

**AN ORDINANCE TO ADOPT AMENDMENTS TO THE  
NEWTON COUNTY DEVELOPMENT REGULATIONS;  
TO REPEAL CONFLICTING PROVISIONS;  
AND FOR FURTHER PURPOSES.**

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

SECTION 1

Newton County does hereby amend the Newton County Development Regulations 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All ordinances or regulations or parts thereof in conflict herewith are hereby repealed.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 20th day of November, 2007, 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 26, 2007 and August 28, 2007, after public hearings on said dates.

Glover Anderson  
Glover Anderson, Chairman  
Newton County Planning Commission

Exhibit "A"

Amendment One

Sec. 110-020 EXEMPTIONS – is hereby deleted in its entirety and replaced as follows:

**Sec. 110-020 EXEMPTIONS**

A. No person shall proceed with any disturbance of the land, including clearing, grubbing, or grading activities on a proposed development or subdivision before being issued a Development Permit from the Planning Director, unless it is one of the following exempt activities:

1. An agricultural activity in the A or A-R zoning district;
2. The construction of an individual single-family detached residence on a buildable lot of record.

B. For the purpose of these Regulations each of the types of activities contained in this Section shall be considered subdivisions but exempt from the procedures and required site improvement provisions of the Development Regulations:

1. The combination or recombination of all of two or more buildable lots of record, where the total number of lots is not increased.
2. The division among heirs or family members of land in the Agricultural District into three or fewer lots having a minimum lot size of ten (10) acres.
3. The division among heirs or family members of land in the Agricultural-Residential District into three or fewer lots having a minimum lot size of 43,560 square feet (or 60,000 square feet where both private well and individual septic tank are required).
4. The division, among heirs or family members, of land in the Rural Estate District into three or fewer lots having a minimum lot size of two acres.

C. Subdivisions deemed exempt may reduce the minimum frontage requirement to no less than 20 feet.

D. Subdivisions deemed exempt shall not require the extension of utilities or the construction of public streets.

E. Subdivisions deemed exempt shall be in compliance with all applicable requirements of the Newton County Zoning Ordinance.

F. In addition to rules and requirements for these subdivisions, no property from which an Exempt Subdivision was divided, may be subdivided as an exempt

subdivision. The exempt subdivision may be part of a minor subdivision.  
(rev.2/21/06)

Amendment Two

Section 415-030, subsection B. PRELIMINARY PLAT REVIEW – is hereby deleted in its entirety and replaced as follows:

**Sec. 415-030 PRELIMINARY PLAT REVIEW**

B. The deadline for submission of a complete application for preliminary plat review shall be the first Friday of the month previous to the month during which the developer desires Planning Commission action. The application shall include the following:  
(rev.12/20/05)

1. Nine (9) copies of the Preliminary Plat and supporting data.
2. Signatures of the Environmental Health Department and Water and Sewer Authority.

Amendment Three

Sec. 505-030, subsection E.6. LOTS – is hereby deleted in its entirety and replaced as follows:

**Sec 505-030 LOTS**

E. Panhandle or Flag Lots (rev. 02/21/06)

6. Shared driveways serving flag lots shall not serve more than two residences. Proper display of addresses at the entrance of the driveway and along the length of the driveway is needed for safety purposes. Address signage shall be part of the driveway permit, and shall be in place prior to the issuance of a Certificate of Occupancy. All driveways shall meet or exceed the standards of Section 605-100 D. (Separation of Access Points).

Amendment Four

Sec. 525-010 GENERAL DESIGN STANDARDS – is hereby deleted in its entirety and replaced as follows:

**Sec. 525-010 GENERAL DESIGN STANDARDS**

The purpose of good site design is to create a functional and attractive development, to minimize adverse impacts, and to ensure a project will be an asset to the community. To promote this purpose, the site plan shall conform to the following general standards that are designed to result in a well-planned community without adding unnecessarily to development costs.

- A. Buildings shall be oriented toward public or interior streets. Entrances shall be indicated on the site plans.

- B. Buildings located within 30 feet of a public street shall provide access to pedestrians from the street.
- C. Buildings on corner lots shall be setback from the right-of-way equal to the front yard setback for the zoning district.
- D. All building exteriors that face public streets shall have similar architectural features (such as windows, façade offsets, columns, and arcades) building materials, and roof lines as the front. Screening in the form of fencing, landscaping or berms may be required, if mechanical features are visible. Elevations of all sides shall be part of building permit application.
- E. Refuse containers, mechanical equipment, loading facilities, and outdoor storage areas shall be screened and buffered so as not to be visible from public right of ways or adjacent residentially zoned property.
- F. The development shall also conform to the applicable requirements as set out in the Development Regulations of Newton County.