



DEVELOPMENT SERVICES DEPARTMENT

INTER-OFFICE MEMORANDUM

To: Newton County Planning Commission Members
From: Tracy Hernandez, Zoning Administrator
Date: March 15, 2022
RE: Planning Commission Final Agenda for
 March 22, 2022 at 7:00 PM
 3rd Floor Boardroom of the Historic Courthouse

REZONING, FUTURE LAND USE MAP AMENDMENT, CONDITIONAL USE PERMIT PETITIONS

Tuesday, March 22, 2022 – Planning Commission Meeting
 Tuesday, April 19, 2022 – Board of Commissioners Meeting

OLD BUSINESS			
#	PETITION	LOCATION/REQUEST	APPLICANT
1	REZ22-000003 DISTRICT: 3	Location: 12862 Brown Bridge Rd Map & Parcel Number: 13-86 FLUM: DN (Development Node) Zoning: R-2 (Single-Family Residential) Acreage: 2.3 acres Request: Rezone parcel from R-2 (Single-Family Residential) to CN (Neighborhood Commercial). <p style="text-align: center;">Companion Case OSPEC22-000001</p>	Taylor English Duma, LLP Steven L Jones 1600 Parkwood Circle Atlanta, GA 30339
NEW BUSINESS			
2	OSPEC22-000001 DISTRICT: 3	Location: 12862 Brown Bridge Rd Map & Parcel Number: 13-86 FLUM: DN (Development Node) Zoning: R-2 (Single-Family Residential) Acreage: 2.3 acres Request: Special Exception to Sec 460-050 (j)(2)(b)(i) of the Salem Overlay Requirements. <p style="text-align: center;">Companion Case REZ22-000003</p>	Taylor English Duma, LLP Steven L Jones 1600 Parkwood Circle Atlanta, GA 30339
3	AUP22-000010 DISTRICT: 1	Location: 135 Anna Dr Map & Parcel Number: 113-341 FLUM: RES (Residential) Zoning: R-1 (Single-Family Residential) Acreage: 1.29 Request: In home Child Care Facility for up to 6 Children	Cinnamon Sarten 135 Anna Dr Covington, GA 30014
4	REZ22-000004 DISTRICT: 1	Location: 200 Bates Rd Map & Parcel Number: 106-055 FLUM: RR (Rural Residential) Zoning: A (Agricultural) Acreage: 9.51 Request: Rezone parcel from A (Agricultural) to AR (Agricultural Residential)	Ruben L Allen 200 Bates Rd Covington, GA 30014

5	REZ22-000005 DISTRICT: 1	Location: 55 Potts Ln Map & Parcel Number: 72-011A FLUM: AF (Agriculture/Forestry) Zoning: AR (Agricultural Residential) Acreage: 33.68 Request: Rezone parcel from AR to A (Agricultural) Companion Case CUP22-000001	Kenneth Batchelor Jr 55 Potts Ln Covington, GA 30016
6	CUP22-000001 DISTRICT: 1	Location: 55 Potts Ln Map & Parcel Number: 72-011A FLUM: AF (Agriculture/Forestry) Zoning: AR (Agricultural Residential) Acreage: 33.68 Request: To establish a tree service/sawmill on the property. Companion Case REZ22-000001	Kenneth Batchelor Jr 55 Potts Ln Covington, GA 30016
7	PP22-000003 DISTRICT 5	Covington Place Apartments Location: Dearing Rd & Dearing Woods Way Map & Parcel Number: 82-4A FLUM: RES (Residential), COM (Commercial) Zoning: PUD (Planned Unit Development) Acreage: 10.51 Request: To develop an apartment complex with 176 units. Part of the Covington Plantation PUD.	Bobby Bullard Bullard Land Planning Inc. 3790 Cannonwolde Dr. Snellville, GA 30039
8	PP22-000004 DISTRICT 5	Cornish Hills Location: Cornish Mtn. Rd, Flat Rock Rd, Hale Dr., Map & Parcel Number: 78, 50, 78-50A, 78-50B, 78-53A, 78-53, 78-50, 78-19, 78- 18N, 78-18U, 78-18Q, 78-18P, 78-18, 78-18 O, 78-49. FLUM: RES (Residential) Zoning: AR (Agricultural Residential), RE (Rural Estate), R3 (Single Family Residential) Acreage: 211.18 ac Request: To extend the original Preliminary Plat from 2007 (PP07-005) with a total of 75 lots.	Charles Tuller 2141 Emory Street, Covington GA, 30014
9	PP22-000005 DISTRICT 1	Location: Malcom Rd Map & Parcel Number: 73-33, 73-47 FLUM: RES (Residential) Zoning: AR (Agricultural Residential), Acreage: 20.5 Request: To create an 8 lot subdivision.	Gus Pounds Kines Custom Homes LLC 1050 Old Mill Farms Drive Mansfield GA, 30055
10	SOLAR PANELS ALL DISTRICTS	Solar Panel Reviews	Various Applicants

Cc: Marcello Banes, Chairman (email); Jackie Smith, Clerk (email); Newton County Board of Commissioner's (email); Jarvis Sims, County Manager; Judy Johnson, Director of Development Services; Crystal Dooley, Secretary to the Planning Commission; Scott Sirotkin, GIS; Shena Applewhaite, Planner; Peri Herring, Environmental Health