



**VANCE COUNTY  
PLANNING & DEVELOPMENT**

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Planning Board Minutes

January 9, 2020

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**TO:** Vance County Planning Board  
**FROM:** Angie Blount  
**SUBJECT:** Rezoning - Case # RZ20200109-1 – Bullocksville Park Rd  
**DATE:** January 9, 2020

**Approved**  
**3/12/20**

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**Board Members Present:** J. Thomas Shaw, Chair, Ruth Jones, Vice-Chair, Phyllis Stainback, Logan Darensburg, Ruxton Bobbitt, (Alternate), Agnes Harvin, Robin Ligon (Alternate)

**Board Members Absent:** Blake Haley, Alvin Johnson

**County Staff:** Angie Blount, Planner, Sherry Moss, Interim Planning Director

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**Those signed up for Public Comment:**

Ricky Henderson, area resident; Gloria White, area resident; Melray Bullock, area resident; Loretta Pettaway, area resident; Anthony Peace, area resident.

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J. Thomas Shaw, Chair, opened the January 9, 2020 meeting of the Vance County Planning Board at a little past 4 pm.

Chairperson Shaw announced the first order of business would be to review and approve the minutes from the December 12, 2019 Planning Board Meeting. Board member Mrs. Agnes Harvin made a motion to approve as submitted. The motion was seconded by board member Mrs. Ruth Jones. A vote was taken and the minutes were approved unanimously.

Chairperson Mr. Shaw announced the next order of business would be to hear rezoning case number RZ20200109-1, to rezone 120 acres on Bullocksville Park Rd owned by Guillermo Rangel Montiel and Blanca Arriga Sotelo from AR (Agricultural Residential) to GC1 (General Commercial). Chairperson Shaw asked planning staff to explain the request.

Angie Blount, planner for the county, explained that the applicant recently submitted an application for a Conditional Use Permit to operate a rodeo with other family entertainment options (amusement, outdoor) on the 120-acre property on Bullocksville Park Rd. She explained that because of their plans to erect permanent structures, this made a rezoning of the property necessary, and forced a continuance of the request for a Conditional Use Permit to the Board of Adjustment. Mrs. Blount advised that the properties surrounding the 120-acre tract are all zoned residential, either R30 (Residential Low Density) or AR (Agricultural Residential), and that a rezoning of the property to commercial could affect the surrounding properties minimally or greatly depending on the use.

Chairperson Shaw asked if anyone from the audience would like to speak on the matter. Mrs. Blount advised that each board member was given a written statement from an area landowner, Mr. John Wester, which was read by each board member and entered into the written record. Mr. Ricky Henderson, area resident, took the podium and stated his concerns that this is a road that leads to the lake, and he felt the increase in traffic would be made worse, especially in the summertime.

Mrs. Gloria White, area resident, took the podium and stated her concerns over changes to area property tax rates.

Mr. Melray Bullock, whose property adjoins the 120 acres, stated that he had concerns about the size of the property to be rezoned and that there are Churches and Cemeteries in the area which with the increase in traffic could cause problems.

Mrs. Loretta Pettaway, area resident, expressed her concerns about traffic, which is currently heavy being increased due to a rezoning and commercial use.

Mr. Anthony Peace, area resident, expressed concern over commercial use being increased on surrounding properties.

A question was asked regarding the process of notification for the rezoning, that several citizens did not receive notification. Mrs. Blount advised that the state required written notice be sent to properties that adjoined the applicant property, that notice was printed in a local publication, posted at the court house and the property itself was posted. Mrs. Blount advised that she did have a couple of notification letters come back in the mail, but that they were sent to the addresses listed in the tax record.

Chairperson Shaw asked Mr. Johnathan Care, County Attorney what would be the best way to continue this case. Mr. Care advised that the applicant requested the case be continued to give them time to have a subdivision plat drawn up to reduce the area they are requesting the rezoning for, the case could be continued for that purpose.

Chairperson Shaw announced that being no further business, the board would grant the continuance of the rezoning case to February 13, 2020 and declare the January 9, 2020 meeting of the Vance County Planning Board adjourned at 4:33 p.m.