

NEWTON COUNTY BOARD OF COMMISSIONERS
1124 Clark Street
Covington, Georgia
Regular Meeting
Agenda
October 3, 2023

Thought for the day: “Be the change that you wish to see in the world.”

---Mahatma Gandhi

7:00 p.m.

1. Call to Order: Chairman Marcello Banes
2. Invocation:
3. Pledge of Allegiance:
4. Agenda Adoption
5. Citizen Comments (agenda items only.)
6. Chairman’s Report: Proclamation – 4-H
7. County Managers Report:
8. Old Business –_None
9. Consent Agenda
- a. Sheriff’s Office: Requesting approval to accept the FY23 Edward Byrne Memorial Justice Assistance Grant/JAG
Grant Amount: \$25,952.00
Match Required: No
Use of Funds: Equipment
- b. BOC: Cancellation of second meeting in November (November 21st) and second meeting in December (December 19th).
- c. County Clerk: BOC Minutes dated September 19, 2023, Executive Session Minutes dated September 19, 2023, Special Called Meeting dated September 27, 2023.
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ITEMS FOR DISCUSSION AND CONSIDERATION

10. Sheriff’s Office: Requesting approval for a Budget Amendment to use the remaining \$32,614.60 from FY23 SRO budget to support the various needs of the Sheriff’s Office.
Pg. 8-9
11. Human Resources: Requesting approval of the Defined Benefits Plan Contact between Newton County and the Association County Commissioners of Georgia (ACCG).
Presenter: Amanda Shoemaker, Director Human Resources
Time Sensitive: Yes
Funding Source: General Fund
Budgeted: Yes

- Pg. 10-39
12. Public Works: Requesting approval for the Chairman to execute a contract with Newton Trails for the Restoration of the Cricket Frog Trestle Over the Alcovy River Project.
 Presenter: Chester Clegg, Director Public Works
 Contract Amount: \$400,000.00
 Funding Source: Impact Fees
 Budgeted: No
 Match: No
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 13. BOC/Purchasing: Requesting approval of contract – Sunbelt Builders for Design of Administrative Building Renovations & Centralized Storage Facility.
 Presenter: Jeff Prine
 Contract Amount: \$176,500
 Funding Source: SPLOST 2023
 Budgeted: Yes
 Match: No
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 14. BOC/Purchasing: Requesting approval of contract – Sunbelt Builders for Design of RL Cousins Center Renovations.
 Presenter: Jeff Prine
 Contract Amount: \$178,500
 Funding Source: SPLOST 2023
 Budgeted: Yes
 Match: No
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7:30 PM

15. **ZONING/PUBLIC HEARING**

Please Note: The applicant and those in favor of the petition are allowed ten-minutes to address the board. In addition, ten-minutes are allotted for those in opposition to the petition. This ten-minute allotment does not include a response to any questions raised by the commission members.

Pg. 53-54 & Side Pocket

NEW BUSINESS

1. **FLU23-000005- Future Land Use Amendment**

Location: Hwy 278 & Hwy 142

Applicant: Randy Vinson

Map & Parcel Number: 99-9

FLUM: RR (Rural Residential)

Proposed FLUM: Development Node (DN)

Zoning: A-R (Agricultural Residential)

Acreage: 159.0 acres

District: District 5

Request: To amend the Future land use map to DN in order to rezone to a C.O.R.D. (Community Oriented Residential Development)
Planning Commission recommended denial 4-0.
Side Pocket

2. **CUP23-000005- Conditional Use Permit**

Location: 552 Island Shoals Rd

Applicant: Dale Almer

Map & Parcel Number: 33-16, 33-18, 33-19

FLUM: RR (Rural Residential), PRC, (Parks, Rec and Conservation)

District: 1 (one)

Zoning: A-R (Agricultural Residential), A (Agricultural)

Acreage: 98, 1, 1

Request: To locate a luxury campground with nature oriented activities.
Planning Commission recommended denial 4-0.
Side Pocket

3. **REZ23-000006- (Companion Case REZ23-000007) Rezoning**

Location: 13739 Hwy 278

Applicant: Greg Osbourne (Longleaf Commercial, LLC)

Map & Parcel Number: 124-11

FLUM: DN (Development Node)

District: 1 (one)

Zoning: A(Agricultural)

Acreage: 7.6 approx.

Request: To rezone the parcel from A (Agricultural) to M-1(Light Industrial) for a warehouse.
Planning Commission recommended denial 4-0.
Side Pocket

4. **REZ23-000007 (Companion Case REZ23-000006) - Rezoning**

Location: Social Circle Rd

Applicant: Greg Osbourne (Longleaf Commercial, LLC)

Map & Parcel Number: 0124-10, 0124-10A

FLUM: DN (Development Node)

Zoning: R-1 (Single-Family Residential)

Acreage: 83.852, 1.160

Request: To rezone the parcel from R-2 (Single-Family Residential) to M-1(Light Industrial) for a warehouse.
Planning Commission recommended denial 4-0.
Side Pocket
Side Pocket

5. **REZ23-000014**- Rezoning
Location: Hwy 229
Applicant: John Knight
Map & Parcel Number: 126-15
FLUM: RR (Rural Residential)
District: 1 (One)
Zoning: A (Agricultural)
Acreage: 2.69 ac of 122.88
Request: To rezone the parcel from A (Agricultural) to A-R (Agricultural Residential).
 Planning Commission recommended denial 4-0.
 Side Pocket

6. **REZ23-000015**- Rezoning
Location: 84 Lester Rd
Applicant: Mark Walton
Map & Parcel Number: 7A-3
FLUM: MX (Mixed Use)
Zoning: R2 (Single Family Residential)
Acreage: 1.94
Request: To rezone the property from R2 (Single Family Residential) to CH (Highway Commercial).
 Planning Commission recommended denial 4-0.
 Side Pocket

7. **CUP23-0000007**- Conditional Use permit
Location: 53 S Hwy 11, Hwy 11
Applicant: Lori Kingery
Map & Parcel Number: 112-29, 113-138B, 113-138H
Zoning: CG (General Commercial)
District: 4 (four)
Acreage: 6.3, 1.35, 5.89
Request: To expand the use to add truck parking and auto body shop
 Planning Commission recommended denial 4-0.
 Side Pocket

16. Citizen Comments (topic of choice)
17. Commissioner Comments
18. Executive Session (if needed)
19. Adjourn