



STAFF REPORT

MORGAN COUNTY PLANNING COMMISSION

PETITION FOR: TEXT AMENDMENT

Applicant: Sam Florence, Jr.
Applicant's Agent:
Zoning Ordinance: Article 3 Definitions,
Article 4 Districts & Maps
Article 7 Regulations for Specific Uses

Summary

The applicant approached Planning & Development about a location in the county to move his septic tank receiving and dewatering service, as well as his portable toilet rental business. The business is currently being operated out of his home on Briar Creek Road and Farmer's Hardware in Madison. Staff explained that the use was not currently in the Morgan County Zoning Ordinance and would have to be added. Due to the complexity of the use, Staff volunteered to write the proposed language. The applicant supplied a list of the uses he wanted for the business.

Current and Proposed Language

See attached for proposed Septage Receiving and Processing ordinance

Use is proposed to be Permitted in Heavy Industrial (I2).

Staff Comments

Both Staff and the applicant is aware of the undesirability of the use as a neighbor. Staff was confronted by citizens when rumors began to circulate about where the use may be located. However, it cannot be denied that the use is necessary and must have a location. The applicant has found a property on Woodcraft Road next to poultry houses and in an industrially zoned area. Although it may seem unusual to propose the use as permitted, instead of conditional, with the current zoning and sewer lines, the ordinance is written to apply to the proposed location only. Although it may be possible for another location with the same criteria to exist in the future, it is unlikely that the City of Madison will accept waste from a second facility without expansion of city wastewater facilities. Expansion will not happen unless sewer lines are extended into the county, which will reduce or eliminate the need for a second septic tank receiving location. Furthermore, research has shown that these types of facilities are not typically located within 50 miles of another facility, again making the possibility of another such facility in the county highly unlikely. For these reasons, Staff is proposing the use as permitted in I-2.

Septage Receiving and Processing Center

Definitions

Biosolid - Organic matter recycled from sewage, especially for use in agriculture.

Composting – The process of decomposing organic matter into a useable soil conditioner.

Dewatering – The removal of water from solid material or soil by wet classification, centrifugation, filtration, or similar solid-liquid separation processes, such as removal of residual liquid from a filter cake by a filter press as part of various processes.

Land Application – The spreading of septage on land at controlled rates to fertilize crops and improve the tilth of soils.

Septage – a waste that is a fluid mixture of partially treated or untreated sewage solids, liquids, and sludge of human or domestic waste, present in or pumped from septic tanks, malfunctioning on-site sewage management systems, grease traps, or privies.

Septage Receiving Station – A facility designed solely for the treatment of septage.

Site and Design Criteria

General

- Located in a Heavy Industrial (I2) zoning district.
- Minimum lot area of ten (10) acres
- Have immediate access to a municipal sewer line.
- Have written agreement from the municipality to accept septage liquid from the dewatering process.
- Facility must have all Federal, State and local permits and approvals.
- Processing and composting areas must be fenced to prohibit unauthorized entry.

Pre-treatment holding tanks

- Holding tanks shall be sized appropriately to handle estimated daily intake.
- Holding tanks must be placed underground.
- Open pits and lagoons are prohibited.

Septage Receiving Area

- Must be setback a minimum of 50 feet from any property line.
- Area must be concrete to provide for the ability to be washed down and sanitized.
- Drains from receiving area must discharge into a storage tank.
- Receiving ports must be leak proof with quick-connect fittings.
- Area must be designed to prevent run-off.

Dewatering Area

- Must be setback a minimum of 50 feet from any property line.
- Area must be concrete to provide for the ability to be washed down and sanitized.
- Drains from dewatering area must discharge into a storage tank.
- Receiving ports must be leak proof with quick-connect fittings.
- Dewatering discharge must be piped directly to the nearest municipal sewer line.
- Area must be designed to prevent run-off.
- Screened trash and debris must be treated and disposed of at an approved sanitary landfill.

Composing Area

- Must be setback a minimum of 50 feet from any property line.
- Composing area must be designed so all run off is captured in a lined sediment basin.
- Sediment basin must be designed to hold a hundred-year storm event.
- Sludge and silt captured in the sediment basin must be recycled into the process.
- Storage of bulk compost, bulking agents, hydrated lime, pulverized quicklime or other additives must be maintained in a neat and orderly manner.

Nuisance Abatement

- Facility must have a detailed plan to abate odors associated with the treatment and composting process.
- Biofilters or other odor treatment alternatives must be used to control odors on the property.
- Facility must have a detailed plan to abate vectors, such as flies, mosquitoes, rodents and other undesirable pests, associated with the treatment and composting process.

Associated Uses

- Sales and service of plumbing supplies
- Rental and service of related equipment
- Rental and service of portable toilets and portable bathrooms
- Storage of equipment and supplies must be located in the rear yard and screened from public road.

Ben Hill Lumber and Supply Co Inc
D/B/A

Date July 2, 2018

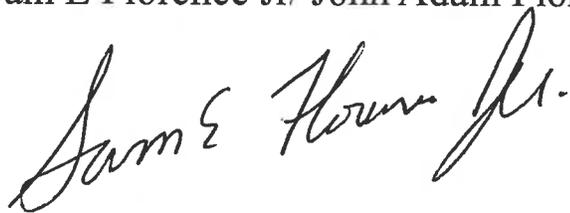
Farmers Hardware and Septic
1211 Atlanta Hwy
Madison, GA 30650

Location:
1231 Woodkraft Road
Madison, Ga 30650

Includes:

Septic Pumping and Installing
Septic Receiving and Dewatering and Composting
Plumbing Supplies Sales
Rental Equipment
Mechanical Repair Shop
Port-a-toilets Rental

Owner
Sam E Florence Jr/ John Adam Florence

A handwritten signature in cursive script that reads "Sam E. Florence Jr.".

