



## GLPC AGENDA ITEM # 6

APRIL 27, 2026

### Conditional Use request by Hedgecock Investments, LLC File # CU-2026-02

Hedgecock Investments LLC is requesting a Conditional Use Permit (CUP) for the construction of a freestanding warehouse building in a Highway Commercial (C-H) zoning district. The subject property consists of 0.40 acres located at 421 Cowart Avenue, which is along the east end of the road about 200 feet north of Janet Street. The property is currently vacant and the applicant is proposing to construct a one-story 4,320-sf freestanding warehouse building to store equipment (indoors) for their "Powerhouse Outdoor Equipment" business located nearby at 2122 Bemiss Road.

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

The applicant's proposed site plan indicates one single point of access from a paved driveway with one dedicated paved ADA-accessible parking space located in front of the main entrance and four additional unpaved parking spaces situated off the main drive (5 total parking spaces). The north side of the building includes a 10' x 12' rollup door designed to allow vehicles to back up for the loading and unloading of equipment as needed. The proposed site plan also includes landscaping around the warehouse in an effort to increase the aesthetics of the site.

Currently, Powerhouse Outdoor Equipment stores a lot of equipment merchandise outdoors, in an unsightly condition, at its business location near the proposed warehouse site. Rather than construct the proposed warehouse (as a building addition) on the Bemiss Road site to store the existing outdoor merchandise, the applicant is proposing to use the subject property as an expansion to their overall storage capacity.

It should be noted that a freestanding warehouse is classified as an industrial use in the Use Table, and it is considered one of the more intensive uses ever allowable in C-H zoning. This is why the CUP is required so that each proposal can be reviewed case-by-case. It should also be noted that C-H zoning is typically found along major roadways, not along a local street 1-2 blocks from a major corridor. This makes the current zoning pattern of the subject property and its surroundings somewhat unusual. It is not considered a heavy commercial or borderline industrial area.

The proposed building is a pre-engineered metal-framed building with outer walls consisting of concrete batten siding on two sides, and metal panel siding facing the other two. It's overall design is fairly plain, and its appearance is rather industrial, which is in sharp contrast to the professional office buildings and nursing home properties along Cowart Avenue. A light commercial or institutional appearance design would be more compatible. However, the main concern with this proposal is that the intensity of a freestanding warehouse use is generally not compatible with the surrounding land use pattern along these local streets. Although this particular use could be considered passive, the applicant has not demonstrated the ability to maintain commercial properties in an aesthetic or compliant manner. Approval of this CUP request, even with strong conditions, still raises a lot of concerns and it should still be considered an unwise encroachment of overly intensive development along this interior street.

**Staff Recommendation:** Find inconsistent with the Comprehensive Plan and the Conditional Use Review Criteria, and recommend **DENIAL** to the City Council.

## 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		

**Comprehensive Plan Issues**

**Character Area:** Community Activity Center

**Description:** A focal point for several neighborhoods that has a concentration of activities such as general retail, service commercial, office professional, higher-density housing, and appropriate public and open space uses easily accessible by pedestrians.

**Development Strategy:** Each Community Activity Center should include a relatively high-density mix of retail, office, services, and employment to serve a regional market area. Residential development should reinforce the town center through locating higher density housing options adjacent to the town center, targeted to a broad range of income levels, including multi-family town homes, apartments and condominiums. Design for each Community Activity Center should be very pedestrian-oriented, with strong, walkable connections between different uses. Road edges should be clearly defined by locating buildings at roadside with parking in the rear. Direct connections to greenspace and trail networks should be provided. The pedestrian-friendly environment should be enhanced by adding sidewalks and other pedestrian-friendly trails/bike routes linked to other neighborhood amenities such as libraries, neighborhood centers, health facilities, parks, and schools.

**Goals and Policies:**

**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 7.4** – Positive impacts on the built and natural environment shall be anticipated through only the highest standard of development throughout all parts of the community.

**Objective 7.4.1** – Develop and implement appropriate design guidelines/standards for specific areas of the community depending on existing and anticipated growth.

**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:*

<b>(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?</b>
<b>Applicant:</b> Yes
<b>Staff:</b> Yes, the proposed use is consistent with the requirements of the zoning district.
<b>(2) Is the proposed use compatible with the land uses on adjacent properties, including the size, scale and massing of buildings?</b>
<b>Applicant:</b> Yes
<b>Staff:</b> No, the proposed use is not compatible with adjacent properties.
<b>(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?</b>
<b>Applicant:</b> Yes

<b>Staff:</b>	Yes, the subject property can adequately be accessed.
<b>(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?</b>	
<b>Applicant:</b>	No impact.
<b>Staff:</b>	No impact; public facilities are adequate for this development.
<b>(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?</b>	
<b>Applicant:</b>	No
<b>Staff:</b>	Yes, although the predicted traffic volume will be low, the proposed use has the potential to generate higher levels of noise as part of its warehousing operations.
<b>(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?</b>	
<b>Applicant:</b>	No.
<b>Staff:</b>	Yes, the proposed warehouse building by reason of the manner of use will adversely impact adjoining properties.
<b>(7) Will the proposed use create adverse impacts on any environmentally sensitive areas or natural resources (wetlands, floodplain, etc.)?</b>	
<b>Applicant:</b>	No.
<b>Staff:</b>	No adverse impacts.

**Supplemental Standards of the LDR Applicable to the Proposed Use**

N/A

**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:** No comments

**Fire:** No comments

**Engineering:** No comments on the Rezoning

**Police:** < No comments received >

**Landscape:** Project must comply with Chapter 328 in the LDR upon development

**Utilities:** < No comments received >

**Zoning:** No comments

**Public Works:** < No comments received >

**Attachments:**

- Zoning Location Map
- Character Area Map
- Aerial Location Map
- Letter of Intent
- Boundary Survey and Site Plan
- Building Elevations & Schematics

# CU-2026-02 Zoning Location Map

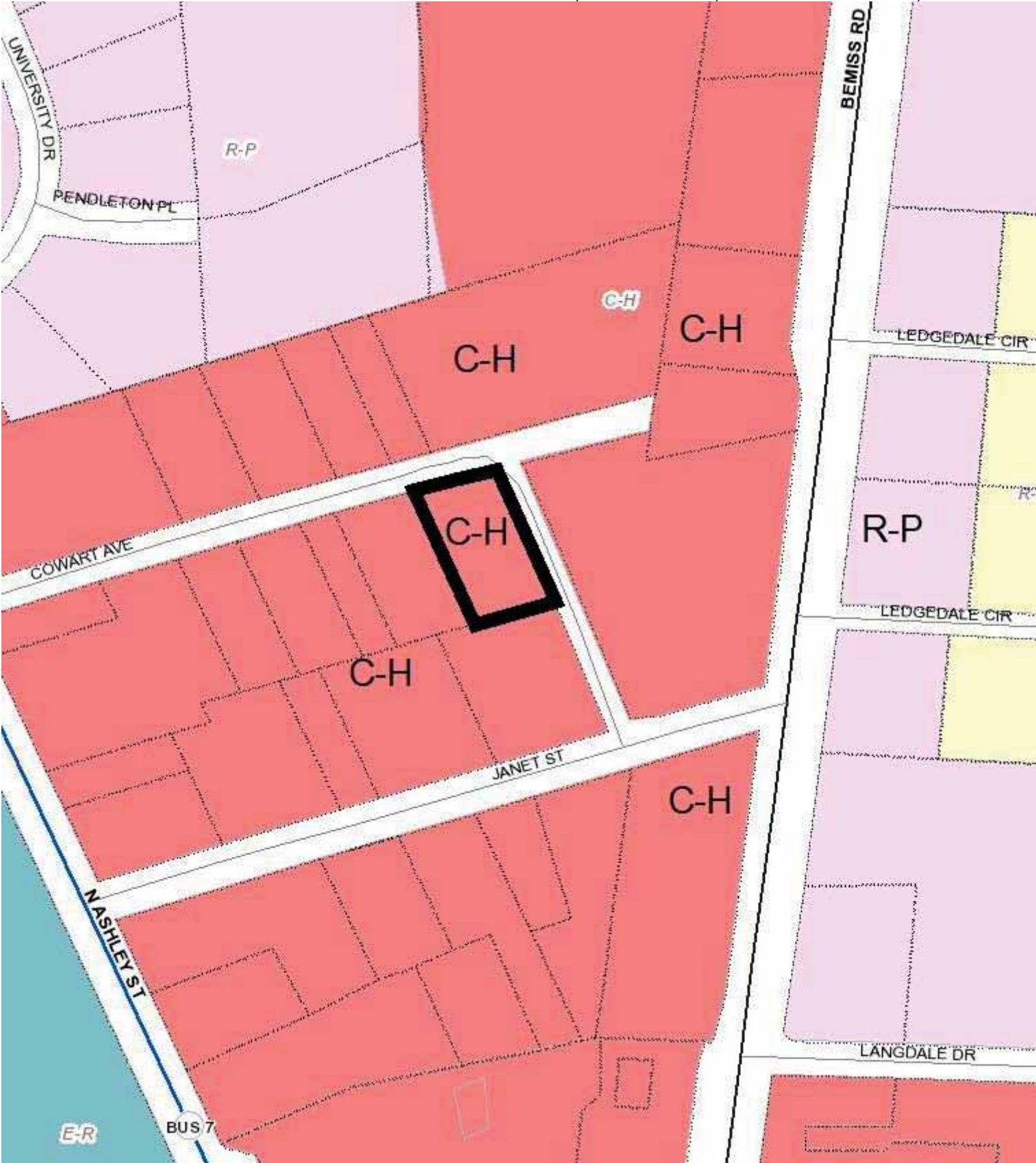


Hedgecock Investments LLC  
CUP Request

421 Cowart Avenue  
Tax Parcel: # 0114A 170

Current Zoning = C-H

\*\* Map NOT to scale Map Data Source: VALOR GIS April 2026



# CU-2026-02 Future Development Map

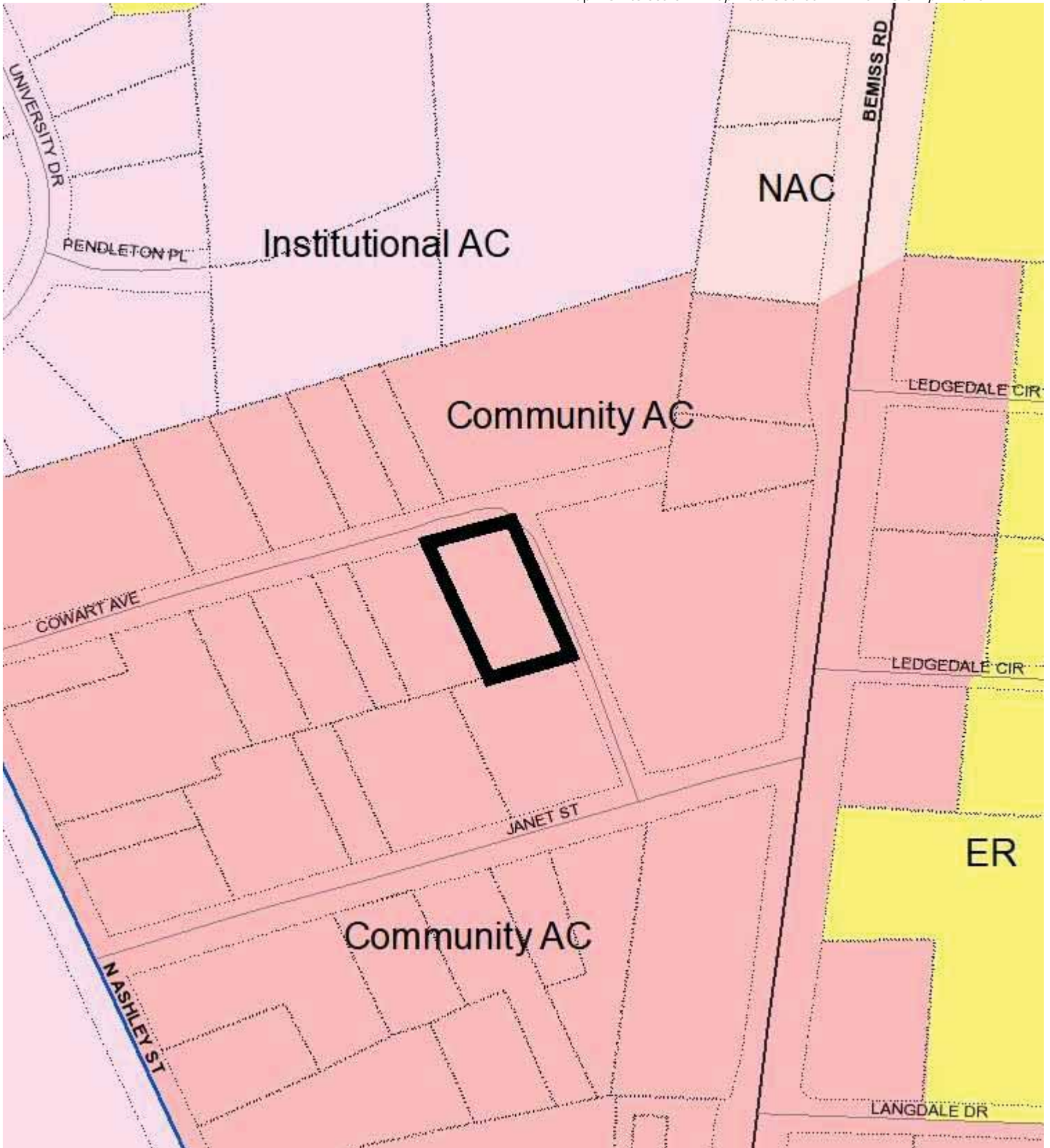


Hedgecock Investments LLC  
CUP Request

421 Cowart Avenue  
Tax Parcel: # 0114A 170

Character Area = CAC

\*\* Map NOT to scale Map Data Source: VALOR GIS April 2026



# CU-2026-02 Aerial Location Map



Hedgecock Investments LLC  
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421 Cowart Avenue  
Tax Parcel: # 0114A 170

~ 2023 Aerial Imagery

\*\* Map NOT to scale Map Data Source: VALOR GIS April 2026



# INNOVATE!

## Engineering & Surveying

March 12, 2026

RE: Letter of Intent  
Conditional Use Permit (CUP)  
Powerhouse Outdoor Equipment; 421 Cowart Avenue

Hedgecock Investments, LLC intends to develop their vacant property located at 421 Cowart Avenue into a 60'x72' storage warehouse building for Powerhouse Outdoor Equipment. The  $\pm 0.40$ -acre property is identified as Map 0114A, Parcel 170. It is currently zoned C-H. The proposed use requires a CUP.

The main office for Powerhouse Outdoor Equipment is located at 2122 Bemiss Road. They sell and service lawnmowers and other lawn and garden equipment, along with a parts department. Most of their mowers and large equipment must be stored on-site in their fenced yard. They desire to build a weather-proof storage warehouse to store equipment out of the elements, as well as, more securely. They do not have adequate room at the Bemiss Road location to build this structure, while maintaining access for delivery trucks.

They desire to build the proposed warehouse on the Cowart Avenue property which is only  $\pm 230$  feet north of the Bemiss Road lot. They will receive deliveries at the main facility and move them into the warehouse for storage. They do not propose having permanent employees in the building, but as required by the LDR, they will have parking as required by the LDR. The building will be clad in materials and openings to not have metal siding facing the street.

They understand they must comply with all applicable LDR development standards and building codes for the structure.

Please accept and approve this CUP application.

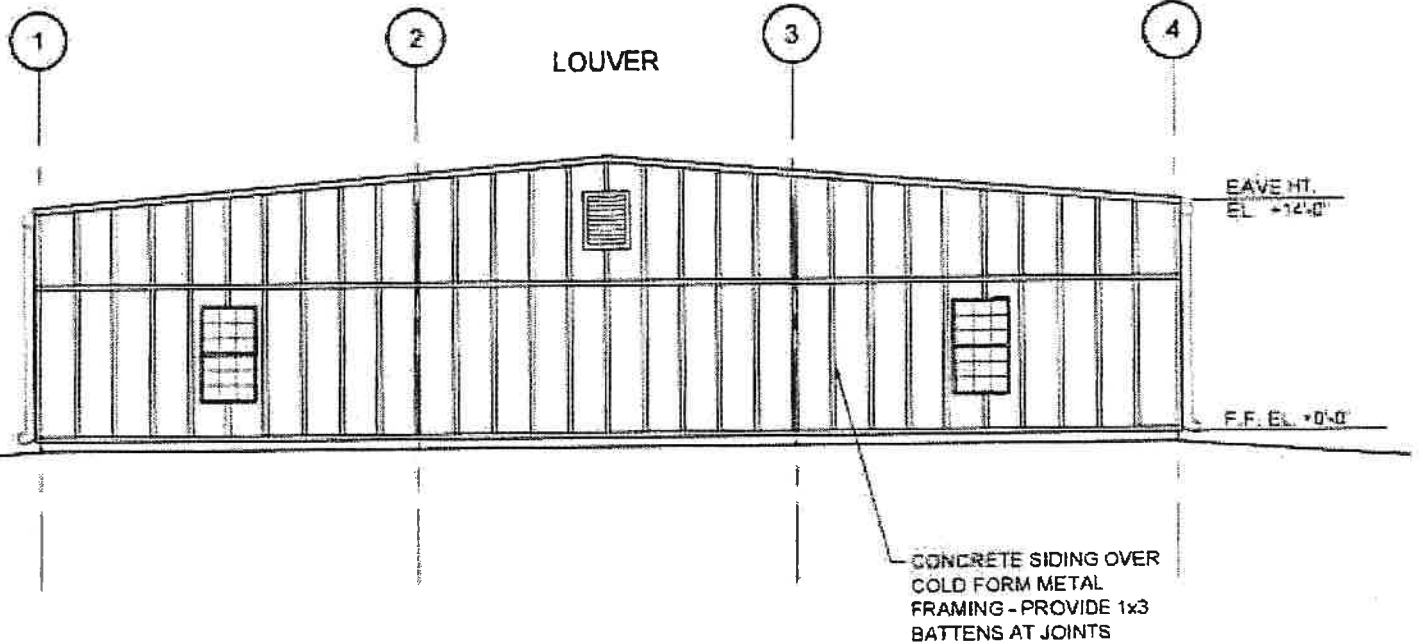
Respectfully submitted,



William D. Kent, PE

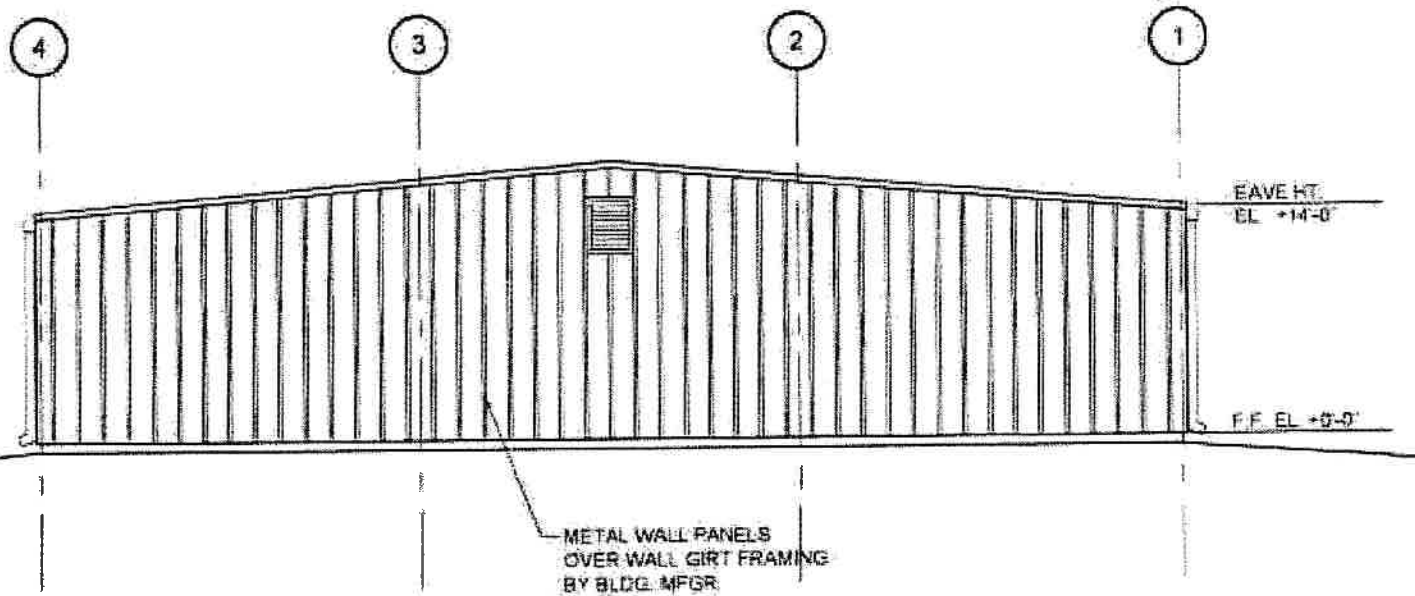
Enclosures





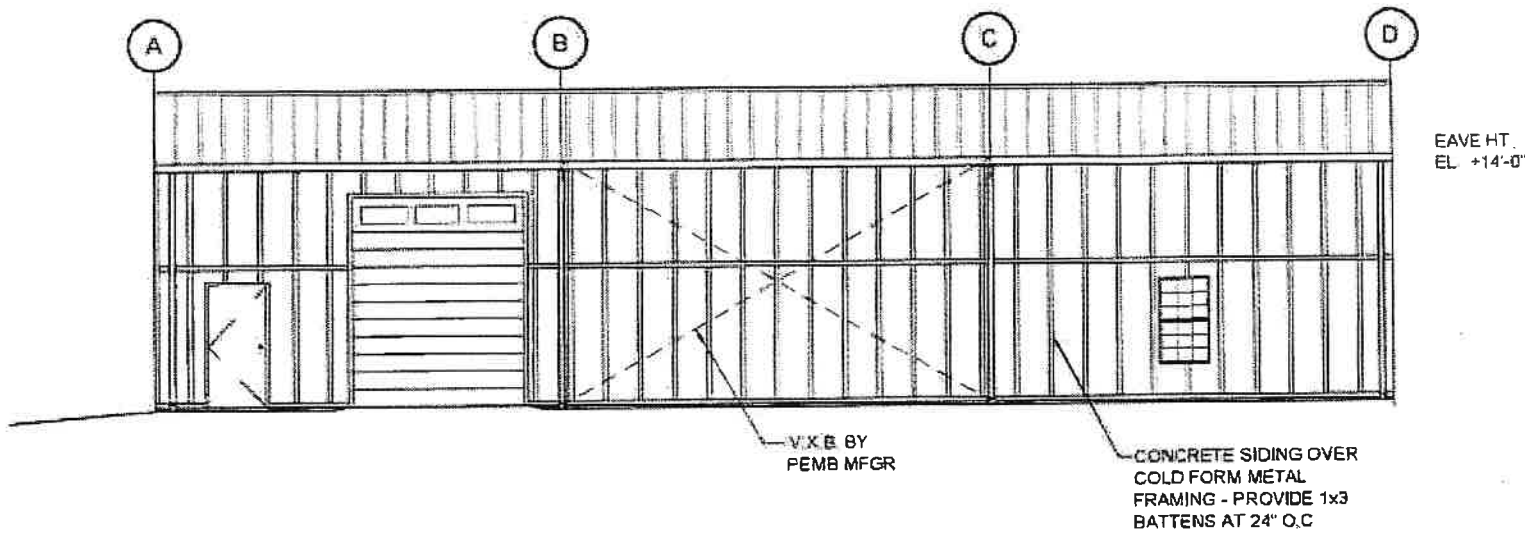
## NORTH ELEVATION

SCALE 1/8" = 1'-0"

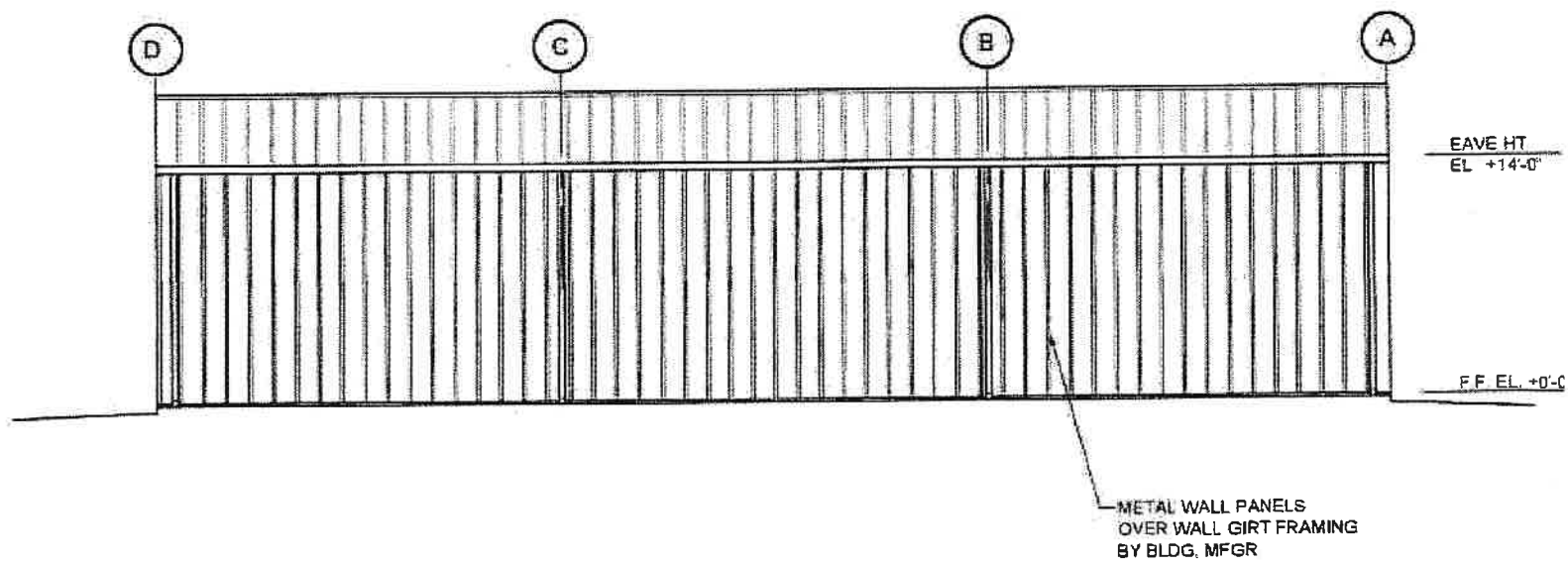


## SOUTH ELEVATION

SCALE 1/8" = 1'-0"



**EAST ELEVATION**  
 SCALE 1/8" = 1'-0"



**WEST ELEVATION**  
 SCALE 1/8" = 1'-0"

