



Chatham County Planning Department
PO Box 54/80-A East Street
Pittsboro, NC 27312
Ph: (919) 542-8204
Fax: (919) 542-2698

CHATHAM COUNTY APPLICATION
FOR CHANGE IN **GENERAL USE**
ZONING DISTRICTS

Applicant Information:

NAME: John E Booth Farms, LLC , Kathryn B. Butler, Mgr
ADDRESS: 404 Wooded Lake Drive _____
Apex, NC 27523 _____
CONTACT PH: (919) 971-6461
EMAIL: jboothfarms@yahoo.com

Landowner Information:

NAME: John E Booth Farms, LLC
ADDRESS: 8794 NC Hwy 751 _____
Durham, NC 27713 _____
CONTACT PH: (919) 971-6461
EMAIL: jboothfarms@yahoo.com

PROPERTY IDENTIFICATION

Physical (911) Address: 8913 NC Hwy 751, Durham, NC 27713 PARCEL (AKPAR) No.: 19681
Township: Williams Total Acreage: 14.02 (2.11 in Current CUP) Acreage to be Rezoned: +/-6.5
CURRENT ZONING DISTRICT/CLASSIFICATION: R1 and CUP RA-40 (+/- 2.11 Acres)
PROPOSED ZONING DISTRICT/CLASSIFICATION: NB
 NB Neighborhood Business

FEMA Flood Map Information:

Flood Map No. : N/A Map Date: 02/02/2007 Flood Zone: N/A

WATERSHED Information:

Current Watershed Classification: WS IV-PA Within Jordan Lake Buffer Area: Yes

APPLICATION SUBMITTAL REQUIREMENTS

Attach the following as required in Section 19.4.C of the zoning ordinance:

- Map of the property showing the parcel or portions thereof that are affected by this rezoning request.
- Written legal description of such land
- Any alleged error in the Ordinance, if any, which would be remedied by the proposed amendment
- The changed or changing conditions, if any, which make the proposed rezoning reasonably necessary
- The manner in which the proposed rezoning will carry out the intent and purpose of the adopted Land Use Plan or part thereof
- List all other circumstances, factors, and reason which the applicant offers in support of the proposed amendment
- All other information required on this application or as offered by the applicant in support of the request

Please provide 16 sets of this application submittal with all supporting documentation, maps, summaries, etc.

No application packets will be taken after 4pm. All fees must be paid at the time of application submittal. For the purposes of calculating this application fee, use the following:

Application Fee: \$500.00 plus \$25/per acre (ex: \$25 x 1.42ac = \$35.50 plus \$500 = \$535.50 total fee)



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PLEASE SIGN THE MOST ACCURATE SIGNATURE OPTION BELOW (1, 2, OR 3)

(1) I hereby certify that I am the owner or authorized agent of said property and that the information provided is complete and the statements given are true to the best of my knowledge.

Kathryn Booth Butler mgr

Aug, 2014

Signature

Date

J. E. Booth Farms, LLC, John & Booth Farms, LLC

Kathryn Booth Butler, Manager

Print Name

The owner must sign the following if someone other than the owner is making the application.

(2) I hereby certify that (please print) _____ is an authorized agent for said property and is permitted by me to file this application.

Signature

Date

Print Name

(3) I acknowledge that I am not the landowner OR authorized agent of the property for which this application is being made, but I do live within the zoned area of the county.

Signature

Date

Print Name

FOR OFFICE USE ONLY

Application No.: PL20

Date Received: _____ 20__

Payment Received: \$ _____

Check No. _____

Cash

Credit Card

Money Order

Planning Department



CHATHAM COUNTY, NC

Property Map



Disclaimer:
The data provided on this map was prepared for the inventory of real property found within Chatham County, NC and are compiled from recorded plats, deeds, and other public records and data. This data is for informational purposes only and should not be substituted for a true title search, property appraisal, survey, or for zoning verification.

Parcel Number: 19681
 Map Number: 0716-58-1604.000
 Owner Name: JOHN E BOOTH FARMS LLC
 Owner Address: 8794 NC HWY 751
 Owner City: DURHAM
 Owner State: NC
 Owner Zip: 27713
 Tax Year: 2014
 Description: Q1-6

Deed Book: 1060
 Deed Page: 0147
 Plat Book:
 Plat Page:
 Deed Acres: 14.02
 Physical Address: 8913 NC HWY 751
 Improvement Value: 307276
 Land Value: 399435
 Fire District: 112
 Township Code: 13



One Inch = 400 Feet

Legal Description of Property to be Rezoned to Neighborhood Business District

John E Booth Farms, LLC

August 1, 2014

Legal Description of Property to be Rezoned:

All that certain parcel of land containing 6.5 acres, more or less, depicted as "Commercial Area Tract A" on that certain survey entitled "Survey of New Commercial Tract 'A' – Doyle's Vinyard John E. Booth Farms, LLC," dated August 1, 2014, drawn by S.D. Puckett and Associates, PC, Professional Land Surveyors.

SUPPORTING TEXT FOR REQUESTED GENERAL USE ZONING DISTRICT MAP
AMENDMENT

John E Booth Farms, LLC

+/- 6.5 Acre Portion of Parcel No. 19681

Any alleged error in the Ordinance that would be remedied by proposed amendment.

This parcel has a unique zoning status in that a portion of it (approx.. 2.11 acres) is designated with a conditional use permit for a landscape and gardening business. In addition, since the 2012 adoption of the Chatham - Cary Joint Land Use Plan, the same parcel has been designated and shown on the Joint Land Use Plan Map as "Existing Commercial Zoning." Further, the proposal falls within the category of a "conforming" rezoning application under the Plan in that it adds no more than 100 feet to the existing map boundary for the commercial parcel.

The proposed amendment will clarify and codify the allowed commercial uses within the conforming zoning district of approximately 6.5 acres (the "New Commercial Parcel"). Finally, the proposed amendment will change the zoning of the New Commercial Parcel to the Neighborhood Business zoning classification.

The NB district was created with the 2008 Zoning Ordinance amendment. This request will bring the pre-existing CUP designation into conformity with a newly created zoning district that better matches the location and likely uses. In addition, Applicant has also simultaneously applied for a text amendment to the Ordinance to clarify certain allowed uses within a Neighborhood Business District.

The changed or changing conditions which make the proposed rezoning reasonably necessary.

The text from the previous section is incorporated here as well. This property is located very close to the Chatham /Durham County line on NC Highway 751 near the Southpoint Mall, and adjoins a 19+ acre parcel already zoned CU-B-1 (AKPAR No. 19644). The area is naturally suited for reasonable neighborhood business uses.

The property has recently been in use as *Vineyards at Southpoint*, primarily as a vineyard tasting room with limited events in the adjacent land area. The beauty of the grounds has prompted numerous requests for weddings, receptions, parties, small music/video events and family reunions. There is a large nearby population and the possibility of a business "destination" in Chatham County, is a resource both for Chatham County and nearby residents. Having such a site fosters the mission of the Chatham County Convention and Visitor's Bureau which assists in













