

classified as an industrial use in the Use Table and is among the more intensive uses permitted within the C-H zoning district. As such, a Conditional Use Permit is required to allow for case-by-case review. She also noted that C-H zoning is typically located along major corridors, whereas the subject property is situated along a local street approximately one to two blocks from a major roadway, making the existing zoning pattern somewhat atypical. The surrounding area is not characterized as heavy commercial or industrial. The proposed structure is a pre-engineered metal building with concrete batten siding on two sides and metal panel siding on the remaining sides. The design is relatively plain and reflects an industrial appearance, which contrasts with the surrounding professional office and nursing home uses along Cowart Avenue. A more office-like or institutional design would be more compatible with the area. The primary concern with the request is that the intensity of a freestanding warehouse use is not consistent with the surrounding land use pattern along local streets. While the use itself may be relatively passive, concerns remain regarding the applicant's ability to maintain properties in a compliant and visually acceptable manner. She concluded that approval of the CUP, even with conditions, raises concerns and may represent an inappropriate encroachment of a more intensive use into this interior area.

Chairman Hightower inquired about how they plan to enter. Ms. Martin answered, from Cowart. Commissioner Hightower asked if the adjacent property was in use. Ms. Martin stated that it was vacant. Commissioner Miller stated that the list provided had significant points to be considered and inquired about their level of importance. Ms. Amy Martin and Mr. Matt Martin listed as follows.

1. Conditional Use approval shall be granted for a singular storage building only, not to exceed 4,400-sf GFA. This building shall only be used for accessory storage associated with the commercial business located at 2122 Bemiss Road (currently PowerHouse Outdoor Equipment).
2. There shall be no outdoor storage of any vehicles, equipment or materials whatsoever at any time.
3. There shall be no signage on the property, other than one or more small incidental signs on the building, as approved by the Zoning Administrator.
4. Hours of operation for all loading, unloading, and other business activity on the site shall be limited to 7:00 a.m. to 7:00 p.m., Monday through Saturday only. Loading and unloading activities shall occur only within the subject property, without any usage of Cowart Avenue or access through adjacent properties.
5. A minimum 6' solid opaque fence shall be installed along or within 10' of the entire western property line. The site shall retain a minimum 10' landscaped street yard along the north property line (along Cowart Avenue) as well as a minimum 10' buffer yard along the western property line. These landscaped areas shall retain the existing natural undisturbed vegetation.
6. Exterior building walls facing the north, east and south shall consist of concrete batten siding. The west wall may be metal siding that is a dark finished color such as dark green. All street-facing facades shall include one or more architectural accents such as a window or faux window, or other design trim or element to interrupt the large blank wall appearance.
7. The approved landscape plan shall include foundation landscaping in the form of