

O-021908

**AN ORDINANCE TO ADOPT AMENDMENTS TO THE
2003 ZONING ORDINANCE, NEWTON COUNTY GEORGIA;
TO REPEAL CONFLICTING PROVISIONS;
AND FOR OTHER PURPOSES**

BE IT ORDAINED by the Board of Commissioners, Newton County, Georgia, and it is hereby ordained by the authority of the Constitution of Georgia (1983), Art. IX, Sec. II, Par. I, II and IV, as follows:

Section 1

Newton County does hereby amend the 2003 Zoning Ordinance, Newton County, Georgia as provided in Exhibit "A", attached hereto and incorporated herein by reference thereto.

Section 2

All ordinances or regulations or parts thereof in conflict herewith are hereby repealed.

Adopted and approved by the Board of Commissioners on the 19th day of February, 2008, after a public hearing on said date.



NEWTON COUNTY BOARD OF COMMISSIONERS

By: *Aaron Varner*
Aaron Varner, Chairman

Attest: *Jackie Smith*
Jackie Smith, Clerk

Recommended for approval and adoption by the Newton County Planning Commission on January 22, 2008, after a public hearing on said date.

Glover Anderson
Glover Anderson, Chairman
Newton County Planning Commission

EXHIBIT "A"

Amendment One

Section 100-060 RELATIONSHIP TO COMPREHENSIVE PLAN -- is hereby deleted in its entirety and replaced with the following:

Sec. 100-060 RELATIONSHIP TO COMPREHENSIVE PLAN

A. Relationship to Comprehensive Plan

The Comprehensive Plan is hereby established as the official policy of the County concerning designated land uses, under which the unincorporated areas of Newton County are divided into the following land use categories:

1. Agriculture/Forestry (AF)
2. Rural Residential (RR)
3. Residential (RES)
4. High Density Residential (HDR)
5. Commercial (COM)
6. Mixed Use (MX)
7. Development Node (DN)
8. Industrial (IND)
9. Public/Institutional (PI)
10. Transportation/Communications/Utilities (TCU)
11. Park/Recreation/Conservation (PRC)
12. Road Right-of-Way (ROW)

B. Relationship between Land Use Categories and Zoning Districts

The Comprehensive Plan does not alter or affect the existing zoning districts in the county, does not effectuate an amendment to the official zoning maps, and does not itself permit or prohibit any existing land uses.

The zoning districts that are permitted within each land use category shall be restricted to the following:

1. Agriculture/Forestry (AF): A
2. Rural Residential (RR): A, RE, AR, MHS
3. Residential (RES): R1, R2, R3, MSR
4. High Density Residential (HDR): DR, RMF, MHP
5. Commercial (COM): OI, CN, CH, CG
6. Mixed Use (MX): All districts except M2
7. Development Node (DN): All districts
8. Industrial (IND): M1, M2
9. Public/Institutional (PI): All districts
10. Transportation/Communications/Utilities (TCU): All districts
11. Park/Recreation/Conservation (PRC): All districts
12. Road Right-of-Way (ROW): All districts

C. If a zoning district is not listed as permitted in a land use district, application must first be made to change the land use district prior to amending the zoning district. Such applications can proceed simultaneously, but no property can be zoned to a classification inconsistent with its land use district, as reflected in paragraph B.

Amendment Two

Section 105-020 SPECIFIC DEFINITIONS – definition of Development Nodes is hereby deleted in its entirety and replaced with the following:

Development Nodes

Development Nodes seek to increase concentrations of population and employment within nodes with the majority of commercial development concentrated at the center of the node. Development nodes encourage a mix of diverse and compatible land uses, and design development and public right-of-way improvements to be pedestrian oriented. Development Nodes are activity centers that have a master plan for its development adopted by the Board of Commissioners.

Fundamental characteristics of Nodal Developments include:

1. Pedestrian oriented. The emphasis is on walkability and alternate modes.
2. Residential uses representing a mix of density and housing types, achieving overall density targets, including required minimum densities.
3. Mixed uses so that services are available within walking distance (one quarter mile).
4. Public uses such as ample parks, open space and facilities which can be reached without driving.
5. Design elements that support pedestrian environments that encourage walking, and bicycling.

Nodal development is a positive and necessary strategy to fulfill the goals of the Newton County Comprehensive Plan. Refer to the Newton County Comprehensive Plan for guidance on development within nodes (pages IV-1 through IV-3 of the Community Agenda).