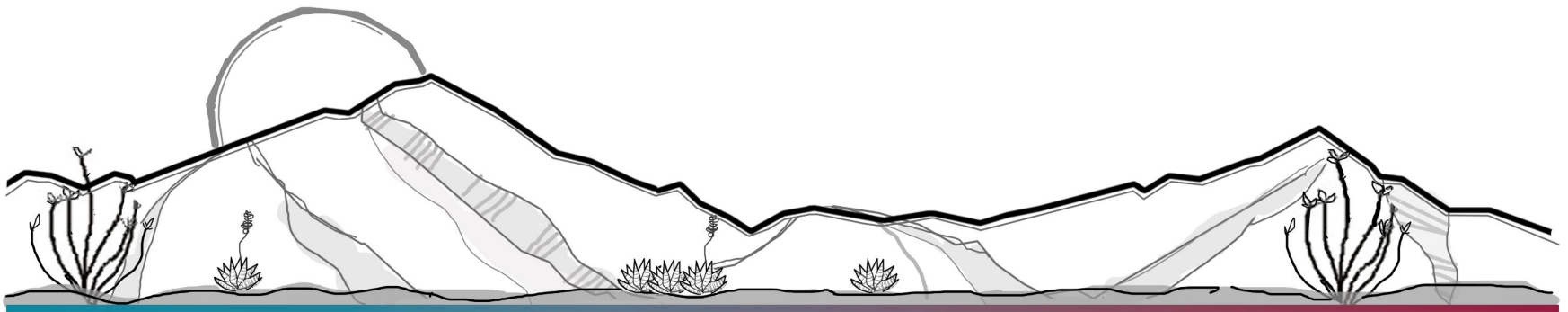


## Docket R25-04

### Special Use Appeal Remand

Planning and Zoning Commission  
September 10, 2025



## **Sample Motion**

### **(provide motion and second to open hearing)**

Madam Chair, I move to recommend approval of Docket R25-04 to the Board of Supervisors, amending text of the Cochise County Zoning Regulations as outlined in Exhibit A.

---

## Special Use Authorization:

Special Use Authorizations (SUAs) are intended for uses with unique characteristics that may not be suitable by right in a zoning district.

SUAs often have a higher potential to impact neighboring properties.

The commission considers 10 factors for or against a special use within a public hearing.

SUA decisions of the Commission are final unless appealed to the Board of Supervisors.

---

## Appeals

The Board of Supervisors is the appellate authority. They are specifically limited to affirming, reversing, or modifying a decision of the Planning Commission.

---

## Changes

Remand option – A remand may be ordered if the Board determines that:

- Additional evidence or testimony is necessary for a proper decision; or
- New information has been submitted that was not reasonably available at the time of the Planning Commission hearing.

Limitation: A remand may occur only **once** per appeal.

---

## REMAND ROADMAP



## Sample Motion

### **Vote:**

Madam Chair, I move to recommend approval of Docket R25-04 to the Board of Supervisors, amending text of the Cochise County Zoning Regulations as outlined in Exhibit A.

---

## Docket R25-04

### Special Use Appeal Remand

Planning and Zoning Commission  
September 10, 2025

