

## Comprehensive Plan Issues

**Character Area:** Industrial Activity Center

**Description:** Area used in manufacturing, wholesale trade, distribution activities, assembly, and processing activities. Uses may or may not generate excessive noise, particulate matter, vibration, smoke, dust, gas, fumes, odors, radiation, or other nuisance characteristics..

**Development Strategy:** Development or, where possible, retrofitting should occur as part of planned industrial parks having adequate water, sewer, storm-water, and transportation infrastructure for all component uses at build-out. Incorporate landscaping and site design to soften or shield views of buildings and parking lots, loading docks, etc. Incorporate signage and lighting guidelines to enhance quality of development. Also incorporate measures to mitigate impacts of external impacts on the adjacent built or natural environments. Encourage greater mix of uses such as retail and services to serve industry employees to reduce automobile reliance/use on site.

### Goals and Policies:

**GOAL 6: COMMUNITY FACILITIES** – To ensure the provision of infrastructure, community facilities, and public services that support efficient growth and development patterns.

**POLICY 6.1** – Wise policy decisions shall maximize the efficient use of existing infrastructure as well as future investments in capital improvements, long term operation, and maintenance.

**Objective 6.1.2** – Locate industrial growth in existing or planned industrial parks where appropriate infrastructure is available.

**GOAL 7: LAND USE** – To ensure the community’s anticipated growth occurs in a well-integrated yet organized fashion, which protects our community resources, promotes efficient use of infrastructure and transportation facilities, and supports quality economic development.

## Conditional Use Review Criteria

*The following criteria shall be applied in evaluating and deciding any application for a Conditional Use Permit. No application for a Conditional Use Permit shall be granted by the City Council unless satisfactory provisions and arrangements have been made concerning each of the following criteria, all of which are applicable to each application:*

<b>(1) Is the proposed use consistent with the requirements of the zoning district in which it is located, including required parking, loading areas, setbacks and transitional buffers?</b>	
<b>Applicant:</b>	Yes. This facility was first developed circa 1978 as an RCRA-permitted HW TSD Facility in an M-2 industrial zoning district. About 60% of the property is covered with impervious surface. Required parking, loading areas, setbacks, and transitional buffers were established and maintained thereafter. The facility operated “10-day transfer operations” from 2006-2018 under Georgia EPD approval. Georgia EPD approved the request to resume 10-day transfer operations in October 2023.
<b>Staff:</b>	Yes, all standard development requirements of M-2 zoning will continue to be followed as part of this property’s long history of industrial use.
<b>(2) Is the proposed use compatible with the land uses on adjacent properties, including the size, scale and massing of buildings?</b>	
<b>Applicant:</b>	Yes. Perma-Fix is seeking a Conditional Use Permit under NAICS code #562111 “Solid Waste Transfer Station (non-Materials Recovery Facility --- non-MRF --- to operate a 10-Day Transfer facility for hazardous materials. The facility previously conducted Georgia EPD-approved and City of Valdosta-approved 10-Day Transfer operations from 2006 through 2018. Land use has not changed since 2018. We are requesting approval to resume these operations.
<b>Staff:</b>	Yes, the proposed use and its existing/proposed buildings are consistent with the surrounding heavy industrial land use pattern..
<b>(3) Is the ingress and egress to the subject property, and all proposed buildings, structures and uses thereon adequate? Are the public streets providing access to the subject site adequate to safely handle the traffic generated by the proposed use?</b>	
<b>Applicant:</b>	Yes. The property is fully developed with adequate existing buildings, ample parking, traffic corridors, and public street access; all suitable for the proposed Transfer operations to resume.