Taylor, Matthew

From: noreply@civicplus.com
Sent: Monday, August 31, 2026 8:35 PM
To: McLachlan, Christine; Taylor, Matthew; Larsala, Sharon
Subject: Online Form Submittal: Public Hearings - Public Comment Form

CAUTION: EXTERNAL EMAIL*

Public Hearings - Public Comment Form

Docket Number	SU26-16 (St David Agritourism)
Select one of the following:	No, I do not support this request
Explanation	Does not align with the established residential land surrounding. See additional file uploaded.
Name	Andrew Bingham
Email Address	akbingha3@gmail.com
Address	224 n. McRae ln
City	St. David
State	AZ
Zip Code	85630
Phone Number	928-245-4968
Your Tax Parcel Number	120-10-006B
File Upload	Docket SU26-16.docx
Electronic Signature Agreement	I agree.
Electronic Signature	Andrew K. Bingham

Your comments will be made available to the public board responsible for reviewing them. 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.

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Taylor, Matthew

From: Andrew Bingham <akbingha3@gmail.com>
Sent: Monday, August 31, 2026 8:28 PM
To: Taylor, Matthew
Subject: Docket SU26-16 (Patton st. Agritourism)

CAUTION: EXTERNAL EMAIL*

I'm writing to voice concern regarding the zoning request for the APNs: 120-13-004AC; 120-15-006D; 120-15-006H; 120-15-009B; 120-15-009C.

Rezoning to allow agritourism is not in the best interest of this community. I live on parcel 120-10-006B, directly to the west of parcel 120-13-004C. Here is a list of reasons why this proposal is a definitive NO:

1. I believe the intention for this rezoning is purely financial. I don't believe the best interest of the neighbors or even the betterment of the area is at the forefront of the proposal.
2. The proposal sets up to be a quick boost in land value to then be sold off to investors that have no real interest in the area.
3. The majority, if not all of my neighbors are here to raise our families in a safe, quiet environment. I believe there is opposition to this proposal from just about every one of them.
4. Bringing in a number of unknown tourists with the potential to completely overhaul the intended use of residential ag land would diminish the underlining purpose and value of the land surrounding overall and within a short amount of time.
5. McRae Ln is not a business thoroughfare. This proposal puts heavy traffic directly in front of my house and property. My children walk to the bus stop along the road. The road has no outlet and requires designated locations to turn around. The bus uses permission from a neighbor to use their property to turn the bus around safely. Cars would frequently be looking for places to turn around if they miss the turn to the tour. Without the necessary structure, they would be turning around in our driveways.
6. The speed limit coming through town is already too fast in this area on hwy 80 (Patton). Increased stops for tourism creates dangerous situations for travelers within congested areas and higher speed limits (45mph-50mph)
7. This proposal puts all our properties on display as part of the agricultural tourism spectacle. The benefit of business only goes to the business owners and investors instead of benefitting the people who actually live here.
8. I don't want to be out feeding my cow, planting my fields, and trying to live the life I intended for my family to be met with many cars, and people with cameras with only a temporary interest passing in and out of my front yard believing that my home is part of their agri-tour experience.
9. This proposal essentially diminishes and destroys the reason every other property owner in this area lives here in the first place.
10. The proposed area for rezoning has been neglected for the last five or more years. The establishment of a valuable agricultural experience has not existed. The basics of maintaining this land for agricultural purposes has not been met, therefore showing that agriculture is not the primary reason for wanting to make the zoning change. The pecan trees have been neglected, and not collected or harvested as was done with the previous owners of the property. No other vegetation has been planted. No livestock of any

kind is on the acreage. All of these activities could have taken place without rezoning commercial. Tourism is the main focus, and agriculture seems to be the thing that will be created after the fact.

We are a people who value agriculture. We value making our space beautiful, and providing real long lasting stability to our families. Making our homes an adjacent tourist attraction does not fulfill the purpose of zoning for this area.

Respectfully,

Andrew and Dana Bingham

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Taylor, Matthew

From: noreply@civicplus.com
Sent: Monday, August 31, 2026 12:19 PM
To: McLachlan, Christine; Taylor, Matthew; Larsala, Sharon
Subject: Online Form Submittal: Public Hearings - Public Comment Form

CAUTION: EXTERNAL EMAIL*

Public Hearings - Public Comment Form

Docket Number	SU26-16 (St David Agritourism)
Select one of the following:	No, I do not support this request
Explanation	We live adjacent to Allred's pecan orchard and value the privacy, security, and quiet enjoyment of our home and property. The proposed agritourism use would bring visitors along or near our property line, creating direct visibility into our private space and introducing a rotating number of unknown or unvetted individuals. Increased foot traffic and the potential for trespassing beyond normal farm operations would negatively impact our safety and quality of life. For these reasons, we respectfully oppose the proposal.
Name	David M Daugherty
Email Address	dsdaugherty@cox.net
Address	446 West Grove Pond Lane
City	SAINT DAVID
State	AZ
Zip Code	85630
Phone Number	5209915094
Your Tax Parcel Number	12015001G
File Upload	*Field not completed.*
Electronic Signature Agreement	I agree.
Electronic Signature	David M Daugherty

Your comments will be made available to the public board responsible for reviewing them. 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.

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Taylor, Matthew

From: michelle fenn <mfenn59@gmail.com>
Sent: Saturday, August 29, 2026 11:58 AM
To: Taylor, Matthew
Subject: Docket #SU26-16 (Patton Street Agritourism)

CAUTION: EXTERNAL EMAIL*

August 24, 2026

Re: Dale Allred's Request for special use permit

Dear Cochise County Planning and Zoning Commission:

We own Parcel #'s 120-15-002F2 & 120-15002G1. This is family land that has been in our family since 1956 when there were only 4 other property owners on the Lane. Now we are surrounded by Dale Allred's land grabs. He offered to buy ours too, but was turned down. He has plenty of property that is on the Patton St frontage (section in red on the exhibit Map) to do what he wants to do, as far as "Agribusiness" and marketing is concerned. Please do not let him change our residential neighborhood, for whatever "hair brained" business idea that he currently has!! Isn't that what zoning is for, to protect the property owners?! Zoned Residential and should STAY Residential! He is wanting to put his business right in our back yard - literally - of our little "country" home!!!

Ever since he moved here he has gone from one idea to the next. His property does not look improved or better. He purchased a beautiful, well kept, productive pecan grove and within a few years of his neglect it is now half dead! He doesn't even harvest the nuts!! His frontage section is a mess and does not look improved. If he gets his way with this proposal, he will have his business traffic going up and down our residential lane. This will destroy our residential property value!

We feel his plan for "meals, gatherings, retreat, and limited farm stays" are a ruse for him to fill a beautiful acreage with tiny homes, or non permanent structures, avoiding code compliance for number of buildings and will eventually just be used for rentals or AirBnB when the "Agritourism" fails. We even doubt whether or not he has any intention of doing the agritourism. Is anyone even going to want to come and visit a dismal, failed agribusiness with dead trees and agri failure everywhere you can see? It's all business that should be kept in a business district and not in a residential neighborhood!

If he is approved for this Special Use Permit, this "Agritourism" would give him way too much leeway to skirt building codes and he would put small, non-permanent structures all over his properties. Please do not authorize him to bring his business into our residential neighborhood just because he has quietly gone around buying up all the residential property! If he wants to develop his property, he should have to comply with all the building codes that other developers have had to comply with or keep it ALL out on Patton St.

Sincerely,

W. Bruce and Michelle V. Fenn
115 N McRae Ln
St. David, AZ 85630

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Button at the top of the email, or forward to cochise.az.gov@missedspam.com or contact IT support at 520-432-8301.

DOCKET SU26-16
(PATTON STREET AGRITOURISM)

_____YES, I SUPPORT THIS REQUEST
Please state your reasons:

X NO, I DO NOT SUPPORT THIS REQUEST
Please state your reasons:
We feel he should have to comply with current established zoning and not be given special authorization to skirt around the codes that everyone else has to comply with.

PRINT NAME(S):
Walter Bruce Fenn & Michelle Vance Fenn

SIGNATURE(S): Walter Bruce Fenn
Michelle V Fenn

YOUR TAX PARCEL NUMBER: 120-15-002F2
120-15-002G1 (eight-digit identification number found on your property tax statement)

Your comments will be made available to the Planning and Zoning Commission. 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 **September 1st, 2026**, at 5 p.m.

RETURN COMMENTS TO:
Matthew Taylor
Cochise County Development Services
1415 Melody Lane, Building F
Bisbee, AZ 85603
mtaylor@cochise.az.gov

Scan the QR code to the right to submit comments online.

SCAN ME

DOCKET SU26-16
(PATTON STREET AGRITOURISM)

_____YES, I SUPPORT THIS REQUEST
Please state your reasons:

✓ NO, I DO NOT SUPPORT THIS REQUEST
Please state your reasons: We welcome the agriculture, but we dont want the greenhouses or screenhouses. They are an eye sore. We do not want the extra traffic that this might bring. Foot and vehicle. We oppose changing any zoning to add more structures than what the property is zoned for and what its zoned for.

PRINT NAME(S): Bradley Scott Gartin Alyson G Gartin

SIGNATURE(S): Bradley Gartin
Alyson G Gartin

YOUR TAX PARCEL NUMBER: 120-15-00507 | 120-15-01104 (eight-digit identification number found on your property tax statement)

Your comments will be made available to the Planning and Zoning Commission. 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 **September 1st, 2026**, at 5 p.m.

RETURN COMMENTS TO:

Matthew Taylor
Cochise County Development Services
1415 Melody Lane, Building F
Bisbee, AZ 85603
mtaylor@cochise.az.gov

Scan the QR code to the right to submit comments online.

SCAN ME

DOCKET SU26-16
(PATTON STREET AGRITOURISM)

_____YES, I SUPPORT THIS REQUEST
Please state your reasons:

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

Tours in pecan orchard - More dust
do not want more people farm-based lodging?
more traffic on highway causing wrecks. We live
here because we want to be in the country

PRINT NAME(S): KAREN S. GOODMAN

SIGNATURE(S): Karen S. Goodman

YOUR TAX PARCEL NUMBER: 120-15-013 (eight-digit identification number found on your property tax statement)

Your comments will be made available to the Planning and Zoning Commission. 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 **September 1st, 2026**, at 5 p.m.

RETURN COMMENTS TO:

Matthew Taylor
Cochise County Development Services
1415 Melody Lane, Building F
Bisbee, AZ 85603
mtaylor@cochise.az.gov

Scan the QR code to the right to submit comments online.

SCAN ME

Taylor, Matthew

From: noreply@civicplus.com
Sent: Monday, August 31, 2026 7:45 PM
To: McLachlan, Christine; Taylor, Matthew; Larsala, Sharon
Subject: Online Form Submittal: Public Hearings - Public Comment Form

CAUTION: EXTERNAL EMAIL*

Public Hearings - Public Comment Form

Docket Number	SU26-16 (St David Agritourism)
Select one of the following:	No, I do not support this request
Explanation	I am very concerned about the potential increase in traffic on Highway 80 and the impact it could have on the surrounding residential roads. I live off Sybil Road, and it is already difficult and dangerous to make a northbound turn onto the street. Increasing tourism and traffic in the area without a proper turning lane or other appropriate traffic improvements would only make this situation more dangerous. I have similar concerns regarding McRae Lane. It is a very narrow residential road that does not appear capable of safely accommodating a significant increase in traffic. The additional vehicles associated with increased tourism and business activity could create serious safety concerns for residents and others who use the road. I am also concerned about the ability to successfully manage and maintain all of the proposed business activities. The current condition of the pecan orchard raises questions about whether the existing operation is being adequately maintained. Many of the trees appear to be partially dead, which suggests that the orchard has not received sufficient water or care. Given the current state of the property, I have concerns about taking on additional business ventures before the existing operation is properly maintained. Overall, I believe the potential increase in traffic, the limitations of the surrounding residential roads, and the current condition of the pecan orchard warrant careful consideration before approving additional tourism or business activity at this location.

Name	Ora Linn Goodman
Email Address	ora.goodman3@gmail.com
Address	324 N. Sibyl Rd
City	Saint David
State	AZ
Zip Code	85630
Phone Number	520-720-4526
Your Tax Parcel Number	12013002
File Upload	*Field not completed.*
Electronic Signature Agreement	I agree.
Electronic Signature	Ora Linn Goodman

Your comments will be made available to the public board responsible for reviewing them. 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.

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Taylor, Matthew

From: noreply@civicplus.com
Sent: Tuesday, September 1, 2026 6:38 AM
To: McLachlan, Christine; Taylor, Matthew; Larsala, Sharon
Subject: Online Form Submittal: Public Hearings - Public Comment Form

CAUTION: EXTERNAL EMAIL*

Public Hearings - Public Comment Form

Docket Number	SU26-16 (St David Agritourism)
Select one of the following:	No, I do not support this request
Explanation	I do not support this request because it will disrupt our quiet and peaceful way of living. I have 4 young children that love to go outside and play freely. I will not feel comfortable sending my kids outside to play with a constant flow of strangers in my backyard. Having agritourism smack dab in the middle of a residential neighborhood is an invasion of privacy.
Name	Demi Hancok
Email Address	kemptondemi@gmail.com
Address	222 N Sibyl Rd.
City	Saint David
State	AZ
Zip Code	85630
Phone Number	9283221998
Your Tax Parcel Number	12013004B
File Upload	*Field not completed.*
Electronic Signature Agreement	I agree.
Electronic Signature	Demi Kempton

Your comments will be made available to the public board responsible for reviewing them. 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.

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Taylor, Matthew

From: noreply@civicplus.com
Sent: Monday, August 31, 2026 2:39 PM
To: McLachlan, Christine; Taylor, Matthew; Larsala, Sharon
Subject: Online Form Submittal: Public Hearings - Public Comment Form

CAUTION: EXTERNAL EMAIL*

Public Hearings - Public Comment Form

Docket Number	SU26-16 (St David Agritourism)
Select one of the following:	No, I do not support this request
Explanation	To the Members of the Planning and Zoning Commission: Thank you for the opportunity to speak regarding the Special Use Permit requested by Allred Farm LLC. I appreciate Mr. Allred's enthusiasm for agriculture and his efforts to develop his property. However, I respectfully oppose this Special Use Permit because I believe the proposed agritourism development and rezoning of the property would create significant impacts on public safety, traffic, infrastructure, neighboring properties, and the quality of life of surrounding residents. Factor 3: Safe Road Conditions My first concern is the safety of the roads serving the existing Allred Farms operation. The current farm store on State Route 80 has already created traffic and parking concerns. Customers have encroached into the ADOT right-of-way, and vehicles have at times extended onto the asphalt area of State Route 80. There are also no dedicated turning lanes at the Allred Farms entrance, McRae Lane, or surrounding access points. Because State Route 80 is heavily traveled, I and other residents have experienced numerous near-miss collisions involving vehicles entering or leaving the farm. These existing conditions already present safety concerns. Adding lodging, tourist attractions, and additional visitors would increase traffic at these same access points. Factors 4 and 5: Traffic and Infrastructure According to ADOT's 2025 Average Annual Daily Traffic information, approximately 5,529 vehicles travel State Route 80 daily between Apache Powder Road and Barr Loop. The Douglas Port of Entry is also being expanded from four lanes to twelve lanes, while a new commercial Port of Entry is

	under construction. Based on a conversation with Douglas Arizona Port of Entry Director Martin Gomez, I understand annual commercial truck traffic could increase from approximately 50,000–60,000 trucks to approximately 200,000–300,000 trucks annually. Even if only a portion of this additional traffic uses State Route 80, heavy-truck and passenger-vehicle traffic could substantially increase in front of Allred Farms and along McRae Lane. I have also spoken with ADOT regarding future traffic conditions and understand that ADOT is not currently planning to proactively prepare these roads for the anticipated increase. If the existing road system already presents safety concerns, is it adequate to support the additional traffic this Special Use Permit would generate? McRae Lane and other roads in the St. David area are narrow and already experience congestion. This development could put additional pressure on infrastructure that was not designed for this level of commercial and tourist activity. Factor 7: Public Response The existing Allred Farms operations have already affected neighboring properties' privacy, peace, and enjoyment. Greenhouses, large solar installations, dust generation, and employee conduct have impacted our neighborhood. Workers associated with Allred Farms have trespassed onto my property and driven AT
Name	Dillon Hancock
Email Address	dillon.d.hancock@gmail.com
Address	222 N Sibyl Rd
City	St. David
State	AZ
Zip Code	85630
Phone Number	520-686-0956
Your Tax Parcel Number	120-13-004B6
File Upload	I do not support SU26-16 (St. David Agritourism).docx
Electronic Signature Agreement	I agree.
Electronic Signature	Dillon Hancock

Your comments will be made available to the public board responsible for reviewing them. 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.

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DOCKET SU26-16
(PATTON STREET AGRITOURISM)

_____YES, I SUPPORT THIS REQUEST
Please state your reasons:

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

Please read attached letter.

PRINT NAME(S):
Dillon Hancock

SIGNATURE(S): _____

YOUR TAX PARCEL NUMBER: 120-13-004B6 (eight-digit identification number found on your property tax statement)

Your comments will be made available to the Planning and Zoning Commission. 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 **September 1st, 2026**, at 5 p.m.

RETURN COMMENTS TO:

Matthew Taylor
Cochise County Development Services
1415 Melody Lane, Building F
Bisbee, AZ 85603
mtaylor@cochise.az.gov

Scan the QR code to the right to submit comments online.

SCAN ME

To the Members of the Planning and Zoning Commission:

Thank you for allowing me the opportunity to speak regarding the Special Use Permit requested by Allred Farm LLC.

I appreciate Mr. Allred's enthusiasm for agriculture and his efforts to develop his property. However, I respectfully oppose the requested Special Use Permit because I believe the proposed agritourism and rezoning development would create significant impacts on neighboring properties, public safety, traffic, infrastructure, and the quality of life of surrounding residents.

I would like to present my concerns using the same factors the County considers when evaluating Special Use Permit requests.

Factor 3: Safe Road Conditions Along Major Streets

My first concern is the safety of the roads serving the existing Allred Farms operation.

The current Allred farm store on State Route 80 has already created traffic and parking concerns. While visiting the Allred Farm Store, customers regularly encroach into the Arizona Department of Transportation right-of-way, and there have been occasions when vehicles have extended onto the asphalt area of State Route 80. These situations raise significant concerns regarding the safety of the public and the operation of the farm store.

There are also no dedicated turning lanes at the Allred Farms entrance, McRae Lane, or surrounding access points. Because State Route 80 is already heavily traveled, I and other residents have experienced numerous near-miss collisions involving vehicles entering or leaving the farm and attempting to access these roads.

In my opinion, these existing conditions demonstrate that the surrounding road system already presents safety concerns. Adding an agritourism destination, rezoning for tourist accommodation, and additional attractions would increase the number of vehicles using these access points and could further exacerbate those concerns.

Factors 4 and 5: Traffic Circulation and Adequate Infrastructure

My next concerns involve appropriate traffic circulation and whether adequate infrastructure exists to support the proposed development.

According to the Arizona Department of Transportation's 2025 Average Annual Daily Traffic information, approximately 5,529 vehicles travel State Route 80 daily between Apache Powder Road and Barr Loop.

Allred Farms is located within this corridor.

That traffic volume is significant today, but the future situation deserves even greater consideration.

The Douglas, AZ Raul Hector Castro Port of Entry (Pan American Highway) has approved plans to begin expansion from four lanes up to possibly twelve lanes, and a new commercial Port of Entry (James Ranch Road) is currently under construction. The anticipated increase in commercial traffic could have a substantial effect on State Route 80 through St. David.

Based on a conversation with Douglas Arizona Port of Entry Director Martin Gomez, I understand that the new commercial Port of Entry is projected to increase annual commercial truck traffic from approximately 50,000–60,000 trucks to approximately 200,000–300,000 trucks annually. This could represent an increase of up to approximately 821 additional semi-trucks per day traveling through St. David in front of Allred Farm Store and McRae Lane.

Even if only a portion of that additional traffic uses State Route 80, the result could be a substantial increase in heavy-truck and passenger-vehicle traffic in front of Allred Farms and along McRae Lane.

I have also spoken with Lieutenant Joe Depadre of the Arizona Department of Transportation regarding future traffic conditions, and I understand that ADOT is not currently planning to proactively prepare these roads for the anticipated increase in traffic produced by the port of entry construction and expansions.

This raises an important question for the Commission:

If the existing road system already presents safety concerns, and significant regional traffic increases are anticipated, is this infrastructure adequate to support the additional traffic that this Special Use Permit would generate?

The St. David area, including narrow roads such as McRae Lane and Sibyl Road, already experiences periods of congestion for just the residents. I am concerned that adding an agritourism destination with lodging and additional attractions will place further pressure on roads and infrastructure that were not designed for this level of activity.

Ultimately, I am concerned that these impacts could have lasting negative effects on not only the direct neighbors of Allred Farm LLC, but also residents who live along McRae Lane, State Route 80, Sibyl Road, and the surrounding areas.

Factor 7: Public Response

I also strongly oppose this application based on the impact that the proposed rezoning and development would have on neighboring property owners.

The existing Allred Farms operations have already had a negative impact on neighboring property's privacy, peace, and enjoyment of their property.

Previous development and infrastructure associated with Allred Farms, including greenhouses, large solar-panel installations, dust generation, and the conduct of Allred Farm LLC employees, have already affected the surrounding neighborhood and, in my experience, interfered with the comfortable enjoyment of our property.

The proposed development would bring additional tourist activity immediately behind my home, including possibly seven tiny homes and other tourist attractions.

My family and I live on our property, actively work our land, and care for our animals. My wife and I have four children, all eight years old and younger.

We chose to live in this area because we value a rural way of life. We did not choose to live next to a tourist destination.

The proposed development and rezoning would fundamentally change the character and use of the property immediately behind our home. Increased traffic, visitors, noise, lighting, activity, dust generation, and commercial use would directly affect our family's privacy, peace, and enjoyment of our property.

I also have concerns based on previous experiences with employees associated with Allred Farms LLC. Workers have trespassed onto my property and have driven ATVs over my crops. Additionally, employees have driven ATVs and UTVs at high rates of speed, generating large amounts of dust. These incidents have been witnessed by myself, my family, and other neighbors. We are completely opposed to Allred Farms having 4 full time employees and 3 part-time employees, as more employees could create even more problems for the surrounding properties and neighbors.

For that reason, I am particularly concerned about introducing substantially more employees, visitors, and tourist activity immediately adjacent to my property.

These are not theoretical concerns. They are based on experiences that have already occurred.

Factor 8: Mitigation of Hazardous Materials and Sanitation Concerns

Finally, I want to address sanitation and wastewater concerns associated with the possible seven tiny homes.

The proposal would allow the possibility of up to seven tiny homes to be located on approximately 6.388 acres directly behind my residence.

My concern is whether the proposed development will have adequate wastewater and septic infrastructure to safely serve all seven units.

I understand that IRC 3/R306 states that residential development is subject to applicable plumbing, sanitation, wastewater, and septic requirements. My concern is not simply whether such requirements exist; it is whether Allred Farm LLC will adequately accommodate the wastewater generated by seven additional dwelling or lodging units without creating impacts on neighboring properties or groundwater.

Conclusion

I want to emphasize that I am not opposed to agriculture, and I am not opposed to Mr. Allred being successful in his agricultural business.

My objection is to this particular expansion and the impacts that I believe it will have on the surrounding community.

Allred Farms LLC can do most of what they propose under their LLC without Rezoning and the special use permit. Why request the Special use permit?

The County's Special Use Permit process exists to evaluate whether a proposed use is appropriate for its location and whether potential impacts can be adequately addressed.

In this case, I believe there are serious unresolved concerns regarding:

- Safe access to State Route 80 and McRae Lane;
- Existing and anticipated increases in traffic;
- The ability of the surrounding road system to safely accommodate additional visitors and commercial activity;
- The adequacy of existing infrastructure;
- The impact of tourist accommodations and attractions on neighboring residential properties;
- Previous experiences with trespassing and property impacts;
- The preservation of the rural character and reasonable enjoyment of neighboring properties; and
- Adequate wastewater and sanitation infrastructure for the proposed tiny homes.

I respectfully ask the Planning and Zoning Commission to carefully consider these concerns and deny the Special Use Permit requested by Allred Farm LLC.

Thank you for your time and for considering the concerns of the residents who will have to live with the consequences of this decision.

Respectfully,

Dillon and Demi Hancock

Taylor, Matthew

From: noreply@civicplus.com
Sent: Monday, August 31, 2026 5:22 PM
To: McLachlan, Christine; Taylor, Matthew; Larsala, Sharon
Subject: Online Form Submittal: Public Hearings - Public Comment Form

CAUTION: EXTERNAL EMAIL*

Public Hearings - Public Comment Form

Docket Number	SU26-16 (St David Agritourism)
Select one of the following:	No, I do not support this request
Explanation	I am concerned about the added traffic with transient visitors mixed in with the established residential community. It will be conflicting with the quiet street and neighborhood. I don't see this venture succeeding after seeing how they have not been able to maintain the current pecan orchards on their property. It was a well maintained and productive by the previous owner, but it is now overgrown with weeds, and the trees are dying from not being maintained. I feel that the main interest is not in the agritourism but in putting up rentals in the middle of our community. This is the reason for the zoning and regulations to keep this type of encroachment from happening in our back yards. I do not see this being a benefit for the community.
Name	John Hardwick
Email Address	miniwicker2001@gmail.com
Address	111 N McRae Ln
City	St David
State	Arizona
Zip Code	85630
Phone Number	4804031106
Your Tax Parcel Number	12015002C & 12015002E
File Upload	*Field not completed.*

Electronic Signature Agreement	I agree.
Electronic Signature	John M Hardwick

Your comments will be made available to the public board responsible for reviewing them. 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.

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Allred Agritourism Proposal

I adamantly do NOT support this request for the Allred Agritourism project!

One first must have the "Agri" (agriculture) element in place before you have the "tourism" element to be able to have an Agritourism enterprise. Allred has no viable agriculture.

Allred's moved into Saint David on this property in 2019. They acquired a turn-key pecan production operation from Rey Mortensen. The Mortensen's pecan operation was very productive. Since 2019, Allred's have not harvested the full orchard of mature pecan trees one single time. They have only made a stab attempt at harvesting just a few trees for the past 7 years. It appears they have been selling the pecans that were last harvested in about 2018 or 2019 as if they were a fresh crop from the current year. As a pecan producer myself, I view that practice as deplorable.

I grew up on the pecan orchard my grandfather planted in 1929. Since my birth in 1954 (72 years ago), with the exception of my 28 years in the Air Force, college, and a Church mission, I have been involved in pecan production. Since my retirement from the Air Force in 2007, I have been directly involved in the pecan production from my grandfather's 1929 pecan orchard. I know pecan production.

The formerly beautiful and productive pecan trees that Mortensen's left are currently half dead. Allred seldom waters them. In fact, when he first moved in from another part of the country, he expressed his opinion to me that pecan trees in this area do not need to be irrigated. With a raised eyebrow, I kept my mouth shut and thought, "He has a lot to learn about pecan production here." Accordingly, all he has now is an orchard full of half dead trees.

Allred also planted some fruit trees and built some white tent-like structures for protection from early freezes. Those tent structures have since been torn apart by the wind and have not been repaired. They are unsightly and useless. That I know of, not a single fruit has been picked or sold from those fruit trees.

Allred has bullied most of his neighboring property owners with threats of or actual legal action until some of them got fed up with dealing with him and either moved away, sold him their property, or both.

Again, if someone wants to establish an agritourism enterprise, they must first establish the (agri) portion before they attempt to show it off as a viable touristic agricultural enterprise. Allred has flatly failed to establish an even minimally productive agricultural enterprise. He has nothing agricultural to show off. It would be an embarrassment to parade people through his dying pecan orchard. Therefore, one must question Allred's motive to establish an Agritourism enterprise in Saint David.

As a descendant of one of the first arriving families in Saint David in 1877, I'm very protective of what happens in this community. I question the motives of an outside person or entity that acquires property around them, many times through coercive means, and then tries to turn around

and market it as an Agritourism entity without any agricultural development. The agritourism activities that Allred has written up on paper do not need any commercial property zoning, as is proposed as part of the project plans.

When a neighbor offered to buy the 6 acres of property that adjoins his property that is intended to be zoned as commercial, Allred said he was unwilling to sell just a portion of the properties that he has acquired. Allred counter-offered with a proposal to sell this neighbor the entire property for 1.2 million dollars, way out of the price range for the offering neighbor. So why would Allred request the County Planning and Zoning Commission to change a portion of the property to commercial use, while at the same time offering to sell the whole property for over a million dollars? Being aware of what Mortensen's initial asking price for the property was (definitely less than a million dollars), I wonder if all the activities that Allred is doing to manipulate the current zoning status of the property is so he can simply "flip" the property in order to gain a significant profit and move on, without really establishing any Agritourism, leaving the community we all love and live in with commercially zoned property right in the middle of our farms and residential properties, opening up those acres for who knows what kind of commercial enterprise in the future, largely so he can increase his profits at our expense and move on.

For all the reasons stated above, I do not support this request. I DO support legitimate agritourism, but I see no legitimate agritourism in this request because there is no legitimate agriculture that has taken place for 7 years. A person or business entity's past performance is a very good indicator of future performance.

Please do not approve this request. Do not approve rezoning to commercial for any portion of the Allred property. We're currently zoned for residential and farming. That's who we are and that's how we want to keep it.

Respectfully,

//Signed//

J. Young Mayberry and Susan Mayberry

DOCKET SU26-16
(PATTON STREET AGRITOURISM)

_____YES, I SUPPORT THIS REQUEST
Please state your reasons:

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

See attached letter

PRINT NAME(S):
Dustin & Andrea Merrill

SIGNATURE(S): _____
_____

YOUR TAX PARCEL NUMBER: 120-13-005D (eight-digit identification number found on your property tax statement)

Your comments will be made available to the Planning and Zoning Commission. 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 **September 1st, 2026**, at 5 p.m.

RETURN COMMENTS TO:

Matthew Taylor
Cochise County Development Services
1415 Melody Lane, Building F
Bisbee, AZ 85603
mtaylor@cochise.az.gov

Scan the QR code to the right to submit comments online.

SCAN ME

August 27th, 2026

Re: Docket SU26-16 (Patton Street Agritourism)

Dear Cochise County Planning and Zoning Commission:

I am writing to respectfully express my opposition to the proposed rezoning of the property adjacent to our residential community to allow for agritourism activities.

While I understand the desire to support agricultural businesses and provide opportunities for economic development, I believe this rezoning would have negative impacts on the surrounding residential properties and would not be in the best interest of our small community.

1. Increased traffic and safety concerns

Agritourism activities have the potential to bring significantly more visitors and vehicle traffic into an area that is currently residential and relatively quiet. Increased traffic could create additional safety concerns, congestion, and wear on local roads that were not designed to accommodate a substantial increase in visitors. While an entrance was not explicitly stated, a portion of the property in question is located on McRae Lane which is a narrow, residential street that dead ends. Patton Street, the main road through St. Daivd, is single lane in both directions without a turning lane at the proposed location and additionally would not be conducive to increased traffic.

2. Noise, lighting, and disruption to the residential character of the area

The surrounding properties are residential, and residents have chosen to live in this area in part because of its quiet, rural character. Agritourism operations and events could introduce increased noise, amplified music, nighttime lighting, and activity that would substantially change the character of the neighborhood. These impacts could affect residents' ability to peacefully enjoy their homes and properties.

3. Potential impact on neighboring property values and quality of life

A commercial or event-oriented use immediately adjacent to residential properties could negatively affect the desirability and value of neighboring homes. Residents should not have to accept a significant change in the use and character of an adjacent property after establishing their homes in a quiet residential area. Protecting the quality of life and reasonable expectations of existing property owners should be an important consideration in any rezoning decision.

4. Precedent for further commercial development in a small community

Approving this rezoning could establish a precedent for additional commercial or event-based uses in an area that has traditionally been residential and rural. What begins as one agritourism operation could lead to increased development, traffic, and commercial activity over time. The County should carefully consider the cumulative impact such changes could have on this small community before approving a zoning change.

I respectfully ask the Planning and Zoning Commission to consider the long-term interests of the existing residents and property owners who live adjacent to and near the proposed development. Economic opportunities are important, but they should be balanced against the rights, safety, privacy, and quality of life of the surrounding residential community.

For these reasons, I respectfully request that the Commission deny the proposed rezoning and preserve the existing residential and rural character of the area.

Thank you for your time and consideration of the concerns of the surrounding residents.

Respectfully,

Dustin and Andrea Merrill
223 N McRae Lane

Taylor, Matthew

From: noreply@civicplus.com
Sent: Wednesday, August 26, 2026 6:45 AM
To: McLachlan, Christine; Taylor, Matthew; Larsala, Sharon
Subject: Online Form Submittal: Public Hearings - Public Comment Form

CAUTION: EXTERNAL EMAIL*

Public Hearings - Public Comment Form

Docket Number	SU26-16 (St David Agritourism)
Select one of the following:	No, I do not support this request
Explanation	Cochise County Planning & Zoning Commission 1415 Melody Lane, Building F Bisbee, AZ 85603 RE: Objection to Agritourism Special Use Permit application – 510 W. Patton Street., St. David, AZ 85630 To the Cochise County Planning & Zoning Commission, My husband and I are the owners of the property immediately adjacent to and east of 510 W. Patton Street in St. David, AZ (our property is 444 W. Patton St. St. David, AZ 85630, Parcel # 120-15-004). Our properties share a common fence line. I strongly object to the requested Special Use Permit for an agritourism use at this property. My objection is based on my firsthand observations of how the property has been maintained over the past several years. Existing agricultural structures, including greenhouses, have been allowed to deteriorate. Torn and dirty plastic coverings and exposed broken wires and poles have remained in place, creating an unsightly appearance. Numerous trees on the property have died and have not been replaced or removed. Weeds are allowed to grow unchecked along our shared fence line. The greenhouse structures have been placed so close to our common property line that there is essentially no clearance between the structures and the fence. This makes it impossible for me to access portions of my own fence line to clear weeds or do maintenance. I previously raised concerns with the Planning & Zoning Department in year 2019 when the property owner started to build the greenhouses, but was informed that agricultural zoning allowed the development. The current condition of the property demonstrates a pattern of inadequate maintenance. For that reason, I do not believe the property owner has shown the ability to responsibly manage a

	more intensive agritourism operation that would attract visitors and increase activity. I am concerned that granting this Special Use Permit will result in increased traffic, noise, dust, parking impacts, and additional disruption to neighboring properties. I also believe these impacts could further reduce the value and enjoyment of our property as well as invasion of our privacy. I also am concerned about the use of water and wonder if the owner has commercial water rights for the type of agritourism operation that is being proposed? For these reasons, I respectfully request that the Planning & Zoning Commission deny the Special Use Permit application for 510 W. Patton Street, St. David, AZ. I ask that this letter be entered into the official record and that I be given an opportunity to speak before any decision is made. Thank you for your consideration
Name	Emily Ferguson Regis
Email Address	cactuswren21@gmail.com
Address	444 West Patton St.
City	Saint David
State	AZ
Zip Code	85630
Phone Number	5206038047
Your Tax Parcel Number	120-15-004
File Upload	Docket SU26-16 Patton St Regis Letter 08262026.pdf
Electronic Signature Agreement	I agree.
Electronic Signature	Emily F Regis

Your comments will be made available to the public board responsible for reviewing them. 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.

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July 22, 2026

JUL 27 2026
Cochise County

Cochise County Planning & Zoning Commission
1415 Melody Lane, Building F
Bisbee, AZ 85603

RE: Objection to Agritourism Special Use Permit application – 510 W. Patton Street., St. David, AZ 85630

To the Cochise County Planning & Zoning Commission,

My husband and I are the owners of the property immediately adjacent to and east of 510 W. Patton Street in St. David, AZ (our property is 444 W. Patton St. St. David, AZ 85630). Our properties share a common fence line. I strongly object to the requested Special Use Permit for an agritourism use at this property.

My objection is based on my firsthand observations of how the property has been maintained over the past several years. Existing agricultural structures, including greenhouses, have been allowed to deteriorate. Torn and dirty plastic coverings and exposed broken wires and poles have remained in place, creating an unsightly appearance. Numerous trees on the property have died and have not been replaced or removed. Weeds are allowed to grow unchecked along our shared fence line.

The greenhouse structures have been placed so close to our common property line that there is essentially no clearance between the structures and the fence. This makes it impossible for me to access portions of my own fence line to clear weeds or do maintenance. I previously raised concerns with the Planning & Zoning Department in year 2019 when the property owner started to build the greenhouses, but was informed that agricultural zoning allowed the development.

The current condition of the property demonstrates a pattern of inadequate maintenance. For that reason, I do not believe the property owner has shown the ability to responsibly manage a more intensive agritourism operation that would attract visitors and increase activity.

I am concerned that granting this Special Use Permit will result in increased traffic, noise, dust, parking impacts, and additional disruption to neighboring properties. I also believe these impacts could further reduce the value and enjoyment of our property as well as invasion of our privacy.

I also am concerned about the use of water and if the owner has commercial water rights for the type of agritourism operation that is being proposed.

For these reasons, I respectfully request that the Planning & Zoning Commission deny the Special Use Permit application for 510 W. Patton Street, St. David, AZ. I ask that this letter be entered into the official record and that I be given an opportunity to speak before any decision is made.

Attached are pictures taken on July 22, 2026 of the Allred property at 510 W. Patton showing the current greenhouse structures, poles, wires, fence, weeds and proximity to my residence at 444 W. Patton.

Thank you for your consideration

Sincerely

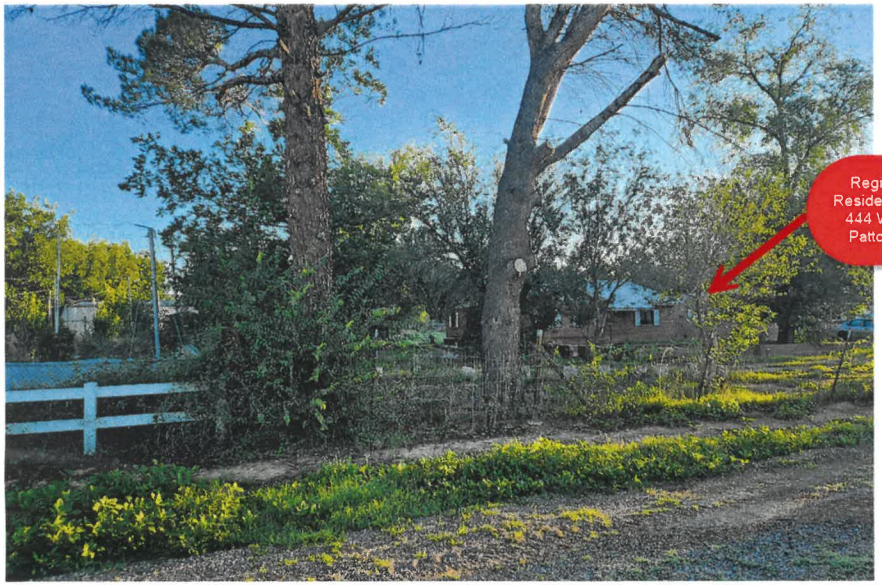
Emily Regis

Emily Regis
444 W. Patton
St. David, AZ 85630
520.603.8047
email: cactuswren21@gmail.com





Allred Property at 510 W. Patton st. David, AZ





Regis Residence at 444 W. Patton st. David and Proximity to 510 W. Patton

Allred Property at 510 W. Patton St. David, AZ





Allred Property at 510 W. Patton St. David, AZ



