

AT A SCHEDULED MEETING OF THE DEVELOPMENT REVIEW COMMITTEE OF THE COUNTY OF JAMES CITY, VIRGINIA, HELD IN BUILDING A AT 4 P.M. ON THE 24th DAY OF FEBRUARY TWO THOUSAND TEN.

ROLL CALL

Mr. Rich Krapf, Chair
Mr. Michael Maddocks
Mr. Joe Poole
Mr. Chris Henderson

ABSENT

STAFF

Mr. Chris Johnson
Ms. Kate Sipes
Ms. Christy Parrish
Ms. Leanne Reidenbach
Mr. Keith Denny
Ms. Dion Walsh
Mr. Craig Pittman
Mr. Rick Hanson
Mr. Doug Powell
Mr. William Cain

MINUTES

Following a motion by Mr. Richard Krapf, the DRC approved the minutes from the January 27, 2010 meeting.

SUP-0032-2006, Prime Outlets Condition #21

Ms. Kate Sipes presented the staff report stating that Condition #21 of Case No. SUP-0032-2006 requires the applicant to evaluate potential driveway closures and access management strategies, specifically from Richmond Road and Olde Towne Road. Landmark Design Group, on behalf of the property owner, submitted documentation that concludes no modifications are warranted at this time. The condition requires the submitted evaluation to be approved by VDOT, the Planning Director, and the DRC. Both VDOT and the Planning Director concur with the findings of the study, that all entrances and exits are performing well and no further improvements are needed. Staff recommended approval of the document so that Condition #21 can be deemed satisfied.

Mr. Henderson asked whether it was appropriate to accept such a conclusion when further expansion is permitted by the master plan. Ms. Sipes responded that the condition specifically requires the evaluation be done prior to the completion of all proposed phases. Ms. Sipes explained further that all but approximately 20,000 square feet of the proposed expansion had been constructed and was open for business. With approximately 500,000 square feet of total development allowed, staff felt it was an appropriate time to perform the evaluation and draw conclusions.

Mr. Henderson asked if the future development of adjacent parcels sharing access to the site was included in the calculations. Ms. Debbie Lenceski, of Landmark Design Group, indicated they were not taken into consideration.

Mr. Henderson asked if the parking lot behind Phase 4 was used primarily by employees or customers. Ms. Lenceski responded that employees were directed to park at that location, but it was also available to customers. She went on to explain that customers prefer to park as close to the front door of their

destination as possible, so parking in the rear typically does not occur unless the majority of parking in front is full.

Mr. Henderson noted the site map included in the submitted document included proposed improvements to the Food Lion parking lot that had not yet been constructed. Ms. Sipes replied that the graphic represented the approved master plan rather than the existing conditions.

Mr. Poole asserted that angled parking typically functions best in smaller parking lots and the angled parking in the expanded Prime Outlets is very tight for maneuvering vehicles. He requested the committee consider this as proposals come forward. He also noted the County should consider whether too much parking is required by the current ordinance.

On a motion by Mr. Maddocks, the submitted study was unanimously approved (4-0), satisfying Condition #21 of SUP-0032-2006.

C-0002-2010 New Town Shared Parking Update

Ms. Leanne Reidenbach presented the staff report stating that Mr. Larry Salzman of New Town Associates has submitted the update to the New Town shared parking plan for Sections 2 and 4. The only change that impacted shared parking was a proposed expansion at the Green Leaf, which would increase demand by 11 spaces in the 8 p.m. peak period. The applicant also requested to reserve an additional space on New Town Avenue in the vicinity of the Short Stop Deli for use by the Police Department. Staff did not see that this would have a significant impact on shared parking in the area. Staff recommended that the DRC approve the shared parking plan with the reservation of the additional police parking space and next review the shared parking plan at the August 25, 2010 DRC meeting.

Mr. Henderson asked for clarification regarding the police space and Ms. Reidenbach noted that the two spaces already reserved for the past year on Courthouse Street would remain and the requested space would be a third addition.

Mr. Krapf asked whether staff or the applicant was concerned that the continuous additions and reservations of spaces was getting close to the limits of flexibility included in shared parking. Mr. Salzman responded that there was still a significant surplus of parking supply during the 8 p.m. peak period because all of the office spaces are open. He mentioned that the 2 p.m. peak period was a little bit tighter, but that there was sufficient on-street parking in adjacent areas that had not been included in the study to accommodate the higher demand. Finally, he referenced that New Town was still working to implement time limited parking, which would help with the turnover of prime retail parking spaces. Ms. Reidenbach also mentioned that staff was still comfortable with the shared parking plan and that it may be a matter of changing attitudes about the distance a person would have to park from the venue they want to visit, but that there was still sufficient parking available.

Mr. Salzman then gave a brief update about the residential and commercial situation in New Town.

Following a motion by Mr. Henderson, the shared parking update with the reservation of an additional dedicated police space on New Town Avenue was unanimously approved (4-0). The next review of the shared parking update was scheduled for August 25, 2010.

C-0008-2010, Forest Heights and Neighbors Drive Redevelopment

No action was taken at this meeting. The DRC reviewed preliminary design drawings for a proposed redevelopment project sponsored by OHCD. The preliminary design includes road improvements on Route 60, Neighbors Drive and Forest Heights Road; utility extensions; stormwater management; re-subdivision of property lines; and improvements to housing units. The DRC offered suggestions

regarding traffic flow, road improvements, proposed densities, and possible future waiver requests. No application has been submitted for formal review.

ADJOURNMENT

The meeting was adjourned at 5:15 p.m.

Mr. Richard Krapf, Chairman

Mr. Allen Murphy, Secretary