

AT A REGULAR MEETING OF THE DEVELOPMENT REVIEW COMMITTEE OF THE COUNTY OF JAMES CITY, VIRGINIA, HELD IN BUILDING A AT 4:00 P.M. ON THE 27th DAY OF JANUARY TWO THOUSAND SIXTEEN.

ROLL CALL

Present

Ms. Robin Bledsoe
Mr. Tim O'Connor
Mr. George Drummond
Mr. John Wright III

Absent

Mr. Chris Basic

STAFF

Ms. Leanne Pollock
Mr. Paul Holt

OTHER

Mr. Larry Salzman

Mr. George Drummond called the meeting to order.

Ms. Robin Bledsoe moved to approve the minutes from the December 16, 2015 meeting. The minutes were approved 4-0 with no changes.

DRC ACTION

C-0095-2015, New Town Shared Parking Update

Ms. Leanne Pollock gave an overview of the application noting that the last Town Center parking update review occurred on April 29, 2015 when the DRC recommended approval to the Planning Commission. There have been several minor changes to uses within the shared parking area such as the second floor of the Paul's Deli building converting to office space and the addition of outdoor seating for Blaze Pizza on Main Street. These did not remove any parking spaces from the supply and did not materially increase the demand for spaces. The shared parking continues to reflect that New Town has a shortage of 67 parking spaces in the 2 p.m. peak hour and a surplus of 277 spaces in the 8 p.m. peak hour. There are still additional on-street parking spaces located around the fringes of the Town Center area that are available but are not counted in the supply and demand table. New Town Associates and staff believe that the current supply of parking spaces is sufficient to accommodate demand. Ms. Pollock noted that the applicant has requested to remove the undeveloped hotel parking (in Block 11 on Shannon's Place) from the shared parking plan. She noted that the applicant also requested that this be the final shared parking update since the Town Center was nearly built-out. She said that the ordinance provides that the DRC be consulted in the event of a conflict between the applicant and staff or should the applicant appeal a staff decision. Ms. Pollock recommended that the DRC approve the parking update, remove the hotel parcel from the shared parking plan and concur that no further regular shared parking updates are necessary. She recommended that any future changes to parking be handled on a case-by-case basis through site plan review and in coordination with Town Management to provide updated shared parking calculations on an as-needed basis.

Mr. Tim O'Connor and Ms. Pollock discussed the vacant area behind the movie theater and development potential.

Ms. Pollock and the DRC confirmed that the residential area is within the shared parking area and that parts of Discovery Park Boulevard are in and parts are not.

Ms. Robin Bledsoe and Mr. Paul Holt confirmed that being a New Town resident would not present a conflict of interest in considering this application. Mr. John Wright noted that he is on the New Town Residential Advisory Board and so would abstain from voting.

Ms. Pollock and Mr. Larry Salzman, New Town Associates, gave an overview of why the DRC reviews shared parking, the history of the shared parking arrangement and how it has been a benefit to New Town. Mr. Salzman discussed time limited parking and the provision/location of handicap spaces.

Ms. Bledsoe and Mr. Salzman discussed enforcement of time limited parking, specifically in relation to employees of Main Street businesses.

Mr. O'Connor noted that his main concern with no longer receiving shared parking updates was if there were a situation where a building expansion would remove existing parking spaces. Ms. Pollock noted that there were many on-street parking spaces that are not counted in the parking supply calculations that can help handle any overflow and any building that requests to use off-site or on-street parking will require review by the Planning Director and/or DRC.

Ms. Bledsoe and Mr. Salzman discussed the electric vehicle charging station.

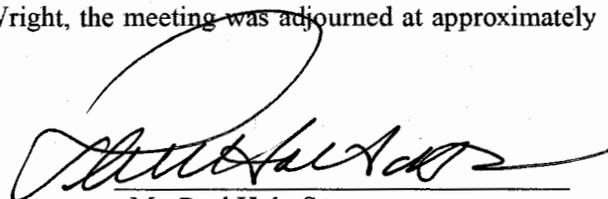
Mr. O'Connor asked whether the handicap parking spaces provided met ADA requirements and Ms. Pollock confirmed that there were more than the minimum required and staff evaluated their locations with Building Safety and Permits when Mr. Salzman previously requested to remove some.

On a motion by Ms. Bledsoe the DRC approved the shared parking update, agreed to remove the hotel parcel from the shared parking plan and concurred that no further regular shared parking updates are necessary. Future changes to parking be handled on a case-by-case basis through site plan review and in coordination with Town Management to provide updated shared parking calculations on an as-needed basis. The vote was 3-0-1 with Mr. Wright abstaining.

ADJOURNMENT

On a motion by Ms. Bledsoe and a second by Mr. Wright, the meeting was adjourned at approximately 4:30 p.m.


Mr. George Drummond, Chairman


Mr. Paul Holt, Secretary