

TEXT AMENDMENT REQUEST APPLICATION

(1) Applicant Information:

Name Kathryn Booth Butler (for J.E. Booth Farms, LLC)
Address 404 Wooded Lake Drive
Apex, NC 27523

Phone No: (H) (919) 303-3889
(W) (919) 971-6461
(M) (919) 971-6461

(2) Name of Ordinance for Text Amendment: Chatham County Zoning Ordinance

(3) Text of Ordinance to be varied: Table 1: Zoning Table of Permitted Uses

Section 10.13 Page 45

Existing Language: N/A (This is a text addition)

Requested Language Change: See attached

(4) Reasons for the requested text amendment: In the space below and on additional paper if needed, describe the reasons for the request and why you think it is justified.
See attached

I hereby certify that I am making application for the landowner or myself and that the information provided is complete and the statements given are true to the best of my knowledge.

Signature
Owner/Authorized Agent

Date

The following must be signed by the owner if person other than the owner is making this application.

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

Owner's Signature

Date

REASONS FOR REQUESTED TEXT AMENDMENT

The proposed addition to the table of uses is requested in order to clarify that event centers and other uses below a certain size are permitted within certain districts (B-1, NB, CB and RB) and may be permitted as a conditional use within residential districts (R-1, R-2 and R-5). Presently, the Table of Uses does not clearly address this type of use. Over the years, other applicants and the Planning Department have done well to address such uses within the conditional use category reserved for circuses, carnivals, etc. This ambiguity should be clarified. Increasingly in Chatham County, because of its natural beauty and its location within the growing Triangle area there is a need for the Chatham County Zoning Ordinance to directly address the locations within and the rules as to which such event centers and similar activities/uses will be allowed.

Such use is in the best interests of the public health, safety and general welfare in that it clarifies the land upon which a common use, centers used for needed gatherings such as weddings, receptions and similar uses, can be held. Permitting them within the business districts is sensible since the use is most akin to a business use. Allowing it as a conditional use within residential districts is also sensible since the conditional use permitting process will allow the Board of Commissioners to have input as to whether, under the circumstances of each particular application, the request is appropriate or unduly burdensome to surrounding districts.

This clarification carries out the intent and purpose of the Land Conservation and Development Plan (the "Plan"). One of the explicit Policy Objectives of the Plan is to reflect balanced growth by, in part, ensuring that it is "guided to appropriate locations and is designed appropriately for its setting." (Plan, p. 10, Policy Objective 2). The Plan further recommends and supports "promoting recreation, tourism and historic resources." (Plan, p. 11, Policy Objective 10).

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