

Special Use Docket SU-19-05 and Z-19-02 (Dollar General)

YES, I SUPPORT THIS REQUEST

Please state your reasons:

Blank lines for providing reasons for supporting the request.

NO, I DO NOT SUPPORT THIS REQUEST:

Please state your reasons:

We are strongly against - because
1) Increase in crime -
2) Traffic issues
3) Safety
4) beauty of our natural landscape and mountain view
pls see attached

(Attach additional sheets, if necessary)

PRINT NAME(S):

Daniel B Gladman + Lorraine L Burkey Gladman

SIGNATURE(S):

Daniel B Gladman
Lorraine L Burkey Gladman

NUMBER: 12415577 (the eight-digit identification number found on the tax

In speaking with our friends / neighbors we all agree that this is not what we want for our area.
We oppose this!!!

Lorraine + Dan Gladman

Supervisors. Submission review by the applicant or March 25, 2019 to be the staff report to the open comment deadline ann@cochise.az.gov. To be verbally noted by the Planning and Zoning Commissioners or Board appreciated.

Special Use Docket SU-19-05 and Z-19-02 (Dollar General)

YES, I SUPPORT THIS REQUEST

Please state your reasons:

NO, I DO NOT SUPPORT THIS REQUEST:

Please state your reasons:

we already have 2 stores in Benson. what will happen if they go out of business can anyone take over the building or what.

(Attach additional sheets, if necessary)

PRINT NAME(S):

Bruce & Paula Kleifgen

SIGNATURE(S):

Bruce P. Kleifgen
Paula Kleifgen

YOUR TAX PARCEL NUMBER: 1280000-435 (the eight-digit identification number found on the tax statement from the Assessor's Office)

124-03-339A?

Your comments will be made available to the Planning and Zoning Commission and the Board of Supervisors. Submission of this form or any other correspondence becomes part of the public record and is available for review by the applicant or other members of the public. Written comments must be received no later than **5 PM on Monday March 25, 2019** to be included in the staff report to the Commission, and by **Monday April 22, 2019** to be included in the staff report to the Board of Supervisors. We cannot make exceptions to these deadlines; however, if you miss the written comment deadline for any staff report you may still mail or send e-mail comments to Robert Kirschmann at rkirschmann@cochise.az.gov. Comments received after the November 1 deadline must be received prior to the public meeting date to be verbally noted at the meeting. You may also personally make a statement at the **public hearing on April 10, 2019 for the Planning and Zoning Commission and May 7, 2019 for the Board of Supervisors**. NOTE: Please do not ask the Commissioners or Board members to accept written comments or petitions at the meeting; your cooperation is greatly appreciated.

RETURN TO: Robert Kirschmann, Planner II
Cochise County Planning Department
1415 Melody Lane, Building E
Bisbee, AZ 85603

Special Use Docket SU-19-05 and Z-19-02 (Dollar General)

YES, I SUPPORT THIS REQUEST

Please state your reasons:

NO, I DO NOT SUPPORT THIS REQUEST:

Please state your reasons:

*traffic - Light Pollution - Noise - Garbage
Storage - Fences - Shoplifters - Problems
One less than 8 min in Benson*

See attached

(Attach additional sheets, if necessary)

PRINT NAME(S):

DEBRA LAMOUAREUX

SIGNATURE(S):



YOUR TAX PARCEL NUMBER: 124-15-50407 (the eight-digit identification number found on the tax statement from the Assessor's Office)

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1415 Melody Lane, Building E
Bisbee, AZ 85603

ANOTHER DOLLAR GENERAL? THERE IS ONE LESS THAN 10 MINUTES DOWN THE ROAD. WHY WOULD WE NEED ANOTHER? WILL THIS LEAD TO INCORPORATION? HIGHER TAXES? NO THANKS.

THINK -

TRAFFIC ROAD IS ALREADY FAST MOVING, DANGEROUS. ALSO QUITE HILLY IN SPOTS WHICH OBSCURES VISION OF ONCOMING AND SIDE ENTERING TRAFFIC. FOOT TRAFFIC WILL INCREASE AND THUS, THE DANGER.

LIGHT POLLUTION SEEING THE SKIES UNALTERED IS A REASON I MOVED TO A RURAL AREA. WITH DARK ARRIVING AT 5 P.M. IN THE WINTER, I AM SURE VIEWING THE NIGHT SKY WILL BE IMPEDED BY THE LIGHTING

NATURE I ENJOY THE ANIMALS AND PLANTS IN OUR AREA AND THIS WILL DISPLACE BOTH. ESPECIALLY THE ANIMALS. HERDS OF DEER AND COYOTES AND JAVALINA. GROUPS OF QUAIL, ROADRUNNERS ETC.

GARBAGE MESCAL IS ALREADY HORRIBLY LITTERED UPON. THIS WILL INCREASE THE MESS.

MORE OF SIGNAGE - LOITERERS - SHOPLIFTERS - ROBBERIES

8 TO 12 PEOPLE HIRED? THAT IS NOT A BIG INCENTIVE WHEN YOU LOOK AT ALL WE SHALL LOSE. ALSO, RETENTION OF EMPLOYEES IS A DIFFICULT PROSPECT IN OUR AREA.

WE HAVE A BUSINESS SECTION OF MESCAL ALREADY. WHY PLACE THIS IN A RESIDENTIAL RURAL AREA? AN AREA WHERE PEOPLE COME TO FILM DUE TO THE PANARAMIC VIEWS AND MOVIE SET?

NO, NO, AND AGAIN, I SAY NO.

From: [Grant McCune](#)
To: [Kirschmann, Robert](#)
Subject: special use docket su-19-05 and z-19-02 (Dollar General)
Date: Sunday, March 24, 2019 8:32:30 PM

As a resident within a mile of the proposed building site for the Dollar General, my house hold is not in favor of the rezoning of residential property for special use authorization.

The primary reason for our objection is due to the fact that there are multiple available properties that are already zoned for commercial use off of the Mescal Frontage Rd. We feel that one of the commercial properties available would better suit the business as opposed to being in a predominantly residential area. A dollar general site on the frontage road could provide better visibility from I-10 giving potential for additional sales and would be more sustainable by using an existing building or site.

Also, if a Dollar General were to move into a mostly residential part of Mescal Road, what is the projected impact to the housing market in the surrounding area? Will they be providing a safe area for school bus pick up along Mescal as well since we have a significant number of school-aged children?

We would also be interested in knowing what the projected sales are, if any, and how that would be used to aid our community. If the projected traffic to this new store would greatly increase the use of Mescal Road upon approval of the rezoning, the developer should be held legally accountable to aid in the maintenance of the road.

With the close proximity to the Quick Pick gas station we also see occasional truckers. Would the Dollar General be trying to encourage this audience? if so, what is their plan to provide ample parking or aid to the existing Quick Pick for improvements to better suit the needs of those that travel through our area?

We also already have a Dollar General and dollar tree in town, what is the point of having a third location so close? Will that not impact sales at those sites from the J6 and Mescal community members?

Sincerely,

Grant and Kellie McCune

Sent from my iPhone

Special Use Docket SU-19-05 and Z-19-02 (Dollar General)

_____ **YES, I SUPPORT THIS REQUEST**
Please state your reasons:

NO, I DO NOT SUPPORT THIS REQUEST:
Please state your reasons:

Where to start? Closed stores of this kind in Benson and
Huchucha City already. Caliber of clients this would draw.
Eventually another empty building that some body would
take over to store rusty wrecked cars on case in point the
old Bobbe Joe's bar, an eyesore for an already suffering
part of the community. plastic trash everywhere. It an
absolute no for us

(Attach additional sheets, if necessary)

PRINT NAME(S):

Jill Milligan

SIGNATURE(S):



YOUR TAX PARCEL NUMBER: 12415582-3 (the eight-digit identification number found on the tax statement from the Assessor's Office) 12415583

Your comments will be made available to the Planning and Zoning Commission and the Board of Supervisors. Submission of this form or any other correspondence becomes part of the public record and is available for review by the applicant or other members of the public. Written comments must be received no later than **5 PM on Monday March 25, 2019** to be included in the staff report to the Commission, and by **Monday April 22, 2019** to be included in the staff report to the Board of Supervisors. We cannot make exceptions to these deadlines; however, if you miss the written comment deadline for any staff report you may still mail or send e-mail comments to Robert Kirschmann at rkirschmann@cochise.az.gov. Comments received after the November 1 deadline must be received prior to the public meeting date to be verbally noted at the meeting. You may also personally make a statement at the **public hearing on April 10, 2019 for the Planning and Zoning Commission and May 7, 2019 for the Board of Supervisors**. NOTE: Please do not ask the Commissioners or Board members to accept written comments or petitions at the meeting; your cooperation is greatly appreciated.

RETURN TO: Robert Kirschmann, Planner II
Cochise County Planning Department
1415 Melody Lane, Building E
Bisbee, AZ 85603

From: [Jill Milligan](#)
To: [Kirschmann, Robert](#)
Subject: Dollar General Store/Mescal Feedback
Date: Friday, March 22, 2019 8:00:08 AM
Attachments: [Cochise County Document.pdf](#)

Good morning Mr. Kirschmann

I have attached my response but it looks rather sloppy so I will reiterate what I wrote on the form. I very much oppose this store being built. What kind of a crowd would it draw? Driving through Huachuca City and Benson where similar stores, on much busier streets, have already closed should speak volumes. Currently in Benson there are 2 side by side stores of this type which in itself is ridiculous.

Eventually IF this store is built, it will go out of business and somebody will come in and turn it into yet another junkyard for cars etc like we already have way too much of in this area (case in point Bobbie Joe's bar now a wrecking yard and Uhaul facility, and an eyesore of the worst kind). Living in Mescal is already a challenge with the low rent caliber of people who abandon homes (and animals), don't tend to their yards and just junk this place up. If this is allowed to be built, it is a guarantee on my part that we will be leaving Cochise County for good. I have been here 26 years and have seen so many areas turned to ruin. A store like this would be the final straw.

Thank you for your time and consideration.

Jill Milligan
550 N. Pine Rd.
Benson, AZ 85602

Special Use Docket SU-19-05 and Z-19-02 (Dollar General)

____ YES, I SUPPORT THIS REQUEST
Please state your reasons:

NO, I DO NOT SUPPORT THIS REQUEST: ¹¹¹¹¹¹ ₁₁₁₁₁₁
Please state your reasons:

We do not want to have commercial development in our area!!!
We moved here to get away from the city. Has there been
Traffic studies? Has there been water studies? Dollar General
is not the only proposed retail "store" this company wants to bring
here! Please allow us to continue to enjoy our rural lifestyle!
There is already a Dollar General in Benson. They sell cheaply made
garbage!

(Attach additional sheets, if necessary)

PRINT NAME(S): Wayne Murzyn Kathleen Murzyn

SIGNATURE(S): Wayne Murzyn
Kathleen Murzyn

YOUR TAX PARCEL NUMBER: 124-03-01808 (the eight-digit identification number found on the tax statement from the Assessor's Office)

019 ?
020 .

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Bisbee, AZ 85603

Special Use Docket SU-19-05 and Z-19-02 (Dollar General)

____ YES, I SUPPORT THIS REQUEST

Please state your reasons:

NO, I DO NOT SUPPORT THIS REQUEST:

Please state your reasons:

I feel the area is beautiful high grassy desert that shouldn't be rezoned to commercial or a Dollar General store. The two ranch houses there will be looking out the windows at a mall store. The traffic will be a problem. This is a rural residential area. We have a (college) store in the area.

(Attach additional sheets, if necessary)

PRINT NAME(S):

Laura Whitaker

SIGNATURE(S):

Laura Whitaker

YOUR TAX PARCEL NUMBER:

12415102

(the eight-digit identification number found on the tax statement from the Assessor's Office)

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RETURN TO:

Robert Kirschmann, Planner II
Cochise County Planning Department
1415 Melody Lane, Building E
Bisbee, AZ 85603

From: [fungrma44](#)
To: [Kirschmann, Robert](#)
Subject: Mescal Dollar General store
Date: Tuesday, April 2, 2019 1:02:03 PM

After our phone conversation I have several concerns about the Mescal Dollar General location.

1. Where will they get their water from? I, we are having water pressure problems from time to time with Mescal Lakes water systems.
2. The increased traffic
3. The increase in night lighting from store signs.
4. I am concerned about what will be added on the balance of the parcel Mr Lechner purchased at a later date. It could become a strip mall later.
5. Property taxes would increase.
6. I moved here from Portland, Ore Vancouver, Wa to get away from those bigger city problems and have the simpler retirement life.

Thank you for taking the time to talk to me and explain both locations and concerns.

Joann Wisner
3179 w Cindy Way
Benson az 85602
Sent from my T-Mobile 4G LTE Device

Special Use Docket SU-19-05 and Z-19-02 (Dollar General)



YES, I SUPPORT THIS REQUEST

Please state your reasons:

NO, I DO NOT SUPPORT THIS REQUEST:

Please state your reasons:

(Attach additional sheets, if necessary)

PRINT NAME(S):

GERARD CONRAD

CANDACE J CONRAD

SIGNATURE(S):





YOUR TAX PARCEL NUMBER: 124-05-00303 (the eight-digit identification number found on the tax statement from the Assessor's Office)

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YES, I SUPPORT THIS REQUEST

Please state your reasons:

*A Dollar General # would be a welcome store in
this area*

NO, I DO NOT SUPPORT THIS REQUEST:

Please state your reasons:

(Attach additional sheets, if necessary)

PRINT NAME(S):

Elaine Eberle

SIGNATURE(S):

Elaine Eberle

YOUR TAX PARCEL NUMBER: 12420065 (the eight-digit identification number found on the tax statement from the Assessor's Office)

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Bisbee, AZ 85603

Special Use Docket SU-19-05 and Z-19-02 (Dollar General)

YES, I SUPPORT THIS REQUEST
Please state your reasons:

Yes I support This Request We have lived in Mescal since 2000 and I Retired here in 2007 We need progress it will make our community grow and worth more.

NO, I DO NOT SUPPORT THIS REQUEST:
Please state your reasons:

(Attach additional sheets, if necessary)

PRINT NAME(S):

SIGNATURE(S): John R & Donna Good

John R Good Donna J. Good

YOUR TAX PARCEL NUMBER: 124-15-49401 (the eight-digit identification number found on the tax statement from the Assessor's Office)

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Bisbee, AZ 85603

Special Use Docket SU-19-05 and Z-19-02 (Dollar General)

X YES, I SUPPORT THIS REQUEST

Please state your reasons:

IT WILL PROBABLY SAVE MESCAL + J-SIX RESIDENTS TIME AND VEHICLE FUEL TO SHOP IN MESCAL INSTEAD OF TRAVELLING TO BENSON OR OTHER LOCALITIES. Good luck MR

NO, I DO NOT SUPPORT THIS REQUEST:

Please state your reasons:

(Attach additional sheets, if necessary)

PRINT NAME(S): GARY GEORGE GREGORY + KATHERINE RUTH GREGORY

SIGNATURE(S): Katherine Ruth Gregory 3-

YOUR TAX PARCEL NUMBER: 124-15-289 (the eight-digit identification number found on the tax statement from the Assessor's Office) 124-15-288 124-15-289

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Special Use Docket SU-19-05 and Z-19-02 (Dollar General)



YES, I SUPPORT THIS REQUEST

Please state your reasons:

Development supports the growth of our church.

NO, I DO NOT SUPPORT THIS REQUEST:

Please state your reasons:

(Attach additional sheets, if necessary)

PRINT NAME(S):

John J Martin

SIGNATURE(S):

John J Martin, Treasurer
Peace in the Valley Lutheran Church

YOUR TAX PARCEL NUMBER:

12414060C

(the eight-digit identification number found on the tax statement from the Assessor's Office)

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1415 Melody Lane, Building E
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Special Use Docket SU-19-05 and Z-19-02 (Dollar General)

YES, I SUPPORT THIS REQUEST

Please state your reasons:

*THIS IS NEEDED HERE AS THE QUICK PIC WE HAVE HERE IS A RIPOFF
AND THE MERCHANDISE IS NOT ALWAYS FRESH. HAVING A DOLLAR GENERAL
HERE WILL SAVE US ALOT OF TRAVEL TIME GETTING A LOAF OF BREAD OR MILK.*

NO, I DO NOT SUPPORT THIS REQUEST:

Please state your reasons:

(Attach additional sheets, if necessary)

PRINT NAME(S):

VERNIE RATHBUN

SIGNATURE(S):

Vernie Rathbun

YOUR TAX PARCEL NUMBER: 124-15-214 5

(statement from the Assessor's Office)

(the eight-digit identification number found on the tax

Your comments will be made available to the Planning and Zoning Commission and the Board of Supervisors. Submission of this form or any other correspondence becomes part of the public record and is available for review by the applicant or other members of the public. Written comments must be received no later than **5 PM on Monday March 25, 2019** to be included in the staff report to the Commission, and by **Monday April 22, 2019** to be included in the staff report to the Board of Supervisors. We cannot make exceptions to these deadlines; however, if you miss the written comment deadline for any staff report you may still mail or send e-mail comments to Robert Kirschmann at rkirschmann@cochise.az.gov. Comments received after the November 1 deadline must be received prior to the public meeting date to be verbally noted at the meeting. You may also personally make a statement at the **public hearing on April 10, 2019 for the Planning and Zoning Commission and May 7, 2019 for the Board of Supervisors**. NOTE: Please do not ask the Commissioners or Board members to accept written comments or petitions at the meeting; your cooperation is greatly appreciated.

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Special Use Docket SU-19-05 and Z-19-02 (Dollar General)

YES, I SUPPORT THIS REQUEST

Please state your reasons:

- ① CONVENIENCE !! PROGRESS FOR OUR AREA!
- ② WILL NOT HAVE TO DRIVE ON OUR DANGEROUS INTERSTATE SINCE THERE IS NO FRONTAGE ROAD.

NO, I DO NOT SUPPORT THIS REQUEST:

Please state your reasons:

(Attach additional sheets, if necessary)

PRINT NAME(S):

RONALD P. RUNNER & KATHERINE M. RUNNER

SIGNATURE(S):

Ronald P. Runner
Katherine M. Runner

YOUR TAX PARCEL NUMBER: 12415092 (the eight-digit identification number found on the tax statement from the Assessor's Office)

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YES, I SUPPORT THIS REQUEST

Please state your reasons:

The people in the area need a store where they can get some of the things they need at a reasonable price. They also may not be able to go to Benson to do that.

NO, I DO NOT SUPPORT THIS REQUEST:

Please state your reasons:

(Attach additional sheets, if necessary)

PRINT NAME(S):

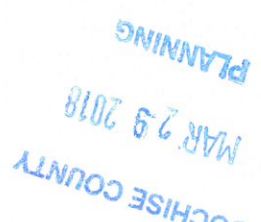
Thomas A Saniga

SIGNATURE(S): Thomas A Saniga

YOUR TAX PARCEL NUMBER: 12406001Z (the eight-digit identification number found on the tax statement from the Assessor's Office)

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YES, I SUPPORT THIS REQUEST

Please state your reasons:

THIS RETAIL FACILITY WOULD BE A GREAT SERVICE FOR MISCAL - J6 COMMUNITY. PRESENTLY WE ARE UNDER SERVED AND HAVE TO TRAVEL SEVERAL MILES FOR RETAIL SERVICES. HAVING THIS OPTION WOULD CUT DOWN ON TRAFFIC CONGESTION AND AID THE LOCAL ECONOMY. THIS SHOULD BE APPROVED

NO, I DO NOT SUPPORT THIS REQUEST:

Please state your reasons:

(Attach additional sheets, if necessary)

PRINT NAME(S):

RONALD H. VAN LOAN

SIGNATURE(S):

Ronald H. Van Loan

YOUR TAX PARCEL NUMBER: 12420092
(the eight-digit identification number found on the tax statement from the Assessor's Office)

12420093

(the eight-digit identification number found on the tax statement from the Assessor's Office)

Your comments will be made available to the Planning and Zoning Commission and the Board of Supervisors. Submission of this form or any other correspondence becomes part of the public record and is available for review by the applicant or other members of the public. Written comments must be received no later than 5 PM on Monday March 25, 2019 to be included in the staff report to the Commission, and by Monday April 22, 2019 to be included in the staff report to the Board of Supervisors. We cannot make exceptions to these deadlines; however, if you miss the written comment deadline for any staff report you may still mail or send e-mail comments to Robert Kirschmann at rkirschmann@cochise.az.gov. Comments received after the November 1 deadline must be received prior to the public meeting date to be verbally noted at the meeting. You may also personally make a statement at the public hearing on April 10, 2019 for the Planning and Zoning Commission and May 7, 2019 for the Board of Supervisors. NOTE: Please do not ask the Commissioners or Board members to accept written comments or petitions at the meeting; your cooperation is greatly appreciated.

RETURN TO: Robert Kirschmann, Planner II
Cochise County Planning Department
1415 Melody Lane, Building E
Bisbee, AZ 85603

From: chack2@juno.com
To: Kirschmann, Robert
Cc: chack2@juno.com
Subject: Re: 124-15-020
Date: Tuesday, March 26, 2019 10:44:54 PM

As we discussed early today. My mother passed and left me trustee of her estate. I have not had a chance to change the name on the property.

I have decided to support the decision made by the majority of the residents of Mescal Lakes regarding the building of the Dollar General Store.

If there are any more questions, you may call me at 314-429-7163 or continue to write me at the St. Louis, MO address.

Edith Hagler Parcel ID: 12415020

Carolyn Hackworth

----- Original Message -----

From: "Kirschmann, Robert" <RKirschmann@cochise.az.gov>
To: "chack2@juno.com" <chack2@juno.com>
Subject: 124-15-020
Date: Tue, 26 Mar 2019 22:17:47 +0000

As we discussed.

Robert Kirschmann

Planner II

Cochise County Community Development

Development Services Department

1415 Melody Lane, Building E

Bisbee, AZ 85603

520-432-9248

520-432-9278 fax

Public Programs...Personal Service

www.cochise.az.gov