

AN ORDINANCE OF WALTON COUNTY, GEORGIA    OA24060019-7

AN ORDINANCE TO AMEND the Walton County Land Development Ordinance adopted 5-3-16 and amended as per attached errata dated 07/03/2024.

BE IT ORDAINED BY THE BOARD OF COMMISSIONERS OF WALTON COUNTY, GEORGIA, and it hereby ordained by the authority of the same, following a duly held and advertised Public Hearing by the Walton County Planning Commission and the Walton County Board of Commissioners to amend the Walton County Land Development Ordinance adopted 5-3-16, as amended as per errata sheet dated 07/03/2024.

**Amendment #7–Section 2-1-100 Agricultural Resource Reclamation Facility**

Adopted by the Walton County Board of Commissioners on this 1st day of October 2024.

\_\_\_\_\_  
David G Thompson, Chairman  
Walton County Board of Commissioners  
Walton County, Georgia

Attest:

\_\_\_\_\_  
Rhonda Hawk, County Clerk  
Board of Commissioners  
Walton County, Georgia

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Charles Ferguson  
County Attorney  
Walton County, Georgia

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Amendment #7 Amend Section 2-1-100 to add definition of Agricultural Resource Reclamation Facility; Section 5-1 Permitted Use Chart to Add use as a conditional use in the Agricultural "A" district and Section 6-1-\_\_\_ to add the supplemental regulations for said use.

**1. Amend Section 2-1-100**

Add definition:

*Agricultural Resource Reclamation Facility:* A waste reformation facility in which agricultural and/or other organic waste, including food waste, is collected, processed, and converted into sources of energy and agriculturally beneficial materials, such as liquid fertilizer, soil amendment, and/or animal bedding, using the process of anaerobic co-digestion.

**2. Amend Section 5-1**

Add Agricultural Resource Reclamation Facility to chart as a principal use that is permitted as a Conditional Use in the Agricultural (A) Zoning District.

**3. Amend Section 6-1-\_\_\_**

Add:

**AGRICULTURAL RESOURCE RECLAMATION FACILITY**

Agricultural Resource Reclamation Facilities may be permitted as a conditional use in the Agricultural (A) District, subject to the following requirements, and any other conditions imposed at the time of approval by the Board of Commissioners:

- A. Comply with the regulations and permitting requirements of the Georgia Department of Natural Resources, Environmental Protection Division, as may be required.
- B. The applicant shall be responsible for identifying all applicable federal and state regulations and permitting requirements and shall provide evidence of compliance before issuance of building permits.
- C. No building or structure containing agricultural and other organic waste, including food waste or other odor-producing substances shall be located within 200 feet of an existing dwelling or within 50 feet of a property line or 50 feet from a street right-of-way line.
- D. All buildings and structures shall have minimum front, side and rear setbacks of at least 50 feet.
- E. Such facility shall have a fence or wall at least 8 feet tall enclosing all improved areas of the site. Additionally, a visual screen shall surround all improved areas created through construction of a solid wooden fence, decorative masonry wall, earthen berm, vegetative buffer, or a combination of these, to present an opaque visual separation when viewed from one side to the other throughout the year.
- F. The lot size shall be no less than ten (10) acres.
- G. Outdoor lighting fixtures designed or placed to illuminate any portion of a site shall meet the following requirements:

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- a. Parking areas abutting residential uses shall only use cut-off luminaire fixtures mounted in such a manner that its cone of light does not cross any property line of the site.
- b. Only LED, incandescent, fluorescent, metal halide, or color corrected high-pressure sodium may be used. The same type of lighting must be used for the same or similar types of lighting on any one site.
- c. Illumination shall be designed to restrict glare and shall be directed internally to minimize impact on adjoining properties.

H. Such facilities may only receive agricultural and other organic waste, including food waste, but such facilities shall not accept toxic waste or human waste.

J. The operation shall obtain a yearly occupational tax certificate from the County.