



# Planning and Development Department

156 CHURCH STREET, HENDERSON, NC 27536  
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## Staff Report January 9, 2020

### 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  
Continued to January 9,  
2020.

**Prepared by:**  
Angie Blount

This is a continuation of the case from December 12, 2019, where it was decided that the addition of a permanent structure would require a rezoning of the property from residential to commercial. The intended use remains the same as was presented in December, and will continue to need a Conditional Use Permit under a Commercial Zoning for Commercial Amusement (Outdoor), however, a granting of this request would need to be contingent on the approval of the Board of Commissioners regarding the rezoning.

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.

**Exhibit 4:** Vance County Zoning Ordinance; Section 3, 3.2.14, Permitted Use Table, Section 6, (L) Recreation, Outdoor (including, but not limited to, ball fields, swimming pools, horseback riding trails, saddle clubs and community rodeos).

**Exhibit 5:** Vance County Zoning Ordinance Section 4, 4.16, Screening and Buffering Requirements.

### 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. *The case was continued to January 9, 2020 to allow a rezoning application to be submitted.*
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, and playground equipment for children. At the December 12, 2019 meeting, the addition of permanent structures triggered the need for a commercial rezoning to take place, and any decision to approve a Conditional Use Permit should be contingent on the recommendation and approval of the rezoning request. The applicant is also proposing food and drink concessions and live musical entertainment. 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.
- 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.