

**A RESOLUTION TO ADOPT AMENDMENTS TO THE  
2008 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 2008 Comprehensive Plan (Community Agenda) on February 19, 2008 and amended said Plan by resolutions adopted on June 17, 2008 and March 2, 2010; and

**WHEREAS**, the Board of Commissioners, Newton County, Georgia, adopted the Almon/Crowell Road Overlay on March 16, 2010 and the Salem Road Overlay on March 19, 2013; and

**WHEREAS**, Newton County desires to amend the Future Land Use Map of the Comprehensive Plan to designate all non-PRC (Parks/Recreation/Conservation) land within these Overlays as DN (Development Node); 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 Map of the 2008 Comprehensive Plan, as provided by the map entitled "ZOAMD14-003", 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All ordinances or regulations or parts thereof in conflict herewith are hereby repealed.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 July, 2014, after a public hearing on said date.



NEWTON COUNTY BOARD OF COMMISSIONERS

By: William K. Ellis  
William K. Ellis, Chairman

Attest: Jackie Smith  
Jackie Smith, Clerk

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Recommended for approval and adoption by the Newton County Planning Commission on June 24, 2014, after a public hearing on said date.

Landis Stephens  
Landis Stephens, Chairman  
Newton County Planning Commission



**Newton County  
Department of Development Services**

To: Board of Commissioners, John Middleton, Tom Garrett, Lynn Morgan Ervin, Judy Johnson, Jenny Carter  
From: Scott "Rock" Sirotkin, Planning/GIS Consultant  
Date: June 16, 2014  
Re: Proposed Amendment to Future Land Use Map for Salem and Almon/Crowell Road Overlay areas (ZOAMD14-003)

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Staff is proposing making an amendment to the Future Land Use Map (FLUM) for the areas encompassed by the Salem and Almon/Crowell Road Overlays. Under our current Comprehensive Development Plan, areas shown as Overlays on the Zoning Map should also be shown as Development Nodes on the FLUM. Being designated as a Development Node would allow property owners to request a rezoning to any district without having to make a corresponding request to change the FLUM. This reduces the cost and effort required to develop within the Overlays, which encourages development to focus on those areas. The Brick Store Overlay area is already designated as a Development Node.

The attached map shows the Development Node properties in a pink color. There are some sections of the Overlay areas that are shown in a light green color—these are PRC (Parks/Recreation/Conservation) designations, which in these areas follow 100-year floodplain boundaries. As these are areas prone to flooding staff believes it best to leave these areas as PRC rather than change them to Development Nodes.











Unfortunately, we did not make this change at the time the Overlays were adopted. We are now asking the Board to consider making this change so that all Overlays will be treated the same on the FLUM.

Please let me know if you have any questions. You may reach me at 678-625-1658.

# ZOAMD14-003

Amendment to the Newton County Future Land Use Map:  
Change all land within the Almon/Crowell Road and Salem Road  
Overlays to DN (with the exception that PRC land remains PRC)  
DN = Development Node  
PRC = Parks/Recreation/Conservation  
July 15, 2014

## Land Use Designations

-  MXC
- RR - Rural Residential
- RES - Residential
-  HDR - High Density Residential
-  COM - Commercial
-  MX - Mixed Use
-  IND - Industrial
-  DN - Development Node
-  PUB - Public Institutional
-  AF - Agricultural/Forestry
-  PRC - Park/Recreation/Conservation
-  TCU - Transportation/Communication/Utilities

