



**DEVELOPMENT SERVICES DEPARTMENT
INTER-OFFICE MEMORANDUM**

To: Newton County Planning Commission Members
From: Shena Applewhaite, Director
Date: September 19th, 2023
RE: Planning Commission Final Agenda
 September 26, 2023 at 7:00 PM
 3rd Floor Boardroom of the Historic Courthouse

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

Tuesday, September 26, 2023 – Planning Commission Meeting
 Tuesday, October 3rd, 2023 – Board of Commissioners Meeting

	PETITION	LOCATION/REQUEST	APPLICANT
OLD BUSINESS			
1	FLU23-000005 DISTRICT 5	Location: Hwy 278 & Hwy 142 Map & Parcel Number: 99-9 FLUM: RR (Rural Residential) Proposed FLUM: DN (Development Node) Zoning: A-R (Agricultural Residential) Acreage: 159.0 acres Request: To amend the Future land use map to DN in order to rezone to a C.O.R.D. (Community Oriented Residential Development)	Ed Hunter 155 Cornish Mtn. Rd Covington GA, 30014 Rep: Randy Vinson Tabled for 60 days until September.
2	CUP23-000005 DISTRICT 1	Location: 552 Island Shoals Rd Map & Parcel Number: 33-16, 33-18, 33-19 FLUM: RR (Rural Residential), PRC, (Parks, Rec and Conservation) Zoning: A-R (Agricultural Residential), A (Agricultural) Acreage: 98, 1, 1 Request: To locate a luxury campground with nature oriented activities.	Dale Almer 1161 Biltmore Dr. Atlanta GA, 30329 Tabled for 60 days until September.
NEW BUSINESS			
3	REZ23-000006 DISTRICT 1	Location: 13739 Hwy 278 Map & Parcel Number: 124-11 FLUM: DN (Development Node) Zoning: A (Agricultural) Acreage: 7.6 Request: To rezone the parcel from A (Agricultural) to M-1(Light Industrial)	Greg Osbourne (Longleaf Commercial, LLC) 250 Watercress Dr. Roswell, GA 30076
4	REZ23-000007 DISTRICT 1	Location: Social Circle Rd Map & Parcel Number: 0124-10 FLUM: DN (Development Node) Zoning: R-1 (Single-Family Residential) Acreage: 84.33 Request: To rezone the parcel from R-1 (Single-Family Residential) to M-1(Light Industrial)	Greg Osbourne (Longleaf Commercial, LLC) 250 Watercress Dr. Roswell, GA 30076

5	REZ23-000014 DISTRICT 1	Location: Hwy 229 Map & Parcel Number: 126-15 FLUM: RR (Rural Residential) Zoning: A (Agricultural) Acreage: 2.69 ac of 122.88 Request: To rezone the parcel from A (Agricultural) to A-R (Agricultural Residential)	John Knight 1501 Amber Stapp Studdard Rd Social Circle, GA 3025
6	REZ23-000015 DISTRICT 2	Location: 84 Lester Rd Map & Parcel Number: 7A-3 FLUM: MX (Mixed Use) Zoning: R-2 (Single-Family Residential) Acreage: 1.94 Request: To rezone the property from R2 (Single Family Residential) to CH (Highway Commercial).	Mark Walton 928 Blacklawn Rd SW Conyers, GA 30094
7	CUP23-0000007 DISTRICT 1	Location: 53 S Hwy 11 Map & Parcel Number: 112-29, 113-138B, 113-138H FLUM: DN (Development Node) Zoning: CG (General Commercial) Acreage: 6.3, 1.35, 5.89 Request: To expand the use to add truck parking and auto body shop	Lori Kingery 74 Ivey Township Drive Dallas, GA, 30132
8	Solar Panels	All Districts	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