



**DEVELOPMENT SERVICES DEPARTMENT  
INTER-OFFICE MEMORANDUM**

**To:** Newton County Planning Commission Members  
**From:** Shena Applewhaite, Director  
**Date:** Aug 15<sup>th</sup>, 2023  
**RE:** Planning Commission Preliminary Agenda  
 August 22, 2023 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, August 22, 2023 – Planning Commission Meeting  
 Tuesday, 5<sup>th</sup> September, 2023 – Board of Commissioners Meeting

	PETITION	LOCATION/REQUEST	APPLICANT
<b>OLD BUSINESS</b>			
1	CUP23-000003 DISTRICT 2	<b>Location:</b> 350/360 Butler Bridge Rd <b>Map &amp; Parcel Number:</b> 003-1 & 002-40 <b>FLUM:</b> AF (Agricultural Forestry) <b>Zoning:</b> A (Agricultural) <b>Acreage:</b> 315.29 & 2.90 <b>Request:</b> To allow the church to operate a recreational, youth camp on approximately 321.31 acres at 350 & 360 Butler Rd.	Andrea P. Gray LLC 300 E. Church St. Monroe, GA 30655
<b>NEW BUSINESS</b>			
2	REZ23-000008 DISTRICT 1	<b>Location:</b> Hwy 81/Hwy 212 <b>Map &amp; Parcel Number:</b> 0019-013A <b>FLUM:</b> COM & PRC <b>Zoning:</b> CN (Neighborhood Commercial) A-R (Agricultural Residential) <b>Acreage:</b> 16.44 <b>Request:</b> To rezone the parcel from CN (Neighborhood Commercial) A-R (Agricultural Residential) to CG (General Commercial)	Estefani Lopez 6496 Hwy 212 Covington, GA 30016
3	FLU23-000006 DISTRICT 1	<b>Location:</b> 43 Dry Pond Rd <b>Map &amp; Parcel Number:</b> 51-18D <b>FLUM:</b> RR (Rural Residential) <b>Proposed FLUM:</b> COM (Commercial) <b>Zoning:</b> (Agricultural Residential) <b>Acreage:</b> 17.57 approx. <b>Request:</b> To amend the FLUM to COM in order to rezone it to commercial for a mini warehouse.	Kenneth Batchelor 43 Dry Pond Rd Covington GA
4	REZ23-000013 DISTRICT 3	<b>Location:</b> 2601 Access Rd <b>Map &amp; Parcel Number:</b> 0025-028 <b>FLUM:</b> DN, PRC, <b>Zoning:</b> R-3 (Single-Family Residential) <b>Acreage:</b> 24 <b>Request:</b> To rezone the parcel from R-2 (Single-Family Residential) to M-1(Light Industrial)	Maddox Nix 945 Bank Street Conyers, GA 30012  Rep: John Nix

5	CUP23-000006 DISTRICT 2	<b>Location:</b> 3988 Salem Rd <b>Map &amp; Parcel Number:</b> 0013- 057 <b>FLUM:</b> DN (Development Node) <b>Zoning:</b> R2 (Single Family Residential) <b>Acreage:</b> 1.57 ac <b>Request:</b> To obtain a CUP to locate a driving school.	Oladele Salimonu 90 Rose Walk Drive Covington GA 30016
6	CUP23-0000008 DISTRICT 2	<b>Location:</b> 2094 Hwy 81 <b>Map &amp; Parcel Number:</b> 0045 060 & 0045 049A <b>FLUM:</b> PUB (Public Institution) <b>Zoning:</b> R3 (Single Family Residential) <b>Proposed FLUM:</b> COM (Commercial) <b>Acreage:</b> 2.5ac & 1ac <b>Request:</b> To locate a special events facility.	Maria Alves PO BOX 482 Conyers, GA 30012
7	PP23-000003 DISTRICT 2	<b>Location:</b> Brown Bridge Rd, Magnet Road <b>Map &amp; Parcel Number:</b> 0006-046A, 0006-046B, 0006-046C <b>FLUM:</b> RES (Residential) / PRC (Parks, Rec, Conservation) <b>Zoning:</b> R2 (Single Family Residential) /AR (Agricultural Residential) <b>Acreage:</b> 244.21 Acres <b>Request:</b> Revision to Jolly Farms Preliminary plat.	Greyden Engineering Ralph Davia 12460 Crabapple Rd Ste 202-374 Alpharetta, GA 30004
	Solar Panels	<b>All Districts</b>	Various Applicants

Cc: Marcello Banes, Chairman (email); Harold Cooper, County Manager; Jackie Smith, Clerk (email); Susan Nolley; Newton County Board of Commissioner's (email); Shena Applewhaite, Director of Development Services, Crystal Dooley, Secretary to the Planning Commission; Scott Sirotkin, GIS; Peri Herring, Environmental Health