

AT A REGULAR MEETING OF THE WETLANDS BOARD OF THE COUNTY OF JAMES CITY, VIRGINIA, IN THE BOARDROOM IN THE COUNTY GOVERNMENT CENTER, 101-D MOUNTS BAY ROAD AT 7:30 P.M. ON THE TWENTIETH DAY OF NOVEMBER, NINETEEN HUNDRED AND EIGHTY-FOUR.

1. Roll Call

Members Present

Ms. Virginia Carey, Chairman  
Mr. William Apperson  
Mr. Henry Lindsey  
Mr. Gerald Otey, Sr.  
Ms. Kathleen Small

Others Present

Mr. Bernard Farmer, Zoning Administrator  
Mr. Walter Priest, Virginia Institute of Marine Science

2. Minutes

The minutes of the September 20, 1984 meeting were postponed until the next meeting.

3. Unfinished Business

Ms. Carey asked if there was any word on the County waterline.

Mr. Farmer replied no.

Ms. Carey asked about the Powhatan Shores Permit.

Mr. Farmer stated that Powhatan Shores did get their permit from the Corps of Engineers.

4. New Business

Case No. W-10-84. The Plantation Club

Mr. Farmer gave the staff report and recommended that approval be granted subject to several items.

1. Appropriate methods be used in fill areas to prevent excessive sedimentation.

2. That all dredged soils are transported away from wetland area.
3. That top elevation of rip rap not exceed mean high water elevation.
4. That the area to be filled be delineated and limited.

Ms. Carey opened the public hearing.

Ms. Traywick presented drawings of the area. She then addressed areas in the VIMS report and stated the size of the boat ramp had been cut from 20 feet wide to 10 feet wide. She stated that there would be limited use of the boat ramp to only lot owners in the subdivision. She also stated that the area was to be used to launch boats and the trailer were to be returned to the owner's property and that that they only wanted to provide access and turn around space.

Ms. Carey stated that when she and the Board had visited the site earlier, they realized that the original 500 square feet would not be adequate room.

Ms. Traywick state that the 500 square feet was wetlands area only, not the total area.

Ms. Carey asked what provisions were made for parking.

Ms. Traywick replied that the owners were to return their trailers to their property and they did not want to provide any extended use.

Ms. Small stated concern over the turn around area if someone was at the boat ramp would there be enough turn around room.

Ms. Traywick stated that in order to alleviate that problem individuals would have to back up and have a passing area on Plantation Drive.

Ms. Carey asked about the total area of turn around and what amount of wetlands would be disturbed.

Ms. Traywick stated that 10 feet was for the road and an additional turnaround area of 40X60 feet so there would be a 2,000 foot area for turnaround or an additional 209 square feet.

Mr. Gang, an adjacent property owner, spoke about the proposed rip-rap.

Mr. Vaughn, an adjacent property owner, spoke about the rip rap area due to the fact that he was planning to rip rap his property.

Mr. Linsey asked approximately what amount of wetlands were to be disturbed.

Ms. Traywick stated 500 square feet by the boat ramp and 540 square feet by the road and turnaround. She stated that originally we were talking about rip-rap, but we decided to leave the space open.

Mrs. Traywick talked about laying stones before the vegetated area to protect the grass from eroding away.

Ms. Carey asked Mr. Priest if there would be any problems with laying stone.

Mr. Priest said to alleviate some of the concerns of the road being constructed that the area to be filled be delineated before construction of the road. He stated that it would also be possible to place mats out there to protect marsh grass.

Mrs. Vaste stated concern about doing something to protect the bermed area.

Ms. Carey closed the public hearing and asked the wishes of the board.

Mr. Apperson asked long the berm had been there.

Mrs. Vaste stated that the berm was man made, and had been there since 1961.

There was discussion among the board members concerning the limits of the rip-rap to be placed. It was the understanding of the members of the wetlands board that the permit being granted was for placement of rip-rap only to the edge of the existing inlet area and not to be continuous across the inlet so as to tie into the Vaughn's rip-rap.

Ms. Small moved that the board approve the application based on the recommendations of the staff, that the rip-rap and boat ramp be reduced to the amounts noted in the hearing, that the turn around and fill area be inspected by Code Compliance Department prior to work commencing, and that if rip-rap was not to be placed from the water then mats would be used to cross the marsh grass.

Mr. Lindsey seconded the motion. Ms. Carey stated that the motion had been made and seconded and all board members were in favor.

W-11-84. Mackie B. Cordle

Mr. Farmer gave the staff presentation and recommended that approval be granted for the bulkhead and that it be placed at mean high water and that the permit shall expire November 20, 1985.

Ms. Carey asked Mr. Priest if he saw any problems granting the application.

Mr. Priest stated that is was really not worth the money, but he did not see any harm placing the bulkhead there.

Mr. Otey stated that the bulkhead should not be place at mean high water.

Mr. Priest stated that the bulkhead would be closer to low water than high water.

Ms. Carey asked for the wishes of the board.

Ms. Small made a motion to accept the application and Mr. Otey seconded it.

Case No. W-12-84. H.R.S.D.

5. Matters of Special Privileges

The board discussed setting a particular night to meet to hear wetland cases and decided on the 3rd Thursday of each month as their meeting date.

Mr. Lindsey motion that the board meet on the third Thursday and Ms. Carey seconded the motion.

6. Adjournment

There being no further business to discuss the meeting was adjourned at 9:00 p.m.

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## MEMORANDUM

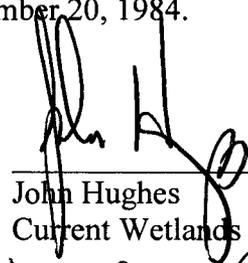
**Date:** May 13, 2015  
**To:** Records Management  
**From:** James City County Wetlands Board  
**Subject:** Wetlands Board minutes from November 20, 1984

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The following minutes for the Wetlands Board of James City County dated November 20, 1984 are missing signatures.

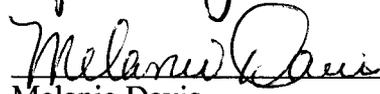
These minutes, to the best of my knowledge, are the official minutes for the November 20, 1984 Wetlands Board meeting and were approved by a majority vote at the February 21, 1985 Wetlands Board meeting.

Please accept these minutes as the official record for November 20, 1984.



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John Hughes  
Current Wetlands Board Chair



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Melanie Davis  
Current Wetlands Board Secretary