

Standards, and therefore recommends approval of the request for C-G zoning with the following Condition:

1. No Alcohol Package Stores, Clubs, Lodges, Meeting or Event Facilities, shall be allowed

There being no further questions for staff, Chairman Miller opened the public hearing portion of the case.

Speaking in favor of the request:

- Bill Kent– 2214 N. Patterson

Mr. Kent stated that he is working with the Department of Transportation regarding driveway access to the property.

No further questions for Mr. Kent.

No one spoke in opposition.

There being no further questions for staff, Chairman Miller closed the public hearing.

There being no further discussion, Chairman Miller called for a motion. Motion by Commissioner Graham to recommend approval with one condition. Commissioner Bythwood second. All voted in favor, no one opposed (10-0). Motion carried.

Agenda Item #6

CU-2026-02 421 Cowart Avenue, in Valdosta, GA
Current Zoning: (C-H) Highway Commercial

Ms. Amy Martin presented the request on behalf of Hedgecock Investments, LLC for a Conditional Use Permit (CUP) to allow the construction of a freestanding warehouse building within a Highway Commercial (C-H) zoning district. The subject property consists of approximately 0.40 acres located at 421 Cowart Avenue, situated along the east end of the road approximately 200 feet north of Janet Street. The property is currently vacant. The applicant proposes to construct a one-story, 4,320-square-foot freestanding warehouse building to store equipment indoors for their “Powerhouse Outdoor Equipment” business located nearby at 2122 Bemiss Road. The subject property is within the Community Activity Center (CAC) Character Area on the Future Development Map of the Comprehensive Plan. The proposed site plan includes a single point of access from a paved driveway, one ADA-accessible parking space located near the main entrance, and four additional unpaved parking spaces, for a total of five spaces. The north side of the building includes a 10-foot by 12-foot roll-up door to allow vehicles to back in for loading and unloading. Landscaping is proposed around the building to improve site aesthetics. Currently, Powerhouse Outdoor Equipment stores a significant amount of merchandise outdoors at its Bemiss Road location, which has been noted as visually unappealing. Rather than constructing an addition at that location, the applicant is proposing to use the subject property to expand overall storage capacity. A freestanding warehouse is