



VANCE COUNTY  
PLANNING & DEVELOPMENT  
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BOARD OF ADJUSTMENT  
MINUTES

December 12, 2019

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**TO:** Vance County Board of Adjustment  
**FROM:** Angie Blount  
**SUBJECT:** Case number CUP 20191212-1. Conditional Use Permit for the operation of a Rodeo/Family Entertainment  
**DATE:** December 12, 2019

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**Board Members Present:** Thomas Shaw III, Chair, Agnes T. Harvin, Ruth H. Jones, Vice-Chair, Ruxton Bobbitt, Alternate, Alvin Johnson, Phyllis Stainback

**Board Members Absent:** Blake Haley, Logan Darensburg

**County Staff:** Angie Blount, Planner, Sherry Moss, Interim Director of Planning, Jonathan Care, County Attorney

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Chairperson Shaw opened the December 12, 2019 meeting of the Vance County Board of Adjustment at 4:20 p.m. Chairperson Shaw announced the first order of business would be to approve the minutes from the September 12, 2019 meeting. Chairperson Shaw asked if there were any corrections. Being none, Chairperson Shaw asked the board if anyone would make a motion to approve. Board member Mrs. Agnes Harvin made a motion to approve the minutes as presented. Board member Mrs. Ruth Jones seconded the motion. A unanimous vote was taken to approve the minutes as presented.

Chairperson Shaw announced the next order of business would be to approve the meeting schedule for 2020. Board member Mrs. Jones made a motion to approve the schedule. Board member Mrs. Harvin seconded the motion. A unanimous vote was taken to approve the 2020 meeting schedule.

Chairperson Shaw announced the next order of business. Case number CUP20191212-1, a Conditional Use Permit for the operation of a Special Event-Rodeo on property located on Bullocksville Park Road, also identified as tax map number 0586 01010. Chairperson Shaw asked Angie Blount, Planner to explain the request.

Mrs. Blount explained the request was for a Conditional Use Permit to allow the operation of a Rodeo/Family Entertainment Special Event, to run March through November approximately twice per month. Mrs. Blount explained that the applicants, Guillermo Rangel Montiel, Blanca Arriaga Sontelo and Sandra Faulkner Lawhorne, plan to offer a rodeo, children's activities, live music and food trucks as well as varied other activities. The applicants would also be applying for an ABC permit to serve alcohol. Mrs. Blount advised that their site plan included an 80' x 150' covered rodeo arena, which would be a permanent structure and would not be able to be constructed under a CUP, but instead would require a rezoning of the property from AR (agricultural Residential) to a commercial zoning. Mrs. Blount advised if the applicant could omit the permanent structure, and the board decided to grant the request, certain conditions should be required by the board, such as written approval from the Vance-Granville Environmental Health department for sanitary facilities and food trucks, Vance County Zoning/Building/Fire Marshal for construction of temporary structures, electrical connections, etc. and from the 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.

Chairperson Shaw asked the board if they had any questions or discussion. Jonathan Care, Attorney for Vance County advised that if the applicant would agree, the case for a Conditional Use Permit should be continued until the applicant has made application for and been granted a rezoning of the property for the permanent structures. Chairperson Shaw addressed the applicants who indicated that they would agree to

that. Chairperson Shaw advised the board that the case would be continued until such time that the applicant has made application to the Planning Board for a rezoning of the property.

Chairperson Shaw adjourned the September 12, 2019 meeting of the Vance County Board of Adjustment at 4:40 pm.