

## LeAnn Nease Brown

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**From:** Kevin Frazier <kevin@horizonrenovationsllc.com>  
**Sent:** Monday, March 19, 2018 6:18 PM  
**To:** Jason Sullivan; Omaralandscaping Info; Kevin Frazier; LeAnn Nease Brown  
**Subject:** 3/20 meeting

Hi Jason,

I just wanted to follow up with you to confirm our meeting for tomorrow at 11 am and who will be attending. We all are very hopeful that we can work together in satisfying the concerns of the Planning Department . LeAnn Nease Brown, the O'Mara's attorney will be present. We have been consulting with her to gain a better understanding of the ordinance's and of the process. The O'Mara's, Keith Shaw, Robert Huls the property sellers representative, Diego Munoz the O'Mara's buyer's agent and myself will be attending.

Justin Richardson with NCDOT came out and performed a site visit to identify the site distance and traffic impact. Below is the email correspondence with Justin that includes all relevant information that was supplied to him with the number of employee's, number of employee vehicle's daily , then the company vehicle's with pictures of the trucks and trailers that they currently use.

Sincerely,

**From:** "Richardson, Justin T" <jtrichardson@ncdot.gov>  
**To:** Kevin Frazier <kevin@horizonrenovationsllc.com>  
**Cc:** "Hodges, Franklin G" <fghodges@ncdot.gov>; "Owens, Frankie D" <fdowens@ncdot.gov>  
**Sent:** Friday, March 9, 2018 11:27 AM  
**Subject:** RE: [External] 4590 Manns Chapel Rd.

Kevin,

Based off of the numbers in your email below. I see no major impact to the existing roadway. please let me know if you have any questions.

Thanks

Justin Richardson  
Assistant District Supervisor  
Division 8- District 1

336 318 4000 office  
336 318 4010 fax  
jtrichardson@ncdot.gov

P.O. Box 1164  
300 DOT Drive  
Asheboro, North Carolina 27205-1164



**From:** Kevin Frazier [mailto:kevin@horizonrenovationsllc.com]  
**Sent:** Friday, March 09, 2018 9:25 AM  
**To:** Richardson, Justin T <jtrichardson@ncdot.gov>  
**Subject:** Re: [External] 4590 Manns Chapel Rd.

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Justin,

Thank you again for coming out yesterday to review the site. Moving the drive or consolidating the drive with the existing drive location would not be a problem. Do you feel that the additional traffic count of O'Mara's staff and company vehicles for both current operations and proposed site would negatively impact Mann's Chapel Rd.?

*Kevin W. Frazier*

Horizon Renovations LLC  
44 Hillsboro St. Suite B  
Pittsboro NC 27312  
919-542-4442 - Office  
919-548-3947 - Mobile  
[www.horizonrenovationsllc.com](http://www.horizonrenovationsllc.com)

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**From:** "Richardson, Justin T" <jtrichardson@ncdot.gov>  
**To:** Kevin Frazier <kevin@horizonrenovationsllc.com>; Omaralandscapeing Info <info@omaralandscapeing.com>; Keith Shaw <keith@shawdesign.us>  
**Cc:** "Owens, Frankie D" <fdowens@ncdot.gov>; "Kitchen, Matthew W" <mwkitchen@ncdot.gov>  
**Sent:** Friday, March 9, 2018 8:23 AM  
**Subject:** RE: [External] 4590 Manns Chapel Rd.

Kevin,  
Based on our site visit yesterday, I would ask for you to shift the middle drive to the crest of the hill to maximize site distance. Where it is currently being proposed, there is a limited sight distance back to the west (280'). With a 45 mph speed limit, we would typically look for 500' of clear sight distance. With this being said, looking at your proposed layout, it may be easier to consolidate the middle drive and western most existing drive. Please let me know if you have any questions.

Thanks

Justin Richardson

Assistant District Supervisor  
Division 8- District 1

336 318 4000 office  
336 318 4010 fax  
[jtrichardson@ncdot.gov](mailto:jtrichardson@ncdot.gov)

P.O. Box 1164  
300 DOT Drive  
Asheboro, North Carolina 27205-1164



**From:** Kevin Frazier [<mailto:kevin@horizonrenovationsllc.com>]  
**Sent:** Thursday, March 08, 2018 11:36 AM  
**To:** Richardson, Justin T <[jtrichardson@ncdot.gov](mailto:jtrichardson@ncdot.gov)>; Kevin Frazier <[kevin@horizonrenovationsllc.com](mailto:kevin@horizonrenovationsllc.com)>; Omaralandscapeing Info <[info@omaralandscapeing.com](mailto:info@omaralandscapeing.com)>; Keith Shaw <[keith@shawdesign.us](mailto:keith@shawdesign.us)>  
**Subject:** [External] 4590 Manns Chapel Rd.

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Justin,

As we discussed yesterday, I marked the proposed drive location with white flags for your reference for your site meeting today. I also attached the sites plans again for your reference. The C101 is the existing and proposed site plan that identifies the new location of the proposed drive. C102 circulation plan is also attached with a work flow traffic pattern that is displayed in the upper left corner of this sheet. It display's typical times and quantities of traffic flow for the Company. If you find that the new proposed drive location is not acceptable to DOT standards. The O'Mara's are completely open to relocating the proposed drive or to remove it all together from the proposed site plan. Although, they would need to widen the existing single drive to allow for a safe traffic flow.

The current operations of there company require a staff of 37 employees which are 5 in the office and 32 in the field with a vehicle count of 29 arriving daily. ( Some employee's car pool. )The field staff are a mix of project managers and landscape workers that go out daily for field operations in company vehicles. O'Mara Landscaping currently has a total of 20 vehicles which are 9 single axle box trucks, 4 single axle dump trucks,4 smaller trucks which are used by project management staff and then 3 F-250 fertilizer trucks. Then, 5 open trailers,2 enclosed trailers that are used for equipment storage and to haul equipment to and from job sites that are pulled by the above referenced trucks.

The proposed site plan as submitted to Chatham County Planning provides the O'Mara's approximately with 30 additional parking spaces for future personal as the business continues to grow. Below is a recap of current number of employee's and there vehicles then, pictures of the company vehicles for your reference.

Feel free to contact me if you need additional information or if you would like to meet with me on-site to discuss.

- 37 = Total number employee's
- 29 = Employee vehicles arriving daily
- 20 = O'Mara Landscaping company trucks
- 6 = Open and/or enclosed trailers







*Kevin W. Frazier*

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**From:** Jason Sullivan <jason.sullivan@chathamnc.org>  
**To:** Kevin Frazier <kevin@horizonrenovationsllc.com>; "info@omaralandsaping.com" <info@omaralandsaping.com>;

Janie Phelps <janie.phelps@chathamnc.org>  
**Sent:** Wednesday, March 14, 2018 11:56 AM  
**Subject:** RE: Schedule date for site visit

Thanks for the update.

Jason Sullivan  
Planning Director  
Chatham County  
P.O. Box 54  
80-A East St.  
Pittsboro, NC 27312  
Office: 919/542-8233  
Fax: 919/542-2698

[www.chathamnc.org/planning](http://www.chathamnc.org/planning)

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**From:** Kevin Frazier [mailto:kevin@horizonrenovationsllc.com]  
**Sent:** Wednesday, March 14, 2018 11:54 AM  
**To:** info@omaralandscape.com; Jason Sullivan <jason.sullivan@chathamnc.org>; Janie Phelps <janie.phelps@chathamnc.org>  
**Subject:** Re: Schedule date for site visit

Mr. Sullivan,

Kate asked me to reach out to you real quick. We are in the process of having legal counsel help us to better understand the new Comprehensive Plan in order to determine what direction to proceed with. Unfortunately, they will need to postpone the Planning Staff site visit at Stancell Drive at this time.

Respectfully,

*Kevin W. Frazier*

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**From:** "info@omaralandscape.com" <info@omaralandscape.com>  
**To:** 'Kevin Frazier' <kevin@horizonrenovationsllc.com>  
**Sent:** Tuesday, March 13, 2018 6:32 PM  
**Subject:** FW: Schedule date for site visit

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**From:** Jason Sullivan <[jason.sullivan@chathamnc.org](mailto:jason.sullivan@chathamnc.org)>  
**Sent:** Tuesday, March 13, 2018 3:19 PM  
**To:** [info@omaralandscaping.com](mailto:info@omaralandscaping.com)  
**Cc:** Janie Phelps <[janie.phelps@chathamnc.org](mailto:janie.phelps@chathamnc.org)>  
**Subject:** RE: Schedule date for site visit

Kate,  
Thanks and does this Thursday at 9am work for you?

Jason Sullivan  
Planning Director  
Chatham County  
P.O. Box 54  
80-A East St.  
Pittsboro, NC 27312  
Office: 919/542-8233  
Fax: 919/542-2698

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**From:** [info@omaralandscaping.com](mailto:info@omaralandscaping.com) [<mailto:info@omaralandscaping.com>]  
**Sent:** Tuesday, March 13, 2018 2:52 PM  
**To:** Jason Sullivan <[jason.sullivan@chathamnc.org](mailto:jason.sullivan@chathamnc.org)>  
**Subject:** Schedule date for site visit

Dear Mr. Sullivan,

An interest has been expressed for the Planning Department to come for a site visit to our current shop location on Stancell Drive. Would you be available this week on either Thursday or Friday or the following week on Thursday or Friday. Please let us know what would be most convenient for you and your staff. The address is 138 Stancell Drive, Chapel Hill, NC 27517. If you have any questions, please don't hesitate to contact us.

Sincerely,  
Kate O'Mara

O'Mara Landscaping & Lawn Care, Inc.

**Physical Address:**  
5015 Southpark Drive, Suite #210  
Durham, NC 27713

**Mailing Address:**  
PO Box 4386  
Chapel Hill, NC 27515



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