



# DEVELOPMENT SERVICES DEPARTMENT

## INTER-OFFICE MEMORANDUM

**To:** Newton County Planning Commission Members  
**From:** Tracy Hernandez, Zoning Administrator  
**Date:** March 15, 2021  
**RE:** Planning Commission Final Agenda for March 23, 2021 at 7:00 PM

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

Tuesday, March 23, 2021 – Planning Commission Meeting  
 Tuesday, April 20, 2021 – Board of Commissioners Meeting

<b>OLD BUSINESS</b>			
#	PETITION	LOCATION/REQUEST	APPLICANT
1	REZ20-000011  DISTRICT: 3	<b>Location:</b> 2001 Dogwood Dr <b>Map &amp; Parcel Number:</b> 24-038 <b>FLUM:</b> DN (Development Node) <b>Zoning:</b> R-2 (Single Family Residential) <b>Acreage:</b> 32.27 acres <b>Request:</b> Rezone entire parcel from R2 to M1 to develop property for a warehouse.	Native Development Group Joseph K McGorrey 910 Davis Bend Alpharetta, GA 30004
<b>NEW BUSINESS</b>			
2	CUP21-000001  DISTRICT: 5	<b>Location:</b> 19 Poplar Hill Rd <b>Map &amp; Parcel Number:</b> 104-003 <b>FLUM:</b> AF (Farming Agricultural) <b>Zoning:</b> A (Agricultural) <b>Acreage:</b> 45.06 acres <b>Request:</b> To establish a Special Events Facility.	Ayala Ramos 19 Poplar Hill Rd Covington, GA 30014
<b>ADMINISTRATIVE REVIEW FOR PRELIMINARY PLAT FOR A RESIDENTIAL SUBDIVISION</b>			
3	PP21-000001	<b>Location:</b> Hwy 162 & Pickett Bridge Road <b>Map &amp; Parcel Number:</b> 51-31 <b>FLUM:</b> RES- Residential, PRC <b>Zoning:</b> AR (Agricultural Residential) <b>Acreage:</b> 209.316 <b>Request:</b> To propose preliminary plat for Twin Rivers Valley Subdivision Ph 3 & 4.	Stars & Stripes 4N LLC 1123 Zonolite Rd, NE Ste 30 Atlanta, GA 30306  Rep: Thad Higgins

Cc: Marcello Banes, Chairman (email); Jackie Smith, Clerk (email); Newton County Board of Commissioner's (email); Lloyd Kerr, County Manager; Judy Johnson, Director of Development Services; Crystal Dooley, Secretary to the Planning Commission; Scott Sirotkin, GIS; Shena Applewhaite, Planner; Peri Herring, Environmental Health

**The Planning Commission's public hearing will occur as a Zoom meeting. Register in advance for this meeting:**

<https://zoom.us/join/zoom/register/tjElduGrqj0iHdYNE90OVX00-stfbvNB> Wey

After registering, you will receive a confirmation email containing information about joining the meeting.

The purpose of the public hearing shall be for public review. All Newton County residents and any other affected and/or interested persons are invited and encouraged to attend. For more information on this case please contact Tracy Hernandez at 770-784-2018, Shena Applewhaite at 678-625-1231 or Judy Johnson at 678-625-1656. Updated information will also be posted at the following link as it becomes available <https://www.ncboc.com/196/Development-Services>