



DEVELOPMENT SERVICES DEPARTMENT

INTER-OFFICE MEMORANDUM

To: Newton County Planning Commission Members
From: Tracy Hernandez, Zoning Administrator
Date: July 21, 2022
RE: Planning Commission Final Agenda for
 July 26, 2022 at 7:00 PM
 3rd Floor Boardroom of the Historic Courthouse

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

Tuesday, July 26, 2022 – Planning Commission Meeting
 Tuesday, August 16, 2022 – Board of Commissioners Meeting

OLD BUSINESS			
#	PETITION	LOCATION/REQUEST	APPLICANT
1	REZ22-000009 DISTRICT: 1	Location: Loyd Rd Map & Parcel Number: 129-57 FLUM: RR (Rural Residential) Zoning: A (Agricultural) Acreage: 18 acres Request: Rezone 1.81 acres from parent parcel from A (Agricultural) to AR (Agricultural Residential) to subdivide parcel Tabled from the June 28, 2022 meeting	Robert H Stansfield Po Box 1617 Covington, GA 30015
NEW BUSINESS			
2	AUP22-000035 DISTRICT: 4	Location: 290 Flat Rock Rd Map & Parcel Number: 79-7 FLUM: RES (Residential) Zoning: R-3 (Single-Family Residential) Acreage: 1.33 Request: Administrative use permit for a Place of Worship	Antonio McGuire New Vision Community Ministries 290 Flat Rock Rd Oxford, GA 30054
3	OSPEC22-000003 DISTRICT: 3	Location: 370 Mackenzie Ct Map & Parcel Number: 13M-37 FLUM: DN (Development Node) Zoning: R-2 (Single-Family Residential), Salem Overlay Acreage: .23 Request: Variance for the required 22-foot front yard setback down to 12-feet. Sec 430-060 C. (1)	Steven Gresham Pulte Home Company, LLC 2475 Northwinds Pkwy Ste 600 Alpharetta, GA 30009
4	PP21-000004 DISTRICT 3	Dobbs Landing Preliminary Plat Location: Crowell Road and Harold Dobbs Rd Map & Parcel Number: (25-38), (25-173), (25-174) & (26-25) FLUM: DN (Development Node), PRC (Parks/Recreation/Conservation) Zoning: R-2 (Single-Family Residential), Almon Overlay Tier 2 Acreage: 213.859 ac Request: Proposed Dobbs Landing Preliminary plat for a 387 unit Mixed Use Development. (Town homes-133, Single Family homes- 254, Commercial and Civic Use)	Gee Harvey Caballero Holdings LLC 3840 Windemere Pkwy, Ste. 402 Cumming GA, 30041

5	PP22-000008 DISTRICT 1	Jefferson's Reserve Preliminary Plat Location: Covered Bridge Road and Little Mill Road Map & Parcel Number: 17-6D FLUM: RR (Rural Residential) Zoning: AR (Agricultural Residential) Acreage: 20.02 ac Request: Proposed Jefferson's Reserve Preliminary Plat for a single Family Residential Development with 9 lots.	Bradley Swarthout Bare Holdings LLC 138 Butler Bridge Rd Covington GA
6	SOLAR PANELS ALL DISTRICTS	Solar Panel Reviews	Various Applicants

Cc: Marcello Banes, Chairman (email); Jarvis Sims, Interim County Manager; 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