



**DEVELOPMENT SERVICES DEPARTMENT
INTER-OFFICE MEMORANDUM**

To: Newton County Planning Commission Members
From: Shena Applewhaite, Director
Date: January 28th, 2026
RE: Planning Commission Wrap Up 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 Recommended approval (4-1)
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 Recommended approval (5-0)
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 Recommended approval (5-0)

4.	FLU25-00009 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 Recommended approval (5-0)
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 Recommended approval (5-0)
6.	Solar Panels	Location: 650 Mason Dr Map & Parcel Number: 0082A 025	Tatiana Orozco (Freedom Forever) Approved (5-0)

Cc: Linda Hays, Interim Chair; James A. Brown, Interim County Manager; Susan Nolley, County 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.