

**A RESOLUTION
ENTITLED
A RESOLUTION AMENDING THE ZONING ORDINANCE OF DOUGHERTY COUNTY TO ALLOW
CERTAIN AGRITOURISM AND AGRIBUSINESS USES IN THE AG (AGRICULTURAL) DISTRICT;
REPEALING RESOLUTIONS OR PARTS OF RESOLUTIONS IN CONFLICT HEREWITH;
AND FOR OTHER PURPOSES.**

WHEREAS, it is in the best interest of the Dougherty County that the Dougherty County Zoning Ordinance be amended to allow certain agritourism and agribusiness uses in the AG (Agricultural) District of the unincorporated area of Dougherty County; and

WHEREAS, this Resolution will amend Title One, General Provisions and Definitions and Title III by adding a new section 1.44, Agricultural Uses (County Only), a copy off which Amendment is attached hereto.

NOW THEREFORE, BE IT RESOLVED by the Board of Commissioners of Dougherty County, Georgia and it is hereby resolved by Authority of same as follows:

SECTION I Title One, General Provisions and Definitions and Title III by adding a new section 1.44, Agricultural Uses (County Only) are hereby amended to allow certain agritourism and agribusiness uses in the AG (Agricultural) District as provided in the Amendment attached hereto and by reference made a part hereof.

SECTION II All Resolutions or parts of Resolutions in conflict herewith are hereby repealed.

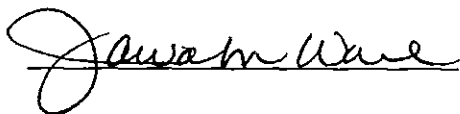
This the 17th day of August, 2015.

BOARD OF COMMISSIONERS OF
DOUGHERTY COUNTY, GEORGIA

BY: 

Christopher S. Cohilas, Chairman

ATTEST:



Agritourism Regulations for Dougherty County

Recommendations:

Amend Title III by adding a new Section 1.44, Agricultural Uses (County Only)

A variety of value-added agricultural and agritourism uses may be allowed in AG zones. See definitions in Title I for more information. These are allowed by right, administratively or by special approval based on the scale and location of the enterprise.

Requirements for all such uses:

Value-added agricultural and agritourism uses must be set back 100 feet from adjacent property lines and 300 feet from the front property line, including parking areas. The setbacks are required to minimize impact on neighboring properties and to maintain the agricultural character of the district.

Signage may be a maximum of 32 square feet and cannot be illuminated.

Parking must be provided that is adequate for the use. The provisions of Title III Article 2 will be used to determine parking requirements for individual uses.

All such uses will require an occupational tax certificate (business license)

By right uses:

- Seasonal uses related to farm, such as U-Pick operations; cut-your-own tree; hay rides; pumpkin patches; corn mazes
- Farm stands up to 700 square feet
- Farm tours, clinics, classes, under 10/people per day 75 per/week average
- Cottage food operations in residence, including sales
- Events of less than 100 people 10 times per year
- Other agritourism or value-added agriculture uses where no new structure is involved

Administrative review

- New agritourism operations requiring buildings over 700 square feet
- Wineries, breweries, distilleries and similar up to 10,000 square feet
- Accessory commercial (related to the agricultural use of the property) up to 6,000 square feet
- Events of less than 100 people 11 to 21 times per year
- Campgrounds less than 3 acres

Special approval

- Bed and breakfast inns
- Wineries, breweries, distilleries and similar larger than 10,001 square feet
- Accessory commercial (related to the agricultural use of the property) over 6,000 square feet
- Events of less than 100 people more frequently than 22 times per year
- Events greater than 100 people of any frequency

- Others, as determined by Director of Planning and Development based on potential offsite impacts

Amend Title I, General Provisions and Definitions to add the following definitions:

Value added agriculture- to economically enhance the value of an agricultural product by processing it into a product desired by consumers.

Agritourism- the act of visiting a working farm or any agricultural, horticultural or agribusiness operation to enjoy, be educated or be involved in activities, to include the selling of farm or dairy products to persons who visit such establishment. Examples include, but are not limited to:

- Pumpkin patches
- Corn mazes
- Farm tours
- U-Pick operations
- Petting zoos
- Hay rides
- Cut-your-own Christmas tree farms
- Agricultural museums/living history farms
- Ag processing tours
- On farm markets, roadside stands
- Winery, distillery, brewery tours, tasting (as allowed by GA codes)
- Dairy tours (cheese making, ice cream, other milk products)
- Outdoor recreation (hunting, fishing, bird watching, horseback riding, camping)
- Rural bed and breakfasts in conjunction with other agritourism activities
- Other commercial activities directly relating to, or in conjunction with farm, forest or agribusiness use.