



Development Services

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MEMORANDUM

TO: Cochise County Planning and Zoning Commission
FROM: Matthew Taylor, AICP, Planner II
FOR: Christine McLachlan, AICP, Planning Division Manager
SUBJECT: SU24-16 (Williams Cabinets)
DATE: September 11, 2024

Docket SU24-16 (Williams Cabinets)

A Special Use Authorization request for a custom cabinet shop. The applicants reside on the property and the cabinet business is a family-owned and operated small business.

I. DESCRIPTION OF SUBJECT PARCEL AND SURROUNDING USES

Applicant: Todd and Vanessa Mattox
Location: 3183 W. Williams Road
APN: 124-14-036B
Parcel Size: 4.3 acres
Zoning: RU-4 (Rural District, one dwelling per 4 acres)
Plan Designation: Rural
Growth Area: D – Rural Areas
Existing Use: Residential with Custom Cabinet Shop
Proposed Use: Residential, Custom Cabinet Shop

Surrounding Zoning and Uses

North	RU-4	Single family residential
South	RU-4	Single family residential
East	RU-4	Single family residential
West	RU-4, R-36	Single family residential

II. SITE HISTORY

- 2019-2020: septic system, manufactured home
- June 2024: code compliance case #24-001974 (2,100 SF structure for cabinet manufacturing built without permit)

III. SPECIAL USE AUTHORIZATION REQUEST

The applicants request special use approval for a cabinet shop. Flat pack cabinets are purchased and built to customer specifications. Four employees work onsite 7-days per week from 7am to 7pm. Business activity is currently limited to family members and occurs within accessory structures, utilizing compressor staple guns and saws for modification and assembly.

IV. ANALYSIS OF IMPACTS – COMPLIANCE WITH SPECIAL USE FACTORS

Section 2.48.160 of the Zoning Regulations identifies ten (10) factors to evaluate Special Use applications. These factors determine the suitability of a special use request, whether to recommend approval, and to determine if conditions and/or modifications are needed to mitigate potentially negative impacts on surrounding properties. With the information provided, eight (8) factors apply to this special use request with all applicable factors complying:

1. Compliance with Duly Adopted Plans: Complies

The subject property is designated “Rural” by the Comprehensive Plan and falls within Growth Area D (Rural Areas). The property is zoned RU-4 which is consistent with both Plan designations. Special use approval does not affect the base zoning district, ensuring continued compliance with the Plan.

2. Compliance with the Zoning District Purpose: Complies

Rural districts, which range in site area from 2 acres to 36 acres, allow residential and non-residential uses compatible with an area’s rural character. The applicants have established a family business within the past year, taking prefabricated cabinets and customizing them per customer needs. County zoning regulations authorize manufacturing uses with an approved special use authorization by the Planning and Zoning Commission. Rural districts allow non-residential activities that provide services provided they are compatible with rural living. The cabinet shop is not a standalone use and is generally subordinate to the existing residential use of the property given its small scale relative to the overall size of the property.

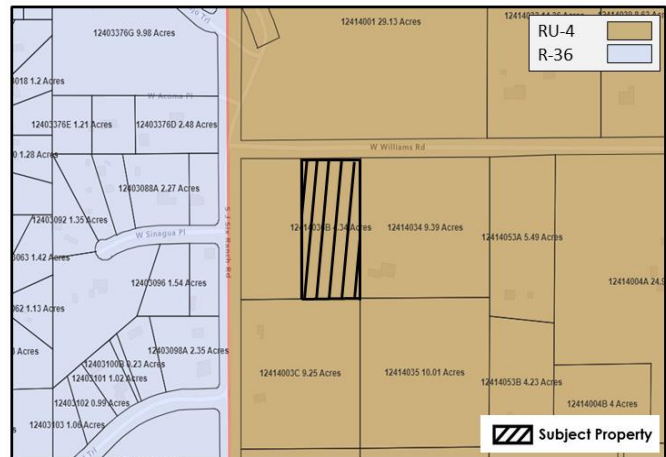
3. Development Along Major Streets: Not Applicable

The intent of this factor is to consider limiting the number of access points on major thoroughfares, arterials, or collectors by using frontage roads, shared access, and no access easements. Incorporating such measures promotes fewer road cuts to avoid potentially unsafe traffic conflicts, hazardous traffic congestion, and roadway obstruction caused by traffic. The property takes direct access from Williams Road, an improved and county-maintained rural local road, via an existing driveway.

4. Traffic Circulation: Complies

This Special Use Authorization factor stipulates:

1. The request is consistent with the preservation of the functions of surrounding streets as defined in the County Comprehensive Plan.
2. The request does not result in the use of any residential street for non-residential traffic.



SU24-16 (Custom Cabinets)
3183 W. Williams Rd (APN 124-14-036B)

N.T.S



3. Consideration of future circulation needs in the surrounding area has been considered through right-of-way dedication and off-site improvements if warranted.

The property has legal access via Williams Road, an improved local road that connects to J Six Ranch Road about 300' west. Per the application, customers do not visit the site, ensuring the functional classification of Williams Road does not change and off-site improvements typically considered with increased vehicle trips are not required. No customer traffic also ensures non-residential vehicle trips do not encroach into the neighborhood.

5. Adequate Services and Infrastructure: Complies

The property is served by a private well and septic system and falls within Sulphur Springs Valley Electric Cooperative (SSVEC) and Mescal-J6 Fire District service areas. The nearest fire station is located on Mescal Road approximately one mile of the subject property. An expansion of existing services is not necessary if the special use is approved by the Commission.

6. Significant Site Development Standards: Complies

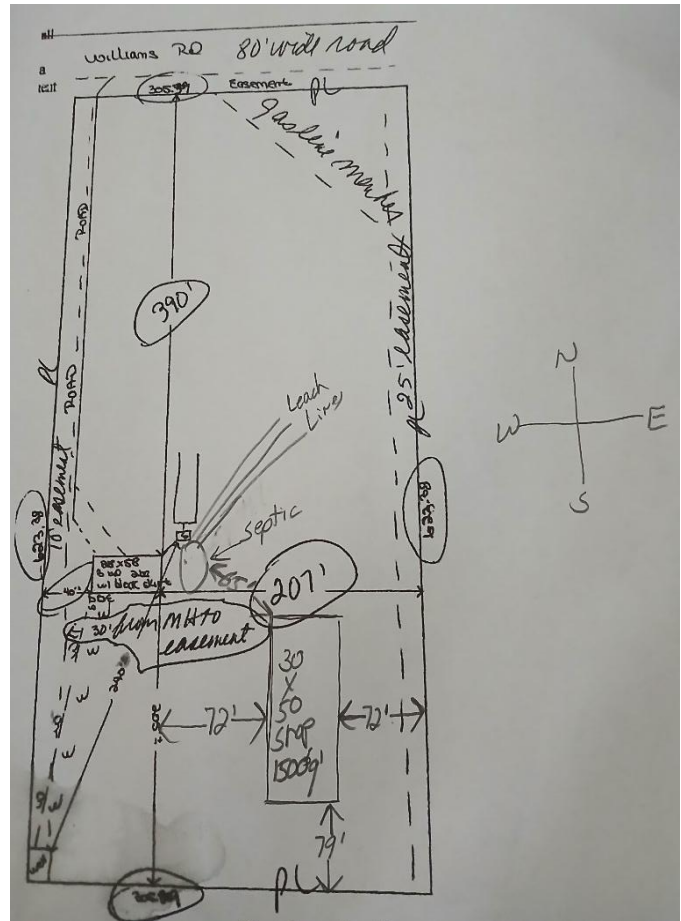
Applicable development standards identified in Section 2.15 (RU Districts) apply to this property. Current improvements include a residence, large shop building, and numerous other accessory structures and additional improvements to support the special use are not currently proposed. The large building supporting the custom cabinet operation has not been permitted by the county. The property's zoning allows the property owner to participate in the owner-builder program, reducing plan review and inspection activities otherwise required by the county. Existing structures demonstrate general compliance with RU-4 development standards.

7. Public Input: Complies

Section 2.48.160 of the Zoning Regulations states, "If public concerns have been raised, it is fair to ask if the applicant has made a reasonable effort to address these concerns through the Citizen Review Process." The applicant sent letters to surrounding property owners on July 2, 2024, without response.

8. Hazardous Materials: Not Applicable

Hazardous or dangerous materials are not proposed for this special use.



9. Off-Site Impacts: Complies

This factor is intended to ensure adequate measures have been taken to mitigate off-site impacts such as dust, smoke, noise, odors, outdoor lighting, and traffic. See also Section 6 (Significant Site Development Standards):

- **Parking:** Driveways and parking areas on the property are graveled and only used by residents and guests. Cabinetry customers do not visit the site. Improvements to parking areas and driveways are not required to support business activities and could negatively impact the residential character of the property.
- **Noise:** Staff recommends all business activities occur within a building or structure, limiting activities from 7am to 7pm to limit noise impacts on adjacent properties and residents.
- **Lighting and Signs:** Outdoor lighting is regulated by Section 2.45 of the zoning regulations which governs overall brightness and requires shielded fixtures. These standards apply to residential and non-residential properties. Additional lighting and signage supporting the business are not proposed.
- **Landscaping:** Landscaping is not required for residential properties or properties located within Growth Areas C and D. Current improvements to the property are not out of character with residential properties in large lot, predominately rural areas.
- **Odors:** Cabinet customizing work occurs within an existing shop building. Staff suggests a condition to limit odor-related nuisances should work beyond fabrication such as finishing take place.
- **Traffic:** Customers do not visit the property per the special use application. Consultations occur at customer properties and deliveries are made by the applicant, limiting impacts to neighboring properties and residents and preserving existing residential character.



10. Water Conservation: Complies

County water conservation requirements apply to non-residential uses and properties, potentially including this project. Section 2.51.170 of the zoning regulations requires water saving strategies and applicable water conservation regulations and policies identified in the zoning regulations and comprehensive plan will be identified at permitting.

V. PUBLIC COMMENT

Staff posted the property on August 23, 2024, mailing notification letters to property owners within 300' and publishing legal notice on August 21, 2024.

VI. WAIVERS

The applicant has not requested waivers.

VII. SUMMARY AND CONCLUSION

The applicants request special use authorization approval for a cabinet shop within an existing 2100 SF shop building. Business activities include customizing prefabricated cabinet material to customer specifications. Consultations occur at the customer's location or virtually, and the applicants deliver the finished cabinetry to the project site. Customers do not visit the subject property.

The county has not issued a permit for the shop building, and the special use application is a result of a neighborhood compliant citing an unpermitted shop building and cabinetry business. Business activities occur inside of structures and staff recommends limiting business hours to reduce potential off-site impacts such as noise to adjacent properties and residents. Expansion of the use beyond what is described in the application or conditionally approved with this application will require an administrative review or modification approval by the Commission during a public hearing.

Factors in Favor of Approval

1. Complies with eight (8) of eight (8) applicable factors.

Factors Against Approval

2. Business activities resulted in neighbor complaint and subsequent code compliance action.

VIII. RECOMMENDATION

Based on the factors in favor of approval, staff recommends approval of Docket SU24-16 to allow a cabinet shop with the following conditions:

1. Business activities shall occur inside a building to reduce noise, and activities are limited to 7pm to 7am seven days per week. Materials storage shall also occur inside a building or structure.
2. Applicant shall ensure cabinet work does not expose nearby residents to offensive or noxious odors.
3. A hard-surfaced driveway apron is required along Williams Road.

**Standard conditions related to condition acceptance, permitting timeframes, and special use modifications apply and have not been modified by this request.*

Sample Motion

Madam Chair, I move to approve Docket SU24-16 to allow a cabinet shop with conditions recommended by staff, the factors in favor of approval constituting the findings of fact.