

DADE COUNTY SPECIAL USE PERMIT MEETING MINUTES
MARCH 02, 2021 AT 6:00 PM
MEETING ROOM: DADE COUNTY PUBLIC LIBRARY
O.C.G.A. § 50-14-1(d-e)

The **DADE COUNTY SPECIAL USE PERMIT BOARD MEETING** was held Tuesday, March 02, 2021 at 6:00 pm., in the Dade County Public Library. The meeting met the requirements of the Georgia Sunshine Law.

Chairman, Allen Townsend called the meeting to order. Board members present were; Allen Townsend, Ricky Stephens, Chris Bradford and Robbie Ryan III.

Chairman, Allen Townsend informed everyone this a continuation of the meeting we had last Thursday night on the 25th. This meeting is to make a decision to issue a permit for NewTerra Compost, LLC which is a composting operational, which is already begun on a 20-acre farm property owned by the Ryan family. The applicants made an outstanding presentation of the business that they already begun. It's a business that everyone agrees is good business.

I also want to say that we had some folks come in, that were surrounding property owners that are opposed to where the business is. Those surrounding property owners made arguments that have some weight to it. The Tomlin family, Nathan & Lori Tomlin, who live only about 125 yards from where the operation is. They look directly at the composting facility. They were living there prior to this operation and expected the scene to maybe change some, but didn't expect this type of operation. It is disturbing to them that garbage is brought in and out every day in front of where they live.

The Pullen family. Dr. Bill Pullen owns the property, which is on both sides of this field, where the operation is. On one side he has a fish pond and his son, Randy made a presentation which showed where the water ran down a ditch line and through a couple of culverts into this pond. Also, over into to pope creek area, if it runs into pope creek, then it runs into lookout creek and then into the Tennessee River. Test have not been done to see if leachate would run into these water ways which could cause a problem to the environment. These are problems that have to be thought about.

The ordinance that created this board, that we are operating under, this board is bound to observe certain standards and criteria which control how we vote in these matters. Some of the standards are:
-the existing land uses of the subject property, nearby properties, and properties reasonably to be impacted the industrial use:

-the suitability of the subject property for its current use:

-whether the proposed industrial use will be suitable in view of the use and development of adjacent and nearby properties;

-whether the proposed industrial use will be detrimental to the natural environment, including water quality and resources, air quality and wildlife;

-whether any negative effects from the proposed industrial use can be mitigated by reasonable and appropriate conditions of approval;

-whether the proposed industrial use will reasonably be expected to have a detrimental impact to property values of adjacent or nearby properties;

-what benefits and burdens will the proposed use have on the Dade County and regional economy?

I think there has to be some consideration of whether this compounding operation is going to affect the people who live around it. If something is right in front of you and only 125 yards and you see it on a daily basis, that is something we have to consider. If it affects the water quality, that's something we have to consider. We have to be thoughtful of the people who live around an operation like this. I think it is a fine business, nothing wrong with the type of operation and sure it is beneficial to society as a whole, to take garbage and make something useful out of it, to be used as fertilize and grow vegetables, flowers or whatever. That has to be a good thing, but in my view, it needs to be in a place where industrial use goes on and is not objectionable in an impactful way to the people who own property around it. I think we can all associate with that kind of thought if we think about where each one of us lives.

In view of those factors, my vote would be to deny the permit. I yield to the other gentlemen, who wants to proceed next.

Ricky Stephens stated he was at the operation on two occasions. He was down there today because of comments about the road being beat up. There were a few chuck holes, probably a bucket of gravel would take care of those. I have seen nothing that would make to want to deny this permit. I have been in agricultural better than forty years. I don't see nothing down there that I would want to turn them down.

Chris Bradford stated while I have to agree with some of Mr. Townsend statement, at the same I understand tax values go up and tax values go down. At same time, we don't have zoning in this county, that's part of the suffering for not having zoning in this county. Would it be nice, sure, we don't want certain things in our face, but guess what we don't have much of a choice without zoning, so we are stuck with it. Just like my house, got a farm that I bought and they are putting tiny houses up there every day, just as fast as they can put them in. Makes me sick every time I look at it. At the same I had a choice, I could have bought the property and done what I wanted to with it. So, I approve it.

Mr. Townsend states that Mr. Ryan will be abstaining from voting. So that means the permit is granted because the majority wins the day. The permit will be granted. I only ask that we add to, we can put conditions on an approval. I would ask and move that we add, we have a 3 acre in the ordinance about anything that covers 3 acres a permit must be issued for industrial use. I would say it is now on a field that is a 20-acre field, I would ask if it extends more than 3 acres as a footprint in the field, that we would come back and revisit the permitting on more than 3 acres. I make that as a motion to add to the permit to be issued.

Board clerk ask for the minutes, if the motion is to grant the permit with a limitation of only 3 acres area. Mr. Townsend confirmed and ask if he had a 2nd. Did not receive a 2nd motion. Motion did not pass

A new motion was made by Allan Townsend to grant the permit with no condition as language is in the ordinance indicating the business cannot substantially expand an existing facility by more than 25% in a one-year period. Chris Bradford 2nd the motion. Allen Townsend voted no, Ricky Stephens and Chris Bradford all voted yes. Robbie Ryan abstained. Motion passed.

Allen Townsend made motion to adjourn @6:17. Ricky Stephens 2nd the motion. Allen Townsend, Ricky Stephens and Chris Bradford all voted yes. Motion passed