

AT A REGULAR MEETING OF THE DEVELOPMENT REVIEW COMMITTEE OF THE COUNTY OF JAMES CITY, VIRGINIA, HELD IN THE BUILDING A CONFERENCE ROOM AT 4:00 P.M. ON THE 5th DAY OF JULY, TWO THOUSAND SIX.

ROLL CALL

Mr. James Kennedy, Chair
Mr. Don Hunt
Mr. Jack Fraley
Ms. Mary Jones

ALSO PRESENT

Mr. Matthew Smolnik, Planner
Ms. Kate Sipes, Planner
Mr. William Cain, Environmental Engineer
Mr. Mike Woolson, Environmental Engineer
Mr. Scott Thomas, Environmental Engineer

MINUTES

Following a motion by Mr. Fraley and seconded by Ms. Jones, the DRC approved the minutes from the May 31, 2006 meeting without correction by a unanimous voice vote.

PUBLIC COMMENT

There being no speakers, Mr. Kennedy closed the public comment period at 4:04 P.M.

CASES AND DRC DISCUSSION

C-61-06 NEW TOWN BLOCK: TOWN CENTER PARKING OVERVIEW

Mr. Matthew Smolnik presented the staff report stating that there have been only minor changes in the shared parking situation from the April DRC review. Mr. Larry Salzman highlighted the two literature works on shared parking and briefly described the findings of several shared parking studies around the country. Mr. Salzman stated that it was difficult to quantify parking numbers in New Town due to the changing tenants who occupy the buildings in the Town Center. Mr. Salzman continued by stating that office, medical and financial uses were very good for the shared parking concept and that there are several overflow parking locations, including Towne Bank, Langley Federal Credit Union, the Methodist Church, the Courthouse and the Discovery Park section of New Town. Mr. Kennedy questioned whether the aforementioned overflow parking locations would affect the local traffic patterns, timing of traffic signals and crosswalks. Mr. Salzman stated that he believes the supply of parking on the property will be adequate and that things will improve as construction finishes on other parking spaces and then outlined the crosswalk plan across Monticello Avenue and reassured the DRC that the

overall parking plan will work in the Town Center. Ms. Jones asked whether or not there was a limit on the total number of vehicles a resident may own and park in the Town Center. Mr. Salzman stated that there is no limit on the number of vehicles one can own and referred back to the literature that recommends that one space be reserved per residential unit. Ms. Jones asked whether or not the overall New Town shared parking plan and the works of literature referenced by Mr. Salzman took into account the additional traffic due to tourists. Mr. Salzman reassured the DRC that the New Town plan would work and that the tourist numbers have been accounted for in their study. Mr. Fraley thanked Mr. Salzman for citing the works of literature and asked when would the demand parking numbers be updated? Mr. Salzman stated that the 2:00 pm peak hour is what the original study was tailored around and he believes the peak hour demand will be the same in the future. Mr. Fraley asked what the fallback strategy was for the overall shared parking plan for the Town Center and Mr. Salzman stated that the fallback plan was a parking deck. There being no further discussion and following a motion by Mr. Fraley and seconded by Ms. Jones, the DRC voted unanimously to recommend approval of the annual review of New Town Section 2 & 4 shared parking.

S-59-05 PELEG'S POINT, SECTION 6

Ms. Kate Sipes presented the staff report stating this case had been deferred from the May meeting, at which time staff had recommended preliminary approval based on agency comments. Due to questions raised at that meeting, staff now recommended denial based on revised comments from the Environmental Division. Ms. Sipes also presented the applicant's desire to request deferral and stated staff had no objections. Furthermore, Ms. Sipes explained a sidewalk waiver request had been submitted by the applicant; staff had no objections to this request.

Mr. Kennedy acknowledged the applicant's representatives in attendance: Mr. Eric DuBois, Mr. Duane Potts, Mr. George Fiscella, and Mr. Matt Roth. Mr. Fiscella presented a brief history of the development, known drainage issues, and recent improvements.

Mr. Fraley requested a written statement from the HOA prior to action being taken by the committee.

A lengthy discussion followed regarding the known drainage issues in existing sections of the development, the Committee's desire to avoid some of those same complaints in this proposed section, and possible solutions presented by the applicant's representatives. Mr. Fraley cited Section 19-32 of the Subdivision Ordinance and inconsistency with the conceptual plan created for the overall development as major issues.

Mr. Roth indicated that some areas were assumed to be RPA at the time of the conceptual plan and therefore not considered for lot layout. Mr. DuBois continued that this area was not needed at the time of the conceptual plan to reach the number of lots desired, so indicating it would be placed in conservation area made sense at the time. A discussion of RPA determination and building envelope followed, with the applicant expressing

frustration that it appears all technical issues have been addressed with staff and the Committee was not inclined to support the project. Ms. Jones indicated that, in order to serve the best interest of the public, we should be trying to diminish standing water as much as possible. Mr. DuBois responded that it would be impossible to eliminate standing water without adversely impacting wetlands, so no matter what happens on this property there will always be standing water. Mr. Fraley stated that if little change is made to the lot layout it would likely be difficult to obtain the approval of the DRC. He further stated the applicant should address all outstanding Environmental Division comments before bringing the project back to the Committee.

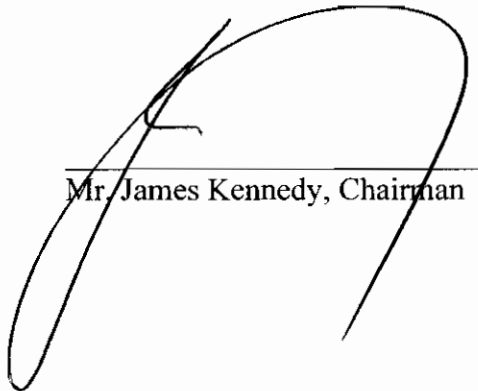
After a continued discussion, the case was indefinitely deferred. The applicant was instructed to notify staff when a revision was ready to come back before the committee.

PUBLIC COMMENT

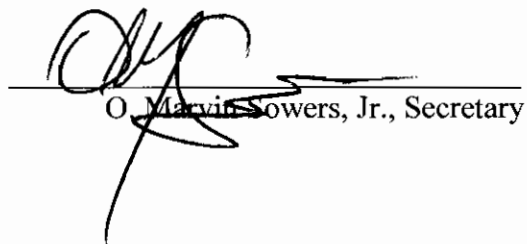
There being no speakers, Mr. Fraley closed the second public comment period at 5:29 P.M. (Due to illness, Mr. Kennedy excused himself early and turned the meeting over to Mr. Fraley).

ADJOURNMENT

There being no further business, the July 5, 2006 Development Review Committee meeting adjourned at 5:30 P.M.



Mr. James Kennedy, Chairman



O. Marvin Sowers, Jr., Secretary