



Newton County Board of Commissioners
Regular Meeting
Agenda
October 18, 2022
7:00 p.m.
1124 Clark Street-Historic Courthouse
Covington, Georgia 30014

Thought for the day... ” He who is untrue to his own cause cannot command the respect of others.” Albert Einstein

1. **Call to Order:** Chairman Banes

2. **Invocation:**

3. **Pledge:**

4. **Adoption of the Agenda:**

5. **Citizen Comments:**

6. **Reports from Chairman Banes**

National 4-H Week Proclamation **Please wear GREEN in show of support*

Special Recognition to Charlene Scott, UGA Extension/4-H Agent

Newton County BOC Supports “Operation Green Light for Veterans”

Resolution honoring Veterans and Military Personnel

7. **Reports from ICM Jarvis Sims**

8. **Unfinished Business** (None to consider)

9. **Consent Agenda**

9a) Approval of cancellation of regular scheduled Board of Commissioners meetings:
November 15th and December 20th.

9b) Board Appointment(s)

Newton County Board of Health – Mrs. Louise Adams (Reappointment)

Newton County Planning Commission – Ernie Smith (District One)

Newton County Zoning Board of Appeals – Nick Hathorn (Chairman’s Appointment)

Newton County Zoning Board of Appeals – James Russell (District Four)

Items for Board Discussion & Consideration

10. Development Services/Purchasing is requesting approval of Professional Services Agreement Contract Amendment 1 for Ross Associates Impact Fee Update.

Update of Impact fee - Areas to include: Library Facilities, Parks & Recreation, Road Improvements, Sheriff’s Office Facility, Fire Protection & EMS, Emergency Management, Animal Services. Cost: \$20,000.00/Funding Source: General Fund/Budgeted: Yes/Match: No

Presenter: Shena Applewhaithe, Interim Director of Development Services

11. Parks & Recreation/Purchasing is requesting approval of RJB & Associates Contractors Inc. Construction Services Agreement contract for Nelson Heights Pavilion Project # 23-05 to construct a 20’ x 40’ pavilion.

Cost: \$143,362.00/Funding Source: SPLOST/Budgeted: Yes/Match: No

Presenter: Dwayne Mask, Director of Parks & Recreation

12. Parks & Recreation/Purchasing is requesting approval for Sunbelt Builders, Inc. Design Build Contract for Stone Road Concessions Building GMP Amendment #2.

Newton County Various County Facilities – Parks and Recreation Project #RFP 22-20.

Cost: \$644,707.00/Funding Source: Impact Fees/Budgeted: Yes/Match: No

Presenter: Dwayne Mask, Director of Parks & Recreation/Jeff Prine, Project Manager

13. Parks & Recreation is requesting approval to purchase a Program Insurance Policy with Sports Insurance Specialist (Green & Associates).
Time Sensitive/Deadline Requirement: Yes/Date: November 1, 2022
Cost: \$8,026.00/Funding Source: General Fund/Budgeted: Yes/Match: No
Presenter: Dwayne Mask, Director of Parks & Recreation

14. Senior Services/Purchasing is requesting approval for Sunbelt Builders, Inc. Design Build Contract for Senior Services Phase 2 Amendment #1 for expansion of services.
Newton County Various County Facilities – Parks and Recreation Project #RFP 22-20.
Cost: \$1,199,280.00/Funding Source: SPLOST/Budgeted: Yes/Match: No
Presenter: Jeff Prine, Project Manager/Freda Reed, Director of Senior Services

15. FFA/Finance/Purchasing is requesting approval of a MOU (Memorandum of Understanding) between Newton County Board of Commissioners and the Georgia FFA-FCCLA Center for the construction of horse barns at the center. OneGeorgia Authority through the Georgia of Community Affairs has presented the County a special purpose award in the amount of \$600,000.00 to financially support the construction project.
Grant Amount: \$600,000.00/Funding Source: State Grant/Budgeted: Yes/Match: No
Presenter: Brittany White, Finance Director

16. Finance is requesting FY23 Budget Amendments for Fire Services, Elections, Tax Assessors and Grants.
Time Sensitive/Deadline Requirement: Yes/Date: October 18, 2022
Presenter: Brittany White, Finance Director

17. ARPA Loss Revenue – Office of the County Manager is requesting BOC approval to use ARPA funds for county capital projects. This is an eligible use under Treasury’s final rule for revenue replacement which can be used for government services that are traditionally provided by the government.
Cost: \$8,200,000.00/Funding Source: ARPA/Budgeted: Yes/Match: No
Presenter: Jarvis Sims, Interim County Manager

18. Monthly Financials – September 2022
Presenter: Brittany White, Finance Director

19. Public Works is requesting BOC approval to contract with GDOT (Georgia Dept. of Transportation) to oversee construction of the C.R. 511/Brown Bridge Road over Yellow River Bridge replacement project. Project #PI 0015096.
Time Sensitive/Deadline Requirement: Yes/Date: 10/18/2022
Cost: \$20,000.00(Fee/commitment)/Funding Source: FHWA, 2017 SPLOST (local match)
Budgeted: Yes/Match: Yes
Presenter: Chester Clegg, Transportation Director

7:30 p.m. Public Hearing for 6 Zoning Cases

1. FLUM Case Number FLU22-00004

Applicant: Denise & Clifton Jones

Location: Snapping Shoals Rd

Map & Parcel Numbers: 19-13, 19-13B

District: 1 (One)

FLUM: RES (Residential), PRC (Park/Recreation/Conservation)

Zoning: AR (Agricultural Residential)

Acreage: 10.8 acres total

September 27, 2022 the Planning Commission voted to recommend approval. Vote (3-0).

2. FLUM Case Number FLU22-00005

Applicant: Live/Work, Building Company LLC. Randy Vinson

Location: Hwy 11

Map & Parcel Numbers: 128-6A

District: 1 (One)

FLUM: AF (Agricultural Forestry)

Zoning: A (Agricultural)

Acreage: 112.5 acres

September 27th, 2022 the Planning Commission voted to recommend approval. Vote (3-0).

3. Conditional Use Permit Number CUP22-000005

Applicant: Makayla Morgan

Location: 240 Rocky Point Rd

Map & Parcel Numbers: 74-3

District: 1 (One)

FLUM: RES (Residential)

Zoning: AR (Agriculture Residential)

Acreage: 11.51 acres

September 27th, 2022 the Planning Commission voted to recommend approval with staff conditions. Vote (3-0).

4. Rezoning Case Number: REZ22-000011

Applicant: Loretta Lynn-Buice

Location: Henderson Mill Rd

Map & Parcel Number: 88-012C

District: 1 (One)

FLUM: RR (Rural Residential)

Zoning: A (Agricultural)

Acreage: 12.71 Acres

Request: Rezone parcel from A (Agricultural) to AR (Agricultural Residential) for the purpose of subdividing parcel into 5 lots.

5. Rezoning Case Number: REZ22-000012

Applicant: David and Tiffany Lynch

Location: McDonald Rd

Map & Parcel Number: 89-9F

District: 1 (One)

FLUM: RR (Rural Residential)

Zoning: A(Agricultural)

Acreage: 41.93 Acres

Request: Rezone parcel from A (Agricultural) to AR (Agricultural Residential) for the purpose of subdividing out 5 acres.

6. Modification Case Number MOD22-000001

Applicant: John Nix

Location: 2486 Hwy 81

Map & Parcel Numbers: 28A-1

District: 4 (Four)

FLUM: DN (Development Node)

Zoning: CG (General Commercial)

Acreage: 2.63 acres

Modification to zoning conditions by substituting the site plan for condition #2(a) which references the preliminary site plan associated with the proposed operation of a landscape business; to remove condition #3(d) which limits the hours of operation from 7:00am - 10:00 pm; and condition #3(e) which requires the maintenance of a 75 ft. tree line along Shepherd Road.

Alcohol Beverage License

20. Final Reading

Bajrang Investors LLC DbA Crowell Road Valero
11280 Brown Bridge Road Covington, Georgia 30016

Licensee: Alpeshkumar Patel

District 3

21. Final Reading

Elite Convenience LLC DbA Quickspot/Marathon
10260 Hwy. 36 Covington, Georgia 30014

Licensee: Dhaval Desai

District 5

22. 1st Reading

Covington Ops 1 LLC DbA Covington Food Mart
5485 Hwy. 81 South Covington, Georgia 30016

Licensee: Mustaq Dareliya

District 1

23. **Board Comments**

24. **Executive Session** (If needed)

25. **Adjourn**