



**DEVELOPMENT SERVICES DEPARTMENT  
INTER-OFFICE MEMORANDUM**

**To:** Newton County Planning Commission Members  
**From:** Shena Applewhaite, Director  
**Date:** June 20<sup>th</sup>, 2023  
**RE:** Planning Commission Final Agenda  
 June 27, 2023 at 7:00 PM  
 3<sup>rd</sup> Floor Boardroom of the Historic Courthouse

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

Tuesday, June 27, 2023 – Planning Commission Meeting  
 Tuesday, July 18, 2023 – Board of Commissioners Meeting

	<b>PETITION</b>	<b>LOCATION/REQUEST</b>	<b>APPLICANT</b>
1	OSPEC23-000001 DISTRICT 2	<b>Location:</b> 13091 Brown Bridge Rd <b>Map &amp; Parcel Number:</b> 0013-124B <b>FLUM:</b> MX, RES <b>Zoning:</b> CG (General Commercial) <b>Acreage:</b> 1.49 <b>Request:</b> To reduce the 60" transitional buffer to 40" at the west side of the property line	Patrick Klein, Jr P.O. Box 464607 Lawrenceville, GA 30042
2	REZ23-000010 DISTRICT 4	<b>Location:</b> 2094 Hwy 81, Hwy 81 <b>Map &amp; Parcel Number:</b> 0045 060 & 0045 049A <b>FLUM:</b> PUB (Public Institution) <b>Zoning:</b> R3 (Single Family Residential) <b>Proposed FLUM:</b> COM (Commercial) <b>Acreage:</b> Total = 2.5ac & 1ac <b>Request:</b> To Rezone to Commercial in order to locate a special events facility.	Maria Alves PO BOX 482 Conyers, GA 30012
3	CUP23-000003 DISTRICT 2	<b>Location:</b> 350/360 Butler Bridge Rd <b>Map &amp; Parcel Number:</b> 003-1 & 002-40 <b>FLUM:</b> AF <b>Zoning:</b> A (Agricultural) <b>Acreage:</b> 315.29 & 2.90 <b>Request:</b> To allow the church to operate a recreational, youth camp on approximately 321.31 acres at 350 & 360 Butler Rd.	Andrea P. Gray LLC 300 E. Church St. Monroe, GA 30655
4	CUP23-000004 DISTRICT 2	<b>Location:</b> 13161 Brown Bridge Rd <b>Map &amp; Parcel Number:</b> 0013 130D <b>FLUM:</b> DN <b>Zoning:</b> CN (Neighborhood Commercial) <b>Acreage:</b> 1 <b>Request:</b> To allow education center to operate.	Dawn Delegal (Benjamin Academy) P.O. Box 1442 McDonough, GA 30253

5	MHP23-000001 DISTRICT 1	<b>Location:</b> 2931 Hwy 212 <b>Map &amp; Parcel Number:</b> 0033-014B <b>Zoning:</b> A-R (Agricultural Residential) <b>Size of Property:</b> 3.5 acres <b>Request:</b> To place a Mobile Home in an A-R zoning.	Lisa Jefferson 4319 Covington Highway Ste. 307 Decatur, GA 30035  for <b>Sherry Price</b>
6	UDOAM23-002	<b>Amendment to the Newton County Zoning Ordinance codified at Appendix A - Zoning – Zoning Procedures Law</b> Consideration of text amendments to the Newton County Zoning Ordinance codified at Appendix A -Zoning to amend procedures to ensure consistency with the Zoning Procedures Law of the State of Georgia.	Development Services
7	PP23-000001 DISTRICTS 3 & 5	<b>Location:</b> Byrd Road <b>Map &amp; Parcel Number:</b> 005- 002, 0059-2A, 0059-2C <b>FLUM:</b> RES (Residential) <b>Zoning:</b> AR (Agricultural Residential) <b>Acreage:</b> 118.20 <b>Request:</b> Preliminary plat for Tomlo Farms Subdivision/93 lots	James Hull Patrick and Associates 928 Blacklawn Rd, Conyers GA, 30094
8	PP23-000002 DISTRICT	<b>Location:</b> Bailey Creek Rd <b>Map &amp; Parcel Number:</b> 0001 041 <b>FLUM:</b> RES (Residential) <b>Zoning:</b> AR (Agricultural Residential) <b>Acreage:</b> 40.56 <b>Request:</b> Preliminary plat for Grand Horizon Estates Subdivision/28 lots	James Hull Patrick and Associates 928 Blacklawn Rd, Conyers GA, 30094
9	Solar Panels	<b>All Districts</b>	Various Applicants

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