

**A RESOLUTION TO ADOPT AMENDMENTS TO THE
2018 COMPREHENSIVE PLAN (COMMUNITY AGENDA), NEWTON COUNTY
GEORGIA; TO REPEAL CONFLICTING PROVISIONS; AND FOR OTHER
PURPOSES**

WHEREAS, the Board of Commissioners, Newton County, Georgia, adopted the 2018 Comprehensive Plan (Community Agenda) on June 27, 2018; and

WHEREAS, pursuant to Sec. 100-060 of the 2009 Newton County Zoning Ordinance, "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."

WHEREAS, Newton County desires to amend the Future Land Use Map of the Comprehensive Plan to include six parcel amendments as shown in Section 1 and establish a revised 2019 Future Land Use Map attached as Exhibit A; and

WHEREAS, this amendment to the Future Land Use Map of the Comprehensive Plan was properly advertised and public hearings were held in accordance with the Zoning Procedures Law (O.C.G.A. 36-66-4).

NOW THEREFORE BE IT RESOLVED 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 Future Land Use Designations for following six map and parcels:

Map and Parcel 0025B00000043000, located on Fairview Road, from RES (Residential) to COM (Commercial) to align the use with the zoning designation and neighboring parcels.

Map and Parcel 0046000000039000, located on the east side of Lower River Road, from RR (Rural Residential) to PUB (Public) and PRC (Parks, Recreation & Conservation) as the land is no longer envisioned for residential use.

Map and Parcel 0114000000122000, located at 1025 Hwy 142, from PUB (Public) to COM (Commercial) to align the designation with neighboring parcels and the land is no longer envisioned for public use.

Map and Parcel 011400000040C00, located at 2010 Adams Circle, to correct a portion of the parcel shown as RR (Rural Residential) to designate PUB (Public) for the entire parcel and align with the use of the parcel as a Convenience Center.

Map and Parcel 007700000054000, located at 3147 Hwy 81 N. on the north west intersection of Hwy 81 and W Macedonia Church Rd, to correct a portion of the parcel shown as RES (Residential) to COM (Commercial) for the entire parcel.

Map and Parcel 007700000083000, located at 3163 Hwy 81 N. to align the designation with neighboring parcels and the land is no longer envisioned for public use as a Volunteer Fire Station.

Section 2

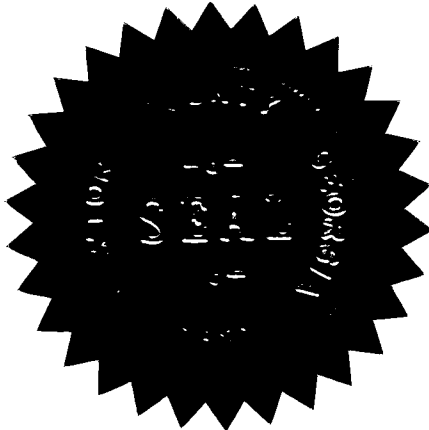
Newton County does hereby amend the Future Land Use Map of the 2018 Comprehensive Plan, as provided by the map entitled "Official Future Land Use Designation Map of Newton County", attached hereto and incorporated herein by reference thereto.

Section 3

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

Adopted and approved by the Board of Commissioners on the 5th day of March, 2019, after a public hearing on said date.

NEWTON COUNTY BOARD OF COMMISSIONERS



By: *Marcello Banes*
Marcello Banes, Chairman

Attest: *Jackie Smith*
Jackie Smith, Clerk

Recommended for approval and adoption by the Newton County Planning Commission on February 26, 2019, after a public hearing on said date.

Landis Stephens
Landis Stephens, Chairman
Newton County Planning Commission

EXHIBIT A

*Official
Future Land Use Designation
Map of Newton County*

As adopted by
the Board of Commissioners
on March 5, 2019

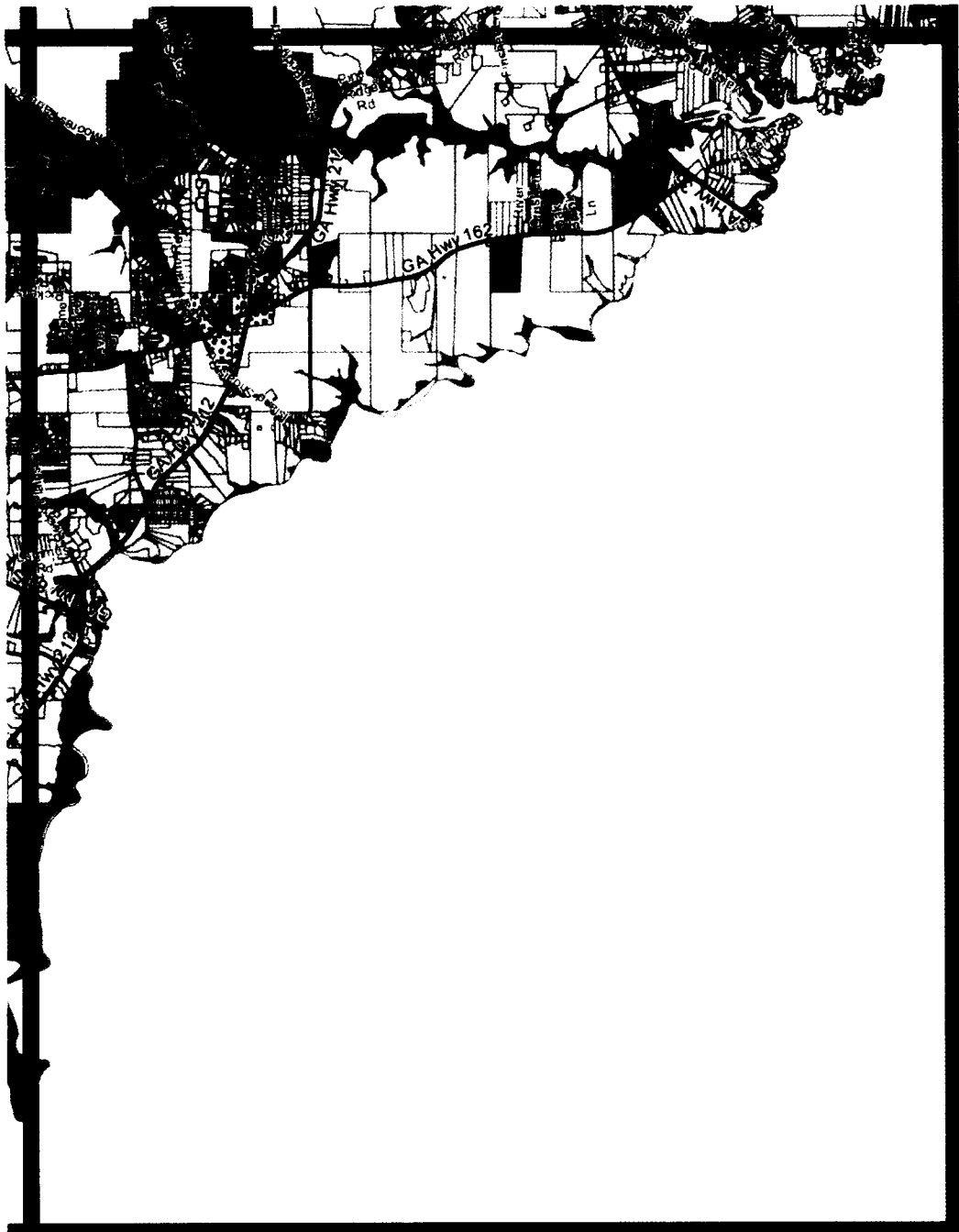
- Roads**
- State Route
 - U.S. Route
 - Interstate Highway
 - Road
- Future Land Use Designations**
- R-1 Single-Family Residential
 - R-2 Single-Family Residential
 - R-3 Single-Family Residential
 - R-4 Single-Family Residential
 - R-5 Single-Family Residential
 - R-6 Single-Family Residential
 - R-7 Single-Family Residential
 - R-8 Single-Family Residential
 - R-9 Single-Family Residential
 - R-10 Single-Family Residential
 - R-11 Single-Family Residential
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 - R-95 Single-Family Residential
 - R-96 Single-Family Residential
 - R-97 Single-Family Residential
 - R-98 Single-Family Residential
 - R-99 Single-Family Residential
 - R-100 Single-Family Residential

This map is a future land use designation map and does not represent any current or future land use. It is intended to provide a general overview of the future land use designations for Newton County, Georgia. The map is subject to change without notice. For more information, please contact the Newton County Board of Commissioners at (770) 534-1234.

Scale: 1 inch = 1 mile

1	2
3	4
5	6

North Arrow



**Official
Future Land Use Designation
Map of Newton County**

As adopted by
the Board of Commissioners
on March 5, 2019

- Roads**
- Local Road
 - U.S. State Route
 - Interstate Highway
 - Future
- Future Land Use Designations**
- R1 - Single-Family Residential
 - R2 - Two-Family Residential
 - R3 - Medium Density Residential
 - R4 - High Density Residential
 - R5 - Single-Family Residential
 - R6 - Medium Density Residential
 - R7 - High Density Residential
 - R8 - Single-Family Residential
 - R9 - Medium Density Residential
 - R10 - High Density Residential
 - R11 - Single-Family Residential
 - R12 - Medium Density Residential
 - R13 - High Density Residential
 - R14 - Single-Family Residential
 - R15 - Medium Density Residential
 - R16 - High Density Residential
 - R17 - Single-Family Residential
 - R18 - Medium Density Residential
 - R19 - High Density Residential
 - R20 - Single-Family Residential
 - R21 - Medium Density Residential
 - R22 - High Density Residential
 - R23 - Single-Family Residential
 - R24 - Medium Density Residential
 - R25 - High Density Residential
 - R26 - Single-Family Residential
 - R27 - Medium Density Residential
 - R28 - High Density Residential
 - R29 - Single-Family Residential
 - R30 - Medium Density Residential
 - R31 - High Density Residential
 - R32 - Single-Family Residential
 - R33 - Medium Density Residential
 - R34 - High Density Residential
 - R35 - Single-Family Residential
 - R36 - Medium Density Residential
 - R37 - High Density Residential
 - R38 - Single-Family Residential
 - R39 - Medium Density Residential
 - R40 - High Density Residential
 - R41 - Single-Family Residential
 - R42 - Medium Density Residential
 - R43 - High Density Residential
 - R44 - Single-Family Residential
 - R45 - Medium Density Residential
 - R46 - High Density Residential
 - R47 - Single-Family Residential
 - R48 - Medium Density Residential
 - R49 - High Density Residential
 - R50 - Single-Family Residential
 - R51 - Medium Density Residential
 - R52 - High Density Residential
 - R53 - Single-Family Residential
 - R54 - Medium Density Residential
 - R55 - High Density Residential
 - R56 - Single-Family Residential
 - R57 - Medium Density Residential
 - R58 - High Density Residential
 - R59 - Single-Family Residential
 - R60 - Medium Density Residential
 - R61 - High Density Residential
 - R62 - Single-Family Residential
 - R63 - Medium Density Residential
 - R64 - High Density Residential
 - R65 - Single-Family Residential
 - R66 - Medium Density Residential
 - R67 - High Density Residential
 - R68 - Single-Family Residential
 - R69 - Medium Density Residential
 - R70 - High Density Residential
 - R71 - Single-Family Residential
 - R72 - Medium Density Residential
 - R73 - High Density Residential
 - R74 - Single-Family Residential
 - R75 - Medium Density Residential
 - R76 - High Density Residential
 - R77 - Single-Family Residential
 - R78 - Medium Density Residential
 - R79 - High Density Residential
 - R80 - Single-Family Residential
 - R81 - Medium Density Residential
 - R82 - High Density Residential
 - R83 - Single-Family Residential
 - R84 - Medium Density Residential
 - R85 - High Density Residential
 - R86 - Single-Family Residential
 - R87 - Medium Density Residential
 - R88 - High Density Residential
 - R89 - Single-Family Residential
 - R90 - Medium Density Residential
 - R91 - High Density Residential
 - R92 - Single-Family Residential
 - R93 - Medium Density Residential
 - R94 - High Density Residential
 - R95 - Single-Family Residential
 - R96 - Medium Density Residential
 - R97 - High Density Residential
 - R98 - Single-Family Residential
 - R99 - Medium Density Residential
 - R100 - High Density Residential

This map is subject to the provisions of the Georgia State Constitution and the Georgia State Code. It is not intended to be used for any purpose other than the one for which it was prepared.

Newton County, Georgia
March 5, 2019

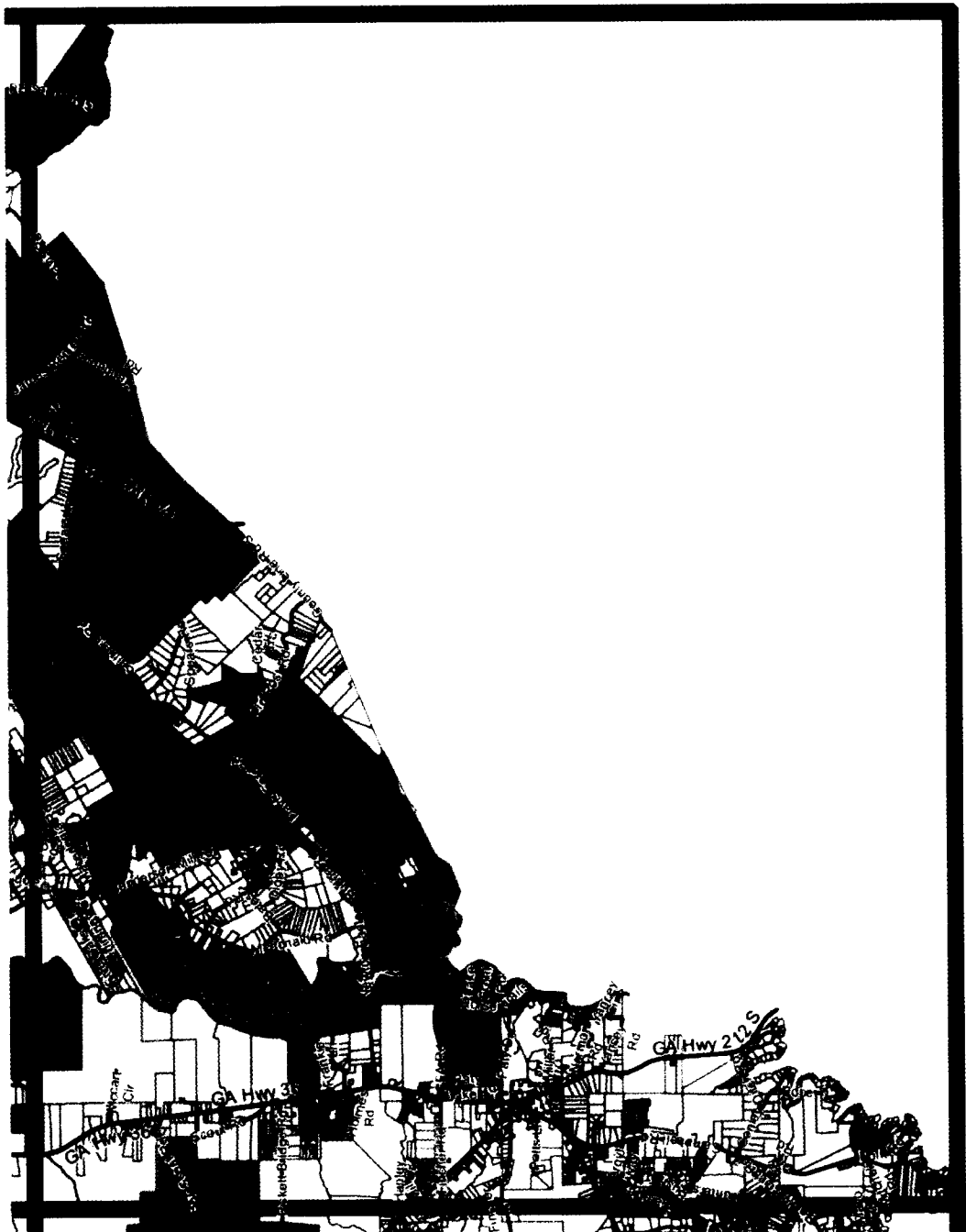
Newton County, Georgia
March 5, 2019

Newton County, Georgia
March 5, 2019

1 2
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5 6

City

North Arrow



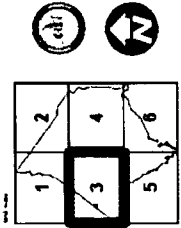
**Official
Future Land Use Designation
Map of Newton County**

As adopted by
the Board of Commissioners
on March 5, 2019

- Roads**
- Local Road
 - U.S. 51 State Route
 - Interstate Highway
 - Private
- Future Land Use Designations**
- R-1C: Rural Residential
 - R-2: Rural Residential
 - R-3: High Quality Residential
 - C-1: Commercial
 - M-1: Medium Density Residential
 - M-2: Medium Density Residential
 - D-1: Development Plateau
 - P-1: Public Institutional
 - P-2: Airport/Aviation
 - P-3: Professional/Community
 - T-1: Transportation/Corridor

This is a binding zoning map of the Newton County, Georgia, and is subject to the provisions of the Georgia Zoning Law, O.C.G.A. § 36-70-1. The map is subject to the provisions of the Georgia Zoning Law, O.C.G.A. § 36-70-1. The map is subject to the provisions of the Georgia Zoning Law, O.C.G.A. § 36-70-1.

Newton County, Georgia
Library Board of Commissioners
County Clerk's Office
March 5, 2019



**Official
Future Land Use Designation
Map of Newton County**
As adopted by
the Board of Commissioners
on March 7, 2019

Roads

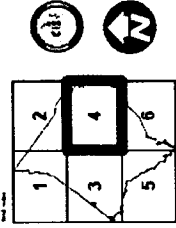
- Local Road
- ▬ U.S. & State Route
- ▬ Interstate Highway
- ▬ Pipeline

Future Land Use Designations

- R-1 Single Residential
- R-2 Residential
- R-3 Single Density Residential
- C-1 Commercial
- C-2 Medium Density
- R-4 Medium Density Residential
- P-1 Public Institutional
- I-1 Industrial Medium Density
- I-2 Heavy Industrial/Manufacturing
- T-1 Transportation/Corridor

This is the Official Future Land Use Designation Map of Newton County, Georgia, as adopted by the Board of Commissioners on March 7, 2019. It is the responsibility of the Board of Commissioners to ensure that this map is kept current and to update it as necessary.

Created by: [Name] Date: 1/1/2019
 Approved by: [Name] Date: [Date]
 County: Newton County, Georgia



**Official
Future Land Use Designation
Map of Newton County**

As adopted by
the Board of Commissioners
on March 7, 2019

Roads

- Local Road
- U.S. State Route
- Interstate Highway
- Private

Future Land Use Designations

- R1 - Single-Family Residential
- R2 - Two-Family Residential
- R3 - Medium-Density Residential
- R4 - Single-Family Residential
- R5 - Single-Family Residential
- C1 - Community Center
- C2 - Community Center
- C3 - Community Center
- C4 - Community Center
- C5 - Community Center
- P1 - Public Use
- P2 - Public Use
- P3 - Public Use
- P4 - Public Use
- P5 - Public Use
- I1 - Industrial
- I2 - Industrial
- I3 - Industrial
- I4 - Industrial
- I5 - Industrial
- A1 - Agriculture
- A2 - Agriculture
- A3 - Agriculture
- A4 - Agriculture
- A5 - Agriculture
- N1 - Natural Resource
- N2 - Natural Resource
- N3 - Natural Resource
- N4 - Natural Resource
- N5 - Natural Resource

This map is subject to the following conditions:
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City of Dalton
Dalton State University
Dalton State College
Dalton State University Center for the Performing Arts
Dalton State University Center for the Visual Arts
Dalton State University Center for the Creative Arts
Dalton State University Center for the Health Sciences
Dalton State University Center for the Business Administration
Dalton State University Center for the Education
Dalton State University Center for the Environmental Studies
Dalton State University Center for the International Studies
Dalton State University Center for the Leadership Studies
Dalton State University Center for the Professional Studies
Dalton State University Center for the Social Sciences
Dalton State University Center for the Theological Studies
Dalton State University Center for the Writing Studies
Dalton State University Center for the Arts
Dalton State University Center for the Music
Dalton State University Center for the Dance
Dalton State University Center for the Theater
Dalton State University Center for the Film
Dalton State University Center for the Television
Dalton State University Center for the Radio
Dalton State University Center for the Music Industry
Dalton State University Center for the Entertainment Industry
Dalton State University Center for the Fashion Industry
Dalton State University Center for the Food Industry
Dalton State University Center for the Hospitality Industry
Dalton State University Center for the Tourism Industry
Dalton State University Center for the Travel Industry
Dalton State University Center for the Real Estate Industry
Dalton State University Center for the Insurance Industry
Dalton State University Center for the Financial Industry
Dalton State University Center for the Legal Industry
Dalton State University Center for the Medical Industry
Dalton State University Center for the Health Care Industry
Dalton State University Center for the Pharmaceutical Industry
Dalton State University Center for the Biotechnology Industry
Dalton State University Center for the Aerospace Industry
Dalton State University Center for the Defense Industry
Dalton State University Center for the Energy Industry
Dalton State University Center for the Environmental Industry
Dalton State University Center for the Information Industry
Dalton State University Center for the Telecommunications Industry
Dalton State University Center for the Media Industry
Dalton State University Center for the Publishing Industry
Dalton State University Center for the Printing Industry
Dalton State University Center for the Manufacturing Industry
Dalton State University Center for the Construction Industry
Dalton State University Center for the Transportation Industry
Dalton State University Center for the Logistics Industry
Dalton State University Center for the Distribution Industry
Dalton State University Center for the Retail Industry
Dalton State University Center for the Wholesale Industry
Dalton State University Center for the Import/Export Industry
Dalton State University Center for the International Trade Industry
Dalton State University Center for the Global Business Industry
Dalton State University Center for the Cross-Cultural Industry
Dalton State University Center for the Intercultural Industry
Dalton State University Center for the Multicultural Industry
Dalton State University Center for the Diverse Industry
Dalton State University Center for the Inclusive Industry
Dalton State University Center for the Accessible Industry
Dalton State University Center for the Universal Industry.

**Official
Future Land Use Designation
Map of Newton County**

As adopted by
the Board of Commissioners
on March 5, 2019

- Roads**
- State Route
 - U.S. State Route
 - Interstate Highway
 - Feeder
- Future Land Use Designations**
- R-1 Low Residential
 - R-2 Residential
 - R-3 High Density Residential
 - C-1 Office - Professional
 - M-1 Medium Density
 - M-2 Medium Density
 - M-3 Medium Density
 - M-4 Medium Density
 - M-5 Medium Density
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 - M-99 Medium Density
 - M-100 Medium Density

This map is based on the Newton County Future Land Use Designation Map, which was adopted by the Board of Commissioners on March 5, 2019. The map is intended to provide a visual representation of the future land use designations for Newton County, Georgia. The map is not intended to be used for any other purpose.

1	2	3	4
5	6	7	8

Scale: 1" = 1 Mile

North Arrow

