

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: September 21, 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 August 17, 2022 Planning and Zoning Commission Meeting.

PUBLIC HEARINGS:

4. REZ 860-22 (APN 112-12-128B) Request is made to change the current A (general land use) zone to C-M (Commercial Manufacturing land use) zone on the southeast quarter of the aforementioned parcel for the purpose of operating an auto repair business on the property. The Requestor is owner Dustin Lee Luster. The situs is 8626 W. Windblown Trail Pima
5. REZ 861-22 (APN 106-07-059F) Request is made to re-zone from AR-2 (2 acre min) to AR- 1 (1 acre min) to allow for the splitting of the parcel for the building of a new home. The requestor is Bruce and Rebecca Black. The situs is 5528 S. Thorn Lane, Safford.
6. REZ 862-22 the north 170' of the west 130' of APN 105-05-003 Request is made to re-zone from current A zone to R-R (Rural - Residential 20,000 sq. ft. minimum lot size) zone for the purpose of putting the existing single-family home on its own parcel. The requestor is Ross Bryce. The situs is 6856 W. Safford-Bryce Rd., Pima.
7. 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 portions 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

ITEMS TO BE SETUP FOR PUBLIC HEARING:

8. 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.

OTHER BUSINESS

9. Discussion from previous Board of Supervisors actions
10. Call to the public
11. Adjournment
 - The next regular **Board of Supervisors** meeting to hear Planning and Zoning items is scheduled for October 3, 2022 at 8:00 a.m.
 - The next regular **Planning and Zoning Commission** meeting is scheduled for October 19, 2022 at 9:00 a.m.

NOTE: In accordance with A.R.S. § 38-431.03(A)(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.