

Mr. Leonard stated the property is currently being used as an art studio. Clients are by appointment only with only one at a time, so parking is not an issue.

No one spoke in opposition to the request.

There being no further discussion, Chairman Miller called for a motion. Motion by Commissioner Hightower to recommend approval of the request as presented with 3 conditions. Commissioner Bailey second. All in favor, no one opposed. Motion carried. (9-0)

Agenda Items #8

CU-2025-02 Perma-Fix of South Georgia (1612 James P Rodgers Circle)
CUP for a Solid Waste Transfer Station in M-2 zoning

Mr. Martin presented the case in which the applicant 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.