



GLPC AGENDA ITEM # 3

FEBRUARY 24, 2025

Conditional Use Request by Valdosta-Lowndes County Development Authority File #: CU-2025-03

On behalf of "Utility Plastics LLC", the Valdosta-Lowndes County Development Authority (VLCDA) is requesting a Conditional Use Permit (CUP) for a Plastics Manufacturing facility (heavy manufacturing) in a Light Industrial (M-1) zoning district. The subject property consists of 9.92 acres located at 1804 Bimbo QSR Blvd, which is along the north side of the road about 950 feet west of South St Augustine Road. This is also located directly behind the Bimbo industrial bakery facility. The property is currently owned by the VLCDA but is pending transfer of ownership to the private company. This industry is proposing to utilize the site's existing 100,000 square foot spec building, complete the interior buildout, and expand the site's paving to accommodate additional parking and truck access to the rear loading docks. Attached is a Letter of Intent and a press release giving more information about the company and its proposed operation.

The subject property is located within an **Industrial Activity Center (IAC)** Character Area on the Future Development Map of the Comprehensive Plan.

The subject property is part of the Westside Business Park which is managed by the VLCDA, and is a relatively large area (150 acres) that is planned for industrial development --- mostly warehousing, distribution and light manufacturing. Because of its technical classification under plastics manufacturing (NAICS code # 326), it is included in the heavy manufacturing line item of the LDR Use Table, and requires CUP approval in M-1 zoning. However, the proposed use and its scope of operation is very much at the lower end of that line item, when compared to other heavy manufacturing uses. The applicant's letter of intent states that:

"Utility Plastics manufactures and distributes plastic meter boxes for water, irrigation, and fiber markets. All products are made from polypropylene resins through an injection molding process, which involves heating and applying pressure to resin in a die to form the final part. The manufacturing process produces no off-gassing and does not require water or sewer discharge. Finished parts are palletized, strapped, wrapped, and stored in racking. Shipments of palletized products are sent out daily via truck."

This use has none of the common negative impacts of heavy manufacturing such as air pollution, noise, smell, heavy rail usage, unsightly storage, etc... It therefore fits in very well with the otherwise light manufacturing environment of this planned industrial park. Comparatively, there are no identified negative impacts from this proposed use, and it will even generate less truck traffic than the amount of traffic that is already being generated by other industrial uses in the Westside Business Park and the other industrial parks a little farther south. Therefore other than a customary expiration date and placing the approval in the type and name of the industry, there is no need for additional conditions of approval.

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 condition:

- (1) Approval shall be granted in the name only of Utility Plastics LLC, for a plastics manufacturing facility in an M-1 zoning district in general accordance with the submitted letter of intent.
- (2) Conditional Use approval shall expire one (1) year from the date of approval if the proposed use is not fully completed and operational by that date.

Planning Analysis & Property Information

Applicant:	Valdosta-Lowndes County Development Authority (VLCDA) <i>** on behalf of Utility Plastics LLC</i>		
Owner:	Valdosta Lowndes County Development Authority (VLCDA)		
Request:	Conditional Use Permit for a Heavy Manufacturing facility in M-1 zoning		
Property General Information			
Size & Location:	One (1) parcel of land comprising 9.92 acres located along the north side of Bimbo QSR Blvd, about 950 feet west of South St Augustine Road.		
Street Address:	1804 Bimbo QSR Blvd		
Tax Parcel ID:	Map 0121C Parcel 001	City Council District:	3 <i>Councilman McIntyre</i>
Zoning & Land Use Patterns			
		Zoning	Land Use
Subject Property:	Existing:	M-1	Vacant land
	Proposed:	M-1	Plastics manufacturing
Adjacent Property:	North:	M-1	Vacant – stormwater pond
	South:	M-1	Proposed distribution center
	East:	M-1	Bimbo bakery
	West:	M-1	Proposed warehousing & distribution
Zoning & Land Use History:	This parcel has been zoned M-1 since it was annexed into the City in 2007 (all of Westside Business Park).		
Neighborhood Characteristics			
Historic Resources:	No known historic resources on or near the subject property.		
Natural Resources:	Vegetation:	Cleared land – building site under construction	
	Wetlands:	No existing NWI wetlands on or near the property	
	Flood Hazards:	The property is located well-outside the 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 Bimbo QSR Blvd. (8" water, 8" sewer)		
Transportation:	Bimbo QSR Blvd (Local Street)		
Fire Protection:	Fire Station # 1 (S Oak Street) = approximately 1.8 miles to the NE Fire Station # 6 (Enterprise Drive) = approximately 2.0 miles to the NW The nearest fire hydrants are along Bimbo QSR Blvd.		

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 2: ECONOMIC DEVELOPMENT – To support a growing and balanced economy that bolsters the community’s position as a regional economic engine offering high-wage jobs, by ensuring a high-level of workforce adequacy.

Objective 2.3.2 – Encourage quality growth of economic engines without unnecessary impact on surrounding natural and built environments.

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

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.

POLICY 7.5 – Available land shall be utilized in the most efficient manner while focusing on redevelopment of land where feasible.

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?	
<i>Applicant:</i>	The proposed use will be located within the Westside Business Park which is managed by adopted Park covenants of the VLCDA. The proposed use will meet all requirements of the zoning district, including required parking, loading areas, setbacks, and transitional buffers..
<i>Staff:</i>	Yes, all standard development requirements of M-1 zoning will be followed.
(2) Is the proposed use compatible with the land uses on adjacent properties, including the size, scale and massing of buildings?	
<i>Applicant:</i>	There are currently two (2) other developed properties located within Westside Business Park along with the proposed use. All are similar in size with both of them focusing on distribution and one on food processing. There are an additional parcels in the business park which are currently greenfield space.
<i>Staff:</i>	Yes. Although technically classified as a higher level of industrial (manufacturing), the proposed use is generally consistent with other uses of the Westside Business Park.
(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:	The ingress and egress as well as public streets allowing access to the site, are adequate to safely handle traffic generated by the proposed use. .
Staff:	Yes, existing ingress and egress to the site is adequate for the proposed use, and this is being managed through a Traffic Study analysis of the entire Westside Business Park which shares access via Bimbo QSR Blvd.
(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:	All public facilities and services are adequate to support the proposed use. An updated hydrology report for stormwater management has been prepared and submitted to the City for review. The park in which the proposed use is located, is serviced by City of Valdosta water and sewer. In 2023, the new Dukes Bay lift station, force main, and gravity sewer were constructed adjacent to the park.
Staff:	Public facilities are adequate to support the proposed use.as well as other industrial uses in the area.
(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:	The proposed use will not create adverse impacts on adjacent or nearby properties..
Staff:	No significant 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:	The proposed use will not adversely affect adjoining properties as the parcel is located within the Westside Business Park. All adjacent properties have a similar scope of business (i.e. food processing manufacturing, distribution) and all are managed by the Park covenants.
Staff:	No adverse impacts. All nearby industrial uses operate in a similar manner.
(7) Will the proposed use create adverse impacts on any environmentally sensitive areas or natural resources (wetlands, floodplain, etc.)?	
Applicant:	The proposed use will not adversely impact environmentally sensitive or natural resources. No wetlands nor floodplains are located within the parcel..
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: ** comments still pending

Utilities: < No comments received >

Fire: The Fire Department will require a pressure test & flow alarm test for the sprinkler system final. Fire extinguishers serviced and tagged within date, 75' feet within travel distance. Proper ADA parking and restrooms.

Landscape: Must comply with M-1 landscape requirements as outlined in LDR Chapter 328

Police: < No comments received >

Engineering: No comments

Public Works: No comments

Attachments:

Zoning Location Map
 Future Development Map
 Aerial Location Map
 Letter of Intent

Press Release (2 pages)
 Survey
 Site Plan

CU-2025-03

Zoning Location Map

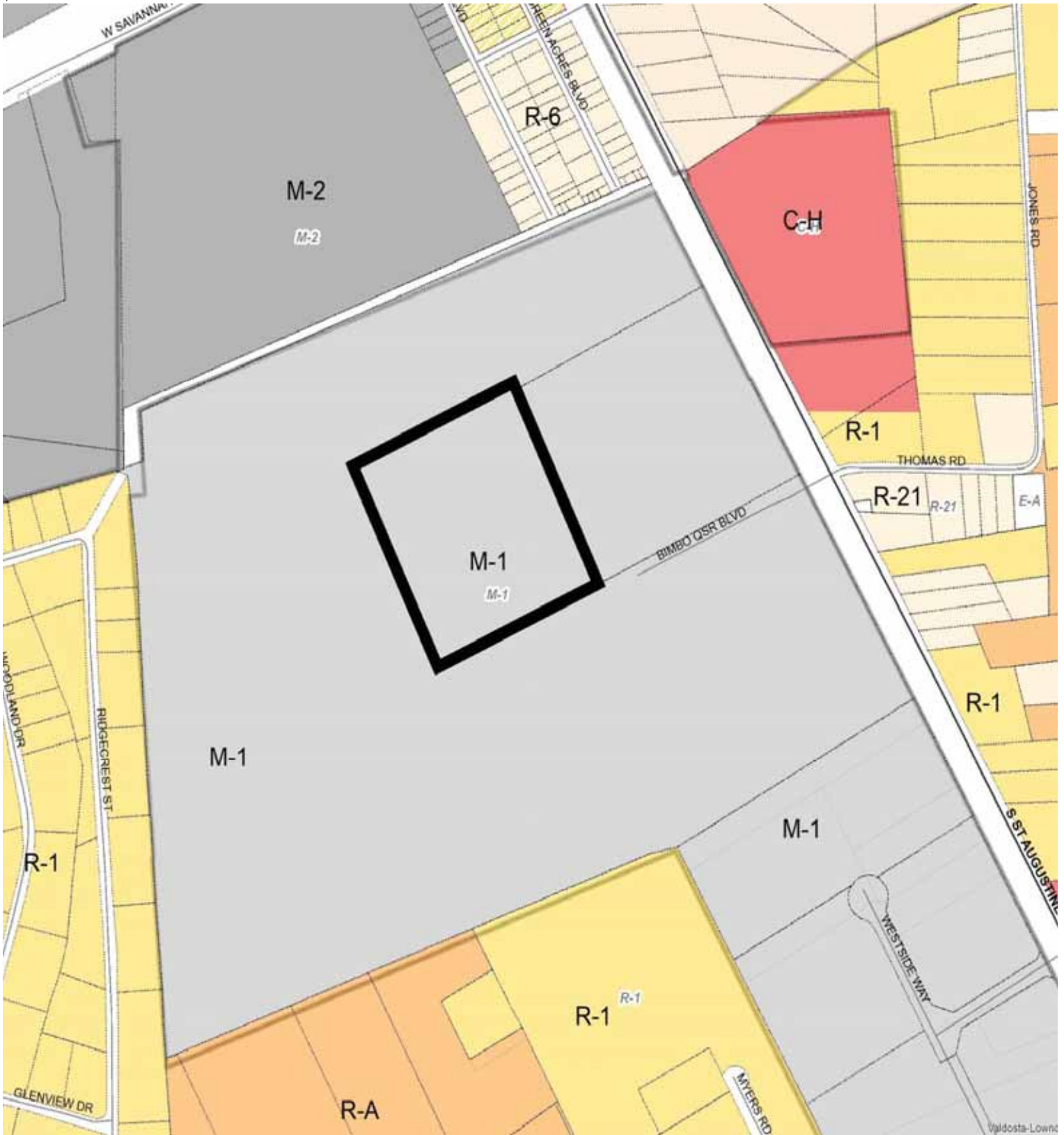


V-LC Development Authority
CUP Request

1804 Bimbo QSR Blvd
Tax Map # 0121C Parcel # 001

Current Zoning = M-1

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

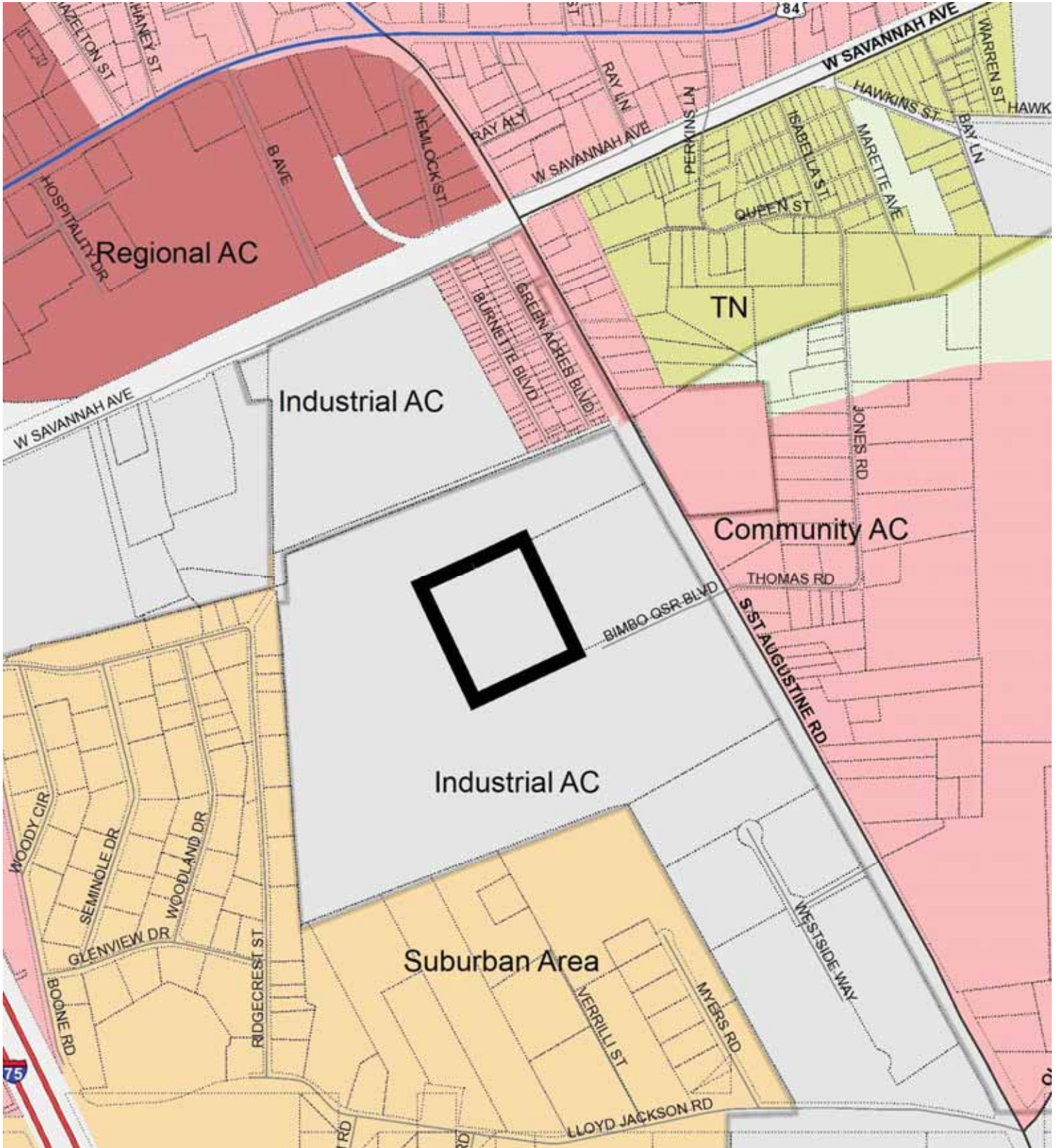




V-LC Development Authority
CUP Request

1804 Bimbo QSR Blvd Character Area = Industrial Activity Center
Tax Map # 0121C Parcel # 001

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



CU-2025-03

Aerial Location Map



V-LC Development Authority
CUP Request

1804 Bimbo QSR Blvd
Tax Map # 0121C Parcel # 001

~ 2022 Aerial Imagery

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



Description of Process – Utility Plastics

Utility Plastics manufactures and distributes plastic meter boxes for water, irrigation, and fiber markets. All products are made from polypropylene resins through an injection molding process, which involves heating and applying pressure to resin in a die to form the final part. The manufacturing process produces no off-gassing and does not require water or sewer discharge. Finished parts are palletized, strapped, wrapped, and stored in racking. Shipments of palletized products are sent out daily via truck.

#CY-2025-03

UTILITY PLASTICS TO INVEST \$20 MILLION IN NEW VALDOSTA FACILITY, CREATING OVER 60 JOBS

May 30, 2024



Valdosta, GA—May 30, 2024—The Valdosta-Lowndes County Development Authority (VLCDA) announced that Utility Plastics, LLC, will invest approximately \$20 million to open a facility in Valdosta, creating more than 60 jobs in Lowndes County.

Utility Plastics will customize the VLCDA's 100,000-square-foot speculative building, which was completed in March and is located on 10 acres in the Westside Business Park.

"We are grateful that Utility Plastics decided to expand its operations in Valdosta," said Brad Folsom, Chairman of the VLCDA Board. "Providing available sites, including ready-to-use building space, is a key part of the board's responsibility. We anticipated the demand and invested in two spec buildings, creating quality jobs for our community."

"We are excited to announce Valdosta as the future home of our manufacturing facility, corporate offices, and world headquarters," said Chris Corbett, CEO of Utility Plastics. "This move will bring competitive wages and comprehensive benefits to employees in the local community."

Utility Plastics produces heavy-duty underground enclosures for power, water, and communication markets worldwide. As part of its initial startup phase, the company will manufacture an estimated 23 million pounds of plastics annually.

According to Corbett, AgTech Recycling, LLC, Utility Plastics' sister company, will provide most of the recycled resin used in the manufacturing process. To further boost the company's growth, future production will include blown film for the agricultural and food processing industry.

"The bigger win is that we never leave our footprint on the environment," Corbett said. "We are 100 percent committed to being a great steward to preserving the natural environment and eliminating the need to add to the waste stream in our manufacturing processes."

Bruce Hayden, CEO of Featherridge, LLC, Utility Plastics' parent company, said Valdosta was selected after an extensive and competitive search process.

"The development authority put their best efforts into enticing us to expand our company in Valdosta, we appreciate their assistance in helping us finalize our decision," Hayden said. "Utility Plastics is bringing significant capital investments and jobs, and we desire to be a great support system to Valdosta and the region. Our strategic planning efforts are focused on long-term expansion for Utility Plastics and Featherridge."

Andrea Schruijer, Executive Director of the VLCDA, said, "Utility Plastics' decision to expand their manufacturing operation and corporate offices to Valdosta is exciting news for our community and region. This project highlights our dedication to making Valdosta an attractive destination for established businesses seeking new growth opportunities in South Georgia."

Valdosta City Mayor Scott James Matheson added, "We are thrilled to welcome Utility Plastics to Valdosta. The investment and the job opportunities they are bringing will greatly benefit our community. This is a significant step forward in our efforts to foster economic growth and sustainability in our city. We look forward to a long and prosperous partnership with Utility Plastics and their commitment to environmental stewardship."

"We are delighted that Utility Plastics has chosen to expand its manufacturing operations here in Lowndes County, Georgia," said Lowndes County Chairman Bill Slaughter. "The continued creation of quality jobs for our residents is a top priority for local officials, and we wish Utility Plastics much success in Lowndes County."

For more information, contact:

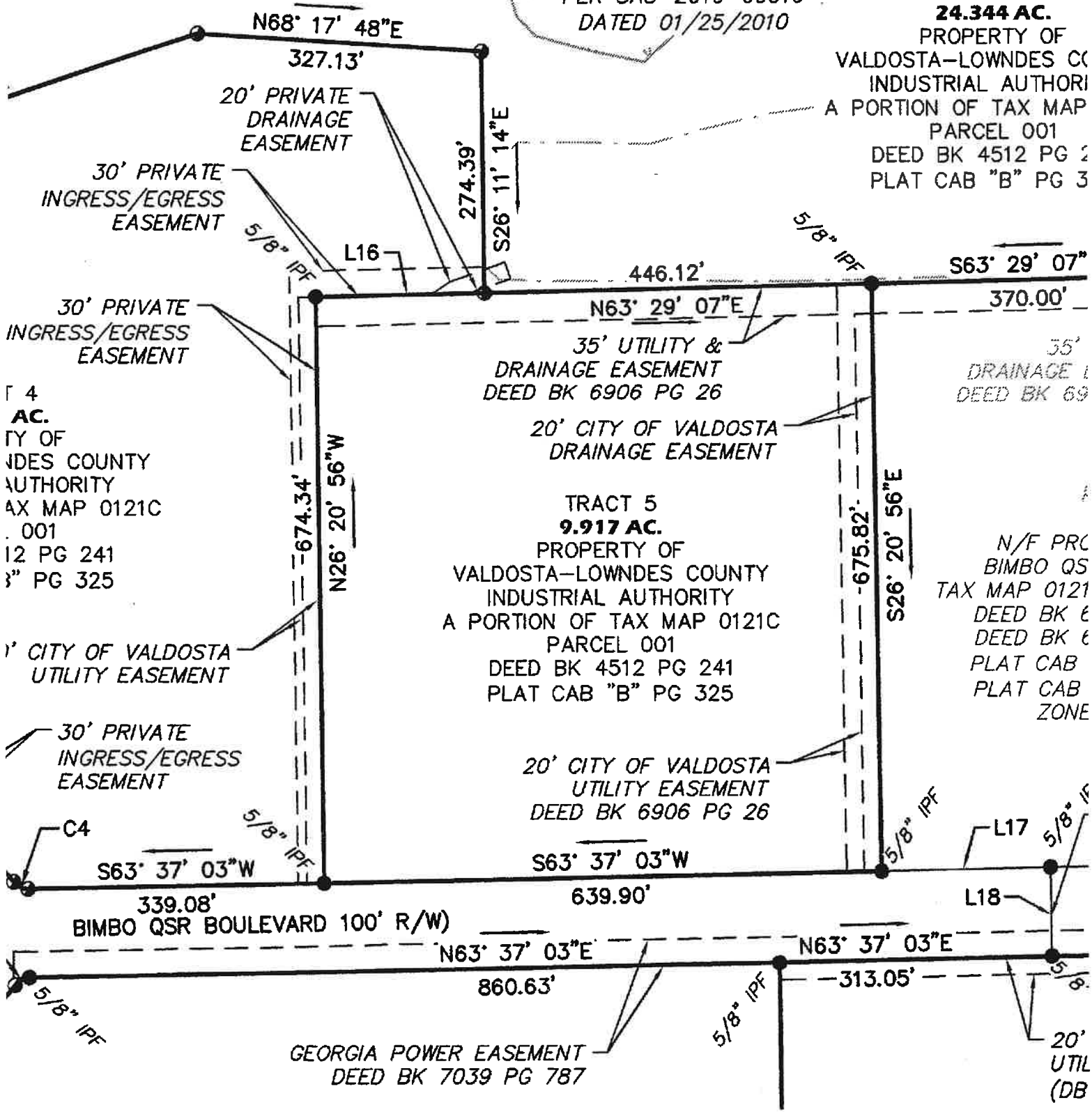
Andrea Schruijer: aschruijer@buildlowndes.com

Chris Corbett: chris.corbett@utilityplastics.net

Bruce Hayden: bruce.hayden@utilityplastics.net

PER SAS-2010-00016
DATED 01/25/2010

TRACT 6A
24.344 AC.
PROPERTY OF
VALDOSTA-LOWNDES COUNTY
INDUSTRIAL AUTHORITY
A PORTION OF TAX MAP
PARCEL 001
DEED BK 4512 PG 2
PLAT CAB "B" PG 3

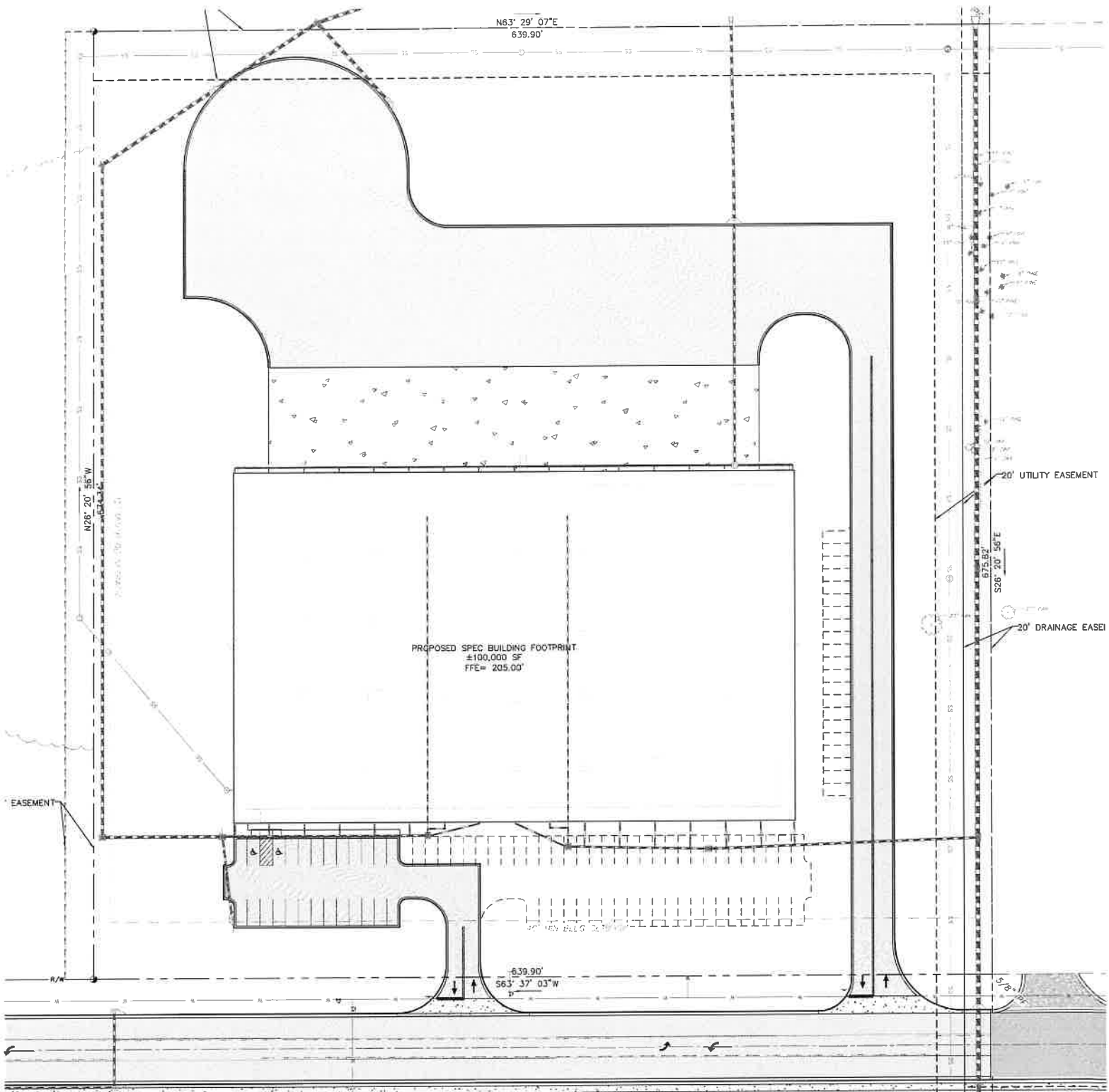


TRACT 4
9.917 AC.
PROPERTY OF
VALDOSTA-LOWNDES COUNTY
INDUSTRIAL AUTHORITY
A PORTION OF TAX MAP 0121C
PARCEL 001
DEED BK 4512 PG 241
PLAT CAB "B" PG 325

N/F PRC
BIMBO QSR
TAX MAP 0121
DEED BK 6
DEED BK 6
PLAT CAB
PLAT CAB
ZONE

GEORGIA POWER EASEMENT
DEED BK 7039 PG 787

20'
UTIL
(DB)



N63° 29' 07"E
639.90'

N28° 20' 45"W
205.00'

PROPOSED SPEC BUILDING FOOTPRINT
±100,000 SF
FFE= 205.00'

20' UTILITY EASEMENT

S28° 20' 45"E
639.90'

20' DRAINAGE EASEMENT

EASEMENT

S63° 37' 03"W
639.90'

5.00'