

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 27th DAY OF OCTOBER TWO THOUSAND TEN.

ROLL CALL

Mr. Rich Krapf, Chair
Mr. Mike Maddocks
Mr. Jack Fraley
Mr. Joe Poole

STAFF

Mr. Chris Johnson
Ms. Sarah Propst
Ms. Leanne Reidenbach

MINUTES

Mr. Rich Krapf noted that Mr. Joe Poole had sent his comments to the minutes via e-mail. He reviewed the changes on page 3. Mr. Poole asked that the "or" be removed on the last page of the minutes.

Following a motion made by Mr. Jack Fraley, the DRC approved the minutes from the September 29, 2010 meeting as amended by a vote of 4-0.

SP-0085-2010, Weatherly at Whitehall Soft Trail Site Plan Amendment

Ms. Leanne Reidenbach presented the staff report stating that AES Consulting Engineers has applied to amend the location of the soft trail originally approved on the site plan for Weatherly at White Hall. The site plan was before the DRC because a proffer stated that the DRC must review and approve the exact locations of specified recreational facilities. The relocation is consistent with the proffer and actually serves to lengthen the trail. The trail location was not specified on the approved master plan. Staff recommended that the DRC approve the site plan amendment to relocate the soft trail.

On a motion by Mr. Jack Fraley, the DRC recommended approval of the trail relocation by a vote of 4-0.

SUP-0026-2010, Tractor Supply Company, Norge Center

Ms. Sarah Propst presented the Tractor Supply Company staff report to the DRC and asked the committee to provide feedback to the applicant regarding the revised elevations which were submitted for their review.

Mr. Poole asked if the revised elevations note that the color of the Tractor Supply Company will match with the color of the Farm Fresh.

Ms. Wendy Fulton, of the Keith Corporation, stated that she didn't think so but that would be corrected prior to the Planning Commission public hearing.

Mr. Krapf asked about the proposed building materials.

Ms. Fulton said that they planned split face block.

Mr. Krapf said that the side elevation was monotonous and asked if there was a way to break up the view facing Croaker Road.

Mr. Fraley asked if they had suggested windows at the last meeting.

Mr. Poole said that he believed that several options had been suggested but that they had not seen a site plan. He asked if there would be pavement surrounding the building.

Mr. Mark Bennett of AES said that there would be pavement on three sides.

Mr. Maddocks asked if both sides would be visible.

Ms. Fulton said that there would eventually be development on all sides as the remaining parcel is developed.

Mr. Poole suggested that trees should be used to break up the view. He asked if tree islands were going to be in the parking lot.

Mr. Bennett said that they intend to use a combination of tree islands and other ground covered islands.

Mr. Fraley asked if the applicant understood what was meant by breaking up the view and that a variety of options could be used.

Mr. Bennet said that they understood.

DRC members agreed that the elevations were better than the last submission but that improvements could be made when the elevations are presented to the Planning Commission.

C-0032-2010, New Town Shared Parking

Ms. Reidenbach presented the staff report stating that Mr. Larry Salzman of New Town Associates had submitted the semi-annual shared parking update DRC review for New Town Sections 2 and 4. Due to an expansion proposed for Building 900 at the end of Main Street, 60 spaces would be lost and the demand for 57 parking spaces would be generated. The peak parking demand hours for the center are identified as from 5 am to 8 am and 5 pm to 7 pm whereas the peak hours examined in the shared parking plan are 2 pm and 8 pm. Specifically, Block 3 (which is the parking area behind the expansion) is projected to operate with a surplus of parking spaces in both peak hours. Overall, New Town's parking is projected to operate with a surplus number of spaces during the 8 pm peak hour and operate at a 77 space shortage during the 2 pm peak hour. To help address the parking concerns of the New Town Commercial Association, the applicant has proposed restricted parking in the last block of Main Street and spaces in the rear along Ironbound Road so that they're only open to patrons of the fitness center until mid-morning. They are also investigating adding about 22 extra spaces near the gazebo at the end of Main Street. Given the supply of nearby on-street parking spaces, proposals to add extra parking at the end of Main Street, and parking restrictions staff is comfortable that the number of spaces will be adequate. Staff recommended that the DRC approve the shared parking update and that the next review be conducted at its April 2010 meeting.

Mr. Krapf and Mr. Salzman discussed enforcement of the restricted fitness center patron parking. Mr. Salzman noted it would be largely voluntary compliance and the Police Department would not be asked to enforce the restrictions.

Mr. Fraley asked whether the additional parking spaces at the end of Main Street were committed to being built. Ms. Reidenbach distributed a conceptual layout of the additional parking and said there was nothing in writing, but staff recommended approval of shared parking without the additional spaces. Mr. Salzman said that the New Town Commercial Association wanted to make construction of the spaces a

condition of the sale of property to American Family Fitness. The DRC discussed what party would be responsible for paying for and building the parking area.

Mr. Dustin Devore of Kaufman and Canoles, representing Developers Realty Corporation, gave some background information about American Family Fitness and noted that most of the time the large parking lots behind Main Street are empty. He noted that he did not see an enforcement issue with the restricted parking and said the only entrance to the fitness center would be at the rear parking lot. He said all the tenants on Main Street that were required by contract to approve the expansion had done so.

Mr. Fraley and Mr. Devore discussed the interaction between American Family Fitness and the existing Ironbound Gym in New Town.

Mr. Christopher Malone of Thompson McMullan, representing Opus 9, noted that the addition of spaces at the end of Main Street was a big improvement to the proposal and discussed the concerns that the owner of Opus 9 had about the expansion. These included elimination of parking and pushing restaurant patrons to park even further away. He noted the problem was with accessibility to the restaurant and the fact that Opus 9 had the expectation of retaining the rear parking lot as it was when they leased the space. Finally, he said that peak hours for the fitness center would vary based on the business' location and the clientele demographic.

Mr. Krapf and Mr. Salzman discussed mechanisms for the New Town Commercial Association to review, evaluate, and arbitrate issues with new tenants and expansions. Mr. Salzman noted New Town was based on a free market system and said that the retail real estate market is evolving. He said the overall parking situation in New Town will work with the expansion.

Mr. Poole and Mr. Malone discussed the design and status of older urbanism at Merchant Square, which includes several destination restaurants with little parking available in close proximity.

Mr. Mike Maddocks asked about providing parallel parking spaces around the loop in the conceptual layout for parking at the end of Main Street. Ms. Reidenbach and Mr. Salzman noted the aim was to reduce impervious cover and parallel spaces may not be feasible due to Fire Department and VDOT concerns, available area, etc.

Mr. Mike Youngblood, a minor partner in Opus 9 and realtor in New Town, discussed the impacts of removing parking from the rear of Opus 9 and noted that the additional spaces around the gazebo would improve the situation.

Mr. Salzman gave additional detail about the overall parking situation, bus and trolley ridership, bike and pedestrian accommodations, and updates to shared parking literature.

Mr. Krapf asked if it was possible to make the approval of the shared parking update contingent on the additional parking in the gazebo area. Ms. Reidenbach noted that that was okay, but said the layout was still in preliminary stages and feasibility depended on comments from agencies and VDOT. She also said that if that condition were added, staff would have to bring the shared parking report back to the DRC if the additional parking would not be possible.

Mr. Fraley noted that the DRC had intervened in shared parking allocations previously during discussions in Block 8 with dedicated covered parking spaces for Bennington. On a motion by Mr. Fraley, the DRC recommended approval of the shared parking update contingent on the owner of Opus 9 and Developers Realty Corporation working out a scenario to provide additional parking close to the entrance of Opus 9


by a vote of 4-0. The DRC also voted that the next review of the shared parking update be presented in April 2011.

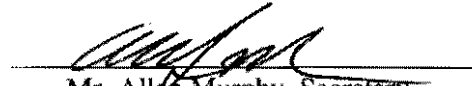
Mr. Devore asked what would happen if the Opus 9 owner and Developers Realty Corporation could not reach an agreement. Mr. Krapf noted that the shared parking plan would be required to come back to the DRC. Mr. Fraley noted that the site plan for American Family Fitness was still under review by the County and that it would not be held up as a result of his motion because the site plan is not required to be reviewed and approved by the DRC.

Mr. Salzman gave a general update of the status of development in New Town.

ADJOURNMENT

The meeting was adjourned at 5:20 p.m.


Mr. Rich Krapf, Chairman


Mr. Allen Murphy, Secretary