

**NEWTON COUNTY BOARD OF COMMISSIONERS  
MEETING AGENDA  
HISTORIC COURTHOUSE – 1124 CLARK STREET  
COVINGTON, GEORGIA 30014**

**March 3, 2026**

**7:00 PM**



**1. CALL TO ORDER**

**2. INVOCATION & PLEDGE OF ALLEGIANCE**

**3. ADOPTION OF THE AGENDA**

**4. PUBLIC COMMENTS**

This time is to allow the public to comment, voice concerns or opinions regarding agenda topics only. Each speaker is allowed three minutes.

**5. REPORTS FROM THE CHAIRMAN – None to report**

**6. REPORTS FROM THE COUNTY MANAGER – None to report**

**7. CONSENT AGENDA**

**7a. BOC Regular Session Meeting Minutes February 17, 2026**

This is the end of the consent agenda.

**NEW BUSINESS**

**8. Consideration of CSRA Probation Services, Inc. Contract Renewal for Probation Services Newton County Magistrate Court - Contract Term January 1, 2026 - December 31, 2026**

**9. Consideration of CSRA Probation Services, Inc. Contract Renewal for Probation Services Newton County Probate Court – Contract Term January 1, 2026 - December 31, 2026**

**10. Consideration of Insolvency List – Removal of properties from the Tax Digest for tax years 2014-2018 as they are deemed uncollectible.**

Presenter: Brent Bennett, Tax Commissioner

**11. Consideration of Memorandum of Understanding – Newton County Fire Services and Public Safety Cadets. Establishment of a Public Safety Cadet Program to mentor and educate youth about careers in fire service. Presenter: Chief Royce Turner**

**12. Consideration of Snapping Shoals EMC Contract – Gate service installation for an underground electrical distribution line and relocating electrical facilities, and a security light @ Newton Factory Bridge Campground. Cost: \$1,280.00/Security Light: \$11.90 (monthly) Presenter: James Brown**

**13. Consideration of “Return to Work” option for retired employees to return to work in a limited number of critical hard to fill positions. Time Sensitive.**

Funding Source: Departmental/Budgeted: Yes/No match required

Presenter(s): Dr. Amanda Shoemaker, James Brown

**14. Consideration of Sunbelt Builders, Inc. contract for renovations to Fleet & Public Works Buildings to accommodate the Emergency Management Agency. Total Cost: \$750,000.00**

Fleet Building: \$475,238.00 Public Works Building: \$292,762.00

Funding Source: SPLOST/ Budgeted: Yes/No match required. Presenter: James Brown

15. Consideration of Reeves and Young Professional Services Agreement – Engineering services associated with the construction of the new pretreatment basin, membrane, and chemical storage and dosing facilities as part of the Cornish Creek Water Treatment Plant Updates.  
**Due to cost, this is the first of two required requests.** Cost: \$172,655,099.00  
Funding Source: ARPA Grant and other funding sources. Presenter: James Brown
16. Consideration of Georgia Environmental Finance Authority (GEFA) updated project description with new signature. Time Sensitive Presenter: James Brown

### **7:30 PM ZONING AGENDA - PUBLIC HEARING**

#### NEW BUSINESS

1. CUP25-000015 (Conditional Use Permit)

Applicant: Shawn Flynn

Location: 661 Dukes Rd

Map & Parcel Number: 0130 001N

FLUM: RR (Rural Residential)

Zoning: A-R (Agricultural Residential)

District: One (1)

Acreage: 6.59 acres

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.

Planning Commission recommended approval by a vote of 4-0.

2. NTL25-000002 (Companion Case Var25-000008 & OSPEC25-000001)

Applicant: Baker Donelson

Law Firm Representatives: Naomi Migoya/W. Patton Hahn

Location: 12011 Brown Bridge Road

Map & Parcel Number: 0027 093A

FLUM: DN (Development Node) & PRC (Park/Recreation/Conservation)

Zoning: R-2 (Single-Family Residential) Salem Tier 1 Overlay

District: Four (4)

Acreage: 0.23 acres lease lot (8 acres total)

Request: Conditional use permit to develop a wireless telecommunications tower for T-Mobile.

Planning Commission recommended approval by a vote of 4-0.

3. REZ25-000012 (Rezoning)

Applicant: Betty & Haven McCowan

Location: 495 Bates Road

Map & Parcel Number: 0106 050A

FLUM: RR (Rural Residential)

Zoning: A (Agricultural)

District: One (1)

Proposed Zoning: A-R (Agricultural Residential)

Acreage: 4.7 acres

Request: Rezone to A-R for a family conveyance.

Planning Commission recommended approval by a vote of 4-0.

4. CUP26-000001 (Conditional Use Permit.)

Applicant: Larry Cox

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 acres

Request: Conditional use permit to operate an office with outside storage/fleet parking in the Almon Tier 2 Overlay

Planning Commission recommended approval by a vote of 4-0.

This is the end of the Zoning Agenda

17. **PUBLIC COMMENTS**

This time is to allow the public to comment on open topics. Each speaker is allowed three minutes.

18. **BOARD COMMENTS**

19. **EXECUTIVE SESSION (If needed)**

20. **ADJOURN**