



# DEVELOPMENT SERVICES DEPARTMENT

## INTER-OFFICE MEMORANDUM

**To:** Newton County Planning Commission Members  
**From:** Tracy Hernandez, Zoning Administrator  
**Date:** August 16, 2021  
**RE:** Planning Commission Final Agenda for  
 August 24, 2021 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 24, 2021 – Planning Commission Meeting  
 Tuesday, September 21, 2021 – Board of Commissioners Meeting

<b>OLD BUSINESS</b>			
#	PETITION	LOCATION/REQUEST	APPLICANT
1	OTC21-000001  DISTRICT: 3	<b>Location:</b> Crowell Rd <b>Map &amp; Parcel Number:</b> 25-37 <b>FLUM:</b> DN (Development Node) <b>Zoning:</b> R2 (Single-Family Residential) <b>Acreage:</b> 51.02 <b>Request:</b> Overlay Tier Change from Tier 1 & 2 to Tier 2 of the Almon Overlay	Denny M Dobbs 329 Harold Dobbs Rd Covington, GA 30016
2	CUP21-000003  DISTRICT: 3	<b>Location:</b> 706 Crowell Rd <b>Map &amp; Parcel Number:</b> 43-165 <b>FLUM:</b> DN (Development Node) <b>Zoning:</b> R2 (Single-Family Residential) <b>Acreage:</b> 5.15 <b>Request:</b> To have a home occupation business license with customer contact for a Wildlife Rehabilitation Center.	Danielle Nicole Kanoy 706 Crowell Rd Covington, GA 30014
<b>NEW BUSINESS</b>			
3	CUP21-000004  DISTRICT: 5	<b>Location:</b> 11225 Hwy 36 <b>Map &amp; Parcel Number:</b> 84-37C <b>FLUM:</b> MXC (Mixed Use Residential) <b>Zoning:</b> M1 (Light Industrial) <b>Acreage:</b> 3.11 <b>Request:</b> To add at an existing auto repair business the ability to have 25% of the property for outdoor storage.	Derwin Bryan Davis 973 Green St SE Conyers, GA 30012
4	REZ21-000006  DISTRICT: 2	<b>Location:</b> 51 Cedar Rd <b>Map &amp; Parcel Number:</b> 29-172 <b>FLUM:</b> RES (Residential) <b>Zoning:</b> R2 (Single-Residential) <b>Acreage:</b> 17 acres <b>Request:</b> To seek a rezoning to AR (Agricultural Residential) to be allowed to have livestock and livestock quarters	Michael Stevens 5584 Hwy 81 E McDonough, GA 30252

5	SOLAR PANELS  ALL DISTRICTS	<b>Solar Panel Reviews</b>	Various Applicants
6	AUP21-000026  DISTRICT: 4	<b>Location:</b> 10173 Puckett St <b>Map &amp; Parcel Number:</b> 31-0004-023 <b>FLUM:</b> HDR (High Density Residential) <b>Zoning:</b> R2 (Single-Family Residential) <b>Acreage:</b> .38 acres <b>Request:</b> To seek an approved administrative use permit to operate an adult day care facility.	Dorothy M Jackson 2701 Club Forest Dr Conyers, GA 30013
<b>PRELIMINARY PLATS</b>			
7	PP21-000003	<b>Location:</b> Salem Road & Hwy 81 <b>Map &amp; Parcel Number:</b> 28-81K <b>FLUM:</b> Development Node <b>Zoning:</b> R2 Single Family Residential, Salem Overlay Tier 2 <b>Acreage:</b> 5.06 <b>Request:</b> To propose a Preliminary Plat for the Salem Townhomes & Retail Center. (20 Town homes)  <b>Tabled from the July 27, 2021 Planning Commission meeting.</b>	Phillip Johnson 10195 Dearing St Covington, GA 30014
<b>UNIFIED DEVELOPMENT ORDINANCE (UDO) AMENDMENTS</b>			
8	UDOAMD21-001	TO AMEND CHAPTER 1 ZONING ORDINANCE: DIVISION 105 DEFINITIONS, ARTICLE 2 BASE DISTRICT REGULATIONS, ARTICLE 4 OVERLAY DISTRICT REGULATIONS, ARTICLE 5 REGULATIONS APPLYING TO ALL DISTRICTS WITH SPECIFIC FOCUS ON SECTION 510-010, 510-020, 510-300, 510-310, 510-410, 510-430, 510-450, 510-540, 510-595, 510-650, AND 510-660, DIVISION 530 NON-CONFORMING USES AND STRUCTURES, ARTICLE 6 ADMINISTRATION; 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.	
9	UDOAMD21-002	TO AMEND CHAPTER 1 ZONING ORDINANCE, CHAPTER 2 DEVELOPMENT REGULATIONS, AND CHAPTER 3 WATER RESOURCE MANAGEMENT ORDINANCE OF NEWTON COUNTY. THE AMENDMENT INCLUDES THE FOLLOWING: ARTICLES 1, 2, 3, 4, 5, 6 & 7 OF THE ZONING ORDINANCE; ARTICLES 1, 2, 3, 4, 5, 6, 7, 8, AND APPENDICES OF THE DEVELOPMENT REGULATIONS; ARTICLES 1, 2, 3, 4, 5, 6, AND 7 OF THE WATER RESOURCE MANAGEMENT ORDINANCE AND AMENDING ANY CONFLICTING LANGUAGE.	

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