

Jason Sullivan

From: Jim LaFlamme <jimlaflamme@gmail.com>
Sent: Sunday, March 06, 2016 11:10 AM
To: Jason Sullivan
Subject: Proposed Zoning Change for Opus Financial, 4421 Manns Chapel Road

Dear Mr. Sullivan,

I am strongly opposed to the proposed Amendment to the Watershed Protection Ordinance, and Zoning Changes for the property at 4421 Manns Chapel Road.

My feeling is that being in a residential neighborhood, changes such as this will have an effect on the properties and lifestyle of the neighbors. Additionally, there is no evidence that a need exists for commercial property in this neighborhood, due to the close proximity of the 15/501 corridor, with its abundance of commercial properties.

While the initial intentions stated in the request for zoning are eloquently stated, I am certain that it is understood how today's intentions rarely are the same as tomorrow's actions. In allowing the property to become commercially zoned, it opens the options for adverse changes in an otherwise rural residential area.

As well, each point brought up in their request is weak on merit. For example, the need for more financial planners in the area. While this may be true in a marketing sense, it in no way creates a need for this type of establishment in our neighborhood. Especially considering there is ample office space less than one mile away. Also, the use of the property to host events on a regular basis would be extremely disruptive to all close by.

Please take my concerns into consideration as this process is reviewed. Simply put, my feelings and the feelings of all of our neighbors I have spoken with, is that commercial usage and commercial occupancies should be kept in the areas that are currently hosting similar businesses, and not within an otherwise beautiful and peaceful residential area.

Best Regards,

Robert J LaFlamme
142 Norwood Road
Chapel Hill, NC 27516