

**JAMES CITY COUNTY WETLANDS BOARD  
MINUTES  
Wednesday August 10, 2011**

**A. ROLL CALL**

John Hughes  
Larry Waltrip  
David Gussman  
Roger Schmidt - Alternate

**ABSENT**

William Apperson  
Charles Roadley

**OTHERS PRESENT**

Jeff Madden, Virginia Institute of Marine Science (VMRC)  
County Staff (Staff)

**The responsibility of this Board is to carry out locally the Commonwealth policy to preserve the wetlands and to accommodate economic activity so as to prevent their despoliation.**

**B. MINUTES**

The May 11, 2011 Board minutes were approved as written.

**C. PUBLIC HEARINGS.**

**1. W-28-11/VMRC 11-0943– Jeffers – 7517 Oak Cove**

Michael Woolson, Senior Watershed Planner presented the following case information:

**Existing Site Data & Information**

Applicant:	Guy T. Jeffers
Land Owner:	Guy T. Jeffers
Location:	7517 Oak Cove Road
Parcel:	Lot 12; Cypress Point; James City County
Parcel Identification:	1910100012
Lot Size:	0.43 acres
Watershed:	Chickahominy River (HUC Code JL28)
Proposed Activity:	Installation of stone revetment with associated grading; backfilling of part of proposed revetment with sand from upland source.

**Proposed Impacts**

Vegetated Wetlands:	Not Impacted
Non-Vegetated Wetlands:	657 Square Feet
Subaqueous Bottom:	16 Square Feet

**Brief Summary and Description of Activities**

Ms. Karla Havens on behalf of Mr. Guy Jeffers applied for a Wetlands Permit to undertake construction of a 96 linear foot stone revetment with associated grading. The northernmost section of the revetment is proposed to be backfilled with sand which will impact additional jurisdictional wetlands.

The property is located at 7517 Oak Cove Road directly adjacent to the Chickahominy River. The property is further identified as JCC Parcel Number 1910100012. Karla Havens of Mid Atlantic Resource Consulting is the authorized agent for this project.

A site visit was conducted on May 19, 2011 by staff to evaluate both the potential scope of the project and the existing conditions on-site.

The property, and specifically the proposed work area, is situated in a westerly facing direction and, as stated previously, lies along the Chickahominy River in northwestern James City County. The existing shoreline is currently vegetated along the southernmost portion of the property while the northern end exhibits substantial erosion presumably from both storm waves and boat wakes. Mean low water varies at distance to the shoreline of ten to twenty feet depending on location. Mean high water falls entirely along the shoreline. The upland areas consist of a well vegetated residential lawn. Additionally, a pier is currently in place that is slated to be replaced as part of this project. As the pier is private, it does not fall under local Wetlands Board jurisdiction and is subsequently exempt from this case.

The project design proposes to install approximately ninety-six linear feet of Class II quarry stone over filter cloth to create the revetment. In addition, as the northern shoreline has heavy erosion that has degraded the existing slope, this section of the revetment is proposed to be backfilled with clean sand fill from an upland source to mitigate for the slope that has been lost in the past from the on-going erosion. Access to the work area will be provided through the adjacent upland area and due to the current conditions on-site, there will be minimal clearing and grading required at the top of the revetment during installation. The applicant has also proposed to install erosion and sediment control measures for the duration of construction to prevent sediment run-off into the adjacent waterway.

The proposed revetment varies in height from 4' to 6' depending on location along the shoreline and will utilize Class II quarry stone installed over filter cloth with a buried toe to inhibit shoreline erosion. The existing slope will be reworked from the current grade to a 1.5H:1V slope to accommodate the new revetment. The northernmost revetment will be backfilled with approximately sixty-seven cubic yards of sand fill from an upland source. The revetment and sand backfill along the northerly end will impact approximately 657 square feet of non-vegetated wetlands and sixteen feet of subaqueous bottom during installation.

#### **Staff Recommendations**

The issue before the Board is the installation of the revetment and the associated grading as well as the filling of wetlands to facilitate the revetment installation and slope stabilization. Staff has fully reviewed the application and permit request and has determined that the conditions outlined in Section 22-4 (b) have been met.

1. Prior to any land disturbing activities, a preconstruction meeting will be held on-site.
2. All other Federal, State, and Local permits required for this project shall be obtained prior to commencing work. Evidence of the securing of these permits must be provided prior to the pre-construction meeting.
3. No woody vegetation shall be removed as part of this project unless approved by the Engineering and Resource Protection Division.
4. The Engineering and Resource Protection Division Director reserves the right to require additional erosion and sediment control measures, including a turbidity curtain, for this project if field conditions warrant their use.
5. The limits of work shall be flagged in the field prior to the pre-construction meeting.
6. A compactable soil mix shall be used opposed to sand for the proposed backfill to ensure that proper slope stabilization is achieved. The approved plan shall be amended prior to the pre-construction meeting to reflect this information.
7. The wetlands permit for this project shall expire on August 10, 2012. If an extension of the permit is needed, a written request shall be submitted to the Environmental Division no later than two weeks prior to the expiration date.

**Consideration by the Wetlands Board**

The exception granting body is permitted to require reasonable and appropriate conditions in granting the exception request in accordance with Section 22-8 of the County's Wetlands ordinance. The Wetlands Board is to fully consider Wetlands Permit Application W-28-11 as outlined and presented above and review the request for permitting. The Board may grant the permit with such conditions and safeguards as deemed necessary to further the purpose and intent of the County's Chapter 22 Wetlands Ordinance. Resolutions for granting approval or granting denial of Wetlands Permit Application W-28-11 are included for the Board's use and decision.

Mr. Hughes asked why there was an area near the existing pier that did not show riprap.

Mr. Gussman asked for clarification on where the filter cloth would be installed.

Mr. Woolson deferred the riprap question to the applicant and explained the filter cloth was installed between the fill and the stone.

Mr. Hughes opened the public hearing.

A. Karla Havens, Mid Atlantic Resource Consulting, stated the section between the pier and the northern part of the revetment was left alone because the area was well vegetated and a large cypress tree was already acting as a natural buffer. The applicant and contractor also agreed to the use of a compactable soil mix instead of sand for backfill.

Mr. Gussman asked Ms. Havens if she knew why the shoreline was eroding.

Mr. Hughes asked if the revetment stone would be brought in over land or water.

A. Karla Havens said the erosion was probably caused by fallen trees and boat wake. She stated the contractor, Wilber Jordan, proposed to bring the stone in over land.

Mr. Hughes closed the public hearing as no one else wished to speak.

Mr. Waltrip stated and all Board members agreed, the project needed to be done and the proposal did not appear to disturb more shoreline than was necessary for the project.

Mr. Hughes made a motion to grant the Wetlands Permit for case W-28-11/VMRC 11-0943 at 7517 Oak Cove, Tax Parcel #1910100012.

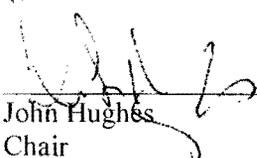
The motion was approved by a 4-0 vote.

**D. BOARD CONSIDERATIONS - none**

**E. MATTERS OF SPECIAL PRIVILEGE- none**

**F. ADJOURNMENT**

The meeting adjourned at 7:16 PM.

  
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John Hughes  
Chair

  
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Melanie Davis  
Secretary