

**GRAHAM COUNTY PLANNING AND ZONING
PUBLIC NOTICE
AGENDA**

Pursuant to A.R.S. §38-431.02, notice is hereby given to the members of the Graham County Planning & Zoning Commission and to the general public that the Planning & Zoning Commission will hold a meeting open to the public on the following date, at the following time and at the following location:

DATE: October 19, 2022
TIME: 9:00 A.M.
PLACE: General Services Building
921 Thatcher Blvd.
Safford, Arizona 85546

ADMINISTRATION:

1. Call to Order
2. Roll Call
3. Approval of the minutes for the September 21, 2022, Planning and Zoning Commission Meeting.

PUBLIC HEARINGS:

4. REZ 863-22 (APN 103-28-072) Request made to re-zone from current C-M (Commercial Manufacturing land use) to R-R (Rural - Residential 20,000 sq. ft. minimum lot size) zone the requestor is Nancy Clark who is planning on building a new home at this location. The situs is 4330 S. US Hwy. 191, Safford.

UNFINISHED BUSINESS:

5. TA22-01 TEXT AMENDMENT – Text Amendment Application submitted by Carolyn Oberholtzer on behalf of Pamela Brooks, owner of APN 108-13-020, seeking to revise portion of Sections 4.1.2, 4.1.3, 9.2, and 9.4 of the Graham County Zoning Ordinance to permit marijuana establishments that cultivate and process marijuana to operate in the A Zone as a use permitted with certain conditions or under a conditional use permit; to modify the definition of enclosed area under the marijuana regulations; to modify the distance requirements between marijuana establishments and residentially zoned property and property used for residential purposes; to modify how distance is measured between marijuana establishments and adjacent properties; and to modify the permissible operating hours for certain marijuana establishments. (A decision on this agenda item was tabled at the September 21, 2022, Planning and Zoning Commission Hearing).

ITEMS TO BE SETUP FOR PUBLIC HEARING:

6. REZ 864-22 (APN 105-28-050) Request made to re-zone 5.76 acres from current A (General Land Use) to R-MH (Residential -Manufactured Home) for the purpose of future development of a RV park for overnight or extended stay. The owners are Ronald and Janice Howard. The situs is Thatcher.

7. REZ 865-22 (APN 105-28-051) Request made to re-zone 3.86 acres from current A (General Land Use) to R-MH (Residential -Manufactured Home) for the purpose of future development of a RV park for overnight or extended stay. The owners are Ronald and Janice Howard. The situs is Thatcher.

8. REZ 866-22 (APN 105-28-052) Request made to re-zone 4.83 acres from current A (General Land Use) to R-MH (Residential -Manufactured Home) for the purpose of future development of a RV park for overnight or extended stay. The owners are Ronald and Janice Howard. The situs is Thatcher.

9. REZ 867-22 (APN 104-39-172) Request made to re-zone 1.06 acres from current A (General Land Use) to C-M (Commercial Manufacturing land use) for the purpose of building a commercial storage building/shop for Elements Construction. The owner is Levi Palmer. The situs is Thatcher.

10. REZ 868-22 (APN 114-22-112) Request made to re-zone from current A (General Land Use) to M-X (Unlimited Manufacturing) for the purpose of off-site cultivation of cannabis. The owner and requestor Serasa Farm Inc., Rafael Yermayan. The situs is 28250 S. Brookerson Rd. Willcox, AZ 85643.

11. REZ 869-22 (APN 114-22-028B) Request made to re-zone from current A (General Land Use) to M-X (Unlimited Manufacturing) for the purpose of off-site cultivation of cannabis. The owner and requestor Serj Oganessian. The situs is 28496 S. Brookerson Rd. Willcox, AZ 85643.

OTHER BUSINESS

12. Discussion from previous Board of Supervisors actions

13. Call to the public

14. Adjournment

- The next regular **Board of Supervisors** meeting to hear Planning and Zoning items is scheduled for November 7, 2022, at 8:00 a.m.
- The next regular **Planning and Zoning Commission** meeting is scheduled for November 16, 2022, at 9:00 a.m.

NOTE: In accordance with A.R.S. § 38-431.03(A)(1)(2) and (3), the Planning and Zoning Commission may vote to hold an executive session for the purpose of obtaining legal advice from the Planning and Zoning Commission's attorney(s) on any matter listed on the agenda. Detailed information on agenda items can be obtained at the Planning and Zoning Office located in the Graham County General Services Building, 921 Thatcher Blvd., Safford, Arizona.

Persons with a disability may request a reasonable accommodation for special assistance by contacting Steve McGaughey at the Planning and Zoning Department (928) 428-0410. Request should be made as early as possible to allow time for arrangement of the accommodations.