



DEVELOPMENT SERVICES DEPARTMENT

INTER-OFFICE MEMORANDUM

To: Newton County Planning Commission Members
From: Tracy Hernandez, Zoning Administrator
Date: April 19, 2022
RE: Planning Commission Final Agenda for
 April 26, 2022 at 7:00 PM
 3rd Floor Boardroom of the Historic Courthouse

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

Tuesday, April 26, 2022 – Planning Commission Meeting
 Tuesday, May 17, 2022 – Board of Commissioners Meeting

OLD BUSINESS			
#	PETITION	LOCATION/REQUEST	APPLICANT
1	REZ22-000003 DISTRICT: 3	Location: 12862 Brown Bridge Rd Map & Parcel Number: 13-86 FLUM: DN (Development Node) Zoning: R-2 (Single-Family Residential) Acreage: 2.3 acres Request: Rezone parcel from R-2 (Single-Family Residential) to CN (Neighborhood Commercial). Companion Case OSPEC22-000001	Taylor English Duma, LLP Steven L Jones 1600 Parkwood Circle Atlanta, GA 30339
2	OSPEC22-000001 DISTRICT: 3	Location: 12862 Brown Bridge Rd Map & Parcel Number: 13-86 FLUM: DN (Development Node) Zoning: R-2 (Single-Family Residential) Acreage: 2.3 acres Request: Special Exception to Sec 460-050 (J)(2)(b)(i) of the Salem Overlay Requirements. Companion Case REZ22-000003	Taylor English Duma, LLP Steven L Jones 1600 Parkwood Circle Atlanta, GA 30339
NEW BUSINESS			
3	REZ22-000006 DISTRICT: 3	Location: 4150 Salem Rd Map & Parcel Number: 13-141 FLUM: DN (Development Node) Zoning: R-3 (Single-Family Residential) Acreage: 1.75 acres Request: Rezone from R-3 to CH Companion Case CUP22-000002 Applicant has requested to table the petition to the May 24, 2022 meeting.	Kirk Farrelly Michael Corcoran 361 Summit Blvd Ste 110 Birmingham, AL 35243
4	CUP22-000002 DISTRICT: 3	Location: 4150 Salem Rd Map & Parcel Number: 13-141 FLUM: DN (Development Node) Zoning: R-3 (Single-Family Residential) Acreage: 1.75 acres Request: CUP request to establish an auto repair (oil change) business in the Salem Overlay District.	Kirk Farrelly Michael Corcoran 361 Summit Blvd Ste 110 Birmingham, AL 35243

		Companion Case REZ22-000006	
		Applicant has requested to table the petition to the May 24, 2022 meeting.	
5	OSPEC22-000002 DISTRICT: 3	Location: 3207 Salem Rd Map & Parcel Number: 12-042 FLUM: DN (Development Node) Zoning: OI (Office/Institutional) Acreage: 1.52 acres Request: Special Exception request to Sec. 460-050 (H) (1) (a), Orientation and Sec. 460-050 (J) (2), Off-Street Parking of the Salem Overlay requirements.	Terry Boomer 211 East Main St Canton, GA 30114
6	REZ22-000007 DISTRICT: 1	Location: Henderson Mill Rd Map & Parcel Number: 88-015C FLUM: RR (Rural Residential) Zoning: A (Agricultural) Acreage: 12.39 acres Request: Rezone parcel from A (Agricultural) to AR (Agricultural Residential) to subdivide parcel for family.	Raymond Harrington 1645 GA Hwy 138 NW Monroe, GA 30655
7	REZ22-000008 DISTRICT: 1	Location: 11915 Hwy 278 Map & Parcel Number: 112-027 FLUM: RR (Rural Residential) Zoning: A (Agricultural) Acreage: 15.82 acres Request: Rezone parcel from A (Agricultural) to AR (Agricultural Residential) to subdivide parcel for family.	Leslie B Coleman 3797 Malachi Way Loganville, GA 30052
8	CUP22-000003 DISTRICT: 1	Location: 2606, 2608, & 2610 Hwy 212 Map & Parcel Number: 51-006J FLUM: MX (Mixed Use) Zoning: CG (General Commercial) Acreage: 2 acres Request: CUP request to establish a commercial day care center in the CG (General Commercial) zoning district.	Cinnamon Sarten 135 Anna Dr Covington, GA 30014
10	FP22-000003	Location: 265 Forest Lakes Map & Parcel Number: 15-44 FLUM: RES Zoning: AR (Agricultural Residential) Acreage: 4 acres Request: To subdivide the parent parcel in an existing subdivision to allow a family member to build a home.	Calenthia Honeycutt 265 Forest Lakes Covington, GA 30014
11	SOLAR PANELS ALL DISTRICTS	Solar Panel Reviews	Various Applicants

Cc: Marcello Banes, Chairman (email); Jackie Smith, Clerk (email); Newton County Board of Commissioner's (email); Shena Applewhaite, Interim Director of Development Services, Planner; Crystal Dooley, Secretary to the Planning Commission; Scott Sirotkin, GIS; Peri Herring, Environmental Health