AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF DOOLY COUNTY, GEORGIA; TO MODIFY CERTAIN PROVISIONS; TO PROVIDE FOR SEVERABILITY; TO REPEAL CONFLICTING ORDINANCES; AND FOR OTHER PURPOSES.

WHEREAS, the Dooly County Planning and Zoning Commission has reviewed the current Zoning Ordinance and recommended amendments to better serve the public health, safety, and welfare of the citizens of Dooly County; and

WHEREAS, the Dooly County Board of Commissioners has determined that it is in the best interest of the public to amend the Zoning Ordinance; and

WHEREAS, proper public notice has been given and public hearings have been conducted in accordance with state law and local procedures; dates June 4th 2026 @ 9:00AM.

NOW, THEREFORE, BE IT ORDAINED by the Dooly County Board of Commissioners, and it is hereby ordained by authority of the same, as follows:

SECTION 1. AMENDMENT

The Zoning Ordinance of Dooly County, Georgia, is hereby amended as follows:

Section [5&6] — [Article IV]

The following language is added/modified:

Section 5 - Large-Scale Animal Production Facilities and Feed Lots

Requirements and Approval. All large-scale animal production facilities, as well as all feedlots, must meet or exceed the requirements contained within this section. While this ordinance provides directives regarding the facilities for large-scale animal production, all proposed new facilities and/or additions/changes to existing facilities will be presented to and approved by the Dooly County Planning/Zoning Commissioners and/or the Dooly County Commissioners before physically proceeding with the proposal.

Site Plans. All large-scale animal production operations, including feed lots, shall submit a clearly and legibly drawn site plan at a scale not smaller than two hundred feet (200') to one inch (1"), represented both graphically and numerically. The site plan must include the following information:

1. Vicinity map at a scale no smaller than six hundred feet (600') to one inch (1").
2. North arrow.
3. Total acreage.
4. Location of all structures related to the operation.
5. Access roads, right-of-way, and ingress/egress driveways.

Dairy Cows	66 or less
Ducks	500 or less
Horses	50 or less
Poultry	60,000 or less
Sheep	1,000 or less
Steers/Heifers	100 or less
Swine	250 or less
Turkeys	5500 or less

Poultry Facilities. There shall be no more than 3 poultry confinement structures on the property of a low-density poultry production operation. Request to exceed this number of confinement structures will be considered from a conditional-use basis. As such, it will be subject to review, evaluation and permitting by the Dooly County Board of Commissioners.

Medium-density Animal Production Operations

Animal production operations between the following thresholds are classified as medium-density:

Dairy Cows	> 66 – 250
Ducks	> 500 – 1,500
Horses	> 50 – 150
Poultry	> 60,000 – 200,000
Sheep	> 1,000 – 3,000
Steers/Heifers	> 100 – 300
Swine	> 250 – 750
Turkeys	> 5,500 – 16,500

Poultry Facilities. There shall be no more than 7 poultry confinement structures on the property of a medium-density poultry production operation. Request to exceed this number of confinement structures will be considered from a conditional-use basis. As such, it will be subject to review, evaluation and permitting by the Dooly County Board of Commissioners.

High-Density Animal Production Operations

Animal production operations between the following thresholds are classified as high-density:

Dairy Cows	> 250 – 2,100
Ducks	> 1,500 – 5,000
Horses	> 150 – 1,500
Poultry	> 200,000 – 375,000
Sheep	> 3,000 – 30,000
Steers/Heifers	> 300 – 3,000
Swine	> 750 – 7,500
Turkeys	> 16,500 – 165,000

Poultry Facilities. There shall be no more than 12 poultry confinement structures on the property of a high-density poultry production operation. Request to exceed this number of confinement structures will be considered from a conditional-use basis. As such, it will be subject to review, evaluation and permitting by the Dooly County Board of Commissioners.

Conditional-Use Farm Animal Operations:

Any proposed farm animal operations that deviate from the directives stated above shall be considered to be conditional-use and is subject to review, evaluation and permitting by the Dooly County Board of Commissioners. This includes (but is not limited to):

1. Maximum height of all buildings
2. Maximum size of confinement buildings
3. Maximum number of confinement buildings
4. Maximum number of livestock in production
5. Minimum set-back distances for all buildings
6. Minimum distance for confinement and processing support facilities from property line with non-compatible land use
7. Minimum distance for confinement / processing support facilities from property line with compatible land use
8. Minimum distance for confinement / processing support facilities from property line with adjoining public road

6. Locations of exhaust fans and compost areas.

7. Location of on-site wells.

8. Location of adjacent property owners, by recorded plat reference and identification of non-compatible facilities (e.g. residential, church) permitted within 1,500 feet of the subject property line.

9. Distance from all road rights-of-way.

Population Area(s) Proximity. No large-scale animal production operation shall be constructed within one (1) mile of the corporate limits the municipalities of Byromville, Dooling, Lilly, Pinehurst Unadilla or Vienna.

Confinement Building Size. The maximum size of buildings which house animals or fowl shall be 60 feet by 600 feet. Request to exceed this size threshold will be considered from a conditional-use basis. As such, it will be subject to review, evaluation and permitting by the Dooly County Board of Commissioners.

Confinement Fencing. This is not to be confused with boundary fencing, the latter of which may be constructed along the right-of-way and property line. The area between confinement fencing and boundary fencing may be used for row crop, vegetable or orchard production, or pasture. In the event said area is used for pasture, it shall not be stocked at a rate higher than recommended by generally accepted animal husbandry practices for open grazing of the specific animal species.

Conflicts. By their very nature, some agricultural activities generate noise, odor and insects and are detrimental to nearby land uses/occupants. To the extent which these conflicts are a function of size of the specific agricultural activity, the adverse or negative effects of some of these noises, odors and insects can be mitigated somewhat by distance. For the purpose of mitigating said impacts, minimum distances between agricultural activities and surrounding land uses are hereby established. A farm animal operation that is in compliance with the requirements of this ordinance and the requirements of all state, federal and local laws, rules and regulations shall be presumed to not be a nuisance.

Confinement Building and Fencing – Minimum Distances. All animal production operations new construction or expansion activity shall construct all buildings and fencing used for animal confinement (e.g. poultry house, farrowing house) with the following minimum distances from the said reference:

- **Existing and occupied, non-compatible structures (e.g. residential dwelling, church).** Minimum distance shall be 1200 feet from any such structure,

measured from the closest point of the said structure(s), to the closest point of the confinement building and/or fencing. This minimum distance applies, regardless of the type zoning of the property in which the said structure is located.

- **Adjoining or adjacent properties zoned for residential use.** Minimum distance shall be 1200 feet from the property line of any such property. This minimum distance applies, regardless as to whether or not any structure currently exists on the residentially zoned property.
- **Adjacent or adjoining compatible properties that do not have existing and occupied, non-compatible structures.** Minimum distance shall be 300 feet from the property line of any such property.
- **Adjoining state roads.** Minimum distance shall be 500 feet from any state road.
- **Adjoining non-state road.** Minimum distance shall be 300 feet from any non-state road.

Processing Support Facilities – Minimum Distances. Any site(s) used for temporary storage, or active or passive treatment, of any waste or by- product of an animal production operation shall be located with the following minimum distances from the said reference:

- **Existing and occupied, non-compatible structures (e.g. residential dwelling, church).** Minimum distance shall be 1200 feet from any such structure, measured from the closest point of the said structure(s), to the closest point of the processing support facilities. This minimum distance applies, regardless of the type zoning of the property in which the said structure is located.

- **Adjoining or adjacent properties zoned for residential use.** Minimum distance shall be 1200 feet from the property line of any such property. This minimum distance applies, regardless as to whether or not any structure currently exists on the residentially zoned property.
- **Adjacent or adjoining compatible properties that do not have existing and occupied, non-compatible structures.** Minimum distance shall be 300 feet from the property line of any such property

- **Adjoining state roads.** Minimum distance shall be 500 feet from any state road.

- **Adjoining non-state road.** Minimum distance shall be 300 feet from any non-state road.

All handling and land application of waste and by-products from the operation shall comply with all applicable state and federal regulations.

Existing Operations. The expansion of a large-scale animal production operation or feedlot in existence before the effective date of these regulations shall be allowed, provided that the expansion or addition will not encroach within the setback stipulations stated in these regulations. In addition, any expansion or addition shall not diminish the distance between any property lines or rights-of-way already within the setback stipulations stated in these regulations.

Buffers. At the discretion of the Planning and Zoning Board, protective screening may be required to protect nearby existing residential, commercial, industrial, or public land uses from negative impacts such as excessive lights, vehicular activity, odors, and noise. If required, the visual buffer will be planted with deciduous trees, evergreens, flowering trees, ornamental trees, or shrubs in areas designated by the Planning and Zoning Board. Such buffer shall consist of fast-growing varieties. The County Extension Agent can advise the applicant on which species shall be suitable.

Grazing. For areas that are grazed; fencing, as necessary, shall be erected around any surface feature, (e.g. bog), to prevent livestock from congregating along boundary fencing adjacent to the property line. Livestock catch pens shall be allowed in this grazing area provided the specific site does not retain water.

Ventilation. Machinery and equipment used to ventilate animal confinement buildings must be installed in such a way that air removed from said buildings is directed away from nearby existing developments and/or housing.

Dead animals. They shall be disposed of via a method approved by the Georgia Environmental Protection Division and the Georgia Department of Agriculture; in a manner that does not adversely affect ground or surface water or create a public health concern.

Section 6 - Low-density (Including Non-commercial) Animal Production Operations

Animal production operations within the following thresholds are classified as low-density (including non-commercial):

SECTION 2. SEVERABILITY

If any section, subsection, sentence, clause, or phrase of this ordinance is for any reason held to be unconstitutional or invalid, such decision shall not affect the remaining portions of this ordinance.

SECTION 3. REPEAL OF CONFLICTING ORDINANCES

All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

SECTION 4. EFFECTIVE DATE

This ordinance shall become effective immediately upon adoption.

SO ORDAINED, this 4 day of June, *2026*.

DOOLY COUNTY BOARD OF COMMISSIONERS

Chairman David Barron 6/4/26

Clerk Linda Woodson 6-4-26

LINDA C WOODSON NOTARY PUBLIC EXP. APRIL 5, 2030 DOOLY COUNTY, GA