

Jason Sullivan

From: Lynn Webster <lynnwebster419@gmail.com>
Sent: Tuesday, March 22, 2016 11:53 AM
To: Jason Sullivan
Cc: Nina Lloyd
Subject: 4421 Manns Chapel Permitting

Jason,

I recently sent an email of opposition to the planned use for this property. After detailed dialogue with the owner, I am no longer opposed to their pursuing this plan to the extent that it fits within the parameters as stated by the owner in the email to me. (below) There has been a fair amount of misinformation circulating about this project and this clarification has been very helpful.

Lynn Webster

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467 Chatham Dr. Part of the large Webster property just off Mann's Chapel.

Lynn—

Thank you for your follow up questions. I'm happy to answer these and any questions you or your neighbors have in the future. Let me dive right in:

How many people will be expected to utilize the "office" ? Will this be one office for a single business or multiple offices for numerous businesses? What types of businesses?

Our business (Opus Financial Advisors) will utilize the office. The planned layout is as follows (Don't hesitate to come for a tour):

2 Conference Rooms

A Reception Area

4 Offices with 1 advisor per office (Currently, we only have 2 advisors—so there is room to add two advisors in the future)

1 Administrative Office with two work stations for administrative staff

Our Statesville office is set up similarly (5 advisor offices, 2 administrative work stations, 2 conference rooms). For reference, our Statesville office has been in operation over 30 years old. It started out as a one man show—and took over 30 years to reach its current level of employees (even counting myself and the advisor that will sit in Chapel Hill—we're still under 10 employees).

There is also a one bedroom cottage on the property. We plan for a groundskeeper to live in the cottage.

What kind of events are you considering? and how frequently?

Events considered are client appreciation BBQs and holiday parties, art shows for local artisans, Non-Profit fundraisers, board retreats, luncheons, etc. In the past, our client appreciation BBQs have included a performance by a Blue Grass ensemble. We also regularly host workshops to promote financial literacy (topics include estate planning, budgeting, planning for retirement, etc). I wish I had a crystal ball to give you a more

concrete answer on frequency—but here’s what I anticipate. We will likely hold education workshops 1-2 a month. We will hold evening client events/dinners 1-2 a month (larger client gatherings 2-3 times a year). The amount of community events (art shows, charitable fundraisers, etc.) will be determined based on the interest/need within the community.

What would be the maximum attendance?

While the onsite septic system for the existing event center (installed by and inspected for the prior owner) was approved for 177 people, I don’t think we will ever have an event that large. The scale of our events will be limited based on onsite parking. The gentleman we purchased the property from stated there were 70+ parking spaces on site. We think the number is probably more like 50—but need to do additional due diligence. Please note, we will not add any additional parking. We do plan to make parking space sizes more generous without adding parking lot area (decreasing the number of spots on the existing lots). Most of the luncheons and workshops will be held inside and will likely see 20-30 in attendance. Our largest client appreciation event in Statesville was approximately 100 people. We will not plan an event large enough to result in an onsite parking shortage. I hope this information is helpful!

How will you manage noise?

Chatham County has strict noise ordinances with which we will fully comply. We plan to require any event to end at least one hour PRIOR to the county’s ordinance and wouldn’t let an event start until one hour AFTER the stated county’s ordinance. That being said, most of the events we will have on site shouldn’t produce excessive noise. There are many existing natural buffers—and we plan to enhance the buffer along the back side of our property with a berm and green giant trees. We plan to be responsible neighbors. Our next door neighbor in Statesville (living in his residence before we moved in over 30 years ago) has written a statement of support which directly addresses Opus events. I have attached it for your review.

If large events, what is your parking capacity and how will you prevent overflow onto Mann’s Chapel or surrounding neighborhood streets?

I touched on this in an early answer. Let me know if you have any other questions regarding parking. The short answer is if an event would result parking needs over and above our onsite capacity—we will not host that event. There should be no overflow on Manns Chapel or on surrounding neighborhood streets.

What exactly is the current event space in square footage? enclosed? outdoor?

Our total square footage is just shy of 4,000 square feet. With our text amendment application limiting total square footage to 4,000 square feet—we can’t add on or build any new structures. We’re also tapped out on impervious surface at around 12%—guaranteeing neighbors that we can’t add parking.

What kind of renovation/construction are you planning? What about parking areas? How long do you see this taking?

Because the property was in such a state of disrepair—we have already started the renovation process. The structural soundness of the property was in question—and we needed to address serious mold growth. Our renovations about 99% complete. We do have some landscaping work to do on the exterior of the property and we plan to paint the exterior trim—but don’t believe that will take more than a few weeks once started. The parking areas just need sprucing up (some new gravel and lawn maintenance). Again, I welcome you over for a quick tour. I think visual assessment would be beneficial in this case.

Please don't hesitate to contact me further. My cell is 919-624-1134. Have a great week!

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