

**PROCEEDINGS OF THE COCHISE COUNTY PLANNING AND ZONING COMMISSION
REGULAR MEETING HELD ON
Wednesday, MAY 13, 2020**

A regular board meeting of the Cochise County Planning and Zoning Commission was held on Wednesday, MAY 13, 2020 at 4:00 p.m. in the Board of Supervisors' Hearing Room, 1415 Melody Lane, Building G, Bisbee, Arizona.

Present: Wayne Gregan, Vice Chair; David Koch, Member; Kim DePew, Member; Nathan Watkins, Member; Patrick Greene, Chairman; Gary Brauchla, Member; Nancy Welch, Member

Absent: Pat Edie, Member; Jim Martzke, Member

Staff Present: Daniel Coxworth, Planning Director
Christine McLachlan, Planner II
Robert Kirschmann, Planner II

Chairman Greene called the meeting to order at 4:12 p.m.

ANY ITEM ON THIS AGENDA IS OPEN FOR DISCUSSION AND POSSIBLE ACTION

PLEDGE OF ALLEGIANCE

THE ORDER OR DELETION OF ANY ITEM ON THIS AGENDA IS SUBJECT TO MODIFICATION AT THE MEETING

CALL TO ORDER

ROLL CALL (Introduce Commission members and explain quorum and requirements for taking legal action).

APPROVAL OF THE PREVIOUS MONTH'S MINUTES

Motion by Vice Chair Wayne Gregan, Second by Member Nathan Watkins

Vote: 6 - 0 Approved

Member Nancy Welch abstained due to absence from last month's meeting

CALL TO THE PUBLIC – Pursuant to A.R.S . § 38-431.01 (H) this is an opportunity for the public to comment. Individuals are invited to address the Commission on any issue within the Commission's jurisdiction. Since Commissioners may not discuss items that are not specifically identified on the agenda, Commission action taken as a result of public comment will be limited to directing staff to study the matter, responding to any criticism or scheduling the matter for further consideration and decision at a later date.

PUBLIC HEARING

1. Docket SU-20-04 & Z-20-06 (Dollar General Hereford) The applicant requests a special use authorization to approve a 9,100 square foot Dollar General store. The applicant concurrently requests to rezone the property from RU-4 to RU-2.

Ms. Mclachlan presented a PowerPoint presentation that is preserved in the files.

Denise Goldman, a representative for DCM Development which constructs stores for Dollar General, clarified that they are only asking to rezone a 2 acre piece of the 11 acre parcel designated in the presentation and do not have any plans for the rest of the property at this time. She stated that traffic will not significantly increase and that the store turns off its lights when it closes. She stated that local residents welcome a new store to save on commuting time and that Dollar General has a number of programs to support the community.

Chairman Greene summarized public comments received via mail and email. 86% of respondents opposed the zoning change and construction of the store while 14% supported it. Major reasons for opposition were concerns about traffic, bright lighting, and conflicts with the residential nature of the neighborhood. No members of the public were available for additional comment. Chairman Greene did not consider a rebuttal from the applicant relevant due to lack of additional public commenters.

Chairman Greene asked Ms. Goldman to clarify why DCM Development chose that particular area to build the store considering its rural character. Ms. Goldman stated that DCM Development saw an unmet need in the Hereford community for a grocery store selling essential items.

Ms. Mclachlan stated that the Staff recommends a denial of both dockets for the previously stated reasons, but that if the Commission wishes to grant approval, it should do so with standard conditions.

Motion by Vice Chair Wayne Gregan to forward Docket Z-20-06 to the Board of Supervisors with a recommendation of denial, second by member David Koch.

Member Gary Brauchla asked if voting for recommendation for denial is allowed. Chairman Greene asked for confirmation from Christine Roberts that this action was appropriate, which she affirmed.

Vice Chair Gregan stated that traffic on the roads surrounding the parcel are already congested and that the County should consider making improvements before encouraging retail growth in that area.

Vote: 7 - 0 approved

Vice Chair Gregan moved to deny approval of Docket SU-20-04, second by Member Kim DePew

Vote: 7 - 0 approved

2. Docket R-20-03 (Mailed Notification Radius): An amendment to the Cochise County Zoning Regulations Article 17, Administration and Article 22, Amendments.

Ms. Mclachlan presented a PowerPoint presentation that is preserved in the files.

There were no discussion question for Ms. Mclachlan who stated that the Planning Director recommends approving the docket.

Motion by Vice Chair Wayne Gregan, Second by Member Nathan Watkins

Vote: 7 - 0 Approved

PLANNING DIRECTOR'S REPORT, INCLUDING PENDING, RECENT AND FUTURE AGENDA ITEMS AND BOARD OF SUPERVISORS' ACTIONS.

The Planning Director gave a summary of upcoming items.

CALL TO COMMISSIONERS ON RECENT MATTERS.

ADJOURNMENT

Chairman Greene adjourned the meeting at 5:12 p.m.

APPROVED:

Patrick Greene, Chairman

ATTEST:

Daniel Coxworth, Development Services Director