

Rusty Newhouse

Exhibit #6

Members of the DRB, friends and fellow citizens, I speak tonight in opposition of the Andrew Brown GPACT development and in support of our democratic process. I am one of many concerned that this project has taken on a mind of it's own and far exceeds the original expectations of the DRB, the citizens of this area and the scope of it's Conditional Use Permit.

In a letter to "Friends and Family" GAAR wrote "The Theater (one compact building on a 10 acre parcel) is MUCH smaller than popular gossip believes. It is comprised of two small barns (36'X90" attached via a lobby to an intimate Elizabethan theater structure (a 68' diameter cylinder). The barns house the bare minimum support facilities needed to run a successful theater, including the infrastructure to accommodate a cafe." This is a total of 10,111.00 square feet. This is what the friends of GAAR supported and this is what the citizens of Greensboro and the surrounding communities thought was being built.

The Permit Application that was presented to the DRB sometime in August of 2014. was for a much different project however. The permit stated the dimensions of the building to be 90' X 152' or 13,680 square feet, some 35% larger than advertised with a maximum capacity of 200 people in addition to the 50 support and production staff.

The application states that 100 automobiles are anticipated for a performance and no lights would be needed for the divided 87 space parking lot. With no publicity over the new larger plan a warning was posted in all of the traditional ways on August 13, 2014. My guess is the lack of strenuous opposition was due to the general lack of knowledge that the plan had changed.

The developer comes before the DRB today with a brand new plan and yet another 30% increase in the size of the foot print to almost 18,000 sq feet. The buildings construction is well under way. This is almost twice the size of the plan that was sold by members of GAAR to the citizens of Greensboro.

I believe the developer has put the DRB in a very uncomfortable position. To approve the developers request for a 30% larger building, with a 30% increase in capacity to 260 plus 50, now one large parking lot but for less

than half of the expected cars, lit by lights on poles that will be hard to miss from anywhere around the lake at night and with a request for a roof height that has already been denied is probably not only immoral and a violation of the trust instilled in it by the citizens, but against the law.

Maybe the developer believes it is easier to beg for forgiveness than to ask for permission but I believe at this point the developer needs to stop working, apply for a new permit and allow the citizens to exercise their right to comment on the real project thereby allowing the DRB, to make an informed, unbiased decision on the honest merits of this project.