



Newton County Board of Commissioners
Work Session
Minutes
May 17, 2022 6:00 p.m.
Historic Courthouse-1124 Clark Street
Covington, Georgia 30014

Present were, Chairman Banes, Commissioners; Stan Edwards, Demond Mason, Alana Sanders, Ronnie Cowan, Interim County Manager Jarvis Sims and Attorney Patrick Jaugstetter and Deputy Clerk Susan Nolley. Other administrative staff and the media staff were also present. *Commissioner Henderson entered the meeting @ 6:46 p.m.

1. Call to Order: Chairman Banes
2. Invocation: Commissioner Cowan
3. Pledge: led by Commissioner Sanders

Topic: Zoning Amendments focusing on Residential Zoning and allowed density

Shena Applewhaithe. Interim Director of Development services presented a PowerPoint presentation to include the following:

- A recap from the first Work Session held February 1, 2022-Defining the Zoning District types.
- Current vacant acreage zoned for Residential use
- Residential density chart overview
- Proposed amendments to the Residential Development Standards.
- Review/Guidance

Discussion from the Board

Agricultural Zoning

- Size of homes
- Larger developments
- Minimum quality standards
- Minimum building standards
- Diminishing value of existing homes

Agricultural Residential Zoning

- Uniformity
- Growth concern
- 2 acre minimum
- Safety

Chairman Banes stated that a third work session will be needed to finish the discussion of the proposed Zoning Amendments and allowed densities.

A hard copy of the presentation was provided to each Commissioner and made a part of the official minutes.

Chairman Banes called for a motion to adjourn at 7:00 p.m. Commissioner Henderson motioned to adjourn, seconded by Commissioner Sanders.

Marcello Banes, Chairman

ATTEST:

Susan G. Nolley Deputy Clerk