



Ann Hancock <annshancock@gmail.com>

212 Orange St , Oxford - Zoned O&I

Cheryl Hart <cheryl_hart@oxfordnc.org>

Tue, Sep 2, 2025 at 1:21 PM

To: ann hancock <ann.hancock@century21.com>, Tyrelle Evans <tyrelle.evans@oxfordnc.org>

Good afternoon Ann,

The property listed as 212 Orange St is currently zoned O&I (office Institutional). The last use of the building was a community support use/transitional home. As you are aware, the various uses on that Street are: church, single family dwellings and duplexes. In discussing your inquiry for a single family dwelling unit, please note the following factors:

1. The current UDO was adopted in 2021.
2. The proposed use is not permitted in the current UDO.
3. The proposed use (single family residence) was a permitted use prior to adopting the current UDO.
4. In interpreting section 13.2 non-conformities may continue if the single-family dwelling was lawful before this ordinance was enacted even though such use would not be permitted under the terms of this ordinance.

With the factors that I've listed being the case and after discussing it with Tyrelle, I interpret it as being permitted.

Cheryl

From: ann hancock <ann.hancock@century21.com>

Sent: Tuesday, September 2, 2025 10:00 AM

To: Cheryl Hart <cheryl_hart@oxfordnc.org>; Tyrelle Evans <tyrelle.evans@oxfordnc.org>

Subject: 212 Orange St , Oxford - Zoned O&I

GOod morning Cheryl and Tyrelle,

I understand that 212 Orange St Oxford is currently zoned O&I. I have attached the list of permitted uses to this email that you sent to us back in April. We have an interested Buyer who wants to use it as a Residential Property. I see Residential Care Facility on the list, but I don't see just Residential Property for use of Single Family Residency on the list. Can you confirm that a Buyer will be able to purchase this property as their primary residence?

Thank you!

Jaymee on behalf of Ann Hancock

Ann Hancock, Broker/Owner

THE ANN HANCOCK TEAM

The #2 CENTURY 21 TEAM in NC for 2024, 2023 & 2022 based on COMMISSIONS EARNED

Ann has been a Top National AWARD WINNER For Production & Quality Service EVERY YEAR from 1992-2024