



**DEVELOPMENT SERVICES DEPARTMENT
INTER-OFFICE MEMORANDUM**

To: Newton County Planning Commission Members
From: Shena Applewhaite, Director
Date: January 20th, 2026

RE: Planning Commission Final Agenda
 January 27th, 2026 at 7:00 PM
 Floor Boardroom of the Historic Courthouse

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

Tuesday, January 27th, 2026 – Planning Commission Meeting
 Tuesday, February 3rd, 2026 - Board of Commissioners Meeting

	PETITION	LOCATION/REQUEST	APPLICANT
		NEW BUSINESS	
1.	OTC25-0002 DISTRICT 4	Location: 620 River Field Ln Map & Parcel Number: 0043 038 FLUM: PRC (Park/Recreation/Conservation) & DN (Development Node) Zoning: R-2 (Single-Family Residential) Existing Tier: Almon Tier 1 Residential Proposed Tier: Almon Tier 2 Non-Residential/Mixed Use Acreage: 109.58 ac Request: Overlay tier change from Almon Tier 1 to Almon Tier 2. The applicant intends to obtain a conditional use permit for an agritourism special events facility.	Jason Jones 620 Riverfield Ln Covington, GA 30014
2.	REZ25-000010 DISTRICT 1 Companion Case: FLU25-000004	Location: 3400 & 3396 Hwy 212 Map & Parcel Number: 0032 037C & 0032 037E FLUM: COM (Commercial) Zoning: CN (Neighborhood Commercial) & A-R (Agricultural Residential) Proposed Zoning: CH (Highway Commercial) Acreage: 2.689 ac total Request: Rezone both properties to CH in order to develop a C-store w/ gas pumps and restaurant.	Raghupal Damidi 225 Colton Crest Dr Johns Creek, GA 30005
3.	CUP25-000014 DISTRICT 2	Location: 3281 Salem Rd Map & Parcel Number: 0012A 142 FLUM: DN (Development Node) Zoning: CH (Highway Commercial), Salem Tier 2 Overlay Acreage: 6.83 ac total (for entire plaza) Request: Conditional use permit for a special events facility and to sell alcohol for consumption on premises.	Shondell Allison 3707 Northsails Ct Conyers, GA 30013

4.	FLU25-000009 DISTRICT 1	Location: 498 Rocky Plains Rd Map & Parcel Number: 0049 015D FLUM: AF (Agriculture/Forestry) Proposed FLUM: RR (Rural Residential) Zoning: A (Agricultural) Proposed Zoning: AR (Agricultural Residential) Acreage: 11.03 ac Request: Amend FLUM from AF to RR to allow for a rezoning to AR. The purpose is to subdivide for a family conveyance.	Clint Harris 498 Rocky Plains Rd Covington, GA 30016
5.	REZ25-000011 DISTRICT 4 Companion Case: FLU25-000008	Location: 91 & 100 Edgefield Ln Map & Parcel Number: 0043 048A & 043 057 FLUM: HDR (High Density Residential) Zoning: None Proposed Zoning: RMF (Multi-Family Residential District) Acreage: 0.55 & 0.51 ac respectively Request: Assign the RMF zoning district to properties that were deannexed from the City of Covington.	Newton County Development Services 1113 Usher St, Ste 201 Covington, GA 30014
6.	Solar Panels	Location: 650 Mason Dr Map & Parcel Number: 0082A 025	Tatiana Orozco (Freedom Forever)

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