



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.