

Docket SU25-26

Special Use Authorization for
Container Sales with On-Site Storage

Tabled at the October Meeting

Planning and Zoning Commission
November 12, 2025



Sample Motion

I move to approve Docket SU25-26 with conditions of approval recommended by staff, the factors in favor of approval constituting the findings of fact.

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Applicant: Matt Faulk

Location: Charleston Road (Tombstone)
APN 609-05-004L (4 acres)

Zoning: RU-4

Plan Designation: Rural

Growth Area: D – Rural Areas

Current Use: Shipping Container Sales

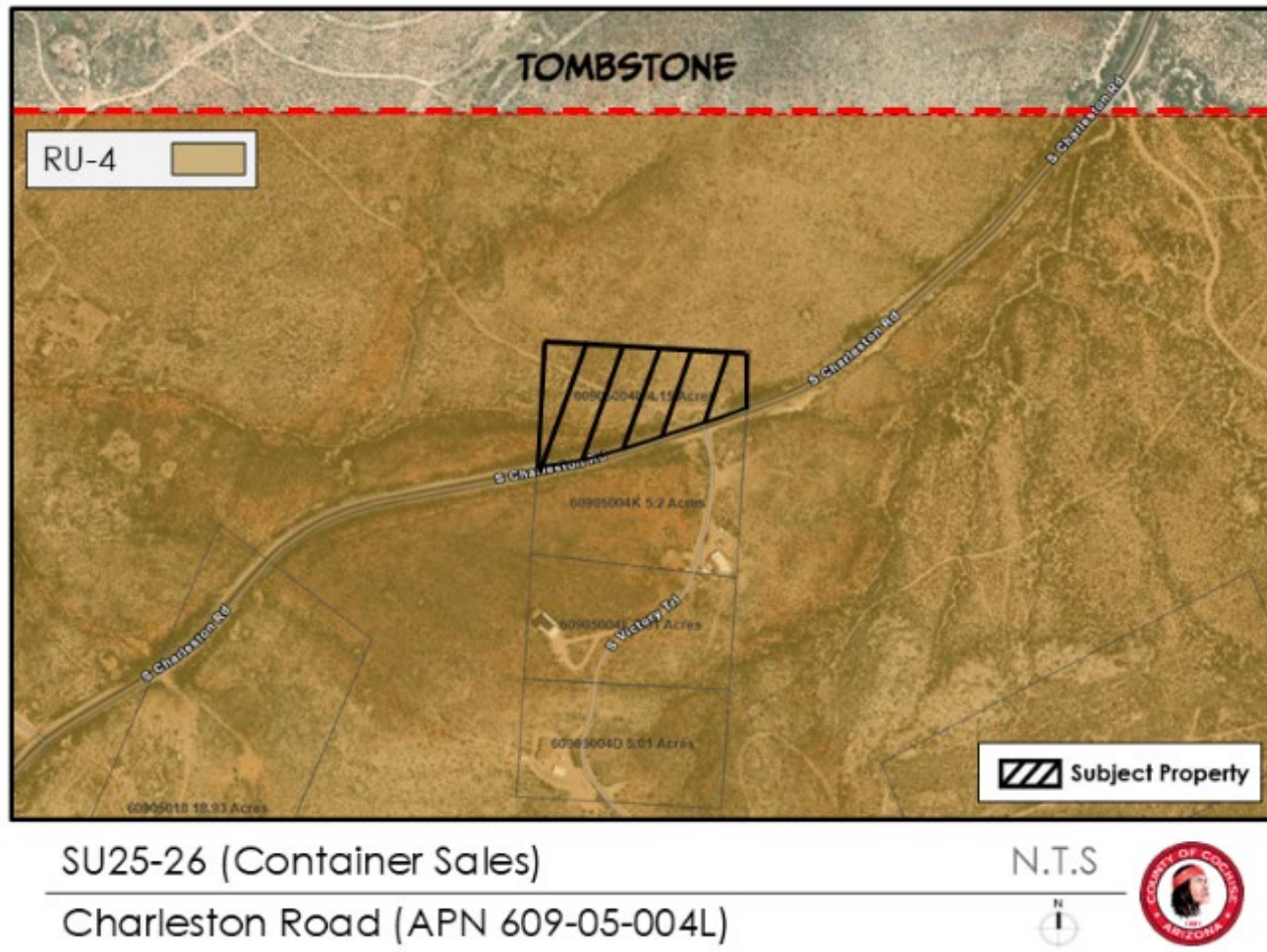
Proposed Uses: Shipping Container Sales

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Property Location and Zoning



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Charleston Rd

DEVELOPMENT SERVICES



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Charleston Rd

DEVELOPMENT SERVICES



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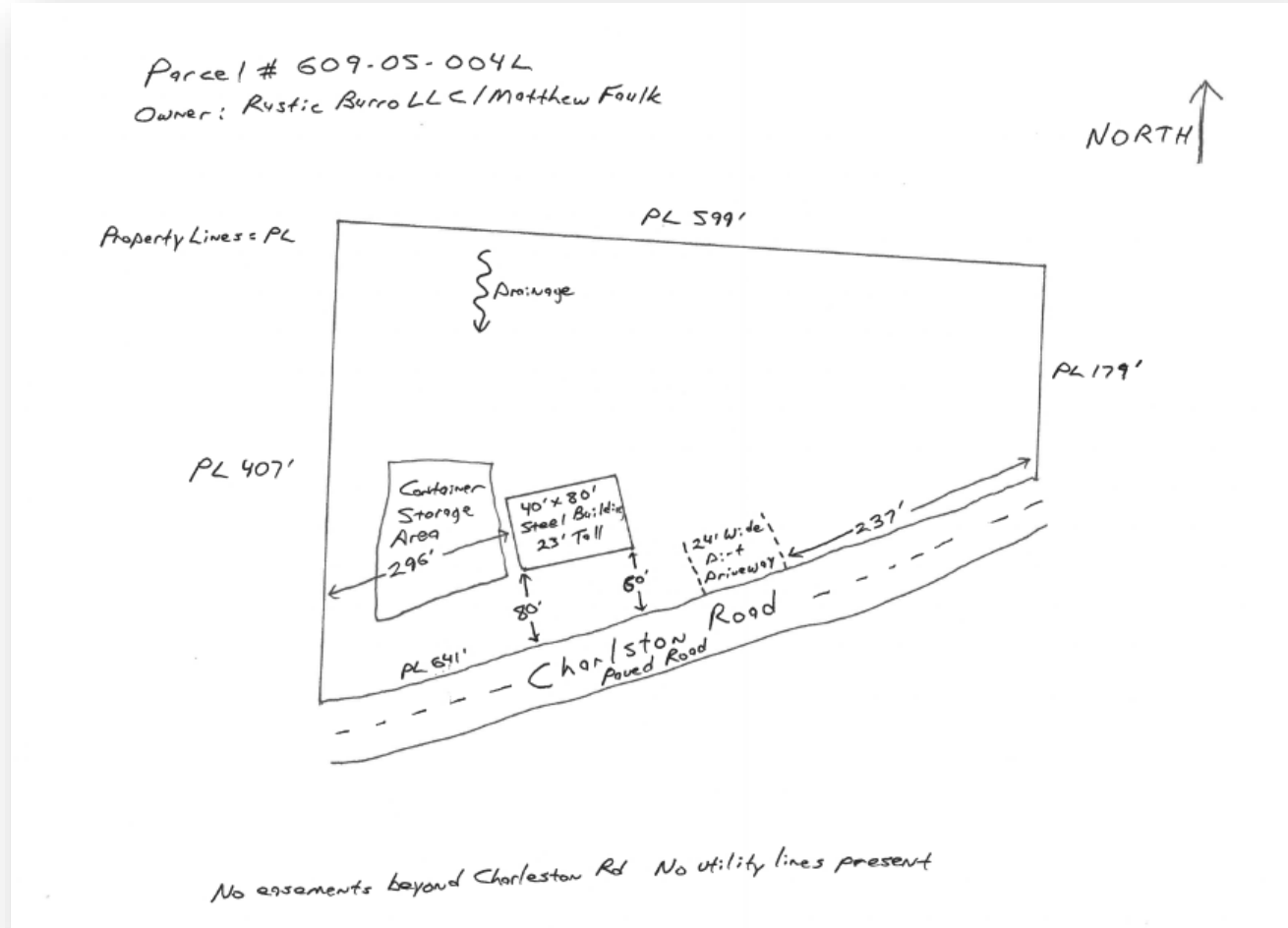
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Site Plan



Special Use Authorization Factors

- | | |
|--|-----------------------|
| 1. Compliance with adopted plans | Complies |
| 2. Compliance with zoning district purpose | Complies |
| 3. Development along major streets | Complies |
| 4. Traffic circulation | Complies |
| 5. Adequate services and infrastructure | Complies |
| 6. Significant site development standards | Complies |
| 7. Public input | Complies |
| 8. Hazardous materials | Not Applicable |
| 9. Off-site impacts | Complies |
| 10. Water conservation | Complies |

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Factors in Favor of Approval

- Complies with applicable factors
- Business uses are typically appropriate along highways

Factors Not in Favor

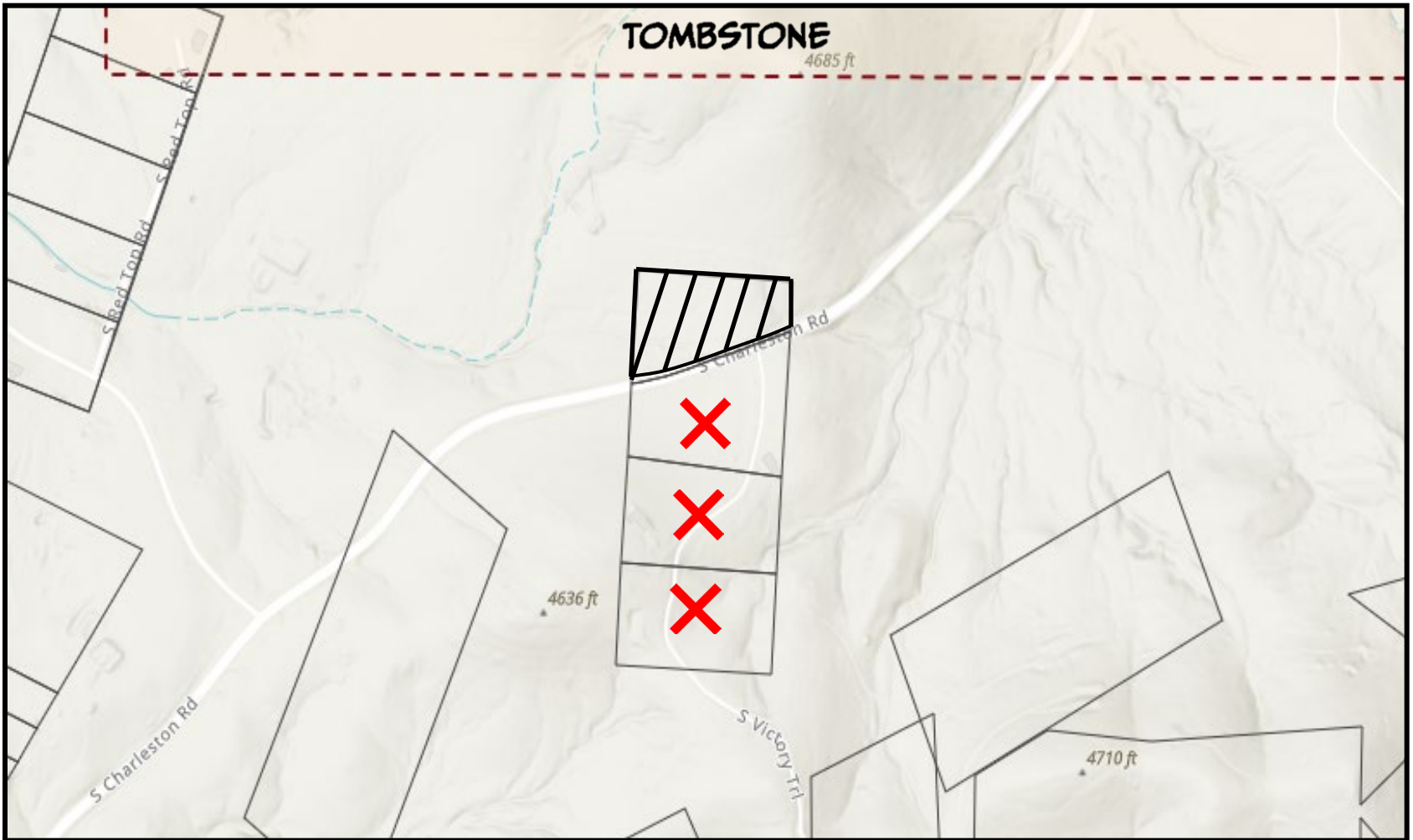
- Opposition from nearby property owners
- Business activities resulted in a complaint and subsequent code action
- Potential traffic conflicts on Charleston Road

Citizen Review / Public Notice

- 28 August
 - Applicant letters
- 15-19 September
 - 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 SU25-26 to allow shipping container sales with the following conditions:

1. A County clearing permit and drainage analysis are required.
2. A hard-surface driveway apron is required.
3. Two-inch gravel shall be applied to driveways and parking areas to reduce dust and erosion.
4. Container drop-off and pick-up is limited to daylight hours seven days per week.
5. Site work to include vegetation clearing and ground leveling shall occur to improve driveway sight distances along Charleston Road (to be verified by permit).

Staff Recommendation (cont.)

6. No more than 5 containers available for sale shall be stored on-site at a time. Containers for sale must be placed in the designated storage area depicted on the site plan, away from the driveway, road edge, and existing mine road. Containers shall be stored in a safe and stable configuration to maintain clear sight lines and prevent tipping.

Standard conditions related to conditions acceptance, permitting timelines, and modifications to an approved special use apply to this request.

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