



## Development Services

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### MEMORANDUM

**TO:** Cochise County Planning and Zoning Commission  
**FROM:** Matthew Taylor, AICP, Planning Manager  
**FOR:** Christine McLachlan, AICP, Director  
**SUBJECT:** SUA25-04 (Hereford Road RV Park Appeal)  
**DATE:** March 11, 2026

### DOCKET SUA25-04 (HEREFORD ROAD RV PARK APPEAL)

The appellants, Bennie and Janell Schmidt, filed an appeal with the Board of Supervisors against a decision made by the Planning and Zoning Commission on September 10, 2025, 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 will hear the requested Special Use during a public hearing on March 11, 2026, and forward a recommendation to the Board of Supervisors. The Board will either affirm, reverse, or modify the Commission's recommendation during a subsequent public hearing.

### COMMISSION ACTION

The Board of Supervisors adopted *Zoning Ordinance 25-19* on September 16, 2025, amending Section 2.48.160 of the Zoning Regulations to include a remand option when hearing Special Use Authorization appeals. Upon hearing *Docket SUA25-04*, the Board remanded this Special Use back to the Commission for further proceedings pursuant to the Board's direction, finding that additional evidence or testimony is necessary for a proper decision or that new information was submitted that was not reasonably available at the time of the Commission's public hearing. The Commission must therefore again consider this special use request and provide a recommendation to the Board for final action during a future public hearing.

### EXHIBITS

- *Planning and Zoning Commission Hearing Documents (SU25-14)*
    - *Meeting Minutes (September 10, 2025)*
    - *Staff Memo*
    - *Special Use Application*
    - *Publication Affidavit*
  - *Board of Supervisors Hearing Documents (SUA25-04)*
    - *Meeting Minutes (November 18, 2025)*
    - *Staff Memo*
    - *Appeal Application*
    - *Publication Affidavit*
  - *Public Input*
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