

**Oxford Mayor and Council
Special Called Voting Meeting
Tuesday April 15, 2024 – 6:30 p.m.
Oxford City Hall
110 W. Clark Street – Oxford GA 30054
A G E N D A**

1. **Call to Order, Mayor David S. Eady**
2. **Motion to accept the Agenda for the April 15, 2024 Mayor and Council Special Called Meeting.**
3. **Consideration of a Resolution to Relocate a Portion of Whatcoat Street:** This relocation of the ROW is needed to form the 90-degree intersection angle with George Street and form the parameters of the new “Whatcoat Parcel.”
4. ***Consideration to Resolution for the conveyance of land and property from the City of Oxford to the Oxford Downtown Development Authority for the purposes of redevelopment:** This action will transfer the new Whatcoat Street parcel and the lease with the Whatcoat Street Building to the Oxford DDA. The Council would be authorizing the Mayor to sign the Warranty Deed as attached.
5. **Adjourn**

*Attachments

**STATE OF GEORGIA
COUNTY OF NEWTON**

RESOLUTION

A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF OXFORD TO RELOCATE A PORTION OF WHATCOAT STREET WITHIN THE CITY OF OXFORD AND AMEND THE CITY OF OXFORD LISTING OF PUBLIC STREETS ACCORDINGLY; TO PROVIDE AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

WHEREAS, the Mayor and City Council of the City of Oxford, Georgia, (the “Council”), pursuant to OCGA Sec. 32-7-1, *et. Seq.*, and after due consideration of the matter, has determined that, by reason of the necessities of public needs, and the rules and requirements of the Georgia Department of Transportation pertaining to the maintenance of public roads and ways, it is necessary for the City, to relocate and realign a portion of Whatcoat Street, as more fully and accurately depicted on Parcel Creation Survey for City of Oxford by Robert O. Jordan, Ga. RLS No. 2902, dated April 10, 2024 (Portion of Newton County Map/Parcel X010 027), and further shown on the attached **Exhibit “A”**.

WHEREAS, upon said relocation and realignment, title to the portion of Whatcoat Street closed as a public street and way, shall be retained as fee-owned realty of the City of Oxford, Georgia, (the “City”), having been deeded to the City in its Charter, by Act of the General Assembly in 1839, all as more fully shown and identified on the attached **Exhibit “A”**.

NOW THEREFORE, be it resolved by the Council that the depicted segment of Whatcoat Street is opened to the public as a public street and way and the former portion is closed as a public street and way, but is retained as fee-owned realty of the City, having been conveyed to the City in its Charter in 1839, all as more fully shown and identified on the attached **Exhibit “A”**

Section 2. Severability

If any section, sentence, clause or phrase of this Resolution is for any reason held to be invalid or unconstitutional by a decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Resolution, and such remainder shall remain in full force and effect.

Section 3. Effective Date

This Resolution shall become effective immediately upon passage.

SO RESOLVED this 15th day of April, 2024.

CITY OF OXFORD

David S. Eady, Mayor

James H. Windham, Council Member

Erik Oliver, Council Member

George R. Holt, Council Member

Laura McCanless, Council Member

Michael Ready, Council Member

Jeff Wearing, Council Member

ATTEST:

Marcia Brooks, City Clerk

{The Seal of the City of Oxford, Georgia}

APPROVED AS TO FORM:

C. David Strickland, City Attorney

CONCEPT 1

July 2022

DESCRIPTION

Whatcoat St. is reconfigured to meet West George St. with a "T" intersection. This allows for more efficient vehicular and pedestrian flow and also provides a much more functional "block" for new development along Emory St.

A new drive connecting Whatcoat St. and Emory St. is proposed to the south of the study area (requiring the existing Whatcoat Building to be demolished). This drive provides vehicular and pedestrian access, parking, and service access.

The proposed building is designed to appear as two separate structures while functionally operating as a single building with a shared elevator and stair and a conditioned connector.

The southern portion of the building, oriented to the new drive, handles service and deliveries.

PHASE 1

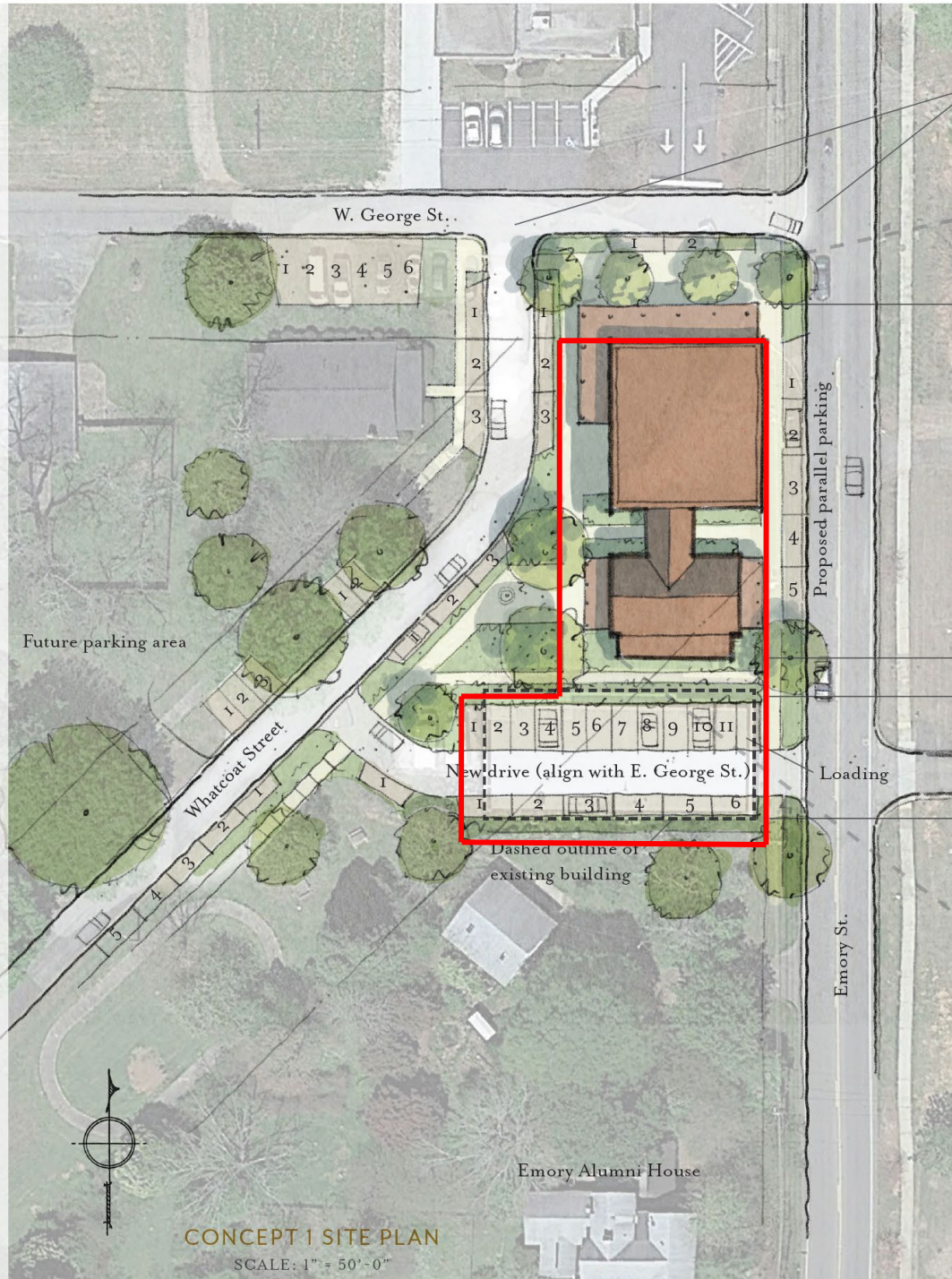
New Building:	12,700 sf.
North Wing:	7,200 sf.
-Over two floors	
Connector:	800 sf.
-Over two floors	
South Wing:	4,700 sf.
-Over two floors	

PHASE 2

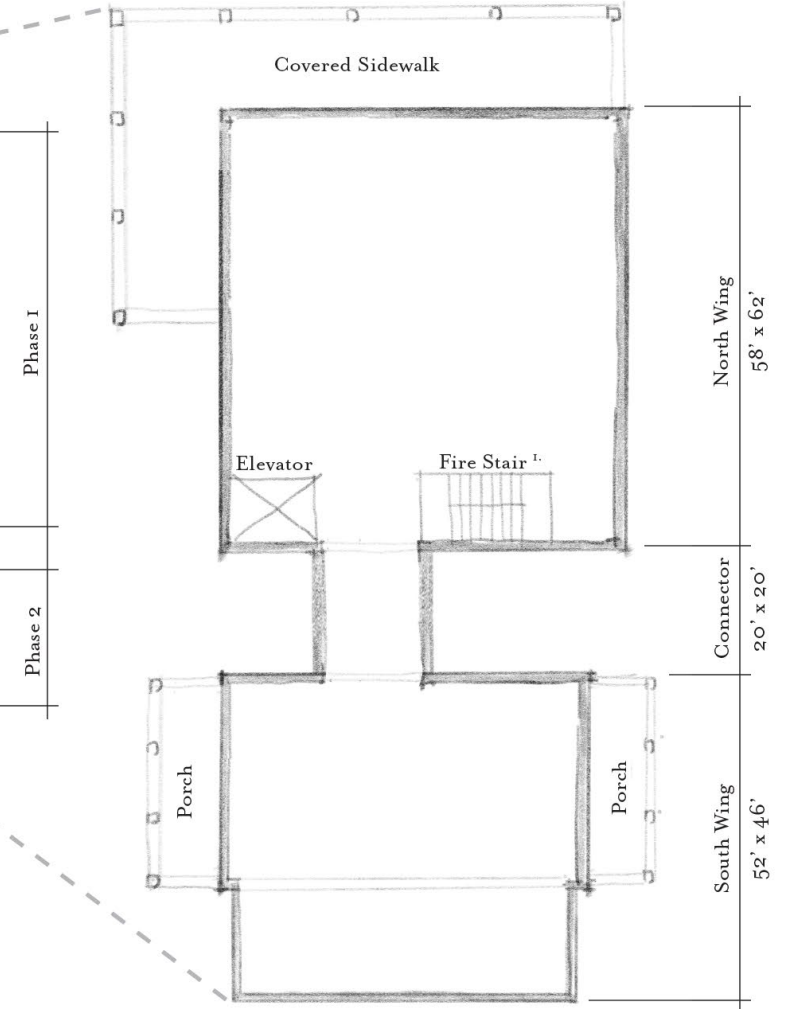
Existing Building:	Demo
New Drive:	-

TOTALS

Buildings:	12,700 sf.
Parking:	50 spaces shown
<i>Equivalent to 3.9 spaces per 1,000 sf of net square footage (80% of gross).</i>	



New alignment of Whatcoat St., W. Georgia St., and Emory St.



- Note:
1. Only one fire stair may be needed, but further study is required depending on interior layout and use.
 2. First and second floor footprints are similar.
 3. Floors may be subdivided into multiple tenants as needed.

CONCEPT 1 FLOOR PLAN

SCALE: 1" = 20'-0"

CONCEPT 1 SITE PLAN

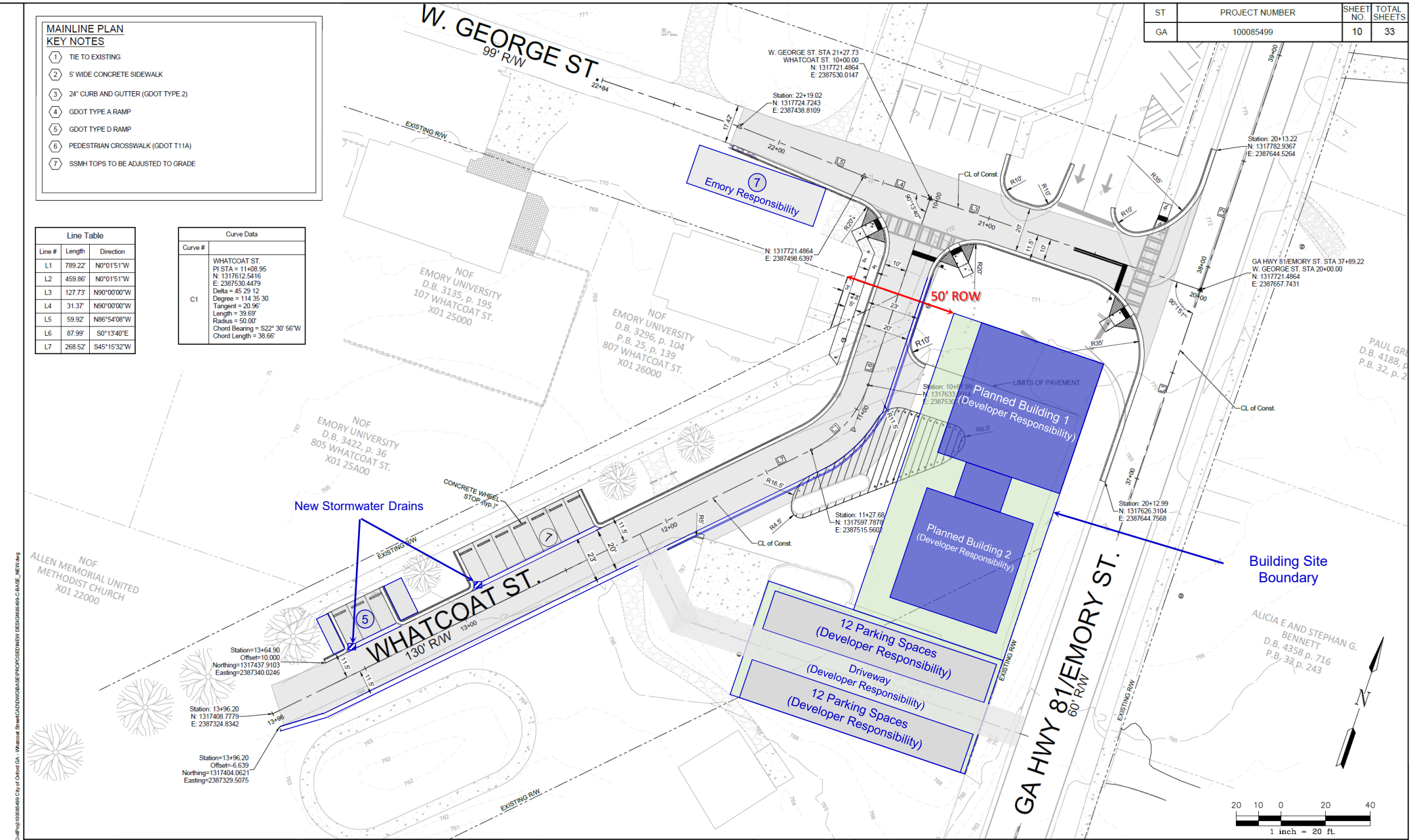
SCALE: 1" = 50'-0"

- MAINLINE PLAN KEY NOTES**
- ① TIE TO EXISTING
 - ② 5' WIDE CONCRETE SIDEWALK
 - ③ 24" CURB AND GUTTER (GDOT TYPE 2)
 - ④ GDOT TYPE A RAMP
 - ⑤ GDOT TYPE D RAMP
 - ⑥ PEDESTRIAN CROSSWALK (GDOT T11A)
 - ⑦ SSMH TOPS TO BE ADJUSTED TO GRADE

Line Table		
Line #	Length	Direction
L1	789.22	N0°01'51"W
L2	459.86	N0°01'51"W
L3	127.73	N90°00'00"W
L4	31.37	N90°00'00"W
L5	59.92	N86°54'08"W
L6	87.99	S0°13'40"E
L7	268.52	S45°15'32"W

Curve Data	
Curve #	
C1	WHATCOAT ST PI STA = 11+08.95 N: 1317612.5416 E: 2387530.4479 Delta = 45 29 12 Degree = 114 35 30 Tangent = 20.96' Length = 39.67' Radius = 50.00' Chord Bearing = S22° 30' 56"W Chord Length = 38.66'

ST	PROJECT NUMBER	SHEET NO.	TOTAL SHEETS
GA	100085499	10	33



Oct 12, 2023, 8:40am
 I:\projects\100085499\100085499-City of Oxford GA - Whatcoat Street\DWG\BASE\PROPOSED\NEW DESIGN\499-C-BASE_NEW.MXD

MAINLINE PLAN LEGEND

	ASPHALT PAVING LIMITS
	CONCRETE SIDEWALK



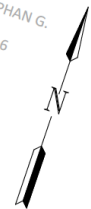
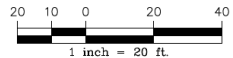
Atkins North America, Inc.
 1600 RiverEdge Parkway NW, Ste. 700
 Atlanta, GA 30328
 Tel: (770)934-6030

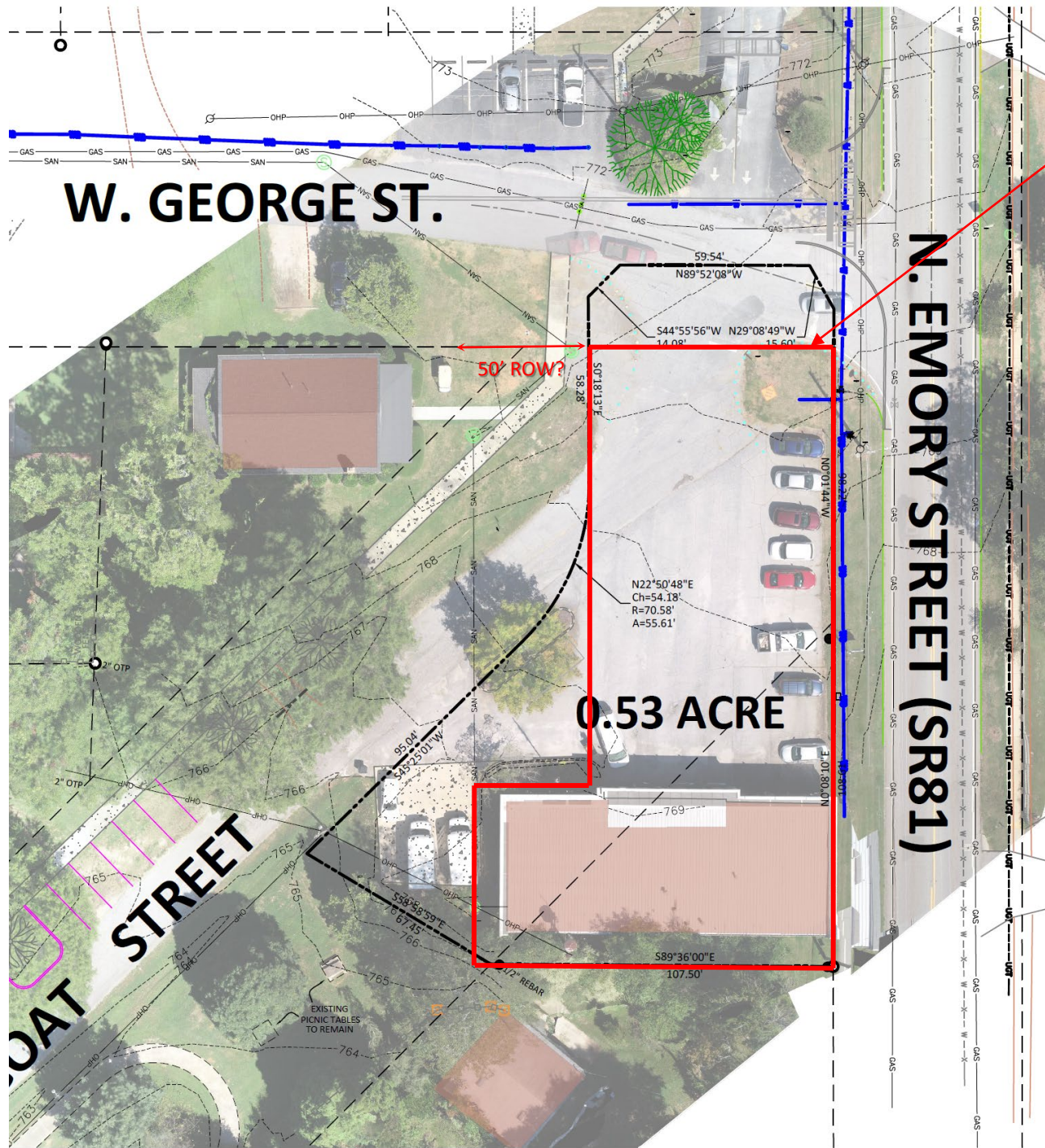
Certificate of Authorization #PEF000992
 Expiration Date 06/30/2024

NOT VALID FOR CONSTRUCTION
UNLESS SIGNED IN THIS BLOCK

REVISION DATES	REVISION DATES

CITY OF OXFORD, GEORGIA			
WHATCOAT STREET			
10/16/2023 ALTERNATE CONCEPT			
MAINLINE PLAN			
CHECKED:	DATE:	DRAWING NO.	
BACKCHECKED:	DATE:	13-01	
CORRECTED:	DATE:		
VERIFIED:	DATE:		



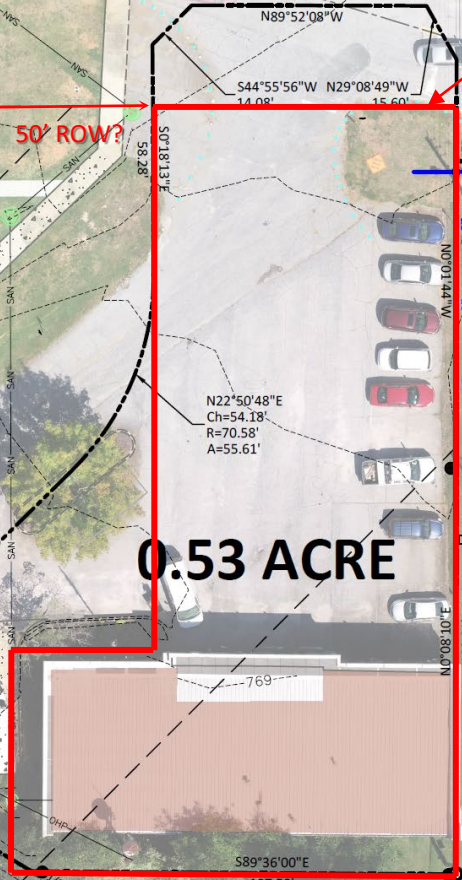


W. GEORGE ST.

N. EMORY STREET (SR81)

BOAT STREET

0.53 ACRE

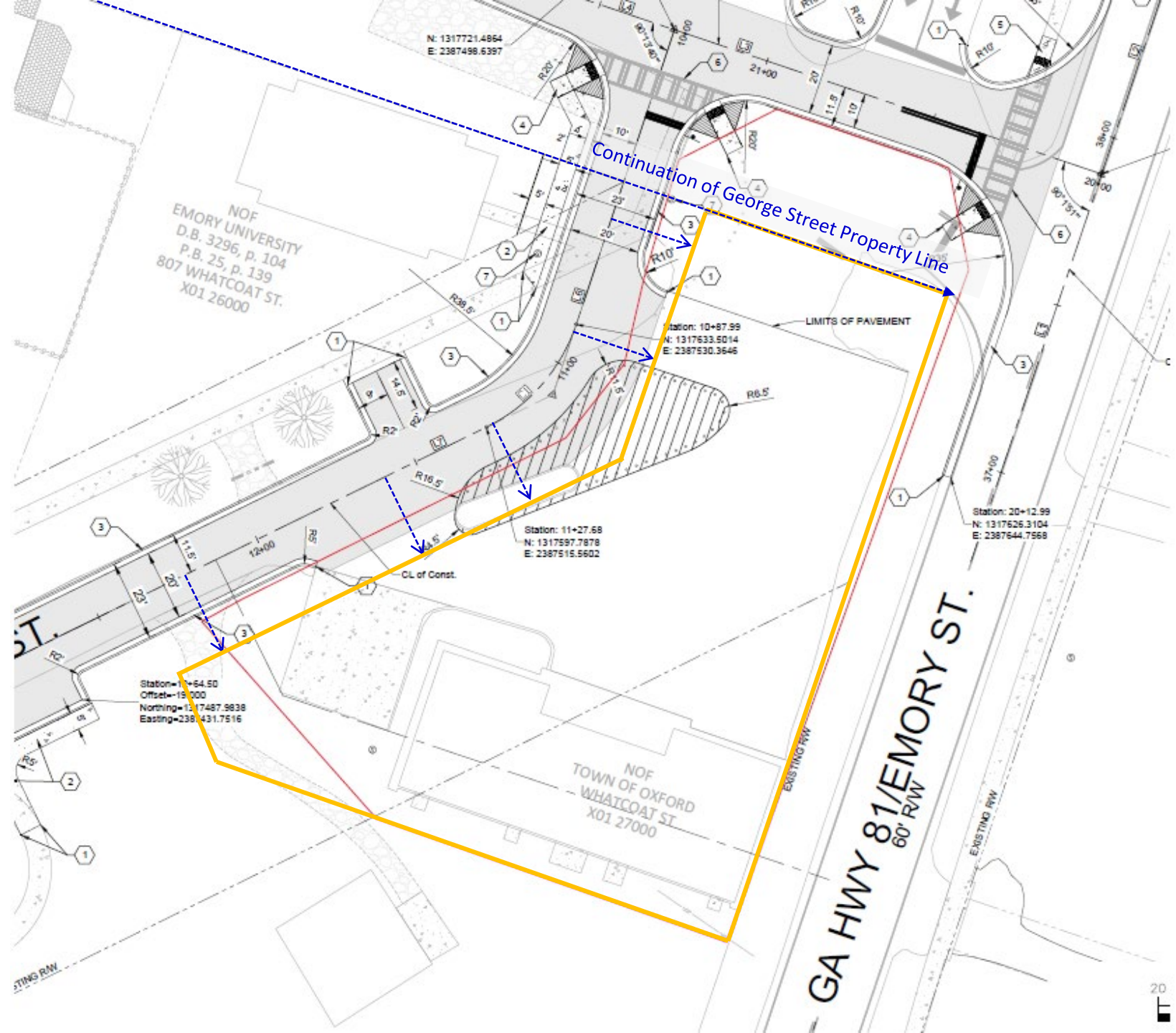


50' ROW?

Property Line
(north end)

EXISTING
PICNIC TABLES
TO REMAIN

1/2\"/>



NOF
EMORY UNIVERSITY
D.B. 3296, p. 104
P.B. 25, p. 139
807 WHATCOAT ST.
X01 26000

Continuation of George Street Property Line

Station: 10+87.99
N: 1317633.5014
E: 2387530.3646

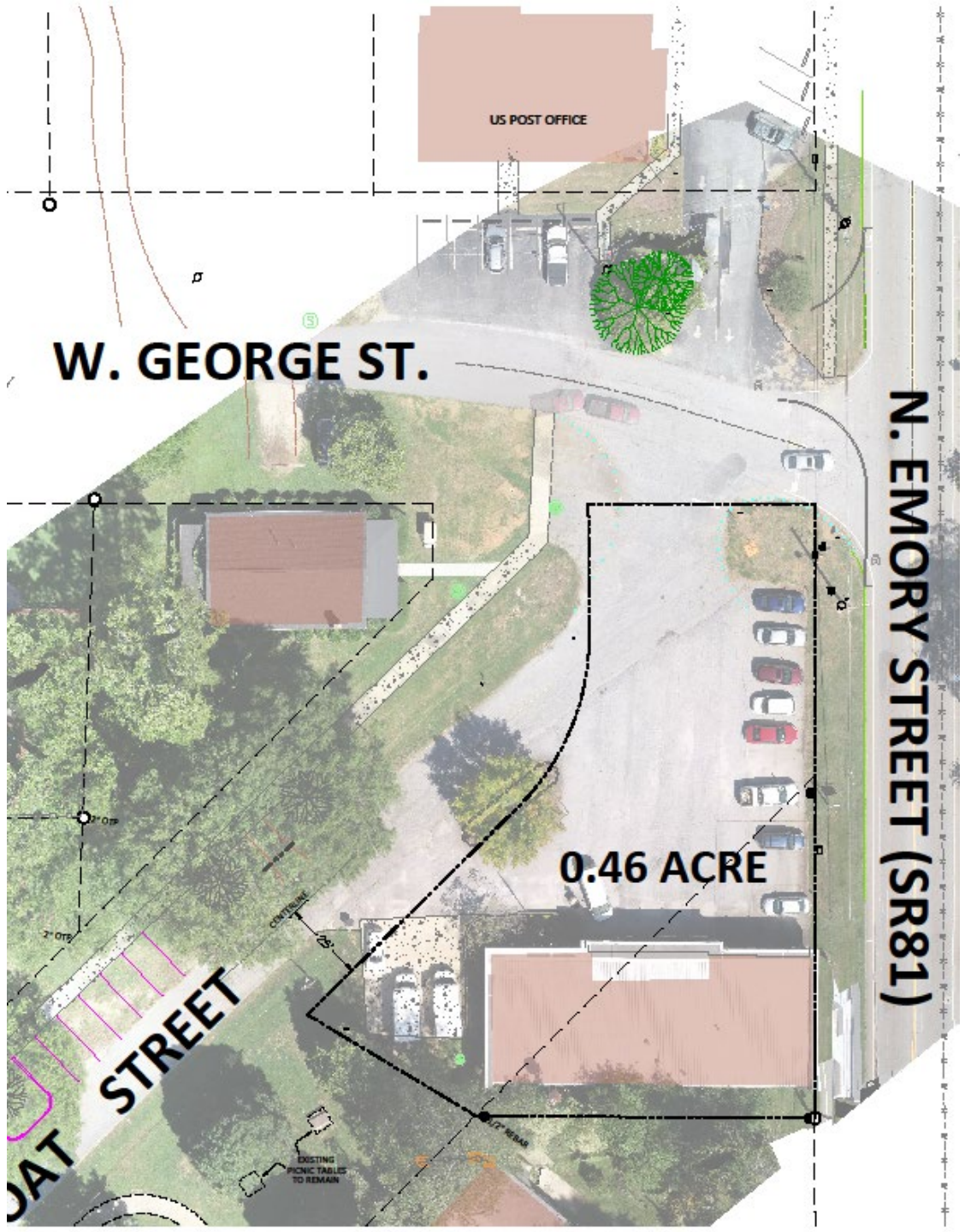
Station: 11+27.68
N: 1317597.7878
E: 2387515.5602

Station: 20+12.99
N: 1317626.3104
E: 2387644.7568

Station=17+64.50
Offset=19.000
Northing=1317487.9838
Easting=2387431.7516

NOF
TOWN OF OXFORD
WHATCOAT ST
X01 27000

GA HWY 81/EMORY ST.
60' RW



US POST OFFICE

W. GEORGE ST.

N. EMORY STREET (SR81)

0.46 ACRE

BOAT STREET

EXISTING
PICNIC TABLES
TO REMAIN

CENTERLINE

2' 0"

2' 0"

2' 0"

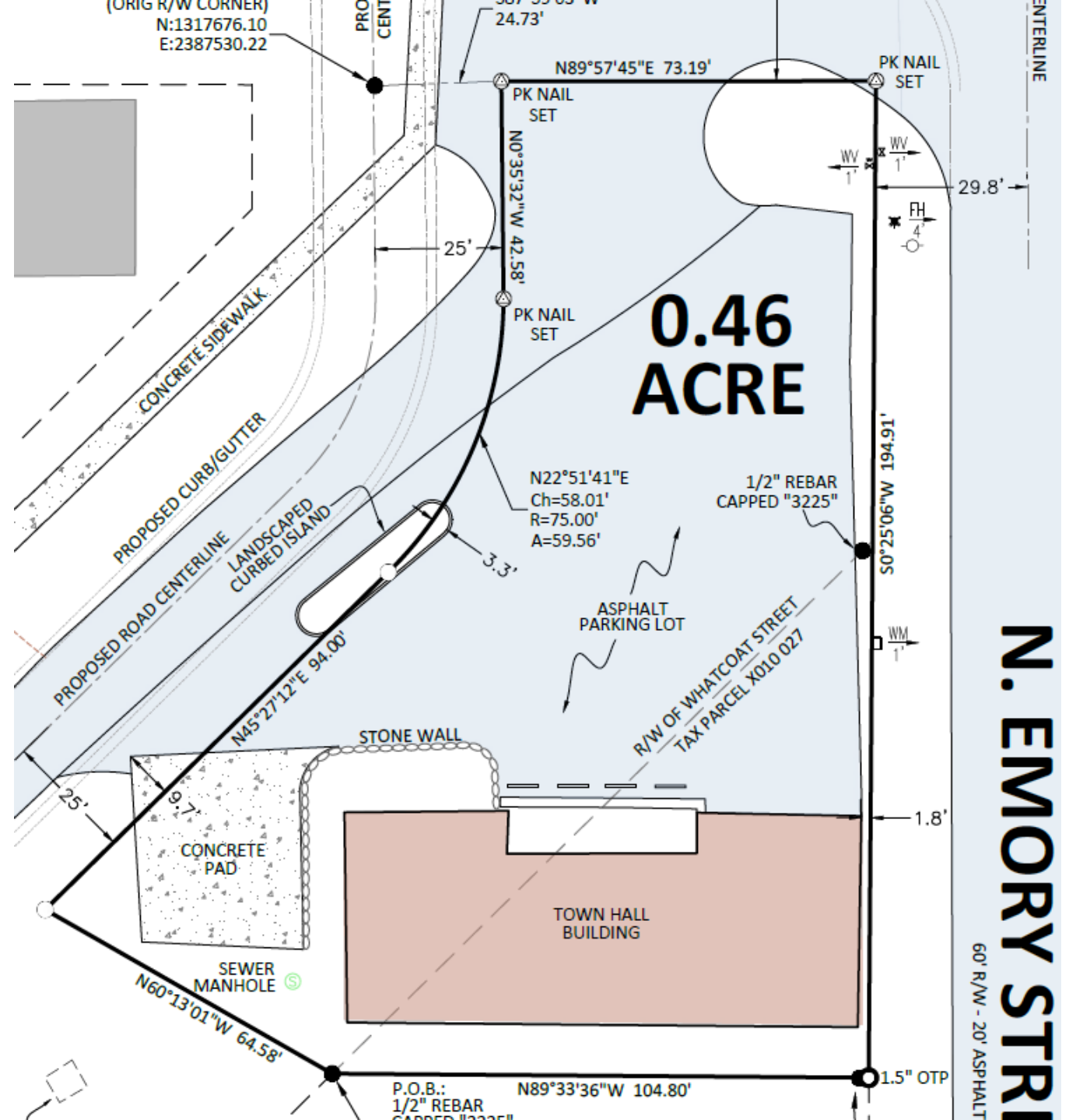
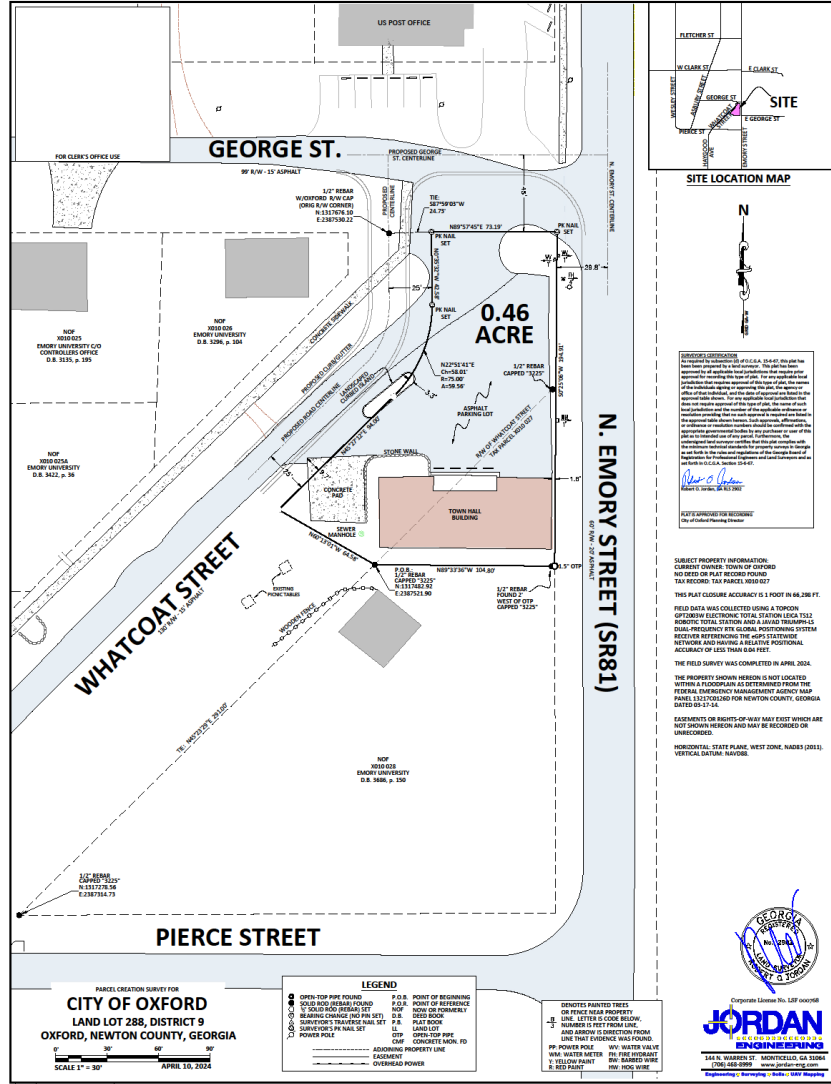
2' 0"

2' 0"

2' 0"

2' 0"

2' 0"



**RESOLUTION OF THE MAYOR AND COUNCIL
OF THE
CITY OF OXFORD, GEORGIA**

WHEREAS, the **City of Oxford**, (the “City”), pursuant to O.C.G.A. 36-35-3 known as the “Home Rule for Municipalities”, and O.C.G.A. §36-37-6(e)(2)(D), is authorized to accept real or personal property and also to convey real or personal property to other government authorities or agencies for public purposes, including **The Downtown Development Authority of Oxford, Georgia, a Georgia body corporate and politic**, and

WHEREAS, after due deliberation, The Mayor and City Council of the City of Oxford, Georgia, (the “Council”), has determined that, by reason of the necessities of public needs, it is necessary for the City, to convey full fee simple title for following-described parcel to **The Downtown Development Authority of Oxford, Georgia**, for its use and development. The real property lying within the City of Oxford, Newton County, Georgia, and more particularly described in Parcel Creation Survey for City of Oxford by Robert O. Jordan, Ga. RLS No. 2902, dated April 10, 2024 (Portion of Newton County Map/Parcel X010 027), and further shown on the attached **Exhibit “A”**. The legal description to the same is attached hereto and incorporated herein as **Exhibit “B”**.

NOW, THEREFORE, BE IT RESOLVED, that in consideration of the premises the City does hereby convey full fee simple title to said property. The Council does further direct the Mayor and City Clerk to convey the same by Warranty Deed, the same property to **The Downtown Development Authority of Oxford, Georgia**, pursuant to the rules and requirements of the same.

SO RESOLVED this 15th day of April, 2024.

CITY OF OXFORD

David S. Eady, Mayor

James H. Windham, Council Member

Erik Oliver, Council Member

George R. Holt, Council Member

Laura McCanless, Council Member

Michael Ready, Council Member

Jeff Wearing, Council Member

ATTEST:

Marcia Brooks, City Clerk

{The Seal of the City of Oxford, Georgia}

APPROVED AS TO FORM:

C. David Strickland, City Attorney

Exhibit "B"

ALL THAT TRACT OR PARCEL OF LAND lying and being in the City of Oxford, Land Lot 288 of the 9th Land District of Newton County, Georgia, containing 0.46 acre, shown on a plat prepared for The City of Oxford by Robert O. Jordan, Georgia RLS 2902, dated April 10, 2024, and being more particularly described as follows:

From the POINT OF REFERENCE, which is a 1/2" rebar found capped "RLS 3225" at the intersection of the northern right-of-way line of Pierce Street with the southeastern right-of-way line of Whatcoat Street having Georgia state plane, west zone, NAD83(2011) coordinates in US survey feet of north 1317278.56 and east 2387314.73, travel N45°23'29"E 291.00 feet to a 1/2" rebar found capped "RLS 3225" on the southeasterly right-of-way of Whatcoat Street (130' RW) having Georgia state plane, west zone NAD83(2011) coordinates in US survey feet of north 1317482.92 and east 2387521.90, said point being on the line dividing the property now or formerly owned by the City of Oxford and the property now or formerly owned by Emory University, which is the POINT OF BEGINNING.

From the POINT OF BEGINNING, leaving said southeasterly right-of-way of Whatcoat Street, travel N60°13'01"W 64.58 feet to a 1/2" rebar; thence N45°27'12"E 94.00 feet to an 1/2" rebar in a landscaped island; thence on a westward-curving arc having a chord N22°51'41"E, a chord distance of 58.01 feet, a radius of 75.00 feet, and an arc length of 59.56 feet to a PK Nail set; thence N0°35'32"W 42.58 feet to a PK Nail set on the southerly right-of-way line of George Street (99' R/W); thence N89°57'45"E 73.19 feet to a PK Nail set at the intersection of the west right-of-way line of N. Emory Street and southerly right-of-way line of George Street; thence along said right-of-way line of N. Emory Street S0°25'06"W 194.91 feet to a 1.5" open-top pipe, said point being on the line dividing the property now or formerly owned by the City of Oxford and the property now or formerly owned by Emory University; thence N89°33'36"W 104.80 feet the POINT OF BEGINNING.

A copy of said Parcel Creation Survey for City of Oxford by Robert O. Jordan, Georgia RLS 2902, dated April 10, 2024, (Portion of Newton County Map/Parcel X010 027), is attached hereto and incorporated herein as Exhibit "B".

The above-described property is conveyed subject to, and together with, an existing lease between Grantor and Emory University as the tenant, said lease being executed on or about April 26, 2021.

For Information Purposes Only: Portion of Newton County Map/Parcel X010 027.

After recording, please return to:

C. David Strickland, PC
Strickland & Strickland, LLP
PO Box 70
Covington, GA 30015-0070

For Information Purposes Only:
Portion of Newton County Map/Parcel X010 027.

Space Above This Line for Recorder's Use

STATE OF GEORGIA

COUNTY OF NEWTON

WARRANTY DEED

THIS INDENTURE is made this 15th day of April, 2024, by and among **THE CITY OF OXFORD, GEORGIA, a Georgia municipal corporation, by and through its Mayor and Council** (hereinafter referred to as "**Grantor**"), and **THE DOWNTOWN DEVELOPMENT AUTHORITY OF OXFORD, GEORGIA, a Georgia body corporate and politic**, (hereinafter "**Grantee**"). The words "Grantor" and "Grantee" include the neuter, masculine and feminine genders, and the singular and the plural, and their respective heirs, successors and assigns where the context hereof requires or permits.

W I T N E S S E T H :

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) in hand paid to Grantor by Grantee at and before the execution, sealing and delivery hereof, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto Grantee, and the heirs, successors, legal representatives and assigns of Grantee, all that tract or tracts or parcel or parcels of land as more particularly described on **Exhibits "A" and "B"**, both attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD said tracts or parcels of land, together with any and all of the rights, members and appurtenances thereof to the same being, belonging or in anywise appertaining to the only proper use, benefit and behoof of Grantee forever, in fee simple; and

GRANTOR SHALL WARRANT and forever defend the right and title to said tract or parcel of land unto Grantee, and the heirs, successors, legal representatives and assigns of Grantee, against the claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has duly executed and sealed this indenture, and delivered this indenture to Grantee, all the day and year first written above.

GRANTOR:

Signed, sealed and delivered
in the presence of:

THE CITY OF OXFORD, GEORGIA

Unofficial Witness

By: _____
David S. Eady, Mayor

Notary Public

Attest: _____
Marcia Brooks, CMC, City Clerk

My Commission Expires:

{Oxford City Seal}

(NOTARIAL SEAL)

EXHIBIT "A"

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