

Jason Sullivan

From: Elia, Jean Morton <jelia@email.unc.edu>
Sent: Friday, March 11, 2016 10:10 AM
To: Jason Sullivan
Subject: RE: 4421 Mann's Chapel Road

Jason, thanks so much for helping me be an informed community member as it relates to this request. Best, Jean

From: Jason Sullivan [mailto:jason.sullivan@chathamnc.org]
Sent: Friday, March 11, 2016 10:08 AM
To: Elia, Jean Morton <jelia@email.unc.edu>
Cc: Angela Birchett <angela.birchett@chathamnc.org>
Subject: RE: 4421 Mann's Chapel Road

Jean,
The Board of Commissioners could only approve the "Office-Business" and not allow the "Events Center Limited".

The Zoning Ordinance defines Events Center Limited as "A venue to allow for various gatherings such as weddings, receptions, arts and crafts shows, corporate meetings, outdoor movies (no drive ins), etc. on a smaller scale and which can be indoor or outdoor or a combination thereof. Please refer to Section 17.7 of this Ordinance for further standards. All other standards of this Ordinance shall also apply."

17.7. Standards for Events Center Limited

This section is intended to provide the opportunity for smaller scale event centers to serve as a venue for business opportunities and gathering space in the county while protecting the health, safety, and welfare of the community. All regulations in the Zoning Ordinance shall apply unless expressly allowed or modified in the below standards:

A. Size and Capacity Limits-

1. Gathering, meeting or hosting area event space shall be limited to no more than 5,000 square feet in size.

B. Accessory Uses Permitted-

1. Accessory and/or ancillary uses shall be those directly related to the event being held. Examples are food and beverages service, dance floors, outdoor speakers, music, festive lighting, decorations, tents, etc.

C. Signage Allowed-

Event advertising shall be limited to the permanent on premise signage as allowed in Section 15 of the Zoning Ordinance.

Jason Sullivan
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From: Elia, Jean Morton [<mailto:jelia@email.unc.edu>]
Sent: Friday, March 11, 2016 9:44 AM
To: Jason Sullivan
Subject: RE: 4421 Mann's Chapel Road

Thanks so much, Jason. Can you help me understand what "Events Center Limited" means in terms of what "limited" means? And is it possible for the Commissioners to approve the change to "Office-Business" but not the "Events Center Limited"?

Best, Jean

From: Jason Sullivan [<mailto:jason.sullivan@chathamnc.org>]
Sent: Friday, March 11, 2016 9:33 AM
To: Elia, Jean Morton <jelia@email.unc.edu>
Cc: Angela Birchett <angela.birchett@chathamnc.org>
Subject: RE: 4421 Mann's Chapel Road

Elia,
The owners of Opus Financial submitted two applications to the county, one for a revision to the text of the Watershed Protection Ordinance and the other for a rezoning request for the property at 4421 Manns Chapel Road. The text amendment is to add two uses in the list of permitted uses for the watershed district where the property is located. The two additional uses are "Office-Business and Profession no larger than 4,000 sq. ft. gross floor area" and "Events Center Limited – no larger than 4,000 sq. ft. total. If the text amendment is not approved then the rezoning cannot be approved.

The rezoning request is a conditional district rezoning to CD-Neighborhood Business for "General/Professional Office and Event Center Limited". The conditional district rezoning also includes a site plan for the property that utilizes the existing structures and does not propose any new buildings or structures. If the Board of Commissioners approve the rezoning request then the owners cannot deviate from the site plan unless they request an amendment to the conditional district rezoning to modify the site plan. You can view the application materials for both items at the following links - http://www.chathamnc.org/RezoningSubdivisionCases/2016/2016_items.htm#1-19-16_Opus_Financial_Watershed_Amendment and http://www.chathamnc.org/RezoningSubdivisionCases/2016/2016_items.htm#1-19-16_Opus_Financial_Rezoning_CD_NB.

In regards to the Briar Chapel entrance across from the Norwood Rd., the county now owns both parcels fronting Manns Chapel Road. The parcel on the west side of the entrance contains the county water tank and the east side is designated for an as yet to be determined use and is labelled as a civic site. At one time, North Chatham Fire Department considered constructing a new station on the property, but decided to reconstruct on their existing property on Manns Chapel Rd. The remainder of the development along the new entrance road is designated for residential use and I've attached the currently approved Briar Chapel master plan for reference. Please let me know if you have any additional questions.

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From: Elia, Jean Morton [<mailto:jeia@email.unc.edu>]

Sent: Thursday, March 10, 2016 1:33 PM

To: Jason Sullivan

Subject: 4421 Mann's Chapel Road

Good afternoon, Jason. I have a question. Is the following a true statement about the 4421 Mann's Chapel Road property for which Opus Investors is seeking rezoning?

"Opus is seeking permission to maintain and perhaps build two 4,000 square foot buildings. Neither of the two structures on the property is 4,000 square feet. In addition, to accommodate two 4,000 square foot buildings, their engineer requested a change in the watershed preservation ordinance to accommodate a (much) larger need."

This is some of the information circulating to the Highland neighborhood. It was my understanding at Monday's hearing that the 4000 square feet reflects the approximate square footage of the existing house, not additional buildings and that the watershed wouldn't support additional 4,000 square foot buildings.

I'm just trying to get to accurate information. Also, are you able to tell me what is planned for the Briar Chapel entrance that is across from Norwood Road? Will it be an entrance like the residential drive off 15-501 or will it also include the kind of mixed-use development that is now taking place at the entrance to Briar Chapel at 15-501?

Thanks, Jean

Jean Morton Elia

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