

Planning Analysis & Property Information

Applicant:	Deep South Sanitation LLC.		
Owner:	Edward Jennings LLC		
Request:	Conditional Use Permits for a Solid Waste Hauling operation and an accessory Solid Waste transfer station in M-2 zoning		
Property General Information			
Size & Location:	The southerly half (5.44 acres) of a 10.88 acre parcel located along the west side of the Georgia Southern & Florida railroad, about half way between Tucker Road and Gil Harbin Industrial Blvd.		
Street Address:	205 Tucker Road		
Tax Parcel ID:	Map # 0163A Parcel 010	City Council District:	6 <i>Councilman Sonny Vickers</i>
Zoning & Land Use Patterns			
		Zoning	Land Use
Subject Property:	Existing:	E-R	Vacant industrial
	Proposed:	M-2	Solid Waste hauling operation with accessory Solid Waste transfer facility
Adjacent Property:	North:	M-1	Vacant
	South:	M-2	Lowndes County recycling center & PWC
	East:	M-2	Vacant
	West:	M-2	Lowndes County public works center, jail
Zoning & Land Use History:	This property was originally developed in unincorporated Lowndes County as a concrete pipe manufacturing facility (Miller Concrete Pipe Co.) in the 1950's and it operated for more than 50 years. When the County adopted zoning in 1972, it was given Agricultural (A-U) zoning to match the agricultural-related uses of the area. This zoning remained up until it was annexed into the City as part of the "Islands Annexation" in 2006, whereby it was given E-R zoning (as the City's closest counterpart to the County's A-U zoning). By this time, the concrete manufacturing business had ceased operations but there is still a significant amount of concrete pipe stockpiled on the property.		
Neighborhood Characteristics			
Historic Resources:	No significant historic resources on or near the subject property.		
Natural Resources:	Vegetation:	Mostly cleared	
	Wetlands:	No existing wetlands on the property	
	Flood Hazards:	The property is located 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 and sewer services along Tucker Road (6" water, 8" sewer) and existing 12" water main along nearby Gil Harbin Industrial Blvd		
Transportation:	Tucker Road (Major Collector), Gil Harbin Industrial Blvd (Minor Arterial)		