

**AN ORDINANCE TO ADOPT AMENDMENTS TO THE
2003 DEVELOPMENT REGULATIONS, NEWTON COUNTY, GEORGIA;
TO REPEAL CONFLICTING PROVISIONS;
TO PROVIDE FOR AN EFFECTIVE DATE;
AND FOR OTHER PURPOSES**

BE IT ORDAINED by the Board of Commissioners, Newton County, Georgia, as follows:

SECTION 1

Article 4 of the 2003 Development Regulations, Newton County, Georgia is hereby amended by deleting subsection 415-030 A. in its entirety and by inserting in lieu thereof the following:

Sec. 415-030 PRELIMINARY APPROVAL OF MAJOR RESIDENTIAL SUBDIVISIONS

A. Prior to making any street improvements or clearing or grading a site planned for development, installing any utilities or selling any lots, the developer shall submit to the Planning Director for approval, a Preliminary Plat of the proposed subdivision or development prepared in accordance with these Regulations. All preliminary plat and other engineering data shall be prepared and sealed by a Professional Engineer, Land Surveyor or Landscape Architect registered in the State of Georgia. The developer shall also provide copies of the Preliminary Plat to all utility companies. A space for Preliminary Plat approval by the Planning Commission shall be provided on the face of the Preliminary Plat.

SECTION 2

Article 4 of the 2003 Development Regulations, Newton County, Georgia is hereby amended by deleting subsection 415-050 B. in its entirety and by inserting in lieu thereof the following:

Sec. 415-050 MAJOR RESIDENTIAL SUBDIVISION CONSTRUCTION PLANS

B. All construction drawings and other engineering data shall be prepared and sealed by a Professional Engineer or Landscape Architect currently registered in the State of Georgia, in accordance with the provisions of Georgia law.

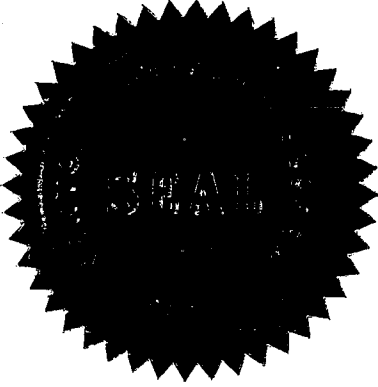
SECTION 3

All ordinances or regulations or parts thereof in conflict herewith are hereby repealed.

SECTION 4

This Ordinance shall be in force and take effect on July 1, 2003.

Adopted and approved by the Board of Commissioners on the 1st day of July, 2003, 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 June 24, 2003, after a public hearing on said date.

Richard Coleman
Richard Coleman, Chairman
Newton County Planning Commission

**AN ORDINANCE TO ADOPT
THE 2003 DEVELOPMENT REGULATIONS, NEWTON COUNTY, GEORGIA;
TO REPEAL CONFLICTING PROVISIONS;
TO PROVIDE FOR AN EFFECTIVE DATE;
AND FOR OTHER PURPOSES**

BE IT ORDAINED by the Board of Commissioners, Newton County, Georgia, as follows:

Section 1

Newton County does hereby adopt the 2003 Development Regulations, Newton County, Georgia, attached as Exhibit "A" and incorporated herein by reference thereto.

Section 2

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

Section 3

This Ordinance shall be in force and take effect on March 10, 2003. Notwithstanding the foregoing effective date of this Ordinance, the existing Subdivisions Regulations of Newton County, Georgia, adopted May 13, 1985, as amended, shall control any development for which a qualifying Preliminary Plat is filed on or before May 9, 2003. A qualifying Preliminary Plat shall be defined as a plat which substantially complies with the 1985 Subdivision Regulations of Newton County, Georgia, as amended.

Adopted and approved by the Board of Commissioners on the 4th day of March, 2003, after a public hearing on said date.

NEWTON COUNTY BOARD OF COMMISSIONERS

By:

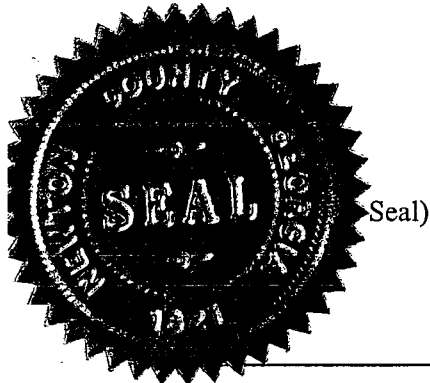


Aaron Varner, Chairman

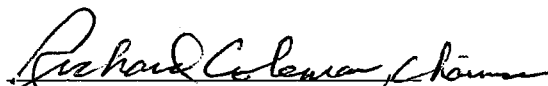
Attest:



Jackie Smith, Clerk



Recommended for approval and adoption by the Newton County Planning Commission on February 25, 2003, after a public hearing on said date.


Richard Coleman, Chairman
Newton County Planning Commission