

## Jason Sullivan

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**From:** Brady Lambert <brady.lambert@gmail.com>  
**Sent:** Monday, March 07, 2016 11:48 AM  
**To:** Diana Hales; Karen Howard; Mike Cross; James Crawford; Walter Petty  
**Cc:** Julie Ann Lowery; Jim LaFlamme; Elia, Jean; Elia, Jean Morton; Jason Sullivan; Shirley Lindley; Beverly Dixon; Heather Morand; Paul and Stephanie Medeiros; Margaret Dailey; Angela Birchett  
**Subject:** Consider extending zoning enforcement, hearing tonight 4421 Mann's Chapel Road

Hello Karen, Diana, Mike, James, and Walter,

Wouldn't it be easier to maintain and enforce existing zoning than to grant a hearing to every person that wants to run a business from their home, or within a residential zoned community?

Wouldn't it be better to place the onus on those to petition for a zoning change by requiring them to obtain signatures from 80% of residents within a one-mile circle of the property seeking the change, rather than forcing residents to invest more time protecting investments in property and neighborhood?

Wouldn't both of those policies free you to conduct more important work and strategic planning, rather than being knit-picked to death by speculators and opportunists?

We plan to attend the zoning hearing for 4421 Mann's Chapel Road this evening. Speculating opportunist, Opus Financial Advisers, are speculating/purchased the old B&B across from the back entrance to Briar Chapel, to capitalize on the property's proximity to Briar Chapel, along with the relatively cheaper property (than renting commercial in Briar Chapel) on Mann's Chapel.

The property is zoned Residential and is in the watershed. The property is surrounded by residential. We have many signatures on 'Statements of Opposition' that will be presented tonight by a local attorney who has volunteered to represent the surrounding residents and community of Highland. This in addition to the many emails to Jason Sullivan expressing their objection to any change in zoning.

The 4421 Mann's Chapel property was a B&B in the past, which in this county is not considered commercial. The B&B owner made some improvements, but never put them to use. The current owner wants to run a full-fledged business and events center with super brightly lighted parking, traffic, parking overflow into our neighborhood, loud noises and probably music, no walls/barriers to sound or light, and they want to change the watershed and building sizes in such a way to allow expansion in terms of size of buildings, new construction, and even expansion by virtue of acquisition of neighboring properties.

Just because it passed Chatham County's muster as a B&B doesn't make it a good candidate for an office and events complex in our neighborhood. Just as just because the property used to belong to a freed slave in the mid-1800s doesn't mean that it would make a good plantation mansion. Does it? It doesn't mean anything. The property is zoned residential.

If you grant them a commercial zoning designation, you will detrimentally impact the value of our homes, our properties, our neighborhood and surrounding neighborhood, and you will open the door to further grants of commercial zoning for properties adjacent and near 4421 Mann's Chapel Road.

For example, the property next to 4421 Manns Chapel Road, at the top corner of Norwood Road, is owned by a

couple whose husband operates a landscaping business from his home, complete with dump truck, trailers, materials, etc. stored and maintained behind the house, employees/contractors going to and from, ... a business. If commercial is granted to the property next to theirs (4421 Manns Chapel), what's to prevent the landscaping business from putting-up a sign facing Manns Chapel Road, and formally running a business from what used to be a residence? What's to prevent them from making a long-term capital gain by selling to Opus for Opus's expansion and construction?

What would it be like for you to live next to or behind that?

Opus Financial Advisers are speculators. With speculation is risk, they assumed that risk. Why should it be to our detriment?

Please deny Opus Financial Advisers their requests for zoning and watershed changes. They can live in it as residents, or sell to a family that wants to be a responsible, conforming and valued member of this community.

Please bolster enforcement of existing zoning. An HOA can foreclose on a home that does not conform to HOA bylaws and regulations. Shut those that are obvious to passers-by that they are running businesses. Get rid of the trucks and trash! Clean up our neighborhoods! Maintain and improve the value of properties in this county!

Please change the zoning change request hearing process to include requirement for 80% of residents signatures, within a mile radius, on a petition to the County's Planning Department and Commissioners.

Please free us from this harassment by speculators and home businesses. Please!

Thank you.

Sincerely,

Brady Lambert and Julie Lowery  
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