

BRYAN PROPERTIES, INC.

400 Market St., Suite 115
919.933.4422

Chapel Hill NC 27516
Fax: 919.869.2702

August 16, 2018

Mr. Chris Roberts, PE
Manager of Engineering & Infrastructure
Town of Chapel Hill Public Works Department
6850 Millhouse Road
Chapel Hill, NC 27514

Subject: Lumina Theater Expansion

Dear Chris,

We are interested in making some changes to the Lumina Theater in Southern Village. Given the current environment of the movie business, we want to remain competitive in the market and continue being one of the anchor tenants on Market Street. There are currently five movie screens and a police substation located within the current building footprint. We have found a partner that is willing to open and run a taphouse in the space that is currently occupied by our 5th (and smallest) screen and the police substation. These two spaces are contiguous.

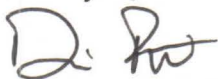
In order to make the space work better for the end user, we are interested in expanding the building footprint 10' onto the existing sidewalk on Aberdeen Drive. This will also cause two on-street parking spaces to be removed in order for sidewalk access to remain. Lastly, there are two parking spaces on Market Street that we are proposing to remove to enlarge the corner island.

It is our understanding that the Town Council must approve the right-of-way abandonment and you must initiate this process. To support our request, I have attached the following item:

- Plans showing existing and proposed conditions

These same modifications were completed on the Weaver Street Market in Southern Village at the end of 2016 and first of 2017. The end result has been a tremendous success. We believe these changes to the Lumina Theater will have equal success.

Thank you,



Dixon B. Pitt