

**NEWTON COUNTY BOARD OF COMMISSIONERS
REGULAR MEETING
November 20, 2007
MINUTES**

**Newton County Historic Courthouse
1124 Clark Street
Covington, Georgia
Chairman Aaron Varner, Presiding**

Present: Chairman Aaron Varner, Commissioners Mort Ewing, Earnest Simmons, Ester Fleming, Jr., J.C. Henderson, and Monty Laster, Administrative Officer John Middleton, Attorney Scott Cole, Attorney Jenny Carter, and Clerk Jackie Smith

Newspaper: Covington News
Newton Citizen
Group of citizens

Chairman Varner called the meeting to order, extended a welcome and read the thought for the day. Pastor Ronnie Brannen, Canaan Baptist Church, gave the invocation and after expressing thanks to Rev. Brannen for the beautiful prayer, Chairman Varner led the Pledge of Allegiance to our great Flag.

APPROVAL OF BOC MINUTES DATED NOVEMBER 6, 2007

Motion: To approve the minutes dated November 6, 2007 as written.

Proposed by: Commissioner Mort Ewing, District One

Second by: Commissioner Monty Laster, District Five

Motion Carried

DETAINEE WORK DETAIL AGREEMENT

Presented by: Attorney Scott Cole & Administrative Officer John Middleton

- Passed by City of Covington Council on November 5th
- Board questioned # of detainees, #of work hours, # of weeks to work
- 10-12 detainees
- 8 hours
- Agreement is modeled after state agreement
- Detainees go on county roads and not into subdivisions.

Motion: To approve the Detainee Work Detail Agreement between the City of Covington and Newton County BOC as explained by Attorney Scott Cole and Administrative Officer John Middleton, and printed on pages 14-17 in agenda packet. This agreement is for a not to exceed cost of \$44,171.00.

Proposed by: Commissioner Mort Ewing, District One

Second by: Commissioner Earnest Simmons, District Two

Motion Carried

**INTERGOVERNMENTAL AGREEMENT CORNISH CREEK
TREATMENT FACILITY & WILLIAMS STREET WATER
TREATMENT FACILITY**

Presented by: Attorney Scott Cole

- BOC has discussed this a number of times (last time September 24th)
- No substantial changes

Motion: To approve the Intergovernmental Agreement Cornish Creek Treatment Facility and Williams Street Water Treatment Facility between the City of Covington and the Board of Commissioners as outlined on pages 18-23 in agenda packet.

Proposed by: Commissioner Monty Laster, District Five

Second by: Commissioner J.C. Henderson, District Four

Motion Carried

7:10 p.m.: Chairman Varner called a recess of the meeting until 7:30 p.m.

7:30 P.M. - ZONINGS:

Chairman Varner declared that meeting back in session and announced public hearing on amendments to the Zoning Ordinance and the Development Regulations.

Chairman Varner noted that each side would have ten minutes to present their issues that would not include board discussion.

**PROPOSED AMENDMENTS TO THE ZONING ORDINANCE &
THE DEVELOPMENT REGULATIONS**

Planning Commission Recommendation: Approval on June 26, 2007; Approval for Additions on August 28, 2007

- Planning Director Marian Eisenberg read aloud the proposed changes. The commissioners discussed these changes at a previous work session.
- Planning Commission approved changes.
- Planning staff requesting approval of changes
- Added two addendums and requesting these addendums be approved as well, i.e. kennels and road maintenance bond.
- Chairman asked that Dev. Regs addendum Division #670 be excluded until he has time to review and discuss w/county engineer. (just received information this afternoon.)
- No opposition
- 7:35 p.m. public hearing was closed

Motion: To approve the amendments to the Newton County Zoning Ordinance as outlined by Director Eisenberg and discussed by this board on at least three different occasions.

Proposed by: Commissioner Mort Ewing, District One
Second by: Commissioner Monty Laster, District Five
Motion Carried

Motion: To approve the amendments to the Newton County Development Regulations as outlined by Director Eisenberg and discussed previously at a work session with the exclusion of Division #670 as requested by the chairman.

Proposed by: Commissioner Mort Ewing, District One
Second by: Commissioner Monty Laster, District Five
Motion Carried

Senior Planner Scott Sirotkin addressed the Board and sounded the following zonings:

REZ07-020

Existing Land Use Map: DN (Development Node)

Existing Zoning: R2 (Single-Family Residential)

Proposed Zoning: CH (Highway Commercial)

Watershed: South River

Location: 5361 & 5369 GA Hwy. 20 South (West Side)

216 Feet of Frontage

Parcel Size: 1.957 Acres

Tax Parcel: 7A-10, 11

Owner: GA Hwy. 20, LLC

Petitioner: Rick Carpenter

Applicant's Intent: To develop a maximum 15,000 square-foot retail establishment or drive-thru restaurant at a density of 7,664.8square feet per acre.

Planning Commission Recommendation: Deferred to August 28, 2007 (July 24, 2007)

Approval with Changed Conditions (August 28, 2007)

BOC Deferred to October 16, 2007

BOC Deferred to November 20, 2007

District Two

Petitioner Representative: Attorney Andy Welch

- Met with Commissioner Simmons, Planning Director and Senior Planner
- Worked on uses not prohibited on site.
- Submitted letter today regarding interparcel connectivity
- Planning Commission recommends approval
- Staff recommends approval

Commissioner Concerns:

- Safety
- Any cars we can get off of 212/20 will be an improvement
- Commissioner Fleming suggested speed humps be installed. Engineer Walter agreed and will look into this.

No opposition

Motion: To approve REZ07-020 zoning change from R2 (Single Family Residential) to CH (Highway Commercial) with the following conditions as read by Director Marian Eisenberg.

1. To the owner's agreement to restrict the use of the subject property as follows:
 - a. Retail or service commercial and/or office and accessory uses, including all exterior food and beverage service areas, at a maximum density of 7,664.8 gross square feet per acre zoned or a total of 15,000 square feet, whichever is less.
 - b. The following uses shall not be allowed:
 1. Amphitheaters, Stadiums
 2. Animal Hospitals, Vet Clinics
 3. Major Auto Repair, Auto Sales
 4. Bar, Night Club
 5. Auto Service Station (not excluding fuel centers associated with convenience store)
 6. Campground, RV Park
 7. Private Club, Order, Lodge
 8. Electric Station; Gas Pumps not related to Anchor Store
 9. Flea Market
 10. Funeral Home
 11. Group Home
 12. Hospital
 13. Manufactured Home Sales, Rental, Repair
 14. Kennel
 15. Manufactured Home Display
 16. Personal Care Home
 17. Produce Stand
 18. Farm Equipment Sales
 19. Dry Cleaning, Institutional (Neighborhood Dry Cleaners that do on-site cleaning shall be allowed if they meet environmental regulations.)
 20. Light Manufacturing
 21. Commercial Outdoor Recreational Facilities
 22. Place of Worship

Proposed by: Commissioner Earnest Simmons, District Two

Second by: Commissioner J.C. Henderson, District Four

Motion Carried

MOD07-008

Proposal: Modification of Conditions 1.a and 2.a

Existing Zoning: CN (Neighborhood Commercial) approved November 15, 2005

Location: Jack Neely Road (West Side)

199.79 Feet of Frontage

Kirkland Road (South Side)

546.36 Feet of Frontage

Parcel Size: 3.18 Acres

Tax Parcel: 26-34

Owner: Timbersouth Properties

Petitioner: Timbersouth Properties

Applicant's Intent: To increase maximum size of day care center from 8,000 square feet to 13,000 square feet and to revise site plan to reflect new building layout.

BOC deferred to November 20, 2007 (October 16, 2007)

District Three

Petitioner Representative: Attorney Jimmy Alexander, Attorney Jim Hartman

- Approved in fall of 2005
- Permit for a larger day care center
- Wants to increase the square footage
- Twin of existing building w/one exception – this will be four-sided brick building.
- Planning Commission approved conditions from 2005.
- Commissioner Fleming requested and has reviewed a new set of conditions.

Motion: To approve MOD07-008 Modification Change, Tax Parcel #26-34, located on Jack Neely Road & Kirkland Road with the following conditions as read by Commissioner Fleming.

1. To the owner's agreement to restrict the use of the subject property as follows:
 - a. A 13,000 square-foot day care center and a 9,600 square-foot professional office/commercial building, at an aggregate density of 7,106.92 gross square feet per acre zoned or a total of 22,600 square feet, whichever is less.
2. To the owner's agreement to abide by the following:
 - a. To the revised site plan received by the Department of Planning and Development on September 7, 2007 and to the legal description received by the Department of Planning and Development on September 2, 2005. Said site plan is conceptual only and must meet or exceed the requirements of the Zoning Ordinance and these conditions prior to the approval of a Land Disturbance Permit. Unless otherwise noted herein, compliance with all conditions shall be in place prior to the issuance of the first Certificate of Occupancy.

Proposed by: Commissioner Ester Fleming, Jr., District Three
Second by: Commissioner J.C. Henderson, District Four
Motion Carried

CUP07-014

FLU07-011

REZ07-025

Existing Land Use Map: MHDR (Medium to High Density Residential)

Proposed Use: Lumber Yard (Sec. 505 Use Table)

Proposed Land Use Map: C (Commercial)

Existing Zoning: MSR (Mixed Use Single-Family Residential)

Proposed Zoning: CG (General Commercial)

Watershed: Yellow River

Location: GA Hwy 162 Connector (West Side)

147.15 Feet of Frontage

Parcel Size: 5.669 Acres (from a 15.44 acre parent parcel)

Tax Parcel: 46-14, 45A-84C

Owner: William Russell Day

Petitioner: William Russell Day

Applicant's Intent: To operate a Lumber Yard and Mulch Sales Business on 5.669 acres.

Planning Commission Recommendation: Deferred to October 23, 2007 (September 25, 2007) FLU07-011 – Approval; REZ07-025 – Approval w/Staff Conditions; CUP07-014 – Approval w/Staff Conditions

District Five

Note: Commissioner Fleming announced he would abstain from this petition because of ownership of property adjacent to this property.

Petitioner: Mr. Barksdale & Russell Day

- Operates 3 trucks
- No increase in traffic
- Thank you to staff for working with him.
- Requesting board to waive left turn lane.
- For the record, decel and left hand turn lane would be costly for the applicant at this time.

No opposition

CUP07-014

Motion: To approve CUP07-014 as requested and presented.

Proposed by: Commissioner Monty Laster, District Five

Second by: Commissioner Mort Ewing, District One

Motion Carried with Commissioner Fleming abstaining from motion.

FLU07-011

Motion: To approve the Future Land Use Map change from MHDR to C (Commercial).

Proposed by: Commissioner Monty Laster, District Five

Second by: Commissioner Earnest Simmons, District Two

Motion Carried with Commissioner Fleming abstaining from motion.

REZ07-025

Motion: To approve REZ07-025 zoning change to CG (General Commercial) with the following conditions as read by Director Eisenberg.

1. To the owner's agreement to restrict the use of the subject property as follows:
 - a. Storage of bulk wood and mulch for distribution and resale.
2. To the owner's agreement to abide by the following:
 - a. To the revised site plan and legal description received by the Department of Planning and Development on October 15, 2007. Said site plan is conceptual only and must meet or exceed the requirements of the Zoning Ordinance and these conditions prior to the approval of a Land Disturbance Permit. Unless otherwise noted herein, compliance with all conditions shall be in place prior to the issuance of the first Certificate of Occupancy.
3. To the owner's agreement to abide by the following development standards:
 - a. Maintain a 50-foot setback from right-of-way of Highway 162 Connector.
 - b. Provide a landscaped buffer in front of storage area as required by Section 520-030, and screening requirement from abutting residential district as required by Section 520-020, and as approved by the County Arborist.
 - c. No parking or storage of materials may occur within the required buffers.
 - d. Entrance shall be improved to meet commercial standards. A left-turn lane and deceleration lane shall be provided, as required by Planning and Development Engineer and/or GaDOT. Dedicate, at no cost to Newton County, additional right-of-way necessary from back-of-curb of the deceleration lane to provide for placement of utilities.
 - e. Stormwater plan to be reviewed and approved by County Engineer.
 - f. Provide downcast lighting.
 - g. No burning of materials on site.

Proposed by: Commissioner Monty Laster, District Five
Second by: Commissioner Mort Ewing, District One
Motion Carried with Commissioner Fleming abstaining from the motion.

FLU07-012

REZ07-026

Existing Land Use Map: LDR (Low Density Residential)

Proposed Land Use Map: PI Public/Institutional)

Existing Zoning: R2 (Single-Family Residential)

Proposed Zoning: OI (Office-Institutional)

Watershed: Yellow River

Location: Salem Road (South Side)

200.01 Feet of Frontage

Parcel Size: 1.03 Acres

Tax Parcel: 28-13A

Owner: Mageline Dawkins

Petitioner: Grace & Mercy Child Development Center

Applicant's Intent: To develop a 5,732 square foot Child Day Care for up to 100 students at a density of 5,565.04 square feet per acre.

Planning Commission Recommendation: FLU07-012– Approval; REZ07-026 – Approval w/Staff Conditions

District Two

Petitioner: Mr. Dawkins

- Requested approval for a day care center
- Willing to abide by conditions set forth by staff and planning commission
- Feels there is a great need in area
- Planning Commission approved

Opposition:

Betty Freeman represented by Attorney Frank Turner, Jr.

Judy Findlay

- Lives adjacent to property (40 years)
- Affects property values
- Stable area
- Traffic concerns
- Presented petition with signatures of those in opposition to request as part of record. (41 residents)
- Request large group of residents to stand in show of opposition to this request.
- Not right location for day care center
- 7 centers within 1-1/2 miles of proposed center
- Preserve residential community
- Lived in area 22 years
- Can't get out of driveway now
- Accidents every weekend

Commissioner Simmons

- Received 10-12 calls in favor of petition
- Received one call in opposition (Mr. Freeman)
- Another day care approved a month ago in general area

Rebuttal: Mr. Dawkins

- Will abide by recommendations
- Will not have a dramatic affect on community
- Need day care centers with two more new schools being constructed.
- Looking ahead to help meet the need.
- Building will keep residential appearance
- Asset to community

Commissioner Henderson

- Stated that he listens to what is being said regarding a particular request. Sometimes might not agree, but when it comes to an issue in a particular district, tries to follow the lead of the district commissioner because he usually has a feel of what is best for his district.

FLU07-012

Motion: To approve the Future Land Use Map Change – FLU07-012.

Proposed by: Commissioner Earnest Simmons, District Two

Second by: Commissioner J.C. Henderson, Distinct Four

Motion Failed 3 to 2 with Commissioners Ewing, Fleming and Laster voting in opposition to motion.

Motion: To deny the Future Land Use Map Change – FLU07-012.

Proposed by: Commissioner Ester Fleming, Jr., District Three

Second by: Commissioner Monty Laster, District Five

Motion Carried with Commissioners Simmons and Henderson voting in opposition to motion.

REZ07-026

Motion: To deny zoning request REZ07-026.

Proposed by: Commissioner Ester Fleming, Jr, District Three

Second by: Commissioner Monty Laster, District Five

Motion Carried with Commissioners Simmons and Henderson voting in opposition to motion.

REZ07-027

Existing Land Use Map: RR (Rural Residential)

Existing Zoning: A (Agriculture)

Proposed Zoning: RE (Rural Estate)

Watershed: Alcovy River

Location: 40 and 46 Bates Road (East Side)

228.34 Feet of Frontage

Parcel Size: 4.88 Acres

Tax Parcel: 107-28, 28A

Owner: Sandra Green, and Danny & Rebecca Williard

Petitioner: Ronald Green, and Danny & Rebecca Williard

Applicant's Intent: To reconfigure two lots; one with an existing primary structure, and one with an existing primary structure and an existing guesthouse)

Planning Commission Recommendation: Approval w/Staff Conditions

District One

Petitioner: Ronald Green

- Would like to reconfigure property

No Opposition

Commissioner Ewing

- Have worked on this request for several months in an effort to help these families out.
- Appreciate all the work this family has done and all the work our staff has done working on this.

Motion: To approve REZ07-027 changing the zoning from A (Agriculture) to RE (Rural Estate) with the following conditions as read by Commissioner Ewing.

1. To the owner's agreement to restrict the use of the subject property as follows:
 - a. A 9,600 square-foot professional office/commercial building, at a density of 9,600 gross square feet per acre.
 - b. The following uses shall not be allowed:
 1. Amphitheatres, Stadiums
 2. Animal Hospitals, Vet Clinics
 3. Major Auto Repair, Auto Sales
 4. Bar, Night Club
 5. Auto Service Station (not excluding fuel centers associated with convenience store)
 6. Campground, RV Park
 7. Private Club, Order, Lodge
 8. Electric Station; Gas Pumps not related to Anchor Store
 9. Flea Market
 10. Funeral Home
 11. Group Home
 12. Hospital
 13. Manufactured Home Sales, Rental, Repair
 14. Kennel
 15. Manufactured Home Display
 16. Personal Care Home
 17. Produce Stand

18. Farm Equipment Sales
19. Dry Cleaning, Institutional (Neighborhood Dry Cleaners that do on-site cleaning shall be allowed if they meet environmental regulations.)
20. Light Manufacturing
21. Commercial Outdoor Recreational Facilities
22. Place of Worship
23. Private Recreation Center or Club
24. Sawmill, Planing Mill
25. Mini-Warehouses
26. Tattoo Parlors
27. Adult Book Store/Entertainment
28. Establishments selling alcoholic beverages

- c. The following uses shall require approval of a Conditional Use Permit by the Board of Commissioners pursuant to Division 625:
 - (1) Bank
 - (2) Convenience Store, Gas Station
 - (3) Restaurant
2. To the owner's agreement to abide by the following:
 - a. To the site plan and legal description received by the Department of Planning and Development on September 7, 2007. Said site plan is conceptual only and must meet or exceed the requirements of the Zoning Ordinance and these conditions prior to the approval of a Land Disturbance Permit. Unless otherwise noted herein, compliance with all conditions shall be in place prior to the issuance of the first Certificate of Occupancy.
 29. To the owner's agreement to abide by the following development standards:
 - a. Stormwater plan to be reviewed and approved by P & D Engineer.
 - b. Provide downcast lighting.
 - c. Building shall be four- sided brick, identical to Kirkland Corner's existing retail building.
 - d. The rear building walls, and any mechanical (such as vents) must painted to match the color of the brick. Awnings shall be placed over the rear doors.

- e. Provide left turn lane and decel lane, as approved by Planning & Development Engineer. Existing access on Jack Neely Road may need to be relocated to the south to accommodate a deceleration lane.

Proposed by: Commissioner Mort Ewing, District One
Second by: Commissioner Ester Fleming, Jr., District Three
Motion Carried with Commissioners' Henderson and Simmons voting in opposition to the motion.

FLU07-013

REZ07-029

Existing Land Use Map: MHDR (Medium/High-Density Residential)

Proposed Land Use Map: C (Commercial)

Existing Zoning: R2 (Single-Family Residential)

Proposed Zoning: CN (Neighborhood Commercial)

Watershed: Yellow River

Location: Jack Neely Road (West Side)

187.99 Feet of Frontage

Parcel Size: 1.0 Acre

Tax Parcel: 26-33

Owner: Michael & Suzanne Lindsey

Petitioner: Timbersouth Properties, Inc.

Applicant's Intent: To develop a 9,600 square-foot professional office/commercial building for a density of 9,600 square feet per acre. This request is to extend the Kirkland Corners development with an additional 9,600 square-foot professional building.

Planning Commission Recommendation: FLU07-013 – Approval; REZ07-029 – Approval w/Staff Conditions

District Three

FLU07-013

Motion: To approve FLU07-013 and change from MHDR to R2 (Single Family Residential)

Proposed by: Commissioner Ester Fleming, Jr., District Three

Second by: Commissioner Monty Laser, District Five

Motion Carried

REZ07-029

Motion: To approve zoning request REZ07-020 from R2 to CN (Neighborhood Commercial), Tax Parcel 26-53 located on Jack Neely Road with the following conditions as read by Director Eisenberg.

Proposed by: Commissioner Ester Fleming, Jr., District Three

Second by: Commissioner Monty Laster, District Five

Motion Carried

1. Amphitheaters, Stadiums
2. Animal Hospitals, Vet Clinics

3. Major Auto Repair, Auto Sales
4. Bar, Night Club
5. Auto Service Station (not excluding fuel centers associated with convenience store)
6. Campground, RV Park
7. Private Club, Order, Lodge
8. Electric Station; Gas Pumps not related to Anchor Store
9. Flea Market
10. Funeral Home
11. Group Home
12. Hospital
13. Manufactured Home Sales, Rental, Repair
14. Kennel
15. Manufactured Home Display
16. Personal Care Home
17. Produce Stand
18. Farm Equipment Sales
19. Dry Cleaning, Institutional (Neighborhood Dry Cleaners that do on-site cleaning shall be allowed if they meet environmental regulations.)
20. Light Manufacturing
21. Commercial Outdoor Recreational Facilities
22. Place of Worship
23. Private Recreation Center or Club
24. Sawmill, Planing Mill
25. Mini-Warehouses
26. Tattoo Parlors
27. Adult Book Store/Entertainment
28. Establishments selling alcoholic beverages

d. The following uses shall require approval of a Conditional Use Permit by the Board of Commissioners pursuant to Division 625:

- (1) Bank
- (2) Convenience Store, Gas Station
- (3) Restaurant

2. To the owner's agreement to abide by the following:

a. To the site plan and legal description received by the Department of Planning and Development on September 7, 2007. Said site plan is conceptual only and must meet or exceed the requirements of the Zoning Ordinance and these conditions prior to the approval of a Land Disturbance Permit. Unless otherwise noted herein, compliance with all conditions shall be in place prior to the issuance of the first Certificate of Occupancy.

4. To the owner's agreement to abide by the following development standards:
 - a. Stormwater plan to be reviewed and approved by P & D Engineer.
 - b. Provide downcast lighting.
 - c. Building shall be four sided brick, identical to Kirkland Corner's existing retail building.
 - d. The rear building walls, and any mechanical (such as vents) must painted to match the color of the brick. Awnings shall be placed over the rear doors.
 - e. Provide left turn lane and decel lane, as approved by Planning & Development Engineer. Existing access on Jack Neely Road may need to be relocated to the south to accommodate a deceleration lane.

FLU07-014

REZ07-030

Existing Land Use Map: RR (Rural Residential)

Proposed Land Use Map: C (Commercial)

Existing Zoning: AR (Agricultural Residential)

Proposed Zoning: CG (General Commercial)

Watershed: Yellow River

Location: Georgia Hwy. 212 (West Side)

1704.24 Feet of Frontage

Pickett Bridge Road (North Side)

539.29 Feet of Frontage

Parcel Size: 6.55 Acres

Tax Parcel: 51.18B

Owner: Charles Studdard

Petitioner: Charles Studdard

Applicant's Intent: To operate a business selling and delivering mulch, sand, gravel and similar products on a 6.55-acre tract.

Planning Commission Recommendation: FLU07-014– Approval; REZ07-030 – Approval w/Staff Conditions

District One

Petitioner Representative: Attorney Jimmy Alexander

- Property long and narrow, bordered on back side by creek
- Mr. Studdard would like to have sell mulch, sand and gravel
- Exact same conditions this board placed on Miller rezoning some time back.
- Driveway will be within 50 feet set back from highway.

No opposition

FLU07-014

Motion: To approve the Future Land Use Map change from RR to C (Commercial).

Proposed by: Commissioner Mort Ewing, District One
Second by: Commissioner Ester Fleming, Jr., District Three
Motion Carried

REZ07-030

Motion: To approve REZ07-030 zoning change from AR to CG (General Commercial) with the following conditions as read by Commissioner Ewing.

1. To the owner's agreement to restrict the use of the subject property as follows:
 - a. Retail sales and delivery of mulch, gravel, sand and similar materials.
2. To the owner's agreement to abide by the following:
 - a. To the legal description received by the Department of Planning and Development on September 7, 2007. Said site plan is conceptual only and must meet or exceed the requirements of the Zoning Ordinance and these conditions prior to the approval of a Land Disturbance Permit. Unless otherwise noted herein, compliance with all conditions shall be in place prior to the issuance of the first Certificate of Occupancy.
3. To the owner's agreement to abide by the following development standards:
 - h. Maintain a 50-foot setback from new right-of-way of Georgia Highway 212 after any dedication required to meet GDOT driveway permit requirements.
 - i. Install 6-foot dark (green) chain link fencing equipped with vertical slat system to screen activities on the property from view of Highway 212. Fencing will be installed at the 50-foot setback line from highway right-of-way.
 - j. Install a commercial driveway entrance accordance with the requirements of the required GDOT permit for the entrance, including deceleration lanes, curbing, utility relocation and other matters as required by GDOT.
 - k. Grass and maintain the 50-foot setback area between the right-of-way on Highway 212 and the required fencing (condition 3.b.).
 - l. Natural undisturbed buffers (required by ordinance) shall not be used for the storage of materials or other activities (including parking for vehicular access of any nature) associated with the commercial operation on the premises.

- m. Mulch, sand, gravel and other materials stored on the site for sale shall be stored in concrete bins, which will be located so as to not allow access by vehicles over the buffer areas.
- n. All lighting on site shall be downcast lighting.
- o. Stormwater plan to be reviewed and approved by Planning and Development Engineer.
- p. Dedicate, at no cost to Newton County, right-of-way as required by the County Engineer or GaDot. Provide additional right-of-way necessary from back-of-curb of the deceleration lane to provide for placement of utilities.
- q. Front side of building shall be brick.
- r. Paint sides and rear of building to match color of brick.
- l. A 75-foot undisturbed buffer or a 55-foot buffer with an opaque fence is required along the entire southwestern property line along adjacent residential property.

Proposed by: Commissioner Mort Ewing, District One
Second by: Commissioner Ester Fleming, Jr, District Three
Motion Carried

**APPROVAL TO INITIATE AN AMENDMENT TO THE FUTURE
LAND USE MAP & OFFICIAL ZONING MAP**

Parcel # 29-233

Location: Corner of Brown Road & Huntington Street

Developed as: Kids in Training Childcare Academy (2002)

District Two

Commissioner Fleming noted, once again, that he hoped this would clean up any mistakes or oversight that has taken place previously. Director Eisenberg stated she and staff are working hard to clear everything up prior to her coming on board with the county.

Motion: To approve the initiation of an amendment to the Future Land Use Map & Official Zoning Map for Tax Parcel #29-233 as requested and presented by Director Eisenberg.

Proposed by: Commissioner Earnest Simmons, District Two

Second by: Commissioner Mort Ewing, District One

Motion Carried

COUNTY CHECKS:

Motion: To approve the county checks as printed and read by the chairman.

Proposed by: Commissioner Monty Laster, District Five

Second by: Commissioner Mort Ewing, District One

Motion Carried

STREETLIGHTS:

Clearwater Subdivision

District Four

Motion: To approve the streetlight request for Clearwater Subdivision located in the fourth district.

Proposed by: Commissioner J.C. Henderson, District Four

Second by: Commissioner Earnest Simmons, District Two

Motion Carried

Commissioner Henderson expressed appreciation to the board for their support regarding the Laseter Street Community Center and expressed thanks for the great clean up job done by the road department.

ADJOURN

Time: 8:45 p.m.

Motion: To adjourn the meeting.

Proposed by: Commissioner Ester Fleming, Jr., District Three

Second by: Commissioner Mort Ewing, District One

Motion Carried

Respectfully Submitted,

Jackie Smith, County Clerk