

**STATE OF GEORGIA  
COUNTY OF NEWTON**

**A RESOLUTION OF THE BOARD OF COMMISSIONERS  
OF  
NEWTON COUNTY, GA**

**WHEREAS**, it has been identified that parcel 0043000000046000 was inadvertently designated on a portion of or in their entirety on the 2015 Official Zoning District Map of Newton County, Georgia and all subsequent updated Official Zoning District Maps; and

**WHEREAS**, pursuant to Sec. 100-070, subsection C. of the 2020 Newton County Unified Development Ordinance, "If there is any dispute between the subsequent annotation by the Zoning Administrator and the action taken by the Board, the action of the Board as reflected in the minutes shall control."; and

**WHEREAS**, Newton County Board of Commissioners approved a rezoning on October 21, 1986 to amend the zoning on the property from R2 (Single Family Residential, formerly known as R30) to CH (Highway Commercial); and

**WHEREAS**, Newton County desires to amend the 2015 Official Zoning District Map of Newton County, Georgia to include the parcel amendment to reflect the entirety of the parcel to be designated CH (Highway Commercial) as shown in Attachment A; and

**WHEREAS**, this amendment to the 2015 Official Zoning District Map of Newton County, Georgia 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:

The Director of Development Services of Newton County is hereby directed to correct the 2015 Official Zoning District Map of Newton County, Georgia, changing the zoning district designations for the subject portion of the property as follows:

For parcel 0043000000046000, to change the entirety of the property shown as R2 (Single Family Residential) to CH (Highway Commercial) as reflected in the rezoning case approved on October 21, 1986, listed as item number 4, for J.T. Morgan and Betty Jean Hoffman.

Adopted and approved by the Board of Commissioners on the 18<sup>h</sup> day of August, 2020, after a public hearing on said date.

NEWTON COUNTY BOARD OF COMMISSIONERS

By: Marcello Banes  
Marcello Banes, Chairman

(County Seal)

Attest: Jackie Smith  
Jackie Smith, Clerk

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Recommended for approval and adoption by the Newton County Planning Commission on July 27, 2020, after a public hearing on said date.

Landis Stephens  
Landis Stephens, Chairman  
Newton County Planning Commission

# EXHIBIT A



## MINUTES OF OCTOBER 21, 1986

The Newton County Board of Commissioners met at 9:00 A.M. on October 21, 1986 in the Boardroom of the Courthouse with Chairman Varner presiding and all members present. Also present were Brian Allen, Attorney Tommy Craig and Reporter Sue Poole.

The invocation was by Chairman Varner.

1. Minutes of the last meeting were approved as written on a motion by Comm. Gray, seconded by Comm. Ayers, with approval unanimous.
2. Comm. Smith made motion that the Board adopt a resolution supporting Amendment 1 on the November ballot. The amendment would authorize the State to issue bonds and lend the proceeds to counties and municipalities for development and expansion of water and sewage facilities. Motion seconded by Comm. Gray and approved unanimously.
3. Larry Martin, Health Department Sanitarian, spoke to the Board concerning septic tank installations. Regulations were recently adopted requiring deeper drain lines and additional gravel when needed as indicated by soil analysis. Comm. Smith has received complaints on the additional costs. Martin stated his support of the present regulations. The question will be further studied.
4. Brian Allen presented the rezoning petition of J.T. Morgan and Betty Jean Hoffman to rezone .95 acres located on Access Road from RMF zoning to C-H zoning. The Planning Commission recommended granting of petition. Comm. Smith made motion that recommendation to grant be upheld, seconded by Comm. Bates and approved unanimously.
5. Comm. Bates made motion that Board adopt amendments to the County Zoning Ordinance necessary to protect the Cornish Creek watershed for development of water resources- motion seconded by Comm. Cobb and approved unanimously. *COPY ATTACHED.*
6. Bids received for drilling of a well in Factory Shoals Park were opened- it was decided to explore the possibility of extending a water line from Hwy. 36 before letting a well bid.
7. Mr. Brinkman again asked the Board for a change in regulations requiring tarps on trailers loaded with aggregates. Board members agreed that regulations should not be relaxed.
8. Billy Jones, Building Inspector, asked the Board whether business licenses might be issued on a part-year basis with reduced fees for part - years. The Board decided that fees are to be charged for the full calendar year.
9. County checks # 001496 through # 001676 were approved on a motion by Comm. Smith, seconded by Comm. Ayers, with approval unanimous.
10. the Board went into executive session at 11:00 A.M. for study of a personnel matter, and came from executive session at 11:30 A.M.
11. On a motion by Comm. Ayers, seconded by Comm. Gray, the meeting was adjourned at 11:35 A.M.

  
A.T. Stubbs- Clerk

  
Roy L. Varner- Chairman