

AGENDA
JAMES CITY COUNTY CHESAPEAKE BAY BOARD
REGULAR MEETING
COUNTY GOVERNMENT CENTER BOARD ROOM
101 MOUNTS BAY ROAD, WILLIAMSBURG, VA 23185
February 14, 2024
5:00 PM

A. CALL TO ORDER

B. ROLL CALL

C. MINUTES

1. Minutes for the January 10, 2024, Regular Meeting
2. Minutes for the January 29, 2024, Work Session

D. PUBLIC COMMENT

E. PUBLIC HEARING(S)

1. CBPA-23-0183 : 275 Old Stage Road
2. CBPA-23-0174 : 9400 Barnes Road
3. CBPA-23-0182 : 9935 Walnut Creek
4. CBPA-23-0167 : 112 Sugar Bush

F. BOARD CONSIDERATION(S)

1. CBPA-23-0009 : 109 Murcar
2. 2024 Calendar : Amendment

G. MATTERS OF SPECIAL PRIVILEGE

H. ADJOURNMENT

MINUTES
JAMES CITY COUNTY CHESAPEAKE BAY BOARD
REGULAR MEETING
COUNTY GOVERNMENT CENTER BOARD ROOM
101 MOUNTS BAY ROAD, WILLIAMSBURG, VA 23185
January 10, 2024
5:00 PM

A. CALL TO ORDER

The Chesapeake Bay Board meeting for January 10, 2024, 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:

Charles Roadley, Chair
Scott Maye, Vice Chair
Leslie Bowie

Board Members Absent:

Michael O'Brien
Larry Waltrip

Other Staff Present:

Toni Small, Director, Stormwater and Resource Protection
Michael Woolson, Resource Protection Section Chief, Stormwater and Resource Protection
Robin Benedict, Watershed Planner, Stormwater and Resource Protection
Emily Grojean, Watershed Planner, Stormwater and Resource Protection
Andrew Dean, Assistant County Attorney, County Attorney's Office

C. MINUTES

1. Minutes from the December 13, 2023, Regular Meeting

A motion to Approve the minutes was made by Ms. Bowie.

The minutes were approved on a voice vote.

D. PUBLIC COMMENT

None.

E. PUBLIC HEARING(S)

1. CBPA-23-0165 : 4209 Cliffside Drive

A motion to Approve w/ Conditions was made by Mr. Maye, the motion result was Passed.
AYES: 3 NAYS: 0 ABSTAIN: 0 ABSENT: 2
Ayes: Bowie, Maye, Roadley
ABSENT: O'Brien, Waltrip

Ms. Robin Benedict, Watershed Planner, presented the exception request submitted by Mr. Andrew Ross, AF Ross, LLC, on behalf of Mr. Douglas and Ms. Susan Miller, for encroachments into the Resource Protection Area (RPA) for the expansion of a deck. The property is further identified as James City County Real Estate Tax Map Parcel No. 2341200015. The presentation described the current and proposed site conditions. If the Board approved the request, staff asked that the suggested conditions be incorporated into the approval.

Mr. Roadley opened the Public Hearing.

The Board discussed the pros and cons of the plan.

Mr. Roadley closed the Public Hearing.

2. CBPA-23-0160 : 8810 Pocahontas Trail Unit: 59

A motion to Approve w/ Conditions was made by Mr. Maye, the motion result was Passed.
Ayes: 3 NAYS: 0 ABSTAIN: 0 ABSENT: 2
Ayes: Bowie, Maye, Roadley
Absent: O' Brien, Waltrip

Ms. Emily Grojean, Watershed Planner, presented the exception request submitted by Ms. Linda Krohn, American Community Management, on behalf of Heritage Community, LLC, for encroachments into the RPA for the installation of a mobile home. The property is further identified as James City County Real Estate Tax Map Parcel No. 5920100003. The presentation described the current and proposed site conditions. If the Board approved the request, staff asked that the suggested conditions be incorporated into the approval.

Staff clarified details of the plan for the Board.

Mr. Roadley opened the Public Hearing.

A. Ms. Linda Krohn, American Community Management, 125 Burgess Street, explained the planned procedure for preparing the site directly beneath the mobile home for installation.

The Board discussed the pros and cons of the plan.

Mr. Roadley closed the Public Hearing.

3. CBPA-23-0172 : 109 Thorpe's Parish

A motion to Approve w/ Conditions was made by Ms. Bowie, the motion result was Passed.
Ayes: 3 NAYS: 0 ABSTAIN: 0 ABSENT: 2
Ayes: Bowie, Maye, Roadley
Absent: O' Brien, Waltrip

Ms. Robin Benedict, Watershed Planner, presented the exception request submitted by Mr. Joseph Krallinger, The Structures Group, Inc., on behalf of Mr. Ken and Ms. Christy Tankersley, for encroachments into the RPA for the construction of a walkway, patio, and a retaining wall. The property is further identified as James City County Real Estate Tax Map

Parcel No. 5030300014. The presentation described the current and proposed site conditions. If the Board approved the request, staff asked that the suggested conditions be incorporated into the approval.

Staff clarified details of the plan for the Board, including the precise area of new impervious ground cover.

Mr. Roadley opened the Public Hearing.

A. Mr. Joseph Krallinger, The Structures Group, Inc., 1200 Old Colony Lane, provided further information about the plan for the Board.

The Board discussed the pros and cons of the plan.

Mr. Roadley closed the Public Hearing.

4. CBPA-23-0175 : 160 John Browning

A motion to Approve w/ Conditions as Amended was made by Mr. Maye, the motion result was Passed.

Ayes: 3 NAYS: 0 ABSTAIN: 0 ABSENT: 2

Ayes: Bowie, Maye, Roadley

Absent: O' Brien, Waltrip

Ms. Emily Grojean, Watershed Planner, presented the exception request submitted by Mr. Micah Miller, Easton Outdoors, on behalf of Mr. Shaun Reddy and Mr. Glenn Ballard, for encroachments into the RPA for the construction of a pool, patio, pavilion, and retaining walls. The property is further identified as James City County Real Estate Tax Map Parcel No. 5130400014. The presentation described the current and proposed site conditions. If the Board approved the request, staff asked that the suggested conditions be incorporated into the approval.

Mr. Roadley opened the Public Hearing.

A. Mr. Micah Miller, Easton Outdoors, 550 Wythe Creek Road, Poquoson, Virginia, presented additional information to the Board, including details about the use of permeable jointing sand during the installation of the proposed pervious pavers, the current site slope conditions, the plan's long-term stormwater runoff management, and its approval status by the Virginia's Soil and Water Conservation Districts' (SWCD) Virginia Conservation Assistance Program (VCAP).

The Board discussed the pros and cons of the plan, including the plan's accountability for the potential stormwater runoff that might lead to erosion at the site.

Mr. Michael Woolson, Resource Protection Section Chief, expressed confidence in the plan, highlighting its approval by Virginia's SWCD for the VCAP and its effective management of stormwater runoff from typical rain events.

Mr. Roadley expressed concern for the plan's ability to accommodate more substantial rain events.

A. Mr. Miller proposed amending the current plan to accommodate more substantial rain events by altering one of the proposed basins to be more permeable.

Staff confirmed for the Board that Mr. Miller's proposed changes would not require the plan to be resubmitted.

Mr. Maye reiterated Mr. Roadley's concern and indicated support for the plan with the presented changes.

Mr. Roadley closed the Public Hearing.

5. CBPA-23-0171 : 131 George Sandys

A motion to Approve w/ Conditions was made by Mr. Maye, the motion result was Passed.

Ayes: 3 NAYS: 0 ABSTAIN: 0 ABSENT: 2

Ayes: Bowie, Maye, Roadley

Absent: O' Brien, Waltrip

Ms. Robin Benedict, Watershed Planner, presented the exception request submitted by Mr. Joseph Krallinger, The Structures Group, Inc., on behalf of Ms. Tammy Short, for encroachments into the RPA for the replacement of an existing retaining wall. The property is further identified as James City County Real Estate Tax Map Parcel No. 5820200030. The presentation described the current and proposed site conditions. If the Board approved the request, staff asked that the suggested conditions be incorporated into the approval.

Mr. Roadley opened the Public Hearing.

A. Mr. Joseph Krallinger, The Structures Group, Inc., 1200 Old Colony Lane, provided further information about the plan for the Board.

The Board discussed the pros and cons of the plan.

Mr. Roadley closed the Public Hearing.

6. CBPA-23-0174 : 275 Old Stage Road

Ms. Robin Benedict, Watershed Planner, notified the Board that the public advertisement for this item was made with the incorrect address and that no action should be taken by the Board at this time. Ms. Benedict also noted that the corrected advertisement will run prior to the February 14, 2024 Regular Meeting, at which time the case will be brought before the Board.

7. CBPA-23-0183 : 275 Old Stage Road

A motion to Defer was made by Ms. Bowie, the motion result was Passed.

Ayes: 3 NAYS: 0 ABSTAIN: 0 ABSENT: 2

Ayes: Bowie, Maye, Roadley

Absent: O' Brien, Waltrip

Ms. Robin Benedict, Watershed Planner, presented the exception request submitted by Mr. Mark Boyd, Kimley-Horn and Associates, Inc., on behalf of LI Hazelwood Farms VA Investor, LP, for encroachments into the RPA for site grading associated with the construction of a building. The property is further identified as James City County Real Estate Tax Map Parcel No. 0440100013. The presentation described the current and proposed site conditions. If the Board approved the request, staff asked that the suggested conditions be incorporated into the approval.

Staff clarified details of the plan for the Board.

Mr. Roadley opened the Public Hearing,

Ms. Benedict presented two letters from adjacent property owners, each expressing their views on the plan. The first letter, submitted by Ms. Ronda McCrea, 223 Old Stage Road, raised

objections to the plan, citing concerns about potential stormwater runoff impacts on her property. The second letter, from Mr. David Osman and Ms. Pam Lundberg, 8904 Thomas Higgs Court, also expressed objections to the plan, highlighting concerns about its impact on the site's wetlands, particularly in relation to the habitat of endangered species. Each letter also cited multiple concerns that are outside the purview of the Board.

A. Mr. Mark Boyd, Kimley-Horn and Associates, Inc., 2035 Maywill Street, Suite 200, Richmond, Virginia, presented additional details about the plan to the Board, in response to the Board's inquiries: he explained the rationale behind the building's location, provided updates on the project's progress in other agencies' permitting processes, shared findings from an endangered species survey that revealed no endangered species, and clarified the proposed roadway's placement.

Mr. Roadley clarified the purview of the Board.

B. Ms. Darlene Previs, 211 Old Stage Road, inquired whether the current site plan shows an increased encroachment into the RPA compared to the original site plan. Ms. Previs also cited concerns that are outside the Board's purview.

Mr. Roadley clarified that the only encroachment into the RPA is related to the slope of the proposed fill and noted that it is common for site plans to undergo alterations after their original conception.

C. Mr. Edwin Lampitt, 2616 Meadow Lake Drive, expressed concern for the impact the plan would have on wildlife.

D. Mr. Ben Swift, Lovett Industrial, 923 15th Street NW, Washington D.C., offered details of the planned landscaping at the site, clarified that other areas of the parcel will eventually be developed, and described the location of the necessary fire access road that encircles the building.

A. Mr. Boyd provided further detail about site constraints as they relate to the location of the building as well as reiterating that there is a comprehensive stormwater management plan that accompanies the entirety of the project.

Mr. Roadley expressed support for the plan's minimal impact to the RPA and indicated concern for the impact of the proposed stormwater outfalls.

Mr. Maye voiced concern about the applicant's procedural approach, cautioning that seeking exceptions for RPA work separately could lead to potential issues and emphasizing the need to present the Board with a comprehensive overview of the entire project. Additionally, Mr. Maye expressed that the RPA impacts could be considered self-created as the building size could potentially be reduced to lessen the impacts on the RPA.

Ms. Bowie agreed with Mr. Maye and suggested that the Board could make better decisions with additional details about the impacts of the applicant's entire project at the site.

A. Mr. Boyd stated that the chosen procedure of applying for separate exceptions to work within the RPA is not intended to subvert any intent of the Board and that the extent of the impact for the construction of this building will not change once approved by the Board.

D. Mr. Swift mentioned that reducing the building's size would have an adverse economic impact for the applicant. Instead, he proposed constructing a retaining wall as an alternative to altering the slope of the land in order to minimize the impact on the RPA. Mr. Swift requested a deferral of the exception until the February 14, 2024 Regular Meeting.

F. BOARD CONSIDERATION(S)

1. CBPA-22-0120 : 108 Murcar

A motion to Approve w/ Conditions was made by Mr. Maye, the motion result was Passed.

Ayes: 3 NAYS: 0 ABSTAIN: 0 ABSENT: 2

Ayes: Bowie, Maye, Roadley

Absent: O' Brien, Waltrip

Ms. Emily Grojean, Watershed Planner, presented an extension request for the exception originally approved by the Board on January 11, 2023. The exception was originally submitted by Mr. Chase Grogg, LandTech Resources, Inc., on behalf of Mr. Daniel McCormick. Staff proposed that the new expiration date of January 11, 2025, be approved.

G. MATTERS OF SPECIAL PRIVILEGE

None.

H. ADJOURNMENT

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

The meeting adjourned at 6:42 p.m.

Charles Roadley
Chair, Chesapeake Bay Board

Robin Benedict
Secretary to the Board

MINUTES
JAMES CITY COUNTY CHESAPEAKE BAY BOARD/WETLANDS BOARD
WORK SESSION
COUNTY GOVERNMENT CENTER BOARD ROOM
101 MOUNTS BAY ROAD, WILLIAMSBURG, VA 23185
January 29, 2024
3:00 PM

A. CALL TO ORDER

The Wetlands and Chesapeake Bay Board Work Session for January 29, 2024, was called to order.

B. ROLL CALL

Board Members Present:

Charles Roadley, Chesapeake Bay Board Chair
Scott Maye, Wetlands Board Chair
Michael O'Brien, Chesapeake Bay Board Vice Chair, Wetlands Board Vice Chair
Leslie Bowie

Board Members Absent:

Larry Waltrip

Other Staff Present:

Toni Small, Director, Stormwater and Resource Protection
Michael Woolson, Resource Protection Section Chief, Stormwater and Resource Protection
Robin Benedict, Watershed Planner, Stormwater and Resource Protection

C. BOARD CONSIDERATION(S)

1. Presentation on Upcoming Projects

Mr. Michael Woolson, Resource Protection Section Chief, and Mr. Mark Boyd and Mr. Ben Swift, Kimley-Horn and Associates, Inc., 2035 Maywill Street, Suite 200, Richmond, Virginia, presented information on the Lovett 64 Commerce Center project of development.

The Board discussed the construction and overall scope of the project.

D. MATTERS OF SPECIAL PRIVILEGE(S)

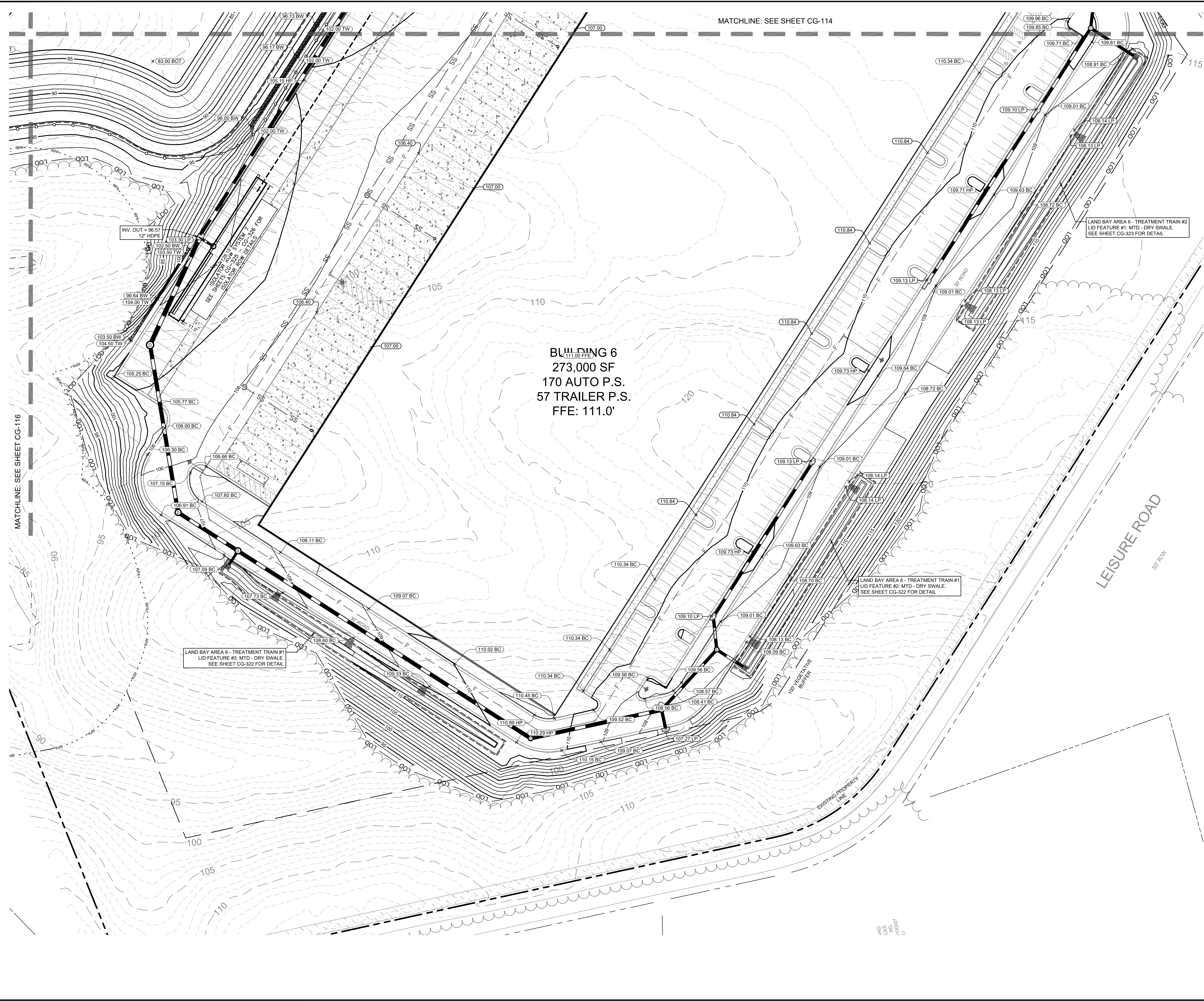
None.

E. ADJOURNMENT

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

The meeting was adjourned at 4:29 p.m.

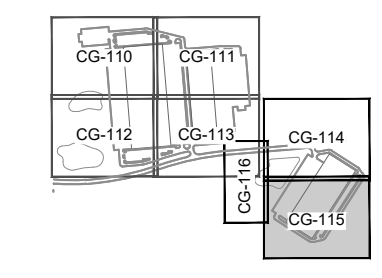
Plotted By: Boyd, Mark. Sheet: Lovett CG-115. February 05, 2024. 02:54:58pm. K:\VIC-DVA\113451000 - Hazewood Farms - James City County\CAD\PlanSheets\Phase 1 Plans\CG-114, CG-115 - GRADING PLAN - BLD06.dwg
 This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



MATCHLINE: SEE SHEET CG-114

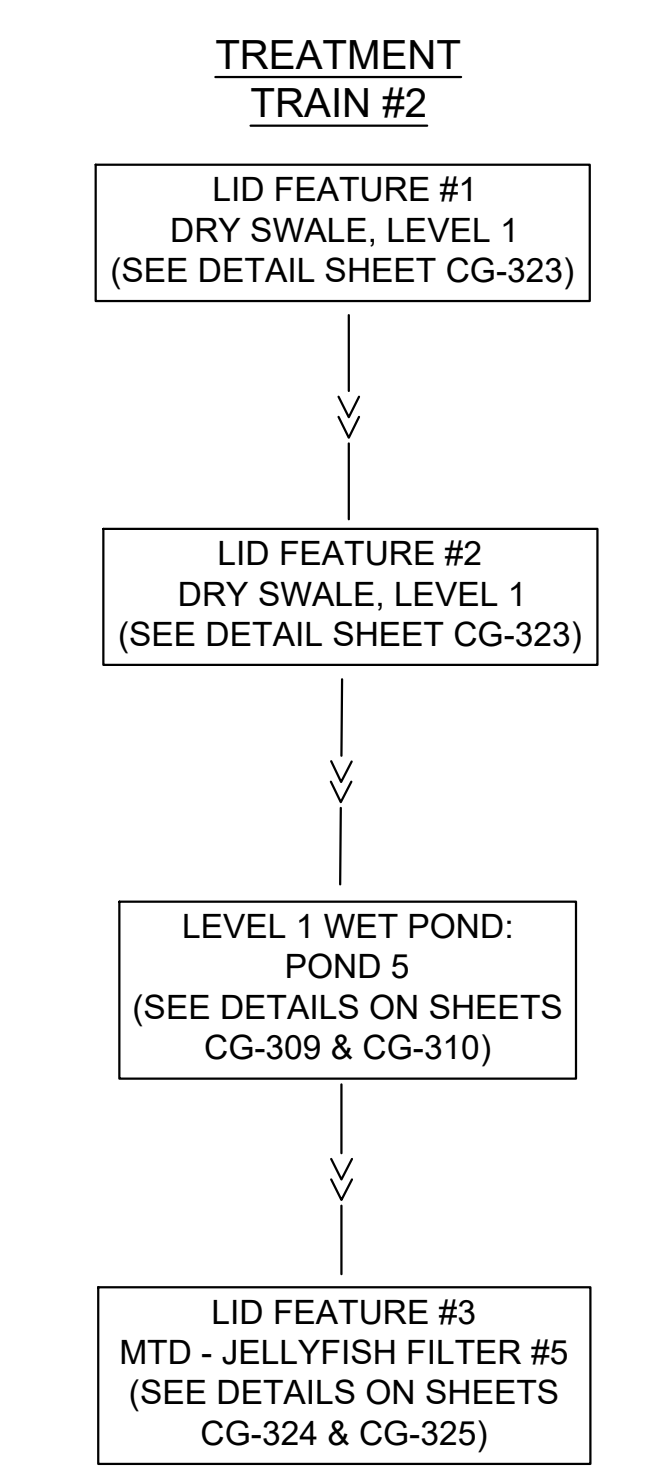
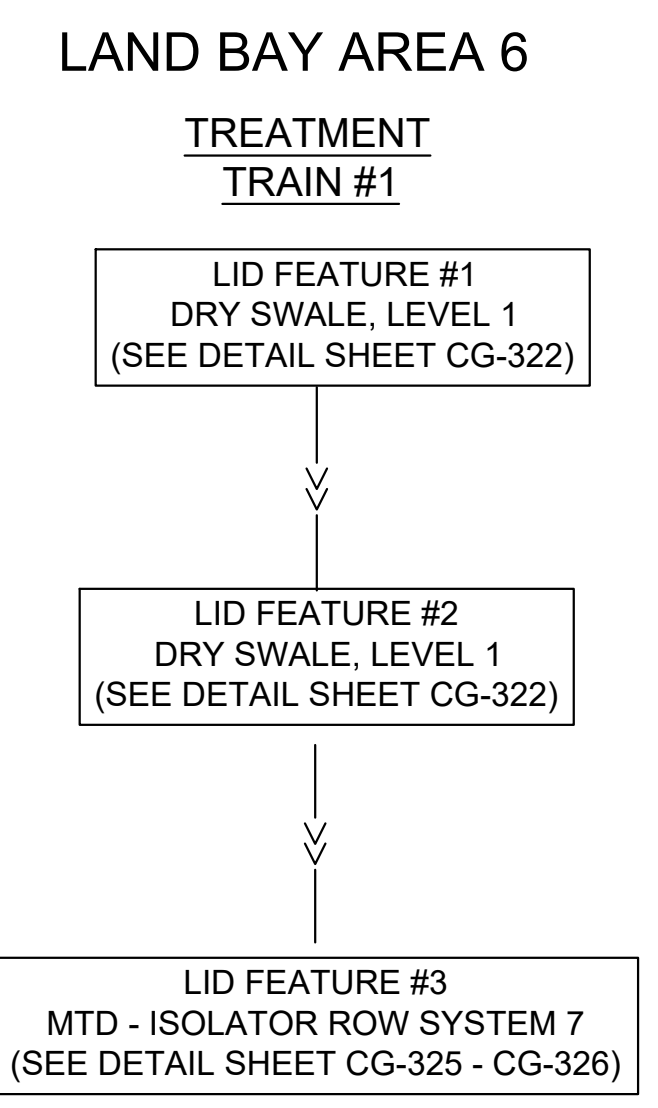
MATCHLINE: SEE SHEET CG-116

BUILDING 6
 273,000 SF
 170 AUTO P.S.
 57 TRAILER P.S.
 FFE: 111.0'



KEY MAP
 SCALE: 1" = 2000'

NOTE:
 STORM DRAIN STRUCTURE "RIM" ELEVATION IS CALCULATED AS "GROUND SURFACE ELEVATION ABOVE CENTER OF STRUCTURE". THIS CAN VARY DEPENDING ON STRUCTURE TYPE, RANGING FROM TOP OF CURB ELEVATION TO MIDDLE OF MANHOLE.
 FOR INLET GRATE/FLOW LINE ELEVATIONS, REFER TO SPOT SHOTS ON GRADING PLANS (CG-101 - CG-116) PROVIDED AT THE FACE-OF-CURB FOR ALL INLETS.



NO.	REVISIONS	DATE	BY
1	ADDRESSED COUNTY COMMENTS	12/21/2023	KH

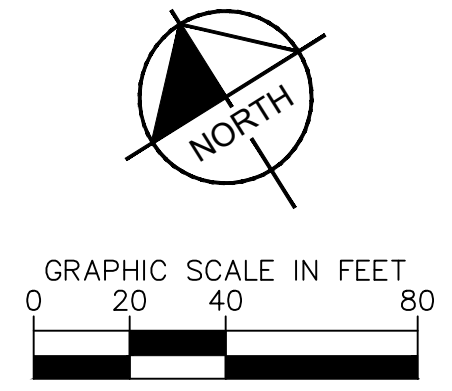
Kimley»Horn
 © 2023 KIMLEY-HORN AND ASSOCIATES, INC.
 2035 MAYNILL ST., SUITE 200, RICHMOND, VA 23230
 PHONE: 804-673-9882
 WWW.KIMLEY-HORN.COM

KHA PROJECT	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
113451001	10/02/2023	JHN	JHN	MRE

GRADING & DRAINAGE PLAN - BUILDING 6

LOVETT 64 COMMERCE CENTER PHASE 1 SITE PLANS
 VIRGINIA
 JAMES CITY COUNTY

SHEET NUMBER
CG-115





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
757-259-6670

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

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

«Last_Name»
«Address_Line_1»
«City», «State» «Zip_Code»

RE: CBPA-23-0183
275 Old Stage Rd
Construction of building

December 19, 2023

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. Mark Boyd, Kimley-Horn, on behalf of LI Hazelwood Farms VA Investor LP, for encroachments into the Resource Protection Area buffer for the construction of a building. The project is located at 275 Old Stage Rd, JCC Tax Map Parcel No. 0440100013.

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, January 10, 2024, 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,

Robin Benedict

Robin Benedict
Chesapeake Bay Board Secretary
757-253-6781
Robin.Benedict@jamescitycountyva.gov

Case Number: CBPA-23-0183

PIN	Last Name	Address Line 1	City	State
1120100006	HAMILTON RENTAL LLC	4596 BLACK RAIL CT	PROVIDENCE FORGE	VA
1120100009	HORNSBY ENTERPRISES, INC	P O BOX 421	WILLIAMSBURG	VA
530100002	HORNSBY INVESTMENT CO LP	4732 LONGHILL RD ~STE 1101	WILLIAMSBURG	VA
1120100004	HUGHES, JACK & HELEN	137 LEISURE RD	TOANO	VA
1120100001	JAMES CITY COUNTY	PO BOX 8784	WILLIAMSBURG	VA
1120100010A	KING, SUN T	210 OLD STAGE RD	TOANO	VA
1110200009	LANNING, BENJAMIN G & GREENE, AMANDA M	291 TOWN POINTE WAY	NEWPORT NEWS	VA
430100017	LI HAZELWOOD FARMS VA INVESTOR LP	401 FRANKLIN ST ~STE 2555	HOUSTON	TX
1120100008	MCCREA, RONDA S TRUSTEE	PO BOX 333	RECTORTOWN	VA
440100020	MCDONALDS CORPORATION	PO BOX 182571	COLUMBUS	OH
	Mr. Mark Boyd Kimley-Horn	2035 Maywill Street, Suite 200	Richmond	VA
1120100007	OSMAN, DAVID G TRUSTEE & LUNDBERG,	8904 THOMAS HIGGS CT	TOANO	VA
1120100002	PAUL, ROBERT H	7440 STURGEON POINT RD	PROVIDENCE FORGE	VA
1110100003	RASH, JOHN W SR	2708 MEADOW LAKE DR	TOANO	VA
1120100005	RUTHERFORD, ROBIN C	14651 DEES RD	ELK CREEK	MO
1110200007	TYRER, DAVID D & CAROL D	102 SHADY BLUFF PT	WILLIAMSBURG	VA
0430400011B	WHEELER, GEORGE L & S DIANE W	219 SKILLMAN DR	TOANO	VA

Case Number: CBPA-23-0183

Zip Code
23140-3733
23187-0421
23188-1584
23168-9402
23187-8784
23168-9410
23601-3832
77002-1569
20140-0333
43218-2571
23230-30
23168-9453
23140-2722
23168-9430
65464-9616
23188-2236
23168-8933



PUBLIC HEARING NOTICE

THE CHESAPEAKE BAY BOARD OF JAMES CITY COUNTY, VIRGINIA, WILL HOLD A PUBLIC HEARING ON **WEDNESDAY, JANUARY 10, 2024 AT 5:00 P.M.** IN THE COUNTY GOVERNMENT CONFERENCE ROOM OF BUILDING F, 101 MOUNTS BAY ROAD, JAMES CITY COUNTY, VIRGINIA.

THE CHESAPEAKE BAY BOARD WILL CONSIDER THE FOLLOWING CASES:

CBPA-23-0160: Ms. Linda Krohn, American Community Management, on behalf of Heritage Community, LLC, has applied for a Chesapeake Bay Exception for the installation of a mobile home on property located at 8810 Pocahontas Trl Unit: 59, JCC Real Estate Tax Map Parcel No. 5920100003.

CBPA-23-0165: Mr. Andrew Ross, AF Ross, LLC, on behalf of Mr. Douglas and Ms. Susan Miller, has applied for a Chesapeake Bay Exception for the expansion of a deck on property located at 4209 Cliffside Drive, JCC Real Estate Tax Map Parcel No. 2341200015.

CBPA-23-0171: Mr. Joseph Krallinger, The Structures Group, on behalf of Ms. Tammy Short, has applied for a Chesapeake Bay Exception for the construction of a retaining wall on property located at 131 George Sandys, JCC Real Estate Tax Map Parcel No. 5820200030.

CBPA-23-0172: Mr. Joseph Krallinger, The Structures Group, on behalf of Mr. Ken & Ms. Christy Tankersly, has applied for a Chesapeake Bay Exception for the construction of a walkway, patio, and retaining wall on property located at 109 Thorpes Parish, JCC Real Estate Tax Map Parcel No. 5030300014.

CBPA-23-0174: Mr. Mark Boyd, Kimley-Horn, on behalf of LI Hazelwood Farms VA Investor LP, has applied for a Chesapeake Bay Exception for the construction of a building on property located at 275 Old Stage Rd, JCC Real Estate Tax Map Parcel No. 0440100013.

CBPA-23-0175: Mr. Micah Miller, Easton Outdoors, on behalf of Mr. Shaun Reddy and Mr. Glenn Ballard, has applied for a Chesapeake Bay Exception for the construction of a pool, patio, pavilion, and retaining walls on property located at 160 John Browning, JCC Real Estate Tax Map Parcel No. 5130400014.

CBPA-23-0183: Mr. Mark Boyd, Kimley-Horn, on behalf of LI Hazelwood Farms VA Investor LP, has applied for a Chesapeake Bay Exception for the construction of a building on property located at 275 Old Stage Rd, JCC Real Estate Tax Map Parcel No. 0440100013.

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

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.

MEMORANDUM

DATE: February 14, 2024

TO: The Chesapeake Bay Board

FROM: Robin Benedict, Watershed Planner

SUBJECT: Chesapeake Bay Exception No. CBPA-23-0174. 9400 Barnes Road

Mr. Ben Swift, Lovett Industrial, has requested a two-month deferral of this application for exception to the Chesapeake Bay Preservation Ordinance while the site plan is finalized for the project. Staff concurs with this request. As this case has been public noticed, staff recommends that the public hearing be opened and stay open until the April 10, 2024, meeting, at which time the case will be heard.

RB/md
CBPA23-174_9400BrnesRdDef-mem

**CHESAPEAKE BAY BOARD EXCEPTION No. CBPA-23-0174. 9400 Barnes Road
Staff Report for the February 14, 2024, Chesapeake Bay Board Public Hearing**

This staff report is prepared by the 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: LI Hazelwood Farms VA Investor, LP

Agent: Mr. Mark Boyd, Kimley-Horn and Associates, Inc.

Location: 9400 Barnes Road

Parcel Identification No.: 0430100017

Parcel: Pt Parkers

Lot Size: 130.60 acres

Area of Lot in Resource Protection Area (RPA): 33.24 acres (26%)

Watershed: Diascund Creek (JL27)

Floodplain: None

Proposed Activity: Grading associated with the construction of a building (Building 1) and construction of a retaining wall

Impervious Cover: 53,143 square feet (1.22 acres)

RPA Encroachment: 121,045 square feet, total RPA impacts

Staff Contact: Robin Benedict, Watershed Planner Phone: 253-6781

BRIEF SUMMARY AND DESCRIPTION OF ACTIVITIES

Mr. Mark Boyd, Kimley-Horn and Associates, Inc., has applied for a Chesapeake Bay Exception on behalf of LI Hazelwood Farms VA Investor, LP, for encroachments into the RPA buffer for the grading associated with the construction of a building (Building 1) located at 9400 Barnes Road within the Diascund Creek watershed. The property is further identified as James City County Real Estate Tax Map Parcel No. 0430100017. The parcel was platted in 1972, prior to the adoption of the Chesapeake Bay Preservation Ordinance in 1990.

A wetland delineation and RPA study was performed in 2023 and approved by the United States Army Corps of Engineers and County, respectively. The total lot size of this property is 130.60 acres, of which 26% is located within the RPA. The applicant is proposing to construct a building and retaining wall in association with the Lovett 64 Commerce Center construction. Impervious impacts to the RPA will be caused by the construction of a drive aisle and retaining wall and equal approximately 53,143 square feet of impacts to the RPA. Total impacts to the RPA associated with this proposal equal 121,045 square feet of impacts to the RPA. Construction of this building will also result in permanent impacts to wetlands and stream channels. Required mitigation for this amount of impervious impacts is the recordation of a Deed of

Natural Open Space for an area twice the size of the impacted RPA (242,090 square feet, 5.56 acres), outside of all required stormwater Forested Open Space.

STAFF EVALUATION

Staff has evaluated the application and exception request for the grading associated with the construction of a building (Building 1). This application meets the Ordinance conditions in Sections 23-11 and 23-14 and should be heard by the Board because the 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 nonconforming 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

Staff has reviewed the application and exception request and has determined the impacts associated with the proposal to be major for the proposed development. Should the Board find that the exception request meets all five conditions outlined above, staff recommends 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 a Deed of Natural Open Space in the Williamsburg/James City County Courthouse for the additional 5.56 acres of Natural Open Space beyond that which is required to meet stormwater management compliance for the project, prior to the issuance of a Land Disturbing Permit; and
3. This exception request approval will become null and void if construction has not begun by February 14, 2029; and
4. Written requests for an extension to an exception must be submitted to the Stormwater and Resource Protection Division no later than January 3, 2029, six weeks prior to the expiration date.

RB/ap
CBPA23-174_9400BrnesRd

Attachments:

1. Resolution

2. Site Plan

RESOLUTION

CASE NO. CBPA-23-0174. 9400 BARNES ROAD

JAMES CITY COUNTY CHESAPEAKE BAY PRESERVATION ORDINANCE EXCEPTION

WHEREAS, Mr. Mark Boyd, Kimley-Horn and Associates, Inc., on behalf of LI Hazelwood Farms VA Investor, LP (the “Applicant”), has applied to the Chesapeake Bay Board of James City County (the “Board”) on February 14, 2024, to request an exception to use the Resource Protection Area (the “RPA”) on a parcel of property located at 9400 Barnes Road (the “Property”) and further identified as James City County Real Estate Tax Map Parcel No. 0430100017, as set forth in the application CBPA-23-0174 for the purpose of grading associated with the construction of a building (Building 1) and construction of a retaining wall; and

WHEREAS, the Board has heard the arguments presented and 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, finds that the application meets all the requirements for an exception to the Chesapeake Bay Preservation Ordinance and therefore **APPROVES** the exception request for Chesapeake Bay Board Case No. CBPA-23-0174, subject to the following conditions:

1. The Applicant must obtain all other necessary federal, state, and local permits as required for the project; and
2. The Applicant must record a Deed of Natural Open Space in the Williamsburg/James City County Courthouse for the additional 5.56 acres of Natural Open Space beyond that which is required to meet stormwater management compliance for the project, prior to the issuance of a Land Disturbing Permit; and
3. This exception request approval will become null and void if construction has not begun by February 14, 2029; and
4. Written requests for an extension to an exception must be submitted to the Stormwater and Resource Protection Division no later than January 3, 2029, six weeks prior to the expiration date.

Charles Roadley
Chair, Chesapeake Bay Board

Robin Benedict
Secretary to the Board

Adopted by the Chesapeake Bay Board of James City County, Virginia, this 14th day of February, 2024.

CBPA23-174_9400BrnesRdApp-res

RESOLUTION

CASE NO. CBPA-23-0174. 9400 BARNES ROAD

JAMES CITY COUNTY CHESAPEAKE BAY PRESERVATION ORDINANCE EXCEPTION

WHEREAS, Mr. Mark Boyd, Kimley-Horn and Associates, Inc., on behalf of LI Hazelwood Farms VA Investor, LP (the “Applicant”), has applied to the Chesapeake Bay Board of James City County (the “Board”) on February 14, 2024, to request an exception to use the Resource Protection Area (the “RPA”) on a parcel of property located at 9400 Barnes Road and further identified as James City County Real Estate Tax Map Parcel No. 0430100017, as set forth in the application CBPA-23-0174 for the purpose of grading associated with the construction of a building (Building 1) and construction of a retaining wall; and

WHEREAS, the Board has heard the arguments presented and 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, finds that the application does not meet all the requirements for an exception to the Chesapeake Bay Preservation Ordinance and therefore **DENIES** the exception request for Chesapeake Bay Board Case No. CBPA-23-0174.

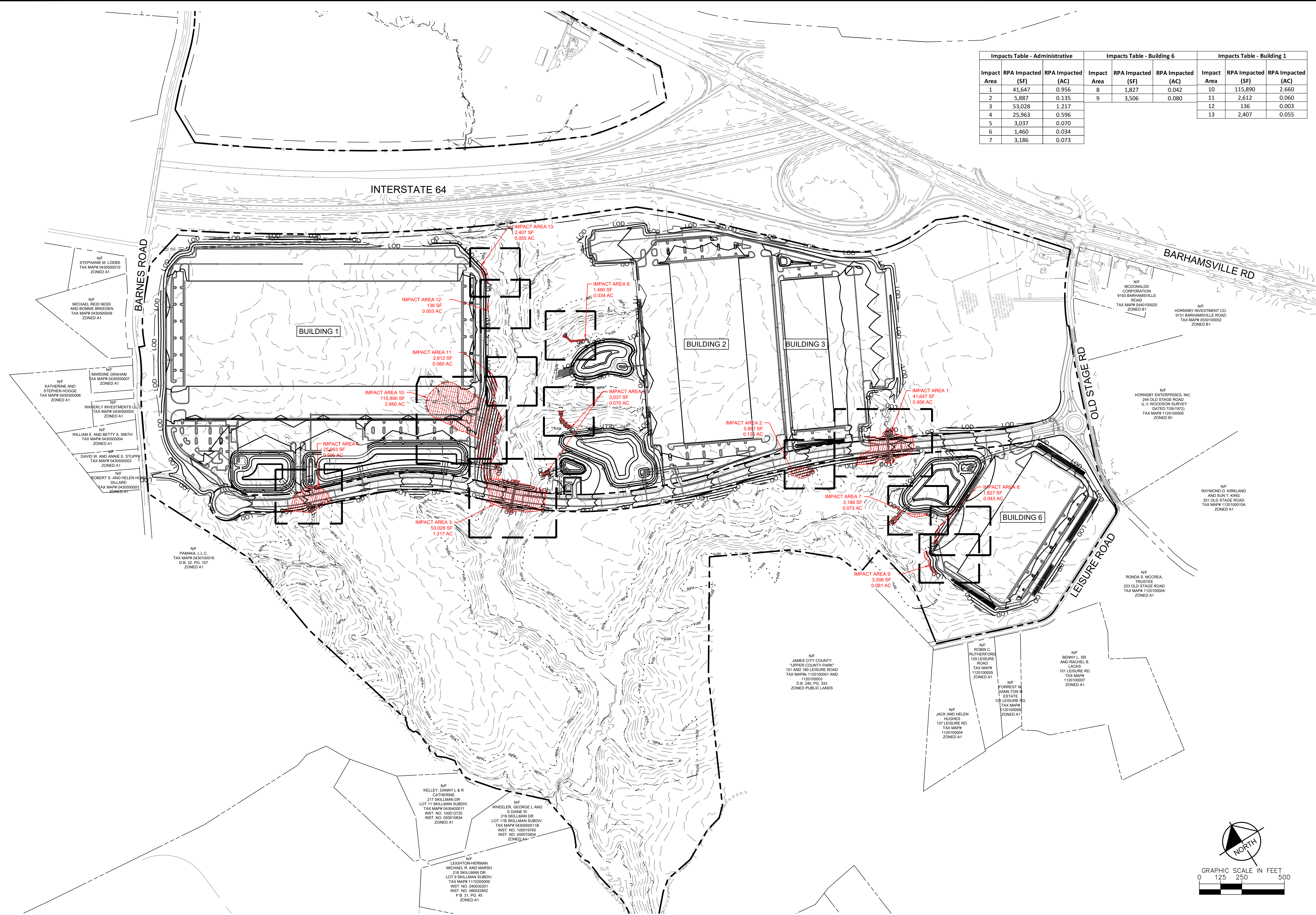
Charles Roadley
Chair, Chesapeake Bay Board

Robin Benedict
Secretary to the Board

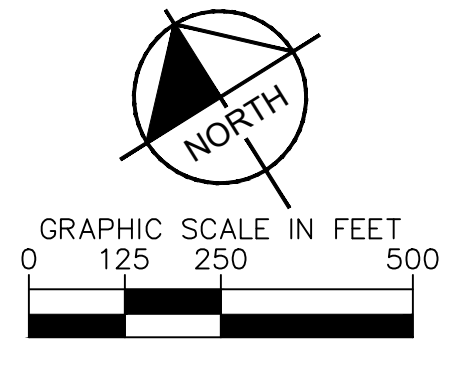
Adopted by the Chesapeake Bay Board of James City County, Virginia, this 14th day of February, 2024.

CBPA23-174_9400BrnesRdDny-res

Plotted By: Boyd, Mark. Sheet: Lovett 64 Commerce Center - Phase 1, Layout 1, December 20, 2023, 11:04:02pm. K:\VIC_OVA\113451000 - Hazelwood Farms - James City County\CAD\Exhibits\2023-10-2 RPA Impacts Exhibit\RPA Impact Exhibit.dwg
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Impacts Table - Administrative			Impacts Table - Building 6			Impacts Table - Building 1		
Impact Area	RPA Impacted (SF)	RPA Impacted (AC)	Impact Area	RPA Impacted (SF)	RPA Impacted (AC)	Impact Area	RPA Impacted (SF)	RPA Impacted (AC)
1	41,647	0.956	8	1,827	0.042	10	115,890	2.660
2	5,887	0.135	9	3,506	0.080	11	2,612	0.060
3	53,028	1.217				12	136	0.003
4	25,963	0.596				13	2,407	0.055
5	3,037	0.070						
6	1,460	0.034						
7	3,186	0.073						



No.	REVISIONS	DATE	BY

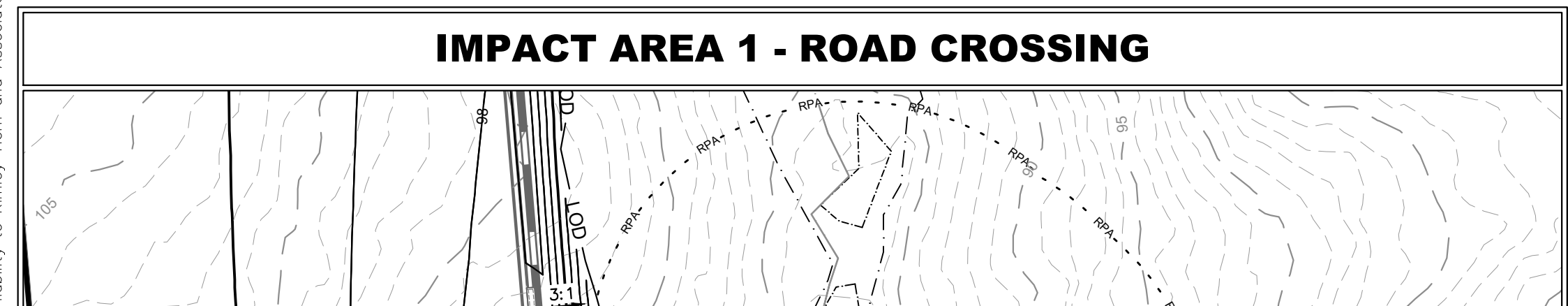
Kimley»Horn
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 2035 MAYNILL ST., SUITE 200, RICHMOND, VA 23230
 PHONE: 804-673-9882
 WWW.KIMLEY-HORN.COM

KHA PROJECT	113451001
DATE	12/22/2023
SCALE	AS SHOWN
DESIGNED BY	JHN
DRAWN BY	JHN
CHECKED BY	MRE

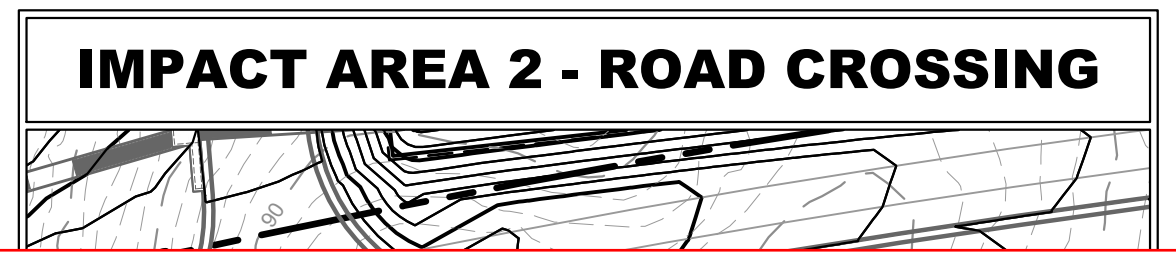
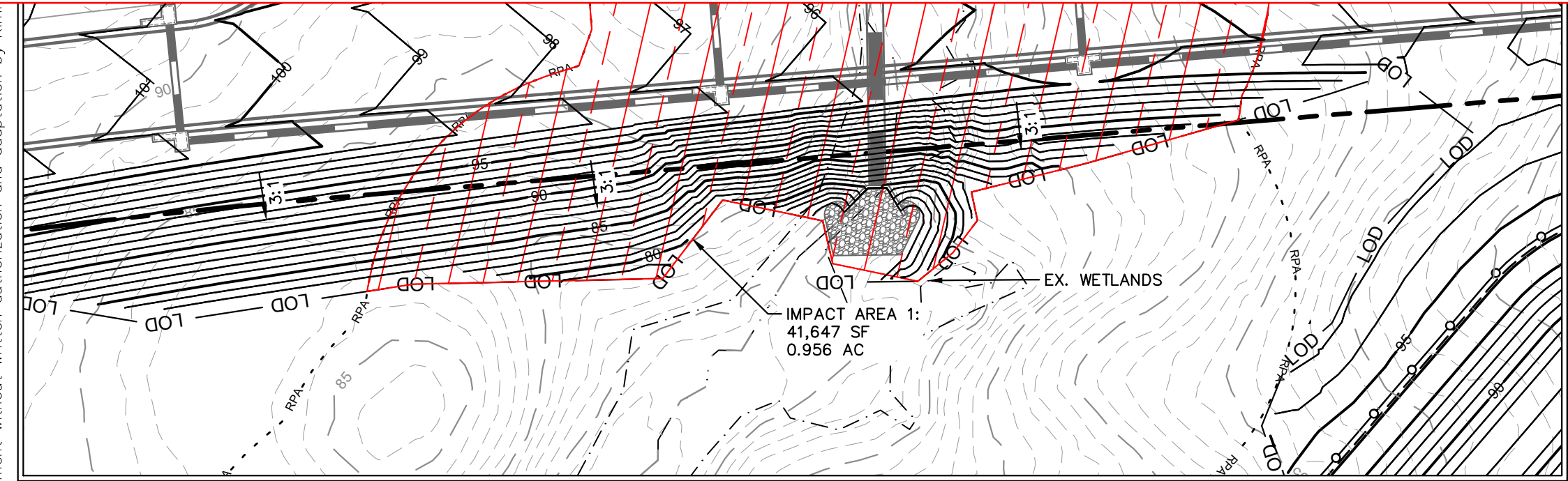
RPA IMPACT EXHIBIT

**LOVETT 64
 COMMERCE CENTER
 PHASE 1 SITE PLANS**
 VIRGINIA
 JAMES CITY COUNTY

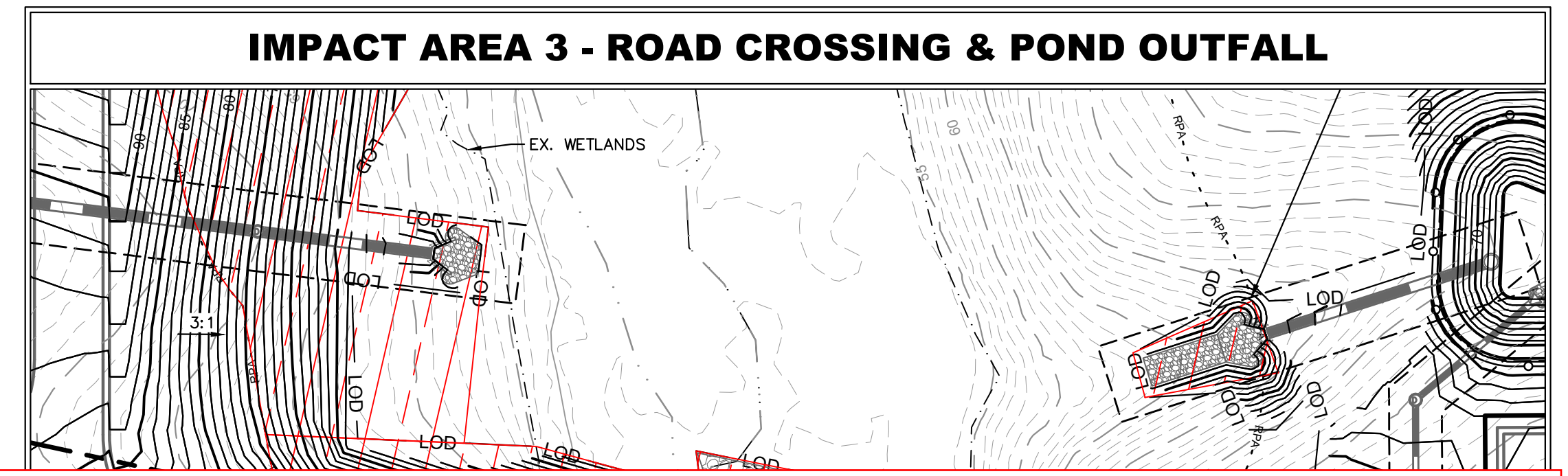
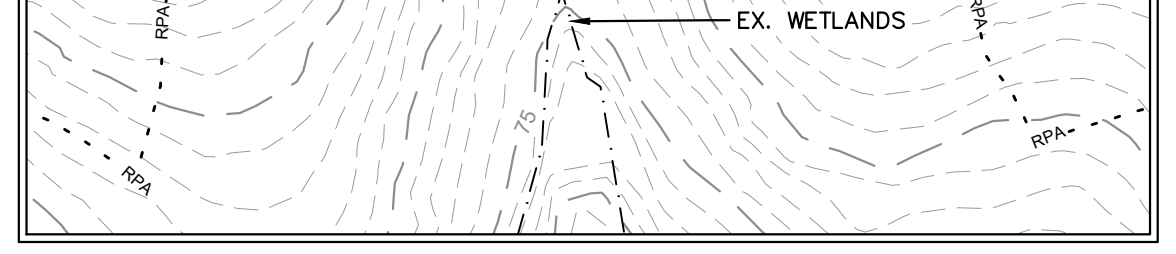
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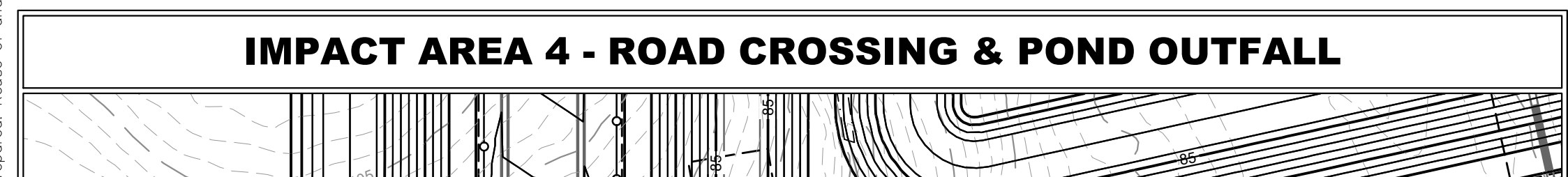
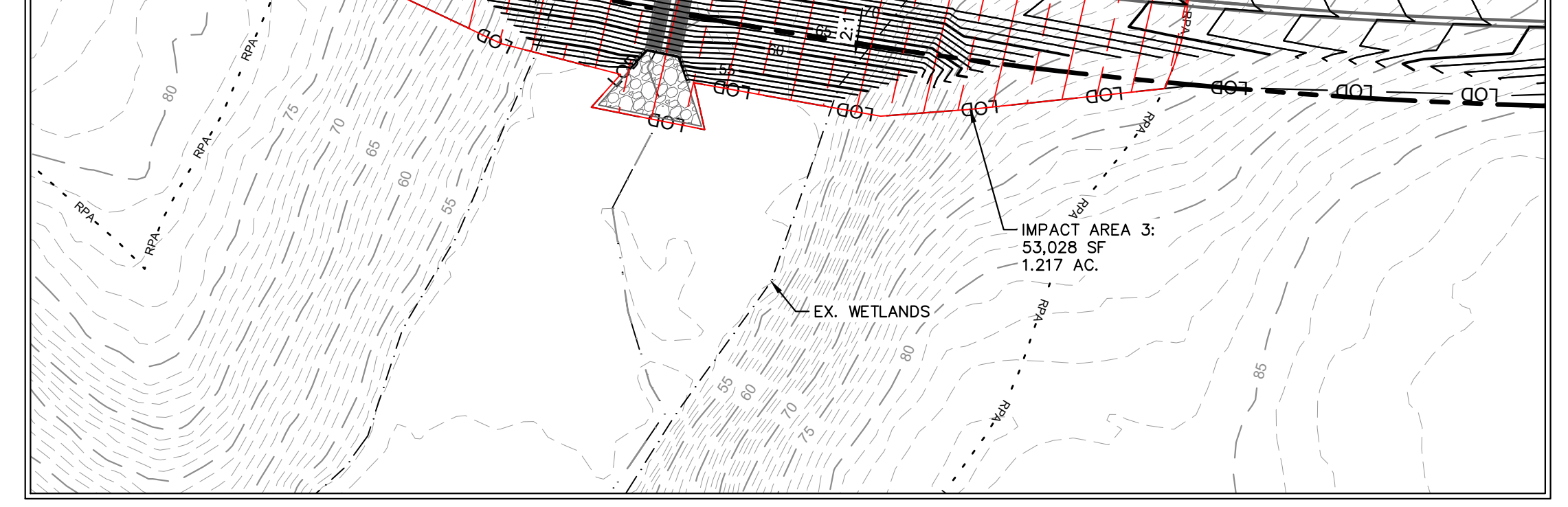
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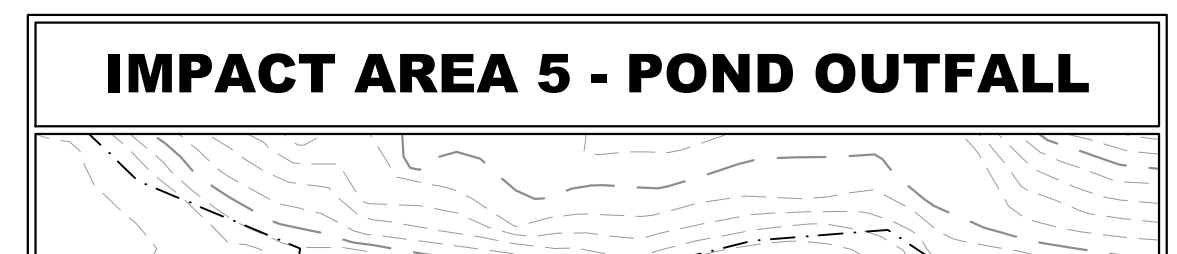
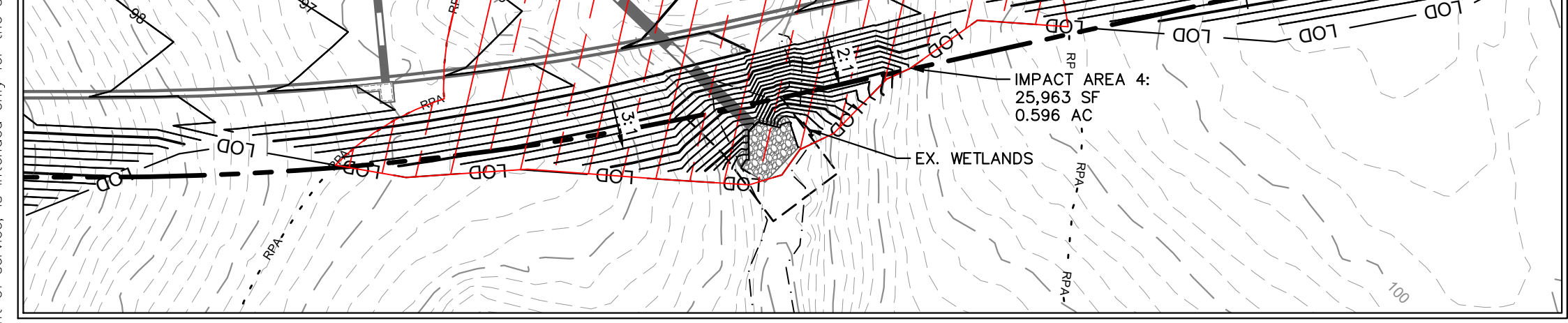
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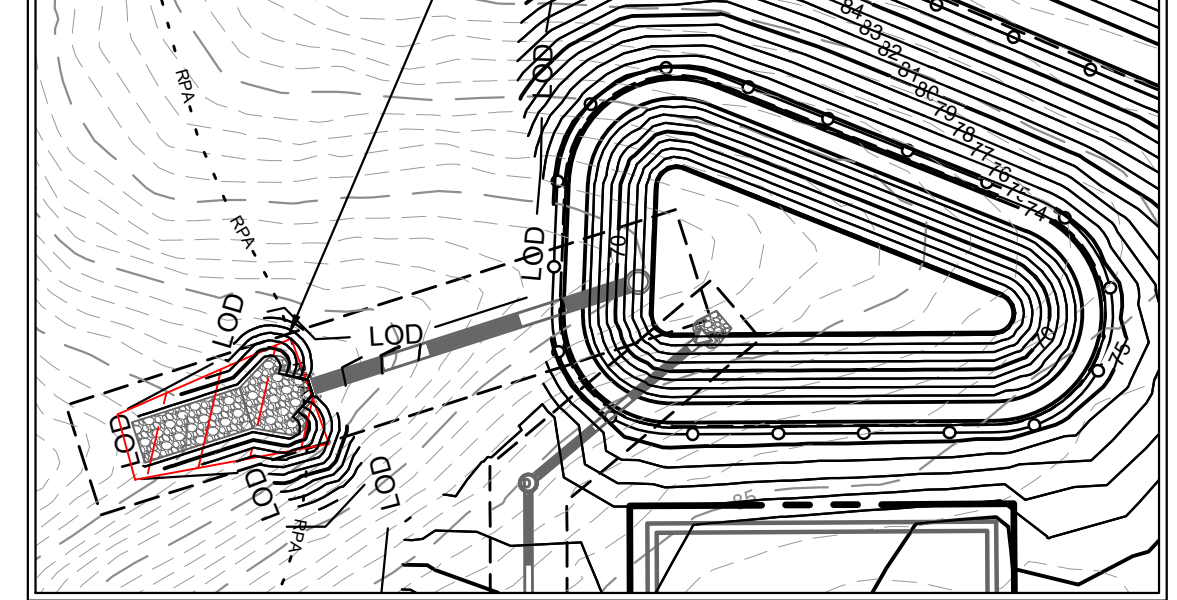


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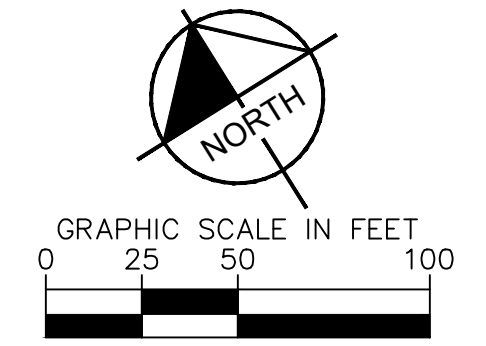
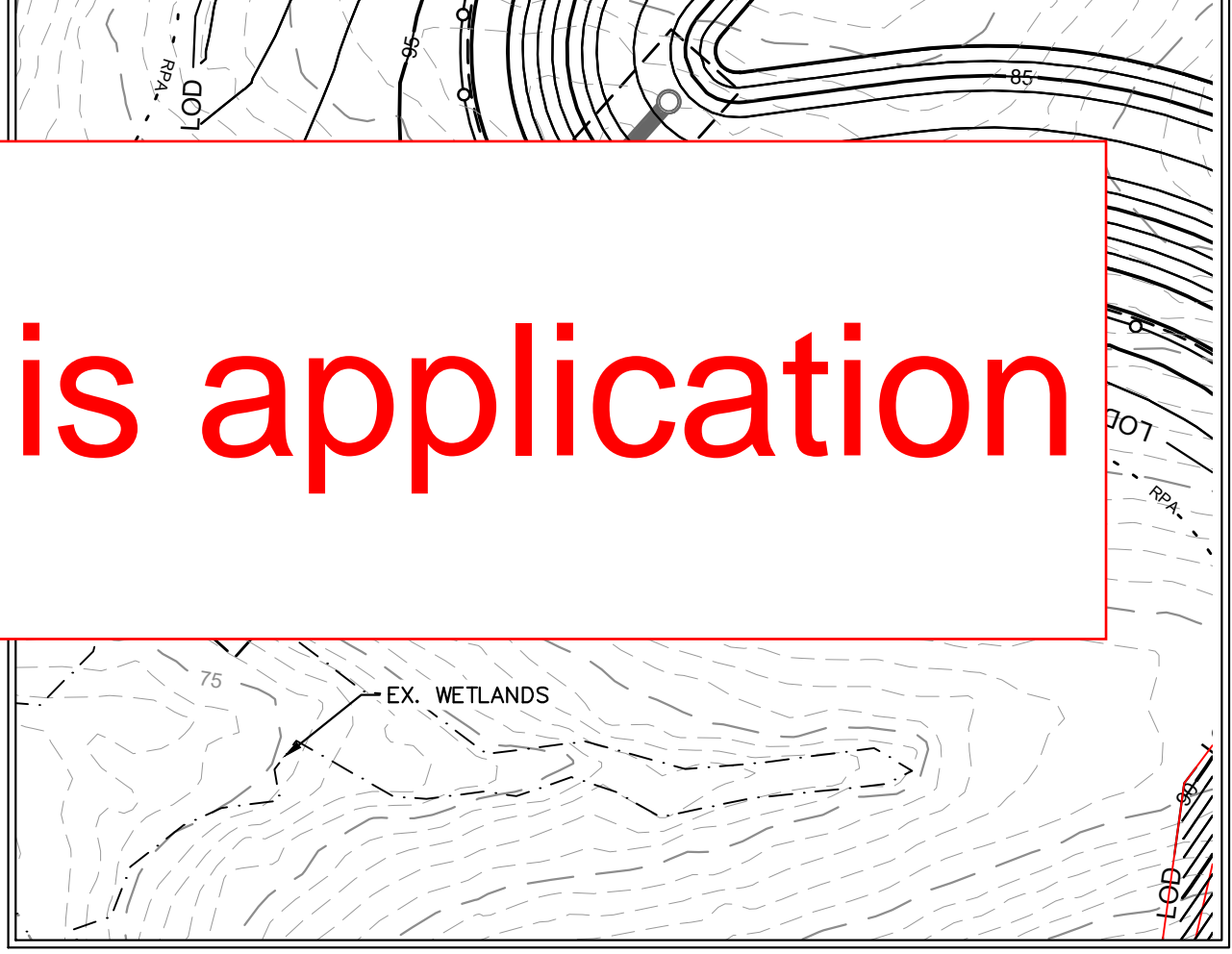
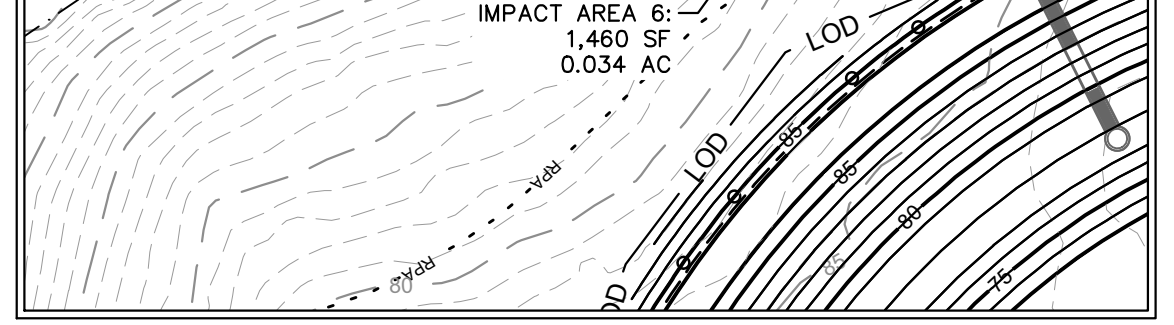


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Not part of this application



Not part of this application



No.	REVISIONS	DATE	BY

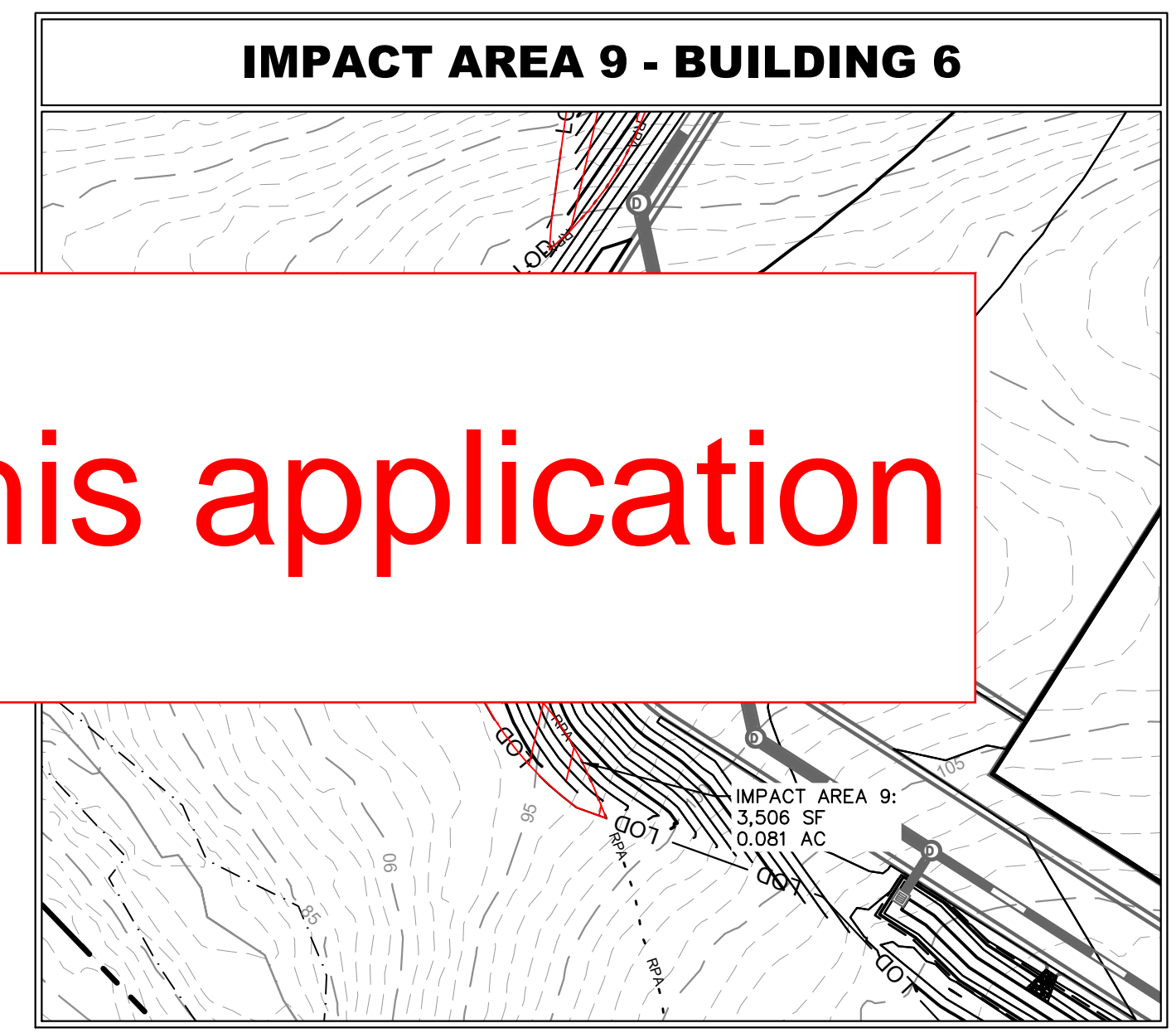
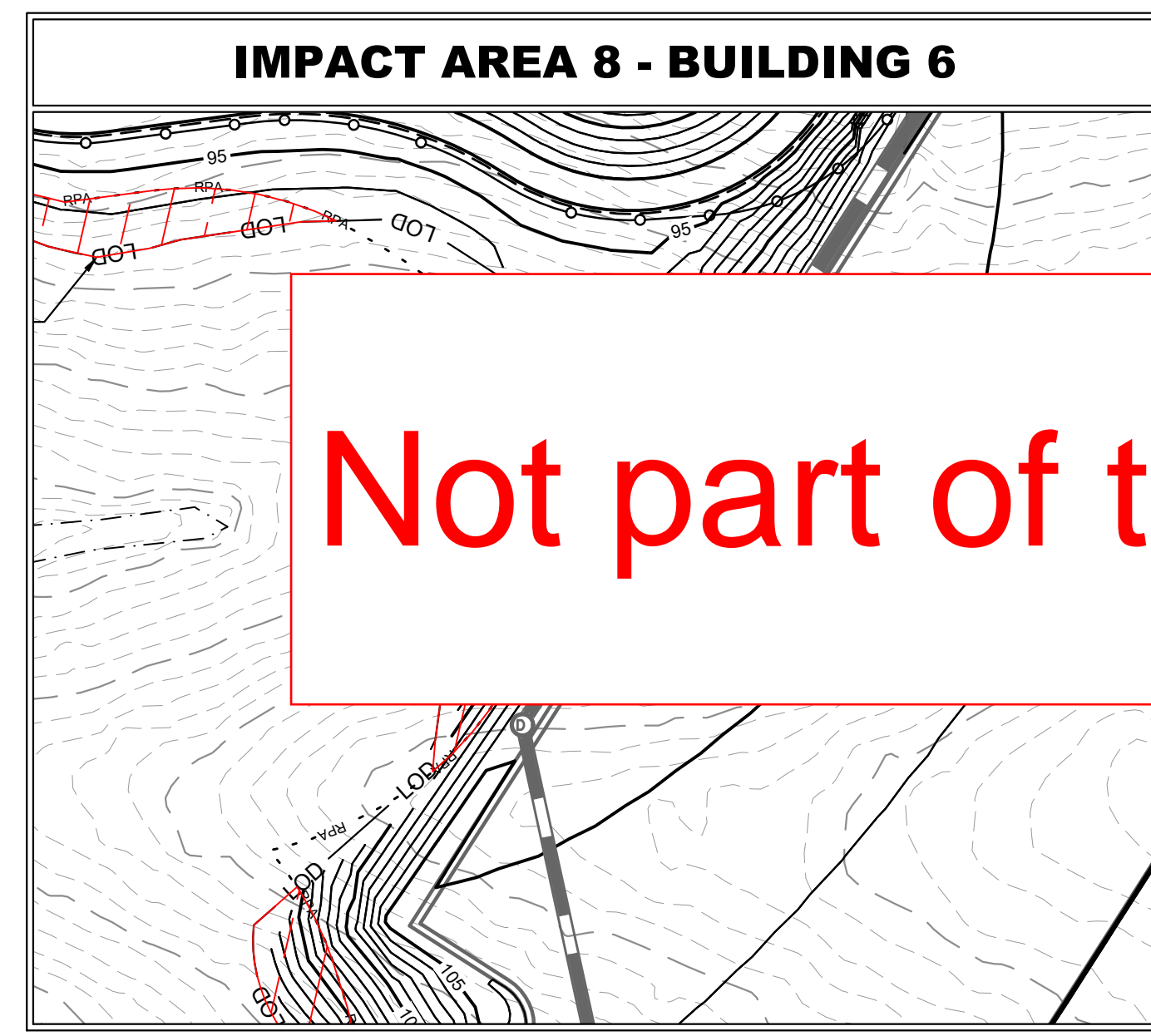
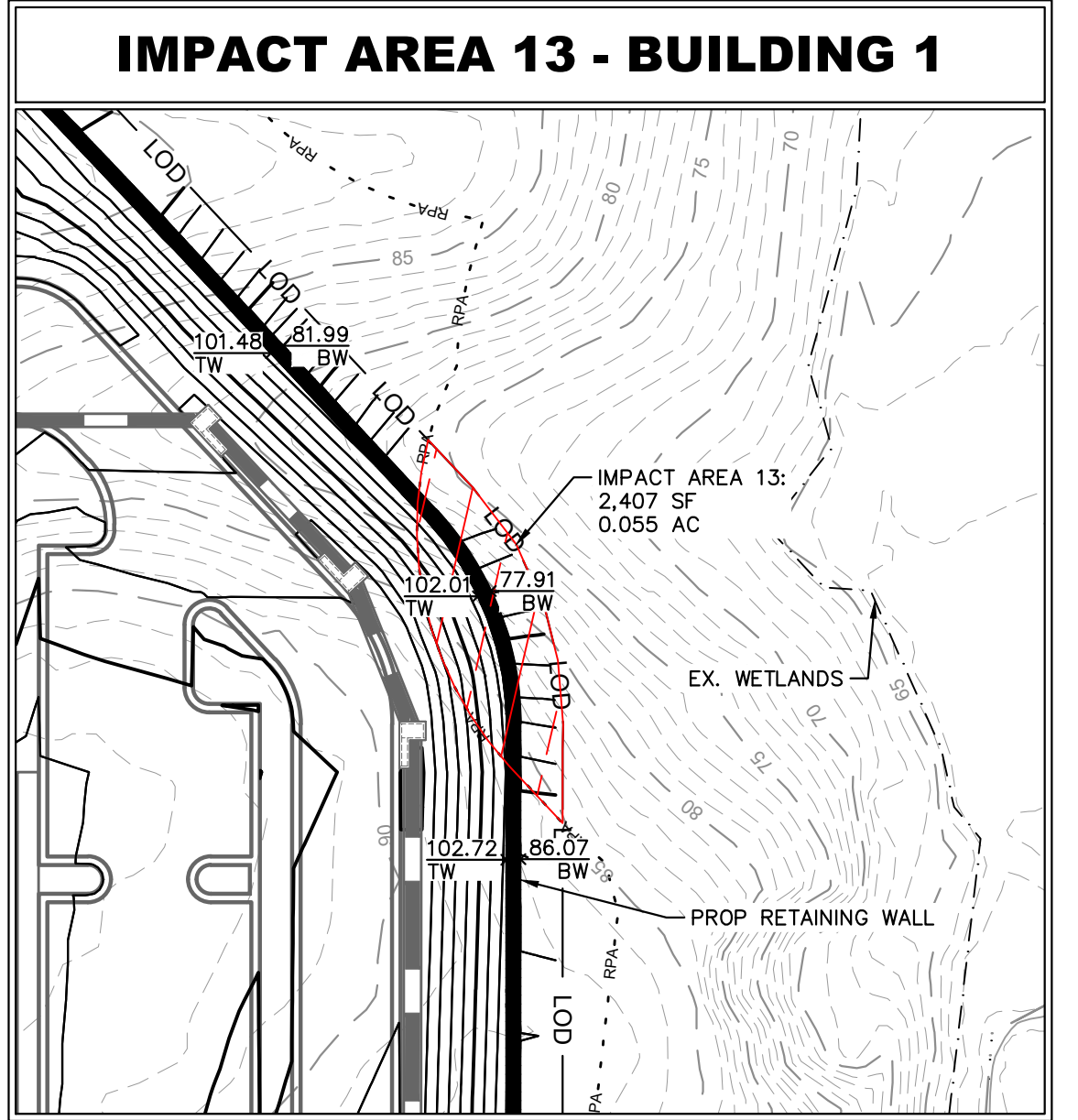
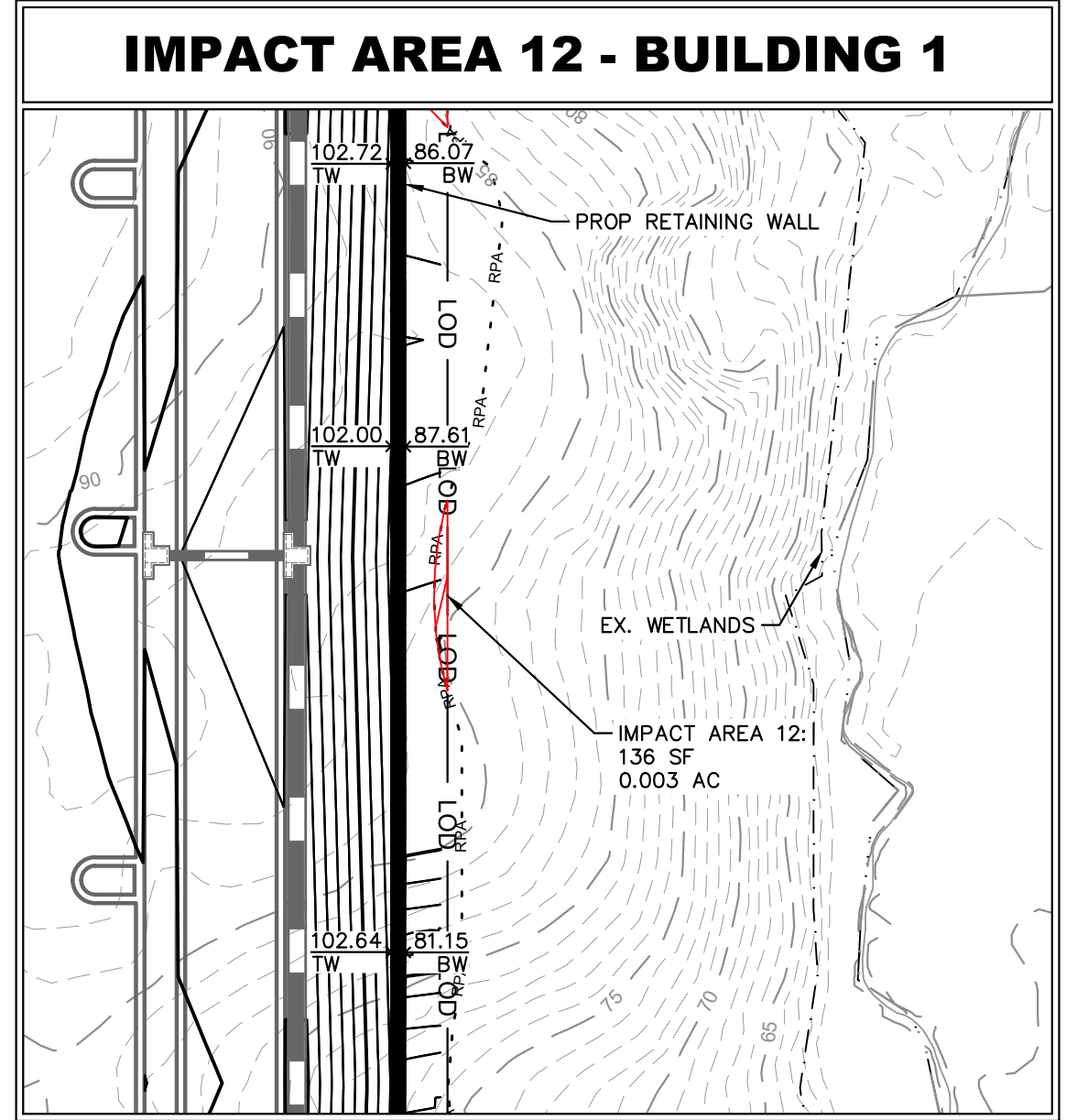
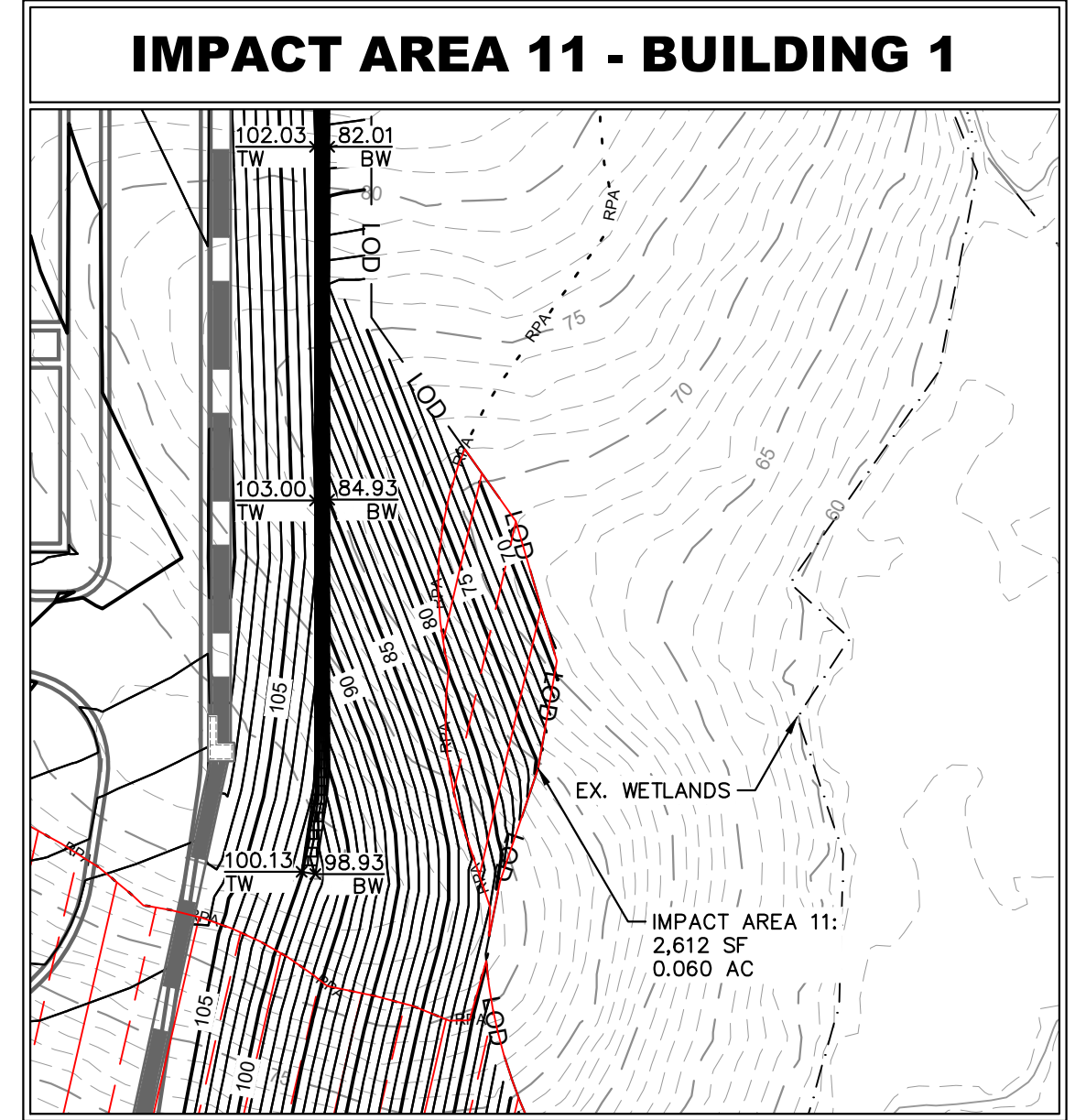
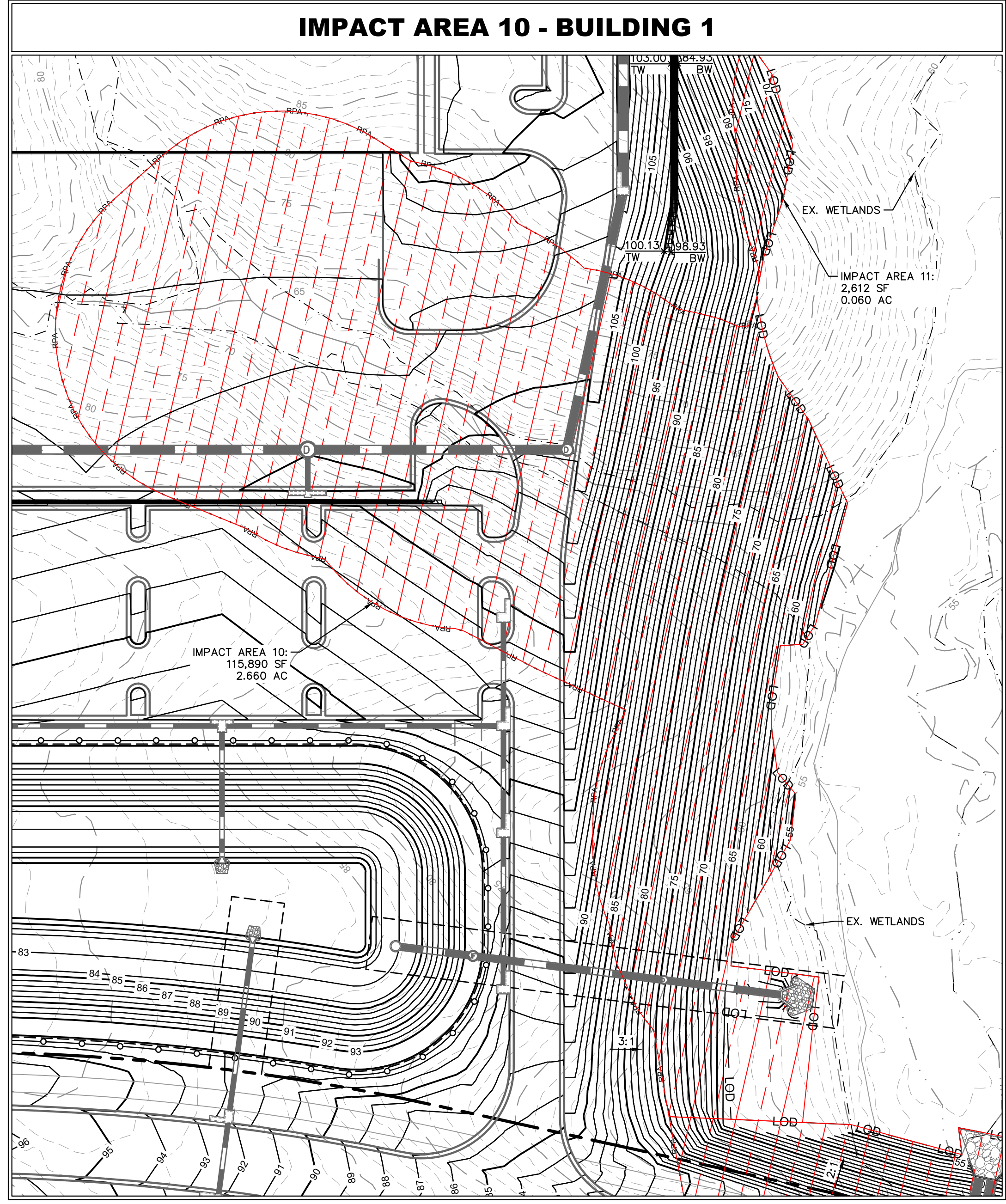
Kimley»Horn
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2035 MAYNELL ST., SUITE 200, RICHMOND, VA 23230
PHONE: 804-673-9882
WWW.KIMLEY-HORN.COM

KHA PROJECT	DATE	SCALE	DESIGNED BY	DRAWN BY	CHECKED BY
113451001	12/22/2023	AS SHOWN	JHN	JHN	MRE

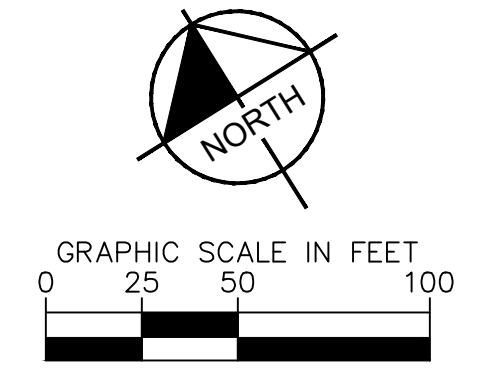
RPA IMPACT EXHIBIT

**LOVETT 64
COMMERCE CENTER
PHASE 1 SITE PLANS**
JAMES CITY COUNTY VIRGINIA

Plotted By: Boyd, Mark. Sheet: Set: LOVETT 64 COMMERCE CENTER - PHASE 1. Layout: 3. December 20, 2023. 11:07:27pm. K:\R\C\O\VA\1345\1000 - Hozeawood Farms - James City County\CAD\Exhibits\2023-10-2 RPA Impacts Exhibit\RPA Impact Exhibit.dwg
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Not part of this application



LOVETT 64 COMMERCE CENTER PHASE 1 SITE PLANS	RPA IMPACT EXHIBIT	VIRGINIA JAMES CITY COUNTY
SHEET NUMBER 3 OF 3	KHA PROJECT 113451001	DATE 12/22/2023
SCALE AS SHOWN	DESIGNED BY JHN	DRAWN BY JHN
	CHECKED BY MRE	
© 2023 KIMLEY-HORN AND ASSOCIATES, INC. 2035 MAYWELL ST., SUITE 200, RICHMOND, VA 23230 PHONE: 804-673-9882 WWW.KIMLEY-HORN.COM		
	REVISIONS	No. DATE BY



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
757-259-6670

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

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

«Last_Name»
«Address_Line_1»
«City», «State» «Zip_Code»

RE: CBPA-23-0174
9400 Barnes Road
Construction of building

January 24, 2024

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. Mark Boyd, Kimley-Horn, on behalf of LI Hazelwood Farms VA Investor LP, for encroachments into the Resource Protection Area buffer for the construction of a building. The project is located at 9400 Barnes Road, JCC Tax Map Parcel No. 430100017.

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, February 14, 2024, 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,

Robin Benedict

Robin Benedict
Chesapeake Bay Board Secretary
757-253-6781
Robin.Benedict@jamescitycountyva.gov

Case Number: CBPA-23-0174

PIN	Last Name	Address Line 1	City	State	Zip Code
430500008	DEFOREST, KERRY ANN	9415 BARNES RD	TOANO	VA	23168-8912
430500002	DILLARD, ROBERT S &	4403 WARE CREEK RD	WILLIAMSBURG	VA	23188-1123
430500007	GRAHAM, MARDINE	9409 BARNES RD	TOANO	VA	23168-8912
430400011	KELLEY, DANNY L TRUSTEE	217 SKILLMAN DR	TOANO	VA	23168-8933
1110200009	LANNING, BENJAMIN G & GREENE, AMANDA M	291 TOWN POINTE WAY	NEWPORT NEWS	VA	23601-3832
440100013	LI HAZELWOOD FARMS VA INVESTOR LP	401 FRANKLIN ST ~STE 2555	HOUSTON	TX	77002-1569
430500010	MARLEY, RANDALL W	101 RACEFIELD DR	TOANO	VA	23168-8918
430500006	MOOREFIELD , KATHRINE ANN & NATHANIEL	8862 HICKS ISLAND RD	LANEXA	VA	23089-9017
	Mr. Mark Boyd Kimley-Horn	2035 Maywill Street, Suite 200	Richmond	VA	23230-30
430500009	NESS, BONNIE BREEDEN	9427 BARNES RD	TOANO	VA	23168-8912
430100016	PAMAKA, LLC	6973 FOX LN	GLOUCESTER	VA	23061-5126
430500004	SMITH, DWAYNE GASTON JR	9347 BARNES ROAD	TOANO	VA	23688-8910
430500003	STUPPY, DAVID W & ANNIE E	9341 BARNES RD	TOANO	VA	23168-8910
430500001	WALLS, RICHARD R & SHARON ANN	9331 BARNES RD	TOANO	VA	23168-8910
430500005	WAVERLY INVESTMENTS LLC	215 MCLAWS CIR ~STE 2B	WILLIAMSBURG	VA	23185-5799
0430400011B	WHEELER, GEORGE L & S DIANE W	219 SKILLMAN DR	TOANO	VA	23168-8933



PUBLIC HEARING NOTICE

THE WETLANDS BOARD AND CHESAPEAKE BAY BOARD OF JAMES CITY COUNTY, VIRGINIA, WILL HOLD PUBLIC HEARINGS ON **WEDNESDAY, FEBRUARY 14, 2024 AT 5:00 P.M.** IN THE COUNTY GOVERNMENT CONFERENCE ROOM OF BUILDING F, 101 MOUNTS BAY ROAD, JAMES CITY COUNTY, VIRGINIA.

THE WETLANDS BOARD WILL CONSIDER THE FOLLOWING CASES:

WJPA-23-0012: Mr. Daniel Winall, Waters Edge Construction, on behalf of Mr. George and Ms. Brenda White, has applied for a Wetlands Permit for the repair of a groin on property located at 111 Shellbank Drive, JCC Real Estate Tax Map Parcel No. 4530200009.

THE CHESAPEAKE BAY BOARD WILL CONSIDER THE FOLLOWING CASES:

CBPA-23-0167: Mr. Chase Grogg, LandTech Resources, Inc., on behalf of Mr. Paul Koscak and Ms. Karen Savage, has applied for a Chesapeake Bay Exception for the construction of a single-family dwelling on property located at 112 Sugar Bush, JCC Tax Map Parcel No. 3131000015.

CBPA-23-0174: Mr. Mark Boyd, Kimley-Horn, on behalf of LI Hazelwood Farms VA Investor LP, has applied for a Chesapeake Bay Exception for the construction of a building on property located at 9400 Barnes Road, JCC Tax Map Parcel No. 430100017.

CBPA-23-0182: Mr. Paul and Ms. Cynthia Puglia, have applied for a Chesapeake Bay Exception for the extension of a driveway and the installation of a walkway and seating area on property located at 9935 Walnut Creek, JCC Tax Map Parcel No. 0520300014.

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

The applications and plans are on file and may be viewed during normal office hours in the Stormwater and Resource Protection Division, 101 Mounts Bay Road, Building E, James City County, Virginia.

NOT FOR PUBLICATION

DISPLAY: WEDNESDAY – January 31, 2024 and February 7, 2024
ACCOUNT NO. CU00015112
VIRGINIA GAZETTE
1/8 PAGE, VERTICAL, B/W

**CHESAPEAKE BAY BOARD EXCEPTION No. CBPA-23-0182. 9935 Walnut Creek
Staff Report for the February 14, 2024, Chesapeake Bay Board Public Hearing**

This staff report is prepared by the 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. Paul and Mrs. Cynthia Puglia

Agent: None

Location: 9935 Walnut Creek

Parcel Identification No.: 0520300014

Parcel: Stonehouse

Lot Size: 0.72 acres

Area of Lot in Resource Protection Area (RPA): 0.42 acres (58%)

Watershed: Ware Creek (YO62)

Floodplain: None

Proposed Activity: Installation of a walkway between an existing deck and an existing driveway and includes a 14-foot diameter seating area and driveway pad extension

Impervious Cover: 5,246 square feet

RPA Encroachment: 469 square feet, landward 50-foot RPA

Staff Contact: Robin Benedict, Watershed Planner Phone: 253-6781

BRIEF SUMMARY AND DESCRIPTION OF ACTIVITIES

Mr. Paul and Mrs. Cynthia Puglia have applied for a Chesapeake Bay Exception for encroachments into the RPA buffer for the installation of a walkway between an existing deck and an existing driveway and includes a 14-foot diameter seating area and driveway pad extension located at 9935 Walnut Creek within the Stonehouse subdivision and the Ware Creek watershed. The property is further identified as James City County Real Estate Tax Map Parcel No. 0520300014. The parcel was platted in 2001, after the adoption of the Chesapeake Bay Preservation Ordinance in 1990. The RPA affected this lot with the 2004 revisions to the Chesapeake Bay Preservation Area.

The total lot size of this property is 0.72 acres, of which 58% is located within the RPA. The applicants are proposing to install a walkway between an existing deck and an existing driveway, driveway pad extension, and 14-foot diameter seating area. A previous exception for the existing deck was approved under CBPA-22-0143 on December 14, 2022. Total impacts to the RPA associated with this proposal equate to 469 square feet of impacts to the landward 50-foot RPA. Required mitigation for this amount of impervious impacts equals 13 shrubs.

STAFF EVALUATION

Staff has evaluated the application and exception request for the installation of a walkway between an existing deck and an existing driveway and includes a 14-foot diameter seating area and driveway pad extension. This application meets the Ordinance conditions in Sections 23-11 and 23-14 and should be heard by the Board because the installation of a walkway and driveway pad extension 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 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 nonconforming 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

Staff has reviewed the application and exception request and has determined the impacts associated with the proposal to be minor for the proposed development. Staff recommends approval for this exception request and if the Board wishes to approve the request, staff recommends the following conditions be incorporated into the approval:

1. The Applicants must obtain all other necessary federal, state, and local permits as required for the project; and
2. The Applicants must submit a surety of \$500 in a form acceptable to the James City County Attorney's Office to guarantee the mitigation plantings of nine shrubs; and
3. This exception request approval will become null and void if construction has not begun by February 14, 2025; and
4. Written requests for an extension to an exception must be submitted to the Stormwater and Resource Protection Division no later than January 3, 2025, six weeks prior to the expiration date.

RB/ap
CBPA23-182_9935WlntCrk

Attachments:

1. Resolution
2. Site Plan

RESOLUTION

CASE NO. CBPA-23-0182. 9935 WALNUT CREEK

JAMES CITY COUNTY CHESAPEAKE BAY PRESERVATION ORDINANCE EXCEPTION

WHEREAS, Mr. Paul and Mrs. Cynthia Puglia (the “Applicants”), have applied to the Chesapeake Bay Board of James City County (the “Board”) on February 14, 2024, to request an exception to use the Resource Protection Area (the “RPA”) on a parcel of property located at 9935 Walnut Creek (the “Property”) and further identified as James City County Real Estate Tax Map Parcel No. 0520300014, as set forth in the application CBPA-23-0182 for the purpose of installing a walkway between an existing deck and an existing driveway and includes a 14-foot diameter seating area and driveway pad extension; and

WHEREAS, the Board has heard the arguments presented and 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, finds that the application meets all the requirements for an exception to the Chesapeake Bay Preservation Ordinance and therefore **APPROVES** the exception request for Chesapeake Bay Board Case No. CBPA-23-0182, subject to the following conditions:

1. The Applicants must obtain all other necessary federal, state, and local permits as required for the project; and
2. The Applicants must submit a surety of \$500 in a form acceptable to the James City County Attorney’s Office to guarantee the mitigation plan equaling 13 shrubs; and
3. This exception request approval will become null and void if construction has not begun by February 14, 2025; and
4. Written requests for an extension to an exception must be submitted to the Stormwater and Resource Protection Division no later than January 3, 2025, six weeks prior to the expiration date.

Charles Roadley
Chair, Chesapeake Bay Board

Robin Benedict
Secretary to the Board

Adopted by the Chesapeake Bay Board of James City County, Virginia, this 14th day of February, 2024.

CBPA23-182_9935WIntCrkApp-res

RESOLUTION

CASE NO. CBPA-23-0182. 9935 WALNUT CREEK

JAMES CITY COUNTY CHESAPEAKE BAY PRESERVATION ORDINANCE EXCEPTION

WHEREAS, Mr. Paul and Mrs. Cynthia Puglia (the “Applicants”), have applied to the Chesapeake Bay Board of James City County (the “Board”) on February 14, 2024, to request an exception to use the Resource Protection Area (the “RPA”) on a parcel of property located at 9935 Walnut Creek (the “Property”) and further identified as James City County Real Estate Tax Map Parcel No. 0520300014, as set forth in the application CBPA-23-0182 for the purpose of installing a walkway between an existing deck and an existing driveway and includes a 14-foot diameter seating area and driveway pad extension; and

WHEREAS, the Board has heard the arguments presented and 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, finds that the application does not meet all the requirements for an exception to the Chesapeake Bay Preservation Ordinance and therefore **DENIES** the exception request for Chesapeake Bay Board Case No. CBPA-23-0182.

Charles Roadley
Chair, Chesapeake Bay Board

Robin Benedict
Secretary to the Board

Adopted by the Chesapeake Bay Board of James City County, Virginia, this 14th day of February, 2024.

CBPA23-182_9935WlntCrkDny-res

REV 1: 1/22/2024

REVISED QUANTITY OF MITIGATION BUSHES

SCALE: 1"=20'

BUTTON BUSH (9)

RUBY SPICE (4)

RELOCATED CAMELLIAS

LOT 14
31,223 S.F.
0.717 AC.

PPA LINE

PRIVATE
OPEN
EASEMENT



Large trees and
Mountain Laurels

24" ϕ White Oak

EXIST Dogwood Tree

RETAINING/SEATING WALL WITH CAP

EXIST RED MAPLE

EXIST RED BUD

NE FINISHING

EXIST DECK
SCREEN DECK

N 27°03'32" W
10'SBL
IRF

149.26'

10'SBL

IRF

10.0'

CONCRETE DRIVEWAY

FRONT SBL

93.33'

S 12°34'21" W

116.32'

IRF

VARIABLE FOREST

13.3'

22.9'

24.9'

24.7'

16.9'

30.3'

34.4'

50.5'

42.3'

14'9"

4'

+ 12" MAPLE

Case Number: CBPA-23-0182

PIN	Last Name	Address Line 1	City	State	Zip Code
0520400001A	ASSOCIATION AT STONEHOUSE INC	9701 MILL POND RUN	TOANO	VA	23168-9606
520400007	BLANCHARD, JASON M TRUSTEE &	3128 WINDY BRANCH DR	TOANO	VA	23168-9626
520400006	DENIS, LINDA HUTCHINSON TRUSTEE	3124 WINDY BRANCH DR	TOANO	VA	23168-9626
520300012	FIK, SHANNON R	106 DANIELS DR	YORKTOWN	VA	23690-3409
520300016	HARTSOUGH, DAVID L & BROWN, MARGENE	9927 WALNUT CRK	TOANO	VA	23168-9628
520300015	LEIGHTON, GARY & NANCYLEE	9931 WALNUT CREEK	TOANO	VA	23168-9628
520300011	MOONEY, ROBERT F & SHANNON R	9932 WALNUT CREEK	TOANO	VA	23168-9628
520400008	PERICH, JOSEPH V TRUSTEE &	3132 WINDY BRANCH DR	TOANO	VA	23168-9626
520300014	PUGLIA, PAUL & CYNTHIA	9935 WALNUT CRK	TOANO	VA	23168-9628
520300013	WINKFIELD, JEREMY & JENEVIEVE	9381 OTTOWAY CT	TOANO	VA	23168-9368



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
757-259-6670

Facilities & Grounds

113 Tewning Road
Williamsburg, VA 23188
757-259-4080

Solid Waste

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

«Last_Name»
«Address_Line_1»
«City», «State» «Zip_Code»

RE: CBPA-23-0182
9935 Walnut Creek
Extension of driveway, installation
of walkway, seating area

January 24, 2024

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. Paul and Ms. Cynthia Puglia for encroachments into the Resource Protection Area buffer for the extension of a driveway and the installation of a walkway and seating area . The project is located at 9935 Walnut Creek, JCC Tax Map Parcel No. 0520300014.

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, February 14, 2024, 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,

Robin Benedict

Robin Benedict
Chesapeake Bay Board Secretary
757-253-6781
Robin.Benedict@jamescitycountyva.gov



PUBLIC HEARING NOTICE

THE WETLANDS BOARD AND CHESAPEAKE BAY BOARD OF JAMES CITY COUNTY, VIRGINIA, WILL HOLD PUBLIC HEARINGS ON **WEDNESDAY, FEBRUARY 14, 2024 AT 5:00 P.M.** IN THE COUNTY GOVERNMENT CONFERENCE ROOM OF BUILDING F, 101 MOUNTS BAY ROAD, JAMES CITY COUNTY, VIRGINIA.

THE WETLANDS BOARD WILL CONSIDER THE FOLLOWING CASES:

WJPA-23-0012: Mr. Daniel Winall, Waters Edge Construction, on behalf of Mr. George and Ms. Brenda White, has applied for a Wetlands Permit for the repair of a groin on property located at 111 Shellbank Drive, JCC Real Estate Tax Map Parcel No. 4530200009.

THE CHESAPEAKE BAY BOARD WILL CONSIDER THE FOLLOWING CASES:

CBPA-23-0167: Mr. Chase Grogg, LandTech Resources, Inc., on behalf of Mr. Paul Koscak and Ms. Karen Savage, has applied for a Chesapeake Bay Exception for the construction of a single-family dwelling on property located at 112 Sugar Bush, JCC Tax Map Parcel No. 3131000015.

CBPA-23-0174: Mr. Mark Boyd, Kimley-Horn, on behalf of LI Hazelwood Farms VA Investor LP, has applied for a Chesapeake Bay Exception for the construction of a building on property located at 9400 Barnes Road, JCC Tax Map Parcel No. 430100017.

CBPA-23-0182: Mr. Paul and Ms. Cynthia Puglia, have applied for a Chesapeake Bay Exception for the extension of a driveway and the installation of a walkway and seating area on property located at 9935 Walnut Creek, JCC Tax Map Parcel No. 0520300014.

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

The applications and plans are on file and may be viewed during normal office hours in the Stormwater and Resource Protection Division, 101 Mounts Bay Road, Building E, James City County, Virginia.

NOT FOR PUBLICATION

DISPLAY: WEDNESDAY – January 31, 2024 and February 7, 2024
ACCOUNT NO. CU00015112
VIRGINIA GAZETTE
1/8 PAGE, VERTICAL, B/W

**CHESAPEAKE BAY BOARD EXCEPTION No. CBPA-23-0167. 112 Sugar Bush
Staff Report for the February 14, 2024, Chesapeake Bay Board Public Hearing**

This staff report is prepared by the 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. Paul Koscak and Ms. Karen Savage

Agent: Mr. Chase Grogg, LandTech Resources, Inc.

Location: 112 Sugar Bush

Parcel Identification No.: 3131000015

Parcel: Lot 15, Section 18, Ford's Colony

Lot Size: 1.18 acres

Area of Lot in Resource Protection Area (RPA): 1.18 acres (100%)

Watershed: Powhatan Creek (JL31)

Floodplain: None

Proposed Activity: Construction of a single-family dwelling

Impervious Cover: 5,391 square feet

RPA Encroachment: 2,389 square feet, landward 50-foot RPA
3,002 square feet, seaward 50-foot RPA

Staff Contact: Robin Benedict, Watershed Planner Phone: 253-6781

BRIEF SUMMARY AND DESCRIPTION OF ACTIVITIES

Mr. Chase Grogg, LandTech Resources, Inc., has applied for a Chesapeake Bay Exception on behalf of Mr. Paul Koscak and Ms. Karen Savage for encroachments into the RPA buffer for the construction of a single-family dwelling located at 112 Sugar Bush within the Ford's Colony subdivision and the Powhatan Creek watershed. The property is further identified as James City County Real Estate Tax Map Parcel No. 3131000015. The parcel was platted in 1997, after the adoption of the Chesapeake Bay Preservation Ordinance in 1990. The RPA affected this lot with the 2004 revisions to the Chesapeake Bay Preservation Area.

The total lot size of this property is 1.18 acres, of which 100% is located within the RPA. The applicants are proposing to construct a single-family dwelling with an attached garage. Total impacts to the RPA associated with this proposal equate to 2,389 square feet of impacts to the landward 50-foot RPA and 3,002 square feet of impacts to the seaward 50-foot RPA for a total of 5,391 square feet of impacts. The minimum first-floor square footage required for this section of Ford's Colony for a single-story home is 2,000 square feet. The proposed residence has a first-floor square footage equal to 2,268 square feet, a 13% increase. Required mitigation for this amount of impervious cover impacts equals 14 planting units (14 canopy trees,

28 understory trees, and 42 shrubs). The applicants have provided a mitigation plan that consists of the purchase of three credits into the James City County Mitigation Fund, and the planting of 11 units in the equivalent of three canopy trees, 13 understory trees, and 83 shrubs; therefore, the mitigation plan satisfies County mitigation requirements. Additionally, the applicants have proposed two infiltration trenches on the property as additional mitigation. Staff are also requesting that an affidavit be recorded in the Williamsburg/James City County Courthouse due to the environmental sensitivity of this lot.

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 the single-family dwelling extends into the seaward 50-foot 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 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 nonconforming 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

Staff has reviewed the application and exception request and has determined the impacts associated with the proposal to be major for the proposed development. If the Board wishes to approve this request, staff recommends the following conditions be incorporated into the approval:

1. The Applicants must obtain all other necessary federal, state, and local permits as required for the project; and
2. An affidavit must be recorded in the Williamsburg/James City County Courthouse prior to the issuance of a building permit; and
3. The Applicants must submit a surety of \$8,250 in a form acceptable to the James City County Attorney's Office to guarantee the mitigation plan equaling 11 planting units or three canopy trees, 13 understory trees, and 83 shrubs; and
4. The Applicants must submit a payment of \$3,000 into the James City County Mitigation Fund for the purchase of three credits prior to the issuance of a building permit; and

5. A six-foot chain link fence must be installed at the limits of clearing to reduce impacts to the adjacent wetlands; and
6. This exception request approval will become null and void if construction has not begun by February 14, 2025; and
7. Written requests for an extension to an exception must be submitted to the Stormwater and Resource Protection Division no later than January 3, 2025, six weeks prior to the expiration date.

RB/md
CBPA23-167_112SgrBsh-rev

Attachments:

1. Resolution
2. Site Plan

RESOLUTION

CASE NO. CBPA-23-0167. 112 SUGAR BUSH

JAMES CITY COUNTY CHESAPEAKE BAY PRESERVATION ORDINANCE EXCEPTION

WHEREAS, Mr. Chase Grogg, LandTech Resources, Inc., on behalf of Mr. Paul Koscak and Ms. Karen Savage (the “Applicants”), has applied to the Chesapeake Bay Board of James City County (the “Board”) on February 14, 2024, to request an exception to use the Resource Protection Area (the “RPA”) on a parcel of property located at 112 Sugar Bush (the “Property”) and further identified as James City County Real Estate Tax Map Parcel No. 3131000015, as set forth in the application CBPA-23-0167 for the purpose of constructing a single-family dwelling; and

WHEREAS, the Board has heard the arguments presented and 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, finds that the application meets all the requirements for an exception to the Chesapeake Bay Preservation Ordinance and therefore **APPROVES** the exception request for Chesapeake Bay Board Case No. CBPA-23-0167, subject to the following conditions:

1. The Applicants must obtain all other necessary federal, state, and local permits as required for the project; and
2. An affidavit must be recorded in the Williamsburg/James City County Courthouse prior to the issuance of a building permit; and
3. The Applicants must submit a surety of \$8,250 in a form acceptable to the James City County Attorney’s Office to guarantee the mitigation plan equaling 11 planting units or three canopy trees, 13 understory trees, and 83 shrubs; and
4. The Applicants must submit a payment of \$3,000 into the James City County Mitigation Fund for the purchase of three credits prior to the issuance of a building permit; and
5. A six-foot chain link fence must be installed at the limits of clearing to reduce impacts to the adjacent wetlands; and
6. This exception request approval will become null and void if construction has not begun by February 14, 2025; and
7. Written requests for an extension to an exception must be submitted to the Stormwater and Resource Protection Division no later than January 3, 2025, six weeks prior to the expiration date.

Charles Roadley
Chair, Chesapeake Bay Board

Robin Benedict
Secretary to the Board

Adopted by the Chesapeake Bay Board of James City County, Virginia, this 14th day of February, 2024.

RESOLUTION

CASE NO. CBPA-23-0167. 112 SUGAR BUSH

JAMES CITY COUNTY CHESAPEAKE BAY PRESERVATION ORDINANCE EXCEPTION

WHEREAS, Mr. Chase Grogg, LandTech Resources, Inc., on behalf of Mr. Paul Koscak and Ms. Karen Savage (the “Applicants”), has applied to the Chesapeake Bay Board of James City County (the “Board”) on February 14, 2024, to request an exception to use the Resource Protection Area (the “RPA”) on a parcel of property located at 112 Sugar Bush (the “Property”) and further identified as James City County Real Estate Tax Map Parcel No. 3131000015, as set forth in the application CBPA-23-0167 for the purpose of constructing a single-family dwelling; and

WHEREAS, the Board has heard the arguments presented and 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, finds that the application does not meet all the requirements for an exception to the Chesapeake Bay Preservation Ordinance and therefore **DENIES** the exception request for Chesapeake Bay Board Case No. CBPA-23-0167.

Charles Roadley
Chair, Chesapeake Bay Board

Robin Benedict
Secretary to the Board

Adopted by the Chesapeake Bay Board of James City County, Virginia, this 14th day of February, 2024.

CBPA23-167_112SgrBshDny-res

GENERAL NOTES

- THIS PLAT WAS PRODUCED WITHOUT THE BENEFIT OF A TITLE REPORT AND REFLECTS ONLY THOSE ENCUMBRANCES, EASEMENTS AND SETBACKS AS SHOWN IN P.B. 66, PG. 13-14.
- ELEVATIONS SHOWN HEREON ARE IN FEET AND ARE CLOSELY RELATED TO JCC GIS (NAVD88).
- WETLANDS, AS SHOWN, WERE FLAGGED BY OTHERS AND FIELD LOCATED BY THIS FIRM.
- THIS FIRM MADE NO ATTEMPT TO LOCATE UNDERGROUND UTILITIES.
- PARCEL LIES IN F.I.R.M. ZONE "X" ACCORDING TO COMMUNITY PANEL #51095C0116D, DATED DECEMBER 16, 2015.
- LOT SERVED BY PUBLIC WATER AND SEWER. CONTRACTOR TO COORDINATE CONNECTIONS WITH JAMES CITY COUNTY UTILITIES.
- CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS SHOWN HEREON.
- TOPOGRAPHIC DATA AS SHOWN IS BASED ON A CURRENT FIELD SURVEY. CONTOURS SHOWN PAST LIMITS OF WETLANDS ARE SHOWN PER JAMES CITY COUNTY GIS MAPPING.
- CONTRACTOR SHALL DETERMINE EXACT FINISHED FLOOR ELEVATION AFTER EXCAVATION.
- CONTRACTOR TO INSTALL ORANGE SAFETY FENCE AROUND PERIMETER OF CONSTRUCTION.
- PROPOSED RESIDENCE SHOWN BASED OFF OF PLANS PROVIDED BY CLIENT. ALL DIMENSIONS TO BE CONFIRMED BY CONTRACTOR PRIOR TO CONSTRUCTION.
- CONTRACTOR TO INSTALL EARTH BERM AFTER CLEARING HAS BEEN COMPLETED.

CURB & GUTTER SECTIONS WILL REQUIRE (2) SCHEDULE 40-4" CONDUITS PLACED 3' BELOW GRADE, OR AS LOW AS POSSIBLE TO NOT CONFLICT WITH OTHER UTILITIES, DIRECTLY BEHIND THE CURB FOR FUTURE WIRES.
SECTIONS: 3B, 8A, 8B, 10, 12, 13A, 13B, 14A, 14B, 15, 17, 18, 30, 31 & 32
DATE: _____ SIGNED: _____

BEFORE CLEARING MARK TREES TO BE PRESERVED WITH PLASTIC TAPE TO BE REVIEWED AND APPROVED WITH THE ARC INSPECTOR. ()

DRAINAGE CONTROL/IMPROVEMENTS SHALL BE INSTALLED IMMEDIATELY AFTER CLEARING SUCH THAT NO DISTURBED AREA DRAINAGE FLOWS ONTO ADJACENT PROPERTIES. ()

CLEAN OUT NOT FOUND AT TIME OF SURVEY. CONTRACTOR TO COORDINATE WITH JAMES CITY SERVICE AUTHORITY FOR LOCATION AND CONNECTION

EROSION & SEDIMENT CONTROL NOTES

ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE "VIRGINIA EROSIONS AND SEDIMENT CONTROL HANDBOOK 1992 THIRD EDITION". THE CONTRACTOR SHALL BE THOROUGHLY FAMILIAR WITH ALL APPLICABLE MEASURES CONTAINED THEREIN WHICH MAY BE PERTINENT TO THIS PROJECT.

BUILDING INFORMATION

PROPOSED BUILDING IS A 1-STORY FRAME
PROPOSED GARAGE IS SIDE LOADING

SITE INFORMATION

PARCEL ID: 3131000015
TOTAL AREA: 51,458 S.F. / 1.18 AC.
IMPERVIOUS WITHIN 50' RPA: 2,389 S.F. / 0.055 AC.
IMPERVIOUS WITHIN 100' RPA: 3,002 S.F. / 0.069 AC.
IMPERVIOUS AREA TOTAL: 5,391 S.F. / 0.124 AC.
DISTURBED AREA: 13,248 S.F. / 0.304 AC.
ZONING DISTRICT: R4 - RESIDENTIAL PLANNED COMMUNITY
EXISTING SITE IS PARTLY WOODED AS SHOWN

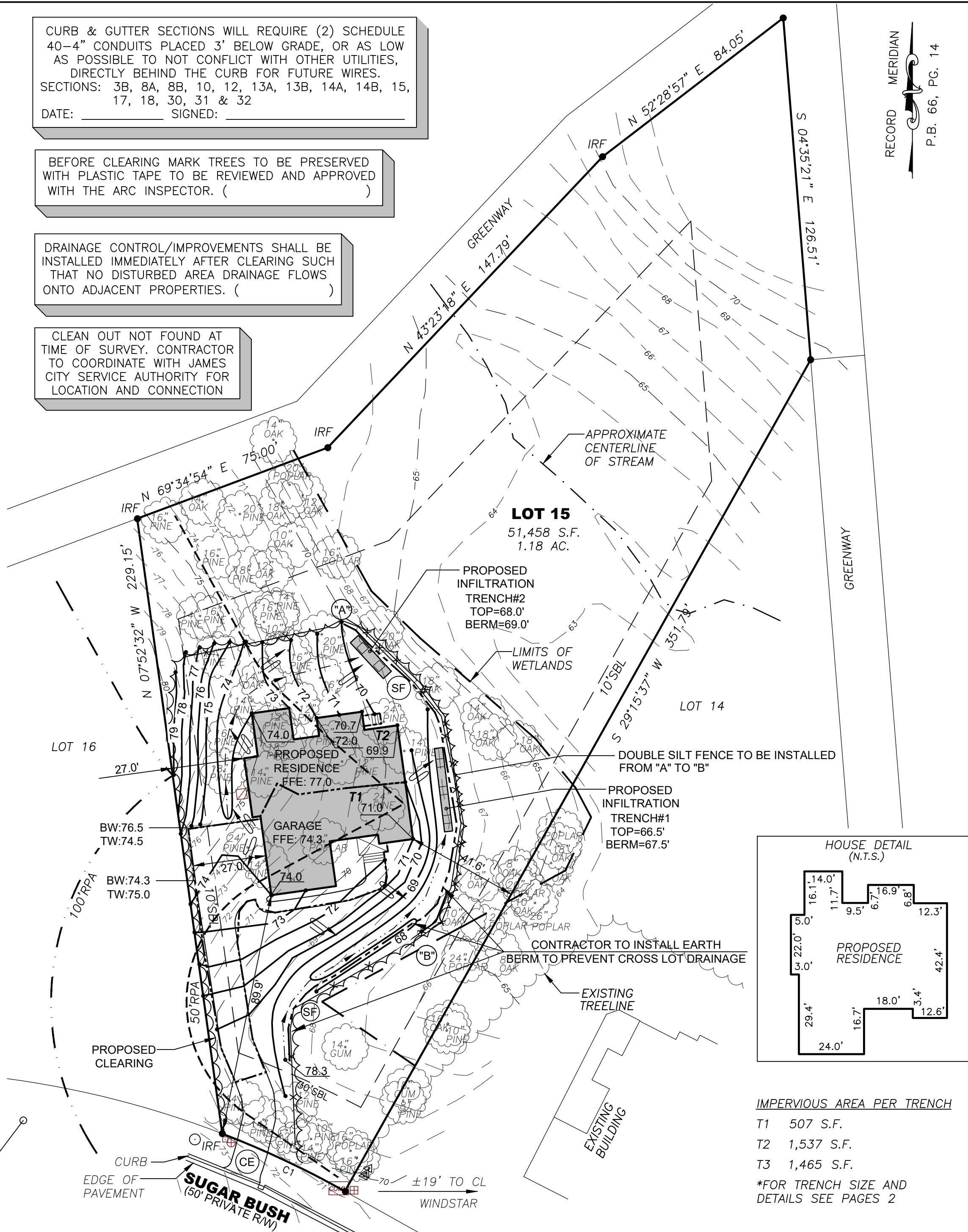
BUILDING SETBACK (SBL)

*TO BE CONFIRMED BY FORD'S COLONY
FRONT: 30'
REAR: 25' OR 25% LOT DEPTH WHICHEVER IS GREATER
SIDE: 10'

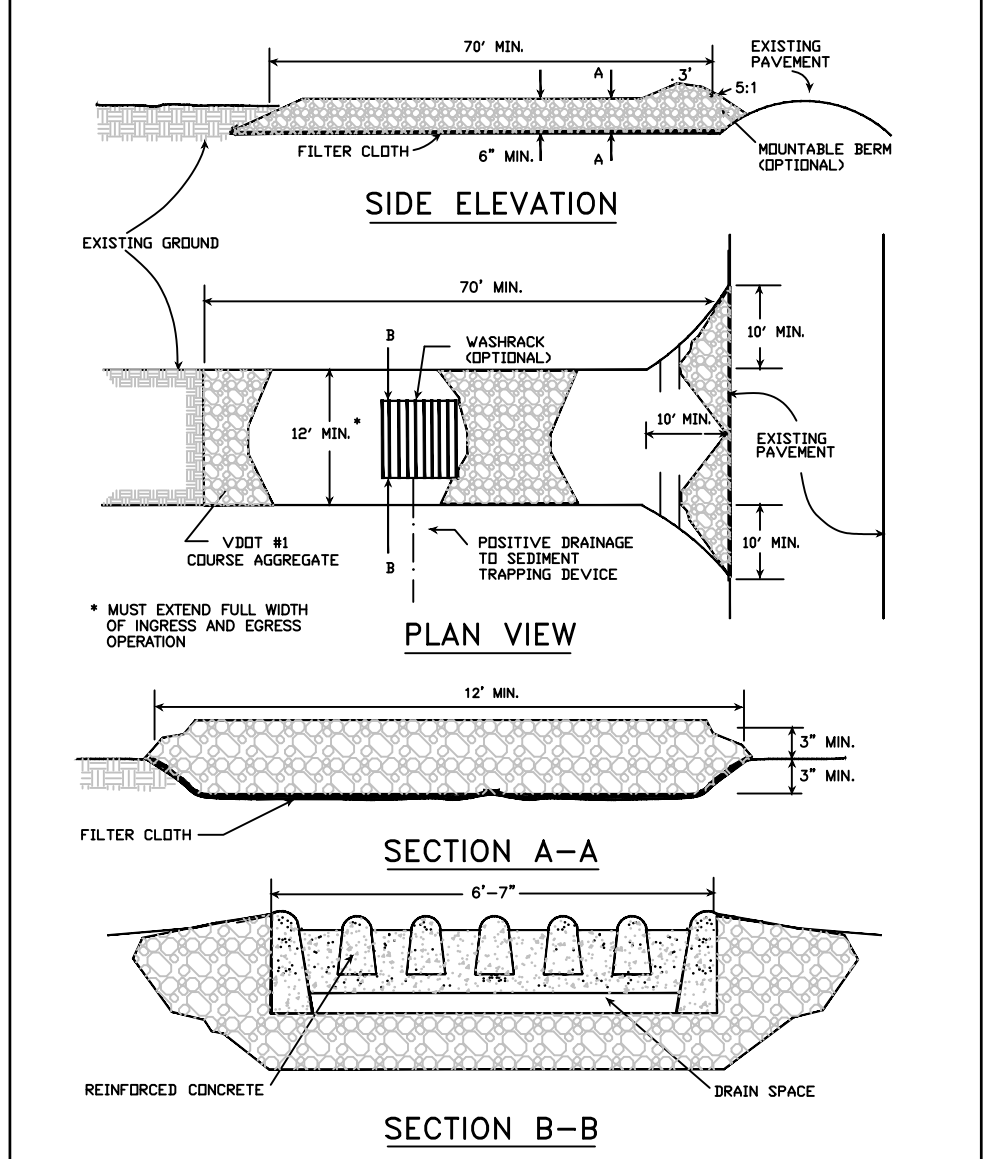
EXISTING ADDRESS:

112 SUGAR BUSH
JAMES CITY COUNTY, VIRGINIA
CURVE ARC LEN. RAD. DELTA ANGLE CHORD BEARING CHORD LEN.
C1 50.04' 350.00' 8°11'32" N 64°49'42" W 50.00'

- LEGEND**
- MISC. IRRIGATION
 - WATER METER
 - CABLE PEDESTAL
 - TELEPHONE PEDESTAL
 - HVAC UNIT *SUBJECT TO CHANGE LOCATION
 - SANITARY SEWER MANHOLE
 - TRANSFORMER
 - IRF = IRON ROD FOUND

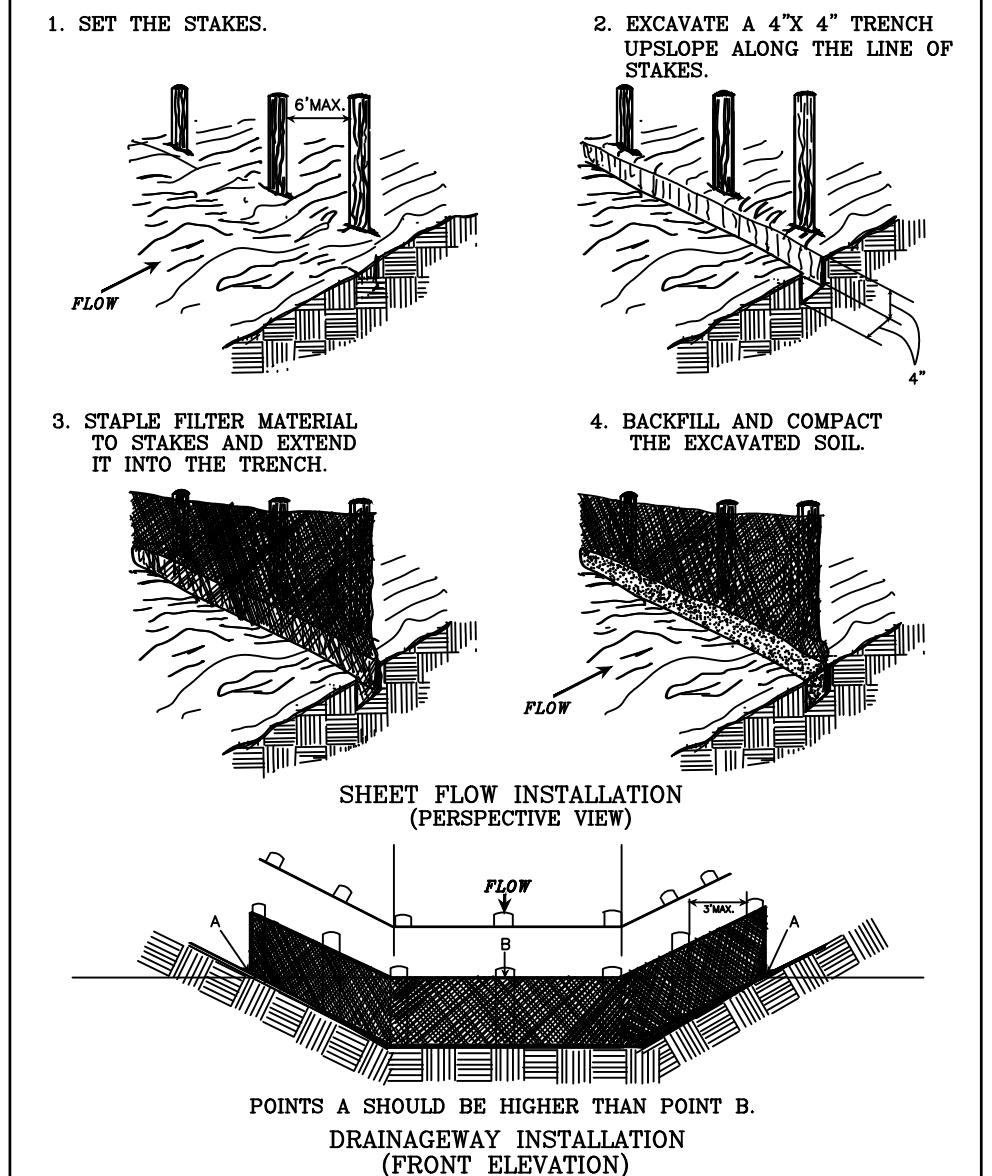


STONE CONSTRUCTION ENTRANCE

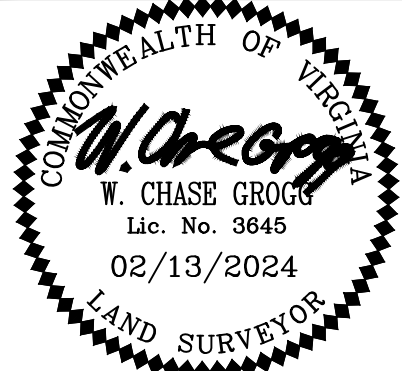
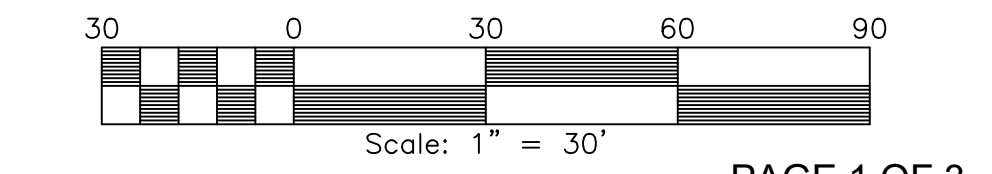


SOURCE: ADAPTED FROM 1983 MARYLAND STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL, AND VA. DSWC PLATE 3.02-1

CONSTRUCTION OF A SILT FENCE (WITHOUT WIRE SUPPORT)



SOURCE: ADAPTED FROM INSTALLATION OF STRAW AND FABRIC FILTER BARRIERS FOR SEDIMENT CONTROL, VA. DSWC SHERWOOD AND WYANT PLATE 3.05-2

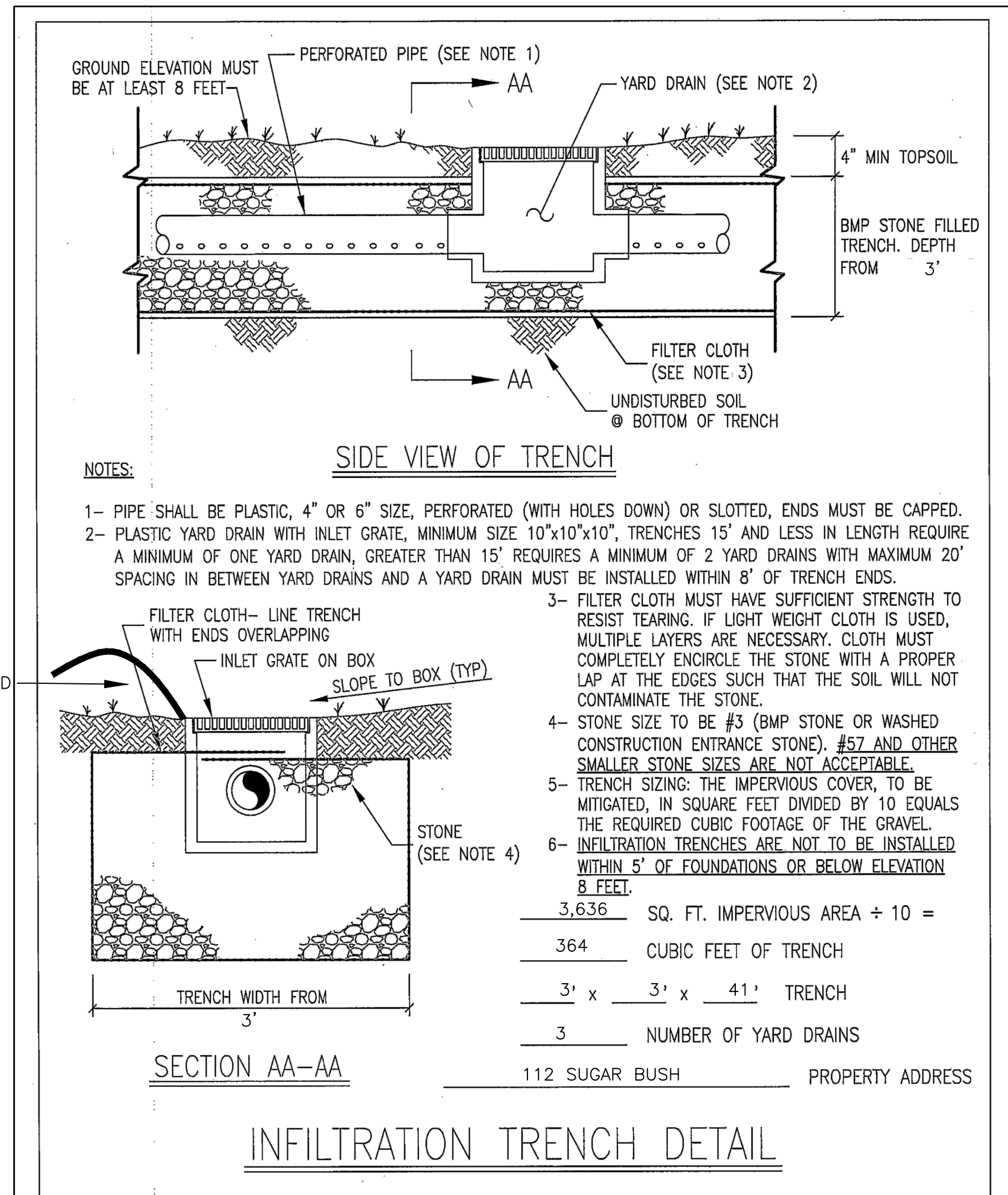


DATE: 1/2/2024
DRAWN BY: AEQ
PROJECT No. 23-363
FILE NAME: 23-363.DWG
REFERENCES:
P.B. 66, PG. 13-14

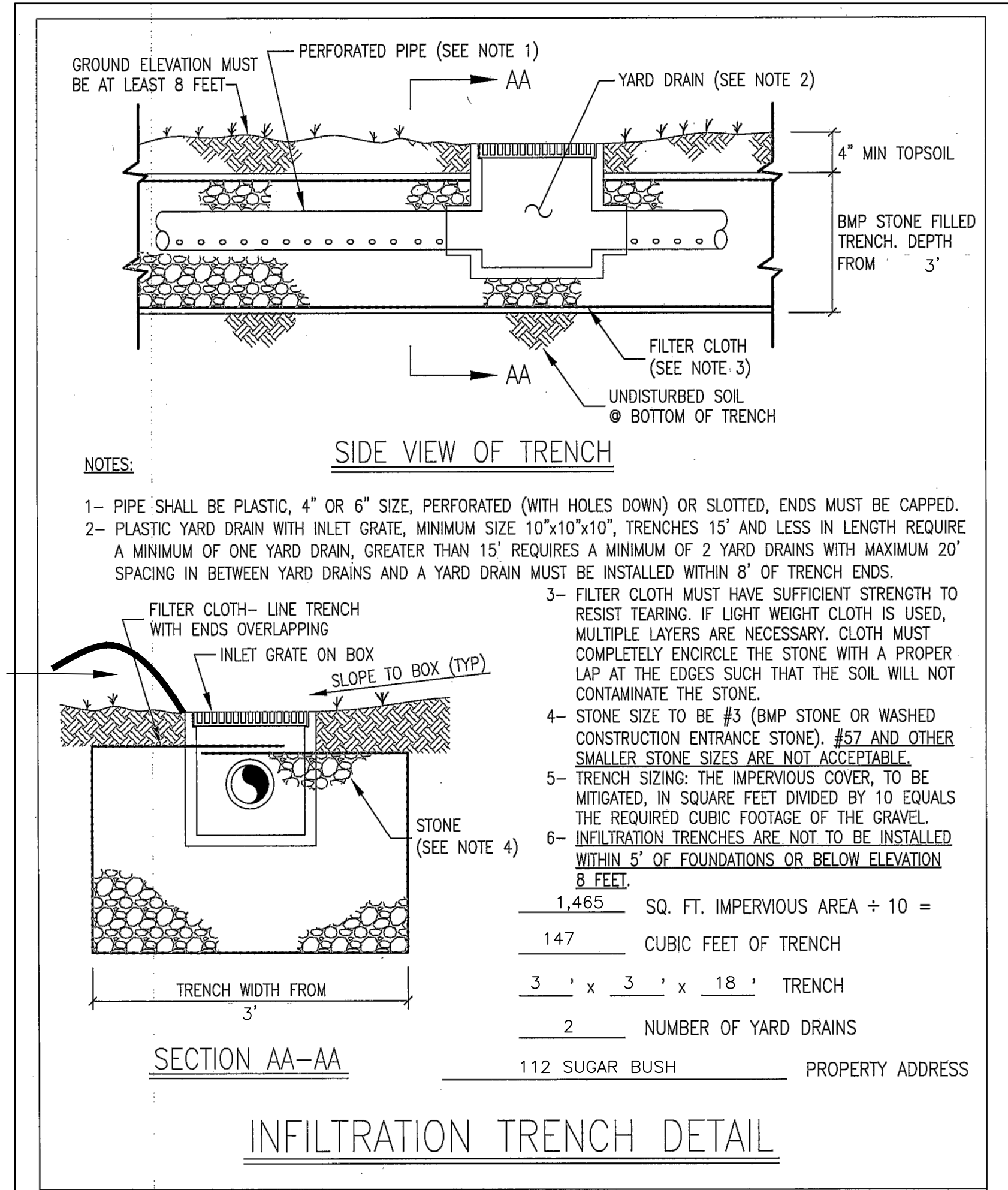
LOT PLAN OF
LOT 15 SECTION XVIII
FORD'S COLONY
FOR
BLACK TIP CONSTRUCTION
JAMES CITY COUNTY VIRGINIA

NO.	DATE	REVISION / COMMENT / NOTE
4.	2/13/2024	REVISED PER FORD'S COLONY COMMENTS
3.	2/6/2024	REVISE GRADING & INFILTRATION TRENCH LOCATION
2.	1/22/2024	REVISED MITIGATION PLAN
1.	1/8/2024	REVISED TO SHOW LANDSCAPE MITIGATION PLAN

LRI
LANDTECH
RESOURCES, INC.
ENGINEERING & SURVEYING CONSULTANTS
205 Bullfants Blvd., Suite E, Williamsburg, VA 23188
Ph: (757) 565-1677 Fax: (757) 565-0782
web: landtechresources.com



TRENCH #1 DETAIL



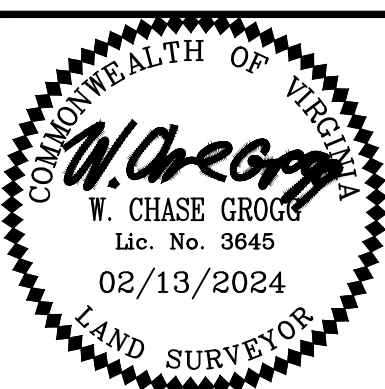
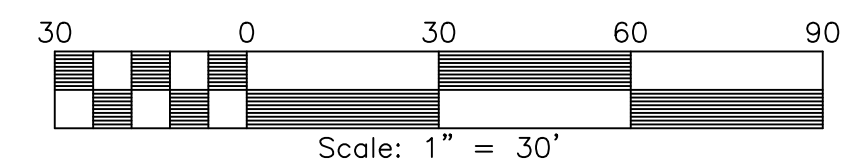
TRENCH #2 DETAIL

SITE INFORMATION

PARCEL ID: 3131000015
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EXISTING ADDRESS:

112 SUGAR BUSH
 JAMES CITY COUNTY, VIRGINIA



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 DRAWN BY: AEQ
 PROJECT No. 23-363
 FILE NAME: 23-363.DWG
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EROSION & SEDIMENT CONTROL NOTES

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PROPOSED GARAGE IS SIDE LOADING

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BUILDING SETBACK (SBL)

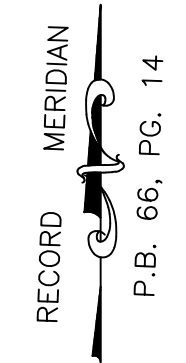
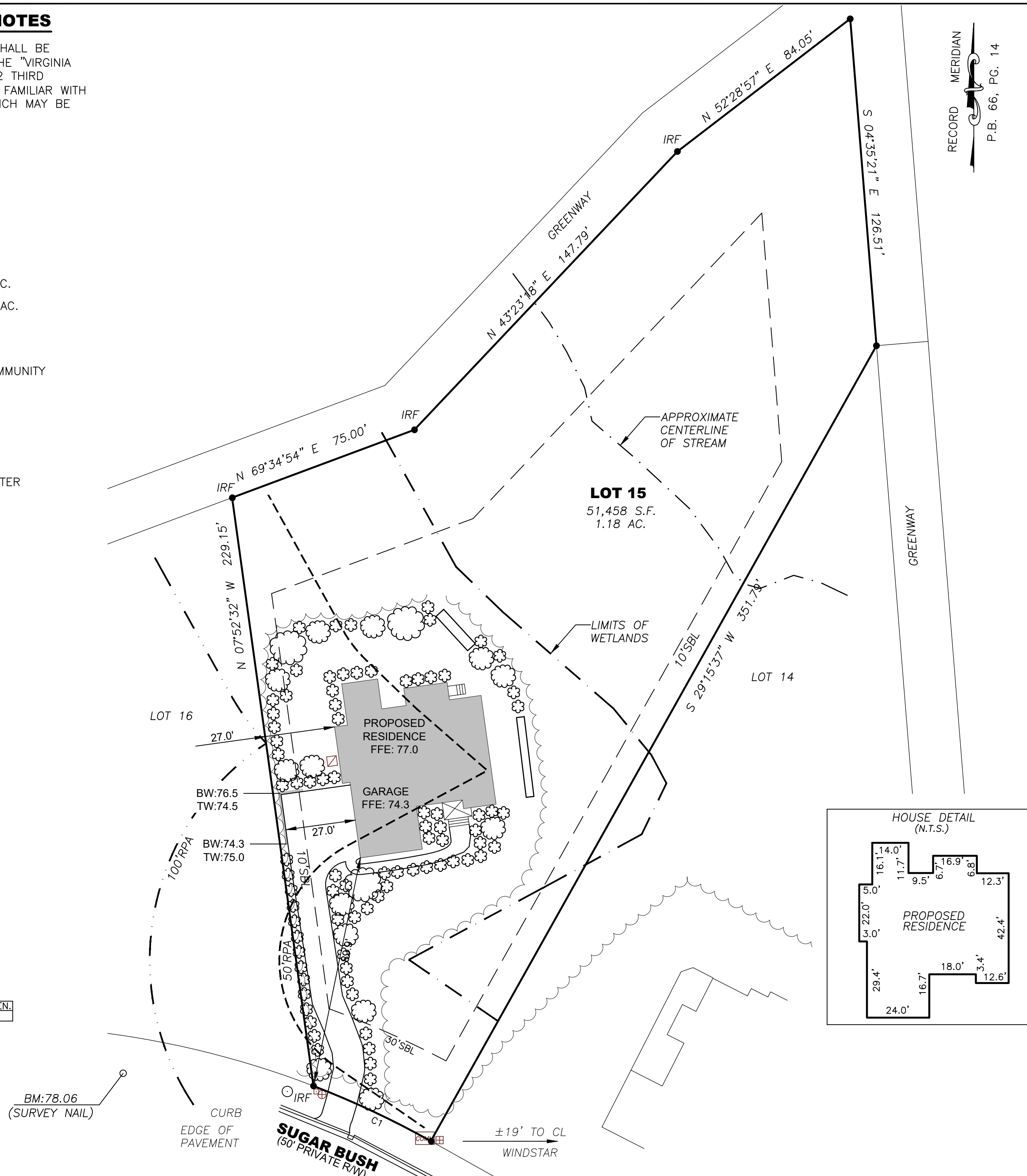
*TO BE CONFIRMED BY FORD'S COLONY

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EXISTING ADDRESS:

112 SUGAR BUSH
JAMES CITY COUNTY, VIRGINIA

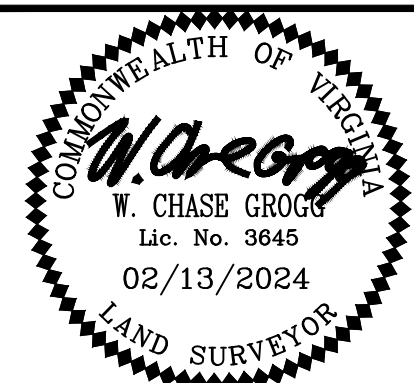
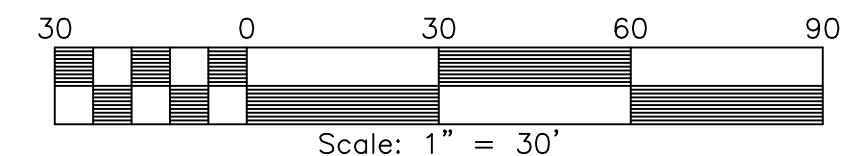
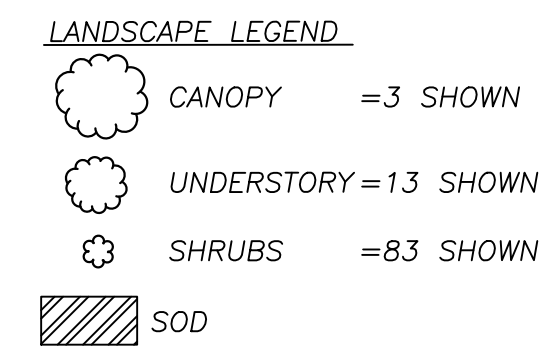
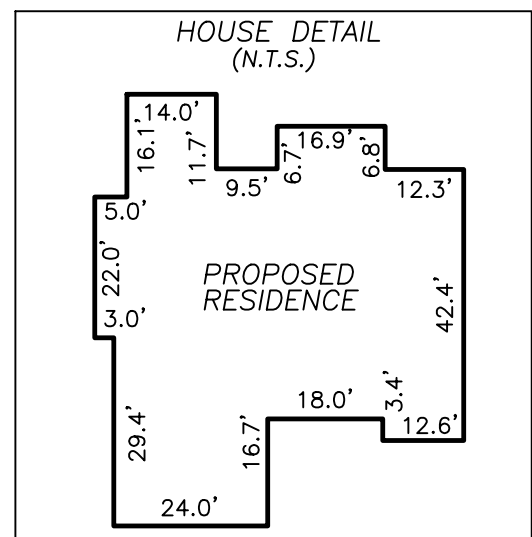
CURVE	ARC LEN.	RAD.	DELTA ANGLE	CHORD BEARING	CHORD LEN.
C1	50.04'	350.00'	8°11'32"	N 64°49'42" W	50.00'



MITIGATION TABLE: 5,361 S.F. / 400 S.F. = 14 CREDITS
11 CREDITS TO BE PLANTED 3 TO BE PURCHASED

MITIGATION MEASURE	QTY.(NEEDED)	QTY.(SHOWN)
NATIVE CANOPY TREES	14	3
NATIVE UNDERSTORY TREES	28	13
NATIVE SHRUBS	42	83

* CONTRACTOR/OWNER TO COORDINATE EXACT SPECIES AND PLANTING LOCATION WITH JAMES CITY COUNTY FOR REQUIREMENTS ON MITIGATION PLANTING.
* CONTRACTOR/OWNER TO PURCHASE 3 CREDITS OF MITIGATION FROM THE JAMES CITY COUNTY MITIGATION FUND.



DATE: 1/2/2024
DRAWN BY: AEQ
PROJECT No. 23-363
FILE NAME: 23-363.DWG
REFERENCES:
P.B. 66, PG. 13-14

LOT PLAN OF
LOT 15 SECTION XVIII
FORD'S COLONY
FOR
BLACK TIP CONSTRUCTION
JAMES CITY COUNTY VIRGINIA

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2.	1/22/2024	REVISED MITIGATION PLAN
1.	1/8/2024	REVISED TO SHOW LANDSCAPE MITIGATION PLAN



Ford's Colony Homeowner's Association
Architectural Review Committee (ARC)
100 Manchester

Neighborhood Comment Form

Comments referencing the proposed improvement(s) for Lot 15 /Section 18

This application is scheduled to be reviewed by the ARC on 02/05/2024

Comments: Seven (7) attached comments are provided to the FCHOA Community Services.

These comments have also been email cc'd to:

- Linda Combs, FCHOA ARC manager/Realtec Community Services (lcombs@fchoa.net)

- Robin Benedict, Chesapeake Bay Board Secretary, James City County (JCC)

(robin.benedict@jamescitycountyva.gov)

JCC Permit Link Ref# CBPA-23-0167

JCC Tax Map Parcel #3131000015 (112 Sugar Bush)

Submitted by:

Name: Kurt Detweiler

Address: 108 Sugar Bush, Williamsburg, VA

Email: kdetweiler@cox.net

Date: 02/02/2024

Thank you for your comments. On your behalf, the Architectural Review Committee Manager will submit your comments for consideration to the ARC. After the application has been reviewed you may view the ARC file to see the disposition of your comments and/or issues raised by the ARC.

You are also welcome to meet with the ARC to express your concerns in person in the public portion of the meeting prior to review of the application. Please initial below if you would like to voice your comments in person. This form will accompany your meeting with the committee.

KND Yes I would like to meet with the ARC to express my concerns. You will be called by a representative of the ARC with a meeting time.

DET- 01. **NON-COMPLIANCE** - Southeast property corner is not defined (i.e. physically staked). No string lines are present on the site.

REF: Purchasers Handbook, Jan 10, 2021, Section 2, Item G. LOT CLEARING INSPECTIONS, Line #1c
*“Property corners **and property string lines**, set by surveyor, should be clearly visible on the site.”*

ANCILLARY COMMENTS:

GloFiber removed existing SE corner iron rod marker during Utility box install.

The former iron rod location falls within boundary of installed Utility Box. Suggest scribe or paint mark box lid.

DET- 02. **POSSIBLE ISSUE** – East-side property line trees are maintained per initial site plan clearing markings. These trees are mature trees with some reaching 6.5-to-7.5-foot girth measurement. The site plan should define/mark/maintain a tree keep-out zone commiserate with respective tree dripline (i.e. root zone). In addition, to prevent root (suffocation) damage, the keep-out zone should not be subject to landscape in-fill (e.g. from home foundation leveling and excavation excess).

REF: Purchasers Handbook, Jan 10, 2021, Section 2, Item G. LOT CLEARING INSPECTIONS, Line #5
“Removal of trees and brush in the selective clearing area is not to be done with equipment that will damage the root zone of trees to be kept.”

ANCILLARY COMMENTS:

A Gum tree (7.5' girth) straddles the property line. The adjacent property owner expects protection of this asset. If this large tree is damaged (which will not be realized for multiple years), takedown responsibility will be a contending issue.

Several pine trees on property line have lean with imbalanced crown that warrant takedown evaluation prior to clearing phase.

DET- 03. **NON-COMPLIANCE** - Driveway does not meet 10' property line offset requirements. Has a variance been granted?

REF: Purchasers Handbook, Jan 10, 2021, Section 2, Item H. SITE WORK/LANDSCAPING, Line #5
“Driveway flares from the property line to the road shall not extend beyond the line of sight down the side lot line. Driveways should remain ten feet from side lot lines whenever feasible. A variance of up to five feet on the side setback may be granted if deemed necessary by the ARC, provided the side lot line is landscaped with screening landscape shrubbery, at least four to five feet tall at installation, and spaced to screen in three years.”

DET- 04. **NON-COMPLIANCE** - Given the current pre-existing drainage path (See Figure 1, pg. 6) onto the neighboring lot, the site plan does not define adjacent property protections during clearing, grading and construction phases.

REF: Purchasers Handbook, Jan 10, 2021, Section 2, Item H. SITE WORK/LANDSCAPING, Line #8
“Initial grading for berms and swales to control cross lot drainage shall be installed as soon as practical after clearing.”

REF: Purchasers Handbook, Jan 10, 2021, Section 2, Item H. SITE WORK/LANDSCAPING, Line #13
“Adequate erosion controls, such as silt fences, diversion berms, straw bales, straw matting and seeding or sodding, shall be installed immediately and maintained to prevent the washing of earth into ditches, lakes, neighboring property, and ravines, during and after construction.”

REF: Purchasers Handbook, Jan 10, 2021, Section 2, Item H. SITE WORK/LANDSCAPING, Line #19
“Each lot must drain to the street drainage ditch, storm pipe system, or designated drainage easement/greenway to the side or rear of lot.”

REF: Purchasers Handbook, Jan 10, 2021, Section 2, Item H. SITE WORK/LANDSCAPING, Line #22
“All site drainage must be directed toward the master plan system drainage conveyances without causing erosion or excess water onto the neighbor. Care should be taken when building to protect the neighboring property. Installing drainage controls after the home and landscaping are complete is usually much more expensive than during initial construction.”

ANCILLARY COMMENTS:

Adjacent property owner is expecting documented mitigation strategies on the site plan since adjacent lot will be subject to runoff impingement during construction. Examples:

- i. Management strategies [e.g. Drainage reroute to rear of lot (into Longhill Swamp) during clearing/grading phases as opposed to during final landscape phase]
- ii. Soil stabilization
- iii. Filtration barriers
- iv. Builder Maintenance checks/upkeep (e.g. daily, after rainfall)

DET- 05. **ISSUE** - Lot 15 / Section 18 falls entirely under Resource Protection Area (RPA) designation (See Figure 2, pg. 7). Initial and final site plan must be coordinated with James City County (JCC) Chesapeake Bay Board policies, regulations, and review/approval process. See JCC notification letter on page 8. Reviewer could not find acknowledgement of any related requirements on the site plan.

ANCILLARY COMMENT: Long Hill Swamp (live) water channel and surface water flow bi-sect the lot.

DET- 06. **NON-COMPLIANCE** - Site plan provides no information concerning the three (3) defined drain trenches including sizing design and drain outlet (or overflow) routing.

REF: Purchasers Handbook, Jan 10, 2021, Section 2, Item H. SITE WORK/LANDSCAPING, Line #15

“Design and implementation of site work must provide for necessary drainage pipes and drainage ways, to ensure stabilization and prevent future erosion. Provisions must be made for existing drainage courses and structures.”

REF: Purchasers Handbook, Jan 10, 2021, Section 2, Item H. SITE WORK/LANDSCAPING, Line #19

“Each lot must drain to the street drainage ditch, storm pipe system, or designated drainage easement/greenway to the side or rear of lot.”

REF: Purchasers Handbook, Jan 10, 2021, Section 2, Item H. SITE WORK/LANDSCAPING, Line #8

“Site grading should be done so as to avoid drainage of additional or concentrated surface water onto an adjoining lot, to the detriment of that lot.”

ANCILLARY COMMENTS:

If drain trenches are expected to “absorb” rainfall influent, they should be treated as rain basins. Document the capacity sizing design information on site plan including max rainfall rate, feed area, holding volume, **and overflow routing**. Obtain independent civil engineering review of calculations.

REF: Purchasers Handbook, Jan 10, 2021, Section 2, Item H. SITE WORK/LANDSCAPING, Line #9

“Proposed (Bio-retention basin) calculations will be certified by a civil engineer licensed in Virginia and shown on the site plan.”

DET- 07. **NON-COMPLIANCE** - Understanding the site plan represents proposed finish grade, the site plan does not define front yard and driveway drainage path/mitigation. Note: current pre-existing drainage path exits onto neighboring lot 14 (108 Sugar Bush) per Figure 1, pg. 6.

REF: Purchasers Handbook, Jan 10, 2021, Section 2, Item H. SITE WORK/LANDSCAPING, Line #8

“Site grading should be done so as to avoid drainage of additional or concentrated surface water onto an adjoining lot, to the detriment of that lot.”

REF: Purchasers Handbook, Jan 10, 2021, Section 2, Item H. SITE WORK/LANDSCAPING, Line #19

Each lot must drain to the street drainage ditch, storm pipe system, or designated drainage easement/greenway to the side or rear of lot. Drainage control shall be established at initial site clearing and grading.

REF: Purchasers Handbook, Jan 10, 2021, Section 2, Item H. SITE WORK/LANDSCAPING, Line #22

“All site drainage must be directed toward the master plan system drainage conveyances without causing erosion or excess water onto the neighbor. Care should be taken when building to protect the neighboring property. Installing drainage controls after the home and landscaping are complete is usually much more expensive than during initial construction.”

ANCILLARY COMMENTS:

Property Edge swale is not feasible with current tree line and existing lot rear elevation.



Legend

- Parcels
- Street Names
- Conservation
 - Conservation
 - Greenway
 - Open Space
 - Scenic
- Drainage
 - Drainage Private
 - Drainage Public
- Contours 5 Ft
- Contours 1 ft

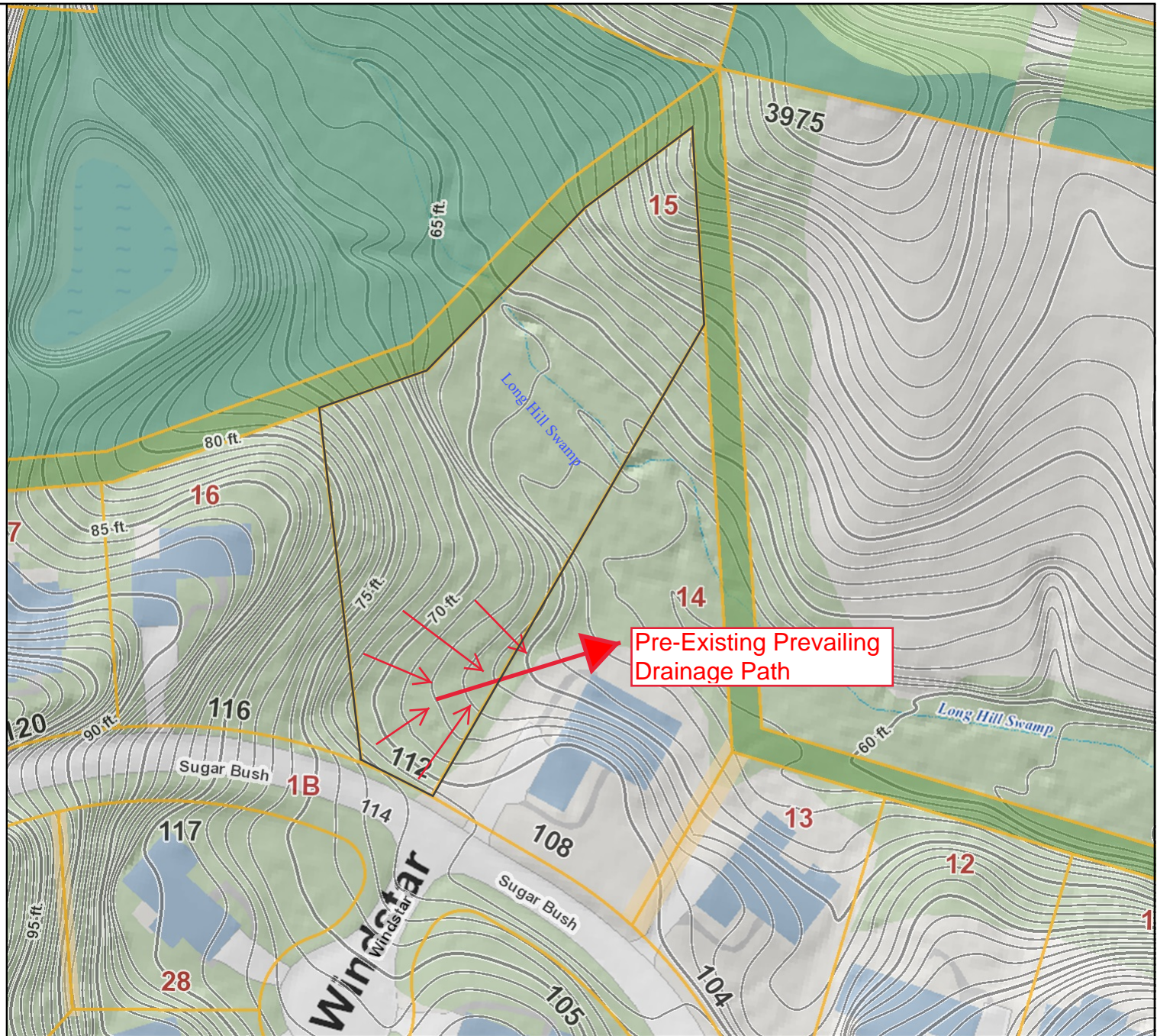
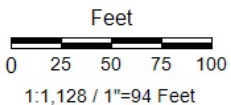


FIGURE 1: Lot 15 Sect 18 New Construction Evaluation - DRAINAGE

Date: 1/30/2024



DISCLAIMER: This drawing is neither a legally recorded map nor a survey and is not intended to be used as such. The information displayed is a compilation of records, information, and data obtained from various sources, and James City County is not responsible for its accuracy or how current it may be.



Legend

- Parcels
- Street Names
- Conservation
 - Conservation
 - Greenway
 - Open Space
 - Scenic
- Drainage
 - Drainage Private
 - Drainage Public
- Miscellaneous
 - Access
 - Dam
 - Landscape
 - Miscellaneous
 - Stormwater
 - Utility Miscellaneous
 - VDOT
 - Va Power
- Contours 5 Ft
- Contours 1 ft
- Resource Protection Area RPA

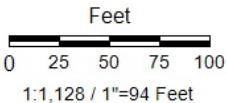
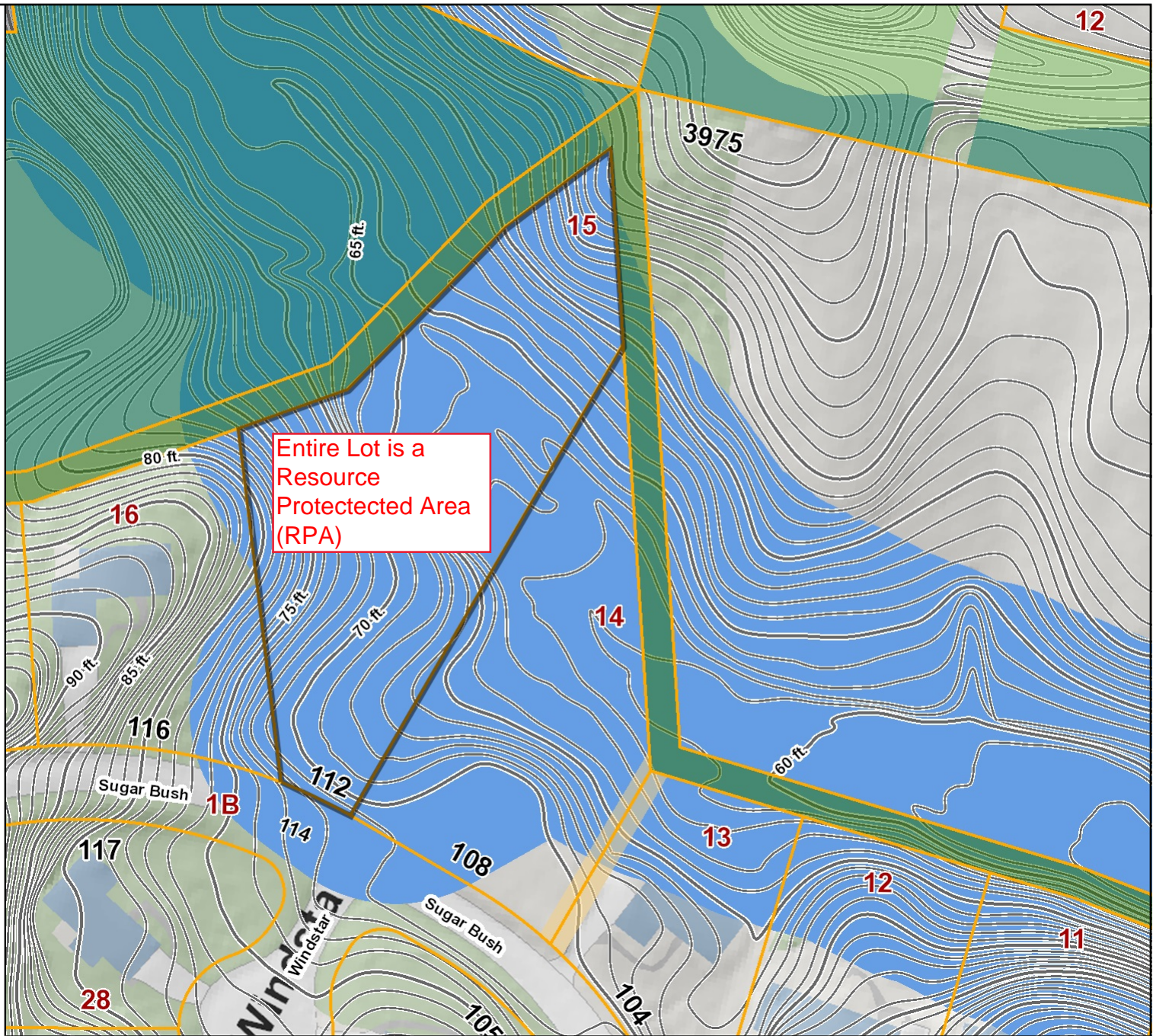


FIGURE 2: Lot 15 Sect 18 New Construction Eval - RPA COVERAGE

Date: 1/30/2024

DISCLAIMER: This drawing is neither a legally recorded map nor a survey and is not intended to be used as such. The information displayed is a compilation of records, information, and data obtained from various sources, and James City County is not responsible for its accuracy or how current it may be.



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
757-259-6670

Facilities & Grounds

113 Tewning Road
Williamsburg, VA 23188
757-259-4080

Solid Waste

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

DETWEILER, KURT N & PAULINE T
108 SUGAR BUSH
WILLIAMSBURG, VA 23188-8411

RE: CBPA-23-0167
112 Sugar Bush
Construction of single-family
dwelling

January 24, 2024

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. Chase Grogg, LandTech Resources, Inc., on behalf of Mr. Paul Koscak and Ms. Karen Savage, for encroachments into the Resource Protection Area buffer for the construction of a single-family dwelling. The project is located at 112 Sugar Bush, JCC Tax Map Parcel No. 3131000015.

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, February 14, 2024, 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,

Robin Benedict

Robin Benedict
Chesapeake Bay Board Secretary
757-253-6781
Robin.Benedict@jamescitycountyva.gov



Prepared by/return to:
James City County
Stormwater and Resource Protection Division
101 Mounts Bay Road, Building E
Williamsburg, VA 23185
757-253-6670

AFFIDAVIT

**EXCEPTION TO THE JAMES CITY COUNTY
CHESAPEAKE BAY PRESERVATION ORDINANCE**

THIS AFFIDAVIT, made this _____ day of _____, 20_____,
by _____, and all

successors in interest, (“AFFIANT(S)” to be indexed as Grantor(s)), owner(s) of the following property:

Tax Map Parcel Identification Number(s): _____

Property Address: _____

Subdivision Name (or project name if not a subdivision): _____

Subdivision Lot Number (if known): _____,

and the COUNTY OF JAMES CITY, VIRGINIA, a political subdivision of the Commonwealth of Virginia (“COUNTY”), and for the purposes of indexing, the Grantee.

WITNESSETH:

I (We), the AFFIANT(S), with full authority to execute deeds, mortgages, other covenants, and all rights, titles and interests in the property described above (the “Property”), do hereby attest and affirm as follows:

1. A portion of the Property is located within a Resource Protection Area as identified by the James City County Chesapeake Bay Preservation Ordinance (the “Ordinance”).

2. By resolution of the James City County Chesapeake Bay Board (the “Board”), which is attached as Exhibit 1, AFFIANT(S) received an exception from the Ordinance to impact the Property.

3. The exception granted by the Board is conditioned on satisfying the limits of impact and mitigation plan as proposed, which is attached as Exhibit 2.

4. We hereby acknowledge, and put subsequent purchasers on notice, that any impact to the resources protected by the Ordinance outside of those identified in Exhibit 2 is in violation of the Ordinance.

[SIGNATURE PAGE FOLLOWS]

Approved as to form:

County Attorney

IN WITNESS WHEREOF, the AFFIANTS(S) executed this AFFIDAVIT as of the date first above written.

AFFIANT

Signature

Print Name and Title

Phone Number

ACKNOWLEDGMENT

COMMONWEALTH OF VIRGINIA

CITY/COUNTY OF _____, to wit:

The foregoing instrument was acknowledged before me this _____ day of _____, 20____,

by: _____.

(Affiant)

[PLACE NOTARY SEAL HERE]

Notary Public

Notary Registration Number: _____

My Commission expires: _____

AFFIANT

Signature

Print Name and Title

Phone Number

ACKNOWLEDGMENT

COMMONWEALTH OF VIRGINIA
CITY/COUNTY OF _____, to wit:

The foregoing instrument was acknowledged before me this _____ day of _____, 20____,

by: _____.
(Affiant)

[PLACE NOTARY SEAL HERE]

Notary Public

Notary Registration Number: _____

My Commission expires: _____

Case Number: CBPA-23-0167

PIN	Last Name	Address Line 1	City	State	Zip Code
3131000014	DETWEILER, KURT N & PAULINE T	108 SUGAR BUSH	WILLIAMSBURG	VA	23188-8411
3131000001B	FORDS COLONY AT WILLIAMSBURG	100 MANCHESTER	WILLIAMSBURG	VA	23188-7404
3131000015	KOSCAK, PAUL & SAVAGE, KAREN	3752 GLENMERE LN	SOUTHPORT	NC	28461-7594
3131000028	MORRISON, JAMES W	117 SUGAR BUSH	WILLIAMSBURG	VA	23188-8411
	Mr. Chase Grogg LandTech Resources, Inc.	205-E Bulifants Blvd	Williamsburg	VA	23188
3131000016	RATHKE, DEBORAH A TRUSTEE	116 SUGAR BUSH	WILLIAMSBURG	VA	23188-8411



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757-259-4080

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

«Last_Name»
«Address_Line_1»
«City», «State» «Zip_Code»

RE: CBPA-23-0167
112 Sugar Bush
Construction of single-family
dwelling

January 24, 2024

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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, February 14, 2024, 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,

Robin Benedict

Robin Benedict
Chesapeake Bay Board Secretary
757-253-6781
Robin.Benedict@jamescitycountyva.gov



PUBLIC HEARING NOTICE

THE WETLANDS BOARD AND CHESAPEAKE BAY BOARD OF JAMES CITY COUNTY, VIRGINIA, WILL HOLD PUBLIC HEARINGS ON **WEDNESDAY, FEBRUARY 14, 2024 AT 5:00 P.M.** IN THE COUNTY GOVERNMENT CONFERENCE ROOM OF BUILDING F, 101 MOUNTS BAY ROAD, JAMES CITY COUNTY, VIRGINIA.

THE WETLANDS BOARD WILL CONSIDER THE FOLLOWING CASES:

WJPA-23-0012: Mr. Daniel Winall, Waters Edge Construction, on behalf of Mr. George and Ms. Brenda White, has applied for a Wetlands Permit for the repair of a groin on property located at 111 Shellbank Drive, JCC Real Estate Tax Map Parcel No. 4530200009.

THE CHESAPEAKE BAY BOARD WILL CONSIDER THE FOLLOWING CASES:

CBPA-23-0167: Mr. Chase Grogg, LandTech Resources, Inc., on behalf of Mr. Paul Koscak and Ms. Karen Savage, has applied for a Chesapeake Bay Exception for the construction of a single-family dwelling on property located at 112 Sugar Bush, JCC Tax Map Parcel No. 3131000015.

CBPA-23-0174: Mr. Mark Boyd, Kimley-Horn, on behalf of LI Hazelwood Farms VA Investor LP, has applied for a Chesapeake Bay Exception for the construction of a building on property located at 9400 Barnes Road, JCC Tax Map Parcel No. 430100017.

CBPA-23-0182: Mr. Paul and Ms. Cynthia Puglia, have applied for a Chesapeake Bay Exception for the extension of a driveway and the installation of a walkway and seating area on property located at 9935 Walnut Creek, JCC Tax Map Parcel No. 0520300014.

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

The applications and plans are on file and may be viewed during normal office hours in the Stormwater and Resource Protection Division, 101 Mounts Bay Road, Building E, James City County, Virginia.

NOT FOR PUBLICATION

DISPLAY: WEDNESDAY – January 31, 2024 and February 7, 2024
ACCOUNT NO. CU00015112
VIRGINIA GAZETTE
1/8 PAGE, VERTICAL, B/W

MEMORANDUM

DATE: February 14, 2024

TO: The Chesapeake Bay Board

FROM: Robin Benedict, Watershed Planner

SUBJECT: Chesapeake Bay Board Exception No. CBPA-23-0009. 109 Murcar

Mr. Chase Grogg, LandTech Resources, Inc., on behalf of Mr. Geno Godwin and Ms. Judith Alicea, is requesting a one-year extension to CBPA-23-0009, originally granted on March 8, 2023. Staff concurs with this request, with the stipulation that all permit conditions, except for the expiration date, be reauthorized and that the new date of expiration be March 8, 2025.

RB/ap
CBPA23-9_109MrCrExt-mem

Attachment

RESOLUTION

CASE NO. CBPA-23-0009. 109 MURCAR

JAMES CITY COUNTY CHESAPEAKE BAY PRESERVATION ORDINANCE EXCEPTION

WHEREAS, Mr. Chase Grogg, LandTech Resources, Inc., on behalf of Mr. Geno Godwin and Ms. Judith Alicea (the “Applicants”), has applied to the Chesapeake Bay Board of James City County (the “Board”) on March 8, 2023, to request an exception to use the Resource Protection Area (the “RPA”) on a parcel of property located at 109 Murcar (the “Property”) and further identified as James City County Real Estate Tax Map Parcel No. 3710800078, as set forth in the application CBPA-23-0009, for the purpose of constructing a single-family dwelling, deck, and retaining wall; and

WHEREAS, the Board has heard the arguments presented and 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, finds that the application meets all the requirements for an exception to the Chesapeake Bay Preservation Ordinance and therefore **APPROVES** the exception request for Chesapeake Bay Board Case No. CBPA-23-0009, subject to the following conditions:

1. The Applicants must obtain all other necessary federal, state, and local permits as required for the project; and
2. An affidavit must be recorded in the Williamsburg/James City County Courthouse prior to the issuance of a building permit; and
3. The Applicants must submit a surety of \$5,500 in a form acceptable to the James City County Attorney’s Office to guarantee the mitigation plantings of 11 canopy trees, 22 understory trees, and 33 shrubs; and
4. This exception request approval will become null and void if construction has not begun by March 8, 2025; and
5. Written requests for an extension to an exception must be submitted to the Stormwater and Resource Protection Division no later than January 25, 2025, six weeks prior to the expiration date.

Charles Roadley
Chair, Chesapeake Bay Board

Robin Benedict
Secretary to the Board

Adopted by the Chesapeake Bay Board of James City County, Virginia, this 14th day of February, 2024.

CBPA23-9_109MrcrApp-res

RESOLUTION

CASE NO. CBPA-23-0009. 109 MURCAR

JAMES CITY COUNTY CHESAPEAKE BAY PRESERVATION ORDINANCE EXCEPTION

WHEREAS, Mr. Chase Grogg, LandTech Resources, Inc., on behalf of Mr. Geno Godwin and Ms. Judith Alicea (the “Applicants”), has applied to the Chesapeake Bay Board of James City County (the “Board”) on March 8, 2023, to request an exception to use the Resource Protection Area (the “RPA”) on a parcel of property located at 109 Murcar (the “Property”) and further identified as James City County Real Estate Tax Map Parcel No. 3710800078, as set forth in the application CBPA-23-0009, for the purpose of constructing a single-family dwelling, deck, and retaining wall; and

WHEREAS, the Board has heard the arguments presented and 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, finds that the application does not meet all the requirements for an exception to the Chesapeake Bay Preservation Ordinance and therefore **DENIES** the exception request for Chesapeake Bay Board Case No. CBPA-23-0009.

Charles Roadley
Chair, Chesapeake Bay Board

Robin Benedict
Secretary to the Board

Adopted by the Chesapeake Bay Board of James City County, Virginia, this 14th day of February, 2024.

CBPA23-9_109MrCrDny-res

James City County Wetlands & Chesapeake Bay Boards 2024 Meeting Dates

Quarter 1							Quarter 2							Quarter 3							Quarter 4						
January							April							July							October						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
	1	2	3	4	5	6		1	2	3	4	5	6		1	2	3	4	5	6			1	2	3	4	5
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21	22	23	24	25	26	27	21	22	23	24	25	26	27	21	22	23	24	25	26	27	20	21	22	23	24	25	26
28	29	30	31				28	29	30					28	29	30	31				27	28	29	30	31		
February							May							August							November						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
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25	26	27	28	29			26	27	28	29	30	31		25	26	27	28	29	30	31	24	25	26	27	28	29	30
March							June							September							December						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
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24	25	26	27	28	29	30	23	24	25	26	27	28	29	29	30						29	30	31				
31							30																				

* The November meeting date has been adjusted to accommodate a conflict with the JCC Board of Supervisors' meeting that month.

**James City County Wetlands & Chesapeake Bay Boards
2024 Meeting Dates & Deadlines**

Meeting Date	Application Deadline	Payment Deadline	APOs and Gazette Ad Submittal	Preliminary Agenda & 1st Ad Publication	Send Docs to Publications Management	Novus Board Packages & 2nd Ad Publication
<i>2nd Wednesday of the month</i>	<i>6 weeks</i>	<i>20 days (Thurs)</i>	<i>19 days (Fri)</i>	<i>2 weeks (Wed)</i>	<i>9 days (Mon)</i>	<i>1 week (Wed)</i>
January 10, 2024	Nov-29 (2023)	Dec-21 (2023)	Dec-22 (2023)	Dec-27 (2023)	Jan-1 (2024)	Jan-3
February 14, 2024	Jan-3	Jan-25	Jan-26	Jan-31	Feb-5	Feb-7
March 13, 2024	Jan-31	Feb-22	Feb-23	Feb-28	Mar-4	Mar-6
April 10, 2024	Feb-28	Mar-21	Mar-22	Mar-27	Apr-1	Apr-3
May 8, 2024	Mar-27	Apr-18	Apr-19	Apr-24	Apr-29	May-1
June 12, 2024	May-1	May-23	May-24	May-29	Jun-3	Jun-5
July 10, 2024	May-29	Jun-20	Jun-21	Jun-26	Jul-1	Jul-3
August 14, 2024	Jul-3	Jul-25	Jul-26	Jul-31	Aug-5	Aug-7
September 11, 2024	Jul-31	Aug-22	Aug-23	Aug-28	Sep-2	Sep-4
October 9, 2024	Aug-28	Sep-19	Sep-20	Sep-25	Sep-30	Oct-2
November 14, 2024 *	Oct-2	Oct-24	Oct-25	Oct-30	Nov-4	Nov-6
December 11, 2024	Oct-30	Nov-21	Nov-22	Nov-27	Dec-2	Dec-4
January 8, 2025	Nov-27 (2024)	Dec-19 (2024)	Dec-20 (2024)	Dec-25 (2024)	Nov-6 (2024)	Jan-1 (2025)

* The November meeting date has been adjusted to accommodate a conflict with the JCC Board of Supervisors' meeting that month.