

## Planning Analysis & Property Information

<b>Applicant:</b>	Hedgecock Investments, LLC		
<b>Owner:</b>	Hedgecock Investments, LLC		
<b>Request:</b>	Conditional Use Permit to construct a freestanding warehouse building in C-H zoning.		
<b>Property General Information</b>			
<b>Size &amp; Location:</b>	0.40 acres located at 421 Cowart Avenue		
<b>Street Address:</b>	421 Cowart Avenue		
<b>Tax Parcel ID:</b>	Map 0114A Parcel 170	<b>City Council District:</b>	6 Councilman Gibbs
<b>Zoning &amp; Land Use Patterns</b>			
		<b>Zoning</b>	<b>Land Use</b>
<b>Subject Property:</b>	Existing:	C-H	Vacant, wooded lot
	Proposed:	C-H	Warehouse Building
<b>Adjacent Property:</b>	North:	C-H	Vacant properties, Nursing Home
	South:	C-H	Office building (vacant)
	East:	C-H	Commercial outdoor storage/display
	West:	C-H	Azalea Business Center (offices)
<b>Zoning &amp; Land Use History:</b>	The property has been zoned C-H and undeveloped for more than 40 years.		
<b>Neighborhood Characteristics</b>			
<b>Historic Resources:</b>	Subject property is not located in the local Historic District.		
<b>Natural Resources:</b>	Vegetation:	Urban forest	
	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.	
<b>Public Facilities</b>			
<b>Water &amp; Sewer:</b>	Existing Valdosta water & sewer services along Cowart Avenue		
<b>Transportation:</b>	Cowart Avenue (local street, 50' right-of-way)		
<b>Fire Protection:</b>	VFD Station # 2 (East Park Avenue) = approximately 1 mile to the east. The nearest fire hydrants are located along Cowart Avenue		