



DEVELOPMENT SERVICES DEPARTMENT

INTER-OFFICE MEMORANDUM

To: Newton County Planning Commission Members
From: Tracy Hernandez, Zoning Administrator
Date: May 25, 2022
RE: Planning Commission Final Agenda for
 June 28, 2022 at 7:00 PM
 3rd Floor Boardroom of the Historic Courthouse

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

Tuesday, June 28, 2022 – Planning Commission Meeting
 Tuesday, July 19, 2022 – Board of Commissioners Meeting

OLD BUSINESS			
#	PETITION	LOCATION/REQUEST	APPLICANT
1	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. <p style="text-align: center;">Tabled from the May 24, 2022 Meeting.</p>	Terry Boomer 211 East Main St Canton, GA 30114
2	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 <p style="text-align: center;">Companion Case CUP22-000002 Tabled from the May 24, 2022 Meeting.</p> <p style="text-align: center;">Applicant has requested to withdraw the petition without prejudice</p>	Kirk Farrelly Michael Corcoran 361 Summit Blvd Ste 110 Birmingham, AL 35243
3	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. <p style="text-align: center;">Companion Case REZ22-000006 Tabled from the May 24, 2022 meeting.</p> <p style="text-align: center;">Applicant has requested to withdraw the petition without prejudice</p>	Kirk Farrelly Michael Corcoran 361 Summit Blvd Ste 110 Birmingham, AL 35243

4	FP22-000003 DISTRICT: 2	Location: 265 Forest Lakes Map & Parcel Number: 15-44 FLUM: RES Zoning: AR (Agricultural Residential) Acreage: 4 acres Request: To subdivide the parent parcel in an existing subdivision to allow a family member to build a home Tabled from the April 26, 2022 meeting.	Calenthia Honeycutt 265 Forest Lakes Covington, GA 30014
NEW BUSINESS			
5	REZ22-000009 DISTRICT: 1	Location: Loyd Rd Map & Parcel Number: 129-57 FLUM: RR (Rural Residential) Zoning: A (Agricultural) Acreage: 18 acres Request: Rezone 1.81 acres from parent parcel from A (Agricultural) to AR (Agricultural Residential) to subdivide parcel.	Robert H Stansfield Po Box 1617 Covington, GA 30015
6	FLU22-000002 DISTRICT: 1	Location: McDonald Rd Map & Parcel Number: 89-09F FLUM: AF (Agriculture/Forestry) Zoning: A (Agriculture) Acreage: 41.93 Request: Designate a future land use map amendment to RR (Rural Residential) to seek a rezone to AR (Agriculture Residential) to subdivide out a 5 acre parcel for a single family dwelling.	David & Tiffany Lynch 400 McDonald Rd Covington, GA 30014
7	SOLAR PANELS ALL DISTRICTS	Solar Panel Reviews	Various Applicants
UNIFIED DEVELOPMENT ORDINANCE (UDO) AMENDMENTS			
	UDOAM22-001	TO AMEND CHAPTER 1 ZONING ORDINANCE: ARTICLE 1, DIVISION 100 RELATIONSHIP TO THE COMPREHENSIVE PLAN, DIVISION 105 DEFINITIONS, ARTICLE 2, BASE DISTRICT REGULATIONS WITH A FOCUS ON DIVISION 200 SECTIONS 205-050, 210-050, 220-050, 225-050, 230-010, 235-010 240-050, ARTICLE 3 C.O.R.D –COMMUNITY ORIENTED RESIDENTIAL DEVELOPMENT, ARTICLE 4 OVERLAY DISTRICT REGULATIONS; AND AMENDING ANY CONFLICTING LANGUAGE. THE AMENDMENT INCLUDES THE FOLLOWING: ARTICLES 1, 2, 3, 4, 5, 6 & 7 OF THE ZONING ORDINANCE.	
	UDOAM22-002	CHAPTER 2 DEVELOPMENT REGULATIONS: ARTICLE 1 GENERAL PROVISIONS, ARTICLE 2 DEFINITIONS, ARTICLE 3 ADMINISTRATIONS, ARTICLE 4 PROCEDURES AND DOCUMENT SPECIFICATIONS, ARTICLE 5 SITE DESIGN STANDARDS, ARTICLE 6 SITE IMPROVEMENTS, AND AMENDING ANY CONFLICTING LANGUAGE. ARTICLES 1, 2, 3, 4, 5, 6, 7, 8, AND APPENDICES OF THE DEVELOPMENT REGULATIONS.	

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