



# DEVELOPMENT SERVICES DEPARTMENT

## INTER-OFFICE MEMORANDUM

**To:** Newton County Planning Commission Members

**From:** Tracy Hernandez, Zoning Administrator

**Date:** June 15, 2020

**RE:** Planning Commission Final Agenda for  
June 23, 2020 at 7:00 PM  
3rd Floor Boardroom of the Historic Courthouse

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

Tuesday, June 23, 2020 – Planning Commission Meeting  
Tuesday, July 21, 2020 – Board of Commissioners Meeting

<b>OLD BUSINESS</b>			
#	PETITION	LOCATION/REQUEST	APPLICANT
1	REZ20-000003  DISTRICT: 3	<b>Location:</b> 41 Kent Rock Rd & Old Hwy 138 <b>Map &amp; Parcel Number:</b> 36-23 & 36-23A <b>FLUM:</b> COM (Commercial) <b>Zoning:</b> AR (Agricultural Residential) <b>Acreage:</b> 10.22 acres <b>Request:</b> Rezone property from AR (Agricultural Residential to CH (Highway Commercial) to establish truck parking and repair business. <b>Companion case to CUP20-000002</b>	Alexandr Rusu 5181 Bay Creek Church Rd Loganville, GA 30052  <b>Tabled from May 26, 2020 meeting.</b>
2	CUP20-000002  DISTRICT: 3	<b>Location:</b> 41 Kent Rock Rd & Old Hwy 138 <b>Map &amp; Parcel Number:</b> 36-23 & 36-23A <b>FLUM:</b> COM (Commercial) <b>Zoning:</b> AR (Agricultural Residential) <b>Acreage:</b> 10.22 acres <b>Request:</b> Conditional use permit to allow for the establishment of a truck parking and repair business. <b>Companion case to REZ20-000003.</b>	Alexandr Rusu 5181 Bay Creek Church Rd Loganville, GA 30052  <b>Tabled from May 26, 2020 meeting.</b>
<b>NEW BUSINESS</b>			
4	REZ20-000006  DISTRICT: 1	<b>Location:</b> Bates Rd <b>Map &amp; Parcel Number:</b> 106-049 <b>FLUM:</b> RR (Rural Residential) <b>Zoning:</b> A (Agricultural) <b>Acreage:</b> 20.02 acres <b>Request:</b> Rezone property from A (Agricultural) to AR (Agricultural Residential) to settle an estate.	Ernest C Smith 7216 Woodland Ave Covington, GA 30014
5	REZ20-000007  DISTRICT: 1	<b>Location:</b> Digby Rd <b>Map &amp; Parcel Number:</b> 106-049A <b>FLUM:</b> RR (Rural Residential) <b>Zoning:</b> A (Agricultural) <b>Acreage:</b> 5.51 acres <b>Request:</b> Rezone property from A (Agricultural) to AR (Agricultural Residential) to settle an estate.	Ernest C Smith 7216 Woodland Ave Covington, GA 30014

6	ORDINANCE AMENDMENT	<p><b>A RESOLUTION OF THE NEWTON COUNTY BOARD OF COMMISSIONERS ADOPTING ORDINANCE CHANGES TO IMPLEMENT STATE RESTRICTIONS ON LOCAL REGULATION OF TIMBER OPERATIONS</b></p> <ul style="list-style-type: none"> <li>• The purpose of this resolution is to update the Unified Development Ordinance in both Chapter 1 Newton County Zoning Ordinance and Chapter 2 Newton County Development Regulations to reflect the Georgia General Assembly adoption of certain restrictions on the ability of local governments to regulate timber harvesting, codified at O.C.G.A. Section 12-6-24, and the County desires to update its ordinances to comply with these restrictions.</li> <li>• The affected sections are as follows: Section 405-030; Section 415-100; Section 420-080; Section 420-130; Section 425-040; Section 1110-020; Section 1200-010; Section 1425-020; Section 1430-030; Section 1430-130;</li> <li>• This Resolution will also to amend Article 2.1 (“Roads, Bridges, and Right of Way Pulpwood and Logging Operation Ordinance”) of the Newton County Traffic Control Ordinances by repeal and replacement.</li> </ul>	Development Services
<b>PRELIMINARY PLATS</b>			
7	PP20-000003	<p><b>Location:</b> Salem Road  <b>Map &amp; Parcel Number:</b> 14C-400; 14-38  <b>FLUM:</b> DN (Developmental Node)  <b>Zoning:</b> R2 (Single Family Residential), Salem Overlay tiers 1 &amp; 2  <b>Acreage:</b> 60.17 acres  <b>Request:</b> To present a preliminary plat for the Westminster Ph. 5 Subdivision.</p>	Chris Knight 160 Whitney Street Fayetteville, GA 30214

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

**THIS MEETING WILL BE HELD ON THE 3<sup>RD</sup> FLOOR OF THE HISTORIC COURTHOUSE. If unable to attend in person, Development Services is inviting you to a scheduled Zoom meeting**

Topic: Newton County Planning Commission Meeting  
Time: Jun 23, 2020 07:00 PM Eastern Time (US and Canada)

**Join Zoom Meeting**  
<https://zoom.us/j/91129954414>  
Meeting ID: 911 2995 4414

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