

O-011508

**AN ORDINANCE TO ADOPT AMENDMENTS TO THE
2003 DEVELOPMENT REGULATIONS, 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 Development Regulations, 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All ordinances or regulations or parts thereof in conflict herewith are hereby repealed.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 15th day of January, 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 August 28, 2007, after a public hearing on said date.

Glover Anderson
Glover Anderson, Chairman
Newton County Planning Commission

EXHIBIT "A"

Amendment One

Division 670 RESIDENTIAL AND NON-RESIDENTIAL PROJECT CLOSE-OUT AND CONTINUING MAINTENANCE, subsection B. – is hereby deleted in its entirety and replaced with the following:

**DIVISION 670 RESIDENTIAL AND NON-RESIDENTIAL PROJECT
CLOSE-OUT AND CONTINUING MAINTENANCE**

B. The maintenance bond period of application shall not be less three (3) years from the date of issuance of the Final Plat. If eighty (80) percent of the total project's/phase's Certificates of Occupancy have been issued, the bond may be released after two (2) years. The topping of roadways must take place during the period of between 12 months and 18 months after the final plat is recorded, or after eighty (80) percent of the total project's/phase's Certificates of Occupancy have been issued. Upon the development of subsequent phases of a development, the maintenance bond on any portion of the streets used to access the subsequent phase(s) shall be renewed or extended for three (3) years from the date of the Final Plat for the subsequent phase(s). The bond for the streets used to access the subsequent phase(s), if built to 6/2/1 standards or better, shall be based on two-thirds of the fee amount for new roads.