



DEVELOPMENT SERVICES DEPARTMENT

INTER-OFFICE MEMORANDUM

To: Newton County Planning Commission Members
From: Tracy Hernandez, Zoning Administrator
Date: July 20, 2021
RE: Planning Commission Preliminary Agenda for
 July 27, 2021 at 7:00 PM
 3rd Floor Boardroom of the Historic Courthouse

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

Tuesday, July 27, 2021 – Planning Commission Meeting
 Tuesday, August 17, 2021 – Board of Commissioners Meeting

NEW BUSINESS			
#	PETITION	LOCATION/REQUEST	APPLICANT
1	OTC21-000001 DISTRICT: 3	Location: Crowell Rd Map & Parcel Number: 25-37 FLUM: DN (Development Node) Zoning: R2 (Single-Family Residential) Acreage: 51.02 Request: 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	Location: 706 Crowell Rd Map & Parcel Number: 43-165 FLUM: DN (Development Node) Zoning: R2 (Single-Family Residential) Acreage: 5.15 Request: To establish a Special Events Facility (Wildlife Rehabilitator) ***Staff requests to withdraw petition from this meeting to capture other requirements that were left out unintentionally, re-advertise and bring back to the Planning Commission***	Danielle Nicole Kanoy 706 Crowell Rd Covington, GA 30014
3	SOLAR PANELS ALL DISTRICTS	Solar Panel Reviews	Various Applicants
PRELIMINARY PLATS			
4	PP20-000005 DISTRICT 1	SPEARS FARMS Location: Spears Rd Mansfield Map & Parcel Number: 119-1H FLUM: AF Zoning: A (Agricultural) Acreage: 106.14 acres of 208.22 acres Request: To create an 8 lot residential subdivision	Registered Agent -Philip A Johnson RMS Farm Holdings Inc. 5145 Pratt St Covington, Ga 30014

5	PP21-000003 DISTRICT 2	Salem Townhomes & Retail Center Location: Salem Road & Hwy 81 Map & Parcel Number: 28-81K FLUM: Development Node Zoning: R2 Single Family Residential, Salem Overlay Tier 2 Acreage: 5.06 Request: To propose a Preliminary Plat for the Salem Townhomes & Retail Center. (20 Town homes)	Phillip Johnson 10195 Dearing St Covington, GA 30014
---	---------------------------	--	--

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