

# PLANNING AND ZONING COMMISSION

## MINUTES OF MEETING

NOVEMBER 18, 2020

COMMISSION MEMBERS PRESENT: Gene Robert Larson, Kay Matlock, Charles Curtis, JP Lietar, Michael Ruiz, Steve Taylor, Mark Claridge, Judy Motes-Driver

MEMBERS ABSENT: none

STAFF PRESENT: Steve McGaughey, Machael Layton, Joe Carpenter

VISITORS: Heather Dukes, Cody White, Torey Crawford, Jonathan Truschle, Brianna Morris, Joe Carter, Darlene Alder, Brett Bluth, Kasie Titus, Dustie Coon, James Bryce, Danny Smith, Dustin Welker, Craig Boudle

CALL TO ORDER: 8:59 by Chairman Larson

APPROVAL OF PREVIOUS MEETING MINUTES: Motion from Commissioner Claridge to approve the minutes of the last Planning & Zoning Commission meeting held on October 21, 2020. Commissioner Curtis seconded, vote was all in favor.

### **ITEMS FOR PUBLIC HEARING**

1. Public hearing request for a Zone Map Change REZ #825-20 (APN 106-20-337E). Request is made to change the present "C-G" (commercial general) zone to "R-M" (multi-family residential) zone for the purpose of changing the property from commercial back to residential. The request is made by Jimmy Meredith. The situs address is 1090 W. Swift Trail, Safford.

Director McGaughey presented the application on behalf of Mr. Meredith. There were no concerns or discussion. Commissioner Motes motioned to send a favorable recommendation to the Board of Supervisors for this rezoning. Commissioner Matlock seconded, vote was all in favor.

2. Public hearing request for a Zone Map Change REZ #826-20 (APN 103-25-038). Request is made to change the present "A" (general land use) zone to "C-G" (commercial-general) zone for the purpose of adding an additional business to the property and to bring the

entire property into compliance with County ordinances. The request is made by Kimberly Riggs. The situs address is 3352 S. Highway 191, Safford.

Director McGaughey presented the application on behalf of Mrs. Riggs and clarified that it would be a small dog-grooming business in a small shed-like structure being added to the property. Commissioner Matlock motioned to send a favorable recommendation to the Board of Supervisors. Commissioner Curtis seconded the motion, vote was all in favor.

3. Public hearing request for a Zone Map Change REZ #821-20 (APN 114-19-008D). Request is made to change the present "A" (general land use) zone to "M-X" (unlimited manufacturing land use) zone for the purpose of operating a medical marijuana dispensary offsite cultivation facility within the existing greenhouses located on the property. The request is made by NatureSweet LLC. The situs address is 26050 S. Naturesweet Ave, Willcox.

Chairman Larson invited the representative of Naturesweet (Heather Dukes) to the podium to present her request for a continuance in order to allow the members of the Fleming family to attend the hearing. After some discussion a motion was made by Commissioner Claridge to table the hearing request until the next Planning and Zoning meeting on December 16<sup>th</sup>, 2020. Commissioner Ruiz seconded, the vote was all in favor.

### **ITEMS TO BE SET UP FOR PUBLIC HEARING**

NONE.

### **OTHER BUSINESS**

Director McGaughey reported on the hearing requests for rezoning from Mrs. Ely and Mr. Sanchez that received favorable recommendation from the Commission during last months' meetings. Both were approved by the Board of Supervisors.

### **CALL TO THE PUBLIC**

NO RESPONSE.

**ADJOURNMENT:** At 9:17 the meeting was adjourned by Chairman Larson.

**MINUTES ACCEPTED:**

Gene Robert Larson, Chairman Planning & Zoning Commission

**ATTEST:**

Steve McGaughey, Director Planning & Zoning Department