



Planning and Development Department

156 CHURCH STREET, HENDERSON, NC 27536
(252) 738-2080 / FAX 738-2089

Staff Report December 12, 2019

Description of Request for Conditional Use Permit:

Vance County Board of Adjustment

Case# CUP20191212 - 1

Owner: Guillermo
Rangel Montiel & Blanca
Arriaga Sontelo

Applicant: Blanca
Arriaga Sontelo &
Sandra Faulkner
Lawhorne

Parcel ID: 0586 01010

Location:
Bullocksville Park Rd

Current Zoning: AR
(Agricultural Residential)

Public Hearing:
12/12/2019

Prepared by:
Angie Blount

The applicant is requesting a Conditional Use Permit for the operation of a Special Event – Rodeo, to be held several times per year (every other weekend) from March through November. The applicant wishes to construct a children’s park on the property and they have plans to use food trucks and outdoor stands for food and drink. The applicant has also stated they plan to host live bands and or disc jockeys for musical entertainment. The applicant has plans to construct one 80’ by 150’ covered rodeo arena.

Exhibits as follows:

Exhibit 1. Application, Statement of Justification.

Exhibit 2. Site plan

Exhibit 3. Aerial View of property with zonings for adjacent properties.

Findings of Fact

1. The request is for a Conditional Use Permit for the operation of a Rodeo/Family Entertainment Special Event.
2. The property is located on Bullocksville Park Rd, consists of 120 acres, and is zoned AR or Agricultural Residential.
3. The application requesting a Conditional Use Permit was filed November 20, 2019 and a fee of \$250 was collected.
4. The property was posted on November 25, 2019.
5. The adjoining properties were sent notice on November 25, 2019, Certified Mail, Return Receipt.
6. The legal notice was advertised in the Henderson Dispatch on November 30, 2019.

Staff Comments

The application is for a Conditional Use Permit for a Special Event-Rodeo, to operate every other weekend from March through November. The applicant is requesting to construct one 80’ x 150’ covered rodeo arena (shown on site plan, not listed on application or other written documentation) and playground equipment for children; any permanent structures would need to conform to the zoning regulations, which under the current residential zoning would not allow a structure to be placed permanently. A commercial zoning should be sought to allow any permanent structures or temporary structures that can be removed from the property should be established. Food and drink concessions and live musical entertainment is also being proposed by the applicant. It would be the recommendation of staff, that if such a use is approved by the board, that the following approvals be acquired:

- a. Written Approval by **Vance-Granville Environmental Health** for porta-potties, food trucks, etc.
- b. Written Approval by **Vance County Zoning/Building/Fire Marshal** for construction of arena, playground, etc, any temporary structures requiring electricity. Trade permits to apply.



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Continued;

- c. Written Approval by **Vance County Sheriff's Department and North Carolina Department of Transportation** regarding security and any potential traffic flow issues into and out of the property.
- d. Permanent structures should be discouraged unless the applicant is willing to rezone the property to a commercial zoning instead of seeking a CUP for a special event.
- e. If the applicant decides to abandon the idea of establishing permanent structures and decides to proceed with a conditional Use Permit, a surety bond should be collected to insure that at the conclusion of the event, the property is restored to its prior state.