AGENDA

JAMES CITY COUNTY CHESAPEAKE BAY BOARD

REGULAR MEETING

COUNTY GOVERNMENT CENTER BOARD ROOM

101 MOUNTS BAY ROAD, WILLIAMSBURG, VA 23185

January 14, 2026

5:00 PM

A. CALL TO ORDER

B. ROLL CALL

C. MINUTES

1. Minutes from the December 10, 2025, Regular Meeting

D. PUBLIC COMMENT

E. PUBLIC HEARING(S)

1. CBPA-25-0154: 4332 Sprucemont
2. CBPA-25-0141: 4748 Westhampton
3. CBPA-25-0153: 1060 Kingsmill Road
4. CBPA-25-0151: 7851 Pocahontas Trail
5. CBPA-25-0149: 1369 Colonial Parkway

F. BOARD CONSIDERATION(S)

1. CBPA-23-0190 : 123 Whiting Avenue Extension Request

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

December 10, 2025
5:00 PM

A. CALL TO ORDER

The Chesapeake Bay Board meeting for December 10, 2025, 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:
Leslie Bowie, Vice Chair
Larry Waltrip
Scott Maye
Mark McElroy, Alternate
Matthew Woolsey, Alternate

Board Members Absent:
Charles Roadley, Chair
Michael O`Brien

Other Staff Present:
Toni Small, Director, Stormwater and Resource Protection
Michael Woolson, Resource Protection Section Chief, Stormwater and Resource Protection
Emily Grojean, Watershed Planner, Stormwater and Resource Protection
Amanda Frazier, Watershed Planner, Stormwater and Resource Protection
Andrew Dean, Assistant County Attorney, County Attorney's Office

C. MINUTES

1. Minutes from November 13, 2025, Regular Meeting

   A motion to Approve the minutes was made by Mr. Maye.

   The minutes were approved on a voice vote.

D. PUBLIC COMMENT

None.

E. PUBLIC HEARING(S)

1. CBPA-25-0126: 7667 Cypress Drive

A motion to Approve w/ Conditions was made by Mr. Woolsey, the motion result was Passed.
AYES: 5 NAYS: 0 ABSTAIN: 0 ABSENT: 2
Ayes: Bowie, Maye, McElroy, Waltrip, Woolsey
Absent: O`Brien, Roadley

Ms. Amanda Frazier, Watershed Planner, presented the exception request submitted by Crossroad Custom Builders, Inc., on behalf of Mr. Terry and Ms. Paula Shiver, for encroachments into the Resource Protection Area (RPA) for the construction of an addition to an existing home. The property is further identified as James City County Real Estate Tax Map Parcel No. 930100009. 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.

Ms. Bowie opened the Public Hearing.

A. Mr. Shawn Lemon, Crossroad Custom Builders, Inc., 7596 Uncles Neck, Toano, VA, informed the Board he was available to answer questions.

The Board discussed the pros and cons of the plan.

Ms. Bowie closed the Public Hearing.

2. CBPA-25-0135: 8820 Six Mount Zion Road

A motion to Approve w/ Conditions was made by Mr. Maye, the motion result was Passed.
AYES: 5 NAYS: 0 ABSTAIN: 0 ABSENT: 2
Ayes: Bowie, Maye, McElroy, Waltrip, Woolsey
Absent: O`Brien, Roadley

Ms. Emily Grojean, Watershed Planner, presented the exception request submitted by Mr. Chase Grogg, Landtech Resources, Inc., on behalf of Mr. Brent Darrin, for encroachments into the RPA for the construction of a single-family dwelling and detached garage. The property is further identified as James City County Real Estate Tax Map Parcel No. 1220100025. 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.

Ms. Bowie opened the Public Hearing.

A. Mr. Chase Grogg, Landtech Resources, Inc., 205 Bulifants Boulevard, Suite E, elaborated further on the details of the project.

The Board discussed the pros and cons of the plan.

Ms. Bowie closed the Public Hearing.

3. CBPA-25-0138: 1 Tay River

A motion to Approve w/ Conditions was made by Mr. McElroy, the motion result was Passed.
AYES: 5 NAYS: 0 ABSTAIN: 0 ABSENT: 2
Ayes: Bowie, Maye, McElroy, Waltrip, Woolsey
Absent: O`Brien, Roadley

Ms. Amanda Frazier, Watershed Planner, presented the exception request submitted by Mr. Chase Grogg, Landtech Resources, Inc., on behalf of Mr. Mark Gundlach and Ms. Karen

Maculley, for encroachments into the RPA for the construction of a deck, patio, and firepit. The property is further identified as James City County Real Estate Tax Map Parcel No. 3720200046. 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. McElroy asked about the magnitude of the new intrusion into the RPA.

Staff stated new impact to the RPA would be approximately 881 square feet.

Ms. Bowie opened the Public Hearing.

A. Mr. Chase Grogg, Landtech Resources, Inc., 205 Bulifants Boulevard, Suite E, elaborated further on the details of the project.

The Board discussed the pros and cons of the plan.

Ms. Bowie closed the Public Hearing.

4. CBPA-25-0133: 108 North Knob Hill

A motion to Approve w/ Conditions was made by Mr. Waltrip, the motion result was Passed.
AYES: 5 NAYS: 0 ABSTAIN: 0 ABSENT: 2
Ayes: Bowie, Maye, McElroy, Waltrip, Woolsey
Absent: O`Brien, Roadley

Ms. Emily Grojean, Watershed Planner, presented the exception request submitted by Mr. Chase Grogg, Landtech Resources, Inc., on behalf of Mr. Joby Kolsun, for encroachments into the RPA for the construction of a single-family dwelling with an attached deck. The property is further identified as James City County Real Estate Tax Map Parcel No. 3131400007. 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.

Ms. Bowie asked for clarification on what portion of the project the Board would vote on. Staff provided clarification.

Ms. Bowie opened the Public Hearing.

A. Mr. Chase Grogg, Landtech Resources, Inc., 205 Bulifants Boulevard, Suite E, elaborated further on the details of the project.

The Board discussed the pros and cons of the plan.

Ms. Bowie closed the Public Hearing.

F. BOARD CONSIDERATION(S)

None.

G. MATTERS OF SPECIAL PRIVILEGE

Mr. Woolson notified the Board of a work session scheduled for January 21, 2026, from 3-5 p.m. with the location to be confirmed at a later date.

H. ADJOURNMENT

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

The meeting adjourned at 5:51 p.m.

M E M O R A N D U M

DATE: January 14, 2026

TO: The Chesapeake Bay Board

FROM: Amanda Frazier, Watershed Planner

SUBJECT: Case No. CBPA-25-0154. 4332 Sprucemont

Ms. Ann Bell, homeowner of 4332 Sprucemont, is requesting that this case be withdrawn. Staff agrees with this request. No further action is required from the Board.

AF/ap
CBPA25-154_4332Sprucemnt-mem

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

Capital Projects
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Williamsburg, VA 23188
757-259-4080

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

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

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

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

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

RE: CBPA-25-0154
4332 Sprucemont
Construction of retaining wall, patio

December 19, 2025

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 Ms. Ann Bell, for encroachments into the Resource Protection Area buffer for the construction of a retaining wall and patio. The project is located at 4332 Sprucemont, JCC Tax Map Parcel No. 2340800009.

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 14, 2026, 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,

Emily Grojean

Emily Grojean
Chesapeake Bay Board Secretary
757-253-6789
Emily.Grojean@jamescitycountyva.gov

Adjacent Property Owner Mailing List for Case Number: CBPA-25-0154

PIN	Last Name	Address Line 1	City	State	Zip Code
2340800010	ANDREWS, JOHN H JR TRUSTEE	4347 SPRUCEMONT	WILLIAMSBURG	VA	23188-7261
2340800009	BELL, ANN ATKINSON TRUSTEE &	1101 DUDLEY SQUARE WAY	LOUISVILLE	KY	40222-4313
2340800006	CASKIE, MICHAEL O & NANCY	4320 SPRUCEMONT	WILLIAMSBURG	VA	23188-7212
2320900001C	COLONIAL HERITAGE HOMEOWNERS	6500 ARTHUR HILLS DR	WILLIAMSBURG	VA	23188-7247
2340800012	ESPOSITO, DAVID R & CARLA L	4319 SPRUCEMONT	WILLIAMSBURG	VA	23188-7261
2340800007	GIELOW, WILLIAM TRUSTEE &	4324 SPRUCEMONT	WILLIAMSBURG	VA	23188-7260
	Mr. Chase Grogg LandTech Resources, Inc.	205-E Bulifants Blvd	Williamsburg	VA	23188
2340800011	SANABRIA, LUDIM TRUSTEE &	4343 SPRUCEMONT	WILLIAMSBURG	VA	23188-7261
2340800008	WASHBURN, STEPHEN EDWARD & LYNN BRIDGET	4328 SPRUCEMONT	WILLIAMSBURG	VA	23188-7260

PUBLIC HEARING NOTICE

THE WETLANDS BOARD AND CHESAPEAKE BAY BOARD OF JAMES CITY COUNTY, VIRGINIA, WILL HOLD PUBLIC HEARINGS ON **WEDNESDAY, JANUARY 14, 2026 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-25-0032: Mr. Matthew Otto, Corblu Ecology Group, on behalf of Colonial Pipeline Company, has applied for a Wetlands Permit for the Colonial Pipeline Repair at Crossings 12 (James River), 13 (Halfway Creek), 14 (College Creek), and 15 (Chickahominy River) on property located across multiple parcels, JCC Real Estate Tax Map Parcel Nos. 5940100003, 5140100008, 4920300004, 4920300002, 4920300005, 4920300003, 4920100006, 5130100002, 5010100009L, 4820100002, 4820100012, 4910230001A, 4910230034, 49103A0002, 4910230033, 49102300009, 4910230011, 4910230010, 4610100008, 3730100005, 4610100001B, 4610100007, 3730100009, 4610100007A, 343010002, 3430300001.

THE CHESAPEAKE BAY BOARD WILL CONSIDER THE FOLLOWING CASES:

CBPA-25-0141: Mr. Andrew Ross, on behalf of Mr. Peter and Ms. Virginia Andreu, has applied for a Chesapeake Bay Exception for the extension of a deck and relocation of associated stairs on property located at 4748 Westhampton, JCC Tax Map Parcel No. 2341100066.

CBPA-25-0149: Mr. Stephen Tally, VHB, Inc., on behalf of Mr. Michael Lavin, Association for the Preservation of Virginia Antiquities, has applied for a Chesapeake Bay Exception for the construction of an access path on property located at 1369 Colonial Parkway, JCC Tax Map Parcel No. 5420100001.

CBPA-25-0154: Mr. Chase Grogg, Landtech Resources, Inc., on behalf of Ms. Ann Bell, has applied for a Chesapeake Bay Exception for the construction of a retaining wall and patio on property located at 4332 Sprucemont, JCC Tax Map Parcel No. 2340800009.

CBPA-25-0153: Mr. Graham Corson, AES Consulting Engineers, on behalf of Escalante Kingsmill Resort, LLC, has applied for a Chesapeake Bay Exception for the installation of a concrete pad on property located at 1060 Kingsmill Road, JCC Tax Map Parcel No. 5040100002C.

CBPA-25-0151: Mr. Anthony Loubier, VHB, Inc., on behalf of Seaworld Parks & Entertainment, LLC, has applied for a Chesapeake Bay Exception for the installation of signage and footings on property located at 7851 Pocahontas Trail, JCC Tax Map Parcel No. 5140100009.

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 – December 31, 2025 and January 7, 2026
ACCOUNT NO. CU00015112

PUBLIC HEARING NOTICE

VIRGINIA GAZETTE
1/8 PAGE, VERTICAL, B/W

CHESAPEAKE BAY BOARD EXCEPTION No. CBPA-25-0141. 4748 Westhampton
Staff Report for the January 14, 2026, 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. Peter and Ms. Virginia Andreu
Agent:	Mr. Andrew Ross, AF Ross, LLC
Location:	4748 Westhampton
Parcel Identification No.:	2341100066
Parcel:	Lot 66, Phase 1, Section 5, Colonial Heritage
Lot Size:	0.26 acres
Area of Lot in Resource Protection Area (RPA):	0.02 acres (8%)
Watershed:	Yarmouth Creek (JL28)
Floodplain:	None
Proposed Activity:	Extension of an existing deck and relocation of associated stairs
Impervious Cover:	55 square feet, new impervious cover
RPA Encroachment:	55 square feet, 100-foot landward RPA buffer
Staff Contact:	Emily Grojean, Watershed Planner Phone: 253-6789

BRIEF SUMMARY AND DESCRIPTION OF ACTIVITIES

Mr. Andrew Ross, AF Ross, LLC, has applied for a Chesapeake Bay Exception on behalf of Mr. Peter and Ms. Virginia Andreu for encroachments into the RPA buffer for the extension of an existing deck and relocation of associated stairs located at 4748 Westhampton within the Colonial Heritage subdivision and the Yarmouth Creek watershed. The property is further identified as James City County Real Estate Tax Map Parcel No. 2341100066. The parcel was platted in 2005, after the revisions to the Chesapeake Bay Preservation Ordinance in 2004.

The total lot size of this property is 0.26 acres, of which 8% is located within the RPA. The applicants are proposing to extend an existing deck by five feet and relocate the associated staircase as part of the extension. Total impacts to the RPA associated with this proposal equate to 55 square feet in the 100-foot landward RPA buffer. Required mitigation for this amount of impervious impacts equals one-half planting unit or six shrubs. The applicants have not proposed a mitigation plan at this time, but staff will be requiring the submission of a mitigation plan and associated surety prior to building permit issuance as a condition of approval.

STAFF EVALUATION

Staff has evaluated the application and exception request for the extension of an existing deck and relocation of associated stairs. This application meets the Ordinance conditions in Sections 23-11 and 23-14 and should be heard by the Board because the extension of a deck and associated stairs 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 mitigation plan equaling one-half planting unit (six shrubs) prior to building permit issuance; and

3. 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 one-half planting unit (six shrubs); and

4. This exception request approval will become null and void if construction has not begun by January 14, 2027; and

5. Written requests for an extension to an exception must be submitted to the Stormwater and Resource Protection Division no later than December 3, 2026, six weeks prior to the expiration date.

EG/tm
CBPA25-141_4748WHmptn

Attachments:
1. Resolution
2. Site Plan

R E S O L U T I O N

CASE NO. CBPA-25-0141. 4748 WESTHAMPTON

JAMES CITY COUNTY CHESAPEAKE BAY PRESERVATION ORDINANCE EXCEPTION

WHEREAS, Mr. Andrew Ross, AF Ross, LLC, on behalf of Mr. Peter and Ms. Virginia Andreu (the "Applicants"), has applied to the Chesapeake Bay Board of James City County (the "Board") on January 14, 2026, to request an exception to use the Resource Protection Area (the "RPA") on a parcel of property located at 4748 Westhampton (the "Property") and further identified as James City County Real Estate Tax Map Parcel No. 2341100066, as set forth in the application CBPA-25-0141 for the purpose of the extension of an existing deck and relocation of associated stairs; 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 and consideration of the evidence presented, 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-25-0141, 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 mitigation plan equaling one-half planting unit (six shrubs) prior to building permit issuance; and

3. 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 one-half planting unit (six shrubs); and

4. This exception request approval will become null and void if construction has not begun by January 14, 2027; and

5. Written requests for an extension to an exception must be submitted to the Stormwater and Resource Protection Division no later than December 3, 2026, six weeks prior to the expiration date

_____
Leslie Bowie
Vice Chair, Chesapeake Bay Board

_____
Emily Grojean
Secretary to the Board

Adopted by the Chesapeake Bay Board of James City County, Virginia, this 14th day of January, 2026.

R E S O L U T I O N

CASE NO. CBPA-25-0141. 4748 WESTHAMPTON

JAMES CITY COUNTY CHESAPEAKE BAY PRESERVATION ORDINANCE EXCEPTION

WHEREAS, Mr. Andrew Ross, AF Ross, LLC, on behalf of Mr. Peter and Ms. Virginia Andreu (the "Applicants"), has applied to the Chesapeake Bay Board of James City County (the "Board") on January 14, 2026, to request an exception to use the Resource Protection Area (the "RPA") on a parcel of property located at 4748 Westhampton (the "Property") and further identified as James City County Real Estate Tax Map Parcel No. 2341100066, as set forth in the application CBPA-25-0141 for the purpose of the extension of an existing deck and relocation of associated stairs; 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-25-0141.

_____
Leslie Bowie
Vice Chair, Chesapeake Bay Board

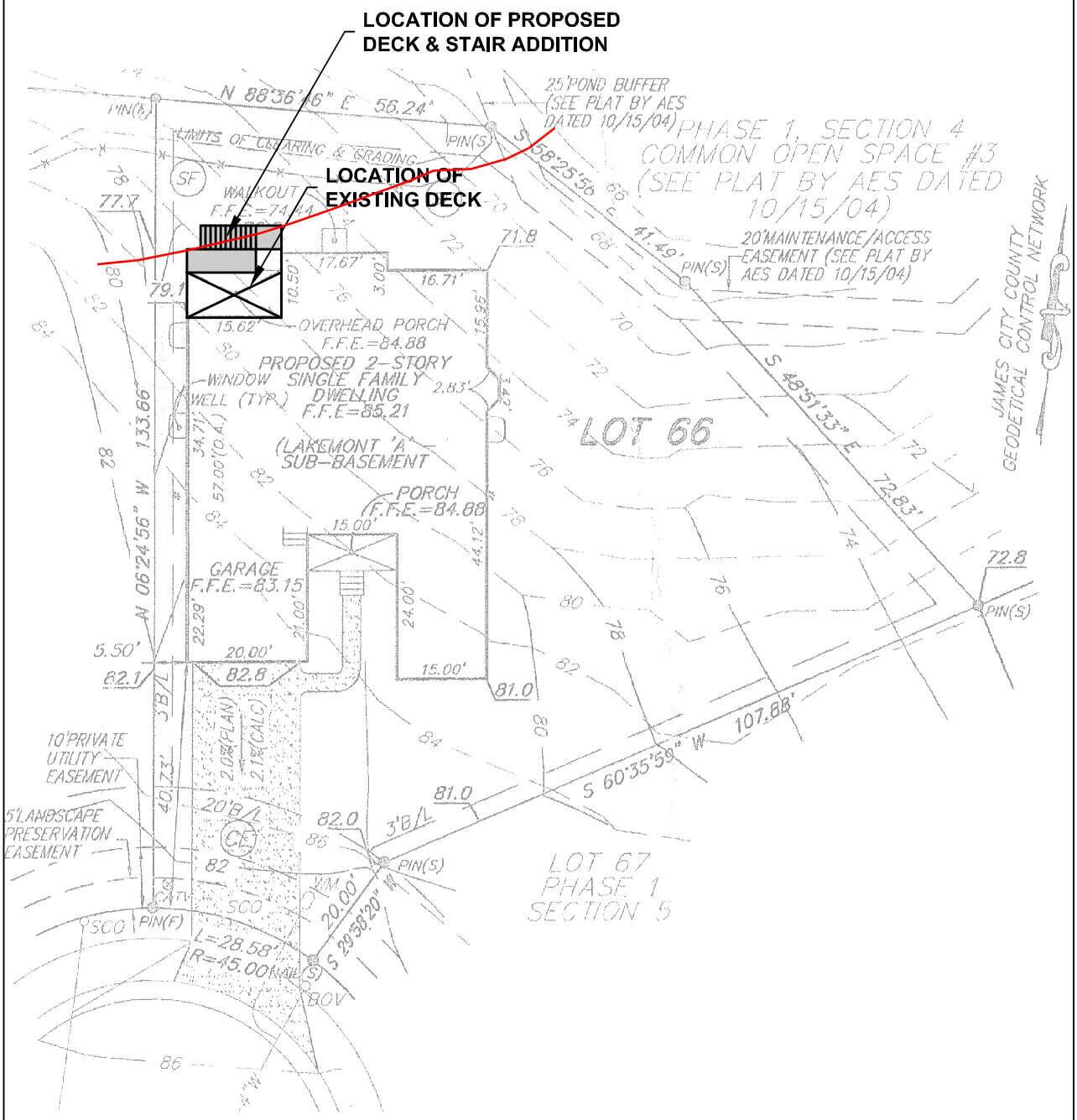
_____
Emily Grojean
Secretary to the Board

Adopted by the Chesapeake Bay Board of James City County, Virginia, this 14th day of January 2026.

CBPA25-141_4748WHmptnDny-res

SITE PLAN

SCALE: 1" = 20'



NOTE

SITE PLAN IS FOR ILLUSTRATION PURPOSES ONLY, THE EXISTING SITE PLAN CREATED BY HASSELL & FOLKES, P.C.
WORK ORDER: 05058 DATED 09/21.05

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General Services
107 Tewning Road
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Capital Projects
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Fleet
103 Tewning Road
Williamsburg, VA 23188
757-259-4122

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

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

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

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

RE: CBPA-25-0141
4748 Westhampton
Extension of deck, relocation of associated stairs

December 19, 2025

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. Andrew Ross, AF Ross, LLC on behalf of Mr. Peter and Ms. Virginia Andreu, for encroachments into the Resource Protection Area buffer for the extension of a deck and relocation of associated stairs. The project is located at 4748 Westhampton, JCC Tax Map Parcel No. 2341100066.

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 14, 2026, 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,

Emily Grojean

Emily Grojean
Chesapeake Bay Board Secretary
757-253-6789
Emily.Grojean@jamescitycountyva.gov

Adjacent Property Owner Mailing List for Case Number: CBPA-25-0141

PIN	Last Name	Address Line 1	City	State	Zip Code
2341100066	ANDREU, PETER P JR & VIRGINIA B	4748 WESTHAMPTON	WILLIAMSBURG	VA	23188-7273
2341100076	CALL, CATHERINE A TRUSTEE	6509 YANCEY CT	WILLIAMSBURG	VA	23188-7275
2341000001D	COLONIAL HERITAGE HOMEOWNERS	6500 ARTHUR HILLS DR	WILLIAMSBURG	VA	23188-7247
2341100075	CRAWLEY, JAMES E JR & PATRICIA C	6505 YANCEY CT	WILLIAMSBURG	VA	23188-7275
2341100063	HAMLY, MARILYN J TRUSTEE	4737 WESTHAMPTON	WILLIAMSBURG	VA	23188-7273
2341100064	HURLEY, LYNDA M	4741 WESTHAMPTON	WILLIAMSBURG	VA	23188-7274
2341100067	MAHER, ANIKO & JOHN JR	4744 WESTHAMPTON	WILLIAMSBURG	VA	23188-7274
	Mr. Andrew Ross, AF Ross, LLC	116 Tewning Rd	Williamsburg	VA	23188
2341100065	WILLIAMS, SHARON E TRUSTEE	4745 WESTHAMPTON	WILLIAMSBURG	VA	23188-7274
2341100068	WISNIEWSKI, DOUGLAS J TRUSTEE &	4740 WESTHAMPTON	WILLIAMSBURG	VA	23188-7274

PUBLIC HEARING NOTICE

THE WETLANDS BOARD AND CHESAPEAKE BAY BOARD OF JAMES CITY COUNTY, VIRGINIA, WILL HOLD PUBLIC HEARINGS ON **WEDNESDAY, JANUARY 14, 2026 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-25-0032: Mr. Matthew Otto, Corblu Ecology Group, on behalf of Colonial Pipeline Company, has applied for a Wetlands Permit for the Colonial Pipeline Repair at Crossings 12 (James River), 13 (Halfway Creek), 14 (College Creek), and 15 (Chickahominy River) on property located across multiple parcels, JCC Real Estate Tax Map Parcel Nos. 5940100003, 5140100008, 4920300004, 4920300002, 4920300005, 4920300003, 4920100006, 5130100002, 5010100009L, 4820100002, 4820100012, 4910230001A, 4910230034, 49103A0002, 4910230033, 49102300009, 4910230011, 4910230010, 4610100008, 3730100005, 4610100001B, 4610100007, 3730100009, 4610100007A, 343010002, 3430300001.

THE CHESAPEAKE BAY BOARD WILL CONSIDER THE FOLLOWING CASES:

CBPA-25-0141: Mr. Andrew Ross, on behalf of Mr. Peter and Ms. Virginia Andreu, has applied for a Chesapeake Bay Exception for the extension of a deck and relocation of associated stairs on property located at 4748 Westhampton, JCC Tax Map Parcel No. 2341100066.

CBPA-25-0149: Mr. Stephen Tally, VHB, Inc., on behalf of Mr. Michael Lavin, Association for the Preservation of Virginia Antiquities, has applied for a Chesapeake Bay Exception for the construction of an access path on property located at 1369 Colonial Parkway, JCC Tax Map Parcel No. 5420100001.

CBPA-25-0154: Mr. Chase Grogg, Landtech Resources, Inc., on behalf of Ms. Ann Bell, has applied for a Chesapeake Bay Exception for the construction of a retaining wall and patio on property located at 4332 Sprucemont, JCC Tax Map Parcel No. 2340800009.

CBPA-25-0153: Mr. Graham Corson, AES Consulting Engineers, on behalf of Escalante Kingsmill Resort, LLC, has applied for a Chesapeake Bay Exception for the installation of a concrete pad on property located at 1060 Kingsmill Road, JCC Tax Map Parcel No. 5040100002C.

CBPA-25-0151: Mr. Anthony Loubier, VHB, Inc., on behalf of Seaworld Parks & Entertainment, LLC, has applied for a Chesapeake Bay Exception for the installation of signage and footings on property located at 7851 Pocahontas Trail, JCC Tax Map Parcel No. 5140100009.

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 – December 31, 2025 and January 7, 2026
ACCOUNT NO. CU00015112

PUBLIC HEARING NOTICE

VIRGINIA GAZETTE
1/8 PAGE, VERTICAL, B/W

CHESAPEAKE BAY BOARD EXCEPTION No. CBPA-25-0153. 1060 Kingsmill Road
Staff Report for the January 14, 2026, 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:	Escalante Kingsmill Resort, LLC
Agent:	Mr. Graham Corson, AES Consulting Engineers
Location:	1060 Kingsmill Road
Parcel Identification No.:	5040100002C
Parcel:	Parcel R-2C2, Kingsmill Resort
Lot Size:	191.39 acres
Area of Lot in Resource Protection Area (RPA):	+/- 38 acres (20%)
Watershed:	Skiffes Creek (JL35)
Floodplain:	None
Proposed Activity:	Installation of a concrete pad
Impervious Cover:	40 square feet, impervious impacts to the 50-foot landward RPA
RPA Encroachment:	748 square feet, temporary impacts to the 50-foot landward RPA
Staff Contact:	Amanda Frazier, Watershed Planner Phone: 757-253-6781

BRIEF SUMMARY AND DESCRIPTION OF ACTIVITIES

Mr. Graham Corson, AES Consulting Engineers, has applied for a Chesapeake Bay Exception on behalf of Escalante Kingsmill Resort, LLC, for encroachments into the RPA buffer for the installation of a concrete pad located at 1060 Kingsmill Road within the Kingsmill subdivision and the Skiffes Creek watershed. The property is further identified as James City County Real Estate Tax Map Parcel No. 5040100002C. The parcel was re-platted in 2010, after the revisions to the Chesapeake Bay Preservation Ordinance in 2004.

The total lot size of this property is 191.39 acres, of which 20% is located within the RPA. The applicant is proposing to install a concrete pad for the Kingsmill Marina fueling station. Total impacts to the RPA associated with this proposal equate to 40 square feet to the 50-foot landward RPA. Required mitigation for this amount of impervious impacts equals half a planting unit (six shrubs). The applicant has proposed a mitigation plan equaling six shrubs; therefore, satisfying County mitigation requirements.

STAFF EVALUATION

Staff has evaluated the application and exception request for the installation of a concrete pad. 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 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 Applicant must obtain all other necessary federal, state, and local permits as required for the project; and

2. The Applicant must submit a surety of $500 in a form acceptable to the James City County Attorney's Office to guarantee the mitigation plan equaling six shrubs; and

3. This exception request approval will become null and void if construction has not begun by January 14, 2027; and

4. Written requests for an extension to an exception must be submitted to the Stormwater and Resource Protection Division no later than December 3, 2026, six weeks prior to the expiration date.

AF/ap
CBPA25-153_1060Kngsmll

Attachments:
1. Resolution
2. Site Plan

R E S O L U T I O N

CASE NO. CBPA-25-0153. 1060 KINGSMILL ROAD

JAMES CITY COUNTY CHESAPEAKE BAY PRESERVATION ORDINANCE EXCEPTION

WHEREAS, Mr. Graham Corson, AES Consulting Engineers, on behalf of Escalante Kingsmill Resort, LLC (the "Applicant"), has applied to the Chesapeake Bay Board of James City County (the "Board") on January 14, 2026, to request an exception to use the Resource Protection Area (the "RPA") on a parcel of property located at 1060 Kingsmill Road (the "Property") and further identified as James City County Real Estate Tax Map Parcel No. 5040100002C, as set forth in the application CBPA-25-0153 for the purpose of the installation of a concrete pad; 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, and consideration of the evidence presented, including but not limited to, the staff memoranda, presentation, and public comments, 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-25-0153, 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 submit a surety of $500 in a form acceptable to the James City County Attorney's Office to guarantee the mitigation plan equaling six shrubs; and

3. This exception request approval will become null and void if construction has not begun by January 14, 2027; and

4. Written requests for an extension to an exception must be submitted to the Stormwater and Resource Protection Division no later than December 3, 2026, six weeks prior to the expiration date.

_____
Charles Roadley
Chair, Chesapeake Bay Board

_____
Michael Woolson
Secretary to the Board

Adopted by the Chesapeake Bay Board of James City County, Virginia, this 14th day of January, 2026.

CBPA25-153_1060KngsmllApp-res

R E S O L U T I O N

CASE NO. CBPA-25-0153. 1060 KINGSMILL ROAD

JAMES CITY COUNTY CHESAPEAKE BAY PRESERVATION ORDINANCE EXCEPTION

WHEREAS, Mr. Graham Corson, AES Consulting Engineers, on behalf of Escalante Kingsmill Resort, LLC (the "Applicant"), has applied to the Chesapeake Bay Board of James City County (the "Board") on January 14, 2026, to request an exception to use the Resource Protection Area (the "RPA") on a parcel of property located at 1060 Kingsmill Road (the "Property") and further identified as James City County Real Estate Tax Map Parcel No. 5040100002C, as set forth in the application CBPA-25-0153 for the purpose of the installation of a concrete pad; 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-25-0153.

_____	_____
Charles Roadley	Michael Woolson
Chair, Chesapeake Bay Board	Secretary to the Board

Adopted by the Chesapeake Bay Board of James City County, Virginia, this 14th day of January, 2026.

CBPA25-153_1060KngsmllDny-res

GENERAL NOTES:

1. THIS SITE LIES WITHIN THE COLLEGE CREEK WATERSHED.
2. ALL ERRORS OR DISCREPANCIES WITH THE PLANS OR EXISTING SITE CONDITIONS SHALL BE REPORTED TO THE ENGINEER OR SURVEYOR OF RECORD BEFORE PROCEEDING WITH THE WORK.
3. CONTOUR INTERVAL IS 2 FEET. EXISTING GRADE IS FROM SURVEY PROVIDED BY AES DATED MARCH 13, 2018.
4. ALL UTILITY AND SURVEY DATA SHOWN ON THE DRAWINGS HAVE BEEN PROVIDED BY AES CONSULTING ENGINEERS. INFORMATION HAS BEEN OBTAINED FROM THE BEST AVAILABLE SOURCES AT THE TIME OF THE SURVEY BUT IS NOT REPRESENTED AS BEING COMPLETE AND ACCURATE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE AND PROTECT EXISTING UTILITIES AND UNDERGROUND STRUCTURES. DAMAGE TO EXISTING UTILITIES AND UNDERGROUND STRUCTURES SHALL BE REPAIRED BY THE CONTRACTOR TO NO ADDITIONAL COST TO THE DEVELOPER.
5. EXISTING UTILITY LOCATIONS INDICATED ARE APPROXIMATE. FIELD VERIFY PRIOR TO COMMENCING THE WORK.
6. OWNER SHALL OBTAIN A LAND DISTURBING PERMIT. A SILTATION AGREEMENT, WITH SURETY, IS REQUIRED FOR THIS PROJECT.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING AND MAINTAINING EROSION AND SEDIMENT CONTROL MEASURES AS SHOWN ON THE DRAWINGS AND FOR EXCAVATION STOCKPILES, STAGING AREAS, MOBILIZATION SITES, BEDDING/BACKFILL STOCKPILES, AND OTHER LAND DISTURBANCES NOT SPECIFICALLY ADDRESSED IN THE DRAWINGS OR CONTRACT DOCUMENTS. EROSION AND SEDIMENT CONTROL MEASURES SHALL MEET OR EXCEED THE MINIMUM STANDARDS OF THE "VIRGINIA STORMWATER MANAGEMENT HANDBOOK" (LATEST PUBLICATION) AND THE REQUIREMENTS OF THE LOCAL GOVERNING AUTHORITY.
8. ALL DISTURBED AREAS, INCLUDING BUT NOT LIMITED TO PAVEMENT, SHOULDERS, DITCHES, HEADWALLS, ENDWALLS, CULVERT PIPES, CURB AND GUTTER, UTILITIES, DRIVEWAYS, SIGNS, MAILBOXES, ETC., SHALL BE REPAIRED TO A CONDITION EQUAL TO OR BETTER THAN THOSE EXISTING PRIOR TO CONSTRUCTION OR AS SHOWN ON THE DRAWINGS. SIGNS, MAILBOXES, AND GUARDRAIL THAT ARE DISTURBED SHALL BE RETURNED TO THEIR ORIGINAL LOCATIONS DAILY AND MAINTAINED THROUGHOUT THE PROJECT.
9. THE CONTRACTOR SHALL REESTABLISH ALL PROPERTY PINS, MONUMENTS, WATER METERS, DRAINAGE CULVERTS, FENCES, UTILITY POLES, DRIVEWAYS, CURBS, GUTTERS, ETC. DISTURBED DURING CONSTRUCTION AT NO ADDITIONAL COST TO THE DEVELOPER/OWNER.
10. ALL PROPOSED UTILITIES SHALL BE PLACED UNDERGROUND AS PER ARTICLE V, DIVISION 1, SECTION 24-200 OF THE JAMES CITY COUNTY ZONING ORDINANCE.
11. PRIVATELY OWNED UTILITIES SHOWN ON THIS PLAN ARE REGULATED BY THE VIRGINIA UNIFORM STATEWIDE BUILDING CODE AND ENFORCED BY THE CODE COMPLIANCE DIVISION. THESE PRIVATELY OWNED UTILITIES MUST COMPLY FULLY WITH THE INTERNATIONAL PLUMBING CODE, THE NATIONAL FIRE PREVENTION ASSOCIATION STANDARD 24, AND THE INTERNATIONAL FIRE CODE. CONTRACTORS WORKING FROM THIS SITE PLAN ARE CAUTIONED NOT TO INSTALL OR CONCEAL PRIVATELY OWNED SITE UTILITIES WITHOUT OBTAINING REQUIRED PERMITS AND INSPECTIONS.
12. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND NOTIFY THE OWNER OF ANY DISCREPANCIES PRIOR TO AND DURING CONSTRUCTION.
13. THE CONTRACTOR SHALL MAINTAIN A COMPLETE SET OF THE APPROVED PLANS AT THE PROJECT SITE AT ALL TIMES DURING CONSTRUCTION.
14. CONTRACTORS SHALL NOTIFY MISS UTILITY @ 811 OR (800) 552-7001 PRIOR TO STARTING CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR LOCATING AND DETERMINING SIZES OF ALL UTILITIES PRIOR TO CONSTRUCTION. IF CONDITIONS DIFFER FROM THOSE SHOWN ON THE PLANS, CONTACT THE ENGINEER BEFORE PROCEEDING.
15. THE CONTRACTOR SHALL PROVIDE WRITTEN NOTIFICATION TO ALL OWNERS AND RESIDENTS OF PROPERTY ADJACENT TO THE PROJECT 30 DAYS PRIOR TO THE COMMENCEMENT OF WORK UNLESS OTHERWISE DIRECTED BY THE OWNER. CONSTRUCTION WITHIN EASEMENTS OR ON PUBLIC RIGHT-OF-WAY NECESSITATES NOTICE WHETHER ADJACENT TO OR LOCATED ON THE ADJOINING PROPERTY. FAILURE TO PROVIDE THE MINIMUM NOTIFICATION TIME WILL RESULT IN SUSPENSION OF WORK.
16. THE ABSENCE OF THE OWNER OR THE ENGINEER AT THE JOB SITE DOES NOT, IN ANY WAY, RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY TO PERFORM THE WORK IN ACCORDANCE WITH THE DRAWINGS, CONTRACT DOCUMENTS, ADDENDA, AND WRITTEN AUTHORIZED PLAN REVISIONS.
17. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE LAWS, ORDINANCES, RULES, REGULATIONS, AND ORDERS OF ANYBODY HAVING JURISDICTION. THE CONTRACTOR SHALL ERECT AND MAINTAIN, AS REQUIRED BY THE CONDITIONS AND PROGRESS OF THE WORK, ALL NECESSARY SAFEGUARDS FOR SAFETY AND PROTECTION.
18. ALL CONSTRUCTION METHODS AND MATERIALS SHALL CONFORM WITH THE CURRENT JAMES CITY COUNTY STANDARDS AND SPECIFICATIONS, VIRGINIA DEPARTMENT OF TRANSPORTATION ROAD AND BRIDGE STANDARDS AND SPECIFICATIONS, VIRGINIA EROSION AND SEDIMENT CONTROL REGULATIONS, AND ANY OTHER APPLICABLE CITY OR STATE ORDINANCES, CODES, AND LAWS PRIOR TO ANY CONSTRUCTION ACTIVITY.
19. THE CONTRACTOR SHALL USE ONLY NEW MATERIALS, PARTS, AND PRODUCTS ON ALL PROJECTS. ALL MATERIALS SHALL BE STORED SO AS TO ASSURE THE PRESERVATION OF THEIR QUALITY AND FITNESS FOR THE WORK.
20. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS PRIOR TO COMMENCEMENT OF WORK, INCLUDING, BUT NOT LIMITED TO, LAND DISTURBING, BUILDING, RIGHT-OF-WAY, AND UTILITY PERMITS.
21. CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF CONSTRUCTION EFFORTS WITH LOCAL EMERGENCY SERVICES AND ALL NECESSARY UTILITY COMPANIES, INCLUDING, BUT NOT LIMITED TO, ELECTRICITY, NATURAL GAS, TELECOMMUNICATIONS, CABLE TELEVISION, WATER, SEWER, PRIVATE LIGHTING, AND OTHERS THAT MAY BE REQUIRED.
22. THE CONTRACTOR SHALL SATISFY HIMSELF AS TO ALL SITE CONDITIONS PRIOR TO CONSTRUCTION.
23. THE CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE OF ALL SITE IMPROVEMENTS, INCLUDING LANDSCAPING, AS SHOWN ON THE APPROVED PLAN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING AND MAINTAINING ALL LINES AND GRADES REQUIRED.
24. THE CONTRACTOR SHALL REMOVE ALL EXCESS MATERIAL, INCLUDING SOIL AND DEBRIS, FROM THE SITE. ALL OBJECTIONABLE AND DELETERIOUS MATERIAL IS TO BE REMOVED FROM THE SITE AND DISPOSED OF IN A STATE APPROVED FACILITY MEETING THE REQUIREMENTS OF ALL APPLICABLE LOCAL, STATE, AND FEDERAL REGULATIONS.
25. THE CONTRACTOR SHALL COMPLY WITH ALL PROVISIONS OF THE VIRGINIA UNDERGROUND UTILITY DAMAGE PREVENTION ACT (SECTION 56-265.14 ET. SEQ. CODE OF VIRGINIA, 1950, AS AMENDED) AND HEREBY AGREES TO HOLD THE DEVELOPER AND THE ENGINEER HARMLESS AGAINST ANY LOSS, DAMAGE, OR CLAIMS OF ANY NATURE WHATSOEVER ARISING OUT OF THE CONTRACTOR'S FAILURE TO COMPLY WITH THE REQUIREMENTS OF SAID ACT. THE CONTRACTOR IS REQUIRED TO COMPLY WITH THE VIRGINIA OVERHEAD HIGH VOLTAGE LINE SAFETY ACT (SECTIONS 59.1-406 THROUGH 59.1-414, CODE OF VIRGINIA, 1950, AS AMENDED). THE CONTRACTOR IS REQUIRED TO VISIT THE SITE AND NOTE THE POSITION OF OVERHEAD CABLES PRIOR TO CONSTRUCTION.
26. HORIZONTAL DATUM: NAD83 (1129) VIRGINIA STATE PLANE COORDINATE SYSTEM
    VERTICAL DATUM: NAVD88
27. THE PROFESSIONAL, WHOSE SEAL IS AFFIXED HEREON, SHALL ACT AS THE "RESPONSIBLE LAND DISTURBER" FOR PURPOSES OF PLAN APPROVAL ONLY. PRIOR TO ISSUANCE OF THE LAND DISTURBING PERMIT, THE CONTRACTOR SHALL PROVIDE THE NAME OF A "RESPONSIBLE LAND DISTURBER" WHO SHALL ASSUME RESPONSIBILITY AS THE "RESPONSIBLE LAND DISTURBER" FOR THE CONSTRUCTION PHASE OF THE PROJECT. THE CONTRACTOR SHALL PROVIDE WRITTEN NOTIFICATION SHOULD THE "RESPONSIBLE LAND DISTURBER" CHANGE DURING CONSTRUCTION.
28. ALL FILL MATERIAL SHALL BE VOID OF DEBRIS AND PLACED IN UNIFORM LIFTS OF NOT MORE THAN 8" IN LOOSE DEPTH. COMPACTION SHALL BE PERFORMED WITH HEAVY COMPACTION EQUIPMENT. COMPACT TO 95% MAXIMUM DRY DENSITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING COMPACTION TEST RESULTS BY A GEOTECHNICAL ENGINEER TO THE OWNER/DEVELOPER FOR VERIFICATION OF PROPER COMPACTION.
29. ALL TRAFFIC CONTROL SIGNS AND PAVEMENT MARKINGS SHALL CONFORM TO THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) FOR STREETS AND HIGHWAYS.
30. ALL PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH DETAILS AND NOTES.
31. THIS SITE DOES NOT CONTAIN AREAS IDENTIFIED BY THE VIRGINIA DEPARTMENT OF CONSERVATION AND RECREATION, DIVISION OF NATURAL HERITAGE IN THE PUBLICATION ENTITLED "NATURAL AREAS INVENTORY OF THE LOWER PENINSULA OF VIRGINIA".
32. COORDINATION INCLUDES BEING THE PARTY RESPONSIBLE TO COORDINATE WITH DEVLOPER/OWNER TO ENSURE THAT OTHER UTILITIES (PUBLIC OR PRIVATE) DO NOT VIOLATE THE JCSA POLICY OF EXCLUSIVE OCCUPATION OF JCSA EASEMENTS OTHER THAN PERPENDICULAR CROSSINGS.
33. THIS PLAN IS DESIGNED TO THE HRPDC REGIONAL CONSTRUCTION STANDARDS, 6TH EDITION AND THE JCSA DESIGN AND ACCEPTANCE CRITERIA, DATED APRIL 2017.
34. NO BUILDING OR STRUCTURE SHALL EXCEED 60' IN HEIGHT WITHOUT A HEIGHT WAIVER FROM JAMES CITY COUNTY.
35. NO EXTERIOR LIGHTING TO SERVE THE PROPOSED FUEL PUMP IS PROPOSED WITH THIS PLAN.

VSMP PERMIT DATA:

EXISTING PERMIT COVERAGE #:	N/A
SITE LOCATED IN CHESAPEAKE BAY PRESERVATION AREA:	Yes☐ No☒
LOCATION OF OFF-SITE ACTIVITY:	MOUNTS BAY ROAD, KINGSMILL ROAD,
STATUS OF ACTIVITY:	☐Federal ☐ State ☐Public☒ Private
NATURE OF CONSTRUCTION ACTIVITY:	☒Commercial ☐ Residential Industrial Other
NAME OF RECEIVING WATER(S):	JAMES RIVER - SKIFFES CREEK
NAME OF IMPAIRED WATER(S):	N/A
HYDROLOGIC UNIT CODE (HUC):	JL35
MUNICIPAL STORM SEWER SYSTEM (MS-4):	N/A
COMMON PLAN OF DEVELOPMENT:	Yes No X

SITE PLAN

FOR

KINGSMILL MARINA FUELING STATION

ROBERTS DISTRICT JAMES CITY COUNTY VIRGINIA

COUNTY PROJECT NO.: SP-25-0049
ORIGINAL SUBMITTAL DATE: 07/14/2025
APPROVAL DATE:



PROJECT LOCATION

LEGEND

EXISTING		PROPOSED	EXISTING		PROPOSED
EX. WATER	WATER			CENTERLINE/BASELINE	
EX. SAN.	SANITARY SEWER			RIGHT OF WAY	
	STORM SEWER			PROPERTY LINE	
EX. FORCEMAIN	FORCE MAIN			℄ DITCH/SWALE	
S	SANITARY MANHOLE			CONCRETE LINED DITCH	
	STORM MANHOLE			EXISTING TREELINE	
	CURB DROP INLET			LIMITS OF CLEARING	
	YARD DROP INLET			RIP RAP	
	FLARED END SECTION			CURB	
	VALVE			CURB AND GUTTER	
	FIRE HYDRANT ASSEMBLY			REVERSE GUTTER PAN	
	BLOW-OFF VALVE			EDGE OF PAVEMENT	
	AIR RELEASE ASSEMBLY		TC0.00	EXISTING SPOT ELEVATION	
CO	CLEAN OUT			PROPOSED SPOT GRADE	TC0.00
WM	WATER METER			CONTOUR	80
	STREETLIGHT			EASEMENT	

INDEX OF SHEETS:

SHEET NO.	SHEET DESCRIPTION
C1.0	COVER SHEET
C2.0	ENVIRONMENTAL INVENTORY, EXISTING CONDITIONS & DEMOLITION
C3.0	SITE PLAN
C4.0	NOTES & DETAILS

OWNER/DEVELOPER INFORMATION:

ESCALANTE KINGSMILL RESORT LLC

CONTACT: ISAAC ZORTMAN
CAPITAL PROJECTS
2930 BLEDSOE STREET
FORT WORTH, TX 76107
PHONE NO.: (757) 253-3919
EMAIL: ISAAC.ZORTMAN@KINGSMILL.COM

CERTIFIED RESPONSIBLE LAND DISTURBER:

GRAHAM V. CORSON, P.E.
AES CONSULTING ENGINEERS
5248 OLDE TOWNE ROAD, SUITE 1
WILLIAMSBURG, VIRGINIA 23188
TELEPHONE: 757-253-0040

* FOR SITE PLAN REVIEW PROCESS ONLY. OWNER OR CONTRACTOR SHALL NAME RESPONSIBLE LAND DISTURBER FOR CONSTRUCTION PROCESS.

SITE DATA:

SITE ADDRESS:	1060 KINGSMILL ROAD WILLIAMSBURG, VIRGINIA 23185
PARCEL ID:	5040100002C
ZONING:	R-4, RESIDENTIAL PLANNED COMMUNITY
TOTAL PARCEL AREA:	191.40± AC. (INSTR. #190005922)
DISTURBED AREA:	1158± SF (0.02± AC.)
FLOOD HAZARD MAP:	THIS PROJECT IS IN FLOOD ZONE X AS SHOWN ON MAP NUMBER 51095C0206D, PANEL 0206, FOR COMMUNITY NUMBER 51095C, DATED 12/16/15 OF THE FLOOD INSURANCE RATE MAPS FOR JAMES CITY COUNTY, VIRGINIA. ZONE X IS DEFINED AS AREAS TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN.
PARKING DATA:	
REQUIRED PARKING:	61 SPACES - RESTAURANT (ONE SPACE PER FOUR SEATS, 244 SEATS) 2 SPACES - RETAIL (ONE SPACE PER 250 SF) 63 SPACES - TOTAL REQUIRED (MINIMUM) 75 SPACES - TOTAL ALLOWED (MAXIMUM)
PROVIDED PARKING:	65 SPACES - EXISTING 2 SPACES - PROPOSED 67 SPACES - TOTAL PROVIDED (INCLUDING 4 ADA ACCESIBLE SPACES)

Rev.	Date	REVISED PER COUNTY COMMENTS Description	GVC Revised By
1	08/11/2025		

Graham V. Corson
COMMONWEALTH OF VIRGINIA
GRAHAM V. CORSON
Lic. No. 047297
PROFESSIONAL ENGINEER
09/11/2025

AES CONSULTING ENGINEERS
5248 Olde Towne Road, Suite 1
Williamsburg, VA 23188
Phone: (757) 253-0040
www.aesva.com
Virginia | North Carolina | West Virginia

SITE PLAN FOR
KINGSMILL MARINA FUELING STATION
ROBERTS DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts:	GVC
Project Number:	7753-53
Scale: AS NOTED	Date: 07/14/2025

Sheet Title: COVER SHEET

Sheet Number C1.0

S:\JOBS\7753\53 Kingsmill Marina Fuel Station\Engineering\Plans\7753-53 C1.0 Cover Sheet.dwg, 9/11/2025 2:18:36 PM, kswatt.kswatt

SOILS TABLE

SOILS NO.	SOIL NAME	HYDROLOGIC SOIL GROUP	TYPICAL SLOPES	EROSION FACTOR (K)	EROSION FACTOR (T)
11C	CRAVEN-UCHEE COMPLEX	D	6-10%	.28	5
35	UDORTHENTS	D	0-70%	-	-
21	LEVY SILTY CLAY	C/D	0-1%	-	-
15F	EMPORIA COMPLEX	B	25-50%	.28	5

INFORMATION TAKEN FROM "SOIL SURVEY OF JAMES CITY AND YORK COUNTIES AND THE CITY OF WILLIAMSBURG, VIRGINIA" ISSUED IN APRIL, 1985, BY THE UNITED STATES DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE IN COOPERATION WITH VIRGINIA POLYTECHNIC INSTITUTE AND STATE UNIVERSITY.

SOIL SUSCEPTIBILITY TO EROSION CLASSIFICATION (K)
0.23 AND LOWER - LOW ERODIBILITY
0.23 TO 0.36 - MODERATE ERODIBILITY
0.36 AND UP - HIGH ERODIBILITY

THE MAP SHOWN IS A "BEST FIT MODEL" OF THE SCS MAPS WITH EXISTING BASE INFORMATION.

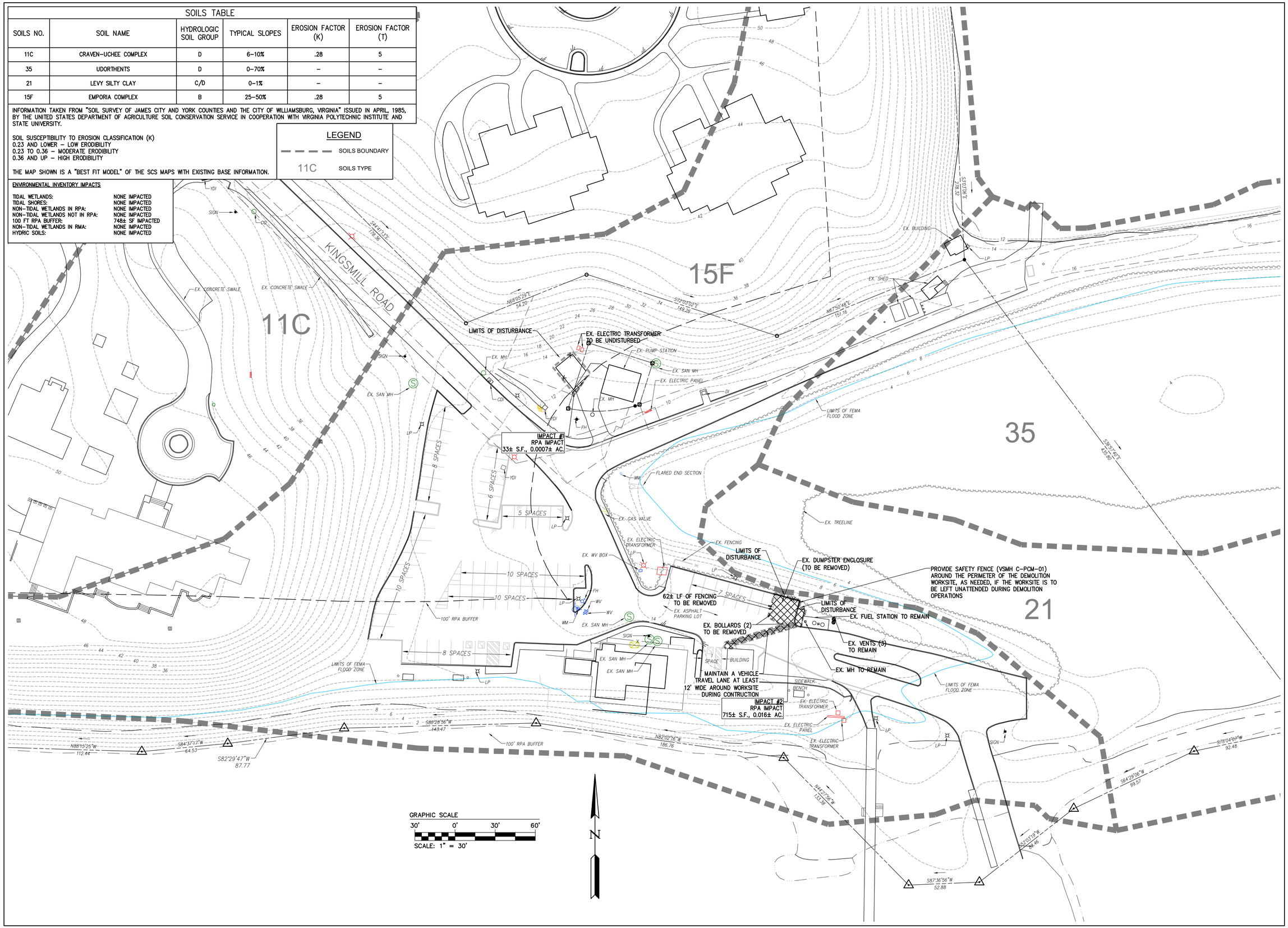
LEGEND

SOILS BOUNDARY

11C SOILS TYPE

ENVIRONMENTAL INVENTORY IMPACTS

TIDAL WETLANDS:	NONE IMPACTED
TIDAL SHORES:	NONE IMPACTED
NON-TIDAL WETLANDS IN RPA:	NONE IMPACTED
NON-TIDAL WETLANDS NOT IN RPA:	NONE IMPACTED
100 FT RPA BUFFER:	748± SF IMPACTED
NON-TIDAL WETLANDS IN RMA:	NONE IMPACTED
HYDRIC SOILS:	NONE IMPACTED



Rev.	Date	Description	Revised By
1	09/11/2025	REVISED PER COUNTY COMMENTS	GVC

COMMONWEALTH OF VIRGINIA
GRAHAM V. CORSON
Lic. No. 047297
09/11/2025
PROFESSIONAL ENGINEER

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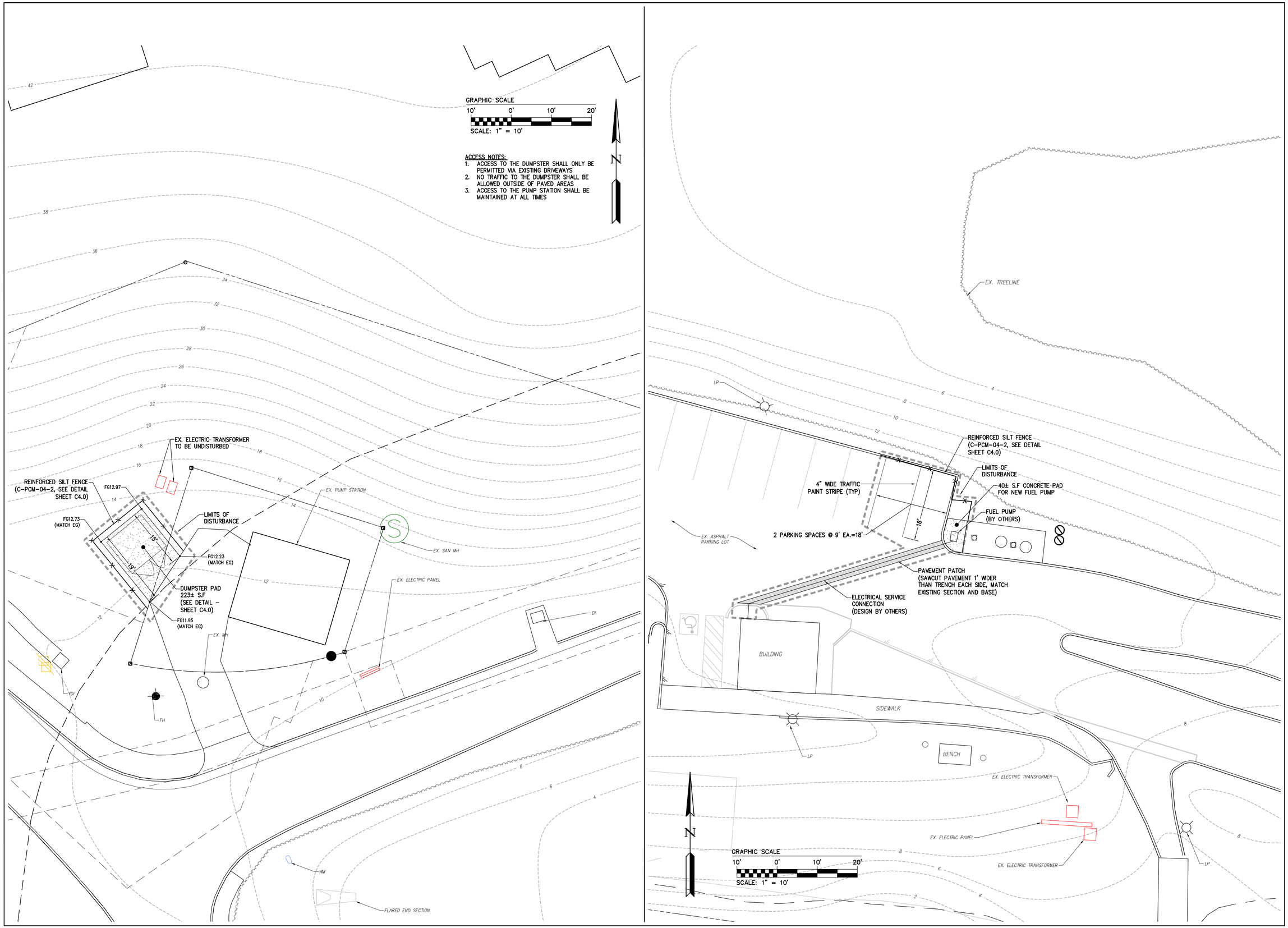
SITE PLAN FOR
KINGSMILL MARINA FUELING STATION
ROBERTS DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts:	GVC
Project Number:	7753-53
Scale: 1"=30'	Date: 07/14/2025

Sheet Title:
ENVIRONMENTAL INVENTORY, EX. CONDITIONS & DEMOLITION

Sheet Number
C2.0



ACCESS NOTES:
1. ACCESS TO THE DUMPSTER SHALL ONLY BE PERMITTED VIA EXISTING DRIVEWAYS
2. NO TRAFFIC TO THE DUMPSTER SHALL BE ALLOWED OUTSIDE OF PAVED AREAS
3. ACCESS TO THE PUMP STATION SHALL BE MAINTAINED AT ALL TIMES

Rev.	Date	Description	Revised By
1	09/11/2025	REVISED PER COUNTY COMMENTS	GVC

COMMONWEALTH OF VIRGINIA
GRAHAM V. CORSON
Lic. No. 047297
09/11/2025
PROFESSIONAL ENGINEER

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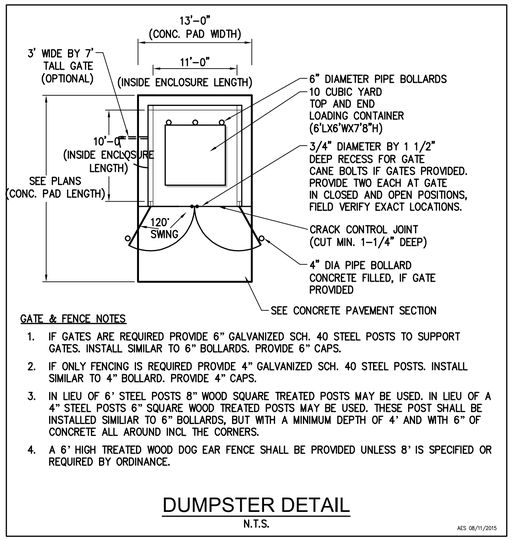
SITE PLAN FOR
KINGSMILL MARINA FUELING STATION
ROBERTS DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts:	GVC
Project Number:	7753-53
Scale: 1"=10'	Date: 07/14/2025
Sheet Title: SITE PLAN	
Sheet Number C3.0	



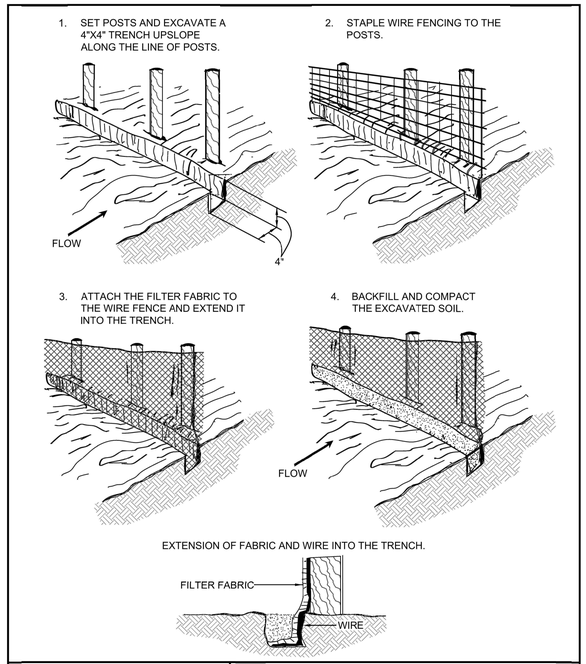
GATE & FENCE NOTES

1. IF GATES ARE REQUIRED PROVIDE 6" GALVANIZED SCH. 40 STEEL POSTS TO SUPPORT GATES. INSTALL SIMILAR TO 6" BOLLARDS. PROVIDE 6" CAPS.
2. IF ONLY FENCING IS REQUIRED PROVIDE 4" GALVANIZED SCH. 40 STEEL POSTS. INSTALL SIMILAR TO 4" BOLLARD. PROVIDE 4" CAPS.
3. IN LIEU OF 6' STEEL POSTS 8" WOOD SQUARE TREATED POSTS MAY BE USED. IN LIEU OF A 4" STEEL POSTS 6" SQUARE WOOD TREATED POSTS MAY BE USED. THESE POST SHALL BE INSTALLED SIMILIAR TO 6" BOLLARDS, BUT WITH A MINIMUM DEPTH OF 4' AND WITH 6" OF CONCRETE ALL AROUND INCL THE CORNERS.
4. A 6' HIGH TREATED WOOD DOG EAR FENCE SHALL BE PROVIDED UNLESS 8' IS SPECIFIED OR REQUIRED BY ORDINANCE.

DUMPSTER DETAIL

N.T.S.

AES 08/11/2015



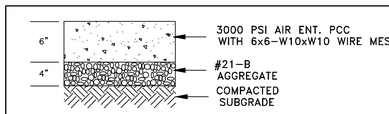
DEQ VIRGINIA DEPARTMENT OF ENVIRONMENTAL QUALITY

CONSTRUCTION OF SILT FENCE WITH WIRE SUPPORT INSTALLATION

SOURCE: ADAPTED FROM STRAW & FAB. BARRIERS, SHERWOOD & WYANT

v1.1

C-PCM-04-2



CONCRETE PAVEMENT SECTION

NO SCALE

JAMES CITY COUNTY STANDARD COUNTY STORMWATER NOTES

REV. 07/2024

1. ALL THE PROVISIONS OF VIRGINIA EROSION AND STORMWATER MANAGEMENT REGULATIONS, THE VIRGINIA BEST MANAGEMENT PRACTICE (BMP) CLEARINGHOUSE, VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK (VESCH), VIRGINIA STORMWATER MANAGEMENT HANDBOOK, AND ANY ASSOCIATED TECHNICAL BULLETINS AND GUIDANCE DOCUMENTS AS PUBLISHED BY THE STATE WATER CONTROL BOARD, THE VIRGINIA DEPARTMENT OF ENVIRONMENTAL QUALITY (DEQ), AND THE LOCAL VESMP AUTHORITY SHALL APPLY TO THE PROJECT.
2. MINIMUM STANDARDS NUMBERS 1 THROUGH 19 OF THE VIRGINIA EROSION AND STORMWATER MANAGEMENT REGULATIONS 9VAC25-875 SHALL APPLY TO THE PROJECT.
3. THE OPERATOR SHALL BE RESPONSIBLE TO REGISTER FOR CONSTRUCTION GENERAL PERMIT (CGP) COVERAGE, AS APPLICABLE, IN ACCORDANCE WITH THE GENERAL VIRGINIA POLLUTANT DISCHARGE ELIMINATION SYSTEM (VPDES) PERMIT FOR DISCHARGE OF STORMWATER FROM CONSTRUCTION ACTIVITIES (VAR10) CHAPTER 880; THE VIRGINIA EROSION AND STORMWATER MANAGEMENT REGULATIONS CHAPTER 875; AND IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STATE WATER CONTROL BOARD, THE VIRGINIA DEQ, CHAPTER 8 OF THE COUNTY CODE, AND THE LOCAL VESMP AUTHORITY.
4. THE OPERATOR SHALL PROVIDE THE NAME OF AN INDIVIDUAL HOLDING A VALID RESPONSIBLE LAND DISTURBER (RLD) CERTIFICATE ISSUED BY DEQ SIGNIFYING WHO IS RESPONSIBLE FOR CARRYING OUT THE LAND-DISTURBING ACTIVITY IN ACCORDANCE WITH THE APPROVED ESM PLAN. THE RLD MUST BE DESIGNATED ON THE EROSION AND SEDIMENT CONTROL PLAN, ESM PLAN, OR PERMIT AS A PREREQUISITE FOR ENGAGING IN LAND DISTURBANCE. THE RLD IS REQUIRED TO ATTEND THE PRE-CONSTRUCTION MEETING FOR THE PROJECT.
5. THE CONTRACTOR IS RESPONSIBLE TO CONTACT VIRGINIA 811 (HTTPS://VA811.COM/ OR 1-800-552-3120) PRIOR TO ANY UTILITY OR SITE WORK EXCAVATIONS.
6. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE PLANNED, DESIGNED, IMPLEMENTED, INSTALLED, AND MAINTAINED IN ACCORDANCE WITH THE PROVISIONS OF THE LATEST EDITION OF THE VESCH OR THE VIRGINIA STORMWATER MANAGEMENT HANDBOOK. THE CONTRACTOR SHALL MAINTAIN, INSPECT, AND REPAIR ALL EROSION AND SEDIMENT CONTROL MEASURES AS NEEDED THROUGHOUT THE LIFE OF THE PROJECT TO ENSURE CONTINUED ACCEPTABLE PERFORMANCE.
7. A PRE-CONSTRUCTION CONFERENCE (MEETING) SHALL BE HELD ON-SITE AND INCLUDE REPRESENTATIVES FROM THE LOCAL VESMP AUTHORITY, THE OWNER/OPERATOR/PERMITTEE, THE RLD, THE CONTRACTOR, ENGINEER, AND OTHER RESPONSIBLE AGENCIES, AS APPLICABLE, PRIOR TO AUTHORIZATION AND ISSUANCE OF A LOCAL LAND DISTURBING OR STORMWATER CONSTRUCTION PERMIT. THE OWNER/OPERATOR/PERMITTEE IS REQUIRED TO COORDINATE SCHEDULING OF THE PRE-CONSTRUCTION CONFERENCE WITH THE JAMES CITY COUNTY (JCC) SRP DIVISION. THE CONTRACTOR SHALL SUBMIT A SEQUENCE OF CONSTRUCTION AND A REVISED POLLUTION PREVENTION PLAN, IF APPLICABLE, TO THE LOCAL VESMP AUTHORITY FOR REVIEW AND APPROVAL PRIOR TO THE PRECONSTRUCTION MEETING.
8. A POLLUTION PREVENTION PLAN, IF REQUIRED, SHALL BE DEVELOPED, IMPLEMENTED, AND UPDATED AS NECESSARY AND MUST DETAIL THE DESIGN, INSTALLATION, IMPLEMENTATION, AND MAINTENANCE OF EFFECTIVE POLLUTION PREVENTION MEASURES TO MINIMIZE THE DISCHARGE OF POLLUTANTS AS SPECIFIED IN SECTION 8-10 OF THE COUNTY CODE. MEASURES MUST BE DESIGNED, INSTALLED, IMPLEMENTED, AND MAINTAINED TO: MINIMIZE THE DISCHARGE OF POLLUTANTS FROM EQUIPMENT AND VEHICLE WASHING, WHEEL WASH WATER, AND OTHER WASH WATERS; TREATED WASH WATERS IN A SEDIMENT BASIN OR ALTERNATIVE CONTROL THAT PROVIDES EQUIVALENT OR BETTER TREATMENT PRIOR TO DISCHARGE; MINIMIZE EXPOSURE OF BUILDING MATERIALS, BUILDING PRODUCTS, CONSTRUCTION WASTES, TRASH, LANDSCAPE MATERIALS, FERTILIZERS, PESTICIDES, HERBICIDES, DETERGENTS, SANITARY WASTE, AND OTHER MATERIALS PRESENT ON THE SITE TO PRECIPITATION AND TO STORMWATER; MINIMIZE THE DISCHARGE OF POLLUTANTS FROM SPILLS AND LEAKS AND IMPLEMENT CHEMICAL SPILL AND LEAK PREVENTION AND RESPONSE PROCEDURES. THE PLAN SHOULD ALSO INCLUDE EFFECTIVE BEST MANAGEMENT PRACTICES TO PROHIBIT DISCHARGES OF WASTEWATER FROM WASHOUT OF CONCRETE, UNLESS MANAGED BY AN APPROPRIATE CONTROL; WASTEWATER FROM WASHOUT AND CLEANOUT OF STUCCO, PAINT, FORM RELEASE OILS, CURING COMPOUNDS, AND OTHER CONSTRUCTION MATERIALS; FUELS, OILS, OR OTHER POLLUTANTS USED IN VEHICLE AND EQUIPMENT OPERATION AND MAINTENANCE; SOAPS OR SOLVENTS USED IN VEHICLE AND EQUIPMENT WASHING; DISCHARGES FROM DEWATERING ACTIVITIES, INCLUDING DISCHARGES FROM DEWATERING OF TRENCHES AND EXCAVATIONS UNLESS MANAGED BY APPROPRIATE CONTROLS IN ACCORDANCE WITH 40 CFR 450.21(C). THIS PLAN SHALL BE AVAILABLE ON-SITE FOR REVIEW AT REASONABLE TIMES BY THE LOCAL VESMP AUTHORITY WHEN REQUESTED.
9. THE OWNER, APPLICANT, OPERATOR, OR PERMITTEE IS RESPONSIBLE FOR ALL OPERATOR SELF-INSPECTIONS AS REQUIRED IN THE POLLUTION PREVENTION PLAN AND AS REQUIRED AS PART OF A DEVELOPED STORMWATER POLLUTION PREVENTION PLAN (SWPPP). THESE INSPECTIONS SHALL BE MADE AVAILABLE, UPON REQUEST, BY THE LOCAL VESMP AUTHORITY.
10. ALL PERIMETER EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CONSTRUCTED AS A FIRST STEP IN ANY LAND-DISTURBING ACTIVITY AND SHALL BE MADE FUNCTIONAL BEFORE UPSLOPE LAND DISTURBANCE ACTIVITY TAKES PLACE.
11. EROSION AND SEDIMENT CONTROL MEASURES MAY REQUIRE MINOR FIELD ADJUSTMENTS OR ADDITIONAL CONTROLS MAY BE NEEDED AT OR FOLLOWING TIME OF CONSTRUCTION TO ENSURE THEIR INTENDED PURPOSE IS ACCOMPLISHED, TO ENSURE ADEQUATE PROTECTION OF THE HEALTH, SAFETY, AND WELFARE OF THE PUBLIC, OR IF SITE CONDITIONS CHANGE, BECOME APPARENT OR ALTER SIGNIFICANTLY FOLLOWING THE DATE OF PLAN APPROVAL. LOCAL VESMP AUTHORITY APPROVAL SHALL BE REQUIRED FOR ANY DEVIATION OF EROSION AND SEDIMENT CONTROL MEASURES FROM THE APPROVED PLAN. LOCAL VESMP AUTHORITY WRITTEN APPROVAL SHALL BE REQUIRED PRIOR TO DEVIATIONS FROM THE APPROVED EROSION AND SEDIMENT MEASURES OR SEQUENCE OF CONSTRUCTION. SIGNIFICANT DEVIATIONS FROM THE APPROVED PLAN MAY REQUIRE THE SUBMITTAL OF AN AMENDED PLAN FOR REVIEW AND APPROVAL.
12. OFF-SITE AREAS SHALL BE APPROVED BY THE LOCAL VESMP AUTHORITY PRIOR TO LAND DISTURBING ACTIVITY AT THE SEPARATE LOCATION. OFF-SITE AREAS SHALL BE INCLUDED AS PART OF THE PROPOSED LAND DISTURBING ACTIVITY OR COVERED BY A SEPARATE APPROVED ESM PLAN.
13. TEMPORARY SOIL STOCKPILES SHALL COMPLY WITH THE PROVISIONS OF SECTION 24-46 OF THE COUNTY CODE.
14. LOCAL VESMP AUTHORITY WRITTEN APPROVAL SHALL BE REQUIRED PRIOR TO DEVIATIONS FROM THE APPROVED EROSION AND SEDIMENT MEASURES, SEQUENCE OF CONSTRUCTION, OR STORMWATER MANAGEMENT PLAN. SIGNIFICANT DEVIATIONS FROM THE APPROVED PLAN MAY REQUIRE THE SUBMITTAL OF AN AMENDED PLAN FOR REVIEW AND APPROVAL.
15. PERMANENT OR TEMPORARY STABILIZATION OF DISTURBED SOIL AREAS SHALL COMPLY WITH MINIMUM STANDARD 1 (MS-1) AND 3 (MS3) OF THE VIRGINIA EROSION AND STORMWATER MANAGEMENT REGULATIONS. PERMANENT OR TEMPORARY SOIL STABILIZATION SHALL BE APPLIED TO DENUDED AREAS WITHIN SEVEN DAYS AFTER FINAL GRADE IS REACHED ON ANY PORTION OF THE SITE. TEMPORARY SOIL STABILIZATION SHALL BE APPLIED WITHIN SEVEN DAYS TO DENUDED AREAS THAT MAY NOT BE AT FINAL GRADE BUT WILL REMAIN DORMANT FOR LONGER THAN 14 DAYS. PERMANENT STABILIZATION SHALL BE APPLIED TO AREAS THAT ARE TO BE LEFT DORMANT FOR MORE THAN ONE YEAR. IRRIGATION, IF NECESSARY, SHALL COMPLY WITH ALL APPLICABLE SEASONAL WATER USE RESTRICTIONS OF THE JAMES CITY SERVICE AUTHORITY.
16. FINAL STABILIZATION WILL BE DEFINED AS THE COMPLETION OF ALL SOIL DISTURBING ACTIVITIES AT THE SITE AND THE ESTABLISHMENT OF A PERMANENT VEGETATIVE COVER ON DENUDED AREAS NOT OTHERWISE PERMANENTLY STABILIZED. PERMANENT VEGETATION SHALL NOT BE CONSIDERED ESTABLISHED UNTIL A GROUND COVER IS ACHIEVED THAT IS UNIFORM (E.G., EVENLY DISTRIBUTED), MATURE ENOUGH TO SURVIVE, AND WILL INHIBIT EROSION.
17. TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL NOT BE REMOVED UNTIL ALL DISTURBED AREAS ARE STABILIZED. REMOVAL SHALL NOT OCCUR WITHOUT WRITTEN AUTHORIZATION BY THE LOCAL VESMP AUTHORITY. DISTURBANCES ASSOCIATED WITH THE REMOVAL OF TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE PROPERLY STABILIZED.
18. SEDIMENT TRAPS AND SEDIMENT BASINS SHALL NOT BE REMOVED WITHOUT WRITTEN AUTHORIZATION OF THE LOCAL VESMP AUTHORITY.
19. DESIGN AND CONSTRUCTION OF PRIVATE STORM DRAINAGE SYSTEMS, OUTSIDE OF ANY VIRGINIA DEPARTMENT OF TRANSPORTATION (VDOT) RIGHT-OF-WAY, SHALL BE PERFORMED IN ACCORDANCE WITH THE CURRENT VERSION OF THE COUNTY'S STORMWATER DRAINAGE CONVEYANCE SYSTEMS (NON-BMP RELATED) GENERAL DESIGN AND CONSTRUCTION GUIDELINES.
20. RECORD DRAWINGS (AS-BUILTS) AND CONSTRUCTION CERTIFICATIONS ARE REQUIRED FOR ALL APPLICABLE STORMWATER FACILITIES, INCLUDING STORMWATER MANAGEMENT/BMP FACILITIES AND STORM DRAINAGE CONVEYANCE SYSTEMS, AND PRIVATE STREETS. THE FINAL PROJECT CERTIFICATION PROCESS SHALL INCLUDE AN INTERNAL CLOSED-CIRCUIT TELEVISION CAMERA (CCTV) POST INSTALLATION INSPECTION PERFORMED BY THE OWNER IN ACCORDANCE WITH THE COUNTY ADMINISTRATIVE GUIDELINES FOR CCTV POST INSTALLATION INSPECTION. RECORD DRAWINGS AND CONSTRUCTION CERTIFICATIONS MUST MEET ESTABLISHED PROGRAM REQUIREMENTS OF THE COUNTY CODE AND THE VESMP AUTHORITY.
21. ALL STORMWATER FACILITIES INCLUDING BMPS, STORM DRAINAGE PIPES, STORMWATER CONVEYANCES, INLETS, MANHOLES, OUTFALLS, AND ROADSIDE AND OTHER OPEN CHANNELS SHALL BE INSPECTED BY THE LOCAL VESMP AUTHORITY, THE OWNER, AND THE APPLICANT/OPERATOR/PERMITTEE DESIGNATED GEOTECHNICAL ENGINEER FOR THE PROJECT IN ACCORDANCE WITH THE ESTABLISHED COUNTY STORMWATER FACILITY INSPECTION PROGRAM REQUIREMENTS.

Rev.	Date	Description	Reviewed By
1	09/11/2025	REVISED PER COUNTY COMMENTS	GVC

Graham V. Corson
COMMONWEALTH OF VIRGINIA
GRAHAM V. CORSON
Lic. No. 047297
09/11/2025
PROFESSIONAL ENGINEER

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Williamsburg, Virginia 23188
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www.aesva.com
AES CONSULTING ENGINEERS
Virginia | North Carolina | West Virginia

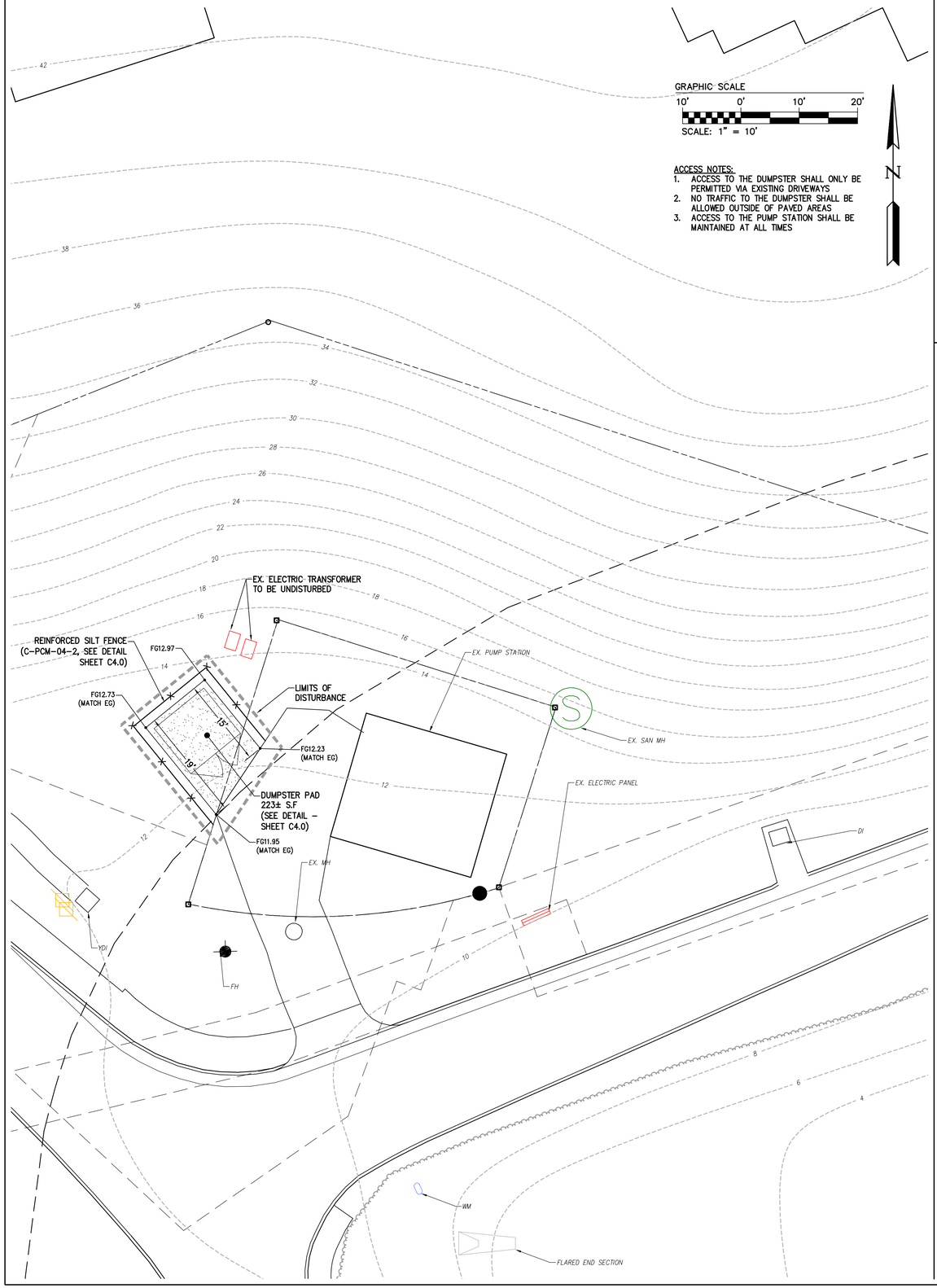
SITE PLAN FOR
KINGSMILL MARINA FUELING STATION
ROBERTS DISTRICT | JAMES CITY COUNTY | VIRGINIA

Project Contacts:	GVC
Project Number:	7753-53
Scale: AS NOTED	Date: 07/14/2025

Sheet Title:
NOTES & DETAILS

Sheet Number
C4.0

S:\JOBS\7753\53 Kingsmill Marina Fuel Station\Engineering\Plans\7753-53 C4.0 Notes & Details.dwg, 9/11/2025 9:24:07 AM, burrell.wmf



GRAPHIC SCALE
10' 0' 10' 20'
SCALE: 1" = 10'

N

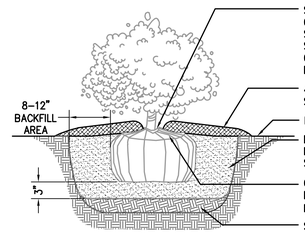
ACCESS NOTES:
1. ACCESS TO THE DUMPSTER SHALL ONLY BE PERMITTED VIA EXISTING DRIVEWAYS
2. NO TRAFFIC TO THE DUMPSTER SHALL BE ALLOWED OUTSIDE OF PAVED AREAS
3. ACCESS TO THE PUMP STATION SHALL BE MAINTAINED AT ALL TIMES

GENERAL LANDSCAPE NOTES

1. ALL PLANT STOCK SHALL MEET THE MINIMUM STANDARDS & SPECIFICATIONS DESCRIBED IN THE "AMERICAN STANDARD FOR NURSERY STOCK," LATEST EDITION, PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
2. ALL PLANT MATERIAL SHALL BE INSTALLED AS SPECIFIED IN THE VNLA STANDARDIZED LANDSCAPE SPECIFICATIONS, LATEST EDITION.
3. THE CONTRACTOR SHALL SUPPLY ALL NEW PLANT MATERIAL IN QUANTITIES SUFFICIENT TO COMPLETE ALL PLANTING SHOWN ON THE DRAWINGS. WHERE DISCREPANCIES EXIST BETWEEN THE PLANS & THE PLANT LIST, THE PLANS SHALL TAKE PRECEDENCE.
4. GROUPINGS OF PLANTS SHALL BE MULCHED IN CONTINUOUS PLANT BEDS.
5. AREAS DISTURBED BY CONSTRUCTION, NOT OTHERWISE WITHIN PLANT BEDS OR COVERED IN SITE CONTRACT, ARE TO BE SODDED OR SEEDED WITH A STATE CERTIFIED TURF-TYPE TALL FESCUE VARIETY SELECTED FROM THE FOLLOWING LIST:
   Biltmore, Bingo, Cochise III, Constitution, Coyote II, Crossfire II, Endeavor, Fidelity, Good-en, Grande, Greenkeeper WAF, Inferno, Kalahari, Magellan, Masterpiece, Onyx, Padre, Picasso, Penn 1901, Quest, Raptor, Rebel Exeda, Rembrandt, Rendition, SR 8250, SR 8300, Tarheel, Titanium, Watchdog, Wolfpack, WPEZE.
6. AREAS OF THE SITE DEPICTED AS "TURF" REPRESENT MAINTAINED TURF AND CAN INCLUDE ALREADY ESTABLISHED TURF AREAS. THESE AREAS DO NOT SOLELY REPRESENT PROPOSED TURF. THE TOTAL AMOUNT OF PROPOSED TURF, AS WELL AS IF SEED OR SOD IS USED, SHALL BE DETERMINED AT THE OWNER'S DISCRETION.
7. PRUNE ALL SUCKERS, RUBBING OR CROSSED BRANCHES, CODOMINANT LEADERS, NARROW CROTCH ANGLES, WATER SPROUTS, BROKEN BRANCHES.
8. DO NOT PRUNE CENTRAL LEADER OR BRANCH TIPS.
9. REMOVE TAGS, LABELS & PLASTIC SLEEVING.
10. DO NOT WRAP TRUNK.
11. IF PLANT MATERIAL IS CONTAINER-GROWN, REMOVE TOP OF WIRE BASKET, OR REMOVE CONTAINER & CUT CIRCLING ROOT; IF FIELD-GROWN, CUT ROPE SURROUNDING BOTTOM OF TREE TRUNK AFTER BACKFILLING BUT BEFORE MULCHING & REMOVE BURLAP FROM TOP 1/3 OF BALL ROOT.
12. REMOVE ALL STAKES, STRAPS, WIRES, RUBBER HOSES, ETC. AFTER 1-2 GROWING SEASONS.
13. PLANT SUBSTITUTIONS WILL NOT BE MADE WITHOUT THE WRITTEN CONSENT OF THE OWNER OR THE OWNER'S DESIGNATED REPRESENTATIVE PRIOR TO INSTALLATION.
14. ALL INSTALLED PLANT MATERIAL SHALL BE SUBJECT TO REGULAR MAINTENANCE, INCLUDING FERTILIZATION, PRUNING, REPLACEMENT, INSECT AND DISEASE CONTROL, WATERING, MULCHING, AND WEED CONTROL.
15. CONTRACTORS ARE RESPONSIBLE FOR LOCATING ALL UTILITIES PRIOR TO THE BEGINNING OF WORK AND AVOIDING THEM DURING LANDSCAPING OPERATIONS.
16. THE FINISH ELEVATION OF SOD, TOPSOIL OR MULCH PLACED IN LANDSCAPE BEDS AGAINST THE BUILDING WALL SHALL BE A MINIMUM OF 3 INCHES BELOW THE ADJACENT FINISH FLOOR OF THE BUILDING TO ENSURE PROPER DRAINAGE.

PLANT SCHEDULE

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	REMARKS
DECIDUOUS SHRUBS						
VD	3	VIBURNUM DENTATUM 'BLUE MUFFIN'	SOUTHERN ARROWWOOD	22" HT./W.	CONT.	DENSE, FULL
EVERGREEN SHRUBS						
MC	3	MYRICA CERIFERA	WAX MYRTLE	18" HT./W.	CONT.	DENSE, FULL



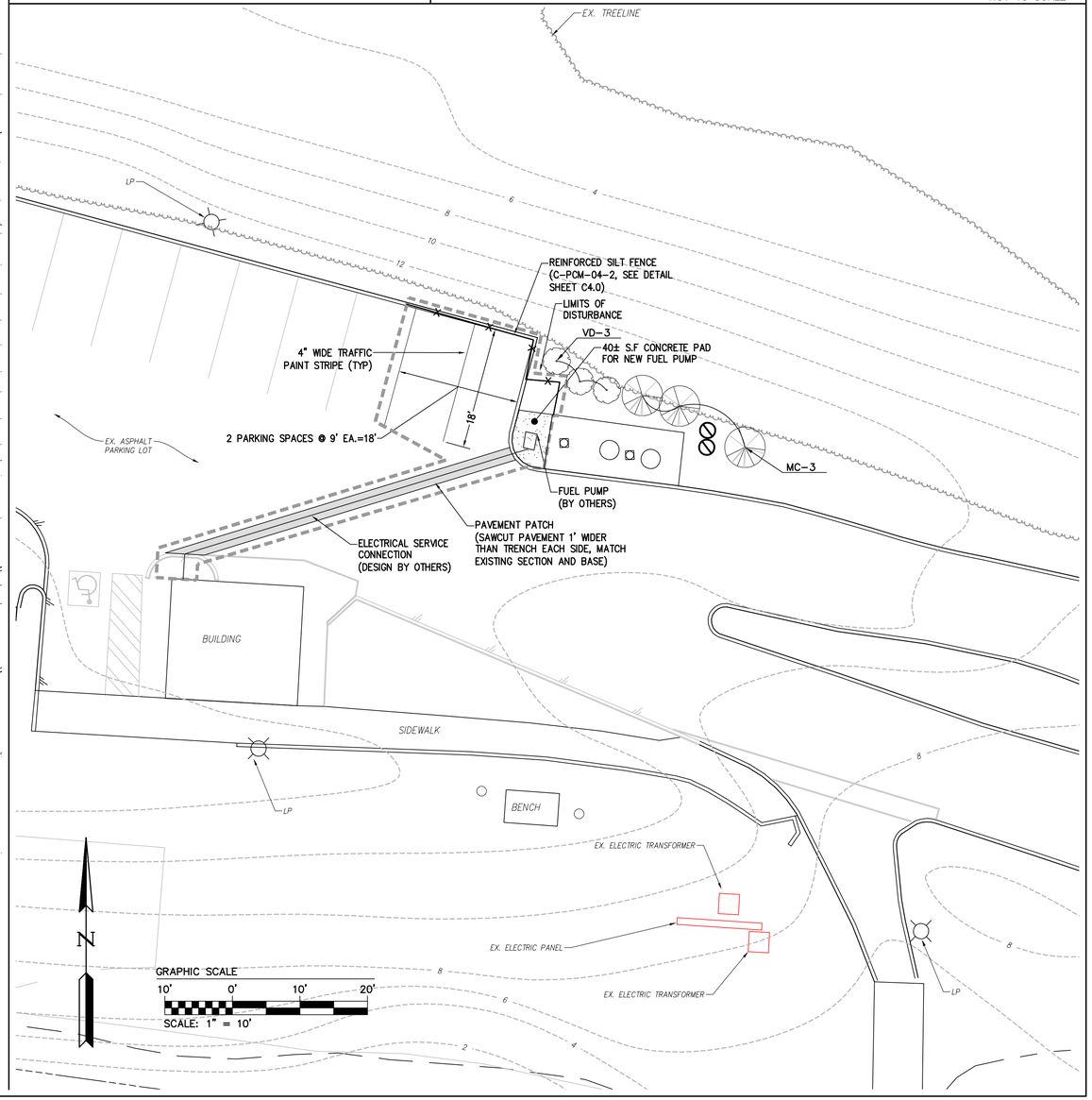
SET TOP OF ROOTBALL 3" ABOVE FINISH GRADE; COVER EDGES OF ROOTBALL WITH SOIL, TAPERING DOWN TO SURROUNDING SOIL LINE; CUT ROPE SURROUNDING CROWN OF ROOTBALL AFTER BACKFILLING BUT BEFORE MULCHING.
4" HT. SAUCER, FILL WITH SHREDDED HARDWOOD MULCH
EXISTING/FINISH GRADE
BACKFILL WITH NATIVE TOP SOIL; PARTIALLY BACKFILL, WATER TO SETTLE SOIL; FINISH BACKFILLING; TAMP LIGHTLY
CUT CIRCLING ROOTS; SCARIFY SIDES BEFORE PLANTING; REMOVE BURLAP FROM TOP 1/3 OF BALL ROOT.
SCARIFY SUBSOIL TO 4" MIN. DEPTH

SECTION VIEW

NOTES:
1. SPACE AS SHOWN ON PLAN OR AS INDICATED ON PLANT CHART.
2. WATER IMMEDIATELY AFTER PLANTING.

SHRUB PLANTING

NOT TO SCALE



Rev.	Date	Description	Revised By
1	09/11/2025	REVISED PER COUNTY COMMENTS	GVC

VIRGINIA LANDSCAPE DESIGNATED PROFESSIONAL
JORDAN M. BRISTOW
Lic. No. 001915
09/11/2025

VIRGINIA LANDSCAPE DESIGNATED PROFESSIONAL
GRAHAM Y. CORSON
Lic. No. 047297
09/11/2025

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Virginia | North Carolina | West Virginia

SITE PLAN FOR
KINGSMILL MARINA FUELING STATION
ROBERTS DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts:	GVC
Project Number:	7753-53
Scale: 1"=10'	Date: 07/14/2025

Sheet Title:
SITE PLAN

Sheet Number
C3.0

AES
CONSULTING ENGINEERS

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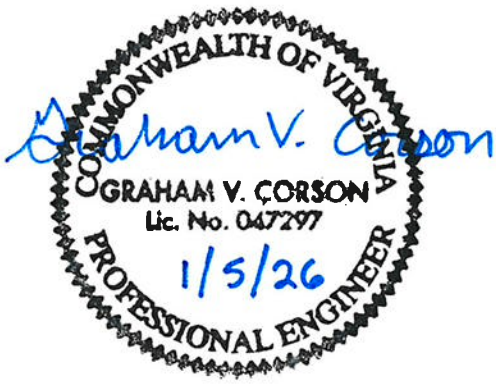
Kingsmill Marina Fueling Station

Water Quality Impact Assessment



AES Project No. 7753-53

Original: July 14, 2025
Revised: January 5, 2026

Prepared by:

Graham Corson, P.E.

TABLE OF CONTENTS

I INTRODUCTION

II WATER QUALITY IMPACT ASSESSMENT

III CONCLUSION

APPENDICES

APPENDIX A SUPPLEMENTAL DOCUMENTS

I INTRODUCTION

Escalante Kingsmill Resort, LLC (Escalante), owners of the property at 1060 Kingsmill Road (the Kingsmill Marina), propose to make updates to the Marina Infrastructure. These updates include the addition of a fuel pump to the existing fueling station, the removal of an existing dumpster enclosure which will be converted into two new parking spaces, and the addition of a new dumpster pad and enclosure to replace the old dumpster enclosure. The site plan for this project is provided in Appendix A of this report; the total area of disturbance for the plan is 1,164± square feet (SF)

In accordance with Section 23-14 of the James City County Chesapeake Bay Ordinance, the purpose of this report is to request an exception to Section 23-7 of the same Ordinance by summarizing and organizing information about the proposed impacts to the Chesapeake Bay Preservation Area(s) (CBPAs) which are reasonably necessary for the development of this property and to identify the proposed mitigation that addresses such impacts.

For the purposes of this report, there are two (2) specific areas of CBPA impact in the project area; Section 23-7 of the James City County Chesapeake Bay Ordinance generally categorizes these impacts. The CBPA impacts proposed are for the proposed improvements to the Marina that will require work to be completed within the 100' Resource Protection Area Buffer. The impacts to the Buffer are shown on Sheet C2.0 of the site plan provided in Appendix A. The proposed mitigation described in this assessment is incorporated into the submitted Site Plan. The total area impacted within the RPA is approximately 748± SF.

II WATER QUALITY IMPACT ASSESSMENT

A. Identification of Impacts and Required Information for Review

RPA Buffer Impact #1

Impact #1 is necessary for the construction of the new dumpster pad and enclosure. The area of disturbance within the RPA is 33± SF. This area has previously been impacted during the original construction of the infrastructure within the vicinity of the Marina. No additional impervious area is proposed within this buffer impact.

RPA Buffer Impact #2

Impact #2 is necessary for the installation of the new fuel pump and removal of the existing dumpster enclosure. The area of disturbance within the RPA is 715± SF. This area has previously been impacted during the original construction of the infrastructure within the vicinity of the Marina. This plan calls for the addition of 40 square feet of impervious surface associated with the fuel pump within this impact area.

B. Proposed Mitigation

Initial mitigation for the remediation efforts shall include E&S measures as described in the Virginia Stormwater Management Handbook, to include reinforced silt fencing. Additionally, six shrubs are proposed to mitigate for the 40 square feet of added impervious surface. These shrubs are shown and detailed on the attached plan sheet C3.0.

III CONCLUSION

In summary, the findings of this Water Quality Impact Analysis indicate that:

- The impacts associated with this plan are minor in nature, and the area proposed to be impacted has been impacted in the past.
- Mitigation strategies have been employed to offset the impacts to environmentally sensitive areas as outlined within this report and in the attached documents.

APPENDIX A
SUPPLEMENTAL DOCUMENTS

SITE PLAN FOR KINGSMILL MARINA FUELING STATION

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

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

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

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

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

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

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

RE: CBPA-25-0153
1060 Kingsmill Road
Installation of concrete pad

December 19, 2025

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. Graham Corson, AES Consulting Engineers, on behalf of Escalante Kingsmill Resort, LLC, for encroachments into the Resource Protection Area buffer for the installation of a concrete pad. The project is located at 1060 Kingsmill Road, JCC Tax Map Parcel No. 5040100002C.

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 14, 2026, 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,

Emily Grojean

Emily Grojean
Chesapeake Bay Board Secretary
757-253-6789
Emily.Grojean@jamescitycountyva.gov

Adjacent Property Owner Mailing List for Case Number: CBPA-25-0153

PIN	Last Name	Address Line 1	City	State
5031200031		323 E LANDING	WILLIAMSBURG	VA
5041600209	ACETO, SHIRLEY C TRUSTEE	209 MOODYS RUN	WILLIAMSBURG	VA
5042100006	AHERRON, R MARTIN & MINKOFF, SHELLEY G	120 ENCLAVE CT	WILLIAMSBURG	VA
5042100005	ALEXANDER, PETER DONALD & STACY LYNN	116 ENCLAVE CT	WILLIAMSBURG	VA
5040800135	ALSTON, CHARLES WYATT	PO BOX 1353	WILLIAMSBURG	VA
5041200019	BARRY, R CRAIG & BETSY B	117 RANDOLPHS GRN	WILLIAMSBURG	VA
5031000106	BEILSMITH, MARY LUCIE	106 MOODYS RUN	WILLIAMSBURG	VA
5041200007	BLACK, KARI & MCGANN, EDWARD L	124 RANDOLPHS GRN	WILLIAMSBURG	VA
5041600304	BLACKWELL, ROY BARROW	304 MOODYS RUN	WILLIAMSBURG	VA
5040800109	BLANCO, ANGELA M & FREDDY	11911 OLD ELM CT	SPOTSYLVANIA	VA
5031200034	BOYD, LIAM PADRAIC & LEVINE, LISA	309 E LANDING	WILLIAMSBURG	VA
5031400022	BREWSTER, JAMES M & MARY ANN	622 DOCK LNDG	WILLIAMSBURG	VA
5042100016	BRIGGS, GARY P & LESLIE U	8 FAIRWAY XING	PITTSFORD	NY
5031400013	BURDEN, DIANE LYNN	613 DOCK LNDG	WILLIAMSBURG	VA
5031400010	BUTLER, MARK & BERNADETTE	4009 N MALLARD LN	DOYLESTOWN	PA
5031400027	CAIRNS, LEONARD STANLEY &	627 DOCK LNDG	WILLIAMSBURG	VA
5031400014	CAMP BELL, GEORGIA TRUSTEE	4007 OLD BRIDGEVIEW LN	CHARLESTON	SC
5041600411	CARLSON, MICHAEL C TRUSTEE & MARY E	411 MOODYS RUN	WILLIAMSBURG	VA
5041600406	CARTY, JANE S	406 MOODYS RUN	WILLIAMSBURG	VA
5031200033	CASEY, CARLTON D & ELIZABETH W	315 E LANDING	WILLIAMSBURG	VA
5041600305	CATTS, PAMELA D TRUSTEE	305 MOODYS RUN	WILLIAMSBURG	VA
5042100010	CLARK, ELIZABETH FARLEY TRUSTEE	136 ENCLAVE CT	WILLIAMSBURG	VA
5041600410	CLARK, JEROME F TRUSTEE	410 MOODYS RUN	WILLIAMSBURG	VA
5041300001	CONFERENCE CENTER CONDOMINIUMS UNIT	ONE BUSCH PLACE	SAINT LOUIS	MO
5041200014	CONN, HARRY S TRUSTEE &	137 RANDOLPHS GRN	WILLIAMSBURG	VA
5030800357	CONNORS, EDWARD F III TRUSTEE &	509 FRANCES THACKER	WILLIAMSBURG	VA
5031000107	CULBERT, JOHN E C & PAULETTE E	107 MOODYS RUN	WILLIAMSBURG	VA
5041200013	CULLOM, MARY ELLEN TRUSTEE &	141 RANDOLPHS GRN	WILLIAMSBURG	VA
5031400025	CUNNINGHAM, JOSEPH JR & ANGELA	625 DOCK LNDG	WILLIAMSBURG	VA
5041200012	CURRAN, VALENTINE W TRUSTEE &	145 RANDOLPHS GRN	WILLIAMSBURG	VA
5031400028	DALY, SUSAN JILL TRUSTEE	628 DOCK LANDING	WILLIAMSBURG	VA
5031400016	DALY, THOMAS & SALLY	4 DOLPHIN RD	NEW CITY	NY
5040800129	DEFAZIO, ALBERT JOHN III TRUSTEE &	1837 SATINWOOD CT	VIENNA	VA

Adjacent Property Owner Mailing List for Case Number: CBPA-25-0153

5042100021	DICK, KAREN BURKHART & TIMOTHY	207 RIVER PINE RD	WILLIAMSBURG	VA
5041600412	DICKINSON, JOAN E & TODD J	412 MOODYS RUN	WILLIAMSBURG	VA
5041200020	DIPAOLA, MICHAEL F TRUSTEE	7670 PEBBLE CREEK CIR ~APT 204	NAPLES	FL
5042100013	DONOHOE, JOHN & MARION	137 ENCLAVE CT	WILLIAMSBURG	VA
5042100008	DOUGLAS, SUZANNE T TRUSTEE	128 ENCLAVE CT	WILLIAMSBURG	VA
5031400023	DREYER, JOAN L TRUSTEE &	227 TALAHI RD SE	VIENNA	VA
5040800111	DUCA, CATHERINE T & MICHAEL A	14 GEREK AVE	WEST ISLIP	NY
5031400024	DUDASH, MARK J & PASSERA, MARIA	624 DOCK LNDG	WILLIAMSBURG	VA
5041200010	DUVAL, BARRY E TRUSTEE & CYNTHIA M T	136 RANDOLPHS GRN	WILLIAMSBURG	VA
5031000108	EDWARDS, RICHARD I & MIRIAM T	108 MOODYS RUN	WILLIAMSBURG	VA
5031400009	ESCALANTE KINGSMILL DEVELOPMENT LLC	1021 FOCH ST	FORT WORTH	TX
5040100001A	ESCALANTE KINGSMILL RESORT LLC	2930 BLEDSOE ST STE 124	FORT WORTH	TX
5041200015	FALLON, CHRISTOPHER G & ALICIA T	133 RANDOLPHS GRN	WILLIAMSBURG	VA
5041600405	FARRELL, STEPHEN & DIANE	405 MOODYS RUN	WILLIAMSBURG	VA
5031200035	FELLOWS, ANDREW & GABRIELA	305 E LANDING	WILLIAMSBURG	VA
5031300001	FLANNERY, JOSEPH P TRUSTEE &	508 SIR GEORGE PERCY	WILLIAMSBURG	VA
5041600400	FOX, MICHAEL J TRUSTEE	400 MOODYS RUN	WILLIAMSBURG	VA
5041600413	FRANKLIN, PHILLIP L TRUSTEE &	413 MOODYS RUN	WILLIAMSBURG	VA
5031200036	FRICKS, DEANIE DUDLEY TRUSTEE	PO BOX 279	WILLIAMSBURG	VA
5040800105	GERHOLD, JOHN-PAUL	8409 SAINT JOHNS CT	WELLINGTON	FL
5031400019	GORE, KERI SARLES TRUSTEE	619 DOCK LNDG	WILLIAMSBURG	VA
5040800133	GRECO, NICHOLAS D & WIDDEN, HAYLEY N	1602 PEREZ ST ~UNIT B	AUSTIN	TX
5031300004	GRIMSON, JAMES M & JEANNE M	520 SIR GEORGE PERCY	WILLIAMSBURG	VA
5031300011	HALL, MARK & AMY	515 SIR GEORGE PERCY	WILLIAMSBURG	VA
5040800115	HALL, STACEY SPARKMAN	15 ENSIGN SPENCE	WILLIAMSBURG	VA
5031300013	HENDERSON, RONALD J TRUSTEE &	505 SIR GEORGE PERCY	WILLIAMSBURG	VA
5041200002	HILL, MARY ROGERS N	117 ARCHERS HOPE DR	WILLIAMSBURG	VA
5042100004	HINES, ROBERT LEE TRUSTEE & NGO,	1118 ALA MOANA BLVD ~UNIT 801	HONOLULU	HI
5031400011	HINES, SCOTT W TRUSTEE & NANCY B TRUSTEE	611 DOCK LNDG	WILLIAMSBURG	VA
5041200005	HUSTON, DONALD E TRUSTEE & JEAN E TR	116 RANDOLPHS GRN	WILLIAMSBURG	VA
5030800355	IMHOF, WILLIAM R TRUSTEE &	501 FRANCES THACKER	WILLIAMSBURG	VA
5041200017	JACKSON-HEWITT, SUSAN TRUSTEE	125 RANDOLPHS GRN	WILLIAMSBURG	VA
5041600111	JAMES CITY SERVICE AUTHORITY	119 TEWNING RD	WILLIAMSBURG	VA
5031400020	JERNIGAN, ANTHONY B TRUSTEE	620 DOCK LNDG	WILLIAMSBURG	VA

Adjacent Property Owner Mailing List for Case Number: CBPA-25-0153

5031000104	JOHNSON, THOMAS N P III TRUSTEE	6 DAHLGREN ROAD	RICHMOND	VA
5041600404	JONES, DONALD R & DENISE E	404 MOODYS RUN	WILLIAMSBURG	VA
5042100011	JOSEPH, CHARLES W TRUSTEE &	145 ENCLAVE CT	WILLIAMSBURG	VA
5031400029	KANOY, PHILIP DAVID & DEBORAH P	629 DOCK LANDING	WILLIAMSBURG	VA
5042100003	KAUDERS, ANDREW E JR & VIRGINIA K DABNEY	108 ENCLAVE CT	WILLIAMSBURG	VA
5042100014	KELLER, STEVEN E & VIRGINIA F	133 ENCLAVE CT	WILLIAMSBURG	VA
5031300014	KENDLE, DAVID B TRUSTEE &	501 SIR GEORGE PERCY	WILLIAMSBURG	VA
5041200001A	KINGSMILL COMMUNITY SERVICES ASSOCIATION	PO BOX 348	WILLIAMSBURG	VA
5041600001	KINGSMILL COMMUNITY SERVICES ASSOCIATION	100 KINGSMILL RD	WILLIAMSBURG	VA
5031200001A	KINGSMILL COMMUNITY SERVICES ASSOCIATION	300 MCLAWS CIR	WILLIAMSBURG	VA
5042100001B	KINGSMILL RESORT CUSTOM HOMES	2930 BLEDSOE ST ~STE 124	FORT WORTH	TX
5040800103	KNOWLES, BRANDON M & CHRISTINE M	206 LONDON DOWNS DR	FOREST	VA
5041200008	KOSCO, KURT F TRUSTEE & TREVA L TRUSTEE	128 RANDOLPHS GRN	WILLIAMSBURG	VA
5040800101	KVINSLAND, MARI J	101 PELHAMS ORDINARY	WILLIAMSBURG	VA
5040800131	LEVOW, PETER A & COLLEEN E	685 FAIRFAX WAY	WILLIAMSBURG	VA
5031400018	LOVELL, JIMMY STEVE TRUSTEE &	618 DOCK LNDG	WILLIAMSBURG	VA
5042100020	MALLO, JOANNA	211 RIVER PINE RD	WILLIAMSBURG	VA
5041200018	MARQUEE HOMES INC	538 WYTHE CREEK RD ~STE G	POQUOSON	VA
5041200021	MASSEY, JOHN D JR & NANCY L	109 RANDOLPHS GRN	WILLIAMSBURG	VA
5042100019	MASTERS, JOHN EDWARD & KATHERINE BUTLER	215 RIVER PINE RD	WILLIAMSBURG	VA
5042100007	MATTHEISEN, MICHAEL D TRUSTEE &	124 ENCLAVE CT	WILLIAMSBURG	VA
5042100001	MERRILL, LISA C & DOUGLAS	100 ENCLAVE CT	WILLIAMSBURG	VA
5031000102	MITCHELL, CHARLES B & SWANN,	102 MOODYS RUN	WILLIAMSBURG	VA
5041600204	MITCHELL, JAMES N	204 MOODYS RUN	WILLIAMSBURG	VA
5041600205	MOLEY, KEVIN E TRUSTEE & DOROTHY V T	11964 N 120TH PL	SCOTTSDALE	AZ
5031000103	MOORE, SUSAN S TRUSTEE & MOORE,	103 MOODYS RUN	WILLIAMSBURG	VA
5041600302	MOTT, CHARLES PHILLIPS III & KRISTIN B	302 MOODYS RUN	WILLIAMSBURG	VA
	Mr. Graham Corson, AES Consulting	5248 Olde Towne Rd	Williamsburg	VA
5031000109	NARAMORE, WILLIAM W & SHARON K	109 MOODYS RUN	WILLIAMSBURG	VA
5041600207	NELSON, KENNETH J TRUSTEE &	207 MOODYS RUN	WILLIAMSBURG	VA
5041200011	NGO, BERNARD H TRUSTEE &	140 RANDOLPHS GRN	WILLIAMSBURG	VA
5041200009	NGO, REGINALD M TRUSTEE & NGO,	132 RANDOLPHS GRN	WILLIAMSBURG	VA
5042100022	O'HARA, SARA M	203 RIVER PINE RD	WILLIAMSBURG	VA
5041600208	OSMON, ROBERT E	208 MOODYS RUN	WILLIAMSBURG	VA

Adjacent Property Owner Mailing List for Case Number: CBPA-25-0153

5031300008	PACEK, ROBERT D TRUSTEE & KATHLEEN F	527 SIR GEORGE PERCY	WILLIAMSBURG	VA
5041200006	PARSONS, CHARLES DOUGLAS TRUSTEE &	120 RANDOLPHS GRN	WILLIAMSBURG	VA
5031300010	PASSARO, GERALD L & RONDA M	519 SIR GEORGE PERCY	WILLIAMSBURG	VA
5041600306	PEHR, ROBERT J TRUSTEE & NANCY K TRU	306 MOODYS RUN	WILLIAMSBURG	VA
5040800107	PHILLIPS KINGSMILL LLC	817 LINKHORN DR	VIRGINIA BEACH	VA
5042100018	PITTS, JOHN D & DENISE P	12818 MOUNT ROYAL LN	FAIRFAX	VA
5031200032	POPE, CHARLES L & MARY F	155 W LANDING	WILLIAMSBURG	VA
5031300006	PORTOFINO LLC	819 BLUE CRAB RD	NEWPORT NEWS	VA
5041500611	POWELL, VIRGINIA CAMILLE ROBINSON	611 PETTUS ORDINARY	WILLIAMSBURG	VA
5041200003	RAGSDALE, PHILIP W JR & MARSHA J	108 RANDOLPHS GRN	WILLIAMSBURG	VA
5030800354	REINHARDT, CURTIN S TRUSTEE &	401 FRANCES THACKER	WILLIAMSBURG	VA
5041200001	REUSSER, DAVID L TRUSTEE &	100 RANDOLPHS GRN	WILLIAMSBURG	VA
5031300009	RITTER, ROBERT T TRUSTEE &	523 SIR GEORGE PERCY	WILLIAMSBURG	VA
5042100017	ROBERTO, CHRISTINE MARIE	176 4TH AVE NE ~UNIT 1702	ST PETERSBURG	FL
5031400015	ROOS, MICHAEL KELLY & FELICIA TAI	615 DOCK LNDG	WILLIAMSBURG	VA
5041600403	RUTTER, NICOLE GWALTNEY	5464 CHERRY HILL LN	SALISBURY	MD
5031000105	SANDERS, WILLIAM HUSTON TRUSTEE &	105 MOODYS RUN	WILLIAMSBURG	VA
5041600402	SERIO, SAMUEL L & MYRNA W	402 MOODYS RUN	WILLIAMSBURG	VA
5031000101	SIEGAL, DAVID M & LAURIEANNE C	4923 KING SOLOMON DR	ANNANDALE	VA
5041300408	SMITH, RODGER DALLERY II &	119 ROCKLAND CIR	WILMINGTON	DE
5042100012	SONG, JIN KEUN	141 ENCLAVE CT	WILLIAMSBURG	VA
5041200016	STANTON, LOWELL SCOTT TRUSTEE &	129 RANDOLPHS GRN	WILLIAMSBURG	VA
5031300005	STEADY, GLENDON JR & LYNN	528 SIR GEORGE PERCY	WILLIAMSBURG	VA
5042100015	STEPHENSON, WILLIAM ROBERT JR TRUSTEE &	129 ENCLAVE CT	WILLIAMSBURG	VA
5041200022	STILES, SALLY W TRUSTEE	105 RANDOLPHS GRN	WILLIAMSBURG	VA
5041600303	STOLDT, CURTIS D TRUSTEE	303 MOODYS RUN	WILLIAMSBURG	VA
5042100009	SUREJA, RAJ N TRUSTEE	132 ENCLAVE CT	WILLIAMSBURG	VA
5041600401	SWIERS, PETER BIRD & KARIN JOHANSEN	401 MOODYS RUN	WILLIAMSBURG	VA
5031400021	THOMPSON, MARK WILLIAM & ELIZABETH S	621 DOCK LNDG	WILLIAMSBURG	VA
5030800356	TOBIN, ELISABETH A TRUSTEE	505 FRANCES THACKER	WILLIAMSBURG	VA
5031300012	TONDORF, SHERWOOD E TRUSTEE &	509 SIR GEORGE PERCY	WILLIAMSBURG	VA
5031300007	TREIBER, KELLY W TRUSTEE &	531 SIR GEORGE PERCY	WILLIAMSBURG	VA
5031000100	VAN VLIET, ARIANNE	628 CONCORD RD	RIDGEWOOD	NJ
5031400012	VANDERSLUIS, JOHN P TRUSTEE	612 DOCK LNDG	WILLIAMSBURG	VA

Adjacent Property Owner Mailing List for Case Number: CBPA-25-0153

5031400017	WALSH, BAILEY GIBSON TRUSTEE &	617 DOCK LNDG	WILLIAMSBURG	VA
5041200004	WATERS, HOWARD B TRUSTEE &	112 RANDOLPHS GRN	WILLIAMSBURG	VA
5042100002	WELHAM, JENNIFER B & WALTER F III	104 ENCLAVE CT	WILLIAMSBURG	VA
5031000110	WINTER, MARK E & CAROL L.	110 MOODYS RUN	WILLIAMSBURG	VA
5031400026	WISE, SCOTT A TRUSTEE &	626 DOCK LNDG	WILLIAMSBURG	VA
5031300002	WOLF, CHRISTOPHER J TRUSTEE &	512 SIR GEORGE PERCY	WILLIAMSBURG	VA
5031300003	WORTH, NICHOLAS E & LAURA C	516 SIR GEORGE PERCY	WILLIAMSBURG	VA
5040800113	WRIGHT, SENDI & TYRONE G	441 INNES RD	WOOD RIDGE	NJ

Adjacent Property Owner Mailing List for Case Number: CBPA-25-0153

Zip Code
23185-8254
23185-6566
23185-8952
23185-8952
23187-1353
23185-6554
23185-6557
23185-6537
23185-6559
22551-4696
23185-8254
23185-7903
14534-1065
23185-7903
18902-1232
23185-7903
29403-6163
23185-6563
23185-6560
23185-8254
23185-6564
23185-8952
23185-6560
63118-1849
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23185-8236
23185-6567
23185-6554
23185-7903
23185-6554
23185-7903
10956-6307
22182-1838

Adjacent Property Owner Mailing List for Case Number: CBPA-25-0153

23185-8950
23185-6560
34108-6544
23185-8953
23185-8952
22180-5867
11795-3208
23185-7903
23185-6537
23185-6557
76107-2919
76107-2942
23185-6554
23185-6563
23185-8254
23185-8256
23185-6560
23185-6563
23187-0279
33414-7415
23185-7903
78721-1281
23185-8256
23185-8256
23185-5559
23185-5286
23185-4465
96814-4926
23185-7903
23185-6537
23185-8236
23185-6554
23188-2639
23185-7903

Adjacent Property Owner Mailing List for Case Number: CBPA-25-0153

23238-6104
23185-6560
23185-8953
23185-7903
23185-8952
23185-8953
23185-8256
23187-0348
23185-5579
23185-5676
76107-2942
24551-3022
23185-6537
23185-5524
23185-8204
23188-7903
23185-8950
23662-1569
23185-6554
23185-8950
23185-8952
23185-8952
23185-6557
23185-6558
85259-3350
23185-6567
23185-6559
23188
23185-6567
23185-6566
23185-6537
23185-6537
23185-8950
23185-6558

Adjacent Property Owner Mailing List for Case Number: CBPA-25-0153

23185-8256
23185-6537
23185-8256
23185-6559
23451-3920
22033-3624
23185-8255
23606-4220
23185-5568
23188-6537
23185-8237
23185-6537
23185-5286
33701-3477
23185-7903
21801-3601
23185-6567
23185-6560
22003-4045
19803-4541
23185-8953
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23185-8256
23185-8953
23185-6554
23185-6564
23185-8952
23185-6563
23185-7903
23185-8236
23188-6320
23185-8256
74502-2818
23185-7903

Adjacent Property Owner Mailing List for Case Number: CBPA-25-0153

23185-7903
23185-6537
23185-8952
23185-6557
23185-7903
23185-8256
23185-8256
70751-1255

PUBLIC HEARING NOTICE

THE WETLANDS BOARD AND CHESAPEAKE BAY BOARD OF JAMES CITY COUNTY, VIRGINIA, WILL HOLD PUBLIC HEARINGS ON **WEDNESDAY, JANUARY 14, 2026 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-25-0032: Mr. Matthew Otto, Corblu Ecology Group, on behalf of Colonial Pipeline Company, has applied for a Wetlands Permit for the Colonial Pipeline Repair at Crossings 12 (James River), 13 (Halfway Creek), 14 (College Creek), and 15 (Chickahominy River) on property located across multiple parcels, JCC Real Estate Tax Map Parcel Nos. 5940100003, 5140100008, 4920300004, 4920300002, 4920300005, 4920300003, 4920100006, 5130100002, 5010100009L, 4820100002, 4820100012, 4910230001A, 4910230034, 49103A0002, 4910230033, 49102300009, 4910230011, 4910230010, 4610100008, 3730100005, 4610100001B, 4610100007, 3730100009, 4610100007A, 343010002, 3430300001.

THE CHESAPEAKE BAY BOARD WILL CONSIDER THE FOLLOWING CASES:

CBPA-25-0141: Mr. Andrew Ross, on behalf of Mr. Peter and Ms. Virginia Andreu, has applied for a Chesapeake Bay Exception for the extension of a deck and relocation of associated stairs on property located at 4748 Westhampton, JCC Tax Map Parcel No. 2341100066.

CBPA-25-0149: Mr. Stephen Tally, VHB, Inc., on behalf of Mr. Michael Lavin, Association for the Preservation of Virginia Antiquities, has applied for a Chesapeake Bay Exception for the construction of an access path on property located at 1369 Colonial Parkway, JCC Tax Map Parcel No. 5420100001.

CBPA-25-0154: Mr. Chase Grogg, Landtech Resources, Inc., on behalf of Ms. Ann Bell, has applied for a Chesapeake Bay Exception for the construction of a retaining wall and patio on property located at 4332 Sprucemont, JCC Tax Map Parcel No. 2340800009.

CBPA-25-0153: Mr. Graham Corson, AES Consulting Engineers, on behalf of Escalante Kingsmill Resort, LLC, has applied for a Chesapeake Bay Exception for the installation of a concrete pad on property located at 1060 Kingsmill Road, JCC Tax Map Parcel No. 5040100002C.

CBPA-25-0151: Mr. Anthony Loubier, VHB, Inc., on behalf of Seaworld Parks & Entertainment, LLC, has applied for a Chesapeake Bay Exception for the installation of signage and footings on property located at 7851 Pocahontas Trail, JCC Tax Map Parcel No. 5140100009.

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 – December 31, 2025 and January 7, 2026
ACCOUNT NO. CU00015112

PUBLIC HEARING NOTICE

VIRGINIA GAZETTE
1/8 PAGE, VERTICAL, B/W

CHESAPEAKE BAY BOARD EXCEPTION No. CBPA-25-0151. 7851 Pocahontas Trail
Staff Report for the January 14, 2026, 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:	SeaWorld Parks & Entertainment, LLC
Agent:	Mr. Anthony Loubier, Vanasse Hangen Brustlin (VHB), Inc.
Location:	7851 Pocahontas Trail
Parcel Identification No.:	5140100009
Parcel:	Busch Gardens Williamsburg
Lot Size:	383.07 acres
Area of Lot in Resource Protection Area (RPA):	+/- 130 acres (39%)
Watershed:	Skiffes Creek (JL35)
Floodplain:	None
Proposed Activity:	Installation of signage and footings for 2026 Oktoberfest
Impervious Cover:	157 square feet, impervious impacts to the 50-foot landward RPA
RPA Encroachment:	1,385 square feet, temporary impacts to the 50-foot landward RPA
Staff Contact:	Amanda Frazier, Watershed Planner Phone: 253-6781

BRIEF SUMMARY AND DESCRIPTION OF ACTIVITIES

Mr. Anthony Loubier, VHB, Inc., has applied for a Chesapeake Bay Exception on behalf of SeaWorld Parks & Entertainment, LLC, for encroachments into the RPA buffer for the installation of signage and footings for 2026 Oktoberfest located at 7851 Pocahontas Trail within the Skiffes Creek watershed. The property is further identified as James City County Real Estate Tax Map Parcel No. 5140100009. The parcel was re-platted in 2009, after the revisions to the Chesapeake Bay Preservation Ordinance in 2004.

The total lot size of this property is 383.07 acres, of which 39% is located within the RPA. The applicant is proposing to install signage and footings for the modification of an existing attraction. Total impacts to the RPA associated with this proposal equate to 157 square feet to the 50-foot landward RPA. Required mitigation for this amount of impervious impacts equals half a planting unit (six shrubs).

STAFF EVALUATION

Staff has evaluated the application and exception request for the installation of signage and footings for 2026 Oktoberfest. This application meets the Ordinance conditions in Sections 23-11 and 23-14 and should be heard by the Board because the project is accessory in nature and outside the scope of 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 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 Applicant must obtain all other necessary federal, state, and local permits as required for the project; and

2. The Applicant must submit a mitigation plan equal to half a planting unit (six shrubs); and

3. The Applicant must submit a surety of $500 in a form acceptable to the James City County Attorney's Office to guarantee the mitigation plan equaling half a planting unit (six shrubs); and

4. This exception request approval will become null and void if construction has not begun by January 14, 2027; and

5. Written requests for an extension to an exception must be submitted to the Stormwater and Resource Protection Division no later than December 3, 2026, six weeks prior to the expiration date.

AF/tm
CBPA25-151-7851PocTrl

Attachments:
1. Resolution
2. Site Plan

R E S O L U T I O N

CASE NO. CBPA-25-0151. 7851 POCAHONTAS TRAIL

JAMES CITY COUNTY CHESAPEAKE BAY PRESERVATION ORDINANCE EXCEPTION

WHEREAS, Mr. Anthony Loubier, Vanasse Hangen Brustlin (VHB), Inc., on behalf of SeaWorld Parks & Entertainment, LLC (the "Applicant"), has applied to the Chesapeake Bay Board of James City County (the "Board") on January 14, 2026, to request an exception to use the Resource Protection Area (the "RPA") on a parcel of property located at 7851 Pocahontas Trail (the "Property") and further identified as James City County Real Estate Tax Map Parcel No. 5140100009, as set forth in the application CBPA-25-0151 for the purpose of the installation of signage and footings for 2026 Oktoberfest; 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 and consideration of the evidence presented, including but not limited to, the staff memoranda, presentation, and public comments 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-25-0151, 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 submit a mitigation plan equal to half a planting unit (six shrubs); and

3. The Applicant must submit a surety of $500 in a form acceptable to the James City County Attorney's Office to guarantee the mitigation plan equaling half a planting unit (six shrubs); and

4. This exception request approval will become null and void if construction has not begun by January 14, 2027; and

    a. Written requests for an extension to an exception must be submitted to the Stormwater and Resource Protection Division no later than December 3, 2026, six weeks prior to the expiration date.

_____
Leslie Bowie
Vice Chair, Chesapeake Bay Board

_____
Emily Grojean
Secretary to the Board

Adopted by the Chesapeake Bay Board of James City County, Virginia, this 14th day of January 2026.

CBPA25-151-7851PocTrlApp-res

R E S O L U T I O N

CASE NO. CBPA-25-0151. 7851 POCAHONTAS TRAIL

JAMES CITY COUNTY CHESAPEAKE BAY PRESERVATION ORDINANCE EXCEPTION

WHEREAS, Mr. Anthony Loubier, Vanasse Hangen Brustlin (VHB), Inc., on behalf of SeaWorld Parks & Entertainment, LLC (the "Applicant"), has applied to the Chesapeake Bay Board of James City County (the "Board") on January 14, 2026, to request an exception to use the Resource Protection Area (the "RPA") on a parcel of property located at 7851 Pocahontas Trail (the "Property") and further identified as James City County Real Estate Tax Map Parcel No. 5140100009, as set forth in the application CBPA-25-0151 for the purpose of the installation of signage and footings for 2026 Oktoberfest; 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-25-0151.

_____
Leslie Bowie
Vice Chair, Chesapeake Bay Board

_____
Emily Grojean
Secretary to the Board

Adopted by the Chesapeake Bay Board of James City County, Virginia, this 14th day of January 2026.

CBPA25-151-7851PocTrlDny-res

\\vhb.com\gbl\Client\035273.052\05_Work\cad\ld\Planmisc\35273.52-CBB.dwg


50' RPA
100' RPA
50' RPA
100' RPA
50' RPA
100' RPA
50' RPA
RHINE RIVER
EDGE OF WATER
FRAMED "STATION" ON CONC PAD
FRAMED "MAINTENANCE BUILDING"
1-STORY FRAMED "GIFT SHOP"
CONTROL BUILDING
WOOD DECK
FRAMED "SHED"
CONC. WALL UNDER DECK
METAL HAND RAIL (TYP.)
WOOD COLUMN (TYP.)
ROOF OVERHANG
WOOD STEPS
UMBRELLA STAND
TRENCH DRAIN
CONC. SWALE COVERED WITH PLYWOOD AND MULCH
CONCRETE PAD COVERED WITH MULCH
CONC. RIDE COLUMN BURIED TOP=42.90
CONC. RIDE PIER
CHAINLINK FENCE
IRON RAIL FENCE
IRON HANDRAILS
TIMBER WALL
ELEC. PAD AND TWO 2" CONDUIT
WOOD RAIL AND STEPS
CONC. PAD
CONC. RIDE COLUMN BURIED TOP=51.04
CONC. RIDE COLUMN BURIED TOP=54.31
CONC. RIDE COLUMN BURIED TOP=60.91
CONC. RIDE COLUMN BURIED TOP=64.39
CONC. RIDE COLUMN BURIED TOP=54.37
CONC. RIDE COLUMN BURIED TOP=54.37
CONC. RIDE COLUMN PARTIALLY COVERED
CONC. RIDE COLUMN BURIED TOP=54.37
CONC. RIDE COLUMN BURIED TOP=54.37
CONC. RIDE COLUMN BURIED TOP=54.37

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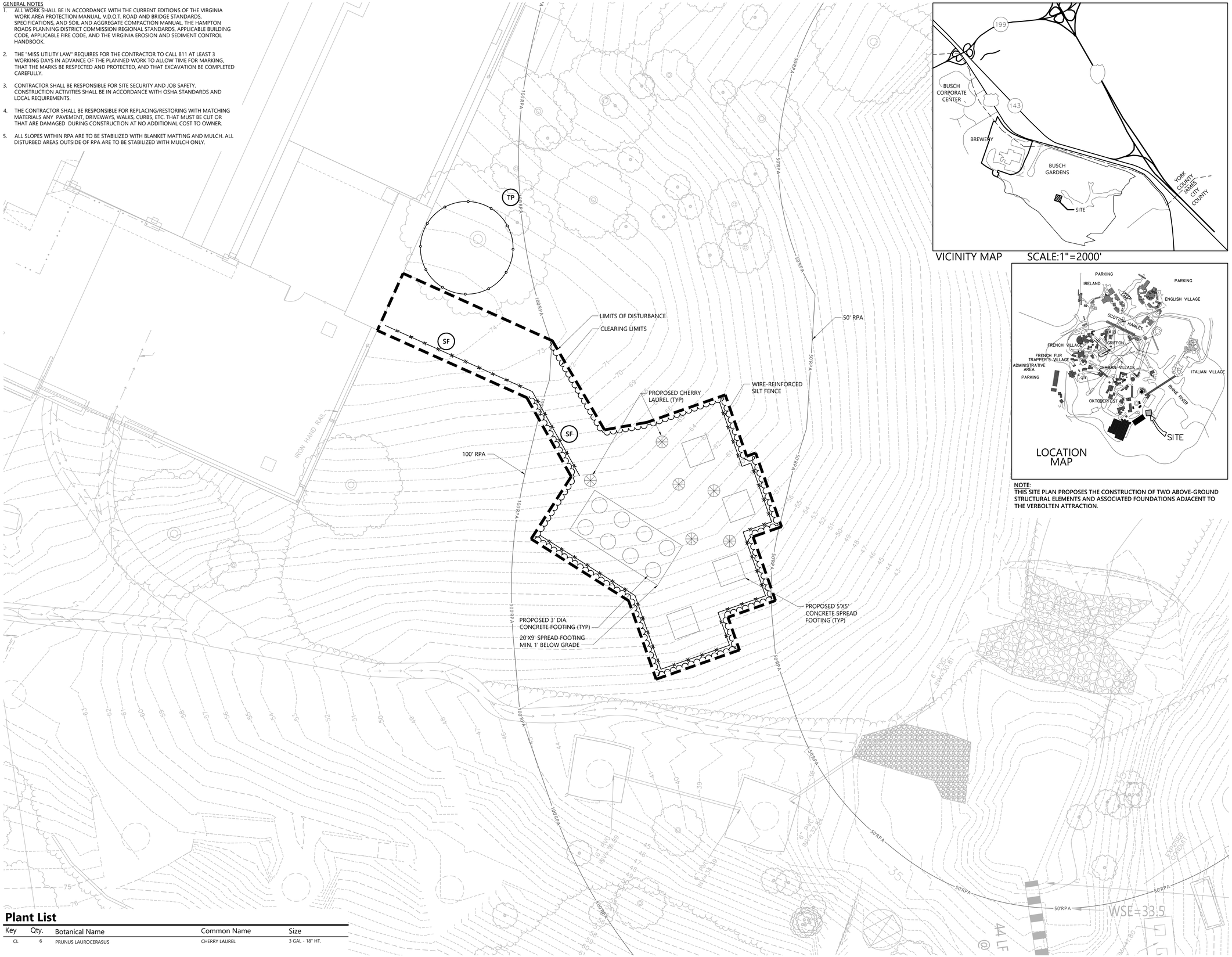
GENERAL NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE VIRGINIA WORK AREA PROTECTION MANUAL, V.D.O.T. ROAD AND BRIDGE STANDARDS, SPECIFICATIONS, AND SOIL AND AGGREGATE COMPACTION MANUAL, THE HAMPTON ROADS PLANNING DISTRICT COMMISSION REGIONAL STANDARDS, APPLICABLE BUILDING CODE, APPLICABLE FIRE CODE, AND THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK.
2. THE "MISS UTILITY LAW" REQUIRES FOR THE CONTRACTOR TO CALL 811 AT LEAST 3 WORKING DAYS IN ADVANCE OF THE PLANNED WORK TO ALLOW TIME FOR MARKING, THAT THE MARKS BE RESPECTED AND PROTECTED, AND THAT EXCAVATION BE COMPLETED CAREFULLY.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR SITE SECURITY AND JOB SAFETY. CONSTRUCTION ACTIVITIES SHALL BE IN ACCORDANCE WITH OSHA STANDARDS AND LOCAL REQUIREMENTS.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACING/RESTORING WITH MATCHING MATERIALS ANY PAVEMENT, DRIVEWAYS, WALKS, CURBS, ETC. THAT MUST BE CUT OR THAT ARE DAMAGED DURING CONSTRUCTION AT NO ADDITIONAL COST TO OWNER.
5. ALL SLOPES WITHIN RPA ARE TO BE STABILIZED WITH BLANKET MATTING AND MULCH. ALL DISTURBED AREAS OUTSIDE OF RPA ARE TO BE STABILIZED WITH MULCH ONLY.



VICINITY MAP SCALE:1"=2000'

LOCATION MAP

NOTE:
THIS SITE PLAN PROPOSES THE CONSTRUCTION OF TWO ABOVE-GROUND STRUCTURAL ELEMENTS AND ASSOCIATED FOUNDATIONS ADJACENT TO THE VERBOLTEN ATTRACTION.

Plant List

Key	Qty.	Botanical Name	Common Name	Size
CL	6	PRUNUS LAUROCERASUS	CHERRY LAUREL	3 GAL - 18" HT.

vhb.com

vhb

351 McLaws Circle
Suite 3
Williamsburg, VA 23185
757.220.0500

STATISTICAL DATA

PROJECT SITE ADDRESS:	7851 POCAHONTAS TRAIL WILLIAMSBURG, VA. 23185
JAMES CITY COUNTY PARCEL ID.:	5140100009
ZONING:	M-1 PROJECT SITE INCLUDED IN THE PSA OF JAMES CITY COUNTY
TOTAL SITE AREA:	382 ACRES
TOTAL DISTURBED AREA:	2,091 sq.ft. / 0.04 ac.
EXISTING IMPERVIOUS AREA:	0 sq.ft.
PROPOSED IMPERVIOUS AREA:	280 sq.ft.
WATER SUPPLY:	WATER SUPPLIED BY NEWPORT NEWS WATER WORKS
WATER SYSTEM:	PRIVATE
SANITARY SEWER DISCHARGE:	THROUGH HAMPTON ROADS SANITATION DISTRICT
SANITARY SEWER SYSTEM:	PRIVATE
STORM WATER QUALITY:	RHINE RIVER WILL PROVIDE STORM WATER QUALITY BMP
WATERSHED:	THIS SITE LIES WITHIN THE JAMES RIVER-SKIFFES CREEK WATERSHED (HUC=JL35).
FLOOD INSURANCE RATE MAP:	51095C0207D
DATED:	DECEMBER 16, 2015 PROJECT APPEARS TO BE IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN
OWNER/DEVELOPER:	SEAWORLD PARKS & ENTERTAINMENT, LLC D/B/A BUSCH GARDENS WILLIAMSBURG
CONTACT:	HAYLEY DUFFY
ADDRESS:	ONE BUSCH GARDENS BLVD. WILLIAMSBURG, VA. 23185-8765
TELEPHONE:	1.609.433.5274
FAX:	1.757.253.3453

Erosion Control Legend

SF — C-PCM-04-2 SILT FENCE

TP — C-SSM-01-2 TREE PROTECTION

0 4 8 16 Feet

Busch Gardens 2026 Oktoberfest

7851 Pocahontas Trail
Williamsburg, VA

No.	Revision	Date	Appvd.

Designed by | Checked by

Issued for | Date

Review — December 29, 2025

Drawing Title: Site Plan

Drawing Number: C-1

Sheet 1 of 2

Project Number: 35273.52

COMMONWEALTH OF VIRGINIA
ANTHONY J. LOUBIER
Lic. No. 054250
12/29/2025
PROFESSIONAL ENGINEER

Saved Monday, January 5, 2026 8:57:00 AM JAYALA-SILVA Plotted Monday, January 5, 2026 10:46:30 AM Janette Ayala-Silva

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

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

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

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

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

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

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

RE: CBPA-25-0151
7851 Pocahontas Trail
Installation of signage, footings

December 19, 2025

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. Anthony Loubier, VHB, Inc., on behalf of Seaworld Parks & Entertainment, LLC, for encroachments into the Resource Protection Area buffer for the installation of signage and footings. The project is located at 7851 Pocahontas Trail, JCC Tax Map Parcel No. 5140100009.

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

The Chesapeake Bay Board will hold an advertised public hearing on **Wednesday, January 14, 2026, 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,

Emily Grojean

Emily Grojean
Chesapeake Bay Board Secretary
757-253-6789
Emily.Grojean@jamescitycountyva.gov

Adjacent Property Owner Mailing List for Case Number: CBPA-25-0151

PIN	Last Name	Address Line 1	City	State	Zip Code
5130100001	ANHEUSER BUSCH BREWING PROPERTIES LLC	1 BUSCH PL	SAINT LOUIS	MO	63118-1849
5230100111	ESCALANTE KINGSMILL RESORT LLC	2930 BLEDSOE ST STE 124	FORT WORTH	TX	76107-2942
5140100003	LEE, EDGAR ROBERT & REBECCA LINDSEY	215 TELFORD DR	NEWPORT NEWS	VA	23602-5224
	Mr. Anthony Loubier, VHB, Inc.	351 McClaws Circle, Unit 3	Williamsburg	VA	23185
5140100009	SEAWORLD PARKS & ENTERTAINMENT LLC	PO BOX 543185	DALLAS	TX	75354-3185
5140100002	STURDIVANT, TONI C	8405 POCAHONTAS TRL	WILLIAMSBURG	VA	23185-5952

PUBLIC HEARING NOTICE

THE WETLANDS BOARD AND CHESAPEAKE BAY BOARD OF JAMES CITY COUNTY, VIRGINIA, WILL HOLD PUBLIC HEARINGS ON **WEDNESDAY, JANUARY 14, 2026 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-25-0032: Mr. Matthew Otto, Corblu Ecology Group, on behalf of Colonial Pipeline Company, has applied for a Wetlands Permit for the Colonial Pipeline Repair at Crossings 12 (James River), 13 (Halfway Creek), 14 (College Creek), and 15 (Chickahominy River) on property located across multiple parcels, JCC Real Estate Tax Map Parcel Nos. 5940100003, 5140100008, 4920300004, 4920300002, 4920300005, 4920300003, 4920100006, 5130100002, 5010100009L, 4820100002, 4820100012, 4910230001A, 4910230034, 49103A0002, 4910230033, 49102300009, 4910230011, 4910230010, 4610100008, 3730100005, 4610100001B, 4610100007, 3730100009, 4610100007A, 343010002, 3430300001.

THE CHESAPEAKE BAY BOARD WILL CONSIDER THE FOLLOWING CASES:

CBPA-25-0141: Mr. Andrew Ross, on behalf of Mr. Peter and Ms. Virginia Andreu, has applied for a Chesapeake Bay Exception for the extension of a deck and relocation of associated stairs on property located at 4748 Westhampton, JCC Tax Map Parcel No. 2341100066.

CBPA-25-0149: Mr. Stephen Tally, VHB, Inc., on behalf of Mr. Michael Lavin, Association for the Preservation of Virginia Antiquities, has applied for a Chesapeake Bay Exception for the construction of an access path on property located at 1369 Colonial Parkway, JCC Tax Map Parcel No. 5420100001.

CBPA-25-0154: Mr. Chase Grogg, Landtech Resources, Inc., on behalf of Ms. Ann Bell, has applied for a Chesapeake Bay Exception for the construction of a retaining wall and patio on property located at 4332 Sprucemont, JCC Tax Map Parcel No. 2340800009.

CBPA-25-0153: Mr. Graham Corson, AES Consulting Engineers, on behalf of Escalante Kingsmill Resort, LLC, has applied for a Chesapeake Bay Exception for the installation of a concrete pad on property located at 1060 Kingsmill Road, JCC Tax Map Parcel No. 5040100002C.

CBPA-25-0151: Mr. Anthony Loubier, VHB, Inc., on behalf of Seaworld Parks & Entertainment, LLC, has applied for a Chesapeake Bay Exception for the installation of signage and footings on property located at 7851 Pocahontas Trail, JCC Tax Map Parcel No. 5140100009.

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 – December 31, 2025 and January 7, 2026
ACCOUNT NO. CU00015112

PUBLIC HEARING NOTICE

VIRGINIA GAZETTE
1/8 PAGE, VERTICAL, B/W

CHESAPEAKE BAY BOARD EXCEPTION No. CBPA-25-0149. 1369 Colonial Parkway
Staff Report for the January 14, 2026, 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:	Mr. Michael Lavin, Association for the Preservation of Virginia Antiquities
Agent:	Mr. Stephen Talley, Vanasse Hangen Brustlin (VHB), Inc.
Location:	1369 Colonial Parkway
Parcel Identification No.:	5420100001
Parcel:	Yeardley House on Jamestown Island
Lot Size:	23.71 acres
Area of Lot in Resource Protection Area (RPA):	21.43 acres (90%)
Watershed:	Mill Creek (JL33)
Floodplain:	Zone AE - Base flood elevation 7 feet Zone VE - Base flood elevation 10 feet
Proposed Activity:	Construction of an access path
Impervious Cover:	13,093 square feet, impervious cover
RPA Encroachment:	7,980 square feet of impacts, 100-foot landward RPA 5,113 square feet of impacts, 50-foot seaward RPA 13,093 square feet of total impacts within the RPA
Staff Contact:	Emily Grojean, Watershed Planner Phone: 253-6789

BRIEF SUMMARY AND DESCRIPTION OF ACTIVITIES

Mr. Stephen Talley, VHB, Inc., has applied for a Chesapeake Bay Exception on behalf of Mr. Michael Lavin, Association for the Preservation of Virginia Antiquities, for encroachments into the RPA buffer for the construction of an access path located at 1369 Colonial Parkway within the Mill Creek watershed. The property is further identified as James City County Real Estate Tax Map Parcel No. 5420100001. The parcel was platted in 1907, prior to the adoption of the Chesapeake Bay Ordinance in 1990.

The total lot size of this property is 23.71 acres, of which 90% is located within the RPA. The applicant is proposing to construct an access path. Total impacts to the RPA associated with this proposal equate to 7,980 square feet of impacts to the 100-foot RPA, 5,113 square feet of impacts to the 50-foot RPA, for a total of 13,093 square feet of total impacts to the RPA. Required mitigation for this amount of impervious impacts equals 33 planting units (33 canopy trees, 66 understory trees, and 99 shrubs). The applicant has not submitted a mitigation plan at this time, but will be required to do so prior to the issuance of a Land Disturbance Permit (LDP) as a condition of approval.

STAFF EVALUATION

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

CONSIDERATION BY THE CHESAPEAKE BAY BOARD

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

1. The exception request is the minimum necessary to afford relief; and

2. Granting the exception will not confer upon the Applicant any special privileges denied by Chapter 23, Chesapeake Bay Preservation, of the James City County Code, to other property owners similarly situated in the vicinity; and

3. The exception request will be in harmony with the purpose and intent of Chapter 23 of the James City County Code and is not of substantial detriment to water quality; and

4. The exception request is not based on conditions or circumstances that are self-created or self-imposed, nor does the request arise from conditions or circumstances, either permitted or 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. 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 Applicant must obtain all other necessary federal, state, and local permits including the submittal of an Erosion and Sediment Control Plan and an LDP as required for the project; and

2. The Applicant must submit a mitigation plan equaling 33 planting units (33 canopy trees, 66 understory trees, and 99 shrubs) prior to the issuance of an LDP; and

3. The Applicant must submit a surety of $16,500 in a form acceptable to the James City County Attorney's Office to guarantee the mitigation plan equaling 33 planting units (33 canopy trees, 66 understory trees, and 99 shrubs; and

4. This exception request approval will become null and void if construction has not begun by January 14, 2027; and

5. Written requests for an extension to an exception must be submitted to the Stormwater and Resource Protection Division no later than December 3, 2027, six weeks prior to the expiration date.

CBPA25-149_1369ColPkwy

Attachments:
1. Resolution
2. Site Plan

R E S O L U T I O N

CASE NO. CBPA-25-0149. 1369 COLONIAL PARKWAY

JAMES CITY COUNTY CHESAPEAKE BAY PRESERVATION ORDINANCE EXCEPTION

WHEREAS, Mr. Stephen Talley, Vanasse Hangen Brustlin, Inc., on behalf of Mr. Michael Lavin, Association for the Preservation of Virginia Antiquities (the "Applicant"), has applied to the Chesapeake Bay Board of James City County (the "Board") on January 14, 2026, to request an exception to use the Resource Protection Area (the "RPA") on a parcel of property located at 1369 Colonial Parkway (the "Property") and further identified as James City County Real Estate Tax Map Parcel No. 5420100001, as set forth in the application CBPA-25-0149 for the purpose of the construction of an access path; 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-25-0149.

_____
Leslie Bowie
Vice Chair, Chesapeake Bay Board

_____
Emily Grojean
Secretary to the Board

Adopted by the Chesapeake Bay Board of James City County, Virginia, this 14th day of January, 2026.

CBPA25-149_1369ColPkwyDny-res

R E S O L U T I O N

CASE NO. CBPA-25-0149. 1369 COLONIAL PARKWAY

JAMES CITY COUNTY CHESAPEAKE BAY PRESERVATION ORDINANCE EXCEPTION

WHEREAS, Mr. Stephen Talley, Vanasse Hangen Brustlin, Inc., on behalf of Mr. Michael Lavin, Association for the Preservation of Virginia Antiquities (the "Applicant"), has applied to the Chesapeake Bay Board of James City County (the "Board") on January 14, 2026, to request an exception to use the Resource Protection Area (the "RPA") on a parcel of property located at 1369 Colonial Parkway (the "Property") and further identified as James City County Real Estate Tax Map Parcel No. 5420100001, as set forth in the application CBPA-25-0149 for the purpose of the construction of an access path; 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, and consideration of the evidence presented, including but not limited to, the staff memoranda, presentation, and public comments, 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-25-0149, subject to the following conditions:

1. The Applicant must obtain all other necessary federal, state, and local permits including the submittal of an Erosion and Sediment Control Plan and a Land Disturbance Permit (LDP) as required for the project; and

2. The Applicant must submit a mitigation plan equaling 33 planting units (33 canopy trees, 66 understory trees, and 99 shrubs) prior to the issuance of an LDP; and

3. The Applicant must submit a surety of $16,500 in a form acceptable to the James City County Attorney's Office to guarantee the mitigation plan equaling 33 planting units (33 canopy trees, 66 understory trees, and 99 shrubs); and

4. This exception request approval will become null and void if construction has not begun by January 14, 2027; and

5. Written requests for an extension to an exception must be submitted to the Stormwater and Resource Protection Division no later than December 3, 2027, six weeks prior to the expiration date.

_____ _____

Leslie Bowie
Vice Chair, Chesapeake Bay Board

Emily Grojean
Secretary to the Board

Adopted by the Chesapeake Bay Board of James City County, Virginia, this 14th day of January, 2026.

CBPA25-149_1369ColPkwyApp-res

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Total Disturbed Area in 100' RPA:	1.42 acres (61,829 SQFT)
Total Impervious Area in 100' RPA:	0.45 acres (19,758 SQFT)
Disturbed 50' Landward RPA:	0.93 acres (40,421 SQFT)
Existing Impervious Area:	0.32 acres (13,910 SQFT)
Disturbed 50' Seaward RPA:	0.49 acres (21,408 SQFT)
Existing Impervious Area:	0.13 acres (5,848 SQFT)

RPA Impervious Calculations: Existing Conditions

Jamestown Rediscovery

Jamestown, Virginia

Source:

Prepared for:

Date: **January 7, 2026**

0 25 50 100 Feet

vhb

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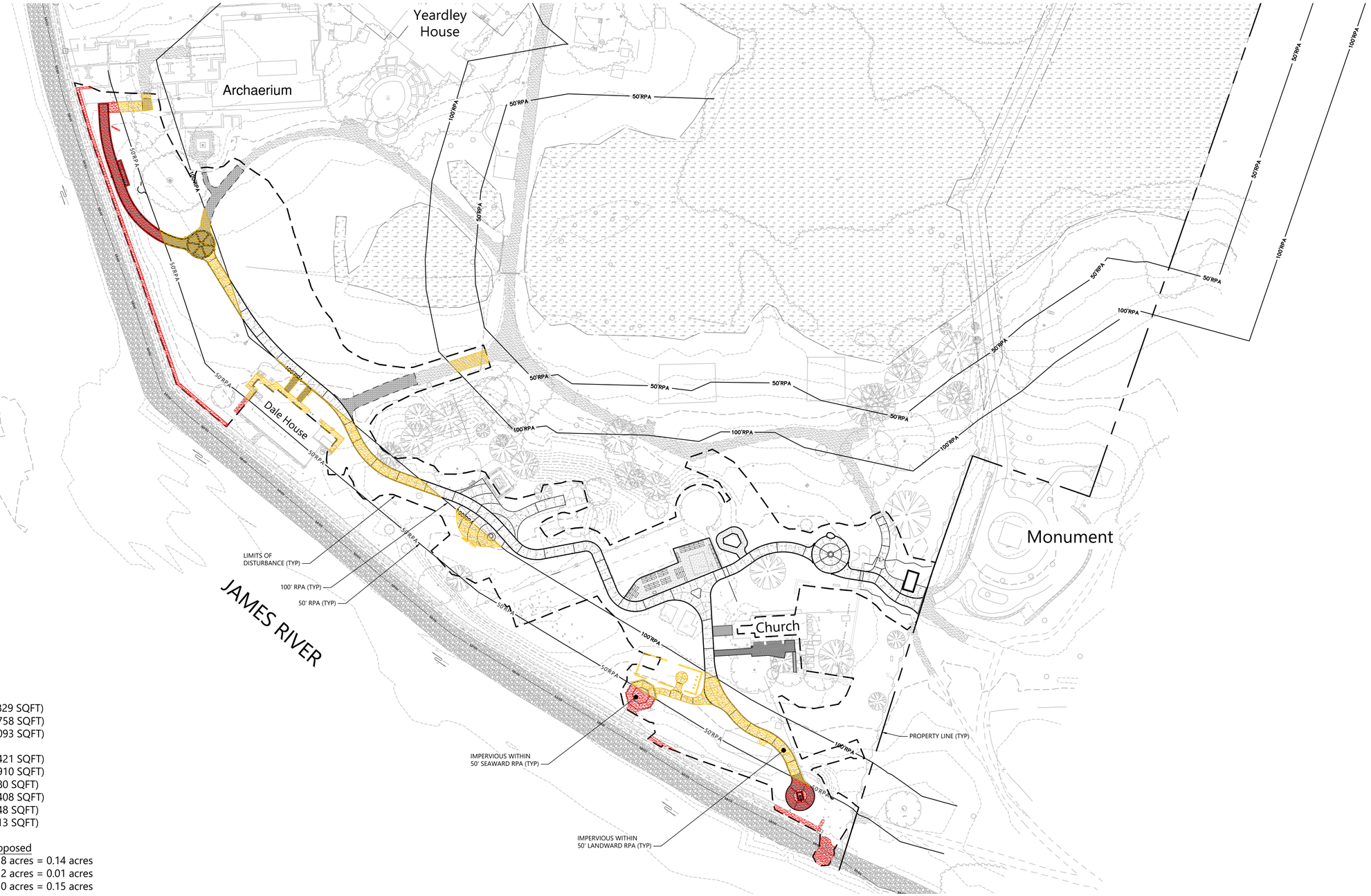

Total Disturbed Area in 100' RPA:	1.42 acres (61,829 SQFT)
Total Ex. Impervious Area in 100' RPA:	0.45 acres (19,758 SQFT)
Total Pr. Impervious Area in 100' RPA:	0.30 acres (13,093 SQFT)
Disturbed 50' Landward RPA:	0.93 acres (40,421 SQFT)
Existing Impervious Area:	0.32 acres (13,910 SQFT)
Proposed Impervious Area:	0.18 acres (7,980 SQFT)
Disturbed 50' Seaward RPA:	0.49 acres (21,408 SQFT)
Existing Impervious Area:	0.13 acres (5,848 SQFT)
Proposed Impervious Area:	0.12 acres (5,113 SQFT)

	Existing	Proposed	
Imp. Area Reduction in 50' Landward RPA:	0.32 acres	- 0.18 acres	= 0.14 acres
Imp. Area Reduction in 50' Seaward RPA:	0.13 acres	- 0.12 acres	= 0.01 acres
Total Imp. Area Reduction in 100' RPA:	0.45 acres	- 0.30 acres	= 0.15 acres

RPA Impervious Calculations: Proposed Conditions

Jamestown Rediscovery
Jamestown, Virginia

Source:
Prepared for:
Date: **January 7, 2026**

0 50 100 200Feet

vhb

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

Capital Projects
107 Tewning Road
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Stormwater and Resource Protection
101-E Mounts Bay Road
Williamsburg, VA 23185
757-253-6670

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

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

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

RE: CBPA-25-0149
1369 Colonial Parkway
Construction of access path

December 19, 2025

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. Stephen Tally, VHB, Inc., on behalf of Mr. Michael Lavin, Association for the Preservation of Virginia Antiquities, for encroachments into the Resource Protection Area buffer for the construction of an access path. The project is located at 1369 Colonial Parkway, JCC Tax Map Parcel No. 5420100001.

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 14, 2026, 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,

Emily Grojean

Emily Grojean
Chesapeake Bay Board Secretary
757-253-6789
Emily.Grojean@jamescitycountyva.gov

Adjacent Property Owner Mailing List for Case Number: CBPA-25-0149

PIN	Last Name	Address Line 1	City	State	Zip Code
5420100001	ASSOCIATION FOR THE PRESERVATION	1365 COLONIAL PKWY	WILLIAMSBURG	VA	23185-1900
	Mr. Stephen Talley, VHB Inc.	351 McClaws Circle, Unit 3	Williamsburg	VA	23185
5510100001	UNITED STATES OF AMERICA	1849 C ST NW RM 2444	WASHINGTON	DC	20240-0002

PUBLIC HEARING NOTICE

THE WETLANDS BOARD AND CHESAPEAKE BAY BOARD OF JAMES CITY COUNTY, VIRGINIA, WILL HOLD PUBLIC HEARINGS ON **WEDNESDAY, JANUARY 14, 2026 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-25-0032: Mr. Matthew Otto, Corblu Ecology Group, on behalf of Colonial Pipeline Company, has applied for a Wetlands Permit for the Colonial Pipeline Repair at Crossings 12 (James River), 13 (Halfway Creek), 14 (College Creek), and 15 (Chickahominy River) on property located across multiple parcels, JCC Real Estate Tax Map Parcel Nos. 5940100003, 5140100008, 4920300004, 4920300002, 4920300005, 4920300003, 4920100006, 5130100002, 5010100009L, 4820100002, 4820100012, 4910230001A, 4910230034, 49103A0002, 4910230033, 49102300009, 4910230011, 4910230010, 4610100008, 3730100005, 4610100001B, 4610100007, 3730100009, 4610100007A, 343010002, 3430300001.

THE CHESAPEAKE BAY BOARD WILL CONSIDER THE FOLLOWING CASES:

CBPA-25-0141: Mr. Andrew Ross, on behalf of Mr. Peter and Ms. Virginia Andreu, has applied for a Chesapeake Bay Exception for the extension of a deck and relocation of associated stairs on property located at 4748 Westhampton, JCC Tax Map Parcel No. 2341100066.

CBPA-25-0149: Mr. Stephen Tally, VHB, Inc., on behalf of Mr. Michael Lavin, Association for the Preservation of Virginia Antiquities, has applied for a Chesapeake Bay Exception for the construction of an access path on property located at 1369 Colonial Parkway, JCC Tax Map Parcel No. 5420100001.

CBPA-25-0154: Mr. Chase Grogg, Landtech Resources, Inc., on behalf of Ms. Ann Bell, has applied for a Chesapeake Bay Exception for the construction of a retaining wall and patio on property located at 4332 Sprucemont, JCC Tax Map Parcel No. 2340800009.

CBPA-25-0153: Mr. Graham Corson, AES Consulting Engineers, on behalf of Escalante Kingsmill Resort, LLC, has applied for a Chesapeake Bay Exception for the installation of a concrete pad on property located at 1060 Kingsmill Road, JCC Tax Map Parcel No. 5040100002C.

CBPA-25-0151: Mr. Anthony Loubier, VHB, Inc., on behalf of Seaworld Parks & Entertainment, LLC, has applied for a Chesapeake Bay Exception for the installation of signage and footings on property located at 7851 Pocahontas Trail, JCC Tax Map Parcel No. 5140100009.

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 – December 31, 2025 and January 7, 2026
ACCOUNT NO. CU00015112

PUBLIC HEARING NOTICE

VIRGINIA GAZETTE
1/8 PAGE, VERTICAL, B/W

M E M O R A N D U M

DATE: January 14, 2026

TO: The Chesapeake Bay Board

FROM: Amanda Frazier, Watershed Planner

SUBJECT: Chesapeake Bay Board Exception No. CBPA-23-0190. 123 Whiting Avenue

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Mr. Barry Moses, James City County, is requesting a two-year extension to CBPA-23-0190, originally approved on March 13, 2024. Staff concurs with the request for a two-year extension, with the stipulation that all permit conditions, except for the expiration date, be reauthorized and that the new date of expiration be March 13, 2028.

AF/tm
CBPA23-190-123WhtngAve-mem

Attachment

R E S O L U T I O N

CASE NO. CBPA-23-0190. 123 WHITING AVENUE

JAMES CITY COUNTY CHESAPEAKE BAY PRESERVATION ORDINANCE EXCEPTION

WHEREAS, Mr. Barry Moses, James City County (the "Applicant"), has requested an extension for the exception granted by the Chesapeake Bay Board of James City County (the "Board") on January 14, 2026. The exception request is for the use of the Resource Protection Area (the "RPA") on a parcel of property located at 123 Whiting Avenue (the "Property") and further identified as James City County Real Estate Tax Map Parcel No. 5230900001A, as set forth in the application CBPA-23-0190 for the purpose of constructing a Step Pool Stormwater Conveyance System; and

WHEREAS, the Board has listened to the arguments presented and has carefully considered all evidence entered into the record.

NOW, THEREFORE, BE IT RESOLVED that the Chesapeake Bay Board of James City County, Virginia, following a public hearing, by a majority vote of its members FINDS that:

1. The exception request is the minimum necessary to afford relief.

2. Granting the exception will not confer upon the Applicant any special privileges denied by Chapter 23, Chesapeake Bay Preservation, of the James City County Code, to other property owners similarly situated in the vicinity.

3. The exception request will be in harmony with the purpose and intent of Chapter 23 of the James City County Code and is not of substantial detriment to water quality.

4. The exception request is not based on conditions or circumstances that are self-created or self-imposed, nor does the request arise from conditions or circumstances either permitted or nonconforming that are related to adjacent parcels.

5. Reasonable and appropriate conditions are hereby imposed, as set forth below, which will prevent the exception request from causing a degradation of water quality.

6. In granting this exception, the following conditions are hereby imposed to prevent this exception request from causing degradation of water quality:

    a) The Applicant must obtain all other necessary federal, state, and local permits as required for the project; and

    b) The exception request approval will become null and void if construction has not begun by March 13, 2028; and

c) Written requests for an extension to an exception shall be submitted to the Stormwater and Resource Protection Division no later than January 31, 2028, six weeks prior to the expiration date.

_____	_____
Charles Roadley	Emily Grojean
Chair, Chesapeake Bay Board	Secretary to the Board

Adopted by the Chesapeake Bay Board of James City County, Virginia, this 14th day of January, 2026.

CBPA23-190-123WhtngAve-res