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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. We have the attorney present tonight that has proposed this amendment that can probably answer any questions or concerns better than I can. The Planning Commission didn’t have the privilege of having the attorney at our meeting to better explain the use. There was some conversation among the members that this may be better served in an Industrial zoning rather than Agricultural. The Planning Commission forwarded this amendment with no recommendation.

10-14-24 Work Session Comments: Add Department of Agriculture as a compliance authority and add “no soil amendments be applied within 100 feet of a water source or an adjoining property line”

**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**

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 Agriculture** and 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. No soil amendments shall be applied within 100 feet of a water resource or an adjacent property line.**

E. All buildings and structures shall have minimum front, side and rear setbacks of at least 50 feet.

F. 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

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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.

G. The lot size shall be no less than ten (10) acres.

H. Outdoor lighting fixtures designed or placed to illuminate any portion of a site shall meet the following requirements:

- 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.