

DRAFT

PROCEEDINGS OF THE COCHISE COUNTY PLANNING AND ZONING COMMISSION REGULAR MEETING HELD ON Wednesday, JANUARY 14, 2026

A regular meeting of the Cochise County Planning and Zoning Commission was held on Wednesday, JANUARY 14, 2026, at 4:00 p.m. in the Board of Supervisors' Hearing Room, 1415 Melody Lane, Building G, Bisbee, Arizona.

Present: Kim DePew, Chair; Randall Limbach, Member; Gerry Gonzalez, Member; Frank Ambriz, Member; John Benedict, Member; Pati Fickett, Member; Neil Tucker, Member

Absent: Robert Montgomery, Vice Chair; Larry Saunders, Member

Staff Present: Christine McLachlan, Development Services Director
Matthew Taylor, Planning Division Manager
Sharon Larsala, Planner I
Bert Whitehead, Civil Deputy County Attorney

Attendees: Brian Bowers, Speaker (Call to the Public)
Cheryl Knott, Speaker (Call to the Public)
Stan Chaffin, Applicant (RZ25-18)
Sanci Chaffin, Applicant (RZ25-18)
Raymond Schnarre, Speaker (RZ25-18)
Jaclyn Robson, Speaker (RZ25-18)
LaDonna Burgess, Speaker (RZ25-18)
Bryan Giannini, Speaker (RZ25-18)
Mario Hernandez, Applicant (RZ25-19)
Robert Kirschmann, Applicant (SU25-31)

Chair DePew called the meeting to order at 4:00 p.m.

PLEDGE OF ALLEGIANCE, ROLL CALL, AND INTRODUCTION

CALL TO THE PUBLIC

Brian Bowers spoke during call to the public. Cheryl Knott spoke during call to the public.

ELECTION OF 2026 CHAIR AND VICE CHAIR

Member Limbach nominated Chair DePew to continue serving as Commission Chair. Second by Member Ambriz.

Vote: Approved 7-0

Member Gonzalez nominated Vice Chair Montgomery to continue serving as Commission Vice Chair. Second by Member Limbach.

Vote: Approved 7-0

APPROVAL OF THE PREVIOUS MONTH'S MINUTES

Vote: 5 - 0 Approved

PUBLIC HEARINGS

1. Docket RZ25-18: An applicant-initiated request to rezone a portion of APN 202-24-001C from R-36 (Residential District, one dwelling per 36,000 square feet) to GB (General Business District). The property totals about 160 acres and is located at the southwest corner of Joe Hines and Packing Plant Roads near Willcox.

Motion by Member Randall Limbach, Second by Member Gerry Gonzalez

Case planner Taylor provided a presentation, which is preserved in the files. Stan Chaffin and Sanci Chaffin, applicants, provided a statement.

Chair DePew opened the public hearing. Raymond Schnarre spoke in opposition. Jaclyn Robson spoke in opposition. LaDonna Burgess spoke in opposition. Bryan Giannini spoke in opposition. Mr. Chaffin provided a rebuttal. Chair DePew closed the public hearing.

Commission Discussion: Member Gonzalez noted the applicant's statements about conserving water and that some concerns expressed by nearby property owners would not be solely caused by the applicant. Member Limbach observed the applicant's submittal was incomplete and asked Mr. Chaffin to provide information regarding sewage disposal, power, and fire services. Member Limbach stated the applicant identified a laundromat as a potential use as described by property owners who spoke during the public hearing. Mr. Chaffin said he wants to sell melons and pistachios but hasn't decided what other uses he would like to establish. Member Benedict also asked the applicant about the washer and dryer reference in his application and Mr. Chaffin said he will not operate a laundromat on the property and that he will not waste water.

Case Planner Taylor stated staff recommends approval without special conditions.

Vote: 7 - 0 Approved

2. Docket RZ25-19: An applicant-initiated request to rezone a portion of APN 202-05-001 from R-36 (Residential District, one dwelling per 36,000 square feet) to RU-4 (Rural District, one dwelling per 4 acres). The property totals about 160 acres and is located at 6305 N. Fort Grant Road near Willcox.

Motion by Member Randall Limbach, Second by Member Frank Ambriz

Case planner Taylor provided a presentation, which is preserved in the files. Mario Hernandez, applicant, provided a statement.

Chair DePew opened the public hearing. No one spoke during the public hearing. Mr. Hernandez waived rebuttal. Chair DePew closed the public hearing.

Commission Discussion: Member Ambriz asked the applicant about his former cattle business and Mr. Hernandez replied that the cattle business has become too expensive, and he is selling his vehicles and equipment. Chair DePew asked about the remainder of the property and Mr. Hernandez said he would continue planting. Member Tucker asked the applicant what he intends to do after he sells his personal equipment and Mr. Hernandez stated he wants to continue buying and selling equipment and other items as a long-term business.

Case Planner Taylor stated staff recommends approval without special conditions.

Vote: 7 - 0 Approved

3. Docket SU25-31: An applicant-initiated Special Use Authorization request to allow a self-storage facility within an existing mobile home/recreational vehicle park at 79 N. Apache Trail in St. David (APN 120-18-009A). The property totals about 22 acres and is zoned R-18 (Residential District, one dwelling per 18,000 square feet).

Motion by Member Gerry Gonzalez, Second by Member Randall Limbach

Case planner Taylor provided a presentation, which is preserved in the files. Robert Kirschmann, Kirschmann Planning Services, representative for Rick Goodman Trust, property owner, provided a statement and expressed opposition to conditions requiring landscaping and restricting hours of operation for the proposed self-storage facility.

Chair DePew opened the public hearing. No one spoke during the public hearing. Mr. Kirschmann waived rebuttal. Chair DePew closed the public hearing.

Commission Discussion: Member Limbach commented on the noise generated by self-storage facilities and that hours of operation should be limited. Chair DePew asked Mr. Whitehead about previous lapses in enforcement of County zoning regulations relative to the property's landscaping requirements. Mr. Whitehead stated past actions by the County would not be limiting. Chair DePew asked about the landscaping requirement since Growth Area C does not require landscaping as discussed by Mr. Kirschmann and case planner Taylor stated that the addition of a new use justifies the landscaping condition. Member Ambriz asked if the landscaping condition could be a requirement of the special use and Mr. Whitehead replied yes. Member Benedict asked case planner Taylor about Mr. Kirschmann's comments about prohibiting large vehicles. Case Planner Taylor stated that the applicant prefers to maintain 24-hour access to the future self-storage facility but would be agreeable to prohibiting moving or delivery trucks during overnight hours. Mr. Whitehead noted the condition regarding access could be difficult to enforce, but gates with codes could be used. Mr. Kirschmann stated the new use is internal to the existing park and park residents would be most impacted by noise and there are minimal areas for landscaping.

Case Planner Taylor stated that staff recommends approval with special conditions relative to a required County right-of-way permit, landscaping, and hours of operation.

Vote: 7 - 0 Approved

WORK SESSION

1. DATA CENTERS

Director McLachlan provided an informational presentation on data centers and the Commission engaged in general discussion. County Zoning Regulations do not currently define or contain use or development standards for data centers. Draft language will be presented during public hearings to the Commission on February 11, 2026, and the Board of Supervisors on March 10, 2026.

PLANNING DIRECTOR'S REPORT, INCLUDING PENDING, RECENT AND FUTURE AGENDA ITEMS AND BOARD OF SUPERVISORS' ACTIONS AND A REVIEW OF 2025 REVIEW OF PLANNING DOCKETS.

CALL TO COMMISSIONERS ON RECENT MATTERS.

ADJOURNMENT

Chair DePew adjourned the meeting at 6:17 p.m.

APPROVED:

Kim DePew, Chair

ATTEST:

Christine McLachlan, Development Services Director