

**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 pm

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 21<sup>st</sup>) and second meeting in December (December 19<sup>th</sup>).
  
  - 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.  
Presenter: Sheriff Ezell Brown and Budget Director Ruben Brambila  
Funding Source: Board of Education – FY23 SRO budget.  
Amount: \$32,614.50

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  
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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 APPROVAL 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)

**District: 1 (one)**

- 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
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 APPROVAL 4-0.  
 Side Pocket
6. **REZ23-000015-** Rezoning  
**Location:** 84 Lester Rd  
**Applicant:** Mark Walton  
**Map & Parcel Number:** 7A-3  
**FLUM:** MX (Mixed Use)  
**District: 2** (two)  
**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 APPROVAL 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