A G E N D A JAMES CITY COUNTY CHESAPEAKE BAY BOARD REGULAR MEETING

County Government Center, Building F 101 Mounts Bay Road, Williamsburg, Virginia 23185 November 13, 2019 5:00 PM

- A. CALL TO ORDER
- B. ROLL CALL
- C. MINUTES
 - 1. Minutes from October 9, 2019, Regular Meeting

D. PUBLIC HEARINGS

- 1. Case No. CBPA 19-0117: 7851 Pocahontas Trail
- 2. Case No. CBPA 19-0095: 141 Macaulay Road
- 3. Case No. CBPA 19-0116: 167 Riverview Plantation Drive
- 4. Case No. CBPA 19-0121: 4053 South Riverside Drive
- 5. Case No. CBPA 19-0120 : 9212 Morning Dew Court
- 6. Case No. CBPA 19-0124: 120 Jolly Pond Road
- 7. Case No. CBPA 19-0115: 11 Gray Gables Drive
- 8. Case No. CBPA 19-0118 : 5700 Williamsburg Landing Drive
- 9. Case No. CBPA 19-0126 : 3000 John Deere Road

E. BOARD CONSIDERATIONS

- 1. 2020 Calendar
- 2. Election of Officers for 2020
- F. MATTERS OF SPECIAL PRIVILEGE
- G. ADJOURNMENT

AGENDA ITEM NO. C.1.

ITEM SUMMARY

DATE: 11/13/2019

TO: Chesapeake Bay Board

FROM: Michael Woolson, Chesapeake Bay Board Secretary

SUBJECT: Minutes from October 9, 2019, Regular Meeting

ATTACHMENTS:

Description Type
Minutes Minutes

REVIEWERS:

Department	Reviewer	Action	Date
Chesapeake Bay Group	Woolson, Michael	Approved	11/7/2019 - 1:37 PM
Chesapeake Bay Group	Small, Toni	Approved	11/8/2019 - 1:55 PM
Publication Management	Burcham, Nan	Approved	11/8/2019 - 2:00 PM
Chesapeake Bay Group	Secretary, ChesBay	Approved	11/9/2019 - 9:16 AM

M I N U T E S JAMES CITY COUNTY CHESAPEAKE BAY BOARD REGULAR MEETING

County Government Center, Building F 101 Mounts Bay Road, Williamsburg, VA 23185 October 9, 2019 5:00 PM

A. CALL TO ORDER

The Chesapeake Bay Board meeting for October 9, 2019, was called to order.

The responsibility of this Board is to carry out locally the Commonwealth policy to protect against and minimize pollution and deposition of sediment in wetlands, streams, and lakes in James City County, which are tributaries of the Chesapeake Bay.

B. ROLL CALL

Board Members Present:

David Gussman, Chair Halle Dunn John Hughes Charles Roadley Larry Waltrip

Board Members Absent:

William Apperson

Other Staff Present:

Toni Small, Director, Stormwater and Resource Protection
Liz Parman, Assistant County Attorney
Michael Woolson, Senior Watershed Planner, Stormwater and Resource Protection
Trevor Long, Watershed Planner, Stormwater and Resource Protection
Janice Petty, Stormwater Assistant, Stormwater and Resource Protection

C. MINUTES

1. Minutes from the September 11, 2019, Regular Meeting

A motion to Approve the minutes was made by Mr. Gussman. The minutes were approved on a voice vote.

D. PUBLIC HEARINGS

1. Case No. CBPA-19-0104 : 500 Thompson Lane

Mr. Michael Woolson, Senior Watershed Planner, presented the exception request submitted by Mr. Nathaniel Thompson for encroachments into the Resource Protection Area (RPA) buffer for the construction of a tack room addition and solar array on piles screwed into the ground on property located at 500 Thompson Lane, within the Gordon Creek watershed. The property is further identified as James City County Tax Map Parcel No. 3610100005. The presentation described the current and proposed site conditions and the proposed mitigation. If the Board approved the request, staff asked that the attached conditions be incorporated

into the approval. The Board deliberated on the pros and cons of this application.

Mr. Gussman inquired about the impervious cover underneath the solar array.

Mr. Woolson explained that the solar array is on piles, no impervious cover under the array.

Mr. Gussman opened the Public Hearing:

A. Mr. Ross Thompson, property owner, outlined the project to the Board.

Mr. Gussman closed the Public Hearing, as no one else wished to speak.

Mr. Hughes made a motion to Adopt the resolution for Chesapeake Bay Board Case No. CBPA 19 0104 at 500 Thompson Lane.

A motion to Approve with Conditions was made by Mr. Hughes.

The motion result was:

AYES: 5 NAYS: 0 ABSTAIN: 0 ABSENT: 1 Ayes: Gussman, Dunn, Hughes, Roadley, Waltrip

Absent: Apperson

2. Case No. CBPA-19-0092: 141 Westbury

Mr. Trevor Long, Watershed Planner, presented the exception request submitted by Mr. Michael Turkovich, Berkeley Design Group on behalf of Mr. Scot & Ms. Wendy Lebolt, for encroachments into the RPA buffer for the construction of a retaining wall on property located at 141 Westbury, within the Ford's Colony subdivision, and the Powhatan Creek watershed. The property is further identified as James City County Tax Map Parcel No. 3720600052. The presentation described the current and proposed site conditions. If the Board approved the request, staff asked that the attached conditions be incorporated into the approval. The Board deliberated on the pros and cons of this application.

Mr. Gussman opened the Public Hearing.

Mr. Gussman closed the Public Hearing, as no one wished to speak.

Mr. Dunn made a motion to Adopt the resolution for Chesapeake Bay Board Case No. CBPA 19 0092 at 141 Westbury.

A motion to Approve with Conditions was made by Mr. Dunn.

The motion result was:

AYES: 5 NAYS: 0 ABSTAIN: 0 ABSENT: 1 Ayes: Gussman, Dunn, Hughes, Roadley, Waltrip

Absent: Apperson

3. Case No. CBPA-19-0095 : 141 Macauley Road

Mr. Michael Woolson, Senior Watershed Planner, stated the applicant has requested a deferral until the November Chesapeake Bay Board meeting.

Mr. Gussman opened the Public Hearing.

Mr. Gussman made a motion to Defer Chesapeake Bay Board Case No. CBPA-19 -0095 at 141 Macaulay Road until the November meeting.

A motion to Defer was made by Mr. Gussman.

The motion result was:

AYES: 5 NAYS: 0 ABSTAIN: 0 ABSENT: 1 Ayes: Gussman, Dunn, Hughes, Waltrip, Roadley

Absent: Apperson

E. BOARD CONSIDERATIONS

1. Case No. CBPA-18-0123: 102 Walton Heath

Michael Woolson presented the exception request submitted by Mr. Marty Mather for a one-year extension of the exception request originally granted on December 12, 2018. The exception request was for construction of a single-family dwelling, deck, and retaining wall at 102 Walton Heath in the Ford's Colony subdivision. Staff concurred with this request and all other conditions of the approving resolution would still apply with a new expiration date of December 12, 2020.

Mr. Roadley made a motion to Adopt the resolution for Chesapeake Bay Board Case No. CBPA-18-0123 at 102 Walton Heath.

A motion to Approve with Conditions was made by Mr. Roadley.

The motion result was:

AYES: 5 NAYS: 0 ABSTAIN: 0 ABSENT: 1 Ayes: Gussman, Dunn, Hughes, Roadley, Waltrip

Absent: Apperson

F. MATTERS OF SPECIAL PRIVILEGE

None

G. ADJOURNMENT

A motion to Adjourn was made by Mr. Hughes and approved on a voice vote.

The meeting adjourned at 6:35 p.m.

AGENDA ITEM NO. D.1.

ITEM SUMMARY

DATE: 11/13/2019

TO: Chesapeake Bay Board

FROM: Michael Woolson, Senior Watershed Planner

SUBJECT: Case No. CBPA 19-0117: 7851 Pocahontas Trail

ATTACHMENTS:

	Description	Type
D	Staff Report	Staff Report
ם	Resolution	Resolution
ם	Presentation	Presentation
ם	Site Plan	Backup Material
ם	Erosion and Sediment Control Plan	Backup Material
ם	Public Advertisement	Backup Material
ם	APO Letter	Backup Material
D	APO Mailing List	Backup Material

REVIEWERS:

Department	Reviewer	Action	Date
Chesapeake Bay Group	Woolson, Michael	Approved	11/9/2019 - 9:58 AM
Chesapeake Bay Group	Small, Toni	Approved	11/12/2019 - 9:14 AM
Publication Management	Burcham, Nan	Approved	11/12/2019 - 9:18 AM
Chesapeake Bay Group	Secretary, ChesBay	Approved	11/12/2019 - 10:32 AM

CHESAPEAKE BAY BOARD EXCEPTION No. CBPA 19-0117. 7851 Pocahontas Trail Staff Report for the November 13, 2019, Chesapeake Bay Board Public Hearing

This staff report is prepared by James City County Stormwater and Resource Protection to provide information to the Chesapeake Bay Board to assist them in making a recommendation on this assessment. It may be useful to members of the general public interested in this assessment.

EXISTING SITE DATA AND INFORMATION

Applicant: Seaworld Parks & Entertainment, LLC

Agent: Mr. Anthony Loubier, Vanasse Hangen Brustlin, Inc.

Location: 7851 Pocahontas Trail

Parcel Identification No.: 5140100009

Parcel: Busch Gardens Williamsburg

Lot Size: 383.07 acres

Area of Lot in Resource

Protection Area (RPA): 130 acres +/- (39%)

Watershed: James River (HUC JL30)

Floodplain: None affecting this property

Proposed Activity: Germany Expansion

Impervious Cover: 8,050 square feet

Temporary RPA 23,100 square feet, landward 50-foot RPA buffer Encroachment: 16,100 square feet, seaward 50-foot RPA buffer

Permanent RPA 3,327 square feet, landward 50-foot RPA buffer Encroachment: 4,709 square feet, seaward 50-foot RPA buffer

Staff Contact: Trevor Long, Watershed Planner Phone: 253-6789

BRIEF SUMMARY AND DESCRIPTION OF ACTIVITIES

Mr. Anthony Loubier, Vanasse Hangen Brustlin, has applied for a Chesapeake Bay Exception on behalf of Seaworld Parks & Entertainment, LLC for encroachments into the RPA buffer for the expansion of the Germany area on property located at 7851 Pocahontas Trail within the James River watershed. The property is otherwise known as Busch Gardens Williamsburg and is further identified as James City County Tax Map Parcel No. 5140100009. The parcel was platted in 1974, prior to the adoption of the Chesapeake Bay Preservation Ordinance in 1990.

Due to the scale of the proposed expansion in relation to existing structures surrounding the project site, RPA encroachment is deemed unavoidable for this exception request. During the construction of the proposed addition, there is a total of 23,100 square feet of temporary impact anticipated within the landward 50-foot RPA buffer and 16,100 square feet of temporary impact within the seaward 50-foot RPA buffer. Permanent impacts associated with the proposal equate to 3,327 square feet of impact within the landward 50-foot RPA and 4,709 square feet of impact within the seaward 50-foot RPA buffer. Furthermore, there is

approximately 8,050 square feet of impervious cover associated with the construction of the proposed attraction. An elevated building is also associated with the proposed permanent impacts for this project and is unavoidable due to the proximity of electrical connectivity from the attraction.

The required vegetative mitigation for this amount of impervious cover is 21 planting units. The applicant has proposed the plantings of 42 native canopy trees, 84 native understory trees, and 126 native shrubs, thereby doubling the mitigation requirements of the County.

STAFF EVALUATION

Staff has evaluated the application and exception request for the expansion and finds that the application meets the conditions in Sections 23-11 and 23-14 and that the application should be heard by the Board because the expansion encroaches into the seaward 50-foot RPA buffer. Therefore, this request must be considered by the Board following a public hearing under the formal exception process. Per Sections 23-11 and 23-14 of the County Ordinance, a Water Quality Impact Assessment was submitted for the proposed project.

CONSIDERATION BY THE CHESAPEAKE BAY BOARD

The Board may grant exceptions to Section 23-7 if the application meets the following five conditions:

- 1. The exception request is the minimum necessary to afford relief; and
- 2. Granting the exception will not confer upon the Applicant any special privileges denied by Chapter 23, Chesapeake Bay Preservation, of the James City County Code, to other property owners similarly situated in the vicinity; and
- 3. The exception request will be in harmony with the purpose and intent of Chapter 23 of the James City County Code and is not of substantial detriment to water quality; and
- 4. The exception request is not based on conditions or circumstances that are self-created or self-imposed, nor does the request arise from conditions or circumstances either permitted or non-conforming that are related to adjacent parcels; and
- 5. Reasonable and appropriate conditions are imposed which will prevent the exception request from causing a degradation of water quality.

STAFF RECOMMENDATIONS

Should the Board find that the exception request meets all five of the conditions outlined above, staff suggests the following conditions be incorporated into the approval:

- 1. The applicant must obtain all other necessary federal, state, and local permits as required for the project; and
- 2. A surety of \$10,000 be paid and in place prior to the commencement of work, in a form acceptable to the James City County Attorney, to ensure the mitigation requirements; and
- 3. This exception request approval shall become null and void if construction has not begun by November 13, 2020; and
- 4. Written requests for an extension to an exception shall be submitted to the Stormwater and Resource Protection Division no later than October 2, 2020, six weeks prior to the expiration date.

TL/md CBPA19-117BGWExp

Attachments:

- 1. Resolution
- 2. Water Quality Impact Assessment Package
- 3. Site Plan

RESOLUTION

CASE NO. CBPA 19-0117. 7851 POCAHONTAS TRAIL

JAMES CITY COUNTY CHESAPEAKE BAY PRESERVATION ORDINANCE EXCEPTION

- WHEREAS, Seaworld Parks & Entertainment, LLC (the "Applicant") has applied to the Chesapeake Bay Board of James City County (the "Board") on November 13, 2019, to request an exception to use the Resource Protection Area (the "RPA") on a parcel of property identified as James City County Real Estate Tax Map Parcel No. 5140100009 and further identified as 7851 Pocahontas Trail (the "Property") as set forth in the application CBPA 19-0118 for the purpose of constructing an attraction; and
- WHEREAS, the Board has listened to the arguments presented and has carefully considered all evidence entered into the record.
- NOW, THEREFORE, BE IT RESOLVED that the Chesapeake Bay Board of James City County, Virginia, following a public hearing, by a majority vote of its members FINDS that:
 - 1. The exception request is the minimum necessary to afford relief.
 - 2. Granting the exception will not confer upon the Applicant any special privileges denied by Chapter 23, Chesapeake Bay Preservation, of the James City County Code, to other property owners similarly situated in the vicinity.
 - 3. The exception request will be in harmony with the purpose and intent of Chapter 23 of the James City County Code and is not of substantial detriment to water quality.
 - 4. The exception request is not based on conditions or circumstances that are self-created or self-imposed, nor does the request arise from conditions or circumstances either permitted or non-conforming that are related to adjacent parcels.
 - 5. Reasonable and appropriate conditions are hereby imposed, as set forth below, which will prevent the exception request from causing a degradation of water quality.
 - 6. In granting this exception, the following conditions are hereby imposed to prevent this exception request from causing degradation of water quality:
 - a. The applicant must obtain all other necessary federal, state, and local permits required for the project; and
 - b. A surety of \$10,000 be paid and in place prior to the commencement of work, in a form acceptable to the James City County Attorney, to ensure the mitigation requirements; and
 - c. This exception request approval shall become null and void if construction has not begun by November 13, 2020; and

d.	Written requests	tor an	extension	to an	exception	shall	be submi	tted to	the
	Stormwater and I	Resourc	e Protectio	n Divi	sion no late	r than	October 2	2, 2020,	six
	weeks prior to the	e expira	tion date.						

David Gussman Chair, Chesapeake Bay Board Michael D. Woolson Secretary to the Board

Adopted by the Chesapeake Bay Board of James City County, Virginia, this 13th day of November, 2019.

CBPA19-117BGWExp-res



Chesapeake Bay Board of James City County, Virginia

November 13, 2019

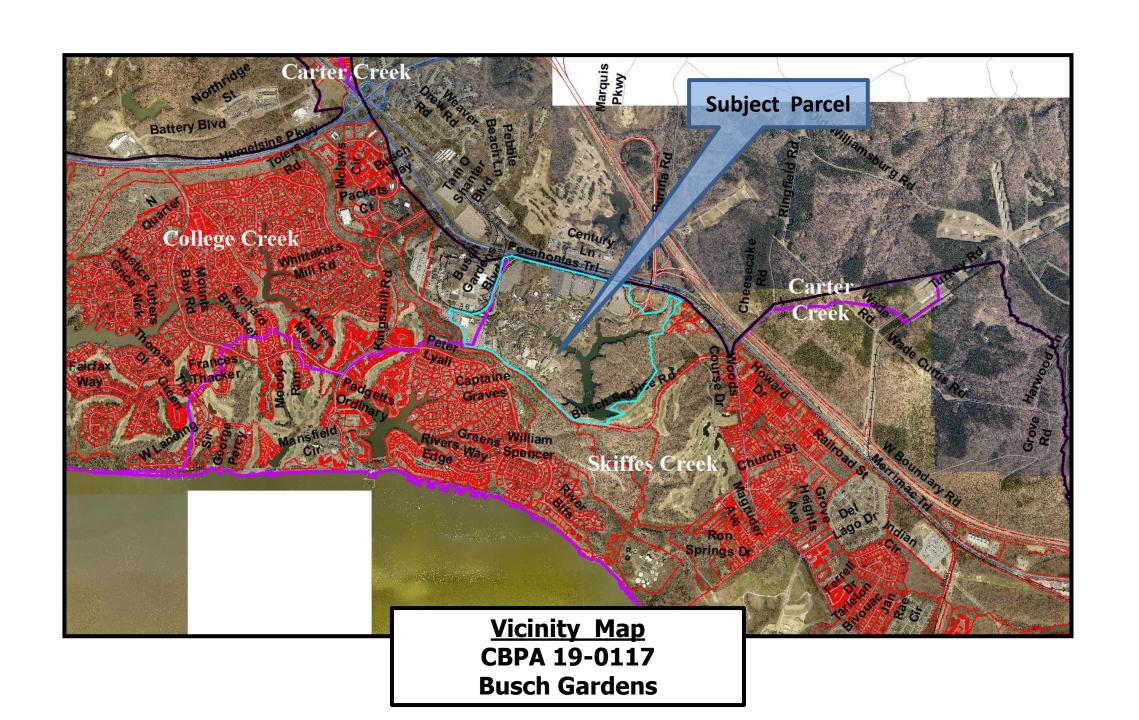
CBPA 19-0117

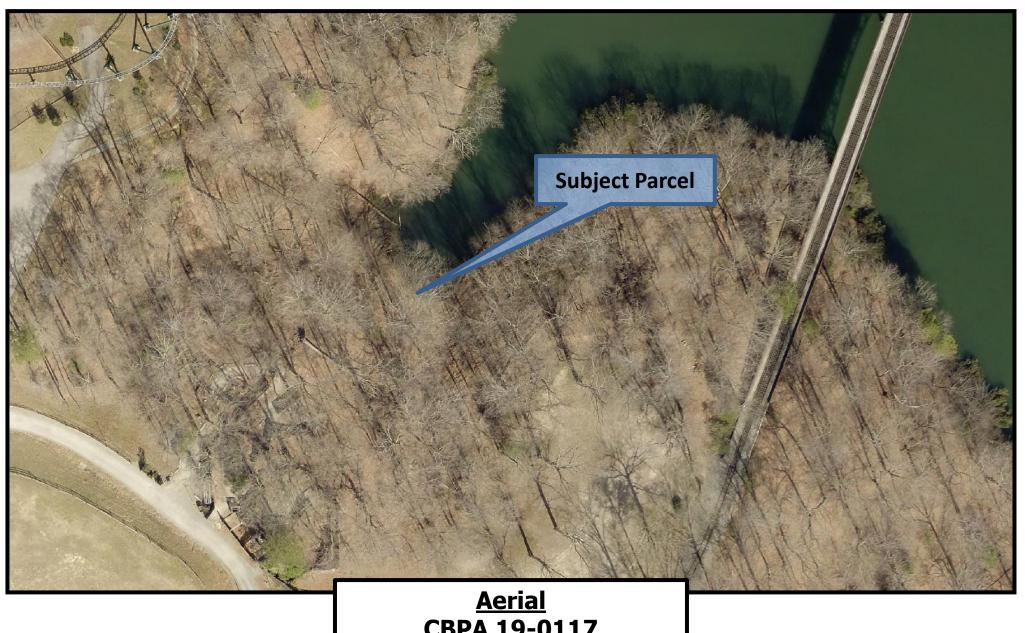
Seaworld Parks & Entertainment, LLC Busch Gardens Williamsburg



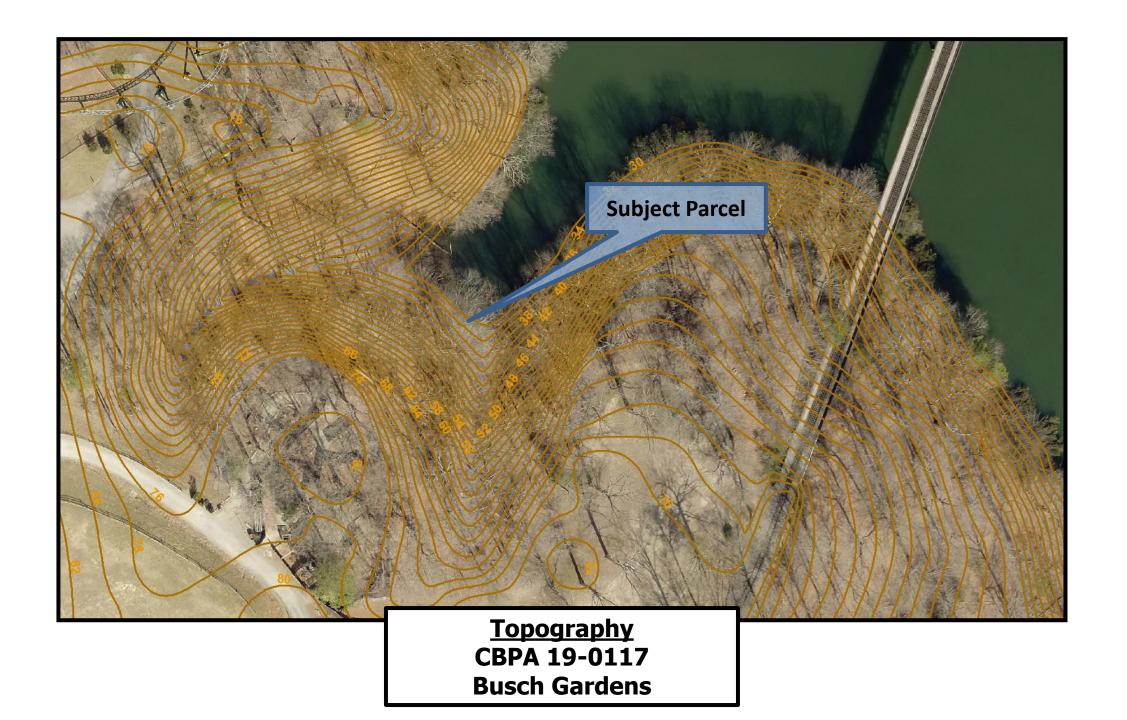
Applicant Request

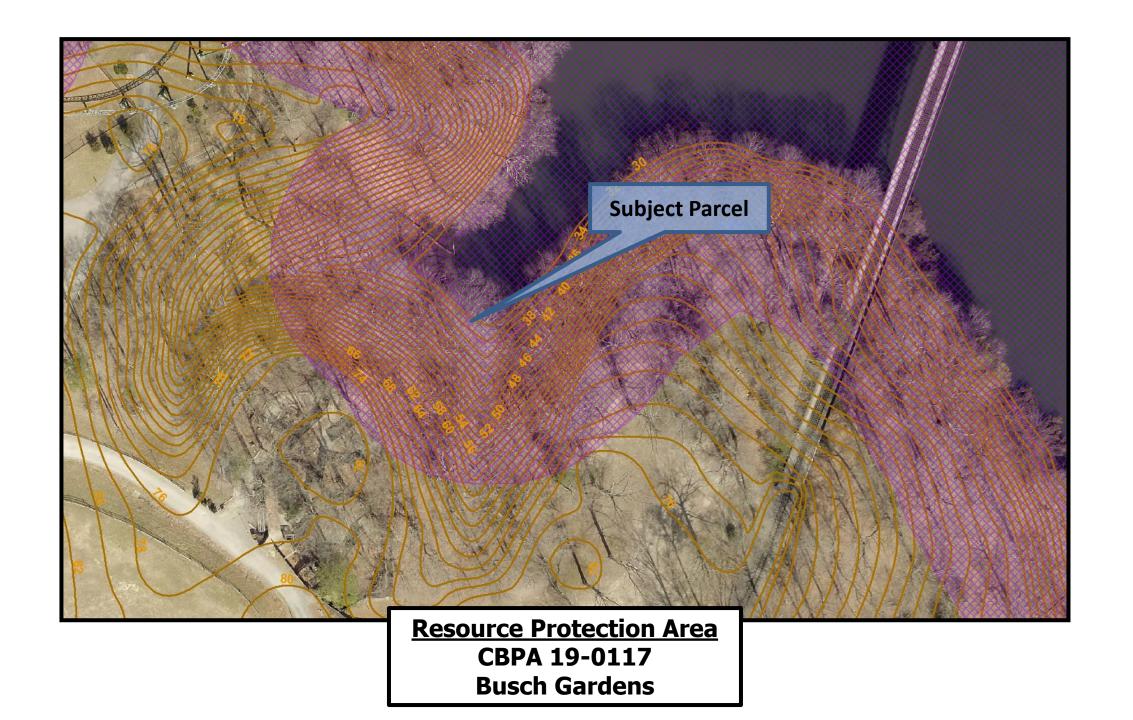
✓ Germany Expansion.

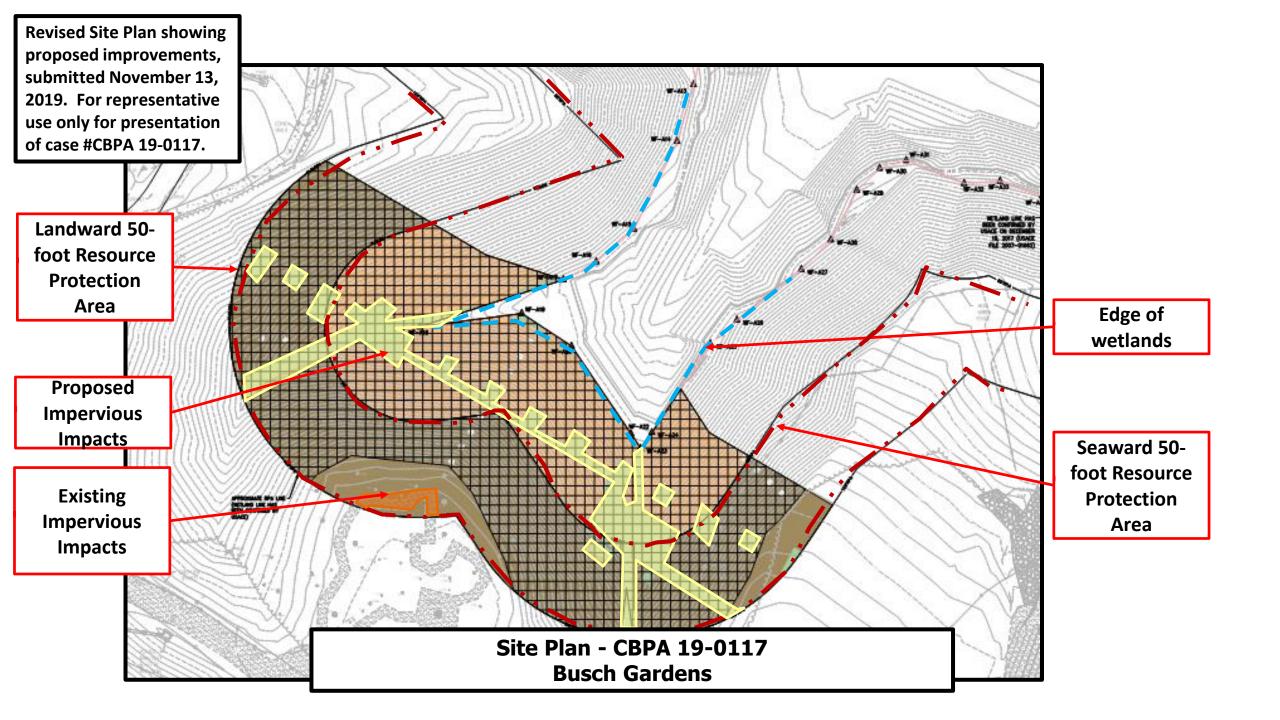


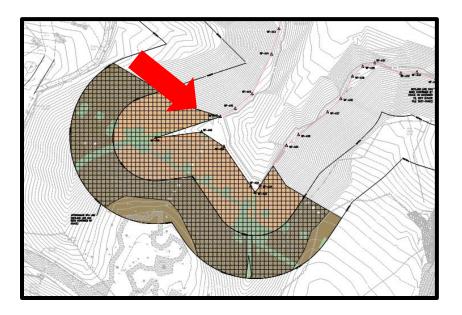


Aeriai CBPA 19-0117 Busch Gardens

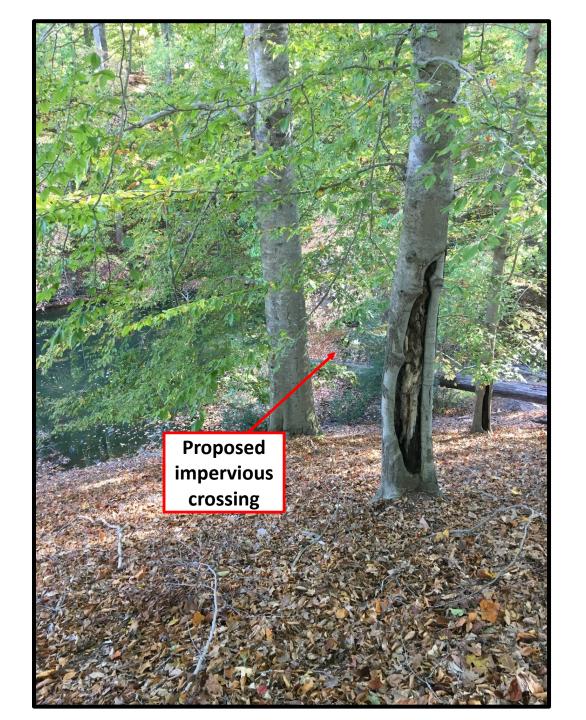


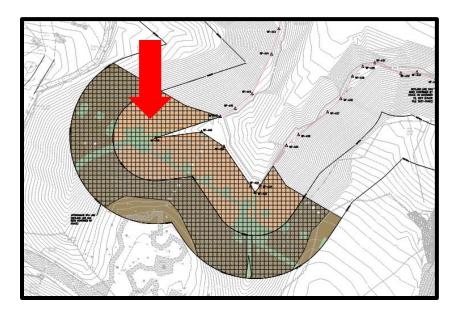






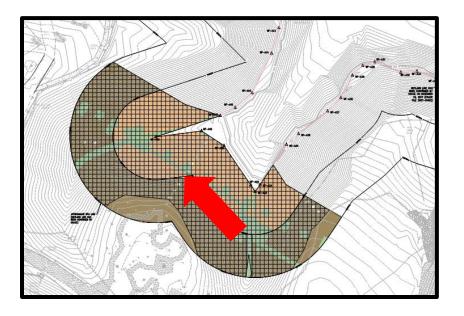
Site Photo #1 CBPA 19-0117 Busch Gardens





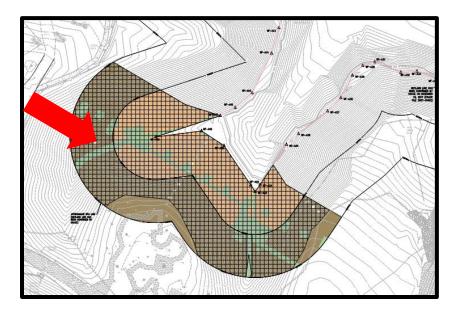
Site Photo #2 CBPA 19-0117 Busch Gardens





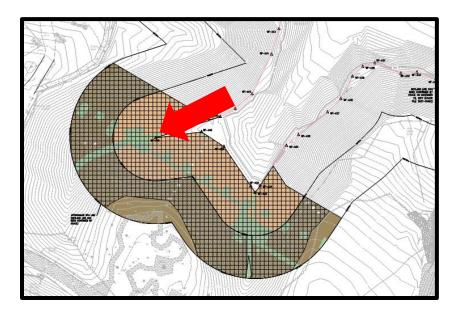
Site Photo #3 CBPA 19-0117 Busch Gardens



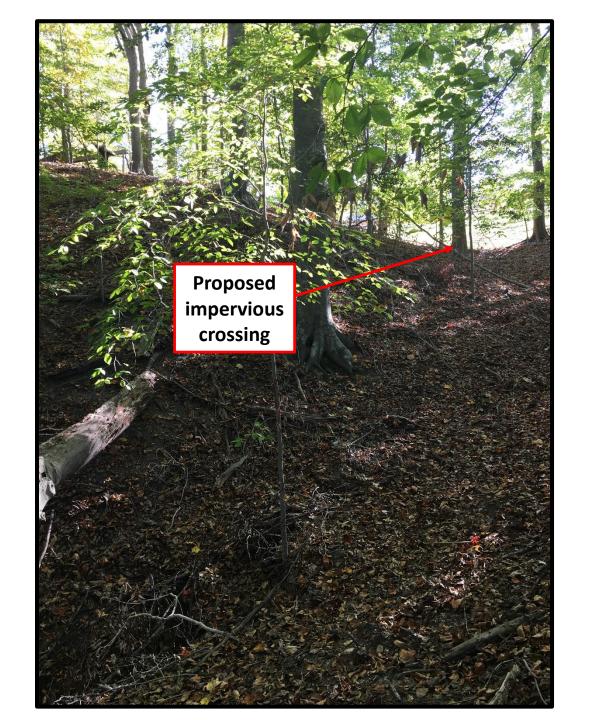


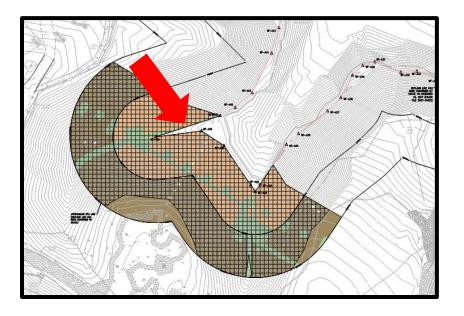
Site Photo #4 CBPA 19-0117 Busch Gardens



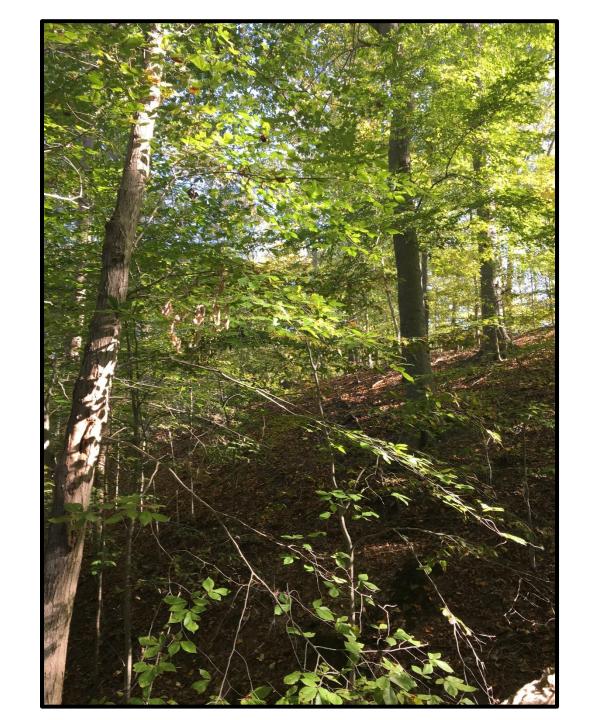


Site Photo #5 CBPA 19-0117 Busch Gardens



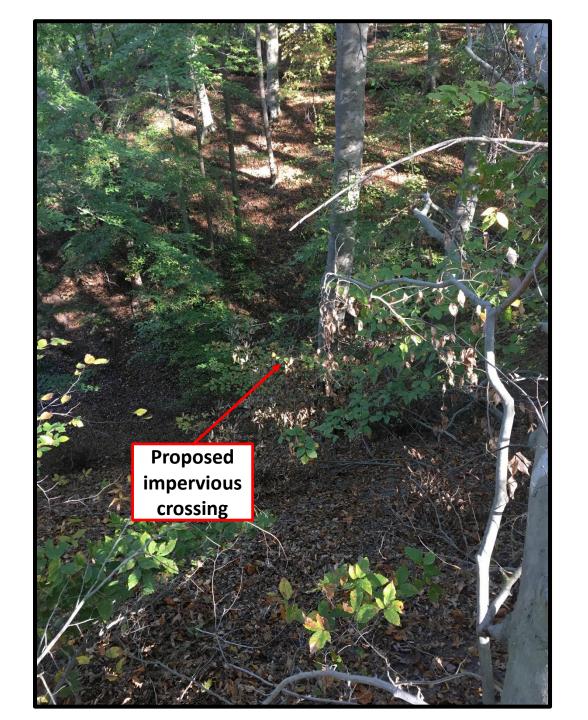


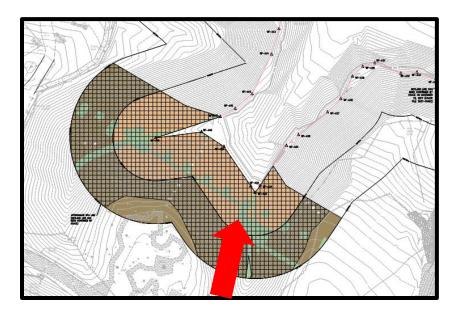
Site Photo #6 CBPA 19-0117 Busch Gardens



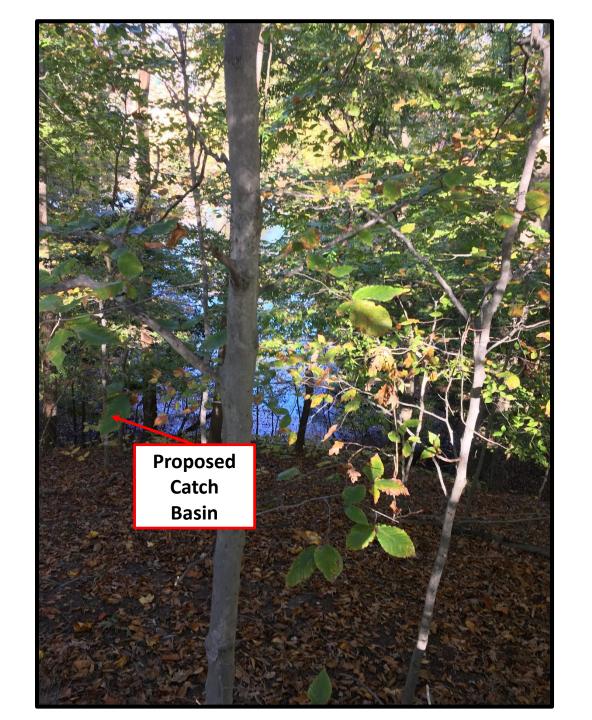


Site Photo #7 CBPA 19-0117 Busch Gardens





Site Photo #8 CBPA 19-0117 Busch Gardens

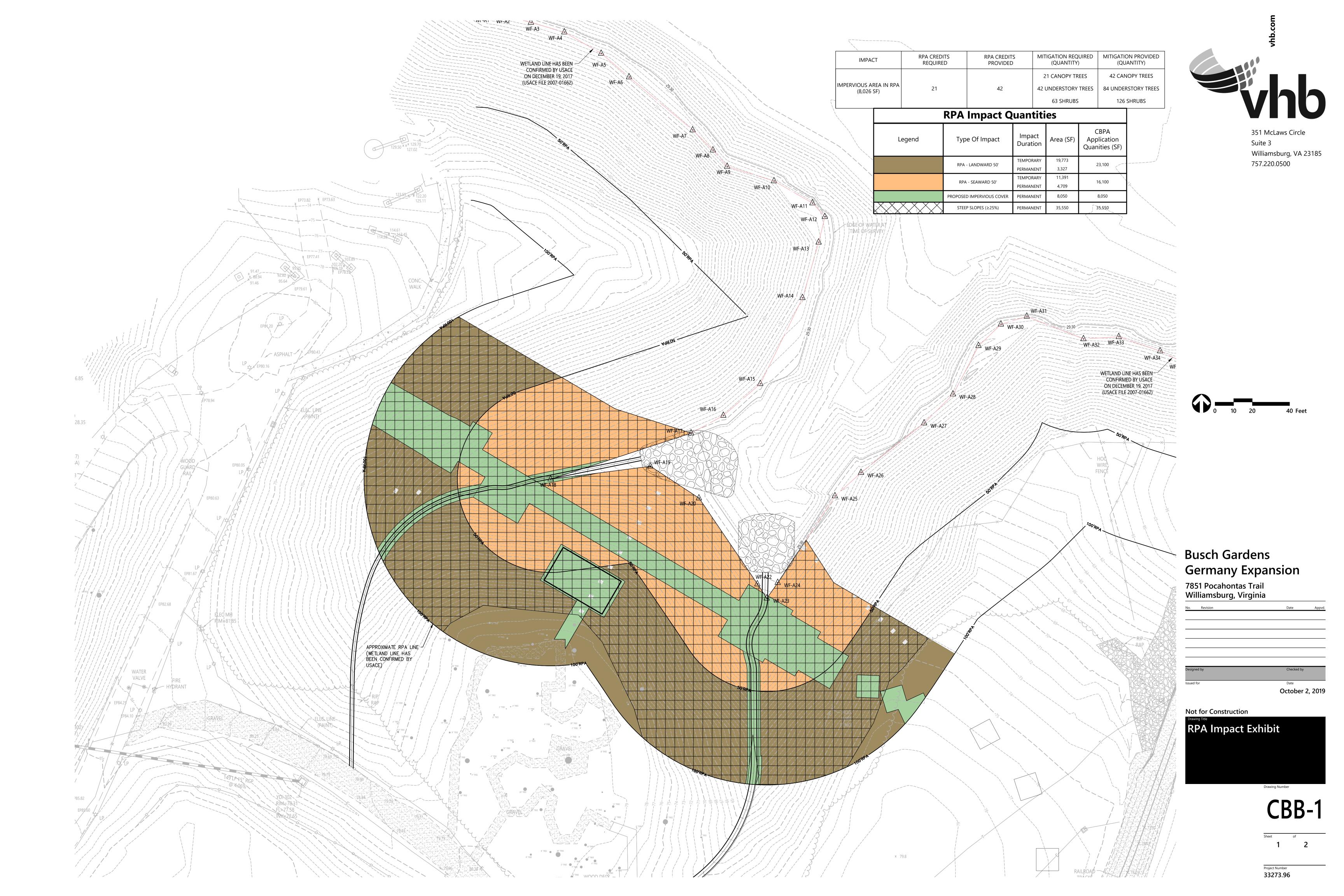


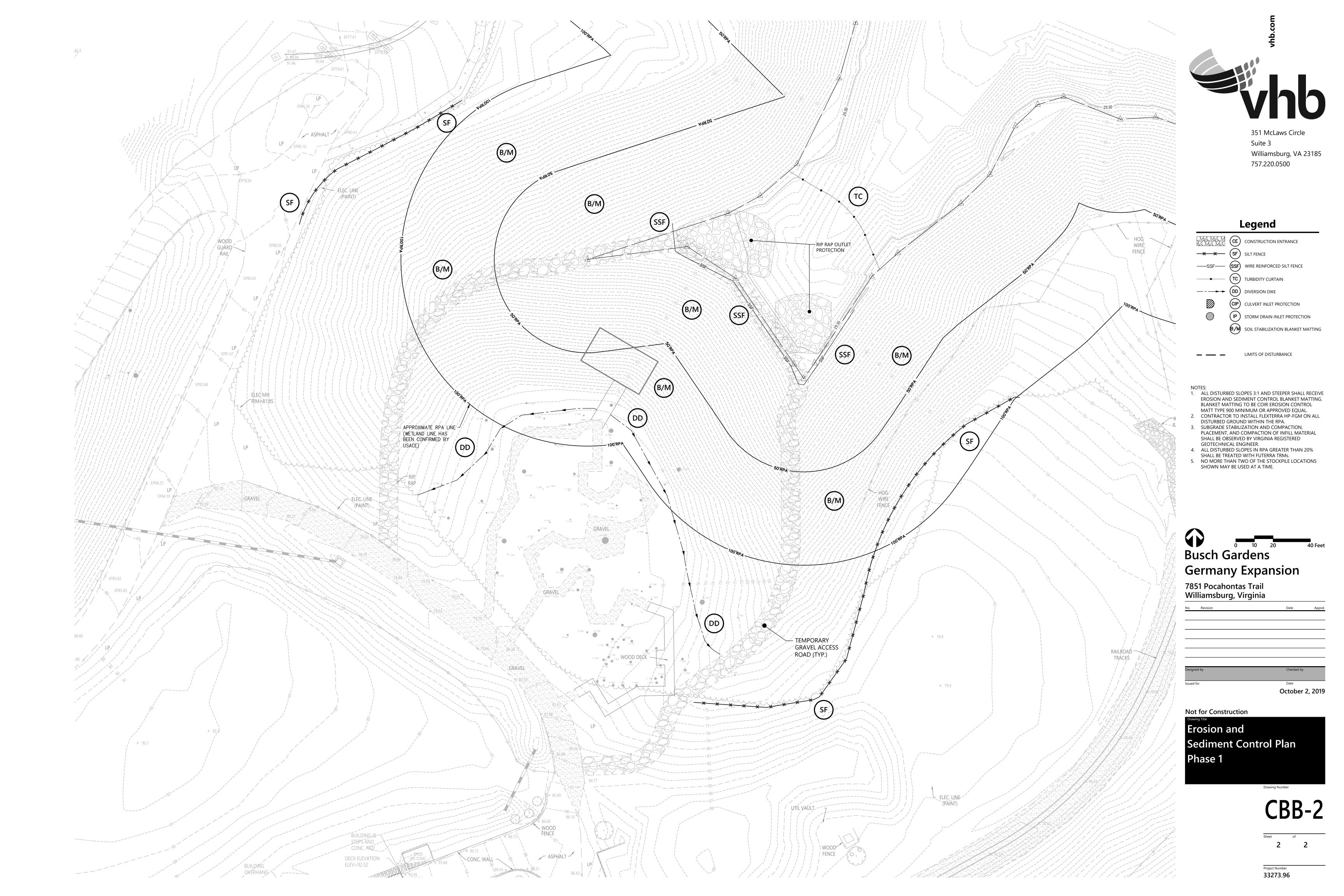
Permit Conditions



Staff Recommended Conditions

- The applicant must obtain all other necessary federal, state, and local permits as required for the project and
- ✓ A surety of \$10,000 be submitted; and
- ✓ This exception request approval shall become null and void if construction has not begun by November 13, 2020; and
- ✓ Written requests for an extension to an exception shall be submitted to the Stormwater and Resource Protection Division no later than October 2, 2020, six weeks prior to the expiration date.







PUBLIC HEARING NOTICE

THE CHESAPEAKE BAY BOARD OF JAMES CITY COUNTY, VIRGINIA WILL HOLD A

PUBLIC HEARING WEDNESDAY NOVEMBER 13, 2019 AT 5 P.M. IN THE BOARD

ROOM OF BUILDING F, 101 MOUNTS BAY ROAD, JAMES CITY COUNTY, VIRGINIA.

THE CHESAPEAKE BAY BOARD WILL CONSIDER THE FOLLOWING EXCEPTION REQUESTS FOR ENCROACHMENT INTO THE RPA BUFFER:

CBPA 19-0117: VHB, on behalf of Seaworld Parks & Entertainment, LLC, has filed an exception request for encroachments into the RPA buffer for an expansion of the Germany section at 7851 Pocahontas Trail in the Busch Gardens Williamsburg park, JCC Parcel No. 5140100009.

CBPA 19-0116: Roth Environmental, on behalf of David and Donna Watson, has filed an exception request for encroachments into the RPA buffer for the construction of a sunroom and deck at 167 Riverview Plantation Drive in the Riverview Plantation subdivision, JCC Parcel No. 1730200003.

CBPA 19-0121: Robert and Patricia Kaufman have filed an exception request for encroachments into the RPA buffer for a house addition at 4053 South Riverside Drive in the Chickahominy Haven subdivision, JCC Parcel No. 1910500009.

CBPA 19-0120: Harbin Builder, on behalf of LHIW-3, has filed an exception request for encroachments into the RPA buffer for a single family dwelling and deck at 9212 Morning Dew Court in The Retreat subdivision, JCC Parcel No. 1010300066.

CBPA 19-0124: Matthew Hipple has filed an exception request for encroachments into the RPA buffer for an earthen dam and farm pond at 120 Jolly Pond Road, JCC Parcel No. 3110100007C.

CBPA 19-0115: Country Village Mobile Home Park has filed an exception request for encroachments into the RPA buffer for a three bedroom mobile home and deck at 11 Gray Gables Drive in the Country Village Mobile Home Park, JCC Parcel No. 5920100001.

CBPA 19-0118: Williamsburg Landing, Inc. has filed an exception request for encroachments into the RPA buffer for the construction of buildings for The Bluffs at Williamsburg Landing project at 5700 Williamsburg Landing Drive, JCC Parcel No. 4820100002.

CBPA 19-0126: AES Consulting Engineers, Inc. has filed an exception request for encroachments into the RPA buffer for an expansion of buildings, parking and stormwater management infrastructure at 3000 John Deere Road in the Stonehouse Commerce Park, JCC Parcel No. 1210100045.

Appeals from decisions under the Chesapeake Bay Preservation Ordinance may also be heard.

All interested parties are invited to attend the meetings. The applications and plans are on file and may be

viewed during normal office hours in the Stormwater and Resource Protection Division, 101-E Mounts Bay Road, James City County, Virginia.

NOT FOR PUBLICATION

DISPLAY: WEDNESDAY - October 30 and November 6, 2019.

ACCOUNT NO.: 0011350200 - VIRGINIA GAZETTE

COPIES: PLANNING

ASSISTANT COUNTY ATTORNEY

WETLANDS/CHESAPEAKE BAY BOARD MEMBERS



General Services 107 Tewning Road Williamsburg, VA 23188 P: 757-259-4080 General.Services@jamescitycountyva.gov

jamescitycountyva.gov

Capital Projects 107 Tewning Road Williamsburg, VA 23188 Williamsburg, VA 23188 757-259-4080

Fleet 103 Tewning Road 757-259-4122

Stormwater and **Resource Protection** 101-E Mounts Bay Road Williamsburg, VA 23185 757-253-6670

Facilities & Grounds 113 Tewning Road Williamsburg, VA 23188 757-259-4080

Solid Waste 1204 Jolly Pond Road Williamsburg, VA 23188 757-565-0971

October 23, 2019

RE: CBPA-19-0117

7851 Pocahontas Trail

Expansion of the Germany Section Busch Gardens Williamsburg Park

Dear Adjacent Property Owner:

In accordance with State and County Codes, this letter is to notify you that a request has been filed with the James City County Chesapeake Bay Board by Piotr Swietuchowski of Vanasse Hangen Brustlin, Inc. on behalf of Seaworld Parks and Entertainment for encroachment into the Resource Protection Area (RPA) buffer for an expansion of the Germany section in the Busch Gardens Williamsburg Park. The project is located at 7851 Pocahontas Trail and further identified as JCC Parcel No. 5140100009.

A complete description, plan and other information are on file in the Stormwater and Resource Protection Division and are available for inspection during normal business hours, should anyone desire to review them.

The Chesapeake Bay Board will hold an advertised public hearing on Wednesday, November 13, 2019 at 5:00 p.m., in the Board Room of Building F, 101 Mounts Bay Road, James City County, Virginia, at which time you may request to speak on the above referenced project.

Sincerely,

Janice Petty

Janice Petty Stormwater Assistant 757-253-6790 janice.petty@jamescitycountyva.gov

cc: Vanasse Hangen Brustlin, Inc. Attn: Mr. Piotr Swietuchowski

Mailing List for: CBPA-19-0117 – 7851 Pocahontas Trail -Expansion of Germany Section Busch Gardens

Owner: 5140100009

SeaWorld Parks & Entertainment LLC c/o Pts

P.O. Box 543185

Dallas, TX 75354-3185

SeaWorld Parks and Entertainment

Attn: Suzy Cheely One Busch Gardens Blvd Williamsburg, VA 23185-8765

Seaworld Parks & Entertainment LLC 9205 South Park Center Loop, Suite 400

Orlando, FL 32819-8651

<u>5130100002</u> – 1000 Carter's Grove Country Rd

5230100011A - 8581 Pocahontas Tr

5230100111 - 8515 Pocahontas Tr

5230100011B - 101 Busch Service Rd

Escalante Kingsmill Development LLC

2930 Bledsoe Street, Suite 124

Forth Worth, TX 76107-2942

5140100003 -8399 Pocahontas Tr

Lee, Edgar Robert and Rebecca Lindsey

215 Telford Drive

Newport News VA 23602-5224

Contractor:

Vanasse Hangen Brustlin, Inc.

Attn: Mr. Piotr Swietuchowski

351 McLaws Cir, Suite 3

Williamsburg, VA 23185-6316

5130100001 - 7801 Pocahontas Tr

Anheuser-Busch Brewing Properties, LLC

Attn: General Counsel

One Busch Place

Saint Louis, MO 63118-1849

5230100112 - 100 Busch Service Rd

Anheuser-Busch, LLC

Corporate Tax Department

Saint Louis, MO 63118-1849

5140100002 - 8397 Pocahontas Tr

Sturdivant, Toni C

8405 Pocahontas Trail

Williamsburg, VA 23185-5952

AGENDA ITEM NO. D.2.

ITEM SUMMARY

DATE: 11/13/2019

TO: Chesapeake Bay Board

FROM: Michael Woolson, Senior Watershed Planner

SUBJECT: Case No. CBPA 19-0095: 141 Macaulay Road

Bay Design Group, on behalf of Gerard Morelli, has filed an exception request for encroachments into the RPA buffer for the construction of a patio terrace and pool at 141 Macaulay Road in the Kingsmill subdivision, JCC Parcel No. 5030200136.

ATTACHMENTS:

	Description	Type
D	Staff Report	Staff Report
D	Resolution	Resolution
D	Presentation	Presentation
D	Unapproved October 2019 Minutes	Backup Material
D	Existing Conditions	Backup Material
D	Site Plan	Backup Material
D	Site Plan Details	Backup Material
D	Stormwater Calculations	Backup Material
D	Public Advertisement	Backup Material
D	APO Letter	Backup Material
D	APO Mailing List	Backup Material

REVIEWERS:

Department	Reviewer	Action	Date
Chesapeake Bay Group	Woolson, Michael	Approved	11/9/2019 - 10:24 AM
Chesapeake Bay Group	Small, Toni	Approved	11/12/2019 - 9:14 AM
Publication Management	Burcham, Nan	Approved	11/12/2019 - 9:22 AM
Chesapeake Bay Group	Secretary, ChesBay	Approved	11/12/2019 - 10:33 AM

CHESAPEAKE BAY BOARD EXCEPTION No. CBPA 19-0095. 141 Macaulay Road Staff Report for the November 13, 2019, Chesapeake Bay Board Public Hearing

This staff report is prepared by James City County Stormwater and Resource Protection to provide information to the Chesapeake Bay Board to assist them in making a recommendation on this assessment. It may be useful to members of the general public interested in this assessment.

EXISTING SITE DATA AND INFORMATION

Applicants: Mr. Gerard and Mrs. Carrie Morelli

Agent: Mr. Wayne Savage, Bay Design Group

Location: 141 Macaulay Road

Parcel Identification No.: 5030200136

Parcel: Lot 136, Section 2, Southall Quarter

Lot Size: 1.02 acres

Area of Lot in Resource

Protection Area (RPA): 0.77 acres +/- (75%)

Watershed: College Creek (HUC JL 34)

Floodplain: None affecting property (Federal Emergency Management Agency)

Proposed Activity: Construction of a single-family dwelling, patio, terrace, and pool

Impervious Cover: 4,069 square feet

RPA Encroachment: 4,069 square feet, seaward 50-foot RPA

Staff Contact: Michael D. Woolson, Senior Watershed Planner Phone: 253-6823

BRIEF SUMMARY AND DESCRIPTION OF ACTIVITIES

Mr. Wayne Savage, Bay Design Group, has applied for a Chesapeake Bay Exception on behalf of Mr. Gerard and Mrs. Carrie Morelli for encroachments into the RPA buffer for the construction of a single-family dwelling, patio, terrace, and pool on property located at 141 Macaulay Road within the Kingsmill subdivision and the College Creek watershed. The property is further identified as James City County Tax Map Parcel No. 5030200136. The parcel was platted in 1997, before the adoption of the revised Chesapeake Bay Ordinance in 2004.

The total lot size of this property is 1.02 acres, of which 75% is located within the RPA. The total impacts associated with the construction of the single-family dwelling, patio, terrace, and pool equate to approximately 4,069 square feet of impervious surface within the RPA. The required planting mitigation for this amount of impacts is 10 planting units (10 canopy trees, 20 understory trees and 30 shrubs).

The applicants have proposed two infiltration trench Best Management Practices (BMPs) in order to treat runoff from the construction. The applicants have also proposed 5 planting units as the vegetative mitigation component. The mitigation proposal meets County requirements.

STAFF EVALUATION

Staff has evaluated the application and exception request for the construction of a house, patio, terrace, and pool. This application meets the Ordinance conditions in Sections 23-11 and 23-14 and should be heard by the Board because the pool is accessory in nature.

CONSIDERATION BY THE CHESAPEAKE BAY BOARD

The Board may grant exceptions to Section 23-7 if the application meets the following five conditions:

- 1. The exception request is the minimum necessary to afford relief; and
- 2. Granting the exception will not confer upon the Applicants any special privileges denied by Chapter 23, Chesapeake Bay Preservation, of the James City County Code, to other property owners similarly situated in the vicinity; and
- 3. The exception request will be in harmony with the purpose and intent of Chapter 23 of the James City County Code and is not of substantial detriment to water quality; and
- 4. The exception request is not based on conditions or circumstances that are self-created or self-imposed, nor does the request arise from conditions or circumstances either permitted or non-conforming that are related to adjacent parcels; and
- 5. Reasonable and appropriate conditions are imposed which will prevent the exception request from causing a degradation of water quality.

STAFF RECOMMENDATIONS

Should the Board find that the exception request meets all five of the conditions outlined above, staff suggests the following conditions be incorporated into the approval:

- 1. The applicant must obtain all other necessary federal, state, and local permits as required for the project; and
- 2. A surety of \$2,000 be paid and in place prior to the commencement of work, in a form acceptable to the James City County Attorney, to ensure the BMP as-built requirements; and
- 3. This exception request approval shall become null and void if construction has not begun by November 13, 2020; and
- 4. Written requests for an extension to an exception shall be submitted to the Stormwater and Resource Protection Division no later than October 2, 2020, six weeks prior to the expiration date.

MDW/md CBPA19-95MacaulayRd

Attachments:

- 1. Resolution
- 2. Site Plan

RESOLUTION

CASE NO. CBPA 19-0095. 141 MACAULAY ROAD

JAMES CITY COUNTY CHESAPEAKE BAY PRESERVATION ORDINANCE EXCEPTION

- WHEREAS, Mr. Gerard and Mrs. Carrie Morelli (the "Applicants") have applied to the Chesapeake Bay Board of James City County (the "Board") on November 13, 2019, to request an exception to use the Resource Protection Area (the "RPA") on a parcel of property identified as James City County Real Estate Tax Map Parcel No. 50302000136 and further identified as 141 Macaulay Road (the "Property") as set forth in the application CBPA 19-0095 for the purpose of constructing a single-family dwelling, patio, terrace and pool; and
- WHEREAS, the Board has listened to the arguments presented and has carefully considered all evidence entered into the record.
- NOW, THEREFORE, BE IT RESOLVED that the Chesapeake Bay Board of James City County, Virginia, following a public hearing, by a majority vote of its members FINDS that:
 - 1. The exception request is the minimum necessary to afford relief.
 - 2. Granting the exception will not confer upon the Applicants any special privileges denied by Chapter 23, Chesapeake Bay Preservation, of the James City County Code, to other property owners similarly situated in the vicinity.
 - 3. The exception request will be in harmony with the purpose and intent of Chapter 23 of the James City County Code and is not of substantial detriment to water quality.
 - 4. The exception request is not based on conditions or circumstances that are self-created or self-imposed, nor does the request arise from conditions or circumstances either permitted or non-conforming that are related to adjacent parcels.
 - 5. Reasonable and appropriate conditions are hereby imposed, as set forth below, which will prevent the exception request from causing a degradation of water quality.
 - 6. In granting this exception, the following conditions are hereby imposed to prevent this exception request from causing degradation of water quality:
 - a. The applicant must obtain all other necessary federal, state, and local permits required for the project; and
 - b. A surety of \$2,000 be paid and in place prior to the commencement of work, in a form acceptable to the James City County Attorney, to ensure the Best Management Practice as-built requirements; and

- c. This exception request approval shall become null and void if construction has not begun by November 13, 2020; and
- d. Written requests for an extension to an exception shall be submitted to the Stormwater and Resource Protection Division no later than October 2, 2020, six weeks prior to the expiration date.

David Gussman	Michael D. Woolson
Chair, Chesapeake Bay Board	Secretary to the Board

Adopted by the Chesapeake Bay Board of James City County, Virginia, this 13th day of November, 2019.

CBPA19-95MacaulayRd-res



Chesapeake Bay Board of James City County, Virginia

November 13, 2019

CBPA 19-0095

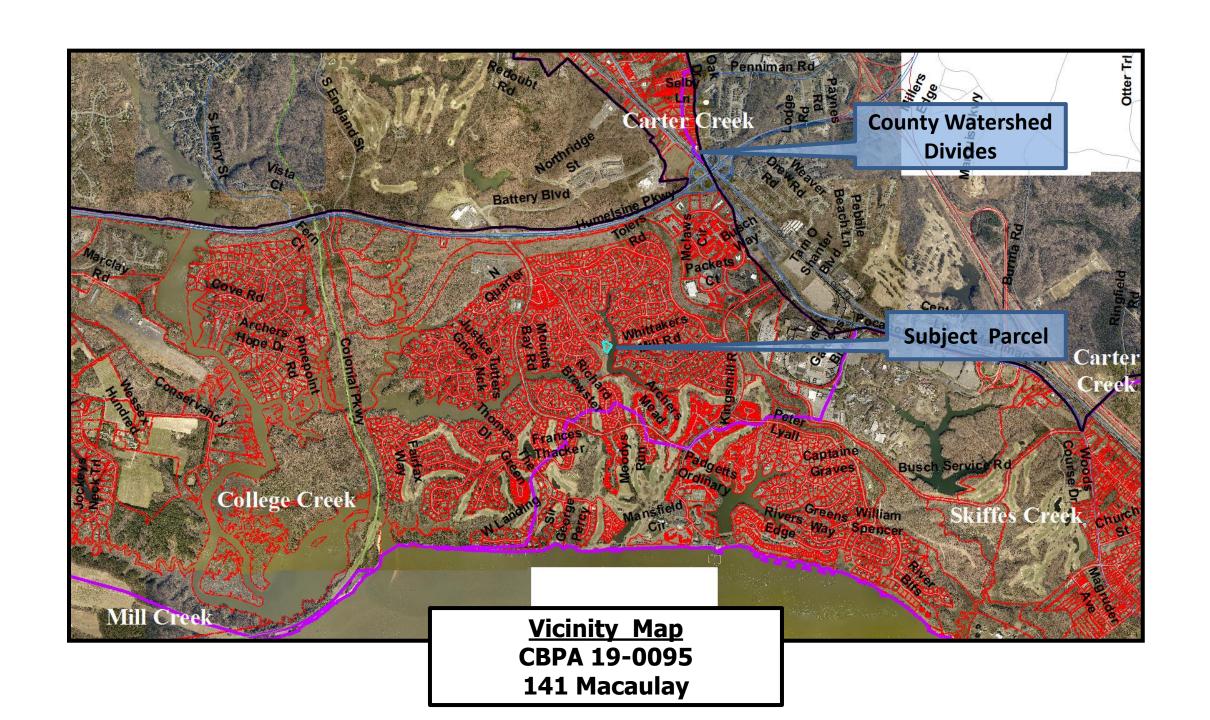
Gerard Morelli

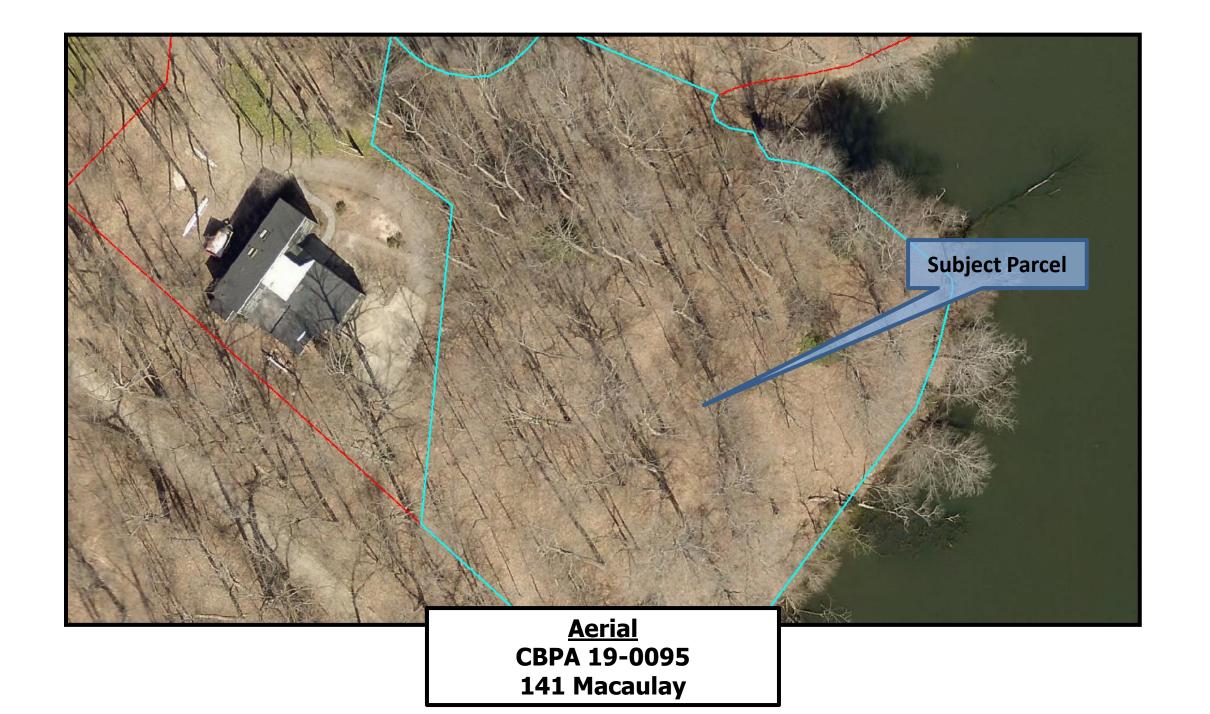
141 Macaulay

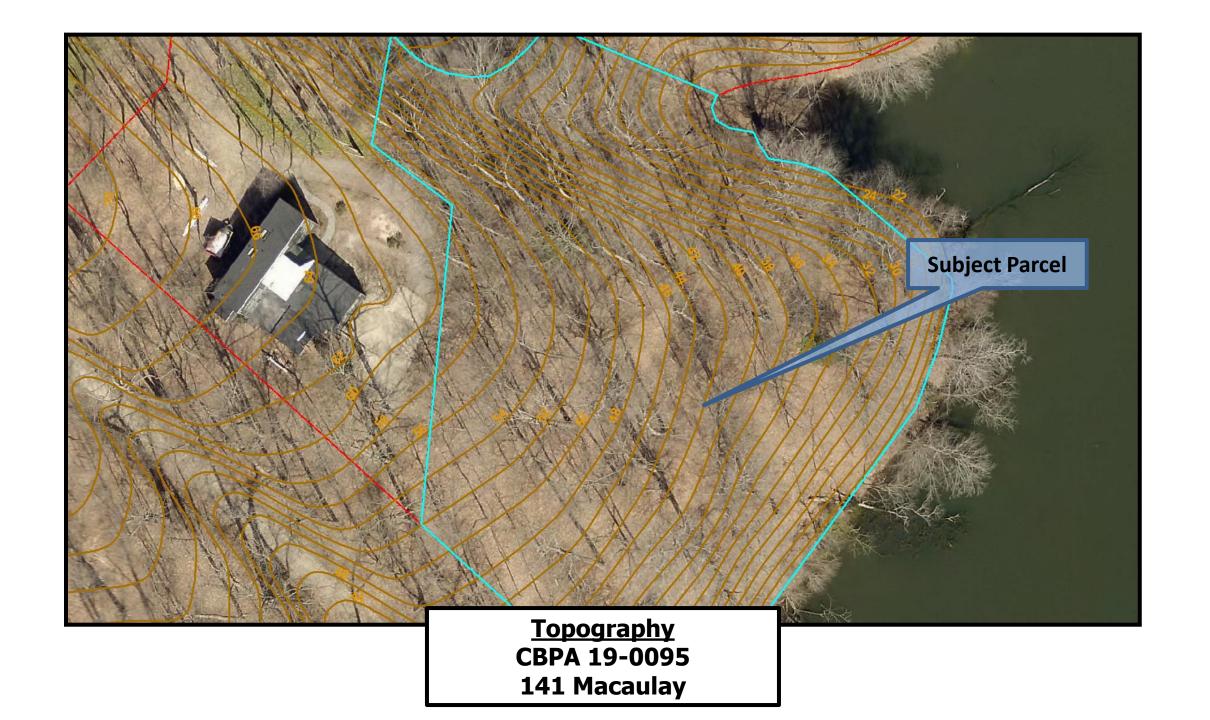


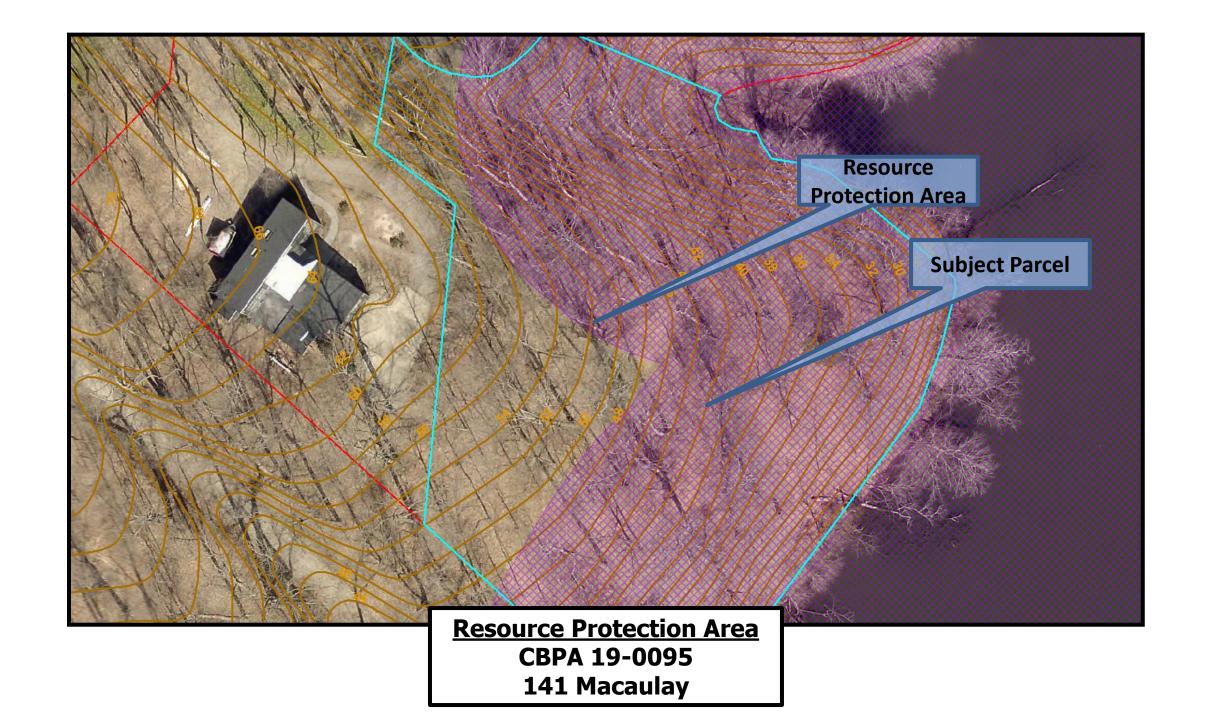
Applicant Request

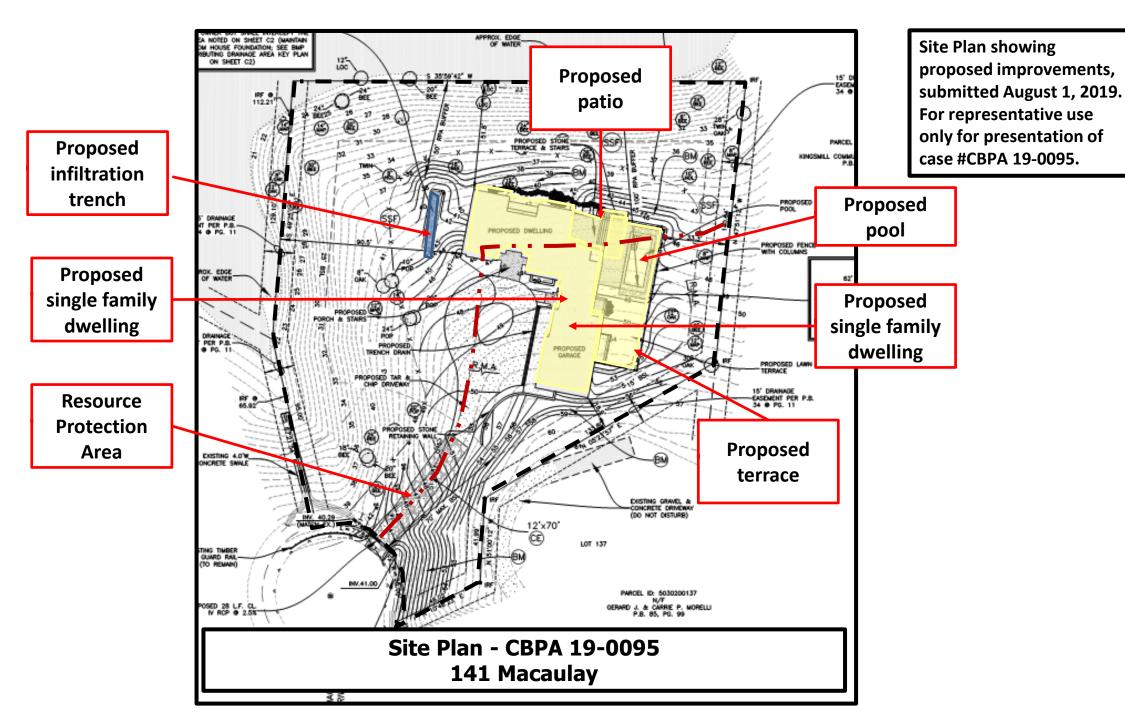
✓ To construct a single family dwelling, patio, terrace, and pool.

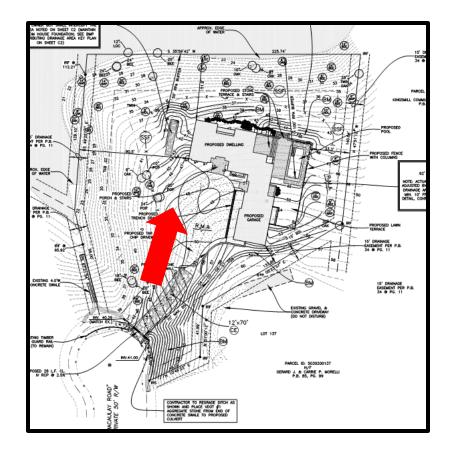






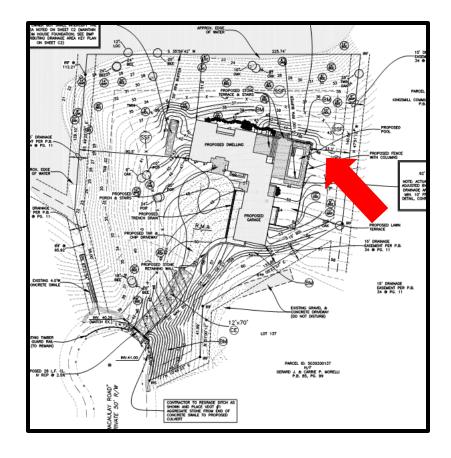






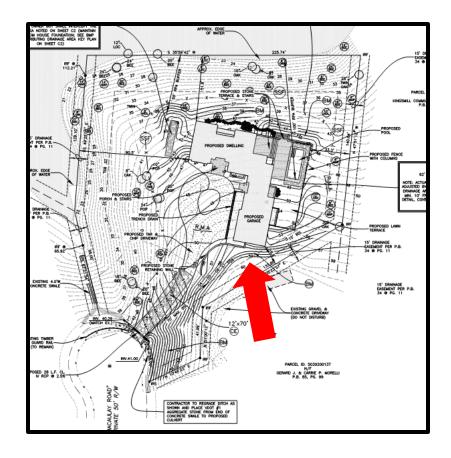
Site Photo #1 CBPA 19-0095 141 Macaulay





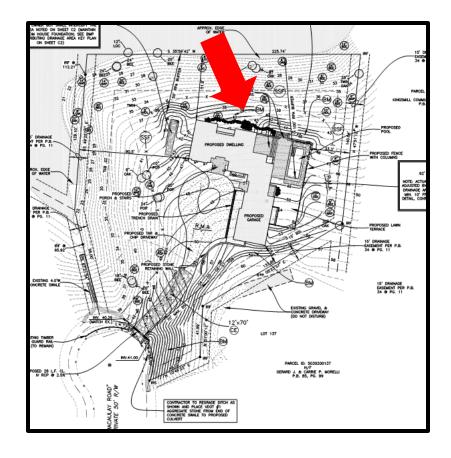
Site Photo #2 CBPA 19-0095 141 Macaulay



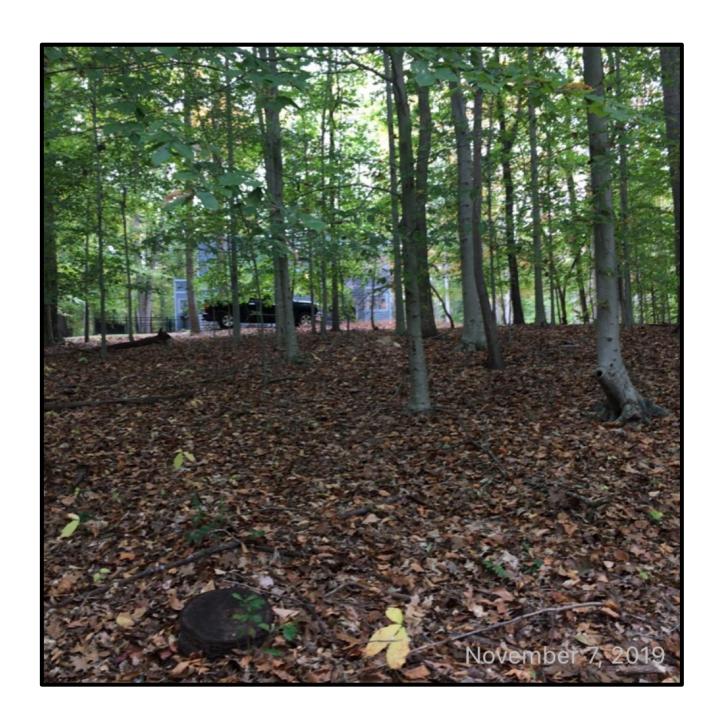


Site Photo #2 CBPA 19-0095 141 Macaulay





Site Photo #2 CBPA 19-0095 141 Macaulay



Permit Conditions



Staff Recommended Conditions

- The applicant must obtain all other necessary federal, state, and local permits as required for the project; and
- A surety of \$2,000 be paid and in place prior to the commencement of work, in a form acceptable to the James City County Attorney,
- ✓ This exception request approval shall become null and void if construction has not begun by November 13, 2020; and
- ✓ Written requests for an extension to an exception shall be submitted to the Stormwater and Resource Protection Division no later than October 2, 2020, six weeks prior to the expiration date.

M I N U T E S JAMES CITY COUNTY CHESAPEAKE BAY BOARD REGULAR MEETING

County Government Center, Building F 101 Mounts Bay Road, Williamsburg, VA 23185 October 9, 2019 5:00 PM

A. CALL TO ORDER

The Chesapeake Bay Board meeting for October 9, 2019, was called to order.

The responsibility of this Board is to carry out locally the Commonwealth policy to protect against and minimize pollution and deposition of sediment in wetlands, streams, and lakes in James City County, which are tributaries of the Chesapeake Bay.

B. ROLL CALL

Board Members Present:

David Gussman, Chair Halle Dunn John Hughes Charles Roadley Larry Waltrip

Board Members Absent:

William Apperson

Other Staff Present:

Toni Small, Director, Stormwater and Resource Protection
Liz Parman, Assistant County Attorney
Michael Woolson, Senior Watershed Planner, Stormwater and Resource Protection
Trevor Long, Watershed Planner, Stormwater and Resource Protection
Janice Petty, Stormwater Assistant, Stormwater and Resource Protection

C. MINUTES

1. Minutes from the September 11, 2019, Regular Meeting

A motion to Approve the minutes was made by Mr. Gussman. The minutes were approved on a voice vote.

D. PUBLIC HEARINGS

1. Case No. CBPA-19-0104 : 500 Thompson Lane

Mr. Michael Woolson, Senior Watershed Planner, presented the exception request submitted by Mr. Nathaniel Thompson for encroachments into the Resource Protection Area (RPA) buffer for the construction of a tack room addition and solar array on piles screwed into the ground on property located at 500 Thompson Lane, within the Gordon Creek watershed. The property is further identified as James City County Tax Map Parcel No. 3610100005. The presentation described the current and proposed site conditions and the proposed mitigation. If the Board approved the request, staff asked that the attached conditions be incorporated

into the approval. The Board deliberated on the pros and cons of this application.

Mr. Gussman inquired about the impervious cover underneath the solar array.

Mr. Woolson explained that the solar array is on piles, no impervious cover under the array.

Mr. Gussman opened the Public Hearing:

A. Mr. Ross Thompson, property owner, outlined the project to the Board.

Mr. Gussman closed the Public Hearing, as no one else wished to speak.

Mr. Hughes made a motion to Adopt the resolution for Chesapeake Bay Board Case No. CBPA 19 0104 at 500 Thompson Lane.

A motion to Approve with Conditions was made by Mr. Hughes.

The motion result was:

AYES: 5 NAYS: 0 ABSTAIN: 0 ABSENT: 1 Ayes: Gussman, Dunn, Hughes, Roadley, Waltrip

Absent: Apperson

2. Case No. CBPA-19-0092: 141 Westbury

Mr. Trevor Long, Watershed Planner, presented the exception request submitted by Mr. Michael Turkovich, Berkeley Design Group on behalf of Mr. Scot & Ms. Wendy Lebolt, for encroachments into the RPA buffer for the construction of a retaining wall on property located at 141 Westbury, within the Ford's Colony subdivision, and the Powhatan Creek watershed. The property is further identified as James City County Tax Map Parcel No. 3720600052. The presentation described the current and proposed site conditions. If the Board approved the request, staff asked that the attached conditions be incorporated into the approval. The Board deliberated on the pros and cons of this application.

Mr. Gussman opened the Public Hearing.

Mr. Gussman closed the Public Hearing, as no one wished to speak.

Mr. Dunn made a motion to Adopt the resolution for Chesapeake Bay Board Case No. CBPA 19 0092 at 141 Westbury.

A motion to Approve with Conditions was made by Mr. Dunn.

The motion result was:

AYES: 5 NAYS: 0 ABSTAIN: 0 ABSENT: 1 Ayes: Gussman, Dunn, Hughes, Roadley, Waltrip

Absent: Apperson

3. Case No. CBPA-19-0095 : 141 Macauley Road

Mr. Michael Woolson, Senior Watershed Planner, stated the applicant has requested a deferral until the November Chesapeake Bay Board meeting.

Mr. Gussman opened the Public Hearing.

Mr. Gussman made a motion to Defer Chesapeake Bay Board Case No. CBPA-19 -0095 at 141 Macaulay Road until the November meeting.

A motion to Defer was made by Mr. Gussman.

The motion result was:

AYES: 5 NAYS: 0 ABSTAIN: 0 ABSENT: 1 Ayes: Gussman, Dunn, Hughes, Waltrip, Roadley

Absent: Apperson

E. BOARD CONSIDERATIONS

1. Case No. CBPA-18-0123: 102 Walton Heath

Michael Woolson presented the exception request submitted by Mr. Marty Mather for a one-year extension of the exception request originally granted on December 12, 2018. The exception request was for construction of a single-family dwelling, deck, and retaining wall at 102 Walton Heath in the Ford's Colony subdivision. Staff concurred with this request and all other conditions of the approving resolution would still apply with a new expiration date of December 12, 2020.

Mr. Roadley made a motion to Adopt the resolution for Chesapeake Bay Board Case No. CBPA-18-0123 at 102 Walton Heath.

A motion to Approve with Conditions was made by Mr. Roadley.

The motion result was:

AYES: 5 NAYS: 0 ABSTAIN: 0 ABSENT: 1 Ayes: Gussman, Dunn, Hughes, Roadley, Waltrip

Absent: Apperson

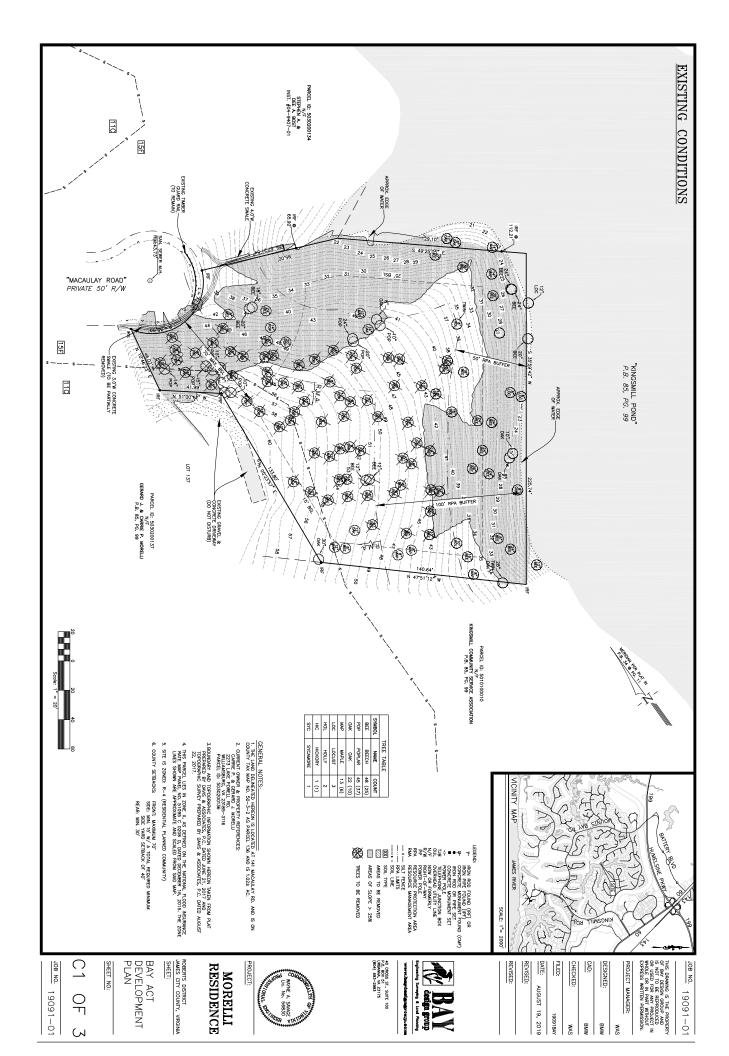
F. MATTERS OF SPECIAL PRIVILEGE

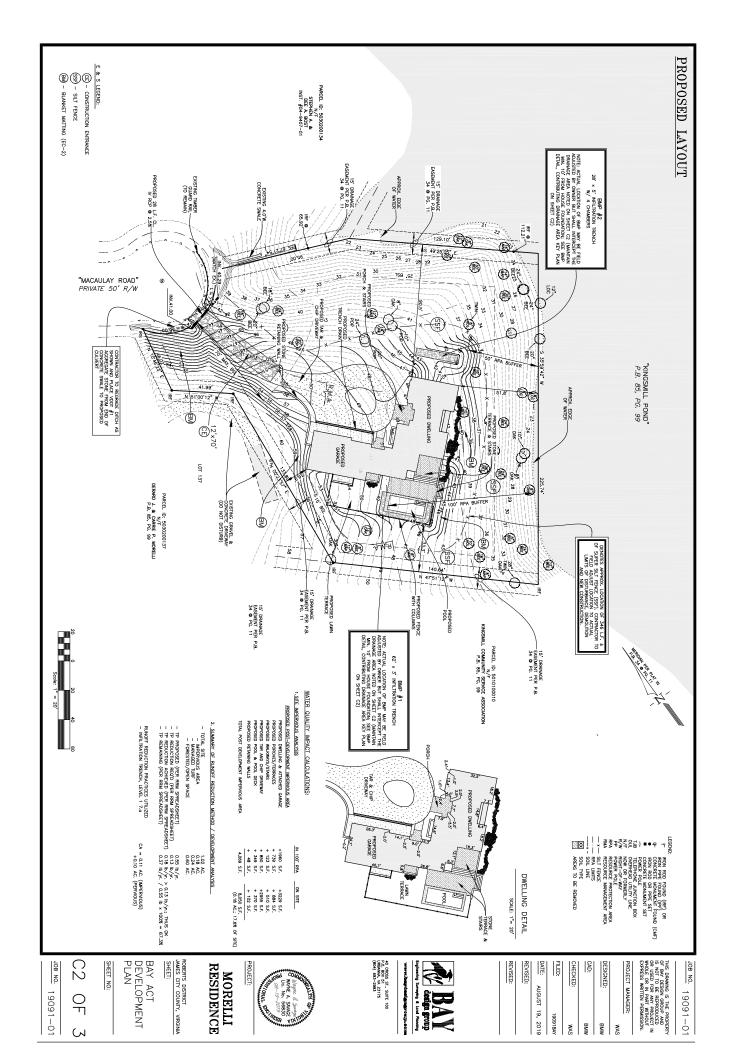
None

G. ADJOURNMENT

A motion to Adjourn was made by Mr. Hughes and approved on a voice vote.

The meeting adjourned at 6:35 p.m.





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AREAS WHOH WILL BE LEFT DORMANT FOR EXTENDED PERFORS OF TIME SHAREAS WHOH WILL BE LEFT DORMANT FOR EXTENDED PERFORS OF TIME SHAREAS WHOH WILL BE LEFT DORMANT FOR EXTENDED PERFORS OF TIME SHAREAS WHOH WILL BE LEFT DORMANT FOR EXTENDED PERFORS OF TIME SHAREAS WHOM WILL BE LEFT DORMANT FOR EXTENDED PERFORS OF TIME SHAREAS WHOM THE PERFORMANT FOR EXTENDED FOR FOR FOR FOR FOR EXTENDED FOR FOR EXTENDED FOR FOR EXTENDED FOR FOR E THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE OR THE MASHING AND REPORTED OF DISTING STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANDUT OF ANY STRUCTURES USED TO TRAP SEDMENT. THE USE OF WAITER TRUCKS TO REMOVE MATERIALS DROPPED, WASHED, OR TRACKED ONTO ROADWAYS WILL NOT BE PERMITTED UNDER MAY ORICLUSTANCES. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUO ONTO PUBLIC RIGHTS—OF—WAY. STONE CONSTRUCTION ENTRANCE 70' MN. RESPOND ALL DUE ODDING IN MO-SYSTEM CAPACITY: STONE VOID AREA = 40% TOTAL VOLUME = [(82.0)(3.0)(2.0)](0.40) = 148 C.F. A STATE OF THE STA SWEETEN STATE OF THE PARTY OF T SYSTEM CAPACTY: STORE VOLUME = 2.00 C.F./F. CHAMBER VOLUME = [(5.0)(3.0)-2.06)(0.40)+2.06 = (1.0)(3.0) = 7.24 C.F. PBR FT. VOLUME OF DICH CHAMBER = (7.24)(7.12) = 51.55 C.F. BMP #1: EAST INFILTRATION TRENCH DETAIL (ALONG POOL) SOULE: HONE AASHTO M288, CLASS 2 NON-BOWEN GEOTEXTILE-ON TOP & SIDES (8) NON-WOMEN GEOTEXTILETON TOP & SIDES BMP #2: WEST INFILTRATION TRENCH DETAIL ANSHTO M288 CL. 1 WOMEN GEOTEVITLE. SIDES & BOTTOM (13"-WASHED GRAVEL WOIT AS WORLD CHANGE SCHOOL & BOTTON OF TRENCH TOP - 42.50 SILT FENCE INSTALLATION REDICH APPROX. 4" DEEP X 6" WIDE TILL TRENCH TO ANCHOR BOTTOM OF TLOTH, COMPACT THOROUGHLY -6" PVC INSPECTION PORT WITH THREADED CAP PLACED AS INDICATED ON PLAKE TOP END SECTION. * OF FLIER CLOTH IN TRENCH N SEED Y NOTE: SPECIFIED DRAINAGE
AREAS TO BE DIRECTED TO
DESIGNATED BMP BY OVERLAND
FLOW AND/OR UNDERGROUND
ROOF DRAINS 3, 16 SCALE: NONE STORMTECH SC-310 CHAMBER SYSTEM SECTION A-A FILTER CLOTH FABRIC TE WIRE OR HOG RINGS MN. 6" MAX. MESH SPACHI FLUSH WITH THE GROUN DRAINAGE AREA TO BMP #2-(4,306± SF) MANAGED TURF AREA TO BMP #2: (1,224 SF) ROOF AREA TO BMP #2_ (609 SF) DRIVEWAY AREA
TO BMP #2(1,077 SF) BMP CONTRIBUTING DRAINAGE AREA KEY PLAN ROOF AREA TO BMP #2_ (791 SF) MOTES.

1. SILT FENCE AND FILTER MUST BE ENTRENCHED, POST FOR SILT FENCES
SHALL BE EITHER 2.55 X 2 INCH DIMETER WOOD OR 1.25 POUNDS PER
LINEAR FOOT SIEEL, WITH A MUMINUM LENGTH OF 5 FEET, STEEL POST
SHALL HAVE PROJECTIONS FOR FASTENING WIRE TO THEM. MIRE FENCE REINFORCEMENT FOR SILT FENCES USING STANDARD STRENGT FILTER CLOTH SHALL BE A MINIMUM OF 42 NOVES IN JECHT, A MINIMUM OF 14 GAUGE AND SHALL HAVE A MAXAMUM MESH SPACING OF 6 INCHES POST SHALL BE SPACED A MAXIMUM OF 10 FEET APART AT THE BARRIER LOCATION AND DWYCH SECURELY INTO THE GROUND (MIN. OF 12 INCHES) WHEN EXTRA STREAMFH FARMES IS USED. MITHOUT THE WRIE SUPPORT FEACE, POST SHALL NOT EXCEED 6 FEET. ANY SEDMENT DEPOSITS REMAINING IN PLACE AFTER THE SILT FENCE OR FILTER BARRIER IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFORMITH THE EXISTING GRADE, PREPARED AND SEEDED. SEDMENT MUST BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY ONE—HALF THE HEIGHT OF THE BARRIER. WHEN EXTRA STREAMTH FILTER FABRIC AND CLOSER POST SPACING ARE USED, THE WIRE MESH SUPPORT FEARER MAY BE CHAMMATED, IN SUCH A CASE, THE FILTER FABRIC IS STAPLED OR WIRED DIRECTLY TO THE POST. SILT FENCE SHALL BE REMOVED UPON COMPLETION OF THE PROJECT UNDER NO CIRCUMSTANCES SHOULD SILT FENCE BE CONSTRUCTED IN LIVE STREAMS. KINGSMILL POND Scale: (SSF) MANAGED TURF

--AREA TO BMP #1

(3,022 SF) PORCH/STOOP — AREA TO BMP (370 SF) THIS DRAWING IS THE PROPERTY OF BAY DESIGN GROUP AND IS NOT TO BE REPRODUCED OF USED FOR ANY PROJECT IN WHOLE OR IN PART WITHOUT EXPRESS WRITTEN PERMISSION. 40 CROSS ST., SUITE 100 P.O. BOX 51 URBANNA, VA 23175 (804) 693-2993 PLAN MORELLI RESIDENCE PROJECT: REVISED: JOB NO. 19091-01 DATE: DEVELOPMENT BAY ACT SHEET NO: DESIGNED: ROBERTS DISTRICT
JAMES CITY COUNTY, VIRGINI ROJECT MANAGER:

19091-01

9

AUGUST 19, 2019

19091BAY

2011 BMP Standards and Specifications Morelli Residence (BDG #19091) Date: 19-Aug-19 Date: 19-Aug-19

BMP Design Specifications List: 2011 Stds & Specs

Site Information

CLEAR AL

Post-Development Project (Treatment Volume and Loads)

Land Cover (acres)

	A Soils	B Soils	C Soils	D Soils	Totals		
Forest/Open Space (acres) undisturbed,					0.60		
protected forest/open space or reforested land		0.56		0.04	0.60		
Managed Turf (acres) disturbed, graded for					0.24		
yards or other turf to be mowed/managed		0.19		0.05	0.24		
Impervious Cover (acres)		0.18		0.00	0.18		
* Forest/Open Space areas must be protected in accordance with the Virginia Runoff Reduction Method							

Constants

Annual Rainfall (inches)	43
Target Rainfall Event (inches)	1.00
Total Phosphorus (TP) EMC (mg/L)	0.26
Total Nitrogen (TN) EMC (mg/L)	1.86
Target TP Load (lb/acre/yr)	0.41
Pj (unitless correction factor)	0.90

Runoff Coefficients (Rv)

	A Soils	B Soils	C Soils	D Soils
Forest/Open Space	0.02	0.03	0.04	0.05
Managed Turf	0.15	0.20	0.22	0.25
Impervious Cover	0.95	0.95	0.95	0.95

Post-Development Requirement for Site Area

TP Load Reduction Required (lb/yr)

LAND COVER SUMMARY -- POST DEVELOPMENT

Land Cover Summary								
Forest/Open Space Cover (acres)	0.60							
Weighted Rv (forest)	0.03							
% Forest	59%							
Managed Turf Cover (acres)	0.24							
Weighted Rv (turf)	0.21							
% Managed Turf	24%							
Impervious Cover (acres)	0.18							
Rv (impervious)	0.95							
% Impervious	18%							
Site Area (acres)	1.02							
Site Rv	0.24							

Treatment Volume and Nutrient Loads						
Treatment Volume (acre-ft)	0.0200					
reatment Volume (cubic feet)	872					
TP Load (lb/yr)	0.55					
TN Lood (lb /vm)						

Drainage Area A

Drainage Area A Land Cover (acres)

	A Soils	B Soils	C Soils	D Soils	Totals	Land Cover Rv
Forest/Open Space (acres)		0.56		0.04	0.60	0.03
Managed Turf (acres)		0.19		0.05	0.24	0.21
Impervious Cover (acres)		0.18		0.00	0.18	0.95
				Total	1.02	

CLEAR BMP AREAS

Total Phosphorus Available for Removal in D.A. A (lb/yr)

Post Development Treatment Volume in D.A. A (ft³)

0.51 804

Stormwater Best Management Practices (RR = Runoff Reduction)

--Select from dropdown lists--

Practice	Runoff Reduction Credit (%)	Managed Turf Credit Area (acres)	Impervious Cover Credit Area (acres)	Volume from Upstream Practice (ft ³)	Runoff Reduction (ft ³)	Remaining Runoff Volume (ft ³)	Total BMP Treatment Volume (ft ³)	Phosphorus Removal Efficiency (%)	Phosphorus Load from Upstream Practices (lb)	Untreated Phosphorus Load to Practice (Ib)	Phosphorus Removed By Practice (lb)	Remaining Phosphorus Load (lb)	Downstream Practice to be Employed
1. Vegetated Roof (RR)													
1.a. Vegetated Roof #1 (Spec #5)	45				0	0	0	0		0.00	0.00	0.00	
1.b. Vegetated Roof #2 (Spec #5)	60				0	0	0	0		0.00	0.00	0.00	
2. Rooftop Disconnection (RR)													
2.a. Simple Disconnection to A/B Soils (Spec #1)	50			0	0	0	0	0	0.00	0.00	0.00	0.00	
2.b. Simple Disconnection to C/D Soils (Spec #1)	25			0	0	0	0	0	0.00	0.00	0.00	0.00	
2.c. To Soil Amended Filter Path as per specifications (existing C/D soils) (Spec #4)	50			0	0	0	0	0	0.00	0.00	0.00	0.00	
2.d. To Dry Well or French Drain #1, Micro-Infilration #1 (Spec #8)	50			0	0	0	0	25	0.00	0.00	0.00	0.00	
2.e. To Dry Well or French Drain #2, Micro-Infiltration #2 (Spec #8)	90			0	0	0	0	25	0.00	0.00	0.00	0.00	
2.f. To Rain Garden #1, Micro-Bioretention #1 (Spec #9)	40			0	0	0	0	25	0.00	0.00	0.00	0.00	
2.g. To Rain Garden #2, Micro-Bioretention #2 (Spec #9)	80			0	0	0	0	50	0.00	0.00	0.00	0.00	
2.h. To Rainwater Harvesting (Spec #6)	0			0	0	0	0	0	0.00	0.00	0.00	0.00	
2.i. To Stormwater Planter, Urban Bioretention (Spec #9, Appendix A)	40			0	0	0	0	25	0.00	0.00	0.00	0.00	
3. Permeable Pavement (RR)													
3.a. Permeable Pavement #1 (Spec #7)	45			0	0	0	0	25	0.00	0.00	0.00	0.00	
3.b. Permeable Pavement #2 (Spec #7)	75				0	0	0	25		0.00	0.00	0.00	

8/22/2019 9:54 AM

4. Grass Channel (RR)													
4.a. Grass Channel A/B Soils (Spec #3)	20			0	0	0	0	15	0.00	0.00	0.00	0.00	
4.b. Grass Channel C/D Soils (Spec #3)	10			0	0	0	0	15	0.00	0.00	0.00	0.00	
4.c. Grass Channel with Compost Amended Soils as per specs (see Spec #4)	30			0	0	0	0	15	0.00	0.00	0.00	0.00	
5. Dry Swale (RR)													
5.a. Dry Swale #1 (Spec #10)	40			0	0	0	0	20	0.00	0.00	0.00	0.00	
5.b. Dry Swale #2 (Spec #10)	60			0	0	0	0	40	0.00	0.00	0.00	0.00	
6. Bioretention (RR)													
6.a. Bioretention #1 or Micro-Bioretention #1 or Urban Bioretention (Spec #9)	40			0	0	0	0	25	0.00	0.00	0.00	0.00	
6.b. Bioretention #2 or Micro-Bioretention #2 (Spec #9)	80			0	0	0	0	50	0.00	0.00	0.00	0.00	
7. Infiltration (RR)													
7.a. Infiltration #1 (Spec #8)	50	0.10	0.11	0	228	228	456	25	0.00	0.29	0.18	0.11	
7.b. Infiltration #2 (Spec #8)	90			0	0	0	0	25	0.00	0.00	0.00	0.00	
8. Extended Detention Pond (RR)													
8.a. ED #1 (Spec #15)	0			0	0	0	0	15	0.00	0.00	0.00	0.00	
8.b. ED #2 (Spec #15)	15			0	0	0	0	15	0.00	0.00	0.00	0.00	
9. Sheetflow to Filter/Open Space (RR)													
9.a. Sheetflow to Conservation Area, A/B Soils (Spec #2)	75			0	0	0	0	0	0.00	0.00	0.00	0.00	
9.b. Sheetflow to Conservation Area, C/D Soils (Spec #2)	50			0	0	0	0	0	0.00	0.00	0.00	0.00	
9.c. Sheetflow to Vegetated Filter Strip, A Soils or Compost Amended B/C/D Soils (Spec #2 & #4)	50			0	0	0	0	0	0.00	0.00	0.00	0.00	

TOTAL IMPERVIOUS COVER TREATED (ac) 0.11 AREA CHECK: OK. TOTAL MANAGED TURF AREA TREATED (ac) 0.10 AREA CHECK: OK. TOTAL RUNOFF REDUCTION IN D.A. A (ft³) 228

TOTAL PHOSPHORUS AVAILABLE FOR REMOVAL IN D.A. A (lb/yr) 0.51

TOTAL PHOSPHORUS REMOVED WITH RUNOFF REDUCTION PRACTICES IN D.A. A (lb/yr) 0.18

0.33

TOTAL PHOSPHORUS REMAINING AFTER APPLYING RUNOFF REDUCTION PRACTICES IN D.A. A (lb/yr)

SEE WATER QUALITY COMPLIANCE TAB FOR SITE COMPLIANCE CALCULATIONS

Site Result	ts (Water	Quality Con	npliance)				
Area Checks	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	AREA CHECK	
FOREST/OPEN SPACE (ac)	0.60	0.00	0.00	0.00	0.00	OK.	
IMPERVIOUS COVER (ac)	0.18	0.00	0.00	0.00	0.00	OK.	
IMPERVIOUS COVER TREATED (ac)	0.11	0.00	0.00	0.00	0.00	OK.	
MANAGED TURF AREA (ac)	0.24	0.00	0.00	0.00	0.00	OK.	
MANAGED TURF AREA TREATED (ac)	0.10	0.00	0.00	0.00	0.00	OK.	
AREA CHECK	OK.	OK.	OK.	OK.	OK.		
Site Treatment Volume (ft ³)	0						
Runoff Reduction Volume and TP By Drainage Area							
	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	TOTAL	
RUNOFF REDUCTION VOLUME ACHIEVED (ft ³)	228	0	0	0	0	228	
TP LOAD AVAILABLE FOR REMOVAL (lb/yr)	0.51	0.00	0.00	0.00	0.00	0.51	
TP LOAD REDUCTION ACHIEVED (lb/yr)	0.18	0.00	0.00	0.00	0.00	0.18	
TP LOAD REMAINING (lb/yr)	0.33	0.00	0.00	0.00	0.00	0.33	
NITROGEN LOAD REDUCTION ACHIEVED (lb/yr)	1.18	0.00	0.00	0.00	0.00	1.18	
Total Phosphorus							
FINAL POST-DEVELOPMENT TP LOAD (lb/yr)	0.55						
TP LOAD REDUCTION REQUIRED (lb/yr)	0.13						
TP LOAD REDUCTION ACHIEVED (lb/yr)	0.18						
TP LOAD REMAINING (lb/yr):	0.37						
REMAINING TP LOAD REDUCTION REQUIRED (lb/yr):	0.00	**					
	* TARGET TP RI	EDUCTION EXCEEDED	BY 0.05 LB/YEAR *	* *			
Total Nitrogen (For Information Purposes)							
POST-DEVELOPMENT LOAD (lb/yr)	3.92						
NITROGEN LOAD REDUCTION ACHIEVED (lb/yr)	1.18						
REMAINING POST-DEVELOPMENT NITROGEN LOAD (lb/yr)	2.74	_					



PUBLIC HEARING NOTICE

THE WETLANDS BOARD AND THE CHESAPEAKE BAY BOARD OF JAMES CITY COUNTY, VIRGINIA WILL HOLD A PUBLIC HEARING WEDNESDAY OCTOBER 9, 2019 AT 5 P.M. IN THE BOARD ROOM OF BUILDING F, 101 MOUNTS BAY ROAD, JAMES CITY COUNTY, VIRGINIA.

THE WETLANDS BOARD WILL CONSIDER THE FOLLOWING CASE:

WJPA 19-0034/VMRC 19-1227: Jordan Marine Construction, Inc., on behalf of Mary Lou Clark, has applied for a wetlands permit for a revetment at 2035 Bush Neck Road, JCC Parcel No. 3420100008.

THE CHESAPEAKE BAY BOARD WILL CONSIDER THE FOLLOWING EXCEPTION REQUESTS FOR ENCROACHMENT INTO THE RPA BUFFER:

CBPA 19-0092: Berkeley Design Group, on behalf of Scot Lebolt, has filed an exception request for encroachments into the RPA buffer for a retaining wall at 141 Westbury in the Ford's Colony subdivision, JCC Parcel No. 3720600052.

CBPA 19-0095: Bay Design Group, on behalf of Gerard Morelli, has filed an exception request for encroachments into the RPA buffer for the construction of a patio terrace and pool at 141 Macauley Road in the Kingsmill subdivision, JCC Parcel No. 5030200136.

CBPA 19-0104: Nathaniel Thompson has filed an exception request for encroachments into the RPA buffer for an additional tack room addition and a solar array at 500 Thompson Lane, JCC Parcel No. 3610100005.

Appeals from decisions under the Chesapeake Bay Preservation Ordinance may also be heard.

All interested parties are invited to attend the meetings. The applications and plans are on file and may be viewed during normal office hours in the Stormwater and Resource Protection Division, 101-E Mounts Bay Road, James City County, Virginia.

NOT FOR PUBLICATION

DISPLAY: WEDNESDAY – September 25 and October 2, 2019.

ACCOUNT NO.: 0011350200 - VIRGINIA GAZETTE

COPIES: PLANNING

ASSISTANT COUNTY ATTORNEY

WETLANDS/CHESAPEAKE BAY BOARD MEMBERS



General Services
107 Tewning Road
Williamsburg, VA 23188
P: 757-259-4080
General.Services@jamescitycountyva.gov

jamescitycountyva.gov

Capital Projects 107 Tewning Road Williamsburg, VA 23188 757-259-4080 Fleet 103 Tewning Road Williamsburg, VA 23188 757-259-4122 Stormwater and Resource Protection 101-E Mounts Bay Road Williamsburg, VA 23185 757-253-6670

Facilities & Grounds 113 Tewning Road Williamsburg, VA 23188 757-259-4080 Solid Waste 1204 Jolly Pond Road Williamsburg, VA 23188 757-565-0971

September 19, 2019

RE: CBPA-19-0095 141 Macaulay

Patio Terrace and Pool

Dear Adjacent Property Owner:

In accordance with State and County Codes, this letter is to notify you that a request has been filed with the James City County Wetlands and Chesapeake Bay Boards by Mr. Wayne Savage of Bay Design Group on behalf of Gerard J. Morelli & Carrie P. Morelli for encroachment into the Resource Protection Area (RPA) buffer associated with construction of a patio, terrace and pool. The project is located at 141 Macaulay and further identified as JCC Parcel No. 5030200136.

A complete description, plan and other information are on file in the Stormwater and Resource Protection Division and are available for inspection during normal business hours, should anyone desire to review them.

The Chesapeake Bay Board will hold an advertised public hearing on **Wednesday**, **October 9**, **2019 at 5:00 p.m.**, in the Board Room of Building F, 101 Mounts Bay Road, James City County, Virginia, at which time you may request to speak on the above referenced project.

Sincerely,

Janíce Petty

Janice Petty Stormwater Assistant 757-253-6790 janice.petty@jamescitycountyva.gov

cc: Bay Design Group

Attn: Mr. Wayne Savage

Mailing List for: CBPA-19-0095 – 141 Macaulay Road - Patio, Terrace and Pool

Owner: 5030200136-141 Macaulay Road

Morelli, Carrie P & Gerard J 2273 Lake Powell Road

Williamsburg, VA 23185-3116

5030200134

Bost, Stephen A & Dee A 144 Macaulay Road

Williamsburg, VA 23185-5554

5030200137-137 Macaulay Road

Morelli, Carrie P & Gerard J 137 Macaulay Road

Williamsburg, VA 23185-5521

5021100015

Moth, Stephen Frederick Andrew, Trustee & Gaye, Trustee 38 Ensigne Spence

Williamsburg, VA 23185-5558

5040300018

Cherry, Thomas Franklin & Amy Shoemaker 18 Whittakers Mill Road Williamsburg, VA 23188-5534 Contractor:

Bay Design Group

Attn: Mr. Wayne Savage

P.O. Box 51

Urbanna, VA 23175-0051

5010100010-33.74A Kingsmill Pond

Kingsmill Community Service Association

P.O. Box 348

Williamsburg, VA 23187-0348

5040300019

Philp, Deborah W, Trustee 19 Whittakers Mill Road Williamsburg, VA 23185-5534

AGENDA ITEM NO. D.3.

ITEM SUMMARY

DATE: 11/13/2019

TO: Chesapeake Bay Board

FROM: Michael Woolson, Senior Watershed Planner

SUBJECT: Case No. CBPA 19-0116: 167 Riverview Plantation Drive

Roth Environmental, on behalf of David and Donna Watson, has filed an exception request for encroachments into the RPA buffer for the construction of a sunroom and deck at 167 Riverview Plantation Drive in the Riverview Plantation subdivision, JCC Parcel No. 1730200003.

ATTACHMENTS:

	Description	Type
ם	Staff Report	Staff Report
ם	Resolution	Resolution
ם	Presentation	Presentation
ם	Site Plan	Backup Material
D	Public Advertisement	Backup Material
D	APO Letter	Backup Material
D	APO Mailing List	Backup Material

REVIEWERS:

Department	Reviewer	Action	Date
Chesapeake Bay Group	Woolson, Michael	Approved	11/7/2019 - 2:35 PM
Chesapeake Bay Group	Small, Toni	Approved	11/8/2019 - 1:56 PM
Publication Management	Burcham, Nan	Approved	11/8/2019 - 1:59 PM
Chesapeake Bay Group	Secretary, ChesBay	Approved	11/9/2019 - 9:15 AM

CHESAPEAKE BAY BOARD EXCEPTION No. CBPA 19-0116. 167 Riverview Plantation Drive Staff Report for the November 13, 2019, Chesapeake Bay Board Public Hearing

This staff report is prepared by James City County Stormwater and Resource Protection to provide information to the Chesapeake Bay Board to assist them in making a recommendation on this assessment. It may be useful to members of the general public interested in this assessment.

EXISTING SITE DATA AND INFORMATION

Applicant: Mr. David Watson

Agent: Mr. Mathew Roth, Roth Environmental

Location: 167 Riverview Plantation Drive

Parcel Identification No.: 1730200003

Parcel: Lot 3, Section 3, Block E, Riverview Plantation

Lot Size: 0.55 acres

Area of Lot in Resource

Protection Area (RPA): 0.28 acres +/- (51%)

Watershed: Skimino Creek (HUC JL 65)

Floodplain: Zone A - The special flood hazard area subject to 1% annual chance flooding

determined at elevation 9 feet.

Proposed Activity: Construction of a sunroom and deck

Impervious Cover: 54 square feet additional

RPA Encroachment: 54 square feet, seaward 50-foot RPA

Staff Contact: Michael D. Woolson, Senior Watershed Planner Phone: 253-6823

BRIEF SUMMARY AND DESCRIPTION OF ACTIVITIES

Mr. Mathew Roth, Roth Environmental, on behalf of Mr. David Watson, has applied for a Chesapeake Bay Exception for encroachments into the RPA buffer for the construction of a sunroom and deck on property located at 167 Riverview Plantation within the Riverview Plantation subdivision and the Skimino Creek watershed. The property is further identified as James City County Tax Map Parcel No. 1730200003. The parcel was platted in 1963, prior to the adoption of the Chesapeake Bay Ordinance.

The total lot size of this property is 0.55 acres, of which 51% is located within the RPA. The applicant is proposing the construction of a sunroom and deck equaling a total of 430 square feet of impervious encroachment into the RPA. As part of this proposed construction, the applicant will be removing existing impervious surface equating to a total of 384 square feet. Therefore, a total increase of 54 square feet of impervious impacts are associated with the proposed project.

Mitigation requirements for this amount of impact equates to one planting unit. The applicant has proposed a mulch bed to include 11 shrubs as mitigation. Additionally, gravel is proposed under the deck as a form of mitigation. Therefore, County mitigation requirements have been exceeded.

STAFF EVALUATION

Staff has evaluated the application and exception request for the construction of a sunroom and deck. This application meets the Ordinance conditions in Sections 23-11 and 23-14 and should be heard by the Board because the construction is considered accessory in nature.

CONSIDERATION BY THE CHESAPEAKE BAY BOARD

The Board may grant exceptions to Section 23-7 if the application meets the following five conditions:

- 1. The exception request is the minimum necessary to afford relief; and
- 2. Granting the exception will not confer upon the Applicant any special privileges denied by Chapter 23, Chesapeake Bay Preservation, of the James City County Code, to other property owners similarly situated in the vicinity; and
- 3. The exception request will be in harmony with the purpose and intent of Chapter 23 of the James City County Code and is not of substantial detriment to water quality; and
- 4. The exception request is not based on conditions or circumstances that are self-created or self-imposed, nor does the request arise from conditions or circumstances either permitted or non-conforming that are related to adjacent parcels; and
- 5. Reasonable and appropriate conditions are imposed which will prevent the exception request from causing a degradation of water quality.

STAFF RECOMMENDATIONS

Should the Board find that the exception request meets all five of the conditions outlined above, staff suggests the following conditions be incorporated into the approval:

- 1. The applicant must obtain all other necessary federal, state, and local permits as required for the project; and
- 2. All development activities located in the special flood hazard area shall comply with Article VI, Division 3, Floodplain Area Regulations of the James City County Zoning Ordinance and receive all required approvals and permits prior to commencement of such activities; and
- 3. A surety of \$250 be paid and in place prior to the commencement of work, in a form acceptable to the James City County Attorney, to ensure the planting mitigation requirements; and
- 4. This exception request approval shall become null and void if construction has not begun by November 13, 2020; and
- 5. Written requests for an extension to an exception shall be submitted to the Stormwater and Resource Protection Division no later than October 2, 2020, six weeks prior to the expiration date.

MDW/md CBPA19-116RvrvwPl

Attachments:

- 1. Resolution
- 2. Site Plan

RESOLUTION

CASE NO. CBPA 19-0116. 167 RIVERVIEW PLANTATION DRIVE

JAMES CITY COUNTY CHESAPEAKE BAY PRESERVATION ORDINANCE EXCEPTION

- WHEREAS, Mr. David Watson (the "Applicant") has applied to the Chesapeake Bay Board of James City County (the "Board") on November 13, 2019, to request an exception to use the Resource Protection Area (the "RPA") on a parcel of property identified as James City County Real Estate Tax Map Parcel No. 1730200003 and further identified as 167 Riverview Plantation Drive (the "Property") as set forth in the application CBPA 19-0116 for the purpose of constructing a sunroom and deck; and
- WHEREAS, the Board has listened to the arguments presented and has carefully considered all evidence entered into the record.
- NOW, THEREFORE, BE IT RESOLVED that the Chesapeake Bay Board of James City County, Virginia, following a public hearing, by a majority vote of its members FINDS that:
 - 1. The exception request is the minimum necessary to afford relief.
 - 2. Granting the exception will not confer upon the Applicant any special privileges denied by Chapter 23, Chesapeake Bay Preservation, of the James City County Code, to other property owners similarly situated in the vicinity.
 - 3. The exception request will be in harmony with the purpose and intent of Chapter 23 of the James City County Code and is not of substantial detriment to water quality.
 - 4. The exception request is not based on conditions or circumstances that are self-created or self-imposed, nor does the request arise from conditions or circumstances either permitted or non-conforming that are related to adjacent parcels.
 - 5. Reasonable and appropriate conditions are hereby imposed, as set forth below, which will prevent the exception request from causing a degradation of water quality.
 - 6. In granting this exception, the following conditions are hereby imposed to prevent this exception request from causing degradation of water quality:
 - a. The applicant must obtain all other necessary federal, state, and local permits required for the project; and
 - b. All development activities located in the special flood hazard area shall comply with Article VI, Division 3, Floodplain Area Regulations of the James City County Zoning Ordinance and receive all required approvals and permits prior to commencement of such activities; and

- c. A surety of \$250 be paid and in place prior to the commencement of work, in a form acceptable to the James City County Attorney, to ensure the planting mitigation requirements; and
- d. This exception request approval shall become null and void if construction has not begun by November 13, 2020; and
- e. Written requests for an extension to an exception shall be submitted to the Stormwater and Resource Protection Division no later than October 2, 2020, six weeks prior to the expiration date.

David Gussman	Michael D. Woolson
Chair, Chesapeake Bay Board	Senior Watershed Planner

Adopted by the Chesapeake Bay Board of James City County, Virginia, this 13th day of November, 2019.

CBPA19-116RvrvwPl-res



Chesapeake Bay Board of James City County, Virginia

November 13, 2019

CBPA 19-0116

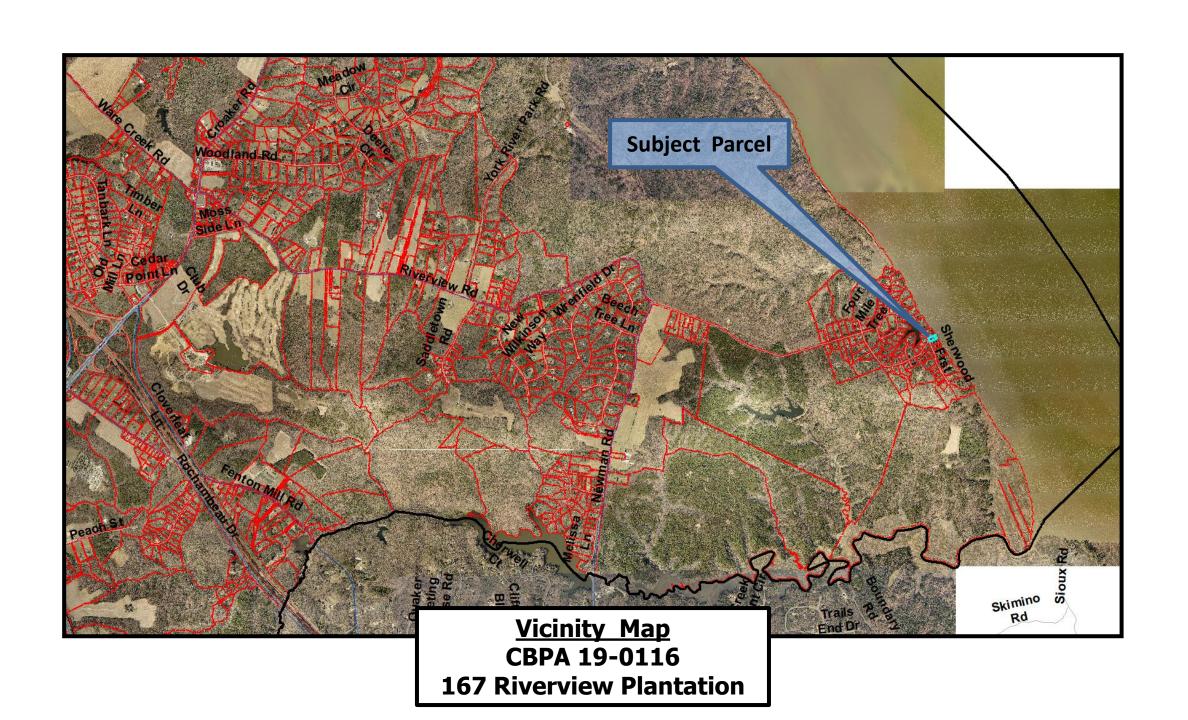
David Watson

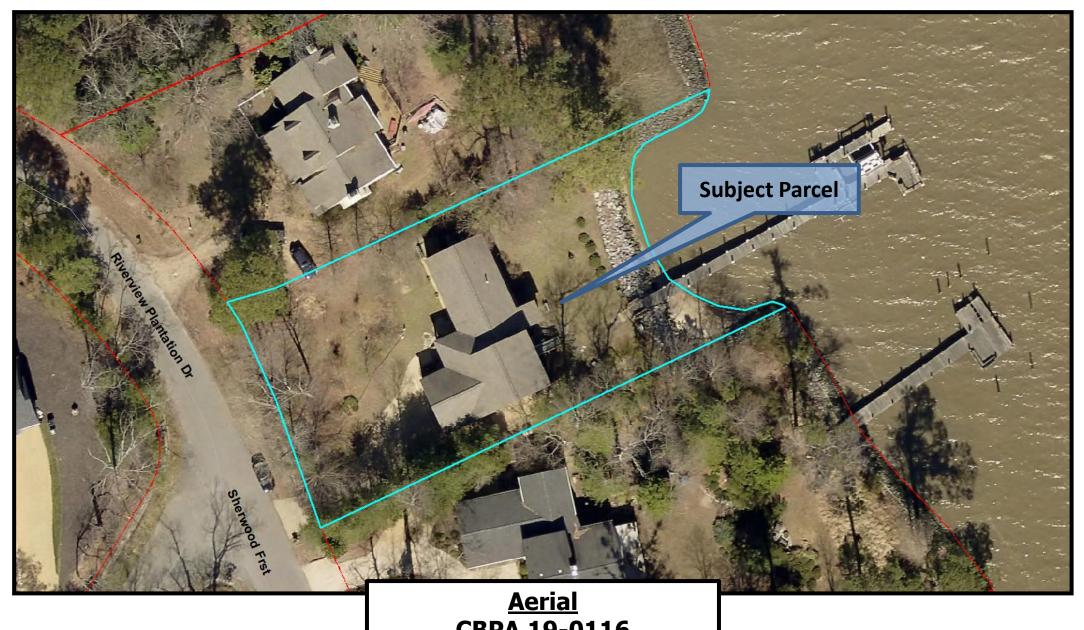
167 Riverview Plantation Drive



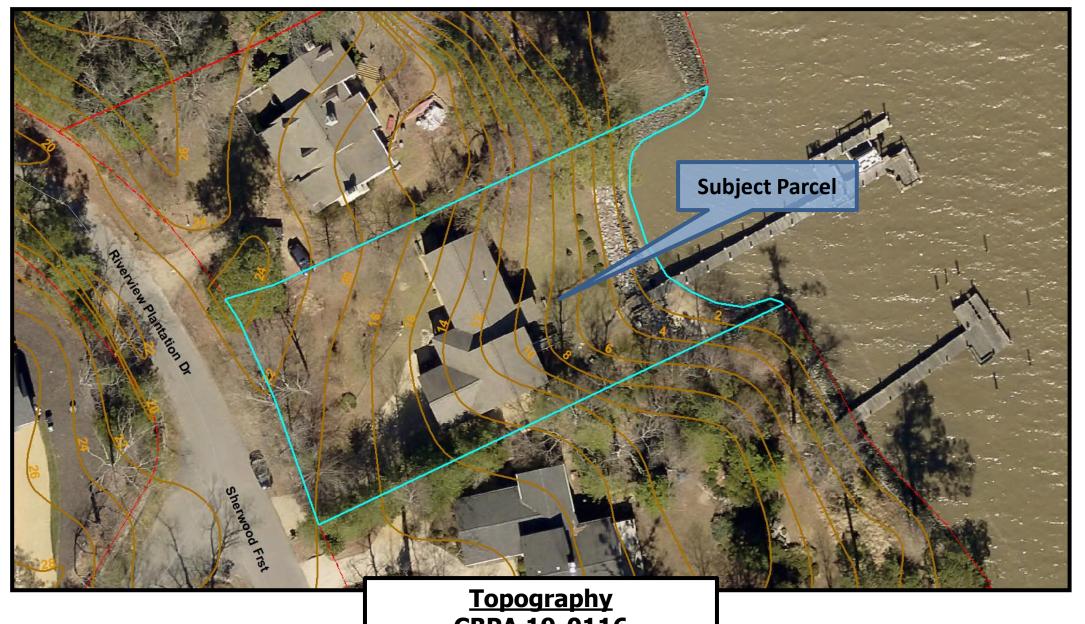
Applicant Request

✓ To construct a sunroom and deck.

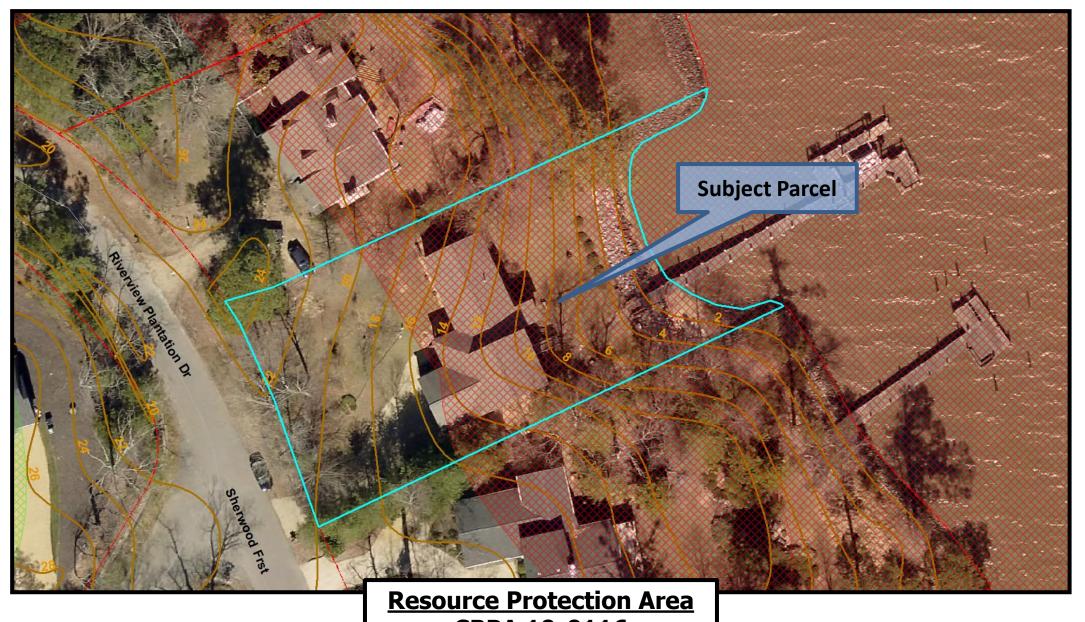




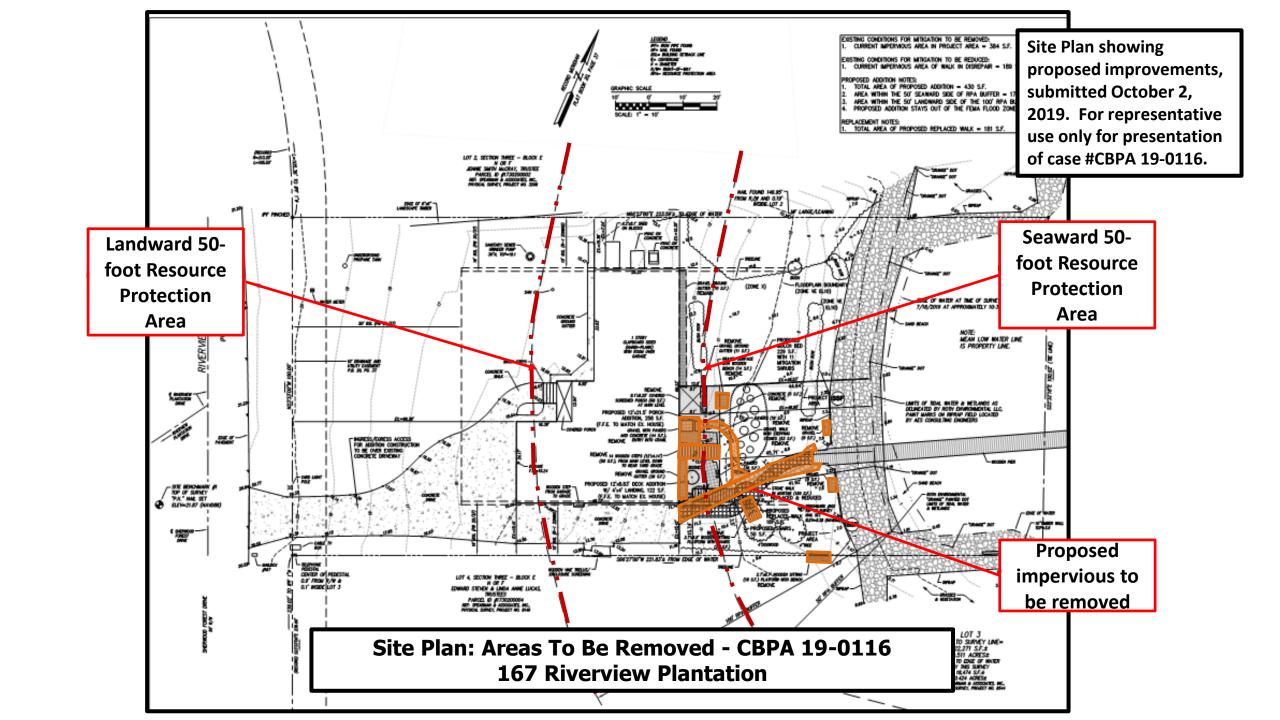
CBPA 19-0116
167 Riverview Plantation

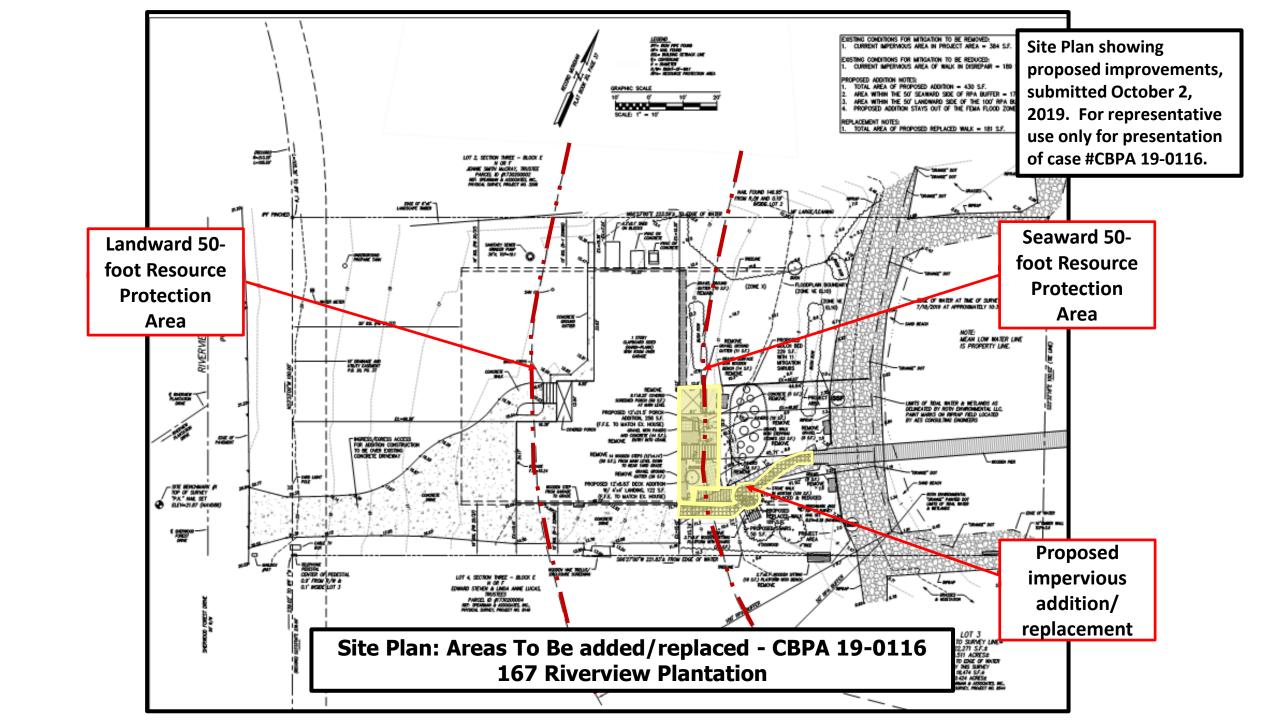


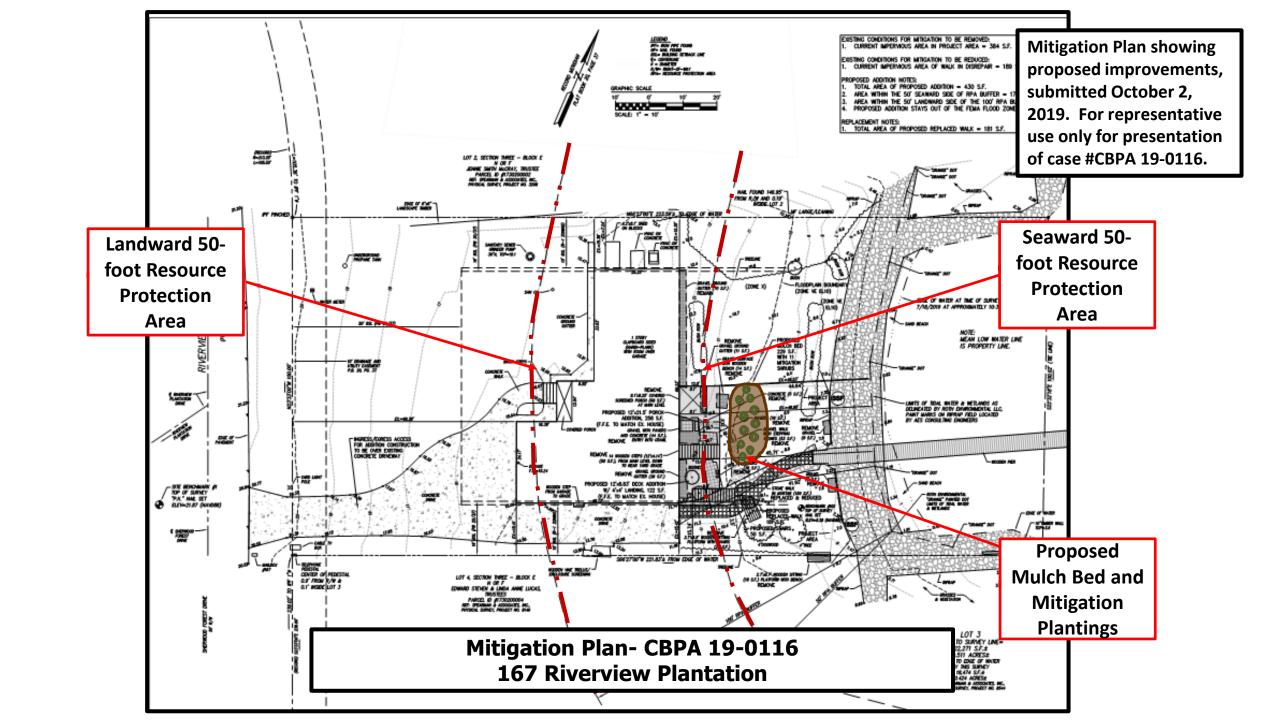
Topography
CBPA 19-0116
167 Riverview Plantation

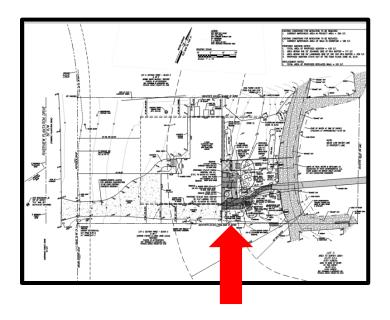


CBPA 19-0116
167 Riverview Plantation



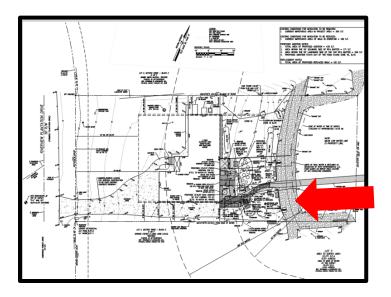




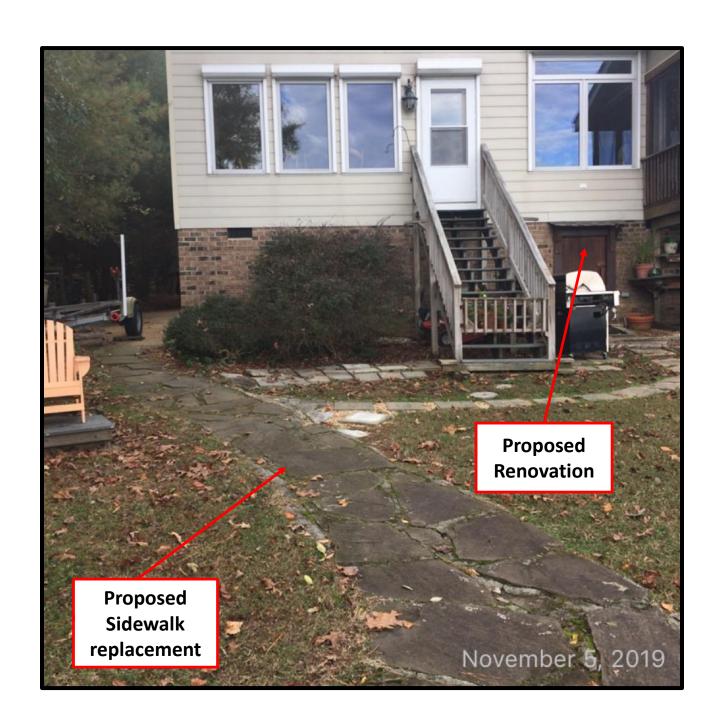


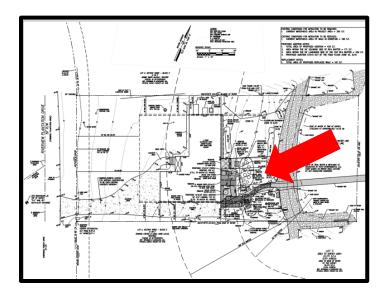
Site Photo #1
CBPA 19-0116
167 Riverview Plantation



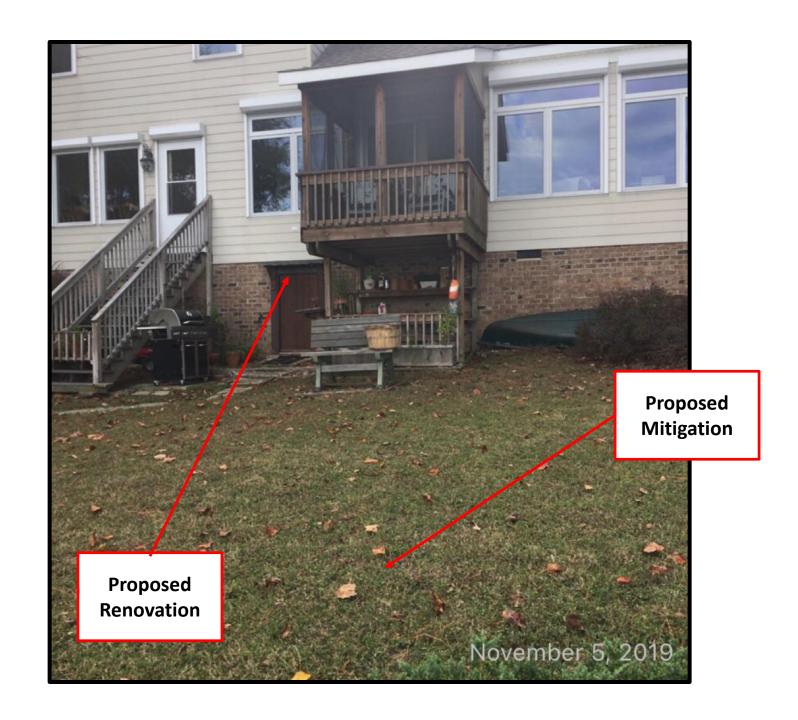


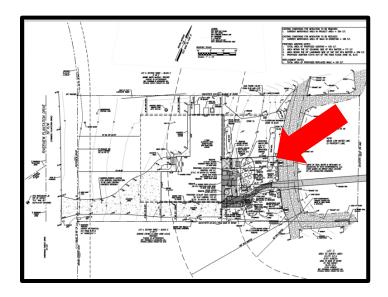
Site Photo #2 CBPA 19-0116 167 Riverview Plantation



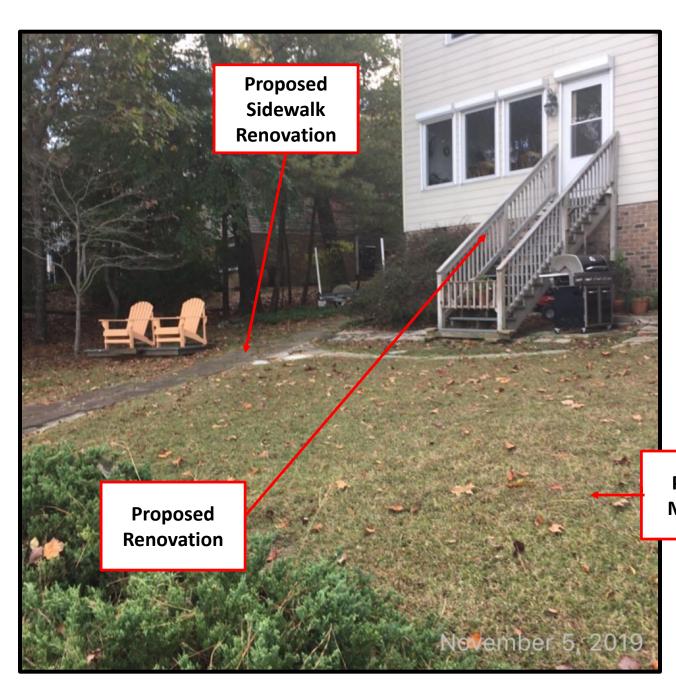


Site Photo #3
CBPA 19-0116
167 Riverview Plantation

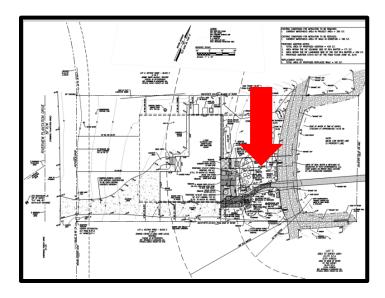




Site Photo #4
CBPA 19-0116
167 Riverview Plantation



Proposed Mitigation



Site Photo #4
CBPA 19-0116
167 Riverview Plantation

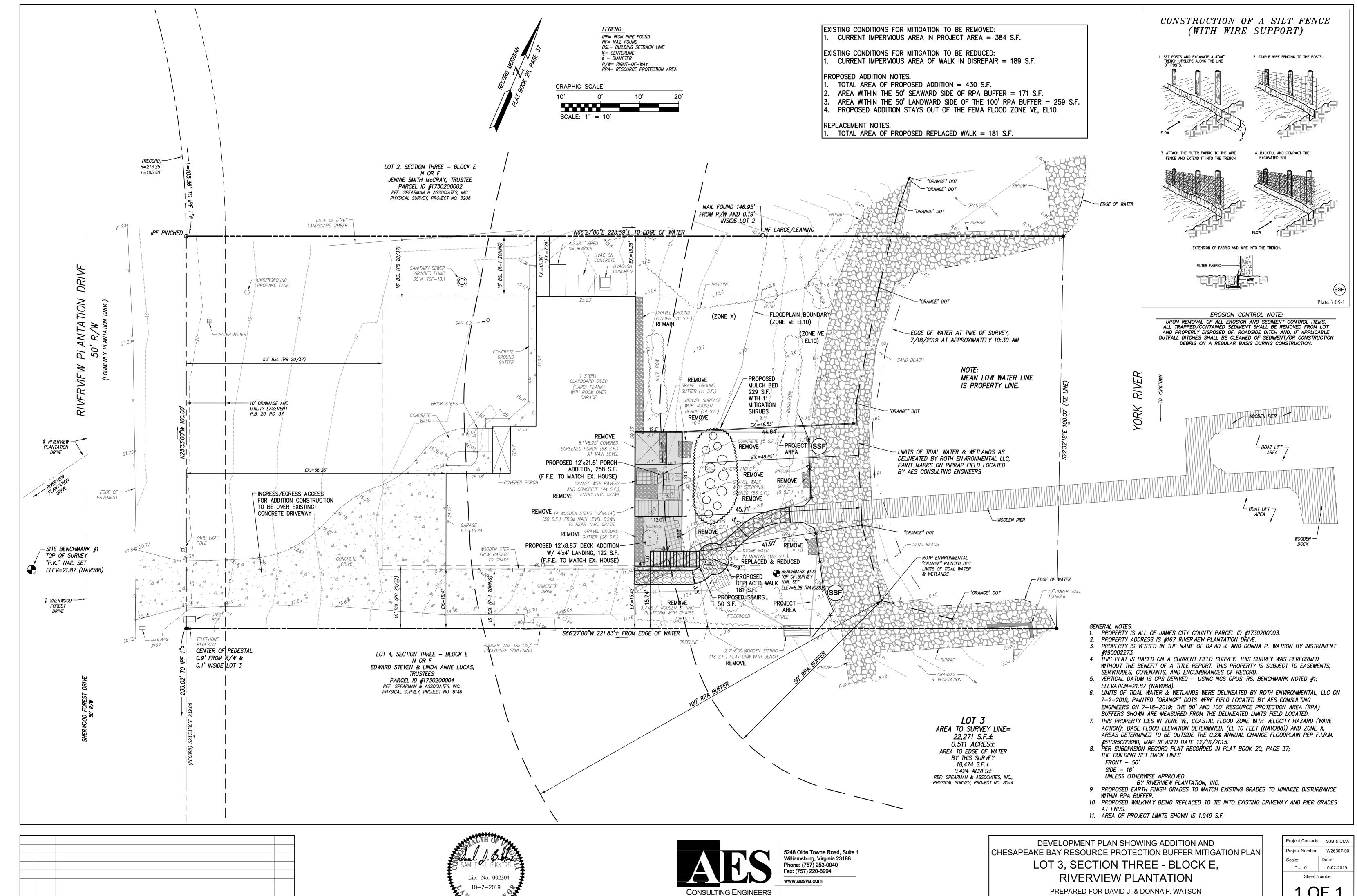


Permit Conditions



Staff Recommended Conditions

- The applicant must obtain all other necessary federal, state, and local permits as required for the project and
- All development activities located in the special flood hazard area shall comply with Article VI Division 3 Floodplain Area Regulations and receive all required approvals and permits; and
- ✓ A surety of \$250 be submitted; and
- ✓ This exception request approval shall become null and void if construction has not begun by November 13, 2020; and
- ✓ Written requests for an extension to an exception shall be submitted to the Stormwater and Resource Protection Division no later than October 2, 2020, six weeks prior to the expiration date.



Hampton Roads | Central Virginia | Middle Peninsula

Description

JAMES CITY COUNTY

STONEHOUSE DISTRICT



PUBLIC HEARING NOTICE

THE CHESAPEAKE BAY BOARD OF JAMES CITY COUNTY, VIRGINIA WILL HOLD A

PUBLIC HEARING WEDNESDAY NOVEMBER 13, 2019 AT 5 P.M. IN THE BOARD

ROOM OF BUILDING F, 101 MOUNTS BAY ROAD, JAMES CITY COUNTY, VIRGINIA.

THE CHESAPEAKE BAY BOARD WILL CONSIDER THE FOLLOWING EXCEPTION REQUESTS FOR ENCROACHMENT INTO THE RPA BUFFER:

CBPA 19-0117: VHB, on behalf of Seaworld Parks & Entertainment, LLC, has filed an exception request for encroachments into the RPA buffer for an expansion of the Germany section at 7851 Pocahontas Trail in the Busch Gardens Williamsburg park, JCC Parcel No. 5140100009.

CBPA 19-0116: Roth Environmental, on behalf of David and Donna Watson, has filed an exception request for encroachments into the RPA buffer for the construction of a sunroom and deck at 167 Riverview Plantation Drive in the Riverview Plantation subdivision, JCC Parcel No. 1730200003.

CBPA 19-0121: Robert and Patricia Kaufman have filed an exception request for encroachments into the RPA buffer for a house addition at 4053 South Riverside Drive in the Chickahominy Haven subdivision, JCC Parcel No. 1910500009.

CBPA 19-0120: Harbin Builder, on behalf of LHIW-3, has filed an exception request for encroachments into the RPA buffer for a single family dwelling and deck at 9212 Morning Dew Court in The Retreat subdivision, JCC Parcel No. 1010300066.

CBPA 19-0124: Matthew Hipple has filed an exception request for encroachments into the RPA buffer for an earthen dam and farm pond at 120 Jolly Pond Road, JCC Parcel No. 3110100007C.

CBPA 19-0115: Country Village Mobile Home Park has filed an exception request for encroachments into the RPA buffer for a three bedroom mobile home and deck at 11 Gray Gables Drive in the Country Village Mobile Home Park, JCC Parcel No. 5920100001.

CBPA 19-0118: Williamsburg Landing, Inc. has filed an exception request for encroachments into the RPA buffer for the construction of buildings for The Bluffs at Williamsburg Landing project at 5700 Williamsburg Landing Drive, JCC Parcel No. 4820100002.

CBPA 19-0126: AES Consulting Engineers, Inc. has filed an exception request for encroachments into the RPA buffer for an expansion of buildings, parking and stormwater management infrastructure at 3000 John Deere Road in the Stonehouse Commerce Park, JCC Parcel No. 1210100045.

Appeals from decisions under the Chesapeake Bay Preservation Ordinance may also be heard.

All interested parties are invited to attend the meetings. The applications and plans are on file and may be

viewed during normal office hours in the Stormwater and Resource Protection Division, 101-E Mounts Bay Road, James City County, Virginia.

NOT FOR PUBLICATION

DISPLAY: WEDNESDAY - October 30 and November 6, 2019.

ACCOUNT NO.: 0011350200 - VIRGINIA GAZETTE

COPIES: PLANNING

ASSISTANT COUNTY ATTORNEY

WETLANDS/CHESAPEAKE BAY BOARD MEMBERS



General Services
107 Tewning Road
Williamsburg, VA 23188
P: 757-259-4080
General.Services@jamescitycountyva.gov

jamescitycountyva.gov

Capital Projects 107 Tewning Road Williamsburg, VA 23188 757-259-4080 Fleet 103 Tewning Road Williamsburg, VA 23188 757-259-4122 Stormwater and Resource Protection 101-E Mounts Bay Road Williamsburg, VA 23185 757-253-6670

Facilities & Grounds 113 Tewning Road Williamsburg, VA 23188 757-259-4080 Solid Waste 1204 Jolly Pond Road Williamsburg, VA 23188 757-565-0971

October 23, 2019

RE: CBPA-19-0116

167 Riverview Plantation Drive

Sunroom & Deck

Dear Adjacent Property Owner:

In accordance with State and County Codes, this letter is to notify you that a request has been filed with the James City County Chesapeake Bay Board by Mr. Matthew Roth of Roth Environmental, LLC. on behalf of David Watson and Donna Watson for encroachment into the Resource Protection Area (RPA) buffer for the construction of a sunroom and a deck. The project is located at 167 Riverview Plantation Drive and further identified as JCC Parcel No. 1730200003.

A complete description, plan and other information are on file in the Stormwater and Resource Protection Division and are available for inspection during normal business hours, should anyone desire to review them.

The Chesapeake Bay Board will hold an advertised public hearing on **Wednesday**, **November 13**, **2019 at 5:00 p.m.**, in the Board Room of Building F, 101 Mounts Bay Road, James City County, Virginia, at which time you may request to speak on the above referenced project.

Sincerely,

Janíce Petty

Janice Petty Stormwater Assistant 757-253-6790 janice.petty@jamescitycountyva.gov

cc: Roth Environmental, LLC
Attn: Mr. Matthew Roth

Mailing List for: CBPA-19-0116 – 167 Riverview Plantation Drive -Sunroom, Deck

Owner: 1730200003

Watson, David J & Donna P Roth Environmental, LLC 167 Riverview Plantation Drive Attn: Mr. Matthew Roth

Williamsburg, VA 23188-6819 700 Prescott

Newport News, VA 23602-7019

1730200002

McCray, Jennie Smith, Trustee Lucas, Edward Steven, Trustee & Linda Anne, Trustee 165 Riverview Plantation Drive 201 Sherwood Forest

Contractor:

1730200004

1640800006

Williamsburg, VA 23188-6819 Williamsburg, VA 23188-6827

1640600031

Pinard, Richard J Houston, Julia Faye

200 Riverview Plantation Drive201 Riverview Plantation DriveWilliamsburg, VA 23188-6820Williamsburg, VA 23188-6822

AGENDA ITEM NO. D.4.

ITEM SUMMARY

DATE: 11/13/2019

TO: Chesapeake Bay Board

FROM: Michael Woolson, Senior Watershed Planner

SUBJECT: Case No. CBPA 19-0121 : 4053 South Riverside Drive

Robert and Patricia Kaufman have filed an exception request for encroachments into the RPA buffer for a house addition at 4053 South Riverside Drive in the Chickahominy Haven subdivision, JCC Parcel No. 1910500009.

ATTACHMENTS:

	Description	Type
ם	Staff Report	Staff Report
ם	Resolution	Resolution
ם	Presentation	Presentation
ם	Site Plan	Backup Material
ם	Public Advertisement	Backup Material
ם	APO Letter	Backup Material
D	APO Mailing List	Backup Material

REVIEWERS:

Department	Reviewer	Action	Date
Chesapeake Bay Group	Woolson, Michael	Approved	11/9/2019 - 9:58 AM
Chesapeake Bay Group	Small, Toni	Approved	11/12/2019 - 9:13 AM
Publication Management	Burcham, Nan	Approved	11/12/2019 - 9:20 AM
Chesapeake Bay Group	Secretary, ChesBay	Approved	11/12/2019 - 10:32 AM

CHESAPEAKE BAY BOARD EXCEPTION No. CBPA 19-0121. 4053 South Riverside Drive Staff Report for the November 13, 2019, Chesapeake Bay Board Public Hearing

This staff report is prepared by James City County Stormwater and Resource Protection to provide information to the Chesapeake Bay Board to assist them in making a recommendation on this assessment. It may be useful to members of the general public interested in this assessment.

EXISTING SITE DATA AND INFORMATION

Applicant: Mr. Robert Kaufman

Agent: None

Location: 4053 South Riverside Drive

Parcel Identification No.: 1910500009

Parcel: Lot 9, Section 4, Chickahominy Haven

Lot Size: 0.34 acres

Area of Lot in Resource

Protection Area (RPA): 0.15 acres +/- (44%)

Watershed: Yarmouth Creek (HUC JL 28)

Floodplain: Zone A - The special flood hazard area subject to 1% annual chance flood.

Base flood elevation is 7 feet mean sea level.

0.2% annual chance - area subject to 0.2% annual chance flooding.

Proposed Activity: Construction of an addition to a single-family dwelling

Impervious Cover: 216 square feet

RPA Encroachment: 216 square feet, landward 50-foot RPA

Staff Contact: Michael D. Woolson, Senior Watershed Planner Phone: 253-6823

BRIEF SUMMARY AND DESCRIPTION OF ACTIVITIES

Mr. Robert Kaufman has applied for a Chesapeake Bay Exception for encroachments into the RPA buffer for the construction of an addition to a single-family dwelling on property located at 4053 South Riverside Drive within the Chickahominy Haven subdivision and the Yarmouth Creek watershed. The property is further identified as James City County Tax Map Parcel No. 1910500009. The parcel was platted in 1961, prior to the adoption of the Chesapeake Bay Ordinance.

The total lot size of this property is 0.34 acres, of which 44% is located within the RPA. The applicant is proposing a 12-foot x 18-foot addition to the existing single-family dwelling on property to address health and mobility concerns of the applicant. The proposed encroachment equates to a total of 216 square feet of impervious surface within the RPA.

Mitigation requirements for this amount of impact equate to one planting unit. The applicant has proposed a mitigation plan to include one canopy tree and three shrubs as mitigation, therefore meeting County requirements.

STAFF EVALUATION

Staff has evaluated the application and exception request for the construction of an addition to the existing single-family dwelling. This application meets the Ordinance conditions in Sections 23-11 and 23-14 and should be heard by the Board because the addition is considered accessory in nature.

CONSIDERATION BY THE CHESAPEAKE BAY BOARD

The Board may grant exceptions to Section 23-7 if the application meets the following five conditions:

- 1. The exception request is the minimum necessary to afford relief; and
- 2. Granting the exception will not confer upon the Applicant any special privileges denied by Chapter 23, Chesapeake Bay Preservation, of the James City County Code, to other property owners similarly situated in the vicinity; and
- 3. The exception request will be in harmony with the purpose and intent of Chapter 23 of the James City County Code and is not of substantial detriment to water quality; and
- 4. The exception request is not based on conditions or circumstances that are self-created or self-imposed, nor does the request arise from conditions or circumstances either permitted or non-conforming that are related to adjacent parcels; and
- 5. Reasonable and appropriate conditions are imposed which will prevent the exception request from causing a degradation of water quality.

STAFF RECOMMENDATIONS

Should the Board find that the exception request meets all five of the conditions outlined above, staff suggests the following conditions be incorporated into the approval:

- 1. The applicant must obtain all other necessary federal, state, and local permits as required for the project; and
- 2. All development activities located in the special flood hazard area shall comply with Article VI, Division 3, Floodplain Area Regulations of the James City County Zoning Ordinance and receive all required approvals and permits prior to commencement of such activities; and
- 3. A surety of \$250 be paid and in place prior to the commencement of work, in a form acceptable to the James City County Attorney, to ensure the mitigation plantings and the purchase of the credits; and
- 4. This exception request approval shall become null and void if construction has not begun by November 13, 2020; and
- 5. Written requests for an extension to an exception shall be submitted to the Stormwater and Resource Protection Division no later than October 2, 2020, six weeks prior to the expiration date.

MDW/md CBPA19-121SRvrside

Attachments:

- 1. Resolution
- 2. Site Plan

RESOLUTION

CASE NO. CBPA 19-0121. 4053 SOUTH RIVERSIDE DRIVE

JAMES CITY COUNTY CHESAPEAKE BAY PRESERVATION ORDINANCE EXCEPTION

- WHEREAS, Mr. Robert Kaufman (the "Applicant") has applied to the Chesapeake Bay Board of James City County (the "Board") on November 13, 2019, to request an exception to use the Resource Protection Area (the "RPA") on a parcel of property identified as James City County Real Estate Tax Map Parcel No. 1910500009 and further identified as 4053 South Riverside Drive (the "Property") as set forth in the application CBPA 19-0121 for the purpose of constructing a room addition; and
- WHEREAS, the Board has listened to the arguments presented and has carefully considered all evidence entered into the record.
- NOW, THEREFORE, BE IT RESOLVED that the Chesapeake Bay Board of James City County, Virginia, following a public hearing, by a majority vote of its members FINDS that:
 - 1. The exception request is the minimum necessary to afford relief.
 - 2. Granting the exception will not confer upon the Applicant any special privileges denied by Chapter 23, Chesapeake Bay Preservation, of the James City County Code, to other property owners similarly situated in the vicinity.
 - 3. The exception request will be in harmony with the purpose and intent of Chapter 23 of the James City County Code and is not of substantial detriment to water quality.
 - 4. The exception request is not based on conditions or circumstances that are self-created or self-imposed, nor does the request arise from conditions or circumstances either permitted or non-conforming that are related to adjacent parcels.
 - 5. Reasonable and appropriate conditions are hereby imposed, as set forth below, which will prevent the exception request from causing a degradation of water quality.
 - 6. In granting this exception, the following conditions are hereby imposed to prevent this exception request from causing degradation of water quality:
 - a. The applicant must obtain all other necessary federal, state, and local permits required for the project; and
 - b. All development activities located in the special flood hazard area shall comply with Article VI, Division 3, Floodplain Area Regulations of the James City County Zoning Ordinance and receive all required approvals and permits prior to commencement of such activities; and

- c. A surety of \$250 be paid and in place prior to the commencement of work, in a form acceptable to the James City County Attorney, to ensure the planting mitigation requirements; and
- d. This exception request approval shall become null and void if construction has not begun by November 13, 2020; and
- e. Written requests for an extension to an exception shall be submitted to the Stormwater and Resource Protection Division no later than October 2, 2020, six weeks prior to the expiration date.

David Gussman	Michael D. Woolson	
Chair, Chesapeake Bay Board	Secretary to the Board	

Adopted by the Chesapeake Bay Board of James City County, Virginia, this 13th day of November, 2019.

CBPA19-121SRvrside-res



Chesapeake Bay Board of James City County, Virginia

November 13, 2019

CBPA 19-0121

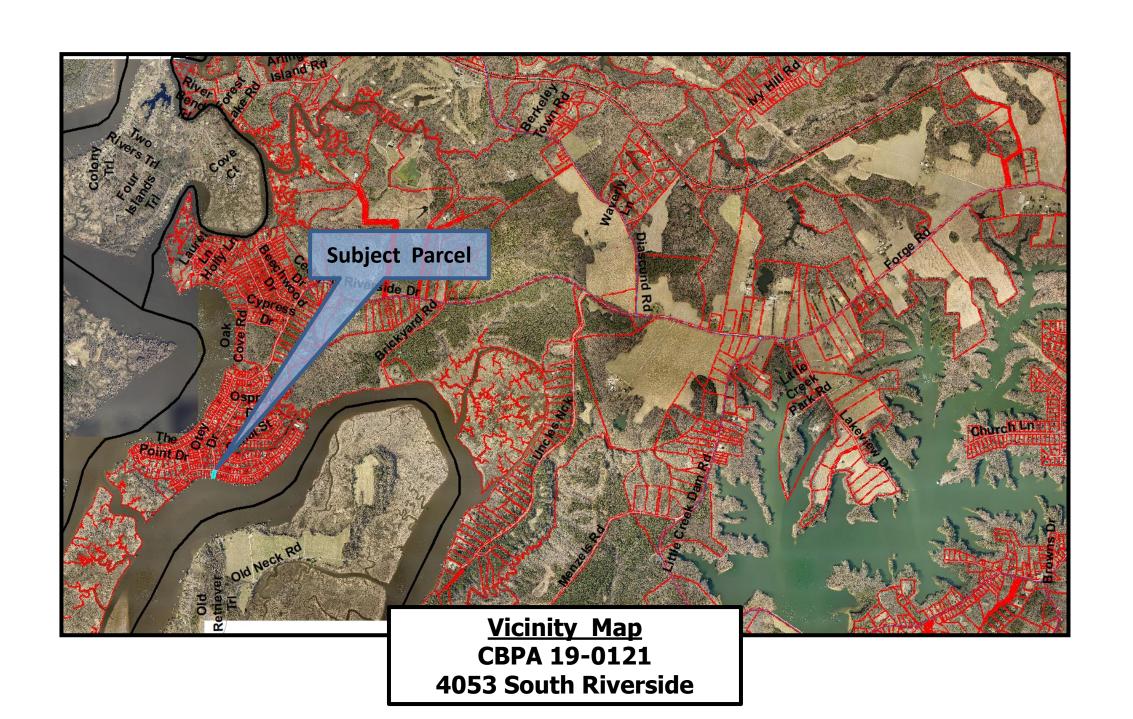
Robert Kaufman

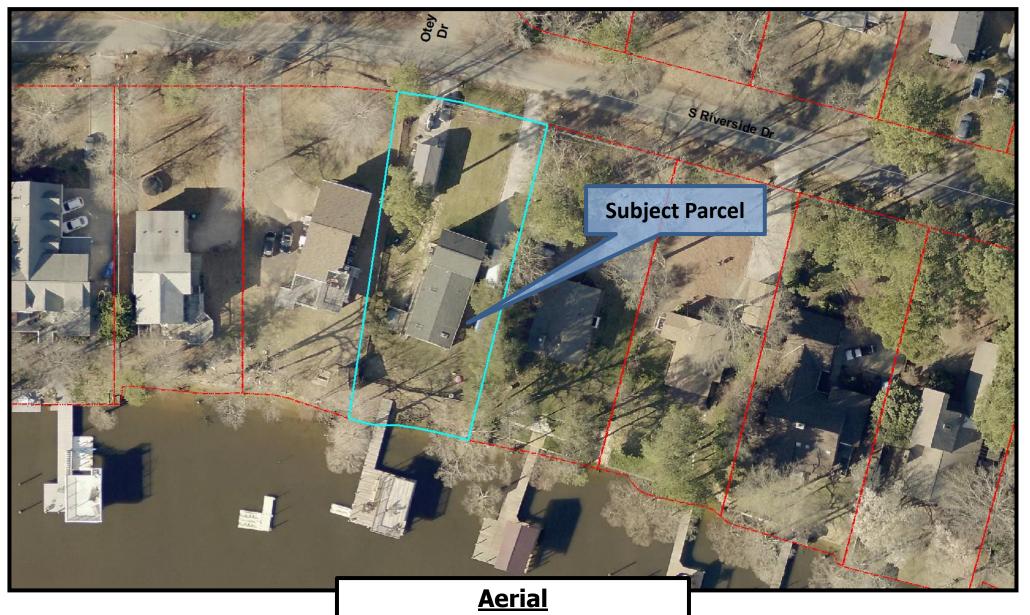
4053 South Riverside Drive



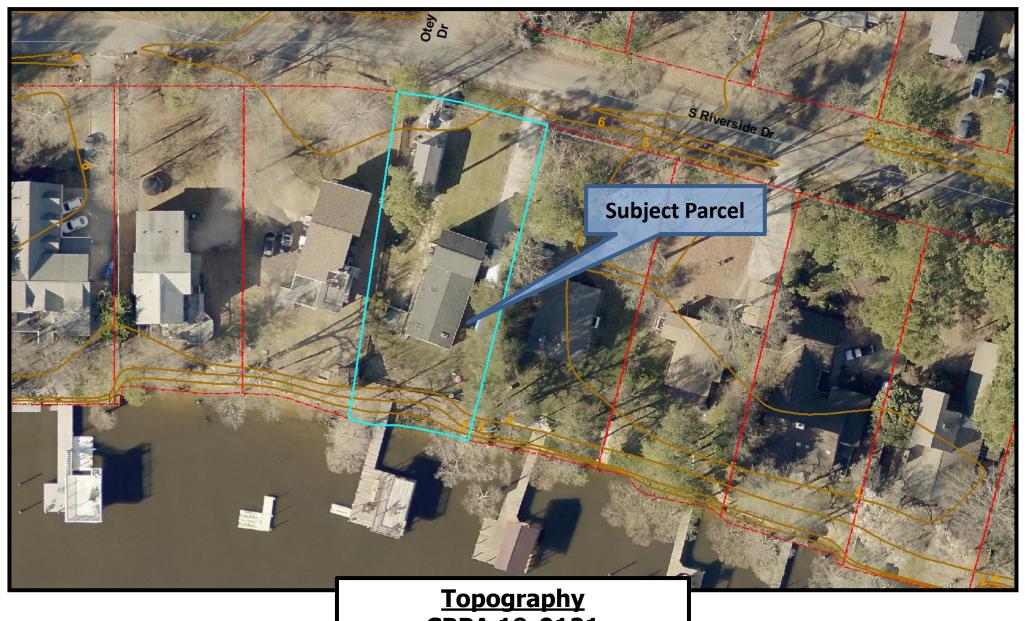
Applicant Request

✓ To construct a room addition.

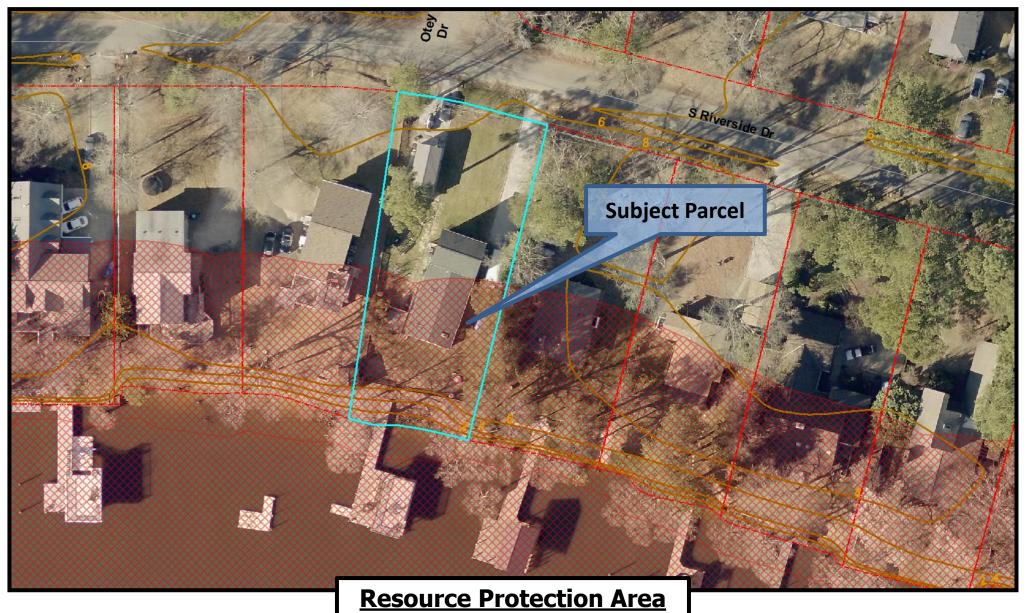




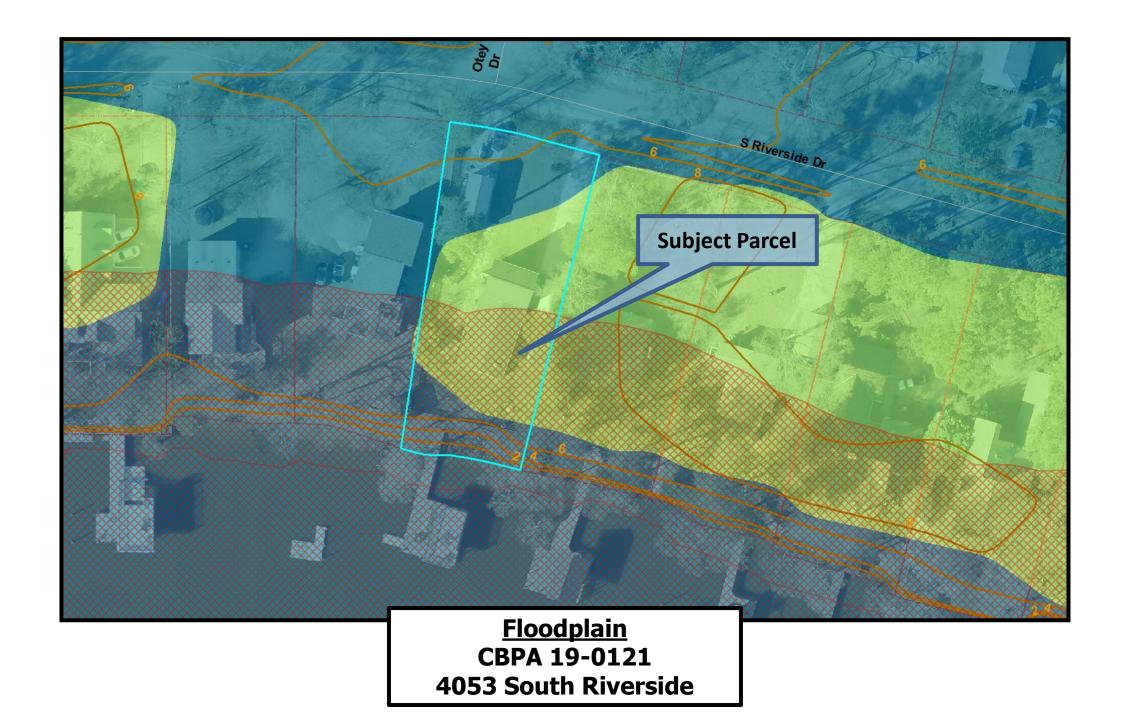
Aerial
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4053 South Riverside

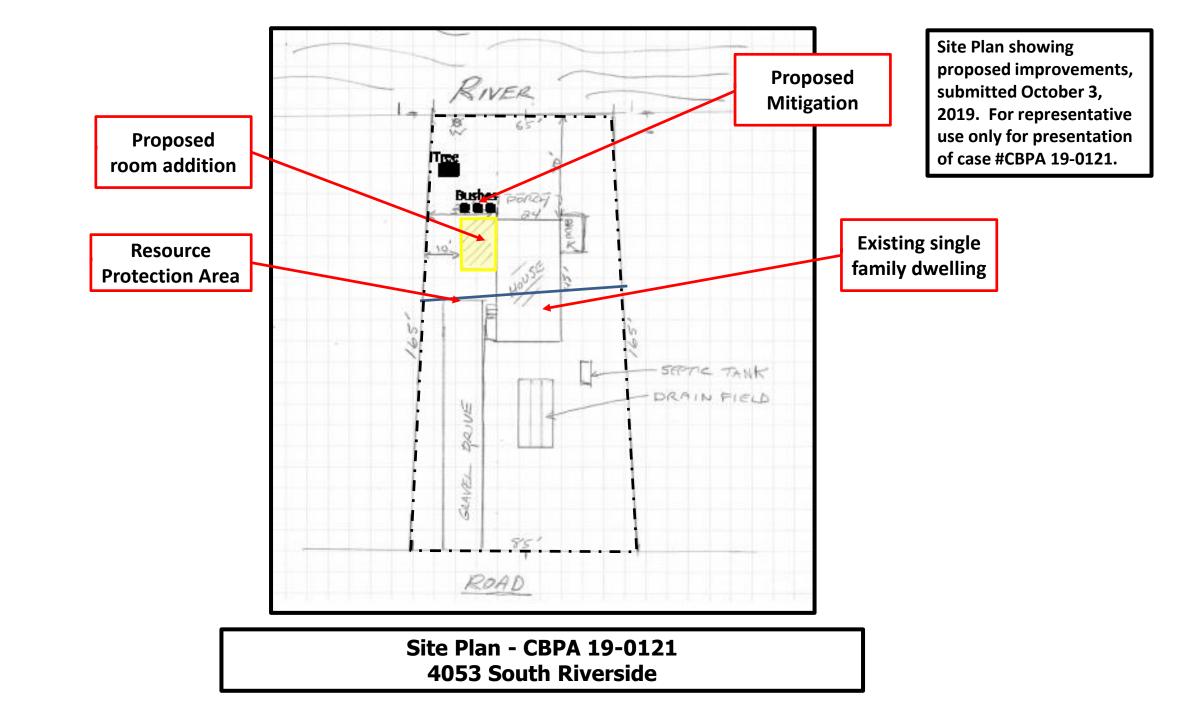


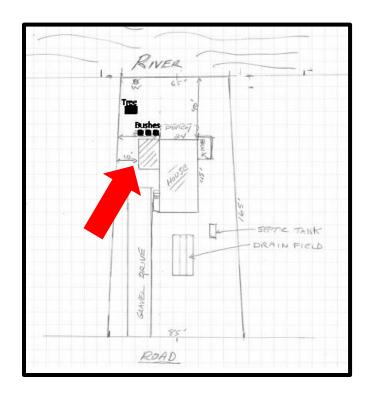
Topography
CBPA 19-0121
4053 South Riverside



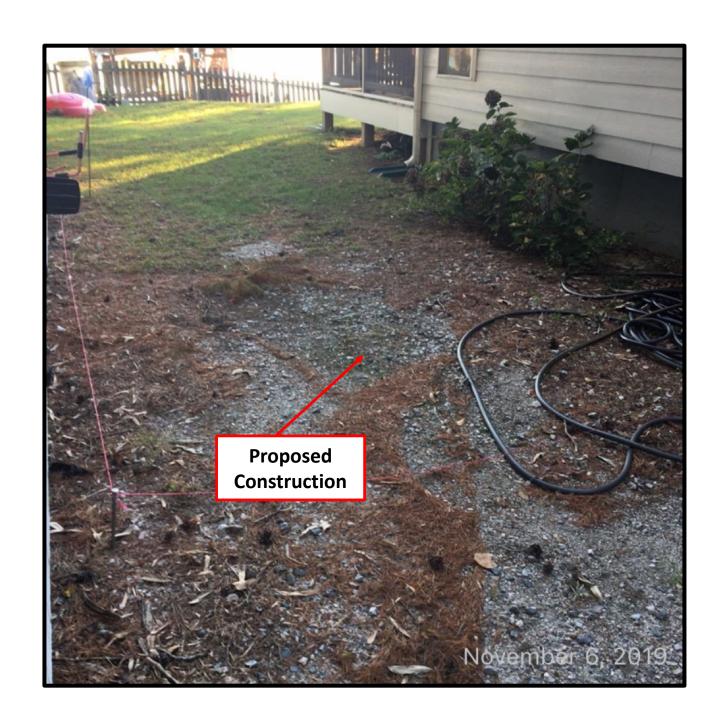
Resource Protection Area
CBPA 19-0121
4053 South Riverside

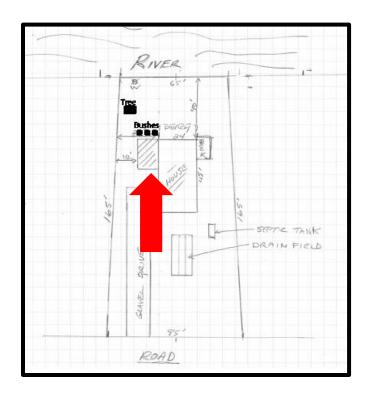






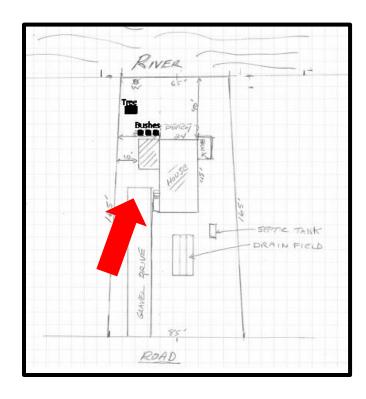
Site Photo #1 CBPA 19-0121 4053 South Riverside



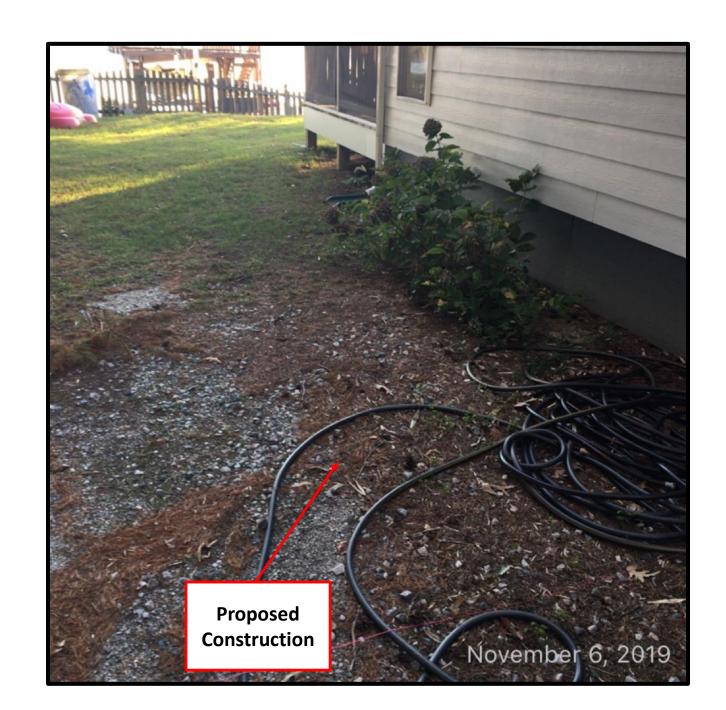


Site Photo #2 CBPA 19-0121 4053 South Riverside





Site Photo #3 CBPA 19-0121 4053 South Riverside

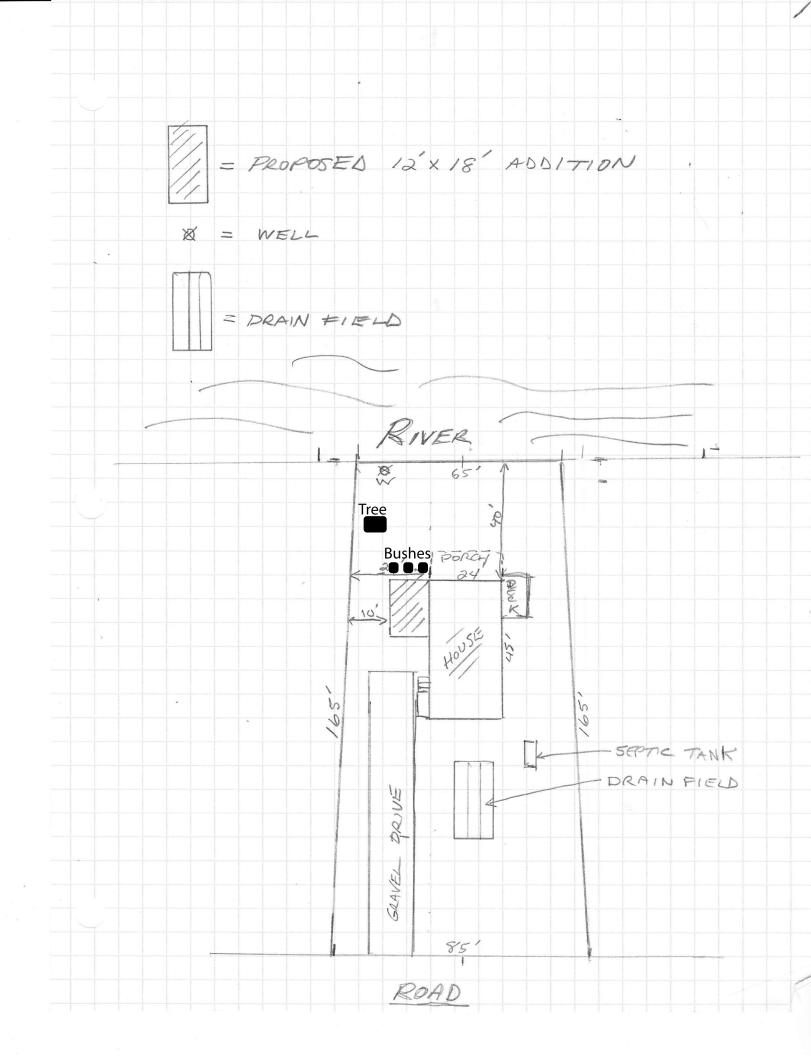


Permit Conditions



Staff Recommended Conditions

- The applicant must obtain all other necessary federal, state, and local permits as required for the project and
- ✓ All development activities located in the special flood hazard area shall comply with Article VI Division 3 Floodplain Regulations; and
- ✓ A surety of \$250; and
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PUBLIC HEARING WEDNESDAY NOVEMBER 13, 2019 AT 5 P.M. IN THE BOARD

ROOM OF BUILDING F, 101 MOUNTS BAY ROAD, JAMES CITY COUNTY, VIRGINIA.

THE CHESAPEAKE BAY BOARD WILL CONSIDER THE FOLLOWING EXCEPTION REQUESTS FOR ENCROACHMENT INTO THE RPA BUFFER:

CBPA 19-0117: VHB, on behalf of Seaworld Parks & Entertainment, LLC, has filed an exception request for encroachments into the RPA buffer for an expansion of the Germany section at 7851 Pocahontas Trail in the Busch Gardens Williamsburg park, JCC Parcel No. 5140100009.

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All interested parties are invited to attend the meetings. The applications and plans are on file and may be

viewed during normal office hours in the Stormwater and Resource Protection Division, 101-E Mounts Bay Road, James City County, Virginia.

NOT FOR PUBLICATION

DISPLAY: WEDNESDAY - October 30 and November 6, 2019.

ACCOUNT NO.: 0011350200 - VIRGINIA GAZETTE

COPIES: PLANNING

ASSISTANT COUNTY ATTORNEY

WETLANDS/CHESAPEAKE BAY BOARD MEMBERS



General Services 107 Tewning Road Williamsburg, VA 23188 P: 757-259-4080

General.Services@jamescitycountyva.gov

jamescitycountyva.gov

Capital Projects 107 Tewning Road Williamsburg, VA 23188 757-259-4080 Fleet 103 Tewning Road Williamsburg, VA 23188 757-259-4122 Stormwater and Resource Protection 101-E Mounts Bay Road Williamsburg, VA 23185 757-253-6670

Facilities & Grounds 113 Tewning Road Williamsburg, VA 23188 757-259-4080 Solid Waste 1204 Jolly Pond Road Williamsburg, VA 23188 757-565-0971

October 23, 2019

RE: CBPA-19-0121

4053 South Riverside Drive

House Addition

Dear Adjacent Property Owner:

In accordance with State and County Codes, this letter is to notify you that a request has been filed with the James City County Chesapeake Bay Board by Mr. Robert Kaufman for encroachment into the Resource Protection Area (RPA) buffer for the construction of an addition on a house. The project is located at 4053 South Riverside Drive and further identified as JCC Parcel No. 1910500009.

A complete description, plan and other information are on file in the Stormwater and Resource Protection Division and are available for inspection during normal business hours, should anyone desire to review them.

The Chesapeake Bay Board will hold an advertised public hearing on **Wednesday, November 13, 2019 at 5:00 p.m.**, in the Board Room of Building F, 101 Mounts Bay Road, James City County, Virginia, at which time you may request to speak on the above referenced project.

Sincerely,

Janice Petty

Janice Petty Stormwater Assistant 757-253-6790 janice.petty@jamescitycountyva.gov

cc:

Mailing List for: CBPA-19-0121 – 4053 South Riverside Drive -House Addition

Owner: 1910500009-4053 S Riverside Drive Kaufman, Robert B & Patricia C 10115 Christiano Drive Glen Allen, VA 23060-3710

1910500008-4051 S Riverside Drive Irving, Charles 3511 Bittersweet Road Richmond, VA 23235-1843

1910500010-4055 S Riverside Drive Woollum, Charles R, Jr. & Kathryn M 121 Tayside Williamsburg, VA 23188-9161 1910500057 – 4052 S Riverside Drive Millican, Marcia E 7521 Oak Cove Road Lanexa, VA 23089-9322

1910500055 Mayberry, Robert M, III 4058 S Riverside Drive Lanexa, VA 23089-9414

AGENDA ITEM NO. D.5.

ITEM SUMMARY

DATE: 11/13/2019

TO: Chesapeake Bay Board

FROM: Michael Woolson, Senior Watershed Planner

SUBJECT: Case No. CBPA 19-0120 : 9212 Morning Dew Court

Harbin Builder, on behalf of LHIW-3, has filed an exception request for encroachments into the RPA buffer for a single family dwelling and deck at 9212 Morning Dew Court in The Retreat subdivision, JCC Parcel No. 1010300066.

ATTACHMENTS:

	Description	Type
ם	Staff Report	Staff Report
ם	Resolution	Resolution
ם	Presentation	Presentation
ם	Site Plan	Backup Material
ם	Public Advertisement	Backup Material
ם	APO Letter	Backup Material
D	APO Mailing List	Backup Material

REVIEWERS:

Department	Reviewer	Action	Date
Chesapeake Bay Group	Woolson, Michael	Approved	11/9/2019 - 9:58 AM
Chesapeake Bay Group	Small, Toni	Approved	11/12/2019 - 9:14 AM
Publication Management	Burcham, Nan	Approved	11/12/2019 - 9:19 AM
Chesapeake Bay Group	Secretary, ChesBay	Approved	11/12/2019 - 10:32 AM

CHESAPEAKE BAY BOARD EXCEPTION No. CBPA 19-0120. 9212 Morning Dew Court Staff Report for the November 13, 2019, Chesapeake Bay Board Public Hearing

This staff report is prepared by James City County Stormwater and Resource Protection to provide information to the Chesapeake Bay Board to assist them in making a recommendation on this assessment. It may be useful to members of the general public interested in this assessment.

EXISTING SITE DATA AND INFORMATION

Applicant: Mr. Doug Harbin, Wayne Harbin Builders, Inc.

Agent: LHIW-3, LLC

Location: 9212 Morning Dew Court

Parcel Identification No.: 1010300066

Parcel: Lot 66, Phase 2, The Retreat

Lot Size: 3.39 acres

Area of Lot in Resource

Protection Area (RPA): 3.30 acres +/- (97%)

Watershed: Diascund Creek (HUC JL 27)

Floodplain: None affecting this property

Proposed Activity: Construction of a single-family dwelling

Impervious Cover: 3,516 square feet

RPA Encroachment: 3,516 square feet, landward 50-foot RPA

Staff Contact: Michael D. Woolson, Senior Watershed Planner Phone: 253-6823

BRIEF SUMMARY AND DESCRIPTION OF ACTIVITIES

Mr. Doug Harbin, Wayne Harbin Builders, Inc., has applied for a Chesapeake Bay Exception for encroachments into the RPA buffer for the construction of a single-family dwelling on property located at 9212 Morning Dew within The Retreat subdivision and the Diascund Creek watershed. The property is further identified as James City County Tax Map Parcel No. 1010300066. The parcel was platted in 2002, after the adoption of the original Chesapeake Bay Ordinance.

The total lot size of this property is 3.39 acres, of which 97% is located within the RPA. The applicant is proposing the construction of a single-family dwelling equaling a total of 3,516 square feet of impervious encroachment in the RPA. Clearing for a primary septic sewer drain field is included in the site plan along with the construction of a deck.

Mitigation requirements for this amount of impact equates to nine planting units. The applicant has proposed a mitigation plan to include four canopy trees, 10 understory trees, and 22 shrubs as mitigation equating to five planting units. The applicant also proposes to make a payment into the County's Chesapeake Bay Restoration Fund of \$3,000 in order to meet mitigation requirements.

STAFF EVALUATION

Staff has evaluated the application and exception request for the construction of a single-family dwelling. This application meets the Ordinance conditions in Sections 23-11 and 23-14 and should be heard by the Board because the construction of a single-family dwelling within the 50-foot seaward RPA on lots platted after the enactment of the Chesapeake Bay Preservation Ordinance must be considered by the Board.

CONSIDERATION BY THE CHESAPEAKE BAY BOARD

The Board may grant exceptions to Section 23-7 if the application meets the following five conditions:

- 1. The exception request is the minimum necessary to afford relief; and
- 2. Granting the exception will not confer upon the Applicant any special privileges denied by Chapter 23, Chesapeake Bay Preservation, of the James City County Code, to other property owners similarly situated in the vicinity; and
- 3. The exception request will be in harmony with the purpose and intent of Chapter 23 of the James City County Code and is not of substantial detriment to water quality; and
- 4. The exception request is not based on conditions or circumstances that are self-created or self-imposed, nor does the request arise from conditions or circumstances either permitted or non-conforming that are related to adjacent parcels; and
- 5. Reasonable and appropriate conditions are imposed which will prevent the exception request from causing a degradation of water quality.

STAFF RECOMMENDATIONS

Should the Board find that the exception request meets all five of the conditions outlined above, staff suggests the following conditions be incorporated into the approval:

- 1. The applicant must obtain all other necessary federal, state, and local permits as required for the project; and
- 2. A surety of \$2,000 be paid and in place prior to the commencement of work, in a form acceptable to the James City County Attorney, to ensure the mitigation plantings; and
- 3. A payment of \$3,000 be made into the Chesapeake Bay Restoration Fund of James City County; and
- 4. This exception request approval shall become null and void if construction has not begun by November 13, 2020; and
- 5. Written requests for an extension to an exception shall be submitted to the Stormwater and Resource Protection Division no later than October 2, 2020, six weeks prior to the expiration date.

MDW/md CBPA19-120MrngDewCt

Attachments:

- 1. Resolution
- 2. Site Plan

RESOLUTION

CASE NO. CBPA 19-0120. 9212 MORNING DEW COURT

JAMES CITY COUNTY CHESAPEAKE BAY PRESERVATION ORDINANCE EXCEPTION

- WHEREAS, Mr. Doug Harbin, Wayne Harbin Builders, Inc. (the "Applicant") has applied to the Chesapeake Bay Board of James City County (the "Board") on November 13, 2019, to request an exception to use the Resource Protection Area (the "RPA") on a parcel of property identified as James City County Real Estate Tax Map Parcel No. 1010300066 and further identified as 9212 Morning Dew Court (the "Property") as set forth in the application CBPA 19-0120 for the purpose of constructing a single-family dwelling; and
- WHEREAS, the Board has listened to the arguments presented and has carefully considered all evidence entered into the record.
- NOW, THEREFORE, BE IT RESOLVED that the Chesapeake Bay Board of James City County, Virginia, following a public hearing, by a majority vote of its members FINDS that:
 - 1. The exception request is the minimum necessary to afford relief.
 - 2. Granting the exception will not confer upon the Applicants any special privileges denied by Chapter 23, Chesapeake Bay Preservation, of the James City County Code, to other property owners similarly situated in the vicinity.
 - 3. The exception request will be in harmony with the purpose and intent of Chapter 23 of the James City County Code and is not of substantial detriment to water quality.
 - 4. The exception request is not based on conditions or circumstances that are self-created or self-imposed, nor does the request arise from conditions or circumstances either permitted or non-conforming that are related to adjacent parcels.
 - 5. Reasonable and appropriate conditions are hereby imposed, as set forth below, which will prevent the exception request from causing a degradation of water quality.
 - 6. In granting this exception, the following conditions are hereby imposed to prevent this exception request from causing degradation of water quality:
 - a. The applicant must obtain all other necessary federal, state, and local permits required for the project; and
 - b. A surety of \$2,000 be paid and in place prior to the commencement of work, in a form acceptable to the James City County Attorney, to ensure the mitigation plantings; and
 - c. A payment of \$3,000 be made into the Chesapeake Bay Restoration Fund of James City County; and

- d. This exception request approval shall become null and void if construction has not begun by November 13, 2020; and
- e. Written requests for an extension to an exception shall be submitted to the Stormwater and Resource Protection Division no later than October 2, 2020, six weeks prior to the expiration date.

David Gussman	Michael D. Woolson	
Chair, Chesapeake Bay Board	Secretary to the Board	

Adopted by the Chesapeake Bay Board of James City County, Virginia, this 13th day of November, 2019.

CBPA19-120MrngDewCt-res



Chesapeake Bay Board of James City County, Virginia

November 13, 2019

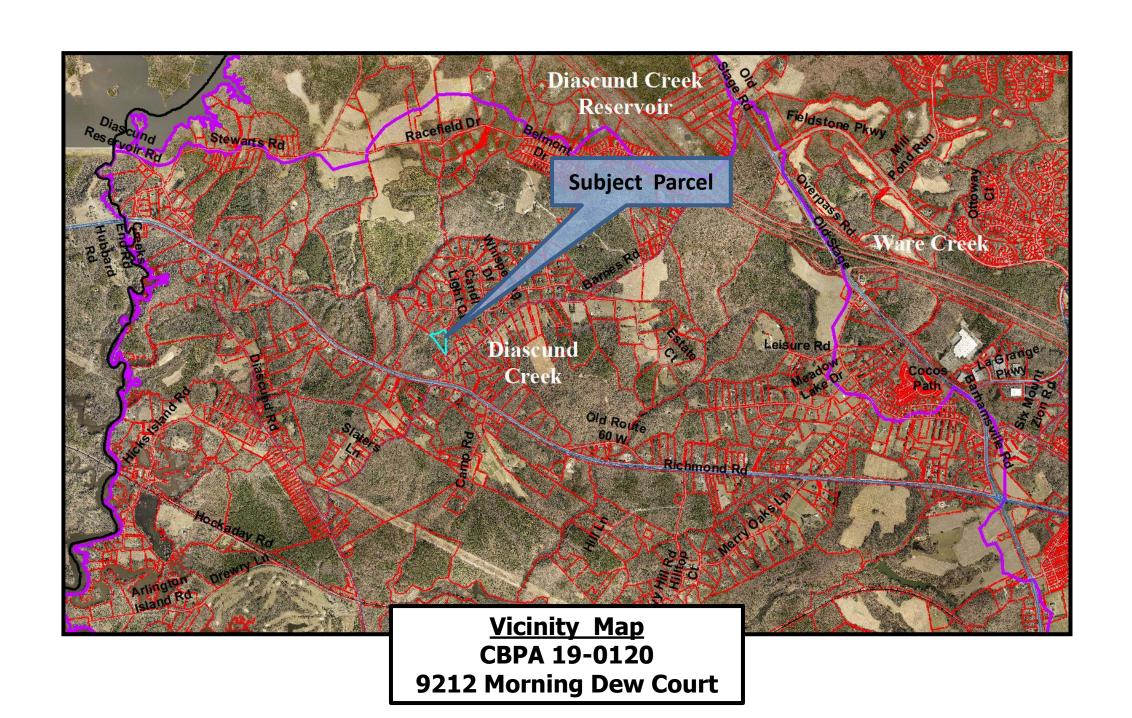
CBPA 19-0120
Doug Harbin, Wayne Harbin Builders, Inc.

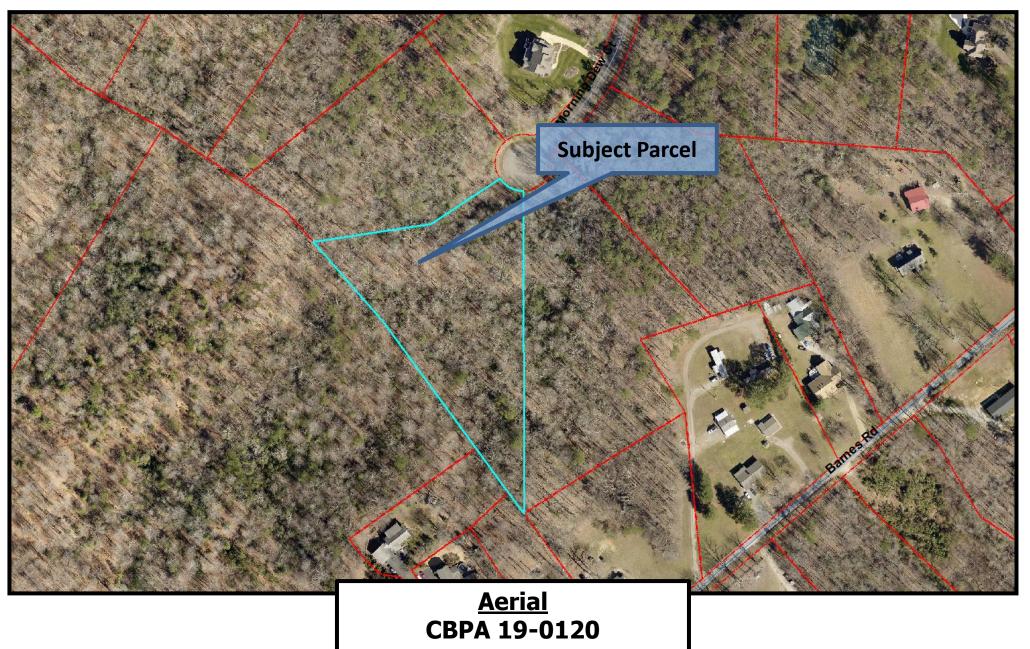
9212 Morning Dew Court



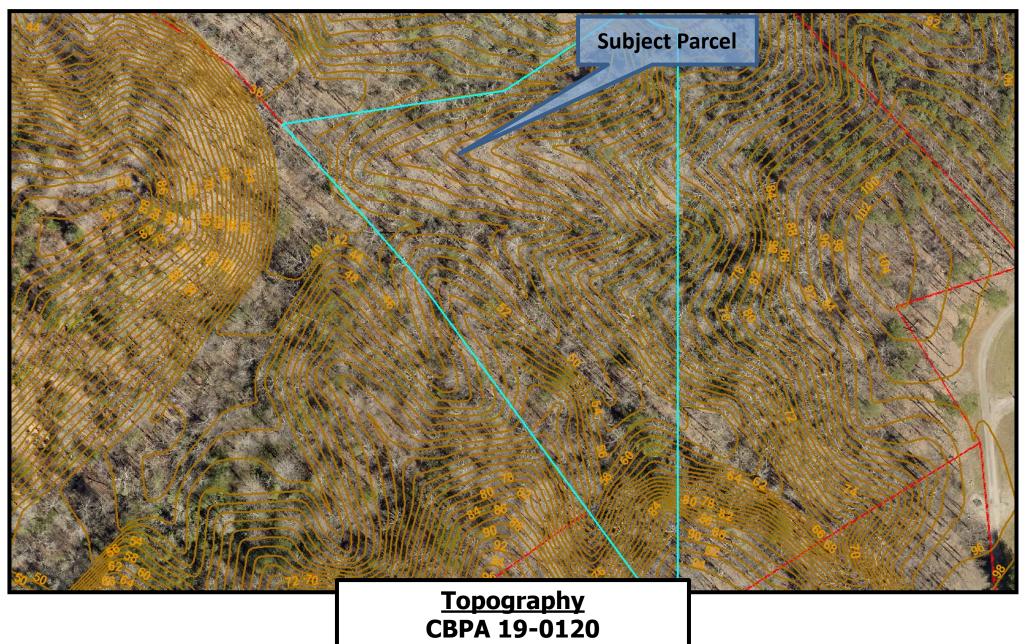
Applicant Request

✓ To construct a single family dwelling.

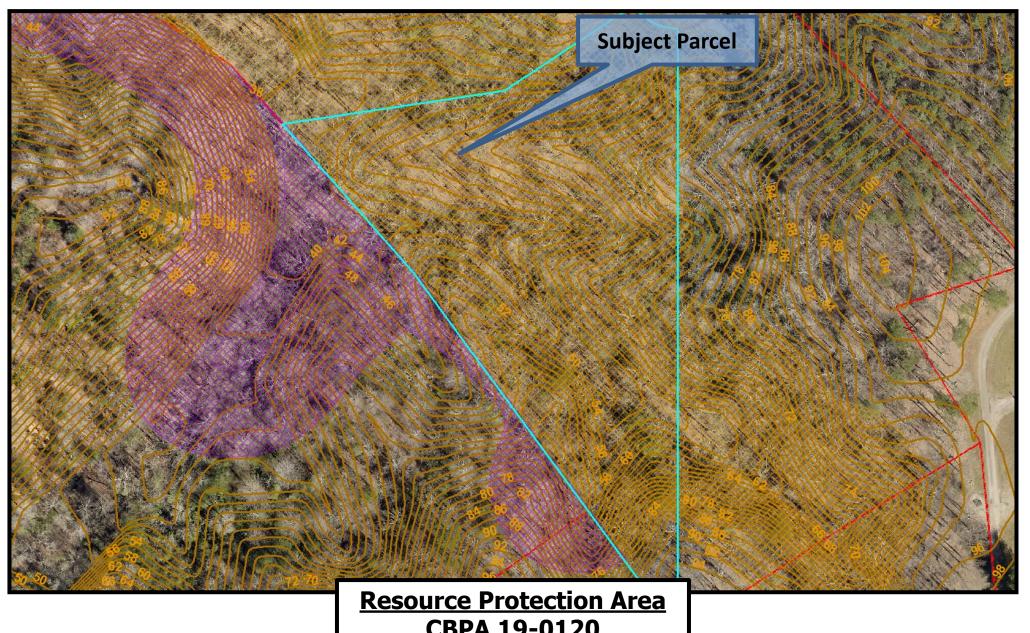




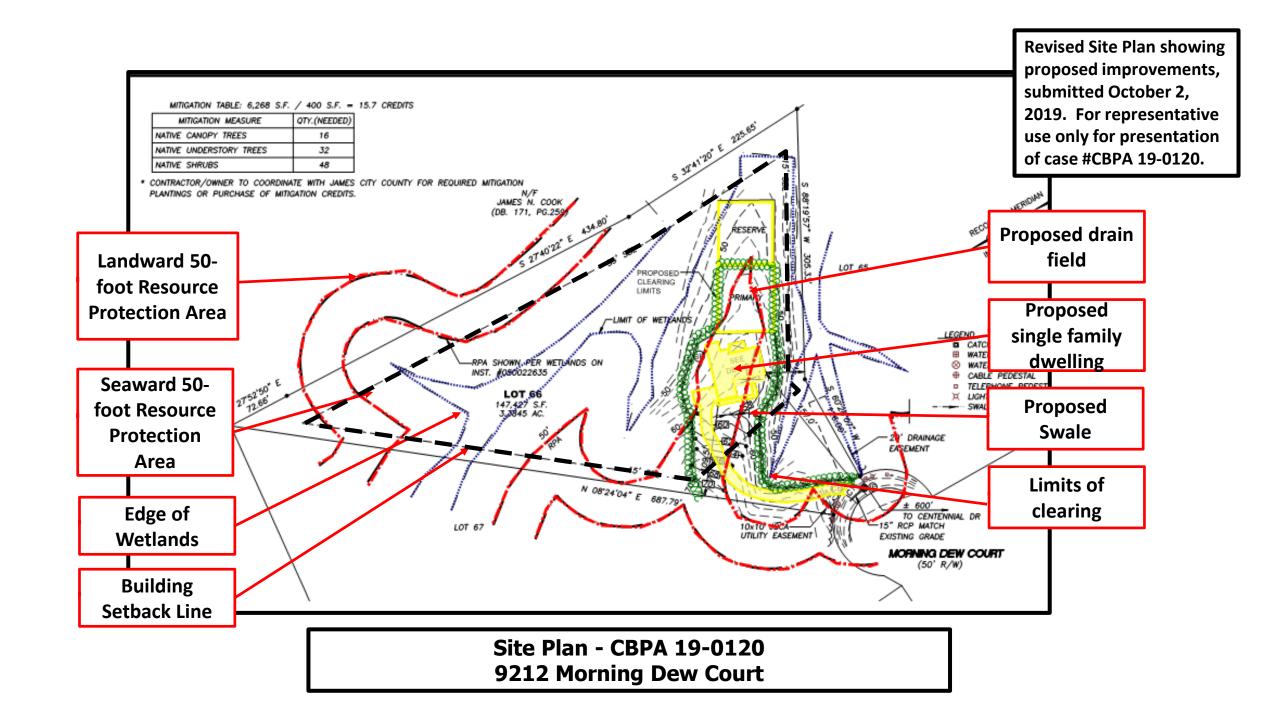
9212 Morning Dew Court

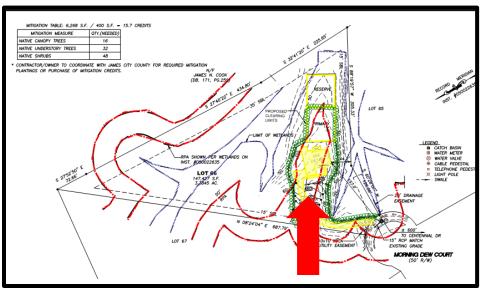


9212 Morning Dew Court



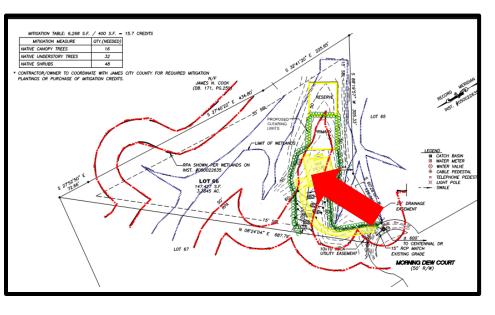
CBPA 19-0120
9212 Morning Dew Court





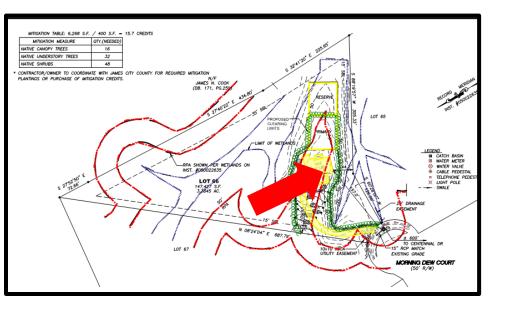
Site Photo #1 CBPA 19-0120 9212 Morning Dew Court





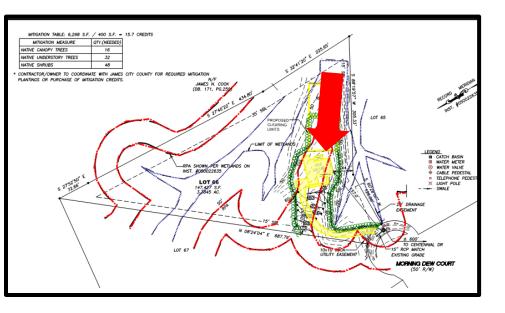
Site Photo #2 CBPA 19-0120 9212 Morning Dew Court





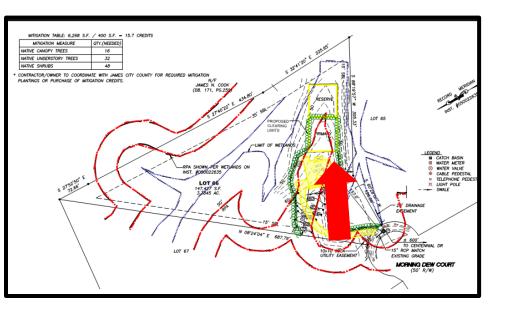
Site Photo #3 CBPA 19-0120 9212 Morning Dew Court





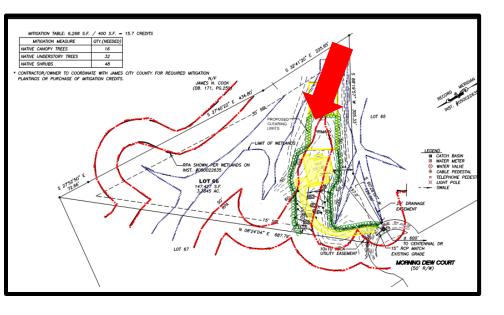
Site Photo #4
CBPA 19-0120
9212 Morning Dew Court





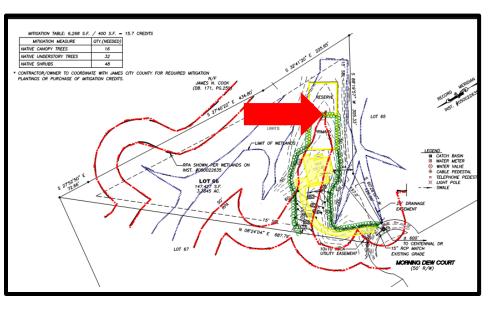
Site Photo #5
CBPA 19-0120
9212 Morning Dew Court





Site Photo #6
CBPA 19-0120
9212 Morning Dew Court





Site Photo #7
CBPA 19-0120
9212 Morning Dew Court

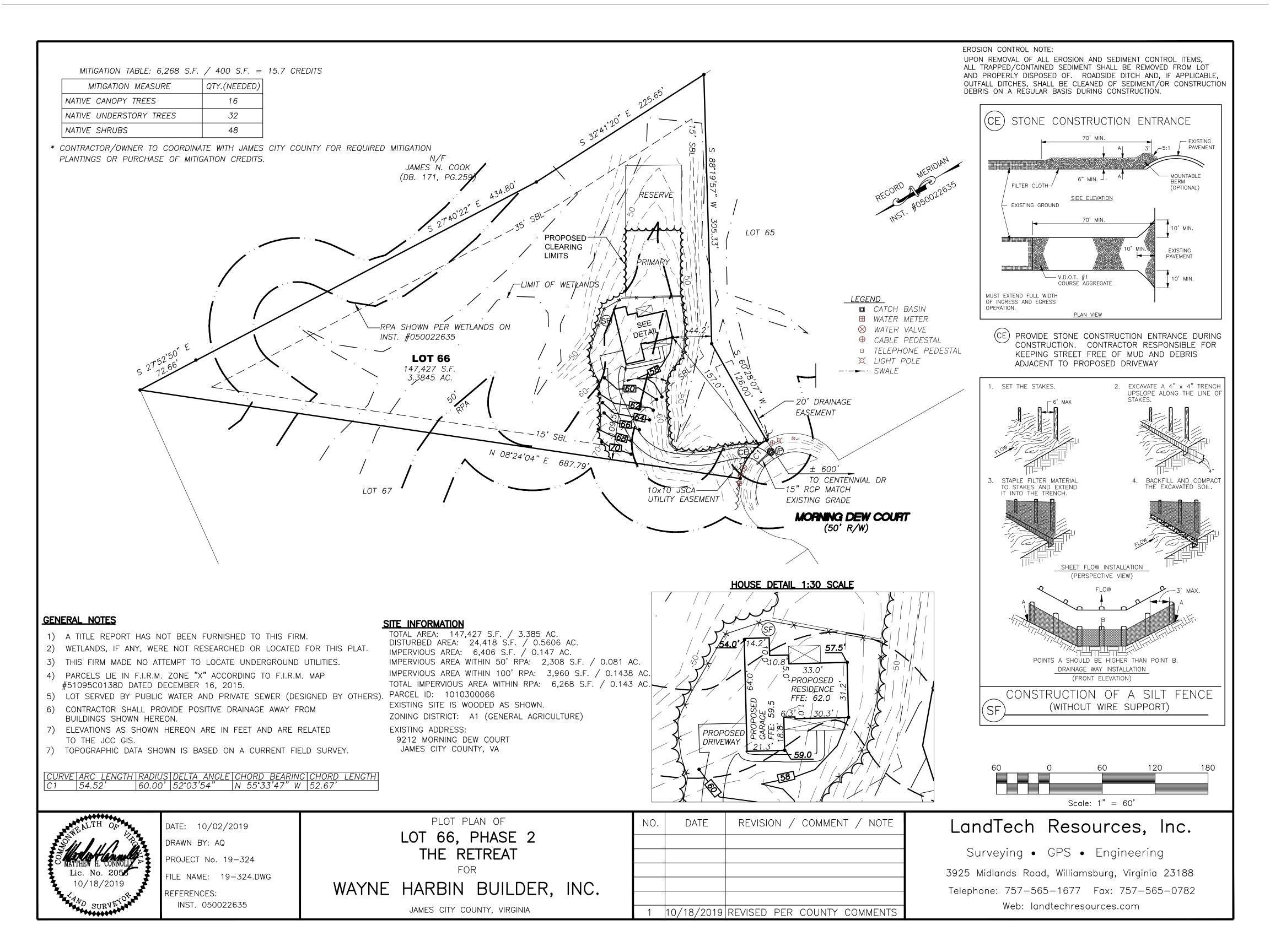


Permit Conditions



Staff Recommended Conditions

- The applicant must obtain all other necessary federal, state, and local permits as required for the project and
- ✓ A surety of \$2,000 be submitted; and
- ✓ A payment of \$3,000 be submitted to the Chesapeake Bay Restoration Fund; and
- ✓ This exception request approval shall become null and void if construction has not begun by November 13, 2020; and
- ✓ Written requests for an extension to an exception shall be submitted to the Stormwater and Resource Protection Division no later than October 2, 2020, six weeks prior to the expiration date.





PUBLIC HEARING NOTICE

THE CHESAPEAKE BAY BOARD OF JAMES CITY COUNTY, VIRGINIA WILL HOLD A

PUBLIC HEARING WEDNESDAY NOVEMBER 13, 2019 AT 5 P.M. IN THE BOARD

ROOM OF BUILDING F, 101 MOUNTS BAY ROAD, JAMES CITY COUNTY, VIRGINIA.

THE CHESAPEAKE BAY BOARD WILL CONSIDER THE FOLLOWING EXCEPTION REQUESTS FOR ENCROACHMENT INTO THE RPA BUFFER:

CBPA 19-0117: VHB, on behalf of Seaworld Parks & Entertainment, LLC, has filed an exception request for encroachments into the RPA buffer for an expansion of the Germany section at 7851 Pocahontas Trail in the Busch Gardens Williamsburg park, JCC Parcel No. 5140100009.

CBPA 19-0116: Roth Environmental, on behalf of David and Donna Watson, has filed an exception request for encroachments into the RPA buffer for the construction of a sunroom and deck at 167 Riverview Plantation Drive in the Riverview Plantation subdivision, JCC Parcel No. 1730200003.

CBPA 19-0121: Robert and Patricia Kaufman have filed an exception request for encroachments into the RPA buffer for a house addition at 4053 South Riverside Drive in the Chickahominy Haven subdivision, JCC Parcel No. 1910500009.

CBPA 19-0120: Harbin Builder, on behalf of LHIW-3, has filed an exception request for encroachments into the RPA buffer for a single family dwelling and deck at 9212 Morning Dew Court in The Retreat subdivision, JCC Parcel No. 1010300066.

CBPA 19-0124: Matthew Hipple has filed an exception request for encroachments into the RPA buffer for an earthen dam and farm pond at 120 Jolly Pond Road, JCC Parcel No. 3110100007C.

CBPA 19-0115: Country Village Mobile Home Park has filed an exception request for encroachments into the RPA buffer for a three bedroom mobile home and deck at 11 Gray Gables Drive in the Country Village Mobile Home Park, JCC Parcel No. 5920100001.

CBPA 19-0118: Williamsburg Landing, Inc. has filed an exception request for encroachments into the RPA buffer for the construction of buildings for The Bluffs at Williamsburg Landing project at 5700 Williamsburg Landing Drive, JCC Parcel No. 4820100002.

CBPA 19-0126: AES Consulting Engineers, Inc. has filed an exception request for encroachments into the RPA buffer for an expansion of buildings, parking and stormwater management infrastructure at 3000 John Deere Road in the Stonehouse Commerce Park, JCC Parcel No. 1210100045.

Appeals from decisions under the Chesapeake Bay Preservation Ordinance may also be heard.

All interested parties are invited to attend the meetings. The applications and plans are on file and may be

viewed during normal office hours in the Stormwater and Resource Protection Division, 101-E Mounts Bay Road, James City County, Virginia.

NOT FOR PUBLICATION

DISPLAY: WEDNESDAY - October 30 and November 6, 2019.

ACCOUNT NO.: 0011350200 - VIRGINIA GAZETTE

COPIES: PLANNING

ASSISTANT COUNTY ATTORNEY

WETLANDS/CHESAPEAKE BAY BOARD MEMBERS



General Services 107 Tewning Road Williamsburg, VA 23188 P: 757-259-4080 General.Services@jamescitycountyva.gov

jamescitycountyva.gov

Capital Projects 107 Tewning Road 757-259-4080

Fleet 103 Tewning Road Williamsburg, VA 23188 Williamsburg, VA 23188 757-259-4122

Stormwater and **Resource Protection** 101-E Mounts Bay Road Williamsburg, VA 23185 757-253-6670

Facilities & Grounds 113 Tewning Road Williamsburg, VA 23188 757-259-4080

Solid Waste 1204 Jolly Pond Road Williamsburg, VA 23188 757-565-0971

October 23, 2019

RE: CBPA-19-0120

9212 Morning Dew Court

Single Family Dwelling and Deck

Dear Adjacent Property Owner:

In accordance with State and County Codes, this letter is to notify you that a request has been filed with the James City County Chesapeake Bay Board by Mr. Doug Harbin of Wayne Harbin Builders, Inc. on behalf of LHIW-3, LLC for encroachment into the Resource Protection Area (RPA) buffer for the construction of a single family dwelling and deck. The project is located at 9212 Morning Dew Court and further identified as JCC Parcel No. 1010300066.

A complete description, plan and other information are on file in the Stormwater and Resource Protection Division and are available for inspection during normal business hours, should anyone desire to review them.

The Chesapeake Bay Board will hold an advertised public hearing on Wednesday, November 13, 2019 at 5:00 p.m., in the Board Room of Building F, 101 Mounts Bay Road, James City County, Virginia, at which time you may request to speak on the above referenced project.

Sincerely,

Janice Petty

Janice Petty Stormwater Assistant 757-253-6790 janice.petty@jamescitycountyva.gov

Wayne Harbin Builders, Inc. cc: Attn: Mr. Doug Harbin

> LandTech Resources, Inc. Attn: Mr. Chase Grogg

Mailing List for: CBPA-19-0120 – 9212 Morning Dew Court -Single Family Dwelling and Deck

Owner: 1010300066-9212 Morning Dew Court 0330300065 – 9208 Morning Dew Court 1010300067-9209 Morning Dew Court LHIW-3, LLC 8808 Centre Park Drive, Suite 300 Columbia, MD 21045-2224

0330300064

Zanette, Joseph William & Kathleen Grace 9200 Morning Dew Court Toano, VA 23168-8941

1010100011

Mechkowski, Timothy C 9001 Barnes Road Toano, VA 23168-8904

1010100013 - 8999 Barnes Road

Thomas, Helda F 245 Rushlake Court Newport News VA 23602-8348

Contractor:

Wayne Harbin Builders, Inc. Attn: Mr. Doug Harbin 3705 Strawberry Plains, Suite D Williamsburg, VA 23188-3423

LandTech Resources, Inc. Attn: Mr. Chase Grogg 3925 Midlands Road Williamsburg, VA 23188-2575

1010100011B

Rinehart, Terry L & Sheila J 8985 Barnes Road Toano, VA 23168-8904

1010100014-9005 Barnes Road

Beverly Investments, LLC 215 McLaws Circle, Suite 2B Williamsburg, VA 23185-5799

AGENDA ITEM NO. D.6.

ITEM SUMMARY

DATE: 11/13/2019

TO: Chesapeake Bay Board

FROM: Michael Woolson, Senior Watershed Planner

SUBJECT: Case No. CBPA 19-0124 : 120 Jolly Pond Road

Matthew Hipple has filed an exception request for encroachments into the RPA buffer for an earthen dam and farm pond at 120 Jolly Pond Road, JCC Parcel No. 3110100007C.

ATTACHMENTS:

	Description	Type
D	Staff Report	Staff Report
D	Resolution 1	Resolution
D	Resolution 2	Resolution
D	Presentation	Presentation
D	1997 Plat	Backup Material
D	2013 Plat	Backup Material
D	Public Advertisement	Backup Material
D	APO Letter	Backup Material
D	APO Mailing List	Backup Material

REVIEWERS:

Department	Reviewer	Action	Date
Chesapeake Bay Group	Woolson, Michael	Approved	11/9/2019 - 9:58 AM
Chesapeake Bay Group	Small, Toni	Approved	11/12/2019 - 9:13 AM
Publication Management	Burcham, Nan	Approved	11/12/2019 - 9:21 AM
Chesapeake Bay Group	Secretary, ChesBay	Approved	11/12/2019 - 10:32 AM

CHESAPEAKE BAY BOARD EXCEPTION No. CBPA 19-0124. 120 Jolly Pond Road Staff Report for the November 13, 2019, Chesapeake Bay Board Public Hearing

This staff report is prepared by James City County Stormwater and Resource Protection to provide information to the Chesapeake Bay Board to assist them in making a recommendation on this assessment. It may be useful to members of the general public interested in this assessment.

EXISTING SITE DATA AND INFORMATION

Applicant: Mr. Matthew Hipple

Agent: None

Location: 120 Jolly Pond

Parcel Identification No.: 3110100007C

Parcel: Parcel 4, Hipple Family Subdivision

Lot Size: 3.93 Acres

Area of Lot in Resource

Protection Area (RPA): 2.20 acres +/- (56%)

Watershed: Gordon Creek (HUC JL 29)

Floodplain: None affecting property

Proposed Activity: Approval of a farm pond

Impervious Cover: 0 square feet

RPA Encroachment: 0.3 acre, landward and seaward 50-foot RPA

Staff Contact: Michael D. Woolson, Senior Watershed Planner Phone: 253-6823

BRIEF SUMMARY AND DESCRIPTION OF ACTIVITIES

Mr. Matthew Hipple has applied for a Chesapeake Bay Exception for encroachments into the RPA buffer for the approval of a farm pond on property located at 120 Jolly Pond Road within the Gordon Creek watershed. The property is further identified as James City County Tax Map Parcel No. 3110100007C. The parcel was platted in 2013, after the adoption of the revised Chesapeake Bay Ordinance.

The total lot size of this property is 3.93 acres, of which 56% is located within the RPA. In 2013, Thomas J. Hipple, Jr. (Matthew Hipple's father) subdivided property he owned to give to several of his sons. The area in question was platted to Matthew. In 1995, a driveway crossing was constructed, prior to the area in question having an RPA placed on the stream feature. That driveway crossing was built up at some point in time and a standpipe added to create a pond. This was done to address the issue of the driveway culvert clogging occasionally during storm events and flooding the driveway. It is staff understanding that the pond was created when Mr. Thomas J. Hipple Jr. owned the property. Staff has no records on file of any Chesapeake Bay Exceptions being granted for the pond. Mr. Matthew Hipple is requesting an after-the-fact approval for the pond.

STAFF EVALUATION

Staff has evaluated the application and exception request for the construction of the farm pond. This application meets the Ordinance conditions in Sections 23-11 and 23-14 and should be heard by the Board because the pond is not permitted within the RPA without Board approval.

CONSIDERATION BY THE CHESAPEAKE BAY BOARD

The Board may grant exceptions to Section 23-7 if the application meets the following five conditions:

- 1. The exception request is the minimum necessary to afford relief; and
- 2. Granting the exception will not confer upon the Applicant any special privileges denied by Chapter 23, Chesapeake Bay Preservation, of the James City County Code, to other property owners similarly situated in the vicinity; and
- 3. The exception request will be in harmony with the purpose and intent of Chapter 23 of the James City County Code and is not of substantial detriment to water quality; and
- 4. The exception request is not based on conditions or circumstances that are self-created or self-imposed, nor does the request arise from conditions or circumstances either permitted or non-conforming that are related to adjacent parcels; and
- 5. Reasonable and appropriate conditions are imposed which will prevent the exception request from causing a degradation of water quality.

STAFF RECOMMENDATIONS

Should the Board find that the exception request meets all five of the conditions outlined above, staff suggests the following conditions be incorporated into the approval:

- 1. The applicant must obtain all other necessary federal, state, and local permits as required for the project; and
- 2. Remove the standpipe, drain the pond and stabilize the area, if the Board so desires; and
- 3. This exception request approval shall become null and void if construction has not begun by November 13, 2020; and
- 4. Written requests for an extension to an exception shall be submitted to the Stormwater and Resource Protection Division no later than October 2, 2020, six weeks prior to the expiration date.

MDW/md CBPA19-124JollyPd

Attachments:

- 1. Resolution
- 2. Site Plan

RESOLUTION

CASE NO. CBPA 19-0124. 120 JOLLY POND ROAD

JAMES CITY COUNTY CHESAPEAKE BAY PRESERVATION ORDINANCE EXCEPTION

- WHEREAS, Mr. Matthew Hipple (the "Applicant") has applied to the Chesapeake Bay Board of James City County (the "Board") on November 13, 2019, to request an exception to use the Resource Protection Area (the "RPA") on a parcel of property identified as James City County Real Estate Tax Map Parcel No. 3110100007C and further identified as 120 Jolly Pond Road (the "Property") as set forth in the application CBPA 19-0124 for the purpose of constructing a pond; and
- WHEREAS, the Board has listened to the arguments presented and has carefully considered all evidence entered into the record.
- NOW, THEREFORE, BE IT RESOLVED that the Chesapeake Bay Board of James City County, Virginia, following a public hearing, by a majority vote of its members FINDS that:
 - 1. The exception request is the minimum necessary to afford relief.
 - 2. Granting the exception will not confer upon the Applicant any special privileges denied by Chapter 23, Chesapeake Bay Preservation, of the James City County Code, to other property owners similarly situated in the vicinity.
 - 3. The exception request will be in harmony with the purpose and intent of Chapter 23 of the James City County Code and is not of substantial detriment to water quality.
 - 4. The exception request is not based on conditions or circumstances that are self-created or self-imposed, nor does the request arise from conditions or circumstances either permitted or non-conforming that are related to adjacent parcels.
 - 5. Reasonable and appropriate conditions are hereby imposed, as set forth below, which will prevent the exception request from causing a degradation of water quality.
 - 6. In granting this exception, the following conditions are hereby imposed to prevent this exception request from causing degradation of water quality:
 - a. The applicant must obtain all other necessary federal, state, and local permits required for the project; and
 - b. This exception request approval shall become null and void if construction has not begun by November 13, 2020; and
 - c. Written requests for an extension to an exception shall be submitted to the Stormwater and Resource Protection Division no later than October 2, 2020, six weeks prior to the expiration date.

David Gussman	Michael D. Woolson	
Chair, Chesapeake Bay Board	Secretary to the Board	

Adopted by the Chesapeake Bay Board of James City County, Virginia, this 13th day of November, 2019.

CBPA19-124JollyPd-res

RESOLUTION

CASE NO. CBPA 19-0124. 120 JOLLY POND ROAD

JAMES CITY COUNTY CHESAPEAKE BAY PRESERVATION ORDINANCE EXCEPTION

- WHEREAS, Mr. Matthew Hipple (the "Applicant") has applied to the Chesapeake Bay Board of James City County (the "Board") on November 13, 2019, to request an exception to use the Resource Protection Area (the "RPA") on a parcel of property identified as James City County Real Estate Tax Map Parcel No. 3110100007C and further identified as 120 Jolly Pond Road (the "Property") as set forth in the application CBPA 19-0124 for the purpose of constructing a pond; and
- WHEREAS, the Board has listened to the arguments presented and has carefully considered all evidence entered into the record.
- NOW, THEREFORE, BE IT RESOLVED that the Chesapeake Bay Board of James City County, Virginia, following a public hearing, by a majority vote of its members FINDS that:
 - 1. The exception request is the minimum necessary to afford relief.
 - 2. Granting the exception will not confer upon the Applicant any special privileges denied by Chapter 23, Chesapeake Bay Preservation, of the James City County Code, to other property owners similarly situated in the vicinity.
 - 3. The exception request will be in harmony with the purpose and intent of Chapter 23 of the James City County Code and is not of substantial detriment to water quality.
 - 4. The exception request is not based on conditions or circumstances that are self-created or self-imposed, nor does the request arise from conditions or circumstances either permitted or non-conforming that are related to adjacent parcels.
 - 5. Reasonable and appropriate conditions are hereby imposed, as set forth below, which will prevent the exception request from causing a degradation of water quality.
 - 6. In granting this exception, the following conditions are hereby imposed to prevent this exception request from causing degradation of water quality:
 - a. The applicant must obtain all other necessary federal, state, and local permits required for the project; and
 - b. Remove the standpipe, drain the pond and stabilize the area; and
 - c. This exception request approval shall become null and void if construction has not begun by November 13, 2020; and
 - d. Written requests for an extension to an exception shall be submitted to the

Stormwater and Resource Protection	Division no	later than	October 2	2, 2020,	six
weeks prior to the expiration date.					

David Gussman	Michael D. Woolson	
Chair, Chesapeake Bay Board	Secretary to the Board	

Adopted by the Chesapeake Bay Board of James City County, Virginia, this 13th day of November, 2019.

CBPA19-124JollyPd-res



Chesapeake Bay Board of James City County, Virginia

November 13, 2019

CBPA 19-0124

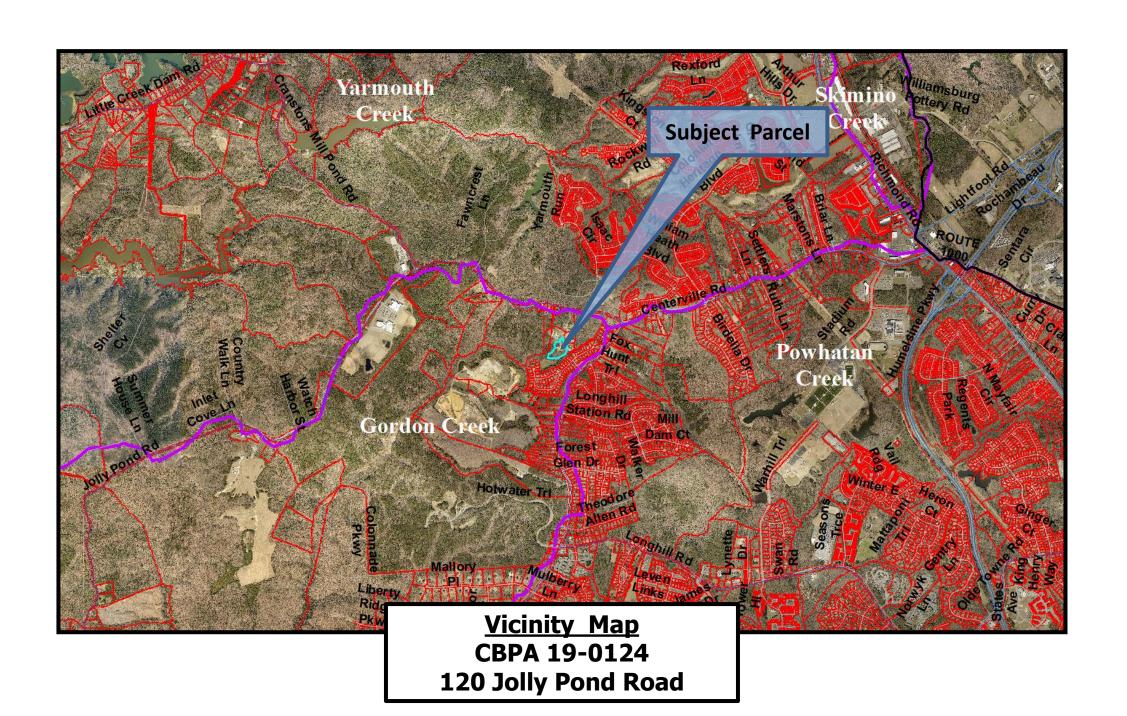
Mathew J. Hipple

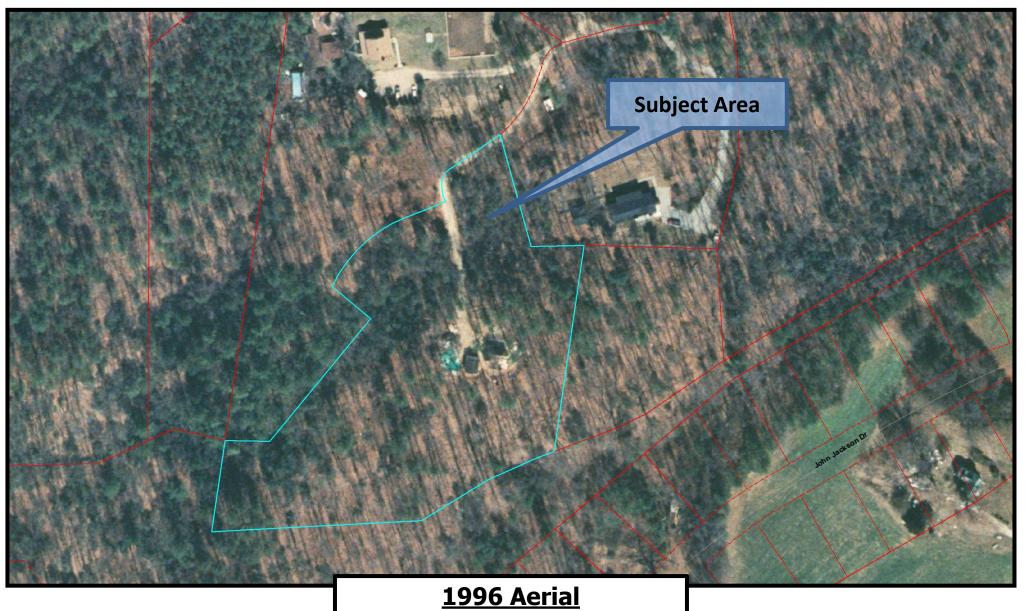
120 Jolly Pond Road



Applicant Request

✓ To construct a farm pond.

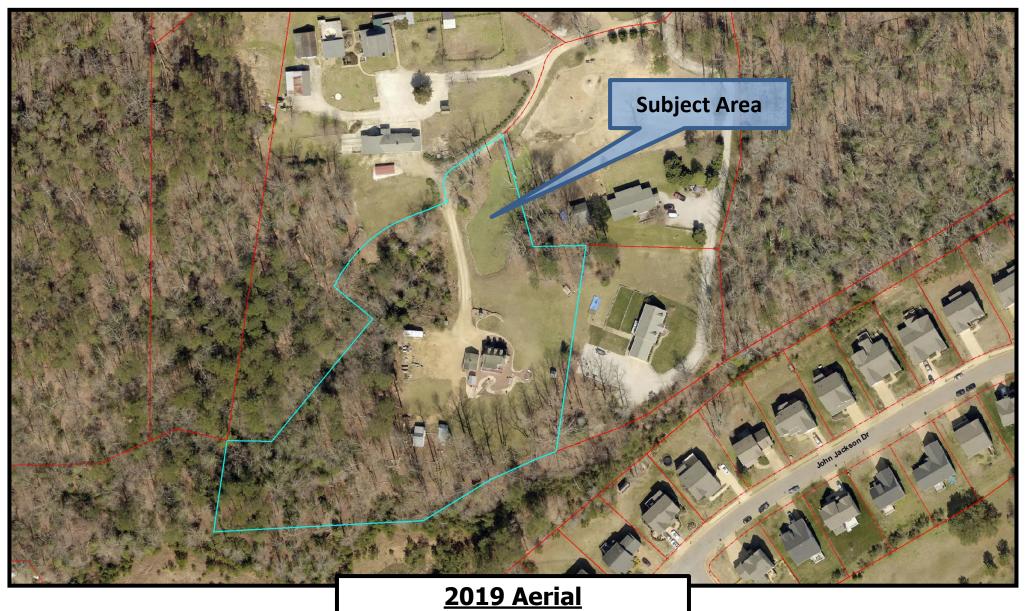




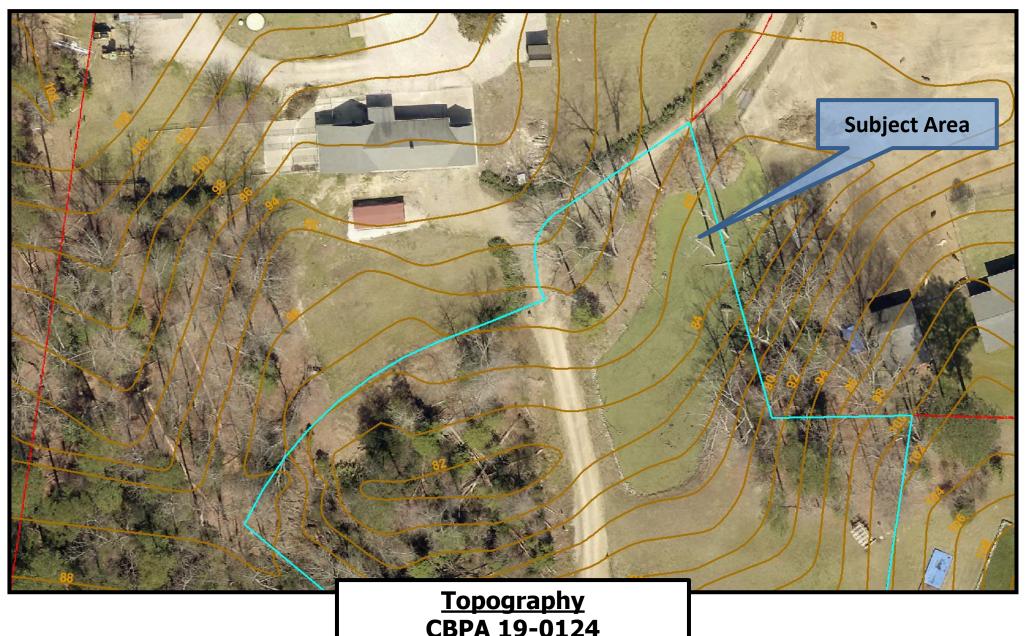
1996 Aerial CBPA 19-0124 120 Jolly Pond Road



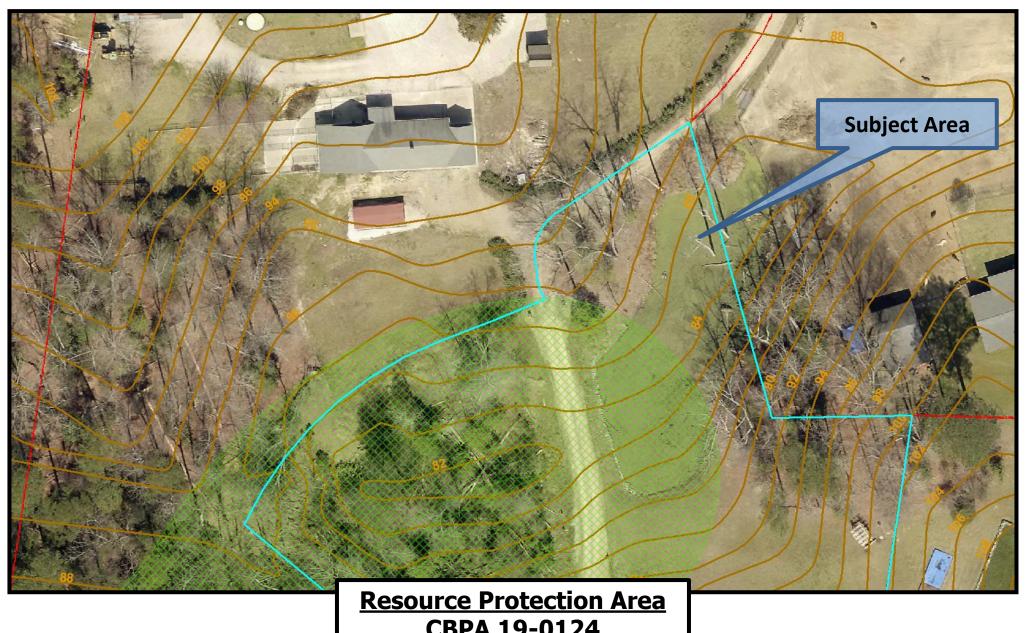
2011 Aerial CBPA 19-0124 120 Jolly Pond Road



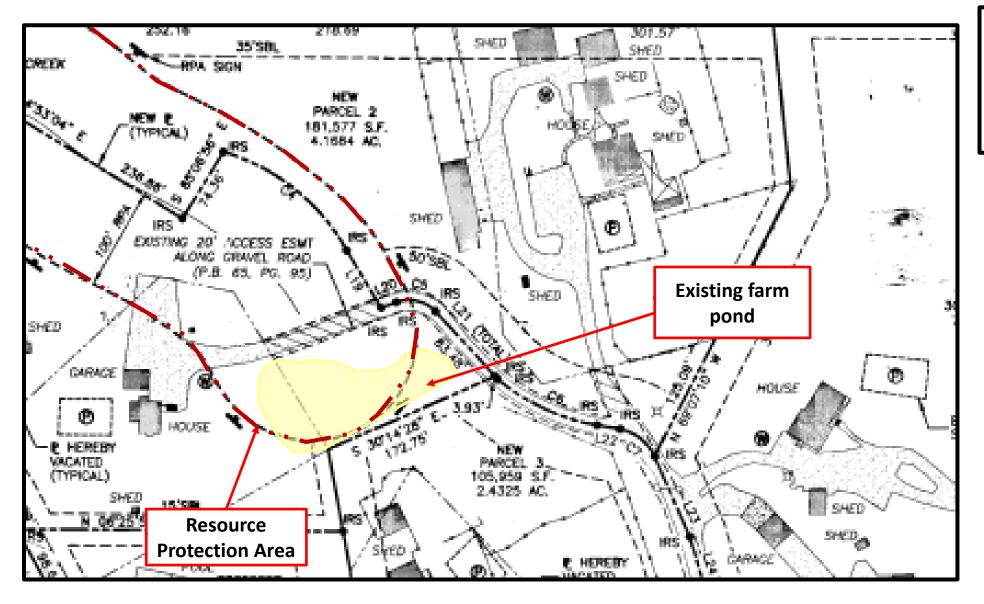
CBPA 19-0124 120 Jolly Pond Road



CBPA 19-0124 120 Jolly Pond Road

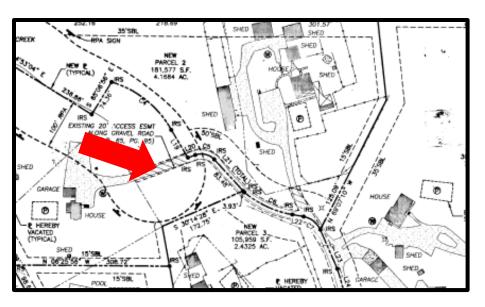


CBPA 19-0124 120 Jolly Pond Road



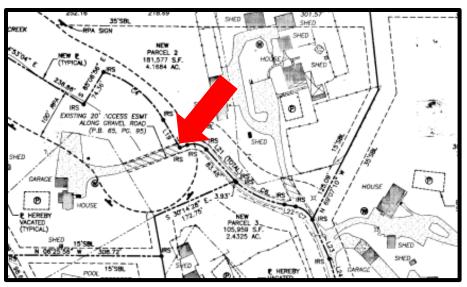
Site Plan showing proposed improvements, submitted October 18, 2019. For representative use only for presentation of case #CBPA 19-0124.

Site Plan - CBPA 19-0124 120 Jolly Pond Road



Site Photo #1 CBPA 19-0124 120 Jolly Pond Road

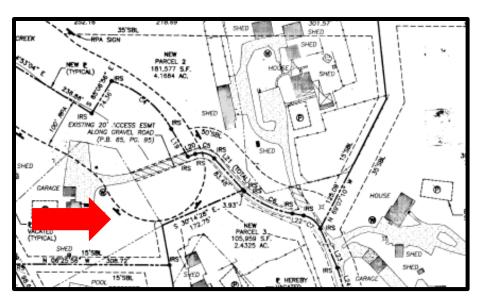




Standpipe November 8, 2019

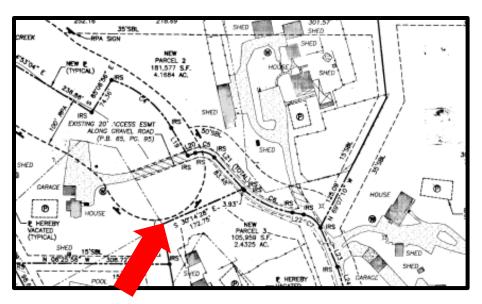
Existing

Site Photo #2 CBPA 19-0124 120 Jolly Pond Road



Site Photo #3 CBPA 19-0124 120 Jolly Pond Road





Site Photo #4
CBPA 19-0124
120 Jolly Pond Road

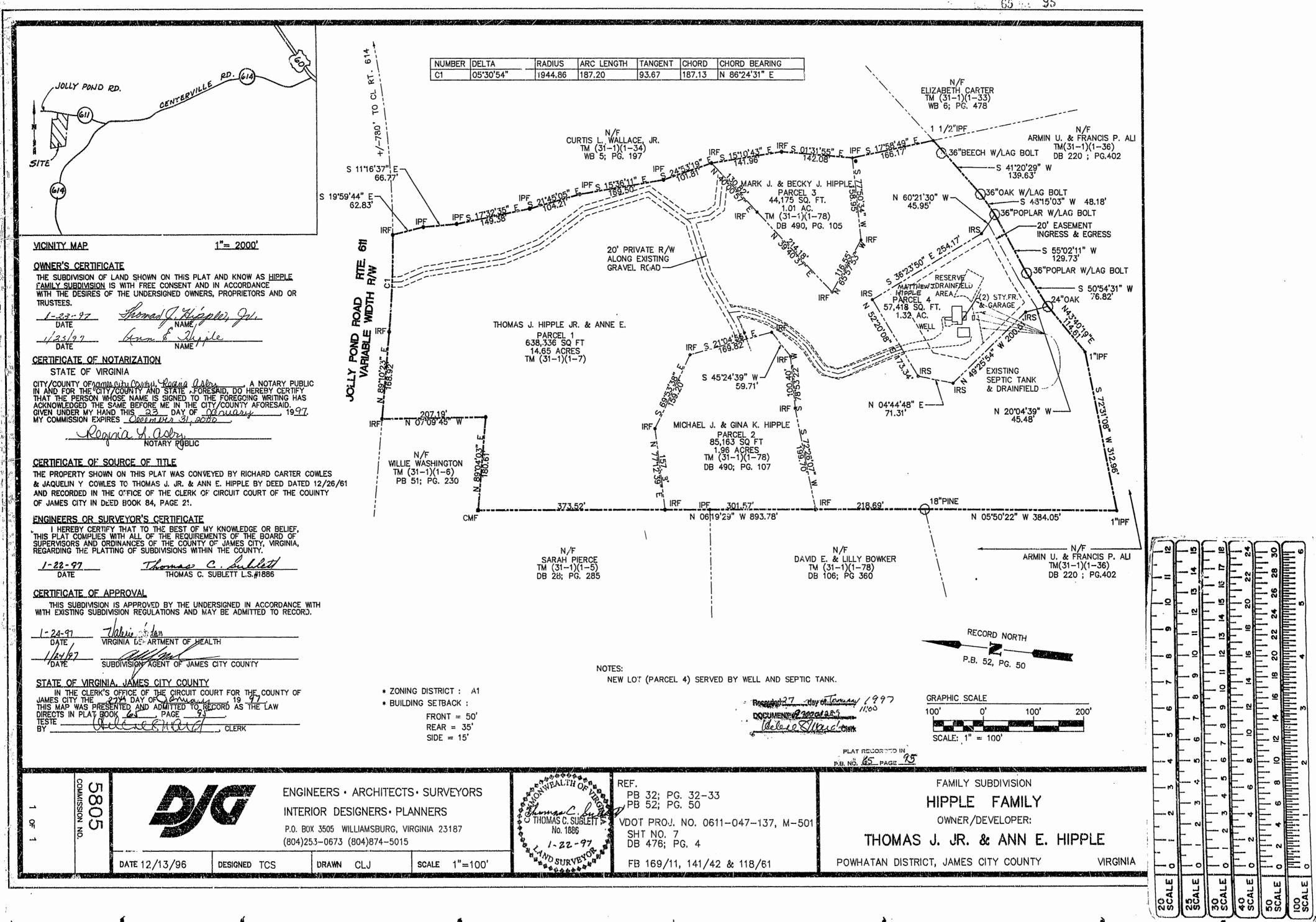


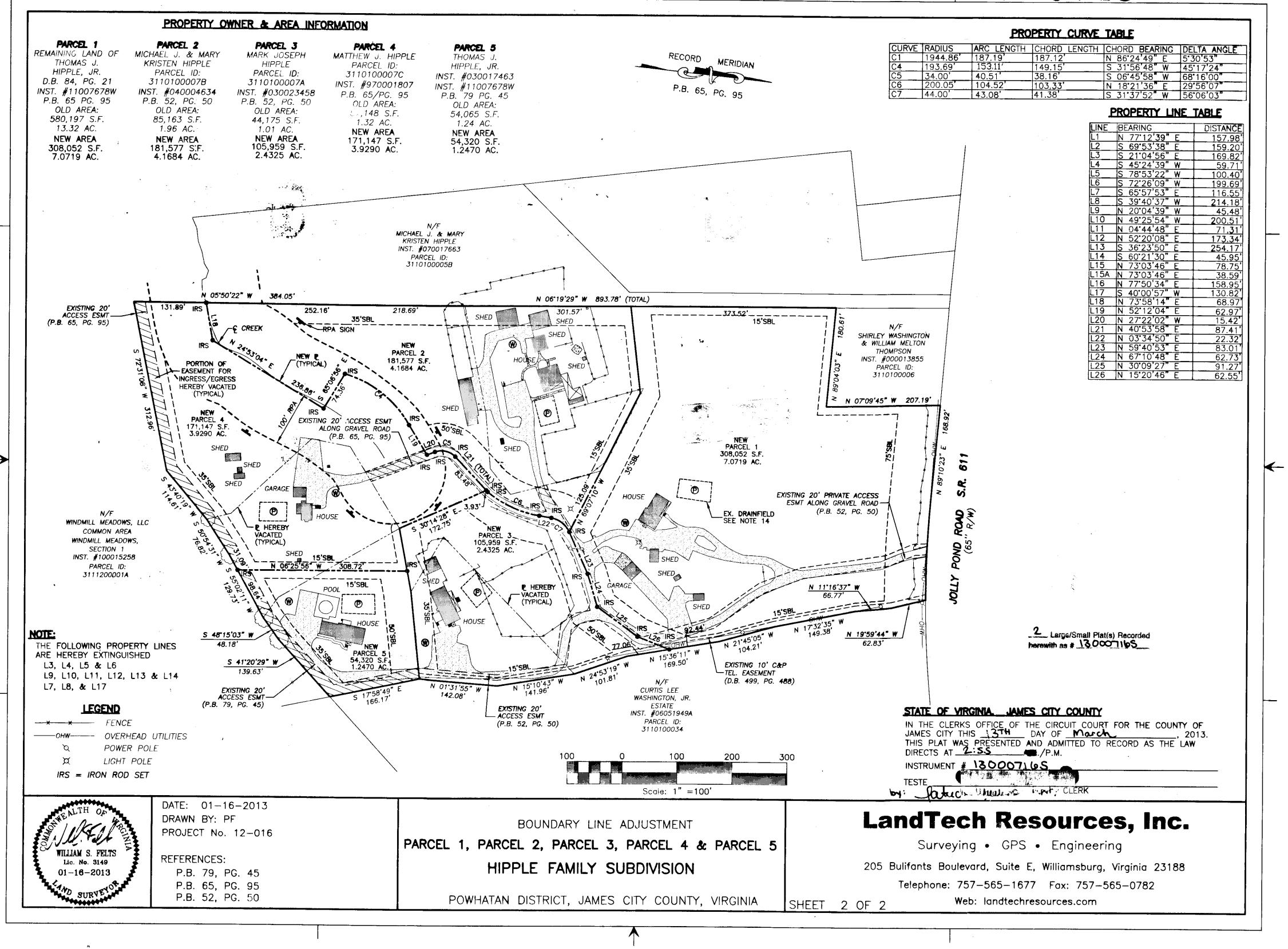
Permit Conditions



Staff Recommended Conditions

- The applicant must obtain all other necessary federal, state, and local permits as required for the project and
- Remove the standpipe, drain the pond and stabilize the area, if the Board so desires; and
- ✓ This exception request approval shall become null and void if construction has not begun by November 13, 2020; and
- ✓ Written requests for an extension to an exception shall be submitted to the Stormwater and Resource Protection Division no later than October 2, 2020, six weeks prior to the expiration date.







PUBLIC HEARING NOTICE

THE CHESAPEAKE BAY BOARD OF JAMES CITY COUNTY, VIRGINIA WILL HOLD A

PUBLIC HEARING WEDNESDAY NOVEMBER 13, 2019 AT 5 P.M. IN THE BOARD

ROOM OF BUILDING F, 101 MOUNTS BAY ROAD, JAMES CITY COUNTY, VIRGINIA.

THE CHESAPEAKE BAY BOARD WILL CONSIDER THE FOLLOWING EXCEPTION REQUESTS FOR ENCROACHMENT INTO THE RPA BUFFER:

CBPA 19-0117: VHB, on behalf of Seaworld Parks & Entertainment, LLC, has filed an exception request for encroachments into the RPA buffer for an expansion of the Germany section at 7851 Pocahontas Trail in the Busch Gardens Williamsburg park, JCC Parcel No. 5140100009.

CBPA 19-0116: Roth Environmental, on behalf of David and Donna Watson, has filed an exception request for encroachments into the RPA buffer for the construction of a sunroom and deck at 167 Riverview Plantation Drive in the Riverview Plantation subdivision, JCC Parcel No. 1730200003.

CBPA 19-0121: Robert and Patricia Kaufman have filed an exception request for encroachments into the RPA buffer for a house addition at 4053 South Riverside Drive in the Chickahominy Haven subdivision, JCC Parcel No. 1910500009.

CBPA 19-0120: Harbin Builder, on behalf of LHIW-3, has filed an exception request for encroachments into the RPA buffer for a single family dwelling and deck at 9212 Morning Dew Court in The Retreat subdivision, JCC Parcel No. 1010300066.

CBPA 19-0124: Matthew Hipple has filed an exception request for encroachments into the RPA buffer for an earthen dam and farm pond at 120 Jolly Pond Road, JCC Parcel No. 3110100007C.

CBPA 19-0115: Country Village Mobile Home Park has filed an exception request for encroachments into the RPA buffer for a three bedroom mobile home and deck at 11 Gray Gables Drive in the Country Village Mobile Home Park, JCC Parcel No. 5920100001.

CBPA 19-0118: Williamsburg Landing, Inc. has filed an exception request for encroachments into the RPA buffer for the construction of buildings for The Bluffs at Williamsburg Landing project at 5700 Williamsburg Landing Drive, JCC Parcel No. 4820100002.

CBPA 19-0126: AES Consulting Engineers, Inc. has filed an exception request for encroachments into the RPA buffer for an expansion of buildings, parking and stormwater management infrastructure at 3000 John Deere Road in the Stonehouse Commerce Park, JCC Parcel No. 1210100045.

Appeals from decisions under the Chesapeake Bay Preservation Ordinance may also be heard.

All interested parties are invited to attend the meetings. The applications and plans are on file and may be

viewed during normal office hours in the Stormwater and Resource Protection Division, 101-E Mounts Bay Road, James City County, Virginia.

NOT FOR PUBLICATION

DISPLAY: WEDNESDAY - October 30 and November 6, 2019.

ACCOUNT NO.: 0011350200 - VIRGINIA GAZETTE

COPIES: PLANNING

ASSISTANT COUNTY ATTORNEY

WETLANDS/CHESAPEAKE BAY BOARD MEMBERS



General Services
107 Tewning Road
Williamsburg, VA 23188
P: 757-259-4080
General.Services@jamescitycountyva.gov

jamescitycountyva.gov

Capital Projects 107 Tewning Road Williamsburg, VA 23188 757-259-4080 Fleet 103 Tewning Road Williamsburg, VA 23188 757-259-4122 Stormwater and Resource Protection 101-E Mounts Bay Road Williamsburg, VA 23185 757-253-6670

Facilities & Grounds 113 Tewning Road Williamsburg, VA 23188 757-259-4080 Solid Waste 1204 Jolly Pond Road Williamsburg, VA 23188 757-565-0971

October 23, 2019

RE: CBPA-19-0124

120 Jolly Pond Road

Earthen Dam and Farm Pond

Dear Adjacent Property Owner:

In accordance with State and County Codes, this letter is to notify you that a request has been filed with the James City County Chesapeake Bay Board by Mr. Matthew Hipple for encroachment into the Resource Protection Area (RPA) buffer for an earthen dam and farm pond. The project is located at 120 Jolly Pond Road and further identified as JCC Parcel No. 3110100007C.

A complete description, plan and other information are on file in the Stormwater and Resource Protection Division and are available for inspection during normal business hours, should anyone desire to review them.

The Chesapeake Bay Board will hold an advertised public hearing on **Wednesday, November 13, 2019 at 5:00 p.m.**, in the Board Room of Building F, 101 Mounts Bay Road, James City County, Virginia, at which time you may request to speak on the above referenced project.

Sincerely,

Janíce Petty

Janice Petty Stormwater Assistant 757-253-6790 janice.petty@jamescitycountyva.gov

cc: None

Mailing List for: CBPA-19-0124 – 120 Jolly Pond Road –Earthen Dam and Farm Pond

Owner: 3110100007C-120 Jolly Pond Road

Hipple, Matthew J P.O. Box 455

Lightfoot, VA 23090-0455

3111200001A-5987 John Jackson Drive N

Windmill Meadows, LLC 212 Powhatan Secondary Williamsburg, VA 23188-7902

3110100005B-196 Jolly Pond Road

Hipple, Michael J & Mary Kristen

P.O. Box 43

Lightfoot, VA 23090-0043

3110100007B

Fitzgerald, David M & Aimee S 112 Jolly Pond Road Williamsburg, VA 23188-7319 3110100007A-116 Jolly Pond Road

Hipple, Mark Joseph

P.O. Box 75

Lightfoot, VA 23090-0075

3110100007D-118 Jolly Pond Road

Hipple, Thomas J, III

P.O. Box 476

Lightfoot, VA 23090-0476

3001000007-106 Jolly Pond Road

Hipple, Thomas J, Jr Estate c/o Matthew Hipple

P.O. Box 455

Lightfoot, VA 23090-0455

AGENDA ITEM NO. D.7.

ITEM SUMMARY

DATE: 11/13/2019

TO: Chesapeake Bay Board

FROM: Michael Woolson, Senior Watershed Planner

SUBJECT: Case No. CBPA 19-0115 : 11 Gray Gables Drive

Country Village Mobile Home Park has filed an exception request for encroachments into the RPA buffer for a three bedroom mobile home and deck at 11 Gray Gables Drive in the Country Village Mobile Home Park, JCC Parcel No. 5920100001.

ATTACHMENTS:

	Description	Type
D D	Staff Report	Staff Report
	Resolution	Resolution
	Presentation	Presentation
D	Site Plan	Backup Material
D	Public Advertisement	Backup Material
	APO Letter	Backup Material
ם	APO Mailing List	Backup Material

REVIEWERS:

Department	Reviewer	Action	Date
Chesapeake Bay Group	Woolson, Michael	Approved	11/7/2019 - 2:30 PM
Chesapeake Bay Group	Small, Toni	Approved	11/8/2019 - 1:56 PM
Publication Management	Burcham, Nan	Approved	11/8/2019 - 1:58 PM
Chesapeake Bay Group	Secretary, ChesBay	Approved	11/9/2019 - 9:15 AM

CHESAPEAKE BAY BOARD EXCEPTION No. CBPA 19-0115. 11 Gray Gables Staff Report for the November 13, 2019, Chesapeake Bay Board Public Hearing

This staff report is prepared by James City County Stormwater and Resource Protection to provide information to the Chesapeake Bay Board to assist them in making a recommendation on this assessment. It may be useful to members of the general public interested in this assessment.

EXISTING SITE DATA AND INFORMATION

Applicant: Mr. Lance Frost, Country Village Mobile Home Park

Agent: None

Location: 11 Gray Gables

Parcel Identification No.: 5920100001

Parcel: Barlows

Lot Size: 77.15 acres

Area of Lot in Resource

Protection Area (RPA): 14 acres +/- (18%)

Watershed: Skiffes Creek (HUC JL 35)

Floodplain: None affecting property (Federal Emergency Management Agency)

Proposed Activity: Replacement of a mobile home and deck

Impervious Cover: 413 square feet

RPA Encroachment: 413 square feet, seaward 50-foot RPA

Staff Contact: Michael D. Woolson, Senior Watershed Planner Phone: 253-6823

BRIEF SUMMARY AND DESCRIPTION OF ACTIVITIES

Mr. Lance Frost, Country Village Mobile Home Park, has applied for a Chesapeake Bay Exception for encroachments into the RPA buffer for the replacement of a mobile home and deck on property located at 11 Gray Gables within the Country Village Mobile Home Park and the Skiffes Creek watershed. The property is further identified as James City County Tax Map Parcel No. 5920100001. The parcel was platted in 1970, prior to the adoption of the Chesapeake Bay Ordinance.

The total size of this property is 77.15 acres, of which 18% is located within the RPA. The individual lot size for the mobile home is 5,500 square feet, of which 100% is located within the RPA. The applicant is proposing to replace a 916-square-foot mobile home including a 56-square-foot deck with a 1,178-square-foot mobile home and a 208-square-foot deck. This equates to an increase of 413 square feet of impervious encroachment into the RPA. Mitigation requirements for this amount of impervious encroachment equates to one planting unit.

STAFF EVALUATION

Staff has evaluated the application and exception request for the replacement of the mobile home and deck. This application meets the Ordinance conditions in Sections 23-11 and 23-14 and should be heard by the Board because the redevelopment equates to an increase in impervious surfaces within the RPA.

CONSIDERATION BY THE CHESAPEAKE BAY BOARD

The Board may grant exceptions to Section 23-7 if the application meets the following five conditions:

- 1. The exception request is the minimum necessary to afford relief; and
- 2. Granting the exception will not confer upon the Applicant any special privileges denied by Chapter 23, Chesapeake Bay Preservation, of the James City County Code, to other property owners similarly situated in the vicinity; and
- 3. The exception request will be in harmony with the purpose and intent of Chapter 23 of the James City County Code and is not of substantial detriment to water quality; and
- 4. The exception request is not based on conditions or circumstances that are self-created or self-imposed, nor does the request arise from conditions or circumstances either permitted or non-conforming that are related to adjacent parcels; and
- 5. Reasonable and appropriate conditions are imposed which will prevent the exception request from causing a degradation of water quality.

STAFF RECOMMENDATIONS

Should the Board find that the exception request meets all five of the conditions outlined above, staff suggests the following conditions be incorporated into the approval:

- 1. The applicant must obtain all other necessary federal, state, and local permits as required for the project; and
- 2. A mitigation plan consisting of one planting unit be submitted for approval; and
- 3. A surety of \$250 be paid and in place prior to the commencement of work, in a form acceptable to the James City County Attorney, to ensure the mitigation requirements; and
- 4. This exception request approval shall become null and void if construction has not begun by November 13, 2020; and
- 5. Written requests for an extension to an exception shall be submitted to the Stormwater and Resource Protection Division no later than October 2, 2020, six weeks prior to the expiration date.

MDW/md CBPA19-15GryGables

Attachments:

- 1. Resolution
- 2. Site Plan

RESOLUTION

CASE NO. CBPA 19-0115. 11 GRAY GABLES

JAMES CITY COUNTY CHESAPEAKE BAY PRESERVATION ORDINANCE EXCEPTION

- WHEREAS, Mr. Lance Frost (the "Applicant") has applied to the Chesapeake Bay Board of James City County (the "Board") on November 13, 2019, to request an exception to use the Resource Protection Area (the "RPA") on a parcel of property identified as James City County Real Estate Tax Map Parcel No. 5920100001 and further identified as 11 Gray Gables (the "Property") as set forth in the application CBPA 19-0115 for the purpose of replacement of a mobile home and deck; and
- WHEREAS, the Board has listened to the arguments presented and has carefully considered all evidence entered into the record.
- NOW, THEREFORE, BE IT RESOLVED that the Chesapeake Bay Board of James City County, Virginia, following a public hearing, by a majority vote of its members FINDS that:
 - 1. The exception request is the minimum necessary to afford relief.
 - 2. Granting the exception will not confer upon the Applicant any special privileges denied by Chapter 23, Chesapeake Bay Preservation, of the James City County Code, to other property owners similarly situated in the vicinity.
 - 3. The exception request will be in harmony with the purpose and intent of Chapter 23 of the James City County Code and is not of substantial detriment to water quality.
 - 4. The exception request is not based on conditions or circumstances that are self-created or self-imposed, nor does the request arise from conditions or circumstances either permitted or non-conforming that are related to adjacent parcels.
 - 5. Reasonable and appropriate conditions are hereby imposed, as set forth below, which will prevent the exception request from causing a degradation of water quality.
 - 6. In granting this exception, the following conditions are hereby imposed to prevent this exception request from causing degradation of water quality:
 - a. The applicant must obtain all other necessary federal, state, and local permits required for the project; and
 - b. A mitigation plan consisting of one planting unit be submitted for approval; and
 - c. A surety of \$250 be paid and in place prior to the commencement of work, in a form acceptable to the James City County Attorney, to ensure the mitigation requirements; and

- d. This exception request approval shall become null and void if construction has not begun by November 13, 2020; and
- e. Written requests for an extension to an exception shall be submitted to the Stormwater and Resource Protection Division no later than October 2, 2020, six weeks prior to the expiration date.

David Gussman	Michael D. Woolson
Chair, Chesapeake Bay Board	Senior Watershed Planner

Adopted by the Chesapeake Bay Board of James City County, Virginia, this 13th day of November, 2019.

CBPA19-15GryGables-res



Chesapeake Bay Board of James City County, Virginia

November 13, 2019

CBPA 19-0115

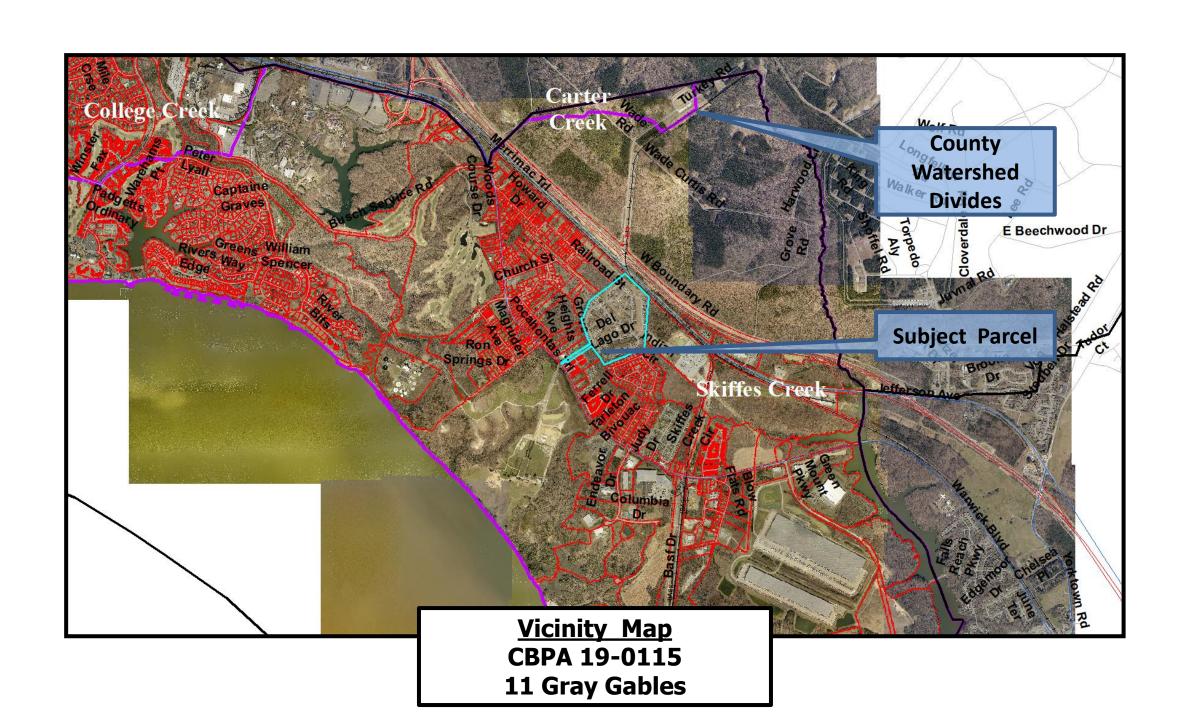
Lance Frost

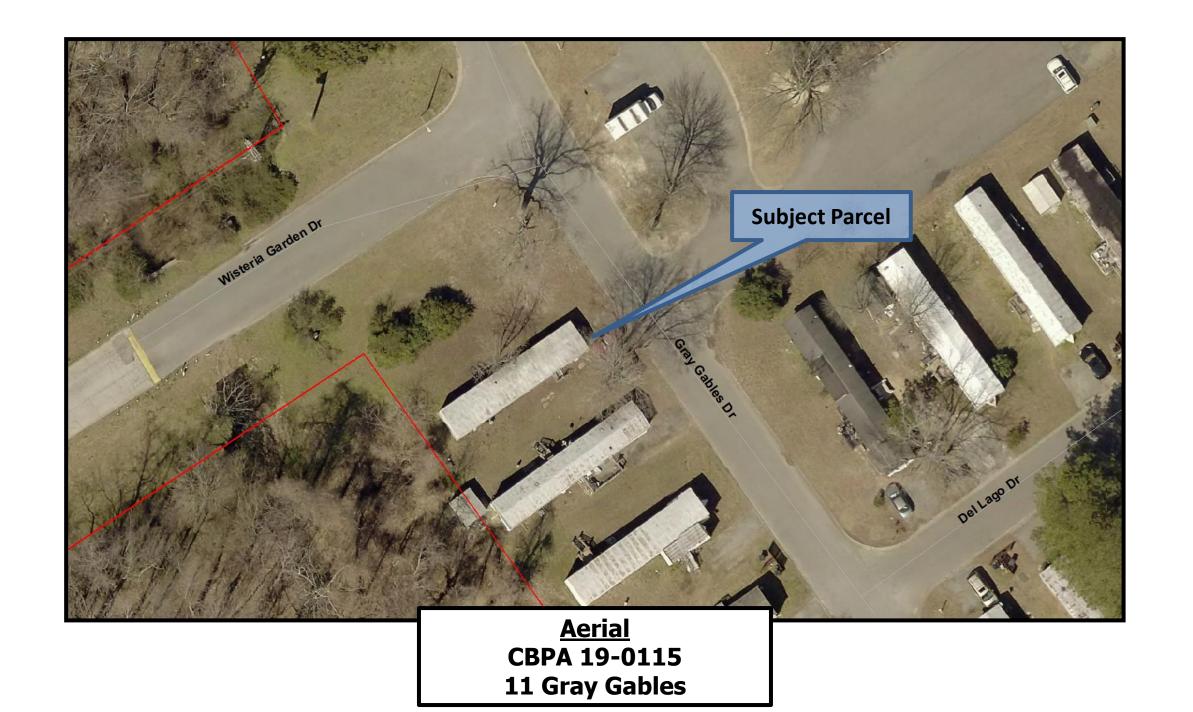
11 Gray Gables

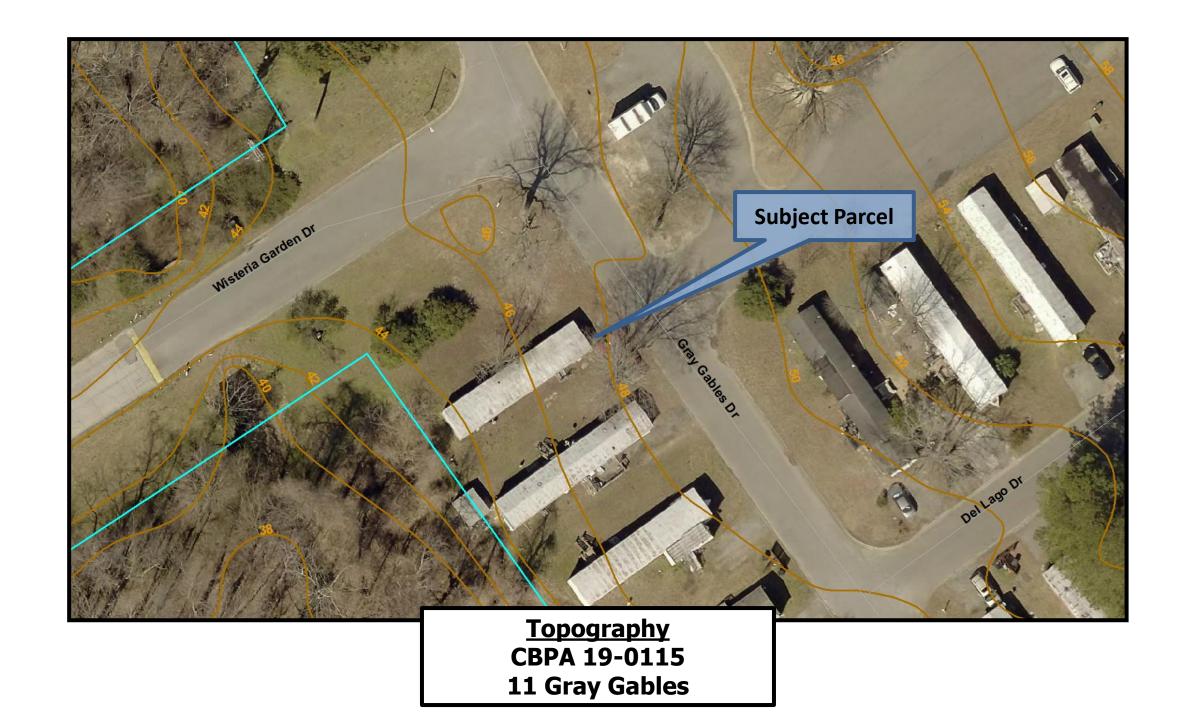


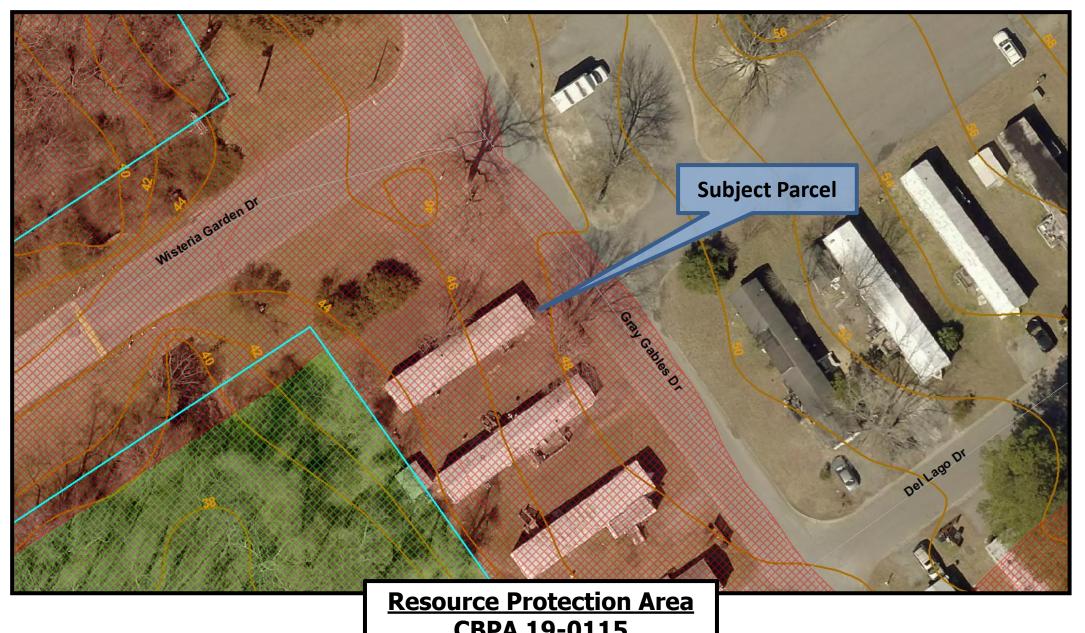
Applicant Request

✓ To replace a mobile home and deck.

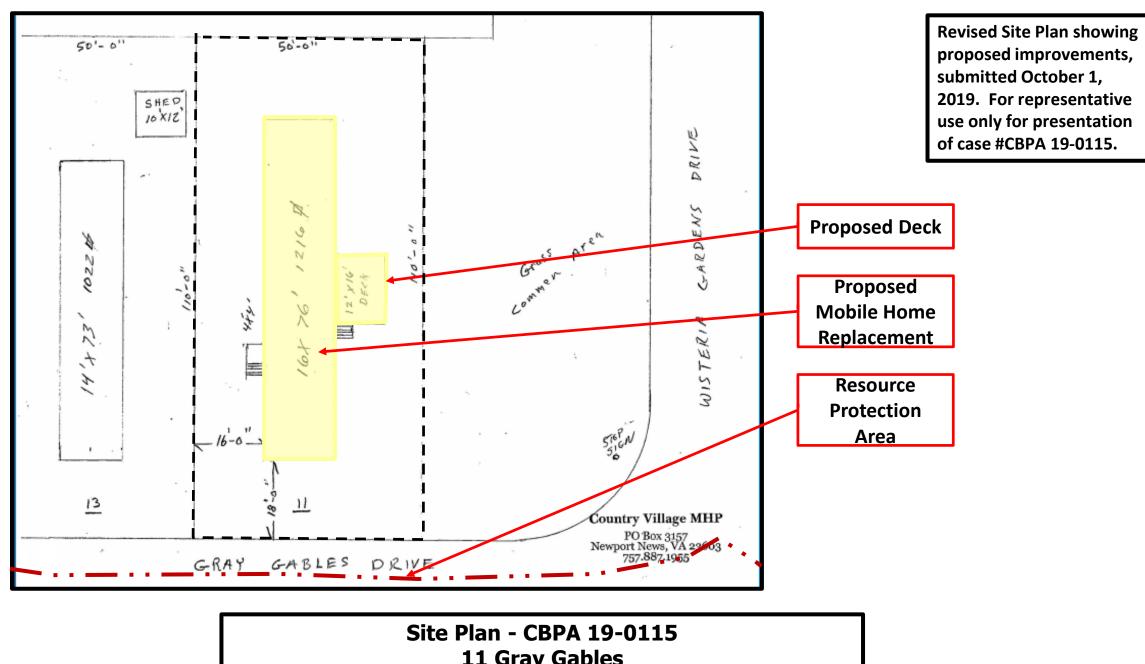




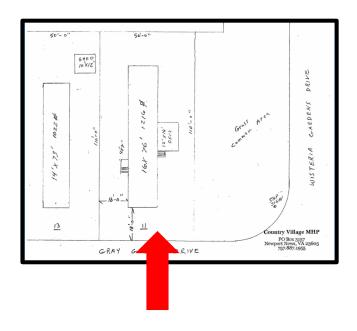




CBPA 19-0115 11 Gray Gables

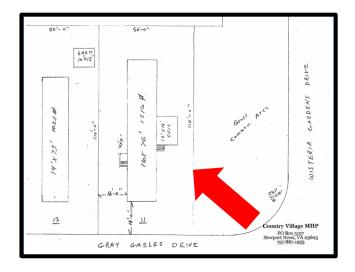


11 Gray Gables



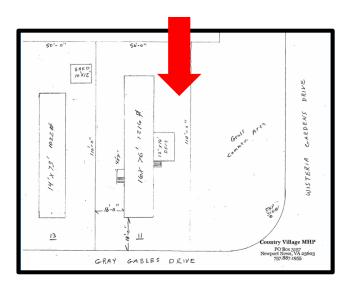
Site Photo #1 CBPA 19-0115 11 Gray Gables





Site Photo #2 CBPA 19-0115 11 Gray Gables





Site Photo #3 CBPA 19-0115 11 Gray Gables

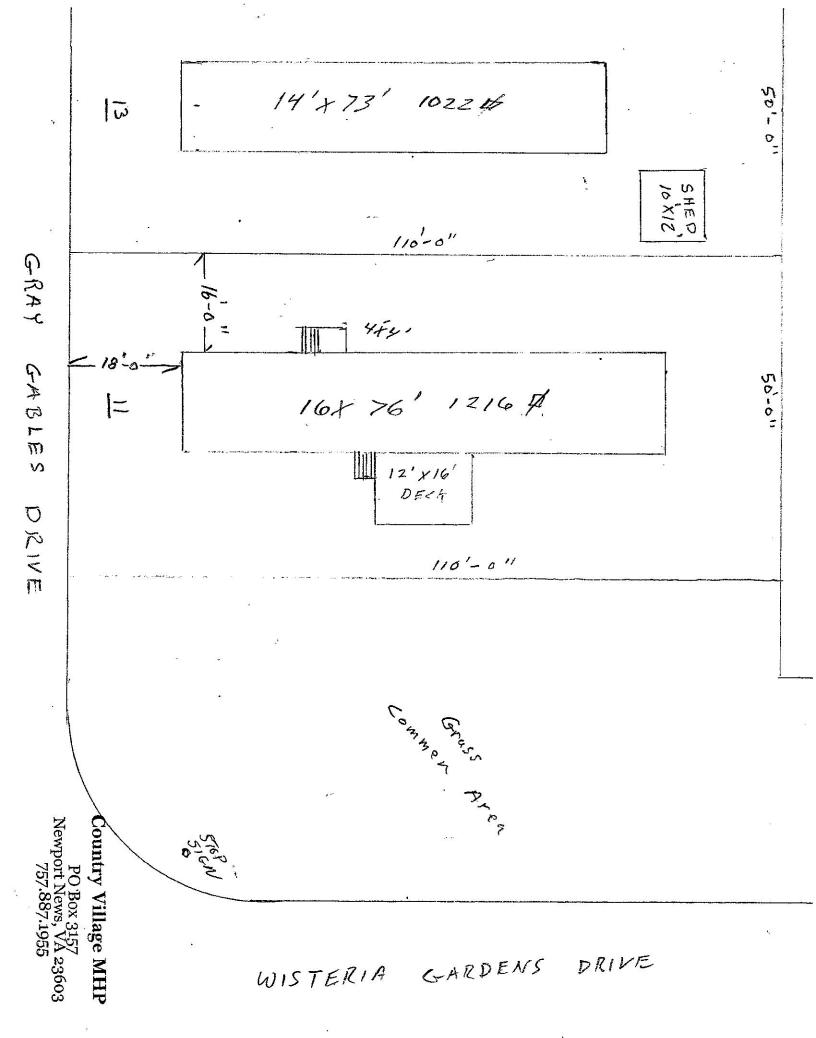


Permit Conditions



Staff Recommended Conditions

- The applicant must obtain all other necessary federal, state, and local permits as required for the project and
- A mitigation plan of one additional planting unit; and
- A surety of \$250 be submitted; and
- ✓ This exception request approval shall become null and void if construction has not begun by November 13, 2020; and
- ✓ Written requests for an extension to an exception shall be submitted to the Stormwater and Resource Protection Division no later than October 2, 2020, six weeks prior to the expiration date.



CVMHP 11 Gray Gables Drive Williamsburg, VA 23185

Lot Area

5,500 pt

Previous Home removed 13'-10" x ,70'-0"

New Home 15-6" x 74'-6" 916,23 \$

1,178 #

Increase

[261.77 #

Previous Decks 4x4 + 5 x 8'

[56 \$]

Proposed Decks 4x4 + 12 x16

1208 11/

Increase

152 B

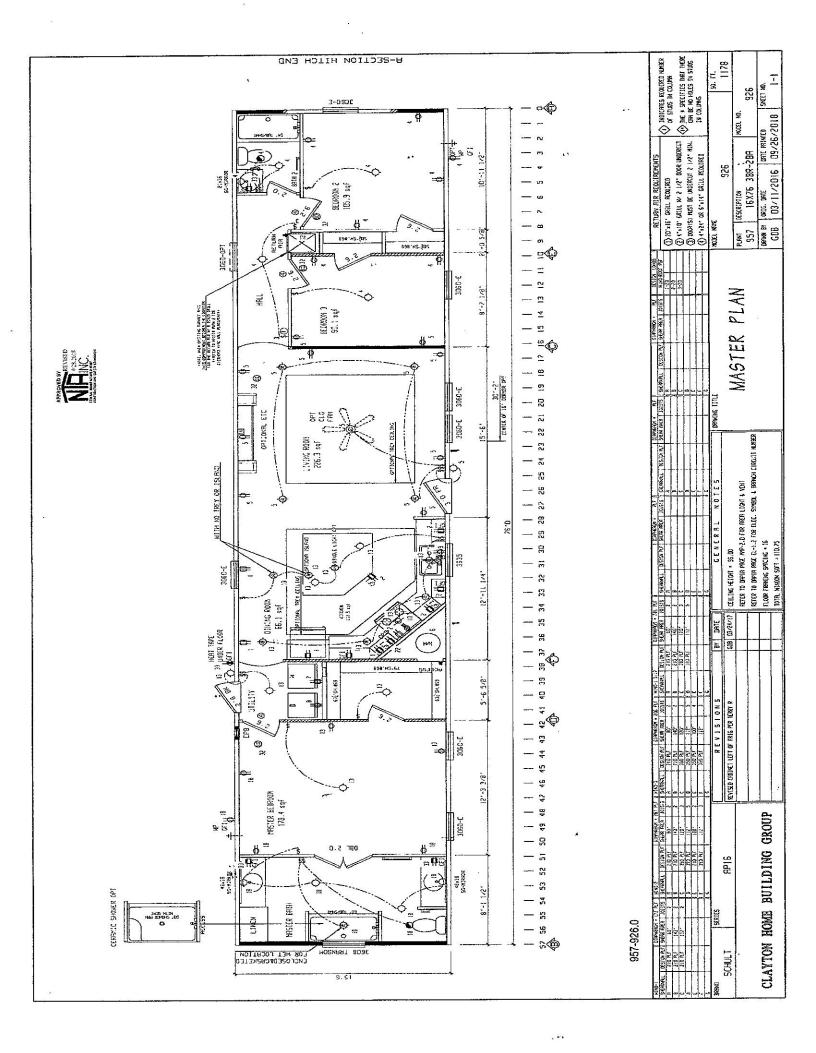
Increase Deck + Homk Home DECKS 1178= 208 +

413.77

1,386 LUT 5,500

TOTAL

APROX = 25.2% of Lot





PUBLIC HEARING NOTICE

THE CHESAPEAKE BAY BOARD OF JAMES CITY COUNTY, VIRGINIA WILL HOLD A

PUBLIC HEARING WEDNESDAY NOVEMBER 13, 2019 AT 5 P.M. IN THE BOARD

ROOM OF BUILDING F, 101 MOUNTS BAY ROAD, JAMES CITY COUNTY, VIRGINIA.

THE CHESAPEAKE BAY BOARD WILL CONSIDER THE FOLLOWING EXCEPTION REQUESTS FOR ENCROACHMENT INTO THE RPA BUFFER:

CBPA 19-0117: VHB, on behalf of Seaworld Parks & Entertainment, LLC, has filed an exception request for encroachments into the RPA buffer for an expansion of the Germany section at 7851 Pocahontas Trail in the Busch Gardens Williamsburg park, JCC Parcel No. 5140100009.

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CBPA 19-0121: Robert and Patricia Kaufman have filed an exception request for encroachments into the RPA buffer for a house addition at 4053 South Riverside Drive in the Chickahominy Haven subdivision, JCC Parcel No. 1910500009.

CBPA 19-0120: Harbin Builder, on behalf of LHIW-3, has filed an exception request for encroachments into the RPA buffer for a single family dwelling and deck at 9212 Morning Dew Court in The Retreat subdivision, JCC Parcel No. 1010300066.

CBPA 19-0124: Matthew Hipple has filed an exception request for encroachments into the RPA buffer for an earthen dam and farm pond at 120 Jolly Pond Road, JCC Parcel No. 3110100007C.

CBPA 19-0115: Country Village Mobile Home Park has filed an exception request for encroachments into the RPA buffer for a three bedroom mobile home and deck at 11 Gray Gables Drive in the Country Village Mobile Home Park, JCC Parcel No. 5920100001.

CBPA 19-0118: Williamsburg Landing, Inc. has filed an exception request for encroachments into the RPA buffer for the construction of buildings for The Bluffs at Williamsburg Landing project at 5700 Williamsburg Landing Drive, JCC Parcel No. 4820100002.

CBPA 19-0126: AES Consulting Engineers, Inc. has filed an exception request for encroachments into the RPA buffer for an expansion of buildings, parking and stormwater management infrastructure at 3000 John Deere Road in the Stonehouse Commerce Park, JCC Parcel No. 1210100045.

Appeals from decisions under the Chesapeake Bay Preservation Ordinance may also be heard.

All interested parties are invited to attend the meetings. The applications and plans are on file and may be

viewed during normal office hours in the Stormwater and Resource Protection Division, 101-E Mounts Bay Road, James City County, Virginia.

NOT FOR PUBLICATION

DISPLAY: WEDNESDAY - October 30 and November 6, 2019.

ACCOUNT NO.: 0011350200 - VIRGINIA GAZETTE

COPIES: PLANNING

ASSISTANT COUNTY ATTORNEY

WETLANDS/CHESAPEAKE BAY BOARD MEMBERS



General Services 107 Tewning Road Williamsburg, VA 23188 P: 757-259-4080 General.Services@jamescitycountyva.gov

jamescitycountyva.gov

Capital Projects 107 Tewning Road 757-259-4080

Fleet 103 Tewning Road Williamsburg, VA 23188 Williamsburg, VA 23188 757-259-4122

Stormwater and **Resource Protection** 101-E Mounts Bay Road Williamsburg, VA 23185 757-253-6670

Facilities & Grounds 113 Tewning Road Williamsburg, VA 23188 757-259-4080

Solid Waste 1204 Jolly Pond Road Williamsburg, VA 23188 757-565-0971

October 23, 2019

RE: CBPA-19-0115

11 Gray Gables Drive

Three Bedroom Mobile Home and Deck

Dear Adjacent Property Owner:

In accordance with State and County Codes, this letter is to notify you that a request has been filed with the James City County Chesapeake Bay Board by Mr. Lance Frost of Country Village Mobile Home Park for encroachment into the Resource Protection Area (RPA) buffer associated with installation of a three bedroom mobile home and construction of a deck. The project is located at 11 Gray Gables Drive and further identified as JCC Parcel No. 5920100001.

A complete description, plan and other information are on file in the Stormwater and Resource Protection Division and are available for inspection during normal business hours, should anyone desire to review them.

The Chesapeake Bay Board will hold an advertised public hearing on Wednesday, November 13, 2019 at 5:00 p.m., in the Board Room of Building F, 101 Mounts Bay Road, James City County, Virginia, at which time you may request to speak on the above referenced project.

Sincerely,

Janice Petty

Janice Petty Stormwater Assistant 757-253-6790 janice.petty@jamescitycountyva.gov

None cc:

Mailing List for: CBPA-19-0115 – 11 Gray Gables Drive—Mobile Home - 3 Bedroom and Deck

Owner: 5920100001-11 Gray Gables Drive Newport Datsun c/o Jacquelyn Q Crumpler P.O. Box 1219 Kitty Hawk, NC 27949-1219

5920100001-11 Gray Gables Drive Country Village Mobile Home Park Attn: Darel Ray Crumpler 1044 Martins Point Road Kitty Hawk, NC 27949-3812 5910600001A-Genevieve Trail 5910600026-2026 Genevieve Trail Chestnut Grove Development LLC 264 McLaws Circle, Suite H Williamsburg, VA 23185-5677

5920100001-11 Gray Gables Drive Country Village Mobile Home Park Attn: Lance Frost 10 Gray Gables Drive Williamsburg, VA 23185-6100

AGENDA ITEM NO. D.8.

ITEM SUMMARY

DATE: 11/13/2019

TO: Chesapeake Bay Board

FROM: Michael Woolson, Senior Watershed Planner

SUBJECT: Case No. CBPA 19-0118 : 5700 Williamsburg Landing Drive

Williamsburg Landing, Inc. has filed an exception request for encroachments into the RPA buffer for the construction of buildings for The Bluffs at Williamsburg Landing project at 5700 Williamsburg Landing Drive, JCC Parcel No. 4820100002.

ATTACHMENTS:

	Description	Type
ם	Staff Report	Staff Report
ם	Resolution	Resolution
ם	Presentation	Presentation
ם	Site Plan	Backup Material
ם	Public Advertisement	Backup Material
ם	APO Letter	Backup Material
D	APO Mailing List	Backup Material

REVIEWERS:

Department	Reviewer	Action	Date
Chesapeake Bay Group	Woolson, Michael	Approved	11/9/2019 - 9:58 AM
Chesapeake Bay Group	Small, Toni	Approved	11/12/2019 - 9:13 AM
Publication Management	Burcham, Nan	Approved	11/12/2019 - 9:19 AM
Chesapeake Bay Group	Secretary, ChesBay	Approved	11/12/2019 - 10:32 AM

CHESAPEAKE BAY BOARD EXCEPTION No. CBPA 19-0118. 5700 Williamsburg Landing Drive Staff Report for the November 13, 2019, Chesapeake Bay Board Public Hearing

This staff report is prepared by James City County Stormwater and Resource Protection to provide information to the Chesapeake Bay Board to assist them in making a recommendation on this assessment. It may be useful to members of the general public interested in this assessment.

EXISTING SITE DATA AND INFORMATION

Applicant: Williamsburg Landing, Inc.

Agent: Mr. Randy Retan, Williamsburg Landing, Inc.

Location: 5700 Williamsburg Landing Drive

Parcel Identification No.: 4820100002

Parcel: Part Rich Neck

Lot Size: 72.7 acres

Area of Lot in Resource

Protection Area (RPA): 44.56 acres +/- (62%)

Watershed: College Creek (HUC JL 34)

Floodplain: Zone A- The special flood hazard area subject to 1% annual chance flooding

Proposed Activity: Construction of buildings, installation of temporary scaffolding

Impervious Cover: 0 square feet

RPA Encroachment: 192 square feet, landward 50-foot RPA

Staff Contact: Michael D. Woolson, Senior Watershed Planner Phone: 253-6823

BRIEF SUMMARY AND DESCRIPTION OF ACTIVITIES

Mr. Randy Retan, Williamsburg Landing, Inc., has applied for a Chesapeake Bay Exception for encroachments into the RPA buffer for clearing associated with the installation of temporary scaffolding to construct buildings within the Williamsburg Landing subdivision and the College Creek watershed. The property is further identified as James City County Tax Map Parcel No. 4820100002. The parcel was platted in 1984, prior to the adoption of the Chesapeake Bay Ordinance.

The total lot size of this property is 72.7 acres of which 62% is located within the RPA. The applicant is proposing to extend the limits of disturbance associated with the installation of scaffolding into the RPA. No additional permanent impervious surfaces are proposed associated with this project.

During review of the site plan, staff noted in a written comment to the engineer on January 30, 2019, that "As building corners are nearly coincident with RPA boundary, provide chain link fence backing to silt fence along the RPA. This is to ensure that RPA is not encroached during footing installation or vertical construction. Alternatively, relocate buildings to ensure a reasonable construction separation between RPA boundary and buildings." In a written response from the engineer to staff on March 14, 2019, it was stated that "Safety fence has been provided along the RPA buffer to ensure that it is not encroached during construction. Additionally, a foundation survey will be conducted during the building permit stage to verify

no disturbance into the RPA." It was further agreed upon to install the chain link fence as requested along the RPA.

STAFF EVALUATION

Staff has evaluated the application and exception request for extending the limits of disturbance for the installation of temporary scaffolding. This application meets the Ordinance conditions in Sections 23-11 and 23-14 and should be heard by the Board because the clearing is proposed outside of the originally approved Chesapeake Bay exception granted on the property and is self-created.

CONSIDERATION BY THE CHESAPEAKE BAY BOARD

The Board may grant exceptions to Section 23-7 if the application meets the following five conditions:

- 1. The exception request is the minimum necessary to afford relief; and
- 2. Granting the exception will not confer upon the Applicant any special privileges denied by Chapter 23, Chesapeake Bay Preservation, of the James City County Code, to other property owners similarly situated in the vicinity; and
- 3. The exception request will be in harmony with the purpose and intent of Chapter 23 of the James City County Code and is not of substantial detriment to water quality; and
- 4. The exception request is not based on conditions or circumstances that are self-created or self-imposed, nor does the request arise from conditions or circumstances either permitted or non-conforming that are related to adjacent parcels; and
- 5. Reasonable and appropriate conditions are imposed which will prevent the exception request from causing a degradation of water quality.

STAFF RECOMMENDATIONS

Should the Board find that the exception request meets all five of the conditions outlined above, staff suggests the following conditions be incorporated into the approval:

- 1. The applicant must obtain all other necessary federal, state, and local permits as required for the project; and
- 2. This exception request approval shall become null and void if construction has not begun by November 13, 2020; and
- 3. Written requests for an extension to an exception shall be submitted to the Stormwater and Resource Protection Division no later than October 2, 2020, six weeks prior to the expiration date.

MDW/md CBPA19-118WburgLdg

Attachments:

- 1. Resolution
- 2. Site Plan

RESOLUTION

CASE NO. CBPA 19-0118. 5700 WILLIAMSBURG LANDING DRIVE

JAMES CITY COUNTY CHESAPEAKE BAY PRESERVATION ORDINANCE EXCEPTION

- WHEREAS, Mr. Randy Retan (the "Applicant") has applied to the Chesapeake Bay Board of James City County (the "Board") on November 13, 2019, to request an exception to use the Resource Protection Area (the "RPA") on a parcel of property identified as James City County Real Estate Tax Map Parcel No. 4820100002 and further identified as 5700 Williamsburg Landing Drive (the "Property") as set forth in the application CBPA 19-0118 for the purpose of constructing buildings; and
- WHEREAS, the Board has listened to the arguments presented and has carefully considered all evidence entered into the record.
- NOW, THEREFORE, BE IT RESOLVED that the Chesapeake Bay Board of James City County, Virginia, following a public hearing, by a majority vote of its members FINDS that:
 - 1. The exception request is the minimum necessary to afford relief.
 - 2. Granting the exception will not confer upon the Applicant any special privileges denied by Chapter 23, Chesapeake Bay Preservation, of the James City County Code, to other property owners similarly situated in the vicinity.
 - 3. The exception request will be in harmony with the purpose and intent of Chapter 23 of the James City County Code and is not of substantial detriment to water quality.
 - 4. The exception request is not based on conditions or circumstances that are self-created or self-imposed, nor does the request arise from conditions or circumstances either permitted or non-conforming that are related to adjacent parcels.
 - 5. Reasonable and appropriate conditions are hereby imposed, as set forth below, which will prevent the exception request from causing a degradation of water quality.
 - 6. In granting this exception, the following conditions are hereby imposed to prevent this exception request from causing degradation of water quality:
 - a. The applicant must obtain all other necessary federal, state, and local permits required for the project; and
 - b. This exception request approval shall become null and void if construction has not begun by November 13, 2020; and
 - c. Written requests for an extension to an exception shall be submitted to the Stormwater and Resource Protection Division no later than October 2, 2020, six weeks prior to the expiration date.

David Gussman	Michael D. Woolson	
Chair, Chesapeake Bay Board	Secretary to the Board	

Adopted by the Chesapeake Bay Board of James City County, Virginia, this 13th day of November, 2019.

CBPA19-118WburgLdg-res



Chesapeake Bay Board of James City County, Virginia

November 13, 2019

CBPA 19-0118

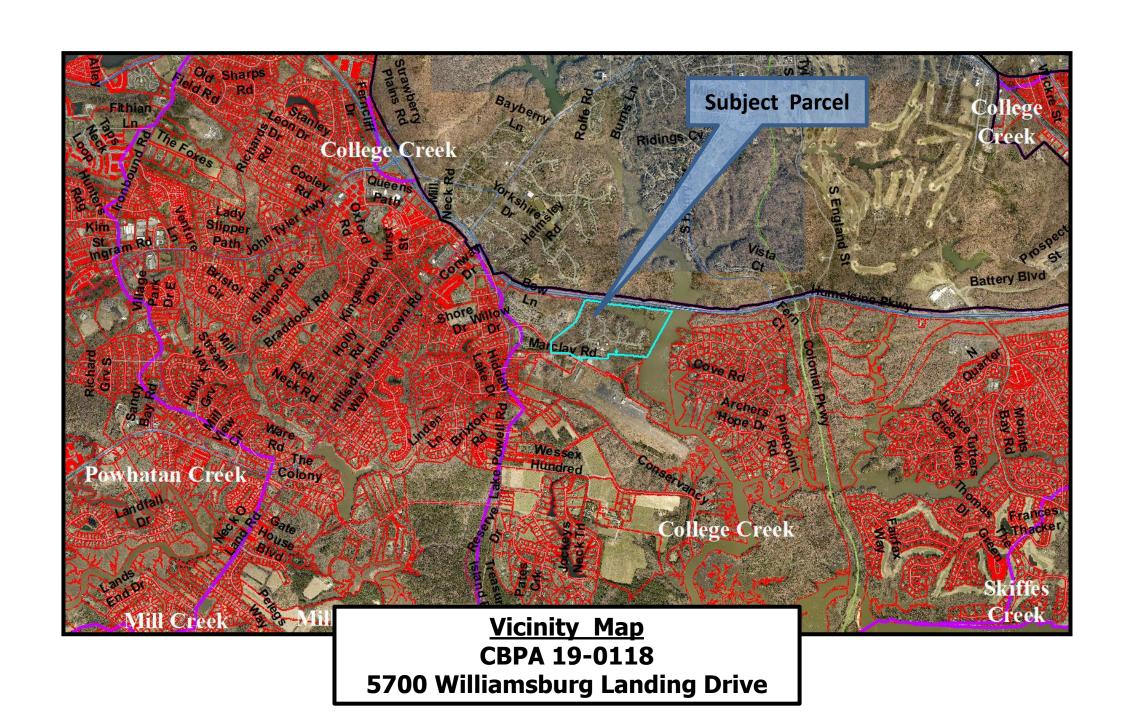
Williamsburg Landing, Inc.

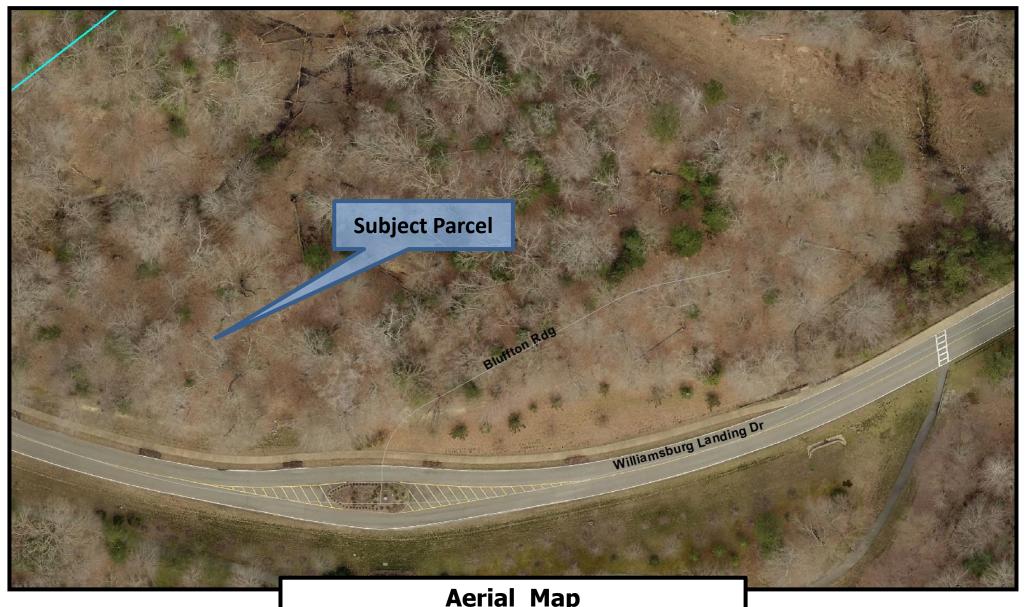
5700 Williamsburg Landing Drive



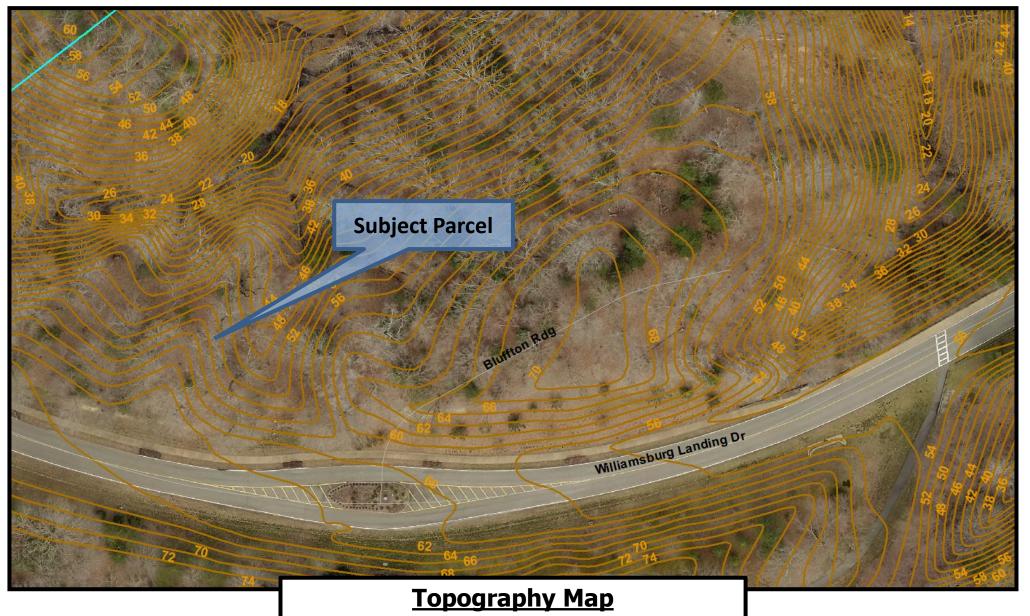
Applicant Request

✓ Construction of buildings, installation of temporary scaffolding.

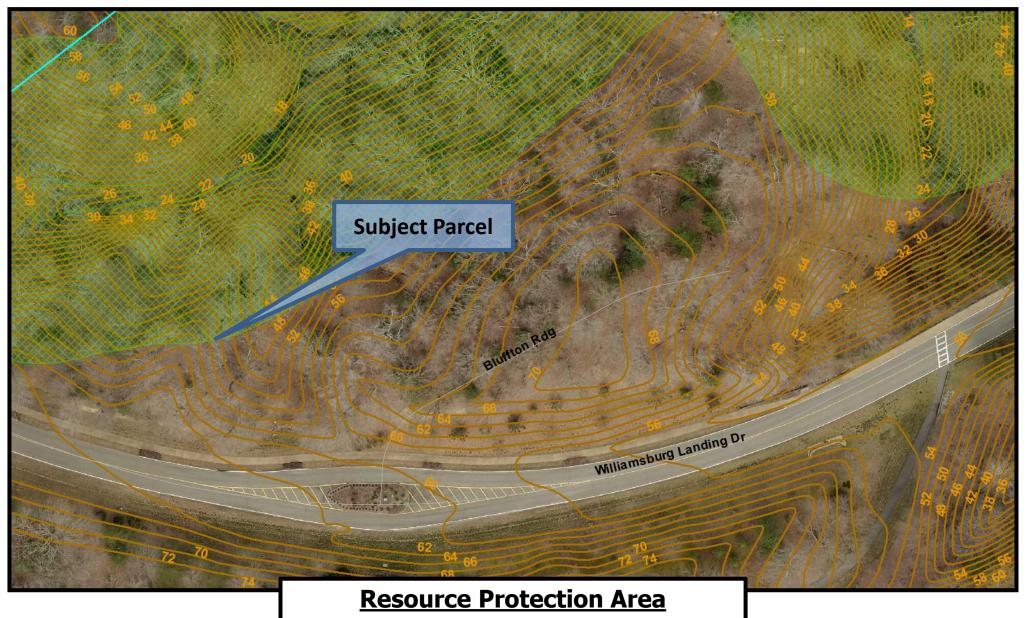




Aerial Map CBPA 19-0118 5700 Williamsburg Landing Drive



Topography Map
CBPA 19-0118
5700 Williamsburg Landing Drive



Resource Protection Area
CBPA 19-0118
5700 Williamsburg Landing Drive

RPA BUFTER MPACT 68 S.F./0.002 AC. RPA BUFFER MFACT-124 S.F./0.003 AC Site Plan- CBPA 19-0118 **5700 Williamsburg Landing Drive**

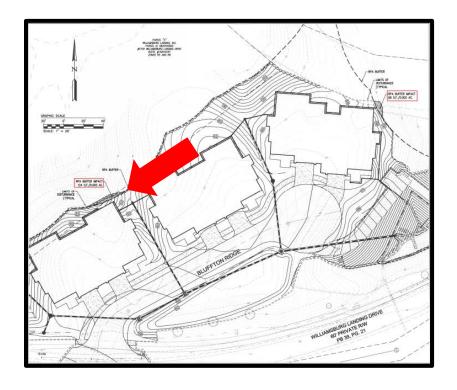
Resource Protection Area

Proposed

Encroachment

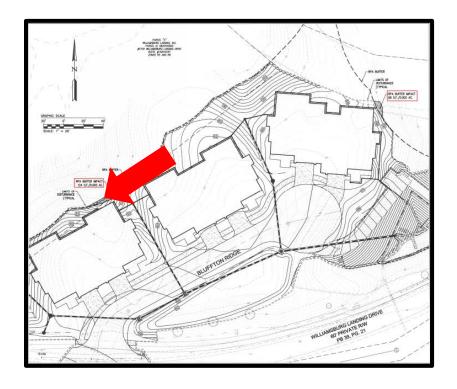
Site Plan showing proposed improvements, submitted October 3, 2019. For representative use only for presentation of case #CBPA 19-0118.

Proposed Encroachment

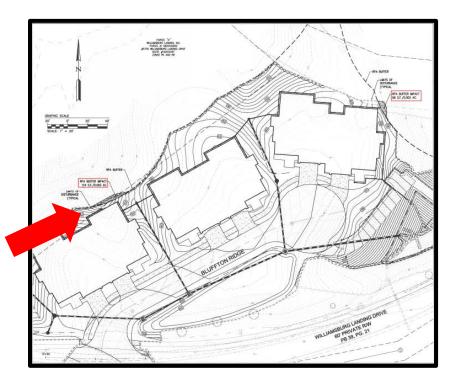


Site Photo #1
CBPA 19-0118
5700 Williamsburg Landing
Drive



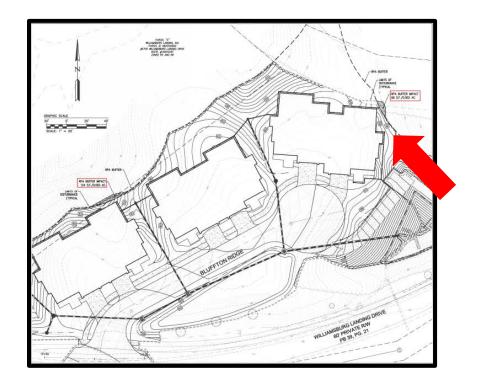


Site Photo #2 CBPA 19-0118 5700 Williamsburg Landing Drive



Site Photo #3
CBPA 19-0118
5700 Williamsburg Landing
Drive







Site Photo #4
CBPA 19-0118
5700 Williamsburg Landing
Drive

Permit Conditions



Staff Recommended Conditions

- The applicant must obtain all other necessary federal, state, and local permits as required for the project and
- ✓ This exception request approval shall become null and void if construction has not begun by November 13, 2020; and
- ✓ Written requests for an extension to an exception shall be submitted to the Stormwater and Resource Protection Division no later than October 2, 2020, six weeks prior to the expiration date.

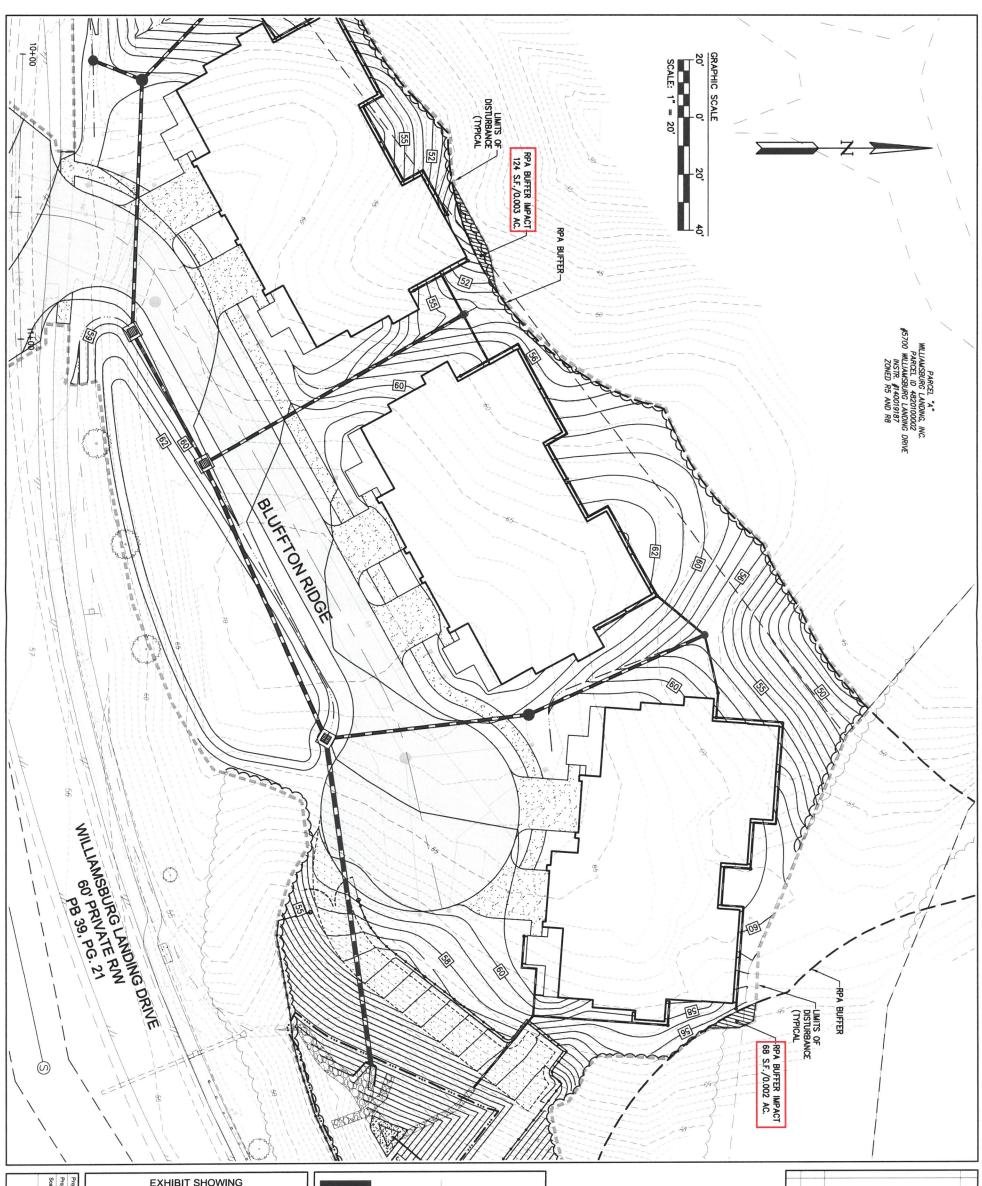


EXHIBIT SHOWING
RPA BUFFER IMPACTS

VIRGINIA

WILLIAMSBURG LANDING, INC.

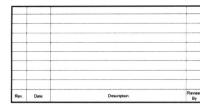
THE BLUFFS AT WILLIAMSBURG LANDING

JAMES TOWN DISTRICT JAMES CITY COUNTY



5248 Olde Towne Road, Suite 1 Williamsburg, Virginia 23188 Phone: (757) 253-0040 Fax: (757) 220-8994 www.aesva.com

Hampton Roads | Central Virginia | Middle Peninsula





PUBLIC HEARING NOTICE

THE CHESAPEAKE BAY BOARD OF JAMES CITY COUNTY, VIRGINIA WILL HOLD A

PUBLIC HEARING WEDNESDAY NOVEMBER 13, 2019 AT 5 P.M. IN THE BOARD

ROOM OF BUILDING F, 101 MOUNTS BAY ROAD, JAMES CITY COUNTY, VIRGINIA.

THE CHESAPEAKE BAY BOARD WILL CONSIDER THE FOLLOWING EXCEPTION REQUESTS FOR ENCROACHMENT INTO THE RPA BUFFER:

CBPA 19-0117: VHB, on behalf of Seaworld Parks & Entertainment, LLC, has filed an exception request for encroachments into the RPA buffer for an expansion of the Germany section at 7851 Pocahontas Trail in the Busch Gardens Williamsburg park, JCC Parcel No. 5140100009.

CBPA 19-0116: Roth Environmental, on behalf of David and Donna Watson, has filed an exception request for encroachments into the RPA buffer for the construction of a sunroom and deck at 167 Riverview Plantation Drive in the Riverview Plantation subdivision, JCC Parcel No. 1730200003.

CBPA 19-0121: Robert and Patricia Kaufman have filed an exception request for encroachments into the RPA buffer for a house addition at 4053 South Riverside Drive in the Chickahominy Haven subdivision, JCC Parcel No. 1910500009.

CBPA 19-0120: Harbin Builder, on behalf of LHIW-3, has filed an exception request for encroachments into the RPA buffer for a single family dwelling and deck at 9212 Morning Dew Court in The Retreat subdivision, JCC Parcel No. 1010300066.

CBPA 19-0124: Matthew Hipple has filed an exception request for encroachments into the RPA buffer for an earthen dam and farm pond at 120 Jolly Pond Road, JCC Parcel No. 3110100007C.

CBPA 19-0115: Country Village Mobile Home Park has filed an exception request for encroachments into the RPA buffer for a three bedroom mobile home and deck at 11 Gray Gables Drive in the Country Village Mobile Home Park, JCC Parcel No. 5920100001.

CBPA 19-0118: Williamsburg Landing, Inc. has filed an exception request for encroachments into the RPA buffer for the construction of buildings for The Bluffs at Williamsburg Landing project at 5700 Williamsburg Landing Drive, JCC Parcel No. 4820100002.

CBPA 19-0126: AES Consulting Engineers, Inc. has filed an exception request for encroachments into the RPA buffer for an expansion of buildings, parking and stormwater management infrastructure at 3000 John Deere Road in the Stonehouse Commerce Park, JCC Parcel No. 1210100045.

Appeals from decisions under the Chesapeake Bay Preservation Ordinance may also be heard.

All interested parties are invited to attend the meetings. The applications and plans are on file and may be

viewed during normal office hours in the Stormwater and Resource Protection Division, 101-E Mounts Bay Road, James City County, Virginia.

NOT FOR PUBLICATION

DISPLAY: WEDNESDAY - October 30 and November 6, 2019.

ACCOUNT NO.: 0011350200 - VIRGINIA GAZETTE

COPIES: PLANNING

ASSISTANT COUNTY ATTORNEY

WETLANDS/CHESAPEAKE BAY BOARD MEMBERS



General Services
107 Tewning Road
Williamsburg, VA 23188
P: 757-259-4080
General.Services@jamescitycountyva.gov

jamescitycountyva.gov

Capital Projects 107 Tewning Road Williamsburg, VA 23188 757-259-4080 Fleet 103 Tewning Road Williamsburg, VA 23188 757-259-4122 Stormwater and Resource Protection 101-E Mounts Bay Road Williamsburg, VA 23185 757-253-6670

Facilities & Grounds 113 Tewning Road Williamsburg, VA 23188 757-259-4080 Solid Waste 1204 Jolly Pond Road Williamsburg, VA 23188 757-565-0971

October 23, 2019

RE: CBPA-19-0118

5700 Williamsburg Landing Drive

Construction of Buildings

Dear Adjacent Property Owner:

In accordance with State and County Codes, this letter is to notify you that a request has been filed with the James City County Chesapeake Bay Board by Mr. Randy Retan of Williamsburg Landing, Inc. for encroachment into the Resource Protection Area (RPA) buffer for the construction of buildings for The Bluffs at Williamsburg Landing project. The project is located at 5700 Williamsburg Landing Drive and further identified as JCC Parcel No. 4820100002.

A complete description, plan and other information are on file in the Stormwater and Resource Protection Division and are available for inspection during normal business hours, should anyone desire to review them.

The Chesapeake Bay Board will hold an advertised public hearing on **Wednesday, November 13, 2019 at 5:00 p.m.**, in the Board Room of Building F, 101 Mounts Bay Road, James City County, Virginia, at which time you may request to speak on the above referenced project.

Sincerely,

Janíce Petty

Janice Petty Stormwater Assistant 757-253-6790 janice.petty@jamescitycountyva.gov

cc: None

Mailing List for: CBPA-19-0118 – 5700 Williamsburg Landing Drive –Installation Temporary Scaffolding

Owner: 4820100002 Williamsburg Landing, Inc.

Attn: Randy Retan

5700 Williamsburg Landing Drive Williamsburg, VA 23185-3779

Contractor:
Henderson, Inc.
Attn: Mike Powell
5806 Mooretown Road
Williamsburg, VA 23188-1712

AES Consulting Engineers Attn: Ryan Stephenson 5248 Olde Towne Road, Suite 1 Williamsburg, VA 23188-1986

AGENDA ITEM NO. D.9.

ITEM SUMMARY

DATE: 11/13/2019

TO: Chesapeake Bay Board

FROM: Michael Woolson, Senior Watershed Planner

SUBJECT: Case No. CBPA 19-0126: 3000 John Deere Road

AES Consulting Engineers, Inc. has filed an exception request for encroachments into the RPA buffer for an expansion of buildings, parking and stormwater management infrastructure at 3000 John Deere Road in the Stonehouse Commerce Park, JCC Parcel No. 1210100045.

ATTACHMENTS:

	Description	Type
D	Staff Report	Staff Report
ם	Resolution	Resolution
ם	Presentation	Presentation
۵	Site Plan	Backup Material
۵	Impacts Map	Backup Material
۵	Conservation Easement	Backup Material
П	Public Advertisement	Backup Material
D	APO Letter	Backup Material
D	APO Mailing List	Backup Material

REVIEWERS:

Department	Reviewer	Action	Date
Chesapeake Bay Group	Woolson, Michael	Approved	11/9/2019 - 10:24 AM
Chesapeake Bay Group	Small, Toni	Approved	11/12/2019 - 9:13 AM
Publication Management	Burcham, Nan	Approved	11/12/2019 - 9:22 AM
Chesapeake Bay Group	Secretary, ChesBay	Approved	11/12/2019 - 10:33 AM

CHESAPEAKE BAY BOARD EXCEPTION No. CBPA 19-0126. 3000 John Deere Road Staff Report for the November 13, 2019, Chesapeake Bay Board Public Hearing

This staff report is prepared by James City County Stormwater and Resource Protection to provide information to the Chesapeake Bay Board to assist them in making a recommendation on this assessment. It may be useful to members of the general public interested in this assessment.

EXISTING SITE DATA AND INFORMATION

Applicant: Mr. Archer Marston, AES Consulting Engineers

Agent: Same

Location: 3000 John Deere Road

Parcel Identification No.: 1210100045

Parcel: Parcel A, Section C, Stonehouse Commerce Park

Lot Size: 74.37 acres

Area of Lot in Resource

Protection Area (RPA): 13.8 acres +/- (18.5%)

Watershed: Ware Creek (HUC YO 62)

Floodplain: Zone X - Area of minimal flood hazard

Proposed Activity: Construction of buildings, parking, and stormwater management infrastructure

Impervious Cover: 2.6 acres, landward and seaward 50-foot RPA

RPA Encroachment: 5.21 acres, landward and seaward 50-foot RPA

Staff Contact: Michael D. Woolson, Senior Watershed Planner Phone: 253-6823

BRIEF SUMMARY AND DESCRIPTION OF ACTIVITIES

Mr. Archer Marston, AES Consulting Engineers, has applied for a Chesapeake Bay Exception for encroachments into the RPA buffer for the construction associated with the planned expansion of buildings, parking, and stormwater management infrastructure at 3000 John Deere Road and within the Ware Creek watershed. The property is further identified as James City County Tax Map Parcel No. 1210100045. The parcel was platted in 1999, prior to the adoption of the revised Chesapeake Bay Ordinance.

The total lot size of this property is 74.37 acres of which 18.5% is located within the RPA. The applicant is proposing an expansion of buildings, parking, and stormwater management infrastructure into the RPA, impacting approximately 5.21 acres, including 2.6 acres of impervious cover within the RPA. Furthermore, there is approximately 17.73 acres of Natural Open Space (NOS) on-site, of which 9.78 acres is proposed to be impacted for the expansion. To compensate for the unavoidable RPA and NOS impacts, the mitigation is comprised of two components. The first component is to dedicate 16.86 acres of mature forested NOS on an adjacent property. This equates to a ratio of 1.7:1 NOS proposed versus impacted and a ratio of 3:1 for RPA. The second component of mitigation consists of a payment into the County Chesapeake Bay Restoration Fund.

STAFF EVALUATION

Staff has evaluated the application and exception request for the construction of the buildings, parking, and stormwater management infrastructure. This application meets the Ordinance conditions in Sections 23-11 and 23-14 and should be heard by the Board because this project is outside the scope of an administrative approval.

CONSIDERATION BY THE CHESAPEAKE BAY BOARD

The Board may grant exceptions to Section 23-7 if the application meets the following five conditions:

- 1. The exception request is the minimum necessary to afford relief; and
- 2. Granting the exception will not confer upon the Applicant any special privileges denied by Chapter 23, Chesapeake Bay Preservation, of the James City County Code, to other property owners similarly situated in the vicinity; and
- 3. The exception request will be in harmony with the purpose and intent of Chapter 23 of the James City County Code and is not of substantial detriment to water quality; and
- 4. The exception request is not based on conditions or circumstances that are self-created or self-imposed, nor does the request arise from conditions or circumstances either permitted or non-conforming that are related to adjacent parcels; and
- 5. Reasonable and appropriate conditions are imposed which will prevent the exception request from causing a degradation of water quality.

STAFF RECOMMENDATIONS

Should the Board find that the exception request meets all five of the conditions outlined above, staff suggests the following conditions be incorporated into the approval:

- 1. The applicant must obtain all other necessary federal, state, and local permits as required for the project; and
- 2. The applicant must record the NOS as it is proposed prior to site plan approval; and
- 3. The applicant pay into the James City County Chesapeake Bay Restoration Fund; and
- 4. This exception request approval shall become null and void if construction has not begun by November 13, 2024; and
- 5. Written requests for an extension to an exception shall be submitted to the Stormwater and Resource Protection Division no later than October 2, 2024, six weeks prior to the expiration date.

MDW/nb CBPA19-0126-3000JDeere

Attachments:

- 1. Resolution
- 2. Site Plan

RESOLUTION

CASE NO. CBPA 19-0126. 3000 JOHN DEERE ROAD

JAMES CITY COUNTY CHESAPEAKE BAY PRESERVATION ORDINANCE EXCEPTION

- WHEREAS, Mr. Archer Marston, AES Consulting Engineers, (the "Applicant") has applied to the Chesapeake Bay Board of James City County (the "Board") on November 13, 2019, to request an exception to use the Resource Protection Area (the "RPA") on a parcel of property identified as James City County Real Estate Tax Map Parcel No. 1210100045 and further identified as 3000 John Deere Road (the "Property") as set forth in the application CBPA 19-0126 for the purpose of constructing buildings, parking, and stormwater management infrastructure; and
- WHEREAS, the Board has listened to the arguments presented and has carefully considered all evidence entered into the record.
- NOW, THEREFORE, BE IT RESOLVED that the Chesapeake Bay Board of James City County, Virginia, following a public hearing, by a majority vote of its members FINDS that:
 - 1. The exception request is the minimum necessary to afford relief.
 - 2. Granting the exception will not confer upon the Applicant any special privileges denied by Chapter 23, Chesapeake Bay Preservation, of the James City County Code, to other property owners similarly situated in the vicinity.
 - 3. The exception request will be in harmony with the purpose and intent of Chapter 23 of the James City County Code and is not of substantial detriment to water quality.
 - 4. The exception request is not based on conditions or circumstances that are self-created or self-imposed, nor does the request arise from conditions or circumstances either permitted or non-conforming that are related to adjacent parcels.
 - 5. Reasonable and appropriate conditions are hereby imposed, as set forth below, which will prevent the exception request from causing a degradation of water quality.
 - 6. In granting this exception, the following conditions are hereby imposed to prevent this exception request from causing degradation of water quality:
 - a. The applicant must obtain all other necessary federal, state, and local permits required for the project; and
 - b. The applicant record the Natural Open Space as it is proposed prior to site plan approval; and
 - c. The applicant pay into the James City County Chesapeake Bay Restoration Fund; and

- d. This exception request approval shall become null and void if construction has not begun by November 13, 2024; and
- e. Written requests for an extension to an exception shall be submitted to the Stormwater and Resource Protection Division no later than October 2, 2024, six weeks prior to the expiration date.

David Gussman	Michael D. Woolson	
Chair, Chesapeake Bay Board	Secretary to the Board	

Adopted by the Chesapeake Bay Board of James City County, Virginia, this 13th day of November, 2019.

CBPA19-0126-3000JDeere-res



Chesapeake Bay Board of James City County, Virginia

November 13, 2019

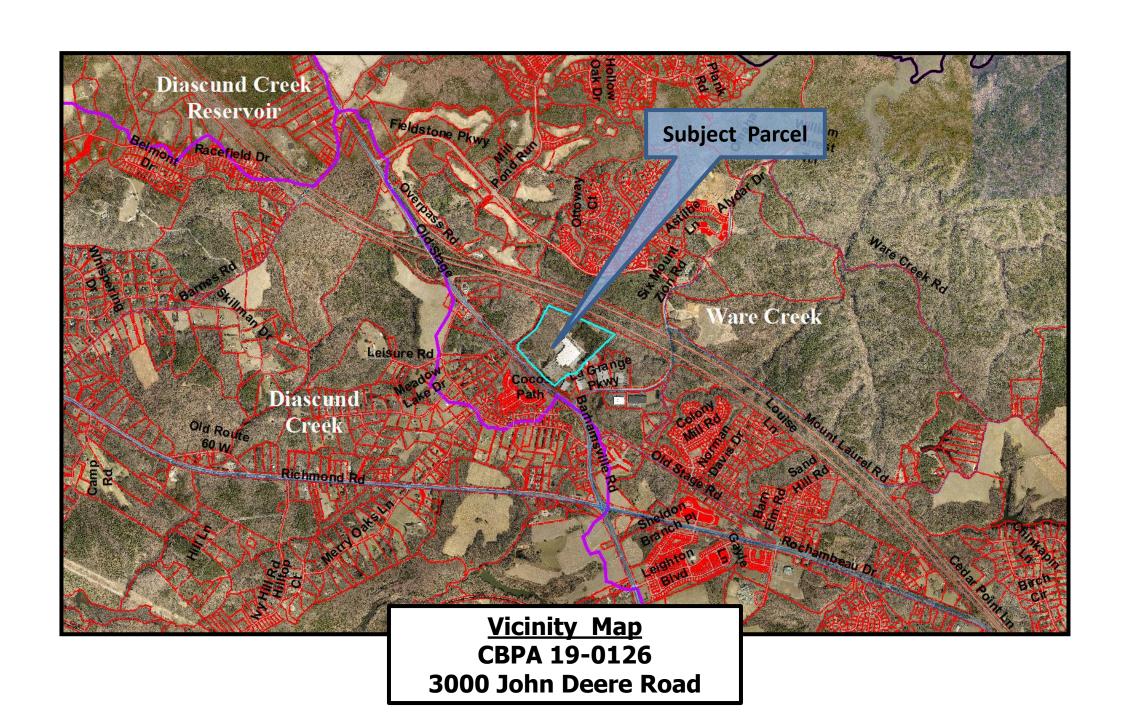
CBPA 19-0126

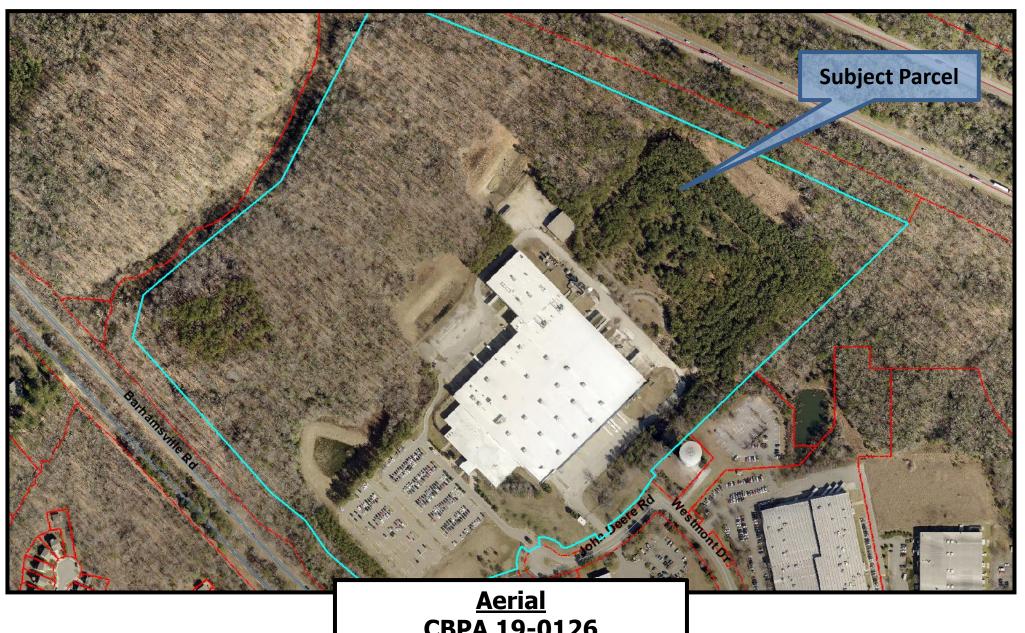
Archer Marston, AES Consulting Engineers
3000 John Deere Road



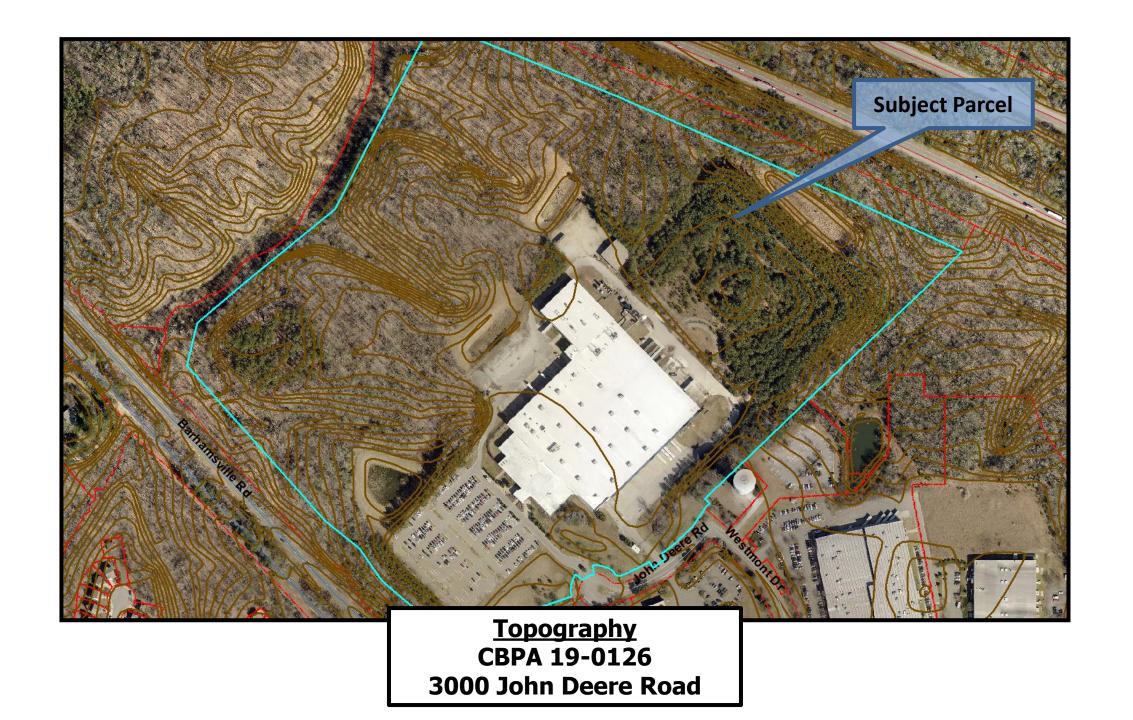
Applicant Request

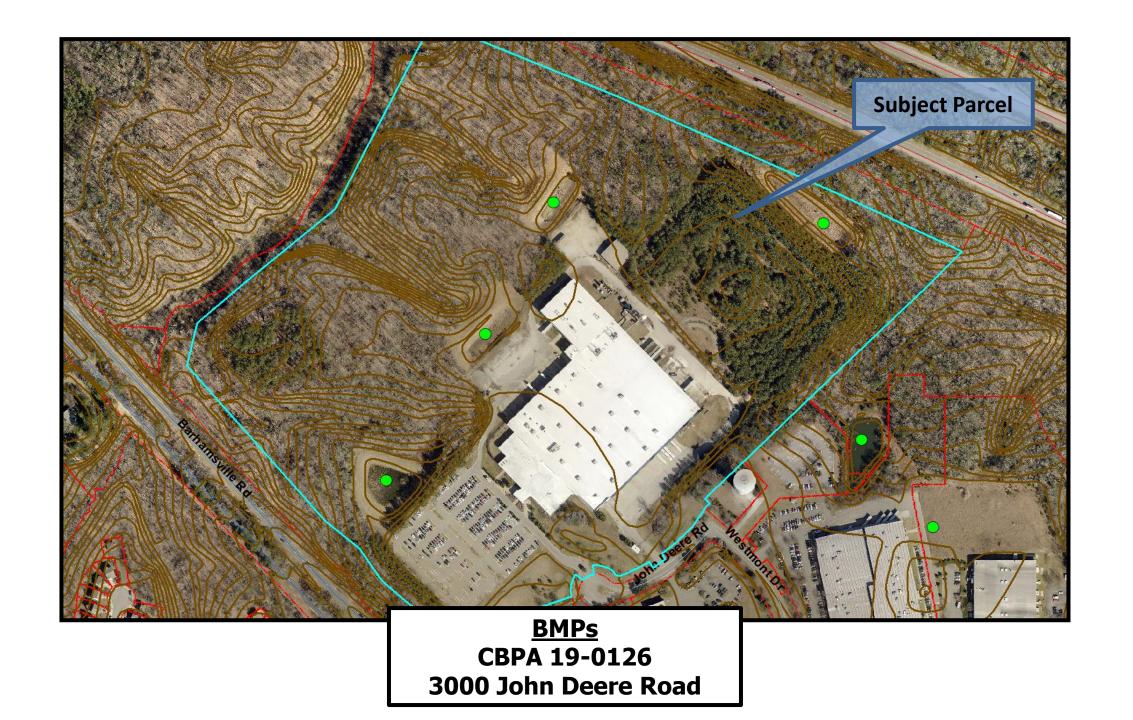
✓ To construct buildings, parking, and stormwater management infrastructure.

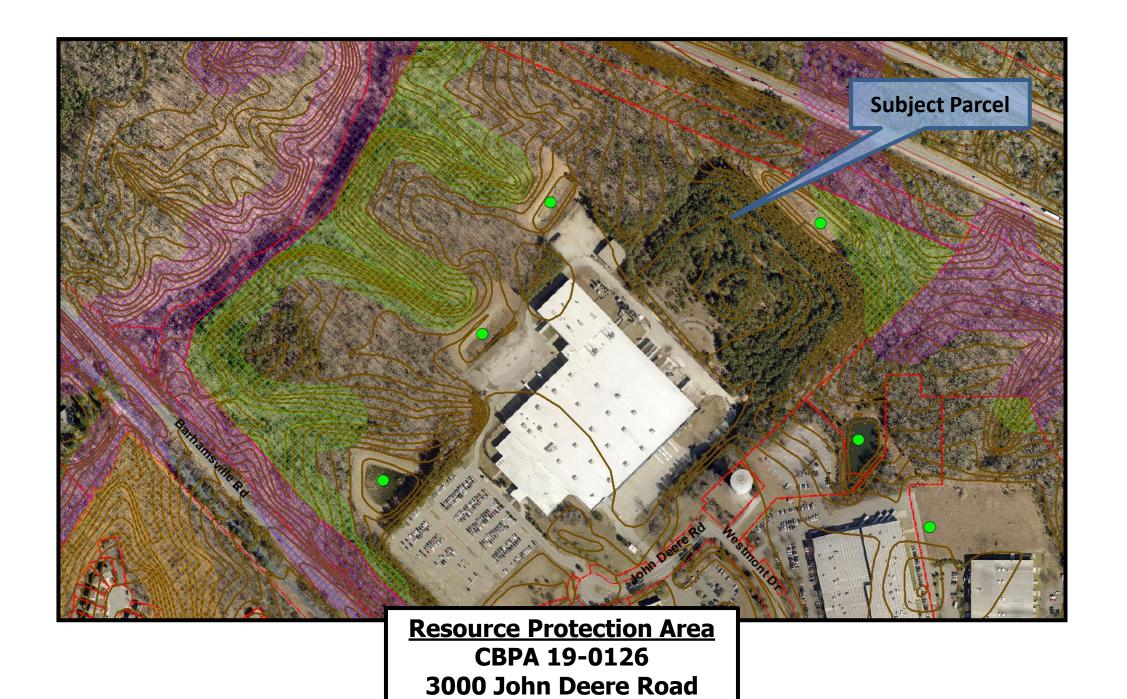




CBPA 19-0126 3000 John Deere Road





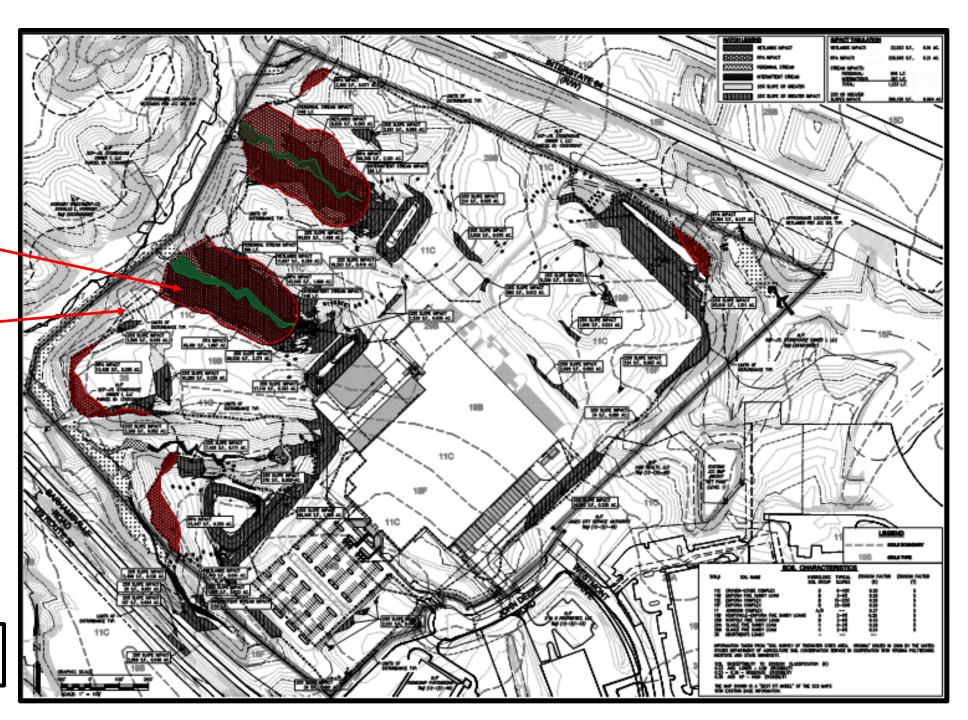


Revised Site Plan showing proposed improvements, submitted November 6, 2019. For representative use only for presentation of case #CBPA 19-0126.

RPA Impacts

Limits of Disturbance

Site Plan- CBPA 19-0126 3000 John Deere Road

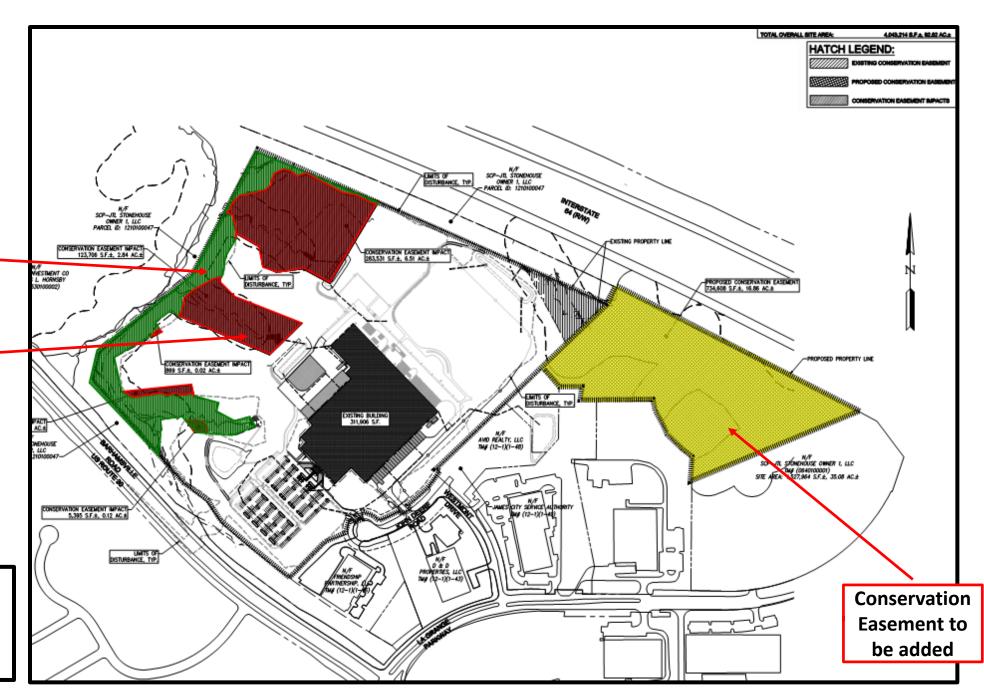


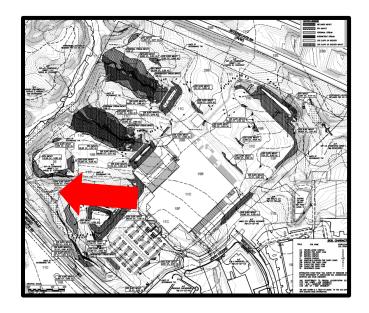
Revised Site Plan showing proposed improvements, submitted November 6, 2019. For representative use only for presentation of case #CBPA 19-0126.

Existing
Conservation
Easement

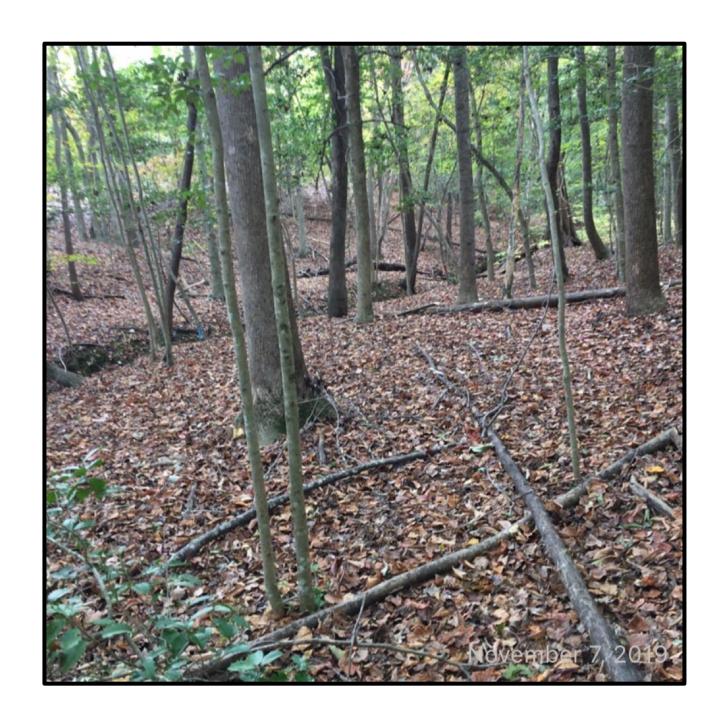
Conservation
Easement to
be removed

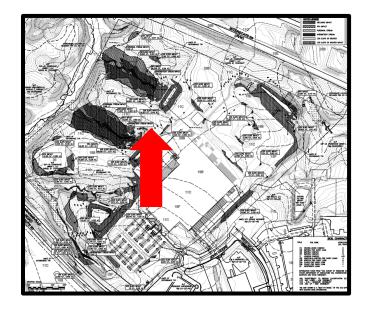
Conservation
EasementsCBPA 19-0126
3000 John Deere Road





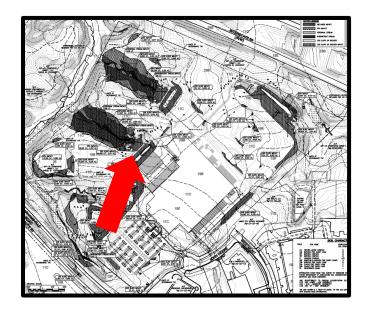
Site Photo #1 CBPA 19-0126 3000 John Deere Road





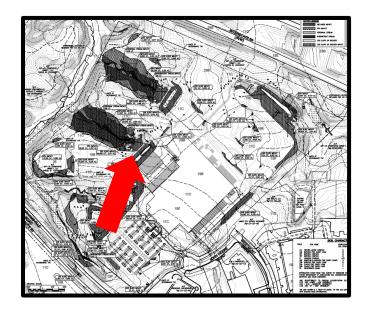
Site Photo #2 CBPA 19-0126 3000 John Deere Road





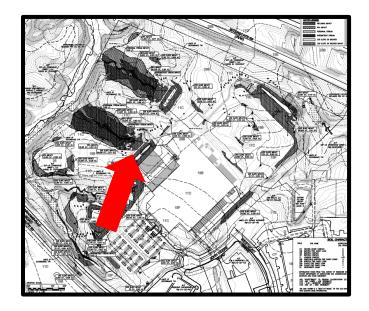
Site Photo #3 CBPA 19-0126 3000 John Deere Road





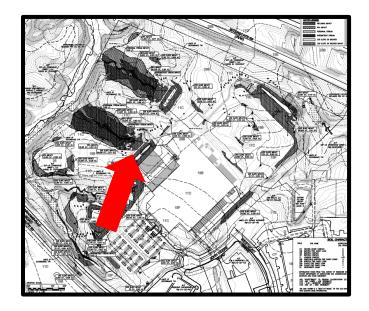
Site Photo #4
CBPA 19-0126
3000 John Deere Road





Site Photo #5 CBPA 19-0126 3000 John Deere Road





Site Photo #6
CBPA 19-0126
3000 John Deere Road

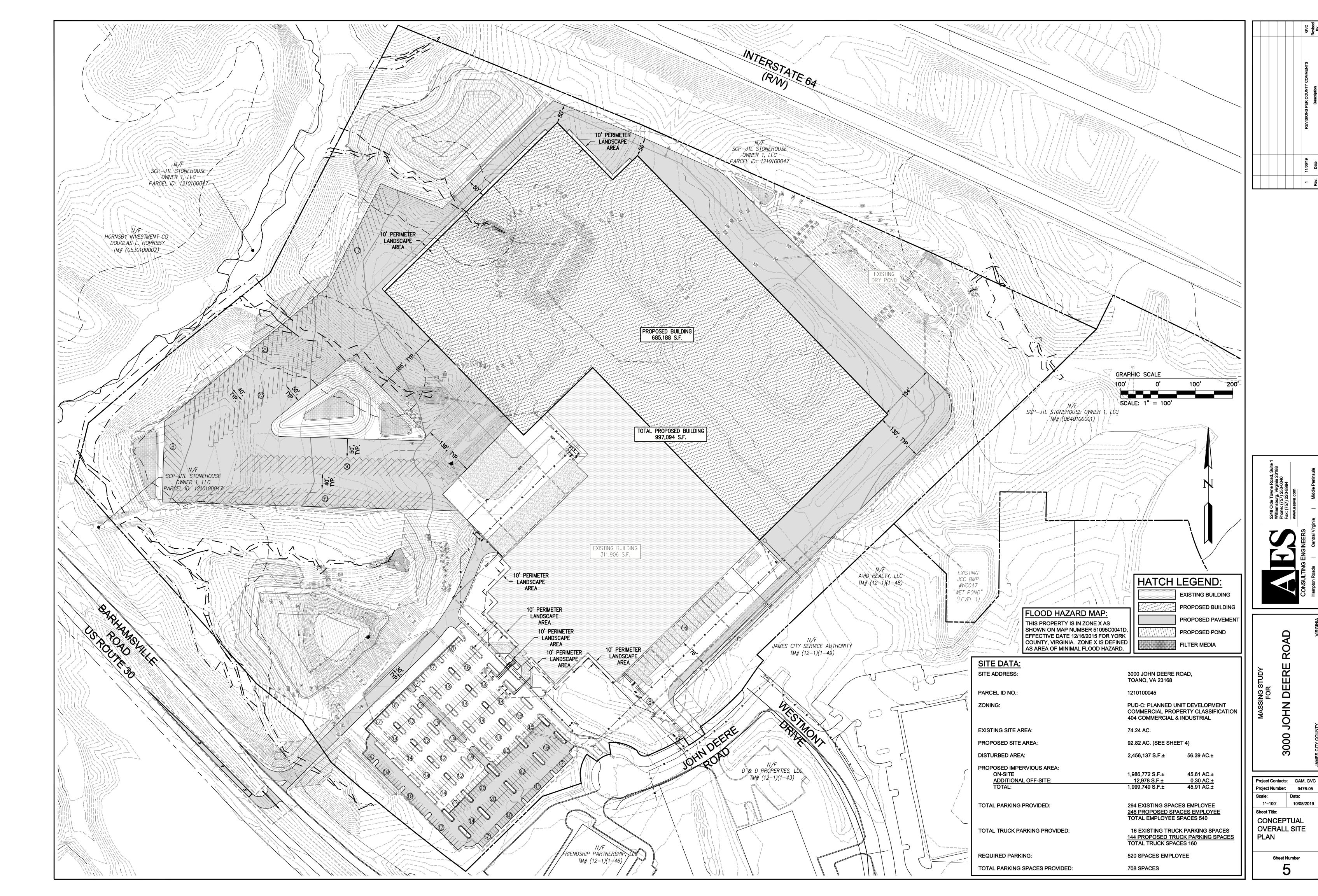


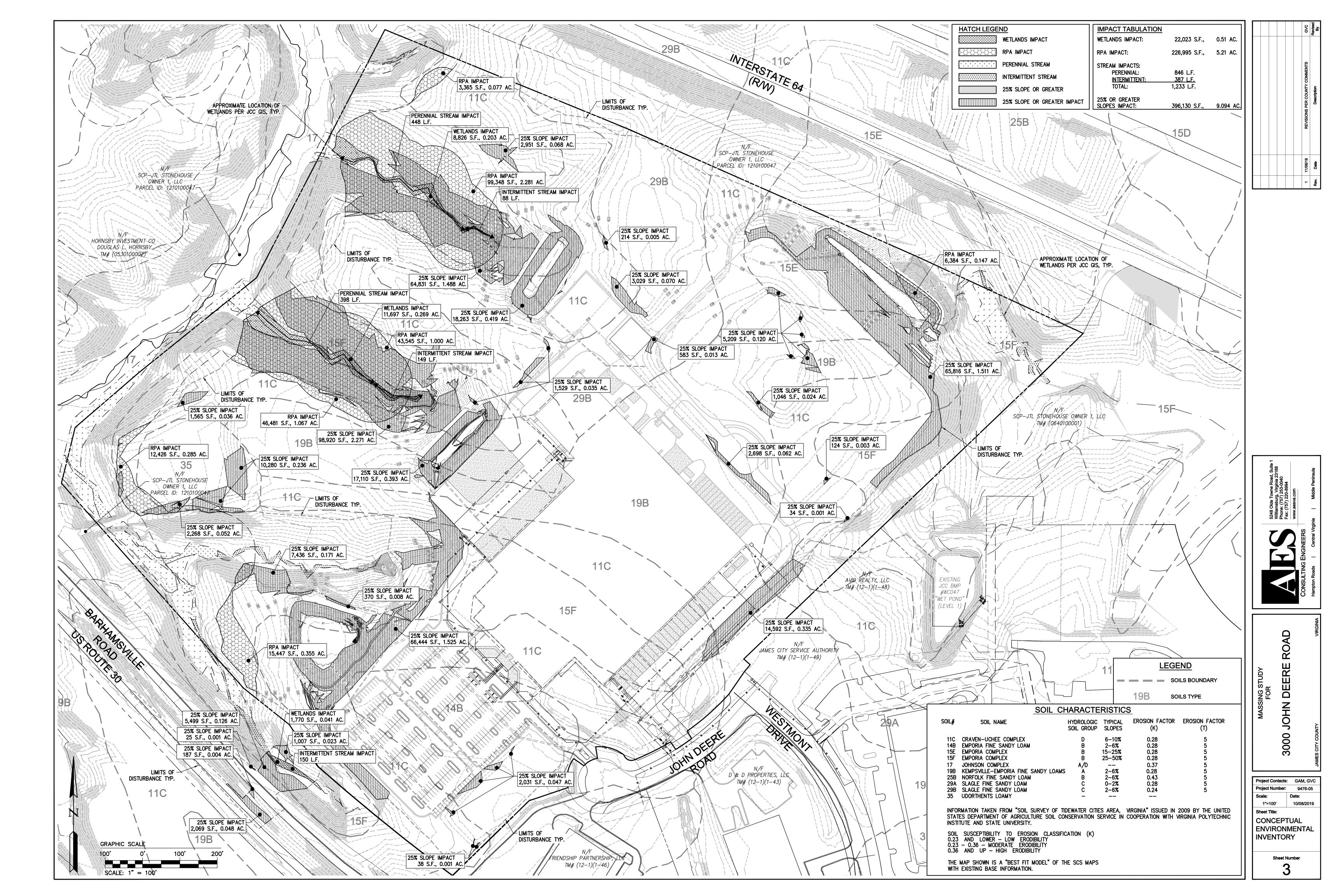
Permit Conditions

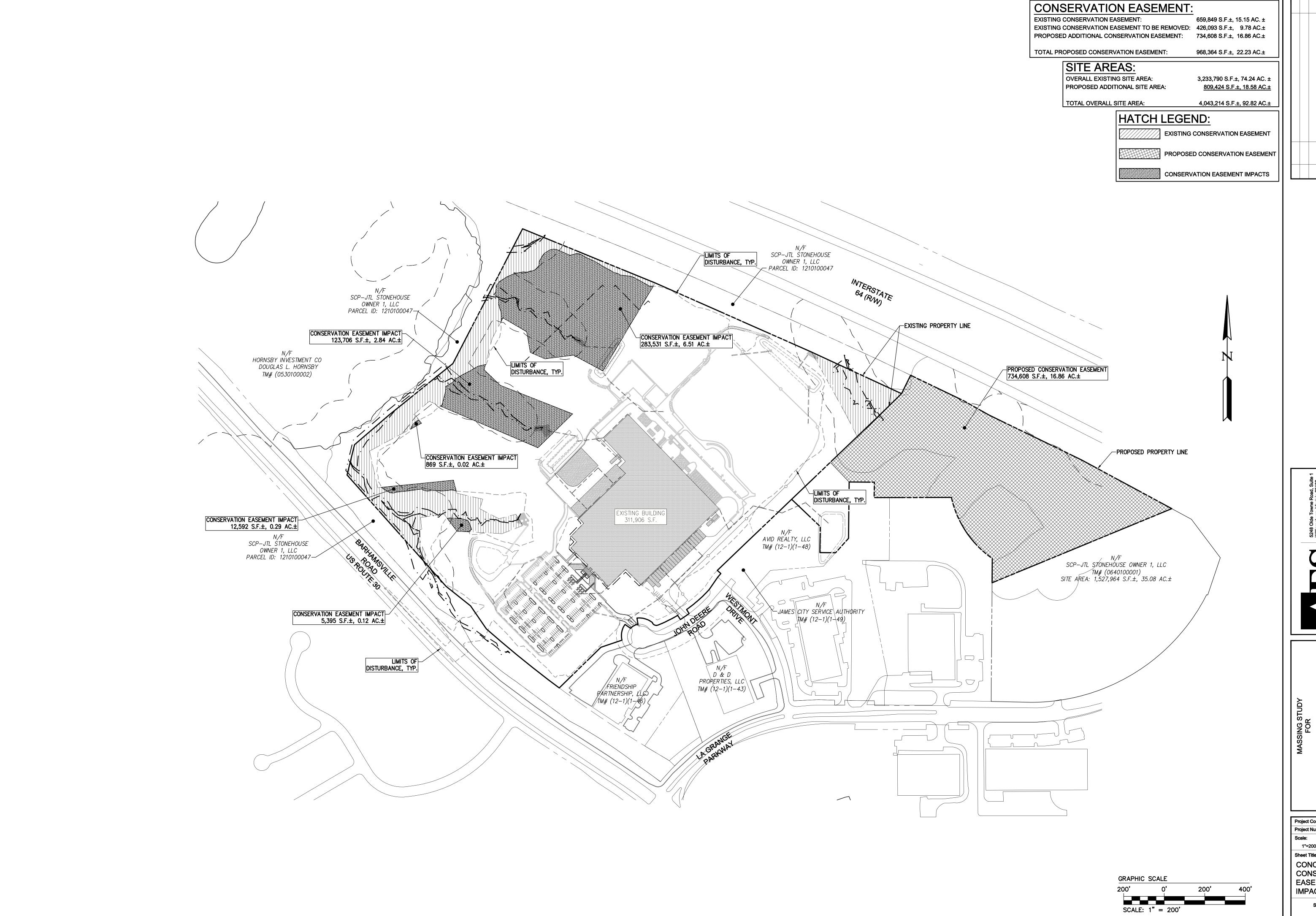


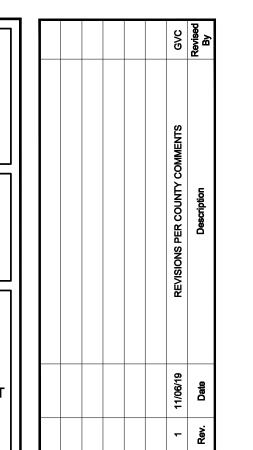
Staff Recommended Conditions

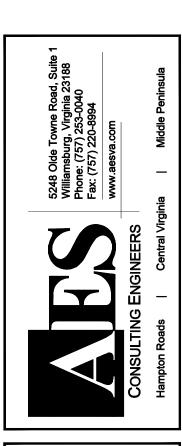
- The applicant must obtain all other necessary federal, state, and local permits as required for the project
- The applicant must record the Natural Open Space as proposed prior to site plan approval
- The applicant pay into the James City County Chesapeake Bay Restoration Fund
- ✓ This exception request approval shall become null and void if construction has not begun by November 13, 2020
- ✓ Written requests for an extension to an exception shall be submitted to the Stormwater and Resource Protection Division no later than October 2, 2020, six weeks prior to the expiration date.











3000 JOHN DEERE ROAD

Project Contacts	GAM, GVC	
Project Number:	9476-05	
Scale:	Date:	
1"=200'	10/08/2019	
Sheet Title:		
CONCEPTUAL		
CONSERVATION		
EASEMENT		
IMPACTS		
Sheet Number		
4		



PUBLIC HEARING NOTICE

THE CHESAPEAKE BAY BOARD OF JAMES CITY COUNTY, VIRGINIA WILL HOLD A

PUBLIC HEARING WEDNESDAY NOVEMBER 13, 2019 AT 5 P.M. IN THE BOARD

ROOM OF BUILDING F, 101 MOUNTS BAY ROAD, JAMES CITY COUNTY, VIRGINIA.

THE CHESAPEAKE BAY BOARD WILL CONSIDER THE FOLLOWING EXCEPTION REQUESTS FOR ENCROACHMENT INTO THE RPA BUFFER:

CBPA 19-0117: VHB, on behalf of Seaworld Parks & Entertainment, LLC, has filed an exception request for encroachments into the RPA buffer for an expansion of the Germany section at 7851 Pocahontas Trail in the Busch Gardens Williamsburg park, JCC Parcel No. 5140100009.

CBPA 19-0116: Roth Environmental, on behalf of David and Donna Watson, has filed an exception request for encroachments into the RPA buffer for the construction of a sunroom and deck at 167 Riverview Plantation Drive in the Riverview Plantation subdivision, JCC Parcel No. 1730200003.

CBPA 19-0121: Robert and Patricia Kaufman have filed an exception request for encroachments into the RPA buffer for a house addition at 4053 South Riverside Drive in the Chickahominy Haven subdivision, JCC Parcel No. 1910500009.

CBPA 19-0120: Harbin Builder, on behalf of LHIW-3, has filed an exception request for encroachments into the RPA buffer for a single family dwelling and deck at 9212 Morning Dew Court in The Retreat subdivision, JCC Parcel No. 1010300066.

CBPA 19-0124: Matthew Hipple has filed an exception request for encroachments into the RPA buffer for an earthen dam and farm pond at 120 Jolly Pond Road, JCC Parcel No. 3110100007C.

CBPA 19-0115: Country Village Mobile Home Park has filed an exception request for encroachments into the RPA buffer for a three bedroom mobile home and deck at 11 Gray Gables Drive in the Country Village Mobile Home Park, JCC Parcel No. 5920100001.

CBPA 19-0118: Williamsburg Landing, Inc. has filed an exception request for encroachments into the RPA buffer for the construction of buildings for The Bluffs at Williamsburg Landing project at 5700 Williamsburg Landing Drive, JCC Parcel No. 4820100002.

CBPA 19-0126: AES Consulting Engineers, Inc. has filed an exception request for encroachments into the RPA buffer for an expansion of buildings, parking and stormwater management infrastructure at 3000 John Deere Road in the Stonehouse Commerce Park, JCC Parcel No. 1210100045.

Appeals from decisions under the Chesapeake Bay Preservation Ordinance may also be heard.

All interested parties are invited to attend the meetings. The applications and plans are on file and may be

viewed during normal office hours in the Stormwater and Resource Protection Division, 101-E Mounts Bay Road, James City County, Virginia.

NOT FOR PUBLICATION

DISPLAY: WEDNESDAY - October 30 and November 6, 2019.

ACCOUNT NO.: 0011350200 - VIRGINIA GAZETTE

COPIES: PLANNING

ASSISTANT COUNTY ATTORNEY

WETLANDS/CHESAPEAKE BAY BOARD MEMBERS



General Services
107 Tewning Road
Williamsburg, VA 23188
P: 757-259-4080
General.Services@jamescitycountyva.gov

jamescitycountyva.gov

Capital Projects 107 Tewning Road Williamsburg, VA 23188 757-259-4080 Fleet 103 Tewning Road Williamsburg, VA 23188 757-259-4122 Stormwater and Resource Protection 101-E Mounts Bay Road Williamsburg, VA 23185 757-253-6670

Facilities & Grounds 113 Tewning Road Williamsburg, VA 23188 757-259-4080 Solid Waste 1204 Jolly Pond Road Williamsburg, VA 23188 757-565-0971

October 23, 2019

RE: CBPA-19-0126

3000 John Deere

Expansion of Buildings, Parking & Stormwater

Management Infrastructure

Dear Adjacent Property Owner:

In accordance with State and County Codes, this letter is to notify you that a request has been filed with the James City County Chesapeake Bay Board by Christopher Schaible of AES Consulting Engineers for encroachment into the Resource Protection Area (RPA) buffer associated with expansion of buildings, parking, and stormwater management infrastructure. The project is located at 3000 John Deere Road and further identified as JCC Parcel No. 1210100045.

A complete description, plan and other information are on file in the Stormwater and Resource Protection Division and are available for inspection during normal business hours, should anyone desire to review them.

The Chesapeake Bay Board will hold an advertised public hearing on **Wednesday, November 13, 2019 at 5:00 p.m.**, in the Board Room of Building F, 101 Mounts Bay Road, James City County, Virginia, at which time you may request to speak on the above referenced project.

Sincerely,

Janíce Petty

Janice Petty Stormwater Assistant 757-253-6790 janice.petty@jamescitycountyva.gov

cc: AES Consulting Engineers

Christopher Schaible/Graham Corson

<u>Mailing List for: CBPA-19-0126 – 3000 John Deere Road – Expansion of Buildings, Parking & Stormwater</u> <u>Management Infrastructure</u>

Owner: 1210100045-3000 John Deere Road

ANO, LLC 844 Alton Road

Miami Beach, FL 33139-5506

1210100047-16.96 A

<u>0640100001-8915 Barhamsville Road</u> SCP-JTL Stonehouse Owner 1, LLC 4807 W Lovers Lane, Floor 2 Dallas, TX 75209-3137

0530100002-9131 Barhamsville Road

Hornsby Investment Company c/o Douglas L Hornsby

P.O. Box 421

Williamsburg, VA 23187-0421

1210100046

Friendship Partnership, LLC 3005 John Deere Road Toano, VA 23168-9332 Contractor:

AES Consulting Engineers

Attn: Christopher Schaible & Graham Corson

5248 Olde Towne Road, Suite 1 Williamsburg, VA 23188-1986

1210100043-9001 Westmont Drive

D&D Properties, LLC 4571 Ware Creek Road

Williamsburg, VA 23188-1125

1210100049-9032 Westmont Drive

James City Service Authority

Attn: Doug Powell 119 Tewning Road

Williamburg, VA 23188-2639

1210100048-9020 Westmont Drive

Avid Realty, LLC 9000 Westmont Drive Toano, VA 23168-9351

AGENDA ITEM NO. E.1.

ITEM SUMMARY

DATE: 11/13/2019

TO: Chesapeake Bay Board

FROM: Michael Woolson, Chesapeake Bay Board Secretary

SUBJECT: 2020 Calendar

ATTACHMENTS:

Description Type

D 2020 Calendar Backup Material

REVIEWERS:

Department	Reviewer	Action	Date
Chesapeake Bay Group	Woolson, Michael	Approved	11/7/2019 - 2:29 PM
Chesapeake Bay Group	Small, Toni	Approved	11/8/2019 - 1:56 PM
Publication Management	Burcham, Nan	Approved	11/8/2019 - 1:58 PM
Chesapeake Bay Group	Secretary, ChesBay	Approved	11/9/2019 - 9:15 AM

JAMES CITY COUNTY

2020 WETLAND AND CHESAPEAKE BAY BOARD MEETING CALENDAR

January 2020	February 2020	March 2020	April 2020
Su Mo Tu We Th Fr Sa 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31	Su Mo Tu We Th Fr Sa 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29	Su Mo Tu We Th Fr Sa 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31	Su Mo Tu We Th Fr Sa 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30
May 2020	June 2020	July 2020	August 2020
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September 2020	October 2020	November 2020	December 2020
Su Mo Tu We Th Fr Sa 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30	Su Mo Tu We Th Fr Sa 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31	Su Mo Tu We Th Fr Sa 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30	Su Mo Tu We Th Fr Sa 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31

AGENDA ITEM NO. E.2.

ITEM SUMMARY

DATE: 11/13/2019

TO: Chesapeake Bay Board

FROM: Michael Woolson, Chesapeake Bay Board Secretary

SUBJECT: Election of Officers for 2020

REVIEWERS:

Department	Reviewer	Action	Date
Chesapeake Bay Group	Woolson, Michael	Approved	11/7/2019 - 1:39 PM
Chesapeake Bay Group	Small, Toni	Approved	11/8/2019 - 1:55 PM
Publication Management	Burcham, Nan	Approved	11/8/2019 - 2:00 PM
Chesapeake Bay Group	Secretary, ChesBay	Approved	11/9/2019 - 9:16 AM