

## Jason Sullivan

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**From:** Weaver, Janice E <janice\_weaver@med.unc.edu>  
**Sent:** Tuesday, February 02, 2016 5:45 PM  
**To:** Jason Sullivan  
**Subject:** Rezoning of 4421 Mann's Chapel Road from neighborhood to commercial property

Mr. Sullivan,

I am writing to ask that you deny the recent request to rezone the beautiful property on 4421 Mann's Chapel Road to commercial property. Traffic is heavy enough with the wonderful neighborhoods we have in Chatham Woods, Heartland Grove, Persimmon Hill, and more, not to mention the upcoming connecting road to the Briar Chapel folks that comes out just below 4421 Mann's Chapel. A business on this site would be a blemish to the whole landscape of the area. Chatham County has plenty of property that could a better place for a business.

Thank you for your consideration.

Janice Weaver  
103 Briar Patch Ln.  
Chatham Woods

## Jason Sullivan

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**From:** Erin Denniston <edennist@gmail.com>  
**Sent:** Wednesday, February 03, 2016 7:46 AM  
**To:** Jason Sullivan  
**Subject:** I object to changing the zoning for 4421 Manns Chapel Rd.

I object to the proposed residential to commercial zoning 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 for zoning changes in the neighborhood from residential to commercial. For one thing, the current commercial spots in our area are underutilized as is. We don't need any more commercial locations until there is a need.

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Erin Denniston  
21 Glen Eden Ct.  
Chapel Hill, NC 27516

## Jason Sullivan

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**From:** John Miller <johnmillernc@gmail.com>  
**Sent:** Wednesday, February 03, 2016 8:29 AM  
**To:** Nina Lloyd  
**Cc:** Jason Sullivan  
**Subject:** Re: 4421 Manns Chapel Road

Thank you for your email, Ms. Lloyd. Christine and I have thought more about this since our emails yesterday. That was an instant response to the perceived threat of commercial encroachment on our quiet neighborhood. On further reflection, we realize that it is not so likely to have a major impact. The B&B was an ill conceived and poorly executed venture that really did not make a great impact on the community. What you have proposed really does not seem like a drastic thrust in an unwanted direction. Based on this, we will not oppose your rezoning request.

John

On Tue, Feb 2, 2016 at 4:19 PM, Nina Lloyd <[nina@opusfa.com](mailto:nina@opusfa.com)> wrote:

Good afternoon, Mr. Miller. My name is Nina Lloyd. In 1982, my father founded Opus Financial Advisors. We are still a local, family owned business that provides financial planning and investment management services. I am also overseeing the plans for our proposed office on Manns Chapel Road. I'm a long term area resident—and appreciate the spirit and nature of our community. My children attend school in Chatham County and I am committed to maintaining and preserving what I affectionately call "God's Country."

I understand that you are concerned about the impact our project will have on the neighborhood. I welcome the opportunity to speak with you in detail regarding our plans, and would like to provide you with initial information about the project and our firm via email.

- The greatest benefit of this project is that the building will be repurposed while respecting the existing site and neighbors by leaving the exterior of the property essentially unchanged. The property will also be cared for properly in the years to come. Under prior ownership, the property wasn't well maintained. We've had to address significant water damage caused by multiple leaks in the roof, mold, deteriorating structurally significant pillars and beams, rotten floor boards, and other problems that would eventually ruin the structure—subsequently effecting surrounding property values. We believe the restoration and ongoing maintenance will have a positive impact on neighboring property values.
- This property previously operated as a bed and breakfast. The B&B Inn was also permitted to host events. Due to modifications made by the prior owner, the property houses numerous lodging rooms and an event center. The resulting layout isn't suitable for typical residential use. The current structure and numerous required repairs significantly limited the number of residential buyers (reflected in the number of times the property was listed for sale residentially without finding a suitable buyer). The proposed project will have a lesser impact on the environment and neighboring properties than the prior approved use.

- Opus Financial Advisors has a long history of being a good neighbor. Our firm is headquartered in Statesville, NC in a building that's prior use was residential. We've been on Water Street over 30 years, and one of the directly neighboring properties has been and still is residential use. Our relationship with surrounding property owners has always been positive—and we expect no less will be true on Manns Chapel. Opus FA also has a rich history of generously giving of time and resources to worthy causes in the communities we serve. I am active in numerous local philanthropic organizations—and sit on the Foundation Board of Directors and Finance Committee for Woods Charter School (located in Chatham County).

As previously noted, I am happy to speak with you to share our vision and answer any questions you may have. You can learn more about Opus FA by visiting our website at [www.opusfa.com](http://www.opusfa.com) or by reaching out to me directly. All of my contact information can be found below. All my best—

Nina S. Lloyd, CFP® & CRPC®

Certified Financial Planner®

Chartered Retirement Planning Counselor®

Vice President, Opus Financial Advisors, Inc.

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## Jason Sullivan

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**From:** nrohr@nc.rr.com  
**Sent:** Wednesday, February 03, 2016 11:29 PM  
**To:** Jason Sullivan  
**Subject:** Residential to commercial

I object to the proposed residential to commercial zoning 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 for zoning changes in the neighborhood from residential to commercial.

Nancy Rohr  
Chatham subdivision  
Manns Chapel Road