



DRAFT MINUTES OF THE OXFORD MAYOR AND COUNCIL MEETING
REGULAR SESSION
MONDAY, JULY 06, 2026
CITY HALL

OFFICIALS PRESENT:

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

STAFF PRESENT:

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

OFFICIALS NOT PRESENT: Laura McCanless- Councilmember

STAFF NOT PRESENT: Jody Reid- Supervisor of Utilities & Maintenance

Others Present: Jane Fadeley, Nick Cole

1. Meeting was called to order by the honorable Mayor David S. Eady.
2. **A motion was made by Mike Ready and seconded by Jim Windham to approve the agenda for the July 06, 2026 Mayor and Council Regular Meeting. The motion was approved unanimously 6/0.**
3. **A motion was made by Jeff Wearing and seconded by Mike Ready to approve the Consent Agenda, consisting of the Minutes of the June 1, 2026 Regular Meeting and the Minutes of the June 15, 2026 Work Session. The motion was approved unanimously 6/0. (Attachment A)**
4. **Mayor's Report**
Mayor Eady reported that the City recently purchased a new electric mower for the City maintenance crew. The mower was demonstrated prior to purchase and performed well; a discount brought its price to approximately the same level as a comparable gas mower (gas mowers currently list at \$18,000–\$19,000; the electric mower cost \$19,499). An attachable leaf blower and a weed trimmer were also purchased. The purchases were made within the \$25,000 FY26 equipment budget.

5. **Citizen Concerns**

Jane Fadeley of 401 Queen Ann St addressed Council regarding a previous discussion concerning drainage ditch issues on W. Bonnell Street.

Nick Cole of 1104 Emory Street made a comment regarding the success of the City's Independence Day celebration, held the weekend before the holiday.

Mayor Eady thanked City staff for organizing the event and suggested that staff conduct a debrief on the event to consider improvements for the future.

1. **Final Plat – Minor Subdivision of 804 D Emory Street**

Council considered a Final Plat for the minor subdivision of 804 D Emory Street, following the Oxford Planning Commission's May 21, 2026 vote (5–0) recommending approval.

Discussion followed regarding the status of the adjoining roadway (referenced in City records as E. George Street), which the City does not consider a public right-of-way or approved street, but rather a private road easement. Council discussed the history of the easement, including a 2021 plat in which the prior owners relinquished their ownership interest, and the legal characterization of the roadway as a “prescriptive public way.” City Attorney David Strickland advised that approval of the plat on this basis would not require the City to establish or certify title to the easement, and would not obligate the City to assume maintenance responsibility for the roadway itself. It was noted that the City already holds easements for, and is responsible for, the existing water and sewer utility lines serving the properties.

Council Member Oliver stated he could not support the motion, citing concerns regarding the City's ability to approve the plat without a clearly identified owner of the easement, and stated he would vote no. Council Member Wearing raised related questions regarding the City's utility responsibilities along the easement. Council Member Holt asked clarifying questions regarding the conditions of approval and questioned whether the roadway should instead be treated as an abandoned alley belonging to the adjacent property owners.

A motion was made by Mike Ready and seconded by Jim Windham to approve the Final Plat for the minor subdivision of 804 D Emory Street, recognizing the roadway as a prescriptive public way and without the City accepting responsibility for maintenance of the roadway at this time. The motion was approved 5-1, with Council Member Oliver opposed.
(Attachment B)

2. **Driveway Pipe Policy**

Council reviewed a draft Driveway Pipe Policy, which removes the City's prior practice of purchasing driveway culvert pipe on behalf of property owners (mirroring a similar change previously made by Newton County). Under the draft policy, property owners will be required to obtain City review and approval, and a permit, before installing a driveway pipe. Council Member Windham asked a clarifying question regarding photo documentation of completed pipe installations.

A motion was made by George Holt and seconded by Jeff Wearing to approve the draft Driveway Pipe Policy. The motion was approved unanimously 6/0.

3. **Invoices (Attachment C)**

Council reviewed the City's recently paid invoices over \$1,000. Council Member Wearing asked Interim City Clerk Stacey Mullen about the cost of specialized uniforms required for City utility crew members. Ms. Mullen confirmed that costs have increased and that the uniform program is already under review.

4. **Executive Session**

No Executive Session was held.

5. **Adjourn**

A motion was made by Jeff Wearing and seconded by Mike Ready to adjourn the meeting at approximately 7:24 p.m. The motion was approved unanimously 6/0.

Respectfully submitted,

Kristin Watkins
Deputy City Clerk



DRAFT MINUTES OF THE OXFORD MAYOR AND COUNCIL MEETING
OXFORD CITY HALL
MONDAY, JULY 20, 2026
PUBLIC HEARING – REZONING OF OXFORD ROAD PARCELS X061 A051 AND X061 A052
AND 808 WESLEY STREET
6:00 PM

PRESENT: David S. Eady, Mayor; Councilmembers: Mike Ready, George Holt, Laura McCanless, Jim Windham, Jeff Wearing; Staff: City Manager Bill Andrew, Interim City Clerk Stacey Mullen, Deputy City Clerk Kristin Watkins, City Attorney David Strickland, Interim Police Chief Sam Brooks

OTHERS PRESENT: Mark Walton (Patrick & Associates Surveyors), Tim Anderson (Anderson Signature Homes, Inc), Tulio Pineda (Emory University), Kathryn Lookofsky (Emory University), Mike McQuaide, Jane Fadeley

The Public Hearing was called to order at 6:00 p.m. by the honorable David S. Eady, Mayor. The Mayor stated that the purpose of the hearing was to receive public comment on two rezoning requests: (1) a request by Timothy W. Anderson to rezone parcels X061 A051 (7.79 acres) and X061 A052 (7.06 acres) on Oxford Road from Rural Residential (Single-Family Residential) to R-20 (Single-Family Residential), conditional, for development of a single-family subdivision; and (2) a request by James Johnson, on behalf of Emory University, to rezone 808 Wesley Street (Parcel X010 018, 0.22 acres) from R-30 (Single-Family Residential) to IC (Institutional Campus).

Mark Walton, of Patrick & Associates Surveyors, Conyers, Georgia, appeared on behalf of the applicant and presented the rezoning request for the Oxford Road parcels. Mr. Walton stated that the request involves three tracts of land, including a stubbed right-of-way, and would create 24 single-family lots of at least 20,000 square feet, served by public water and sanitary sewer and arranged around two cul-de-sacs. He stated the proposed lots would be approximately 85 feet wide, wider than the 75-foot lots previously developed by the same property owner on the north side of Oxford Road. Mr. Walton described the stormwater management plan, which includes a detention and water-quality pond at the south end of the property discharging, through an outlet control structure and riprap, to the creek separating the Creekside at Longstreet subdivision from industrial development off Moore Street. He also described a stubbed street intended to preserve a possible future connection toward Hull Street near Clark Street, included at the request of an adjoining property owner. Mr. Walton stated that landscaping would meet the City's coverage requirements using trees from the Oxford plant palette. Timothy W. Anderson, the applicant, arrived during the presentation at approximately 6:17 p.m.

Mike McQuaide, of 1026 Emory Street, a member of the City's Planning Commission, addressed the Council. Mr. McQuaide reported that the Planning Commission had voted 5-1 in its review of the application and stated that Councilmember Jim Windham intended to circulate for the Council's consideration a proposed condition that the development be designed as a conservation subdivision rather than a conventional 24-lot layout, at no additional cost per unit to the developer. He stated the applicant had indicated that approximately 30 percent of the roughly 11-acre site would be covered in impervious surface under the proposed plan, and encouraged the Council to consider approval with a conservation-subdivision condition to reduce impervious coverage and tree removal. No other members of the public spoke on this item.

In response, Mr. Walton stated that he had prepared conservation subdivisions in other jurisdictions but was not familiar with the City of Oxford's specific standards for them, and that Mr. Anderson would be fully briefed before the Council's next meeting. Council members asked clarifying questions regarding the number of tracts involved in the application and the purpose of the stubbed street shown on the plans; Mr. Walton confirmed the application involves three tracts and explained that the stub was included to preserve the possibility of a future connection to Hull Street. The Council noted that discussion of the applications would occur at the Council's July 20, 2026 Work Session, with a vote scheduled for the Council's August 3, 2026 Regular Meeting, and that no vote would be taken at the Public Hearing.

Tulio Pineda, Director of Facilities Planning and Operations for Oxford College of Emory University, presented the rezoning request for 808 Wesley Street. Mr. Pineda stated that the property adjoins the College's dining hall, zoned Institutional Campus, to the south; a vacant lot to the east; George Street Park to the north; and the intersection of Wesley Street and Wesley Circle to the west. He stated that the College does not intend to change the appearance of the property, only its permitted use. The applicant of record, James Johnson, was not present for the Public Hearing.

Jane Fadeley, of 401 Queen Anne Street, addressed the Council in opposition to the request. Ms. Fadeley stated that she had voted against the rezoning as a member of the Planning Commission and expressed concern that the College already owns a significant amount of property within the City, and that the property should remain zoned residential. No other members of the public spoke on this item, and the applicant's representative had no further comments.

There being no further business, Mayor Eady adjourned the Public Hearing at approximately 6:18 p.m. The Council proceeded to a brief recess before convening its Work Session at 6:30 p.m.

Respectfully submitted,

Kristin Watkins
Deputy City Clerk



DRAFT MINUTES OF THE OXFORD MAYOR AND COUNCIL MEETING
WORK SESSION
OXFORD CITY HALL
MONDAY, JULY 20, 2026
6:30 P.M.

ELECTED OFFICIALS PRESENT:

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

STAFF PRESENT:

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

STAFF NOT PRESENT:

Jody Reid- Supervisor of Utilities & Maintenance

Others Present: Jane Fadeley; Tommy Hailey (Newton County Sheriff's Office); Kathryn Lookofsky (Emory University); Barbara Cole; Nick Cole; Mike McQuaide; Mark Walton (Patrick & Associates Surveyors); Tim Anderson (Anderson Homes); James Johnson (Emory University Planning, Design and Construction); Tulio Pineda (Emory University).

1. Mayor's Announcements

Mayor Eady stated that he had no announcements to report at this time.

2. Committee Reports

a. Trees, Parks and Recreation Board

It was reported that the Board would meet the following evening and had no pressing items but several topics to discuss. It was further reported that all paperwork for a \$75,000 TAG grant extension had been completed and signed, that a pre-work launch meeting would follow, and that the Reforest Atlanta partner was finalizing the planting plan. In response to a question from Councilmember Oliver regarding the survival of trees planted under the most recent Amazon grant, it was reported that all trees planted in that session had leafed out, though some species were slower than others to break dormancy, and that higher attrition had previously been experienced among trees planted along Turkey Creek under an earlier TAG grant.

b. Sustainability Committee

Councilmember McCanless reported that the committee had been considering an Amazon grant for restoration work along a section of Dried Indian Creek near the airport, but that a site visit found the area to be largely native and naturally regenerated, and the committee determined that restoration work was unnecessary there. She reported that Core Blue is being consulted regarding measures to improve water quality in the creek.

c. Downtown Development Authority

It was reported that the Authority had not yet met but would meet via Zoom the following Tuesday.

d. Planning Commission

City Manager Andrew reported that the Planning Commission continues to work through zoning ordinance revisions in detail, having held approximately three sessions of an hour and a half or more reviewing the ordinance page by page.

e. Trail Brick Maintenance

Councilmember Oliver raised the status of previously identified deteriorating bricks along the trail, noting that the City had received a bid for repair that was considered cost-prohibitive and that no contractor had been retained. Council discussed possible alternatives, including organizing a volunteer effort to remove and/or replace bricks and fill the resulting areas, use of City staff, and the possibility of using a compacted base material rather than concrete as an interim measure.

No formal action was taken. **Councilmembers Oliver and McCanless were asked to consider forming the core of a volunteer effort and to bring back a recommendation on how to proceed in a cost-effective manner.** Staff noted that concrete work should be scheduled for warmer, non-freezing weather, consistent with plans to schedule tree cage maintenance work for the fall.

3. Rezoning Application for Oxford Road (Tax Parcel Identification Numbers X061A 051 and X061A 052)

Bill Andrew introduced the rezoning application for approximately 14.5 acres on Oxford Road, for which the applicant seeks rezoning from R-R (Rural Residential) to R-20 (Single-Family Residential) to allow construction of 24 homes.

Councilmember Windham presented a detailed alternative proposal for a conservation subdivision, under which the applicant would retain the R-20 zoning designation and the 24-home yield, but would be permitted to cluster homes on smaller (approximately 7,500-square-foot) lots, with the resulting open land protected by a permanent conservation easement under the Georgia Uniform Conservation Easement Act, held by a land trust with the City as backup grantee. He noted that the City's ordinance already permits reduced lot sizes for conservation subdivisions (Table 4.2) and requires conservation subdivision principles for subdivisions of six or more lots (Table 4.3), and presented comparative estimates regarding tree canopy retention, stormwater management, and long-term infrastructure maintenance costs under a conventional build-out versus a clustered conservation design.

Councilmember Holt asked about the visual effect of smaller lots and expressed a preference for design standards requiring varied house elevations. Staff and Councilmember Oliver noted that

the applicant's proposed house designs, and their comparability to smaller-lot developments such as Clarks Grove and Dorchester Place, appeared acceptable.

Councilmember McCanless stated support for approval of R-20 zoning conditioned on terms similar to those proposed by Councilmember Windham, and noted that the development would not generate electric utility revenue for the City, as the property lies outside the City's electric service area, and that anticipated annual property tax revenue (approximately \$300 per home) would be modest. She also asked about the status of the sewer capacity study, and staff reported that data collection was still being processed and no conclusions were yet available.

Councilmember Oliver noted that the requested rezoning represents a two-step increase in zoning intensity (Rural Residential to R-20) and stated that this magnitude of change supports the City's ability to impose conditions on any approval. He recommended that any approval include design standards and, separately, raised concerns regarding a stubbed roadway (East Keel Street) adjacent to the property, recommending that the development either connect to Keel Street or otherwise provide a second point of ingress/egress.

Councilmember Wearing and Councilmember Ready expressed reservations regarding the overall density of the proposal. Councilmember Oliver and Councilmember McCanless stated that Council could not approve a rezoning without reviewing a specific, detailed site design reflecting the discussed conditions.

City Manager Andrew and City Attorney Strickland noted that the City's current conservation subdivision ordinance provisions are also under review as part of the pending ordinance revisions before the Planning Commission, and that Council has the discretion to postpone the scheduled first read to a date certain to allow further work on conditions, rather than requiring the application to be withdrawn and restarted.

Mark Walton, representing the applicant (Anderson Homes), stated that the applicant was receptive to the concept and requested an opportunity to revise the site plan to reflect smaller lots, retain the 24-home cap, and explore a second point of access, and requested a deferral of approximately 60 days to prepare a revised concept.

No formal motion was made or vote taken, as this is a Work Session. **Council reached informal consensus to extend the applicant's consideration period by an additional 45 days beyond the scheduled August 3, 2026 meeting**, to allow the applicant to prepare and submit a revised, conservation-subdivision-based concept plan. Council indicated its intent to formalize this extension at the August 3, 2026 voting meeting.

4. First Read for the Rezoning Ordinance No. 2026-003 (Oxford Road)

The first read of Ordinance No. 2026-003 did not occur at this Work Session. Based on the discussion under Agenda Item 3 above, the matter is anticipated to be addressed at the August 3, 2026 voting meeting, at which time Council indicated its intent to extend the applicant's consideration period rather than proceed to a first read at this time.

5. Rezoning Application for 808 Wesley Street

Bill Andrew introduced the application to rezone approximately 0.22 acres at 808 Wesley Street from R-30 (Single-Family Residential) to IC (Institutional Campus) for use as offices, noting that the property is already owned by the applicant, Emory University, and that the requested designation is consistent with prior institutional-campus rezonings along Emory Street.

Councilmember Ready noted that the request appeared consistent with the existing institutional transition zone. Councilmember McCanless expressed concern that the rezoning would represent a change of use, rather than a rezoning within the same use category, and raised concerns regarding the loss of residential housing stock and tax base as a result of continued institutional acquisition of residential properties by the University, including the City's inability to collect property taxes on certain residential properties owned by the University that she stated should be taxable.

Councilmember Oliver expressed similar concerns regarding the cumulative effect of the University's property acquisitions near the campus periphery, citing several currently vacant or underutilized University-owned residential properties, and stated a preference for addressing broader concerns about the City-University relationship before acting on this individual application. Councilmember Wearing and Councilmember Windham expressed similar concerns regarding the maintenance and condition of University-owned properties in the City and the pace of institutional expansion.

Councilmember Oliver also provided historical context regarding the founding relationship between the City and Emory College, and emphasized the importance of a mutually beneficial relationship between the City and the University given the City's role as utility provider.

James Johnson, representing Emory University Planning, Design and Construction, stated that he would relay Council's concerns to University leadership and, following discussion, requested to defer the application rather than proceed. City Attorney Strickland and City Manager Andrew advised that proceeding with the scheduled first read at the August 3, 2026 meeting, followed by a Council vote to postpone the second read, would avoid the delay associated with formally withdrawing and later re-filing the application. Council and the applicant's representative agreed to proceed on that basis.

No formal motion was made or vote taken, as this is a Work Session. **Council and the applicant's representative reached informal consensus that the first read would proceed as scheduled on August 3, 2026, with Council to subsequently vote to postpone the second read** to allow the applicant time to consult with University leadership.

6. First Read for the Rezoning Ordinance No. 2026-004 (808 Wesley Street)

The first read of Ordinance No. 2026-004 did not occur at this Work Session. Based on the discussion under Agenda Item 5 above, Council and the applicant's representative agreed that the first read would proceed at the August 3, 2026 voting meeting, followed by a Council vote to postpone the second read.

7. New Credit Card Application

City Manager Andrew and Interim City Clerk Mullen reported that the City's current credit card provider now requires a City employee to serve as personal guarantor and provide personal identification in order to maintain the account, which had resulted in the City's card being suspended. Staff recommended establishing a new City credit card through United Bank, the City's depository bank, with a credit limit of \$25,000, noting that no additional documentation would be required since the bank already maintains the City's account records.

No formal motion was made or vote taken, as this is a Work Session. **Council reached informal consensus in support of staff's recommendation to proceed with United Bank.** Staff indicated the matter would be brought back for formal action at the August 2026 voting meeting.

8. Other Business

a. City Manager Update (Bill Andrew)

- East Soule St Trail: Construction continues; stormwater piping to redirect drainage from Soul Street through the school property is being installed, and utility poles along the trail route are scheduled for removal on Wednesday. No public parking is included in the current project scope, which was removed due to cost. Councilmember Oliver noted a concern regarding the grade transition where the trail meets an existing crosswalk near the school, and asked about vehicle crossing patterns near the school's north exit; staff confirmed that vehicle traffic will continue to cross the trail at that location.
- Emory Street Sidewalk: Construction has been delayed by weather. Staff reported that the project's original engineer had not accounted for prior roadway alterations near Whatcoat Street, resulting in utility pole placement errors (including poles located in existing curb cuts and in the roadway), requiring rework. The design firm, Keck and Wood, assigned a new project engineer and is working with the City to avoid additional charges for the resulting redesign. Construction is now planned to proceed from the north end of the project southward.
- Tree Maintenance: A large tree on private property near the "rock store," reported to be diseased and declining, was discussed. Staff advised it can send a registered letter to the property owner regarding the hazard, and noted that the City may require removal of a tree that threatens electric lines and may perform such removal and lien the cost to the owner if the owner does not act.
- Wildlife/Traffic Safety: Councilmember Windham reported a recent near-collision with deer on Emory Street and cautioned Council and staff to be mindful of increased deer activity in the area.
- Agenda Process: In response to a question from Councilmember Windham, Mayor Eady and City Manager Andrew described the process for placing items on future agendas, noting that Council members may raise items directly with the Mayor or with the City Manager for inclusion.

b. Police Chief Update (Sam Brooks, Interim Police Chief)

- Chief Brooks reported that a vendor quote for a three-pack of radar speed-display signs, totaling \$9,500 and funded through public safety SPLOST funds, would expire at the end of the month, and requested direction on whether to pursue additional comparative pricing before bringing the purchase back for approval. Council directed staff to obtain additional pricing for comparison. Potential locations discussed included Emory Street (subject to GDOT permitting) and Stone Street, based on resident complaints regarding speed on that street.
- Chief Brooks reported that a new officer, with prior code enforcement experience with DeKalb County, has been hired and will be introduced to Council next month, and that a productive planning meeting had been held regarding code enforcement priorities.
- Councilmember Windham noted that the speed humps on East Soule Street can comfortably be crossed at approximately 30 miles per hour.

9. Work Session Meeting Review

None

10. Executive Session

A motion was made by Councilmember Oliver, seconded by Councilmember Windham to enter Executive Session at 8:20 p.m. to discuss real estate matters. The motion was approved unanimously 7/0.

A motion was made by Councilmember Windham, seconded by Councilmember Holt to exit Executive Session at 9:01 p.m. The motion was approved unanimously 7/0.

Adjournment

The meeting was adjourned at 9:01 PM.

Respectfully submitted,

Kristin Watkins

Deputy City Clerk



**DRAFT MINUTES OF THE OXFORD MAYOR AND COUNCIL MEETING
OXFORD CITY HALL
MONDAY, JULY 27, 2026
CY 2026 - FY 2027 MILLAGE RATE PUBLIC HEARING
9:00 AM**

PRESENT: Councilmembers: Laura McCanless, Mike Ready; Staff: City Manager Bill Andrew, Interim City Clerk Stacey Mullen, Deputy City Clerk Kristin Watkins

OTHERS PRESENT: None

In the absence of Mayor Eady, Councilmember Laura McCanless called the Public Hearing on the proposed CY 2026 - FY 2027 Millage Rate to order at 9:01 a.m. at Oxford City Hall. This hearing was held pursuant to O.C.G.A. § 48-5-32.1 to receive written and oral comments from the public regarding the City of Oxford's proposed 2026 millage rate of 5.444 mills, which exceeds the computed rollback millage rate of 5.063 mills by 7.53%. This was the first of three public hearings required on the proposed rate, with the second held later the same day at 6:00 p.m. and a third scheduled for August 3, 2026, at 6:30 p.m. The Council is scheduled to adopt the final millage rate at its regular meeting on August 3, 2026, at 7:00 p.m.

The Mayor and Council reviewed the proposed CY 2026 - FY 2027 millage rate and the five-year history of the millage levy, copies of which were made available in the office of the City Clerk for public inspection.

No members of the public offered oral or written comments regarding the proposed millage rate.

There being no further business, Councilmember McCanless adjourned the Public Hearing at 9:15 a.m.

Respectfully submitted,

Kristin Watkins
Deputy City Clerk



**DRAFT MINUTES OF THE OXFORD MAYOR AND COUNCIL MEETING
OXFORD CITY HALL
MONDAY, JULY 27, 2026
CY 2026 - FY 2027 MILLAGE RATE PUBLIC HEARING
6:00 PM**

PRESENT: Councilmembers: George Holt, Mike Ready, Laura McCanless; Staff: City Manager Bill Andrew, Deputy City Clerk Kristin Watkins

OTHERS PRESENT: None

In the absence of Mayor Eady, Councilmember Laura McCanless called the Public Hearing on the proposed CY 2026 - FY 2027 Millage Rate to order at 6:01 p.m. at Oxford City Hall. This hearing was held pursuant to O.C.G.A. § 48-5-32.1 to receive written and oral comments from the public regarding the City of Oxford's proposed 2026 millage rate of 5.444 mills, which exceeds the computed rollback millage rate of 5.063 mills by 7.53%. This was the second of three public hearings required on the proposed rate, the first having been held earlier the same day at 9:00 a.m., with a third scheduled for August 3, 2026, at 6:30 p.m. The Council is scheduled to adopt the final millage rate at its regular meeting on August 3, 2026, at 7:00 p.m.

The Mayor and Council reviewed the proposed CY 2026 - FY 2027 millage rate and the five-year history of the millage levy, copies of which were made available in the office of the City Clerk for public inspection.

No members of the public offered oral or written comments regarding the proposed millage rate.

There being no further business, Councilmember McCanless adjourned the Public Hearing at 6:15 p.m.

Respectfully submitted,

Kristin Watkins
Deputy City Clerk

PLANNING AND ZONING DEPARTMENT
ZONING APPLICATION FOR THE CITY OF OXFORD

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

Applicant
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

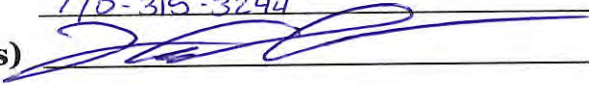
3-6-26
Date

****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\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.

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 of GPS was Real Time Kinematic (RTK). The field data upon which this plat is based has a positional tolerance of 0.04' based on redundant measurements and has not been adjusted. The horizontal datum for this survey was NAD83, Georgia West Zone. All distances shown on this plat are surface distances. This plat has been calculated for closure and was found to be accurate within one foot in 333,251 feet.

Note: The surveyor herein has made no investigative or independent search for encumbrances 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.

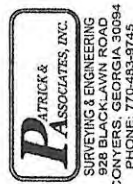
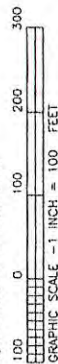
This property is in zone "X" a Federal Flood Area as indicated by F.I.A. Official Hazard Maps. Flood Map No. 13217C0107D, Dated: 03/17/2014.

RETRACEMENT SURVEY FOR:

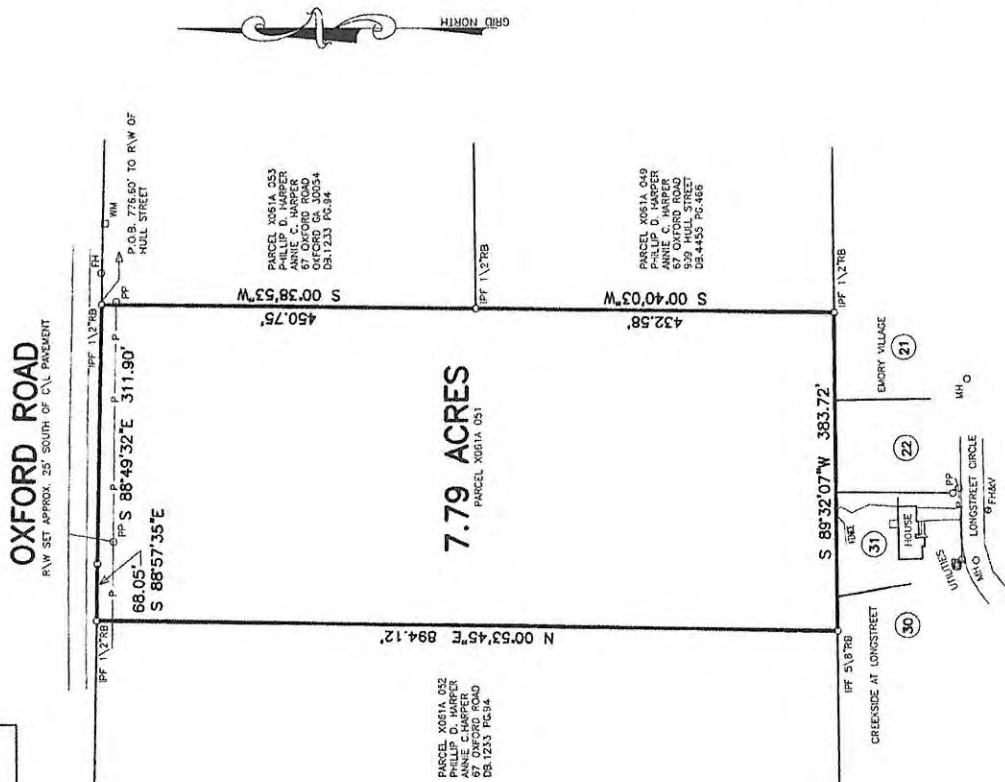
ANDERSON SIGNATURE HOMES

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



JOB NO. 23-392
DWG. NO. 36222



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

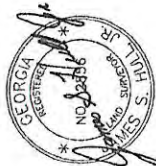
BK55 PG:287-287
P2023000148
FILED IN COURT
CLERK OF COURT
USDA DISTRICT CLERK
SUSAN COURT
NEWTON COUNTY, GA

James S. Hill 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 is stated herein. RECORDATION OF THIS PLAT DOES NOT IMPLY ANY GUARANTEE OF ACCURACY OR LIABILITY FOR ANY ENCUMBRANCES OR EREMENTS, CONFLICTS WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 13-6-67.

James S. Hill Jr.
JAMES S. HILL, JR., GA RLS 2876
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
- WYM WATER VALVE MARKER
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- B/L BUILDING LINE
- C/L CENTERLINE
- R/W RIGHT-OF-WAY

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.

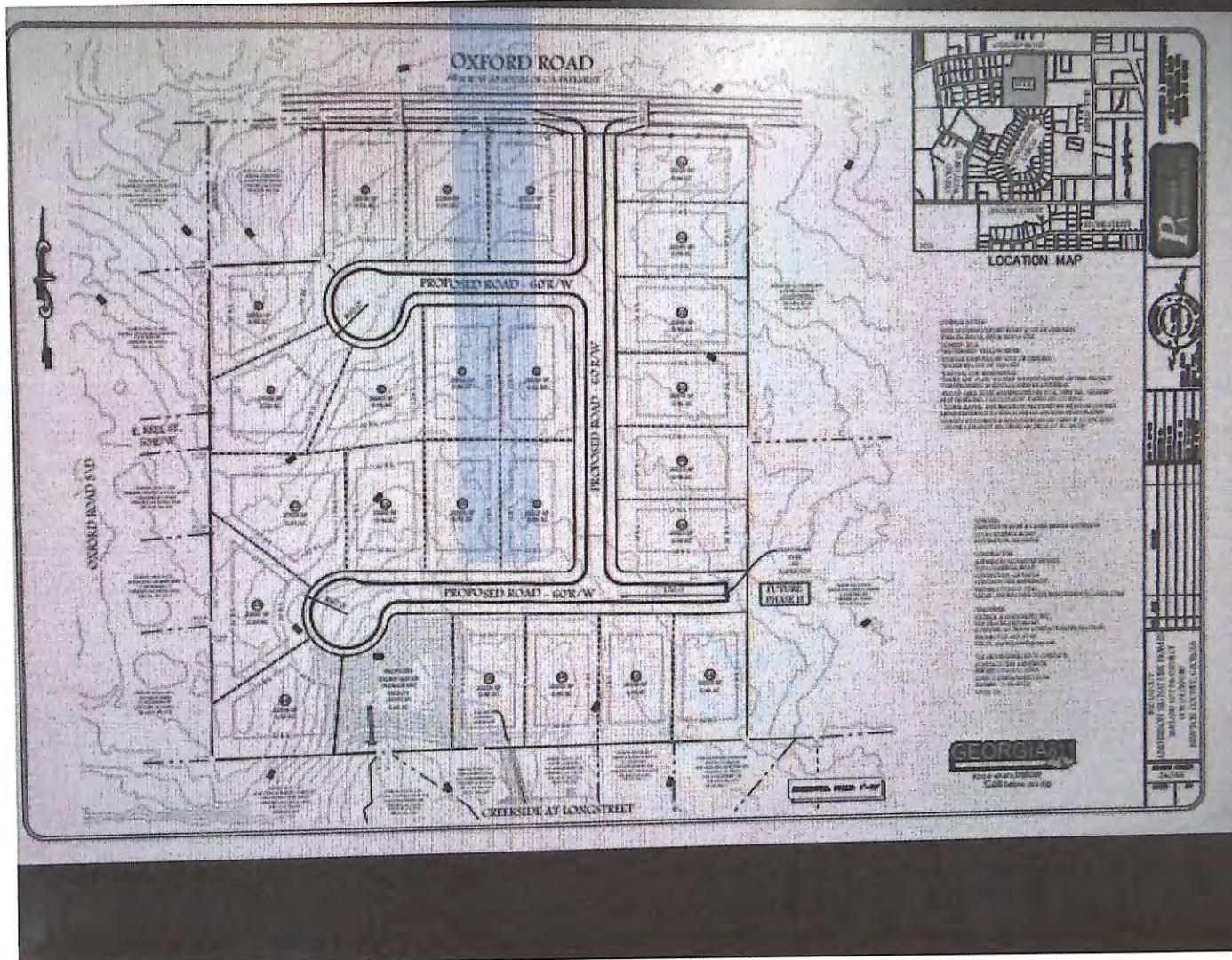
A denial of this zoning amendment application would constitute a gross abuse of discretion and an arbitrary and capricious act by the City Council without any rational basis in violation of Article I, Section I, Paragraph I and Article I, Section III, Paragraph I of the Constitution of the State of Georgia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

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

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>andersonsignaturehomesign@gmail.com</u>
--	---

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

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) CARA Denise
~~Timothy Wayne~~ Anderson
Address 1634 Campbell Rd
Corvinton, Georgia 30014
Telephone Number 770-315-3244
Signature of Owner(s) [Signature]

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 $1\frac{1}{2}$ "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 $1\frac{1}{2}$ "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 $1\frac{1}{2}$ "RB;

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

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

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

THENCE South 89 degrees 49 minutes 56 seconds East for a distance of 220.00' feet to an IPF $1\frac{1}{2}$ "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 HIDING 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

RAW SET APPROX. 25' SOUTH OF C/V PAVEMENT

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

RECORDING INFORMATION

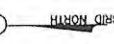
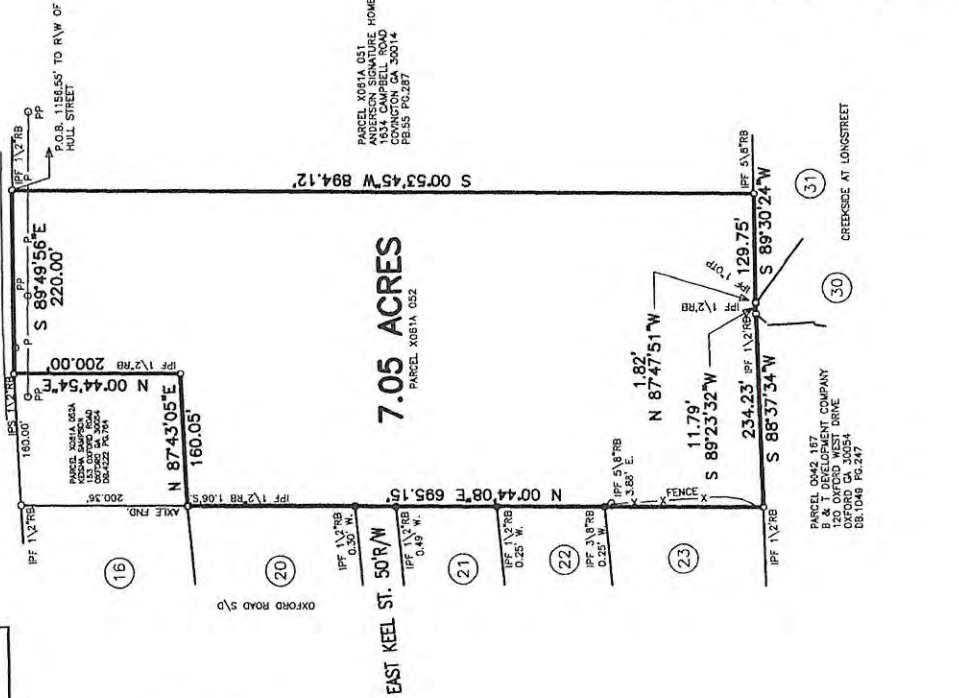
This Plat is a retracement of an existing parcel or parcels of land and does not saddle or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated herein. RECORDATION OF THIS PLAT DOES NOT CONSTITUTE AN ENDORSEMENT, APPROVAL, OR GUARANTEE OF THE ACCURACY OR AVAILABILITY OF THE INFORMATION CONTAINED HEREIN. THE SURVEYOR'S LIABILITY FOR ANY DEFECTS OR OMISSIONS IN THIS PLAT SHALL BE LIMITED TO THE EXTENT OF THE SURVEYOR'S NEGLIGENCE. THE SURVEYOR'S LIABILITY FOR ANY DEFECTS OR OMISSIONS IN THIS PLAT SHALL BE LIMITED TO THE EXTENT OF THE SURVEYOR'S NEGLIGENCE. THE SURVEYOR'S LIABILITY FOR ANY DEFECTS OR OMISSIONS IN THIS PLAT SHALL BE LIMITED TO THE EXTENT OF THE SURVEYOR'S NEGLIGENCE.

James S. Hill Jr.
James S. Hill Jr., GA RLS 248
PARCEL X061A 052
DB 1233, PG 94



TEXT LEGEND

- IPF IRON PIN FOUND
- IPS IRON PIN SET
- OTF OPEN TOP PIPE
- RR REBAR
- CLF CHAIN LINK FENCE
- CONC CONCRETE
- EM ELECTRIC METER
- P OVERHEAD POWER
- PP 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



PARCEL X061A 051
ANDERSON SIGNATURE HOMES
120 OXFORD ROAD
OXFORD, GA 30054
DB 55 PG 287

PARCEL X061A 052
ANDERSON SIGNATURE HOMES
120 OXFORD ROAD
OXFORD, GA 30054
DB 55 PG 287

PARCEL X061A 053
ANDERSON SIGNATURE HOMES
120 OXFORD ROAD
OXFORD, GA 30054
DB 55 PG 287

PARCEL X061A 054
ANDERSON SIGNATURE HOMES
120 OXFORD ROAD
OXFORD, GA 30054
DB 55 PG 287

PARCEL X061A 055
ANDERSON SIGNATURE HOMES
120 OXFORD ROAD
OXFORD, GA 30054
DB 55 PG 287

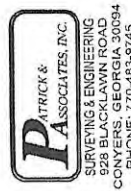
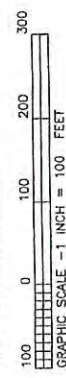
RETRACEMENT SURVEY FOR:

ANDERSON SIGNATURE HOMES

LAND LOT 289 - 9TH DISTRICT
TOWN OF OXFORD

NEWTON COUNTY, GEORGIA

DATE OF FIELD WORK: 10-06-2023
DATE OF PLAT PREPARATION: 10-09-2023
EQUIPMENT USED: TRIMBLE S6



~~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 un the existing zoning and/or overlay district classification.

To be supplemented.

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

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

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

To be supplemented.

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

To be supplemented.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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



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.

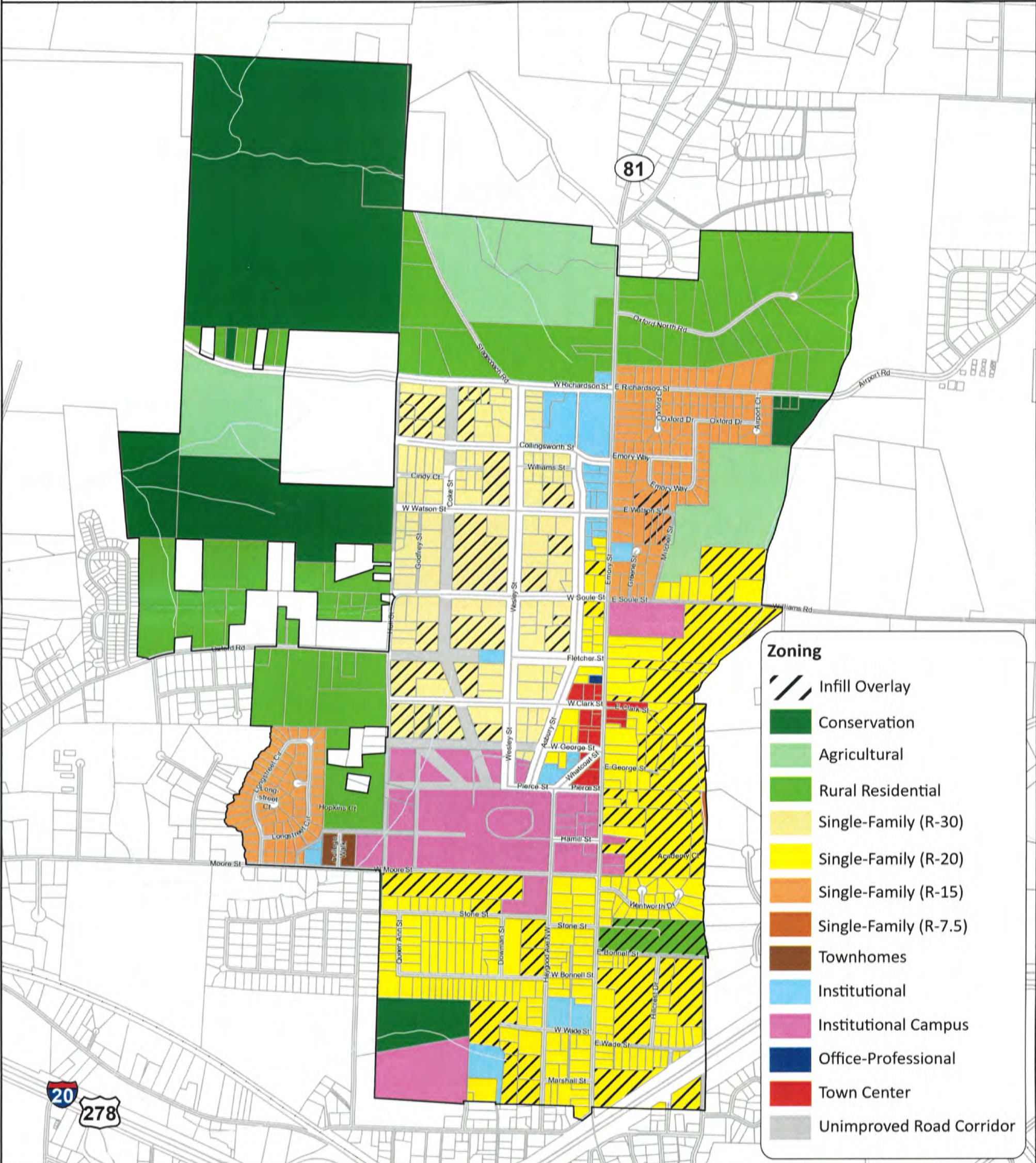
TABLE 38-62. TREE CANOPY COVER REQUIREMENTS BY ZONING DISTRICT

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

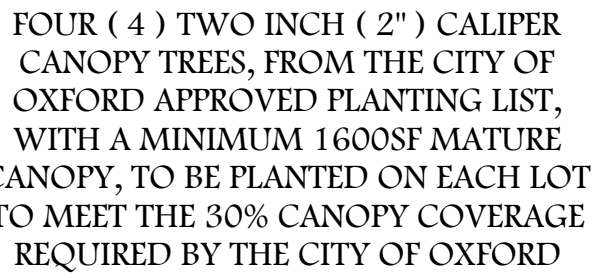


NEGRC
NORTHEAST GEORGIA
REGIONAL COMMISSION

☐ Parcels
☒ Oxford City Limits



NEGRC
NORTHEAST GEORGIA
REGIONAL COMMISSION



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

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 DETERMINED 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

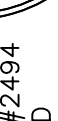
*24-HOUR EMERGENCY CONTACT:
CONTACT: TIM ANDERSON
PHONE: (770)315-3244
GSWCC CERT#0000012154
EXPIRES 7-16-2024
LEVEL 1A

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



PATRICK &
ASSOCIATES, INC.

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



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

[illegible]

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

DRAWING NUMBER
36548

SHEET:	OF:
1	1



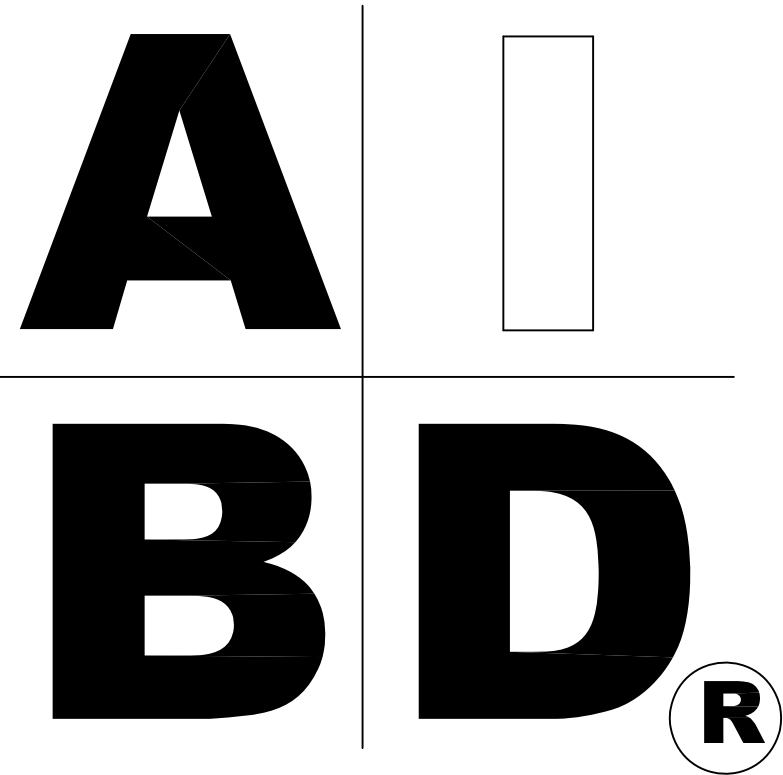
House Plan Zone, LLC.

www.HPZplans.com

Phone: 601.336.3254

Email: sales@hpzplans.com

Fax: 1-800-574-1387



STANDARD ABBREVIATIONS

@	AT	LT.	LIGHT
#	FOUND(S)	LIN.	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
HDR.	HEADER	UTIL.	UTILITY
HVAC.	HEATING, VENTILATION & AIR CONDITIONING		
HT.	HEIGHT	VAN.	VANITY
HTS.	HEIGHTS	VERT.	VERTICAL
HORIZ.	HORIZONTAL		
IN.	INCHES	WH	WATER HEATER
INCL.	INCLUDE	W	WASHER
INSUL.	INSULATION	WT.	WEIGHT
		WIN.	WINDOW
JT.	JOINT	WM.	WIRE MESH
JST.	JOIST	W	WITH
JSTS.	JOISTS	WD.	WOOD
		WFCM	WOOD FRAME CONSTRUCTION MANUAL

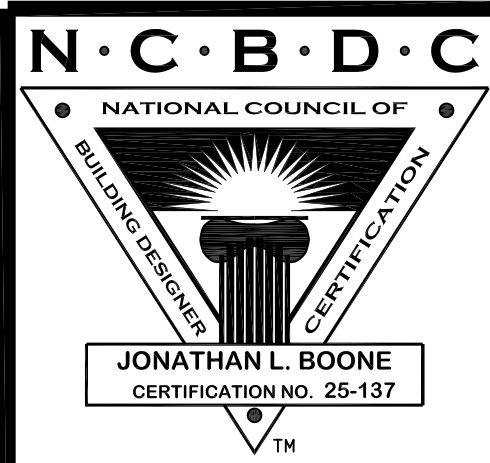


SHEET INDEX:

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

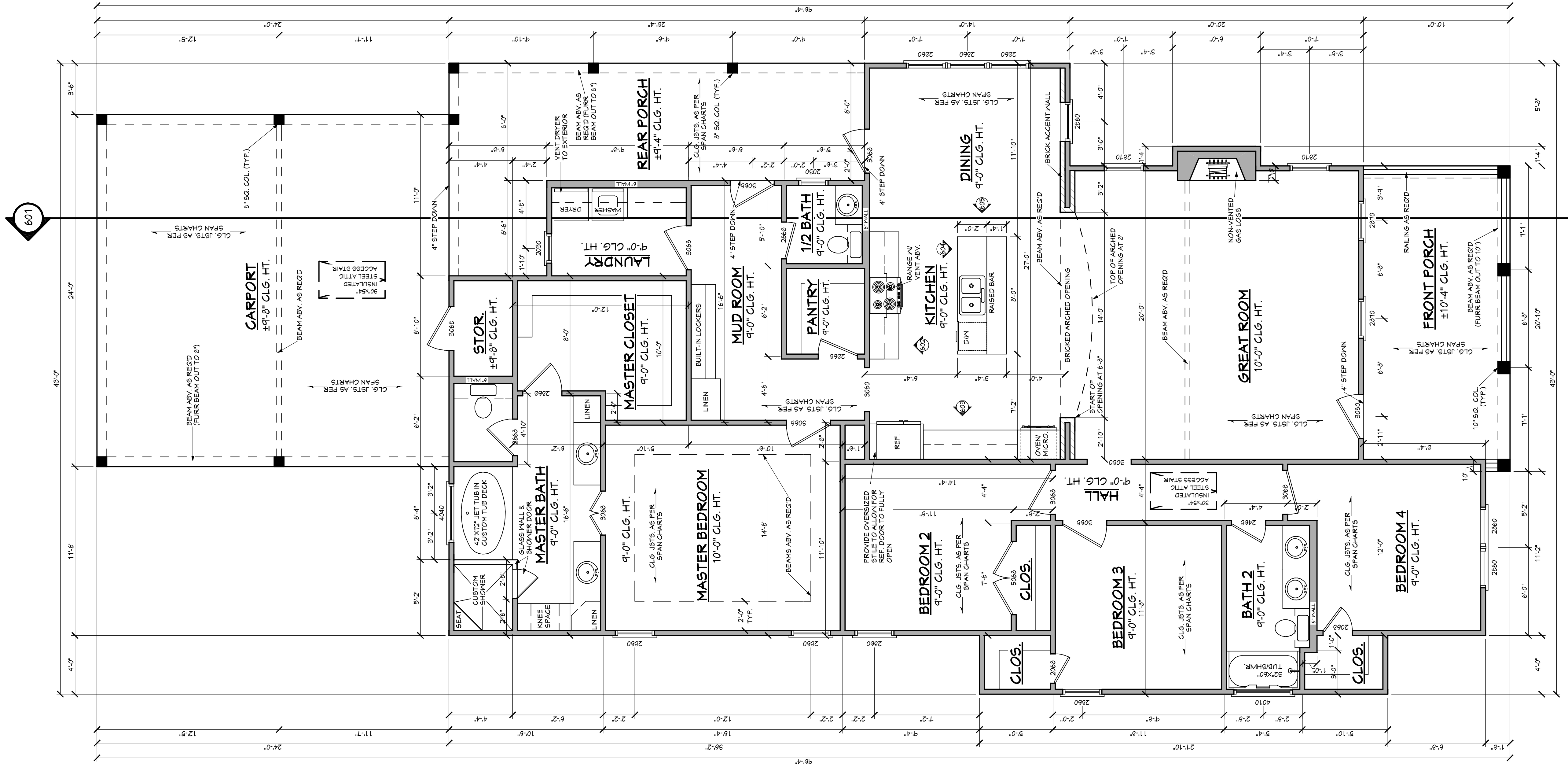
BB-2203

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
	270 S.F. UNHEATED - REAR PORCH
	30 S.F. UNHEATED - STORAGE
	576 S.F. UNHEATED - CARPORT
	1077 S.F. UNHEATED - TOTAL
	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.
 - e. 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.
 - f. 10. 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 57 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.
 - g. 11. ALL RETURN AIR GRILLS ARE TO BE LOCATED TO COMPLY WITH SECTION M1602 OF THE IRC 2015.
 - h. 12. ALL SQUARE FOOTAGE MEASUREMENTS ARE APPROXIMATE AND MAY DIFFER FROM ACTUAL CONSTRUCTED RESIDENCE OR BUILDING.
 - i. 13. 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.
 - j. 14. 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

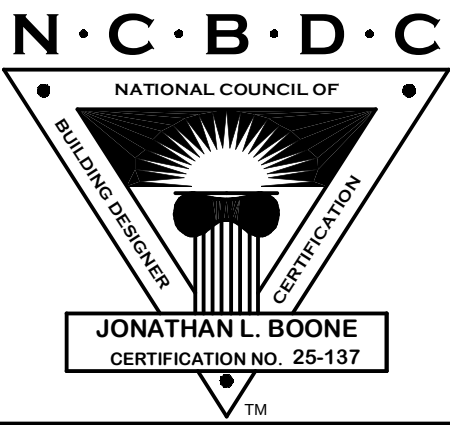
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Website:
www.HPZplans.com

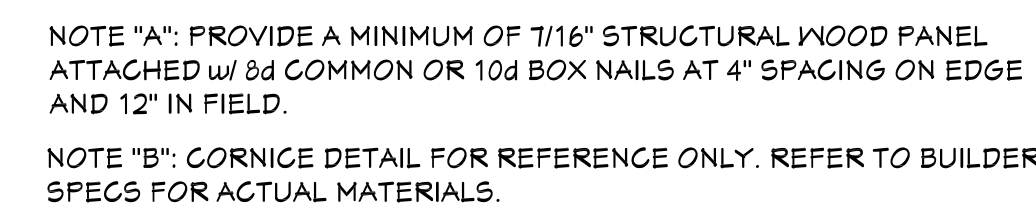
Email:
sales@hpzplans.com

Phone:
601.336.3254

Fax:
1.800.574.1387



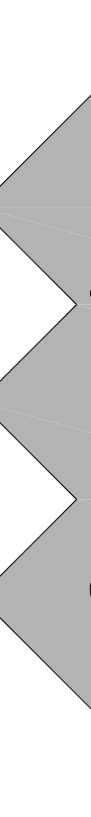
House Plan Zone, LLC has exercised great care and effort in the development of these plans and the completion of these construction documents. However, the user of these plans assumes all responsibility for any damages, including structural failures resulting from errors, omissions or deficiencies in 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 be followed. 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.



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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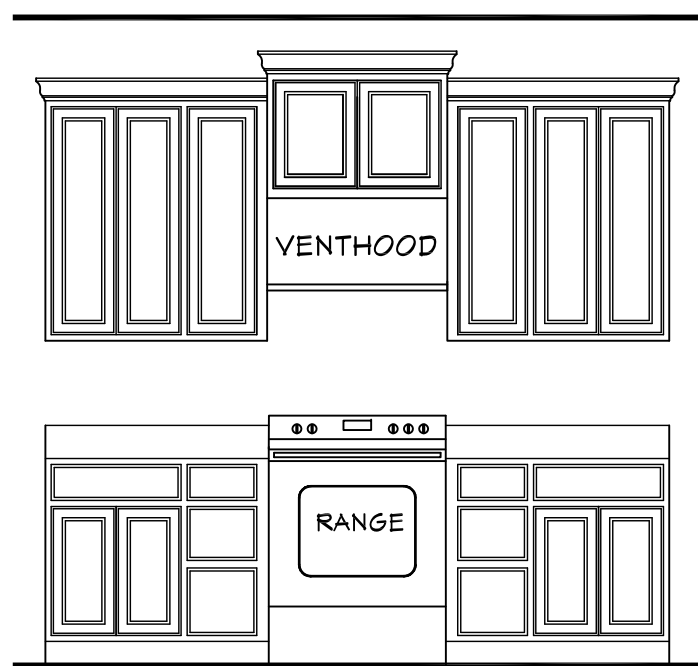
BB-2203

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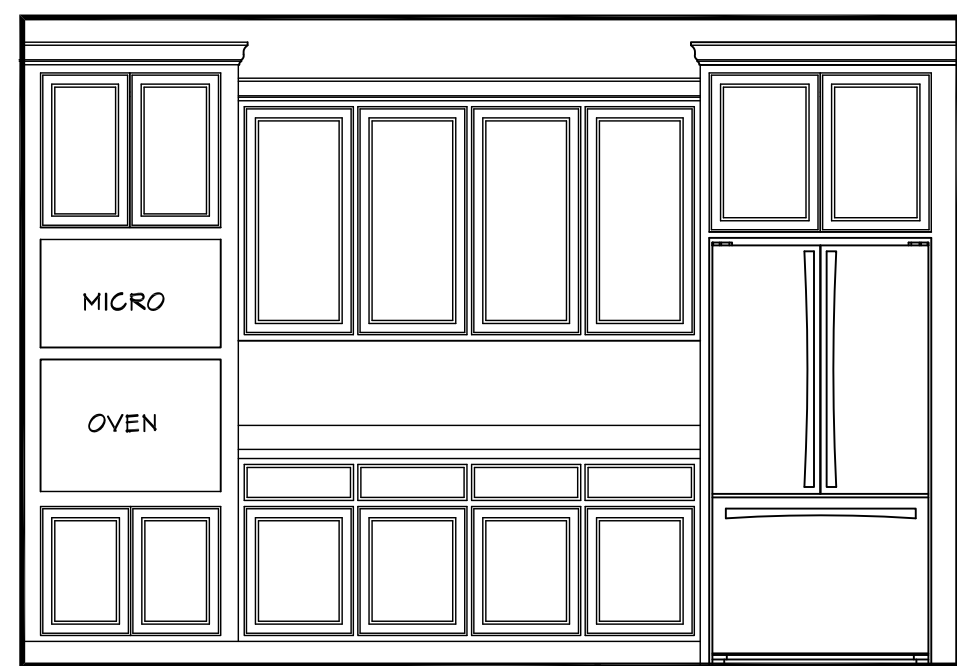
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J.A.B.

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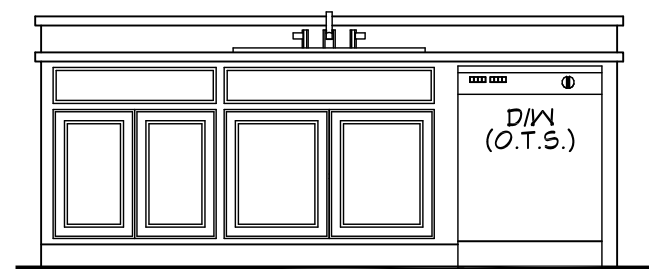
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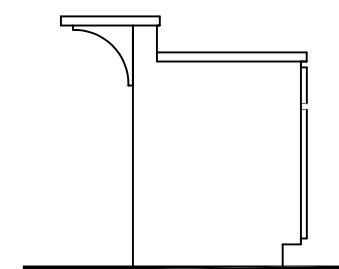
602 KITCHEN
SCALE----- 3/8" = 1'-0"



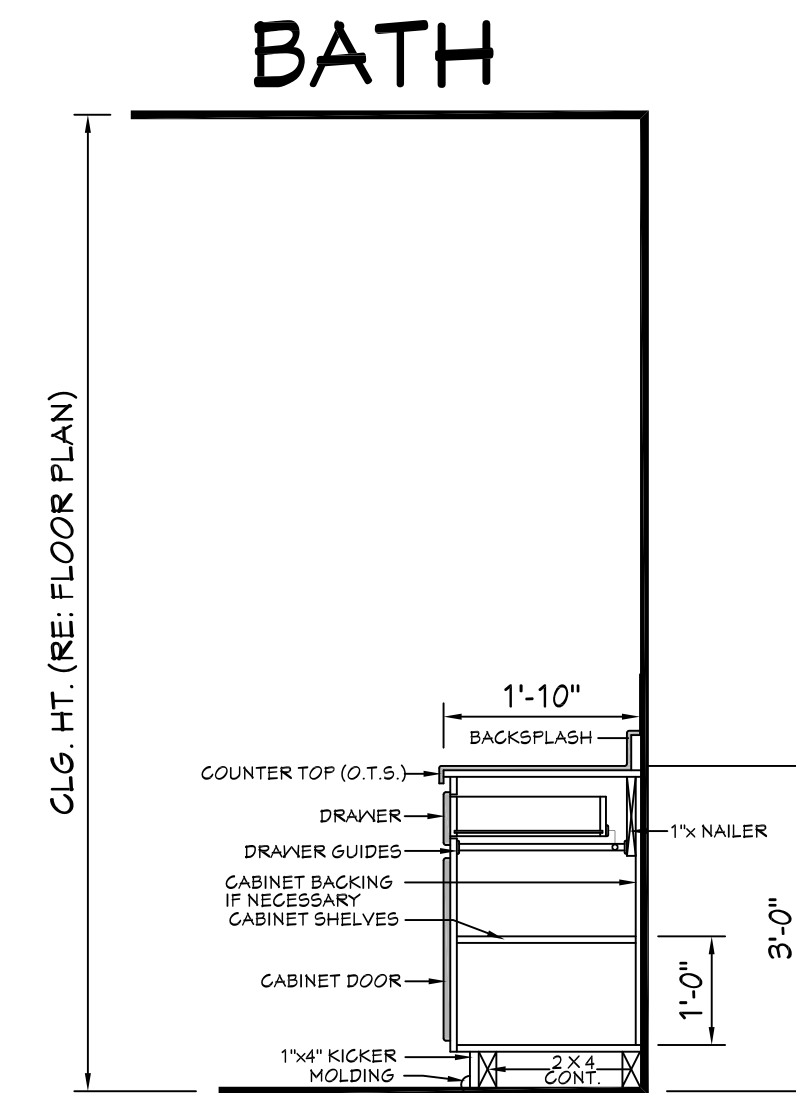
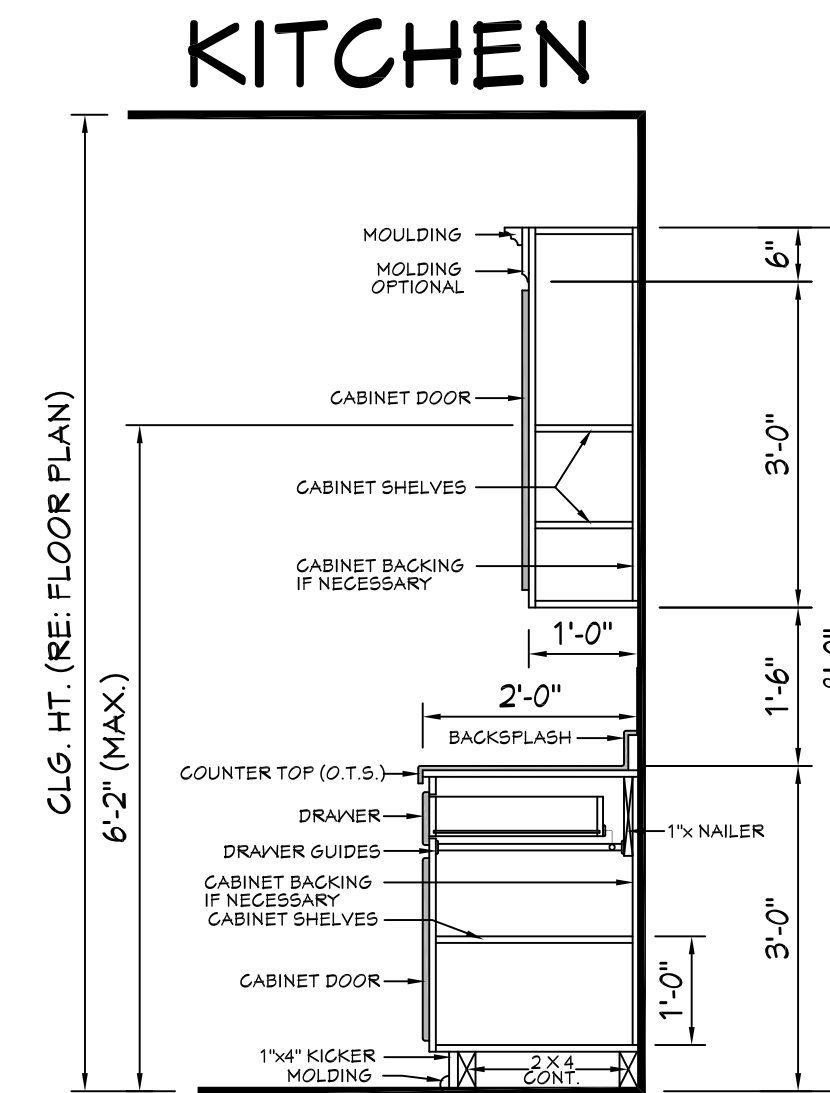
603 KITCHEN
SCALE----- 3/8" = 1'-0"



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:
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BB-2203

Date:
09.15.16

Drawn By:
J.A.B.

SHEET NUMBER

6

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.



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West Lakeland, MN 55082

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 FINISHER TO VERIFY KICKOUT FLASHING IS INSTALLED PRIOR TO FINISHING
- CARPENTER TO FLASH ALL EXTERIOR WINDOWS
 - ALL FLASHING PER ALL APPLICABLE REQUIREMENTS
- WHILE EVERY EFFORT HAS BEEN MADE TO INSURE THESE PLANS ARE ACCURATE AND COMPLETE, THE OWNER/BUILDER MUST VERIFY ALL DIMENSIONS, CONSTRUCTION METHODS, SITE CONDITIONS AND SPECIFICATIONS AND BE RESPONSIBLE FOR SAME.
- ANY NOTATIONS OF SIZES OF STRUCTURAL MEMBERS SUCH AS FOOTINGS, FOUNDATION SIZING, POSTS, BEAMS, JOISTS, RAILINGS, TRUSSES ETC., THAT ARE NOT ON THESE PLANS ARE TO BE DESIGNATED AND IDENTIFIED FOR PURPOSES ONLY. IT IS RECOMMENDED A PROFESSIONAL ENGINEER BE EMPLOYED 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)
- HARDIE PLANK LAP SIDING
 - 5" EXPOSURE
- HARDIE PLANK LAP SIDING
 - 8" EXPOSURE
- HARDIE PANEL VERTICAL SIDING
 - 24" O.C. BOARD & BATTEN
- HARDIETRM 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

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



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Original Draft Date:
10/26/2023

Document Date:
2/4/2025

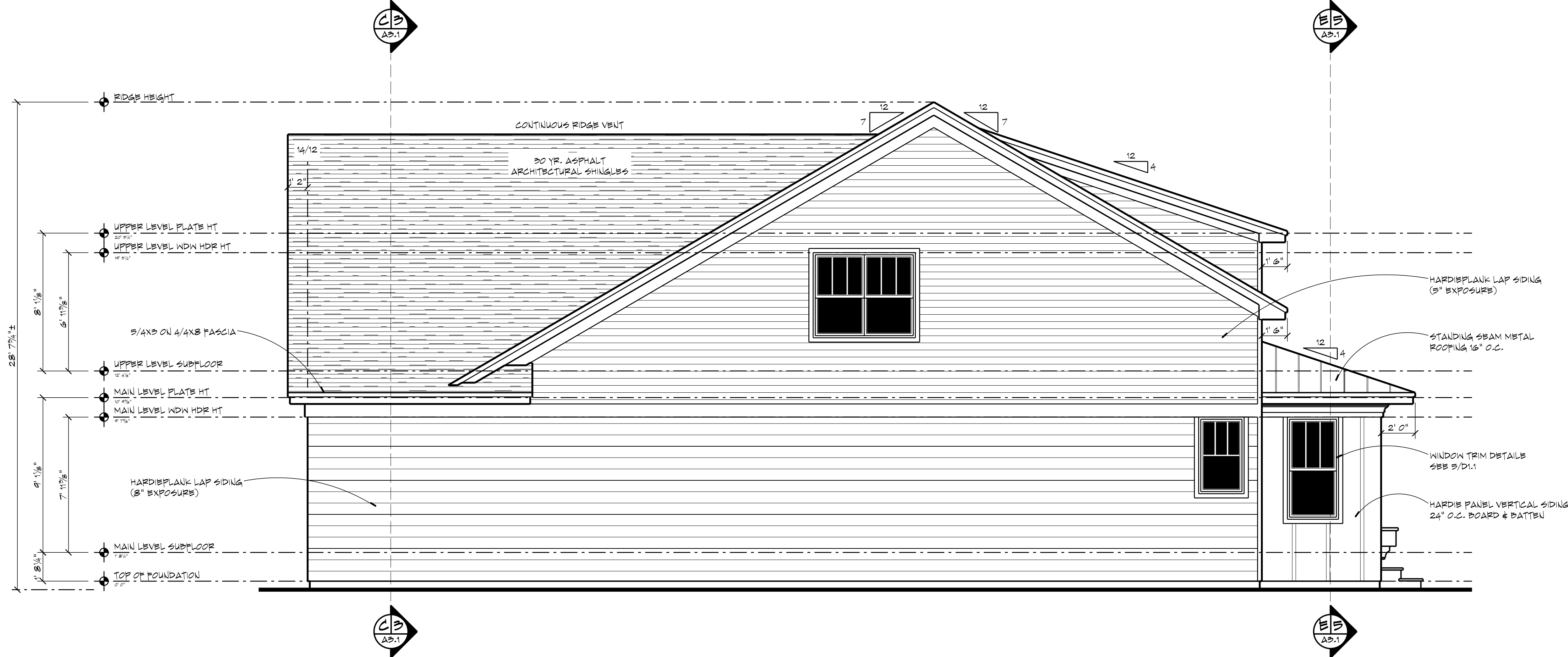
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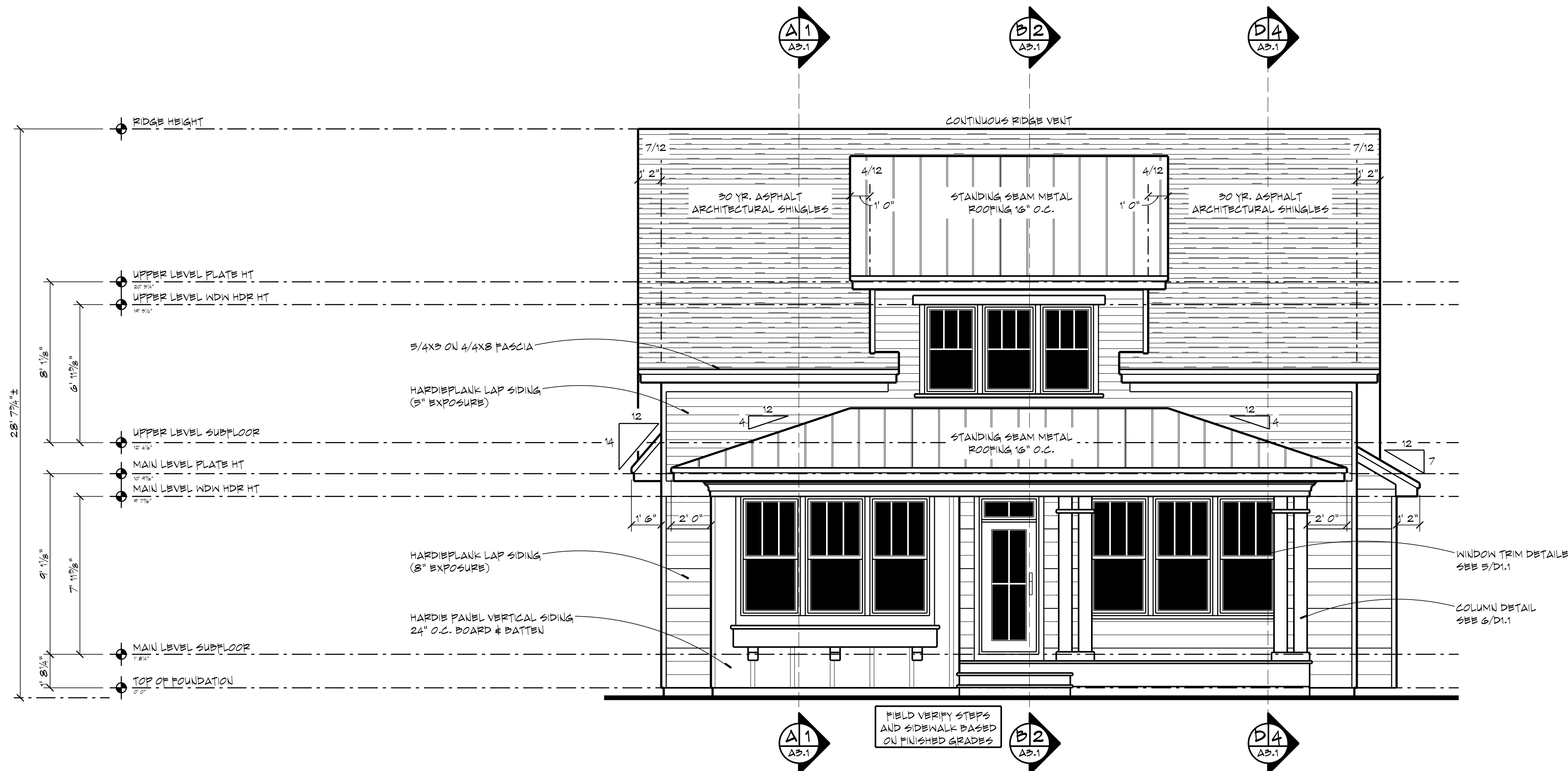
EXTERIOR ELEVATIONS

A1.1



2 LEFT ELEVATION

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



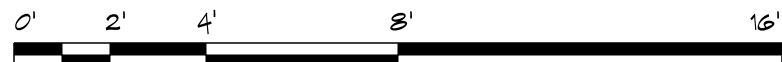
FRONT ELEVATION

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

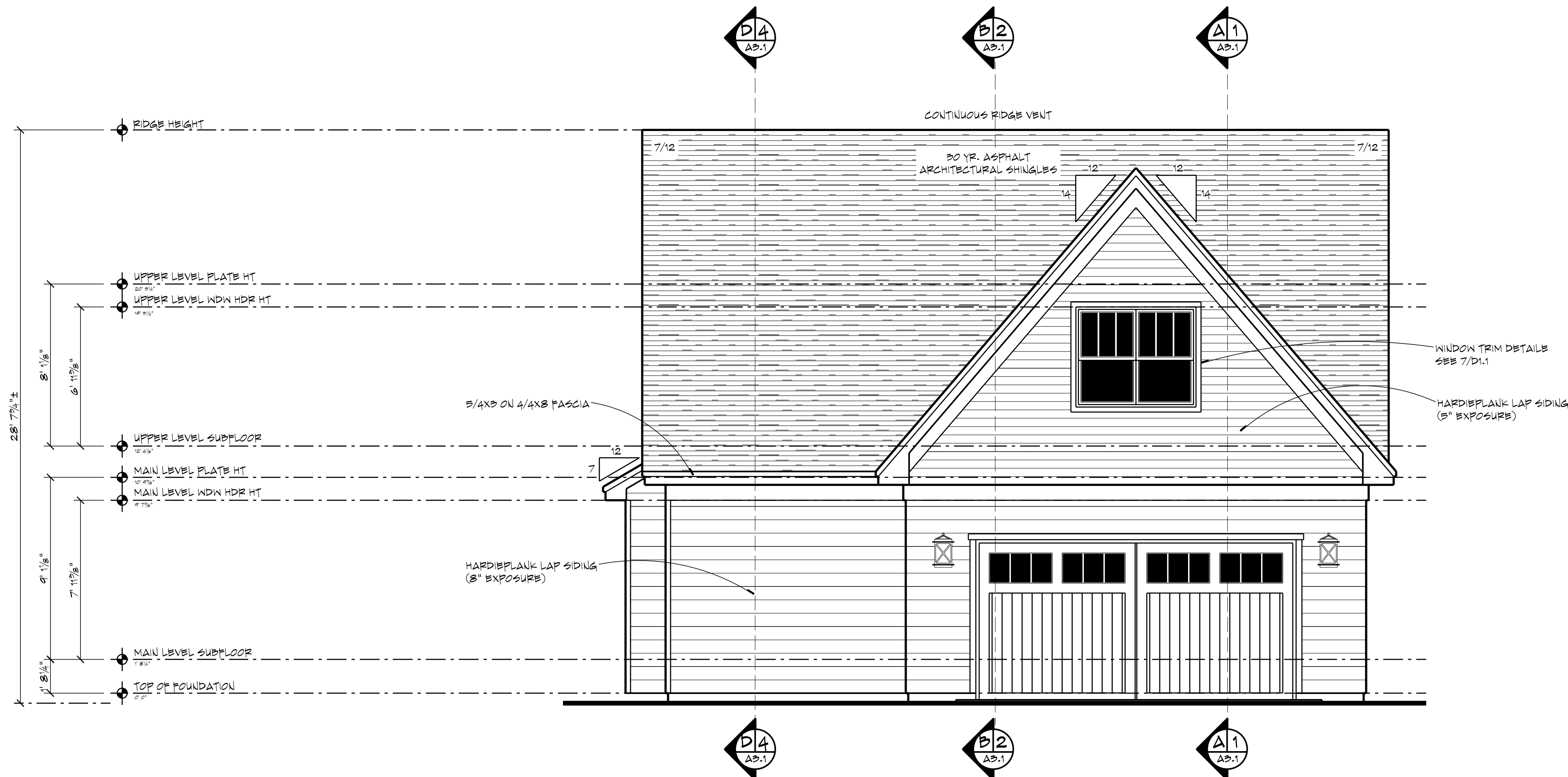
FLOOR AREAS ARE CALCULATED FROM THE OUTSIDE OF FOUNDATION WALLS AND/OR OUTSIDE FACE OF EXTERIOR STUD AT FRAMED WALLS.

STAIRS ARE INCLUDED IN CALCULATIONS AT ALL LEVELS.



2 RIGHT ELEVATION

SCALE: 1/4" = 1' 0"



1 REAR ELEVATION

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

TRUSS SUPPLIER TO VERIFY ALL SPANS, PITCHES, HEBEL 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 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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Original Draft Date:
10/26/2023

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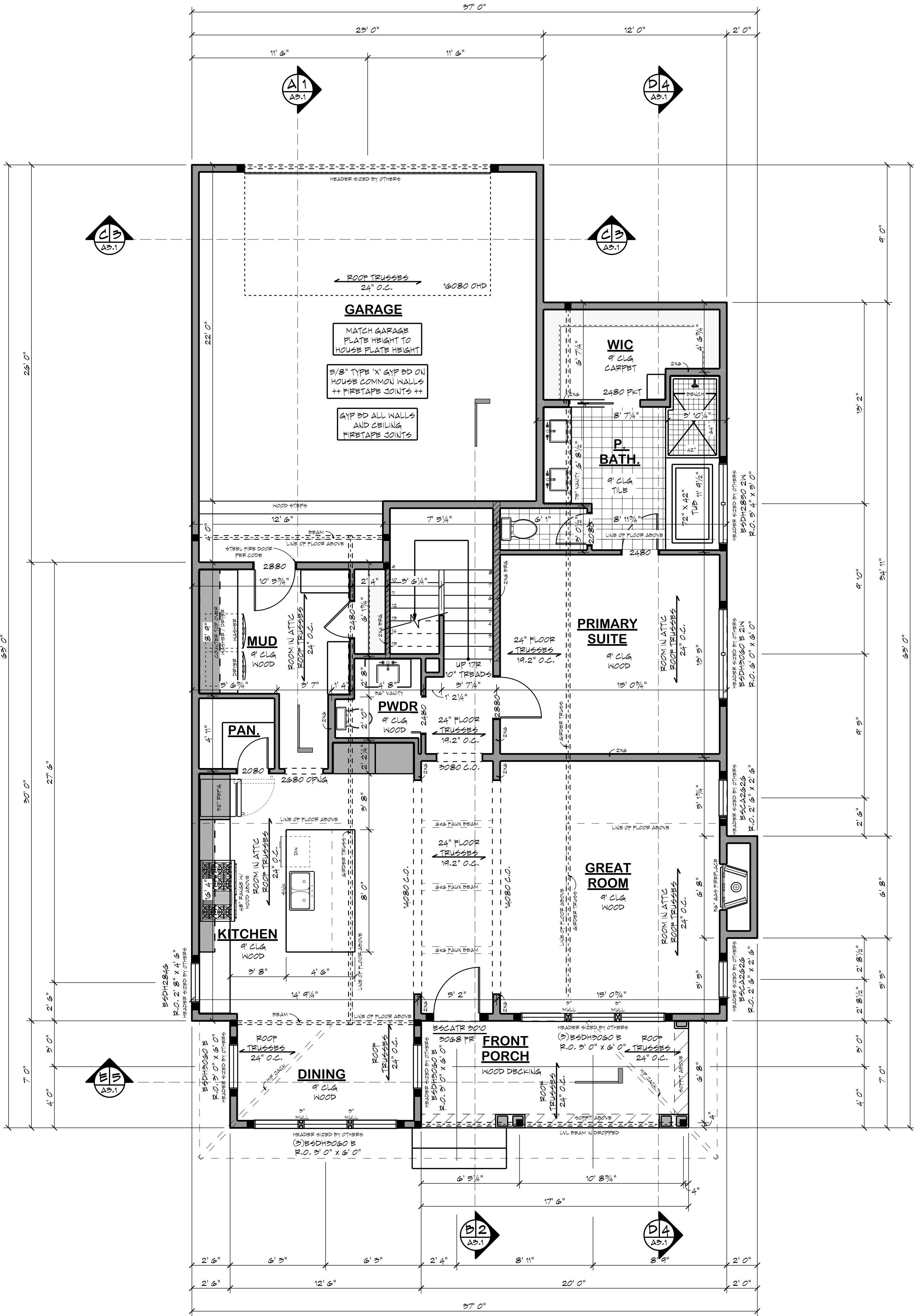
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ISSUE	DATE	REMARK
01	10/26/23	NCR- DRAFTED

EXTERIOR ELEVATIONS

2 A1.2 9



MAIN 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.

ROYAL OAKS
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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.
- ANY NOTATIONS OF SIZES OF STRUCTURAL MEMBERS SUCH AS FOOTINGS, FOUNDATION SISING, 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
- 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

- 9' 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.

ANY STRUCTURAL COMPONENTS THAT MAY NOTED ON THESE PLANS ARE INTENDED FOR DESIGN/DID 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.

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



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

Original Draft Date:
10/26/2023

Document Date:
2/4/2025

Document Phase:

Drawn by: AJR

ISSUE	DATE	REMARK
01	10/26/23	MCR - DRAFTED

MAIN LEVEL FLOOR PLAN



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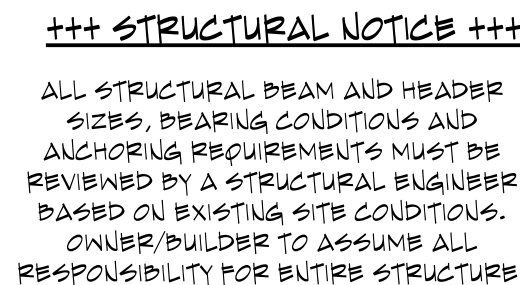
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Drawn by: AJR

ISSUE	DATE	REMARK
01	10/26/23	MCR- DRAFTED

ISSUE	DATE	REMARK
01	10/26/23	MCR- DRAFTED

A2.3





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RADFORD
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1108
SHEET OF 6
JHM
COVER SHEET

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DESIGN NO.
1108

SHEET OF DR
4 6 JMM

ELEVATIONS,
ROOF PLAN AND
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 August 3, 2026.

SECTION 6. REPEALER.

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

Approved this 3rd day of August, 2026.

ATTEST

David S. Eady, Mayor

Stacey Mullen, Acting City Clerk

APPROVED AS TO FORM

C. David Strickland., City Attorney

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

James Johnson
301 FM Drive
Atlanta, Georgia 30322
Phone: 404-210-6636
E-Mail: james.johnson@emory.edu

Property Owner

Emory University
1599 Clifton Road
Atlanta, Georgia 30322
Phone: _____
E-Mail: _____

Existing Zoning District: Single Family R-30

Proposed Zoning District: Institutional Campus

Existing Use of Property: Vacant residential rental

Proposed Use: Office

Tax Map/Parcel Number X01000000001800 Acreage: 0.22 acres

Location of Property (for legal ad): House is located at 808 Wesley Street adjacent to the rear of the Oxford Dining Hall and across Wesley Street from the driveway to Haygood Hall.

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

Signature: _____ Date: _____

Application Withdraw:

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

Staff Use Only

Application Date: May 20, 2026

Received by: Bill Andrew

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)	The proposed zoning will allow for use of the property as college offices that will not adversely affect the adjacent properties. Existing uses on adjacent properties include the Oxford walking path and the Oxford College Dining Hall.
2. Whether the proposal will adversely affect the existing use or usability of adjacent or nearby property	The proposed zoning will not have a negative impact on adjacent properties which currently either are college related, recreational or vacant residential land.
3. Whether the property to be affected by the proposal has a reasonable economic use as currently zoned	The property has limited economic use in the current zoning due to size and age of structure and proximity to commercial uses.
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	The proposed use will not increase the the use of existing street, transportation facilities, or schools and the impact on utilities as an office will not be greater than its use as a residential property.
5. Whether the proposal is in conformity with the policy and intent of the comprehensive plan including land use element	The proposed rezoning is consistent with the Land Use Chapter from the Oxford Comprehensive Plan. The proposed IC zoning is listed as a compatible zoning category. The proposed use of the house for offices will not affect negatively the adjacent properties and will continue to appear as a single family residence.
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	Property is currently unoccupied however it was previously used as an office and as quarantine housing during covid.
8. Existing zoning of nearby property	Property to the north is not zoned it is undeveloped city right of way, property to the east is an undeveloped property zoned Single Family Residential R-30, and the property to the south is the Oxford College Dining Hall zoned Institutional Campus.
9. Existing value of the property under the existing zoning and/or overlay district classification	Current value according to the Newton County Tax Assessor is \$183,500.

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	2 years.

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	The property was most recently used as student quarantine housing during covid.
17. The possible creation of an isolated zoning district unrelated to adjacent and nearby districts	Rezoning to Institutional Campus would not create an isolated zoning district due to the adjacency of the existing IC zoning to the south at the Dining Hall parcel.
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	Rezoning the property to Institutional Campus will not result in a change to the character of the subject or adjacent properties. The property will continue to appear as a residential structure.
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 rezoning will not be a deterrent to the improvement of adjacent properties. Of the adjacent properties only one is vacant/undeveloped. This property is located to the east and could still be developed as a single family residence. The Dining Hall to the south and the City R.O.W. to the north will likely not see any redevelopment in the future.
20. The possible impact on the environment, including but not limited to, drainage, soil erosion and sedimentation, flooding, air quality and water quality	The rezoning and proposed use will not alter the existing environmental conditions significantly. Proposed use may require a slight increase in the quantity of hardscape but increased runoff will be addressed onsite.
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 rezoning is compatible with the existing zoning scheme, Comprehensive Plan, and Character areas. The proposed change will further the community vision of preserving and enhancing the existing neighborhood fabric.
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 existing structure is intended to be retained and therefore will not adversely affect the residential or historic character of the surrounding area.
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	The adjacent Brown property on Asbury Street is 0.28 acres.
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.	After rezoning the property will remain relatively the same and not detract from the existing character of the surrounding area.

**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** X _____

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) Emory University
Address 1599 Clifton Road
 Atlanta, Georgia 30322
Telephone Number 404-210-6636
Signature of Owner(s) _____

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

Name of Applicant(s) _____
Address _____

Telephone Number _____

Personally appeared before me

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

Notary Public

Date

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

PUBLIC NOTICE REQUIREMENTS

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

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

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

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

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

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

THIS SIGN WILL BE POSTED NO LATER THAN _____

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

REASON: _____



20 May 2026

Re: Letter of Intent – 808 Wesley Street Rezoning

Dear City of Oxford Officials,

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

Site Background and Proposal

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

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

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

Rationale for Request

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



Conclusion

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

Thank you for your consideration,

James Johnson
Emory University
Planning Design and Construction

SURVEYOR'S CERTIFICATION

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

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

FOR CLERK'S OFFICE USE

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

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

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

THE FIELD SURVEY WAS COMPLETED IN OCTOBER 2018.

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

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

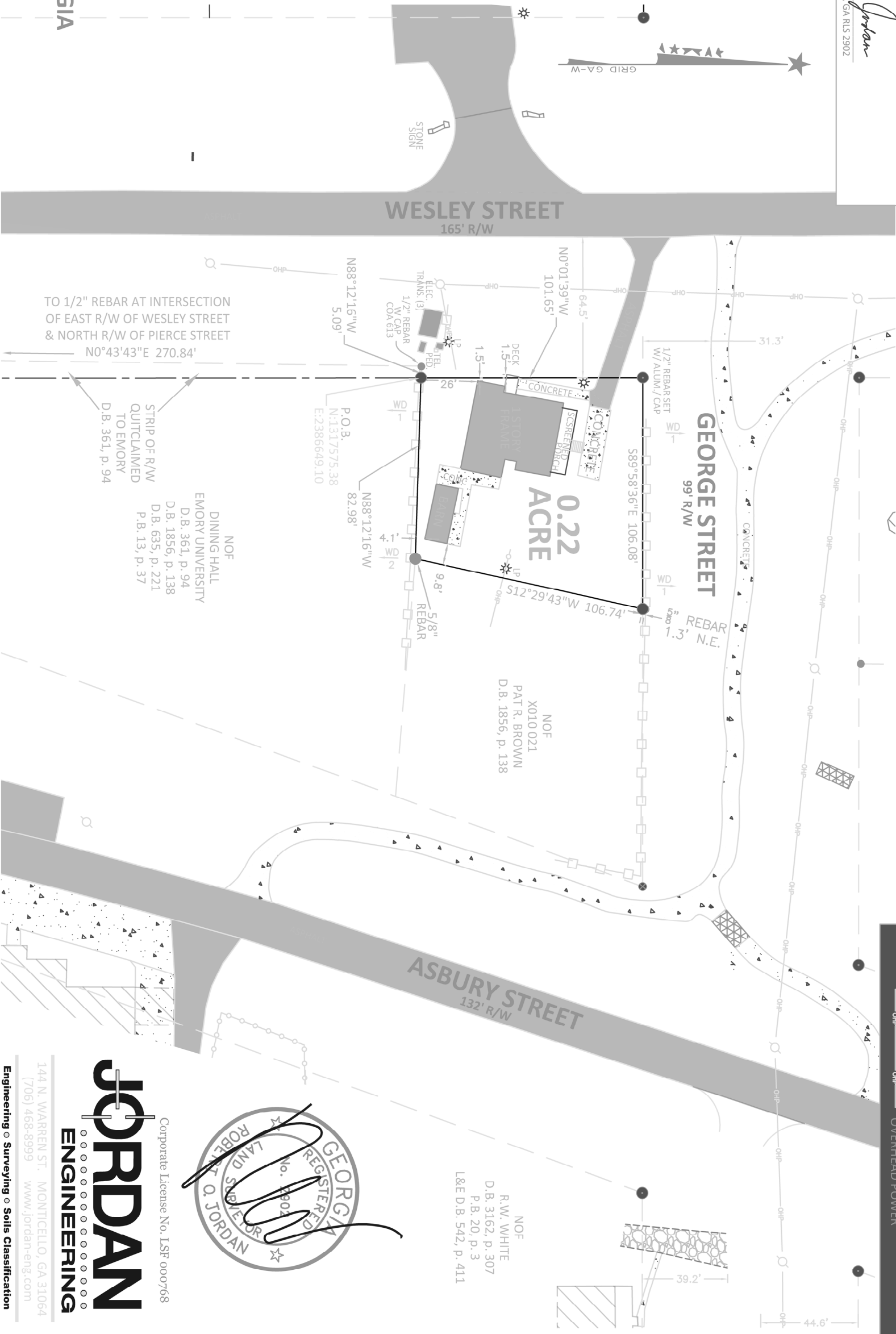
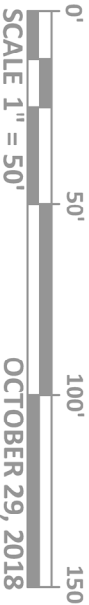
THE HORIZONTAL REFERENCE IS GEORGIA STATE PLANE, WEST ZONE, NAD83(2011) IN US SURVEY FEET.

THE VERTICAL DATUM IS NAVD88 IN FEET.

BOUNDARY RETRACEMENT SURVEY FOR

EMORY

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



LEGEND

- | | |
|--------------------------------|---------------------------|
| ● OPEN-TOP PIPE FOUND | P.O.B. POINT OF BEGINNING |
| ● SOLID ROD (REBAR) FOUND | P.O.R. POINT OF REFERENCE |
| ○ 1/2" SOLID ROD (REBAR) SET | NOF NOW OR FORMERLY |
| ⊗ BEARING CHANGE (NO PIN SET) | D.B. DEED BOOK |
| △ SURVEYOR'S TRAVERSE NAIL SET | P.B. PLAT BOOK |
| ⊙ SURVEYOR'S PK NAIL SET | LL LAND LOT |
| ⊙ POWER POLE | OTP OPEN-TOP PIPE |
| — ADJOINING PROPERTY LINE | CMF CONCRETE MON. FD |
| - - - EASEMENT | |
| — OVERHEAD POWER | |
- DENOTES PAINTED TREES OR FENCE NEAR PROPERTY LINE. LETTER IS CODE BELOW, NUMBER IS FEET FROM LINE, AND ARROW IS DIRECTION FROM LINE THAT EVIDENCE WAS FOUND.
- TP: STEEL TEE POST WD: WOOD FENCE
B: BLUE PAINT W: WHITE PAINT
Y: YELLOW PAINT BW: BARBED WIRE
R: RED PAINT HW: HOG WIRE

Corporate License No. 1SF 000768

JORDAN
ENGINEERING

144 N. WARREN ST. MONTICELLO, GA 31064
(706) 468-8999 www.jordan-eng.com

Engineering • Surveying • Soils Classification



NOF
R.W. WHITE
D.B. 3162, p. 307
P.B. 20, p. 3
L&E D.B. 542, p. 411

Legal Description
808 Wesley Street

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

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

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

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



OXFORD PLANNING COMMISSION

Minutes June 9, 2026

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

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

STAFF: Bill Andrew, Zoning Administrator

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

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

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

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

808 Wesley Street Rezoning Analysis

Property context:

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

Proposed use:

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

Planning Commission concerns:

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

Supporting factors:

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

College property ownership pattern:

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

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

Review and Consider for Approval A Development Permit Application for a Pole Barn at 1020 at 908 Emory Street: This item was tabled until the next meeting on July 14, 2026 at 7:00 PM. However, there was some discussion of the application in anticipation of that meeting.

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

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

Lot configuration:

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

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

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

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

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

Submitted by:

Bill Andrew

Bill Andrew, Zoning Administrator

ORDINANCE NO. 2026-004

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

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

WHEREAS, the City Council of the City of Oxford has considered the application as submitted by Emory University, and in conjunction with the standards set forth in Article VI - Section 40-638 (g) of the Code of Ordinances of the City of Oxford, Georgia; and

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

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

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

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

SECTION 1. FINDINGS.

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

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

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

SECTION 2. LEGAL DESCRIPTION AND REZONING.

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

SECTION 3. AMENDMENT OF THE ZONING MAP.

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

SECTION 4. SEVERABILITY.

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

SECTION 5. EFFECTIVE DATE.

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

SECTION 6. REPEALER.

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

Approved this 3rd day of August, 2026.

ATTEST

David S. Eady, Mayor

Stacey Mullen, Acting City Clerk

APPROVED AS TO FORM

C. David Strickland., City Attorney

City of Oxford
Invoices > \$1,000
Paid July 1-30, 2026

VENDOR	DESCRIPTION	AMOUNT
RECURRING CHARGES		
Newton County Board of Commissioners	Water Purchases- June 2026; Inv# 3546	20,412.00
Newton County Water and Sewer Authority	Sewer Operation Fees – June 2026	9,621.66
Municipal Electric Authority of Georgia (MEAG)	Monthly Electric Purchases for June 2026	101,422.43
Electric Cities of Georgia	Consulting and Planning Services for July 2026	8,436.00
GMEBS\Retirement Trust Fund	Retirement Fund- July (Inv# 515078- \$2,583.25) & August 2026 Inv#516412- \$2,583.25)	5,166.50
GMEBS- Life & Health Ins	Employee Health Insurance- July (Inv# 383716- \$17,191.32) & August 2026 (Inv# 384684- \$16,079.60)	33,270.92
Newton County Board of Commissioners	Landfill Fees- June 2026 Inv# 06302026	1,421.66
U.S. Dept. of Treasury	Federal Payroll Taxes- July 2026	18,276.87
Courtware Solutions	Licensing, Support and Maintenance for Municipal Court Case Management – June 2026	1,200.00
BS&A Software	Absorbed (Online) Fees- June 2026	2,094.96
City of Covington	Sewer Charges 04/01-06/30/2026	11,256.00
Latham Home Sanitation	Waste/Recycling Removal Srv- June 2026	10,463.75
U.S. Department of Energy	Purchase of Power June 2026	3,113.81
VC3	IT in A Box- June 2026	4,003.05
PURCHASES/CONTRACT LABOR		
C. David Strickland	Professional Services June 2026 Inv# 15788-15798	3,340.00
ServPro of Gwinnett Southwest	Water Damage Restoration at City Hall (HVAC leak)	6,418.55
Concrete Constructors, Inc	E. Soule Street Project (Two Trails)	387,862.50
The Davey Tree Expert Company	Tree Removal Contract Inv# 920688126	8,250.00
Cintas	Monthly Uniform Maintenance- June 2026	1,836.05
T & T Uniforms, Inc	Uniform Items for Police Department	1,254.00
Axon Enterprise, Inc	Annual Service Contract for Fleet Cameras-Inv# INUS458934 \$9,607.68; Annual Service Contract for Body Cam Storage-Inv# INUS459276 \$6,707.30	16,314.98
HCS Services, LLC	Watermain Repairs- Asbury Street Inv# 07062026 \$2,000.00; Insertion Valve Pits and Valve Shut-off- Inv#06262026 \$4000.00	6,000.00
Over & Under General Contractors	Emergency Service Call- Dowman St (Tree Limb)-Inv#16636	1,396.20
AtkinsRéalis	Multi-use Trail Project# 100112766 Inv#2068825 \$47,774.99; City Wide Complete Streets-Inv# 2069475 \$23,373.01	71,148.00
Anixter, Inc	Electric Supplies Inv# 6833922-00	1,784.30
Ramey HVAC, Inc	Replace Three 5 Ton Systems, Mini Split in Electrical Room, Drain System Replacement in Mechanical Room, and Pipe Insulation Replacement on Outdoor Units at City Hall	36,400.00
Consolidated Pipe & Supply Co	Supplies for Insertion Valve Installation	7,400.00
Rushton	Audit Services for Year-End 6/30/2026 Inv#495	10,000.00
Jarod Environmental, Inc	Water/Sewer Supplies: Zoeller Pump, 1", 2", 3" & 6" Valve Box Riser, MJ Solid Sleeve w/ Regular Accessory Inv#6410	1,617.00
THC Inc.	Professional Services (Land Acquisitions)- June 2026 Inv# 12085	3,800.00

VENDOR	DESCRIPTION	AMOUNT
Vansant's Lawnmower Sales & Srv	9 Series 60" Ride On Mower - \$19,499.99; ETO Blower w/ Ride On Adapter- \$2,699.99; Trimmer Rack Accessory- \$179.99; Michelin Tweels XL; ST131CB-OPT 82V St 17IN 2-Core360 Promo- \$899.99	24,899.94