

# **Hercules 009 Landfill Superfund Site Back on Tax Roles**

**Assessed Value Reduced from \$200,800 to \$34,000**

## **Hercules Requests Rezoning for Superfund Site Property**

The Hercules 009 Landfill Superfund Site (Site) has been placed back on Glynn County property tax roles after 2 decades of being tax exempt. Glynn County appraiser, Steve Schaeffner, could not locate any Board of Appraiser meeting records approving the tax exemption.

The 16.5 acre Site is comprised of two parcels for tax assessment purposes. The appraisal for 8.20 acres where the landfill and Nalley auto dealership parking area are located was \$198,000. The appraisal for the adjoining 8.30 acres was reduced from \$200,800 to \$34,000, or \$4,100 per acre. The land value reduction seemed drastic and unrealistic for prime commercial property with 1,555 feet of frontage on Spur 25 and abutted by two existing shopping centers.

When Glynn County Appraiser, Steve Schaeffner, was asked about the seemingly low appraisal for the property, he said the property value would be reevaluated based upon the new zoning designation. Hercules has requested the property be rezoned.

Hercules submitted an application to rezone the property in May, and was put on the June 6th Planning Commission agenda to consider a zoning change from Forest Agricultural (FA) to Highway Commercial (HC). Hercules requested a deferral and, according to Planning and Zoning, the rezoning request is now scheduled to be heard by the Planning Commission on August 1st, provided another deferral is not requested.

The rezoning application for the Site requires an explanation for the change. Hercules' reasoning was, "The surrounding neighborhood is made up of commercial development intended to render services and products for the traveler and for the general public, and this rezoning would place this property within the zoning category of surrounding parcels for a more unified zoning pattern." Hercules felt it would not be detrimental because - "Intends to be the same or similar zoning as the surrounding parcels with highway commercial uses."

Hercules requested a rezoning of this same property in 1974 from One-Family Residential (R-12) to Forest Agricultural (FA), and represented the purpose as, "...reclamation of the property for future development." In actuality, Hercules applied to the Georgia Environmental Protection Division for a Hazardous Waste Landfill Permit, and represented the purpose as, "...reclamation of the property for future development." In actuality, Hercules applied to the Georgia Environmental Protection Division for a Hazardous Waste Landfill Permit, and the rest is Superfund Site history.