

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 ± 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 ± 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