

STATE OF GEORGIA
COUNTY OF BULLOCH

AMENDMENT TO THE CODE OF ORDINANCES OF
BULLOCH COUNTY, GEORGIA

BE IT ORDAINED by the Bulloch County Board of Commissioners that Section 14.1 of Appendix B – Subdivision Regulations of Bulloch County, Georgia is hereby amended as follows:

Section 14.1. Organization.

The planning and zoning commission shall consist of seven members, appointed by the governing authority to serve for overlapping three-year terms **or until their successor has been appointed**. Any vacancy in the membership shall be filled for the unexpired term in the same manner as the initial appointment. Members shall be removable for cause by the governing authority upon written notice and an opportunity to be heard. The governing authority shall determine the amount of compensation, if any, to be paid to the members of the planning and zoning commission.

BE IT ORDAINED by the Bulloch County Board of Commissioners that Sections 2604 and 2605 of Appendix C – Zoning Ordinance of Bulloch County, Georgia is hereby amended as follows:

Section 2604. Zoning districts.

(b) *Conditional uses.* Subject to the requirements of this article, the following types of uses shall be permitted as conditional uses upon approval of a conditional use permit by the board of commissioners:

- (1) Lattice towers, monopole towers, and guyed towers shall be conditionally permitted as a principal or accessory use in all **AG-5, HC, GC, LI and HI** zoning districts **and shall be prohibited in all other zoning districts.**
- (2) [Reserved.]

Section 2605. Development standards.

(b) *Minimum setback requirements.* All towers shall be set back a minimum of thirty (30) feet from the right-of-way of Interstate 16 and a minimum of a distance equal to the height of the tower from other public rights-of-way, existing non-residential structures designed or intended for human occupancy, ~~and~~. **With the exception of exterior property lines in the AG-5 district as provided herein, all towers shall be set back a minimum of a distance equal to the height of the tower from property lines of any adjacent property.** For purposes of this provision, the boundaries of a leased parcel shall be considered the property lines of adjacent property. **In HC, GC, LI and HI zoning districts, monopole towers shall be set back a minimum distance equal to the height of the tower from any existing residential structure on the property under consideration and two times the height of the tower from any residential zoning district, while** guyed towers and lattice towers shall be set back a minimum distance equal to

three times the height of the tower or 500 feet, whichever is greater, from any existing residential structure **and/or residential zoning district. In AG-5 zoning districts, all towers must be set back a minimum distance equal to the height of the tower from any existing residential structure on the property under consideration and three times the height of the tower or 500 feet, whichever is greater, from exterior property lines. For purposes of this provision, the term "exterior property line" means the boundary of any parcel of property that is contiguous to and owned by a different owner than the parcel of property on which the tower is proposed to be located.** ~~This m~~Minimum setback distances shall not apply to residential structures locating in proximity to any existing guyed tower or any existing lattice tower; provided, however, that residential structures and non-residential structures designed or intended for human occupancy shall not be allowed to locate any closer than the height of the tower to any existing tower. The setback and distance requirements in this provision shall not apply to any building related to the operation or maintenance of the tower. In the case of guyed towers the closest ground anchor shall be used for purposes of calculating setbacks from the right-of-way of Interstate 16. In all other cases the closest point of the base of the tower shall be used for purposes of calculating setbacks.

BE IT ORDAINED by the Bulloch County Board of Commissioners that the following is added as a conditional use in the AG-5 Zoning District to Section 503(b) of Appendix C – Zoning Ordinance of Bulloch County, Georgia:

(16) Cell Tower

BE IT ORDAINED by the Bulloch County Board of Commissioners that Sections 802 and 803 of Appendix C – Zoning Ordinance of Bulloch County, Georgia is hereby amended as follows:

Section 802: Commercial and Industrial – Principal Uses.

	HC	GC	NC	LI	HI
Acid Manufacturing and Storage					P
Adult Entertainment	C	C			
Agricultural Commodities (e.g., pecan shelling plants)				P	P
Agricultural Equipment Sales and Repair (Heavy)					P
Agriculture				P	P
Airport or Airstrip (public, private, commercial)				C	C
Amusement Parks	P C	C			
Armory				P	P
Auctions	P	P			P
Automated Bank Tellers	P	P	C		
Automobile Sales and Service Establishment	P	P		P	
Automotive Paint and Body Shops	C			C	
Baking Establishment				C	P
Bank	P	P	C		
Bottling Plant					P
Breweries and Distilleries					P
Building Material Yard ¹				P	P
Bulk Fuel Storage	P				
Bulk Petroleum Plant					P
Bus Stations	P	P			
Cabinet Shop	C			P	P
Cell Tower	C	C		C	C
Cemeteries	C	C	C		
Cement, Lime, Gypsum, or Plaster of Paris Manufacture					P
Ceramic Products Manufacture (limited to electric kilns)				P	P
Churches	C	P C	P		
Cold Storage, Ice Plant, Freezer Locker					P
Community Centers	C	C	P C		
Concrete, Cement Products, or Clay Products Manufacture					P
Contractor	C	C		P	P
Cosmetic and Pharmaceutical Manufacturing				P	P
Dairy Plant, Ice Cream Manufacturing					P
Day Care Facility	P	P	C		
Distribution of Products or Merchandise				P	P
Drive-in Theaters	P				
Dry Cleaning or Laundering Establishment	P	P	C	P	P
Dwellings, Multi-family	C	C	C		
Dwellings, Single-family	C	C	C		
Dwellings, Two-family	C	C	C		

¹ If in LI zoning district, must be entirely enclosed by a fence that is at least six (6) feet high and screens the yard from view.

P – Permitted Use.
C – Conditional Use.

Section 802: Commercial and Industrial – Principal Uses (continued).

	HC	GC	NC	LI	HI
Education or Training Facility	P	P	C	P	P
Electrical Appliance and Equipment Sales and Repair	P	P		P	P
Electronic Manufacturing and Assembly				P	P
Establishments involved in Canning Fruits and Vegetables, Milling Floor/Meal from Grain, Preparing Perishable Baked Goods, Confections, Similar Food Products				P	P
Exposed Outdoor Storage	P	P			
Fabricating Shop					P
Feed, Grain, or Fertilizer Manufacture or Storage					P
Flea Markets	C	C			
Food Processing Plant					P
Foundry or Forging Plant					P
Funeral Homes	C	C			
Gasoline Service Station	P	P	P		
Gasoline Storage Terminal					P
Government: Local, State, Federal	P	P	P	P	P
Grain Elevator					P
Hospitals	P	C			
Hotel	P	P			
Ice Manufacturing (including dry ice)					P
Inert Landfill	C			C	C
Intermediate Care Home	P	P			
Junkyards	C				C
Kennels (Commercial)	C	C		P	
Libraries	P	P			
Livestock Processing (Commercial)					P
Living quarters for security guard or caretaker associate with a manufacturing facility				P	P
Lodge or Club	P C	P C			
Lumberyards	P			P	
Machine Shop				C	P
Manufactured Homes	C	C	C		
Manufactured Homes or Industrialized Homes Sales	P	P			
Manufacturing Activity Which Does Not Cause Noise, Vibrations, Smoke, Gas, Fumes, Odor, Dust, Fire Hazard, or Other Objectionable Conditions and Which Is Not Otherwise Listed				P	P
Manufacturing Activity which May Cause Noise, Vibrations, Smoke, Gas, Fumes, Odor, Dust, Fire Hazard, or Other Objectionable Conditions					C
Manufacturing including: leather goods, glass products, concrete products, office machines, household appliances, jewelry, toys, sporting goods, surgical, medical optical instruments, heating and air conditioning equipment and machinery, dry cell batteries				P	

P – Permitted Use.
C – Conditional Use.

Section 802: Commercial and Industrial – Principal Uses (continued).

	HC	GC	NC	LI	HI
Mini Storage Warehouse	P	P		P	
Mobile Offices	C	C		C	C
More Than One Principal Use and/or More Than One Principal Building on a Single Lot ¹	C	C	C	C	C
Motor Freight Terminals	P			C	C
Natural Resource Development				C	C
Newspaper or Printing Plant					P
Nursing Home	P	P			
Off-street Parking Lot or Parking Garage	P	P		P	P
Office	P	P			
Outdoor Advertising Sign ²	P	P		P	P
Outdoor Nurseries	P	P			
Paper from Pulpwood and Other Fibrous Material Manufacturing					P
Parking Areas	P	C P		P	P
Parts for Automobiles, Trucks, and Other Vehicles Sales	P	P		P	
Personal Care Home, Group or Congregate and Hospice Care Facilities	P	P	C		
Planing or Sawmill					P
Plant Gardens and Outdoor Nurseries	P		C		
Poultry Processing Plant					P
Printing, Copying, Publishing Establishment	P	P		P	P
Public Buildings	P	P			
Public Garage				P	P
Radio Station	P	P			
Radio Transmission Tower	C	C	C	C	P C
Railroad Yard					P
Recreation Facilities (Private)	P C	C			
Recycling Center				P	P
Repair Garage				P	P
Restaurants (including fast-food establishments)	P	P	C	P	
Retail Business or Service Which Does Not Have Continuous, Unenclosed Outside Storage, and Which is Not Otherwise Listed	P	P	P		
Retail Business Which Allow on Premise Consumption and Sales of Alcoholic Beverages (see County Code).	C	C	C		
Retail Business or Service Customarily Serving and Compatible with Residential Neighborhoods			P		
Rock, Sand, or Gravel Distribution or Storage					P
Roofing Operation					P
Service Establishments Catering to Industry (such as advertising agencies, janitorial services, personnel agencies; data processing service; research, development and testing laboratories; private security agencies; rental and leasing services for all types of equipment)				P	
Schools	P	P			

¹ Except for planned developments. Ownership of individual units on a single lot may be transferred, provided that ground areas remain under common ownership.

² Must comply with D.O.T. standards, if applicable, the county perimeter sign ordinance, and other applicable local ordinances.

P – Permitted Use.

C – Conditional Use.

Section 802: Commercial and Industrial – Principal Uses (continued).

	HC	GC	NC	LI	HI
Sign Painting and Fabricating Shop	P	P		P	P
Slaughter Houses for Meat, Poultry, Stockyards and Feed Lots					P
Taxi Stands	P	P			
Tent and Travel Trailer Campgrounds	P	P			
Textile Manufacturing Plant					P
Tinsmith Operation					P
Trade Schools, Technical Schools, Training Facilities	P			P	
Transfer Station					C
Truck Stop	P				
Truck Terminal					P
Utility Substations	P	P	P	P	P
Veterinary Hospitals	P			P	
Wastewater Pre-Treatment Facility				C	C
Wholesale and Warehousing Operations	P	GP		P	P
Wreck Motor Vehicle Compounds, Junk Yards, Salvage Yards, Coal and Wood Yards, and Used Auto Parts Yards ¹	C				PC

¹ Protective screening as required in the County Clean Community Ordinance.

P – Permitted Use.

C – Conditional Use.

Section 803: Commercial and Industrial – Accessory Uses.

	HC	GC	NC	LI	HI
Customarily Appurtenant to Those Uses Permitted in the District (Determined by the Zoning Administrator)	P	P	P	P	P
Fences	P	P	P	P	P
ISO Intermodal Steel Container	C	C		P	P
Manufacturing (Commercial Districts)	P	P			

P – Permitted Use.

C – Conditional Use.

Adopted at a meeting of the Bulloch County Board of Commissioners held in compliance with Georgia's Open Meetings Act on the 6th day of March, 2007.

BOARD OF COMMISSIONERS OF
BULLOCH COUNTY, GEORGIA

By: _____
J. Garrett Nevil, Chairman

Attest: _____
Evelyn H. Wilson, Clerk