

Rezoning/Comp Plan Amendment Docket RZ23-11 and CPA 23-03 (Hereford Moson)

Cochise  
County  
JUN 21 2023  
Development  
Services

\_\_\_\_ YES, I SUPPORT THIS REQUEST  
Please state your reasons:

NO, I DO NOT SUPPORT THIS REQUEST:

Please state your reasons:

Already Heavy Traffic on Moson RD. will increase!  
Commercial uses will change the Rural Nature  
of the area.

Our property was developed as a Horse Ranch  
in the 1950's and we believe that  
General Business Zoning in the area would  
reduce the value and purpose we now  
enjoy!

PRINT NAME(S):

GARY GREENOUGH, JOAN GREENOUGH

SIGNATURE(S):

*Gary Greenough*  
*Joan O. Greenough*

YOUR TAX PARCEL NUMBER: 104-75-023A (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 June 23, 2023 to be included in the staff report to the Commission.

RETURN TO: Christine McLachlan  
Cochise County Development Services  
1415 Melody Lane, Building F  
Bisbee, AZ 85603  
Or scan the QR code to the right to submit  
comments online



**From:** [noreply@civicplus.com](mailto:noreply@civicplus.com)  
**To:** [Coxworth, Daniel](#); [Kirschmann, Robert](#); [McLachlan, Christine](#); [Bronson, Susan](#)  
**Subject:** Online Form Submittal: Public Hearings - Public Comment Form  
**Date:** Tuesday, June 20, 2023 12:24:59 PM

**CAUTION: EXTERNAL EMAIL\***

## Public Hearings - Public Comment Form

Docket #	CPA 23-03/RZ 23-11 (Hereford Moson)
Support	No, I do not support this request
Explanation	<p>I am too close to this property. Changing it over to commercial designation will bring in more people, automobile traffic and other unwanted activities. There is a reason I live in this area and have for over 20 years, its very quiet and we don't get very much traffic. That being said, roads are dirt and any more traffic would certainly have an impact on this neighborhood. From more dust kicking up, to bumpier roads. From what I heard, the owner wants to have a convenience store on the south end. We already have a couple of stores 4 miles up the road. Lastly, if this change gets approved, it will most certainly set a precedence for other property owners in the area to seek the same designation. Please vote no and leave this property designation as it was originally set. I have spoken to a couple of my neighbors and they feel the same way. Thank you!</p>
Name	Abelardo Rubio Jr.
Email Address	abe.rubio@gmail.com
Address	P.O. Box 594
City	Hereford
State	AZ
Zip Code	85615
Phone Number	5202493288
Your Tax Parcel Number	10475030C
File Upload	<i>Field not completed.</i>
Electronic Signature Agreement	I agree.

Electronic Signature

Abelardo Rubio Jr.

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**From:** [noreply@civicplus.com](mailto:noreply@civicplus.com)  
**To:** [Coxworth, Daniel](#); [Kirschmann, Robert](#); [McLachlan, Christine](#); [Bronson, Susan](#)  
**Subject:** Online Form Submittal: Public Hearings - Public Comment Form  
**Date:** Monday, June 5, 2023 3:47:07 PM

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## Public Hearings - Public Comment Form

Docket #	CPA 23-03/RZ 23-11 (Hereford Moson)
Support	No, I do not support this request
Explanation	We don't want a commercial property next to our property.
Name	Randy and Cherie Malcolm
Email Address	c_malcolm48@yahoo.com
Address	7684 E Larson Rd
City	Hereford
State	AZ
Zip Code	85615
Phone Number	520-254-2414
Your Tax Parcel Number	<i>Field not completed.</i>
File Upload	<i>Field not completed.</i>
Electronic Signature Agreement	I agree.
Electronic Signature	Randy Malcolm

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**From:** [noreply@civicplus.com](mailto:noreply@civicplus.com)  
**To:** [Coxworth, Daniel](#); [Kirschmann, Robert](#); [McLachlan, Christine](#); [Bronson, Susan](#)  
**Subject:** Online Form Submittal: Public Hearings - Public Comment Form  
**Date:** Monday, June 12, 2023 12:56:40 PM

**CAUTION: EXTERNAL EMAIL\***

## Public Hearings - Public Comment Form

Docket #	CPA 23-03/RZ 23-11 (Hereford Moson)
Support	No, I do not support this request
Explanation	See Attached
Name	Cheryl
Email Address	aznm@hotmail.com
Address	7839 East Chippewa Street
City	Hereford
State	AZ
Zip Code	85615
Phone Number	520 444 5748
Your Tax Parcel Number	10475023D
File Upload	<a href="#">Rezoning Request Deny_20230612_0001.pdf</a>
Electronic Signature Agreement	I agree.
Electronic Signature	Cheryl MOrgan

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Rezoning/Comp Plan Amendment Docket RZ23-11 and CPA 23-03 (Hereford Moson)

YES, I SUPPORT THIS REQUEST  
Please state your reasons:

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

See ATTACHED

PRINT NAME(S): Carry G. Morgan & Cheryl Anne Morgan

SIGNATURE(S):   


YOUR TAX PARCEL NUMBER: 104750230 (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 June 23, 2023 to be included in the staff report to the Commission.

RETURN TO: Christine McLachlan  
Cochise County Development Services  
1415 Melody Lane, Building F  
Bisbee, AZ 85603  
Or scan the QR code to the right to submit comments online



Cheryl and Carry G.Morgan

12 Jun 2023

7830 E.Chippewa Street

Hereford Az 85615

Request for rezoning should be denied. There is no understanding of the ultimate outcome of the rezoning; the increase of density could be to provide more houses, apartment buildings or a business. The business could be anything, (see note 1 below) and therefore we, the local population who lived here for decades, under the current zoning rules, have no idea of the environmental impact: water usage and or pollution; garbage including hazardous waste, noise and light pollution, sewage and effluents and increased traffic causing its own hazards (See Note 2). In 25 years of living here, our drainage has become an issue due to increased infrastructure in the area eroding terrain: our barn and storage areas have been flooded each monsoon for the past 10 years. Most importantly, this corner of Moson and Hereford has been a hazardous area due to the load car, illegal migrants and drug trafficking now using the area. This "business" could increase traffic accidents, increasing the threats to the local community. There has been an increase in the number of CBP and police activities regarding speeding and load cars along both Hereford and Moson road. We have not only personally witnessed the increase in this problem because we live here, but as a member of auxiliary law enforcement support to the CBP, WE understand the situation from a larger perspective, i.e. an area greater than the county proscribed 450 foot affected area input. Putting an unknown business creates opportunities for illegal movment to use the area to hide and creates potential for criminal activity at a minimum, and draws more danger to the area for local residents.

The proposal states it would improve and add value to the local area (See Note 3). Since the submission has already been sent to the county, this must have been already articulated to the local government. What specific value will be brought to us who live here? Our property taxes will be affected and doubtful to the down turn. What monetary, logistical, economic or lifestyle benefit would be brought about by rezoning for a business? The business could be anything from retail to night club to convenience store to gas station to marijuana dispensary. There has also been an increase in fires in the area and there is no understanding of the impact this rezoning has on a potential increased fire hazard during the dry season.

This may not be a one time event. There is no knowledge of what will happen if this is rezoned, a business is established and it fails, who or what takes over? We are concerend about the basic concept of a business moving in, any business, which defeats the expectations of those who moved here accepted, and lived here under the current zoning which is rural living. It has already become a safety issue to take a simple jog or walk along rural roads which now see increased traffic, both foot and vehicle.

In summation: the property owner, while within their rights to see what advantage they can gain from rezoning, must have some idea of what they are looking to bring into an area where those of us living here, our quality of life including our economic quality of life (i.e. taxes) is affected. Before a decision to make a rezoning change is initiated, it is incumbent on our elected leadership to provide the rest of the tax payers complete disclosure on this. An approval on this could begin a cascade effect of more out of town landlords doing the same thing adversely impacting the quality of life here and straining resources such

as impacts on local wells with increased per person per acre numbers. There was a reason for the zooming levels when they were done, and there isn't enough information in the request to determine if rezoning would adversely affect something the original levels were designed to protect. And finally, how will the widening proposal of Moson road be affected by this potential rezoning? (See Note 4).

If the board chooses to deny the rezoning, the direct impact is only on one family. However if the board approves the rezoning, the direct and the indirect impact is on multiple families both inside and outside the 1500 foot area.

Note 1: Pursuant to the Cochise County Zoning Regulations, Article 12: 1201 Purpose

Note 2: Pursuant to the Cochise County Zoning Regulations Article 12: 1202 Principle uses


Note 3: Pursuant to the Cochise County Zoning Regulations Article 12: 1203.06 Electrical Disturbance and Glare; 1203.07 Noise or Vibration; 1203.08 Odors; 1203.09 Other Nuisances or Emissions Beyond the Site Boundaries

Note 4: Pursuant to the Cochise County Zoning Regulations Article 12: 1203.02 Setbacks, Principal and Accessory Structures/Uses

Cheryl Morgan

  
12 Jun 2023

CARRY G MORGAN

  
18 Jun 2023