

DEVELOPMENT SERVICES DEPARTMENT INTER-OFFICE MEMORANDUM



To: Newton County Board of Zoning Appeals

From: Shena Applewhaite, Director

Date: January 23, 2026

RE: Board of Zoning Appeals Wrap Up Agenda for
January 22, 2026 at 7:00 PM in the Historic Courthouse
at 1124 Clark Street, 3rd 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
NEW BUSINESS			
1.	VAR25-000005 DISTRICT 5	Location: 11610 Hwy 142 Map & Parcel Number: 0079 082 FLUM: RES (Residential) Zoning: R-3 (Single-Family Residential) Acreage: 0.92 ac Request: Variance to exceed the 800 heated sq ft limit for an accessory dwelling unit.	Jason Holbrook 11610 Hwy 142 Covington, GA 30014 Approved with staff's recommended conditions (5-0)
2.	VAR25-000006 DISTRICT 2	Location: 14288 Brown Bridge Rd Map & Parcel Number: 0006 077C FLUM: RES (Residential) Zoning: R-2 (Single-Family Residential) Acreage: 1 ac Request: 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 Approved with staff's recommended conditions & added conditions from the Board (4-1)
3.	VAR25-000008 DISTRICT 4 Companion Cases: NTL25-000002 & 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: 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 th Ave N Ste 2600 Birmingham, AL 35203 Rep: Naomi Migoya Approved with staff's recommended conditions (5-0)

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