

Planning Analysis & Property Information

Applicant / Owner:	Perma-Fix of South Georgia, Inc.		
Request:	Conditional Use Permit for a Solid Waste Transfer Station in M-2 zoning		
Property General Information			
Size & Location:	One parcel of land comprising 3.56 acres, located along the north side of James P Rodgers Circle, at the very end of the cul de sac street.		
Street Address:	1612 James P Rodgers Circle		
Tax Parcel ID:	Tax Map 0126A Parcel 010	City Council District:	3 <i>Councilman McIntyre</i>
Zoning & Land Use Patterns			
		Zoning	Land Use
Subject Property:	Existing:	M-2	Solid waste transfer station (partial)
	Proposed:	M-2	Solid waste transfer station (expanded)
Adjacent Property:	North:	M-2	Powerhouse Diesel Generators (manufacturing)
	South:	M-2	Georgia Petroleum (fuel distribution)
	East:	M-2	Ryder truck rental & service
	West:	M-2	Industrial warehouse complex (rental)
Zoning & Land Use History:	This property has been zoned and used for heavy industrial purposes since at least the time of City's adoption of zoning in 1966. Refer to applicant's letter of intent for more history information specific to this property.		
Neighborhood Characteristics			
Historic Resources:	There are no designated historic resources on or near the subject property		
Natural Resources:	Vegetation:	Some grass, no trees	
	Wetlands:	No existing NWI wetlands on or near the property	
	Flood Hazards:	Located well-outside the current FEMA designated 100-year floodplain	
	Groundwater Recharge:	No significant recharge areas in the vicinity.	
	Endangered Species:	No known endangered species in the area.	
Public Facilities			
Water & Sewer:	Existing Valdosta water & sewer services along James P Rodgers Circle.		
Transportation:	James P Rodgers Circle (local street)		
Fire Protection:	Fire Station # 3 (Ulmer Avenue) = approximately 2.4 miles to the NE The nearest fire hydrant is along James P Rodgers Circle directly in front of the subject property.		