

# DEVELOPMENT SERVICES DEPARTMENT INTER-OFFICE MEMORANDUM



**To:** Newton County Board of Zoning Appeals

**From:** Shena Applewhaite, Director

**Date:** January 15, 2026

**RE:** Board of Zoning Appeals Final Agenda for  
January 22, 2026 at 7:00 PM in the Historic Courthouse  
at 1124 Clark Street, 3<sup>rd</sup> Floor Boardroom

Below are the variance applications to be heard at the Board of Zoning Appeals meeting on January 22, 2026. Please call 678-625-1650 with any questions.

#	PETITION	LOCATION/REQUEST	APPLICANT
		<b>NEW BUSINESS</b>	
1.	<b>VAR25-000005 DISTRICT 5</b>	<b>Location:</b> 11610 Hwy 142 <b>Map &amp; Parcel Number:</b> 0079 082 <b>FLUM:</b> RES (Residential) <b>Zoning:</b> R-3 (Single-Family Residential) <b>Acreage:</b> 0.92 ac <b>Request:</b> Variance to exceed the 800 heated sq ft limit for an accessory dwelling unit.	Jason Holbrook 11610 Hwy 142 Covington, GA 30014
2.	<b>VAR25-000006 DISTRICT 2</b>	<b>Location:</b> 14288 Brown Bridge Rd <b>Map &amp; Parcel Number:</b> 0006 077C <b>FLUM:</b> RES (Residential) <b>Zoning:</b> R-2 (Single-Family Residential) <b>Acreage:</b> 1 ac <b>Request:</b> Variance to exceed the allowed sq ft of an accessory structure in the R-2 zoning district.	Edward Bearden III 14288 Brown Bridge Rd Covington, GA 30016  Rep: John Nix
3.	<b>VAR25-000008 DISTRICT 4</b>  <b>Companion Cases: NTL25-000002 &amp; OSPEC25-000001</b>	<b>Location:</b> 12011 Brown Bridge Rd <b>Map &amp; Parcel Number:</b> 0027 093A <b>FLUM:</b> DN (Development Node) & PRC (Park/Recreation/Conservation) <b>Zoning:</b> R-2 (Single-Family Residential), Salem Tier 1 Overlay <b>Acreage:</b> 0.23 ac lease lot (8 ac total) <b>Request:</b> Variance to grant relief from the masonry fencing requirement for a new telecommunication tower: Sec. 510-630 D.3 "...Fencing shall be a combination decorative/security fence, and constructed of masonry (brick, stone, stucco) and metal or masonry and wood."	Tower Co c/o Baker Donelson Law Firm 1901 6 <sup>th</sup> Ave N Ste 2600 Birmingham, AL 35203  Rep: Naomi Migoya

CC: Linda Hays, Interim Chair  
James A. Brown, Interim County Manager  
Jackie Smith, County Clerk  
Susan Nolley, Deputy County Clerk  
Shena Applewhaite, Director  
William T. Hailey, NCSO  
Carmen Cunningham, GIS  
Lakeitha Patrick, Secretary to BZA