



DEVELOPMENT SERVICES DEPARTMENT

INTER-OFFICE MEMORANDUM

To: Newton County Planning Commission Members
From: Tracy Hernandez, Zoning Administrator
Date: April 29, 2022
RE: Planning Commission Final Agenda for
 May 24, 2022 at 7:00 PM
 3rd Floor Boardroom of the Historic Courthouse

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

Tuesday, May 24, 2022 – Planning Commission Meeting
 Tuesday, June 21, 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). Companion Case OSPEC22-000001 Tabled from the April 26, 2022 Meeting.	Taylor English Duma, LLP Steven L Jones 1600 Parkwood Circle Atlanta, GA 30339
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. Companion Case REZ22-000003 Tabled from the April 26, 2022 Meeting.	Taylor English Duma, LLP Steven L Jones 1600 Parkwood Circle Atlanta, GA 30339
3	OSPEC22-000002 DISTRICT: 3	Location: 3207 Salem Rd Map & Parcel Number: 12-042 FLUM: DN (Development Node) Zoning: OI (Office/Institutional) Acreage: 1.52 acres Request: Special Exception request to Sec. 460-050 (H) (1) (a), Orientation and Sec. 460-050 (J) (2), Off-Street Parking of the Salem Overlay requirements. Tabled from the April 26, 2022 Meeting.	Terry Boomer 211 East Main St Canton, GA 30114
4	REZ22-000006 DISTRICT: 3	Location: 4150 Salem Rd Map & Parcel Number: 13-141 FLUM: DN (Development Node) Zoning: R-3 (Single-Family Residential) Acreage: 1.75 acres Request: Rezone from R-3 to CH Companion Case CUP22-000002 Tabled from the April 26, 2022 Meeting.	Kirk Farrelly Michael Corcoran 361 Summit Blvd Ste 110 Birmingham, AL 35243

5	CUP22-000002 DISTRICT: 3	Location: 4150 Salem Rd Map & Parcel Number: 13-141 FLUM: DN (Development Node) Zoning: R-3 (Single-Family Residential) Acreage: 1.75 acres Request: CUP request to establish an auto repair (oil change) business in the Salem Overlay District. Companion Case REZ22-000006 Tabled from the April 26, 2022 meeting.	Kirk Farrelly Michael Corcoran 361 Summit Blvd Ste 110 Birmingham, AL 35243
NEW BUSINESS			
6	FLU22-000001 DISTRICT: 1	Location: Henderson Mill Rd Map & Parcel Number: 88-012C FLUM: AF (Agriculture/Forestry) Zoning: A (Agricultural) Acreage: 15 acres Request: Rezone parcel from A (Agricultural) to AR (Agricultural Residential) to subdivide parcel.	Loretta Lynn-Buice 70 McDonald Rd Covington, GA 30014
7	CUP22-000004 DISTRICT: 5	Location: 11188 Hwy 36 Map & Parcel Number: 84-34C FLUM: MXC (Mixed Use Commercial) Zoning: M-1 (Light Industrial) Acreage: .58 acres Request: CUP request to be allowed to establish a dog training facility.	Cheryl Freeman 1182B Washington St Covington, GA 30014
8	PP22-000006 DISTRICT 5	Location: Dixie Rd, Benton Dairy Rd & Belcher Rd Map & Parcel Number: 103- 35A FLUM: RR (Rural Residential) Zoning: A (Agricultural) Acreage: 183.881 acres Request: To develop the Red Oak Meadows Subdivision with a total of 11 lots.	David Aldridge Georgia Properties Inc. PO Box 1970 Jackson, GA 30233
9	PP22-000007 DISTRICT 1	Location: Hwy 162, and Jack's Creek Way Map & Parcel Number: 53-4A, 53-4B FLUM: RES(Residential) Zoning: A (Agricultural) Acreage: 108.24 acres Request: To extend the original Preliminary Plat from 2004, (PPT04-005) for Jack's Creek Subdivision. Total lots 87.	RIZ Communities and Development of Jack Creek LLC Steve Oxemann 5491 Roswell Rd Suite 100 Atlanta GA, 30342
10	SOLAR PANELS ALL DISTRICTS	Solar Panel Reviews	Various Applicants

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