

The Newton County Board of Commissioners regular board meeting was held on Tuesday, March 3, 2026 at 7:00 p.m. in the Commissioners meeting room on the 3rd floor in the Historic Courthouse. This meeting was live streamed on the Newton County Government – YouTube Channel.

Present: Linda D. Hays, Madam Chair, Commissioners Stan Edwards, Demond Mason, Andre Cooper, LeAnne Long, James Brown, Acting County Manager, Attorney Stephanie Johnson and County Clerk Susan G. Nolley. The media staff and other administrative personnel were present
Absent: Commissioner J.C. Henderson.

Madam Chair called the meeting to order. Commissioner Mason gave the invocation and the Pledge of Allegiance was led by Commissioner Edwards.

Madam Chair entertained a motion to amend the agenda to remove item 13 and add items 13a and 13b. Commissioner Mason moved the motion, seconded by Commissioner Long. The motion passed. Vote 4-0.

3. ADOPTION OF THE AGENDA Madam Chair entertained a motion to adopt the agenda. Commissioner Mason moved the motion, seconded by Commissioner Cooper. The motion passed. Vote 4-0.

4. PUBLIC COMMENTS Viewed at <https://youtu.be/0W2RHfD4Ww8?t=4061>

Dennis Taylor John Clemons Citizen – not identified

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.

Madam Chair entertained a motion. Commissioner Mason moved the motion to approve the consent agenda, seconded by Commissioner Edwards. The motion passed. Vote 4-0.

NEW BUSINESS

8. CSRA PROBATION SERVICES, INC. CONTRACT RENEWAL FOR NEWTON COUNTY MAGISTRATE COURT Contract Term January 1, 2026 - December 31, 2026.

The contract cost/fee schedule are maintained in our official records and are accessible in Laserfiche. Madam Chair entertained a motion. Commissioner Edwards moved the motion to approve, seconded by Commissioner Cooper. The motion passed. Vote 3-1. Commissioner Long opposed.

9. CSRA PROBATION SERVICES, INC. CONTRACT RENEWAL FOR NEWTON COUNTY PROBATE COURT Contract Term January 1, 2026 - December 31, 2026. The

contract cost/fee schedule are maintained in our official records and are accessible in Laserfiche. Madam Chair entertained a motion. Commissioner Edwards moved the motion to approve, seconded by Commissioner Cooper. The motion passed. Vote 3-1. Commissioner Long opposed.

10. INSOLVENCY LISTING – REMOVAL OF PROPERTIES FROM TAX DIGEST

YEARS 2014-2018 These records are deemed uncollectable. Newton County Tax Commissioner Brent Bennett read the Insolvency Resolution regarding uncollectible properties. This resolution was adopted by the Newton County Board of Commissioners in 1996.

Madam Chair entertained a motion. Commissioner Edwards moved the motion to approve, seconded by Commissioner Mason.

Discussion: The board asked for additional details, location of the properties, and clarification of the uncollectible tax debt. The Tax Commissioner noted, some of the property's location is unknown and he had no knowledge to why the resolution had not been followed in prior years.

Madam Chair called for the vote. Commissioner Edwards moved the motion to approve, seconded by Commissioner Mason. The motion passed. Vote 3-1. Commissioner Long opposed.

7:30 PM ZONING AGENDA - PUBLIC HEARINGS

Ianna Ramos, Zoning Administrator, presented the zoning cases.

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.

RECOMMENDED CONDITIONS

Should this petition be approved by the Board of Commissioners, it should be approved for a Conditional Use Permit to operate a home occupation with customer contact and be located in an accessory structure, **CONDITIONAL**, subject to the owner's agreement to the following enumerated

conditions. Where these conditions conflict with the stipulations and offerings contained in the Letter

of Intent, these conditions shall supersede unless specifically stipulated by the Board of Commissioners

1. To the owner's agreement to restrict the use of the accessory structure as follows:

a. An upholstery business.

b. Limit the hours of operation from 8 a.m. to 6 p.m. on Monday – Friday for customer contact.

c. Limit one customer at a time.

d. There will be no outside storage of materials.

2. No building, construction or land disturbance is allowed on the property without applicable permits.

3. As applicable, obtain Environmental Health approval before the issuance of a business license.

4. Must obtain and maintain a Newton County business license.

5. The shop cannot exceed 1,280 heated square feet.

Amended conditions

6. There shall be no signage.

7. Customers shall not access the business shop from Dukes Road or Hwy 11.

7:37 p.m. Public hearing opened

Phillip Carter spoke in support of the petition and there was no opposition.

7:38 p.m. Public hearing closed

Madam Chair entertained a motion. Commissioner Edwards motioned to approve zoning case# CUP25-000015 with recommended conditions of staff, seconded by Commissioner Long.

It was moved by Commissioner Edwards to amend the motion to add conditions six and seven, the motion was seconded by Commissioner Long. The motion passed. Vote 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.

RECOMMENDED CONDITIONS

Should this petition be approved by the Board of Commissioners, it should be approved for a Conditional Use Permit for a Wireless Telecommunications Tower, subject to the owner's agreement to the following conditions. Where these conditions conflict with the stipulations and offerings contained in the Letter of Intent, these conditions shall supersede unless specifically stipulated by the Board of Commissioners.

1. To the owner's agreement to restrict the use of the leased area of the subject property as follows:

- a. A telecommunications tower and support structure/fencing at tower base.
- b. Comply with the standards of Section 510-630 of the Newton County Zoning Ordinance, as applicable.

2. To the owner's agreement to abide by the following:

- a. To the site plan and legal description received by the Department of Development Services on December 5, 2025. Said site plan is conceptual only and must meet or exceed the requirements of the Zoning Ordinance and these conditions prior to the approval of a Land Disturbance Permit. Unless otherwise noted herein, compliance with all conditions shall be in place prior to the issuance of the first Certificate of Occupancy.

3. To the owner's agreement to abide by the following development standards:
 - a. Landscaping plan meeting the requirements of the Zoning Ordinance to be approved by the Department of Development Services.
 - b. The driveway and access shall be approved by the Transportation Department prior to any permits being issued.
 - c. Telecommunications tower shall be a self-support design.
 - d. Maximum height of tower to be 250 ft. (255 ft. with lightning rod).
 - e. Provide for at least 3 antennas.
 - f. Self-support tower shall accommodate equipment for potential use by Newton County for E-911 and other emergency services.

7:53 p.m. Public hearing opened

Dennis Taylor and Nytravious Smith spoke in support of the petition. There was no opposition.

7:58 p.m. Public hearing closed

The board was favorable of the request and acknowledged being aware of Commissioner Henderson's absence is due to an emergency.

Madam Chair entertained a motion. Commissioner Long motioned to approve zoning case# NTL25-000002 with recommended conditions of staff, seconded by Commissioner Edwards. The motion passed. Vote 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.

RECOMMENDED CONDITIONS

Should this petition be approved by the Board of Commissioners, it should be approved A-R (Agricultural Residential)

CONDITIONAL subject to the owner's agreement to the following enumerated conditions. Where these conditions conflict with the stipulations and offerings contained in the Letter of Intent, these conditions shall supersede unless specifically stipulated by the Board of Commissioners.

1. To the owner's agreement to the following:

a. Submit a minor plat subdividing parcel 0106 050A into two tracts.

b. Submit appropriate plans/plats, to be reviewed and approved by the Development Services Department, Public Works, Newton County Fire Services, NCWSA and GSWCC and GDOT as applicable.

8:05 p.m. Public hearing opened
Haven McCowan spoke in support of the petition and there was no opposition.
8:06 p.m. Public hearing closed

Madam Chair entertained a motion. Commissioner Edwards moved the motion to approve zoning case# REZ25-000012 with recommended conditions of staff, seconded by Commissioner Mason. The motion passed. Vote 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

District: Three (3)

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.

8:17 p.m. Public hearing opened
In support of the petition: Larry Cox
In opposition: Maya Allen Neeley
8:22 p.m. Public hearing closed

Madam Chair entertained a motion. Commissioner Cooper moved to table zoning case #CUP26-000001 for thirty (30) days, seconded by Commissioner Long. The motion passed Vote 4-0.
This is the end of the zoning agenda.

11. MEMORANDUM OF UNDERSTANDING BETWEEN 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. Madam Chair entertained a motion. Commissioner Edwards moved the motion to approve, seconded by Commissioner Long. The motion passed. Vote 4-0.

12. SNAPPING SHOALS EMC CONTRACT – SECURITY LIGHT & GATE SERVICE INSTALLATION @ NEWTON FACTORY BRIDGE CAMPGROUND

Cost: \$1,280.00(Gate installation/Security Light: \$11.90 (monthly)

Madam Chair entertained a motion. Commissioner Edwards moved the motion to approve, seconded by Commissioner Cooper. The motion passed. Vote 4-0.

AGENDA AMENDMENT

13a. RESOLUTION R030326 - A RESOLUTION OF THE NEWTON COUNTY BOARD OF COMMISSIONERS REVISING AN EMERGENCY MORATORIUM ON ACCEPTANCE OF APPLICATIONS, REQUESTS, OR SUBMISSIONS THAT PROPOSE THE DEVELOPMENT OF DATA CENTERS

Madam Chair entertained a motion. Commissioner Long motioned to approve Resolution R030326, seconded by Commissioner Mason. The motion passed. Vote 4-0.

AGENDA AMENDMENT

13b. RESOLUTION R030326a - A RESOLUTION OF THE NEWTON COUNTY BOARD OF COMMISSIONERS REVISING AN EMERGENCY MORATORIUM ON ACCEPTANCE OF APPLICATION, REQUESTS, OR SUBMISSIONS THAT PROPOSE THE DEVELOPMENT OF CONVENIENCE STORES

Madam Chair entertained a motion. Commissioner Long motioned to approve Resolution R030326a, seconded by Commissioner Mason. The motion passed. Vote 4-0.

14. SUNBELT BUILDERS INC., CONTRACT – RENOVATIONS TO FLEET AND PUBLIC WORKS BUILDINGS Total Cost: \$750,000.00/Funding Source: Capital Fund

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

Madam Chair entertained a motion. Commissioner Long moved the motion to approve Sunbelt Builders, Inc. Contract – Renovations to Fleet and Public Works Buildings, seconded by Commissioner Edwards. The motion passed. Vote 4-0.

15. REEVES & YOUNG PROFESSIONAL SERVICES AGREEMENT-ENGINEERING SERVICES ASSOCIATED WITH THE CONSTRUCTION @ 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.

NO ACTION REQUIRED

Cornish Creek Water Treatment Facility Plant Expansion and Upgrade

Viewed at <https://youtu.be/0W2RHfD4Ww8?t=9314>

16. MODIFICATION OF PROMISSORY NOTE AND LOAN AGREEMENT PROJECT# DW2021011 GEORGIA ENVIRONMENTAL FINANCE AUTHORITY (GEFA) UPDATED PROJECT Madam Chair entertained a motion. Commissioner Edwards

moved the motion to approve, seconded by Commissioner Cooper. The motion passed. Vote 4-0.

17. PUBLIC COMMENTS Viewed at <https://youtu.be/0W2RHfD4Ww8?t=10483>

Barbara Morgan

Dennis Taylor

Alana Sanders

Shawn Flynn

Mya Allen Neeley

18. BOARD COMMENTS Viewed at: <https://youtu.be/0W2RHfD4Ww8?t=11249>

Commissioner Edwards

Commissioner Mason

Commissioner Long

There being no further business for discussion, this meeting was called to adjourn at 9:12 p.m.

Approved this 17th day of March 2026.

Linda D. Hays Interim Chair

ATTEST:

Susan G. Nolley County Clerk