

**A RESOLUTION OF NEWTON COUNTY, GEORGIA
ADOPTING THE 2018 UPDATE TO THE NEWTON COUNTY
COMPREHENSIVE PLAN**


WHEREAS, the 1989 Georgia General Assembly enacted House Bill 215, the Georgia Planning Act, requiring all local governments to prepare a comprehensive plan in accordance with the Minimum Planning Standards and Procedures promulgated by the Georgia Department of Community Affairs; and

WHEREAS, the 2018 Update to the Newton County Comprehensive Plan, attached hereto as Exhibit "A", was prepared in accordance with the Minimum Planning Standards and Procedures; and

NOW THEREFORE, BE IT RESOLVED by the Newton County Board of Commissioners that the 2018 Update to the Newton County Comprehensive Plan dated April 3, 2018, as approved by the Georgia Department Community Affairs, and as attached hereto as Exhibit "A", is hereby adopted, and furthermore, that the Northeast Georgia Regional Commission shall be notified of said adoption within seven (7) days of the adoption of this resolution.

Adopted this 27th day of June, 2018.

The Newton County Board of Commissioners



Marcello Banes, Chairman

ATTEST:


for Jackie B. Smith, County Clerk



Chapter 1 – Introduction & Overview

Purpose:

The Comprehensive Plan serves as a planning and decision-making tool and guide for local government officials, property owners, and community leaders on the outcomes desired to come to fruition at the end of the 20-year visioning horizon for Newton County. Based on input from the public and local stakeholders, the Comprehensive Plan Steering Committee, and the Newton County Board of Commissioners, the plan identifies needs and opportunities, goals and policies, land use practices, and an implementation framework for the key elements of the Comprehensive Plan.

Process:

The Comprehensive Plan process far exceeds the rules of the Georgia Department of Community Affairs (DCA), Minimum Standards and Procedures for Local Comprehensive Planning, effective 3/1/2014.

Public Involvement:

(See Appendix Page 53 - Public Participation Records for all 13 Public Meetings/Hearings information.)

Public Input & Steering Committee

The planning process began with a Public Hearing, and was followed by a community Public Input meeting where the public and the steering committee were invited to discuss local issues, trends, aspirations, and participate in providing input on the SWOT Analysis. The input received from the SWOT Analysis was then provided to local stakeholders, steering committee members, and the Board of Commissioners, so they could provide any additional input for the SWOT Analysis. This provided the information needed to begin the development of the Comprehensive Plan Draft.

A second Public Input meeting was then held approximately three (3) months later, where all participants were invited to comment on the Draft Comprehensive Plan, and again provide any additional input for the SWOT Analysis. An email of the Draft Comprehensive Plan was also provided to the Board of Commissioners for any input they may have on the Draft Plan.

Changes were made to the Draft Comprehensive Plan from the second Public Input meeting, and this Draft was emailed to the Steering Committee, and the Board of Commissioners at least one (1) week prior to a series of five (5) Commissioner District meetings, where additional input was requested, and to let everyone know what would be presented at the five (5) District meetings, held in each different District of the County.

Following each meeting, several Plan Drafts were provided to the steering committee, staff, and elected officials for additional review and input. Thirteen (13) Public meetings were held, to include: six (6) Public Hearings; and, seven (7) Public Input meetings. An online questionnaire provided additional feedback opportunities, as did the availability of steering committee members to provide input throughout the process. Three (3) Public Hearings were held before submittal of the Plan to DCA for review, and two (2) additional Public Hearings were held for the final approval and adoption of the Comprehensive Plan.

NEGRC's Role in this Comprehensive Plan

The Northeast Georgia Regional Commission's Planning & Government Services Division provided some of the Plan data, as well as professional review and input on the development of the Plan, from the start of the planning process, and until Plan submittal to DCA.

Chapter 2 – Needs & Opportunities

SWOT Analysis (*Strengths/Weaknesses/Opportunities/Threats*)

The following list of Strengths, Weaknesses, Opportunities, and Threats resulted from a SWOT Analysis conducted at the first seven (7) Public Input meetings, with the public, and members of the steering committee and the Board of Commissioners present. This also includes input provided by stakeholders unable to attend the meetings, and the results from the online questionnaire. The items presented underwent professional analysis of the relevant data by the Newton County Planning Staff, and the Northeast Georgia Regional Commission (NEGRC) Planning Staff.

**Bolded entries under “Opportunities” for each element indicate issues of high priority.*

Population:

Needs - (Weaknesses & Threats)

- *Population has risen 42.4% since 2000, and is expected to continue to rise at a rate of 1.25% each year over the following five years. Aging infrastructure and housing options need to be addressed as the urban and suburban population continues to grow.*
- *The daytime worker population as of 2017 is 31,556 out of 107,687 residents. This needs to be addressed as there are a large number of residents commuting to Atlanta for work, limiting the revenue opportunities of Newton County.*

Opportunities & Strengths:

- *The abundance of college and specialized training campuses create many options for education and workforce training. The leverage of businesses could help provide jobs for resident graduates and reduce the number of Atlanta commuters.*
- *The large film industry presence provides an opportunity to attract new residents and employment.*
- *A well-connected highway system provides for the development of various community nodes.*

Additional Notes:

- Population 2000 – 62,001
- Population 2010 – 99,958
- Population 2017 – 107,687
- Population 2022 – 114,599 (Annual Rate Increase 1.25%)
- Daytime Population: Workers – 31,556 Residents – 59,944
- 2017 Average Household Income – \$64,511 (*Estimated to decrease by 2022*)
- 2017 Percentage of Households Earning < \$35,000/year – 31.6% (*Estimated to decrease by 2022*)
- Evenly distributed ages
- Large portion of 2017 employed population 16+ service industry workers – 47.3%
- Race distribution: White – 53.8% Black – 40.9%

Population Data provided by the Northeast Georgia Regional Commission (NEGRC) from data provided by the U.S. Census Bureau/American Factfinder.

Economic Development:

Strengths:

- *We have a very active Economic Development organization that is working very hard for all of us.*
- *We are a blank canvas with an abundance of affordable and available land for development.*
- *We are in close proximity to the Atlanta Metropolitan Area and Hartsfield-Jackson Airport.*
- *We have three interchanges to Interstate 20 (I-20) across the County.*
- *We have water and electric availability County-wide, and by 2020, sewer for the I-20 Corridor.*

Weaknesses:

- *More Recreational related and Leisure Services related Economic Development is needed.*
- *The County is seriously lacking in almost all areas of commercial/retail goods and services.*
- *We need to increase our tax base in the Almon Overlay by encouraging larger businesses.*
- *There is a serious deficit in any new commercial/Industrial/Manufacturing development.*
- *Areas exist in the County which have higher crime rates, slum and blight, and vacant buildings.*
- *The existing Zoning and Development regulations are creating a roadblock to new development.*
- *County is losing excessive funds in commercial/retail “leakage” which benefits other counties.*

Opportunities:

- *We should focus more on existing businesses retention and expansion, and not just recruitment.*
- *Create an I-20 corridor overlay to allow and control how and where growth will occur.*
- *Only nodal development should be allowed on the I-20 corridor and at major intersections.*
- *Mixed-Use Nodal development with dense residential, which cannot turn into strip development.*
- *Get County and E.D. folks working together to promote development of the I-20 Corridor area.*
- *Create Zoning and Development regulations that invite smart growth and development, instead of hindering it, which forces development out of Newton County and into to other counties.*
- *Evaluate the Impact Fees to determine if they should be readjusted, reduced, or eliminated.*
- *More emphasis needs to be placed on incentivizing and recruiting medical and technological industrial businesses which create careers instead of just jobs, and increased overall salaries.*
- *Do better commercial/retail business recruitment to reduce/eliminate leakage to other counties.*
- *Incentivize commercial and medical/technological manufacturing at three (3) I-20 interchanges.*
- *County should consider creating Agro-Tourism Ordinance to help preserve desired areas of County.*
- *Investigate ways to improve E.D. due to our relatively close proximity to Hartsfield-Jackson.*
- *Investigate what is trending/planned for development in the region and prepare to accommodate it, like the Zoo coming to Morgan County, and trending Micro Breweries and Wineries.*
- *Consider strengthening the mixed-use development possibilities in the overlay districts.*
- *Consider additional manpower and resources for crime prevention and code enforcement to improve the overall aesthetics of the County, and possibly add more available social services.*
- *Explore how our existing assets could benefit and promote new economic development.*

Threats:

- *Buildings exist in various areas of the County that are dilapidated and/or not up to current codes.*
- *There is extensive commercial/retail financial ‘leakage’ from the county into other counties.*
- *Residential development is disproportionate to commercial development, to better sustain the county more effectively. Not enough roof-tops to support commercial development in some areas.*
- *Crime and unkempt and dilapidated properties in certain areas prohibit economic development.*

Housing:

Strengths:

- *Land is affordable and readily available for development for all types of housing.*
- *Opportunity exists to manage development to not repeat the overdevelopment of the West side.*
- *There currently exists a large selection of available new housing stock over 1,800 Sq. Ft. in size.*

Weaknesses:

- *Shortage of smaller sized homes (1,200 to 1,400 Sq. Ft.) to accommodate younger families, millennials, and retirees who either can't afford larger homes, or don't want the maintenance.*
- *There is an increase in foreclosures & abandoned structures. (How do we pay to demolish them?)*
- *West side not developed properly and too dense for infrastructure. Development was too rapid.*
- *There is not enough housing density on the east side to support smart growth and development.*
- *Lack of development standards for residential housing in most areas which promotes future blight.*

Opportunities:

- *Revisit Zoning & Development regulations to increase housing density in specific areas of the County on the east side, without diminishing the aesthetics, character and nature that exists.*
- *Reduce square footage of housing but increase quality standards to prevent tax base imbalance.*
- *Keep housing density low in areas of the County not designed to accommodate high density.*
- *Opportunities exist to improve upon the development standards for housing.*
- *Research avenues/opportunities to either improve and/or eliminate the slum and blight areas.*
- *Investigate putting more financial resources towards paying for removal of dilapidated homes.*
- *Beef up the Code Enforcement codes and Court Fines to improve aesthetics County-wide.*
- *Develop with green spaces and/or better landscaping requirements*
- *Tax landlords higher for blighted property through the implementation of a blight tax.*
- *County should consider revisiting Transfer of Development Rights (TDRs).*
- *Need to understand tax digest implications of having low-density housing. Perform FIA.*
- *Consider opportunities and feasibility for providing senior housing County-wide.*
- *Consider ordinances that would limit the number of rental homes allowed in different districts.*

Threats:

- *Millennial Generation not able to afford homes. Serious shortage of smaller starter homes.*
- *Older generation/retirees want to down-size. No home options. Reduce required square footage.*
- *Existing development standards are lacking in promoting sustainable housing.*

Natural & Cultural Resources:

Strengths:

- *Many rivers, lakes and outdoor amenities currently exist within Newton County.*
- *Numerous active and passive outdoor recreational facilities exist throughout the County.*
- *Factory Shoals exists as a recreational facility already, though improvements need to be made.*
- *Newton County is becoming more and more culturally diverse over time.*
- *Ag Center, FFA Camp, and Bert Adams currently exist within the County.*

Weaknesses:

- *Inadequate agro-tourism opportunities.*
- *4 main rivers in County originate in other counties. Need to work together to protect them.*
- *Current Buffers/setbacks are too large for structures next to rivers, lakes & streams.*
- *Not enough County sponsored special events to educate and celebrate the available resources.*
- *Not utilizing and/or preserving the available natural resources enough.*
- *There is a lack of planning and knowing what we want to create in regards to cultural resources.*

Opportunities:

- *Research what other watershed communities have done successfully to effectively reduce the buffers on lakes and water ways without causing harm to the watershed.*
- *Consider the creation of a Cultural Resource Committee to address the weaknesses and threats.*
- *Mineral resources exist in the area, such as high-quality granite, for potential mining.*
- *Many outdoor view sheds and recreational areas exist which could be upgraded and improved.*
- *Improve Factory Shoals management and explore grant funding opportunities to enhance the use and alter the negative view of this existing recreational resource.*
- *Continue evaluating and implementing improvements and opportunities for Gaithers Plantation.*
- *Investigate whether buffer distance should be proportional to the size of the structure being built.*
- *Consider more and better uses for the Scenic Overlook as a recreational and tourist destination.*
- *Main Rivers could be better utilized for more safe recreational activities and tourism.*
- *Strengthen cultural assets and opportunities for County residents in areas that need them.*
- *Investigate need for more Arts, entertainment, and Community Center type facilities in the County.*
- *Newton County is becoming more and more culturally diverse over time.*

Threats:

- *Not enough emphasis is being placed on the utilization and preservation of our natural resources.*

Community Facilities & Services:

Strengths:

- *There appear to be an ample amount of fire stations located appropriately across the County.*

Weaknesses:

- *Some County facilities are in need of upgrades and County should be setting example to follow.*
- *There is a major lack of cultural and recreational type centers County-wide.*
- *Closure of the Convenience Centers and the new fees for dumping trash and debris have created a serious problem with illegal dumping at numerous locations throughout the County.*

Opportunities:

- *Investigate the need and location for more cultural and recreational facilities County-wide.*
- *Consider creation of a Cultural Resource Committee to seek out financial funding opportunities to address the weaknesses and threats for these existing facilities.*

Threats:

- *Investigate ways to effectively deal with the increased illegal dumping that has occurred due to the closure of some of the Convenience Centers in 2017.*

Intergovernmental Coordination:

Strengths:

- *The County and cities in the County do work well together and efforts are constantly being made to continuously improve upon those intergovernmental relationships.*
- *Numerous intergovernmental agreements already exist between Newton County and the cities.*

Weaknesses:

- *County needs to strengthen intergovernmental relations with other counties which share our natural resources so we can coordinate our efforts and better preserve and protect them.*
- *There is a lack of communication between counties to interconnect trails and other amenities.*

Opportunities:

- *Get County and E.D. folks working together to promote development of the I-20 Corridor area.*
- *Challenge School Board, Superintendent, and Principals to implement suitable educational opportunities to strengthen the workforce, and give people the skills they need for today's jobs.*
- *Create intergovernmental agreements between counties to better preserve our waterways, and interconnect sidewalks, pathways, and other multimodal forms of transportation.*
- *Create intergovernmental agreements to better promote Factory Shoals and other facilities.*
- *Reduce buffers on lakes and water ways. Research other water shed communities.*
- *Extend Brick Store Overlay to Social Circle to ensure quality development and a good transition.*
- *Consider planning new north/south roads to plan for future growth and development.*

Threats:

- *4 main rivers in Newton County originate in other counties. They can be threatened if counties do not work together to protect.*

Transportation:

Strengths:

- *Transportation Comprehensive Plan is being completed to improve transportation into the future.*
- *Strong Road system in place throughout the County & State wide.*
- *Three interchanges with Interstate 20 (I-20) across County allows for efficient travel out of County.*
- *Newton County has very little traffic concerns or congestion compared to Conyers and Atlanta.*
- *It is relatively easy to traverse the County due to the extensive roadway system already in place.*
- *The County roads/highways are in good condition compared to our neighboring counties.*

Weaknesses:

- *Many roads/highways are too narrow to safely accommodate bicyclists and pedestrians.*
- *Too many dead-end streets and cul-de-sacs exist which prohibit connectivity and driver efficiency.*
- *Lack of Public transport (fixed route buses). Lack of small bus services (on call) throughout County.*
- *Lack of multimodal options to better accommodate pedestrians, golf carts, and bicyclists.*
- *Narrow roads/highways without shoulders create dangerous scenarios for vehicles, bicyclists and pedestrians, and detract from improving multimodal means of transportation throughout County.*

Opportunities:

- *Widen roads to better accommodate multimodal forms of transportation more safely.*
- *Better market and promote the “Adopt-A-Mile” program to keep our roads and highways clean.*
- *Consider doing more specific corridor studies for heavily used intersections to improve their level of service (LOS) and the overall flow of traffic during peak travel times.*
- *Design streets in grids instead of cul-de-sacs and dead-ends to improve driver efficiency and connectivity, and enhance emergency services responses to emergencies.*
- *Explore feasibility of providing public transportation in areas of need throughout the County.*
- *Interconnect multimodal paths and sidewalks throughout County and with our towns and cities and use the Cricket Frog Trail System as a guide for future additional trails throughout County.*
- *No real heavy traffic except during peak rush-hour periods during the weekdays for short periods.*
- *Adopt and implement the Complete Streets policies and plans for the County.*
- *Consider planning new north/south roads to plan for future growth and development.*
- *Investigate and plan ahead for the future “Energy Streets”.*

Threats:

- *Too many dead-end streets and Cul-de-Sacs exist which prohibits fluidity and connectivity.*
- *Beautification of streets needs to become the priority to eliminate the existing run-down look.*

Chapter 3 – Vision Statement

20-Year Visioning Horizon (Where do we want to be in 20-years?)

Vision Statement

Newton County was founded and built with hard-working and resilient residents in an agriculturally based economy, who were proud of their strong work ethic, and who valued the family unit, simple and solid jobs to support their families, a good education for their children, safety and security for their families, an abundant amount of outdoor recreational opportunities, and the preservation of Newton County’s rural setting and charm, and the natural beauty that exists throughout the County.

Current residents value those same qualities despite the influx of industrial and technological manufacturing, the higher demand for more skilled professional and technological services, the continual encroachment of the Atlanta metropolitan area, and other significant circumstances which have been steadily transforming Newton County and its economy into becoming more diverse, faster-paced, and less reliant upon agriculture as the primary sector of its economic base. These changes have forced residents to become more transient, acquire a higher education and/or more advanced and specialized training and a more specific professional skill set, to allow them to be capable of competing in this modern economy for the available jobs, and maintain a specific quality of life.

As a result, the residents of Newton County are still desirous of preserving and maintaining the areas’ natural beauty, the rural country charm and character, and the safety and security for their families, but they are also wanting to enhance and enrich the available outdoor recreational opportunities, educational opportunities, and career opportunities. They are also more desirous than ever to find innovative ways to grow and bring more commercial, retail, and hospitality oriented businesses into the area, along with the technological and medical manufacturing businesses, and their higher paying careers, to make it more achievable, desirable and affordable to stay, live, work and play in Newton County, instead of having to commute out of the County to find these same goods, services, and opportunities.

Goals & Policies:

- 1. Be good stewards with the remaining land to preserve the County's natural resources and beauty by only allowing future concentrated residential, commercial, and industrial/manufacturing development within nodes along the I-20 Corridor and at major intersections, to prohibit strip development.*
- 2. Revise the Zoning and Development Regulations to be: more user-friendly and easier to understand; less voluminous and cumbersome; and, less restrictive to development and more supportive of smart and sustainable growth and development for commercial and industrial/manufacturing properties.*
- 3. Evaluate the Impact Fees to determine if they should be readjusted, reduced, or eliminated.*
- 4. Improve the design standards for residential homes to increase value and aesthetics and to allow for smaller sized homes (1,200 to 1,400 Sq. Ft.) to better suit younger families, millennials, and retirees.*
- 5. Focus economic development efforts on the retention and expansion of existing local businesses, with intensified recruitment of technical and medical manufacturing businesses, and commercial/retail businesses, to reduce the tremendous financial loss from the commercial leakage leaving the County.*
- 6. Be proactive in reducing and preventing the slum and blight areas of the County by setting aside more funds for dilapidated property demolition and abatement, stronger and more effective Code Enforcement regulations, higher Court Fines, and improved development standards for housing.*
- 7. Evaluate the feasibility of implementing a "Blight Tax" which allows property owners to be taxed higher for dilapidated properties that aren't their primary residence, and also consider creating codes to reduce the number of rental properties allowed in certain areas or neighborhoods.*
- 8. Consider the creation of a Natural & Cultural Resources Committee, to address the weaknesses and threats facing the preservation, maintenance, and enhancement of these resources, to serve as the County's liaison with other counties which share our resources, and to evaluate the need for more facilities and programs to enrich these resources that are available to our residents.*
- 9. Improve intergovernmental/interagency coordination through the economic development agency to promote the creation of the I-20 Corridor Overlay District and its development, to involve the School Board to implement more specialized curriculum to address the work skills demanded by modern technology, and to better coordinate developments affecting our cities and neighboring counties.*
- 10. Consider providing additional funds to better market and promote the "Adopt-A-Mile" program which is managed by the Keep Covington/Newton Beautiful program, to assist in keeping our roads and highways clean, and to improve upon the overall aesthetics of the County.*
- 11. Incorporate the Goals and Policies generated from the creation of the Newton County Comprehensive Transportation Plan into this Comprehensive Plan, to address the weaknesses and threats facing Transportation throughout the County.*

Chapter 4 – Land Use

Character Areas and the Future Development Map

Pursuant to the rules of the Georgia Department of Community Affairs (DCA), the following Character Areas, Maps, and Defining Narrative provide the physical planning component of the Newton County Comprehensive Plan.

The DCA defines a character area as a specific district or section of the community that:

- Has unique or special characteristics to be preserved or enhanced (*such as a downtown, a historic district, [an] arts district, a neighborhood, or a transportation corridor*);
- Has potential to evolve into a unique area with more intentional guidance of future development through adequate planning and implementation (*such as a strip commercial corridor that could be revitalized into a more attractive village development pattern*); or
- Requires special attention due to unique development issues (*rapid change of development patterns, economic decline, etc.*)

Character areas typically provide greater flexibility than traditional future land use maps, in which each parcel is assigned a single category such as Residential or Commercial, and they acknowledge the visual and functional differences that exist between the regions of Newton County. They help guide future development through policies and implementation strategies that are tailored to each area of the county. The character areas can be explained by looking at several typical characteristics, such as the following:

- Siting and configuration of lots.
- Site design features, such as degree and location of landscaping, parking, driveways, accessory structures, stormwater facilities, and other features.
- Street design.
- Intensity of development.
- Building location, dimensions, and orientation.
- Types and quantities of natural features.
- Location, extent, and type of civic buildings and public spaces.
- Relationship between uses within the area.
- Sensitive or unique environmental resources.

The Future Development Map and Character Areas were developed as part of the Comprehensive Plan to:

- Supplement the role of the Future Land Use Map.
- Guide future rezonings, special and conditional uses, and development applications.
- Serve as a design and physical development guidance tool.
- Encourage and promote quality development and redevelopment.
- Define common themes among regions of the county.
- Be used as a tool in securing funding for projects.
- Identify and incorporate available community resources to implement character area programs.
- Provide a strong link between the community's vision, goals, and land use policy.
- Provide qualitative guidance to the development community.
- Lay the framework for urban design guidelines and changes to development regulations.

Character Area Matrix

The following table provides an overview of the twenty-four character areas, with a summary description, zoning compatibility, and the suitable land use(s). Following this table is the supporting narrative for each character area. Due to the extensive work and time used in creating this Character Area information for the 2008 Comprehensive Plan, and since this information is still viable, it has also been incorporated into this Comprehensive Plan, where it has been updated, edited, and/or revised as needed to bring it current. *Policies do not supersede standards and regulations in the County Zoning Ordinance, Development Regulations and other ordinances as adopted by the Board of Commissioners.*

CHARACTER AREA	SUMMARY DESCRIPTION	SUITABLE ZONING*	SUITABLE LAND USES*
Alcovy Trestle	A rural setting tied to preservation and conservation of its rural and natural character, while also supporting the growing presence of quality educational, professional office, commercial, and industrial developments.	A, AR, R2, OI, CN, M1, M2	Agriculture, Residential, Office/Institutional, Mixed-Use, Commercial, Industrial, Parks & Rec./Conservation.
Almon	A gateway to Newton County displaying a small town ambience that builds on the community's rich history. A growing community focused around high quality residential homes and businesses.	AR, R2, R3, DR, OI, MCMUB, CG, M2	Agriculture, Residential, Office/Institutional, Commercial and Industrial uses fronting the interstate, and Mixed-use.
Cedar Shoals	A gateway to Porterdale that is tied closely to its rich mill-town history. A community focused around preservation, design standards, and quality homes and businesses.	R2, RMF, OI, CH, M1	Residential, Office/Institutional, Commercial, Industrial, Parks & Rec./Conservation,
Dixie Road	A rural community tied closely to the preservation and conservation of its agricultural heritage, promoting and protecting the scenic views along Dixie Road and SR 142.	AR	Agriculture, Residential, Parks & Rec./Conservation.
East End	A mixed-use community focused around high-quality commercial development, the school, and recreation opportunities.	A, AR, R2, R3, MSR, OI, CH, M1	Residential, Office/Institutional, Commercial, Industrial.
Flat Shoals	A family-oriented community focused around the school and recreation. A community commercial destination for central Newton County.	AR, R2, OI, CH	Residential, Office/Institutional, Commercial, Parks & Rec./Conservation.
Flint Hill	A rural community tied closely to the preservation, recreation, and conservation of the Lake Varner Reservoir.	A, AR	Agriculture, Residential, Parks & Rec./Conservation.
Gaither's Plantation	A rural community tied closely to the preservation and conservation of its natural resources, agricultural heritage, and rich architectural history. A regional cultural and recreational destination focused around the development of the Gaithers Plantation.	A, AR	Agriculture, Residential, Parks & Rec./Conservation.

CHARACTER AREA	SUMMARY DESCRIPTION	SUITABLE ZONING*	SUITABLE LAND USES*
Gum Creek	A rural community tied closely to the preservation and conservation of its rural and natural character. A destination for equestrian activities including trails and farms.	A, AR, R2, MSR	Agriculture, Residential, Parks & Rec./Conservation.
Harris Springs	A rural setting tied to preservation and conservation of its rural and natural character, while also supporting the growing presence of quality educational, professional office, commercial, and industrial developments.	A, AR, OI, CH, MCMUB	Agriculture, Residential, Office/Institutional, Mixed-Use, Commercial, Industrial, Parks & Rec./Conservation.
Hwy. 11 Preservation Corridor	A rural community tied to the preservation and conservation of its agricultural heritage. Promoting and protecting the Hwy 11 Scenic Highway Corridor and Historic Mansfield through buffer requirements, with neighborhood commercial to support the area residents.	A, AR, CN	Agriculture, Residential, Neighborhood Commercial, Parks & Rec./Conservation.
High Point	An activity and commercial center for central Newton County that provides family-oriented services and facilities.	AR, R2, RMF, CN, CH	Agriculture, Residential, Neighborhood and Highway Commercial, Parks & Rec./Conservation.
Hub Junction	A regional education center that provides commercial services to eastern Newton County, which is prepared for professional offices and more commercial development in nodes at only the intersections of the major highways.	A, AR, OI, CH, CG	Residential, Office/Institutional, Commercial.
Lake Jackson	Lake-oriented destination with quality residential and with some lake-oriented commercial development.	AR, R1, MSR, CN, CH	Residential, Commercial, Parks & Rec./Conservation.
Lower River	A strong community enhanced by the scenic and natural resources of the Yellow River, which provides opportunities for local jobs, quality homes, and recreational facilities.	AR, R3, DR, CN, CH	Agriculture, Residential, Commercial, Parks & Rec./Conservation.
McGuirts Crossing	A family-oriented suburban residential community enhanced by the natural setting of the Alcovy River.	A, AR, R1, R2, DR, CN	Agriculture, Residential, Commercial Parks & Rec./Conservation.
Newton Factory	A rural community tied closely to the preservation and conservation of its natural resources. A sense of community forged through high-quality education, quality homes, and aesthetic standards.	A, AR, R1, R3, OI, CN	Agriculture, Residential, Office/Institutional, Neighborhood Commercial, Parks & Rec./Conservation.
Oak Hill	A sense of community forged through high-quality education, local jobs, better quality homes, aesthetic standards, and family-oriented activity centers.	A, AR, R1, R2, R3, OI, CN, CH, CG	Agriculture, Residential, Office/Institutional, Commercial, Parks & Rec./Conservation.

CHARACTER AREA	SUMMARY DESCRIPTION	SUITABLE ZONING*	SUITABLE LAND USES*
Rocky Plains	A family-oriented residential community focused around local schools.	A, AR, R1, OI, CH, CG	Agriculture, Residential, Office/Institutional, Commercial, Parks & Rec./Conservation.
Salem	A sense of community through high-quality education, local jobs, better quality homes, aesthetic standards, and family-oriented activity centers.	AR, RMF, R2, R3, DR, RMF, OI, CN, CH, CG	Residential, Office/Institutional, Mixed-use, Commercial.
Stanton Springs	A regional employment activity center which embraces regional and nodal commercial, professional offices, high-tech and medical industrial development.	MCMUB, OI, CN, CH, CG, M1, M2	Residential, Office/Institutional, Mixed-Use, Commercial, Industrial, Parks & Rec./Conservation.
Starrsville	A rural setting tied closely to preservation and conservation of its natural resources, agricultural heritage and architectural history.	A, AR, R3, MSR, OI	Agriculture, Residential, Office/Institutional, Parks & Rec./Conservation.
Stewart	A rural crossroad tied to preservation and conservation of its natural resources and agricultural heritage, with mixed-use commercial.	A, AR, CH, CG	Agriculture, Residential, Mixed-Use, Commercial, Parks & Rec./Conservation.
Turner Lake	A refuge from the urban environment and a community tied to the preservation of the Yellow River, Turkey Creek and the use of Turner Lake Park, with some mixed-uses.	(City of Covington Zoning)	Residential, Mixed-Use, Commercial, Parks & Rec./Conservation.

General Character Area Data provided by the 2008 Newton County Comprehensive Plan. Data updates have been completed to bring the Character Areas current with recent development trends and current conditions.

Character Area Defining Narrative

Alcovy Trestle

Existing Character Description:

Alcovy Trestle is rich in natural resources and it is experiencing commercial/industrial development, due to its proximity to I-20, Covington, and Social Circle. This area contains the Georgia Wildlife Federation property, the east side of Lake Varner Reservoir, and the Alcovy River. Alcovy Trestle will be experiencing more commercial/industrial development. Nearby Covington provides local service and shopping needs.



Railroad Trestle over the Alcovy River



Lake Varner



Hazelbrand road



Vision for the Future:

A partial rural setting tied to the preservation/conservation of the Alcovy Watershed, with future commercial/industrial expansion and build-out of the Mega-Site. This Mega-Site is one of only three (3) in Georgia, with lands currently under conservation and various executed agreements from negotiations involving State and local Economic Development agencies, local elected officials and property owners, and it is being marketed by the State as a Mega-Site location. Appropriate land use and zoning changes will have to be executed before any development can occur, with the utmost focus being on the preservation and conservation of the lands, tributaries and Lake Varner Reservoir to ensure high water quality into the future.

Implementation Strategies:

- Conserve the lands and tributaries around the Lake Varner Reservoir to ensure high water quality.
- Manage recreational activities on the reservoir to protect water quality.
- Protect tributaries to reservoir by wide buffers and enforcing strict erosion and sedimentation controls.
- Preserve wide natural buffers along the interstate to screen uses and signs.
- Multimodal trails and greenspace along Alcovy River to protect/preserve scenic views and water quality.
- Preserve rural character in viewsheds; undertake a viewshed assessment of the area.
- Maintain rural cross sections for roadways.
- Maintain two-acre or larger minimum lot size for new residential development.
- In new subdivisions, require the clustering of homes, protection of views, and preservation of large portions of the site as permanently protected greenspace.
- Implement precise future development for the mega-site with the principle focus being the preservation/conservation of the lands, tributaries and Lake Varner reservoir to ensure high water quality.

Appropriate Land Uses:

Agriculture, Residential, Office/Institutional, Mixed-Use, Commercial, Industrial, Parks & Rec. / Conservation.

Almon

Existing Character Description:

The Almon community has historically served as a gateway for most visitors to Newton County, due to its location along US 278, the railroad and I-20 and its proximity to Rockdale County. With a proposed future interchange on I-20, this important role as a gateway will only be magnified. The Almon community has a rich history, starting as a local railroad town before the time of the Civil War. The remnants of an old town center still exist, and in 2001 an Almon town plan was undertaken to develop a plan for its revitalization.



Vision for the Future:

A gateway to Newton County displaying a small town ambience that builds on the community's rich history. A growing community focused around high quality residential homes and businesses. This area will acquire more professional offices and mixed-uses, with more commercial and industrial development fronting Interstate 20.

Implementation Strategies:

- Support the revitalization of historic Almon in a manner consistent with the Master Plan.
- Construct a system of sidewalks and multimodal trails to link local residents to the historic and new town centers.
- Support the development of a new I-20 interchange for Almon Road, and the extension of public sewer along the I-20 road frontage to encourage commercial and industrial development and higher density residential development as properties in the area undergo redevelopment.

Appropriate Land Uses:

Single-family and higher density Residential, Office/Institutional, Commercial and Industrial uses fronting the interstate, Mixed-use.

Cedar Shoals

Existing Character Description:

Access to I-20 and the Bypass and the old mill town of Porterdale have an influence on the Cedar Shoals area. There are many older commercial and industrial areas around Porterdale, and because of the availability of sewer, the western portions of the area contain some multi-family dwellings as well as suburban residential. Porterdale Elementary and Newton High School are located here, as well as the Yellow River.



Vision for the Future:

A gateway to Porterdale that is tied closely to its rich mill-town history, with numerous existing commercial and industrial uses. A community focused around preservation, design standards, and quality homes and businesses.

Implementation Strategies:

- As a gateway to the central portion of the county and to the City of Porterdale, special attention should be given to promoting quality commercial and industrial development and redevelopment in a manner compatible with the historic character of the old mill and historic mill village.
- Encourage village-oriented development near the crossroad community at the intersection of Brown Bridge Road and the Bypass, and near the Almon community along the interstate.
- Work closely with the Cities of Porterdale and Covington to improve the appearance and functionality of the arterial roadways entering the cities, such as Brown's Bridge Road and Old Atlanta Highway.
- Support the development of a multimodal trail system along the Yellow River linking Turner Lake with Porterdale.

Appropriate Land Uses:

Residential, Parks & Rec./Conservation, Office/ Institutional, Commercial, Industrial.

Dixie Road

Existing Character Description:

The Dixie Road community is primarily composed of large rural estates featuring single-family housing. One of the most scenic areas of the county, there are also large tracts of undeveloped land within the character area. The area is likely to experience growth pressure in the future along its northern boundary, which is US 278, with the development of the Georgia State University Perimeter College, Newton Campus at Mountain Pleasant.



Vision for the Future:

A rural community tied closely to the preservation and conservation of its agricultural heritage, promoting and protecting the scenic views along Dixie Road and SR 142.

Implementation Strategies:

- Establish a scenic overlay zoning district that protects the rural views from the Dixie Road SR 142 corridors.
- Protect active farms from encroachment.
- Preserve the economic function of agriculture, livestock, and forestry.
- Establish rural cross-sections for roadways.
- Encourage the development of conservation subdivisions, preserving the scenic character of the river and its tributaries.
- Discourage the extension of public sewer utilities.
- Protect the water quality of the local area waterways and tributaries.

Appropriate Land Uses:

Agriculture, Residential, Parks & Rec./Conservation.

East End

Existing Character Description:

The character of this area is being strongly influenced by the expansion of the City of Covington. With direct access to the Bypass and Jackson Highway and the availability of sewer, this is one of the fastest growing areas of the county for commercial and industrial development. This area is home to Eastside High School, and several up-scale residential developments. The Alcovy River also runs along its eastern border.



Vision for the Future:

A mixed-use community focused around high-quality professional office, commercial and industrial development, the school, and recreation opportunities.

Implementation Strategies:

- Support a quality development corridor along the Bypass and Jackson Highway for all future commercial and professional office developments.
- Adopt zoning overlay guidelines similar to the Covington Bypass Overlay District.
- Protect the water quality of the Alcovy River.
- Support the construction of a multimodal trail system along the Alcovy River linking to downtown Covington and the Starrsville community.

Appropriate Land Uses:

Residential, Office/Institutional, Commercial, Industrial.

Flat Shoals

Existing Character Description:

The Flat Shoals character area is a predominantly undeveloped character area located just south of the City of Covington. The area includes a portion of Covington's southern Bypass and is bisected by Dried Indian Creek. Much of its land area is devoted to Covington's sprayfield. The developed areas are primarily residential with limited commercial areas. Most housing consists of single-family units constructed in the 1970s and 1980s. Middle Ridge Elementary and Indian Creek Middle Schools are located here along the Bypass.



Vision for the Future:

A family-oriented community focused around the school and recreation. A community commercial destination for central Newton County.

Implementation Strategies:

- Improve Fire Station No. 1 recreation area.
- Establish a community center.
- Maintain stable residential areas.
- Promote residential redevelopment.
- Promote infill development on vacant parcels.
- Enforce a property maintenance code.
- Provide sewer to support infill development.
- Require enhanced amenity areas in new subdivisions.
- Enhance pedestrian networks within residential areas.
- Require stub streets and connections to stub streets wherever possible.
- Protect the Yellow River and Dried Indian Creek with wide stream buffers.
- Create a Yellow River greenway and trail.
- Encourage compatible architecture styles that maintain the regional character, and does not include "franchise" or "corporate" architecture.

Appropriate Land Uses:

Residential, Office/Institutional, Commercial, Parks & Rec./Conservation.

Flint Hill

Existing Character Description:

The Flint Hill character area is dominated by the Lake Varner Reservoir. The area includes a mixture of undeveloped land, estate residences, large lakefront homes, and several residential subdivisions. Recently walkable communities and expected Urban Town centers will develop as the adjacent Three Ring Studios (in City of Covington) builds out. The area includes several large areas of exposed rock, which host many rare and endangered species.



Vision for the Future:

A mixture of rural communities tied closely to the preservation, recreation, and conservation of the Lake Varner Reservoir, and walkable conservation style residential communities with urban town centers.

Implementation Strategies:

- Establish and enforce natural buffers for the tributaries of the reservoir.
- If residential subdivisions are built, encourage them to be conservation subdivisions that include the protection of views, green space, agricultural lands, etc.
- Conserve the lands around the Lake Varner Reservoir to ensure high water quality.
- Manage recreational activities on the Reservoir to protect water quality.
- Protect the tributaries to the reservoir by adopting wide natural buffer standards and enforcing strict erosion and sedimentation controls.
- Protect active farms from encroachment.
- For new residential subdivisions, require the clustering of homes, protection of views, and preservation of large portions of the site as permanently protected agricultural land or greenspace, and stub streets to adjacent properties for future connection.
- Preserve the economic function of agriculture, livestock, and forestry.
- Preserve rural character in viewsheds.
- Encourage private investment in areas of exposed rock as conservation areas.

Appropriate Land Uses:

Agriculture, Residential, Parks & Rec./Conservation.

Gaither's Plantation

Existing Character Description:

The Gaither's Plantation character area is predominantly rural. Most property within the Gaither's Plantation character area consists of large lots of undeveloped land, farms, and rural estates. It is home to the historic Gaithers Plantation. In recent years, a few upscale residential developments have been constructed. These developments resemble typical suburban neighborhoods.



Vision for the Future:

A rural community tied closely to the preservation and conservation of its natural resources, agricultural heritage, and rich architectural history. A regional cultural and recreation destination focused around the development of the Gaithers Plantation.

Implementation Strategies:

- Conserve the lands around the proposed Little River Watershed to ensure high water quality.
- New structures should draw from eastern Newton County's many historic precedents, including Starrsville, the Burge Plantation, Brickstore, Gaithers Plantation and the historic structures in Mansfield and Newborn.
- Protect the tributaries by adopting wide, but realistic natural buffer standards and enforcing strict erosion and sedimentation controls.
- Prepare a land plan and develop Gaithers Plantation accordingly.
- Discourage residential subdivisions. Where they occur, require the clustering of homes, protection of views, preservation of large portions of the site as permanently protected greenspace, and stub streets to adjacent properties for future connection.

Appropriate Land Uses:

Agriculture, Residential, Parks & Rec./Conservation.

Gum Creek

Existing Character Description:

Covering the northernmost reaches of Newton County, the Gum Creek character area is bordered by Rockdale and Walton Counties and the City of Oxford to the south. Its environmental features include Little Hayes and Big Hayes Creeks, Gum Creek, and several large concentrations of exposed rock. The land uses include a mixture of rural and open land, estate residences, and a collection of large-lot style subdivisions.



Vision for the Future:

A rural community tied closely to the preservation and conservation of its rural and natural character. A destination for equestrian activities including trails and farms.

Implementation Strategies:

- Promote private investment in areas with exposed rock as conservation areas.
- Establish viewshed buffers through the use of scenic overlays to preserve rural character.
- Protect active farms from encroachment.
- Establish rural cross-sections for roadways.
- Encourage Conservation Subdivisions to help protect views and preserve large portions of the site as permanently protected greenspace, and create stub streets to adjacent properties for future connection.
- Preserve the economic function of agriculture, livestock, and forestry.
- Pursue State designation for the entire Covington Bypass.

Appropriate Land Uses:

Agriculture, Residential, Parks & Rec./Conservation

Harris Springs

Existing Character Description:

One of the least-developed character areas in Newton County, Harris Springs is located in the County's northeastern corner. While Interstate 20 forms the southern border, few roads penetrate the area. Development includes roadside single-family houses, a few estates, and a small number of commercial establishments. Harris Springs surrounds Social Circle on three sides.



Vision for the Future:

A rural community tied to preservation and conservation of its rural and natural character, while also supporting the growing presence of quality educational, commercial, and industrial developments.

Implementation Strategies:

- Preserve rural character in viewsheds.
- New structures should draw from eastern Newton County's many historic precedents including Starrsville, the Burge Plantation, Brickstore, and the historic structures in Social Circle, Mansfield, and Newborn.
- Wide natural buffers along I-20 to screen uses and signs.
- Provide a clear sense of entry at each exit along I-20.
- Prohibit mass grading along the I-20 viewshed.
- Prohibit visibility of truck-loading areas, outdoor storage, and parking lots from the interstate.
- Work with the City of Social Circle to regulate the type and form of land use in a manner that is consistent with the intentions of an interstate gateway.
- Implement controlled future commercial and industrial development which has been planned for the area with the mega-site and the areas' close proximity to I-20, and the commercial and industrial development taking place in Social Circle to the north.

Appropriate Land Uses:

Agriculture, Residential, Office/Institutional, Mixed-Use, Commercial, Industrial, Parks & Rec./Conservation.

Highway 11 Preservation Corridor

Existing Character Description:

The Highway 11 Preservation Corridor character area is primarily composed of large rural estates featuring single-family housing. There are also large tracts of undeveloped land within the character area. The area is influenced by the towns of Mansfield and Newborn.



Vision for the Future:

A rural community tied closely to the preservation and conservation of its agricultural heritage. Promoting and protecting the Hwy 11 Scenic Highway Corridor and Historic Mansfield through overlay zoning and buffer requirements, with neighborhood commercial development in nodes and only at intersections of major highways to support the area residences.

Implementation Strategies:

- Establish a scenic overlay zoning district that protects the rural views from the Hwy 11 corridor.
- Protect active farms from encroachment.
- Preserve the economic function of agriculture, livestock, and forestry.
- Establish rural cross-sections for roadways.
- Discourage road widenings.
- Discourage residential subdivisions. Where they occur, require the clustering of homes, protection of views, preservation of large portions of the site as permanently protected agricultural land or greenspace, and stub streets to adjacent properties for future connection.
- Discourage extension of public sewer utilities.
- New structures should draw from eastern Newton County's many historic precedents, including Starrsville, the Burge Plantation, Brickstore, Gaithers Plantation and the historic structures in Mansfield and Newborn.

Appropriate Land Uses:

Agriculture, Residential, Neighborhood Commercial, Parks & Rec./Conservation.

High Point

Existing Character Description:

High Point is an existing unincorporated community located along Highway 36. The area has many older single-family subdivisions, several small-scale commercial establishments, and community institutions. The area also has older estate homes on large lots and areas of undeveloped land, with the High Point Church serving as a focal point for the area.



Vision for the Future:

An activity and commercial center for central Newton County that provides family-oriented services and facilities.

Implementation Strategies:

- Create a community center using public investment.
- Create new parks, both large and small neighborhood sized.
- Introduce design elements and signage unique to High Point to help foster a sense of community and place.
- Maintain stable residential areas.
- Promote infill development on vacant parcels by providing public sewer.
- Support the development of a Village Center along Jackson Highway that can serve as a center of community activities.
- Enforce a property maintenance code.
- Require enhanced amenity areas.
- Enhance pedestrian networks and multimodal paths within residential areas.
- Create an Alcovy River greenway and trail, available to pedestrians, bicyclists, and equestrians for both tourism and recreational purposes.

Appropriate Land Uses:

Agriculture, Residential, Neighborhood Commercial, Highway Commercial, Parks & Rec./Conservation.

Hub Junction

Existing Character Description:

Hub Junction is traditional rural crossroads community. Due to its close proximity and good access to I-20 and US 278, and the location of the new Georgia State University Perimeter College, Newton Campus, it will experience a number of significant changes over the planning horizon, such as the commercial developments already present. The County has been very proactive in adopting the Brickstore Overlay District to help protect the scenic character of the area and to encourage quality development.



Vision for the Future:

A regional education center that provides commercial services to eastern Newton County and Georgia State University with some potential professional offices and some additional commercial development in nodes and only at the intersections of major highways.

Implementation Strategies:

- Support the development of the Georgia State University, Newton Campus, and the development of the Mt. Pleasant Master Plan in a manner consistent with the Brickstore Overlay District.
- Maintain wide natural buffers along the interstate to screen uses and signs.
- Provide a clear sense of entry at the Highway 11 exit on I-20.
- Prohibit new signs visible from the interstate, other than approved GDOT signs. Work to remove all existing commercial signage visible from the interstate right-of-way.
- Discourage mass grading along the interstate viewshed.
- Prohibit truck-loading areas, outdoor storage, and parking lots from being visible from the interstate.

Appropriate Land Uses:

Residential, Office/Institutional, Commercial.

Lake Jackson

Existing Character Description:

Lake Jackson has long been the home to small lake-oriented residential development. Many of the older vacation homes here are being replaced by more expensive permanent dwellings.



Vision for the Future:

Lake-oriented destination with quality residential and commercial development.

Implementation Strategies:

- Encourage residential and mixed-use residential/commercial redevelopment in the area.
- Encourage lake-oriented neighborhood and highway commercial development in the area.
- Maintain stable residential areas
- Enforce a property maintenance code.
- Help protect and improve the water quality of Jackson Lake by encouraging the consolidation of small lots and maintaining adequate buffers between new development and the shoreline.
- Support the development of multimodal trail systems linking Jackson Lake to the surrounding recreation areas and activity centers.

Appropriate Land Uses:

Residential, Commercial, Parks & Rec./Conservation.

Lower River

Existing Character Description:

Bordered to the east by the Yellow River and its associated wetlands and floodplains, the Lower River character area predominately features single-family residences. It is home to some rural residential units on large parcels of land. A number of public facilities are also located in the Lower River character area, including the landfill. The focal points of the character area are a number of community-oriented churches.



Vision for the Future:

A strong community enhanced by the scenic and natural resources of the Yellow River, which provides opportunities for local jobs, quality homes, and recreational facilities.

Implementation Strategies:

- Maintain stable residential areas.
- Promote infill development on vacant parcels.
- Enforce a property maintenance code.
- Enhance pedestrian networks within residential areas.
- Require stub streets and connections to stub streets wherever possible.
- Protect the Yellow River with wide stream buffers.
- Create a Yellow River greenway and trail.
- New developments should mix housing price points.
- Encourage compatible architectural styles that maintain the regional character, and does not include “franchise” or “corporate” architecture.
- Preserve the scenic character of Lower River Road.
- Create opportunities for water recreation, including access available at bridges along the Bypass.
- Consider a Bypass Overlay District in this area to encourage the development of quality commercial uses along the corridor.

Appropriate Land Uses:

Agriculture, Residential, Neighborhood Commercial, Highway Commercial, Parks & Rec./Conservation.

McGuirts Crossing

Existing Character Description:

Much of the character area consists of typical suburban residential development. The Alcovy River and the City of Covington are located on the area's western edge and have a strong influence in local development patterns. The northern edge of the character area abuts I-20.



Vision for the Future:

A family-oriented suburban residential community enhanced by the natural setting of the Alcovy River, with neighborhood commercial to support the area residents only.

Implementation Strategies:

- Maintain wide natural buffers along the interstate to screen uses and signs.
- Protect the water quality of the Alcovy River.
- Support the development of a trail system along the river.
- Encourage the development of conservation subdivisions, preserving the scenic character of the river and its tributaries.
- Restrict big-box commercial development along US 278 in this area to maintain the residential and scenic character of the area.

Appropriate Land Uses:

Agriculture, Residential, Neighborhood Commercial, Parks & Rec./Conservation.

Newton Factory

Existing Character Description:

Newton Factory is an area rich in natural resources and recreational opportunities. It contains Factory Shoals Recreational Park, the Alcovy River, Bert Adams Boy Scout Reservation, and the Yellow River. It is also home to the Alcovy High School, and is seeing the development of new residential subdivisions. The future widening of Jackson Highway will increase growth pressures in the area.



Vision for the Future:

A rural community tied closely to the preservation and conservation of its natural resources, with neighborhood commercial developments to support the area residents only. A sense of community forged through high-quality education, quality homes, and aesthetic standards.

Implementation Strategies:

- Protect the water quality of the Alcovy and Yellow Rivers.
- Develop a local trail system to link the high school with surrounding residential uses and the recreational areas along the rivers.
- Adopt a Scenic Overlay District to protect the viewshed along Jackson Highway.
- Discourage strip commercial development along Jackson Highway.

Appropriate Land Uses:

Agriculture, Residential, Office/Institutional, Neighborhood Commercial, Parks & Rec./Conservation.

Oak Hill

Existing Character Description:

The Oak Hill character area is a mix of new subdivisions and rural properties. It also features several public facilities, including a fire station, Public Library, Oak Hill Elementary School, and it includes the small historic hamlet of Oak Hill, the namesake of the character area.



Vision for the Future:

A sense of community forged through high-quality education, local jobs, better quality homes, aesthetic standards, and family-oriented activity centers, with some commercial development which is lacking in the area.

Implementation Strategies:

- Introduce design elements and signage unique to Oak Hill to help foster a sense of community and place.
- Improve local arterial roads through operation improvements, better signalization, and limited widening to better handle traffic.
- Establish recreational options, including both passive parks and neighborhood parks.
- Support the creation of a new activity center around civic uses through the expansion of public sewer service.
- Maintain and enhance pedestrian access in the areas through the construction of more sidewalks and a regional multimodal trail system.
- Support neighborhood-oriented commercial development in recommended activity centers to reduce the dependence on auto-trips.

Appropriate Land Uses:

Agriculture, Residential, Office/Institutional, Commercial, Parks & Rec. /Conservation.

Rocky Plains

Existing Character Description:

Many new residential developments and a new elementary school have been constructed in Rocky Plains. Nonetheless, the character area still features many rural, undeveloped tracts of land and farms. The Yellow River and South River run through the character area.



Vision for the Future:

A family-oriented residential community focused around local schools, with potential development of professional offices/Institutions, and general and highway commercial developments.

Implementation Strategies:

- Promote the development of community crossroads or nodal forms of neighborhood-oriented commercial areas at the intersection of local arterial roads and highways.
- Support the development of a pedestrian sidewalk and multimodal trail network linking these commercial areas with the surrounding residential developments.
- Protect the water quality of the Yellow and South Rivers.
- In new residential subdivisions, require the clustering of homes, protection of views, preservation of large portions of the site as permanently protected greenspace, and stub streets to adjacent properties for future connection.

Appropriate Land Uses:

Agriculture, Residential, Office/Institutional, Commercial, Parks & Rec./Conservation.

Salem

Existing Character Description:

A loose collection of disconnected, residential subdivisions developed since 1970. The area is characterized by its automobile orientation, high degree of building separation, segregation of uses, and disconnected street patterns. Two school clusters are located in the character area: West Newton Elementary and Veterans Memorial Middle off Brown Bridge Rd., and Fairview Elementary and Clements Middle off Fairview Rd. A third complex is being proposed along GA Hwy 162, between Brown Bridge Road and Hwy 81.



Vision for the Future:

A sense of community through high-quality education, local jobs, commercial developments, better quality homes, aesthetic standards, and family-oriented activity centers.

Implementation Strategies:

- Integrate the three school complexes in the area more closely with the surrounding residential neighborhoods. Encourage pedestrian access to the sites and the co-location of other public facilities.
- Promote new developments that emulate the positive aspects of the community.
- Promote moderate density, traditional development (TND) style residential subdivisions.
- New development should be master planned with mixed uses, blending residential development with schools, parks, recreation, retail businesses and services, linked in a compact pattern that encourages walking and minimizes the need for auto trips.
- There should be good vehicular and pedestrian/bike connections to retail/commercial services as well as internal street connectivity, connectivity to adjacent properties/subdivisions, and multiple site access points.
- Foster the establishment of a regional network of greenspace and trails, available to pedestrians, bicyclists, and equestrians for both tourism and recreational purposes.

Appropriate Land Uses:

Residential, Office/Institutional, Mixed-use, Commercial.

Stanton Springs

Existing Character Description:

Currently this character area is predominately comprised of agriculture and forestry land. Located at the intersection of I-20 and US 278, this area has excellent highway access, and is the proposed location for a large mixed-use employment center. The area is also located within the Little River Watershed.



Vision for the Future:

A regional employment activity center which embraces regional and nodal commercial development, professional offices, and high-tech and medical industrial development.

Implementation Strategies:

- Follow the Stanton Springs Master Plan, as amended in 2017.
- Work with the local Chamber of Commerce to recruit industries to locate here.
- Provide a clear sense of entry at US 278 exit on I-20.
- Protect the water quality of the Little River through the use of Best Management Practices.

Appropriate Land Uses:

Residential, Office/Institutional, Mixed-Use, Commercial, Industrial, Parks & Rec./Conservation.

Starrsville

Existing Character Description:

The historic Starrsville character area is centered on the National Register-listed Starrsville Historic District. This rural community includes a mix of farms, rural estates, forest lands, and, increasingly, new subdivisions. East Newton Elementary School is located within the character area.



Vision for the Future:

A rural community tied closely to the preservation and conservation of its natural resources, agricultural heritage and architectural history.

Implementation Strategies:

- Introduce design elements and signage unique to Starrsville to help foster a sense of community and place.
- New structures should draw from the character area's historic precedents.
- Protect active farms from encroachment.
- Preserve the economic function of agriculture, livestock, and forestry.
- Establish rural cross-sections for roadways.
- Discourage road widenings.
- In new residential subdivisions, require the clustering of homes, protection of views, preservation of large portions of the site as permanently protected agricultural land or greenspace, and stub streets to adjacent properties for future connection.
- Preserve rural character in viewsheds.
- Discourage extension of public sewer utilities.
- Protect the Alcovy River with wide stream buffers.
- Create an Alcovy River greenway and trail.

Appropriate Land Uses:

Agriculture, Residential, Office/Institutional, Parks & Rec./Conservation.

Stewart

Existing Character Description:

Stewart is a predominantly rural character area in southern Newton County. The area features many rural, undeveloped tracts of land, with a few contemporary subdivisions. The Yellow River forms the area's western edge. Heard Mixon Elementary School and the FFA-FCCLA camp are located within the Stewart character area.



Vision for the Future:

A rural crossroad community tied closely to the preservation and conservation of its natural resources and agricultural heritage, with mixed-use commercial to support the area residents.

Implementation Strategies:

- Promote the development of Stewart as a Village Center by locating new civic uses in a supportive manner.
- New structures should draw from southern Newton County's many historic precedents.
- Protect the Yellow River with wide stream buffers.
- Create a Yellow River greenway and trail.

Appropriate Land Uses:

Agriculture, Residential, Mixed-Use, Commercial, Parks & Rec./ Conservation.

Turner Lake

Existing Character Description:

Turner Lake is largest public park in the county parks and recreation system, and special attention should be taken to encourage that new development around it be built in manner supportive of the park's function and intent. The area has a very natural character derived from the park, as well as the streams and wetlands between it and the Yellow River.



Vision for the Future:

A refuge from the urban environment and a community tied closely to the preservation of the Yellow River, Turkey Creek and the use of Turner Lake Park, with some mixed-uses.

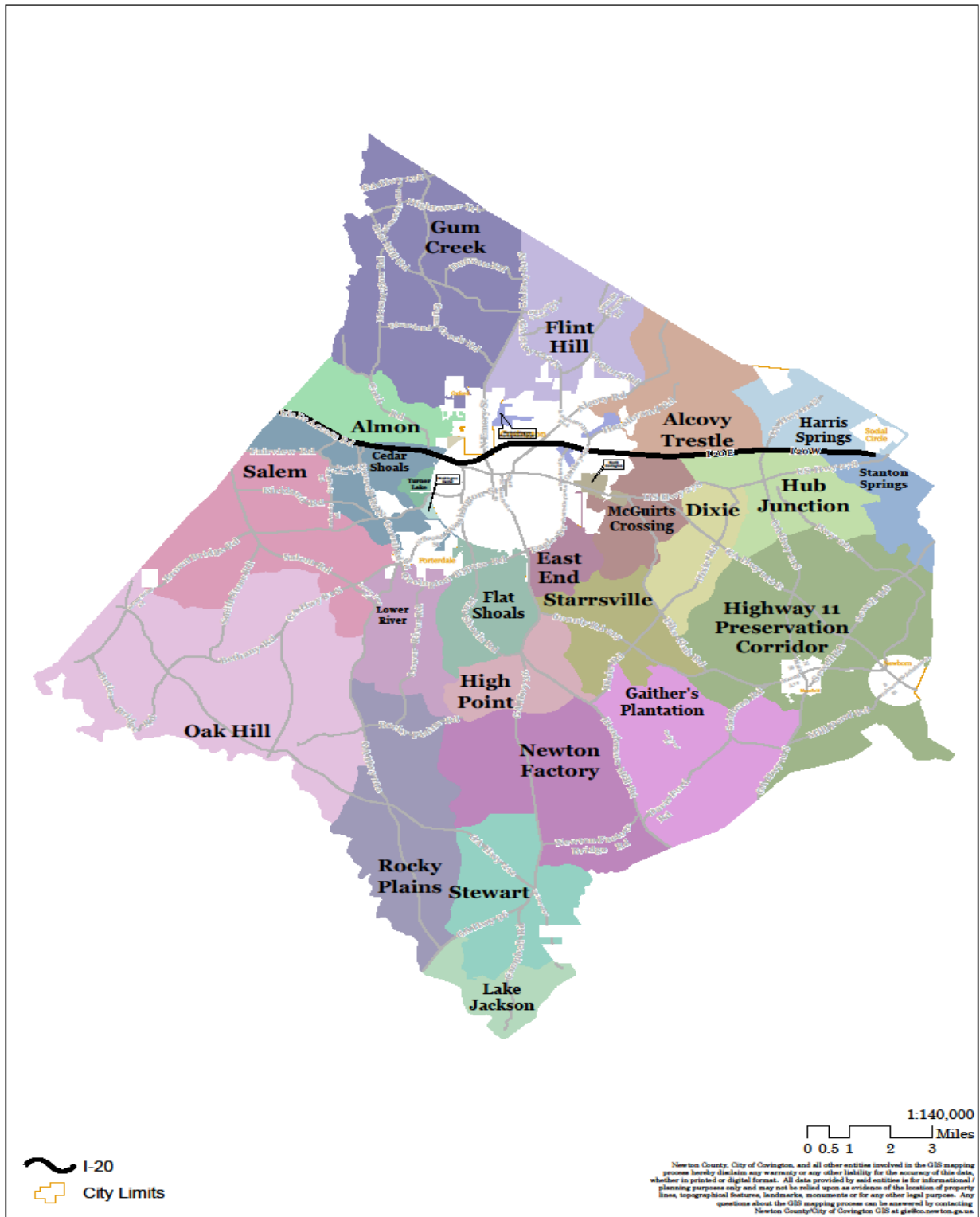
Implementation Strategies:

- Support the construction of trail system linking Porterdale to Covington.
- Encourage the development of conservation subdivisions, preserving the scenic character of the river and its tributaries.
- Protect and enhance the water quality of the Yellow River and its tributaries.

Appropriate Land Uses:

Residential, Mixed-Use, Commercial, Parks & Rec. /Conservation.

Newton County Character Area-Future Development Map



Newton County Future Development Map
 Displaying Character Areas
 2018 Comprehensive Plan

Chapter 5 – Transportation

Local & Regional Transportation Considerations

*Newton County is located within the Metropolitan Planning Organization (MPO) boundaries of the Atlanta Regional Commission (ARC), and as a result, the State of Georgia requires the Newton County Comprehensive Plan to include this Chapter 5 - Transportation Element. MPOs are federally-mandated organizations that provide regional context to transportation planning in metropolitan statistical areas or urbanized areas. **The updated Newton County Comprehensive Transportation Plan, this Chapter of the Newton County Comprehensive Plan, and the Atlanta Regional Commission’s Regional Transportation Plan (RTP) should all be used together when considering future local transportation decisions.***

Atlanta Regional Commission (ARC)

The Atlanta Regional Commission (ARC) is the regional planning and intergovernmental coordination Agency for the metro Atlanta, Georgia, USA region, defined as the 10-county area of Cherokee, Clayton, Cobb, DeKalb, Douglas, Fayette, Fulton, Gwinnett, Henry and Rockdale counties, including the city of Atlanta. It also serves as the metropolitan planning organization for those and ten more counties in the region: Barrow, Bartow, Carroll, Coweta, Forsyth, Hall, **Newton**, Paulding, Spalding, and Walton counties.

Northeast Georgia Regional Commission (NEGRC)

The Northeast Georgia service area encompassed by NEGRC is 3,260 square miles with an estimated population of 584,008, to include all of **Newton County**. The NEGRC serves 12 counties and 54 municipal governments in the Northeast Georgia Region. The Agency was created in 1963 to be a focal point for regional issues concerning local government and to be a resource for those governments in a variety of specialized areas. These include local government planning, economic development, grant preparation, administration, job training, and aging services.

Local and Regional Transportation Considerations

In 2017, Newton County set out to update its Comprehensive Transportation Plan (CTP) to serve as the guide for all future transportation related decisions for the County. The Consultant creators of the **Comprehensive Transportation Plan** collaborated with the **Comprehensive Plan** Staff creators to share information between their two (2) Comprehensive Plans, and except for the SWOT Analysis input gathered for Transportation at the Comprehensive Plan Input Meetings, the Comprehensive Transportation Plan will serve as the Transportation Element for this Plan, to prevent a duplication of efforts between both Plan creators. The Newton County Transportation Projects are listed in the Capital Improvements Element (CIE) and Short-Term Work Program (STWP) in the following Chapter 6.

Transportation discussions are found throughout this Comprehensive Plan. Additionally, when the Atlanta Regional Commission created its Regional Transportation Plan (RTP), the community identified the following Objectives and Policies from the ARC’s RTP (2016, p47) as also being desirable Transportation Objectives and Policies in and for Newton County:

ARC – Regional Transportation Plan – Objectives and Policies:

- 1.1 Prioritize data-supported maintenance projects over expansion projects.
- 1.2 Promote system reliability and resiliency.
- 2.5 Enhance and expand Transportation Demand Management (TDM) programs.
- 3.3 Road expansion projects in rural areas should support economic competitiveness by improving multi-modal connectivity between centers.
- 4.1 Promote and enhance safety across all planning and implementation efforts, including support for the state strategic highway safety plan.
- 4.2 Coordinate security and emergency preparedness programs across transportation modes and jurisdictions.
- 5.3 Increase funding for Human Services Transportation (HST) and Medicaid transportation services.
- 5.4 Increase access to areas with essential services, including healthcare, education, recreation, entertainment, and commercial retail.
- 6.1 Provide safe and reliable access to freight land uses and major intermodal freight facilities.
- 6.3 Preserve industrial land uses in proximity to existing freight corridors.
- 7.1 Pursue the application and use of advanced technologies.

Growth and Development

Newton County's Vision for future development is detailed in Chapters 3 and 4 and presents a complex, countywide mix of varying desired growth and development, which can be seen by the vast number and varieties of Character Areas located throughout the County. While the ARC RTP's Unified Growth Policy Map (UGPM) describes Newton County as a generalized mix of Developing Suburbs, Rural Areas, and Town Centers, it has to be taken into context as just that, a generalization of the County's expected future growth and development, since it's impossible for a regional plan to incorporate all of the intricacies and details found in a communities plan for growth and development. As a result, Newton County and the ARC should refer to this Comprehensive Plan, and to the Newton County Comprehensive Transportation Plan for the more detailed and accurate growth vision and development scenarios, rather than the RTP's UGPM.

Newton County and the ARC MPO

The ARC RTP includes approximately seventeen (17) State Route and US Highway road improvement projects that have been listed on the State's Transportation Improvement Program (TIP) to be started sometime between now and 2040, depending on when all of the required funding and/or right-of-way can be acquired, as needed. These projects have been put onto the State TIP by either the Georgia Department of Transportation (GDOT) or the Newton County Board of Commissioners, and they include various road widenings, intersection upgrades, road realignments or new alignments, operations/safety improvements, bridge upgrade or replacement projects, and roadway resurfacing or reconstruction projects. The Short-Term Work Program (STWP) located in Chapter 6 lists those specific Transportation Projects that can be started and/or accomplished within a five (5) year time frame, and this STWP is updated annually for the next five (5) year period of time.

Chapter 6 – Community Work Program

Short-Term Work Program & Report of Plan Accomplishments

The 1989 Georgia General Assembly enacted House Bill 215, the Georgia Planning Act, requiring all local governments to prepare a comprehensive plan in accordance with the Minimum Planning Standards and Procedures promulgated by the Georgia Department of Community Affairs (DCA).

Chapter 110-12-1-.02(1) requires local governments that charge impact fees to include the Capital Improvements Plan Element (CIE).

Chapter 110-12-1-.03(4) requires that the Capital Improvement Element (CIE) be prepared to meet the Development Impact Fee Compliance Requirements (*DCA Rules 110-12-2*), and this Capital Improvements Element (CIE) should be substituted for this plan element.

Chapter 110-12-1-.04(2)(b)1:

(2) Maintaining the Plan. Local governments are responsible for maintaining their plans to accurately reflect current community conditions and the community's goals and priorities for the future. Maintenance of the plan includes plan amendments and regular updates of the plan.

(b) Required Updates to the Plan. At a minimum, the local government must prepare and submit five-year updates of the comprehensive plan as indicated below. An annual update option is provided for communities wanting to update their plan on a more frequent basis.

1. Annual Update Option. Each annual update shall include a new fifth year for the Community Work Program and any changes needed for the other years of the Community Work Program, as well as any changes needed for the elements of the comprehensive plan identified in Chapter 110-12-1-.03 as requiring updates every five years. The Regional Commission shall maintain a file of annual updates of the Community Work Program submitted by local governments and shall make this file available to interested parties upon request. At least 90 days prior to the date a local government's Qualified Local Government certification is due to expire, the Regional Commission shall notify the Department that the local government has updated its plan in accordance with the requirements for annual updates contained in these planning requirements. In such cases, the local government will be exempt from the requirement to submit a report of plan accomplishments with their five year update of the plan.

As a result of the requirements listed above, and because Newton County does charge Impact Fees, Newton County has included the most recent adopted annual five-year Capital Improvements Element (CIE) and Short-Term Work Program (STWP) in this Comprehensive Plan, and hereafter, Newton County will continue submitting the Community Improvements Element (CIE) and Short-Term Work Program (STWP) Update to the Georgia Department of Community Affairs (DCA) on an annual basis. A copy of any of the approved and adopted Community Improvements Element (CIE) and Short-Term Work Program (STWP) Updates may be obtained through the Newton County Clerk's Office, or through the Newton County Department of Development Services.

Newton County, Georgia

Resolution

R062017c

Whereas, the 1989 Georgia general Assembly enacted House Bill 215, the Georgia Planning Act, requiring all local governments to prepare a comprehensive plan in accordance with the Minimum Planning Standards and Procedures promulgated by the Georgia Department of Community Affairs; and

Whereas, the Capital Improvements Element (CIE) Update to the Comprehensive Plan for Newton County, Georgia was prepared in accordance with the Minimum Planning Standards and Procedures; and

Whereas, the Short Term Work Program (STWP) Update to the Comprehensive Plan for Newton County, Georgia was prepared in accordance with the Minimum Planning Standards and Procedures, specifically rule 110-12-1-.04(2)(b)1. (“Annual Update Option”);

Now Therefore Be It Resolved, by Newton County that the Capital Improvements Element (CIE) Update and Short Term Work Program (STWP) Update to the Comprehensive Plan for Newton County, Georgia, dated April 18, 2017 as approved by the Georgia Department of Community Affairs is hereby adopted, and furthermore, that the Northeast Georgia Regional Development Center shall be notified of said adoption within seven (7) days of the adoption of this resolution.

Adopted this 20th day of June, 2017.

The Newton County Board of Commissioners



Marcello Banes, Chairman

ATTEST:



Jackie B. Smith, County Clerk



NEWTON COUNTY SCHEDULE OF IMPROVEMENTS-STWP 2017-2021 ADDENDUM

(1) Project Description	(2) Service Area	(3) Project Start Date	(4) Project Completion Date	(5) Estimated Project Cost	(6) Portion Chargeable to Impact Fees	(7) Sources of Funds (& Share)	(8) Responsible Party	(9) Status
Library Collection Volumes II	County Wide	2017	2019	\$50,000	100% Eligible	Impact Fees	County	Pending available funds
Land Acquisition for District 1 & 3	County Wide	2009	2018	\$962,000	100% Eligible	Impact Fees	County	Pending available funds
Multi-use sports complex	County Wide	2010	2018	\$4,100,000	100% Eligible	Impact Fees	County	Pending available funds
South Central Park - District 1	County Wide	2011	2018	\$1,372,500	100% Eligible	Impact Fees	County	Pending available funds
Community Park - District 3	County Wide	2012	2018	\$500,000	100% Eligible	Impact Fees	County	Pending available funds
Community Park - District 4	County Wide	2012	2018	\$300,000	100% Eligible	Impact Fees	County	Pending available funds
Community Park - District 5	County Wide	2012	2018	\$300,000	100% Eligible	Impact Fees	County	Pending available funds
Brown Bridge Road from Crowell Road to S.R. 162 - widen from 2 lanes to 4 lanes	County Wide	2011	2022	\$25,000,000	75% Eligible	GDOT, 75% Impact Fees	GDOT, County	Pending available funds
Crowell Rd from Brown Bridge Rd to I-20 - widen from 2 to 4 lanes	County Wide	2011	2024	\$20,000,000	75% Eligible	GDOT, 75% impact Fees	GDOT, County	Pending available funds
Covington Bypass from SR 36 to S 81 - Widen from 2 to 4 lanes	County Wide	2013	2022	\$3,522,718	75% Eligible	GDOT, 75% Impact Fees	GDOT, County	Pending available funds
S.R. 81 & Crowell Road (Porterdale) - turn lanes and signalization	County Wide	2009	2016	\$1,947,898	1% Eligible	Impact Fees >1% (\$19,000), SPLOST, City of Porterdale	GDOT, County, City of Porterdale	Completed
Implement a Capital Improvement Plan	County Wide	2009	2018	\$50,000	0	Local	County	Ongoing
Develop a comprehensive long-term infrastructure plan and map that inventories existing systems, describes current projects, identifies current and future needs, projects costs and identifies potential funding sources.	County Wide	2009	2018	\$150,000	0	Local	County, NCWSA	Ongoing
Newton County Civic Center - Porter Memorial Project	County Wide	2010	2017	\$15,000,000	0	2005 SPLOST, Private	County	Completed
SR 36 & Flat Shoals Rd, Steele Rd, Henderson Mill Rd - Turn lanes and signalization	County Wide	2010	2018	\$2,505,573	0	GDOT, SPLOST	County	Under Construction
Brown Bridge Rd at Crowell Rd intersection safety upgrade	County Wide	2013	2017	\$580,000	0	GDOT, 2005/2011 SPLOST	GDOT, County	Under Construction
U.S. 278 from Covington Bypass East to S.R. 142	County Wide	2012	2020	\$21,217,199	0	County	GDOT	Ongoing
Covington Bypass (Hwy 36) at Flat Shoals Rd intersection safety upgrade	County Wide	2013	2018	\$1,100,000	0	GDOT, 2005/2011 SPLOST	GDOT, County	In Process
SR 81 / SR 142 intersection safety upgrade	County Wide	2013	2017	\$940,000	0	GDOT, 2005/2011 SPLOST	GDOT	In Process

(1) Project Description	(2) Service Area	(3) Project Start Date	(4) Project Completion Date	(5) Estimated Project Cost	(6) Portion Chargeable to Impact Fees	(7) Sources of Funds (& Share)	(8) Responsible Party	(9) Status
Turkey Creek/Yellow River Trail *Combined Turkey Creek/Yellow River Trail & Yellow River Pedestrian Bridge projects	County Wide	2007	2020	\$2,150,000	0	County	Local, SPLOST	Pending available funds
Develop & implement a proactive marketing strategy to target those industries	County Wide	2009	2017	N/A	N/A	Covington-Newton County Chamber of Commerce	Local	Ongoing
Develop zoning and regulations for senior living communities.	County Wide	2009	2018	N/A	N/A	Board of Commissioners	Local	Ongoing
Develop land use regulation that allow for development of attached or detached homes in the form of condominium ownership	County Wide	2009	2018	N/A	N/A	Board of Commissioners	Local	Ongoing
Evaluate the Zoning Ordinance to determine the need for possible revisions to allow for the construction of a wider variety of housing types and lot sizes. If needed, draft amendments for consideration by the Board of Commissioners	County Wide	2009	2018	N/A	N/A	Board of Commissioners	Local	Ongoing
Evaluate Brick Store Overlay District to regulate urban development, signage, open space and landscaping.	County Wide	2013	2016	N/A	N/A	Board of Commissioners	Local	Completed
Evaluate Oak Hill Overlay District to regulate urban development, signage, open space and landscaping.	County Wide	2013	2018	N/A	N/A	Board of Commissioners	Local	Ongoing
Develop ordinance and implementation of the TDR Program	County Wide	2008	2018	N/A	N/A	Board of Commissioners, NEGRDC	Local, GA Oth, Federal	Ongoing
Prepare & adopt a Scenic Corridor Overlay District along Hwy 11	County Wide	2014	2020	N/A	N/A	Board of Commissioners	Local	Ongoing
Prepare & adopt a Quality Development Corridor Overlay district along the county's portion of the Covington By-Pass, & possibly other designated Quality Development Corridors on the Future development Map	County Wide	2013	2018	N/A	N/A	Board of Commissioners	Local	Ongoing
Prepare an Interstate Gateway Overlay district to regulate the character of development near the I-20 corridor.	County Wide	2014	2018	N/A	N/A	Board of Commissioners	Local	Started
Revise standards for commercial zoning to encourage mixed-use development within designated activity centers	County Wide	2009	2018	N/A	N/A	Board of Commissioners	Local	Ongoing

(1) Project Description	(2) Service Area	(3) Project Start Date	(4) Project Completion Date	(5) Estimated Project Cost	(6) Portion Chargeable to Impact Fees	(7) Sources of Funds (& Share)	(8) Responsible Party	(9) Status
Study the offering of development incentives for the use of higher quality construction materials and traditional neighborhood design.	County Wide	2009	2017	N/A	N/A	Board of Commissioners	Local	Ongoing
Create by-right options for traditional neighborhood development within residential zoning districts.	County Wide	2010	2018	N/A	N/A	Board of Commissioners	Local	Ongoing
Modify the Conservation Subdivision provisions of Zoning Ordinance to better support the preservation of scenic corridors and in support of creating a countywide greenspace network.	County Wide	2008	2017	N/A	N/A	Board of Commissioners	Local	Ongoing
Nominate Mt. Pleasant Church to National Register	County Wide	2009	2018	5000	0	County, Historical Society	Local, GA, DNR, Other	Started
Nominate Gum Creek Community to National Register	County Wide	2009	2018	5000	0	County, Historical Society	Local, GA, DNR, Other	Ongoing
Nominate Hayston Community to the National Register	County Wide	2012	2018	5000	0	County Historical Society	Local, GA, DNR, Other	Ongoing
Update map of historic resources identified in 1989 Department of Natural Resources intensive survey	County Wide	2009	2018	5000	0	County, Historical Society	Local, GA, DNR, Other	Ongoing
Adopt detailed architectural and design guidelines to apply within the historic areas	County Wide	2010	2018	50000	0	County, Historical Society	Local	Ongoing
Consider forming a joint Historic Preservation Commission between Newton County and some or all of the cities.	County Wide	2008	2018	N/A	N/A	County, Cities, Historical Society	Local	Ongoing
Complete and submit SWMP for review	County Wide	2013	2018	N/A	N/A	County	Local	Due in 2018
Support development of greenway along Alcovy River	County Wide	2007	2020	\$5-7,000,000	0	County	Local, Private	Ongoing
Support development of additional access/launches for Yellow River Water Trail	County Wide	2015	2018	\$150,000	0	County	Grant, Local, Private	Ongoing
Design and construction of Fire Station #8	County Wide	2013	2018	\$1,100,000	0	County	2011 SPLOST	Ongoing
Design and construction of Newton County Agricultural Facility (including land acquisition if necessary)	County Wide	2011	2020	\$1,100,000	0	County	2011 SPLOST	Ongoing
Design and renovation of Juvenile Court Program Space	County Wide	2013	2017	\$500,000	0	County	2011 SPLOST	Started
Purchase of land for indigent cemetery	County Wide	2013	2017	\$55,000	0	County	2011 SPLOST	Ongoing
Renovation and expansion of Judicial Center	County Wide	2011	2017	\$7,000,000	0	County	2011 SPLOST	Started

(1) Project Description	(2) Service Area	(3) Project Start Date	(4) Project Completion Date	(5) Estimated Project Cost	(6) Portion Chargeable to Impact Fees	(7) Sources of Funds (& Share)	(8) Responsible Party	(9) Status
Design and expansion of Newton Medical Center Emergency Room	County Wide	2013	2017	\$4,000,000	0	County, Newton Medical Center	2011 SPLOST	Ongoing
Historic preservation, design, and renovation of Historic Jail	County Wide	2013	2018	\$1,200,000	0	County	2011 SPLOST	Started
Upgrades to existing County parks, concessions and recreational facilities	County Wide	2013	2017	\$1,000,000	0	Board of Commissioners, Recreation Commission	2011 SPLOST	Ongoing
Recreation projects, District 4	County Wide	2013	2018	\$500,000	0	County	2011 SPLOST	Started
Design and renovation of Animal Control Facility	County Wide	2012	2017	\$100,000	0	County	2011 SPLOST	Started
Countywide Transportation Projects	County Wide	2011	2017	\$17,280,860	0	County	2011 SPLOST	Ongoing
Livingston Lane / Veal Road realignment and paving	County Wide	2011	2016	\$2,000,000	0	County	2011 SPLOST	Completed
Public Works Equipment	County Wide	2011	2017	\$500,000	0	County	2011 SPLOST	Completed
County Fleet Replacement - Sheriffs Department, Fire Department, General County	County Wide	2011	2017	\$2,500,000	0	County	SPLOST	Ongoing
Fire Services Equipment	County Wide	2011	2017	\$100,000	0	County	SPLOST	Ongoing
Crowell Rd at I-20 Project	County Wide	2013	2021	\$5,000,000	0	County	GDOT, 2011 SPLOST, ARC	In Process
Brown Bridge Rd bridge replacement at Yellow River	County Wide	2014	2021	\$4,829,090	0	County	GDOT, 2011 SPLOST, ARC	In Process
Brown Bridge Rd bridge replacement at Snapping Shoals	County Wide	2014	2021	\$3,784,109	0	County	GDOT, 2011 SPLOST, ARC	In Process
Brown Bridge @ Crowell Intersection Improv.	County Wide	2015	2021	\$640,232	0	County	ARC 2012, 2011 SPLOST	In Process
Flat Shoals @ By-Pass Intersection Improv.	County Wide	2015	2021	\$2,705,786	0	County	ARC 2012, 2011 SPLOST	In Process
Comprehensive Transportation Plan (CTP)	County Wide	2015	2017	\$335,000	0	County	FHWA/2005 SPLOST	In Process
Bear Creek Reservoir	County Wide	2012	2025	TBD	0	Board of Commissioners	TBD	Suspended
Items highlighted in blue indicate completed since the Annual FY15CIE/STWP report								
Projects previously shown on the list (FY15 Report) either completed in previous years or under the authority of another entity are removed from the active sheets and are shown on an inactive sheet at the end of the FY16 Report.								

Newton County **Capital Improvements Project Update 2017-2021**

Public facility:		LIBRARY			
Service Area:		County-Wide			
Project Description	Project Start Date	Project End Date	Estimated Cost of Project	Funding Sources	Status/Remarks
Library Collection Volumes II	2017	2019	\$ 50,000	100% Impact Fees	Pending Available Funds
Total Costs			\$ 50,000		

Project Description	Project Start Date	Project End Date	Estimated Cost of Project	Funding Sources	Status/Remarks
Oak Hill Branch Library	2008	2011	\$ 5,000,000	General Fund, State of Georgia, 60% Impact Fees	Completed
Library Collection Volumes	2010	2015	\$ 50,000	General Fund, State of Georgia, 55% Impact Fees	Completed
Total Costs Expended			\$ 5,050,000		

Newton County

Capital Improvements Project Update 2017-2021

Public facility:		PARKS/RECREATION			
Service Area:		County-Wide			
Project Description	Project Start Date	Project End Date	Estimated Cost of Project	Funding Sources	Status/Remarks
Land Acquisition for District 1 & 3	2009	2018	\$ 962,000	100% Eligible Impact Fees	Pending available funds
Multi-use sports complex	2010	2018	\$ 4,100,000	100% Eligible Impact Fees	Pending available funds
South Central Park - District 1	2011	2018	\$ 1,372,500	100% Eligible Impact Fees	Pending available funds
Community Park - District 3	2012	2018	\$ 500,000	100% Eligible Impact Fees	Pending available funds
Community Park - District 4	2012	2018	\$ 300,000	100% Eligible Impact Fees	Pending available funds
Community Park - District 5	2012	2018	\$ 300,000	100% Eligible Impact Fees	Pending available funds
Total Costs			\$ 7,534,500		
Project Description	Project Start Date	Project End Date	Estimated Cost of Project	Funding Sources	Status/Remarks
Misc Architect fees & contingencies	2009	2013	\$ 182,000	60% Impact Fees (\$109,200), SPLOST	Completed
Total Costs Expended			\$ 182,000		

Newton County Capital Improvements Project Update 2017-2021

Public facility:		ROADS			
Service Area:		County-Wide			
Project Description	Project Start Date	Project End Date	Estimated Cost of Project	Funding Sources	Status/Remarks
Brown Bridge Road from Crowell Road to S.R. 162 - widen from 2 lanes to 4 lanes	2011	2022	\$ 25,000,000	GDOT, 75% Impact Fees	Pending available funds
Crowell Rd from Brown Bridge Rd to I-20 - widen from 2 to 4 lanes	2011	2024	\$ 20,000,000	GDOT, 75% Impact Fees	Pending available funds
Covington Bypass from SR 36 to S 81 - Widen from 2 to 4 lanes	2013	2022	\$ 3,522,718	GDOT, 75% Impact Fees	Pending available funds
Totals Costs			\$ 48,522,718		

Project Description	Project Start Date	Project End Date	Estimated Cost of Project	Funding Sources	Status/Remarks
S.R. 81 & Crowell Road (Porterdale) - turn lanes and signalization	2009	2016	\$1,947,898	Impact Fees >1% (\$19,000), SPLOST, City of Porterdale	Completed
Total Costs Completed			\$1,947,898		

Newton County Impact Fee Financial Report - Fiscal Year Ended June 30, 2016

Public Facility Type Service Area	Library	Parks & Recreation	Roads	Admin	CIE	Total
	County-wide	County-wide	County-wide			
Impact Fee Fund Balance July 1, 2015	(299,315.80)	(376,779.09)	(1,089,745.10)	73,691.14	7,178.45	(1,684,970.40)
Impact Fees Collected - FY2016	49,988.01	89,983.06	311,083.02	13,961.64	372.13	465,387.86
Accrued Interest (Impact Fee Refunds)	-	-	-	508.09	43.77	551.86
(Expenditures)	(559,597.50)	-	43,423.48	(13,877.96)	-	(530,051.98)
Impact Fee Fund Balance June 30, 2016	(808,925.29)	(286,796.03)	(735,238.60)	74,282.91	7,594.35	(1,749,082.66)
Impact Fees Encumbered	-	-	-	-	-	-

* It was the intent of the Board of Commissioners to allocate additional funding from the General Fund for road projects categorized as Impact Fee projects. We are correcting the Annual Financial Report for Fiscal Year Ended June 30, 2016 by removing the \$250,000 transfer in from the General Fund. The only fees remaining on the report are from actual collections of impact fees.

* The Administration & CIE Prep fee have been broken out into stand alone columns.

Report of Plan Accomplishments

NEWTON COUNTY - ADDENDUM II. REMOVED PROJECTS FROM THE FY15 REPORT ARE LISTED BELOW. ITEMS HIGHLIGHTED IN BLUE INDICATE COMPLETED. ITEMS HIGHLIGHTED IN PEACH ARE NOT COUNTY CONTROLLED PROJECTS									
PLAN ELEMENT	ITEM	DESCRIPTION	INITIATION YEAR	COMPLETION YEAR	COST ESTIMATE	RESPONSIBLE PARTY	POSSIBLE FUNDING SOURCES	STATUS	
CF	LIBRARY	Oak Hill Branch	2008	2011	\$5,000,000	Board of Commissioners, Library Board	General Fund, State of Georgia, Impact Fees	Completed	
CF	LIBRARY	Library Collection Volumes Oak Hill (Porter)	2010	2015	\$50,000	Board of Commissioners, Library Board	General Fund, Impact Fees	Completed	
CF	Public Safety	Fire Training Center	2012	2014-15	\$1,290,000	City of Covington, County	County Fire Fund, City	Completed	
CF	REC	Misc Architect fees & contingencies	2009	2013	\$182,000	Board of Commissioners, Recreation Commission	Impact Fees, 2005 SPLOST	Completed	
CF	REC	Porterdale Gym	2010	2015	\$950,000	County, Friends of Porterdale, Porterdale	2005 SPLOST, 2011 SPLOST	Completed	
CF	TRA	Covington Bypass (SR 142) from U.S. 278 to Wal-Mart - widen from 2 to 4 lanes	2009	2012	\$9,275,000	GDOT	GDOT	Completed	
CF	TRA	River Cove Rd Extension to SR 11	2009	2015	\$800,000	County	SPLOST	Completed	
CF	TRA	Crowell Rd Culvert Replacement	2009	2015	\$2,403,311	County	FEMA, Impact Fees	Completed	
CF	TRA	Covington Bypass (Hwy 36) from US 278 (SR12) to SR 36 - widen from 2 to 4 lanes	2013	2022	\$11,800,463	GDOT	GDOT	Pending available funds	
CF	TRA	Gaither Road Realignment at Bear Creek Reservoir	2010	2013	\$2,300,761	County	SPLOST	Completed	
CF	TRA	Yellow River Park Trail	2010	2016	\$437,500	Porterdale	Local, GDOT, Federal	Ongoing	
CF	TRA	Trail from Library to Eastside high School, 2.5 miles from the Library, pedestrian underpass to Eastside along undeveloped road ROW)	2008	2013	\$1,000,000	County	Local, GDOT, Federal	Completed	

PLAN ELEMENT	ITEM	DESCRIPTION	INITIATION YEAR	COMPLETION YEAR	COST ESTIMATE	RESPONSIBLE PARTY	POSSIBLE FUNDING SOURCES	STATUS
ED		Conduct a target industry study analysis to identify market segments that support the local economy with high-paying jobs.	2008	2012	TBD	Covington-Newton County Chamber of Commerce	Local	Completed
LU		Evaluate Salem Road Overlay District to regulate urban development, signage, open space and landscaping within the Salem Road Activity Center.	2008	2013	N/A	Board of Commissioners	Local	Completed
LU		Study the possibility of amending the county land use regulations to require the dedication of recreation areas in residential subdivisions.	2009	2015	N/A	Board of Commissioners	Local	Completed
NR		Promote a County Wide Tree Planting Program (Education/Incentives/ Sponsorship)	2009	2012	\$5,000	County, GA OTH	Local, GA OTH	Completed
NR		Support development of Yellow River as state "water trail" designation including canoe/kayak launch.	2011	2015	\$50,000	Porterdale	Private, GA OTH	Completed
NR	REC	Multi-use community facility in District 4 - Walkers Bend Project	2013	2015	\$545,000	County, City of Covington Board of Commissioners, Recreation Commission	2011 SPLOST	Facility Completed
NR	REC	Design and construction of Miracle League Field	2011	2015	\$1,500,000	County	2011 SPLOST	Completed
		Airport Road Realignment and SR 142 turn lane additions	2011	2015	\$1,000,000	County	2011 SPLOST	Completed
		Jack Neely turn lane additions, Crowell Road turn lane additions for New Newton High school	2011	2013	\$1,000,000	County	2011 SPLOST	Completed
		Oak Hill Bridge Replacement	2011	2015	\$1,500,000	County	2011 SPLOST	Completed

Appendix

Public Participation Records

The Newton County Planning Staff hosted a series of thirteen (13) total public meetings, to include: two required (2) Public Hearings; seven (7) Public Input Meetings and four (4) additional Public Hearings, two (2) each before the Newton County Planning Commission and the Board of Commissioners, where attendees were provided the opportunity to review the Comprehensive Plan in various stages of completion, and provide input on it from the beginning of the Planning Process until final approval and adoption. All Public Notices for the Public Hearings and Public Input Meetings were advertised in the locally adopted newspaper, posted at all County Administrative and Court Buildings, posted on the County Website, and Public Service Announcements (PSAs) were sent out for the kick-off of the Comprehensive Plan Planning Process, and for the five (5) District Comp Plan Public Input Charrettes/Meetings.

Based on the first nine (9) Public Meetings (two (2) Public Hearings and seven (7) Public Input Meetings), three (3) were held in the afternoon during the day, and six (6) were held after 5:00 P.M. at night. Attendance at the three (3) Day Meetings averaged out to be 7.33 attendees at each meeting, and attendance at the six (6) Night Meetings averaged out to be 10.66 attendees at each meeting.

The Northeast Georgia Regional Commission (NEGRC) created the Online Survey utilized to attain further input from the public on the Comprehensive Plan, where 283 response were logged. The URL for this Online Survey was put out over the Social Media Networks, posted on the County Website, and emailed to hundreds of County residents and the Comprehensive Plan Steering Committee. This Online Survey was available for residents to fill out for twenty-one (21) days, and it closed on November 17, 2017.

All of the records for the Public Participation involved in helping Staff create this Comprehensive Plan are recorded in this Appendix, as follows:

1st of two (2) Required Public Hearings and Public Input Meeting: 9/7/2017

The Newspaper Ad below advertised the First required Public Hearing and the First Public Input Meeting, which were both held on September 7, 2017, and where the Public Input Meeting was held after the First Public Hearing.

Newspaper Ad – Public Notice, Published on 8/20/2017:

Public Notice

Newton County announces a Public Hearing to start the planning process to update the Newton County Comprehensive Plan at 2:30 p.m., on Thursday, September 7, 2017, at the Newton County Historic Courthouse at 1124 Clark Street, Covington, GA 30014 in the third floor Board of County Commissioners Meeting Room. The purpose of the Public Hearing is to brief the community on the planning process and opportunities for public participation and input on the Comprehensive Plan. A Public Meeting, at which attendees will be asked for their input on the County's future will be held at 3:00 p.m. at the same location.

All persons having an interest in this petition should be present to voice their interest and/or objection. If you are an individual with a disability and require special assistance at this meeting, please contact the County Clerk's office at (678) 625-1202 and arrangements will be made.

Board of Commissioners of Newton County Marcello Banes, Chairman.

Newspaper Ad - Affidavit of Publication for 9/7/2017 Public Hearing & Input Meeting:


The Covington News
AFFIDAVIT OF PUBLICATION
STATE OF GEORGIA
NEWTON COUNTY

Personally appeared before the undersigned officer:

David Clemons

Who says under oath that he is the Publisher of The Covington News, a newspaper having a general circulation and whose principal office is in said Newton County, and that the legal advertisement was published Re: Notice of Publication – Public Hearing - to start the planning process to update the Newton County Comprehensive Plan

Run Dates: 8/20
Public Notice #111637



Sworn to and subscribed before me the 15th day of November 2017.


Amanda Ellington
Notary Public
My Commission Expires February 27, 2020



The First Public Hearing and the First Public Input Meeting were also advertised on the County Website for a minimum of two (2) weeks prior, as well as a Public Service Announcement, and paper “Public Notices” (both shown below) posted in the normal posting locations in all of the County Admin buildings, the Courthouse, and the old historic Courthouse.

Public Notice, Posted on County Buildings:

PUBLIC NOTICE

- Who:** Newton County
Development Services
- What:** 2018 Comprehensive
Plan
- When:** Thursday, Sept 7, 2017
2:30 p.m.
- Where:** Newton County Historic
Courthouse
1124 Clark Street
2nd Floor Board Room
Covington, GA 30014
- Subject:** Public Hearing/Input

THE PUBLIC IS INVITED

Public Service Announcement (PSA) for 1st Public Hearing and Public Input Meeting:



Newton County



Contact: Bryan Fazio
Public Information Officer, Newton County
(O) 678-625-1242; (C) 404-991-0347
bfazio@co.newton.ga.us

August 31, 2017
For immediate Release

Newton County begins Comprehensive Plan process

NEWTON COUNTY, GA - Newton County is beginning the process for its Comprehensive Plan starting with a public hearing Thursday, Sept. 7, at 2:30 p.m. in the Newton County Historic Courthouse, 1124 Clark Street Covington. The public hearing will give Newton County residents an overview of the planning process and a chance for participation and input into the Comprehensive Plan.

The Comprehensive Plan is a 20-year guide to growth and development that is updated every 10 years as required by the Georgia Department of Community Affairs. If the 10-year updating requirement is not met, the county would not be allowed to apply for state grants and special project funds. Newton County last completed a Comprehensive Plan in 2008.

The Comprehensive Plan provides the county with goals, objectives, policies and tasks that guide it to a desirable future.

The plan is comprised of an introduction and overview, needs and opportunities, vision statement and goals and policies, land use, transportation and community works programs. The elements that make up the Comprehensive Plan are community goals, needs and opportunities, community work program, capital improvements, economic development, land use, transportation and housing.

Guiding the plan is a steering committee, which is comprised of: Newton County Chairman Marcello Banes, Newton County Planning Commission Chairman Landis Stephens, Newton County Manager Lloyd Kerr, Newton County Development Services Director Zach Montgomery, Newton County Planner Shena Applewhaite, Newton County Zoning Administrator Judy Johnson, Senior Planner/GIS Analyst Scott Sirotkin, Administrative Support personnel Tracy Hernandez, City of Covington Planning Director Scott Gaither, Social Circle City Manager Adele Schirmer, Social Circle Assistant City Clerk/Planning Administrator Barbara Schlageter, Vice President Newton County Economic Development David Bernd, Newton County Water and Sewer Authority Executive Director Mike Hopkins, Newton County Homebuilders Association President Mike Smith and Newton County resident Mandy Higginbotham.

The steering committee will analyze data, perform research and technical aspects, create maps and develop the plan draft. The Northeast Georgia Regional Commission provides draft review and oversight throughout the development of the Comprehensive Plan for state compliance.

After the plan is drafted, with input from citizens, the Newton County Board of Commissioners is scheduled to adopt the plan by March 30, 2018.

The public will be able to participate in the plan through two public hearings — Sept. 7 and March 30, three public input meetings, an online questionnaire and survey, social media and by contacting members of the steering committee.

-XXX- For more information about Newton County, please visit www.ncboc.com, like [Newton County, Ga](#) on Facebook or follow [@NewtonCounty](#) on Twitter.

First Public Hearing and Public Input Meeting Agenda: 9/7/2017

Newton County Comprehensive Plan

PUBLIC HEARING #1 – September 7, 2017, at 2:30 P.M.

**3rd Floor of the Newton County Historic Courthouse
Located at 1124 Clark Street, Covington, GA 30014**

Public Hearing Agenda

- 1) What is a Comprehensive Plan?
- 2) Why are we updating the County's Comprehensive (Comp) Plan?
- 3) What is in the current Comp Plan we are using today?
- 4) What will be in the new Comp Plan Update?
- 5) Why will these two (2) Comp Plans be different?
- 6) The Planning Process
- 7) Opportunities for Public Participation
- 8) Input & Questions
- 9) Adjourn

PUBLIC INPUT MEETING #1 – September 7, 2017, at 3:00 P.M.

**3rd Floor of the Newton County Historic Courthouse
Located at 1124 Clark Street, Covington, GA 30014**

Public Input Meeting Agenda

- 1) Community Goals – Vision for the Future
- 2) Visioning Exercise
- 3) Needs and Opportunities – SWOT Analysis
- 4) Future Meeting Schedule
- 5) Questions
- 6) Adjourn

Sign-In Sheets for the First Public Hearing and Public Input Meeting: 9/7/2017:

Newton County Comprehensive Plan Update

2:30 P.M. Public Hearing #1 – AND - 3:00 P.M. Public Input Meeting #1 on Sept. 7, 2017

Newton County Historic Courthouse – 1124 Clark Street, Covington, GA 30014

NAME & TITLE ✓ Box to right if attending BOTH Meetings.	ADDRESS	EMAIL
Judy Johnson	1113 Usher St Covington GA	tjohnson@co.newton.ga.us
Inacy Hernandez	1113 Usher St Covington GA	#hernandez@co.newton.ga.us
Sheryl Applequist	1113 Usher St. Covington GA	Sapplequist@co.newton.ga.us
Scott Strokin	6131 (retiree) Dr St 12 Covington GA	s51nottin@co.newton.ga.us
Scott Strokin Leona Lee		R5232@co.newton.ga.us
Susan Fazio		
Adele Sokrman	Address Social Circle	asokrman@socialcircle.ga.com
Barbara Sellaagton	City of Social Circle	bsellaagton@socialcircle.ga.com
Sharnice Tucker	5116 Albany Rd, Covington	stucker@covhca.com

Second Public Input Meeting: 12/14/2017

The Newspaper Ad below advertised the Second Public Input Meeting, held on December 14, 2017. This Ad also served as the Public Notice Posted at all County Administration and Courthouse Buildings

Newspaper Ad – Public Notice, Published on 12/3/2017:

Public Notice

Newton County announces its second Public Input meeting for the 2018 Newton County Comprehensive Plan Update at 3:00 p.m., on Thursday, December 14, 2017, at the Newton County Historic Courthouse at 1124 Clark Street, Covington, GA 30014, in the third floor Board of County Commissioners Meeting Room. The purpose of the Public Input meeting is to allow attendees the opportunity to review the Draft Comprehensive Plan and provide input on it, as well as any additional input on the SWOT Analysis covered in the first Public Input meeting.

All persons having an interest in this petition should be present to voice their interest and/or objection. If you are an individual with a disability and require special assistance at this meeting, please contact the County Clerk's office at (678) 625-1202 and arrangements will be made.

Board of Commissioners of Newton County Marcello Banes, Chairman.

Public Notice, Posted on County Buildings:

Public Notice

Newton County announces its second Public Input meeting for the 2018 Newton County Comprehensive Plan Update at 3:00 p.m., on Thursday, December 14, 2017, at the Newton County Historic Courthouse at 1124 Clark Street, Covington, GA 30014, in the third floor Board of County Commissioners Meeting Room. The purpose of the Public Input meeting is to allow attendees the opportunity to review the Draft Comprehensive Plan and provide input on it, as well as any additional input on the SWOT Analysis covered in the first Public Input meeting.

All persons having an interest in this petition should be present to voice their interest and/or objection. If you are an individual with a disability and require special assistance at this meeting, please contact the County Clerk's office at (678) 625-1202 and arrangements will be made.

Board of Commissioners of Newton County Marcello Banes, Chairman.

Newspaper Ad - Affidavit of Publication for 12/14/2017 Public Input Meeting:


The Covington News
AFFIDAVIT OF PUBLICATION
STATE OF GEORGIA
NEWTON COUNTY

Personally appeared before the undersigned officer:

David Clemons

Who says under oath that he is the Publisher of The Covington News, a newspaper having a general circulation and whose principal office is in said Newton County, and that the legal advertisement was published Re: Notice of Publication – Public Notice - second Public Input meeting for the 2018 Newton County Comprehensive Plan Update at 3:00 p.m., on Thursday, December 14, 2017, at the Newton County Historic Courthouse at 1124 Clark Street, Covington, GA 30014, in the third floor Board of County Commissioners Meeting Room

Run Dates: 12/3
Public Notice #112156



Sworn to and subscribed before me the 22nd day of December 2017.

Amanda Ellington
Amanda Ellington
Notary Public
My Commission Expires February 27, 2020

(Notary Seal)



Second Public Input Meeting Agenda: 12/14/2017

Newton County Comprehensive Plan
PUBLIC INPUT MEETING #2 – Dec. 14, 2017, at 3:00 P.M.
3rd Floor of the Newton County Historic Courthouse
Located at 1124 Clark Street, Covington, GA 30014

2nd Public Input Meeting Agenda

- 1) Review and Receive Additional Input on the SWOT Analysis**
 - A. Economic Development*
 - B. Housing*
 - C. Natural & Cultural Resources*
 - D. Community Facilities & Services*
 - E. Intergovernmental Coordination*
 - F. Transportation*
- 2) Review and Receive Input on the New Vision Statement**
- 3) Review and Receive Input on the Goals & Policies**
- 4) Review and Receive Input on the Land Use Element**
 - A. Discuss how Zoning & Development Regulations will be rewritten*
- 5) Review and Receive Input on the Transportation Element**
- 6) Receive any Additional Input on any other portion of the Comp Plan**
- 7) Future Schedule of Events for Comp Plan**
 - A. 2nd and Final Public Hearing & 3rd and Final Public Input Meeting*
 - B. Submit Comp Plan Draft to NEGRC and DCA for Review & Approvals*
 - C. Comp Plan Revisions by Staff*
 - D. BOC Adoption of the Comp Plan*
- 8) Questions & Answers**
- 9) Adjourn**

Five (5) District Public Input Meetings held from 1/18 to 1/31/2018:

A Public Input Charrette/Meeting was held in each of the Five (5) Districts of Newton County in a further attempt to gain public input on the new Comprehensive Plan at facilities located within each of the different Districts 1/18/2018 to 1/31/2018, to make it more convenient for residents to attend.

Meeting Agenda for Five (5) District Public Input Meetings from 1/18 to 1/31/2018:

All of these Public Input Meetings were held in a Charrette format, where different tables were set up to display the different elements of the Comprehensive Plan, including the SWOT Analysis results for each of the different elements.

Attendees were invited to mill around to all of the different tables to review the displayed information, as well as review one of the numerous copies of the Comprehensive Plan we made available, and provide any input they had on the different elements of the Plan, or on any part of the entire Comprehensive Plan, on the index cards we provided at all of the tables. Attendees were also encouraged to ask any questions they had about any part of the Plan.

As a result of using the Charrette format for all five (5) of these different District Public Input meetings, we did not have, use or follow any kind of a formal Meeting Agenda.

Newspaper Ad – Public Notice for Five (5) District Meetings, Published on 12/31/2017:

Public Notice

Newton County will be hosting a series of five (5) District Meetings/Charrettes for the purpose of allowing residents additional opportunities to review and provide input on the 2018 Newton County Comprehensive Plan. One (1) meeting/charrette will be held in each of the five (5) different Districts of Newton County at the following locations, dates, and times:

District #1 - Mansfield Community Center. Date: Thursday, 1-18-18. Time: 5:30 p.m. Address: 3158 Hwy 11 S., Mansfield, GA 30055

District #2 – Porter Memorial Branch Library. Date: Wednesday, 1-17-18. Time: 5:00 p.m. AKA: Oak Hill Library - Address: 6191 Hwy 212, Covington, GA 30016

District #3 - Almon Community Center. Date: Monday, 1-22-18. Time: 5:30 p.m. Address: 65 Mt. Tabor Rd., Covington, GA 30014

District #4 - Newton County Historic Courthouse. Date: Tuesday, 1-23-18. Time: 5:30 p.m. Address: 1124 Clark Street – Covington, GA 30014

District #5 – Covington Branch Library. Date: Thursday, 1-25-18. Time: 5:00 p.m. AKA: Floyd Street Library - Address: 7116 Floyd St. NE, Covington, GA 30014

Residents can attend any of these meetings/charrettes, regardless of which District they live in, and anyone can attend multiple meetings. The same general information will be presented and available for review at each of these five (5) separate meetings.

All persons interested in this Comprehensive Plan should be present to provide their input on the plan. If you are an individual with a disability and require special assistance at this meeting, please contact the County Clerk's office at (678) 625-1202 and arrangements will be made.

Board of Commissioners of Newton County Marcello Banes, Chairman.

Public Notice, Posted on County Buildings, and at all of the locations where the five (5) different District Meetings would be held:

Public Notice

Newton County will be hosting a series of five (5) District Meetings/Charrettes for the purpose of allowing residents additional opportunities to review and provide input on the 2018 Newton County Comprehensive Plan. One (1) meeting/charrette will be held in each of the five (5) different Districts of Newton County at the following locations, dates, and times:

District #1 - Mansfield Community Center. Date: Thursday, 1-18-18. Time: 5:30 p.m. Address: 3158 Hwy 11 S., Mansfield, GA 30055

District #2 – Porter Memorial Branch Library. Date: Wednesday, 1-17-18. Time: 5:00 p.m. AKA: Oak Hill Library - Address: 6191 Hwy 212, Covington, GA 30016

District #3 - Almon Community Center. Date: Monday, 1-22-18. Time: 5:30 p.m. Address: 65 Mt. Tabor Rd., Covington, GA 30014

District #4 - Newton County Historic Courthouse. Date: Tuesday, 1-23-18. Time: 5:30 p.m. Address: 1124 Clark Street – Covington, GA 30014

District #5 – Covington Branch Library. Date: Thursday, 1-25-18. Time: 5:00 p.m. AKA: Floyd Street Library - Address: 7116 Floyd St. NE, Covington, GA 30014

Residents can attend any of these meetings/charrettes, regardless of which District they live in, and anyone can attend multiple meetings. The same general information will be presented and available for review at each of these five (5) separate meetings.

All persons interested in this Comprehensive Plan should be present to provide their input on the plan. If you are an individual with a disability and require special assistance at this meeting, please contact the County Clerk’s office at (678) 625-1202 and arrangements will be made.

Board of Commissioners of Newton County Marcello Banes, Chairman.

Newspaper Ad - Affidavit of Publication for Five District Meetings:

The Covington News
AFFIDAVIT OF PUBLICATION
STATE OF GEORGIA
NEWTON COUNTY

Personally appeared before the undersigned officer:

David Clemons

Who says under oath that he is the Publisher of The Covington News, a newspaper having a general circulation and whose principal office is in said Newton County, and that the legal advertisement was published Re: Notice of Publication – Public

Notice – Newton County will be hosting a series of five (5) District Meetings/Charrettes for the purpose of allowing residents additional opportunities to review and provide input on the 2018 Newton County Comprehensive Plan. One (1) meeting/charrette will be held in each of the five (5) different Districts of Newton County at the following locations, dates, and times:

District #1 - Mansfield Community Center. Date: Thursday, 1-18-18. Time: 5:30 p.m. Address: 3158 Hwy 11 S, Mansfield, GA 30955

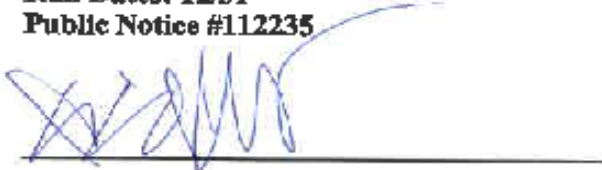
District #2 - Porter Memorial Branch Library. Date: Wednesday, 1-17-18. Time: 5:00 p.m. AKA: Oak Hill Library - Address: 6191 Hwy 212, Covington, GA 30016

District #3 - Almon Community Center. Date: Monday, 1-22-18. Time: 5:30 p.m. Address: 65 Mt. Tabor Rd., Covington, GA 30014

District #4 - Newton County Historic Courthouse. Date: Tuesday, 1-23-18. Time: 5:30 p.m. Address: 1124 Clark Street – Covington, GA 30014

District #5 – Covington Branch Library. Date: Thursday, 1-25-18. Time: 5:00 p.m. AKA: Floyd Street Library - Address: 7116 Floyd St. NE, Covington, GA 30014

Run Dates: 12/31
Public Notice #112235



Sworn to and subscribed before me the 1st day of January 2018.

Amanda Ellington

Amanda Ellington

Notary Public
My Commission Expires February 27, 2020



Public Service Announcement (PSA) for Five (5) District Meetings:



Newton County



Contact: Bryan Fazlo
Public Information Officer, Newton County
(O) 678-625-1242; (C) 404-991-0347
bfazlo@co.newton.ga.us

December 29, 2017
For Immediate Release

Newton County hosting District Meetings for the Comprehensive Plan

NEWTON COUNTY, GA – Newton County is shaping its future by creating its Comprehensive Plan through work from a Steering Committee of local stakeholders and, most critically, through input from local residents. This planning process, guided by the Northeast Georgia Regional Commission, began with a public hearing on Sept. 7, 2017 and will now continue with a series of five District Public Input Meetings/Charrettes. There will be one meeting in each of the five Newton County districts. Here are the locations, dates and times of those meetings:

- | | | |
|--|---------------------------------|------------------------|
| District 1 - Mansfield Community Center
<i>Address: 3158 Hwy 11 S., Mansfield, GA 30055</i> | <i>Date: Thursday, Jan. 18</i> | <i>Time: 5:30 p.m.</i> |
| District 2 – Porter Memorial Branch Library
<i>AKA: Oak Hill Library - Address: 6191 Hwy 212, Covington, GA 30016</i> | <i>Date: Wednesday, Jan. 17</i> | <i>Time: 5 p.m.</i> |
| District 3 - Almon Community Center
<i>Address: 65 Mt. Tabor Rd., Covington, GA 30014</i> | <i>Date: Monday, Jan. 22</i> | <i>Time: 5:30 p.m.</i> |
| District 4 - Newton County Historic Courthouse
<i>Address: 1124 Clark Street – Covington, GA 30014</i> | <i>Date: Tuesday, Jan. 23</i> | <i>Time: 5:30 p.m.</i> |
| District 5 – Covington Branch Library
<i>AKA: Floyd Street Library - Address: 7116 Floyd St. NE, Covington, GA 30014</i> | <i>Date: Thursday, Jan. 25</i> | <i>Time: 5 p.m.</i> |

All Public Input Meetings/Charrettes are open to the public, and anyone can attend any single meeting, or all five (5) of them, to provide their input on the Newton County Comprehensive Plan.

Prior to final adoption of the Comprehensive Plan, the public will have been provided the opportunity to participate in the plan through: two (2) Public Hearings; seven (7) Public Input Meetings; an Online Questionnaire and Survey; Social Media; and, by contacting members of the Steering Committee. The Newton County Board of Commissioners is on scheduled to adopt the Comprehensive Plan by March 30, 2018.

The Comprehensive Plan is a 20-year guide to growth and development that is updated every 10 years as required by the Georgia Department of Community Affairs (DCA). If the 10-year updating requirement is not met, the county would not be allowed to apply for state grants and special project funds. Newton County last completed a Comprehensive Plan in 2008. The Comprehensive Plan is guided by the Northeast Georgia Regional Commission (NEGRC) and a Steering Committee comprised of local stakeholders, and it provides the county with goals and policies that guide it to a desirable future. The elements that make up the Comprehensive Plan include the Community Goals, Needs and Opportunities, Community Work Program, Capital Improvements, Economic Development, Land Use, Transportation, and Housing.

-XXX-

For more information about Newton County, please visit www.ncbog.com, like [Newton County, Ga](#) on Facebook or follow [@NewtonCounty](#) on Twitter.

Newton County Comprehensive Plan Update

District #3 - Public Input Charrette - Monday, January 22, 2018 @ 5:30 P.M.

Almon Community Center - 65 MI. Taber Road, Covington, GA 30014

NAME	TITLE	ADDRESS	EMAIL
BRAD MONTGOMERY	DEPARTMENT SUPERVISOR	1125 WALKER ST. - COVINGTON, GA	BRAD.MONTGOMERY@COVINGTON.GA.US
Scott Kimball	Zoning Advisor	11	SKimball@Co. Newton, Ga. US
Shena Applewhite	Planner	11	Sapplewhite@Co Newton, Ga US
Tracie Valaire	IT Manager	11	Valaire@Co Newton, Ga US
Ken Flessas	Reg-LEAD	100 Lanesway, Opal	KFlessas@Co Newton, Ga US
Cladstone Nicholas		495 Lakeland Ct. Cov. Ga	Cladstone@Co Newton, Ga US
Yvonne Nicholson		495 Lakeland Ct. Cov. GA	Yvonne@Co Newton, Ga US
Doug Eubank	Blanchard	6916 Fairchild Dr. Covington, Ga	Doug@Co Newton, Ga US
Jill McDonald		175 Fairchild Dr. Covington, Ga	Jill@Co Newton, Ga US
Kevin Wash		344 Council Rd. Cov. Ga. 30014	Kevin@Co Newton, Ga US
MONICA DARRAH	Commissioner	20 Rainey Ridge Dr 30054	monica@Co Newton, Ga US
Wendy White		80 Highland Trail, Oxford, GA	Wendy@Co Newton, Ga US

Newton County Comprehensive Plan Update

District #5 - Public Input Charlotte - Thursday, January 25, 2018 @ 5:00 P.M.

Covington Branch Library - 7116 Floyd Street NE, Covington, GA 30014

NAME	TITLE	ADDRESS	EMAIL
Chifford Thomas	Mt.	803 Flat Rock Road Covington, Ga	Chifford Thomas @hotmail.com
Sarah Boss		204 Central Dr. Oxford	sboss2355@gmail.com
Debra Griffin		875 Flat Rock Rd. Cov.	debra.griffin@555angel.com
Stephanie Kelly		4 N Broad St. Porterdale, GA 30084	stephaniekelly@porterdale.com
Steph Burchette		4 N " " "	stephburcette@porterdale.com
Rob Hughes		30 WINDY DR. COV. GA 30014	rhughes216@gmail.com
Robert D. ...		2158 E. ... St. Cov. 30014	bobk.mall@800.com
Abigail Cochin		1115 ... Cov. 30014	cazzy@1000action.net
Randy Johnson		450 JENKINS RD. COV. 30014	randyjohnson@att.net
Carla Johnson		450 JENKINS RD. COV. 30014	carlajohnson@att.net
Vilma ...		113 ... ST., COVINGTON, GA 30014	Vilma ... @AOL.com
TRACY MORGAN	DEPT. SERVICES MANAGER	113 ... ST., COVINGTON, GA 30014	TRACYMORGAN@MUNICIPAL.GA.GOV
Scott Kimball	zoning administrator	65 ... e. ...	skimball@ncd.com
Rick & Moeck		135 ... Ridge Dr.	rickmoeck@AOL.com
Sarah Drayby		2 ... St.	clayby03114@gmail.com
Leita Webb		8252 ...	leita@webb.com
Kim Walker		1115 ... St. Covington GA	kimwalker@porterdale.com
Shelva Applewhite	Planner	355 ...	ShelvaApplewhite@porterdale.com
Shirley ...	m.r.		shirley...@porterdale.com

2nd Newspaper Ad for District #2 Charrette Rescheduled due to weather:

Public Notice

Due to bad weather, the Newton County District #2 Comprehensive Plan Charrette meeting was cancelled on Wednesday, 1-17-18. That meeting has been rescheduled to be held at the same location and time, *also noted below*, on Wednesday evening, January 31, 2018. All other District Charrette meetings will be held as previously advertised.

District #2 – Porter Memorial Branch Library. Date: Wednesday, 1-31-18. Time: 5:00 p.m.
AKA: Oak Hill Library - Address: 6191 Hwy 212, Covington, GA 30016

Residents can attend any District Charrette meeting, regardless of which District they live in, and anyone can attend multiple meetings. The same general information will be presented and/or available for review at each of these five (5) separate meetings.

All persons interested in this Comprehensive Plan should be present to provide their input on the plan. If you are an individual with a disability and require special assistance at this meeting, please contact the County Clerk's office at (678) 625-1202 and arrangements will be made.

Board of Commissioners of Newton County Marcello Banes, Chairman.

2nd Public Notice, Re-Posted on County Buildings and Location Building:

Public Notice

Due to bad weather, the Newton County District #2 Comprehensive Plan Charrette meeting was cancelled on Wednesday, 1-17-18. That meeting has been rescheduled to be held at the same location and time, *also noted below*, on Wednesday evening, January 31, 2018. All other District Charrette meetings will be held as previously advertised.

District #2 – Porter Memorial Branch Library. Date: Wednesday, 1-31-18. Time: 5:00 p.m.
AKA: Oak Hill Library - Address: 6191 Hwy 212, Covington, GA 30016

Residents can attend any District Charrette meeting, regardless of which District they live in, and anyone can attend multiple meetings. The same general information will be presented and/or available for review at each of these five (5) separate meetings.

All persons interested in this Comprehensive Plan should be present to provide their input on the plan. If you are an individual with a disability and require special assistance at this meeting, please contact the County Clerk's office at (678) 625-1202 and arrangements will be made.

Board of Commissioners of Newton County Marcello Banes, Chairman.

2nd Affidavit of Publication for Rescheduled District #2 Charrette:


The Covington News
AFFIDAVIT OF PUBLICATION
STATE OF GEORGIA
NEWTON COUNTY

Personally appeared before the undersigned officer:

David Clemons

Who says under oath that he is the Publisher of The Covington News, a newspaper having a general circulation and whose principal office is in said Newton County, and that the legal advertisement was published Re: Notice of Publication – Public Notice - Due to bad weather, the Newton County District #2 Comprehensive Plan Charrette meeting was cancelled on Wednesday, 1-17-18. That meeting has been rescheduled to be held at the same location and time, also noted below, on Wednesday evening, January 31, 2018. All other District Charrette meetings will be held as previously advertised.

Public Notice #112396
Run Dates: 1/28



David Clemons

Sworn to and subscribed before me the 21th of February 2018.



Amanda Ellington
Notary Public
My Commission Expires February 27, 2020



2nd Required Public Hearing: 2/28/2018

The Newspaper Ad below advertised the Second required Public Hearing, which was held on February 28, 2018, where final public input was received and residents/attendees were notified of when the Plan would be submitted to the Regional Commission for review.

Newspaper Ad – Public Notice, Published on 2/11/2018:

Public Notice

Newton County announces a second Public Hearing for the review of the Final Draft of the Newton County Comprehensive Plan at 5:30 p.m., on Wednesday, February 28, 2018, at the Newton County Historic Courthouse at 1124 Clark Street, Covington, GA 30014 in the third floor Board of County Commission Chambers. The purpose of the Public Hearing is to brief the community on the contents of the plan, provide an opportunity for residents to make final suggestions, additions or revisions, and notify the public of when the plan will be submitted to the Regional Commission for review.

All persons having an interest in this petition should be present to voice their interest and/or objection. If you are an individual with a disability and require special assistance at this meeting, please contact the County Clerk's office at (678) 625-1202 and arrangements will be made.

Board of Commissioners of Newton County, Marcello Banes, Chairman.

Public Notice, Posted on County Buildings:

Public Notice

Newton County announces a second Public Hearing for the review of the Final Draft of the Newton County Comprehensive Plan at 5:30 p.m., on Wednesday, February 28, 2018, at the Newton County Historic Courthouse at 1124 Clark Street, Covington, GA 30014 in the third floor Board of County Commission Chambers. The purpose of the Public Hearing is to brief the community on the contents of the plan, provide an opportunity for residents to make final suggestions, additions or revisions, and notify the public of when the plan will be submitted to the Regional Commission for review.

All persons having an interest in this petition should be present to voice their interest and/or objection. If you are an individual with a disability and require special assistance at this meeting, please contact the County Clerk's office at (678) 625-1202 and arrangements will be made.

Board of Commissioners of Newton County, Marcello Banes, Chairman.

Newspaper Ad - Affidavit of Publication for Second (2nd) Required Public Hearing:

The Covington News
AFFIDAVIT OF PUBLICATION
STATE OF GEORGIA
NEWTON COUNTY

Personally appeared before the undersigned officer:

David Clemons

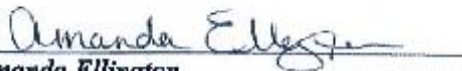
Who says under oath that he is the Publisher of The Covington News, a newspaper having a general circulation and whose principal office is in said Newton County, and that the legal advertisement was published Re: Notice of Publication - Public Hearing - Newton County announces a second Public Hearing for the review of the Final Draft of the Newton County Comprehensive Plan at 5:30 p.m., on Wednesday, February 28, 2018

Public Notice #112492
Run Dates: 2/11



David Clemons

Sworn to and subscribed before me the 21st of February 2018.



Amanda Ellington

Notary Public

My Commission Expires February 27, 2020

(Notary Seal)



2nd Required Public Hearing Agenda: 2/28/2018

Newton County Comprehensive Plan

Public Hearing #2 – February 28, 2018, at 5:30 P.M.

**3rd Floor of the Newton County Historic Courthouse
Located at 1124 Clark Street, Covington, GA 30014**

2nd Public Hearing Agenda

- 1) Newton County Comprehensive Plan Draft for review.
- 2) Final Review Process Steps.
- 3) Your additional Input, Comments and/or Questions.
- 4) Adjourn

Additional Public Hearings - Planning Commission & Board of Commissioners:

Two (2) Public Hearings each, a total of four (4) additional Public Hearings were held before the Newton County Planning Commission, on 4-3-18 and **TBD**, and the Newton County Board of Commissioners on 4-3-18 and **TBD** to gain final input, approvals and adoption of the Newton County Comprehensive Plan. The Planning Commission Public Hearings were held at 5:00 P.M. and 7:00 P.M. respectively, and the Board of Commissioners Public Hearings were both held at 7:30 P.M., and all four (4) Public Hearings were held in the 3rd Floor Commissioner's Board Meeting Room at the Old Historic Courthouse Building located at 1124 Clark Street, Covington, GA 30014, on the dates noted herein.

The first set of two (2) Public Hearings, one (1) each, were hosted by the Planning Commission and the Board of Commissioners, and both of these were held on 4-3-18, to authorize the transmittal of the Comprehensive Plan and the Capital Improvements Element (CIE) – Short Term Work Program (STWP) for their required NEGRC and State DCA reviews.

The second set of two (2) Public Hearings, one (1) each, were hosted by the Planning Commission on **TBD**, and the Board of Commissioners on **TBD**, to gain final approval and adoption of the Comprehensive Plan by the Newton County Board of Commissioners.

Newspaper Ads – Public Hearings #3 and #4 - Public Notices, Published on 3/18/2018: (To Transmit the Comprehensive Plan to the NEGRC for required 40-Day Review)

Public Notice

The Newton County Planning Commission will hold a Public Hearing for the review of the Draft of the Newton County 2018 Comprehensive Plan to be submitted to the Regional Commission at 5:00 p.m., on Tuesday, April 3, 2018, at the Newton County Historic Courthouse at 1124 Clark Street, Covington, GA 30014 in the third floor Board of County Commission Chambers. The purpose of the Public Hearing is to brief the community on the contents of the plan, provide an opportunity for residents to make suggestions, additions or revisions, recommend the Board of Commissioners authorize the Chairman to allow the Draft of the Newton County 2018 Comprehensive Plan to be transmitted to the Regional Commission for their review, and notify the public of when the plan will be submitted to the Regional Commission for review.

The Newton County Planning Commission will also hold a Public Hearing for the review of the Capital Improvements Element (CIE) and Short Term Work Program (STWP) for the Comprehensive Plan. The purpose of the hearing will be to brief the community on the contents of the draft CIE and STWP, to provide an opportunity for residents to make suggestions, additions or revisions, to make a recommendation of approval for transmittal of the CIE and STWP to the Regional Commission for review by the Newton County Board of Commissioners, and to notify the community of when the draft CIE and STWP will be submitted to the Regional Commission for review.

All persons having an interest in these petitions should be present to voice their interest and/or objection. If you are an individual with a disability and require special assistance at this meeting, please contact the County Clerk's office at (678) 625-1202 and arrangements will be made.

Board of Commissioners of Newton County, Marcello Banes, Chairman.

Public Notice

The Newton County Board of Commissioners will hold a Public Hearing for the review of the Draft of the 2018 Newton County Comprehensive Plan to be submitted to the Regional Commission at 7:30 p.m., on Tuesday, April 3, 2018, at the Newton County Historic Courthouse at 1124 Clark Street, Covington, GA 30014 in the third floor Board of County Commission Chambers. The purpose of the Public Hearing is to brief the community on the contents of the plan, provide an opportunity for residents to make suggestions, additions or revisions, request the Board of Commissioners to authorize the Chairman to allow the Draft of the Newton County 2018 Comprehensive Plan to be transmitted to the Regional Commission for their review, and notify the public of when the plan will be submitted to the Regional Commission for review.

The Newton County Board of Commissioners will also hold a Public Hearing for the review of the Capital Improvements Element (CIE) and Short Term Work Program (STWP) for the Comprehensive Plan. The purpose of the hearing will be to brief the community on the contents of the draft CIE and STWP, to provide an opportunity for residents to make suggestions, additions or revisions, to consider approval for transmittal of the CIE and STWP to the State for review, and to notify the community of when the draft CIE and STWP will be submitted to the Regional Commission for review.

All persons having an interest in these petitions should be present to voice their interest and/or objection. If you are an individual with a disability and require special assistance at this meeting, please contact the County Clerk's office at (678) 625-1202 and arrangements will be made.

Board of Commissioners of Newton County, Marcello Banes, Chairman.

Public Notices, Posted on County Buildings for Public Hearings #3 and #4:

Public Notice

The Newton County Planning Commission will hold a Public Hearing for the review of the Draft of the Newton County 2018 Comprehensive Plan to be submitted to the Regional Commission at 5:00 p.m., on Tuesday, April 3, 2018, at the Newton County Historic Courthouse at 1124 Clark Street, Covington, GA 30014 in the third floor Board of County Commission Chambers. The purpose of the Public Hearing is to brief the community on the contents of the plan, provide an opportunity for residents to make suggestions, additions or revisions, recommend the Board of Commissioners authorize the Chairman to allow the Draft of the Newton County 2018 Comprehensive Plan to be transmitted to the Regional Commission for their review, and notify the public of when the plan will be submitted to the Regional Commission for review.

The Newton County Planning Commission will also hold a Public Hearing for the review of the Capital Improvements Element (CIE) and Short Term Work Program (STWP) for the Comprehensive Plan. The purpose of the hearing will be to brief the community on the contents of the draft CIE and STWP, to provide an opportunity for residents to make suggestions, additions or revisions, to make a recommendation of approval for transmittal of the CIE and STWP to the Regional Commission for review by the Newton County Board of Commissioners, and to notify the community of when the draft CIE and STWP will be submitted to the Regional Commission for review.

All persons having an interest in these petitions should be present to voice their interest and/or objection. If you are an individual with a disability and require special assistance at this meeting, please contact the County Clerk's office at (678) 625-1202 and arrangements will be made.

Board of Commissioners of Newton County, Marcello Banes, Chairman.

Public Notice

The Newton County Board of Commissioners will hold a Public Hearing for the review of the Draft of the 2018 Newton County Comprehensive Plan to be submitted to the Regional Commission at 7:30 p.m., on Tuesday, April 3, 2018, at the Newton County Historic Courthouse at 1124 Clark Street, Covington, GA 30014 in the third floor Board of County Commission Chambers. The purpose of the Public Hearing is to brief the community on the contents of the plan, provide an opportunity for residents to make suggestions, additions or revisions, request the Board of Commissioners to authorize the Chairman to allow the Draft of the Newton County 2018 Comprehensive Plan to be transmitted to the Regional Commission for their review, and notify the public of when the plan will be submitted to the Regional Commission for review.

The Newton County Board of Commissioners will also hold a Public Hearing for the review of the Capital Improvements Element (CIE) and Short Term Work Program (STWP) for the Comprehensive Plan. The purpose of the hearing will be to brief the community on the contents of the draft CIE and STWP, to provide an opportunity for residents to make suggestions, additions or revisions, to consider approval for transmittal of the CIE and STWP to the State for review, and to notify the community of when the draft CIE and STWP will be submitted to the Regional Commission for review.

All persons having an interest in these petitions should be present to voice their interest and/or objection. If you are an individual with a disability and require special assistance at this meeting, please contact the County Clerk's office at (678) 625-1202 and arrangements will be made.

Board of Commissioners of Newton County, Marcello Banes, Chairman.

Newspaper Ad - Affidavits of Publication for Public Hearings #3 and #4:

The Covington News
AFFIDAVIT OF PUBLICATION
STATE OF GEORGIA
NEWTON COUNTY

Personally appeared before the undersigned officer:

David Clemons

Who says under oath that he is the Publisher of The Covington News, a newspaper having a general circulation and whose principal office is in said Newton County, and that the legal advertisement was published Re: Notice of Publication – Public Notice - The Newton County Planning Commission will hold a Public Hearing for the review of the Draft of the Newton County 2018 Comprehensive Plan to be submitted to the Regional Commission at 5:00 p.m., on Tuesday, April 3, 2018

Public Notice #112680
Run Dates: 3/18



David Clemons

Sworn to and subscribed before me the 20th day of March, 2018.



Amanda Ellington

Notary Public

My Commission Expires February 27, 2020



The Covington News
AFFIDAVIT OF PUBLICATION
STATE OF GEORGIA
NEWTON COUNTY


Personally appeared before the undersigned officer:

David Clemons

Who says under oath that he is the Publisher of The Covington News, a newspaper having a general circulation and whose principal office is in said Newton County, and that the legal advertisement was published Re: Notice of Publication – Public Notice - The Newton County Board of Commissioners will hold a Public Hearing for the review of the Draft of the 2018 Newton County Comprehensive Plan to be submitted to the Regional Commission at 7:30 p.m., on Tuesday, April 3, 2018,


Public Notice #112679

Run Dates: 3/18



David Clemons

Sworn to and subscribed before me the 20th day of March, 2018.



Amanda Ellington
Notary Public
My Commission Expires February 27, 2020



**Newspaper Ads – Public Hearings #5 and #6 - Public Notices, Published on TBD/2018:
(To Approve and Adopt the Comprehensive Plan Final Draft)**


Public Notices, Posted on County Buildings for Public Hearings #5 and #6:

Newspaper Ad - Affidavits of Publication for Public Hearings #5 and #6:

Significant Online Questionnaire Questions and Answers:

Detailed Report

Question **06** What are three defining characteristics of the community that you would like to see preserved? Answers 24783% Skips **51** 17%

 187,521,278

The Outdoor Strength of law enforcement


small activities


town

feel; available;

Friday, Nov 17th 9:31PM

 Community Square events Friday, Nov 17th 7:36PM
187,506,295 278 corridor aesthetically improved

manicured highways and main roads in all areas
 updated street signs and directions everywhere Thursday, Nov 16th 7:49PM
187,453,487 paved roads


 1.Greenspace / Land Use
187,452,948 2.Community Small town feeling Thursday, Nov 16th 8:29PM
3.Smart growth

 Diversity, safety, and friendliness Wednesday, Nov 15th 1:46AM
187,344,420


Detailed Report


Question **07**

What development patterns (within the community and elsewhere) would you NOT like to see occur? Answers 24281% Skips **56**19%

 Excessive shopping centers leading to horrible traffic; however, I would like more places to shop like Publix, Costco, movie theatre , etc Friday, Nov 17th 9:31PM
187,521,278

 Low income housing Friday, Nov 17th 7:36PM
187,506,295 Low end retail


 Overcrowding in one area. Doesn't matter what area of the county. Spread the growth throughout the county. Thursday, Nov 16th 8:29PM
187,452,948

 Disjointed residential areas far from resources Wednesday, Nov 15th 1:46AM
187,344,420





Detailed Report

Question **08**

What are the most pressing issues that will affect the community in the future? Answers 24783% Skips **51**17%

 The lack of openness in the county Government Sunday, Nov 19th 11:16PM
187,749,419

 Schools and crime Friday, Nov 17th 9:31PM
187,521,278






 187,506,295	No entertainment offered for citizens Crime	Friday, Nov 17th 7:36PM
 187,453,487	Due to the hurricane and weather related issues we are having a lot of folks migrating to our community. The migration is fine, but some bring crime and drugs with them infesting our small town and our schools	Thursday, Nov 16th 7:49PM
 187,452,948	Sheriff Dept., Fire Dept., Education and Recreation. All quality of life issues.	Thursday, Nov 16th 8:29PM
 187,344,420	Development of three rings and trying to bring new development to the county - we will need added infrastructure of better transportation options and increased housing and retail to lure new people to the area.	Wednesday, Nov 15th 1:46AM

Detailed Report

Question **09**

Are there any particular places in the community that especially require attention? If so, what are they, what is the problem, and what would you do to fix it? (Please be specific in your description of the location.)

Answers 21271% Skips **86**29%







 187,749,419	The recent repaving of 212. The road was in better condition than it is now	Sunday, Nov 19th 11:16PM
 187,506,295	Fred's shopping center needs facelift 278 corridor needs improvement aesthetically Need more fun parks	Friday, Nov 17th 7:36PM
 187,453,487	come down to 162 and highway 81 and look at the area. It definitely needs some sprucing up/ cleaning up. How about a traffic light at the four way at 162 and highway 81? How long will it take to get one?	Thursday, Nov 16th 7:49PM
 187,452,948	We have issues with all quality of life areas. All of these areas are understaffed and not enough funding. These are the areas that bring people and business into our community.	Thursday, Nov 16th 8:29PM
 187,344,420	Increasing walkability - adding sidewalks, making sure crosswalk signs work (multiple crosswalk signals on 278 do not work - Mill st and Elm St) building a pedestrian bridge across 20 to link Oxford, adding public transportation.	Wednesday, Nov 15th 1:46AM

Detailed Report

Question **10**

What is the community's greatest need?

Answers 24081% Skips **58**19%

 187,749,419	A Government that does not operate behind closed doors.	Sunday, Nov 19th 11:16PM
 187,521,278	Improving schools and reducing crime and reducing poverty	Friday, Nov 17th 9:31PM
 187,506,295	Movie theater Bowling Restaurants High end shopping	Friday, Nov 17th 7:36PM
 187,453,487	More patrol of the area would be great. We also need a YMCA and more activities encouraging positive and hands on involvement.	Thursday, Nov 16th 7:49PM
 187,452,948	Adequate county funding, retail and commercial business. Get away from personal political agendas.	Thursday, Nov 16th 8:29PM
 187,344,420	Good jobs - living wage jobs to help relieve our working poor.	Wednesday, Nov 15th 1:46AM