

DEPARTMENT OF PLANNING & DEVELOPMENT



PLANNING BOARD

PLANNING STAFF REPORT

Rezoning – 120 acres on Bullocksville Park Rd from AR (Agricultural Residential) to GC1 (General Commercial).

Case RZ20200109-1

STAFF PROJECT CONTACT: Angie Blount

January 9, 2020

EXPLANATION OF THE REQUEST

The applicant recently submitted an application for a Conditional Use Permit to operate a rodeo with other family entertainment options, on 120 acres on Bullocksville Park Rd. The request was to operate twice per month from March through November, however, the inclusion of a permanent rodeo structure as well as permanent playground equipment made it necessary for the property to be zoned Commercial, or for the equipment to be temporary. The applicant has chosen to ask for a rezoning of the property rather than to proceed with a Conditional Use Permit and temporary structures. Upon obtaining a recommendation and then an approval of the rezoning, the applicant must also obtain a Conditional Use Permit, as their intended use of the property, Amusement, Outdoor, requires.

OWNER/APPLICANT

Applicant: Guillermo Rangel Montiel
Blanca Arriga Sotelo
Sandra Faulkner Lawhorne

IMPACTS

The properties that surround this 120 acres on Bullocksville Park Road are all residentially zoned, either R30 or AR. The property also borders Kerr Lake Property in the rear. The impacts of a commercial rezoning to surrounding property could be minimal or great depending on the use. The allowed uses for property zoned General Commercial vary. For some uses listed in the Permitted Use Table, a conditional use also applies, as well as having additional requirements.

STAFF COMMENTS

- A. The proposal will place all property similarly situated in the area in the same category, or in appropriate complementary categories.
- B. There is convincing demonstration that all uses permitted under the proposed zone classification would be in the general public interest and not merely in the interest of an individual or small group.

- C. There is convincing demonstration that all uses permitted under the proposed zone classification would be appropriate in the area included in the proposed change. (When a new zone designation is assigned, any use permitted in the zone is allowable, so long as it meets zone requirements, and not merely uses which applicants state that they intend to make of the property involved.)
- D. There is convincing demonstration that the character of the neighborhood will not be materially or adversely affected by any use permitted in the proposed change.
- E. The proposed change is in accord with the County Land Use Plan and sound planning principles.

PLANNING BOARD RECOMMENDATION: