



**DEVELOPMENT SERVICES DEPARTMENT
INTER-OFFICE MEMORANDUM**

To: Newton County Planning Commission Members
From: Shena Applewhaite, Director
Date: February 17th, 2026
RE: Planning Commission Final Agenda
 February 24th, 2026 at 7:00 PM
 Floor Boardroom of the Historic Courthouse

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

Tuesday, February 24th, 2026 – Planning Commission Meeting
 Tuesday, March 3rd, 2026 - Board of Commissioners Meeting

	PETITION	LOCATION/REQUEST	APPLICANT
		NEW BUSINESS	
1.	CUP25-000015 DISTRICT 1	Location: 661 Dukes Rd Map & Parcel Number: 0130 001N FLUM: RR (Rural Residential) Zoning: A-R (Agricultural Residential) Acreage: 6.59 ac Request: Conditional use permit to operate an upholstery business in a 1,280 sq. ft. accessory structure and have customer contact for a home occupation business.	Shawn Flynn 661 Dukes Rd Mansfield, GA 30055
2.	NTL25-000002 DISTRICT 4 Companion Cases: VAR25-000008 & OSPEC25-000001	Location: 12011 Brown Bridge Rd Map & Parcel Number: 0027 093A FLUM: DN (Development Node) & PRC (Park/Recreation/Conservation) Zoning: R-2 (Single-Family Residential), Salem Tier 1 Overlay Acreage: 0.23 ac lease lot (8 ac total) Request: Conditional use permit to develop a new wireless telecommunications tower for T-Mobile.	Tower Co c/o Baker Donelson Law Firm 1901 6 th Ave N Ste 2600 Birmingham, AL 35203 Rep: Naomi Migoya
3.	OSPEC25-000001 DISTRICT 4 Companion Cases: VAR25-000008 & NTL25-000002	Location: 12011 Brown Bridge Rd Map & Parcel Number: 0027 093A FLUM: DN (Development Node) & PRC (Park/Recreation/Conservation) Zoning: R-2 (Single-Family Residential), Salem Tier 1 Overlay Acreage: 0.23 ac lease lot (8 ac total) Request: Waiver of the Salem Overlay landscape buffer requirements for a new cell tower. Sec 460-050 N. (1): "Vegetative screening, when referenced within this section, shall include 100% coverage of planting area, including a minimum of 75% evergreen plant materials, have a height of not less than six (6) feet in two (2) years and be planted in a minimum of two (2) rows with staggered spacing such that a continuous opaque screen is created within two (2) years of planting."	Tower Co c/o Baker Donelson Law Firm 1901 6 th Ave N Ste 2600 Birmingham, AL 35203 Rep: Naomi Migoya

4.	REZ25-000012 DISTRICT 1	Location: 495 Bates Rd Map & Parcel Number: 0106 050A FLUM: RR (Rural Residential) Zoning: A (Agricultural) Proposed Zoning: A-R (Agricultural Residential) Acreage: 4.7 ac Request: Rezone to A-R for a family conveyance.	Betty & Haven McCowan 495 Bates Rd Covington, GA 30014
5.	CUP26-000001 DISTRICT 3	Location: 2765 Access Rd Map & Parcel Number: 0024 076 FLUM: DN (Development Node) Zoning: CH (Highway Commercial), Almon Tier 2 Non-Residential/Mixed Use Overlay Acreage: 1.94 ac Request: Conditional use permit to operate an office with outside storage/fleet parking in the Almon Tier 2 Overlay.	Larry Cox 2765 Access Rd Covington, GA 30016

Cc: Linda Hays, Interim Chair; James A. Brown, Interim County Manager; Jackie Smith, Clerk; Susan Nolley, Deputy Clerk; Newton County Board of Commissioner's (email); Shena Applewhaite, Director of Development Services; Lakeitha Patrick, Secretary to the Planning Commission; Ernest Smith, GIS; David Hornsby, Environmental Health; William T. Hailey, NCSO.