

HABERSHAM COUNTY BOARD OF COMMISSIONERS
EXECUTIVE SUMMARY

SUBJECT: Conditional Use Application CU-25-05 – C&D Transfer Station / Recycling Center

DATE: December 4, 2025

☒ **RECOMMENDATION**

☐ **POLICY DISCUSSION**

BUDGET INFORMATION: N/A

☐ **STATUS REPORT**

~~ANNUAL-~~

☐ **OTHER**

~~CAPITAL-~~

COMMISSION ACTION REQUESTED ON: December 15, 2025

PURPOSE: Make a recommendation to the Board regarding application CU-25-05: Greenworks Solutions LLC is seeking a conditional use for a C&D Transfer Station and Recycling Center at 1022 Alto Mud Creek Road, map parcel 055 043 (29.52 acres), in the LI, Low Intensity District.

BACKGROUND / HISTORY:

1. This property is currently used as, it appears, a storage yard for a utility company. Previously, it was used by T&S Hardwoods to process logs into mulch.
 2. Greenworks Solutions proposes to use the property as a C&D Transfer Station with a recycling center. They propose to construct a 10,000 square foot building to sort the waste. The proposed site will only accept C&D waste with no municipal solid waste allowed. The waste will be brought in a truck and dumped in the building. There it will be inspected for unacceptable waste and sorted. The recyclable materials will be segregated for later shipment out. The waste will be placed in a compactor and removed daily to a landfill in Ballground. The trucks will be weighed when entering and leaving with the fees dependent on the weight.
 3. This type of business is regulated by the Georgia EPD and does require a state permit/license to operate. There will be quarterly reports submitted to EPD involving tonnage accepted and moved out. In addition, water sampling is required by a third party environmentalist to determine if there are any pollution issues.
 4. The property is located in a rural area largely developed with single family homes and vacant or agricultural land. However, the property is located approximately 450 feet from HWY 365. The property on the other side of Alto Mud Creek Road was rezoned about a year ago to HI, High Intensity District and the property on the north side was annexed to Baldwin in 2021 and zoned industrially. The area is expected to grow with commercial and industrial uses.
 5. We had a number of citizens speak in opposition to the request. The concerns expressed in the meeting were noise, impact of the large number of trucks using Alto Mud Creek, dust, environmental impact to the creek on the property, and concerns about where the trash is coming from and where the waste will go. The applicant was given a chance to answer these concerns and stated the traffic will be less than the prior T&S Hardwoods traffic; the dust will be reduced by paving some of the track around the site; environmental sampling performed by a third party; the materials may come from outside the County but no waste will go to the Habersham County Landfill. Lastly, the applicant stated they could operate 8am to 6pm or 7am to 5pm.
 6. The Planning Commission recommended denial of the request primarily due to the large trucks leaving the site and having to perform a U-turn to head south since this intersection is right in / right out only.
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FACTS AND ISSUES: The Planning Commission forwards this application to the Board with a recommendation of Denial.

OPTIONS: The Board of Commissioners could act on this application as follows:

1. Denial of the request as recommended by the Planning Commission;
 2. Approval of the request with or without conditions; or
 3. Commission defined alternative.
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RECOMMENDED SAMPLE MOTION: I motion to deny CU-25-05 as recommended by the Planning Commission.

DEPARTMENT:

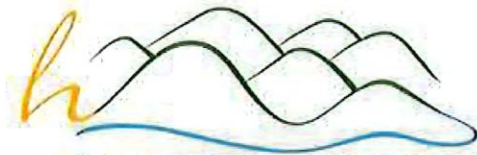
Prepared by: Mike Beecham

Director _____

**ADMINISTRATIVE
COMMENTS:** _____

_____ **DATE:** _____

County Manager



HABERSHAM COUNTY
GEORGIA | Est. 1818

HABERSHAM COUNTY

Planning & Development Department

130 Jacob's Way, Clarkesville, GA 30523

706-839-0140 www.habershamga.com

Habersham County Planning Commission Conditional Use Staff Report

APPLICATION NUMBER: CU-25-05

REQUESTED ACTION: Joey Cox is seeking a Conditional Use to be able to operate a Recycling Center / C&D Transfer Station. The tract is located at 1022 Alto Mud Creek Rd. and is further identified as Map 055 Parcel 043.

Synopsis: Initial inquiry regarding this was addressed when applicant came in to discuss future plans of the property and the operation of a Recycling Center / C&D Transfer Station.

PETITIONER: Joey Cox. (Greenworks Solutions LLC representative)

PROPERTY OWNER: T & S Hardwoods, Inc.

EXISTING USE: Scrap Wood Yard

PROPOSED USE: Recycling Center / C&D Transfer Station.

LOCATION: 1022 Alto Mud Creek Rd.

PARCEL(S) SIZE: 29.52 acre(s).

MAP# 055 PARCEL# 043.

EXISTING & FUTURE LAND USE DISTRICT:

	Current Zoning District	2029 Future Land Use Designation
Parcel	LI	Suburban Transition
North	LI	Suburban Transition
East	LI	Suburban Transition
South	LI	Suburban Transition

MEETING DATES: Planning Commission: December 2, 2025

Board of Commissioners: December 15, 2025

PLANNING ANALYSIS:

1. The existing land uses and zoning classification of nearby property;

The current zoning classification of this parcel is LI – Low Intensity. The current land use is Suburban Transition as well as adjoining property.

2. The suitability of the subject property for the zoned purposes;

The property is designated as LI – Low Intensity. This district will provide and protect an environment suitable for single-family detached residential uses or individual lots, conventional subdivisions and master planned developments, together with such other accessory uses as may be necessary to and compatible with low density residential surroundings.

3. The extent to which the property values of the subject property are diminished by the particular zoning restrictions;

It is the intent of the Conditional Use process to permit specific uses compatible with a residential area. The process will assist in determining the need for buffers, parking, hours of operation and other concerns that may be presented.

4. The extent to which the diminution of property values of the subject property promote the health, safety, morals or general welfare of the public;

Property values are not diminished by the current zoning.

5. The relative gain to the public, as compared to the hardship imposed upon the individual property owner;

A Recycling Center / C&D Transfer Station Facility should not be a hardship to the community if used within certain guidelines.

6. Whether the subject property has a reasonable economic use as currently zoned;

Property does have a reasonable economic use within the LI District.

7. Whether the proposed zoning will be a use that is suitable in view of the use and development of adjacent and nearby property;

The compatibility of the proposed use with adjacent properties is critical. Specific criteria will need to be addressed such as hours of operation, capacity, noise, sanitation, buffers, etc., to promote harmony and balance in an existing rural neighborhood.

8. Whether the proposed zoning will adversely affect the existing use or usability of adjacent or nearby property;

The existing land use patterns in the area is primarily rural. However, during certain times, an increase in traffic, noise, etc. may be an issue that needs to be addressed.

9. Whether the zoning proposal is in conformity with the policies and intent of the land use plan;

The Comprehensive Plan identifies this area as Suburban Transition. The scope of the proposed use will support compatibility and balance if certain criteria is met.

10. Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools;

The increase of noise and traffic could possibly be an issue to the neighborhood.

11. Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal;

The balance of the above mentioned issues at this location are essential to maintaining the integrity of the Comprehensive Plan. The proposed use may need to have restrictions placed upon it to support harmony and balance in this rural neighborhood.

Staff Recommendation:

The Conditional Use request is to allow the applicant and proposed new owner Joey Cox to operate a Recycling Center / C&D Transfer Station. Both the Recycling Center and the C&D Transfer Station will be operated by Greenworks Solutions LLC. The Recycling Center focuses on the collection, processing, and sale of ferrous and non-ferrous metals recovered from vehicles, demolition projects, and industrial sources. Scrap metal is delivered by both commercial and individual customers. Metals are identified and separated using magnets and advanced analyzers. Depending on the type of material, the recycling process may include cutting, shredding, or bailing. The then processed metal is stored in organized stockpiles or containers before being shipped. The C&D Transfer Station serves as a regional hub for receiving sorting, and transferring construction and demolition materials for proper disposal and recycling. Incoming C&D materials are delivered by contractors, haulers, and project crews. Trucks unload waste on a designated tipping floor where trained staff inspect the contents. Heavy machinery such as loaders and excavators are used to separate recyclable materials. Recovered materials are stockpiled on-site or loaded into transfer trailers for delivery. 60% of material received daily is shipped to proper landfills every day. Strict safety protocols are always followed. Although this proposal could possibly be beneficial to the local community, staff feels that there are several issues that will need to be addressed such as extra noise and traffic if the Conditional Use is approved. This would help maintain and promote harmony and balance within the neighborhood. However, due to similar type businesses that have caused issues and problems in the past in other areas, staff recommends denial of CU-25-05.

Staff recommends:

☐ Approve as Submitted

☒ Denial

☐ Approval with Conditions

☐ Table

Planning Commission recommends:

☐ Approve as Submitted

☒ Denial (12-2-25)

☐ Approval with Conditions

☐ Table

Board of Commissioners Decision:

☐ Approve as Submitted

☐ Denial

☐ Approval with Conditions

☐ Table



HABERSHAM COUNTY
GEORGIA | Est. 1818

HABERSHAM COUNTY

Planning Department

130 Jacob's Way, Suite 104, Clarkesville, GA 30523

706-839-0140

Fax: 706-754-1761

www.habershamga.com

APPLICATION TYPE; Variance: _____ Conditional Use: ☒ Map Amendment: _____

[Check ☒ appropriate application(s)]

PLEASE BE ADVISED THIS FORM IS PUBLIC INFORMATION

Applicant / Primary Contact 1022 Alto mud creek LLC / JOEY LOX

Address 510 Rose Garden Lane City Alpharetta State GA Zip 30009

Telephone # () 229-850-0409 Cell Telephone # () _____

Fax# () _____ E-Mail JLox@GreenItworks.com

Property Owner(s): T & S Hardwoods Inc

Address P.O. Box 1233 City Milledgeville State GA Zip 31061

Telephone # () _____ Cell Telephone # (478) 363 1172

Fax# () _____ E-Mail lathompson326@gmail.com

Agent: _____

Address _____ City _____ State _____ Zip _____

Telephone # () _____ Cell Telephone # () _____

Fax# () _____ E-Mail _____

Location of Property: 1022 Alto mud creek Rd

Street Address: _____

Acreage of Site: 29.52 Tax Map & Parcel#: 055 043

Existing LU District: _____ 2029 Map /District: _____

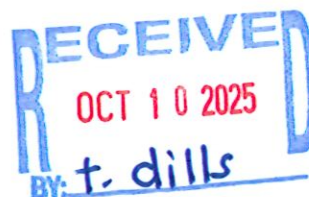
Action Requested: _____

Cite Pertinent Section(s): _____

Existing Use: Scrap wood yard

Proposed Use: Recycling center, metal & Transfer station

(A metes and bounds legal description may be required. Also attach a boundary survey of the property if available.)





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CAMPAIGN CONTRIBUTION DISCLOSURE FORM

Required For All Applications Regarding the Comprehensive Land Development Resolution

Disclosure of Campaign Contributions:

When any application is made for a Public Hearing with regards to the Comprehensive Land Development Resolution within two (2) years immediately preceding the filing of the applicant's application for public hearing, campaign contributions aggregating \$250.00 or more to a local government official who will consider the application, it shall be the duty of the applicant to file a disclosure report with the governing body of the respective local government showing:

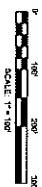
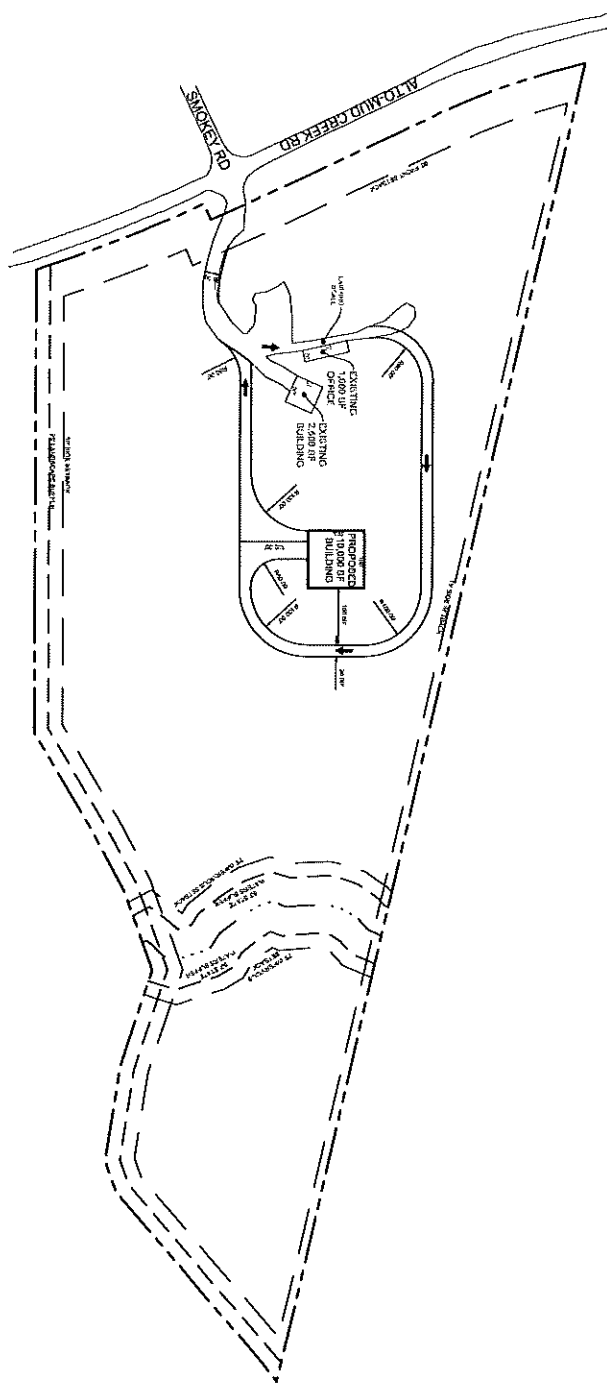
- (1). the name and official position of the local government official to whom the campaign contribution was made; and
- (2). The dollar amount and description of each campaign contribution made by the applicant to the local government official during the two (2) years immediately preceding the filing of the application for public hearing and the date of each contribution; and
- (3). The disclosure shall be marked by the **applicant, property owner, or person representing the property owner** and shall be filed within ten (10) days after the application for Public Hearing is first filed with the Planning Staff. If the disclosure is not provided to the Planning Staff within said 10 days, the application shall be removed from the scheduled agenda.

I hereby certify that I have ☒; I have not ☒; (please ☒ one) read the above and that:

Within the two (2) years immediately preceding this date, I have; _____ I have not ☒; (please ☒ one) made any contribution(s) aggregating \$250.00 or more to any local government official involved in the review or consideration of this application.

If you have made such contributions, you must provide the data required below within 10 days of filing this application.

Name of Official(s)	Office	Amount	Date of Contribution
Doey Cox			
Applicant's Name (Please Print)			
Signature of Applicant		10/9/25 Date of Signature	



DATE: OCTOBER 16, 2003	SCALE: 1" = 100'	SHEET: C2	JOB #2003	REVISIONS		DATE	SITE PLAN	OWNER/DEVELOPER	1022 ALTO MUD CREEK, LLC 1211 CRANE HILL RD ALTO, GA 30512	184 PROFESSIONAL DRIVE DALTON, GA 30711 PHONE: (706) 173-3697 FAX: (706) 173-3697 www.fsd-land.com	 foothills land design
				NO.	DESCRIPTION						



Operations Summary

Company: Greenworks Solutions LLC

Location: Habersham County, Georgia

C&D (Construction & Demolition) Transfer Station Operations

The Greenworks Solutions C&D Transfer Station serves as a regional hub for receiving, sorting, and transferring construction and demolition materials for proper disposal and recycling. The operation is designed to promote environmental responsibility and efficiency while supporting local construction, renovation, and demolition projects.

1. Material Intake

Incoming C&D materials are delivered by contractors, haulers, and project crews. Each vehicle is weighed upon entry and exit using a certified truck scale to record the net tonnage of material handled.

2. Unloading & Inspection

Trucks unload waste on a designated tipping floor where trained staff inspect the contents to ensure that all materials comply with accepted waste categories. Prohibited materials such as hazardous waste or liquids are not accepted.

3. Sorting & Processing

Heavy machinery such as loaders and excavators are used to separate recyclable materials from mixed waste. Materials such as wood, metal, concrete, and asphalt are recovered for reuse. Residual, non-recyclable waste is compacted and transferred to approved landfills.

*All material is sorted daily for recycling or shipment same day.

4. Storage & Transfer

Recovered materials are stockpiled on-site or loaded into transfer trailers for delivery to specialized recycling facilities. Compaction equipment and balers are used to maximize efficiency and minimize transportation costs.

* 60% of material received daily is shipped to proper landfills every day.

5. Environmental Controls

Greenworks Solutions maintains stormwater management, and environmental monitoring systems to ensure compliance with state and local environmental regulations. Regular inspections and best management practices help maintain a clean and safe operation.

***All owned Facilities are Monitored and tested/reported by a 3rd party
EPD/EPA/OHSA compliance company. JEM and E-Comply
www.jamesenvironmental.com**

Scrap Recycling Center Operations

The Scrap Recycling Center operated by Greenworks Solutions LLC focuses on the collection, processing, and sale of ferrous and non-ferrous metals recovered from vehicles, demolition projects, and industrial sources. The facility is an essential link in the recycling chain, contributing to resource conservation and sustainable manufacturing.

1. Material Receiving

Scrap metal is delivered by both commercial and individual customers. Each load is weighed, inspected, and categorized based on type (steel, aluminum, copper, brass, etc.) and quality. Current market prices determine material value.

2. Sorting & Grading

Metals are identified and separated using magnets and advanced analyzers. This ensures accuracy in grading and maximizes value for resale and export.

3. Processing

Depending on the type of material, the recycling process may include cutting, shredding, shearing, or baling. Large metal components are reduced to manageable sizes for efficient handling and shipment to mills or foundries.

4. Storage & Shipping

Processed metal is stored in organized stockpiles or containers before being shipped to domestic or international recycling facilities. Efficient logistics management ensures timely movement of materials to end users.

5. Safety & Compliance

Strict safety protocols are followed throughout the recycling operation. Employees are equipped with proper PPE, and equipment safety checks are performed regularly. All operations comply with environmental and safety regulations applicable to metal recycling facilities.

Integrated Facility Benefits

Operating both a C&D Transfer Station and a Scrap Recycling Center allows Greenworks Solutions LLC to maximize recovery of recyclable materials from construction and demolition waste. The integrated setup increases efficiency, reduces landfill dependence, and enhances sustainability efforts across North Georgia.

***All owned Facilities are Monitored and tested/reported by a 3rd party
EPD/EPA/OHSA compliance company. JEM and E-Comply
www.jamesenvironmental.com**



Business Owner Summary – Greenworks Solutions LLC

Company: Greenworks Solutions LLC

Location: Habersham County, Georgia

Industry: Waste Management • Recycling • Environmental Services

Executive Summary

The ownership group of Greenworks Solutions LLC brings over two decades of experience in recycling, transportation, automotive, and environmental services throughout Georgia. With deep roots in the community and a proven record of building and operating successful companies, the owners combine business leadership with a commitment to sustainable growth, environmental stewardship, and dependable service.

Recycling Experience

- CTV Cox Truck & Van Inc. (1996–2019) — Sold. *2177 Athens hwy Gainesville, GA
Operated a full-service automotive salvage yard and distribution center, handling nationwide parts distribution, dismantling, and logistics.
- CTV Recycling Inc. (2010–2019) — Sold
Operated recycling center and scrap yard
- CCS Cox Container Service (2012–2018) — Sold. *Colquitt county, GA
Operated a waste and roll-off service. Also a C&D transfer station along with recycling center for wood, cardboard, plastic etc.
- Go Pull It LLC (2021–Current) Self-serve auto parts
Currently owns salvage and recycling sites.
Hall county - 2156 Athens hwy Gainesville
Hall county - 2177 Athens hwy Gainesville
Gwinnett county- 4600 Buford hwy Norcross

- **Additional Business Holdings**

The Greenworks Solutions ownership group also has extensive experience in the automotive retail and wholesale industry, including:

- Auto Gallery Dealerships — Serving the Greater Atlanta and North Georgia areas.
- South Hall Motors — A local dealership serving Hall County
- Lake Hartwell Chevrolet
- GA-Carolina Car Auction (Commerce, GA)
- Current Venture: Greenworks Solutions LLC

Greenworks Solutions LLC builds on this strong foundation to deliver C&D transfer station operations, roll-off container services, and scrap recycling throughout North Georgia. With an emphasis on local service, environmental responsibility, and reliability, the company is positioned as a regional leader in sustainable waste management.

Core Competencies

- Waste Management & C&D Transfer Operations
- Scrap & Recycling Yard Management
- Roll-Off Hauling & Logistics
- Automotive & Salvage Industry Expertise
- Environmental Compliance & Safety
- Business Development & Community Engagement

