



GLPC AGENDA ITEM # 8

JANUARY 27, 2025

Conditional Use Request by Perma-Fix of South Georgia Inc. File #: CU-2025-02

Perma-Fix of South Georgia, Inc. is requesting a Conditional Use Permit (CUP) for a Solid Waste Transfer Station in a Heavy Industrial (M-2) zoning district. The subject property consists of 3.56 acres located at 1612 James P Rodgers Circle, which is on the north side of the road at the very end of the cul-de-sac. The property contains an existing warehouse and office buildings related to ongoing solid waste transfer operations on a portion of the property. The applicant recently received approval from Georgia EPD to resume hazardous waste "10-day Transfer" operations which had been discontinued about 7 years ago. They are now proposing to have assistance from a 3rd party vendor, and they are seeking City approval in order to complete their overall approval process. Please refer to Letter of Intent for more details.

The subject property is located within an **Industrial Activity Center (IAC)** Character Area on the Future Development Map of the Comprehensive Plan. The property is also located within the middle of the very well-established "Azalea City Industrial Park" which contains a wide variety of heavy industrial uses.

As described in the applicant's letter of intent, this property has a long history of operating as a trucking terminal for solid waste transfer as well as other similar industrial activities, including uses that involve the handling of hazardous wastes. Before 2009, all of this was considered a "permitted use" under the City's M-2 zoning regulations. With the adoption of the LDR in 2009, a new line item for "Solid Waste Transfer Station" was added to the zoning Use Table, which requires this use to have CUP approval in M-2. As a result, the existing transfer station use of the property became a "*grandfathered legal non-conforming use*" in 2009. Then in 2013 the site suffered a tragic fire which caused the immediate closure of part of the facility, with environmental cleanup and monitoring activities being triggered. The burned portion of the facility was permanently removed. However, the other transfer operations on site still continued, including the 10-Day solid waste transfer operation, which was voluntarily terminated by the applicant in 2018. As a result, the grandfathering of that portion of the operation expires a year later in 2019. Now, the applicant is proposing to resume such operations under a new State permit, and this is triggering the need for CUP approval.

About a year ago, the applicant received approval from Georgia EPD to resume the short-term storage (10 days max.) and transfer operations of hazardous waste at this site. The applicant is proposing to lease the property to Veolia as a tenant for this operation. Many years ago, this site received hazardous waste in separate containers, whereby some were opened so that the contents could be consolidated (mixed) together before shipment to their final destination. (this part of the operation is what triggered the tragic fire in 2013) Now, the applicant is proposing to receive containers and leave them unopened, and then simply have them sorted for re-transfer via truck to their final destination, with the mandate that they be stored on site no more than 10 days. Final destinations include disposal sites in other states – depending on the specific type of material. Again, please refer to Letter of Intent for further details.

This property has a long history of industrial uses, including solid waste transfer and related operations. If it were not for the adoption of the LDR regulations in 2009, the applicant could fully re-institute this prior use of the property as an ongoing Permitted Use. However, this change of regulations is a good thing so that the City can re-evaluate the potential impacts of what could otherwise be an unfettered intensive industrial use with unlimited scale, or perhaps located in an inappropriate location. In this particular case, the overall scope of the use is relatively small and the size of the property is somewhat limiting --- to no greater than what has existed on the property in the past. The location of the property deep within a heavy industrial area is as ideal a location as could be expected, and the proposal does not represent a change to what has existed on this site for many years in the past. The transfer and handling of hazardous wastes is strictly regulated and monitored by the State, as it should be, and the applicant (and its vendor) are well-accustomed to these regulations and State oversight. Staff is supportive of the applicant's proposed use so long as the hazardous waste containers remain unopened and all State permitting regulations and procedures are followed.

Staff Recommendation: Find consistent with the Comprehensive Plan and the Conditional Use Review Criteria, and recommend approval to the City Council, subject to the following conditions:

- (1) Conditional Use approval shall be granted in the name of the applicant only, as owner of the property, for a Solid Waste Transfer facility in accordance with all applicable State and Federal permitting requirements and procedures of operation and handling as it relates to hazardous waste and other materials. Any facility reuse or expansions within the site, will also be subject to full City plan review procedures and approval by both the Building Official and the Fire Marshal.
- (2) Conditional Use approval shall expire after one (1) year from the date of approval if there is no City business license issued to the applicant or their tenant by that date.

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.		

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:

(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?	
Applicant:	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.
Staff:	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.
(2) Is the proposed use compatible with the land uses on adjacent properties, including the size, scale and massing of buildings?	
Applicant:	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.
Staff:	Yes, the proposed use and its existing/proposed buildings are consistent with the surrounding heavy industrial land use pattern..
(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?	
Applicant:	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.

Staff:	Yes. The subject property continues to have sufficient parking and good ingress/egress to all buildings and from the external street network.
(4) How will the proposed use impact other public facilities and services, including stormwater management, schools, parks, sidewalks, and utilities? Are these facilities and services adequate to support the proposed use?	
Applicant:	No impact. The property is fully developed, zoned M-2 industrial and is surrounded by similarly-situated heavy industrial transport facilities. The existing facility is adequate to support resumed 10-day transfer operations. In addition, such resumed operations will not impact other public facilities and services, including stormwater management, schools, parks, sidewalks and utilities.
Staff:	Public facilities are adequate to support the proposed use.
(5) Will the proposed use create adverse impacts on any adjacent or nearby properties by reason of noise, smoke, odor, dust, or vibration or by the character and volume of traffic generated by the proposed use?	
Applicant:	No...
Staff:	No adverse impacts.
(6) Will the proposed use adversely affect adjoining properties by reason of the manner of use or the hours of operation of the proposed use?	
Applicant:	No.
Staff:	No adverse impacts.
(7) Will the proposed use create adverse impacts on any environmentally sensitive areas or natural resources (wetlands, floodplain, etc.)?	
Applicant:	No.
Staff:	No adverse impact.

Supplemental Standards of the LDR Applicable to the Proposed Use

< none >

Development Review Comments

The following comments are provided by the reviewing departments and are only intended to provide the developer with useful information for planning purposes. This list should not be considered all-inclusive as additional items may appear during the plan review process.

Building Inspections: Inspections has no comments on these cases

Fire: The fire department would need a manifest or MSDS sheets on product being stored and a drawing of the warehouses or structures designed and any protection systems that may be installed.

Engineering: No comments. . **GIS:** No comments.

Landscape: Must comply with landscape requirements as outlined in LDR Chapter 328

Police: < No comments received > **Public Works:** No comments **Utilities:** < No comments received >

Attachments:

- Zoning Location Map
- Future Development Map
- Aerial Location Map
- Letter of Intent (3 pages)
- Existing Survey
- Proposed Site Plan

CU-2025-02

Zoning Location Map

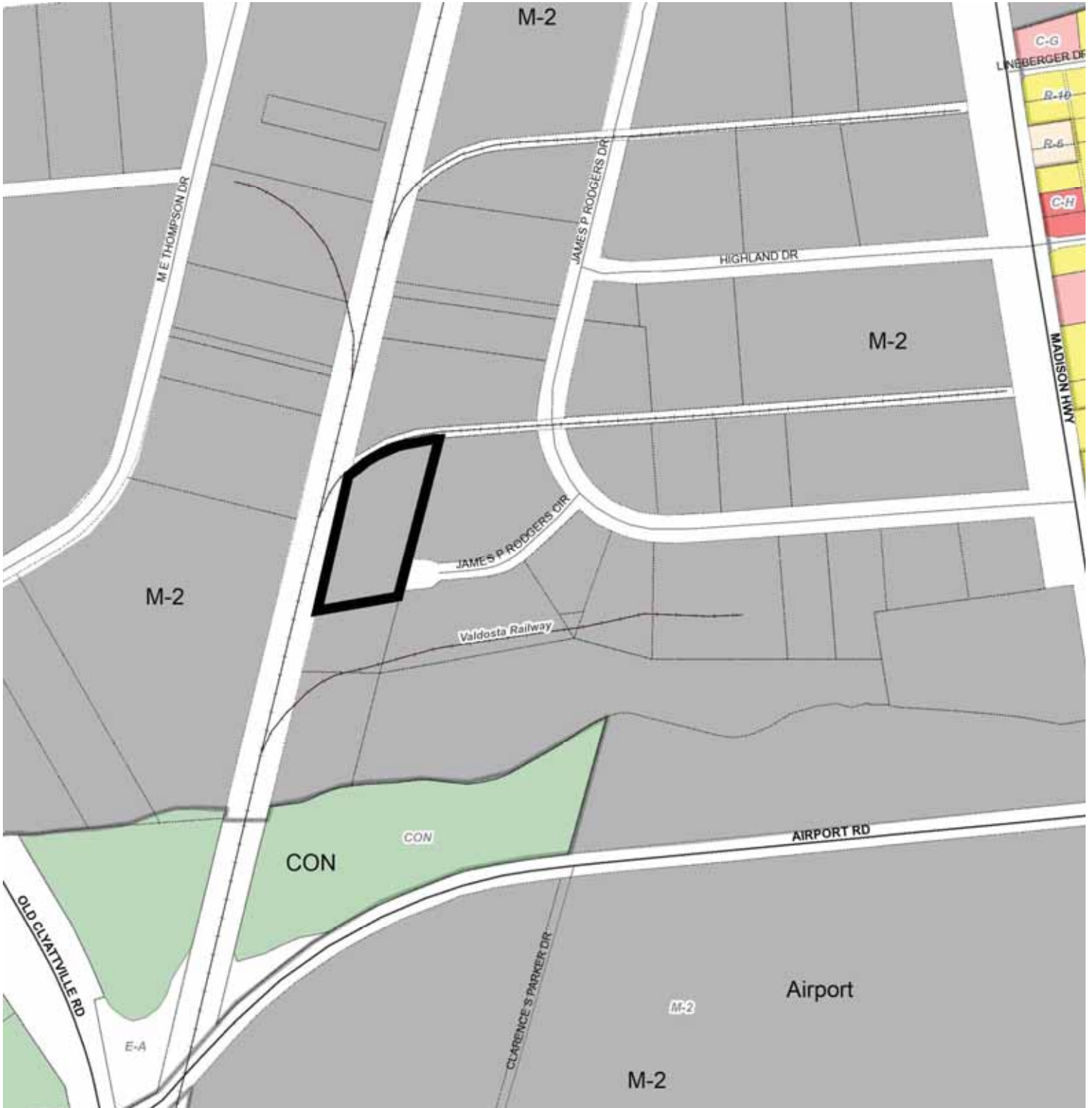


Perma-Fix of South Georgia
CUP Request

1612 James P Rodgers Circle
Tax Map # 0126A Parcel # 010

Current Zoning = M-2

** Map NOT to scale Map Data Source: VALOR GIS January 2025



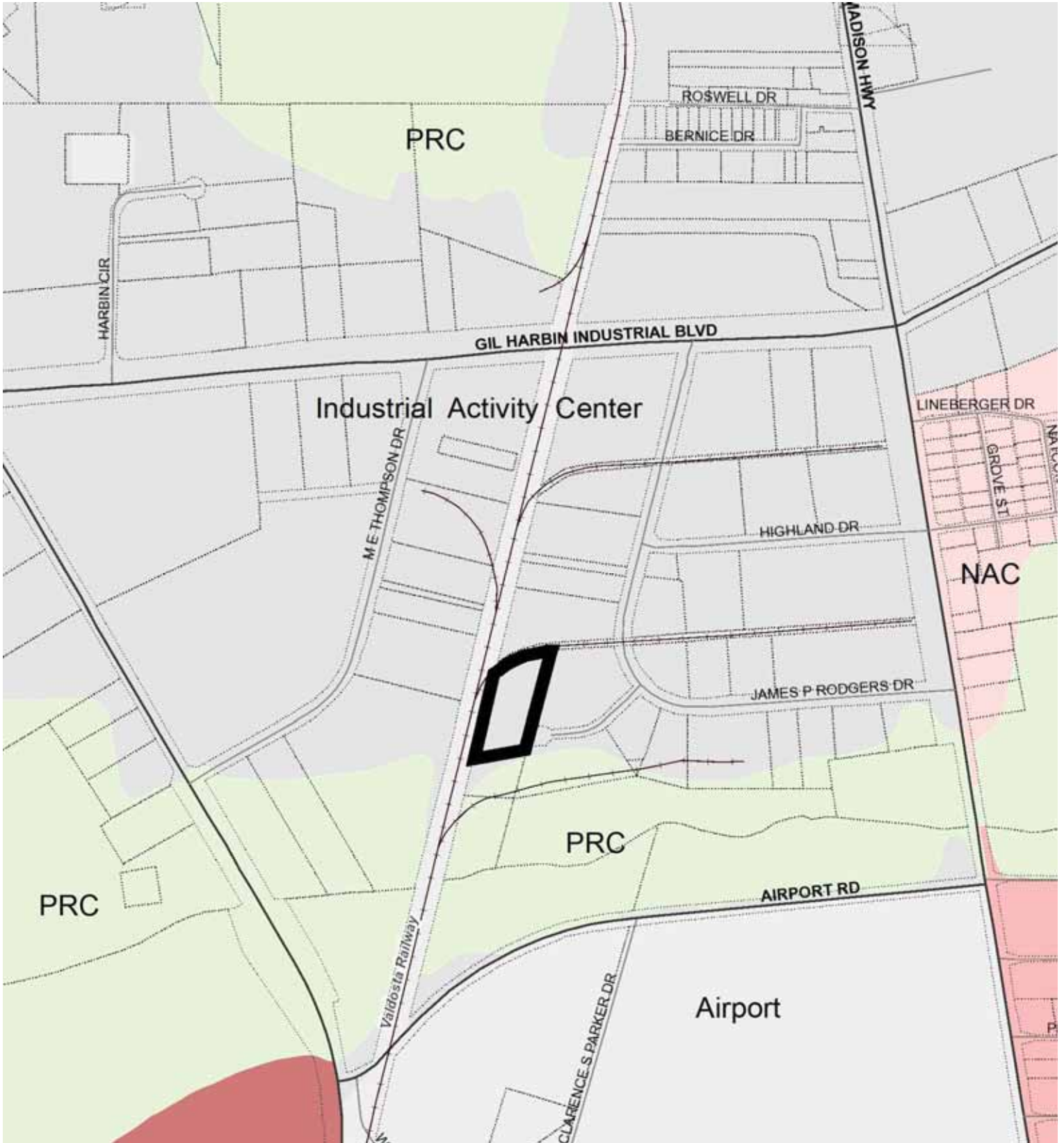


Perma-Fix of South Georgia
CUP Request

1612 James P Rodgers Circle
Tax Map # 0126A Parcel # 010

Character Area = Industrial AC

** Map NOT to scale Map Data Source: VALOR GIS January 2025



CU-2025-02

Aerial Location Map

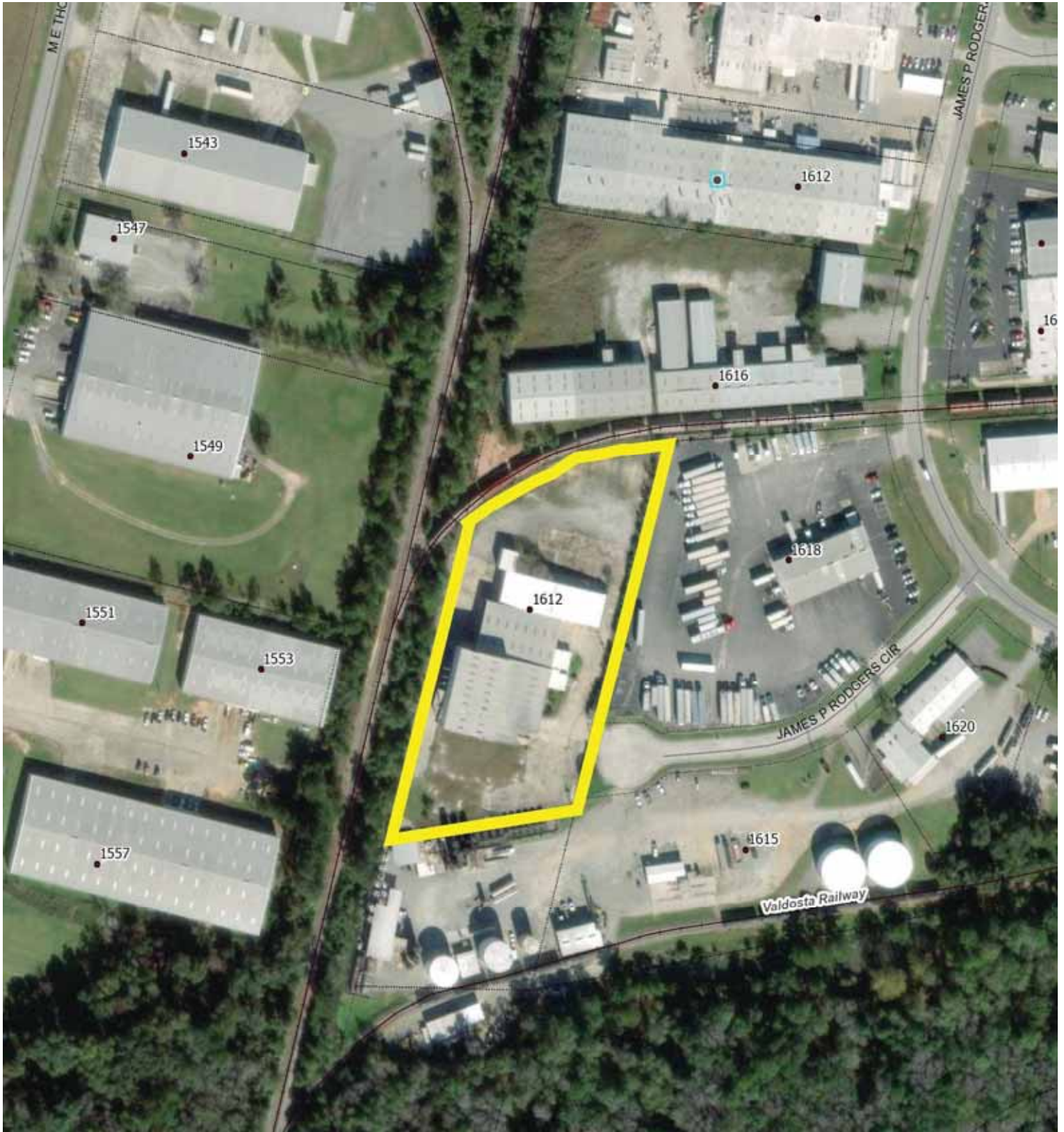


Perma-Fix of South Georgia
CUP Request

1612 James P Rodgers Circle
Tax Map # 0126A Parcel # 010

~ 2022 Aerial Imagery

** Map NOT to scale Map Data Source: VALOR GIS January 2025





December 15, 2024

Mr. Matt Martin, AICP
Planning Director
Community Development Department
Planning Division
City of Valdosta
City Hall Annex
300 N. Lee Street/P.O. Box 1125
Valdosta, GA 31603-1125

RE: Letter of Intent and
Application for Conditional Use Permit
for Resumed 10-Day Transfer Facility Operations
Perma-Fix of South Georgia, Inc.
1612 James P. Rodgers Circle
Valdosta, GA
EPA ID No. GAD093380814
GDNR HW Facility Permit No. HW-020(D)

Dear Mr Martin,

On behalf of Perma-Fix of South Georgia, Inc., (PFSG) we hereby submit the enclosed Application for Conditional Use Permit for the Perma-Fix of South Georgia, Inc. facility in Valdosta, Georgia. As requested, we are also providing the following Letter of Intent for your review and consideration.

Perma-Fix of South Georgia, Inc. maintains an industrial hazardous waste transport and storage facility at 1612 James P. Rogers Circle, Valdosta. The facility is a 3.56-acre parcel surrounded by other industrial facilities, all located within an area zoned M-2 heavy industrial.

The property was first developed in circa 1978 by Ramsey Chemical, who later sold the property to Chemical Conservation of Georgia, Inc. PFSG acquired the property in circa 2005. During this entire period, the facility has maintained a RCRA Hazardous Waste Permit issued by the Georgia Department of Natural Resources, Environmental Protection Division (GEPD).

Historically, waste processing operations included fuel blending that was conducted in the southern portion of the property. In 2013, a fire incident occurred in the drum storage and process area, where the fuel blending activities were performed. The fire damaged that area of the facility and under approval from the GEPD, the southern portion of the facility was decommissioned, cleaned, demolished, and



Mr. Matt Martin, AICP
Community Development Department
City of Valdosta
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restored with turf. The remaining central and northern portions of the facility were not structurally damaged by the fire, but in 2018, PFSG voluntarily closed the central portion of the facility.

Under approval from the GEPD, PFSG conducted 10-Day Transfer (non-Materials Recovery Facility) operations at this property from 2006 through 2018. The 10-day operations were conducted in central and northern portions of the facility not associated with storage or processing. Therefore, the 10-day operations were not affected by the fire incident and continued beyond 2013.

10-day transfer facility activities involve receiving manifested transport vehicle deliveries of sealed containers of solid waste. The contents are classified for compatibility and then those sealed containers are transferred to another transport vehicle for consolidated transport of compatible hazardous solid wastes to a final and often distant destination. The containers remain sealed while at the PFSG facility.

During October 2023, the GEPD granted approval to PFSG to resume 10-day transfer operations at the PFSG. The decision to resume operations was due in part to great industry need for such locations to support the hazardous waste disposal industry.

Upon receipt of City of Valdosta Conditional Use Permit Approval, PFSG tenant Veolia ES Technical Solutions LLC (Veolia) intends to secure a City of Valdosta business occupation license to resume 10-day transfer operations at this facility. Veolia intends to use the central and northern warehouse and office building portions of the property for transfer operations. A Survey of the property and a Conceptual Site Plan depicting the proposed existing structures to be used for the proposed operations are attached for your reference.

Such 10-day transfer operations benefit industry and consumers by providing safe, efficient, economic, and timely transport of hazardous solid waste from local/regional generators, and then transferring these materials to long-haul transport vehicles for delivery to distant locations for processing at licensed facilities, such destinations including AL, FL, TN, and TX.

Thank you for your guidance and recommendations during the pre-application meeting last week, and for your review of the enclosed application. We trust that we have fully addressed your questions and concerns and we look forward to receipt of your Conditional Use Permit approval for PFSG to resume 10-day transfer operations at the subject facility.



Mr. Matt Martin, AICP
Community Development Department
City of Valdosta
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If you have any questions or comments, please contact the undersigned at (904) 328-0585, or Mr. Kevin Schmuggerow of Perma-Fix Environmental Services, Inc. at (770) 587-9898, Ext. 6007, or via email at kevin.schmuggerow@perma-fix.com.

Respectfully submitted,
Trihydro Corporation

William C. Kelly, P.G.
Senior Project Manager

ec: Mr. Kevin Schmuggerow, PFSG

Enclosure

**PLAT OF SURVEY FOR:
PERMA FIX**

LYING AND BEING IN
LAND LOT 64 OF THE 11TH LAND DISTRICT
OF THE CITY OF VALDOSTA,
LOWNDES COUNTY, GEORGIA

DATE: SEPTEMBER 19, 2016



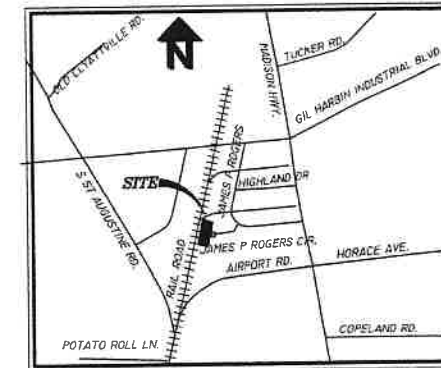
GRAPHIC SCALE: 1 INCH = 40 FT.

VALDOSTA SOUTHERN RAILROAD
(150' R/W)

3.555 ACRES

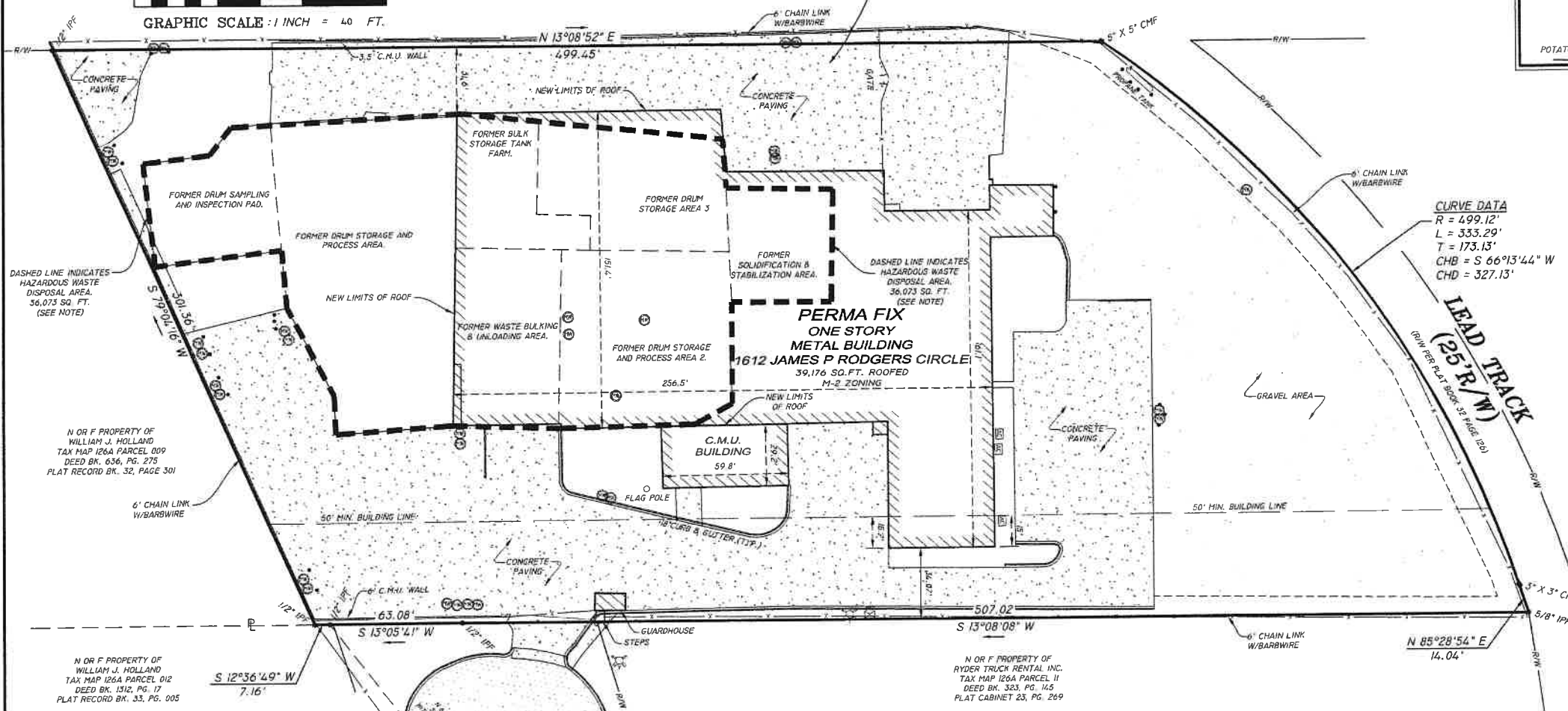
TAX MAP 126A PARCEL 10
(AREA TO THE SOLID BOLD LINES)

(R/W PER PLAT BOOK 32 PAGE 126)



LOCATION MAP

NOT TO SCALE



CURVE DATA
R = 499.12'
L = 333.29'
T = 173.13'
CHB = S 66°13'44" W
CHD = 327.13'

SYMBOL LEGEND

⊙	IRON PIN FOUND
⊠	CONCRETE MONUMENT FOUND
⊙	5/8" IRON PIN SET W/ASA CAP
P.O.B.	POINT OF BEGINNING
P.O.R.	POINT OF REFERENCE
-X-	FENCE
P	ADJACENT PROPERTY LINE
R/W	RIGHT-OF-WAY
U	UTILITY POLE
C	CONCRETE
A	ASPHALT
G	GRAVEL
B	BOLLARD
SS	SANITARY SEWER MANHOLE
M	MONITORING WELL
F	FIRE HYDRANT
V	WATER VALVE
SS	SEWER LINE
AC	AIR CONDITIONER PAD

SURVEY NOTES

EQUIP. USED: TRIMBLE S6 ROBOT
FIELD CLOSURE: -1.95, 4.06'
ANGLE ERROR: 0.22"/PT
METHOD OF ADJUSTMENT: COMPASS
PLAT CLOSURE: 1/166.944'
BEARINGS SHOWN WERE CALCULATED FROM FIELD ANGLES TURNED REFERENCED TO STATE PLANE (GEORGIA WEST ZONE).

FLOOD CERTIFICATION

THIS PROPERTY IS LOCATED IN AN "X" ZONE, WHICH IS DESIGNATED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN", ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP 13185C0220E, DATED 9-26-2008.

NOTE: NO UNDERGROUND UTILITIES WERE VERIFIED OR FIELD LOCATED ON THE PROPERTY SHOWN HEREON.

ASA ENGINEERING & SURVEYING, LLC DOES NOT GUARANTEE THAT ALL EASEMENTS WHICH MAY AFFECT THE PROPERTY ARE SHOWN HEREON AND ASSUMES NO LIABILITY FOR FAILURE TO CONFIRM UTILITY LOCATIONS PRIOR TO ANY DIGGING OR CONSTRUCTION.

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ASA ENGINEERING & SURVEYING, LLC
105 W. CENTRAL AVE. - VALDOSTA, GA 31601
PH.: (229) 244-0596 - FAX: (229) 241-0784

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.

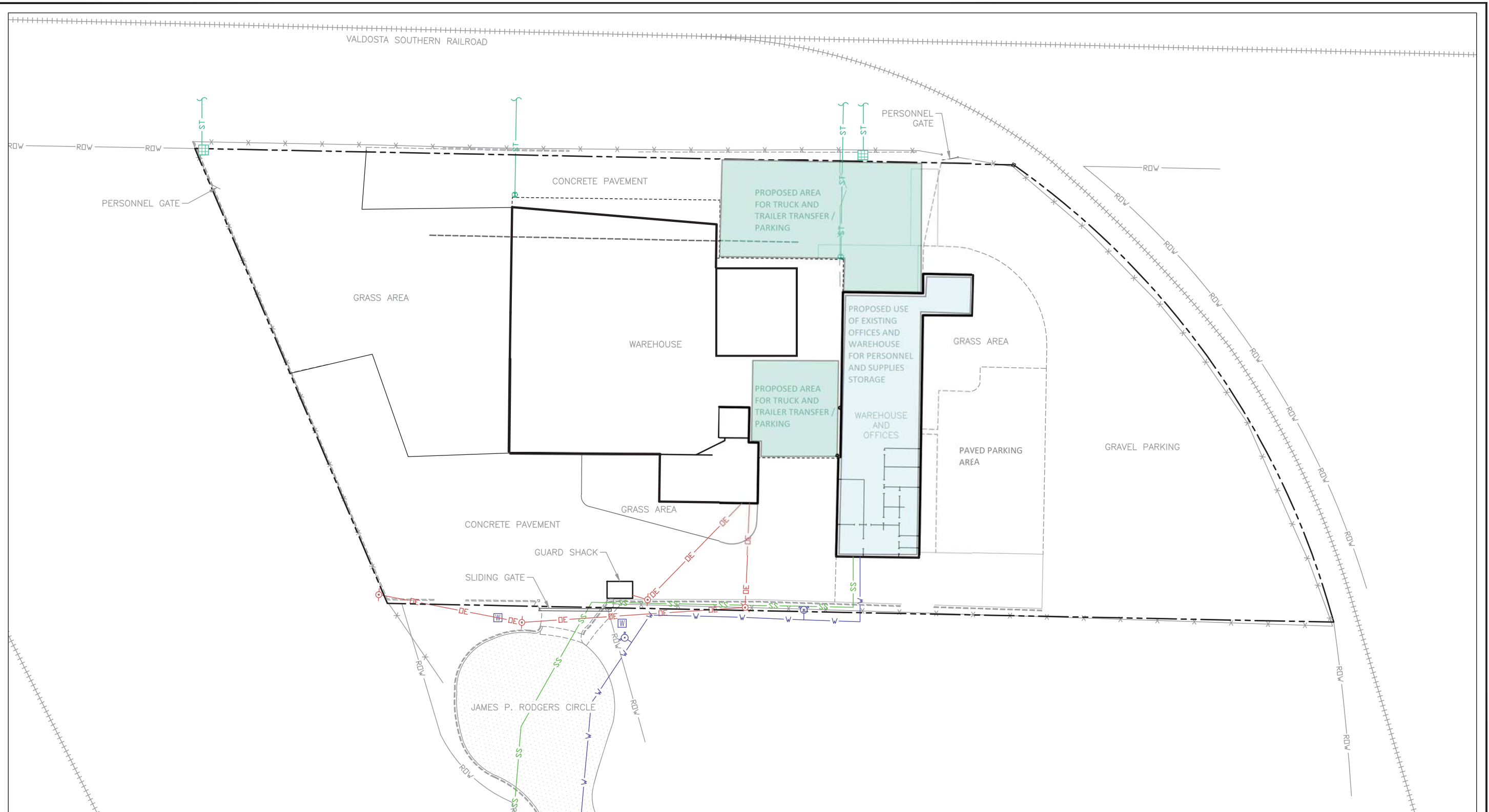
HAZARDOUS WASTE DISPOSAL AREA
THE LAND INDICATED BY THE DASHED LINE HAS BEEN USED TO MANAGE HAZARDOUS WASTES, AND ITS USE IS RESTRICTED UNDER 40 CFR SUBPART G REGULATIONS. THE PROPERTY OWNER IS OBLIGATED TO RESTRICT DISTURBANCE OF THE HAZARDOUS WASTE DISPOSAL UNIT UNDER THE SAME REGULATIONS. THE TYPE AND QUANTITY OF HAZARDOUS WASTE IS UNDER INVESTIGATION AND CHARACTERIZATION.



GEORGIA, LOWNDES COUNTY
RECORDED 3:40
This 29 day September, 2016 PM
Plat Cabinet 6 Page 141A
Beth C. Greene
Clerk Superior Court

J:\16-5481-PERMA-FIX\DWG\5481-ALTA-PERMA-FIX-2.DWG 9/20/2016 7:59:21 AM EDT

\\TRIHYRO.COM\CLIENTS\OTDR\PERMAFIXOFFEL\CADD\VALDOSTA\REPORTS\2022\61A-VALDOSTA-SITEMAP



EXPLANATION			
	SUMP		OVERHEAD ELECTRICAL AND PHONE LINE
	ROOF DRAIN		SANITARY SEWER LINE
	UTILITY POST		PROPERTY BOUNDARY
	FIRE HYDRANT		FENCE
	WATER METER		RIGHT-OF-WAY
	WITHDRAWAL WELL		BUILDING OUTER WALL
	DRAINAGE LINE		ROOF LINE
	WATER LINE		ROAD/CURB AND GUTTER EDGE
			EXISTING STRUCTURE (REMOVED)
			OTHER EXISTING FEATURE
			VALDOSTA SOUTHERN RAILROAD



Trihydro
CORPORATION
1252 Commerce Drive
Laramie, Wyoming 82070
www.trihydro.com
(P) 307.745.7474 (F) 307.745.7729

FIGURE 1

CONCEPTUAL SITE PLAN

PERMA-FIX OF SOUTH GEORGIA, INC.
1612 JAMES P. RODGERS CIRCLE
VALDOSTA, GEORGIA 30601

Drawn By: PAC	Checked By: WK	Scale: 1" = 60'	Date: 12/13/2024	File: PERMA-023-0004CSP
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