



# DEVELOPMENT SERVICES DEPARTMENT

## INTER-OFFICE MEMORANDUM

**To:** Newton County Planning Commission Members

**From:** Tracy Hernandez, Zoning Administrator

**Date:** May 14, 2021

**RE:** Planning Commission Final Agenda for  
May 25, 2021 at 7:00 PM  
3<sup>rd</sup> Floor Boardroom of the Historic Courthouse

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

Tuesday, May 25, 2021 – Planning Commission Meeting  
Tuesday, June 15, 2021 – Board of Commissioners Meeting

<b>OLD BUSINESSS</b>			
<b>#</b>	<b>PETITION</b>	<b>LOCATION/REQUEST</b>	<b>APPLICANT</b>
1	REZ21-000003  DISTRICT: 2	<b>Location:</b> 4485, 4425 & 4447 Salem Rd & Smith Store Rd <b>Map &amp; Parcel Numbers:</b> 14-23, 23A, 46 & 46A <b>FLUM:</b> DN (Development Node) <b>Zoning:</b> R2 (Single-Family Residential) <b>Acreage:</b> 6.60 <b>Request:</b> To seek a rezoning to CH (Highway Commercial) to establish multiple uses including: Office, Fast Food Restaurant	CSCL Holdings, LLC Mark Walton, Agent 928 Blacklawn Rd Conyers, GA 30094
<b>NEW BUSINESS</b>			
2	AUP21-000002  DISTRICT: 4	<b>Location:</b> 13 Manor Oak Dr <b>Map &amp; Parcel Number:</b> 44-264 <b>FLUM:</b> RES (Residential) <b>Zoning:</b> R2 (Single-Family Residential) <b>Acreage:</b> 1.14 <b>Request:</b> To establish an in home day care facility for up to 6 children only.	Chess'Mia James 13 Manor Oak Dr Covington, GA 30014
3	REZ21-000004  DISTRICT: 4	<b>Location:</b> City Pond Rd & Hwy 142 <b>Map &amp; Parcel Number:</b> 79B-5, 58, 6A, 6, 7, & 79-2A <b>FLUM:</b> HDR (High Density Residential) <b>Zoning:</b> M2 (Heavy Industrial) <b>Acreage:</b> 35 acres <b>Request:</b> To seek rezoning to RMF (Multi-Family Residential) in order to develop Townhomes.	Jim Chapman Communities Michael Canady 2700 Cumberland Pkwy Atlanta, GA 30339
4	CUP21-000002  DISTRICT: 1	<b>Location:</b> Hwy 11 & I20 <b>Map &amp; Parcel Number:</b> 112-017 <b>FLUM:</b> DN (Development Node) <b>Zoning:</b> CH (Highway Commercial) & AR (Agricultural Residential) <b>Acreage:</b> 46.12 acres <b>Request:</b> Conditional Use Permit to allow a convenience store with underground Fuel Tanks in the Little River Watershed	JPC Design & Construction Mike Horne 264 Alabama Blvd Jackson, GA 30233

5	SOLAR PANELS  ALL DISTRICTS	Solar Panel Reviews	Various Applicants
<b>ADMINISTRATIVE REVIEW FOR PRELIMINARY PLAT FOR A RESIDENTIAL SUBDIVISION</b>			
6	PP21-000002 DISTRICT: 3	<b>Location: 3539, 3480, 3489, 3549 Fairview Road</b> <b>Map &amp; Parcel Number:</b> 25-43B, & portions of 25-43A, 25-43B, 25-44 <b>FLUM:</b> Development Node (DN) <b>Zoning:</b> R2 (Single Family Residential) <b>Acreage: 20.47</b> <b>Request:</b> To propose a preliminary plat for the Covington Creek Subdivision. (52 lots.)	Summit Engineering Consulting Inc. Chris Harrell 6250 Shiloh Rd Alpharetta, GA 30005

Cc: Marcello Banes, Chairman (email); Jackie Smith, Clerk (email); Newton County Board of Commissioner's (email); Lloyd Kerr, 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