

## Docket SU24-04

Special Use Authorization for a  
Metal Art and Sculpture Business

Planning and Zoning Commission

May 8, 2024



# DEVELOPMENT SERVICES

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Applicant: John and Colleen Giffin

Location: 5089 S. Moson Road  
(APN 107-72-011F)

Current Zoning: RU-4

Plan Designation: Rural Residential

Growth Area: D – Rural Areas

Current Use: Single family dwelling with shop space

Proposed Uses: Residential, Metal Art/Sculpture

# DEVELOPMENT SERVICES



## Property Location and Zoning

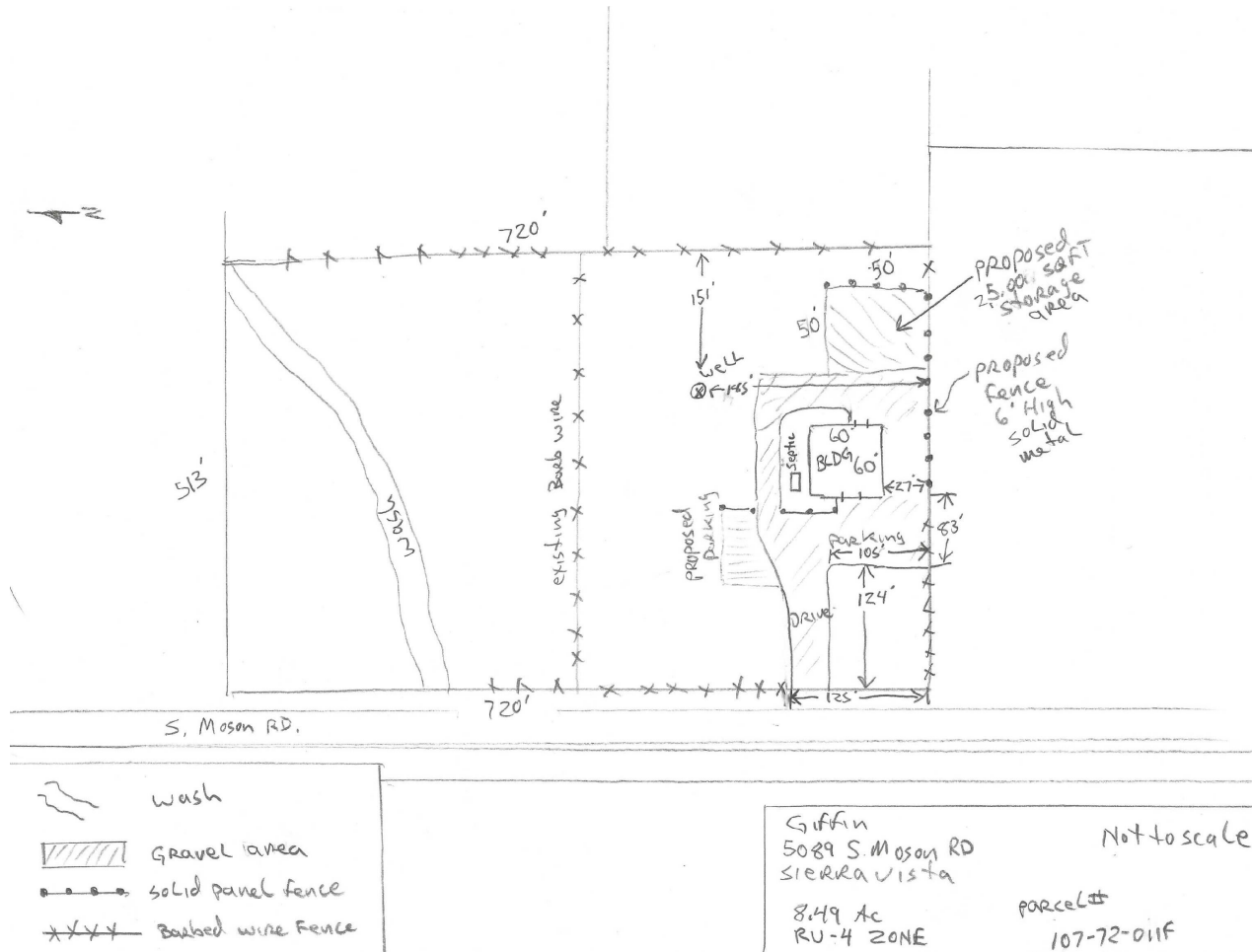


SU24-04 (Metal Art and Sculpture)  
5089 Moson Road (APN 117-72-011F)

N.T.S



## Site Plan



## Project Details

8.5-acre site

3600 SF residence with shop

2500 SF outdoor storage area

Products

Art, sculptures, gates, auto-themed furniture

Operations

Monday through Saturdays, 8am to 5pm

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## Special Use Authorization Factors

<input type="checkbox"/> Compliance with adopted plans	<b>Complies</b>
<input type="checkbox"/> Compliance with zoning district purpose	<b>Complies</b>
<input type="checkbox"/> Development along major streets	<b>Complies</b>
<input type="checkbox"/> Traffic circulation	<b>Complies</b>
<input type="checkbox"/> Adequate services and infrastructure	<b>Complies</b>
<input type="checkbox"/> Significant site development standards	<b>Complies</b>
<input type="checkbox"/> Public input	<b>Complies</b>
<input type="checkbox"/> Hazardous materials	<b>Complies</b>
<input type="checkbox"/> Off-site impacts	<b>Complies w/conditions</b>
<input type="checkbox"/> Water conservation	<b>Complies</b>

## Factors in Favor of Approval

Complies with 10 of 10 factors

Development patterns consisting of residential and non-residential uses are common and typically appropriate along rural collector roads

Support from nearby property owner

## Factors Not in Favor

None identified

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## Citizen Review / Public Notice

23 February

Applicant letters

17 April

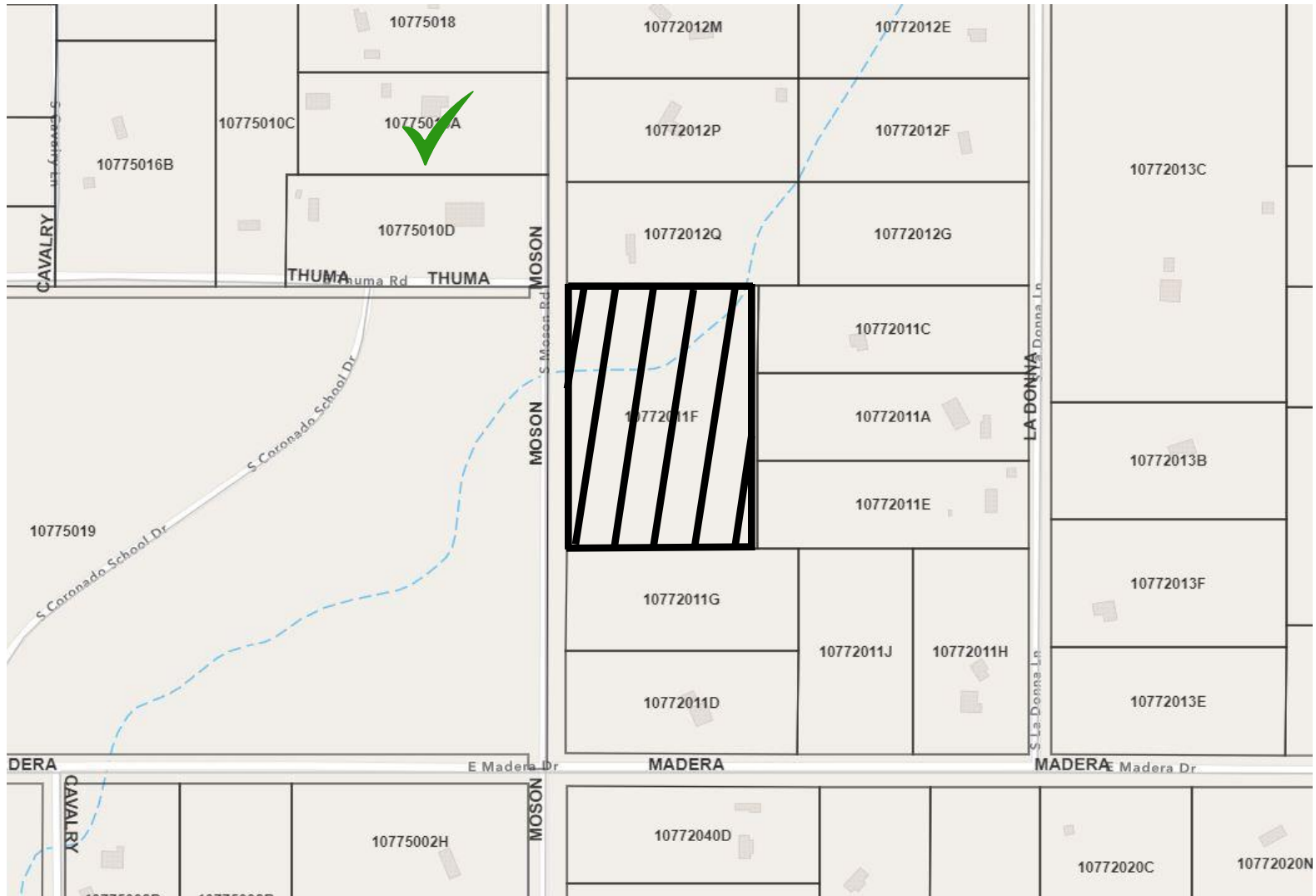
Notices

Posting

Legal ad



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## Applicant Presentation / Discussion



## Staff Recommendation

Based on the factors in favor of approval, staff recommends approval of Docket SU24-04 to allow a metal art and sculpture business with the following conditions:

1. Business hours are limited to Monday through Saturday between 8:00am and 5:00pm.
2. Outside storage and work areas shall be screened using a combination of standard materials, vegetation, and natural features.

## Staff Recommendation (cont.)

3. A County right-of-way permit for a commercial driveway is required. Driveway must be hard surfaced, meeting or exceeding the surface of Moson Road.

4. Business signs are limited to one monument sign not exceeding 4' in height or 36 square feet along Moson Road and one wall sign not exceeding 36 square feet.

*\*Standard conditions related to acceptance of conditions, permitting requirements and timeframes, and modifications to an approved special use apply to and have not been modified by this request.*

## Sample Motion

Madam Chair, I move to approve Docket SU24-04 with conditions of approval recommended by staff, the factors in favor of approval constituting the findings of fact.

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