



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



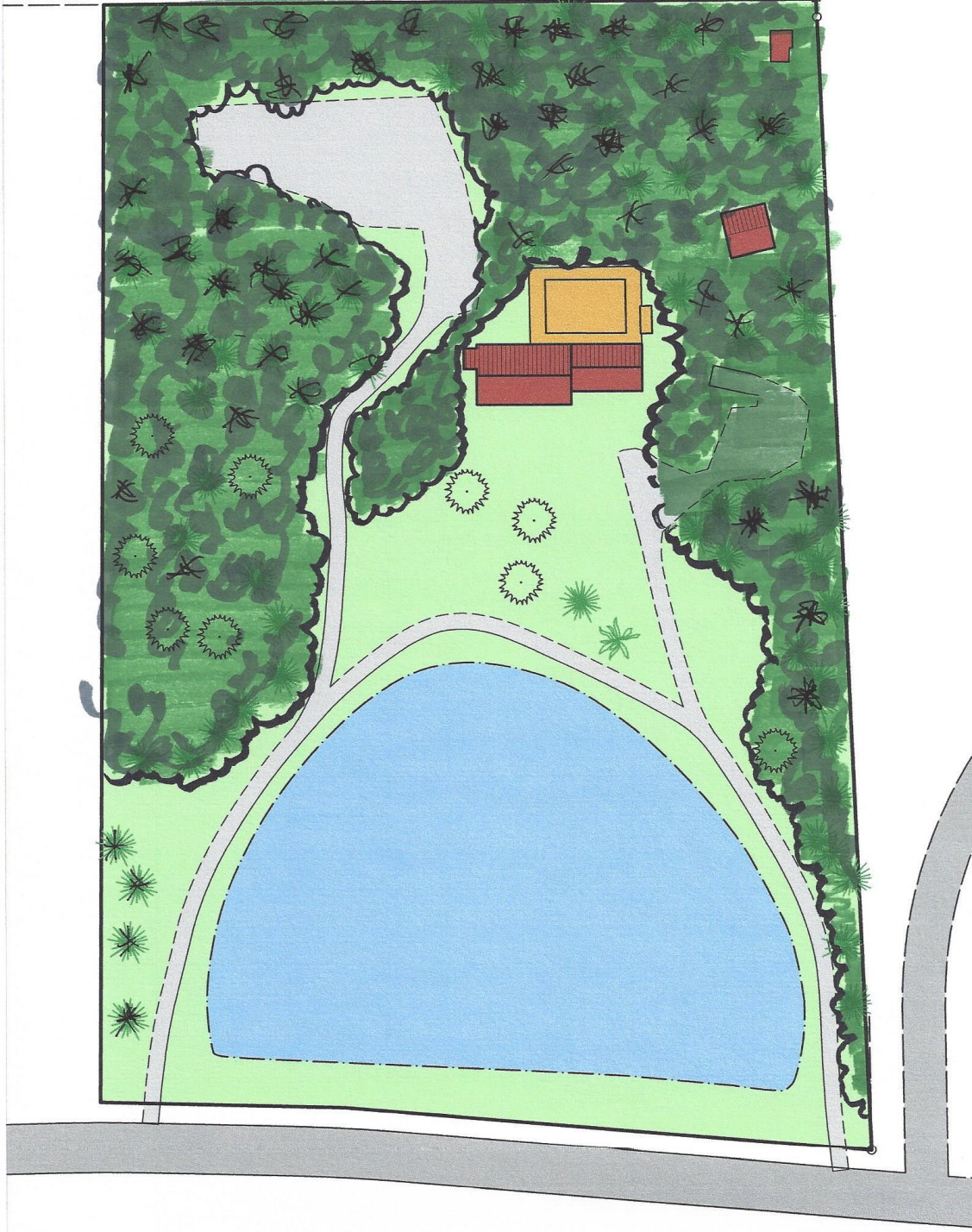
Details of the Rezoning Request

- 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.

4421 Manns Chapel Road



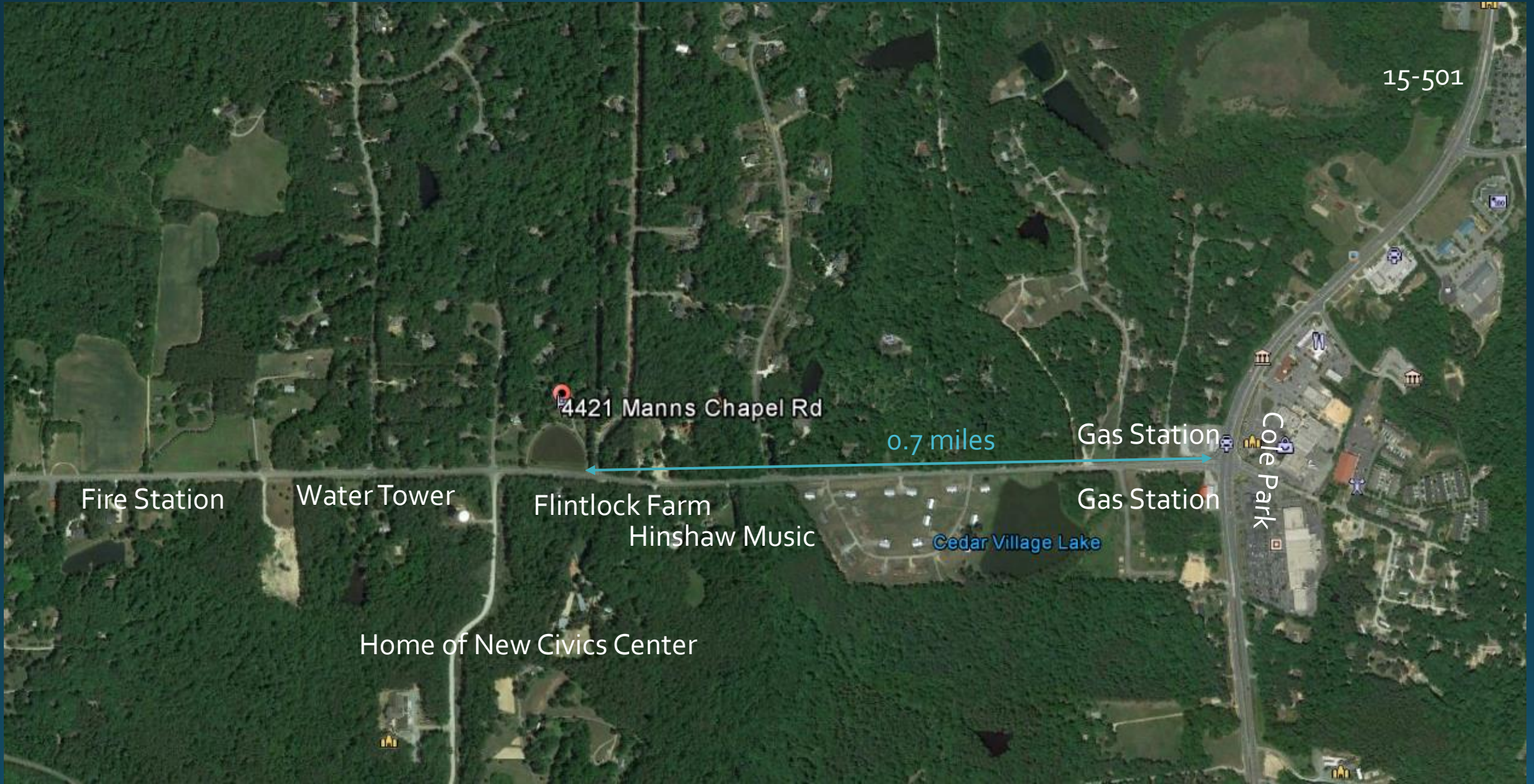
Parcel Details



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



Opus Financial Advisors

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



Who We Are & What We Do

- Opus Financial Advisors is a premier financial planning and investment management firm headquartered in Statesville, North Carolina. We do have an existing client base in the Triangle region—and the proposed office location on Manns Chapel will support our local clients.
- Founded in 1982, Opus is one of the piedmont region's oldest independent advisory firms. Our team takes pride in helping people orchestrate their financial future and have confidence about their finances.
- The firm was founded by Jim Staples, he remains President and CEO today. As our leadership team looks into the future, we remain committed to Jim's original vision—a local, family-owned and operated, client driven, independent approach to wealth management.

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.

This map displays the Cary, North Carolina area, highlighting the locations of various financial institutions. The map includes labels for cities like Hillsborough, Eno, and Wake Forest, as well as major roads like I-85 and I-40. Numerous red dots indicate the locations of financial institutions, with some labeled such as Wells Fargo Advisors, Merrill Lynch Wealth Management, and Bank of America Financial Center. A legend in the bottom left corner identifies the red dots as 'Northwestern Mutual'.

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.

Opus FA's Existing Community Support

Letters of support available for review from:

- Mayor of Statesville
- President and CEO of Statesville Chamber of Commerce
- Residential Neighbor of more than 30 years

If you are interested in reviewing these letters, please email nina@opusfa.com



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 the existing structure 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
- The property's existing Wastewater Treatment System installed by the prior owner in 2008 to support the events venue is sufficient for all proposed uses

Property is Well Suited for Proposed Use

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
- With county approval in 2008, a large Wastewater Treatment System was installed to support the plans the previous owner
- 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.

