

**NEWTON COUNTY BOARD OF COMMISSIONERS**  
**1124 Clark Street**  
**Covington, Georgia**  
**Regular Meeting**  
**Agenda**  
**June 20, 2023**

**Thought for the day...**

“With the new day comes new strength and new thoughts.”

Eleanor Roosevelt

7:00 p.m.

1. Call to Order: Chairman Marcello Banes
2. Invocation:
3. Pledge of Allegiance:
4. Agenda Adoption
5. Citizen Comments (Agenda Items only)
6. Chairman’s Report:  
County Manager’s Report:
7. Old Business
8. Consent Agenda
  - a. District One Appointment: Animal Control Board –  
Liz Alexander
  - b. Fire Services: Requesting Acceptance of the FY23  
Walmart Community Grant.  
Grant will be used to purchase carts that will carry air  
pack cylinders.  
Pg. 1
  - c. County Clerk: BOC Meeting Minutes dated June 6, 2023  
Special Called Meeting Minutes dated June 13, 2023  
Side Pocket, Pg. 2-3

**ITEMS FOR DISCUSSION AND CONSIDERATION**

9. County Manager/Finance: Piedmont Newton Hospital  
Funding Request.  
Pg. 4
10. Finance: Budget Amendment – Elections  
Pg. 5-6
11. Finance/Water Fund: Resolution R-2023-0620  
Contingency Amendment – Drinking Water Projects to  
Support Increased Population Grant.  
Revised Total: \$234,062,159.93

Funding Source: State ARPA Grant  
Pg. 7-11

12. Finance: May 2023 Financial Update Handout
13. Family Connection: Seeking approval of Family Connection FY2024 Contract  
Presenter: Laura Bertram, Director  
BOC approved Newton County as fiscal agent on February 7, 2023  
Pg. 12-50
14. Solid Waste: Resolution R-2023-0620 – Approving Second Modification of Promissory Note & Loan Agreement.  
Presenter: Matt Dolan, Director  
Loan Amount: \$4,619,500  
Pg. 51-60
15. Recreation/Purchasing: Requesting approve of EBH Holding, Inc. contract for Chimney Park’s Tree House.  
Presenter: Dwayne Mask, Director  
Contractor: EBH Holding, Inc.  
Low bidder  
Cost: \$98,888.61  
Funding Source: 2023 SPLOST  
Budgeted: Yes  
Pg. 61-64
16. County Attorney: Discussion/Consideration for the 3<sup>rd</sup> Amendment to the real estate sales agreement between Jay Williams, Newton Land Investments, LLC, and the City of Covington.  
Pg. 65–68
17. Public Works: Requesting BOC approval of the Cedar Shoals Development Bond Agreement with Cedar Shoals Project, LLC.  
Presenter: Chester Clegg, Director  
Deadline: Sensitive (June 20, 2023)  
M&O): \$20,000 - yearly once traffic signal is installed  
Funding Source: General Fund  
Budgeted: Yes  
No additional funds required  
Pg. 69-71
18. Public Works: Requesting approval by BOC to contract with Summit Construction & Development, LLC for the Brown Bridge Road Striping and Rumble Strip Project.  
Presenter: Chester Clegg, Director

Deadline: Sensitive (June 20, 2023)  
Cost: \$178,938.00  
Funding Source: 2017 SPLOST (30%) and LMIG Safety (70%)  
Budgeted: Yes  
No additional funds required  
Pg. 72-28

19. Public Works: Requesting approval of BOC to contract with GDOT to oversee construction funding of the Access Road @ I-20 from West of Crowell Road and East of Harold Dobbs Road Project (PI No. 0015095)  
Presenter: Chester Clegg, Director  
Deadline: Sensitive (June 20, 2023)  
Cost: \$20,000 Fee and commitment to Local Match for \$7,540,672.64 project  
Funding Source: FHWA (90%), 2017 SPLOST for Local Match (10%) plus \$20,000 GDOT fee.  
Budgeted: Yes  
No additional funds required.  
Pg. 79-82

**7:30 PM**

**ZONING/PUBLIC HEARING**

Please Note: The applicant and those in favor of the petition are allowed ten-minutes to address the board. In addition, ten-minutes are allotted for those in opposition to the petition. This ten-minute allotment does not include a response to any questions raised by the commission members.

**Old Business**

20. **REZ22-000013 – Rezoning (EEZ)**  
Location: 375 Flat Rock Road  
Applicant: Eric Johansen  
Representative: Kathryn Zickert  
Map & Parcel Number: 79-9  
FLUM: IND (Industrial)  
Zoning: A (Agricultural)  
District 5  
Proposed zoning: M2 (Heavy Industrial)  
Acreage: 15.56 acres (of 126.69 acres)  
Request: Rezoning 15.56 acres of the parent parcel from A (Agricultural) to M2 (Heavy Industrial)  
Side Pocket

**New Business**

21. **FLU23-000004 – Future Land Use Amendment (FLUM)**  
Location: 1716 Hwy. 11  
Applicant: Shane Sealy

Map & Parcel Number: 0127 005  
Existing FLUM: RR (Rural Residential)  
Proposed FLUM: IND (Industrial)  
Zoning: Light Industrial (M1)  
District 5  
Acreage: 6.04  
Request: To amend the Future Land Use of RR (Rural Residential) to  
IND (Industrial)  
Side Pocket

22. **REZ23-000003 – Rezoning (REZ)**

Location: Popular Hill Road  
Applicant: Charles Wiggins  
Map & Parcel Number: 0118-040C  
FLUM: RR (Rural Residential)  
Zoning: A (Agricultural)  
District 1  
Proposed zoning: RE (Rural Estate)  
Acreage: 20.99  
Request: To rezone the parcel from A (Agricultural) to RE (Rural  
Estate)  
Side Pocket

23. **REZ23-000005 - Rezoning (REZ)**

Location: 13161 Brown Bridge Road  
Applicant: Baxter Bouchillon  
Map & Parcel Number: 0013 130D  
FLUM: DN (Development Node)  
Zoning: CN (Neighborhood Commercial)  
Proposed zoning: CG (General Commercial)  
District 2  
Acreage: 1`  
Request: To rezone the parcel from CN (Neighborhood Commercial) to  
CG (General Commercial)  
Side Pocket

24. Citizen Comments (topic of choice)

25. Commissioner Comments

26. Executive Session (if needed)

27. Adjourn