



Natural Gas

Pipeline Safety Covington at Work for YOU!

Over the past 20 years, risk exposure has been rising through increased populations, energy consumption, and pipeline miles. At the same time, the number of serious pipeline incidents involving death or injury has declined by 50% thanks to Public Awareness.

Main gas lines, typically 2-inch in diameter, branch into household service lines which are typically half-inch to three-quarter inch in diameter and buried 12-18 inches below the surface. The service lines end at each customer's meter where gas is delivered.

Know where pipelines are. Pipelines are marked by aboveground signs.

NOTE: (these signs only serve notice of a pipeline IN THE AREA). These signs will also denote the product being carried in the pipeline along with the company's name and 24 hour contact information.



Here are five easy steps to damage prevention of gas pipeline:

1. Survey and Mark – Survey the proposed excavation area and mark the dig sites in white paint
2. Call Before You Dig – 48 hours before digging, call 811 and get free staking of underground utility lines, which helps reduce the chance of injury and unneeded expense. **IT IS A GEORGIA STATE LAW.**
3. Wait! – Wait the required time to allow utility owners to locate and mark all lines.
4. Respect the Marks! – Maintain visibility of the marks and safely follow them when digging.
5. Dig – Dig with care. Hand excavate within 18 inches of each side of the locate marks. If you plan to dig anywhere near a marked area, especially when using mechanized equipment, use a shovel and **CAREFULLY** hand dig to expose the lines.



RECOGNIZING A GAS LEAK:

Access the need to evacuate the area including homes, businesses, schools, churches, and other facilities. Knowing the signs of a natural gas emergency will help you react quickly and safely.

- The smell of "Rotten Egg"
- Bubbles in wet or flooded areas
- Flames, if a leak has ignited
- Hissing or blowing sound from pipeline, storage tank, or appliance
- Dead or discolored vegetation in an otherwise green area
- Dirt or dust blowing from the ground

IF YOU SMELL GAS OR SUSPECT A GAS LEAK, NOTIFY THE CITY OF COVINGTON AT 770-385-2000

DO NOT attempt to stop or plug leak, cover a damaged pipeline with dirt, attempt to put out a gas fire if ignition occurs, turn off vehicles or equipment, or use a cell phone without leaving the area first.

This message was brought to you by the City of Covington as part of our Public Awareness Program. For additional information regarding this message, call 770-385-2000.



CITY OF COVINGTON NATURAL GAS DEPARTMENT



Name: _____

Date: _____

Organization: _____

1. Do you have natural gas pipelines running through your community? ____ (Y/N)
2. Do you know the name of your local natural gas company? ____ (Y/N)
 - 2a. If yes, who? _____
3. Have you heard or seen a message regarding natural gas safety in the last 12 months? ____ (Y/N)
 - 3a. If yes, about how many? _____
4. Before today, about when was your last contact with someone from the natural gas industry related to pipeline safety? _____ (If known, fill in approximate date or number of weeks, months, or years ago.)
5. Do you have the number to call the natural gas company if there is an incident or you need more information? ____ (Y/N)
6. Do you know who regulates the natural gas company in this community? ____ (Y/N)
7. Do you know what precautions an excavator should take prior to digging to avoid accidentally hitting a natural gas pipeline? ____ (Y/N)
 - 7a. If yes, what are they? _____
8. Are you familiar with the one-call line to call if you need to know the location of a gas line or other utility on your property? ____ (Y/N)
9. Are you aware you can question excavators on the status of their locate ticket and report to the local gas company if there is not one? ____ (Y/N)
10. How would you rate the adequacy of information you have about natural gas safety (e.g., how to recognize a leak, what to do when there is a leak, what first responders should do, etc.)?
 - a. About, right? _____
 - b. Too much? _____
 - c. Not enough? _____



CITY OF COVINGTON NATURAL GAS DEPARTMENT



11. Does your community have an emergency response plan to deal with a natural gas leak (regardless of whether intentional or accidental.)? _____(Y/N)
12. How do you know if a gas leak is suspected and to call for help? **(Circle one please)**
- a. Smell of rotten egg, hissing or blowing sound from pipeline or appliance, or bubbling water/blowing dust or dirt/dead or discoloration of vegetation at or near pipeline
 - b. Power goes out at your home
 - c. There is no hot water coming into home
 - d. The fire alarm goes off

13. Is the following statement true or false? **(Circle True or False please)**

If you think you might have a gas leak, leave the area immediately and call Covington Natural Gas at 770-385-2000 or dial 911, all from a neighboring home or business. Never turn on or off switches, open or close garage doors, or use a flashlight, lighter, or phone/cell phone in the presence of the gas smell, as these devices may be a source of ignition, causing an explosion.

14. Are you aware of any pipeline leaks that have occurred in your community in the last 2 years? _____(Y/N)

14a. If yes, how many? _____

14b. What were they _____

15. Have any of your local citizens or businesses expressed concern in the last 12 months about any issue regarding natural gas safety? _____(Y/N)

15a. If yes, what was it? _____

16. Overall, do you feel the natural gas industry has an adequate public safety awareness program?

- a. Definitely yes _____
- b. Pretty much so _____
- c. Not sure _____
- d. Don't know _____
- e. Probably not _____
- f. Definitely not _____

PLANNING AND ZONING DEPARTMENT
ZONING APPLICATION FOR THE CITY OF OXFORD

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

Applicant
Tim Anderson

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

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

Existing Zoning District: R4-Residential

Proposed Zoning District: R-20 (conditional)

Existing Use of Property: Vacant

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

Tax Map/Parcel Number X061A051 Acreage: 2.79 Acres

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

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

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

.....
Application Withdraw:

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

Staff Use Only

Application Date: March 6, 2026

Received by: Bill Andrew, Zoning Administrator

Tentative City Council Date: August 3, 2026

ZONING DECISION CRITERIA

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

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

Rezoning Application # _____

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

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

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

Applicant, or person representing property owner

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

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

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

I have** _____ **I have not** ✓ _____

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


Applicant's Signature

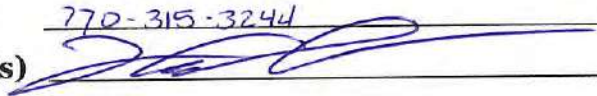
3-6-26
Date

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

Rezoning Application # _____

AUTHORIZATION OF PROPERTY OWNER

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

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

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

Name of Applicant(s) Tim Anderson
Address _____

Telephone Number _____

Personally appeared before me

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

Notary Public

Date

Rezoning Application # _____

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

PUBLIC NOTICE REQUIREMENTS

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

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

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

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

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

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

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

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

REASON: _____

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

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

BEGINNING at the intersection of the west right-of-way of Hull Street and the south right-of-way of Oxford Road, thence in a west direction along the south right-of-way of Oxford Road for a distance of 776.60 feet to an IPF $1\frac{1}{2}$ "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 $1\frac{1}{2}$ "RB;

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

THENCE South 89 degrees 32 minutes 07 seconds West for a distance of 383.72' feet to an IPF $5\frac{1}{8}$ "RB;

THENCE North 00 degrees 53 minutes 45 seconds East for a distance of 894.12' feet to an IPF $1\frac{1}{2}$ "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 $1\frac{1}{2}$ "RB at the true point of beginning.

Said property contains 7.79 acres.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

8. Existing zoning of nearby property.

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

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

To be supplemented.

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

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

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

To be supplemented.

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

To be supplemented.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

LIST OF ADJOINING PROPERTY
OWNERS

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

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

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

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

LIST OF ADJOINING PROPERTY
OWNERS

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

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

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

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

LIST OF ADJOINING PROPERTY
OWNERS

Page 2.

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

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

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

LIST OF ADJOINING PROPERTY
OWNERS

Page 2.

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

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

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

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

Feb. 27-2026

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

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

Statement of Suitability

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

On behalf of the Property
Owner,

~~s/ John Andrew Nix~~

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

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

Feb-27, 2024

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

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

Narrative Intent

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

On behalf of the Property
Owner,



John Andrew Nix, Applicant/Agent
MaddoxNix



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

CONSTITUTIONAL OBJECTIONS

3-6-26

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

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

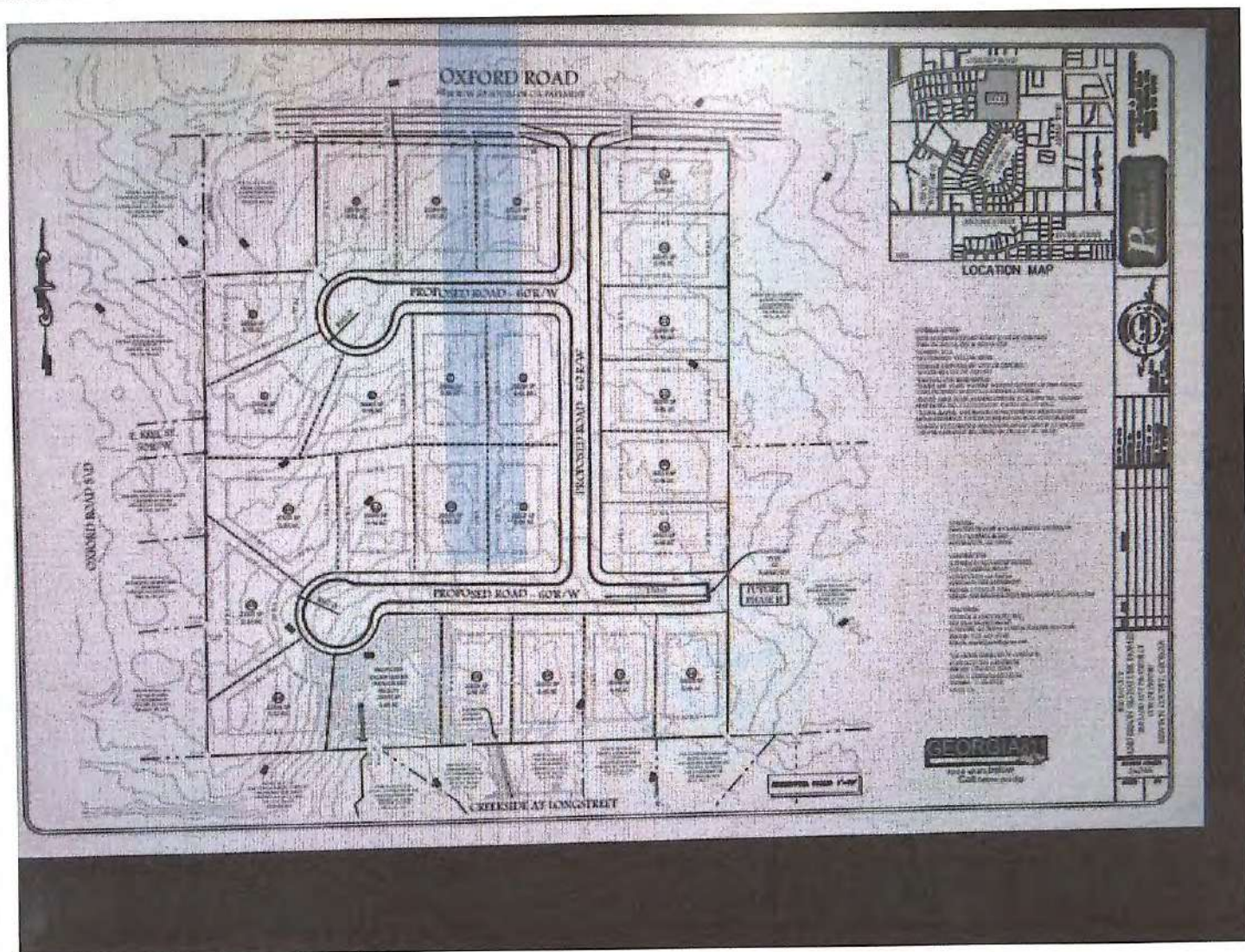
A denial of this zoning amendment application would constitute a gross abuse of discretion and an arbitrary and capricious act by the City Council without any rational basis in violation of Article I, Section I, Paragraph I and Article I, Section III, Paragraph I of the Constitution of the State of Georgia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

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

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

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



Rezoning
 X061A051
 X061A052

PLANNING AND ZONING DEPARTMENT
ZONING APPLICATION FOR THE CITY OF OXFORD

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

Applicant _____ _____ _____ Phone: _____ E-Mail: _____	<u>CLARA Denise</u> Property Owner <u>Timothy Wayne Anderson</u> <u>1634 Campbell Rd</u> <u>Covington Georgia 30014</u> Phone: <u>770-315-3244</u> E-Mail: <u>andersonsignaturehomesinc@gmail.com</u>
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Existing Zoning District: R4-Residential

Proposed Zoning District: R-20 (conditional)

Existing Use of Property: Vacant

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

Tax Map/Parcel Number X061A052 Acreage: 2.05 Acres

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

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

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

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

Staff Use Only

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

ZONING DECISION CRITERIA

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

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

Rezoning Application # _____

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

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

CAMPAIGN CONTRIBUTIONS DISCLOSURE FORM REQUIRED FOR ALL ZONING ACTIONS

Applicant, or person representing property owner

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

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

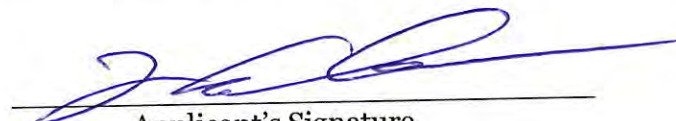
I hereby certify that I have read the above and that:

I have** _____

I have not _____



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

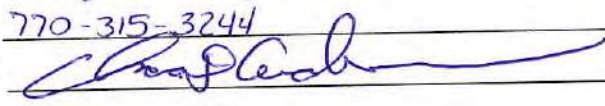

Applicant's Signature
Date

****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) Clara 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: _____

LEGAL DESCRIPTION

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

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

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

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

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

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

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

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

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

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

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

Said property contains 7.05 acres.

UTILITY NOTE:

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

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

OXFORD ROAD

R/W SET APPROX. 25' SOUTH OF C/L PARCELS

OWNER:
PARCEL X001A 052
PHILLIP D. HARPER
ANNIE C. HARPER
67 OXFORD ROAD
OXFORD, GA 30054
DB 1233, PG 94

RECORDING INFORMATION

This plat is a retracement of an existing parcel or parcels of land and does not 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 surveyed herein, RECORDATION OF THIS PLAT SHALL BE THE RESPONSIBILITY OF THE SURVEYOR. NO WARRANTY IS MADE BY THE SURVEYOR AS TO THE ACCURACY OF ANY INSTRUMENTS OR RECORDS. THE SURVEYOR'S LIABILITY IS LIMITED TO THE REQUIREMENTS OF THE PROFESSIONAL ENGINEERING AND SURVEYING ACT OF 1967. 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 18-6-67.

James E. Harper
JAMES E. HARPER, GA PLS 247
PARCEL X001A 052
DB 1233, PG 94



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

Note: This plat was prepared for the exclusive use of the person, persons or entity named herein. This plat does not extend to any person, persons or entity without the express reconfirmation 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. 13217C003MD, Dated 03/17/2014.

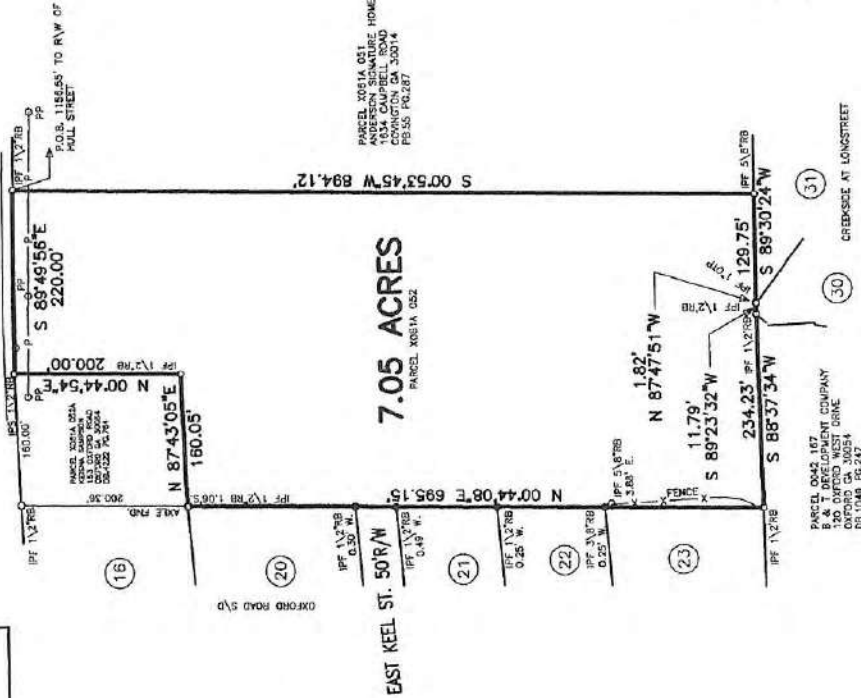
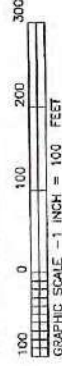
RETRACEMENT SURVEY FOR:

ANDERSON SIGNATURE HOMES

LAND LOT 289 - 9TH DISTRICT
TOWN OF OXFORD

NEWTON COUNTY, GEORGIA

DATE OF FIELD WORK: 10-05-2023
DATE OF PLAT PREPARATION: 10-09-2023
EQUIPMENT USED: TRIMBLE S6



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

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

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

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

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

8. Existing zoning of nearby property.

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

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

To be supplemented.

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

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

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

To be supplemented.

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

To be supplemented.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

LIST OF ADJOINING PROPERTY
OWNERS

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

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

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

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

LIST OF ADJOINING PROPERTY
OWNERS

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

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

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

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

LIST OF ADJOINING PROPERTY
OWNERS

Page 2.

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

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

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

LIST OF ADJOINING PROPERTY
OWNERS

Page 2.

FKH SFR PROPCO B-HLD, LP

Tax Parcel: X061B066

1850 Parkway Place

Suite 900

Marietta, Georgia 30067

R-3 Residential

Existing Use: Single Family – Detached

Phillip D. Harper

Annie C. Harper

Tax Parcel: X061A049

909 Hull Street

Oxford, Georgia 30054

R-4 Residential

Existing Use: Vacant

Phillip D. Harper

Annie C. Harper

Tax Parcel: X061A053

67 Oxford Road

Oxford, Georgia 30054

R-3 Residential

Existing Use: Single Family – Detached

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

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

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

Statement of Suitability

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

On behalf of the Property
Owner,

~~s/ John Andrew Nix~~

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

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

Feb-27, 2024

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

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

Narrative Intent

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

On behalf of the Property
Owner,



John Andrew Nix, Applicant/Agent
MaddoxNix



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

CONSTITUTIONAL OBJECTIONS

3-6-26

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

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

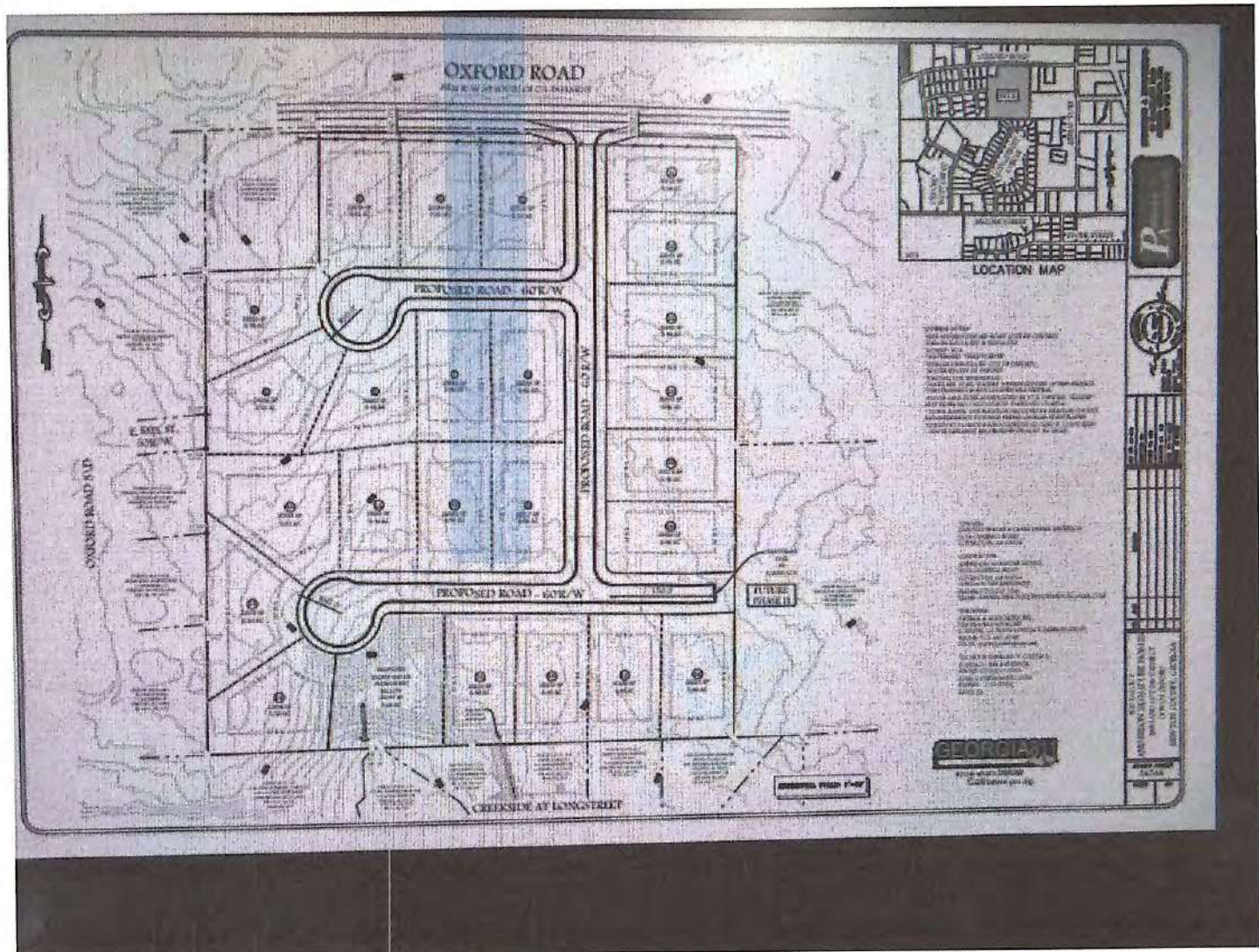
A denial of this zoning amendment application would constitute a gross abuse of discretion and an arbitrary and capricious act by the City Council without any rational basis in violation of Article I, Section I, Paragraph I and Article I, Section III, Paragraph I of the Constitution of the State of Georgia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

Type text ere

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

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

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



Rezoning
X061A051
X061A052

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

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

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

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

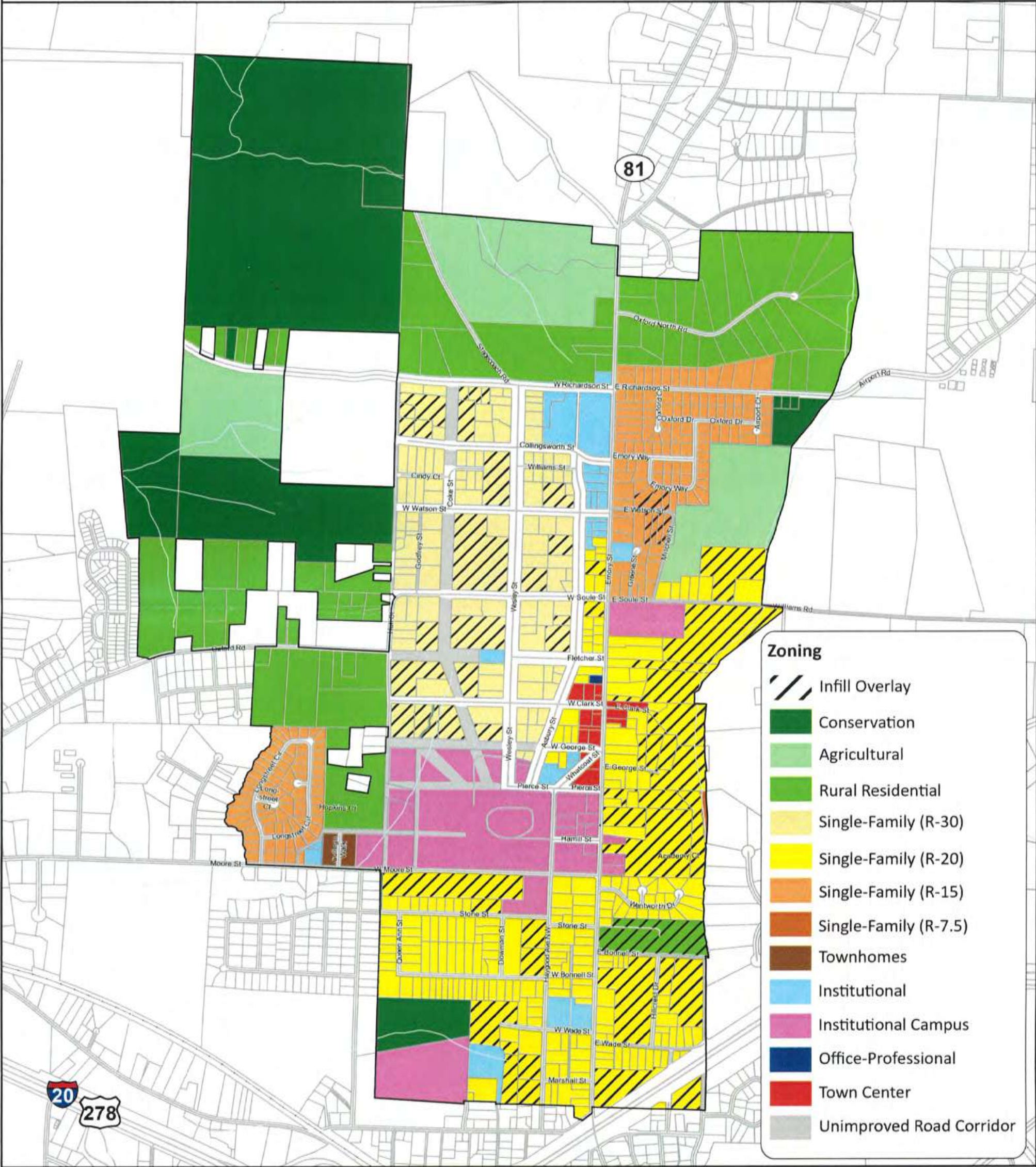
TABLE 38-62. TREE CANOPY COVER REQUIREMENTS BY ZONING DISTRICT

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

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

(Ord. of 12-5-2011(06), § 1(39-120))

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



Streams
Parcels
Oxford City Limits

0 1,000 2,000 4,000 Feet



NEGRC
NORTHEAST GEORGIA
REGIONAL COMMISSION

Oxford City Limits



NEGRC
NORTHEAST GEORGIA
REGIONAL COMMISSION

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



OXFORD ROAD S/D
ZONED R-3

E. KEEL ST.
50°R/W

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

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

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

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

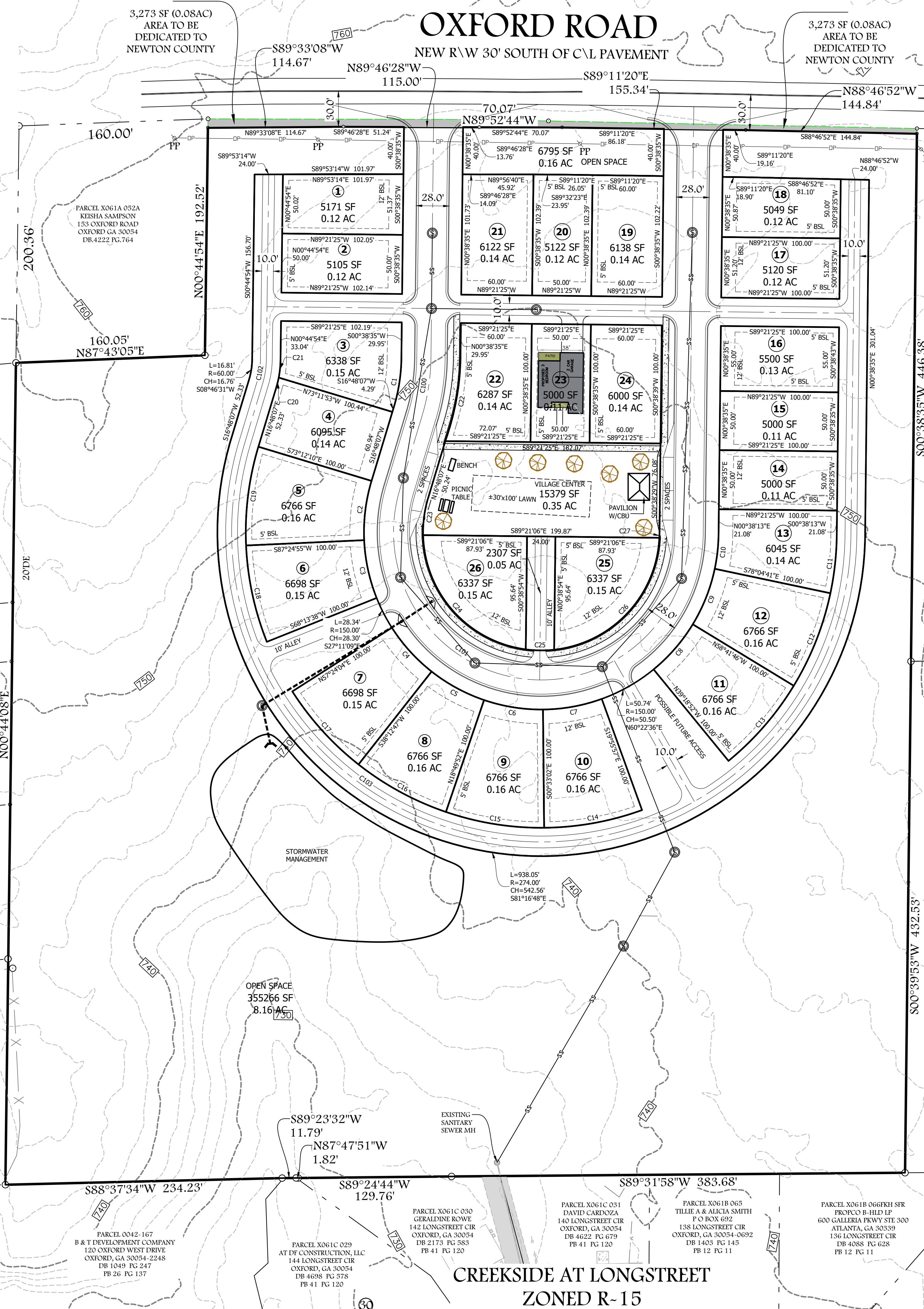
PARCEL 0061A-001
WILLIE SEALS & RUBY N WOODS
P O BOX 603
COVINGTON, GA 30015-0603
155 OXFORD ROAD
DB 136 PG 417

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

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

OXFORD ROAD

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



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



Know what's below
Call before you dig

HORIZONTAL SCALE: 1"=50'



LOCATION MAP

Current Plan
Submission

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

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

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

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

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

PATRICK & ASSOCIATES, INC.

GEORGIA
REGISTERED
No. 2588
Professional Engineer
Mark H. Patrick
GSWCC #2494
DESIGN PROF.
CERTIFIED
DATE: 11/16/2023

JOB NO. 23-392	COMPILED BY: CEB	CHECKED BY: MW	DATE: 10-14-2025	SCALE: AS NOTED
REV/SON	DATE	NO.	DATE	NO.

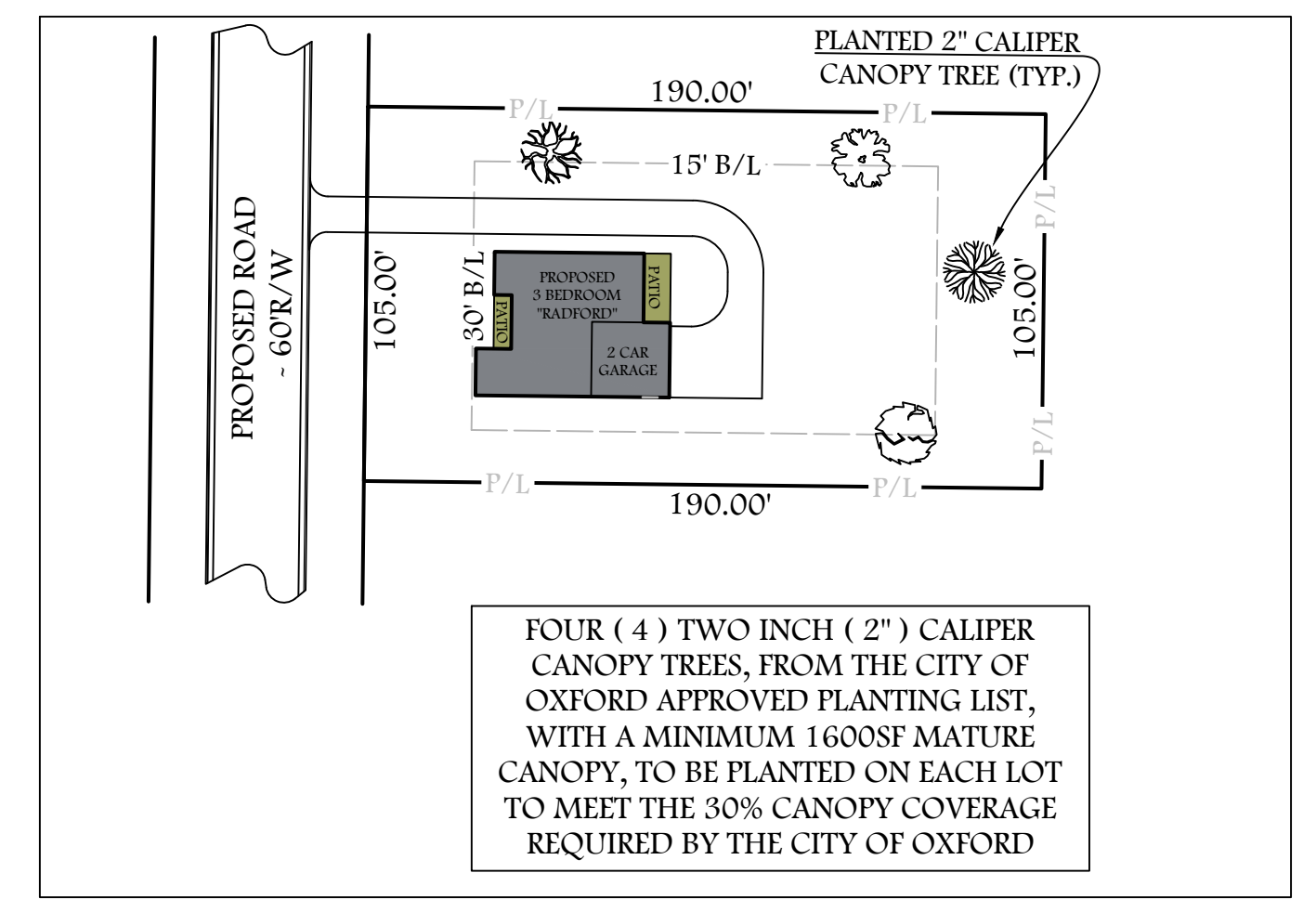
R20 LAYOUT
ANDERSON SIGNATURE HOMES
289 LAND LOT 9th DISTRICT
CITY OF OXFORD
NEWTON COUNTY, GEORGIA

DRAWING NUMBER
36548

SHEET: 1	OF: 1
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MAGNETIC

TYPICAL LOT DETAIL



GENERAL NOTES:
 *SITE ADDRESS:OXFORD ROAD (CITY OF OXFORD)
 *PARCEL: X061A-051 & X061A-052
 *TOTAL AREA: 14.84 ACRES (646,526 SF)
 *TOTAL # LOTS 24
 *PROPOSED ZONING : R20
 *WATERSHED: YELLOW RIVER
 *SEWAGE DISPOSAL BY: CITY OF OXFORD
 *WATER BY:CITY OF OXFORD
 *EXISTING USE: RESIDENTIAL
 *OPENSACE = 0.65 ACRES IN STORMWATER MANAGEMENT FACILITY
 *THERE ARE STATE WATERS WITHIN 200 FEET OF THIS PROJECT.
 *THIS PROPERTY IS NOT LOCATED IN A FEDERAL
 FLOOD AREA ZONE AS INDICED 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:
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1634 CAMPBELL ROAD
COVINGTON, GA 30014
CONTRACTOR:
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1634 CAMPBELL ROAD
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GSWCC CERT#0000012154
EXPIRES 7-16-2024
LEVEL 1A

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

**PATRICK &
ASSOCIATES, INC.**

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

MAARK H. WILTON
OWNER

NO. 25888
PROFESSIONAL

REGISTERED

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

NO.	DATE	REVISION

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

DRAWING NUMBER 36548	
SHEET: 1	OF: 1



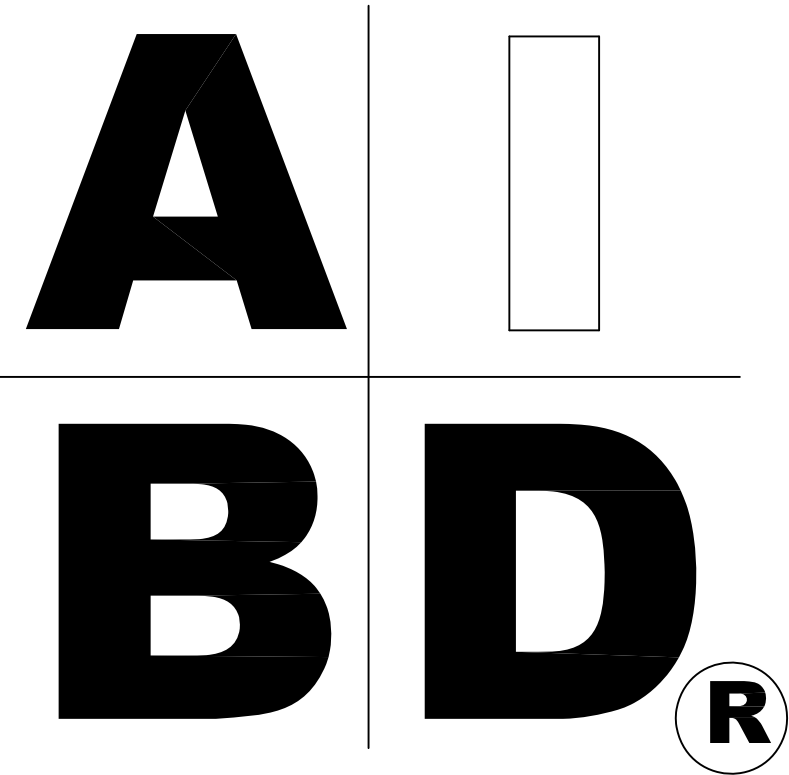
House Plan Zone, LLC.

www.HPZplans.com

Phone: 601.336.3254

Email: sales@hpzplans.com

Fax: 1-800-574-1387



STANDARD ABBREVIATIONS

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

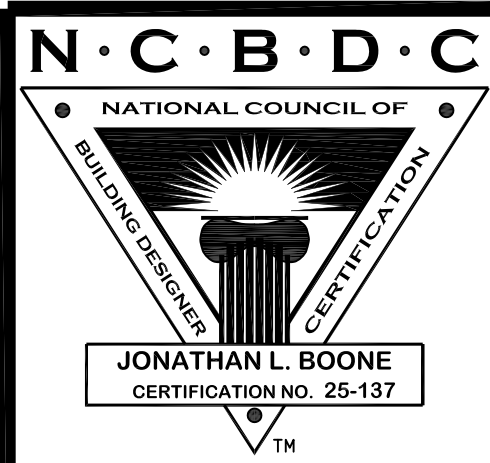


SHEET INDEX:

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

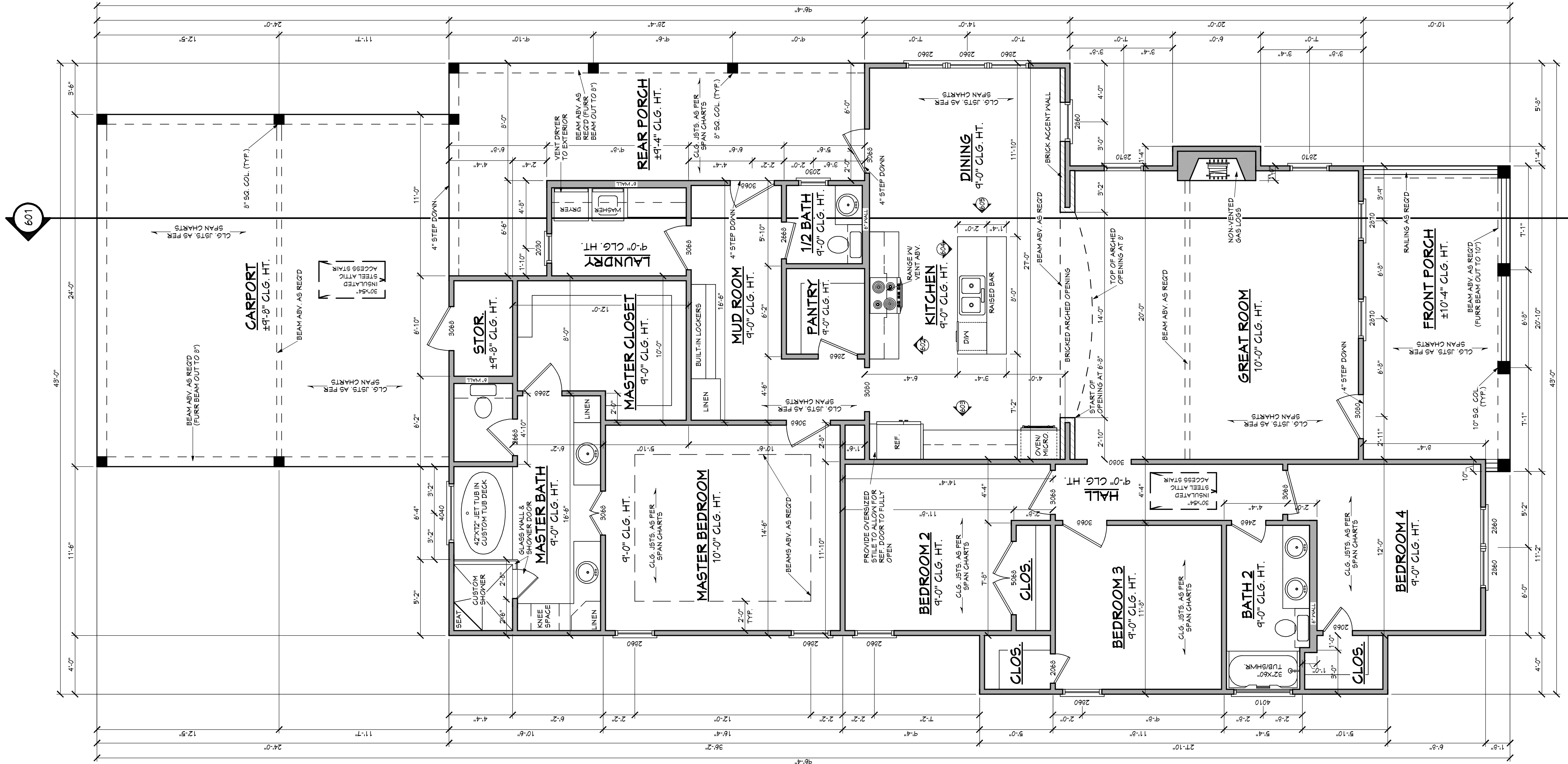
BB-2203

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



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

SHEET NUMBER
1



BB-2203 FLOOR PLAN

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

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

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

NOTES:

1. ALL DIMENSIONS & SITE CONDITIONS TO BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION.
2. ALL FINISHES (INTERIOR & EXTERIOR) TO BE VERIFIED WITH OWNER PRIOR TO CONSTRUCTION.
3. VERIFY ALL DOOR AND WINDOW STYLES AND SIZES WITH OWNER PRIOR TO CONSTRUCTION. MANUFACTURER TO SUPPLY ALL DOOR OPENING SIZES.
4. CONTRACTOR TO VERIFY ALL CLEARANCES OF ALL DOORS, WINDOWS AND OTHER ITEMS THAT ARE CRITICAL, PRIOR TO CONSTRUCTION.
5. CONTRACTOR TO ADAPT PLANS AS REQUIRED TO MEET ALL APPLICABLE CODES AT SITE.
6. ALL BEAMS TO BE SIZED BY A LICENSED STRUCTURAL ENGINEER.
7. PORCHES, BALCONIES OR RAISED FLOOR SURFACES LOCATED MORE THAN 30 INCHES ABOVE THE FLOOR OR GRADE BELOW AT ANY POINT WITHIN 36 INCHES HORIZONTALLY SHALL HAVE GUARDS NOT LESS THAN 36 INCHES IN HEIGHT. OPEN SIDES OF STAIRS WITH A TOTAL RISE OF MORE THAN 30 INCHES ABOVE THE FLOOR OR GRADE BELOW SHALL HAVE GUARDS NOT LESS THAN 34 INCHES IN HEIGHT MEASURED VERTICALLY FROM THE NOSING OF THE TREADS. INSECT SCREENING SHALL NOT BE CONSIDERED AS A GUARD. IRC 2015, R312.1.1 & R312.1.2
8. M1305.1.3 APPLIANCES IN ATTICS, ATTICS CONTAINING APPLIANCES SHALL BE PROVIDED WITH AN OPENING AND A CLEAR AND UNOBSTRUCTED PASSAGEWAY LARGE ENOUGH TO ALLOW REMOVAL OF THE LARGEST APPLIANCE, BUT NOT LESS THAN 30 INCHES HIGH AND 22 INCHES WIDE AND NOT MORE THAN 20 FEET LONG MEASURED ALONG THE CENTERLINE OF THE PASSAGEWAY FROM THE OPENING TO THE APPLIANCE. THE PASSAGEWAY SHALL HAVE CONTINUOUS SOLID FLOORING IN ACCORDANCE WITH CHAPTER 9 NOT LESS THAN 24 INCHES WIDE. A LEVEL SERVICE SPACE AT LEAST 30 INCHES DEEP AND 30 INCHES WIDE SHALL BE PRESENT ALONG ALL SIDES OF THE APPLIANCE WHERE ACCESS IS REQUIRED. THE CLEAR ACCESS OPENING DIMENSIONS SHALL BE A MINIMUM OF 20 INCHES BY 30 INCHES, AND LARGE ENOUGH TO ALLOW REMOVAL OF THE LARGEST APPLIANCE.
9. EXCEPTIONS:
 - a. THE PASSAGEWAY AND LEVEL SERVICE SPACE ARE NOT REQUIRED WHERE THE APPLIANCE CAN BE SERVICED AND REMOVED THROUGH THE REQUIRED OPENING.
 - b. WHERE THE PASSAGEWAY IS UNOBSTRUCTED AND NOT LESS THAN 6 FEET HIGH AND 22 INCHES WIDE FOR ITS ENTIRE LENGTH, THE PASSAGEWAY SHALL BE NOT MORE THAN 30 FEET LONG.
 - c. APPLIANCE ACCESS FOR INSPECTION SERVICE, REPAIR AND REPLACEMENT APPLIANCES SHALL BE ACCESSIBLE FOR INSPECTION SERVICE, REPAIR AND REPLACEMENT WITHOUT REMOVING PERMANENT CONSTRUCTION, OTHER APPLIANCES, OR ANY OTHER PIPING OR DUCTS NOT CONNECTED TO THE APPLIANCE BEING INSPECTED, SERVICED OR REPLACED. A LEVEL WORKING SPACE AT LEAST 30 INCHES DEEP AND 30 INCHES WIDE SHALL BE PROVIDED IN FRONT OF THE CONTRL SIDE TO SERVICE AN APPLIANCE. INSTALLATION OF ROOM HEATERS SHALL BE PERMITTED WITH AT LEAST AN 18-INCH WORKING SPACE. A PLATFORM SHALL NOT BE REQUIRED FOR ROOM HEATERS.
 - d. M1305.1.1 FURNACES AND AIR HANDLERS, FURNACES AND AIR HANDLERS WITHIN COMPARTMENTS OR ALCOVES SHALL HAVE A MINIMUM WORKING SPACE CLEARANCE OF 3 INCHES ALONG THE SIDES, BACK AND TOP WITH A TOTAL WIDTH OF THE ENCLOSING SPACE BEING AT LEAST 12 INCHES WIDER THAN THE FURNACE OR AIR HANDLER. FURNACES HAVING A FIREBOX OPEN TO THE ATMOSPHERE SHALL HAVE AT LEAST A 6-INCH WORKING SPACE ALONG THE FRONT COMBUSTION CHAMBER SIDE. COMBUSTION AIR OPENINGS AT THE REAR OR SIDE OF THE COMPARTMENT SHALL COMPLY WITH THE REQUIREMENTS OF CHAPTER 17. EXCEPTION: THIS SECTION SHALL NOT APPLY TO REPLACEMENT APPLIANCES INSTALLED IN EXISTING COMPARTMENTS AND ALCOVES WHERE THE WORKING SPACE CLEARANCES ARE IN ACCORDANCE WITH THE EQUIPMENT OR APPLIANCE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
 - e. EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL BE OPERATIONAL FROM THE INSIDE OF THE ROOM WITHOUT THE USE OF KEYS, TOOLS OR SPECIAL KNOWLEDGE. WINDOW OPENING CONTROL DEVICES COMPLYING WITH ASTM F 2090 SHALL BE PERMITTED FOR USE ON WINDOWS SERVING AS A REQUIRED EMERGENCY ESCAPE AND RESCUE OPENING. ALL SLEEPING ROOMS TO HAVE AN EXTERIOR ACCESS THROUGH A DOOR OR WINDOW WITH A MINIMUM OF 5.7 SQUARE FEET NET CLEAR OPENING AS PER IRC 2015 R310.2.1. EXCEPTION: GRADE FLOOR OR BELOW GRADE OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5 SQUARE FEET. MAXIMUM SILL HEIGHT TO BE 44 INCHES. MINIMUM NET CLEAR OPENING HEIGHT TO BE 24 INCHES. MINIMUM NET CLEAR OPENING WIDTH TO BE 20 INCHES.
 - f. ALL RETURN AIR GRILLS ARE TO BE LOCATED TO COMPLY WITH SECTION M1602 OF THE IRC 2015.
 - g. ALL SQUARE FOOTAGE MEASUREMENTS ARE APPROXIMATE AND MAY DIFFER FROM ACTUAL CONSTRUCTED RESIDENCE OR BUILDING.
 - h. FIRE SPRINKLER SYSTEM TO BE DESIGNED AND INSTALLED (IF REQUIRED BY LOCAL CODES) AS PER THE IRC 2015 AND BY A LICENSED PROFESSIONAL IN THE AREA OF CONSTRUCTION.
 - i. ALL BATHROOM EXHAUST VENTS SHALL BE VENTED DIRECTLY TO THE EXTERIOR OF THE HOME AND NOT INTO THE ATTIC. IRC 2015, M1501.2

Pre-Drawn Plan ID:

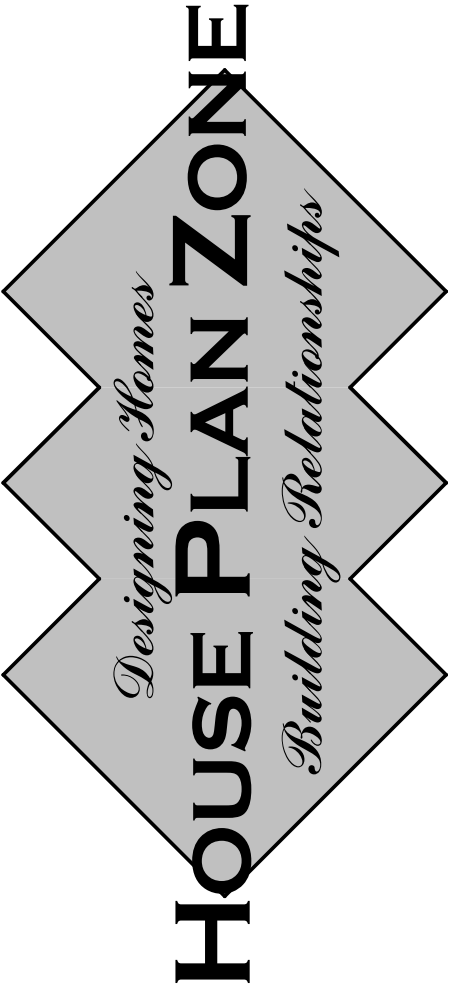
BB-2203

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

Project Name:

SHEET NUMBER

3

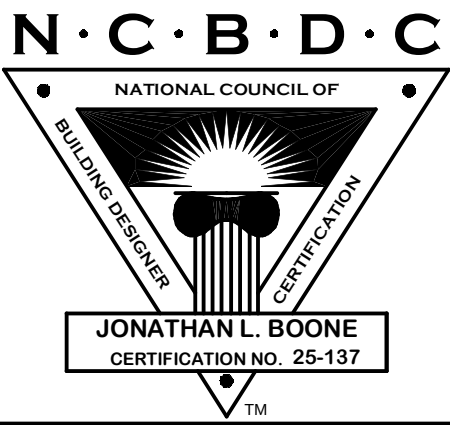


Website:
www.HPZplans.com

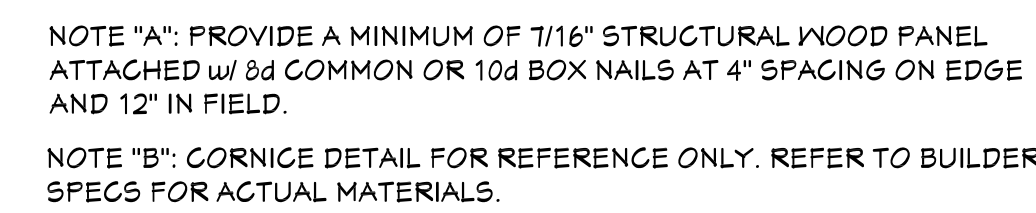
Email:
sales@hpzplans.com

Phone:
601.336.3254

Fax:
1.800.574.1387



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



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.



Designing Homes
HOUSE PLAN ZONE
Building Relationships



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. House Plan Zone, LLC, assumes no responsibility for any damages, including structural failures resulting from errors, omissions or deficiencies in the design. House Plan Zone, LLC, highly recommends that these plans be reviewed by a Licensed structural engineer in the area of construction, in addition to your local building officials prior to construction. Additional engineering may be required to comply with local and their special conditions required by local building codes. All dimensions to be verified on site prior to construction. If a foundation plan is required, it should be prepared by a Licensed Professional Engineer.

Drawn By: J.A.B.

SHEET NUMBER

4



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.

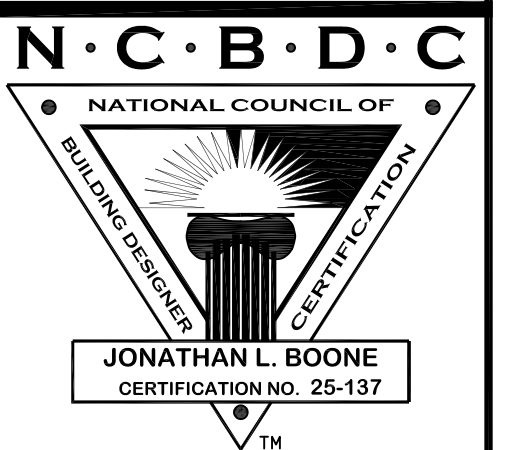


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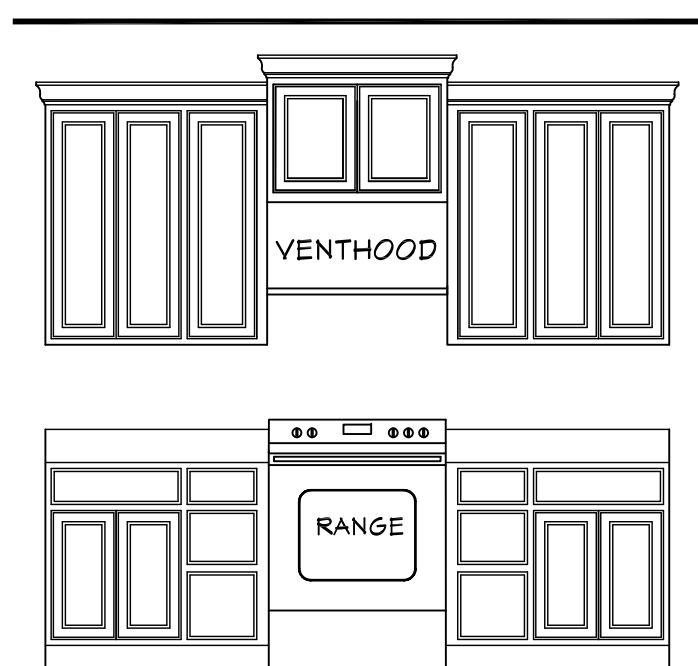
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BB-2203

[illegible]

Drawn By:
J.A.B.

SHEET NUMBER

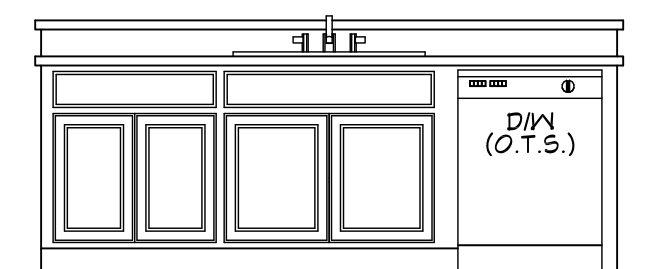
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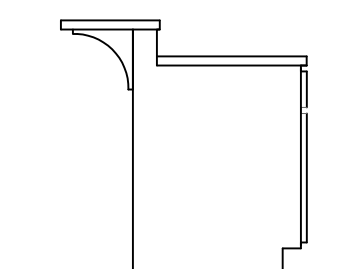
602 KITCHEN
SCALE----- 3/8" = 1'-0"



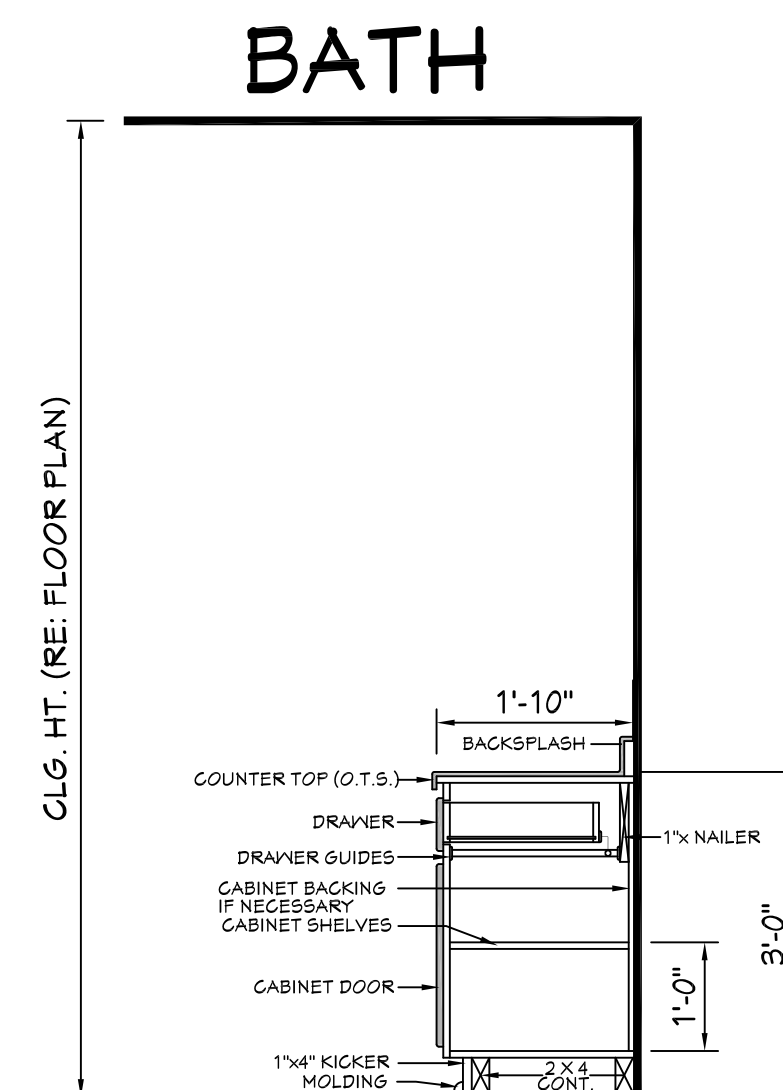
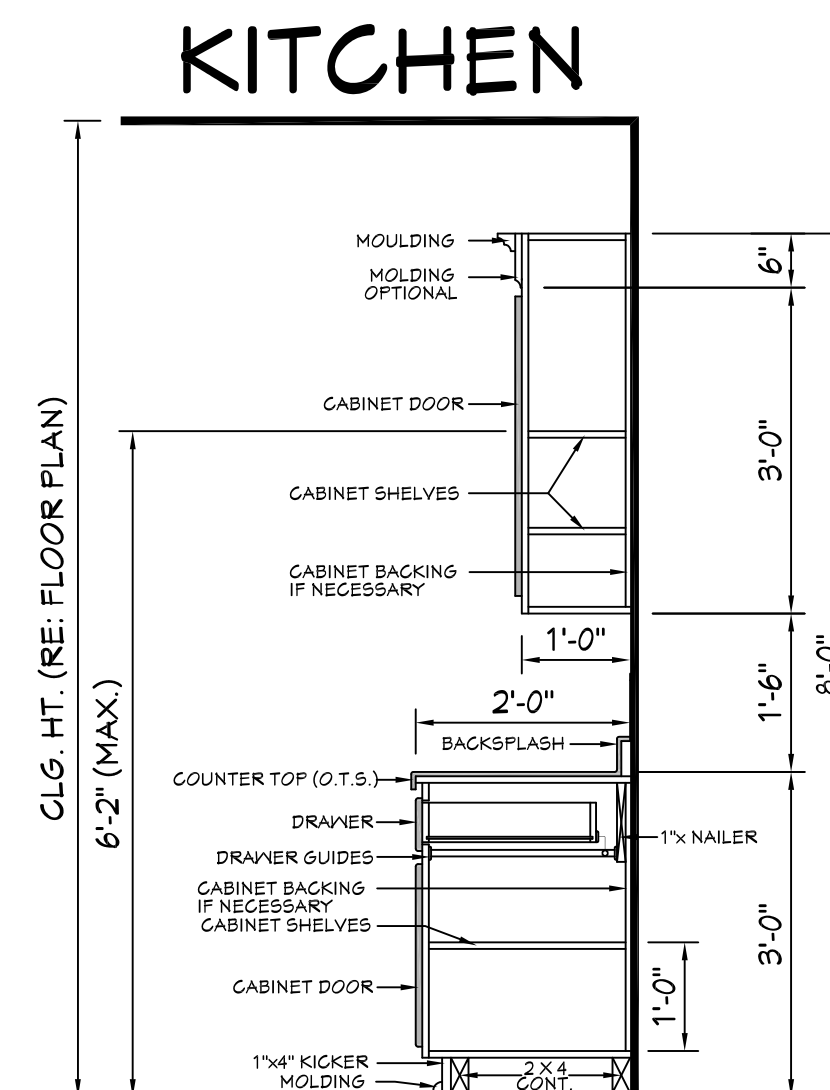
603 KITCHEN
SCALE----- 3/8" = 1'-0"



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



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



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



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

CROSS SECTION NOTES:

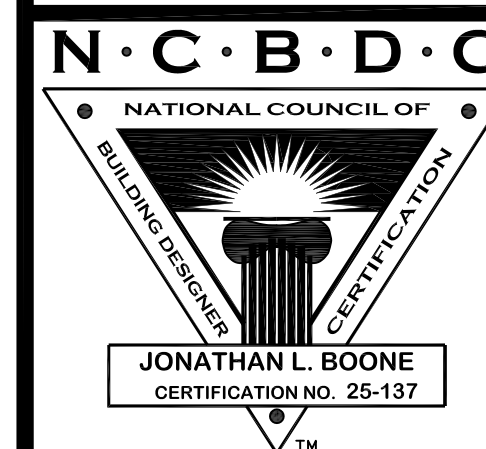
1. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CODES AT SITE.
2. ALL RIDGE BEAMS, HIP RAFTERS, & VALLEY RAFTERS TO BE 2" x 10", OR AS REQ'D BY ENGINEER.
3. CONTRACTOR TO PROVIDE RAFTER BRACING TO MEET APPLICABLE CODES.
4. CONTRACTOR TO THOROUGHLY WATERPROOF ALL EXTERIOR INTERSECTIONS AS PER CODE AND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

Website:
www.HFZplans.com

Email:
sales@hfpzplans.com

Phone:
601.336.3254

Fax:
1.800.574.1387



Pre-Drawn Plan ID:
BB-2203

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

Date:
09.15.16

Drawn By:
J.A.B.

SHEET NUMBER

6



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

GENERAL NOTES

- ALL WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALING OF DRAWINGS
- KICKOUT FLASHING TO BE INSTALLED AS NEEDED
 - EXTERIOR WALL FINISHES TO VERIFY KICKOUT FLASHING IS INSTALLED PRIOR TO FINISHING
- CARPENTER TO FLASH ALL EXTERIOR WINDOWS
 - DOORS PER NIA, AND IRC CODE REQUIREMENTS
 - ALL FINISHES SHALL BE MADE TO INSURE THESE PLAYS ARE ACCURATE AND COMPLIANT. THE OWNER/BUILDER MUST VERIFY ALL DIMENSIONS, CONSTRUCTION METHODS, SITE CONDITIONS AND SPECIFICATIONS AND BE RESPONSIBLE FOR SAME.
- ALL NOTATIONS OF SIZES OF STRUCTURAL MEMBERS SUCH AS POSTINGS, FOUNDATION SIZES, POSTS, BEAMS, JOISTS, RATTERS, TRUSSES ETC. THAT APPEAR ON THESE PLANS SHALL BE FOR DESIGN REVIEW AND SHALL BE PURSUANT TO ANY REQUIREMENTS PROVIDED A PROFESSIONAL ENGINEER BE ELIGABLE 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)
- HARDBEPLANK LAP SIDING
 - 5" EXPOSURE
- HARDBEPLANK LAP SIDING
 - 8" EXPOSURE
- HARDBE PANEL VERTICAL SIDING
 - 24" O.C. BOARD & BATTEN
- HARDBETRIM 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 ENTIRE STRUCTURE

++ FOUNDATION ENGINEERING ++

ALL BUILDING FOUNDATION,
FOOTING SIZES AND
REINFORCING, INCLUDING
OST 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 FOOTING
TO MEET LOCAL CODES

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EXTERIOR ELEVATIONS

A1.1

A1.1 9



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

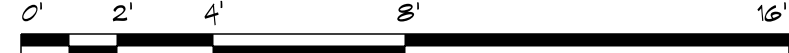


SCALE: $1/4" = 1' 0"$

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100% SCALE @ 36"x24'



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

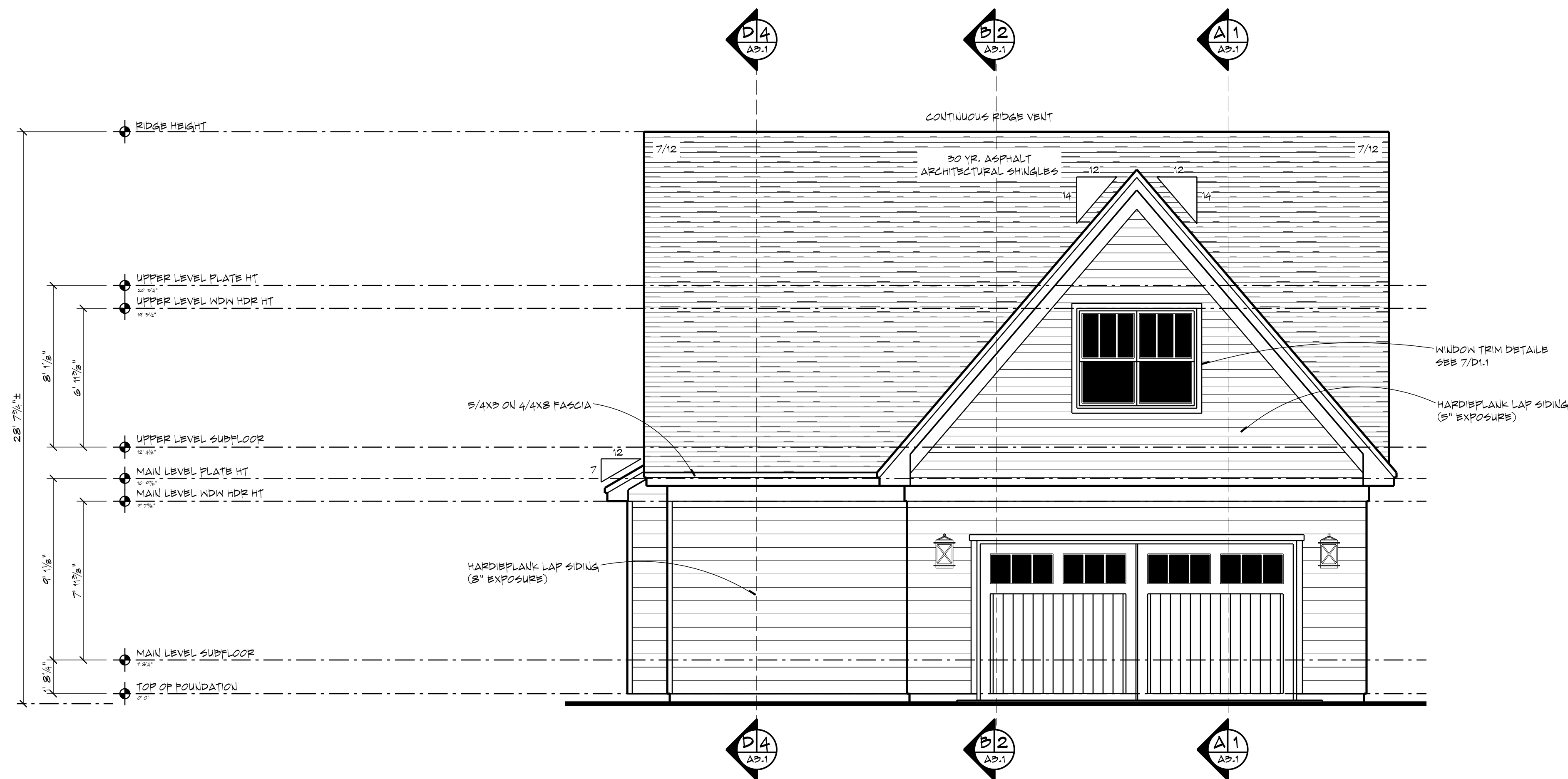
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STAIRS ARE INCLUDED IN CALCULATIONS AT ALL LEVELS.



2 RIGHT ELEVATION
A1.2

SCALE: 1/4" = 1' 0"



1 REAR ELEVATION
A1.2

SCALE: 1/4" = 1' 0"

GENERAL NOTES

- ALL WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALING OF DRAWINGS
- KICKOUT FLASHING TO BE INSTALLED AS UNBEDDED
- EXTERIOR WALL FINISHER TO VERIFY KICKOUT FLASHING IS INSTALLED PRIOR TO FINISHING
- CARPENTER TO FLASH ALL EXTERIOR WINDOWS & DOORS PER MIN. AND IRC CODE REQUIREMENTS
- WHILE EVERY EFFORT HAS BEEN MADE TO INSURE THESE PLANS ARE ACCURATE AND COMPLETE, THE OWNER/BUILDER MUST VERIFY ALL DIMENSIONS, CONSTRUCTION METHODS, SITE CONDITIONS AND SPECIFICATIONS AND BE RESPONSIBLE FOR SAME.
- ANY NOTATIONS OF SIZES OF STRUCTURAL MEMBERS SUCH AS FOOTINGS, FOUNDATION SILLING, 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 'B' MEET BARBERS CODES
- BUILDER TO VERIFY ALL ROUGH OPENING DIMENSIONS AND HEADER HEIGHTS.

EXTERIOR FINISHES

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

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+++ 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 ENTIRE 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 PROST DEPTH: ++

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



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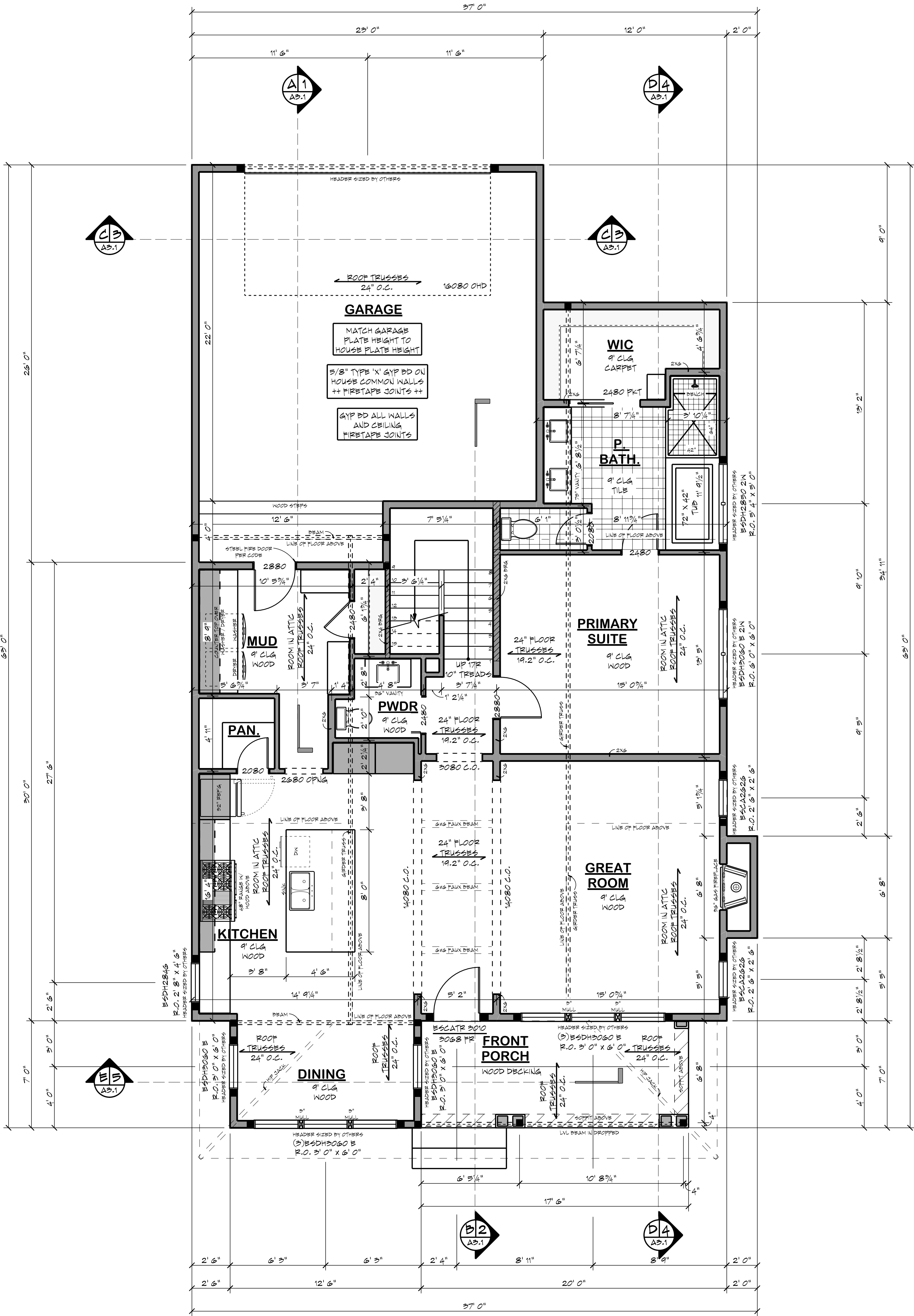
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EXTERIOR ELEVATIONS

2 A1.2 9



MAIN LEVEL PLAN

SCALE : 1/4" = 1' 0"

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

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

STAIRS ARE INCLUDED IN CALCULATIONS AT ALL LEVELS.

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West Lakeland, MN 55082

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GENERAL NOTES

- ALL WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALING OF DRAWINGS
- DIMENSIONS ARE FROM EXTERIOR FACE OF EXTERIOR STUD WALLS AND CENTERLINE OF INTERIOR PARTITIONS
- WHILE EVERY EFFORT HAS BEEN MADE TO INSURE THESE PLANS ARE ACCURATE AND COMPLETE, THE OWNER/BUILDER MUST VERIFY ALL DIMENSIONS, CONSTRUCTION METHODS, SITE CONDITIONS AND SPECIFICATIONS AND BE RESPONSIBLE FOR SAME.
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WINDOWS

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

FLOOR SYSTEM

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

FRAMING

- 4" 1-1/8" PLATE HEIGHT (U.N.O.)
- 2X6 WALLS AT ALL POCKET DOORS & BEHIND TOILETS
- PROVIDE SOLID BLOCKING AT ALL POINT LOADS
- INDICATES BEARING POINT LOAD
- PROVIDE CONTINUOUS SOLID BLOCKING TO FOUNDATION BELOW - VERIFY LOADS W/ LOCAL STRUCTURAL ENGINEER

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

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

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+++ STRUCTURAL NOTICE +++

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



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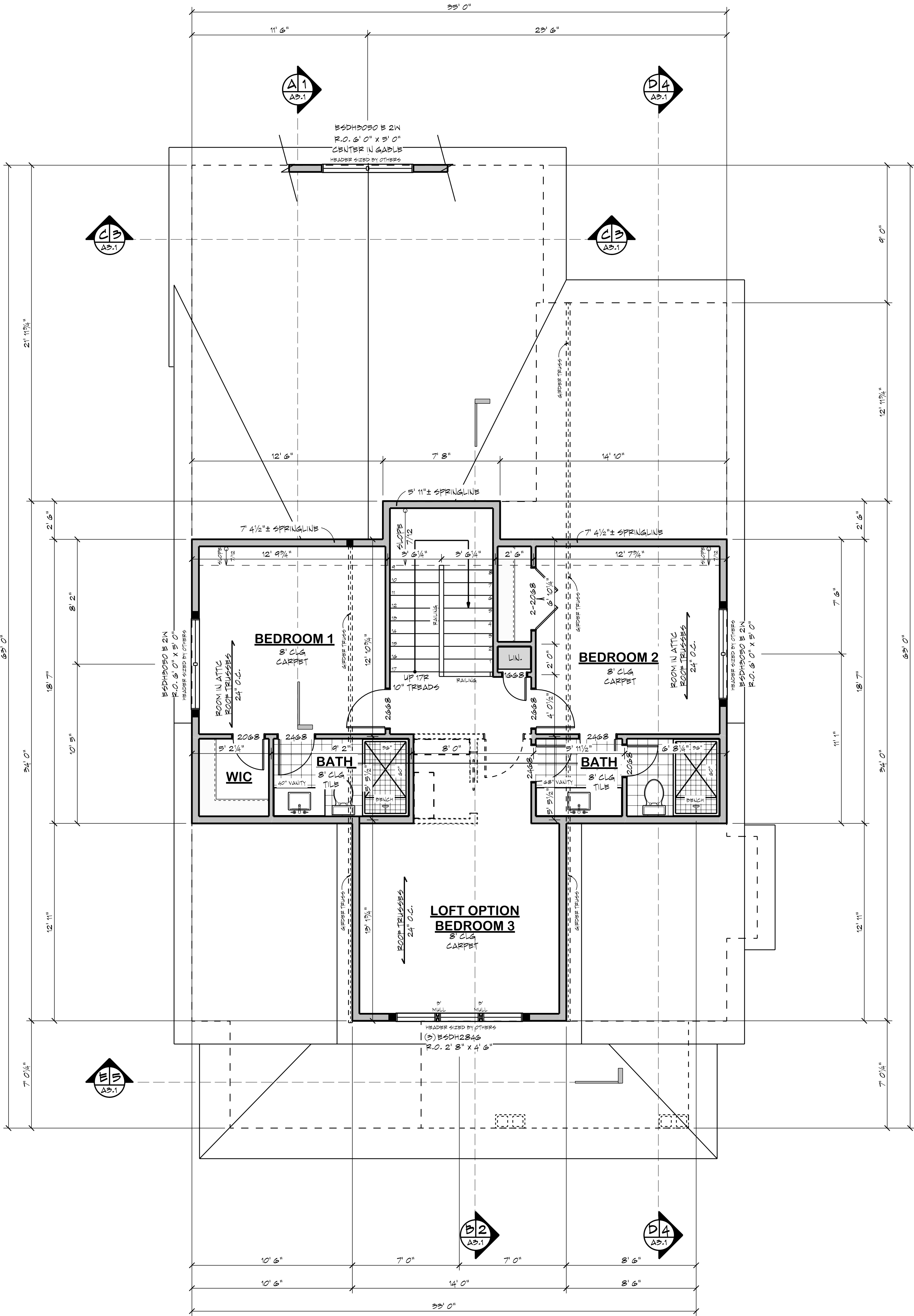
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MAIN LEVEL FLOOR PLAN



UPPER LEVEL PLAN

SCALE : 1/4" = 1' 0"

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

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.

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WINDOWS

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

FLOOR SYSTEM

- ENGINEERED WOOD FLOOR TRUSSES
- DESIGNED TO MIN. L480 DEFLECTION OR LESS
- TRUSS MANUFACTURER TO PROVIDE CHASES FOR ALL SUPPLY AND RETURN DUCTWORK
- TRUSS MANUFACTURER TO VERIFY FRAMING AT CANTILEVERS FOR POINT LOADS FROM ABOVE
- TRUSS MANUFACTURER TO VERIFY LOCATIONS OF ANY CONCENTRATED LOADS, SUCH AS GRANITE COUNTERTOPS, AND PROVIDE PROPER FRAMING AS NEEDED

FRAMING

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

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EST. 1981

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



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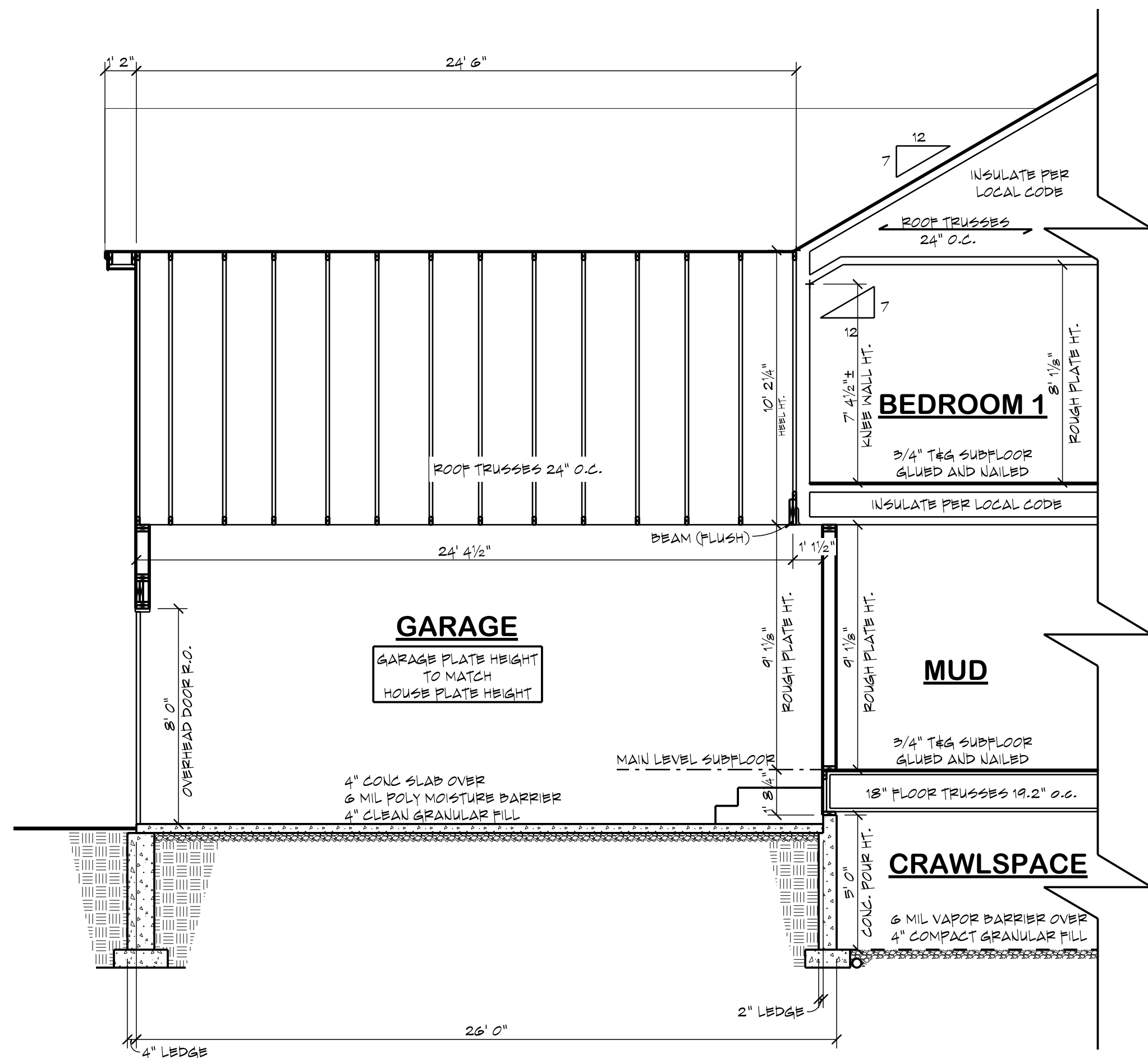
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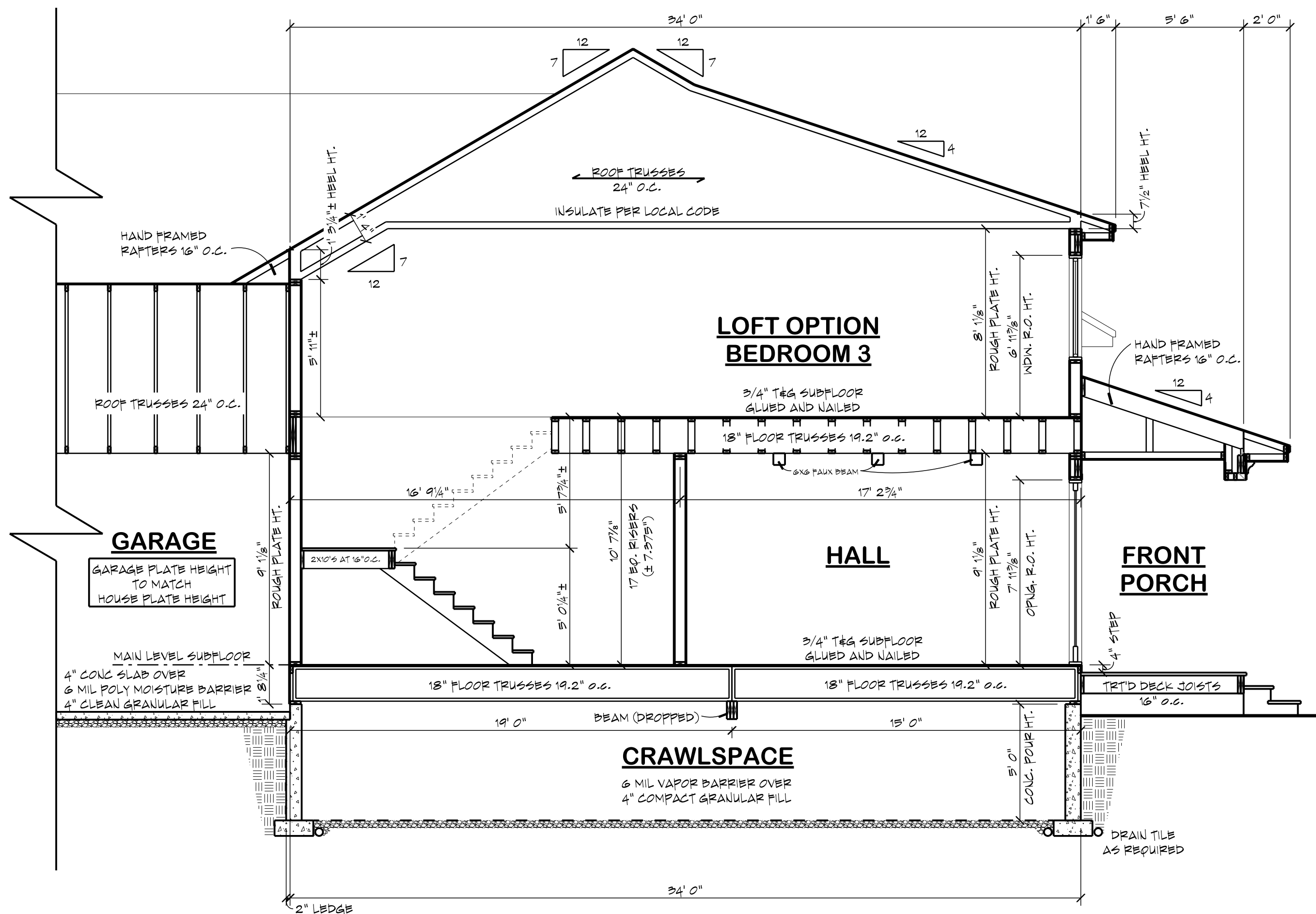
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UPPER LEVEL FLOOR PLAN

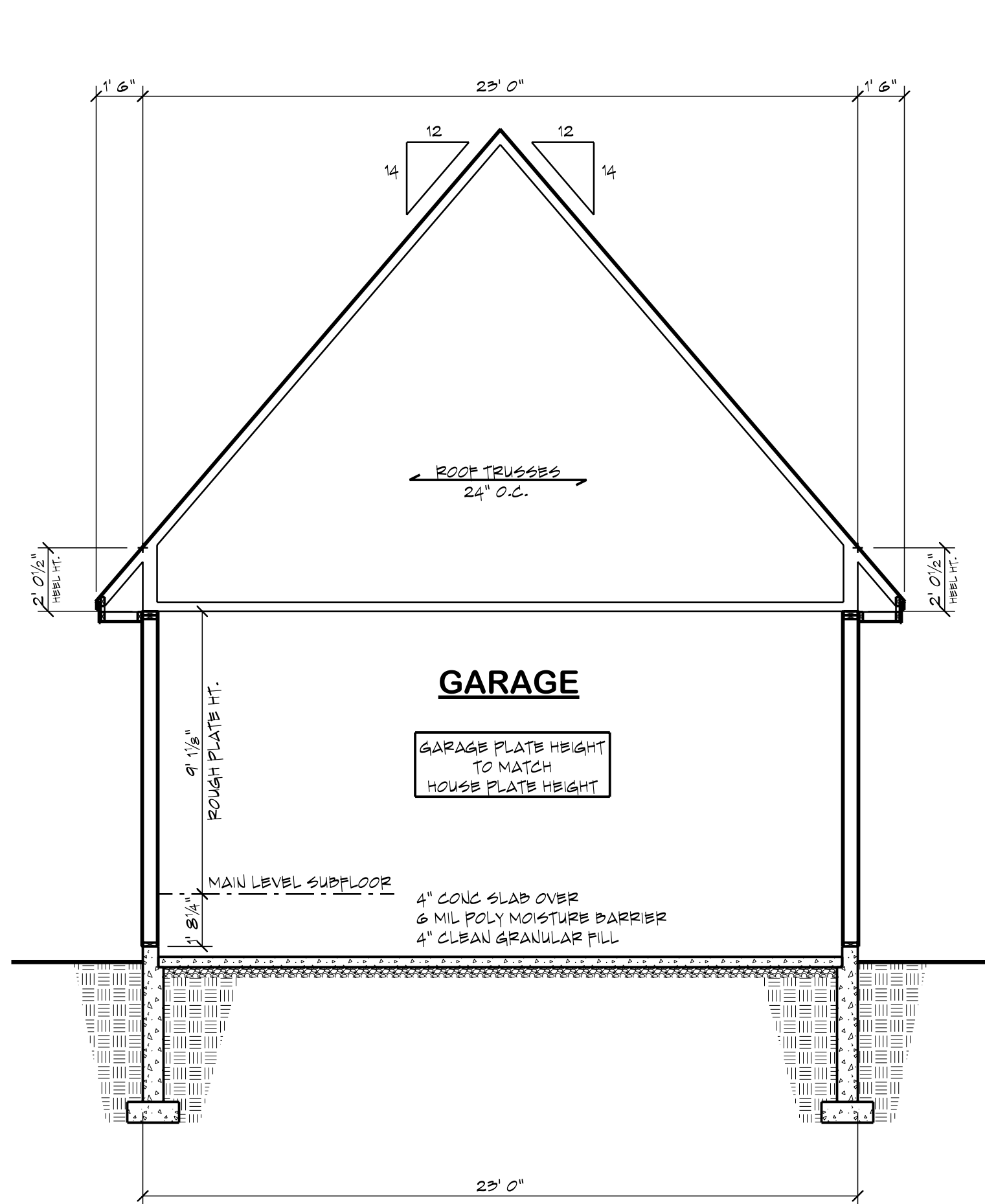
5 A2.3 9



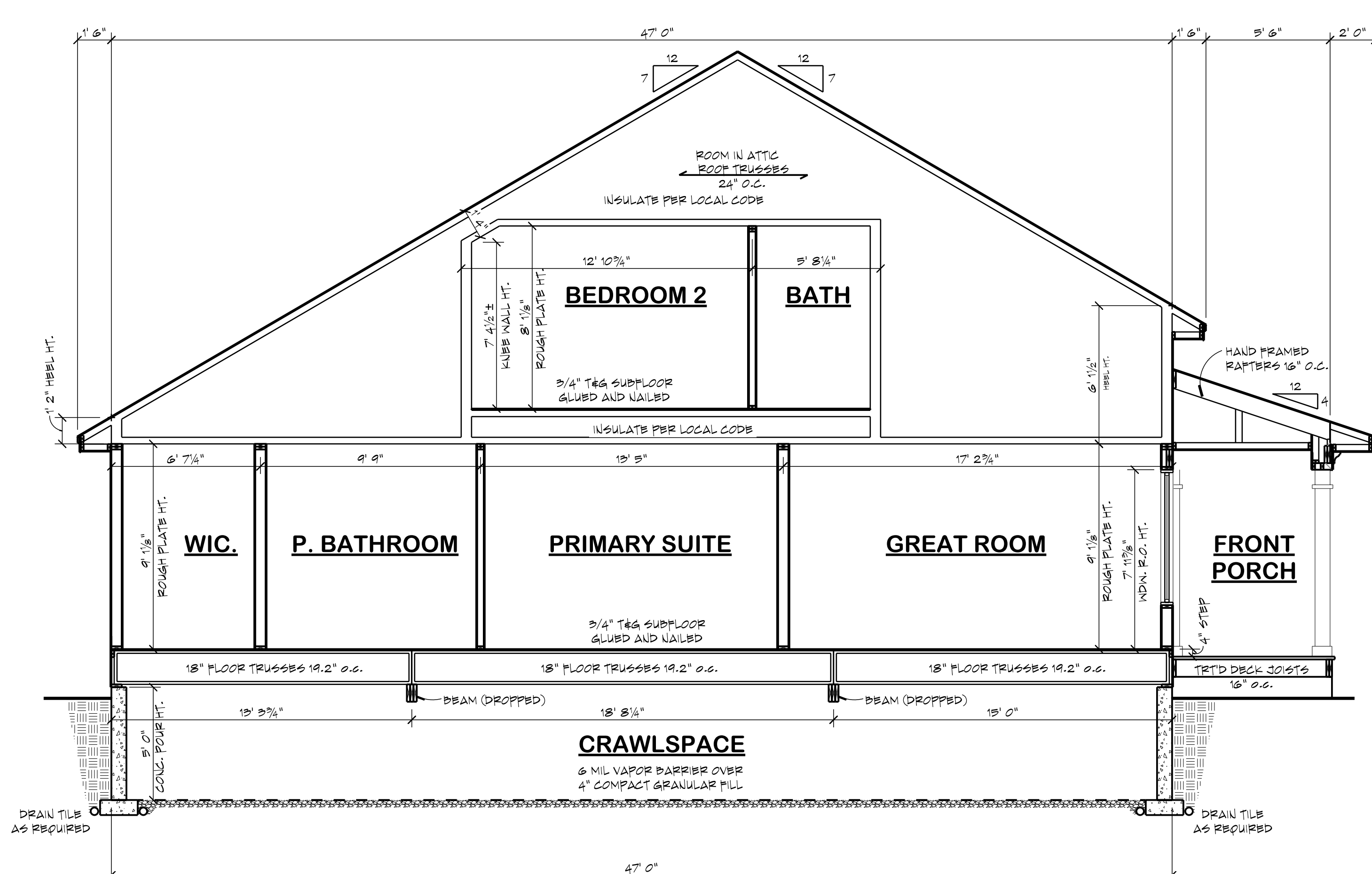
1 BUILDING SECTION 'A'
A3.1 SCALE : 1/4" = 1' 0"



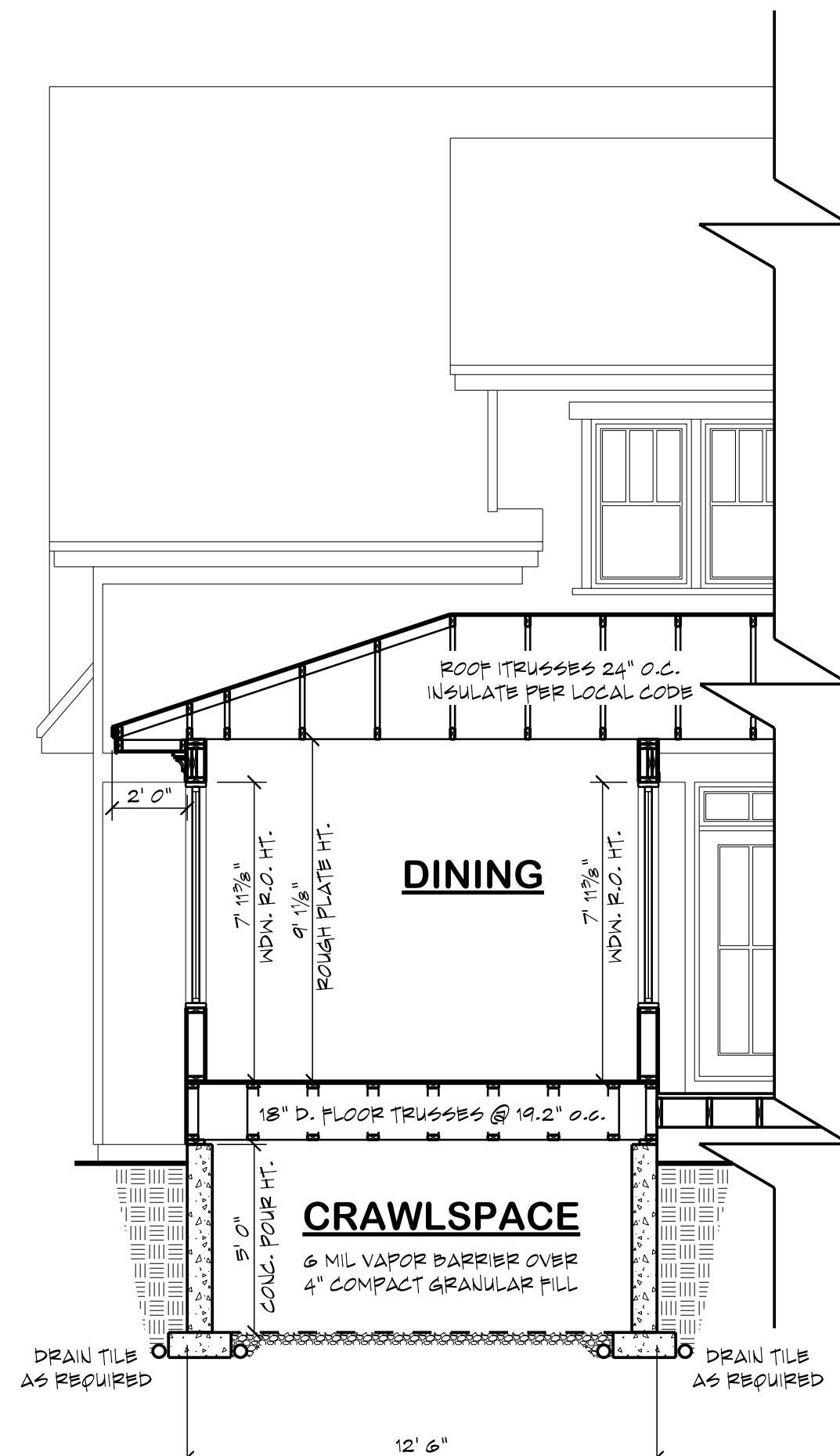
2 BUILDING SECTION 'B'
A3.1 SCALE : 1/4" = 1' 0"



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



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



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

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RADFORD
DESIGN NO.
1108
SHEET OF 6
JMM
COVER SHEET

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864 • 288 • 7580
www.dongardner.com

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 LOCALITY. YOU ARE RESPONSIBLE FOR DETERMINING AND ENSURING COMPLIANCE WITH ALL APPLICABLE CODES AND MANUFACTURER'S REQUIREMENTS.

INTERIOR ELEVATIONS

OXFORD PLANNING COMMISSION

Minutes May 21, 2026

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

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

STAFF: Bill Andrew, Zoning Administrator

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Submitted by:

Bill Andrew

Bill Andrew, Zoning Administrator

ORDINANCE NO. 2026-003

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

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

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

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

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

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

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

SECTION 1. FINDINGS.

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

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

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

SECTION 2. LEGAL DESCRIPTION AND REZONING.

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

SECTION 3. AMENDMENT OF THE ZONING MAP.

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

SECTION 4. SEVERABILITY.

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

SECTION 5. EFFECTIVE DATE.

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

SECTION 6. REPEALER.

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

Approved this XX day of XXXXXXXX, 2026.

ATTEST

David S. Eady, Mayor

Stacey Mullen, Acting City Clerk

APPROVED AS TO FORM

C. David Strickland., City Attorney

EXHIBIT A



GEORGIA811
Utilities Protections Center, Inc.

Know what's below
Call before you dig



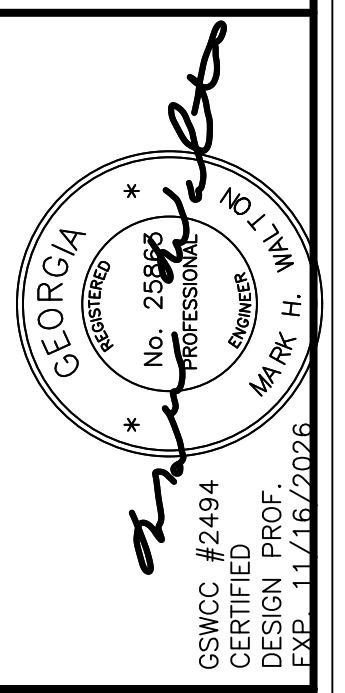
TOTAL OPEN SPACE/CIVIC
=8.67 AC
~58% OF LAND

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

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

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

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

The logo for Patrick & Associates, Inc. is located in the bottom right corner. It consists of a dark grey rounded rectangle with a white border. Inside, the word "PATRICK" is written in a large, white, serif font, with the word "ASSOCIATES, INC." in a smaller, white, sans-serif font to its right.

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

[illegible]

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

DRAWING NUMBER 36548	
SHEET: 1	OF: 1

EXHIBIT B-1

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

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

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

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

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

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

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

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

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

Said property contains 7.79 acres.

EXHIBIT B-2

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

336079655
PARTICIPANT ID
BK:55 PG:287-287
P2023000148

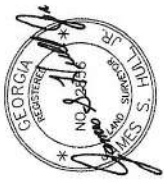
FILED IN OFFICE
C/O
08/03/2023 10:41 AM
LITON D. HAYS, CLERK
NEWTON COUNTY, GA

James S. Hall Jr.

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 herein. THE SIGNATURE OF THE SURVEYOR ON THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL, REGIONAL, STATE, OR FEDERAL REQUIREMENTS, PERMITS, COMPLIANCE WITH LOCAL, REGIONAL, STATE, OR FEDERAL REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

James S. Hall Jr.
James S. Hall, Jr. GA RLS 336
PARCEL X061A 051
DB 2485, PG 226

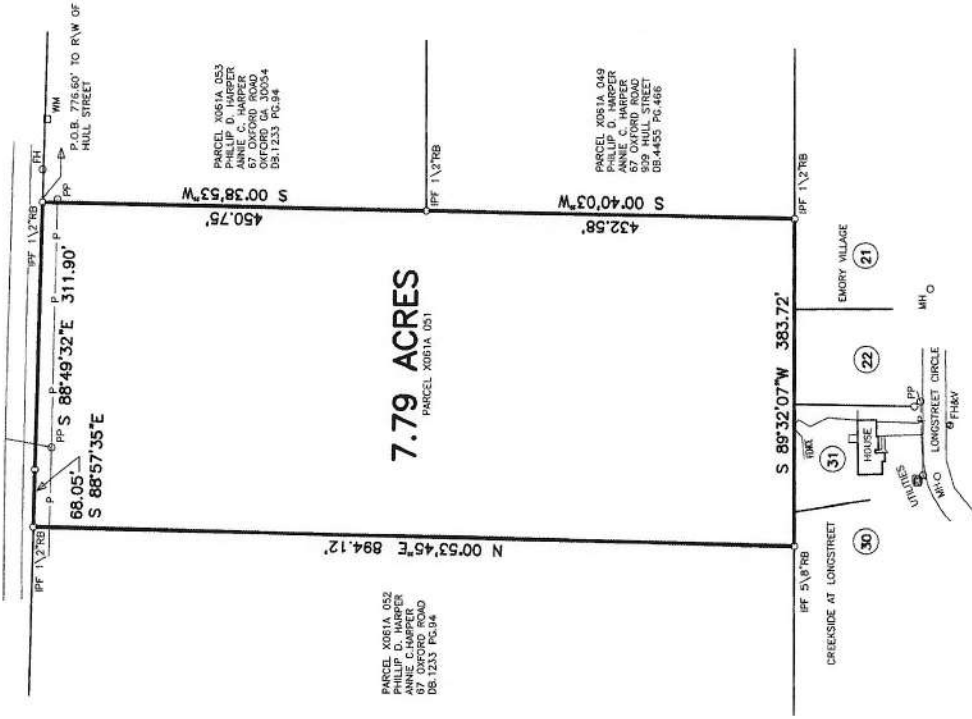


TEXT LEGEND

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

OXFORD ROAD

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



UTILITY NOTE:

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

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

Note: The surveyor herein has made no investigative or independent search for 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 herein. This plat does not extend to any person, persons or entity without the express recertification of the surveyor naming such person, persons or entity.

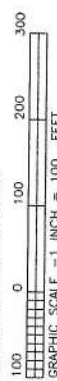
This property is in zone "X," a Federal Flood Area as indicated by F.I.A. Official Hazard Maps. Flood Map No. 13217C0107D, Dated: 03/17/2014.

RETRACEMENT SURVEY FOR:

ANDERSON SIGNATURE HOMES

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

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



PATRICK & ASSOCIATES, INC.
SURVEYING & ENGINEERING
928 BLACK LAVA FORD
CONYERS, GEORGIA 30094
PHONE: 770-483-9745

EXHIBIT C-1

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

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

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

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

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

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

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

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

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

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

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

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

Said property contains 7.05 acres.

OWNER:
PARCEL X001A 052
PHILLIP D. HARPER
ANNIE C. HARPER
67 OXFORD ROAD
OXFORD, GA 30054
DB 1233, PG 94

OXFORD ROAD

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

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

RECORDING INFORMATION

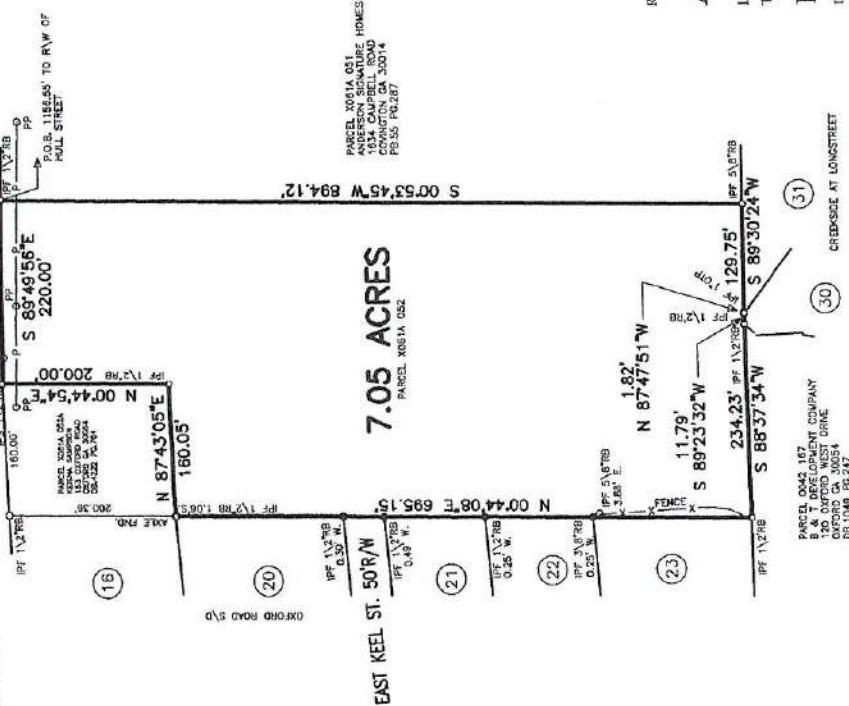
This Plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels surveyed herein, RECORDATION OF THIS PLAT DOES NOT IMPLY ANY GUARANTEE OF APPROVAL OF ANY INSTRUMENTS OR RECORDS BY THE SURVEYOR. THE SURVEYOR'S RESPONSIBILITY IS TO VERIFY THE EXISTENCE, EXACT LOCATION, MATERIAL AND SIZE OF ANY UNDERGROUND UTILITY BEFORE HINDING OR EXCAVATING ON THIS PROJECT.

James E. Hill
JAMES E. HILL, JR., GA RL 247
PARCEL X001A 052
DB 1233, PG 94



TEXT LEGEND

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



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

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 Fast 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 herein has made no investigative or independent search for encumbrances of record. Incumbrances, restrictive covenants, ownership title evidence or any other facts that a current title search may disclose.

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

This property is in zone "X" - a Federal Flood Area as indicated by F.I.A. Official Hazard Maps. Flood Map No. 1317C003MD, Dated 03/17/2014.

RETRACEMENT SURVEY FOR:

ANDERSON SIGNATURE HOMES

LAND LOT 289 - 9TH DISTRICT
TOWN OF OXFORD

NEWTON COUNTY, GEORGIA

DATE OF FIELD WORK: 10-05-2023
DATE OF PLAT PREPARATION: 10-09-2023
EQUIPMENT USED: TRIMBLE S6



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)

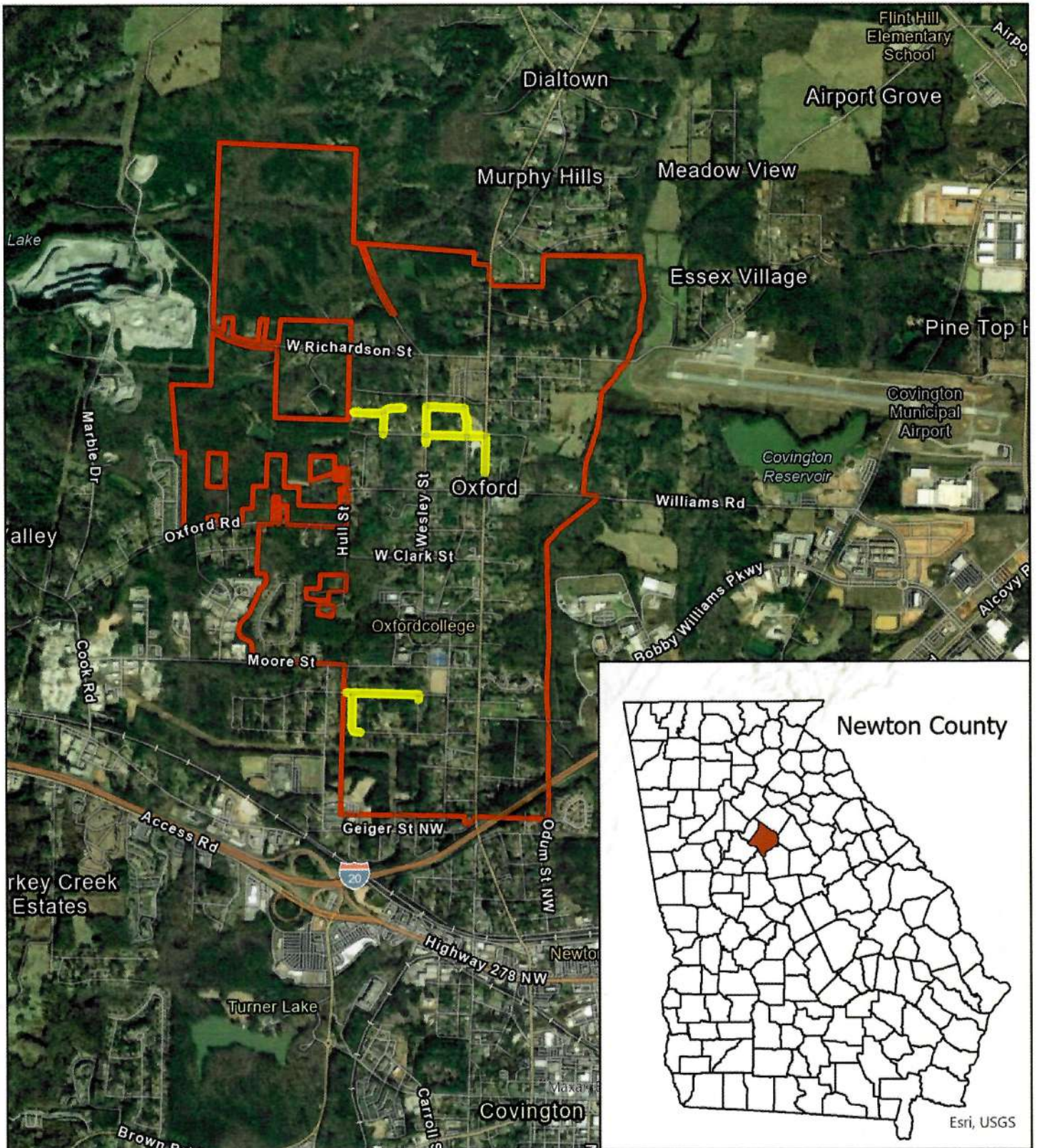
Bill Andrew, City Manager
(typed or printed name and title)

Legend

- Area of Potential Effect:
 - Oxford, GA Water System Improvements
- Oxford City Limits



0 0.28 0.55 1.1 Miles



**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.

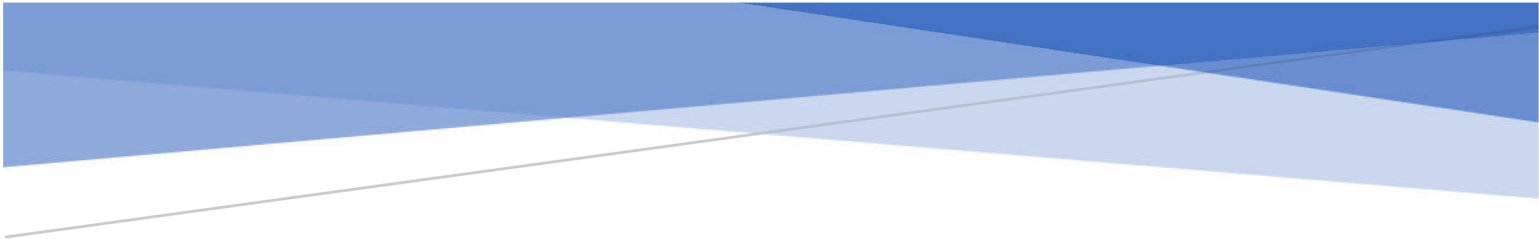
THE CITY OF OXFORD

BY:

Laura McCanless, Mayor Pro Tem

ATTEST

Stacey Mullen, Interim City Clerk



LANGUAGE ACCESS PLAN

City of Oxford

Adopted November 2026

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Grantee: City of Oxford

Grant Numbers: 26p-x-107-2-6851

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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

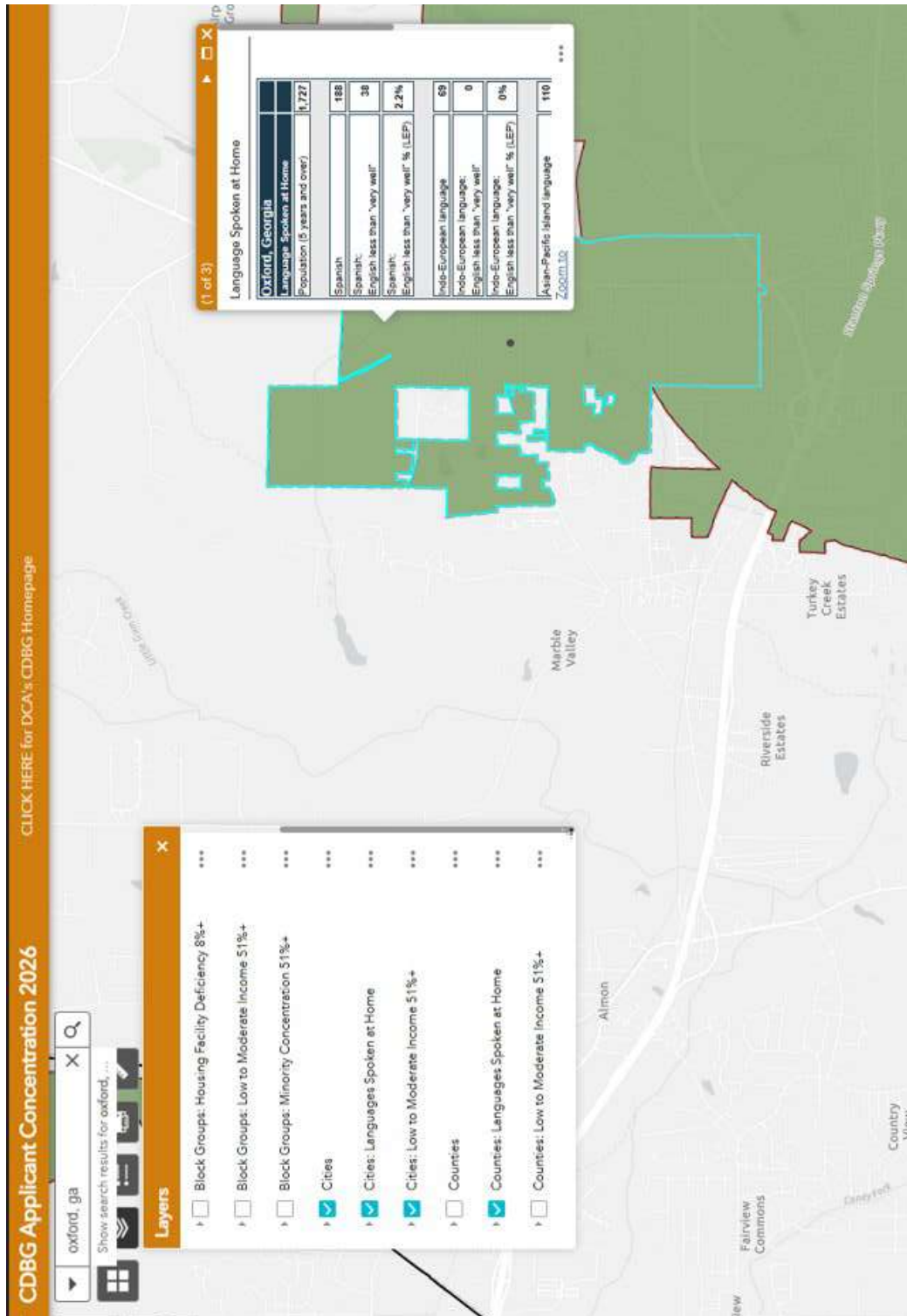
Section 8: Monitoring, Evaluating and Updating LAP

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.

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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

16. Albanian Tregoni me gjuhë qhubën që flini. Do te gëjëni një përvojë të mirë për ju.	Shqip “🇦🇱”
72. Armenian Քրք ամեկ րի մի լեզուդ րի խոսի՞մք mehash: meymash: sh: lezab: amash:	Հայերէս “🇦🇲”
135. Basque Zene izaketa atzeratzena ezaketa, fuskentzat baret deneko deusaguz.	Euzkiera “🇪🇸”
69. Bulgarian Изговори Български език. Hac iac izgovorite slovoziat na Bae.	Български език “🇧🇬”
150. Catalan Assenyat amb el diu el seu idioma. Es trobarà a un intèrpret.	Català “🇪🇸”
67. Croatian Molim Vas, pokažite nam Vaš jezik. Zvat ćemo Vas na Vaš jezik.	Hrvatski “🇦🇷”
63. Czech Ukaďte, který je váš jazyk. Zvolíme tlumočníka.	Česky “🇨🇪”
13. Danish Fag på dit sprog. En tolk vil blive tilkaldt.	Dansk “🇩🇪”
56. Dutch Wilt u taal zien. Wij zullen u een tolk geven.	Nederlands “🇳🇱”
77. Estonian Näidake oma emakeelele. Me mureme teile tõlgi.	Eesti Keel “🇪🇪”
152. Finnish Osoittakaa tekijän kielensa. Tulkki toimittaa tulostustiedon teitä.	Suomi “🇫🇮”
98. French Montrez-moi quelle langue vous parlez. Nous vous fournirons un(e) interprète.	Français “🇫🇷”
97. German Zeigen Sie auf Ihre Sprache. Wir rufen sofort Dolmetscher an.	Deutsch “🇩🇪”
71. Greek Δείξτε μου γλώσσα μιλάτε και. Θα στείλω έναν διερμηνέα.	Ελληνικά “🇬🇷”
65. Hungarian Válassza ki az ön által beszélt nyelvet. Központunk a tolmácsot.	Magyar “🇭🇺”

Pacific Islands

126. Akran Haro mo no atong hambahae. Magtawag kami et mag-interprete.	Akhaon “🇵🇭”
127. Fijian Dadze na nonu vosa. Eia qai kauri edua mi vakavaka dewa.	Kaiviti “🇫🇯”
110. Ilocano Ilocan a ti waga. Dimayay kami in interprete.	Ilokano “🇵🇭”
50. Indonesian Tunjukkan bahasanya. Jurdibahasa akan disediakan.	Bahasa Indonesia “🇮🇩”
90. Malay Tunjukkan yang mana bahasa anda. Seorang jurubahasa akan dibenarkan.	Bahasa Malaysia “🇲🇾”
128. Samoan Tusi iai 'a au i lilo gaga'eta. O le a vala'aua se iai e fa'amamala 'apu iai o le.	Gagana Samoa “🇲🇻”
117. Tagalog Pakitaan mo nga ang iyong wika. Magpapatawag ako ng interprete.	Tagalog “🇵🇭”
129. Tongan Taha kibe lea 'oku ke lea 'ai. E fetu'utaki kile fakatamala.	Tonga “🇹🇴”

North America, South America, and Caribbean

94. French Montrez-moi quelle langue vous parlez. Nous vous fournirons un(e) interprète.	Français “🇫🇷”
129. Haitian Creole Montre lang ou a. Yap wous chwèch you intèprèt.	Kreyòl Ayisyen “🇭🇹”
150. Navejo Saad beel hooakirigi nile' bee tak'iditshin. Aar' hahabeh' h' nilek'ij h'oodosh.	Diné “🇺🇸”
60. Portuguese Aposte seu idioma. Providenciaremos um intérprete.	Português “🇵🇹”
98. Spanish Muestra su idioma. Se le hará a un intérprete.	Español “🇪🇸”

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."

Simple

00. English Point to your language. An Interpreter will be called.	English “🇺🇸”
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• 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 those languages. Language Line Services interpreters from English into more than 140 languages, only the most requested languages are listed here. This list is subject to change based upon demand.

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India, Pakistan, and Southwest Asia

64. Bengali কোন ভাষা বলতে পারেন? বাংলা। কোন ভাষা বলতে পারেন? বাংলা।	বাংলা “🇬🇧”
93. Bhojpuri आपकी भाषा क्या है? भोजपुरी। आपकी भाषा क्या है? भोजपुरी।	भोजपुरी “🇮🇳”
60. Gujarati આપનો વાચી શું ભાષાનો છે? ગુજરાતી. આપનો વાચી શું ભાષાનો છે? ગુજરાતી।	ગુજરાતી “🇮🇳”
152. Hindi आपकी भाषा क्या है? हिन्दी। आपकी भाषा क्या है? हिन्दी।	हिन्दी “🇮🇳”
68. Malayalam നിങ്ങളുടെ മാതൃഭാഷ എന്താണ്? നിങ്ങളുടെ മാതൃഭാഷ എന്താണ്?	മലയാളം “🇮🇳”
91. Nepali आपको भाषा के नाम बताइए। आपको भाषा के नाम बताइए।	नेपाली “🇳🇵”
80. Punjabi ਕੀ ਹੋਰ ਭਾਸ਼ੀ ਜਾਣਦੇ ਹੋ? ਪੰਜਾਬੀ। ਕੀ ਹੋਰ ਭਾਸ਼ੀ ਜਾਣਦੇ ਹੋ? ਪੰਜਾਬੀ।	ਪੰਜਾਬੀ “🇮🇳”
90. Sinhalese ඔබේ මව්බාසාව කුමක්ද? ඔබේ මව්බාසාව කුමක්ද?	සිංහල “🇮🇳”
127. Tamil உங்கள் மொழி என்ன? தமிழ். உங்கள் மொழி என்ன? தமிழ்.	தமிழ் “🇮🇳”
70. Urdu آپ کی زبان کیا ہے؟ اردو۔ آپ کی زبان کیا ہے؟ اردو۔	اردو “🇮🇳”

Africa

27. Amharic የዎሩ ቋንቋ ምንድን ነው? የዎሩ ቋንቋ ምንድን ነው?	አማርኛ “🇪🇹”
98. Arabic أين اللغة العربية؟ أين اللغة العربية؟	اللغة العربية “🇪🇹”
19. Bambara I boko do 1 lahaa kan. di beetai koma jelimologo do wele.	Bamanankan “🇲🇱”
59. French Montrez-moi quelle langue vous parlez. Nous vous fournirons un(e) interprète.	Français “🇫🇷”
22. Hausa Nuna yanki da yanki. A, a kida, tatta.	Hausa “🇳🇮”
99. Italian Faccia vedere qual è la sua lingua. Un interprete sarà chiamato.	Italiano “🇮🇹”
90. Portuguese Aposte seu idioma. Providenciaremos um intérprete.	Português “🇵🇹”
113. Portuguese Creole Fale o seu idioma. Um intérprete irá ser chamado.	Cabo Verdeano “🇮🇸”
102. Somali Tilmash afka adka ku hadasho. Tajmaash afka la socdaasho.	Afsoomali “🇸🇴”
28. Swahili Onyesha lugha yako. Tumainiwa nina mtu ambayeukusaidia.	Kiswahili “🇰🇪”
98. Tigrinya ከዎሩ ቋንቋ ምንድን ነው? ከዎሩ ቋንቋ ምንድን ነው?	ትግርኛ “🇪🇹”
28. Wolof Wan ku xal lañ. Fogal ciimne la xawal ab tekkikat.	Wolof “🇸🇳”
41. Yoruba Ọ̀ṣẹ́ ńi èdè ọ̀. À ọ̀ pe ọ̀ṣẹ́to wá.	Yorùbá “🇳🇮”

Middle East

90. Arabic أين اللغة العربية؟ أين اللغة العربية؟	اللغة العربية “🇪🇹”
72. Armenian Քրք ամեկ րի մի լեզուդ րի խոսի՞մք mehash: meymash: sh: lezab: amash:	Հայերէս “🇦🇲”
110. Assyrian ܐܝܢ ܠܥܪܒܝܬܐ ܕܥܡܝܢܐ? ܐܝܢ ܠܥܪܒܝܬܐ ܕܥܡܝܢܐ?	ܐܪܡܝܐ “🇮🇷”
111. Dari کدام زبان را می‌گویید؟ کدام زبان را می‌گویید؟	فارسی “🇮🇷”
107. Farsi کدام زبان را می‌گویید؟ کدام زبان را می‌گویید؟	فارسی “🇮🇷”
136. Hebrew האנכי יודע את שפתך? האנכי יודע את שפתך?	עברית “🇮🇸”
98. Kurdish کۆمهڵێکێ ڕێژێ ڕێژێ? کۆمهڵێکێ ڕێژێ ڕێژێ?	کوردی “🇮🇷”
138. Pashto شما څه ژبه وایئ? شما څه ژبه وایئ?	پښتو “🇮🇷”
112. Turkish Kendi adınızı gösterin. Size bir tercüman çağıracağız.	Türkçe “🇹🇷”

Asia

China 漢語是您的語言 以華語為母語者 以華語為母語者	汉语 “🇨🇳”
28. Cantonese 廣東話 廣東話	广东話 “🇮🇳”
38. Chaochow 潮州話 潮州話	潮州話 “🇮🇳”
52. Fukienese 閩語話 閩語話	福建話 “🇮🇳”
35. Mandarin 國語 國語	国语 “🇮🇳”
27. Shanghai 上海話 上海話	上海話 “🇮🇳”
33. Taiwanese 台灣話 台灣話	台湾話 “🇮🇳”
58. Toisanese 台山話 台山話	台山話 “🇮🇳”

Asia

42. Burmese ကျွန်းုပ်ဘာသာစကားကို ဘာဘာသာစကား ဟုခေါ်သန?	မြန်မာစကား “🇲🇲”
98. Cambodian អ្នកនិយាយនេះ និយាយនូវភាសាអ្នកនិយាយនេះ។	ខ្មែរ “🇰🇲”
46. Hmong Tawx law txw rau koj yam (txw). Tawx yam txw rau koj yam (txw).	Hmoob “🇻🇳”
90. Indonesian Tunjukkan bahasanya. Jurdibahasa akan disediakan.	Bahasa Indonesia “🇮🇩”
98. Japanese あなたの話す言葉を教えてください。 あなたの話を教えてください。	日本語 “🇯🇵”
98. Korean 당신의 말을 들려주세요. 당신의 말을 들려주세요.	한국말 “🇰🇷”
42. Laotian ທ່ານເປັນພາສາໃດເປັນຕົ້ນ? ທ່ານເປັນພາສາໃດເປັນຕົ້ນ?	ລາວ “🇻🇳”
98. Malay Tunjukkan yang mana bahasa anda. Seorang jurubahasa akan dibenarkan.	Bahasa Malaysia “🇲🇾”
45. Mien Nqay meih meih waac meihoc ye Iaw. ye Iaw Iaw Iaw meih meih meih oc.	Mien “🇲🇲”
47. Thai กรุณาพูดภาษาของคุณให้ฉันฟัง กรุณาพูดภาษาของคุณให้ฉันฟัง	ภาษาไทย “🇹🇭”
90. Vietnamese Chỉ rõ tiếng bạn nói. Chỉ rõ một tiếng dịch với tôi chuyện với bạn nghe.	Tiếng Việt “🇻🇳”

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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.

Use Description (additional reference)	CO NS	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
<u>Parking lot, off-site</u>	<u>X</u>	<u>C</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>
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
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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 ~~strike through~~ 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 POLICE DEPARTMENT



September 2026 Monthly Report

Significant Events, Arrests, Details, Training

The Oxford Police Dept partnered together with members of the Mt. Zion Baptist Church/Food Pantry Relief Center in serving the community. We were able to pull a few carts and load a few car trunks for those in need. Together, with this partnership, we are building a stronger relationship with our community.



The Oxford Police Dept participated with Oxford College in the 9/11 Remembrance Stair Climb event at Seney Hall.



On Saturday, Sept 19, the Oxford Police Dept worked the Oxford Fall Festival which was located on the green lawn/space across from City Hall. Another great event for the Police Dept to interact with the community.

Code Enforcement- Officer Preziosi wrote 8 (eight) Code Enforcement citations addressing junk vehicles, accumulation of junk, general cleanliness, weeds and debris and maintaining yards. Another 3 (three) Code Enforcement Warnings were issued to different residents concerning junk vehicles and debris in their yards as well.

An “In Reim” Complainant was filed for the 109 E Soule St property with Oxford City administration.



CITY OF OXFORD POLICE DEPARTMENT



Bill Andrew, Chief Brooks and Officer Preziosi meet with Bureau Veritas (Inspector) concerning the language of the City Ordinance regarding the abandon house/structures.

Veritas meet with Officer Preziosi for an inspection of the property at 406 W. Soule St to determine the condition of the house and property (report pending).

Training- Monthly Roll Call training from Legal and Liability Risk Management Institute/ Law Enforcement High- Risk & Critical Task Incidents.

With continued partnership with NCSO and access to their outdoor firing range, the Oxford Police Officers were able to maintain their Long Rifle recertifications/ qualifications requirements this month.

Preparations and planning were continuous throughout the month of Sept for the upcoming events in October: Faith & Blue, Movie at the Park and Trunk-or-Treat.



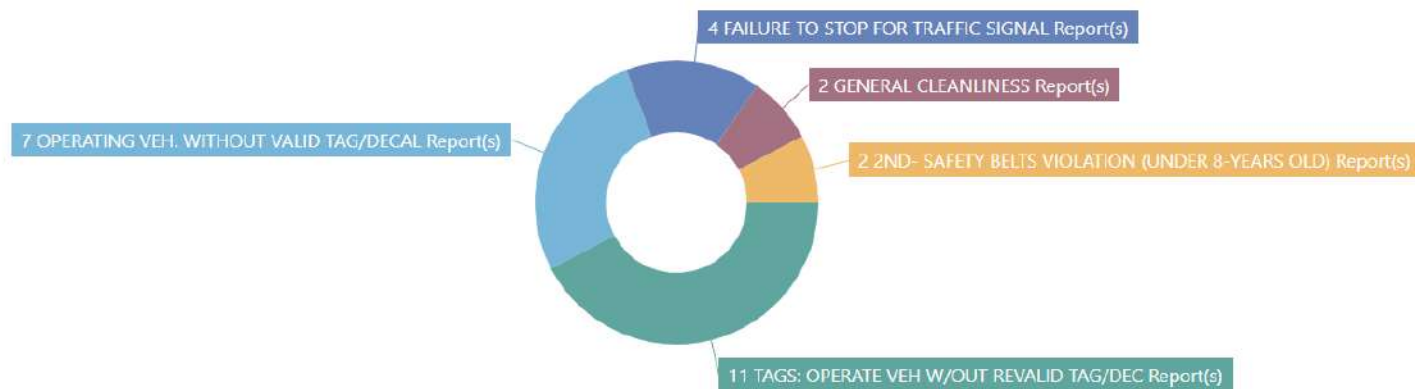
CITY OF OXFORD POLICE DEPARTMENT



September 2026 Monthly Report Top Citations Offenses



Tickets by Violation



City Ordinance/Code Enforcement Citations

Case #	Ticket #	Ticket Date	Violation	Violation Description	Primary Location
25-00841	102A00620	9/28/2026	CO 18-3	GENERAL CLEANLINESS	109 E SOULE ST
25-00841	102A00619	9/28/2026	CO 18-2	PROP CONSTITUTING MENACE/FIRE HAZZARD	109 E SOULE ST
25-00841	102A00621	9/28/2026	CO 18-68	JUNK VEHICLE	109 E SOULE ST
26-00501	102A00615	9/23/2026	CO 18-3	GENERAL CLEANLINESS	406 W SOULE ST
26-00501	102A00617	9/23/2026	CO 18-11	WEEDS & OTHER DEBRIS	406 W SOULE ST
26-00501	102A00614	9/23/2026	CO 18-2	PROP CONSTITUTING MENACE/FIRE HAZZARD	406 W SOULE ST
26-00501	102A00616	9/23/2026	CO 18-4	Responsibility for cleanliness and removal of abandoned items	406 W SOULE ST
	104A00515	9/18/2026	CO 34-26	VEHICLES GROSS WEIGHT	1007 HULL ST
26-00489	102A00599	9/14/2026	CO 18-36 (A)	ACCUMULATION OF JUNK 1ST OFFENSE	410 HAYGOOD AVE



CITY OF OXFORD POLICE DEPARTMENT



Activity Reports

August 2026 / September 2026

Agency Activity Report

Date Range: 8/01/2026, 00:00:00 - 8/31/2026, 23:59:59

Agency: Oxford Police Department

Reports	
Total Reports:	21
Total Incident Reports:	18
Total Crash Reports:	3
Total Use of Force Reports:	0
Arrests	
Total:	1
Total Male Arrestees:	0
Total Female Arrestees:	1
Total Other/Unknown Arrestees:	0
Total Juvenile Arrestees:	0
Domestic Violences	
Total Domestic Violence Reports:	0
Tickets	
Total Tickets (Non-Warnings):	22
Total Warnings:	9

Agency Activity Report

Date Range: 9/01/2026, 00:00:00 - 9/30/2026, 23:59:59

Agency: Oxford Police Department

Reports	
Total Reports:	18
Total Incident Reports:	17
Total Crash Reports:	1
Total Use of Force Reports:	0
Arrests	
Total:	0
Total Male Arrestees:	0
Total Female Arrestees:	0
Total Other/Unknown Arrestees:	0
Total Juvenile Arrestees:	0
Domestic Violences	
Total Domestic Violence Reports:	0
Tickets	
Total Tickets (Non-Warnings):	35
Total Warnings:	8

Calls for Service Handled by OPD

August 2026

36

September 2026

43

+19%



CITY OF OXFORD POLICE DEPARTMENT



Incident Reports by Location September 2026

