



Development Services

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MEMORANDUM

TO: Cochise County Board of Supervisors
FROM: Matthew Taylor, AICP, Planning Manager
FOR: Sharon Gilman, County Administrator
THROUGH: Christine McLachlan, AICP, Director
SUBJECT: SUA25-04 (Hereford Road RV Park Appeal)
DATE: April 7, 2026

I. APPEAL OF PLANNING AND ZONING COMMISSION DECISION

The appellants, Bennie and Janell Schmidt, filed an appeal with the Board of Supervisors against a September 10, 2025, decision made by the Planning and Zoning Commission where the Commission failed to approve Special Use Authorization *Docket SU25-14* to allow a recreational vehicle park on 30.7 acres located along Hereford Road approximately 4 miles north of E. Highway 92 (tax parcel 104-34-010A). The parcel is zoned RU-4 (Rural District, one dwelling per 4 acres) and the proposed use requires Special Use approval per Section 2.15.070 of the Zoning Regulations.

The Board of Supervisors heard the appeal during a public hearing on November 18, 2025, remanding the Special Use request back to the Planning and Zoning Commission for further proceedings. The Commission heard the requested Special Use again on March 11, 2026, recommending conditional approval with new information provided by the applicant. The appeal now returns to the Board for a second public hearing and final action by the Board to approve or deny the appeal and affirming, modifying, or rejecting the Commission's revised recommendation.

II. PLANNING AND ZONING COMMISSION HEARING AND RE-HEARING

During the original special use public hearing on September 10, 2025, the Commission denied the requested special use (6-2) with dissenting Commissioners believing the information provided by the applicant to be deficient. Specific concerns included the environmentally sensitive nature of the area (*San Pedro Riparian National Conservation Area*), inconsistency with the *Southern San Pedro Valley Area Plan*, and significant public opposition.

Commissioner Vote (September 10, 2025)	
Aye	Gonzalez, Martzke
Nay	DePew, Fickett, Limbach, Montgomery, Saunders, Watkins

The Commission re-heard the special use on March 11, 2026, recommending approval of the special use (7-2) with the following conditions:

1. *RV park shall not exceed 24 spaces.*
2. *County right-of-way and land clearing permits are required.*
3. *Quiet hours shall be observed between 10pm and 6am seven days per week.*
4. *Park shall be kept in sanitary condition. Temporary refuse and animal waste receptacles shall be appropriately sized and designed so as not to create an attractive nuisance for wildlife or pests.*

5. *Perimeter open space shall be retained. Existing vegetations shall be supplemented with native, drought-tolerant vegetation as needed.*
6. *Parking areas and internal driveways will utilize two-inch gravel to minimize dust and reduce soil erosion.*
7. *Within 30 days of approval of the Special Use, the applicant shall provide the County a signed Acceptance of Conditions form and a Waiver of Claims form arising from ARS Section 12-1134. Prior to the operation of the Special Use, the applicant shall apply for a building/use permit for the project within 12 months of approval. The building/use permit shall include a site plan in substantial conformance with the approved special use concept plan, the completed Special Use permit questionnaire and application, and appropriate fees. A permit must be issued within 12 months of the Special Use approval. Otherwise, the Special Use may be deemed void upon 30-day notification to the applicant.*
8. *It is the applicant's responsibility to obtain any additional permits or meet any additional Conditions that may apply to the proposed use pursuant to other federal, state, or local laws or regulations.*
9. *Any changes to the approved Special Use will be considered a Modification to this Special Use and will require review and approval of the Planning and Zoning Commission.*

Dissenting Commissioners cited concerns regarding significant opposition and concerns expressed by the Friends of the San Pedro River organization.

Commissioner Vote (March 11, 2026)	
Aye	Ambriz, DePew, Fickett, Gonzalez, Montgomery, Saunders, Tucker
Nay	Benedict, Limbach

III. STAFF FINDINGS

County staff met notification requirements for *Docket SU25-14* and appeal *Docket SUA25-04* as required by the Zoning Regulations, properly notifying all public hearings and ensuring the general public had timely notice and both physical and remote access to the meeting. The Commission Chair followed procedural requirements for the September 2025 and March 2026 meetings, allowing time for staff presentations, applicant statements, public comments, applicant rebuttals, and Commission discussion. Similarly, the Board held a duly noticed public hearing of the appeal in November 2025, remanding the item back to the Commission for further proceedings. The Board will now take final action on the appeal and either approve or deny the appeal (approving the appeal allows the recreational vehicle park).

IV. EXHIBITS

- *SU25-14 and SUA25-05 Documents*