



Rezoning Request:  
4421 Manns Chapel Road  
Chapel Hill, NC 27516

# 4421 Manns Chapel Road

Previous Use:  
Chapel Hill Bed and Breakfast

Current Zoning:  
R-2  
Parcel Uses - B&B Inn with Events

Proposed Zoning:  
Conditional Zoning District –  
Neighborhood Business

Parcel Uses - General/Professional  
Office and Event Center Limited



Acres: 6.053



# Details of the Rezoning Request

- The only parcel included in the rezoning request is the parcel located at 4421 Manns Chapel Road. All surrounding parcels remain residentially zoned.
- Approval of Opus's request doesn't not result in future "carte blanche" rezoning approval or changes going forward. In the event future proposals are made, each and every request must go through a rigorous screening and approval process—and the community will have the opportunity to provide feedback. All requests will be reviewed on a case by case basis.
- The area surrounding 4421 Manns Chapel is also part of the Watershed Protection area (requiring additional screening and compliance). Watershed restrictions further limit the types of land use allowed in the protected area—really limiting changes that would have significant environmental impact or drastic change.
- Within the Watershed Text Amendment Request, we've limited the total allowed square footage to 4,000 square feet (equivalent to the existing buildings) which prevents Opus from building additional structures, making large additions, etc.
- The specific rezoning request is for CD- Neighborhood Business and the only allowed uses are Office and Event Center Limited.

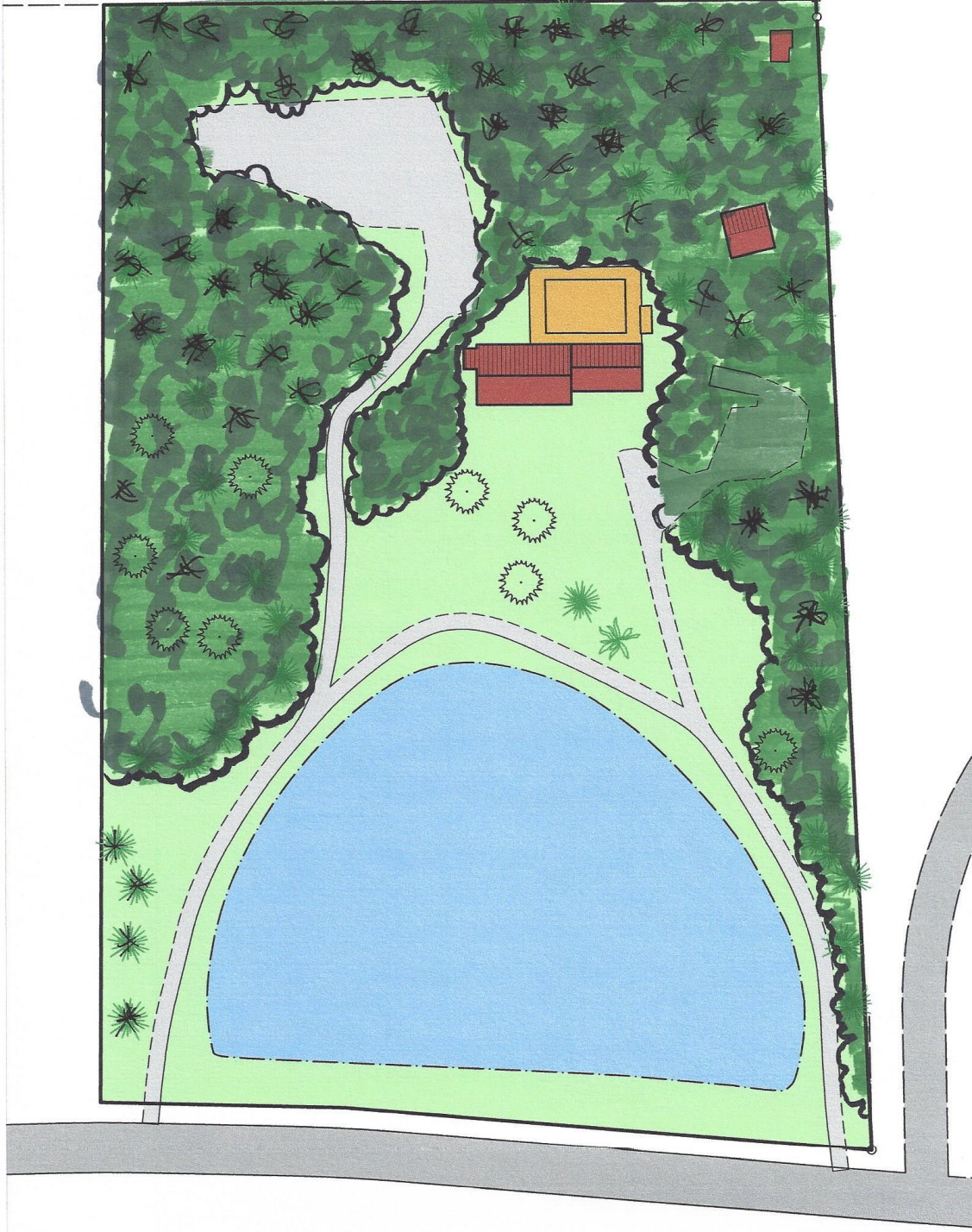


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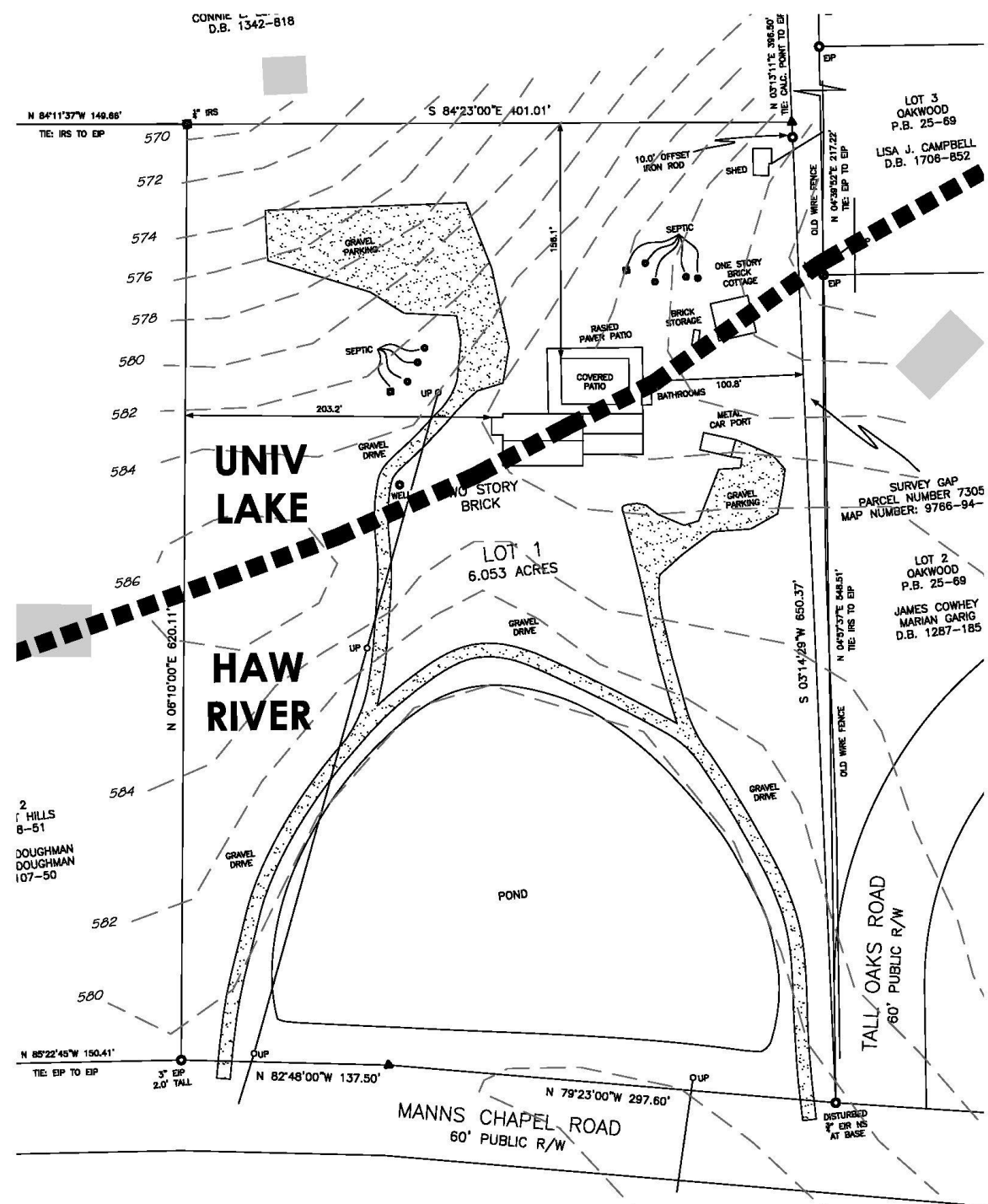




# Parcel Details



CONNIE L. W.  
D.B. 1342-818

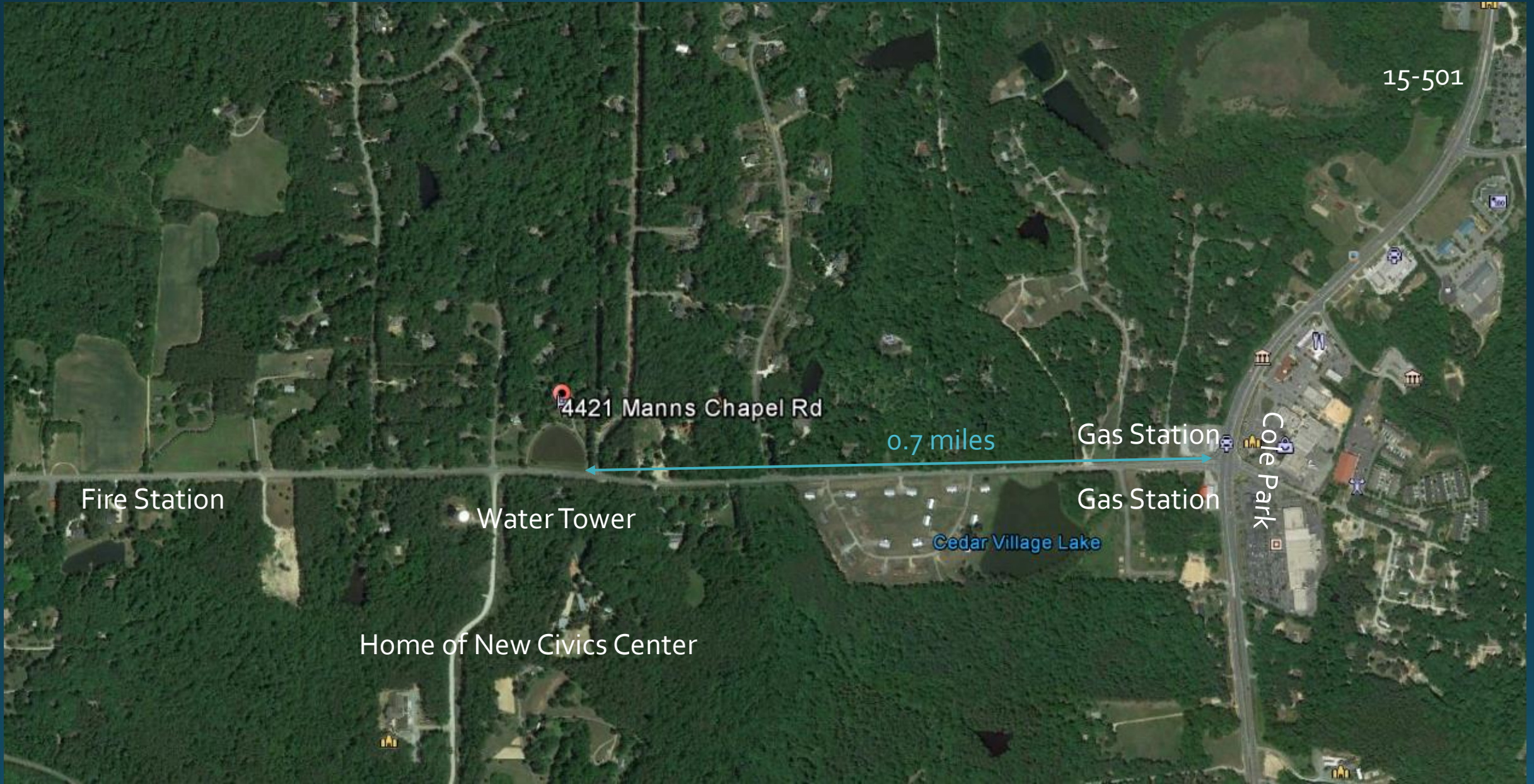


# Changing Conditions Leading to Request

- Significant population growth in Chatham County without corresponding increase in available Office Space
- Rapid growth taking place on surrounding parcels makes this request a logical modification to accommodate community needs
- Projects in close proximity to the subject property
  - Briar Chapel (Civic Center access directly across Manns Chapel)
  - North Chatham Fire Dept. Station 3 (0.7 Mile)
  - The Parlour at Manns Chapel (1.4 miles)
  - Obey Creek (4 Miles)
  - Chatham Park (10 Miles)



# 4421 Manns Chapel Road



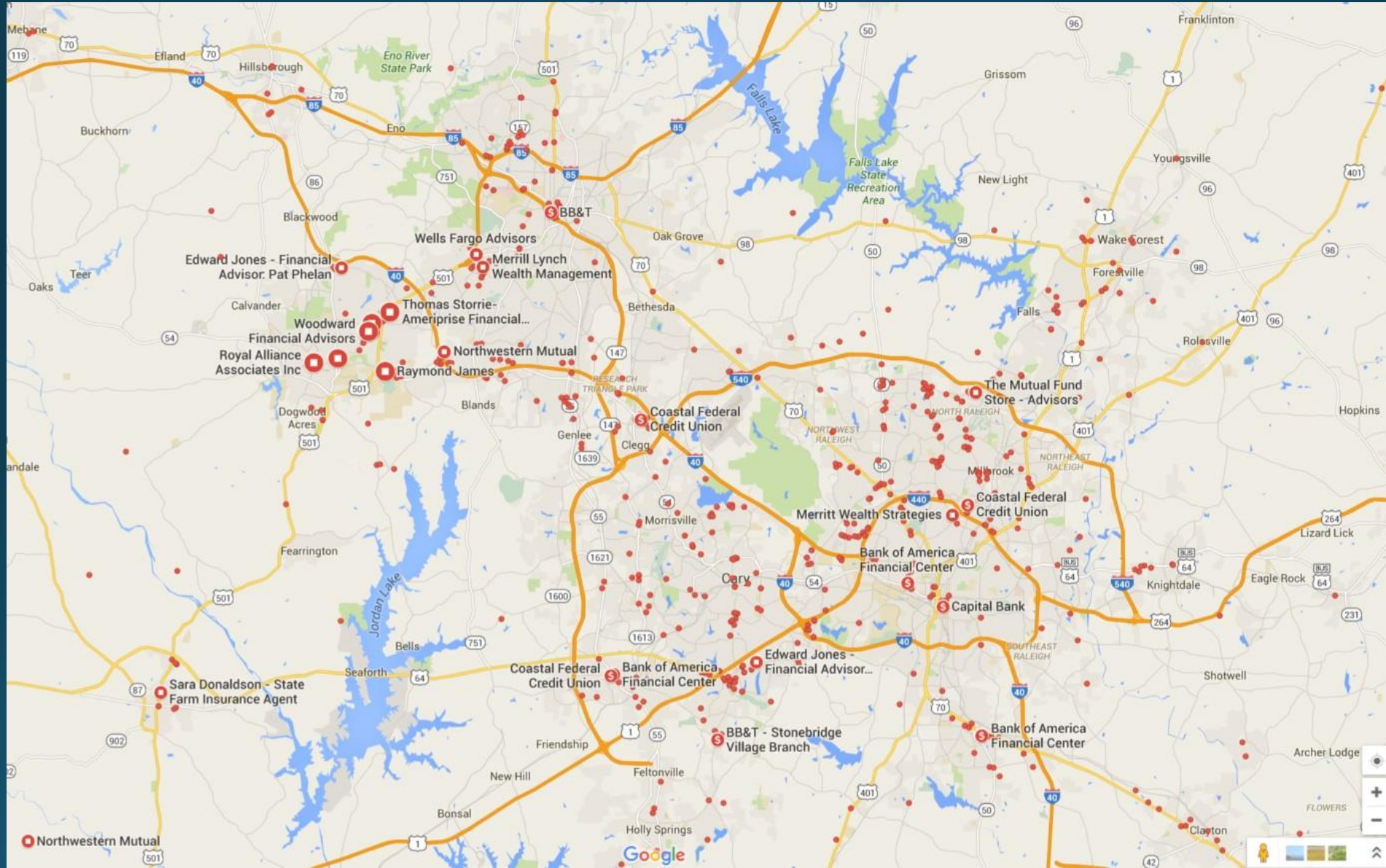
# Lack of Financial Planning Professionals in Chatham County

Currently, there are only a handful of Financial Advisors in the Chatham County area—the majority of which share the same franchised approach to planning. In surrounding counties, there are a plethora of providers outnumbering Chatham County planners by more than 10 to 1.

Additional professional services will need to be made available in Chatham County so it remains a vibrant, sustainable community where its growing population can work, live, learn, seek counsel and play without needing to travel outside of the community.



# Current Financial Planners per Google Search in the Triangle Region





# Opus Financial Advisors

A premier financial planning and investment management firm  
founded in 1982 and headquartered in Statesville, NC



# Rich History of Commitment to Community

- Opus FA has been promoting financial literacy in communities served for over 30 years. With over 80 years of cumulative experience, advisors have served some families for 4 generations.
- Through a corporative giving program, Opus Pays It Forward, the firm offers pro bono services, training, and monetary resources to area non-profits.
- Opus FA is invested in the Triangle community. Firm leadership has lived, worked, and served in the local area for more than 15 years—and works extensively with many local organizations.
- Opus FA also plans to make space available to area non-profit organizations for board retreats, community meetings, and some fundraisers. By allowing charitable organizations access to the venue and assisting fundraising efforts, the greater Chatham County Community will benefit indirectly.

# Proposed Parcel Uses

- Financial Planning and Investment Management Services
- Event Center Limited
- Client and Staff Meetings
- Financial Planning Workshops and Training Events
- Non-Profit Board Meetings and Fundraisers
- Client Appreciation Events and Holiday Parties



# Minimal Impact

- Repurposes an existing site while respecting the site and neighbors
- Exterior of the property will be virtually unchanged
- Existing natural buffers to both Manns Chapel and surrounding properties will remain in place
- Purchase and repurposing prevents the property from possible vacancy or further neglect, as the property isn't well suited for traditional residential use
  - Previous B&B layout is atypical for residential use, but ideal for individual offices and conference rooms
  - Large outdoor pavilion with two outdoor half bathrooms for use during events
  - Ample onsite parking
  - Numerous repairs needed—each of which will be addressed to preserve and increase the future life of the property





Natural Buffers





Street View





Back Corner  
Of Lot



One Bedroom  
Cottage



# Pavilion Area Behind Main Building



# Questions?

Thank you for your time, attention, and consideration. We are excited about becoming a more integral part of the Chatham County community.

If you have additional questions at a later date, please feel free to contact Nina Lloyd at [nina@opusfa.com](mailto:nina@opusfa.com).

