

**AN ORDINANCE OF THE COMMISSIONERS OF COWETA COUNTY, GEORGIA TO AMEND
APPENDIX A. ZONING AND DEVELOPMENT, ARTICLE 7. RC RURAL CONSERVATION DISTRICT
OF THE COWETA COUNTY CODE OF ORDINANCES,
AND FOR OTHER PURPOSES**

NOW THEREFORE BE IT ORDAINED by the Board of Commissioners of Coweta County, Georgia and it is hereby ordained by the authority of the same that Appendix A. Zoning and Development, Article 7. RC Rural Conservation be amended as follows:

AMEND Section 75. – Conditional uses, as follows:

The following conditional uses may be permitted, subject to approval of a conditional use permit by the Board of Commissioners, after receiving the recommendation of the Board of Zoning Appeals as provided in Article 28.

1. Privately operated schools, day nurseries, preschools, and kindergartens.
2. Charitable or philanthropic institutions with 501c3 status, excluding the following:
 - a. Transitional housing shelters;
 - b. Nursing homes;
 - c. Assisted living facilities.
3. Public and private golf and country clubs, and other similar recreational enterprises with the exception of those amenity areas within a residential neighborhood when located on less than five acres or is under the operation of an HOA.
Hunting and fishing clubs open for membership to the general public.
Hunting clubs that also include gun or shooting ranges or archery ranges.
4. Clubs, private and public, including golf and country clubs, fishing and hunting clubs and similar enterprises, when located on at least five acres.
5. Athletic fields or stadiums and other recreational areas for public use, including golf driving rangers, swimming pools, fishing lakes and similar recreational uses, when located at least 200 feet from any property line.
6. Commercial kennels and the raising or boarding or other small animals, provided that no portion of a building, structure, outdoor run or pen used to house or exercise such animals shall be closer than 200 feet to any property line.
7. Churches or other places of worship.
8. Cemeteries.
9. Large animal clinics, provided that buildings, pens, or corrals used for housing animals, storing grain, feed or equipment, or for similar purposes shall not be closer than 200 feet to any property line, and when located on at least ten acres.
10. Neighborhood agribusiness.
 - a. Neighborhood agribusinesses must meet, at a minimum, all of the following requirements:
 - i. Property must be five acres or larger;
 - ii. All agribusiness buildings must be set back a minimum of 100 feet from any property line and a minimum of 200 feet from any off-site dwelling;
 - iii. Large animal slaughter including, but not limited to, pigs, cows, and goats, shall be prohibited; and
 - iv. Applicant must provide a completed neighborhood agribusiness conditional use application for review, along with applicable fees and supporting documents requested.
 - b. During the conditional use permit review, the intensity of the proposed use, the potential impact on the surrounding neighborhood, and the applicability of agricultural aesthetics on the rural character shall be considered. This consideration shall, in turn, govern the applicability of the following development standards:
 - i. Paved drives;
 - ii. Paved parking areas;
 - iii. Building design criteria; and
 - iv. Landscaping requirements.

Unless otherwise noted as a requirement of the conditional use permit, the above standards shall be waived.

**SO ORDAINED IN LAWFULLY ASSEMBLED, OPEN SESSION AFTER PUBLIC NOTICE AND HEARING AS PROVIDED BY GEORGIA LAW THIS 19th
DAY OF MAY, 2020.**

Chairman

Attest: _____
County Clerk