

Dear Highland Resident and Neighbor,

Please review the threaded conversation https://highlandnc.nextdoor.com/news_feed/?post=21031918

The Chatham County Planning Department is considering a request by Nina Staples Lloyd and Jim Staples, Opus Financial Advisers, 126 Water Street, Statesville, NC 28687, to change zoning from residential to **commercial** the property located at 4421 Manns Chapel Road, which used to be the Chapel Hill Bed and Breakfast. The new owners are already **remodeling the house into an office and event center in the middle of our neighborhood.**

Opus has a campaign to get this zoning change through. **If they do, this neighborhood is open to anything commercial** - precedence will have been set, and the area will be open to commercial expansion. **All that a business will have to do is buy a property and open business, and an existing neighbor can decide to run a business from his/her home.** Then, there goes the neighborhood, and your investment!

Would you like to see a Bojangles at the corner of Tall Oaks and Manns Chapel?

Join us in fighting to preserve the sanctity, quality and nature of this area and the home/property that you have invested in, **the value of which Opus has no regard for! Opus and followers will utterly destroy all of that for us!**

I and several other have sent email to Jason Sullivan, Planning Director, Chatham County jason.sullivan@chathamnc.org, as follows:

Subject: I object to proposed zoning change for 4421 Manns Chapel Road

Body:

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 by them and others for zoning changes in the neighborhood from residential to commercial.

Thank you.

Sincerely,

<my name>

<my address>

Opus FA applied for a Conditional Use -- not commercial zoning

The house was designed as a B&B with an existing events center when Opus purchased it--the bulk of renovations addressed much needed repairs.

We have followed the prescribed County process to pursue the change in use. If Opus's request is approved, it does not open the neighborhood in anyway to unmonitored commercial expansion or allow the addition of unapproved uses (such as fast food facilities).

We are committed to preserving the spirit of the neighborhood and do value community input.

Those who send emails to Chatham County's Planning Director, Jason Sullivan, receive the following standard response and are the emails are posted in a public forum as required by local or state law (which Opus monitors and immediately issues email with its argument for/in favor of **commercializing our neighborhood**), as follows:

The email sent to those expressing opposition is attached. If does not argue in favor of commercializing the neighborhood--but offers details on the proposed project.

The public hearing for this item was continued to the February 15, 2016 Board of Commissioners meeting and I encourage you to speak during the hearing. The meeting starts at 6pm in the Historic Courthouse in Pittsboro and you can sign-up online (<http://www.chathamnc.org/index.aspx?page=46>) or the night of the hearing. You can also view the application materials on the following website - http://www.chathamnc.org/RezoningSubdivisionCases/2016/2016_items.htm under the items with "Opus Financial" in the description. Let Angela Birchett or me know if you have any questions.

Jason Sullivan
Planning Director
Chatham County
P.O. Box 54
80-A East St.
Pittsboro, NC 27312
Office: 919/542-8233
Fax: 919/542-0527"

I replied that we intend to attend and speak.

Opus has had lines of trucks from contractors implementing work months before obtaining zoning ordinance changes. I assume they have a work permit from Chatham County to perform the work.

Please share with neighbors this **notice of impending zoning change of your neighborhood to commercial.** Please ask them to email Jason Sullivan with their objection. Please ask them to let me know so that we can include them in a color highlighted map of residences responding with objection to change in zoning.

Please, if you can make it to the meeting the evening of the 15th, then please sign up. If anyone wants a ride, you can ride with us.

Opus has engaged contractors to address the extreme state of disrepair within the building and aesthetic updates. We do have a permit. Again, our request is not to change the neighborhood zoning to commercial but to receive a conditional use permit for 4421 Manns Chapel Road.

if you send the email, please let us know - we'd like to prepare a color coded map of residences
objecting to the proposed **change in zoning of your residence from residential to commercial**, now and
in the future!

Opus has never
proposed changing
the zoning of
surrounding
residences.

Please feel free to post questions on the Highland threaded discussion at
https://highlandnc.nextdoor.com/news_feed/?post=21031918.

Thank you.

Julie Lowery & Brady Lambert

198 Norwood Road

brady.lambert@gmail.com

julieanncrna@gmail.com

919-967-7909

From: [Angela Birchett](#)
To: [Nina Lloyd](#); ["Warren D Mitchell"](#)
Subject: FW: Consider extending zoning enforcement, hearing tonight 4421 Mann's Chapel Road
Date: Monday, March 07, 2016 12:04:22 PM

FYI

From: Brady Lambert [mailto:brady.lambert@gmail.com]
Sent: Monday, March 07, 2016 11:48 AM
To: Diana Hales; Karen Howard; Mike Cross; James Crawford; Walter Petty
Cc: Julie Ann Lowery; Jim LaFlamme; Elia, Jean; Elia, Jean Morton; Jason Sullivan; Shirley Lindley; Beverly Dixon; Heather Morand; Paul and Stephanie Medeiros; Margaret Dailey; Angela Birchett
Subject: Consider extending zoning enforcement, hearing tonight 4421 Mann's Chapel Road

Hello Karen, Diana, Mike, James, and Walter,

Wouldn't it be easier to maintain and enforce existing zoning than to grant a hearing to every person that wants to run a business from their home, or within a residential zoned community?

Wouldn't it be better to place the onus on those to petition for a zoning change by requiring them to obtain signatures from 80% of residents within a one-mile circle of the property seeking the change, rather than forcing residents to invest more time protecting investments in property and neighborhood?

Wouldn't both of those policies free you to conduct more important work and strategic planning, rather than being knit-picked to death by speculators and opportunists?

We plan to attend the zoning hearing for 4421 Mann's Chapel Road this evening. Speculating opportunist, Opus Financial Advisers, are speculating/purchased the old B&B across from the back entrance to Briar Chapel, to capitalize on the property's proximity to Briar Chapel, along with the relatively cheaper property (than renting commercial in Briar Chapel) on Mann's Chapel.

Opus has made a long term investment in and commitment to this project. It isn't based on speculation but on the needs of our firm.

The property is zoned Residential and is in the watershed. The property is surrounded by residential. We have many signatures on 'Statements of Opposition' that will be presented tonight by a local attorney who has volunteered to represent the surrounding residents and community of Highland. This in addition to the many emails to Jason Sullivan expressing their objection to any change in zoning.

The 4421 Mann's Chapel property was a B&B in the past, which in this county is not considered commercial. The B&B owner made some improvements, but never put them to use. The current owner wants to run a full-fledged business and events center with super brightly lighted parking, traffic, parking overflow into our neighborhood, loud noises and probably music, no walls/barriers to sound or light, and they want to change the watershed and building sizes in such a way to allow expansion in terms of size of buildings, new construction, and even expansion by virtue of acquisition of neighboring properties.

We are not adding any lighting or parking. We will not have events that cannot be contained to our property. Based on the maximum of square footage on the property (4,000) we cannot build new buildings, additions, etc. There will be no construction of additional structures. We have no plans or desire to acquire surrounding properties.

Just because it passed Chatham County's muster as a B&B doesn't make it a good candidate for an office and events complex in our neighborhood. Just as just because the property used

to belong to a freed slave in the mid-1800s doesn't mean that it would make a good plantation mansion. Does it? It doesn't mean anything. The property is zoned residential.

If you grant them a commercial zoning designation, you will detrimentally impact the value of our homes, our properties, our neighborhood and surrounding neighborhood, and you will open the door to further grants of commercial zoning for properties adjacent and near 4421 Mann's Chapel Road.

For example, the property next to 4421 Manns Chapel Road, at the top corner of Norwood Road, is owned by a couple whose husband operates a landscaping business from his home, complete with dump truck, trailers, materials, etc. stored and maintained behind the house, employees/contractors going to and from, ... a business. If commercial is granted to the property next to theirs (4421 Manns Chapel), what's to prevent the landscaping business from putting-up a sign facing Manns Chapel Road, and formally running a business from what used to be a residence? What's to prevent them from making a long-term capital gain by selling to Opus for Opus's expansion and construction?

While there is a unrelated business owner residing in this home, we have not seen activity as described. They are relatively new to the neighborhood and have been making home and landscaping improvements accordingly. The insinuations here are misleading and unwarranted.

What would it be like for you to live next to or behind that?

Opus Financial Advisers are speculators. With speculation is risk, they assumed that risk. Why should it be to our detriment?

Please deny Opus Financial Advisers their requests for zoning and watershed changes. They can live in it as residents, or sell to a family that wants to be a responsible, conforming and valued member of this community.

Please bolster enforcement of existing zoning. An HOA can foreclose on a home that does not conform to HOA bylaws and regulations. Shut those that are obvious to passers-by that they are running businesses. Get rid of the trucks and trash! Clean up our neighborhoods! Maintain and improve the value of properties in this county!

Please change the zoning change request hearing process to include requirement for 80% of residents signatures, within a mile radius, on a petition to the County's Planning Department and Commissioners.

Opus has not engaged in "harassment" of any kind. We've simply responded to voiced concerns citizens via email.

Please free us from this harassment by speculators and home businesses. Please!

Thank you.

Sincerely,

Brady Lambert and Julie Lowery
198 Norwood Road
Chapel Hill, NC 27516
919-967-7909

From: [Julie Lowery](#)
To: nina@opusfa.com
Subject: 4421 Manns Chapel Road
Date: Wednesday, February 17, 2016 10:39:12 AM

Ms. Lloyd,

My name is Julie Lowery and I live at 198 Norwood Road, off of Manns Chapel Road. I have lived at my home for 20 years. I have seen many changes occur in this entire area, including Briar Chapel development and the continual increase in subdivisions on Manns Chapel Road. The population and the traffic has increased tremendously.

I will get to the point. I am against your business at this locale. While I appreciate you offering to speak to those with concerns, I suspect it is for superficial reasons only. It is clear that OPUS has purchased the old Norwood home with the intention of pursuing the business intended and running events there. You do not live there. Chapel Hill is not your place of residence. You leave at night, on the weekends. You will not be around when these so called "events" take place.

It is respectable that you serve on many projects and beneficiary organizations in Statesville. But again, that is not here in Chapel Hill. So your neighborhood is not being invaded or encroached upon with commercial zoning.

My fear is that given an inch, you will take a mile. I have no reason to not believe this. Your proposition of hosting events may initially be "on the smaller size." So what is small defined as? 20 which becomes 50 which becomes 100? Loud music, bands, lots of cars parked on our street? You say there will be no increased traffic or parking issues on Norwood Road. Where are attendees going to park? Believe me, if they are parking in front of my house, I will call the sheriff to have cars towed.

I do not like how this project has been "silently" allowed to proceed. I knew nothing about the initial hearing. The hearing sign on the property is small and it was just because we decided to check it out is how we found about this whole issue. So I will be at the new hearing on March 7th to voice my concerns to the commissioners.

Do I sound angry? You betcha. I do not appreciate business people coming in to take advantage and control and change an existing quiet and peaceful residential area. This is my home, my place of residence. It is not yours. Shame on you if you plan to disrupt that.

Julie Lowery
198 Norwood Road
Chapel Hill

Opus officer Nina Lloyd (VP) resides in Chapel Hill. She is very active in the Chatham County community. She has given of her time, talents, and resources to organizations benefiting local residents. Opus FA is owned by Nina's father, Jim Staples.

Ownership will transfer to Nina in the event of Jim's retirement or death. The property is also owned by Nina's parents--Jim (James) and Toby (Tobytha) Staples. It's a family business.

Parking will be restricted to the two existing lots on the proposed site--which limits the size of any allowable events (making them relatively small in nature).

From: [Nina Lloyd](#)
To: [XXXXXXXXXXXX](#)
Subject: 4421 Manns Chapel
Date: Monday, March 07, 2016 3:11:00 PM

Good afternoon, ~~XXXX and Betsy~~. 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 good news for our community is that each and every project that might request residential rezoning must go through a rigorous screening and approval process with Chatham County Planning and Zoning. Thankfully, the approval of Opus's project will not result in "carte blanche" approval or changes going forward—things are evaluated on a case by case basis. The area surrounding 4421 Manns Chapel is also part of the Watershed Protection area (requiring additional screening and compliance). Watershed restrictions further limit the types of land use allowed in the protected area—really limiting changes that would have significant environmental impact or drastic change.
- A particular 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 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.
PO Box 312
126 Water Street
Statesville, NC 28687
(704) 872-7671
(704) 872-7675 - FAX
nina@opusfa.com

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