

# DEPARTMENT OF PLANNING & DEVELOPMENT



## PLANNING BOARD

### PLANNING STAFF REPORT

**Rezoning – 20.06 acres on Bullocksville Park Rd from AR (Agricultural Residential) to GC1 (General Commercial).**

**Case RZ20200109-1: CONTINUATION**

**STAFF PROJECT CONTACT:** Angie Blount

March 12, 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. **The applicant has revised the acreage to be rezoned to 20.6 acres.**

### OWNER/APPLICANT

**Applicant:** Guillermo Rangel Montiel  
Blanca Arriga Sotelo  
Sandra Faulkner Lawhorne

### IMPACTS

The properties that surround this 20.6 acre tract 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.

### STAFF COMMENTS

The allowed uses listed in the Permitted Use Table for property zoned General Commercial vary. Some uses require a Conditional Use Permit as well and could have additional requirements placed by the Board of Adjustment.

The planning board should consider the following factors in deciding this case:

- 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:**