

# AGENDA MATERIAL

DATE 11/19/24 ITEM NO. RA 45

**Aliza Barraza**

**From:** Charron Vineyards <info@charronvineyards.com>  
**Sent:** Saturday, November 16, 2024 11:31 AM  
**To:** COB\_mail; Thomas Drzazgowski  
**Subject:** Case P24CU00006  
**Attachments:** 241116\_NeighborhoodPetition.pdf

**CAUTION:** This message and sender come from outside Pima County. If you did not expect this message, proceed with caution. Verify the sender's identity before performing any action, such as clicking on a link or opening an attachment.

Attached is a petition signed by neighbors of the vineyard in support of the Tasting Room Conditional Use Permit.

I would appreciate it if we could add to the letters of support in the agenda for Tuesday's hearing.

Respectfully -

Colton Noble



520-762-8585

18585 S. Sonoita Hwy - Vail AZ 85641

[www.charronvineyards.com](http://www.charronvineyards.com)

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# Charron Vineyards & Winery Neighborhood

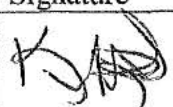


## Support Petition

Charron Vineyards and Winery was established in 1995 at 18585 S Sonoita Hwy, in a rural and historic landscape of Vail. It is the southernmost part of the historic area defined as Vail. Charron Vineyards and Winery is the 3<sup>rd</sup> oldest winery and vineyard in Arizona and is the only working farm winery in Vail. Part of their mission to preserve the historic and rural landscape of a working farm and country life with minimal disturbance to the neighbors. Charron Vineyards and Winery strives to be an active and positive neighborhood presence, while maintaining the historic landscape of the region.

Since Charron Vineyards and Winery opened, various owners have made improvements to the site to enhance customers' experience and to make the vineyard a positive impact to the neighborhood. For the most recent improvement, Sarah Wolff and Colton Noble are seeking to remove the original collapsing mobile home on site (from the 1980s) and replace it with a new and improved tasting room. They are not seeking to change anything about their current operating business and not changing any of their business activities, which have been done in similar manners for the past 10+ years.

This improvement requires a new Conditional Use Permit, which is going before the Pima County Board of Supervisors on Tuesday November 19<sup>th</sup> at 9am. The public hearing will be held at the Pima County Administration Building – East, Board of supervisors Hearing Room, 130 W. Congress St., 1<sup>st</sup> Floor. Anyone is welcome to attend. This Petition of Support will be submitted before the board of supervisors.

As a neighbor of Charron Vineyards and Winery, by signing this petition, I support the Conditional Use Permit for a new tasting room, and I support the current activities that occur at the vineyard, winery, and tasting room. As a neighbor of the vineyard, please add any other comments about the vineyard you would like the board of supervisors to know about the vineyard.

Name	Signature	Date	Address	Comments
Kimberly Donath Beamish		11-13-24	19821 S Sonoita Hwy	We absolutely love this beautiful winery and all the wonderful neighbors we get to hang out with here.
Todd Dubow		11-13-24	19821 S Sonoita Hwy	A new tasting facility would be a great addition to the winery and would give a great new gathering place for the neighbors.
Teri Simi		11-13-24	19395 S. Sonoita Hwy	A wonderful gathering place of good neighbors, friends and community we love this place!

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Charles Easter	Chas J. Easter	11-13 2024	1959 S. Sonoma Hwy Vail, AZ	
Joan Gay	JOAN GAY	11-13 2024	1959 S. Sonoma Hwy Vail, AZ	Email Sent
James Adams	James W Adams	11/13 2024	1930 S. Sonoma Hwy Vail, AZ 8564	We totally appreciate all Charron Vineyards doesn't do for the neighborhood.
JOHN LAW	John R	11/13/ 2024	GORHAM, MAINE	
Ramona Adams	Ramona Adams	11/14 2024	1930 S Sonoma Hwy	We love having the vineyard in our neighborhood!
Joan Bernardo	AK	Nov 14 2024	1850 S Sonoma Hwy	Great place to go and celebrate Birthdays + Anniversaries
Mauro Bernardo	PR	Nov 14 2024	Sonoma Hwy	Love the signs and its close. Keep it open
DAVID Burton	David Burton	Nov 14 2024	1860 S Sonoma 1861 S Sonoma Hwy	Great place to gather with friends + family and (Sons) especially neighborhood ones

**Aliza Barraza**

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**From:** Charron Vineyards <info@charronvineyards.com>  
**Sent:** Sunday, November 17, 2024 6:45 AM  
**To:** COB\_mail; Thomas Drzazgowski  
**Subject:** RE: Case P24CU00006  
**Attachments:** 241116\_NeighborhoodPetition.pdf

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Apologies, adding additional signatures.

Colton Noble



520-762-8585

18585 S. Sonoita Hwy - Vail AZ 85641

[www.charronvineyards.com](http://www.charronvineyards.com)

**From:** Charron Vineyards  
**Sent:** Saturday, November 16, 2024 11:31 AM  
**To:** COB\_Mail@pima.gov; Thomas.drzazgowski@pima.gov  
**Subject:** Case P24CU00006

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Colton Noble



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18585 S. Sonoita Hwy - Vail AZ 85641

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NOV 18 24 AM 09:15 PC CLK OF ED



# Charron Vineyards & Winery Neighborhood

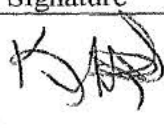


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Charles Easter	Chris J. Easter	11-13 2024	1959 S. Sonoma Hwy Vail AZ	
Joan Gay	JOAN GAY	11-13 2024	1959 S. Sonoma Hwy Vail, AZ	Email Sent
James Adams	James W Adams	11/13 2024	1930 S. Sonoma Hwy Vail, AZ 85641	We totally appreciate all Charren Vineyards doesn't do for the neighborhood.
JBH LAMP	John S. Lamp	11/13/ 2024	GORHAM, MAINE	
Ramona Adams	Ramona Adams	11/14 2024	1930 S Sonoma Hwy	We love having the vineyard in our neighborhood!
Joan Romanowski	AR	Nov 14 2024	1850 S. Sonoma Hwy	Great place to go and celebrate Birthdays + Anniversaries
Paula Romanowski	PR	Nov 14 2024	Sonoma Hwy	Love the sign and its close. Keep it open
DAVID Burkus	DW Burkus	Nov 14 2024	1860 S Sonoma Hwy 18615 S Sonoma Hwy	Great place to gather with friends + family and (Sons) especially neighborhood meeting
Richard Travis	R. Travis	Nov 15 2024	1556 E Foundry Rd, AZ 85203	It's a GREAT PLACE to visit and bring friends + family. GREAT RUSTIC LOCATION.
Paula Wintner	P. Wintner	Nov 15 2024	3724 S. Desert Blvd Tucson AZ	Great place and for the community



**From:** Jim Adams [REDACTED]  
**Sent:** Sunday, November 17, 2024 8:26 PM  
**To:** COB\_mail  
**Subject:** Charron Vineyards Conditional Use Permit

**CAUTION:** This message and sender come from outside Pima County. If you did not expect this message, proceed with caution. Verify the sender's identity before performing any action, such as clicking on a link or opening an attachment.

This is Jim Adams. My wife and I urge you to approve Charron Vineyards' conditional use permit. We live a little east of Charron Vineyards, and consider them great neighbors. They are an integral part of the area and support the Empire Mountain area in many ways. As you know, the road that we, our neighbors, and the winery use is not county maintained. As a result, we all share the cost of maintaining the road, but the winery pays much more than their share. During the monsoons, when Davidson Canyon floods, it is the winery that sends someone with their tractor to repair the road. Traffic and dust is not a problem because their customers come and go throughout the day, so there is never very much traffic on the road.

Charron Vineyards opens their facility for all of the neighborhood meetings. Neither my wife nor I drink, but we occasionally visit the tasting room with visitors or just to socialize with neighbors. Charron Vineyards is a small family owned business whose owners live in the area. They hire some of the neighbors which provides much needed income for these families.

The vineyards provide more for the area than the neighbors could afford on our own. But come August when the grapes are ripe, many of us go to the vineyard and volunteer to pick grapes to show our appreciation. Considering all the winery does for the area, we are excited about their plans and encourage you to approve their conditional use permit.

If you have any questions please feel free to contact us.

Respectfully,

Jim and Ramona Adams  
19305 S Sonoita Hwy  
Vail, Arizona 85641

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**Aliza Barraza**

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**From:** Geoff Oldfather [REDACTED]  
**Sent:** Monday, November 18, 2024 5:20 AM  
**To:** COB\_mail  
**Cc:** Geoff Alan; info@charronvineyards.com  
**Subject:** Charron Vineyards Conditional Permit Hearing

You don't often get email from [REDACTED]. [Learn why this is important](#)

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Greetings to the PC Board of Supervisors; I'm writing to express my support for granting a Conditional Use Permit to Charron Vineyards for a new tasting room and other related facilities enhancements. The owners and staff operate a responsible business that has shown continuous improvement and attracts customers not only from the greater Tucson and Pima County area but from other states; my family and I have met many people who specifically visit Charron Vineyards from states including Oregon, New Mexico, California, and Nevada. As the owner of a media consulting company, I have often referred visiting clients to Charron Vineyards for an enjoyable afternoon in a beautiful setting, and feedback has always been positive. Thank you for your positive consideration at the public hearing:  
Regards, Geoff Oldfather. [REDACTED]

**Tuesday November 19th at 9am** at Pima County Administration Building - East, Board of Supervisors Hearing Room, 130 W. Congress St., 1st Floor, Tucson, AZ 85701.

Geoff Oldfather

NOV 18 2024 5:20 PM PST

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