

**Summary of  
Community Design Commission Action**

**Subject:** Village Plaza Theatre Concept Plan

**Meeting Date:** February 4, 2004

**Recommendation:** That the comments of the Commission be forwarded to the applicant and the Town Council.

**Vote:** By acclamation (Members present: Charlotte Newby (Chair), Dale Coker, Chris Culbreth, Thatcher Freund, Scott Nilsen, Scott Radway, Amy Ryan, Polly Van de Velde)

**Commission Member Comments:**

- Commission members chose not to make statements for or against the Theater Concept Plan proposal which requests removal of a previously approved stipulation #4 regarding improvement to the off-site driveway "D." The Commission noted that the request is complicated and that the property owners and business owners in the area are frustrated. Access, circulation and parking are the big issues. The Commission encourages the Village Plaza Theater property owner to work cooperatively with the owner of the Whole Foods Shopping Center and the owner of the Staples Shopping Center. Cross-access agreements need to be developed by the property owners and agreed upon.
- Commission members expressed concern about the expedited nature of the request because of the number of concerned business/property owners and the strength of their comments as well as the obvious lack of cooperation at this time.
- Commission members believe the desired outcome is construction of a Theater project that will be a profitable business as well as an asset and enhancement to the Elliott Road commercial areas.

Prepared by: Charlotte Newby, Chair  
J.B. Culpepper, Staff