

## Jason Sullivan

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**From:** Julie Lowery <julieanncrna@gmail.com>  
**Sent:** Wednesday, March 09, 2016 11:35 AM  
**To:** James Crawford; Diana Hales; Karen Howard; Walter Petty; Mike Cross; Jason Sullivan  
**Subject:** I object to proposed zoning and watershed changes for 4421 Manns Chapel Road

My name is Julie Lowery and I reside at 198 Norwood Road in Chapel Hill. I have lived in my home for 20 years. Of note, my home is approximately 3 houses down on Norwood Road from the 4421 Manns Chapel Road house, which I still refer to as "the Norwood Home." It is at this location where the Opus group, namely Nina Lloyd and Jim Staples, wish to have their business and have the area rezoned to accomodate it.

I attended the hearing of the Chatham county commissioners this past Monday evening. I heard Ms. Lloyd speak, in addition to the individuals supporting her. I heard the questions asked of her by several of the commissioners.

I am one of the 84 residents that signed the petition that Mr. Cabel Reagan put forth in his arguments against the proposed zoning and watershed changes. I HAVE NOT changed my mind as Ms. Lloyd interjected would happen after hearing what she proposed.

Please understand that the rezoning and watershed amendment changes will forever change our neighborhood. People run businesses to make money. Opus' desire is to make money. This will be at the expense of the neighbors who have been there much longer. Me included.

I can tell you 2 things that were incorrectly disclosed or not disclosed by Ms. Lloyd:

1. the buffer between the back of the 4421 Manns Chapel property or the pavillion is not adequate. The home and property of the LaFlamme's literally butts up against it. They will no longer have any privacy, sound barrier or ability to block the traffic and noise generated from the so called "events" that Ms. Lloyd is proposing to have on a regular basis. Plus the pictures that were shown on the screen showing these adequate "barriers" were taken looking away from the property of the LaFlamme's and towards the pavillion/house . So there would be no way to see that a barrier is non-existent.
2. The parking at the back of 4421 Manns Chapel Road cannot accomodate cars for a sizeable gathering there. So what will happen is that people will park their cars on Norwood Road, making it look ugly and possibly interfering with our lifestyle. Ms. Lloyd clearly stated that this would not be the situation. Oh really? So in the event it does become the situation, then I have the ability to state that she lied and take action? Think about it. Would you want cars parked excessively in front of your home?

Please consider what is at risk. Please protect our quiet neighborhoods. Please allow my neighborhood and community to remain as is.

**I object to the proposed residential to commercial zoning and watershed protection ordinance changes for residential property located at 4421 Manns Chapel Road. Please preserve our property values and nature of our neighborhood and decline Opus Financial Advisers and future requests by them and others for zoning and watershed protection ordinance changes in the neighborhood from residential to commercial.**

Julie Ann Lowery  
198 Norwood Road  
Chapel Hill, NC 27516