



CU-25-23

Conditional Use Permit

Status: Active

Submitted On: 10/6/2025

Primary Location

894 Little McCall Road
Guyton, GA 31312

Owner

ZETTLER JOSEPH POWELL
JR
2410 S CO RD 1089
MIDLAND, TX 79706


Applicant

 Joseph Zettler
 912-660-4407
 jpzettlerjr@hotmail.com
 894 Little McCall Rd
Guyton, GA 31312

Staff Review

 Board of Commissioner Meeting Date*

11/04/2025

 Notification Letter Description*

A conditional use to allow for a Rural Business.

 Property Location*

894 Little McCall Road

 Map #*

345

 Parcel #*

38

 Commissioner District*

3rd

 Has Business License been applied for?*

N/A

 Public Notification Letters Mailed

10/13/2025

 Board of Commissioner Ads

10/15/2025

 Request Approved or Denied

—

Applicant Information

Who is applying for the Conditional Use?*

Property Owner

Applicant / Agent Name*

Joseph Zettler

Applicant Email Address*

Jpzettlerjr@hotmail.com

Applicant Phone Number*

9126604407

Applicant Mailing Address*

894 Little McCall Rd

Applicant City*

Guyton

Applicant State*

Ga

Applicant Zip Code*

31312

Property Information

Property Location*

894 Little McCall Rd

Present Zoning of Property*

AR-1

Map/Parcel Number*

345-38

Total Acres of Property*

11.99

Water Connection*

Private Water

Sewer Connection*

Private Septic System

Conditional Use Requested

Conditional Use*

Section 3.15B - Rural Business

Status of Business License?*

Applied for

⌘ Detailed Description of Type of Business*

Drop Point for Tree services and land clearing companies. Only clean material trees, stumps and limbs. Then material will be repurposed into firewood and mulch, to be sold to the community and donated to charitable institutions.

Reason:*

To provide a much needed service for the county so that local businesses have a place to properly dispose of clean materials and also repurpose that material to be provided to the community.

How does request meet criteria of Section 7.1.6 (see Attachment C):

Attachment C - Site Plan Requirements

All Conditional Use submissions shall be accompanied by a site plan. This site plan shall be made on a scale in conformance with appropriate County Tax Maps and contain the following elements, as applicable (consult with Planning & Zoning staff to determine what features are required):

A.) Dimensions of the property involved. B.) Location and dimensions of existing and/or proposed structures with the type of usage designated. C.) Requested variance in relation to existing structures and surrounding parcels and uses. D.) Access road or easement. E.) Setbacks. F.) Right-of-way. G.) Proposed or existing water, sewer, and drainage facilities. H.) Buffers. I.) Off-street parking. J.) Wetlands. K.) Floodplain. L.) Loading areas, parking, signage, and outdoor lighting.

Appendix C – Zoning Ordinance, Article VII. – Planning Board, Section 7.1. Organization
7.1.6 Conditional uses. It shall be the responsibility of the planning board to review and recommend to county commission on all requests for interpretation of conditional use. The initial application for a conditional use shall be made to the zoning administrator who shall determine whether the use is allowed as a conditional use in the particular zone. If such use is allowed, then the zoning administrator shall submit the application to the planning board. After review by the planning board, recommendations shall be presented to the county commission as to additional restraints, restrictions, qualifications, or limiting factors that are felt to be desirable. The county commission shall review all recommendations and approve or disapprove the conditional use upon review by the planning board. Considerations for determining additional requirements for conditional use: (a) Approval of a conditional use shall not adversely affect the economic values or the physical appearance of the neighborhood or areas surrounding the site or lot in question. (b) The physical and environmental effects of allowing the conditional use shall be considered. (c) Buffer zones, where necessary to shield any adverse factors, shall be considered. (d) Additional space for parking, landscaping, building, loading zones, and setback shall be considered if necessary to protect adjacent structures or lots from any adverse impact.

Signature*

✓ Josphe Powell Zettler Jr
Oct 6, 2025

Business Plan for Tree Material Reclamation & Processing

1. Executive Summary

This business plan outlines the operations and objectives for a tree material reclamation and processing business located on agricultural land in Effingham County, Georgia. The facility will accept clean wood waste, including logs, limbs, and stumps, from licensed tree service providers. Materials will be processed into firewood and mulch, with select portions donated for community benefit in accordance with environmental guidelines.

2. Business Objectives

- Establish a compliant, low-impact operation that supports sustainable wood waste recycling
- Provide a local, eco-friendly outlet for tree service companies
- Produce firewood and mulch for retail sale and charitable use
- Maintain clean, safe, and well-documented drop-offs
- Create local jobs and support land stewardship on agricultural property

3. Operational Plan

The operation will accept clean wood waste by appointment only. All loads must be accompanied by a signed agreement affirming the source and type of materials. Only tree service companies and other approved commercial entities may deliver materials. The site includes clearly marked areas for raw materials, burn piles, and mulch staging, all in accordance with fire safety setback and volume guidelines.

Processing will occur periodically using rented or leased grinding equipment, with firewood split and seasoned on-site. Mulch may also be used internally for erosion control and road stabilization.

4. Compliance and Regulation

The facility is located on private agricultural land and follows Georgia state environmental guidelines for wood waste. Operations maintain a minimum 300-foot buffer from any residential structures. No public dumping is allowed. Cameras, signed manifests, and inspections help verify compliance. Fire plan coordination is maintained with Effingham County Fire Rescue.

5. Community Benefit

A portion of firewood and mulch will be donated to local nonprofits, churches, and municipal services. This practice promotes environmental responsibility and community support while keeping overall material stock within operational guidelines.

6. Request for Business License

We respectfully request a business license to operate a wood waste reclamation facility for the processing and retail sale of firewood and mulch. All materials are sourced from pre-approved entities under written agreement. Our goal is to create a sustainable, community-supportive enterprise that meets or exceeds all local and state regulations.

NOTE: BASED UPON REVIEW OF THE FLOOD INSURANCE RATE MAP, EFFINGHAM COUNTY, GEORGIA, COMMUNITY PANEL NO. 130078 DOTS B, EFFECTIVE MARCH 18, 1997, THIS PROPERTY IS LOCATED IN "ZONE F", OUTSIDE THE 100 YEAR FLOODPLAIN.

APPROVED FOR RECORDING BY THE EFFINGHAM COUNTY ZONING ADMINISTRATOR
[Signature]
DATE 12-10-2012

NOTE: SUBJECT PROPERTY IS A SURVEY OF MAP & PARCEL 345-38 OF THE EFFINGHAM COUNTY TAX ASSESSORS FILE. THIS MAP & PARCEL DIVIDED TO CREATE TWO PARCELS: PARCEL 1 (5.00 ACRES) & PARCEL 2 (11.99 ACRES).

FILED
12/10/2012
EFFINGHAM COUNTY CLERK (NOT)
CLERK
11/15/12
320-20
ALOREY J. LEWIS
DVID 258 PG 140

LITTLE McALL ROAD 80' R/W
CR 188
80' R/W
N-61-32 11-W
80' R/W

LINE	DIRECTION	DIST
L-1	N-61-23 52-W	129.04'
L-2	N-64 28 22-W	129.43'
L-3	N-66 30 19-W	141.18'
L-4	N-67 43 21-W	230.57'
L-5	N-66 29 06-W	160.81'
L-6	N-65 11 23-W	65.10'
L-7	N-42 41 03-W	87.31'
L-8	S-84 28 18-E	63.87'

VIEW A

- LEGEND:
- RS 1/4" REBAR FOUND
 - RS 3/4" REBAR SET
 - PL PROPERTY LINE
 - CMF CONC MOK FOUND
 - NUT NOT ON FORMERLY
 - PP POWER POLE

COMPUSED TOTAL STATION
TOPCON 303
ERROR OF CLOSURE EXCEEDS
1/10,000 PLAT NOT ADJUSTED



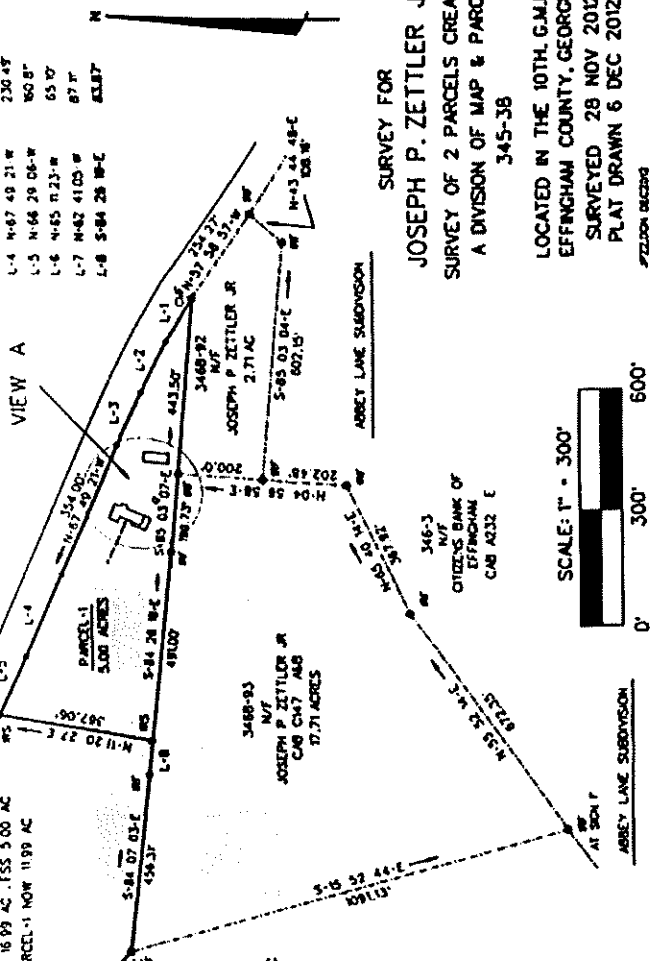
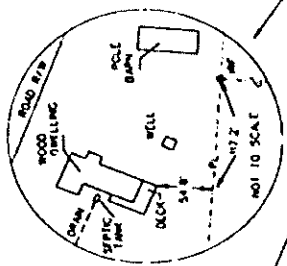
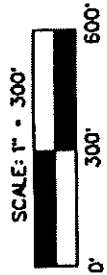
[Signature]
ADOLPH N. MICHELIS R.L.S.
GA REG. L.S. # 1323
ADOLPH N. MICHELIS & ASSO.
738 S. 2407 WIDE ROAD
STELLA, GEORGIA 30447
PH. 678.628.3872

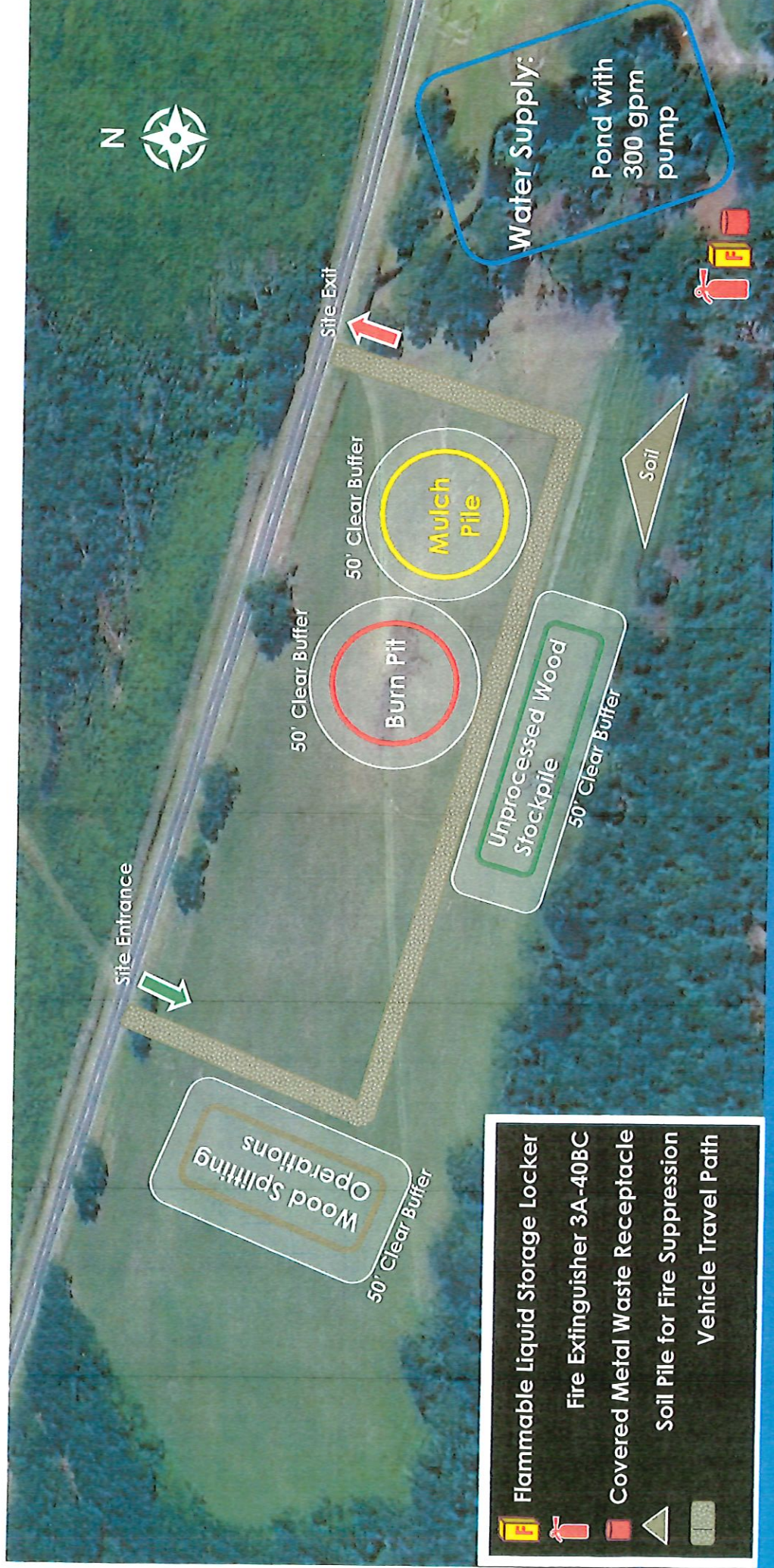
IN MY OPINION THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE USUARY REQUIREMENTS OF LAW.

SURVEY FOR
JOSEPH P. ZETTLER JR.
SURVEY OF 2 PARCELS CREATING
A DIVISION OF MAP & PARCEL
345-38

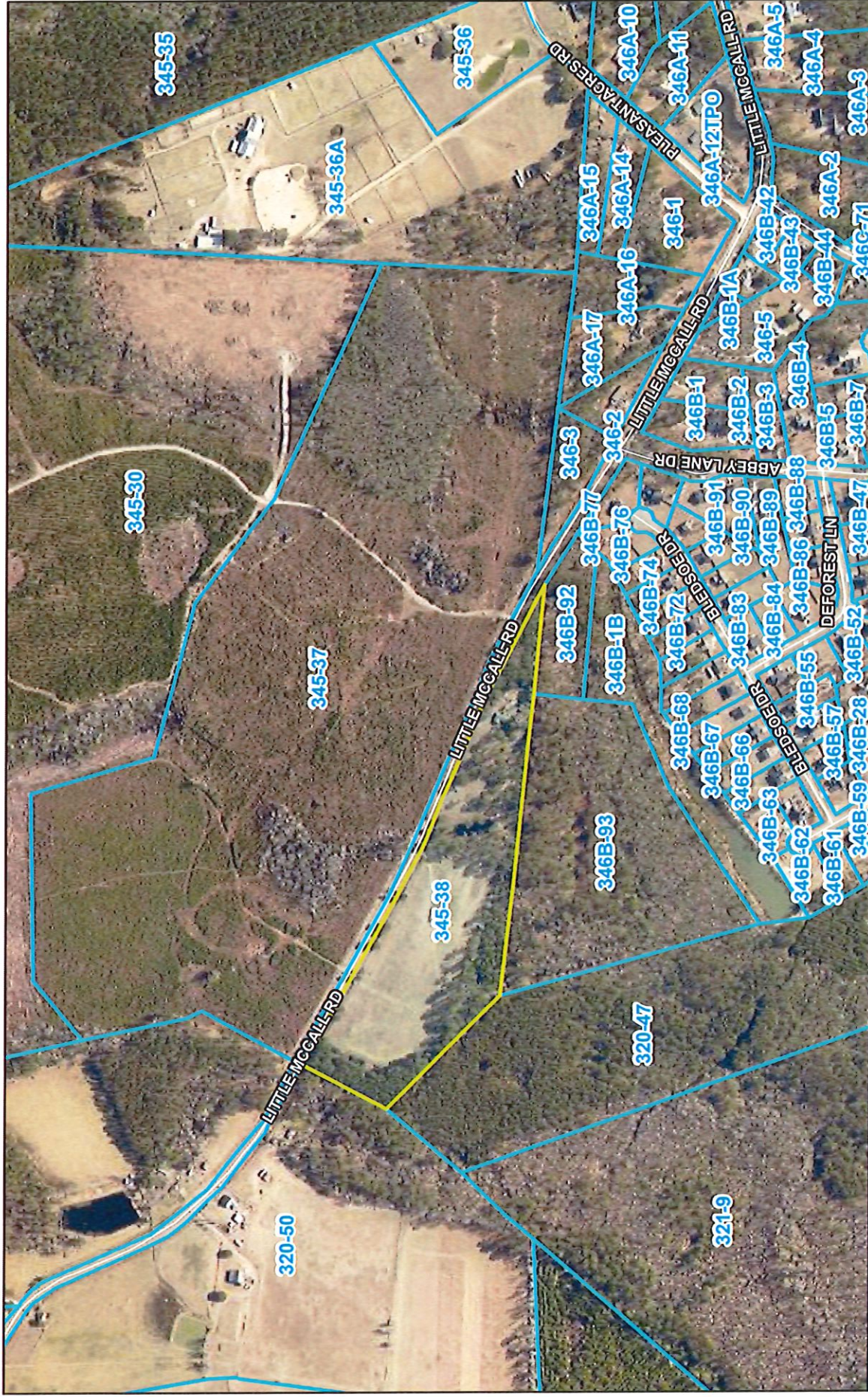
LOCATED IN THE 10TH G.M.D.
EFFINGHAM COUNTY, GEORGIA
SURVEYED 28 NOV 2012
PLAT DRAWN 6 DEC 2012

JFZ/LOH DEC2012





JEMML Farms, LLC - Site Plan



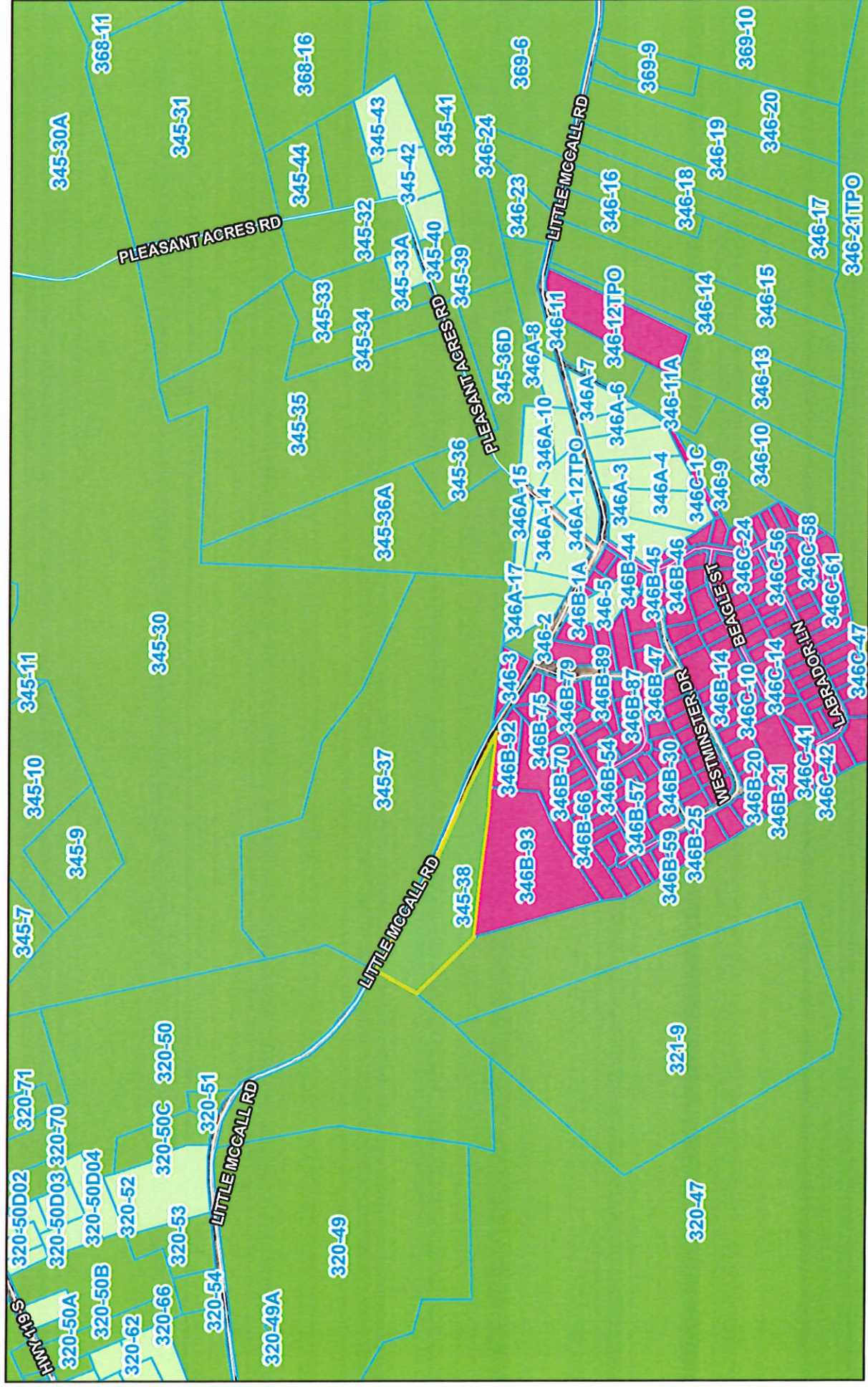
10/7/2025

Roads  Parcels Citations

1:8,026
0 0.05 0.1 0.2 mi
0 0.07 0.15 0.3 km

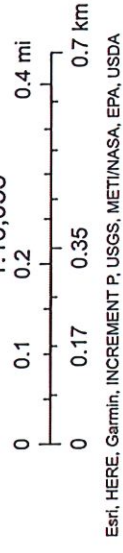
Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, METI/INASA, EPA, USDA

345-38



10/7/2025

1:16,053



Esri, HERE, Garmin, INCREMENT P, USGS, METI/NASA, EPA, USDA

Category	Value
Roads	AR-2
Zoning	AR-2
Citations	AR-2

Zoning

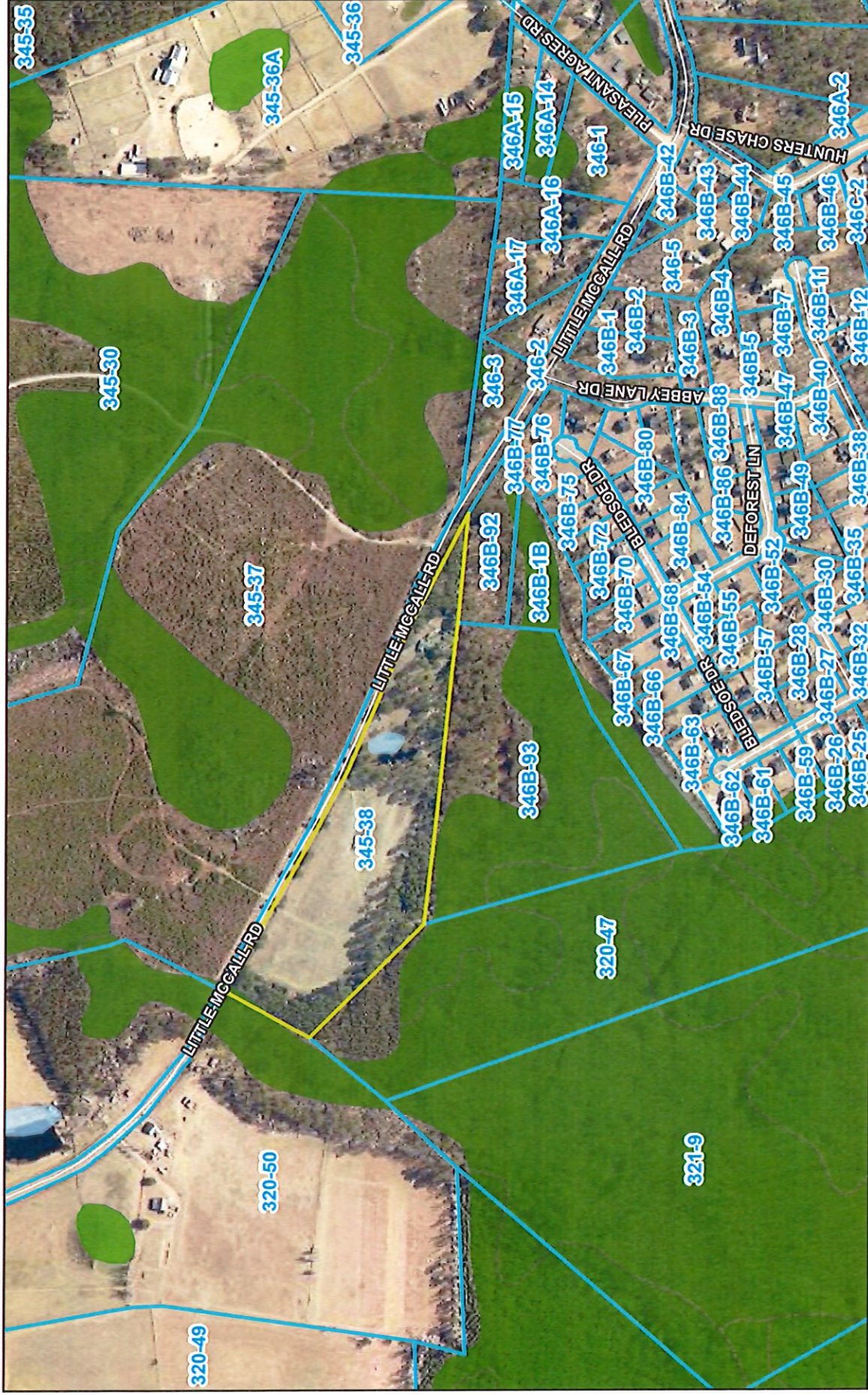
Parcels

AR-1

R-1

AR-1 R-1

345-38



10/7/2025

Roads

Parcels

FEMA Flood Zone

X, AREA OF MINIMAL FLOOD HAZARD

Wetlands

Freshwater Emergent Wetland

Freshwater Forested/Shrub Wetland

Freshwater Pond

Citations

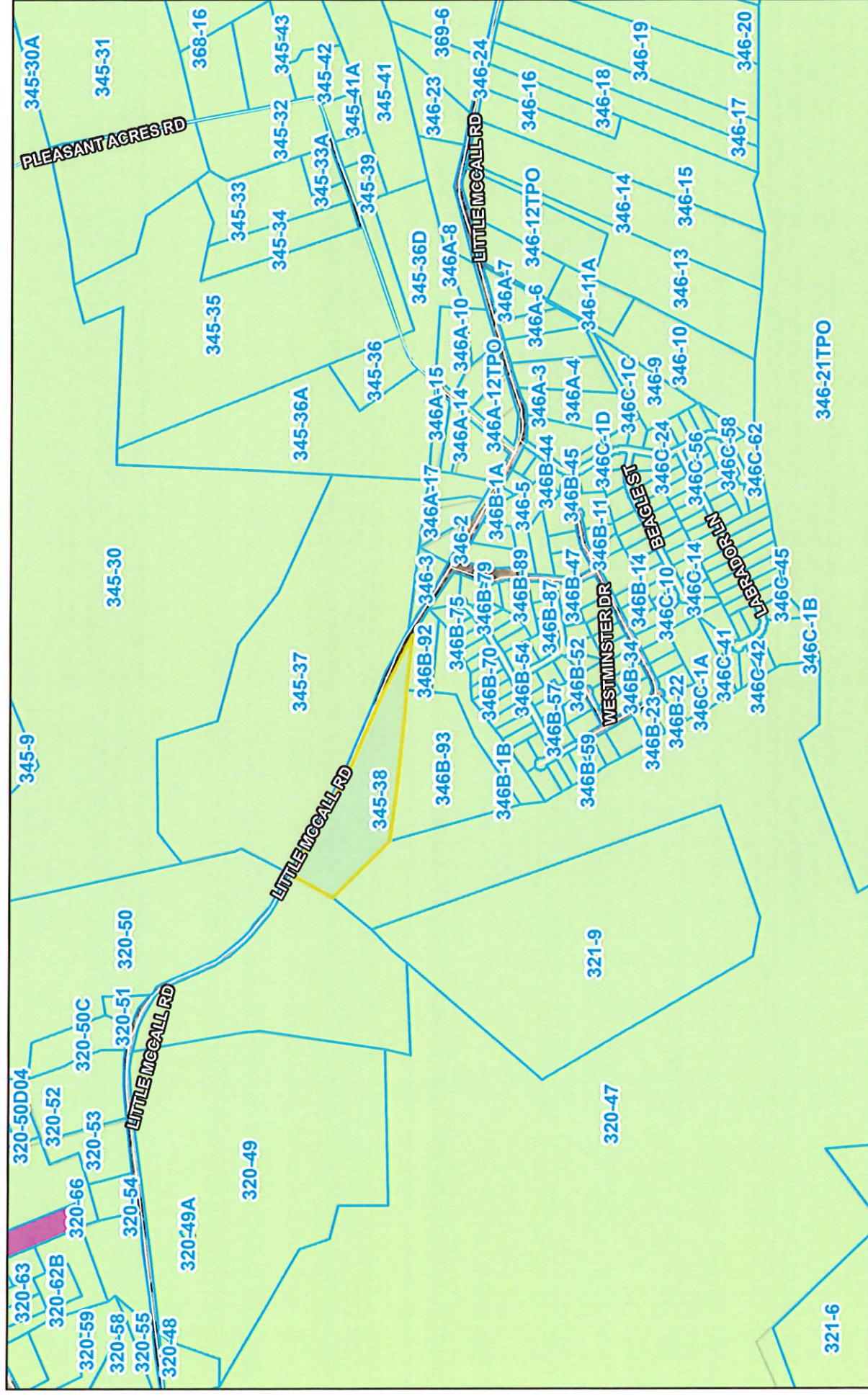
1:8,026

0 0.05 0.1 0.2 mi

0 0.07 0.15 0.3 km

Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, METINASA, EPA, USDA

345-38



10/7/2025

Assembly Area

FLUM Areas

Roads

Parcels

Agricultural-Residential

Citations

1:16,053

0 0.1 0.2 0.4 mi 0 0.17 0.35 0.7 km

Esri, HERE, Garmin, INCREMENT P, USGS, METINASA, EPA, USDA

FIRE PLAN



JEMML Farms, LLC

Joseph Powell Zettler Jr.
Owner/Operator

September 22, 2025

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1) Objective:

The purpose of this Fire Plan is to:

- Reduce the causes of fire.
- Prevent loss of life, property, and environmental damage.
- Establish clear steps for fire prevention, containment, and emergency response.

2) Scope:

This plan applies to **JEMML Farms, LLC**, located at **894 Little McCall Rd. Guyton, GA 31312**, and covers all mulching operations, wood repurposing, equipment, and materials on-site.

3) Responsible Parties:

A) Responsible Party:

Title	Name	Phone Number	Email Address
Owner/Operator JEMML Farms, LLC	Joseph Powell Zettler Jr.	(912) 660-4407	jpzettlerjr@hotmail.com

The Owner/Operator is responsible for all aspects of this Fire Plan, including prevention, equipment maintenance, and emergency response.

B) Local Fire Authority Contact Information:

Title	Name	Phone Number	Email Address
Effingham County Fire Chief	Clinton Hodges	(912) 754-8888 Ext 8205	chodges@effinghamcounty.org

C) Environmental Protection Division Contact Information:

For questions on compliance and for further assistance, please contact the Georgia Environmental Protection Division (EPD) Land Protection Branch at (404) 362-2537.

4) Good Housekeeping:

The following good housekeeping practices shall be implemented on site:

- A) Stockpiles will be kept to minimum practical size. Stockpiles shall NOT exceed 25 Feet in height and 25,000 square feet in area.
- B) Trash, debris, and non-woody materials will be removed promptly.
- C) Fuel and lubricants will be stored away from mulch piles in a safe, ventilated area. The area designated for storage is the flammable liquids storage locker on the concrete slab near the pump house.
- D) Dispose of combustible waste (oil rags, miscellaneous paper) in covered, airtight, metal containers. This container is also located on the concrete slab near the pumphouse.
- E) No smoking is allowed within 50 feet of stockpiles or fuel.

5) Maintenance Activities:

- A) Refueling will occur in cleared areas at least 25 feet from stockpiles.
- B) Equipment shall be maintained in good working order; inspect electrical wiring and machinery regularly and keep motors and machine tools free of dust and grease
- C) Any fuel leak discovered shall be repaired and cleaned up immediately.
- D) Work areas shall be cleaned regularly to limit the buildup of dust, lint, sawdust, scraps, and similar material.
- E) If hot-work is required on-site, permits shall be obtained prior to the operation
- F) Turn off electrical equipment when not in use.
- G) Checklists shall be provided for documentation of compliance with the Fire Plan.

- H) Ensure proper maintenance, inspection, and testing of the fire containment equipment listed below in section 6.

6) Fire Containment Equipment:

The following fire control equipment is available on-site:

- A) Portable fire extinguisher (3A 40BC): Located on the concrete slab near the pump house.
- B) Gasoline Powered Water pump: Located near the pond closest to the mulch pile.
- C) Tractor and shovels used to move fire suppression soil. Located adjacent to the soil pile.

7) Personal Protective Equipment (PPE):

The Owner/Operator maintains and uses the following PPE:

- Gloves
- Safety glasses
- Dust mask/respirator
- Hard hat or helmet
- Hearing protection

8) Training & Awareness:

As a single-member operation, the Owner/Operator commits to:

- A) Reviewing this Fire Plan annually.
- B) Maintaining familiarity with fire extinguisher use.
- C) Staying current on safe handling of mulch piles and flammable materials.
- D) Be proficient and understand the different classifications of fire and the associated fire extinguishers
- E) Understand the best management practices for fire prevention.
- F) Be familiar with Identification/elimination of fire hazards

- G) Understand the procedures for fire containment, extinguishment, and fire protection and PPE.

9) Fire Hazard Identification:

The following sections address the major workplace fire hazards and the procedures for controlling the hazards.

A) Flammable and Combustible Materials:

1. Class "A" combustibles

These include common combustible materials (wood, paper, cloth, rubber, and plastics) that can act as fuel. To handle Class A combustibles safely:

- a) Frequently inspect areas where stockpiles of woody materials and mulch combustibles are kept.
- b) Keep work areas clean and stockpiles of woody materials and mulch free of fuel paths and trash that could allow a fire to spread. Process woody material on a first in first out basis within the 90-day timeframe.
- c) Keep combustibles 25 feet away from accidental ignition sources, such as hot plates, soldering irons, or other heat- or spark-producing devices unless fire barriers are in place.
- d) Keep combustible trash (paper, oil rags, plastic, rubber) in metal-lined receptacles with tight-fitting covers.

Water or a multi-purpose dry chemical (ABC) extinguisher are approved fire-extinguishing agents for Class A combustibles and available on-site.

2. Class "B" combustibles

These include flammable and combustible liquids (gasoline, oils, greases, tars, oil-based paints, and lacquers), flammable gases, and flammable aerosols. To handle Class B combustibles safely:

- a) Store, handle, and use Class B combustibles only in approved locations where vapors are prevented from reaching ignition sources, such as heating or electric equipment, open flames, or mechanical or electric sparks. Class B combustibles shall be stored in the approved storage locker as identified on the site plan. This location is on the concrete slab near the pump house.
- b) Know the location of and how to use the nearest portable fire extinguisher rated for Class B fire. The ABC extinguisher is located on the concrete slab near the pump house as identified on the site plan.

Do not use water to extinguish Class B fires caused by flammable liquids. Water can cause burning liquid to spread, making the fire worse. To extinguish a fire caused by flammable liquids, exclude the air around the burning liquid.

B) Spontaneous Combustion:

Spontaneous combustion in a combustible material storage stockpile can occur due to natural biochemical reactions resulting in pile temperatures exceeding 175 degrees Fahrenheit. To prevent fire due to spontaneous combustion the pile temperature should be monitored twice weekly and turned or watered to cool the pile whenever pile temperatures exceed 140 degrees Fahrenheit. Maintain 40-60 percent moisture in the pile.

C) Lightning:

Weather should be monitored closely for thunderstorms and lightning, especially after long periods of extremely dry weather. Additional manpower for inspection during these times should be considered.

D) Contamination with Commercial or Municipal Solid Waste:

Every incoming/received load of combustible woody material shall be inspected to identify any contamination from materials such as Class "A" and Class "B" combustibles and electronic equipment with lithium-ion batteries. Any commercial solid waste must be removed from woody materials and disposed of appropriately.

E) Smoking:

Certain outdoor areas may be designated as non-smoking areas. The areas where smoking is prohibited outdoors will be identified by NO SMOKING signs. No smoking in these areas must be strictly enforced.

F) Electrical Fire Hazards:

Electrical system failures and the misuse of electrical equipment are leading causes of workplace fires. Fires can result from loose ground connections; wiring with frayed insulation; or overloaded fuses, circuits, motors, or outlets.

G) Cutting, Welding, and Open-Flame Work:

The following items must occur for any hot-work activities:

1. All necessary hot work permits have been obtained before work begins
2. Fire watch has been established.
3. Documentation of maintenance activities is recorded in this fire plan.
4. Cutting and welding are done by authorized personnel in designated areas whenever possible.
5. Torches, regulators, pressure-reducing valves, and manifolds are UL-listed or FM-approved.
6. Oxygen-fuel gas systems are equipped with listed or approved backflow valves and pressure-relief devices.

7. Cutters, welders, and helpers are wearing eye protection and protective clothing, as appropriate.
8. Small tanks, piping, or containers that cannot be entered are cleaned, purged, and tested before cutting or welding on them begins.

10) Emergency Action Plan:

In the event of a fire:

1. Call 911 immediately.
2. If safe, attempt to extinguish small fires with an extinguisher, water, or soil.
3. Provide responders with site layout and identify mulch/fuel hazards.
4. Evacuate the area until emergency responders give clearance.

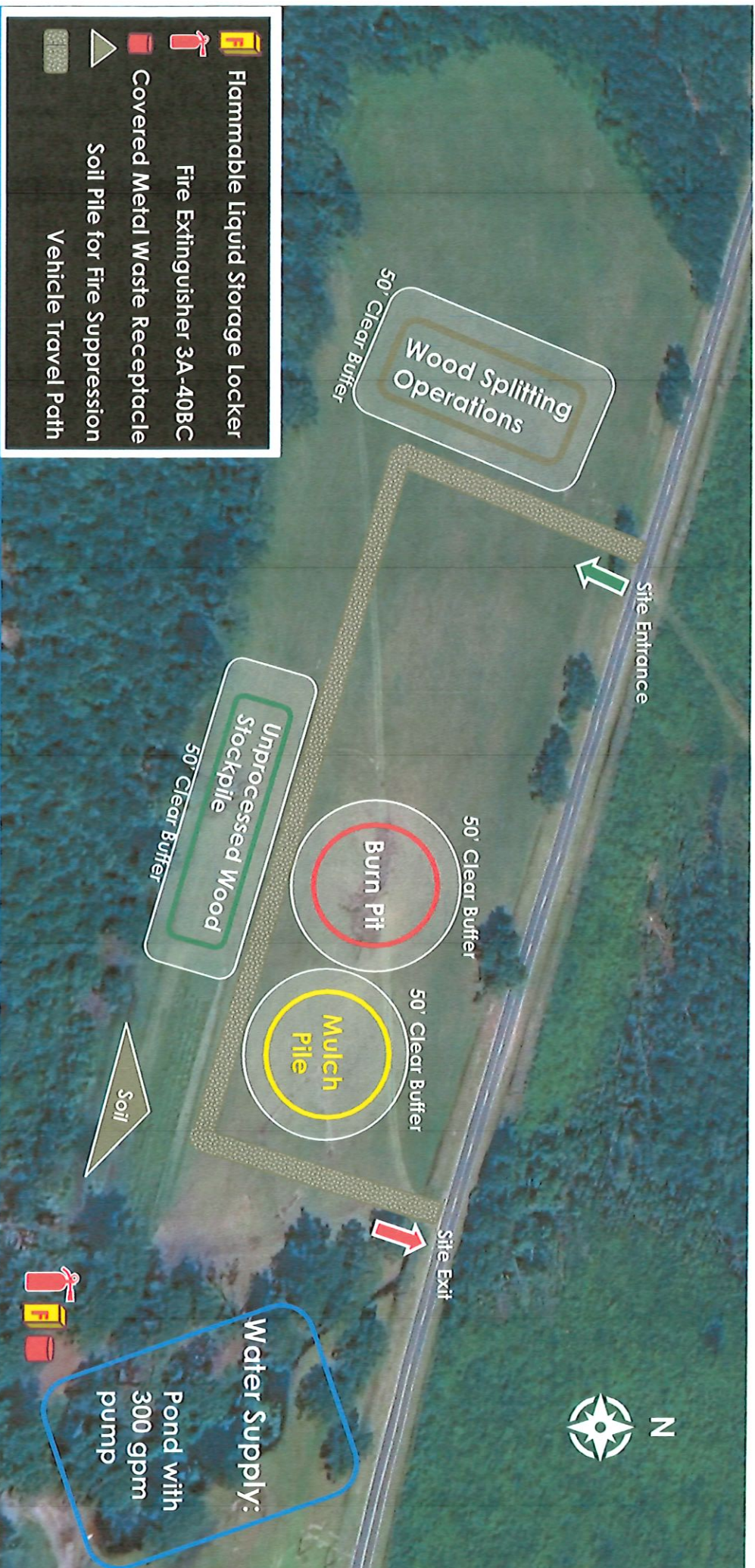
11) Review Schedule:

This Fire Plan will be reviewed annually by the Owner/Operator or whenever operations or site layout change.

12) Site Plan:

The following site plan on page 10 details the following information:

- Fire department/Emergency Responder access point
- Unprocessed Wood (receiving) stockpile location with 50' clear buffer
- Mulch pile location with 50' clear buffer
- Burn pit location with 50' clear buffer
- Soil pile location used for fire suppression
- Water supply location (pond with water pump)
- Flammable liquid storage locker location
- Covered metal receptacle location for combustible waste disposal
- Fire extinguisher location



JEMML Farms, LLC - Site Plan

Fire Safety Survey

Perform a walkthrough of the facility with the local fire department or Georgia State Certified Fire Inspector and other emergency responders to assess the layout of the structures, types and volume of combustible material storage, and other hazards they may encounter when responding to an emergency. Provide a copy of this survey to local authorities for their records.

Type of Fire Hazard	Location	Emergency Actions
Flammable Liquids	Storage Locker – Southeast Corner of Site	Utilize 3A40BC Extinguisher if safe to do so.
Spontaneous Combustion	Mulch Pile	Utilize water pump and fire hose to contain and limit fire spread by wetting surrounding areas
Buffers Location	Buffer Size	Verified by GFSTC Inspector:
Wood Splitting Operation	50 Feet	YES <input checked="" type="checkbox"/>
Unprocessed Wood Stockpile	50 Feet	YES <input checked="" type="checkbox"/>
Burn Pit	50 Feet	YES <input checked="" type="checkbox"/>
Mulch Pile	50 Feet	YES <input checked="" type="checkbox"/>

Owner/Operator: _____

Date: _____

Certified Fire Inspector: *Clinton Hodges*

Date: *9/24/25*

Approved by Georgia Firefighter Standards & Training Council (GFSTC)

Certified Fire Inspector: *[Signature]*

GFSTC ID# *9352-9609*

Fire Plan Guidance and Best Management Practices (BMP) Guide

Fire Plan Requirements				
<i>Do I have this?</i>				Records Requirements
<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	Maintain current fire plan on site and available for review upon request
<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	Provide documentation/verification of a fire inspection with the local fire department, Georgia State Certified Fire Inspector and/or the State Fire Marshall's office; provide documentation that recommendations of the inspection are addressed
<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	Maintain employee training records
<i>Do I have this?</i>				Fire Prevention
<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	Identify property line and storage pile buffer area requirements
<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	Provide employee training in identification/elimination of fire hazards
<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	Include best management practices for fire prevention
<i>Do I have this?</i>				Fire Containment
<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	Plan includes procedures for containment on the property and between storage piles
<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	Identify equipment on site for containment
<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	Provide employee training in fire containment
<i>Do I have this?</i>				Fire Extinguishing
<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	Describe all steps and measures to extinguish fires
<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	Provide employee training in fire extinguishment
<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	Provide emergency contact information for assistance in firefighting

Completed by: _____ Date: _____

Best Management Practices for Fire Prevention, Containment and Extinguishment				
In place at facility?				BMPs
<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	Temperature and moisture probes for the storage piles
<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	Stockpiled soil for fire extinguishment
<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	Fire extinguishers
<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	Water truck
<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	Water storage tank and fire pump
<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	Local fire department and emergency responders contacts
<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	Fire safety survey with the local fire department or Georgia State Certified Fire Inspector
<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	Establish minimum fire lanes around and between the property line and storage piles in coordination with the local fire department
<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	Monitor pile temperature-twice per week-address hot spots greater than 140 degrees F
<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	Develop procedures for inspections to identify contaminants in the feedstock, such as flammable chemicals and computer batteries that may cause fires
<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	Weather events - Prepare for long periods of dry weather followed by lightning and thunderstorms
<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	Moisture levels - Keep storage pile moisture between 40-60 percent
<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	Turn storage piles-release of heat is critical for the prevention of fires in organic material piles-turn or open-up the storage pile if temperature exceeds 140 degrees F
<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	Designate and enforce smoking areas
<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	Designate and enforce maintenance areas for cutting and welding
<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	Designate areas for combustible and flammable materials storage
<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	Insure proper insulation and grounding of electrical equipment
<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	Restrict pile size-less than 25 Feet in height and 25,000 square feet in area

Completed by: _____

Date: _____

Best Management Practices Checklist for Flammable and Combustible Materials

Best Management Practices Checklist for Flammable and Combustible Materials				
<i>Do I have this?</i>				BMPs
<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	Are combustible scrap, debris, and waste materials, such as oily rags, stored in covered metal receptacles and removed from the worksite promptly?
<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	Are approved containers and tanks used to store and handle flammable and combustible liquids?
<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	Are NO SMOKING signs posted on liquefied petroleum gas tanks?
<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	Are appropriate fire extinguishers mounted within 75 feet of outside areas containing flammable liquids and within 10 feet of any inside storage area for such materials?
<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	Are extinguishers free from obstruction or blockage?
<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	Are all extinguishers serviced, maintained, and tagged at least once a year?
<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	Are all extinguishers fully charged and in their designated places?
<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	Are NO SMOKING signs posted in areas where flammable or combustible materials are used or stored?
<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	Are safety cans utilized for dispensing flammable or combustible liquids available at the point they would be used?
<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	Are all spills of flammable or combustible liquids cleaned up promptly?

Completed by: _____ Date: _____

Mulching Facility Operation Exemption Guidance

October 2021

Rule 391-3-4-.04(7)(g) exempts mulching operations from obtaining a solid waste handling permit if compliance with conditions outlined in the rule are met.

Mulch, as defined by Rule 391-3-4-.01(44), is a product produced by grinding, shredding, or chipping of yard trimmings, land-clearing debris, untreated and unpainted wood, or any combination thereof, that has not undergone controlled aerobic decomposition to produce a stabilized organic product. Mulching, as defined by Rule 391-3-4-.01(45), is the grinding, shredding, or chipping of yard trimmings, land-clearing debris, untreated and unpainted wood, or any combination thereof, that has not undergone controlled aerobic decomposition to produce a stabilized organic product.

This document provides guidance to operators of mulching facilities regarding the conditions necessary to maintain the exemption and is limited in scope to the definitions provided above for mulch and mulching. Mulch piles must only contain the materials as defined above and must be segregated from other piles containing other recovered materials.

An exemptions checklist is included at the beginning of this document to guide operators in determining whether operations are exempt, followed by a detailed breakdown of each rule section.



William Cook, Program Manager
Solid Waste Management Program

October 22, 2021
Date

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Exemptions Checklist

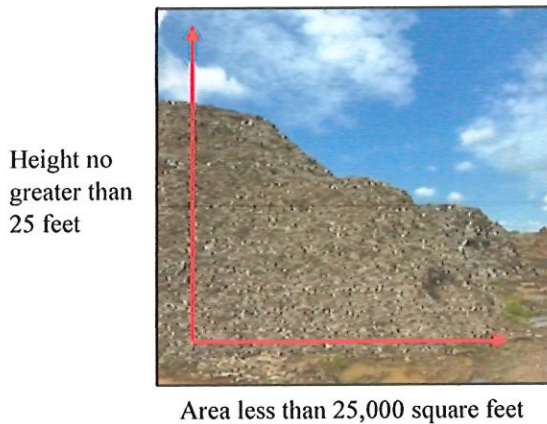
Conditions for Exemption				
<i>Are conditions met?</i>		<i>All conditions must be met to be exempt from obtaining a solid waste handling permit. If any condition is marked as "NO", a solid waste handling permit may be required.</i>		
<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	Are all stockpiles less than 25,000 square feet in area?
<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	Are all stockpiles less than 25 feet in height?
<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	Is mulch processed within 90 days?
<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	Is there a fire plan?
<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	Are activities involving open flames occurring 25 feet away from stockpile? This does not include activities required for stockpile maintenance (see below).
<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	For stockpile maintenance activities involving open flames that occur within 25 feet of the stockpile, is a fireproof barrier used?
<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	Is there a buffer between materials and property line?
<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	Are best management practices being used to minimize stormwater runoff?
<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	Are control measures in place for erosion and sediment control?
Speculative Accumulation				
<i>Are conditions met?</i>		<i>Mulch stockpile cannot be speculatively accumulated. If any condition is marked as "NO", a solid waste handling permit may be required.</i>		
<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	Can the material be feasibly sold, used, reused, or recycled?
<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	Is 75% by weight or volume of the material at the facility recycled, sold, used, or reused during a rolling 12-month period?

Completed by: _____ Date: _____

Rule 391-3-4-.04(7)(g)1. states:

A stockpile must have no greater than the following maximum dimensions:

- *Area: 25,000 square feet*
- *Height: 25 feet*



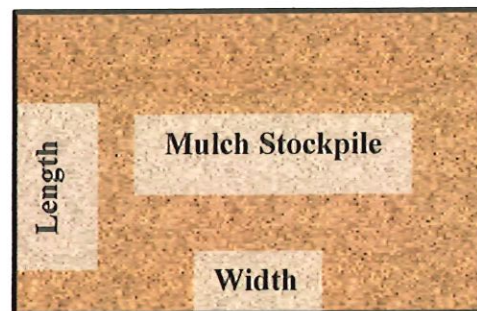
What does this mean?

- A stockpile can consist of the following materials:
 - Unprocessed yard trimmings
 - Land-clearing debris
 - Untreated and unpainted wood
 - Mulch
 - Any combination of the above materials
- Stockpile area cannot be larger than 25,000 square feet.
- Stockpile height cannot be taller than 25 feet at its highest point.

Compliance Tips

- The height of the pile will be estimated from the existing ground level to the highest point.
- The number of stockpiles is not restricted provided buffer requirements and fire lane requirements are met (see Rule 391-3-4-.04(7)(g)6.).

$$\text{Area} = \text{Length} \times \text{Width}$$



- See Appendix A for additional area calculations.

Rule 391-3-4-.04(7)(g)2. states:

Unprocessed yard trimmings, land-clearing debris, untreated and unpainted wood or any combination thereof, must be processed no later than 90 days after receipt, unless otherwise stated in the Solid Waste Handling Permit.

What does this mean?

- Stockpile of incoming materials cannot sit for more than 90 days without processing.

Compliance Tips

- Daily inbound truck scale weight or volume (number of trucks and volume per truck) of unprocessed material must be recorded and maintained on site.
- Records must demonstrate that the estimate of weight or volume of unprocessed material in storage does not exceed 90 days.
- Unprocessed material should be processed on a first in, first out basis.
- If this requirement cannot be met, stop accepting inbound material until facility can come into compliance with the 90-day timeframe.
- Mulch is not subject to this criteria, only unprocessed material.

Rule 391-3-4-.04(7)(g)3. states:

Mulch is not accumulated speculatively if the person accumulating it can show that there is a known use, reuse, or recycling potential for the material; that the material can be feasibly sold, used, reused, or recycled; and that during a rolling 12-month period seventy-five percent (75%) by weight or volume of the products stored at a facility are recycled, sold, used, or reused. Any material that is accumulated speculatively and not in accordance with these requirements must be handled as solid waste.



What does this mean?

- Speculative accumulation refers to the buildup of materials that are not reused or sold.
- It is critical to avoid speculative accumulation to be exempt from solid waste handling permit requirements.
- At least 75% by weight or volume of the mulch stockpile must be reused or sold within a rolling 12-month period.
- Materials that are speculatively accumulated must be handled as solid waste.

Compliance Tips

- Daily records of truck scale weight and/or volume (number of trucks and volume per truck) of inbound and outbound material shipments and customers must be available for review should an inspection by an EPD representative be necessary.
- This review of inbound and outbound receipts will document the 75% criteria.
- Failure to demonstrate that material is not being speculatively accumulated may result in a requirement to obtain a solid waste handling permit.

Rule 391-3-4-.04(7)(g)4. states:

The facility shall have on site a fire plan detailing steps to prevent, contain, and extinguish a fire. The fire plan shall include documentation that the local fire authority or a Georgia State Certified Fire Inspector conducted a fire safety survey.

What does this mean?

- A fire plan shall be created to demonstrate the steps that the operator will take to prevent and quickly extinguish fires.
- A fire safety survey shall be conducted by a local fire authority or a Georgia State Certified Fire Inspector.
- The fire safety survey shall include, but not be limited to, information on documentation about types of fire hazards, location of hazards, emergency action plan, and required PPE.

Compliance Tips

- Perform a walkthrough of the facility with the local fire authority or a Georgia State Certified Fire Inspector to assess the layout of the structures, type and volume of combustible material storage, and other hazards that may be encountered when responding to an emergency.
- Local fire authority could include the local fire department, fire marshal, or volunteer fire department.
- Georgia State Certified Fire Inspector can be found by calling the Georgia Fire Standards & Training Council at (478) 993-4521
- The fire plan should be reviewed and updated by the responsible party no more than every five years, or whenever there are changes to the site layout or operations.
- A separate guidance document is provided to aid the operator/owner in developing a fire plan (See Fire Plan Template).

Rule 391-3-4-.04(7)(g)5. states:

Activities involving open flames and other flammable materials (oil, gas, fuel) shall not be allowed within 25 feet of a stockpile, with the exception of maintenance activities involving torches and welding equipment, as long as a fireproof barrier is used.



What does this mean?

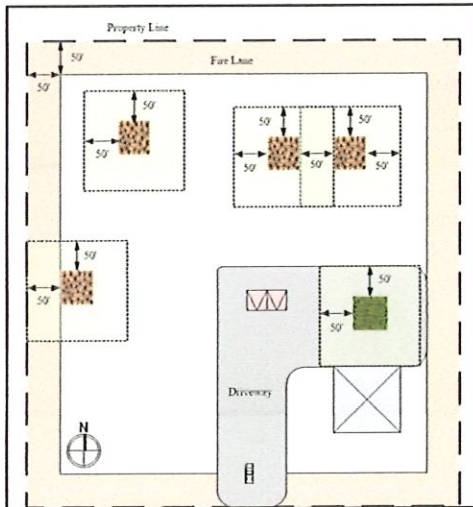
- Activities, including but not limited to, welding, open burning, and fueling vehicles, shall not take place within 25 feet of stockpile without proper fire prevention measures and records.
- Maintenance activities can take place near the stockpile as long as a fireproof barrier is used.

Compliance Tips

- Any activities involving open flames and maintenance should be documented in the fire plan, and compliance with this rule should be strictly enforced.
- A hot work permit (see Fire Plan Template) should be kept on site that documents activities involving maintenance within 25 feet of stockpiles.

Rule 391-3-4-.04(7)(g)6. states:

The facility must provide a buffer between unprocessed yard trimmings, land-clearing debris, untreated and unpainted wood, mulch, and any combination thereof and the property line. The buffer shall be set by the local fire authority or a Georgia State Certified Fire Inspector and documented in the fire plan. If the local fire authority or a Georgia State Certified Fire Inspector does not establish a buffer, the minimum buffer shall be 50 feet. The buffer may include the fire lane.



What does this mean?

- Facility must have a buffer around all stockpiles.
- There must also be a buffer between stockpiles and the property line.
- The buffers must be a minimum of 50 feet unless otherwise designated by the local fire authority or Georgia State Certified Fire Inspector.

Compliance Tips

- The buffer could also be the fire lane as set by the local fire authority and documented in the fire plan and fire safety survey.
- The fire plan should include a site plan that designates buffers and fire lanes (See Appendix G in the Fire Plan Template).

Rule 391-3-4-.04(7)(g)7. states:

The facility shall utilize best management practices from the most recent edition of the Georgia Stormwater Management Manual to minimize the exposure of material storage areas to rain, snow, snowmelt, and runoff.



What does this mean?

- Stormwater control measures are required.
- The Georgia Manual for Stormwater Management includes a detailed discussion of stormwater practices and can be accessed at:
<https://atlantaregional.org/natural-resources/water/georgia-stormwater-management-manual/>

Compliance Tips

- Stormwater runoff must be controlled to prevent discharge of pollutants into waters.
- Best management practices (BMPs) to prevent and control spills and leaks must be implemented. These can include structural, vegetative, and/or managerial practices to reduce water pollution.
- Structural BMPs include:
 - Retention ponds
 - Porous pavement
 - Interlocking tiles or bricks
- Vegetative BMPs include:
 - Landscaping
 - Grassed swales or ditches
 - Hay or pine straw filtration strips
- Managerial practices BMPs include:
 - Spill prevention and waste reduction practices to minimize contamination

Rule 391-3-4-.04(7)(g)8. states:

The facility shall have erosion and sediment control measures adequate to prevent the escape of sediment from the facility property into Waters of the State. Construction and operating areas must utilize best management practices from the most recent edition of the Manual for Erosion and Sedimentation Control in Georgia.



What does this mean?

- Erosion and sediment control measures are required.
- The Manual for Erosion and Sediment Control in Georgia 2016 outlines the permitting requirements and BMPs for controlling erosion from land disturbing activities and subsequent sediment transport from stormwater into the Waters of the State of Georgia. The manual can be accessed at:
https://gaswcc.georgia.gov/sites/gaswcc.georgia.gov/files/related_files/site_page/GSWCC-2016-Manual-As-Approved-by-Overview-Council.pdf

Compliance Tips

- Surface runoff from disturbed areas must be controlled by appropriate erosion and sedimentation control measures or devices.
- The local issuing authority of the county should be consulted for these requirements.
- Structural BMPs include:
 - Check dams
 - Silt fences
 - Sediment ponds
- Vegetative BMPs include:
 - Permanent vegetation
 - Sodding

Rule 391-3-4-.04(7)(h) states:

Existing facilities producing mulch that have stockpiles of unprocessed yard trimmings, land clearing debris, untreated and unpainted wood, mulch, or any combination thereof on the effective date of this rule shall comply with the above sections(g) 1 - 8 within 6 months of the effective date of the rule.

What does this mean?

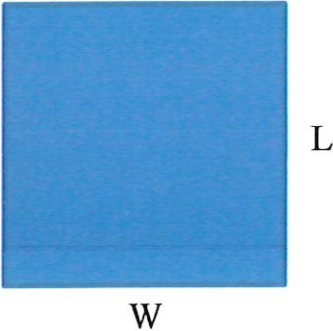
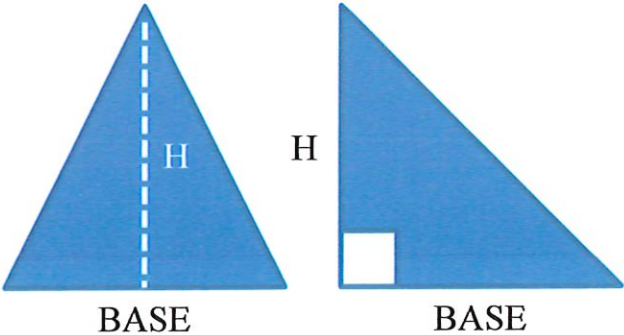
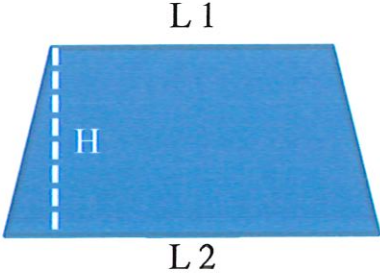
- The rules become effective June 30, 2021.
- Existing facilities must come into compliance with the new rules by December 31, 2021.

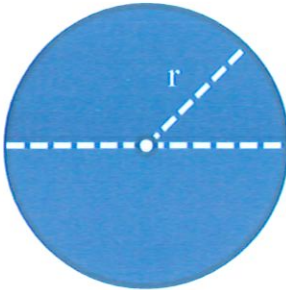
Compliance Tips

- It is recognized that existing facilities may need some time to implement changes to comply with these conditions to qualify for the exemption.
- Six (6) months are granted for existing facilities to come into compliance with the new Rule.
- Existing facilities, not in compliance with this rule after December 31, 2021, may be required to apply for a solid waste handling permit.

Appendix A - Area Calculations

Useful Formulas

Shape	Formula	Example
Square/ Rectangle	$Area = Length \times Width$	
Triangle	$Area = \frac{Base \times Height}{2}$	
Trapezoid	$Area = \frac{Length\ 1 + Length\ 2}{2} \times Height$	

Shape	Formula	Example
Circle	$Area = \pi r^2$ <p><i>r is the radius, which is the distance between the center of the circle to the circle's perimeter</i></p> $\pi (pi) = 3.14$	

Unit Conversions

Length

- 1 mile = 1,760 yards = 5,280 feet = 63,360 inches
- 1 yard = 3 feet = 36 inches

Area

- 1 acre = 43,560 square feet = 4,840 square yards
- 1 square mile = 27,878,400 square feet = 640 acres
- 1 square foot = 144 square inches

Volume

- 1 cubic foot = 1,728 cubic inches = 7.48052 gallons = 0.03704 cubic yards = 29.922 quarts
- 1 acre foot = 43,560 cubic feet = 325,828.8 gallons = 1,613.33 cubic yards

Weight

- 1 pound = 16 ounces = 0.0005 tons
- 1 ton = 2,000 pounds = 32,000 ounces