.

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

Property Owner

Phone: _____

Phone: _____

E-Mail: _____

E-Mail: _____

Existing Zoning District: _____

Proposed Zoning District: _____

Existing Use of Property: _____

Proposed Use: _____

Tax Map/Parcel Number _____ Acreage: _____

Location of Property (for legal ad): _____

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

Signature: _____ Date: _____

.....
Application Withdraw:

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

.....
Staff Use Only

Application Date: _____ Received by: _____

Tentative City Council Date: _____

ZONING DECISION CRITERIA

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

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

Rezoning Application # _____

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

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

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

Applicant, or person representing property owner

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

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

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

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

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

Applicant's Signature

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) _____

Address _____

Telephone Number _____

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) _____

Address _____

Telephone Number _____

Personally appeared before me

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

**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 _____

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

REASON: _____



20 May 2026

Re: Letter of Intent – 808 Wesley Street Rezoning

Dear City of Oxford Officials,

This application seeks to rezone the 0.22 acre property located at 808 Wesley Street from Single Family Residential R-30 to Institutional Campus (IC). The change in zoning would allow for the use of the property for commercial use of offices for the college.

Site Background and Proposal

The Subject Property is located at 808 Wesley Street. The parcel is bordered by the existing Oxford College Dining Hall (zoned IC), the undeveloped George Street Right of Way (not zoned) owned by the City of Oxford and the undeveloped parcel on Asbury Street owned by Pat Brown (zoned R-30). The parcel contains an approx. 1485 S.F. house with a 200 S.F. porch, an approx. 260 S.F. barn, and approx. 1025 S. F. of concrete and asphalt paving. The remaining 8,879 S.F. is open space. The asphalt and concrete parking area are connected to Wesley Street via an asphalt drive through the City of Oxford Right of Way.

Oxford College acquired the property in 2018 from Ronald W. Cobb and used the house as quarantine housing during Covid and as offices starting in approx. 2022.

Oxford College proposes using the property as offices for administrative functions for the college administration. Proposed work after potential rezoning includes updating restrooms, doorways, entries, and parking area to bring them into compliance with the Americans with Disabilities Act of 1991 (ADA). The current zoning hinders the ability to fully utilize the property and rezoning and change of use will not adversely affect the city or surrounding property owners.

Rationale for Request

The proposed rezoning could be in conformity with the policy and intent of the City of Oxford Comprehensive Plan adopted in 2023. This subject property is included in the Historic Oxford Character Area; the proposed zoning and use would be complying as the house will remain relatively unchanged in appearance from its current state. The adjacent properties are also within the Historic Character Area including the college Dining Hall to the south of the parcel. The Compatibility Index included on page 44 of the Comprehensive plan indicates that the proposed zoning and use are compatible for the parcel.



Conclusion

Oxford College respectfully request that the Oxford City council, Planning Commission and Planning Staff approve and support the college's rezoning request to allow for the rezoning of 808 Wesley Street from Single Family Residential R-30 to Institutional Campus (IC). The college welcomes the opportunity to meet with all interested parties and representatives.

Thank you for your consideration,

James Johnson
Emory University
Planning Design and Construction

SURVEYOR'S CERTIFICATION

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.

Robert O. Jordan
Robert O. Jordan, GA RLS 2902

FOR CLERK'S OFFICE USE

SUBJECT PROPERTY INFORMATION:
CURRENT OWNER: RONALD W. COBB
DEED RECORD: D.B. 635, p. 221
TAX RECORD: PARCEL X010 018

THIS PLAT CLOSURE ACCURACY IS 1 FOOT IN 73,576 FT.

FIELD DATA WAS COLLECTED USING A LEICA TS12 ROBOTIC TOTAL STATION AND A JAVAD TRIUMPH-LS DUAL-FREQUENCY RTK GLOBAL POSITIONING SYSTEM RECEIVER REFERENCEING THE EGPS STATEWIDE NETWORK AND HAVING A RELATIVE POSITIONAL ACCURACY OF LESS THAN 0.04 FEET.

THE FIELD SURVEY WAS COMPLETED IN OCTOBER 2018.

THE PROPERTY SHOWN HEREON IS NOT LOCATED WITHIN A FLOODPLAIN AS DETERMINED FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAP PANEL 1327C 0126D FOR NEWTON COUNTY, GEORGIA DATED 03-14-2014.

EASEMENTS OR RIGHTS-OF-WAY MAY EXIST WHICH ARE NOT SHOWN HEREON AND MAY BE RECORDED OR UNRECORDED.

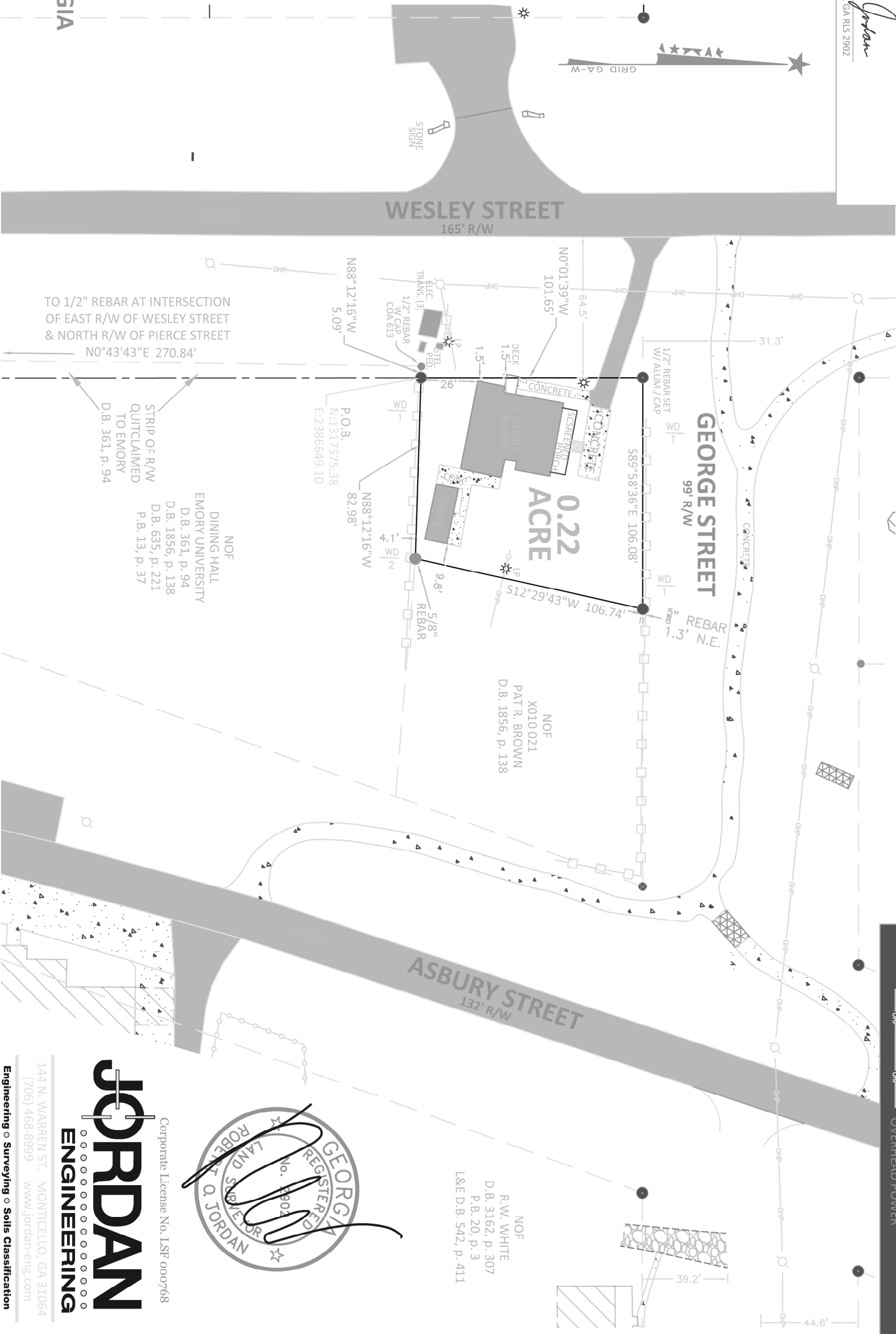
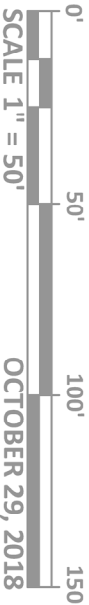
THE HORIZONTAL REFERENCE IS GEORGIA STATE PLANE, WEST ZONE, NAD83(2011) IN US SURVEY FEET.

THE VERTICAL DATUM IS NAVD88 IN FEET.

BOUNDARY RETRACEMENT SURVEY FOR

EMORY

UNIVERSITY
LAND LOT 288, DISTRICT 9
GEORGIA MILITIA DISTRICT 1525
OXFORD, NEWTON COUNTY, GEORGIA



DENOTES PAINTED TREES

OR FENCE NEAR PROPERTY LINE. LETTER IS CODE BELOW, NUMBER IS FEET FROM LINE, AND ARROW IS DIRECTION FROM LINE THAT EVIDENCE WAS FOUND.
TP: STEEL TEE POST WD: WOOD FENCE
B: BLUE PAINT W: WHITE PAINT
Y: YELLOW PAINT BW: BARBED WIRE
R: RED PAINT HW: HOG WIRE

LEGEND

- OPEN-TOP PIPE FOUND
- SOLID ROD (REBAR) FOUND
- ⊗ 1/2" SOLID ROD (REBAR) SET
- ⊙ BEARING CHANGE (NO PIN SET)
- ⚡ SURVEYOR'S TRAVERSE NAIL SET
- ⚡ SURVEYOR'S PK NAIL SET
- ⚡ POWER POLE
- ADJOINING PROPERTY LINE
- - - EASEMENT
- OVERHEAD POWER
- P.O.B. POINT OF BEGINNING
- P.O.R. POINT OF REFERENCE
- NOW OR FORMERLY
- ⊗ DEED BOOK
- ⊙ D.B. DEED BOOK
- P.B. PLAT BOOK
- LL LAND LOT
- OTP OPEN-TOP PIPE
- CMF CONCRETE MON. FD



Corporate License No. 1SF 000768
JORDAN
ENGINEERING

144 N. WARREN ST. MONTICELLO, GA 31064
(706) 468-8999 www.jordan-eng.com
Engineering • Surveying • Soils Classification

Legal Description
808 Wesley Street

All that tract or parcel of land lying and being in Land Lot 288 of the 9th District, City of Oxford, Newton County, Georgia, and being more particularly described as follows:

BEGINNING at a ½" rebar bent found at the intersection of the easterly right of way of Wesley Street (165' R/W) and the northerly right of way of Pierce Street (66' R/W), THENCE departing said northerly right of way of Pierce Street and proceeding along said easterly right of way of said Wesley Street North 00 degrees 43 minutes 43 seconds East a distance of 270.84 feet to a ½" rebar with cap THENCE departing said right of way of Wesley Street North 88 degrees 12 minutes 6 seconds West a distance of 5.09 feet to a point said point being the **TRUE POINT OF BEGINNING**;

THENCE North 88 degrees 12 minutes 16 seconds West a distance of 82.98 feet to a 5/8" rebar found; THENCE South 12 degrees 29 minutes 43 seconds West a distance of 106.74 feet to a 5/8" rebar found; THENCE South 89 degrees 58 minutes 36 seconds East a distance of 106.08 feet to a ½" rebar with aluminum cap set; THENCE North 00 degrees 1 minute 39 seconds WEST a distance of 101.65 feet to a point, said point being the **TRUE POINT OF BEGINNING**.

Said tract contains 11,849.20 square feet or 0.22 acres.



OXFORD PLANNING COMMISSION

Minutes June 9, 2026

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

MEMBERS: Jonathan Eady, Chair; Mary Glenn Landt, Vice-Chair; Juanita Carson, Secretary; Troy Willis, and Jane Fadeley

STAFF: Bill Andrew, Zoning Administrator

GUESTS: Mr. James Johnson and Mr. Tulio Pineda represented the rezoning application on behalf of Emory University for 808 Wesley Street.

OPENING: At 6:57 PM, Mr. Eady called the meeting to order.

Note: Due to Mr. Besaw being unable to attend the meeting, his Development Permit Application for a pole barn at 1020 Emory Street was moved down the agenda so representatives of Emory University were able to discuss their rezoning application for 808 Wesley Street in a timely manner.

Review and Consider for Approval, the Rezoning for 808 Wesley Street: Mr. James Johnson and Mr. Tulio Pineda, as representatives for Oxford College of Emory University, are requesting a rezoning from R-30 (Single-Family Residential) to IC (Institutional Campus) for .22 acres and a single-family house at 808 Wesley Street, parcel number X01000000001800.

808 Wesley Street Rezoning Analysis

Property context:

- Small blue-grey house behind college dining hall, purchased by college in 2018
- Currently zoned residential, bordered by institutional use (south) and residential on three sides
- Used for COVID quarantine housing, then proposed for offices without proper zoning, followed by the need for a renovation after a small fire.

Proposed use:

- Office space for Events/Conferences team (2-3 employees)
- Minimal exterior changes, primarily ADA compliance modifications
- One accessible parking space required, minimal visitor traffic expected

Planning Commission concerns:

- **Incremental institutional creep:** Pattern of college acquiring residential properties along Wesley and Emory Streets, converting to institutional use
- **Housing stock loss:** Removal of residential properties in a city with limited housing availability
- **Tax base erosion:** Newton County removes college-owned properties from tax rolls regardless of use, contrary to state law requiring properties serve nonprofit mission
- **Land use plan conflict:** Comprehensive plan does not anticipate east side of Emory or Wesley Street becoming non-residential

Supporting factors:

- Property contiguous to existing institutional zoning (dining hall)
- Proposed use maintains residential appearance
- Minimal traffic/parking impact due to internal office function
- Topography and setback constraints limit future development potential even if rezoned

College property ownership pattern:

- College owns approximately 50% or more of two adjacent blocks on Wesley Street
- Most Emory Street west-side properties have already been rezoned institutional and operating as offices
- Multiple Wesley Street properties owned but unoccupied, including corner properties at Clark/Wesley and Soule/Wesley

After discussion of the factors regarding rezoning, there was a motion from Mr. Willis and a second from Ms. Landt to approve the re-zoning of 808 Wesley Street from R-30 (Single-Family Residential) to IC (Institutional Campus) with the conditions that the property must retain its residential character by the structure appearing as a residential dwelling, the use would be limited to internal office functions (not public-facing), and its future use would be restricted to institutional campus office use only. The vote was 2 – yes, 2 – no, and 1 – abstention from Chairman Eady. This would be conveyed as a neutral recommendation to the City Council.

Review and Consider for Approval A Development Permit Application for a Pole Barn at 1020 at 908

Emory Street: This item was tabled until the next meeting on July 14, 2026 at 7:00 PM. However, there was some discussion of the application in anticipation of that meeting.

Fundamental problem: Property is an illegal lot that was created when the subdivided lot was recorded incorrectly, lacking required frontage and legal access to Emory Street.

Permit violation: Proposed pole barn location is in the front yard (western portion facing Emory), but accessory structures must be in rear or side yards per ordinance.

Lot configuration:

- House has Emory Street address, but access is with an informal driveway easement through neighbor's property.
- It is believed that no written or recorded easement exists and so the access relies on successive owners' informal permission.
- Original approval was for flagpole lot with proper access inherent in the shape of the lot, but deed recorded differently.

Resolution path: Applicant must relocate pole barn to compliant rear yard location (east of house) and construct new concrete slab if desired.

Minutes: The minutes from the May 21, 2026 meeting of the Planning Commission were considered for approval. There was a request for one correction: The 112 E. Watson Street Development Permit Application vote was changed from 5-0 to 4-0-1 (four in favor, none against, one abstention from Ms. Carson). *There was a motion from Ms. Fadeley to approve the minutes as corrected. Ms. Landt seconded this motion. The vote to approve was 5 yes and 0 no.*

Review of DRAFT Zoning Code: Due to the late hour, the Commission scheduled a virtual meeting for July 7, 2026 at 6:30 PM to review the revised zoning ordinance. Ms. Fadeley and Ms. Carson asked Mr. Andrew if the city could provide a copy of the document for their review. Mr. Andrew indicated he would be happy to do so.

ADJOURNMENT: Mr. Eady adjourned the meeting at 8:37 PM.

Submitted by:

Bill Andrew

Bill Andrew, Zoning Administrator

ORDINANCE NO. 2026-004

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF OXFORD, GEORGIA, BY REZONING 0.22+/- ACRES OF LAND OWNED BY EMORY UNIVERSITY, WHICH IS COMMONLY KNOWN AS 808 WESLEY STREET, IDENTIFIED AS TAX PARCEL IDENTIFICATION NUMBER X01000000001800, AS SHOWN ON EXHIBIT “A”, AS LEGALLY DESCRIBED ON EXHIBIT “B”, BY REZONING SAID TRACT FROM R-30 (SINGLE-FAMILY RESIDENTIAL) TO IC (INSTITUTIONAL CAMPUS); PROVIDING FOR SEVERABILITY; REPEALING CONFLICTING ORDINANCES; PROVIDING FOR AN EFFECTIVE DATE AND FOR ALL OTHER LAWFUL PURPOSES.

WHEREAS, Emory University owns all that tract or parcel of land being considered for rezoning totaling 0.22+/- acres identified as 808 Wesley Street, Tax Parcel Identification Number X01000000001800, as shown on Exhibit “A”; and as legally described on Exhibit “B”; and

WHEREAS, the City Council of the City of Oxford has considered the application as submitted by Emory University, 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, Emory University, has submitted to the City Council of Oxford, Georgia, a written and signed application requesting to be rezoned; and

WHEREAS, a survey complete legal description of the land to be rezoned is included in the application; and

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

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

SECTION 1. FINDINGS.

The City Council finds that the proposed rezoning of the parcel from R-30 (Single-Family Residential) to IC (Institutional Campus) is consistent with the adopted standards for governing the exercise of the zoning power consistent with O.C.G.A. § 36-66-5 and requirements of the Zoning Ordinance as identified below.

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

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

SECTION 2. LEGAL DESCRIPTION AND REZONING.

The subject parcel, as shown on Exhibit “A” and as legally described in Exhibit “B” is hereby rezoned from R-30 (Single-Family Residential) to IC (Institutional Campus). Said Exhibits are incorporated by reference as if fully set forth herein.

SECTION 3. AMENDMENT OF THE ZONING MAP.

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

SECTION 4. SEVERABILITY.

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

SECTION 5. EFFECTIVE DATE.

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

SECTION 6. REPEALER.

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

Approved this 3rd day of August, 2026.

ATTEST

David S. Eady, Mayor

Stacey Mullen, Acting City Clerk

APPROVED AS TO FORM

C. David Strickland., City Attorney

City of Oxford

Invoices > \$1,000
Paid August 1-31, 2026

VENDOR	DESCRIPTION	AMOUNT
RECURRING CHARGES		
Newton County Board of Commissioners	Water Purchases- April 2026; Inv# 3558	24,565.00
Newton County Water and Sewer Authority	Sewer Operation Fees – July 2026	9,881.20
Municipal Electric Authority of Georgia (MEAG)	Monthly Electric Purchases for July 2026	119,695.81
Electric Cities of Georgia	Consulting and Planning Services for August	8,436.00
GMEBS- Life & Health Ins	Employee Health Insurance- September 2026	17,148.46
U.S. Dept. of Treasury	Federal Payroll Taxes- August 2026	17,755.09
Courtware Solutions	Licensing, support and maintenance for Municipal Court case management – July 2026	1,200.00
BS&A Software	Absorbed (Online) Fees- August 2026	3,423.16
City of Oxford	Monthly Utility Charges – June 2026- 1,020.55; August 2026 \$1,847.57	2,868.12
Latham Home Sanitation	Waste/Recycling Removal Service- July 2026	10,438.75
U.S. Department of Energy	Purchase of Power July 2026	3,750.81
VC3	IT in A Box- August 2026, Inv#VC3-258110- \$4,616.04; Inv#VC3-258271- \$1,957.75 (New PC Deployment for 3 Computers in the Administration Dept)	6,573.79
PURCHASES/CONTRACT LABOR		
C. David Strickland	Professional Services April Inv# 15800-15806	3,130.00
Anderson Grading & Pipeline	Exploratory Digging on Asbury/Watson Inv#2026-28, \$3,000.00; Waterline repair at Greene and Soule St- Inv#2026-24, \$3,500.00	6,500.00
HCS Services LLC	Wash Bay Pump Replacement- Maintenance Facility, Inv#06262026	2,450.00
Over & Under Contracting	Transformer Bank Repair- Inv# 16650, \$1,662.65; Emergency Call to Change out OH Transformer (201 W. Bonnell St)- Inv#16651, \$1,611.36; Emergency Conduit Move/Digging Crew (E. Soule St) Inv#16649, \$4,327.56	7,601.57
Carter & Sloop	Professional Services-788 Moore Street Plan- Inv#31599, \$1560.00; Meter Replacement RFP- Project 09800.00- Inv#31598, \$3,780.00	5,340.00
Big & Heavy Equipment	Repairs to Dump Truck for Public Works- Repaired Broken PTO Mounting Bracket, Crimped Electrical Connector for Air Switch, Tested PTO & Air Switch Operation, Performed Diagnostic for Inoperative A/C System, Identified Leaking A/C High-Pressure & Low-Pressure Service Valves, Evacuated & Recharged A/C System, Performed PM Service, Replaced Engine Oil, Oil/Lube Filter, & Fuel Filter, Serviced Both Front Wheel Hubs, Inspected Wheel Hub Components & Fluid Levels, Checked and Topped Off Transmission, Differential & Hydraulic Fluids	2,378.17

VENDOR	DESCRIPTION	AMOUNT
Family Community Housing Association	Preparation of Loan Docs, Rehab Contract, Preconstruction for meeting, Submission of Setup Package for: 1215 Mitchell St, 207 W. Bonnell St, 105 Wade Street, & 1219 Emory St- Inv#2026-005, 2026-006, 2026-007, 2026-008	3,500.00
Greso Utility Supply	Supplies for Emory Job (Underground Utilities)- Inv# 10297482-00, \$59,300.00; Inv#10297482-02, \$33,045.40; Inv#10297482-01, \$170,154.82; Inv#10297482-04, \$11,127.76	273,627.98
East Coast Grading, Inc	Signing & Striping- 2024 Resurfacing-Inv#1306	Coving
Times Journal Media Group	Ads & Promotions-Notices: Rezoning & Affidavit Fees- \$260.00; Tax Notices- \$1310.00; Vacancies (2)-\$880.00	2450.00
Covington Ford	Repairs on Unit 601; Rotors, Brakes & Oil Change	1,552.43
T&T Uniforms	Uniforms for New Officer, Gear, Duty Belt, Shipping Fees- Inv#247205	1,822.50
Hays Tractor & Equipment Inc	6 Ft Bush hog for Public Works Department	5,205.00
Mayfield Ace Hardware	Dipped Gloves, Pump Sprayer, Repellent, Water, Trash Bags, Batteries, Cleaning Products, Marking Spray, Weed Control Products, Chainsaw & Chain Oil, Marking Flags, Paint, Oil Gas Mix, Poison Ivy Eliminator, Insecticide, Shop Towels, Oil Absorbent, Flat Head Course Multi-Material Screws	1,658.84
JAT Consulting Services, Inc	Professional (Financial) Services/Pre-Audit Preparation- July 2026, Inv#2026-05-01	1,716.25
Schafer Plastics North America, LLC	Recycling Bins for Maintenance Stock (includes Freight Charges)	1,072.50
Environmental System Research Inst (ESRI)	Annual Subscription 9/26-9/27	1,100.00

Two members of the public offered comments.

Juanita Carson, 1223 Wesley Street, Oxford, addressed the Mayor and Council. Ms. Carson stated she was not complaining about her own taxes but expressed concern, as a citizen, that the proposed increase would be a burden for other Oxford residents, particularly senior citizens, and stated that the City should take into account all of its citizens, including those less able to afford higher taxes.

Nick Cole, 1104 Emory Street, Oxford, addressed the Mayor and Council with questions about how the rollback millage rate is calculated and by whom. Mayor Eady and City Manager Bill Andrew responded, explaining that the rollback rate is computed annually by the Newton County Tax Assessor's Office based on the change in assessed property values within the city, and represents the millage rate that would generate the same total revenue as the prior year absent reassessments; that the City's current 5.444 mill rate, held unchanged for several years, produces additional revenue because assessed property values have risen; and that adopting a rate above the rollback rate requires the City, under state law, to declare and advertise the resulting percentage tax increase. Mr. Andrew also described the process used to balance the proposed budget, including a revised, higher revenue estimate for the City's electric utility received from MEAG Power.

There being no further comments, Mayor Eady adjourned the Public Hearing at 6:44 p.m., noting a recess of approximately 15 minutes before the Mayor and Council's regular meeting convened at 7:00 p.m.

Respectfully submitted,

Kristin Watkins
Deputy City Clerk