

**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

**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 _____<br>_____<br>_____<br>Phone: _____<br>E-Mail: _____ | <u>CLARA Denise</u> Property Owner<br><u>Timothy Wayne Anderson</u><br><u>1634 Campbell Rd</u><br><u>Covington Georgia 30014</u><br>Phone: <u>770-315-3244</u><br>E-Mail: <u>andersonsignaturehomesinc@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).

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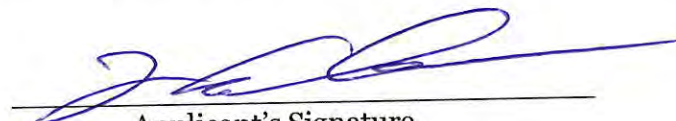
I hereby certify that I have read the above and that:

**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\2"RB at the true point of beginning.

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

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

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

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

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

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

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

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

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

Said property contains 7.05 acres.



# UTILITY NOTE:

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

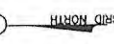
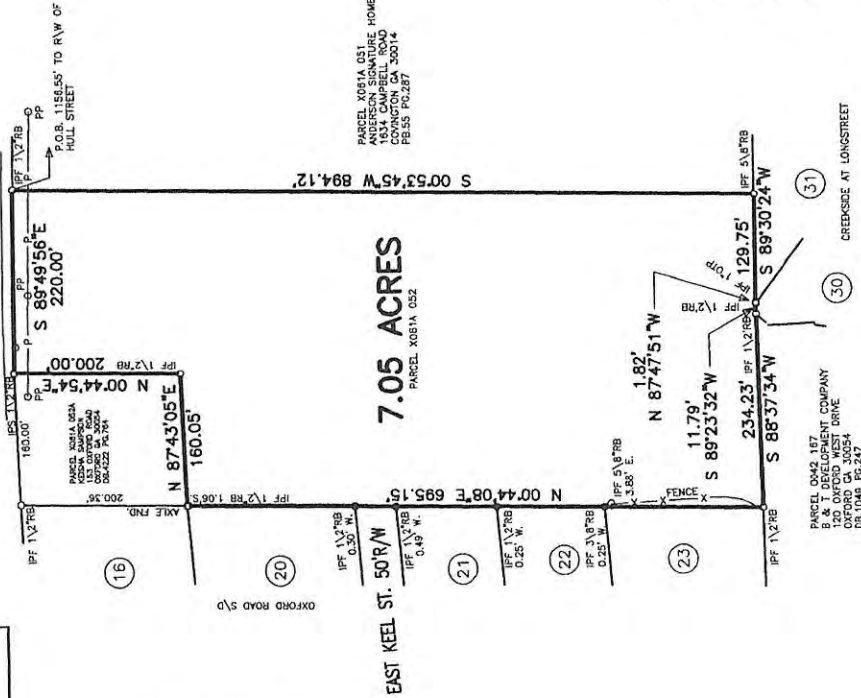
This Plat is a retracement of an existing parcel or parcels of land and does not saddle or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated herein. RECORDATION OF THIS PLAT DOES NOT CONSTITUTE AN ENDORSEMENT OR GUARANTEE OF THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. RECORDATION OF THIS PLAT DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. RECORDATION OF THIS PLAT DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. RECORDATION OF THIS PLAT DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.

*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

PARCEL X061A 056  
ANDERSON SIGNATURE HOMES  
120 OXFORD ROAD  
OXFORD, GA 30054  
DB 55 PG 287

PARCEL X061A 057  
ANDERSON SIGNATURE HOMES  
120 OXFORD ROAD  
OXFORD, GA 30054  
DB 55 PG 287

PARCEL X061A 058  
ANDERSON SIGNATURE HOMES  
120 OXFORD ROAD  
OXFORD, GA 30054  
DB 55 PG 287

PARCEL X061A 059  
ANDERSON SIGNATURE HOMES  
120 OXFORD ROAD  
OXFORD, GA 30054  
DB 55 PG 287

PARCEL X061A 060  
ANDERSON SIGNATURE HOMES  
120 OXFORD ROAD  
OXFORD, GA 30054  
DB 55 PG 287

PARCEL X061A 061  
ANDERSON SIGNATURE HOMES  
120 OXFORD ROAD  
OXFORD, GA 30054  
DB 55 PG 287

PARCEL X061A 062  
ANDERSON SIGNATURE HOMES  
120 OXFORD ROAD  
OXFORD, GA 30054  
DB 55 PG 287

PARCEL X061A 063  
ANDERSON SIGNATURE HOMES  
120 OXFORD ROAD  
OXFORD, GA 30054  
DB 55 PG 287

PARCEL X061A 064  
ANDERSON SIGNATURE HOMES  
120 OXFORD ROAD  
OXFORD, GA 30054  
DB 55 PG 287

PARCEL X061A 065  
ANDERSON SIGNATURE HOMES  
120 OXFORD ROAD  
OXFORD, GA 30054  
DB 55 PG 287

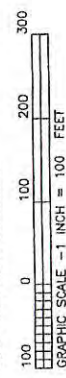
### RETRACEMENT SURVEY FOR:

## ANDERSON SIGNATURE HOMES

LAND LOT 289 - 9TH DISTRICT  
TOWN OF OXFORD

NEWTON COUNTY, GEORGIA

DATE OF FIELD WORK: 10-06-2013  
DATE OF PLAT PREPARATION: 10-09-2013  
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~~ <sup>R-20</sup> Conditional) will contribute to the overall plan associated with the Town Neighborhood Character – a core value expressed in the City's zoning ordinance.*

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

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



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

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

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

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

LIST OF ADJOINING PROPERTY  
OWNERS

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

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

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

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



LIST OF ADJOINING PROPERTY  
OWNERS

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

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

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

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

LIST OF ADJOINING PROPERTY  
OWNERS

Page 2.

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

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

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

LIST OF ADJOINING PROPERTY  
OWNERS

Page 2.

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

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

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



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

*Feb. 27-2026*

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

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

#### **Statement of Suitability**

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

On behalf of the Property  
Owner,

~~s/ John Andrew Nix~~

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

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

Feb-27, 2024

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

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

#### Narrative Intent

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

On behalf of the Property  
Owner,



John Andrew Nix, Applicant/Agent  
MaddoxNix



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

**CONSTITUTIONAL OBJECTIONS**

3-6-26

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

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

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



Type text ere

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

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

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



Rezoning  
X061A051  
X061A052



---

**Sec. 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

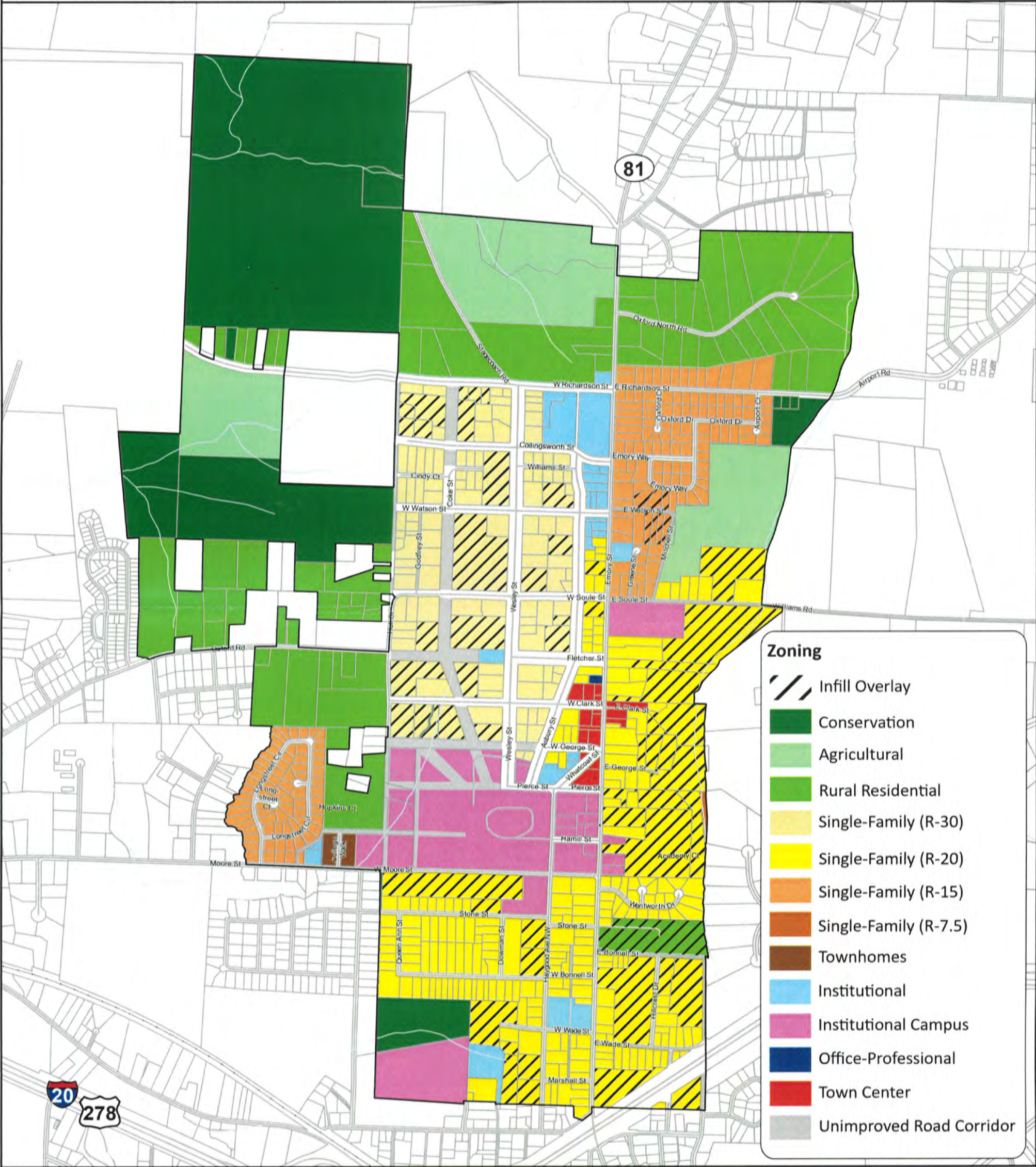
| Zoning District |                                                            | Tree Canopy Coverage<br>(in percent) |
|-----------------|------------------------------------------------------------|--------------------------------------|
| R-30            | Single-Family Residential - Low Density District           | 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)



**Zoning**

- Infill Overlay
- Conservation
- Agricultural
- Rural Residential
- Single-Family (R-30)
- Single-Family (R-20)
- Single-Family (R-15)
- Single-Family (R-7.5)
- Townhomes
- Institutional
- Institutional Campus
- Office-Professional
- Town Center
- Unimproved Road Corridor

Streams  
Parcels  
Oxford City Limits



**NEGRC**  
NORTHEAST GEORGIA  
REGIONAL COMMISSION



## Parcels

## Oxford City Limits



**NEGRC**  
NORTHEAST GEORGIA  
REGIONAL COMMISSION





OXFORD ROAD S/D  
ZONED R-3

E. KEEL ST.  
50'R/W

PARCEL 0061A-009  
VERSILLE, UNDREA & TONY WHITE  
8 BEAKHEAD COURT  
OXFORD, GA 30054-4540  
DB 4467 PG 120

PARCEL 0061A-010  
EDDIE JR & CATHERINE REED  
15 BEAKHEAD CT  
OXFORD, GA 30054-4540  
DB 156 PG 857

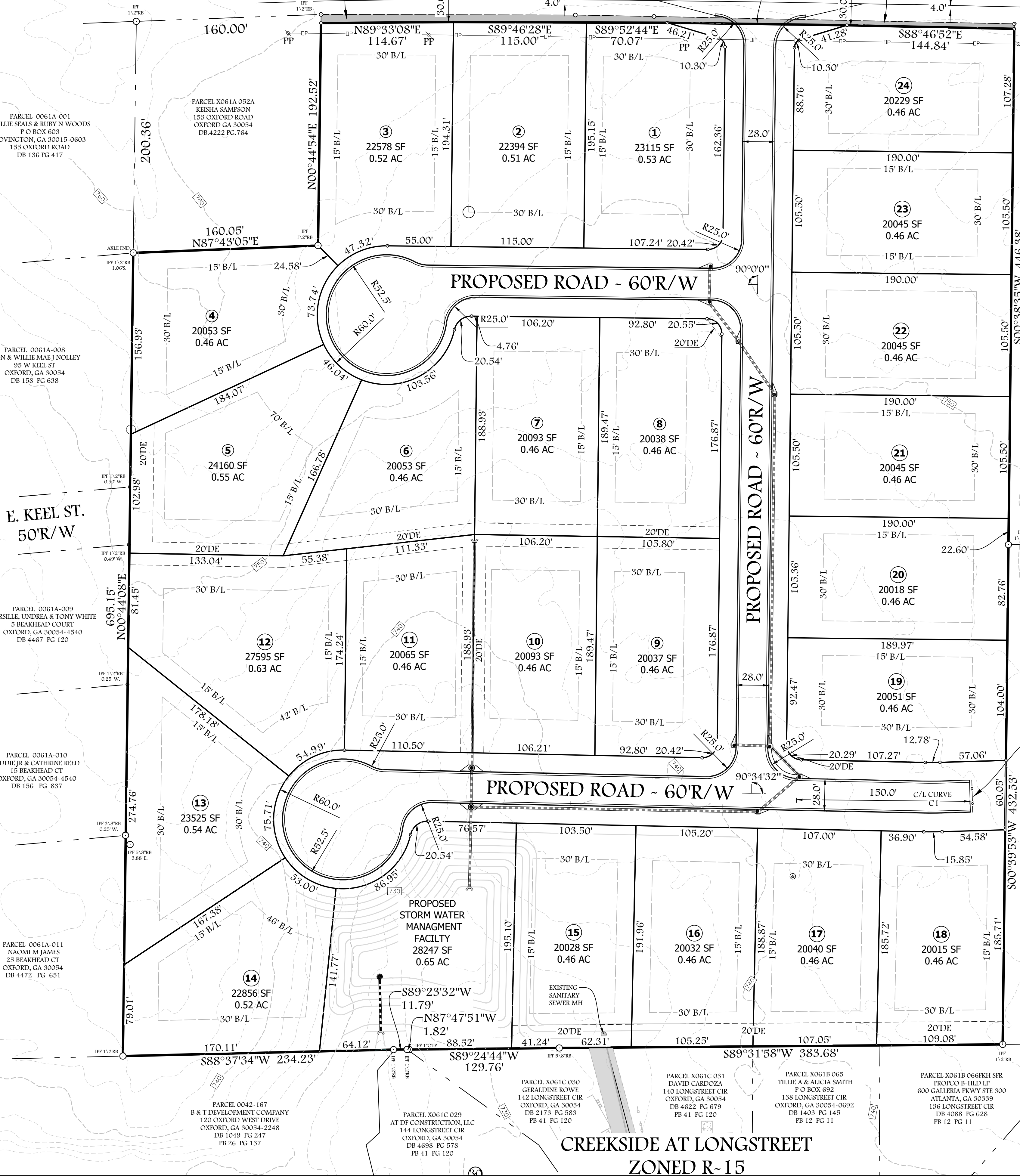
PARCEL 0061A-011  
NACMI M JAMES  
25 BEAKHEAD CT  
OXFORD, GA 30054  
DB 4472 PG 651

PARCEL 0042-167  
B & T DEVELOPMENT COMPANY  
120 OXFORD WEST DRIVE  
OXFORD, GA 30054-2248  
DB 1049 PG 247  
PB 26 PG 137

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

OXFORD ROAD  
NEW R\W 30' SOUTH OF C\I PAVEMENT

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



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

TEMPORARY  
TYPE  
III  
BARRICADE

FUTURE  
PHASE II

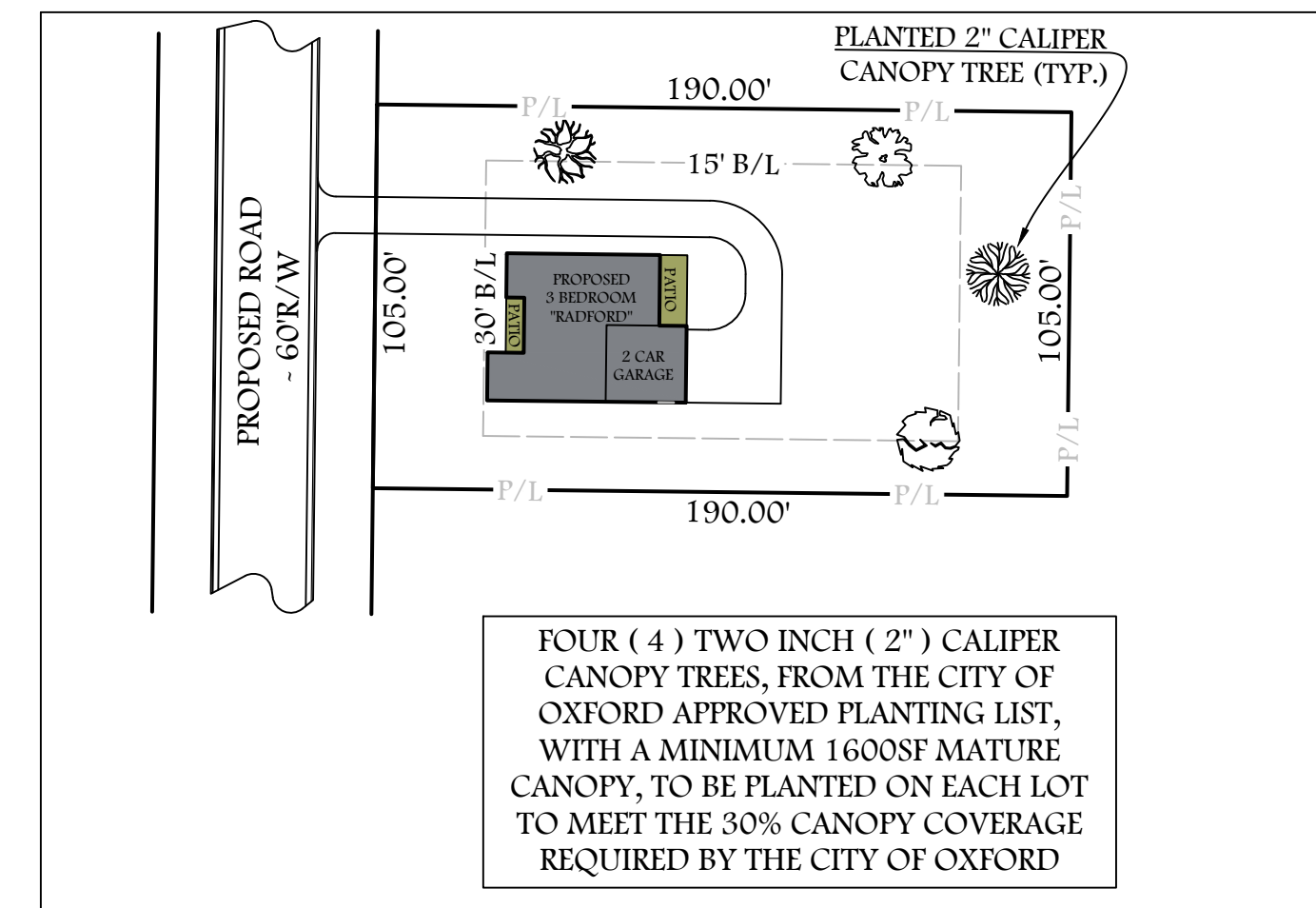


HORIZONTAL SCALE: 1\"=50'



LOCATION MAP

TYPICAL LOT DETAIL



GENERAL NOTES:  
\*SITE ADDRESS: OXFORD ROAD (CITY OF OXFORD)  
\*PARCEL: X061A-051 & X061A-052  
\*TOTAL AREA: 14.84 ACRES ( 646,526 SF)  
\*TOTAL # LOTS 24  
\*PROPOSED ZONING : R20  
\*WATERSHED: YELLOW RIVER  
\*SEWAGE DISPOSAL BY: CITY OF OXFORD  
\*WATER BY: CITY OF OXFORD  
\*EXISTING USE: RESIDENTIAL  
\*OPENSACE = 0.65 ACRES IN STORMWATER MANAGEMENT FACILITY  
\*THERE ARE STATE WATERS WITHIN 200 FEET OF THIS PROJECT.  
\*THIS PROPERTY IS NOT LOCATED IN A FEDERAL FLOOD AREA ZONE AS INDICATED BY F.I.A. OFFICIAL HAZARD MAP PANEL NO. 13217C0107D DATED 03/17/2014.  
\*TOPOGRAPHIC INFORMATION PROVIDED BY NEWTON COUNTY LIDAR REFERENCE DATUM IS NAD83 GEORGIA STATE PLANES  
\*SURVEY BY PATRICK & ASSOCIATES 08/02/2023 & 10/09/2023  
\*SEWER EASEMENT RECORDED IN DB 4647 PG 18-29

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

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

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

**PATRICK & ASSOCIATES, INC.**

GEORGIA  
REGISTERED PROFESSIONAL ENGINEER  
No. 25892  
EXPIRATION DATE 12/31/2025  
GWSOC #2494  
DESIGN PROF.  
FEE: 11/16/2025

| NO. | DATE | REV/SON |
|-----|------|---------|
|     |      |         |
|     |      |         |
|     |      |         |

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

DRAWING NUMBER  
36548

| SHEET: | OF: |
|--------|-----|
| 1      | 1   |





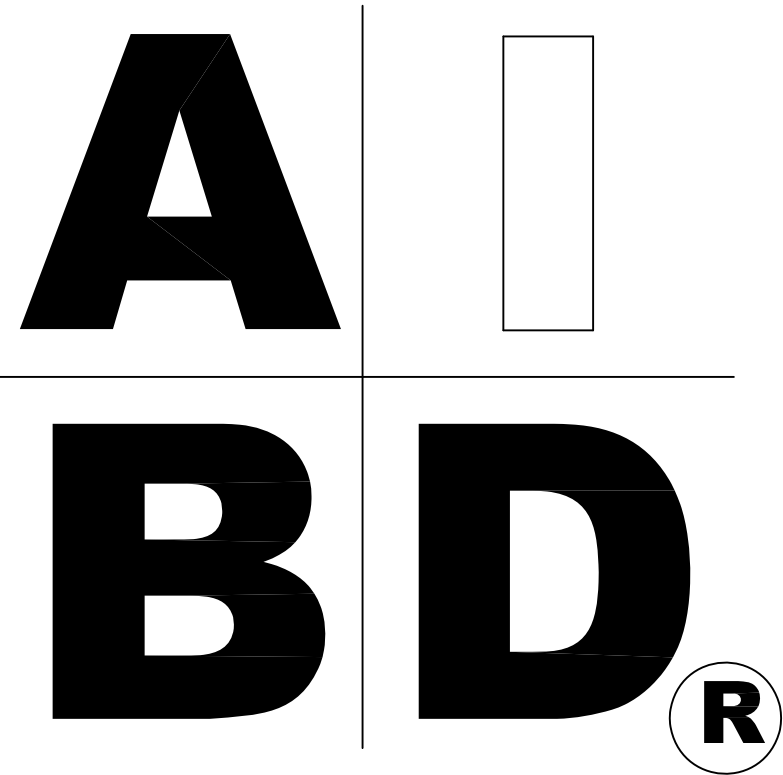
# House Plan Zone, LLC.

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                              | THK.    | THICK                          |
| FND.    | FOUNDATION                              | THK.    | THICKNESS                      |
| FR.     | FREEZER                                 | 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 | VAN.    | VANITY                         |
| HT.     | HEIGHT                                  | VERT.   | VERTICAL                       |
| HTS.    | HEIGHTS                                 |         |                                |
| HORIZ.  | HORIZONTAL                              | WH      | WATER HEATER                   |
| IN.     | INCHES                                  | W       | WASHER                         |
| INCL.   | INCLUDE                                 | WT.     | WEIGHT                         |
| INSUL.  | INSULATION                              | WIN.    | WINDOW                         |
|         |                                         | WM.     | WIRE MESH                      |
|         |                                         | W       | WITH                           |
| JT.     | JOINT                                   | WD.     | WOOD                           |
| JST.    | JOIST                                   | WFCM    | WOOD FRAME CONSTRUCTION MANUAL |
| JSTS.   | JOISTS                                  |         |                                |

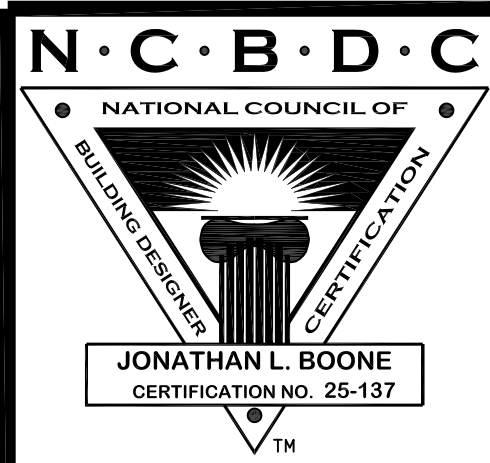


SHEET INDEX:

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

BB-2203

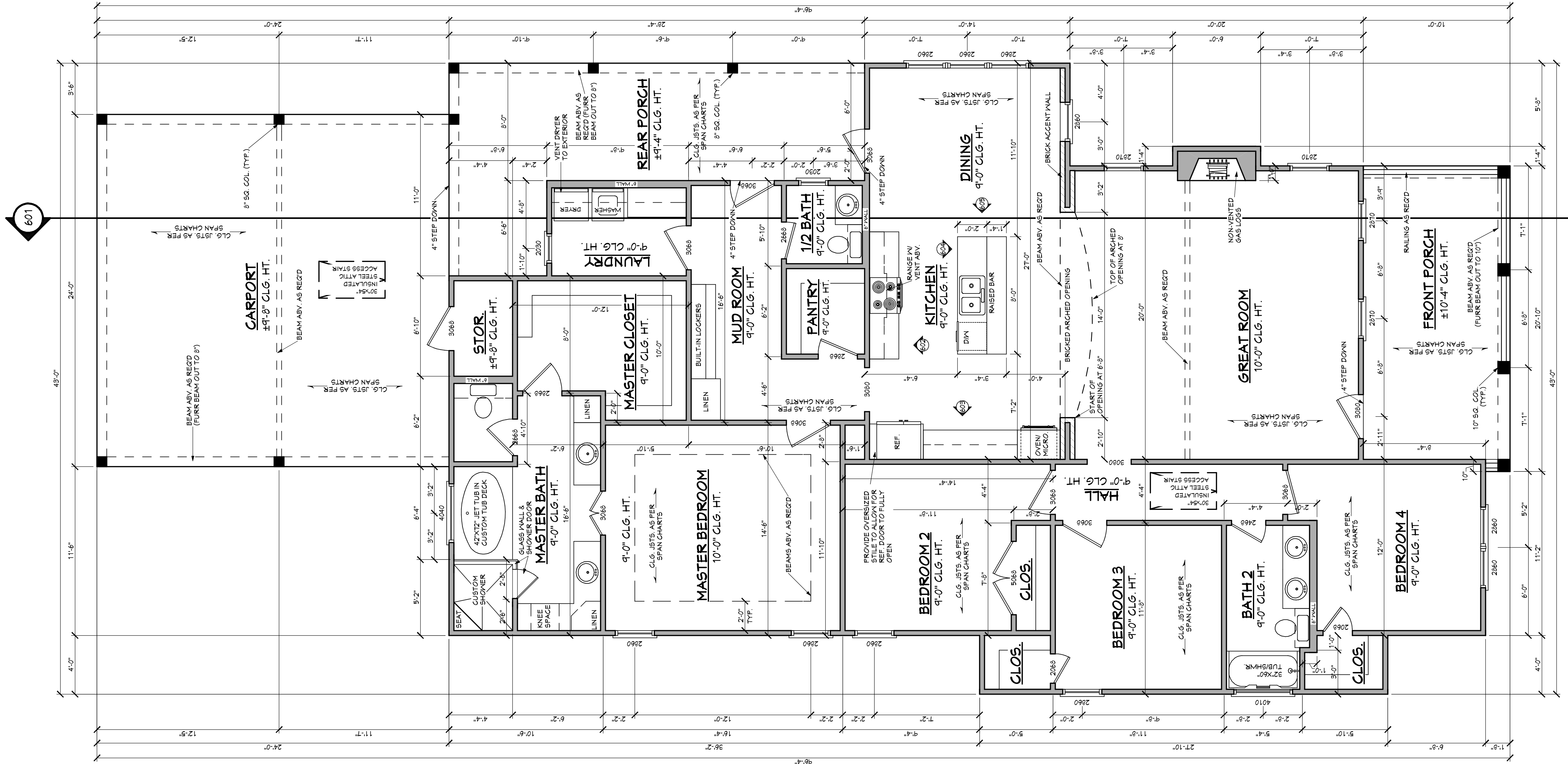
CODE DISCLAIMER:  
1. THESE PLANS WERE DESIGNED TO MEET IRC 2015 AT THE TIME OF THEIR CREATION AND MORE SPECIFICALLY THE MINIMAL LOCAL CODES OF THE SOUTH MISSISSIPPI AREA. IT IS HIGHLY RECOMMENDED THAT THESE PLANS BE REVIEWED BY A LOCAL STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION.  
2. BEAMS AND FLOOR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



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

SHEET NUMBER  
1





# BB-2203 FLOOR PLAN

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

|        |      |                             |
|--------|------|-----------------------------|
| AREAS: | 2203 | S.F. HEATED - FIRST FLOOR   |
|        | 201  | S.F. UNHEATED - FRONT PORCH |
|        | 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. 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. ALL RETURN AIR GRILLS ARE TO BE LOCATED TO COMPLY WITH SECTION M1602 OF THE IRC 2015.
  - h. ALL SQUARE FOOTAGE MEASUREMENTS ARE APPROXIMATE AND MAY DIFFER FROM ACTUAL CONSTRUCTED RESIDENCE OR BUILDING.
  - i. 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. ALL BATHROOM EXHAUST VENTS SHALL BE VENTED DIRECTLY TO THE EXTERIOR OF THE HOME AND NOT INTO THE ATTIC. IRC 2015, M1507.2

Pre-Drawn Plan ID:

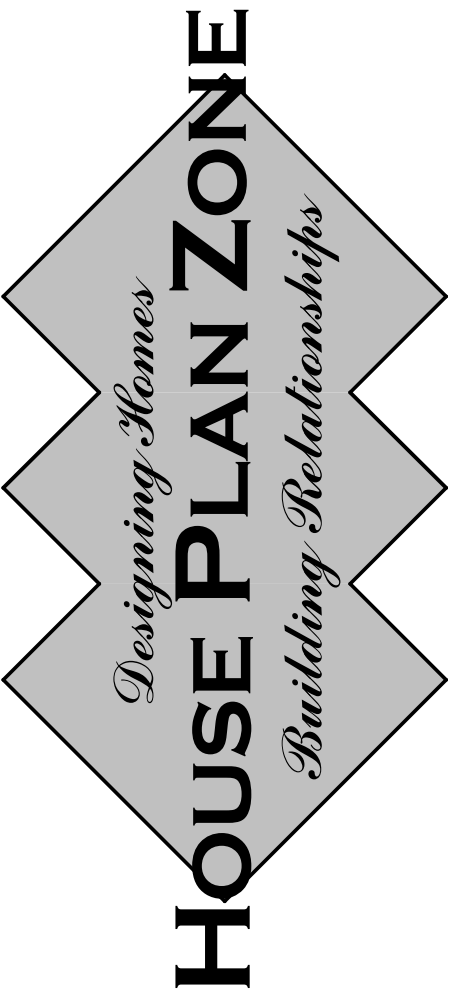
BB-2203

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

Project Name:

SHEET NUMBER

3

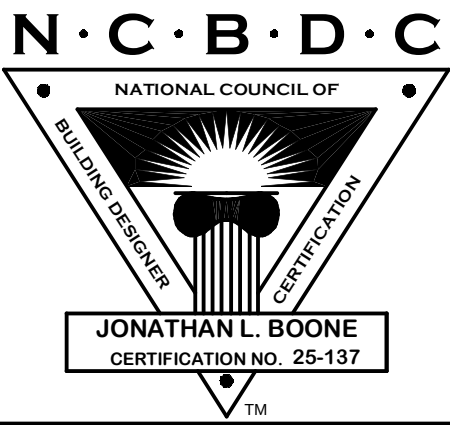


Website:  
www.HPZplans.com

Email:  
sales@hpzplans.com

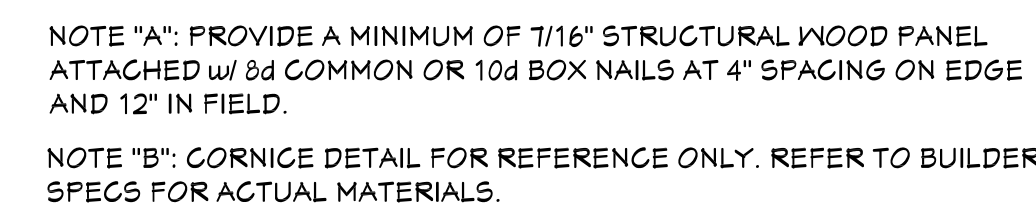
Phone:  
601.336.3254

Fax:  
1.800.574.1387



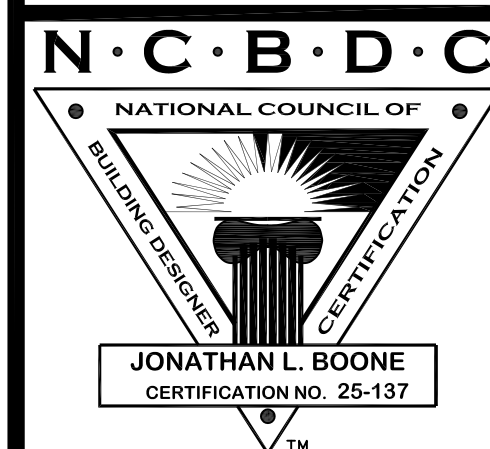
House Plan Zone, LLC has exercised great care and effort in the development of these plans and the completion of these construction documents. However, the user of these plans assumes all responsibility for any damages, including structural failures resulting from errors, omissions or deficiencies in the design. House Plan Zone, LLC highly recommends that these plans be reviewed by a licensed structural engineer in the area of construction, and that all applicable local building codes 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.

*Designing Homes*  
**HOUSE PLAN ZONE**  
*Building Relationships*



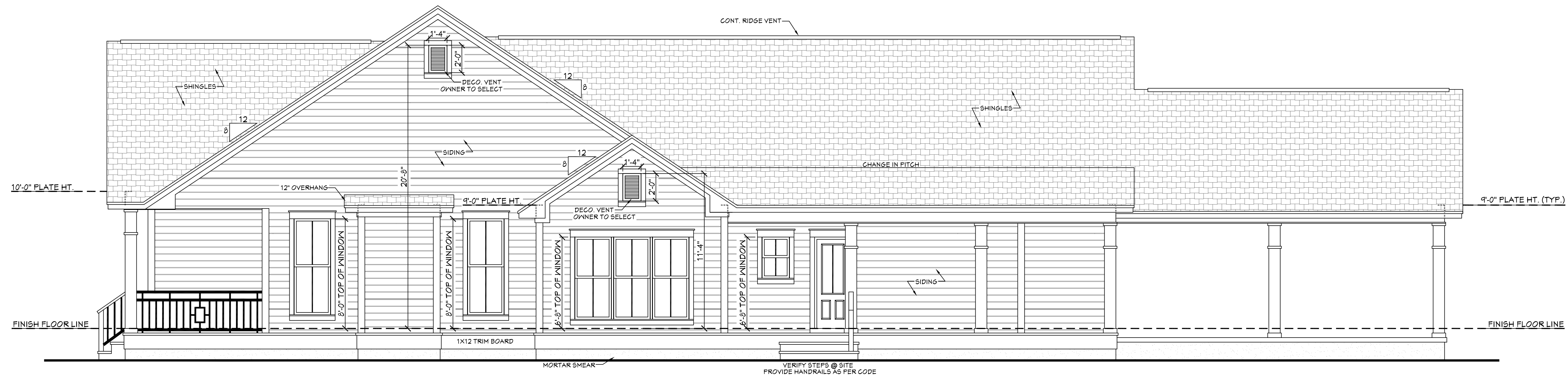
**B.B-2203**

House Plan Zone, LLC, has exercised great care and effort in the development of these plans and the completion of these construction documents. However, due to the great variance in building codes and site specific conditions, House Plan Zone, LLC, assumes no responsibility for the adequacy of these plans for any particular project. The user of these plans is advised to consult with the local building official in the area of construction. House Plan Zone, LLC, highly recommends that these plans be reviewed by a licensed structural engineer in the area of construction. In addition to your local building official prior to construction. Additional engineering may be required to comply to seismic, wind and other special conditions required by local building codes. All dimensions to be verified on site prior to construction. If a foundation plan is required, it will be noted on the plans.

SHEET NUMBER

4

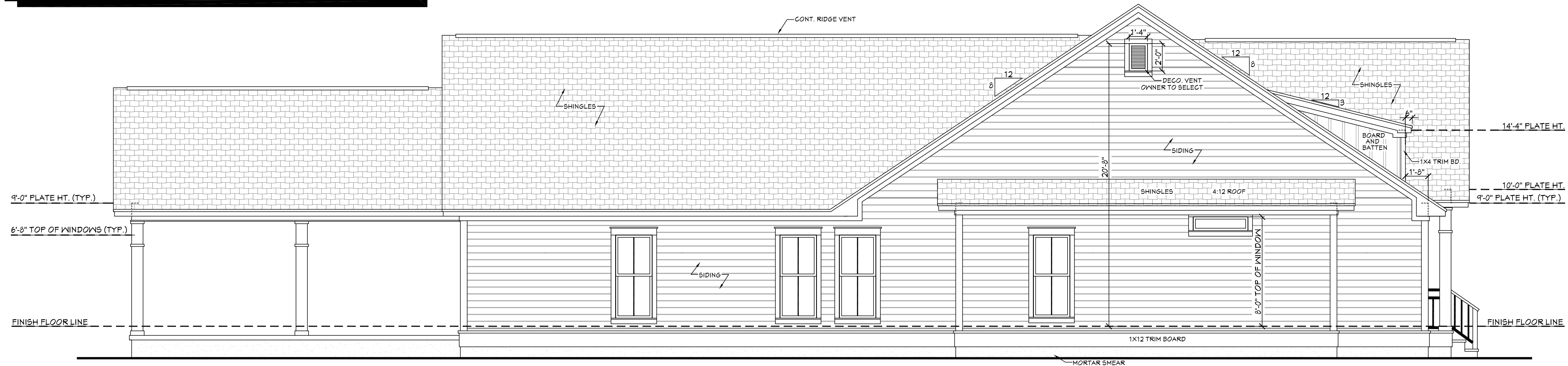




501 RIGHT VIEW  
SCALE 1/4" = 1'-0"

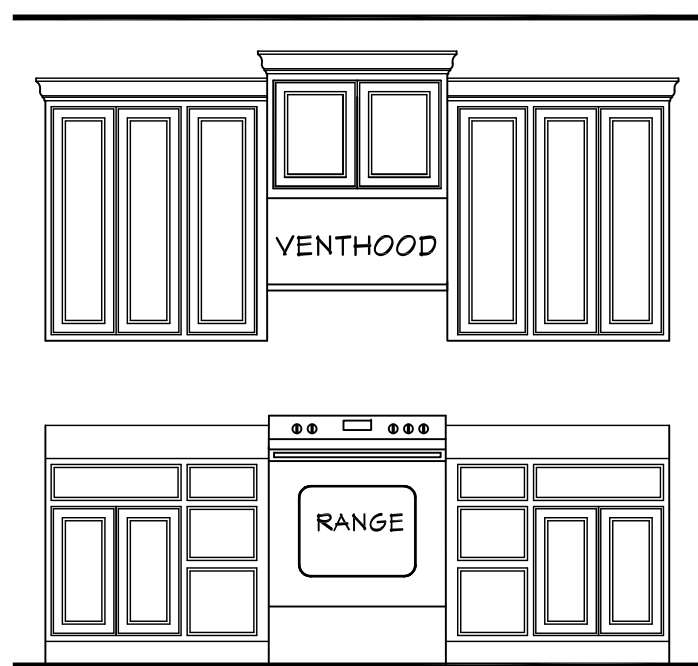
EXTERIOR ELEVATION NOTES:

1. CONTRACTOR TO VERIFY ALL WINDOW AND DOOR STYLES AND SIZES WITH OWNER PRIOR TO CONSTRUCTION.
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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.

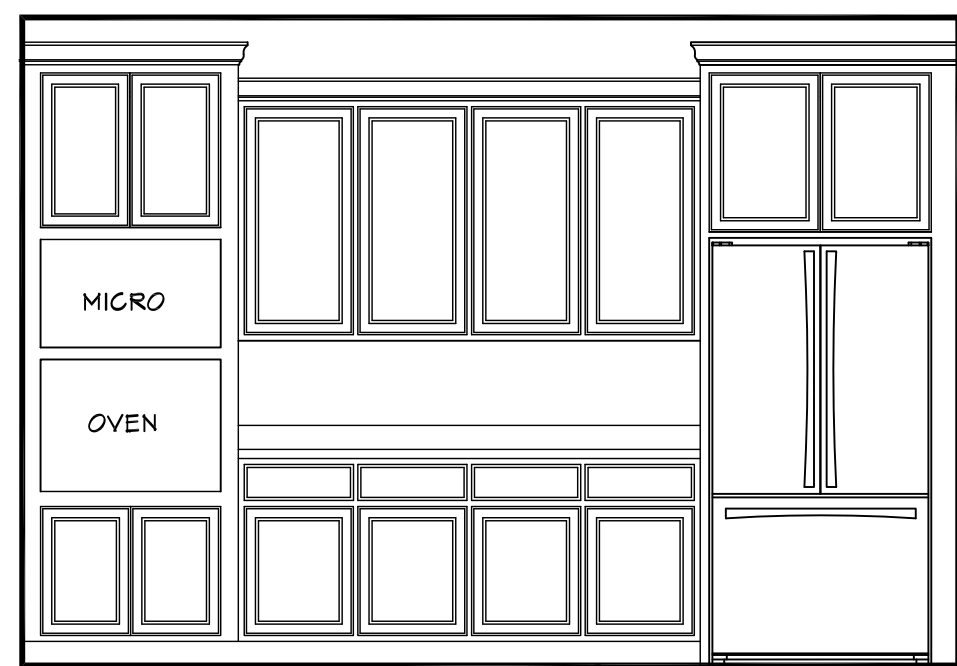


502 LEFT VIEW  
SCALE 1/4" = 1'-0"

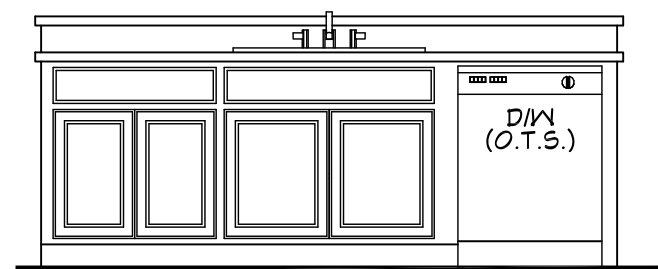




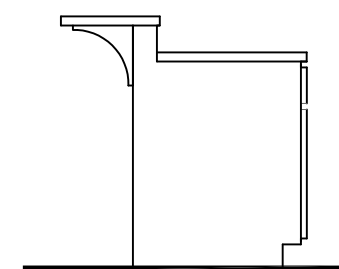
602 KITCHEN  
SCALE----- 3/8" = 1'-0"



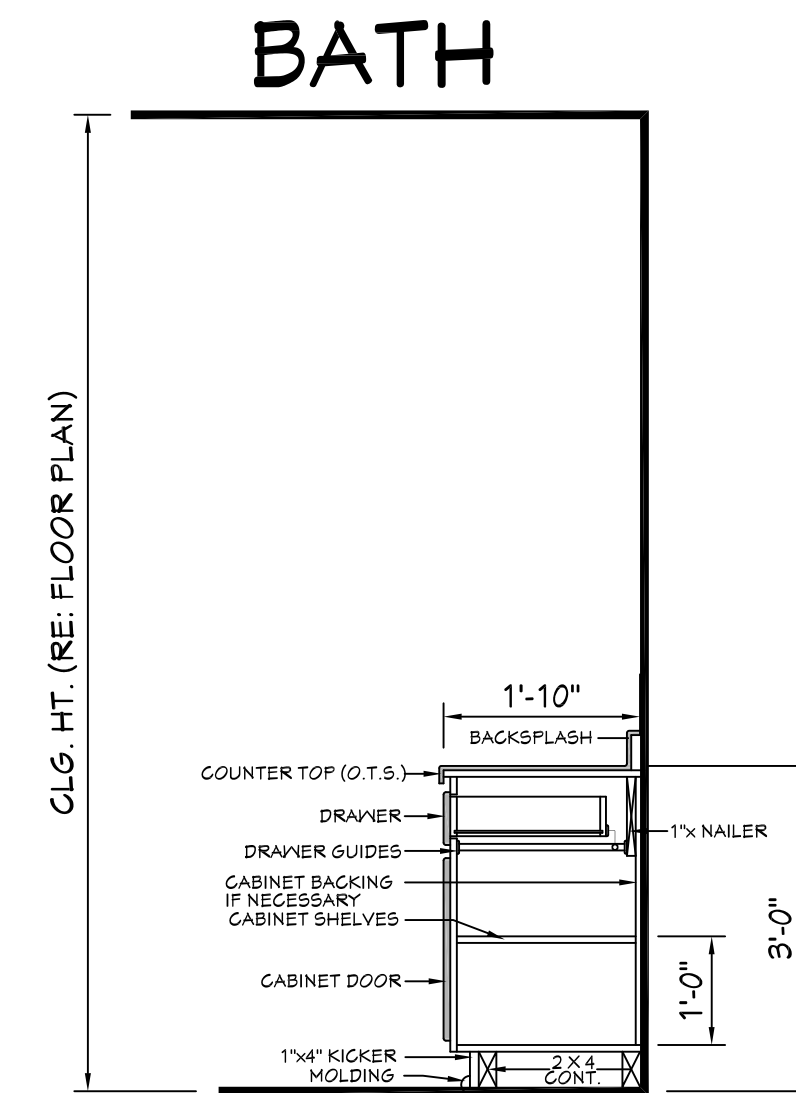
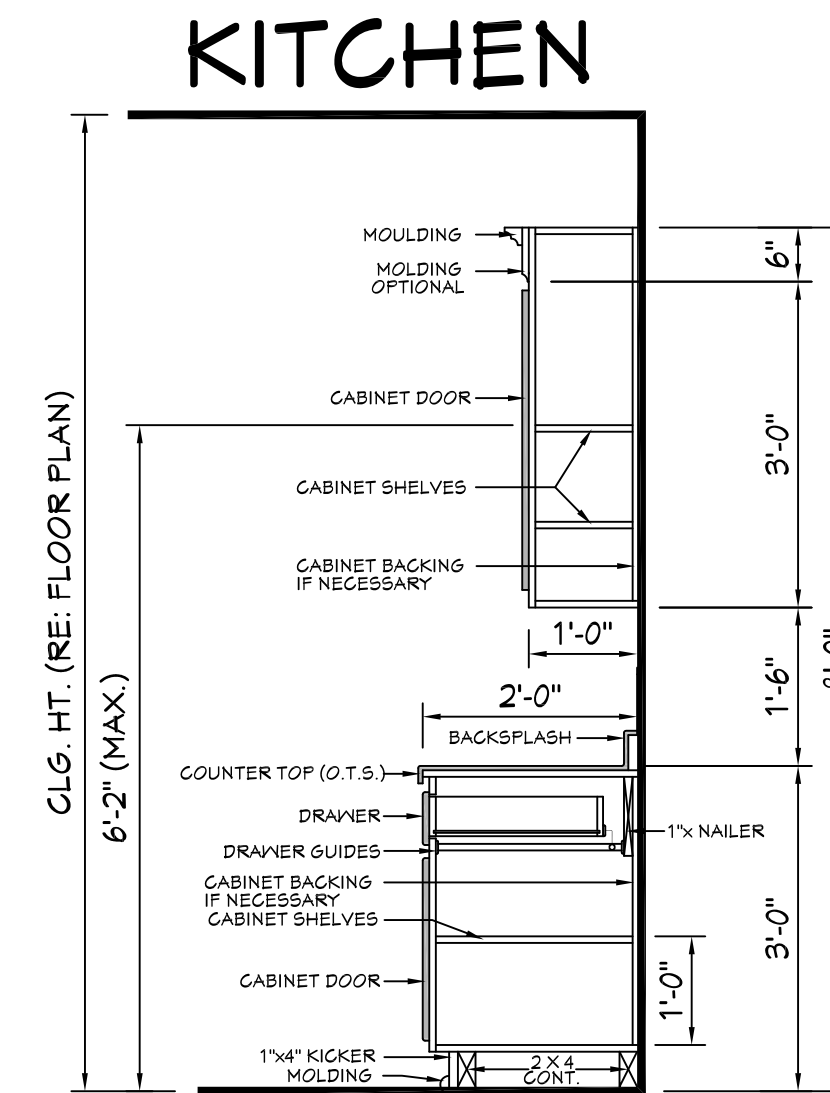
603 KITCHEN  
SCALE----- 3/8" = 1'-0"



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



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



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



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

CROSS SECTION NOTES:

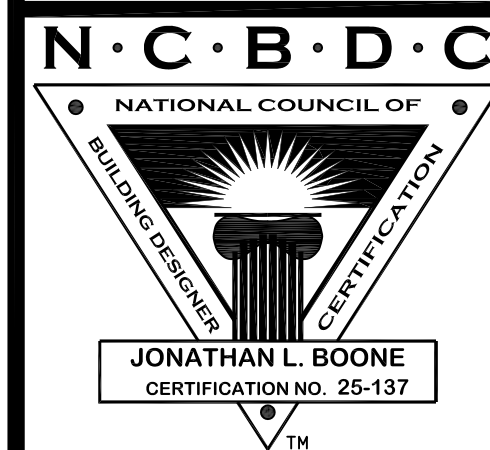
1. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CODES AT SITE.
2. ALL RIDGE BEAMS, HIP RAFTERS, & VALLEY RAFTERS TO BE 2" x 10", OR AS REQ'D BY ENGINEER.
3. CONTRACTOR TO PROVIDE RAFTER BRACING TO MEET APPLICABLE CODES.
4. CONTRACTOR TO THOROUGHLY WATERPROOF ALL EXTERIOR INTERSECTIONS AS PER CODE AND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

Website:  
www.HFZplans.com

Email:  
sales@hfpzplans.com

Phone:  
601.336.3254

Fax:  
1.800.574.1387



Pre-Drawn Plan ID:  
BB-2203

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Date:  
09.15.16

Drawn By:  
J.A.B.

SHEET NUMBER

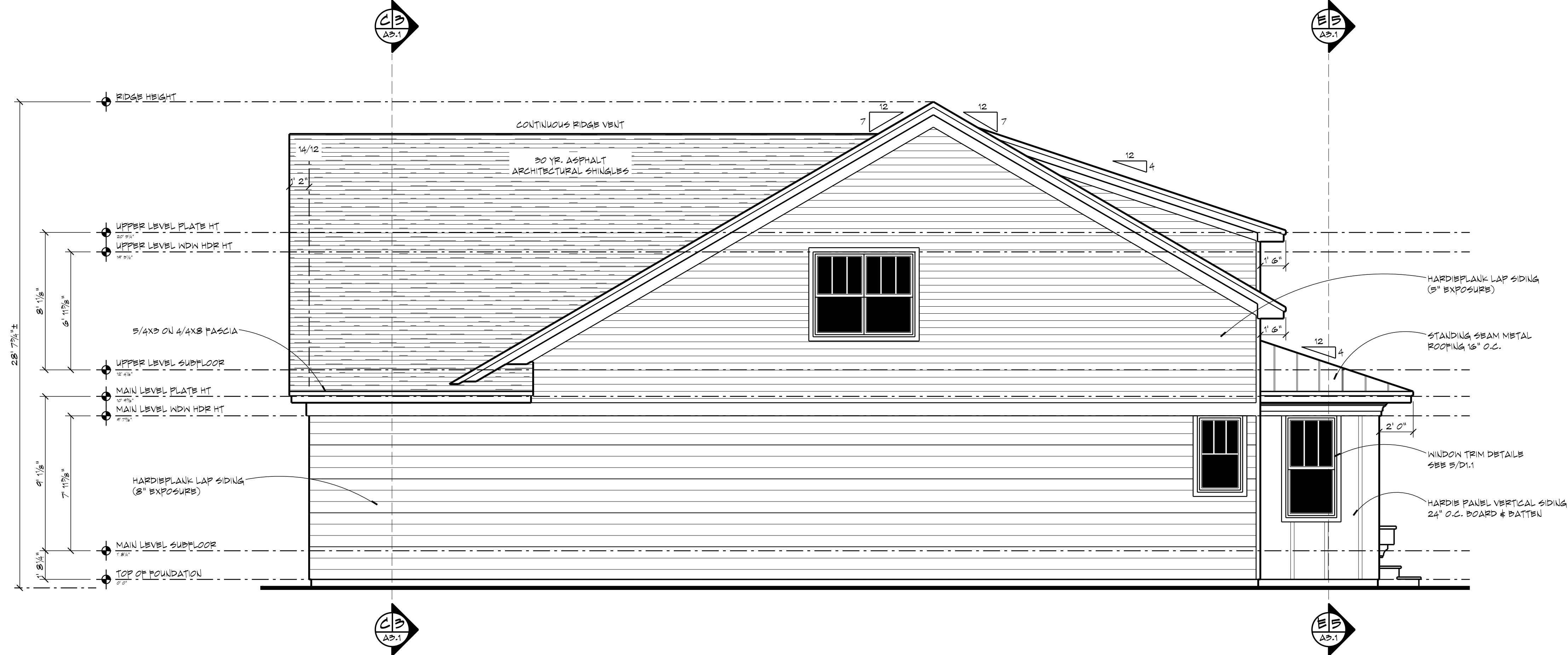
6



| 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  |

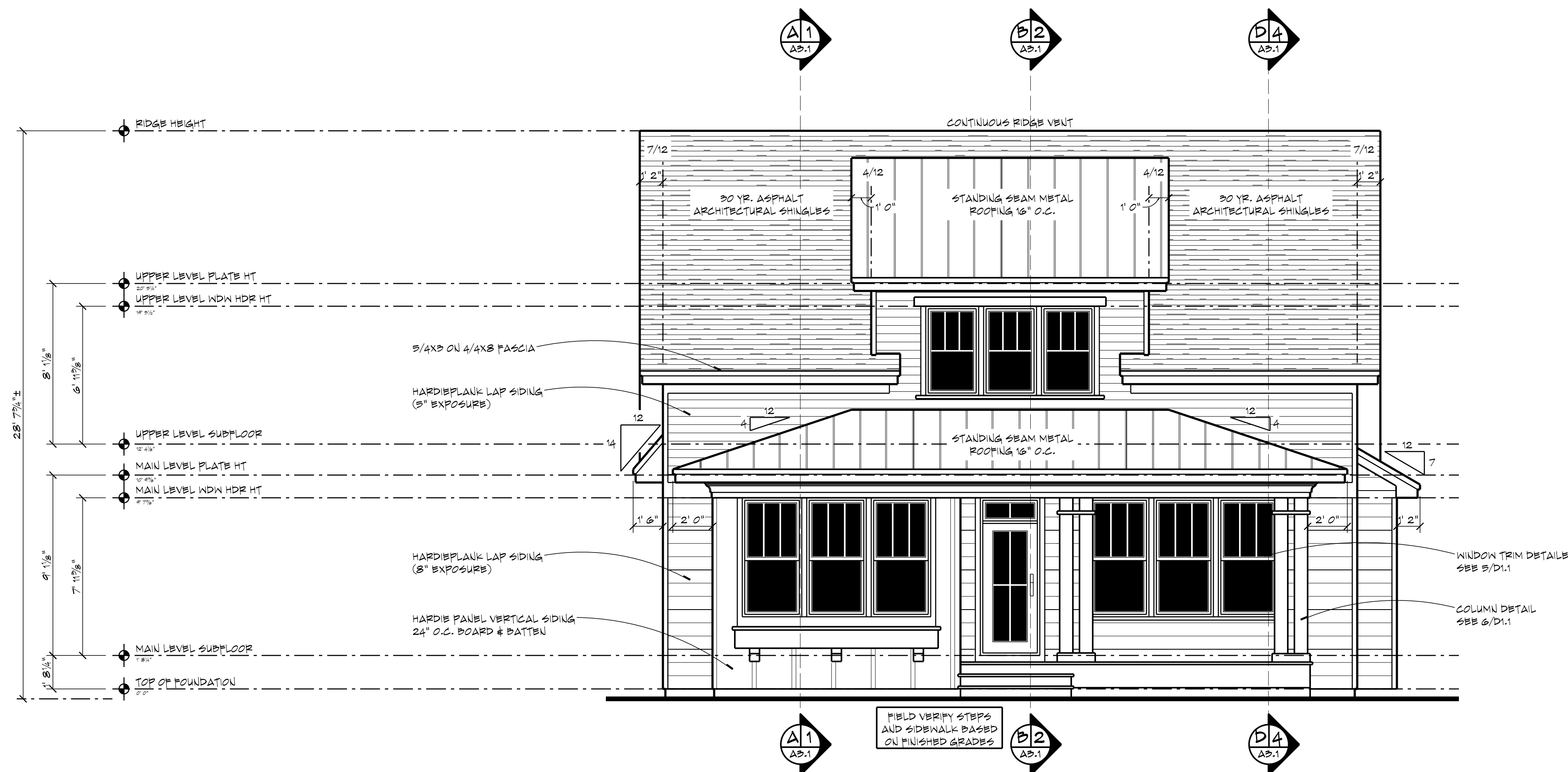
FLOOR AREAS ARE CALCULATED FROM THE OUTSIDE OF FOUNDATION WALLS AND/OR OUTSIDE FACE OF EXTERIOR STUD AT FRAMED WALLS.

STAIRS ARE INCLUDED IN CALCULATIONS AT ALL LEVELS.



2 LEFT ELEVATION  
A1.1

SCALE: 1/4" = 1' 0"



1 FRONT ELEVATION  
A1.1

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)
- HARDIE PLANK LAP SIDING
- 5" EXPOSURE
- HARDIE PLANK LAP SIDING
- 8" EXPOSURE
- HARDIE PANEL VERTICAL SIDING
- 24" O.C. BOARD & BATTEN
- HARDIE TRIM 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 +++

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#### ++ 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 FROST DEPTH: ++

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



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to request modifications.

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10/26/2023

Document Date:  
2/4/2025

Document Phase:

Drawn by: AJR

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

EXTERIOR ELEVATIONS

1 A1.1 9



| 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  |

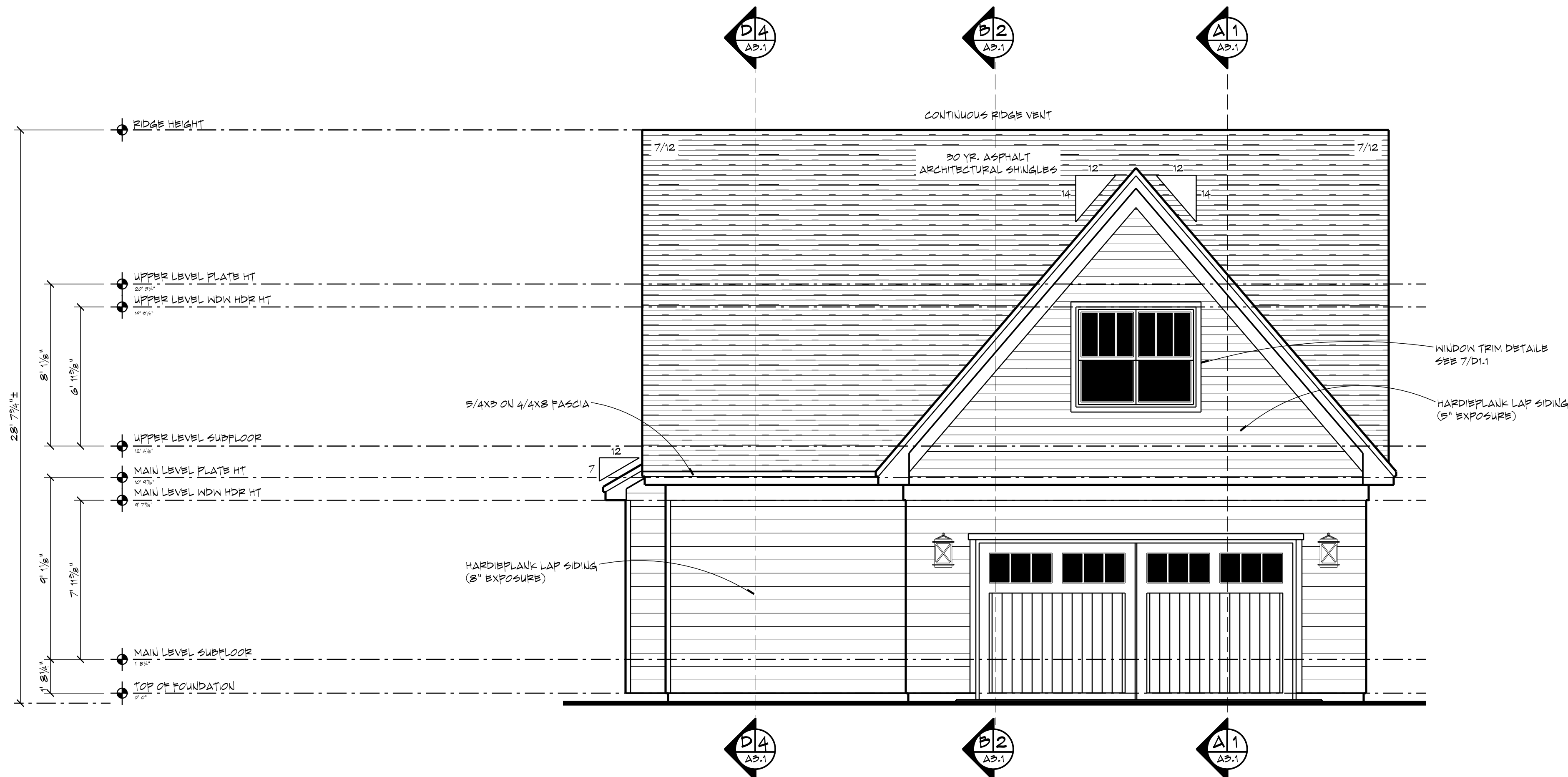
FLOOR AREAS ARE CALCULATED FROM THE OUTSIDE OF FOUNDATION WALLS AND/OR OUTSIDE FACE OF EXTERIOR STUD AT FRAMED WALLS.

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.
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#### WINDOWS

- MARVIN ESSENTIAL SERIES
- TYPE AND SIZE PER PLAN
- WINDOWS DESIGNATED WITH 'T' TO HAVE TEMPERED GLASS
- WINDOWS DESIGNATED WITH 'B' MEET ENERGY CODES
- BUILDER TO VERIFY ALL ROUGH OPENING DIMENSIONS AND HEADER HEIGHTS.

#### EXTERIOR FINISHES

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

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#### ++ FOUNDATION ENGINEERING ++

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#### ++ 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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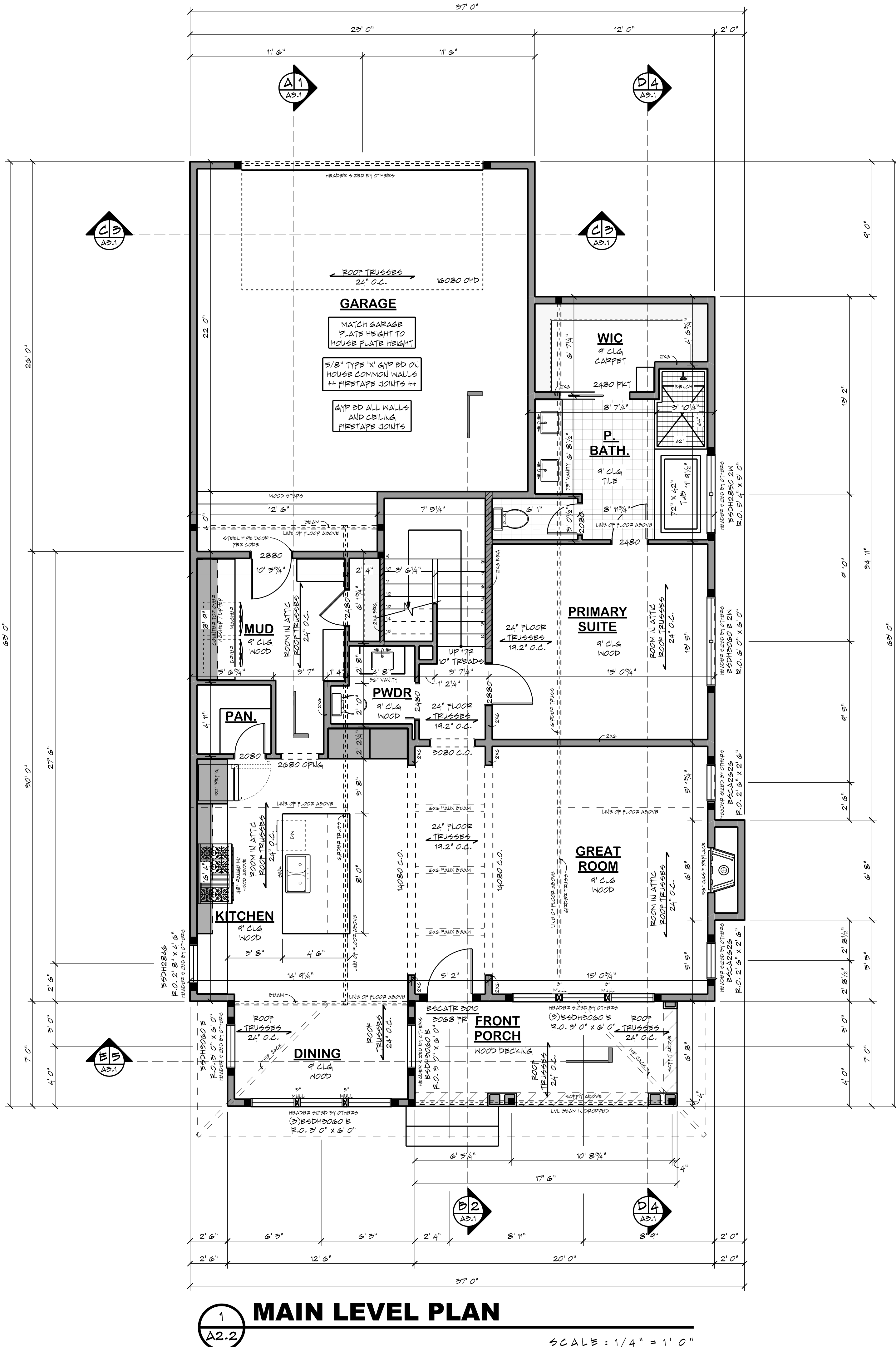
Drawn by: AJR

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

EXTERIOR ELEVATIONS

2 A1.2 9





| 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  
DESIGN  
EST. 1984

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www.royaloaksdesign.com  
West Lakeland, MN 55082

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#### GENERAL NOTES

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#### WINDOWS

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

#### FLOOR SYSTEM

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

#### FRAMING

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

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

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# CL-23-037

## THE EASTWOOD CRAWLSPACE

### 2 CAR REAR - STANDARD



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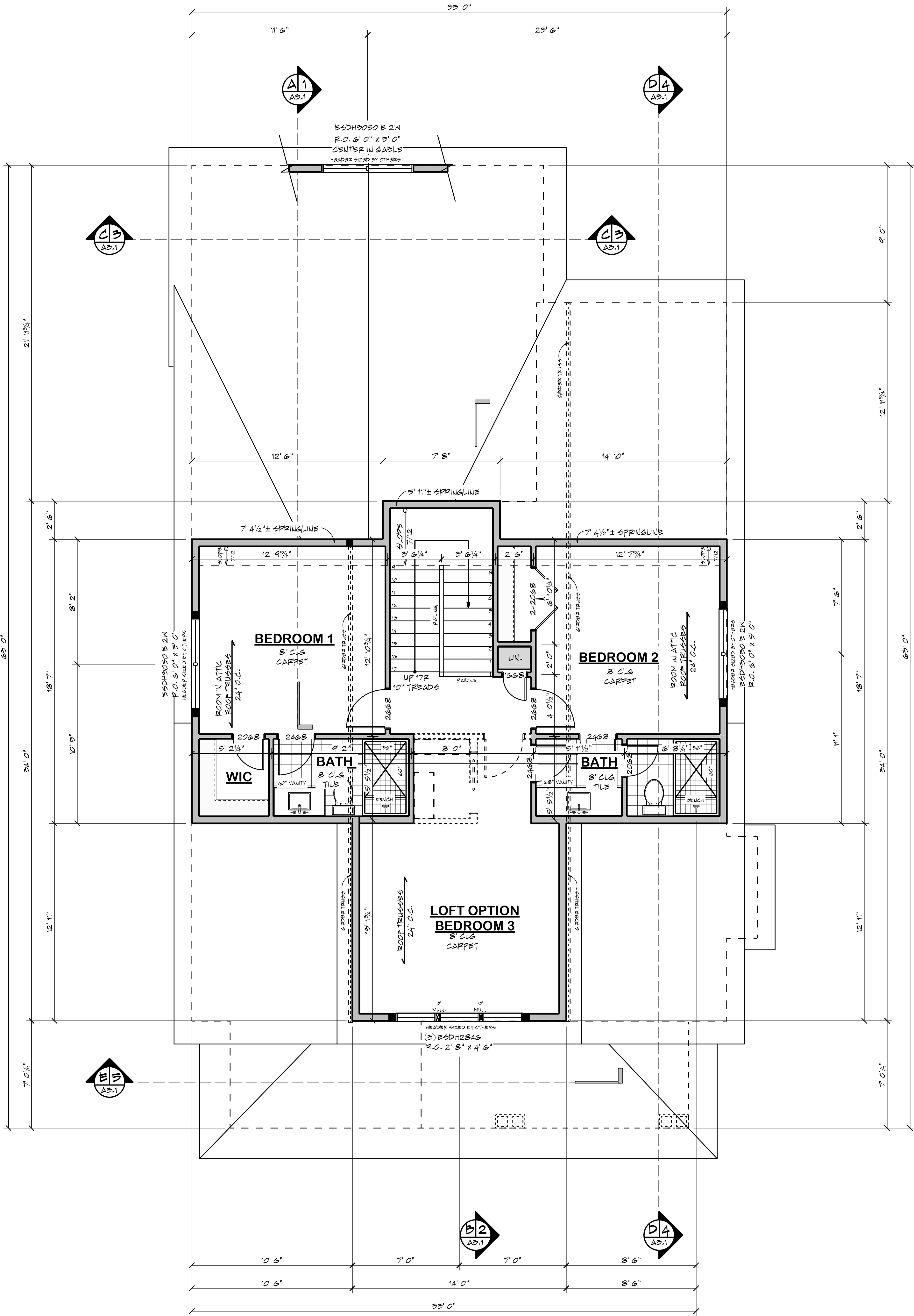
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MAIN LEVEL FLOOR PLAN





1  
A2.3  
**UPPER LEVEL PLAN**

SCALE : 1/4" = 1' 0"

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

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- BUILDER TO VERIFY WINDOW AND DOOR ROUGH OPENINGS AND HEADER HEIGHTS

**FLOOR SYSTEM**

- ENGINEERED WOOD FLOOR TRUSSES
- DESIGNED TO MIN. 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**

- 8' 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

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



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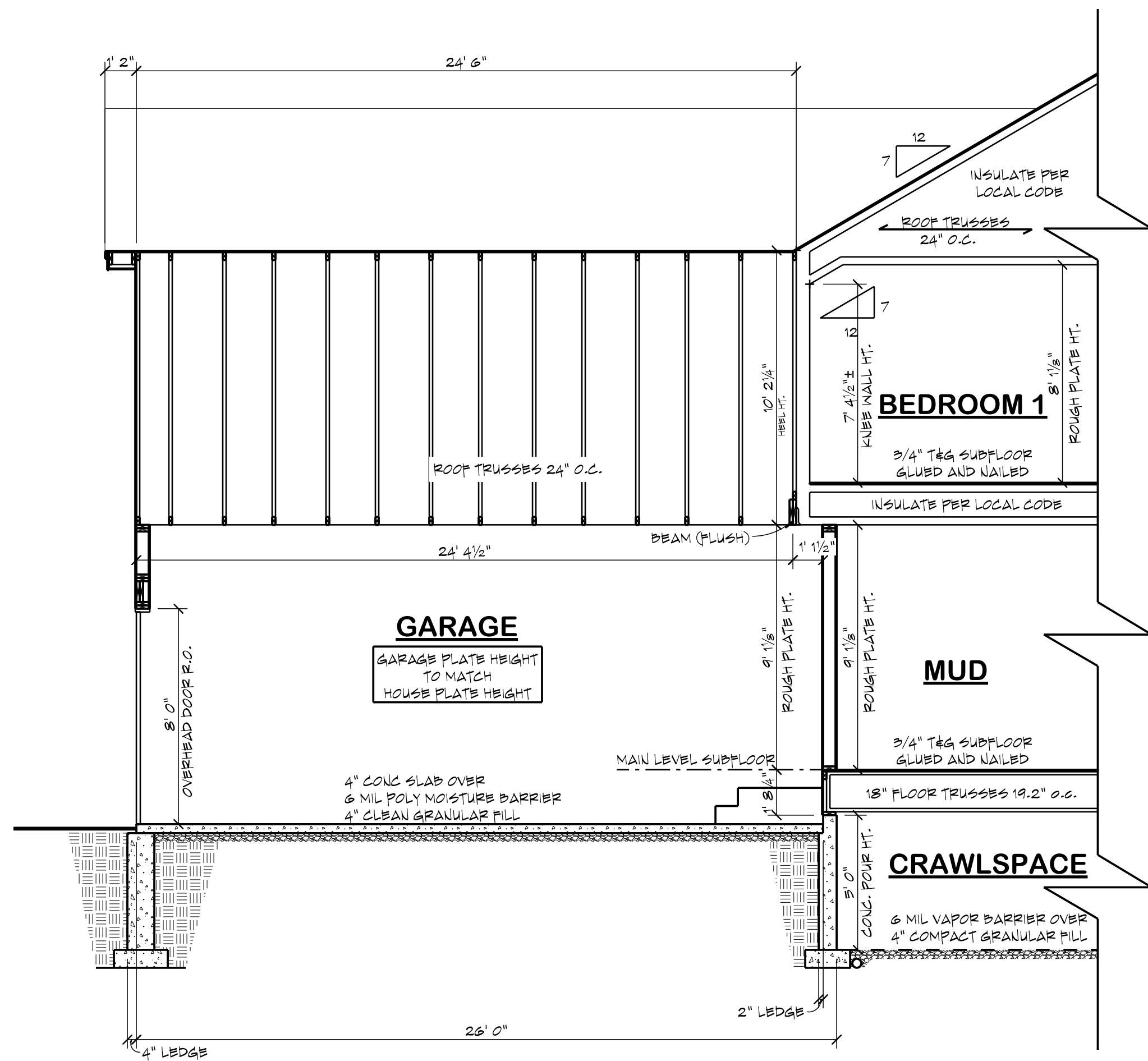
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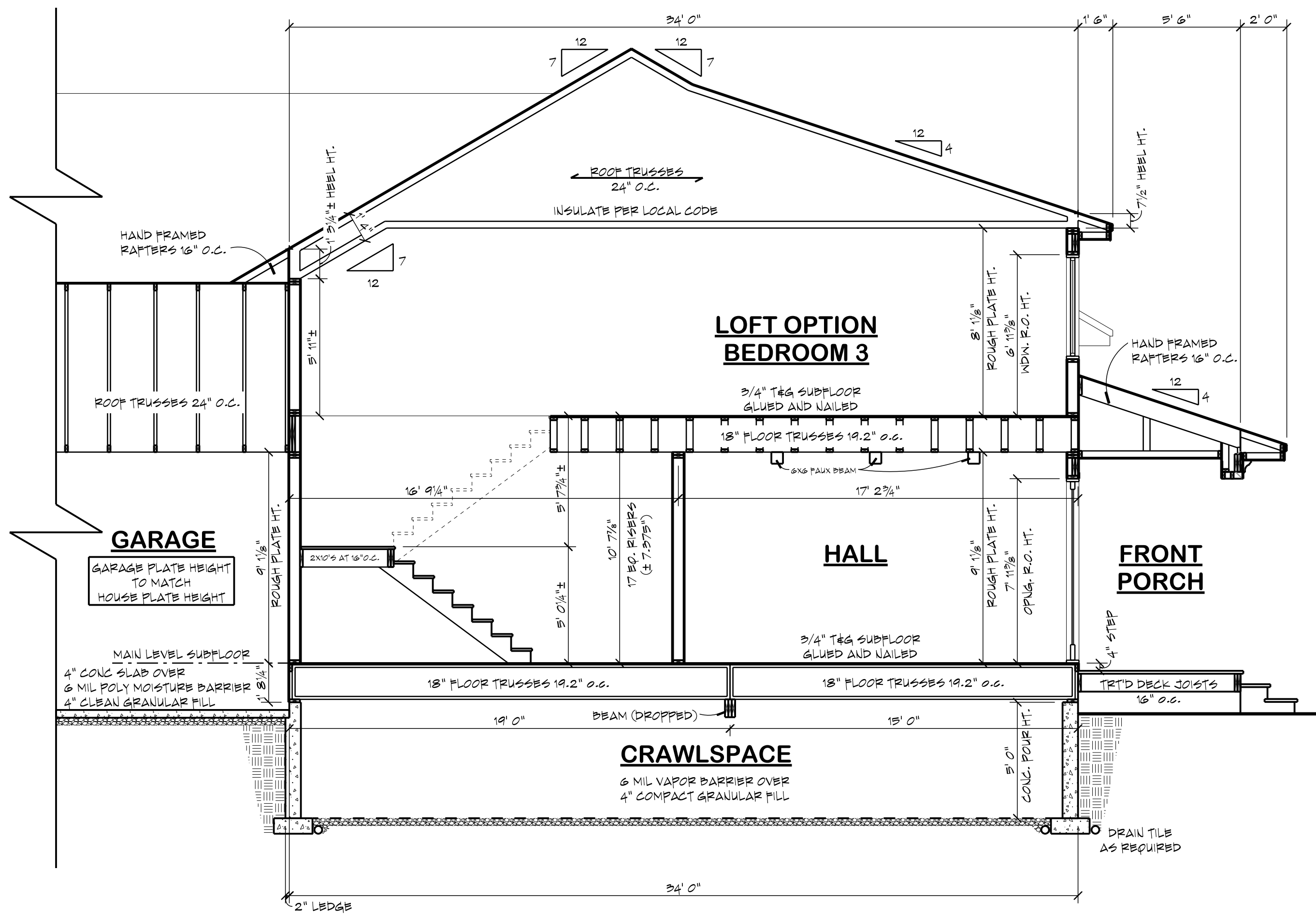
UPPER LEVEL FLOOR PLAN

5 **A2.3** 9

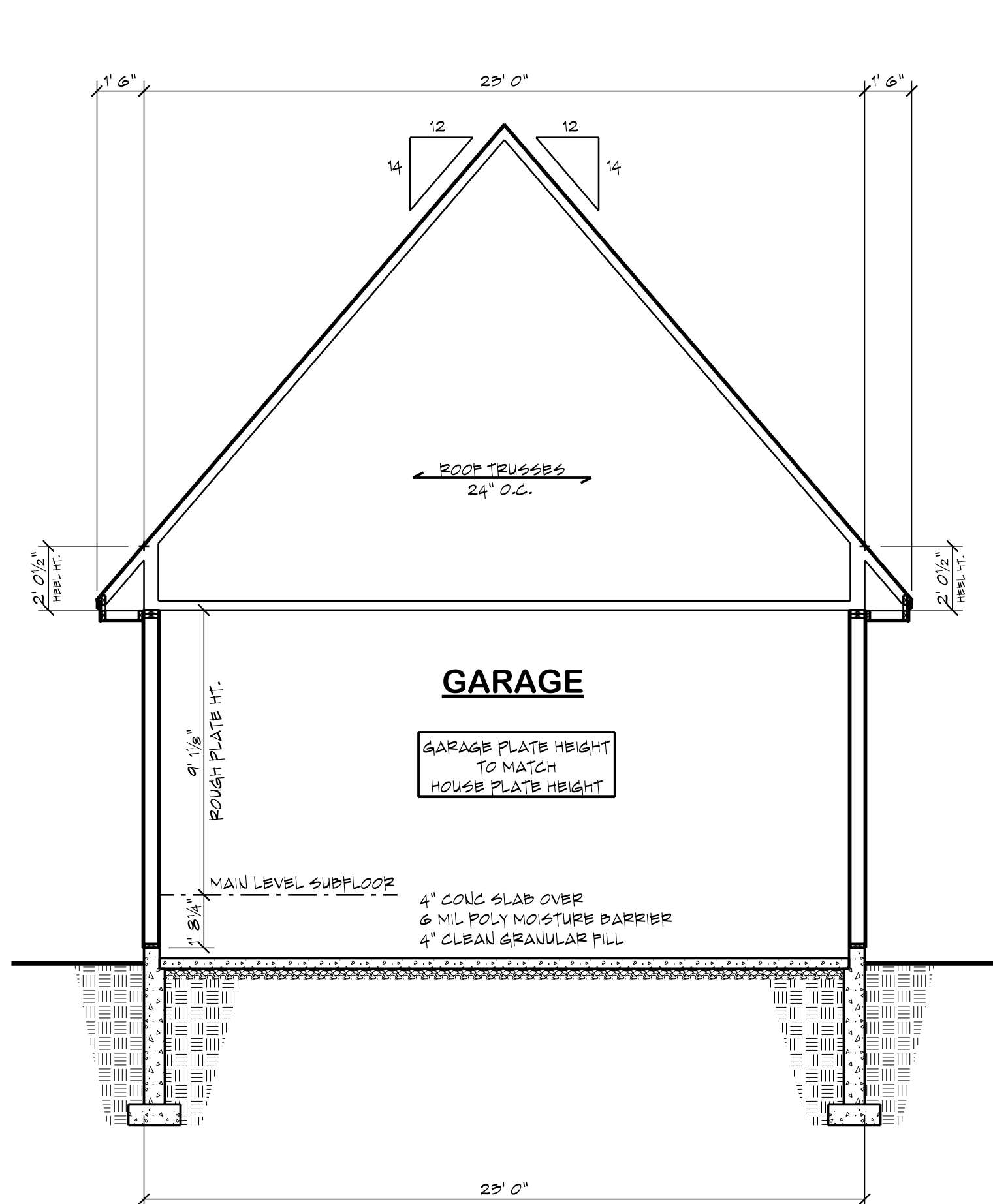




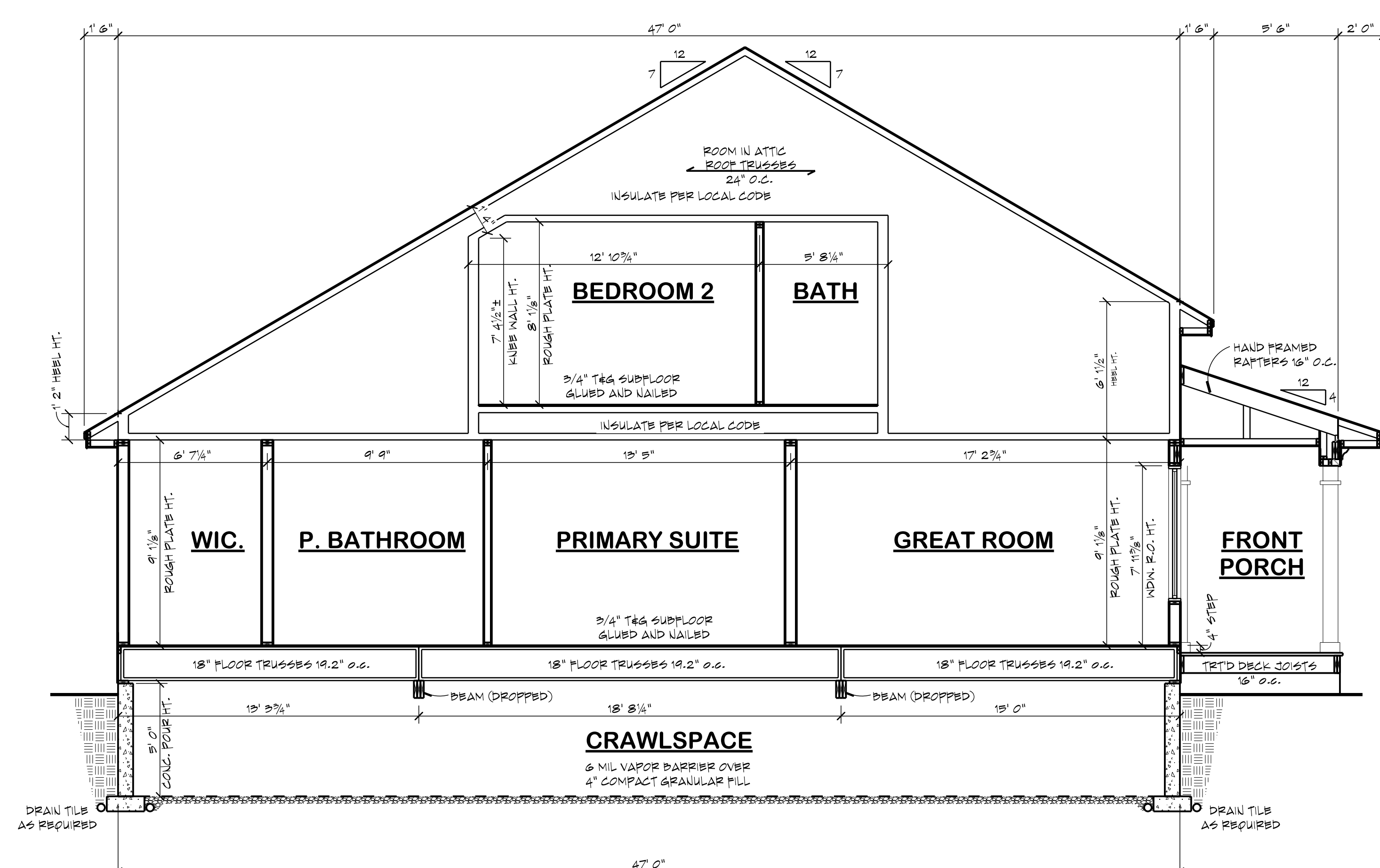
1 **BUILDING SECTION 'A'**  
A3.1  
SCALE : 1/4" = 1' 0"



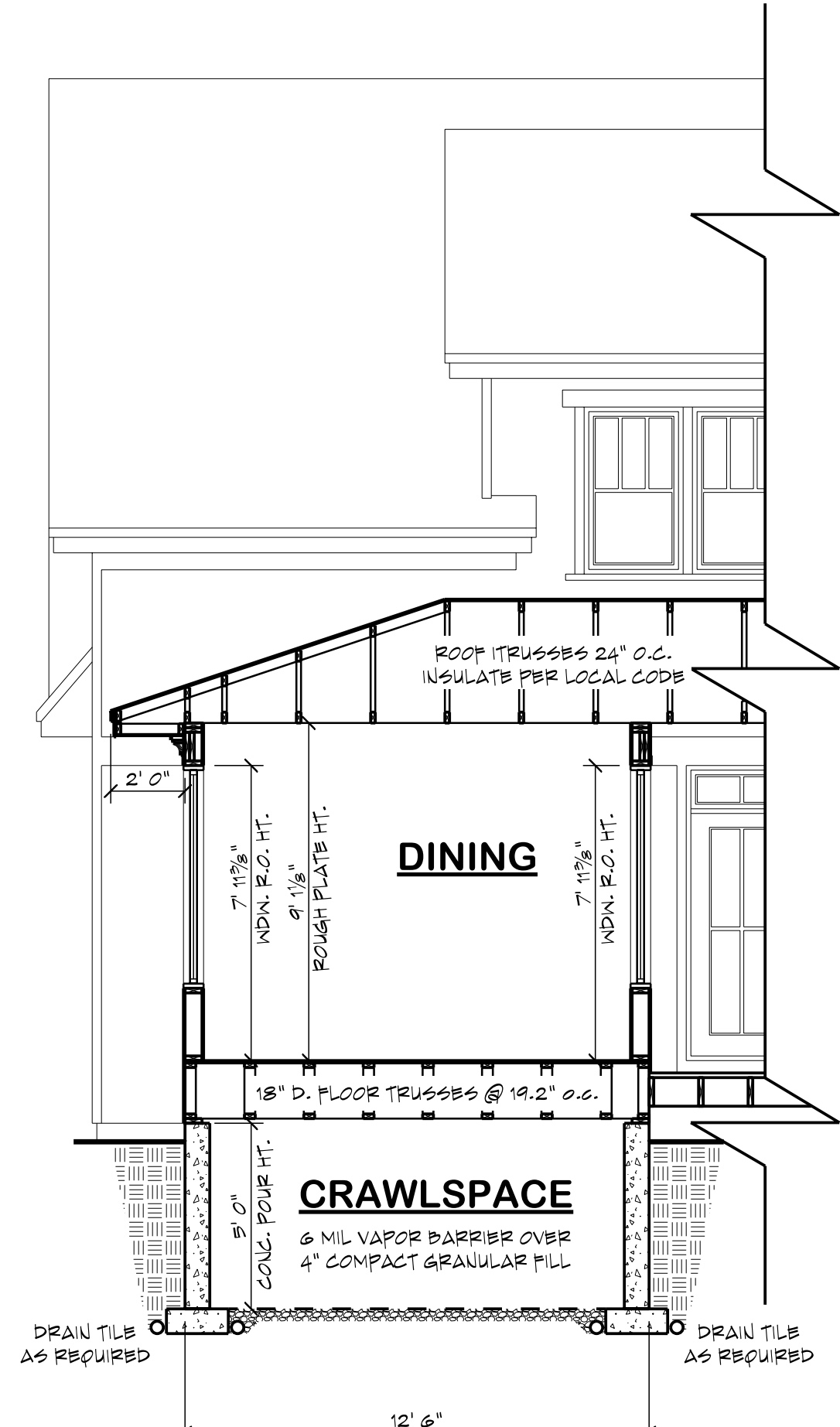
2 **BUILDING SECTION 'B'**  
A3.1  
SCALE : 1/4" = 1' 0"



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



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



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

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

ANY STRUCTURAL COMPONENTS THAT MAY BE NOTED ON THESE PLANS ARE INTENDED FOR DESIGN/BID PURPOSES ONLY. IT IS RECOMMENDED THAT ALL STRUCTURAL DESIGN BE REVIEWED BY A LICENSED PROFESSIONAL ENGINEER

**++ 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.

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**2 CAR REAR - STANDARD**



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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 |

BUILDING SECTIONS





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1108  
SHEET OF 6  
JHM  
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## 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

# 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.

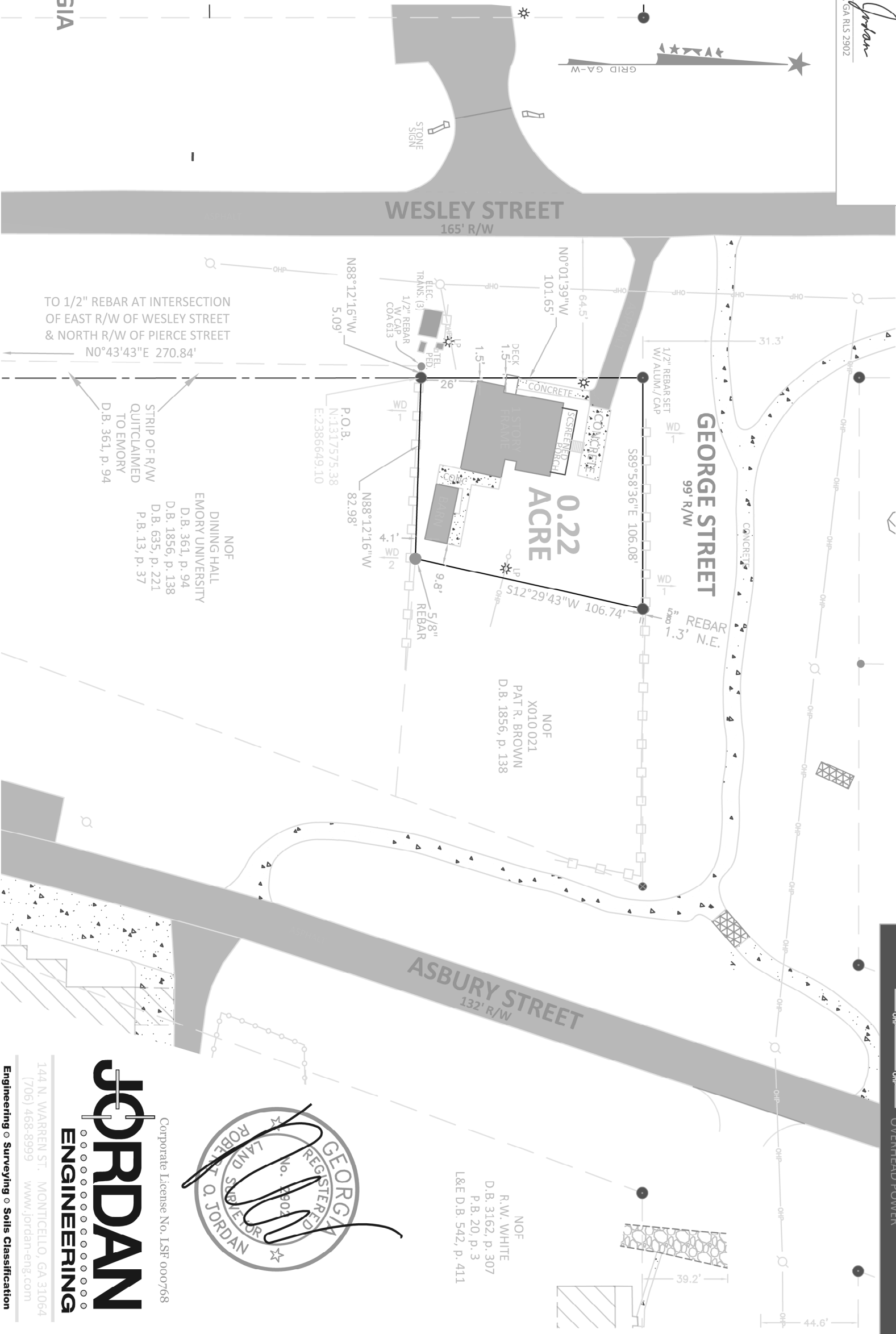
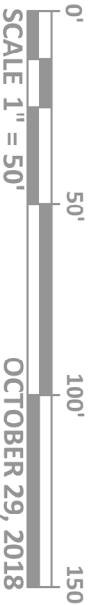
THE HORIZONTAL REFERENCE IS GEORGIA STATE PLANE, WEST ZONE, NAD83(2011) IN US SURVEY FEET.

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

**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



### 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

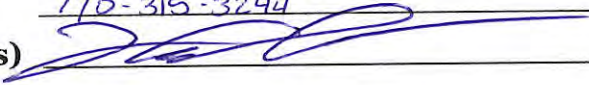
**\*\*If you have made such contributions, you must provide the data required in subsection (a) above within ten (10) days of filing this application.**



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.

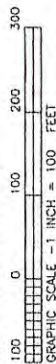
This property is in zone "X" a Federal Flood Area as indicated by F.I.A. Official Hazard Maps. Flood Map No. 13217C0107D, Dated: 03/17/2014.

RETRACEMENT SURVEY FOR:

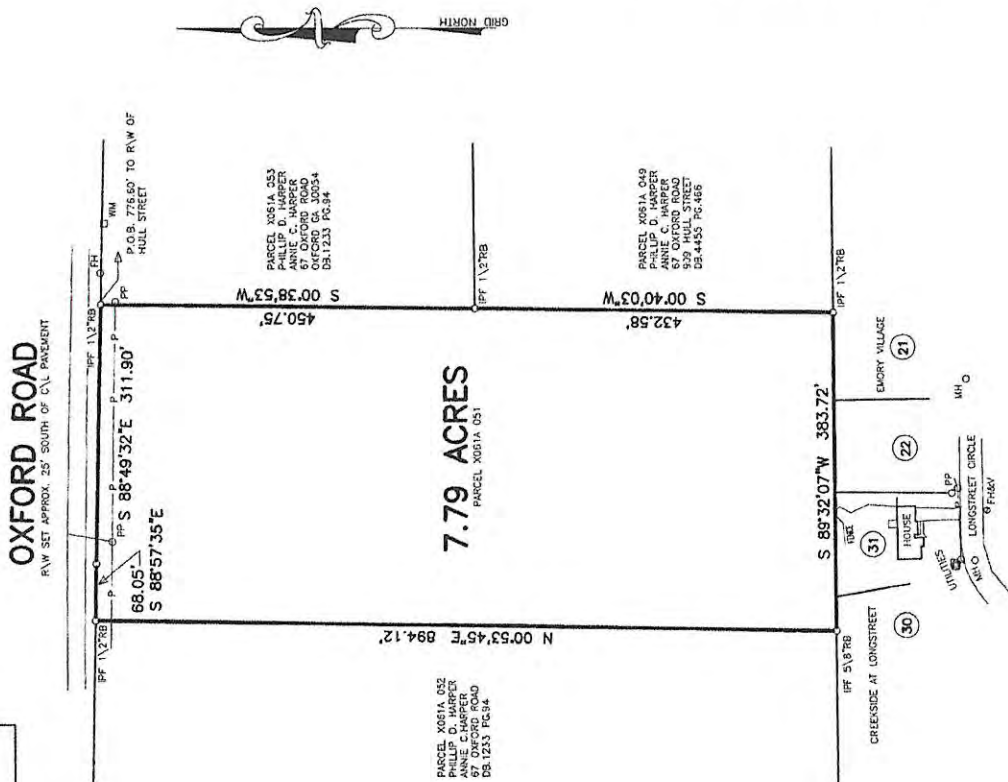
# ANDERSON SIGNATURE HOMES

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

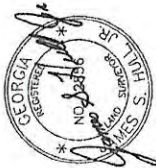
BK55 PG:287-287  
P2023000148  
FILED IN OFFICE  
CLERK OF COURT  
JANUARY 10, 2024  
SUSAN D. HAYES  
SUSAN D. HAYES  
NEWTON COUNTY, GA

*Susan D. Hayes*

## 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, RESTRICTIVE COVENANTS, OR OTHER MATTERS OF RECORD. THE SURVEYOR'S REQUIREMENTS, COMPLIANCE WITH LOCAL REGULATIONS OR 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 286  
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~~ <sup>R-20</sup> Conditional) will contribute to the overall plan associated with the Town Neighborhood Character – a core value expressed in the City's zoning ordinance.*

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

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

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

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

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

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



LIST OF ADJOINING PROPERTY  
OWNERS

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

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

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

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

LIST OF ADJOINING PROPERTY  
OWNERS

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

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

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

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



LIST OF ADJOINING PROPERTY  
OWNERS

Page 2.

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

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

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

LIST OF ADJOINING PROPERTY  
OWNERS

Page 2.

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

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

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



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

*Feb. 27-2026*

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

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

#### Statement of Suitability

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

On behalf of the Property  
Owner,

~~s/ John Andrew Nix~~

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

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

Feb-27, 2024

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

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

#### Narrative Intent

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

On behalf of the Property  
Owner,



John Andrew Nix, Applicant/Agent  
MaddoxNix





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

CONSTITUTIONAL OBJECTIONS

3-6-26

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

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

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

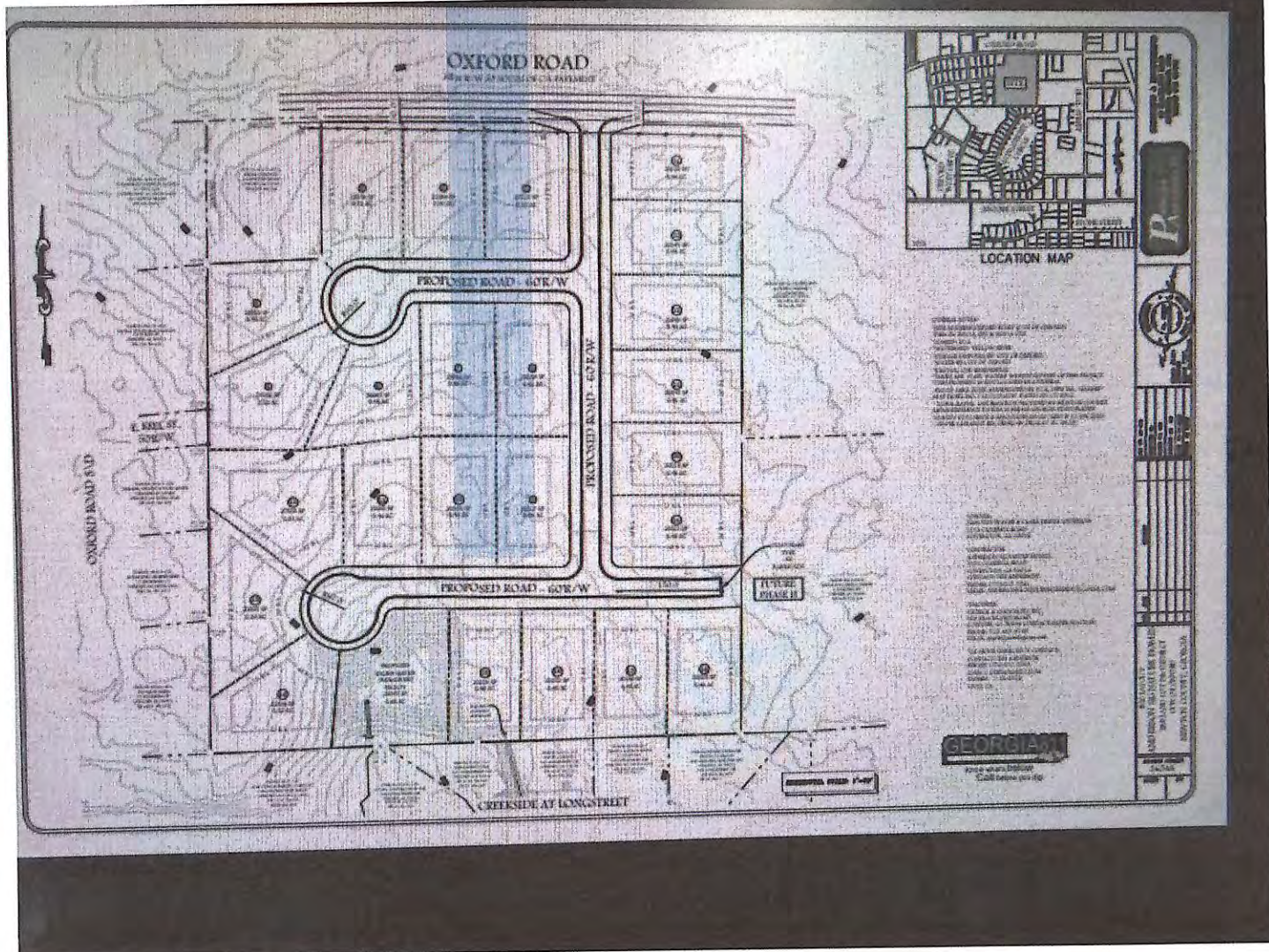
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Parcel X061A051 + X061AD52  
Oxford Road  
Zoning Application  
Timothy Wayne Anderson  
~~December 15, 2023~~  
Feb 27-2026

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

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





Rezoning  
 X061A051  
 X061A052