AGENDA

JAMES CITY COUNTY CHESAPEAKE BAY BOARD

REGULAR MEETING

COUNTY GOVERNMENT CENTER BOARD ROOM

101 MOUNTS BAY ROAD, WILLIAMSBURG, VA 23185

June 10, 2026

5:00 PM

A. CALL TO ORDER

B. ROLL CALL

C. MINUTES

1. Minutes from the April 8, 2026, Regular Meeting

D. PUBLIC COMMENT

E. PUBLIC HEARING(S)

1. CBPA-26-0048: 8629 Diascund Road
2. CBPA-26-0028: 104 Dundee
3. CBPA-26-0022: 140 Kingspoint Drive
4. CBPA-26-0026: 108 Southern Hills
5. CBPA-26-0021: 139 Kingspoint Drive

F. BOARD CONSIDERATION(S)

1. CBPA-25-0060: 117 Northpoint Drive 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
April 8, 2026
5:00 PM

A. CALL TO ORDER

The Chesapeake Bay Board meeting for April 8, 2026, was called to order.

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

B. ROLL CALL

Board Members Present:
Charles Roadley, Chair
Leslie Bowie, Vice Chair
Scott Maye
Mark McElroy
Matthew Woolsey, Alternate

Board Members Absent:
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

C. MINUTES

1. Minutes from March 11, 2026, Regular Meeting

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

   The minutes were approved on a voice vote.

D. PUBLIC COMMENT

None.

E. PUBLIC HEARING(S)

1. CBPA-26-0019: 168 The Maine

   A motion to Approve w/ Conditions was made by Mr. Maye, the motion result was Passed.
   AYES: 5 NAYS: 0 ABSTAIN: 0 ABSENT: 1
   Ayes: Bowie, Maye, McElroy, Roadley, Woolsey
   Absent: O'Brien

Ms. Emily Grojean, Watershed Planner, presented the exception request submitted by Mr. Daniel Walz and Ms. Amy Richwine for encroachments into the Resource Protection Area (RPA) for the construction of a fire pit, patio, and walkway. The property is further identified as James City County Real Estate Tax Map Parcel No. 4540200057. 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. Maye asked about the structure of the rain guards and downspouts.

Staff clarified.

Mr. Roadley opened the Public Hearing.

A. Mr. Daniel Walz, 168 The Maine, addressed the Board and stated that he was ready to answer any questions.

The Board discussed the pros and cons of the plan.

Mr. Roadley closed the Public Hearing.

2. CBPA-26-0001: 5505 S Mallard Run

   A motion to Approve w/ Conditions was made by Mr. Woolsey, the motion result was Passed.
   AYES: 5 NAYS: 0 ABSTAIN: 0 ABSENT: 1
   Ayes: Bowie, Maye, McElroy, Roadley, Woolsey
   Absent: O'Brien

Ms. Emily Grojean, Watershed Planner, presented the exception request submitted by Mr. Michael and Ms. Eileen Roselli, for encroachments into the RPA for the after-the-fact construction of a deck, patio, and fire pit. The property is further identified as James City County Real Estate Tax Map Parcel No. 3140600032. The presentation described the current and proposed site conditions. If the Board approved the request, staff asked that the suggested conditions be incorporated into the approval.

Mr. Roadley opened the Public Hearing.

A. Mr. Michael Roselli, 5505 S Mallard Run, addressed the Board and stated that he would answer any questions.

Mr. Maye asked if the applicant had noticed any increase in runoff since the patio and deck were rebuilt.

A. Mr. Roselli answered that runoff and drainage were working properly since he had additional plantings added to the yard.

The Board discussed the pros and cons of the plan.

Mr. Roadley closed the Public Hearing.

3. CBPA-26-0021: 139 Kingspoint Drive

   A motion to Defer was made by Mr. Maye, the motion result was Passed.
   AYES: 5 NAYS: 0 ABSTAIN: 0 ABSENT: 1
   Absent: O'Brien

Ms. Emily Grojean, Watershed Planner, presented the exception request submitted by Ms. Erin Martin, Crossroad Custom Builders, Inc on behalf of Mr. Carl Martin, citing the need for further revision of the site plan. The exception request was for encroachments into the RPA for the construction of a single-family dwelling and an attached deck. The property was further identified as James City County Real Estate Tax Map Parcel No. 4910240023. Staff also recommended that

the Public Hearing should be opened until the June 10, 2026, Regular Board Meeting, and remain so as a matter of procedure.

Mr. McElroy inquired about the limits of disturbance and the purpose of clearing the area.

Staff deferred the answer to the applicant.
Mr. Roadley opened the Public Hearing.

A. Mr. Shawn Lemon, Crossroad Custom Builders, Inc., 7596 Uncles Neck, Toano, VA, answered that grading was being raised 30 inches to not negatively impact existing trees and to avoid having any railings on the deck.

Mr. Roadley asked if the applicant had considered other stormwater treatment for the runoff that would occur.

A. Mr. Lemon stated that infiltration was being considered if there was a need for mitigating runoff.

B. Mr. Mark Meadows, 138 Kingspoint Drive, addressed the Board and stated that he had some long-term concerns and did not believe this is a well-advised project.

A. Mr. Lemon requested a deferral to the June meeting so he could revisit the site plans and adjust.

The Board discussed the pros and cons of the plan.

Mr. Roadley closed the Public Hearing.

F. BOARD CONSIDERATIONS

None.

G. MATTERS OF SPECIAL PRIVILEGE

Mr. Woolson reminded the Board that there was not a Chesapeake Bay Board meeting scheduled for May.

H. ADJOURNMENT

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

The meeting adjourned at 5:53 p.m.

R E S O L U T I O N

CASE NO. CBPA-26-0048. 8629 DIASCUND ROAD

JAMES CITY COUNTY CHESAPEAKE BAY PRESERVATION ORDINANCE EXCEPTION

WHEREAS, Mr. Melvin Tomes (the "Applicant") has applied to the Chesapeake Bay Board of James City County (the "Board") on June 10, 2026, to request an exception to use the Resource Protection Area (the "RPA") on a parcel of property located at 8629 Diascund Road (the "Property") and further identified as James City County Real Estate Tax Map Parcel No. 0920200015, as set forth in the application CBPA-26-0048 for the purpose of the construction of a carport; 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-26-0048, 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 June 10, 2027; and

4. Written requests for an extension to an exception must be submitted to the Stormwater and Resource Protection Division no later than April 29, 2027, six weeks prior to the expiration date.

_____
Charles Roadley
Chair, Chesapeake Bay Board

_____
Emily Grojean
Secretary to the Board

Adopted by the Chesapeake Bay Board of James City County, Virginia, this 10th day of June, 2026.

CBPA26-48_8629DiascndApp-res

CHESAPEAKE BAY BOARD EXCEPTION No. CBPA-26-0048. 8629 Diascund Road
Staff Report for the June 10, 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. Melvin Tomes	
Agent:	None	
Location:	8629 Diascund Road	
Parcel Identification No.:	0920200015	
Parcel:	Lot 15, Section 1, Kings Corner	
Lot Size:	1.02 acres	
Area of Lot in Resource Protection Area (RPA):	0.61 acres (60%)	
Watershed:	Diascund Creek (JL27)	
Floodplain:	None	
Proposed Activity:	Construction of a carport	
Impervious Cover:	360 square feet, existing impervious	
RPA Encroachment:	360 square feet, landward 100-foot RPA buffer	
Staff Contact:	Emily Grojean, Watershed Planner	Phone: 253-6789

BRIEF SUMMARY AND DESCRIPTION OF ACTIVITIES

Mr. Melvin Tomes has applied for a Chesapeake Bay Exception for encroachments into the RPA buffer for the construction of a carport located at 8629 Diascund Road within the Kings Corner subdivision and the Diascund Creek watershed. The property is further identified as James City County Real Estate Tax Map Parcel No. 0920200015. The parcel was platted in 1972, prior to the adoption of the Chesapeake Bay Preservation Ordinance in 1990.

The total lot size of this property is 1.02 acres, of which 60% is located within the RPA. The Applicant is proposing to construct a 12-foot by 30-foot carport over an existing gravel parking area. Total impacts to the RPA associated with this proposal equate to 360 square feet of existing impervious. Due to there being no increase in impervious impacts, mitigation is not required. Required mitigation for this amount of impervious impacts equals none. The Applicant has submitted a mitigation plan equaling six shrubs, this exceeds the County's mitigation requirements.

STAFF EVALUATION

Staff has evaluated the application and exception request for the construction of a carport. This application meets the Ordinance conditions in Sections 23-11 and 23-14 and should be heard by the Board because the construction of a carport 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 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 June 10, 2027; and

4. Written requests for an extension to an exception must be submitted to the Stormwater and Resource Protection Division no later than April 29, 2027, six weeks prior to the expiration date.

EG/ap
CBPA26-48_8629Diascnd

Attachments:
1. Resolution
2. Site Plan

R E S O L U T I O N

CASE NO. CBPA-26-0048. 8629 DIASCUND ROAD

JAMES CITY COUNTY CHESAPEAKE BAY PRESERVATION ORDINANCE EXCEPTION

WHEREAS, Mr. Melvin Tomes (the "Applicant") has applied to the Chesapeake Bay Board of James City County (the "Board") on June 10, 2026, to request an exception to use the Resource Protection Area (the "RPA") on a parcel of property located at 8629 Diascund Road (the "Property") and further identified as James City County Real Estate Tax Map Parcel No. 0920200015, as set forth in the application CBPA-26-0048 for the purpose of the construction of a carport; and

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

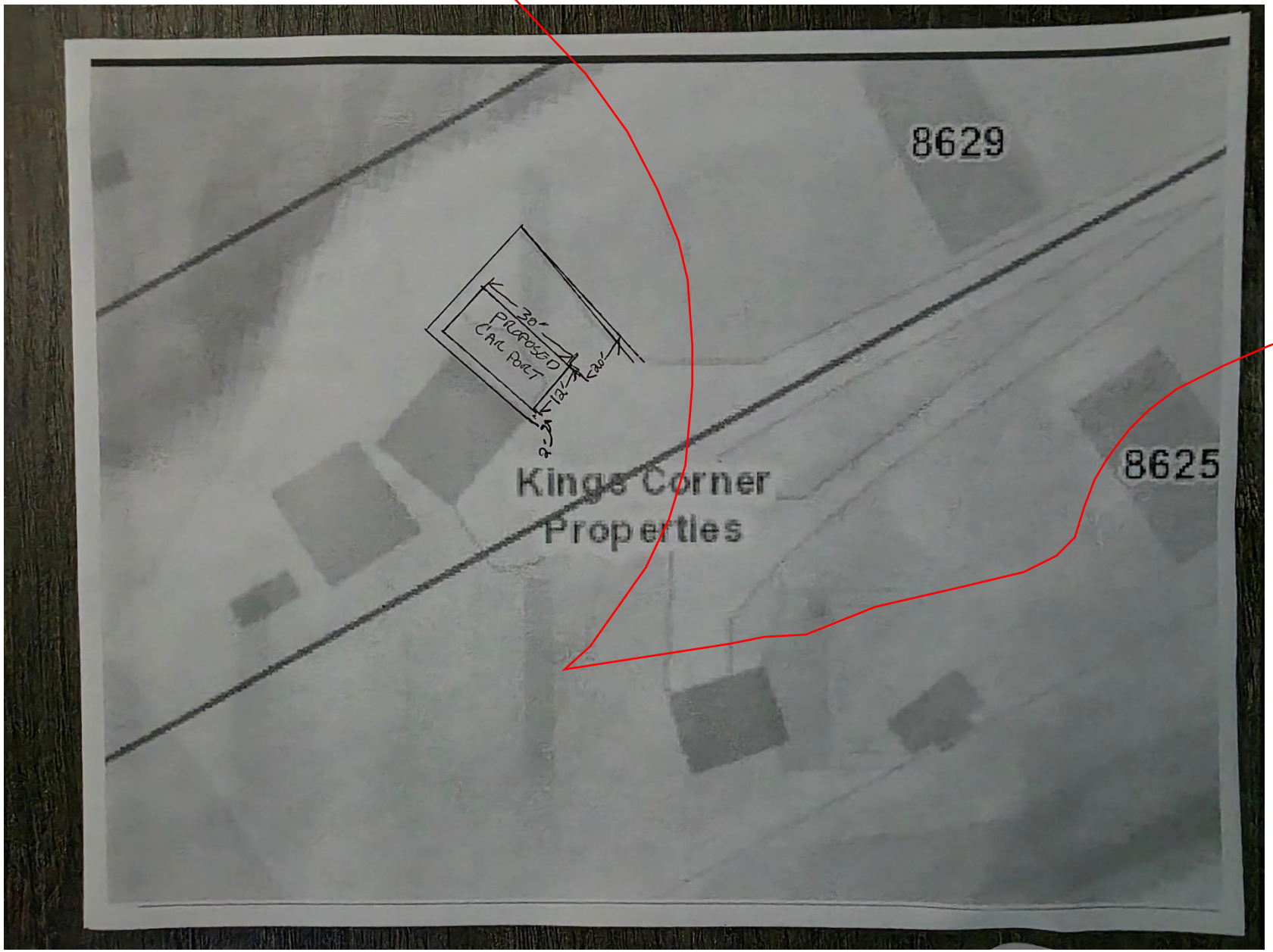
NOW, THEREFORE, BE IT RESOLVED that the Chesapeake Bay Board of James City County, Virginia, following a public hearing, finds that the application does not meet all the requirements for an exception to the Chesapeake Bay Preservation Ordinance and therefore **DENIES** the exception request for Chesapeake Bay Board Case No. CBPA-26-0048.

_____
Charles Roadley
Chair, Chesapeake Bay Board

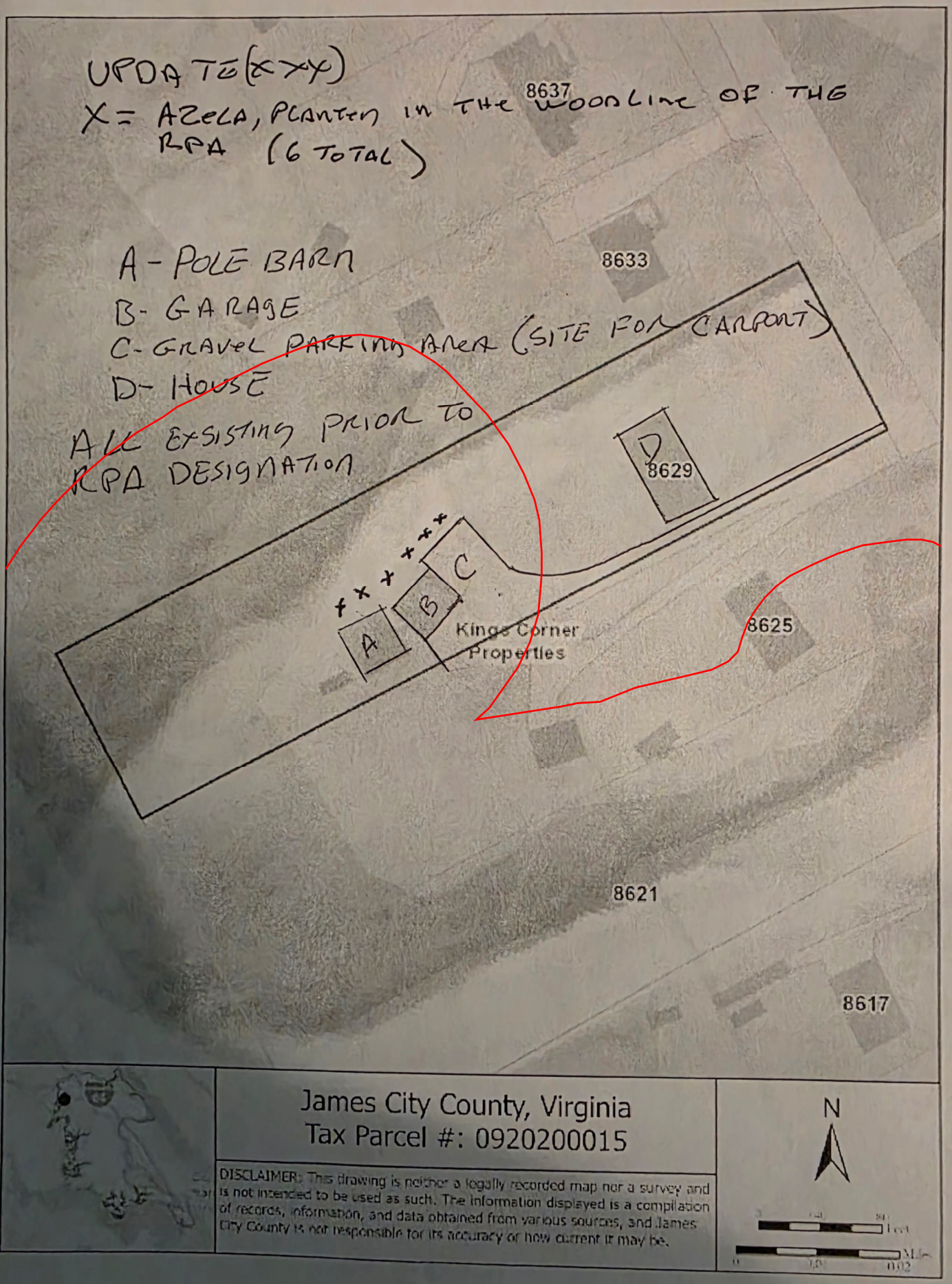
_____
Emily Grojean
Secretary to the Board

Adopted by the Chesapeake Bay Board of James City County, Virginia, this 10th day of June, 2026.

CBPA26-48_8629DiascndDny-res


8629
8625
30'
PROPOSED
CARL PORT
12'
20'
Kings Corner
Properties

Property Map



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-26-0048
8629 Diascund Road
Construction of carport

May 21, 2026

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. Melvin Tomes for encroachments into the Resource Protection Area buffer for the construction of a carport. The project is located at 8629 Diascund Road, JCC Tax Map Parcel No. 0920200015.

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, June 10, 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-26-0048

PIN	Owner Name	Mailing Address	Mailing City	Mailing State
0920200015	TOMES, MELVIN	8629 DIASCUND RD	LANEXA	VA
0920200013	ABBITT RICHARD F INVESTMENT LC &	11835 FISHING POINT DR ~STE 101	NEWPORT NEWS	VA
0920100040	ABBITT, RICHARD F INVESTMENT LC	11835 FISHING POINT DR STE 101	NEWPORT NEWS	VA
0920100064B	BAUMGARTNER, NEAL ANDREW & MAZZEO,	8636 DIASCUND RD	LANEXA	VA
0920200017	CHEATHAM, GERALDINE T TRUSTEE	8637 DIASCUND RD	LANEXA	VA
0920200014	GARDNER, RICHARD A JR	8625 DIASCUND RD	LANEXA	VA
1010100029	TIMKO, JUDITH A TRUSTEE	8605 BARNES RD	LANEXA	VA
0920200016	TUFTEE, SPENCER DAVID	8633 DIASCUND RD	LANEXA	VA

Adjacent Property Owner Mailing List for Case Number: CBPA-26-0048

Mailing Zip
23089-9025
23606-2584
23606-2584
23089-9024
23089-9025
23089-9025
23089-9004
23089-9025

PUBLIC HEARING NOTICE

THE CHESAPEAKE BAY BOARD OF JAMES CITY COUNTY, VIRGINIA, WILL HOLD A PUBLIC HEARING ON **WEDNESDAY, JUNE 10, 2026 AT 5:00 P.M.** IN THE COUNTY GOVERNMENT CONFERENCE ROOM OF BUILDING F, 101 MOUNTS BAY ROAD, JAMES CITY COUNTY, VIRGINIA.

THE CHESAPEAKE BAY BOARD WILL CONSIDER THE FOLLOWING CASES:

CBPA-26-0022: Mr. Chase Grogg, Landtech Resources, Inc., on behalf of Ms. Catherine Mount and Mr. Patrick Jones, has applied for a Chesapeake Bay Exception for the construction of a building addition on property located at 140 Kingspoint Drive, JCC Real Estate Tax Map Parcel No. 4910240025.

CBPA-26-0026: Mr. Chase Grogg, Landtech Resources, Inc., on behalf of Mr. Stanley Bolding, has applied for a Chesapeake Bay Exception for the construction of a single-family dwelling with an attached deck and patio on property located at 108 Southern Hills, JCC Real Estate Tax Map Parcel No. 3720400128.

CBPA-26-0028: Mr. Chase Grogg, Landtech Resources, Inc., on behalf of Mr. Christopher Sobieski, has applied for a Chesapeake Bay Exception for the construction of a deck on property located at 104 Dundee, JCC Real Estate Tax Map Parcel No. 3820200054.

CBPA-26-0048: Mr. Melvin Tomes, has applied for a Chesapeake Bay Exception for the construction of a carport on property located at 8629 Diascund Road, JCC Real Estate Tax Map Parcel No. 0920200015.

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 – May 27, 2026, and June 3, 2026
ACCOUNT NO. CU00015112
VIRGINIA GAZETTE
1/8 PAGE, VERTICAL, B/W

CHESAPEAKE BAY BOARD EXCEPTION No. CBPA-26-0028. 104 Dundee
Staff Report for the June 10, 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:	Walk Wright Construction, LLC
Agent:	Mr. Chase Grogg, Landtech Resources, Inc.
Location:	104 Dundee
Parcel Identification No.:	3820200054
Parcel:	Lot 54, Section 11A, Ford's Colony
Lot Size:	0.355 acres
Area of Lot in Resource Protection Area (RPA):	0.3 acres (85%)
Watershed:	Powhatan Creek (JL31)
Floodplain:	Zone AE
Proposed Activity:	Construction of a deck
Impervious Cover:	135 square feet, previously approved impervious
RPA Encroachment:	135 square feet, 100-foot landward RPA buffer
Staff Contact:	Emily Grojean, Watershed Planner Phone: 253-6789

BRIEF SUMMARY AND DESCRIPTION OF ACTIVITIES

Mr. Chase Grogg, Landtech Resources, Inc., has applied for a Chesapeake Bay Exception on behalf of Walk Wright Construction, LLC, for encroachments into the RPA buffer for the construction of a deck located at 104 Dundee within the Ford's Colony subdivision and the Powhatan Creek watershed. The property is further identified as James City County Real Estate Tax Map Parcel No. 3820200054. The parcel was platted in 1988, prior to the adoption of the Chesapeake Bay Ordinance in 1990.

The total lot size of this property is 0.355 acres, of which 85% is located within the RPA. A previous exception request under CBPA-25-0114 was heard by this Board in November 2025 for the construction of a single-family dwelling and a patio. The only change from the original request is the previously proposed patio is now being proposed as a deck and it has been relocated in such a way that it encroaches towards the RPA. The applicant is proposing to construct a 135-square-foot deck and associated stairs. Total impacts to the RPA associated with this proposal equate to 135 square feet. There is no increase in proposed impervious with this proposal from the previous case CBPA-25-0114. Required mitigation for this amount of impervious impacts equals that of which is currently approved under CBPA-25-0114. There is no additional mitigation required as there are no additional impacts with this proposal.

STAFF EVALUATION

Staff has evaluated the application and exception request for the construction of a deck. This application meets the Ordinance conditions in Sections 23-11 and 23-14 and should be heard by the Board because the proposed structure differs from what was previously approved and encroaches further towards the RPA.

CONSIDERATION BY THE CHESAPEAKE BAY BOARD

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

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

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

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

4. The exception request is not based on conditions or circumstances that are self-created or self-imposed, nor does the request arise from conditions or circumstances, either permitted or 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 follow the approved mitigation plan under CBPA-25-0114; and

3. This exception request approval will become null and void if construction has not begun by June 10, 2026; and

4. Written requests for an extension to an exception must be submitted to the Stormwater and Resource Protection Division no later than April 29, 2027, six weeks prior to the expiration date.

EG/ap
CBPA26-28_104Dundee

Attachments:
1. Resolution
2. Site Plan

R E S O L U T I O N

CASE NO. CBPA-26-0028. 104 DUNDEE

JAMES CITY COUNTY CHESAPEAKE BAY PRESERVATION ORDINANCE EXCEPTION

WHEREAS, Mr. Chase Grogg, Landtech Resources, Inc., on behalf of Walk Wright Construction, LLC (the "Applicant"), has applied to the Chesapeake Bay Board of James City County (the "Board") on June 10, 2026, to request an exception to use the Resource Protection Area (the "RPA") on a parcel of property located at 104 Dundee (the "Property") and further identified as James City County Real Estate Tax Map Parcel No. 3820200054, as set forth in the application CBPA-26-0028 for the purpose of the construction of a deck; 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 in 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-26-0028, 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 follow the approved mitigation plan under CBPA-25-0114; and

3. This exception request approval will become null and void if construction has not begun by June 10, 2026; and

4. Written requests for an extension to an exception must be submitted to the Stormwater and Resource Protection Division no later than April 29, 2027, six weeks prior to the expiration date.

_____
Charles Roadley
Chair, Chesapeake Bay Board

_____
Emily Grojean
Secretary to the Board

Adopted by the Chesapeake Bay Board of James City County, Virginia, this 10th day of June, 2026.

CBPA26-28_104DundeeApp-res

R E S O L U T I O N

CASE NO. CBPA-26-0028. 104 DUNDEE

JAMES CITY COUNTY CHESAPEAKE BAY PRESERVATION ORDINANCE EXCEPTION

WHEREAS, Mr. Chase Grogg, Landtech Resources, Inc., on behalf of Walk Wright Construction, LLC (the "Applicant"), has applied to the Chesapeake Bay Board of James City County (the "Board") on June 10, 2026, to request an exception to use the Resource Protection Area (the "RPA") on a parcel of property located at 104 Dundee (the "Property") and further identified as James City County Real Estate Tax Map Parcel No. 3820200054, as set forth in the application CBPA-26-0028 for the purpose of the construction of a deck; 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-26-0028.

_____
Charles Roadley
Chair, Chesapeake Bay Board

_____
Emily Grojean
Secretary to the Board

Adopted by the Chesapeake Bay Board of James City County, Virginia, this 10th day of June, 2026.

CBPA26-28_104DundeeDny-res

GENERAL NOTES

1. THIS PLAT WAS PRODUCED WITHOUT THE BENEFIT OF A TITLE REPORT AND REFLECTS ONLY THOSE ENCUMBRANCES, EASEMENTS AND SETBACKS AS SHOWN IN P.B. 49, PG. 45–50.
2. ELEVATIONS SHOWN HEREON ARE IN FEET AND ARE CLOSELY RELATED TO JCC GIS (NAVD88).
3. WETLANDS, IF ANY, WERE NOT RESEARCHED OR LOCATED FOR THIS PLAT.
4. THIS FIRM MADE NO ATTEMPT TO LOCATE UNDERGROUND UTILITIES.
5. PARCEL LIES IN F.I.R.M. ZONE "X" ZONE "AE" (ELEV 42.8') ACCORDING TO COMMUNITY PANEL #51095C0117D, DATED DECEMBER 16, 2015.
6. LOT SERVED BY PUBLIC WATER AND SEWER. CONTRACTOR TO COORDINATE CONNECTIONS WITH JAMES CITY COUNTY UTILITIES.
7. CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS SHOWN HEREON.
8. TOPOGRAPHIC DATA AS SHOWN IS BASED ON A CURRENT FIELD SURVEY.
9. CONTRACTOR SHALL DETERMINE EXACT FINISHED FLOOR ELEVATION AFTER EXCAVATION.
10. PROPOSED RESIDENCE SHOWN BASED OFF OF PLANS PROVIDED BY CLIENT. ALL DIMENSIONS TO BE CONFIRMED BY CONTRACTOR PRIOR TO CONSTRUCTION.
11. CONTRACTOR TO INSTALL ORANGE SAFETY FENCE BARRIER AROUND PERIMETER OF CONSTRUCTION.

EROSION & SEDIMENT CONTROL NOTES

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

BUILDING INFORMATION

PROPOSED BUILDING IS A 2–STORY FRAME

FIRST FLOOR AREA = 1,661 S.F.

PROPOSED GARAGE IS FRONT LOADING

SITE INFORMATION

TOTAL AREA: 15,472 S.F. / 0.355 AC.
DISTURBED AREA: 12,630 S.F. / 0.290 AC.
IMPERVIOUS TOTAL: 4,914 S.F. / 0.1128 AC.
IMPERVIOUS WITHIN 50' RPA: 129 S.F. / 0.0030 AC.
IMPERVIOUS WITHIN 100' RPA: 3,622 S.F. / 0.0831 AC.
PARCEL ID: 3820200054
ZONING DISTRICT: R4 RESIDENTIAL PLANNED COMMUNITY
EXISTING SITE IS WOODED AS SHOWN

BUILDING SETBACK (SBL)

SETBACKS TO BE CONFIRMED BY FORD'S COLONY

FRONT: 30'

REAR: 25' OR 25% WHICHEVER IS GREATER

SIDE: 5'

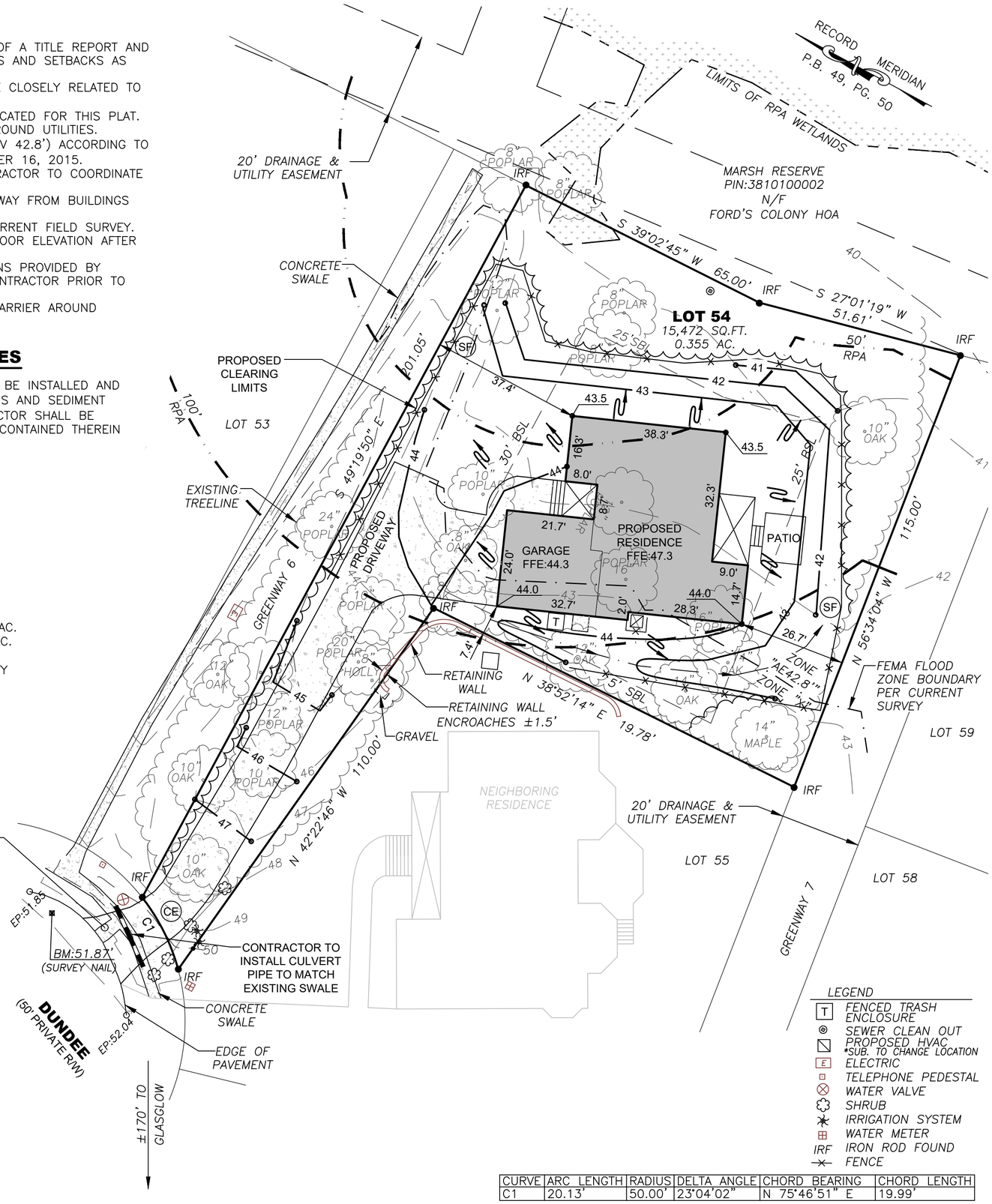
EXISTING ADDRESS:

104 DUNDEE
JAMES CITY COUNTY VA

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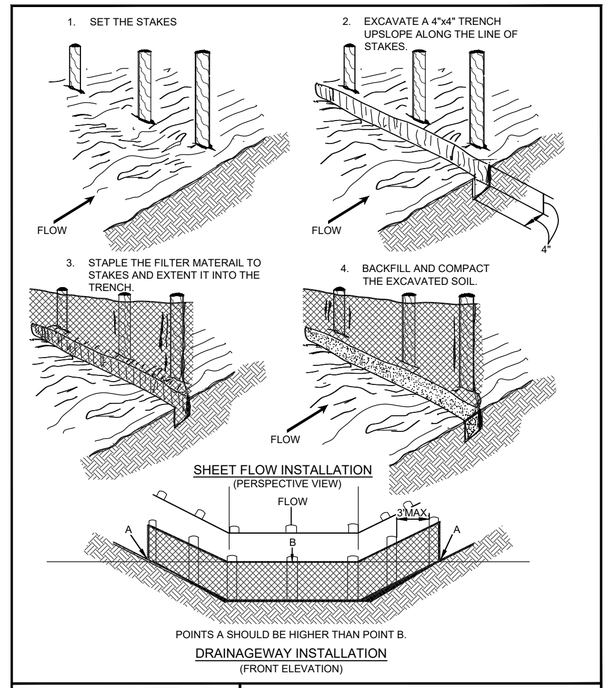
BEFORE CLEARING MARK TREES TO BE PRESERVED WITH PLASTIC TAPE TO BE REVIEWED AND APPROVED WITH THE ARC INSPECTOR. ( )

20 0 20 40 60
Scale: 1" = 20'



LEGEND
- T FENCED TRASH ENCLOSURE
- SEWER CLEAN OUT
- PROPOSED HVAC *SUB. TO CHANGE LOCATION
- E ELECTRIC
- TELEPHONE PEDESTAL
- WATER VALVE
- SHRUB
- IRRIGATION SYSTEM
- WATER METER
- IRF IRON ROD FOUND
- FENCE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
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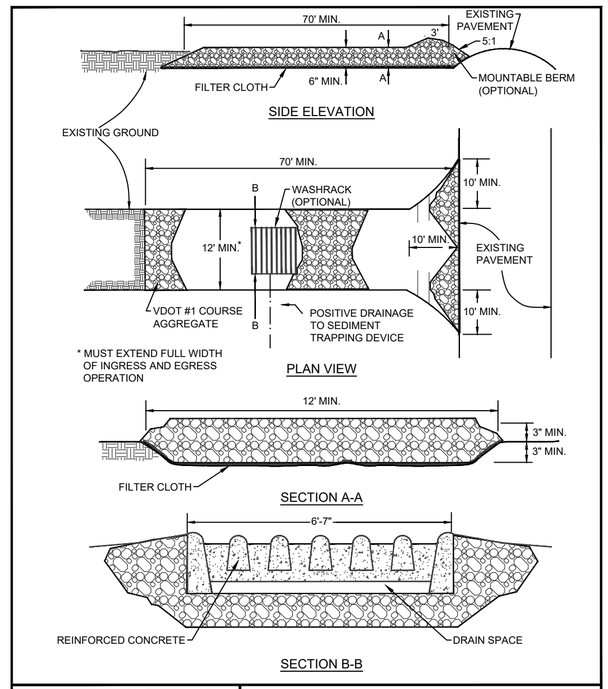


DEQ VIRGINIA DEPARTMENT OF ENVIRONMENTAL QUALITY

CONSTRUCTION OF SILT FENCE WITHOUT WIRE SUPPORT

SOURCE: ADAPTED FROM STRAW & FAB. BARRIERS, SHERWOOD & WYANT v1.1

C-PCM-04-2B



DEQ VIRGINIA DEPARTMENT OF ENVIRONMENTAL QUALITY

STONE CONSTRUCTION ENTRANCE

SOURCE: VA. DSWC, MD ESC STDS v1.1

C-SCM-03-1

COMMONWEALTH OF VIRGINIA
W. CHASE GROGG
Lic. No. 3645
10/22/2025
LAND SURVEYOR

DATE: 05/08/2024
DRAWN BY: AEQ
PROJECT No. 21–211
FILE NAME: 21–211.DWG
REFERENCES: P.B. 49, PG. 45–50

PLOT PLAN OF
LOT 54, SECTION XI-A
FORD'S COLONY
FOR
WALK WRIGHT CONSTRUCTION
JAMES CITY COUNTY VIRGINIA

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205E Bulifants Blvd, Williamsburg, VA 23188
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web: landtechresources.com

LEGEND

CANOPY TREE

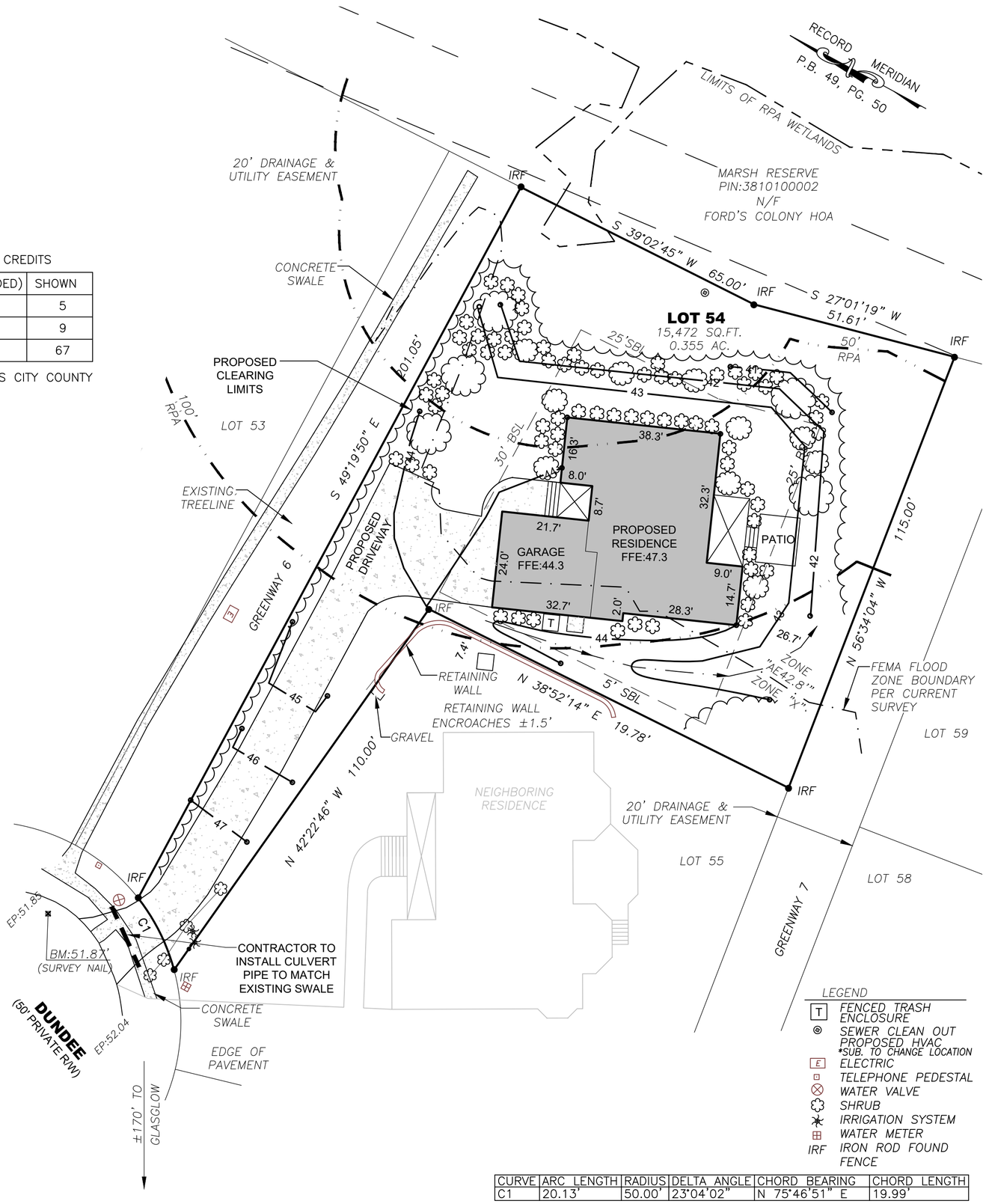
UNDERSTORY TREE

SHRUB

MITIGATION TABLE: 3,751 S.F. / 400 S.F. = 9.5 CREDITS

MITIGATION MEASURE	TOTAL QTY.(NEEDED)	SHOWN
NATIVE CANOPY TREES	9	5
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CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	20.13'	50.00'	23°04'02"	N 75°46'51" E	19.99'

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GENERAL NOTES

1. THIS PLAT WAS PRODUCED WITHOUT THE BENEFIT OF A TITLE REPORT AND REFLECTS ONLY THOSE ENCUMBRANCES, EASEMENTS AND SETBACKS AS SHOWN IN P.B. 49, PG. 45–50.
2. ELEVATIONS SHOWN HEREON ARE IN FEET AND ARE CLOSELY RELATED TO JCC GIS (NAVD88).
3. WETLANDS, IF ANY, WERE NOT RESEARCHED OR LOCATED FOR THIS PLAT.
4. THIS FIRM MADE NO ATTEMPT TO LOCATE UNDERGROUND UTILITIES.
5. PARCEL LIES IN F.I.R.M. ZONE "X" ZONE "AE" (ELEV 42.8') ACCORDING TO COMMUNITY PANEL #51095C0117D, DATED DECEMBER 16, 2015.
6. LOT SERVED BY PUBLIC WATER AND SEWER. CONTRACTOR TO COORDINATE CONNECTIONS WITH JAMES CITY COUNTY UTILITIES.
7. CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS SHOWN HEREON.
8. TOPOGRAPHIC DATA AS SHOWN IS BASED ON A CURRENT FIELD SURVEY.
9. CONTRACTOR SHALL DETERMINE EXACT FINISHED FLOOR ELEVATION AFTER EXCAVATION.
10. PROPOSED RESIDENCE SHOWN BASED OFF OF PLANS PROVIDED BY CLIENT. ALL DIMENSIONS TO BE CONFIRMED BY CONTRACTOR PRIOR TO CONSTRUCTION.
11. CONTRACTOR TO INSTALL ORANGE SAFETY FENCE BARRIER AROUND PERIMETER OF CONSTRUCTION.

EROSION & SEDIMENT CONTROL NOTES

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

BUILDING INFORMATION

PROPOSED BUILDING IS A 2–STORY FRAME

FIRST FLOOR AREA = 1,661 S.F.

PROPOSED GARAGE IS FRONT LOADING

SITE INFORMATION

TOTAL AREA: 15,472 S.F. / 0.355 AC.
DISTURBED AREA: 12,630 S.F. / 0.290 AC.
IMPERVIOUS TOTAL: 4,914 S.F. / 0.1128 AC.
IMPERVIOUS WITHIN 50' RPA: 129 S.F. / 0.0030 AC.
IMPERVIOUS WITHIN 100' RPA: 3,622 S.F. / 0.0831 AC.
PARCEL ID: 3820200054
ZONING DISTRICT: R4 RESIDENTIAL PLANNED COMMUNITY
EXISTING SITE IS WOODED AS SHOWN

BUILDING SETBACK (SBL)

SETBACKS TO BE CONFIRMED BY FORD'S COLONY

FRONT: 30'

REAR: 25' OR 25% WHICHEVER IS GREATER

SIDE: 5'

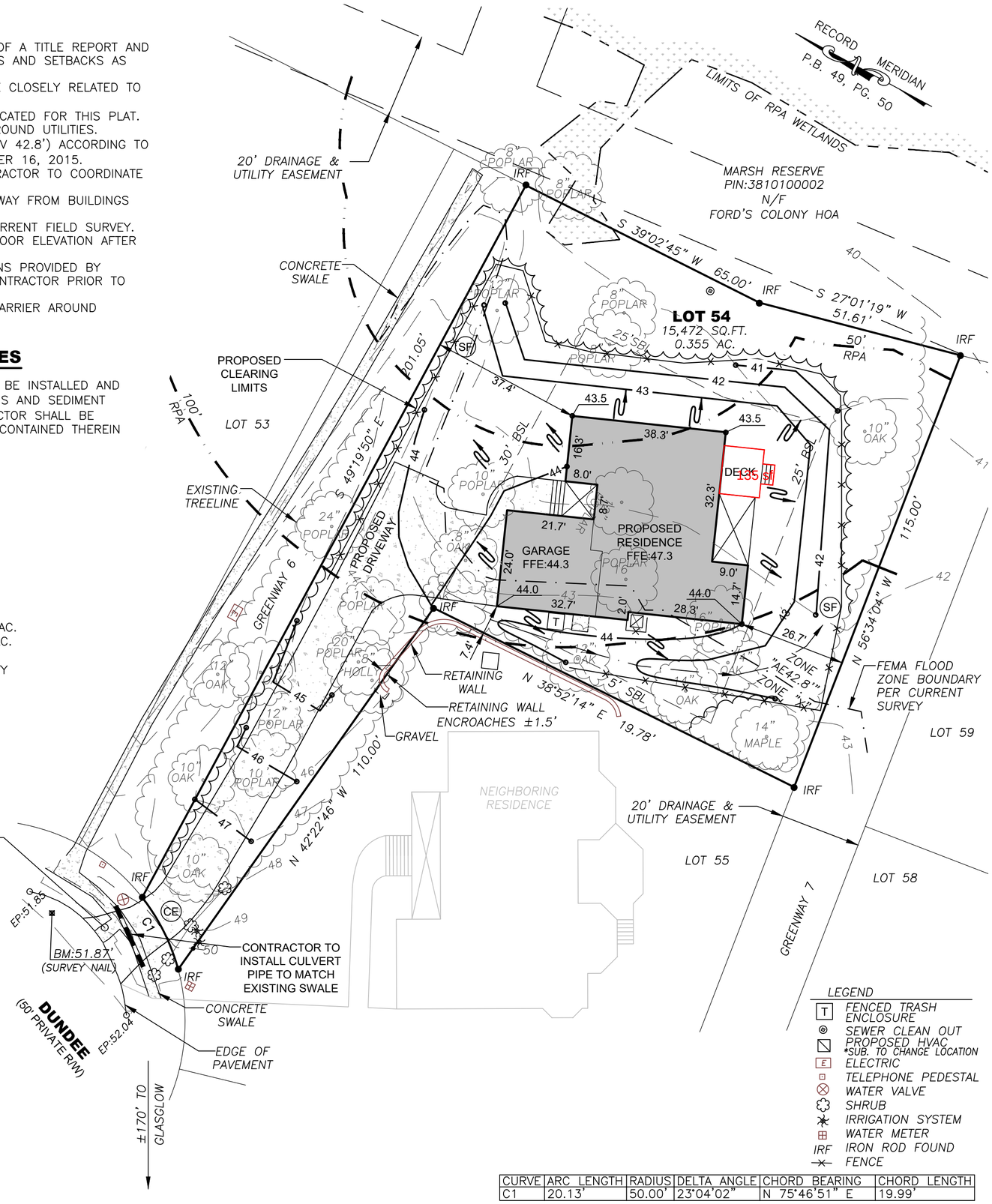
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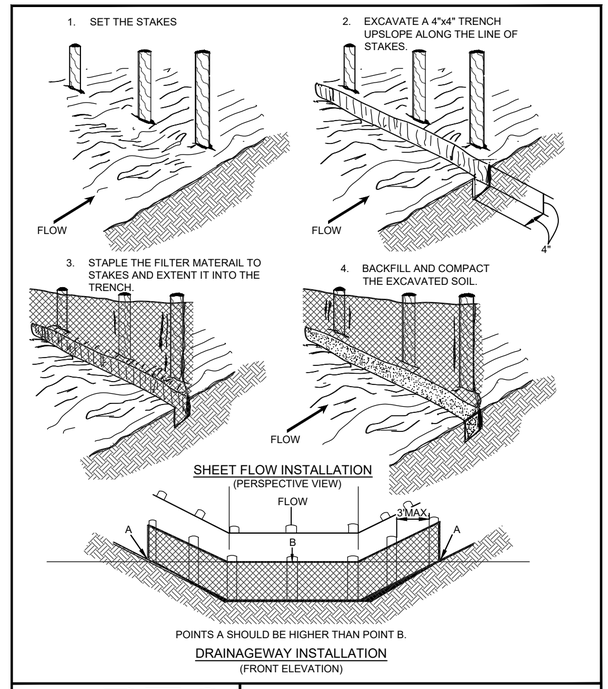
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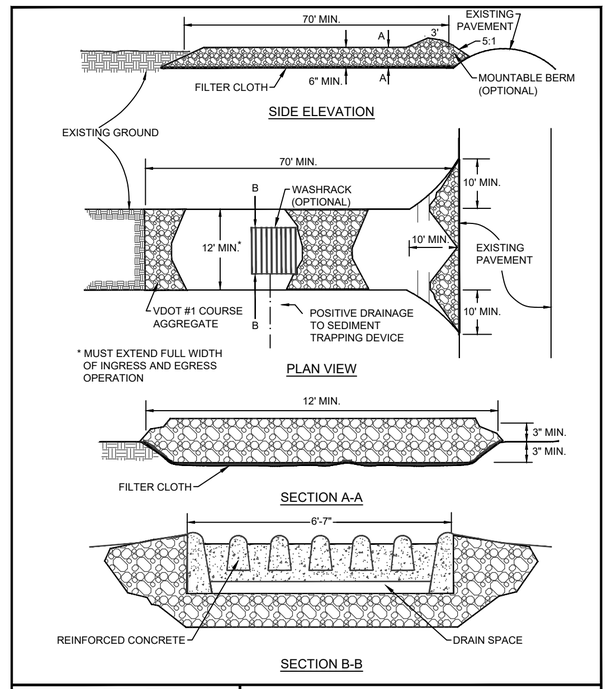


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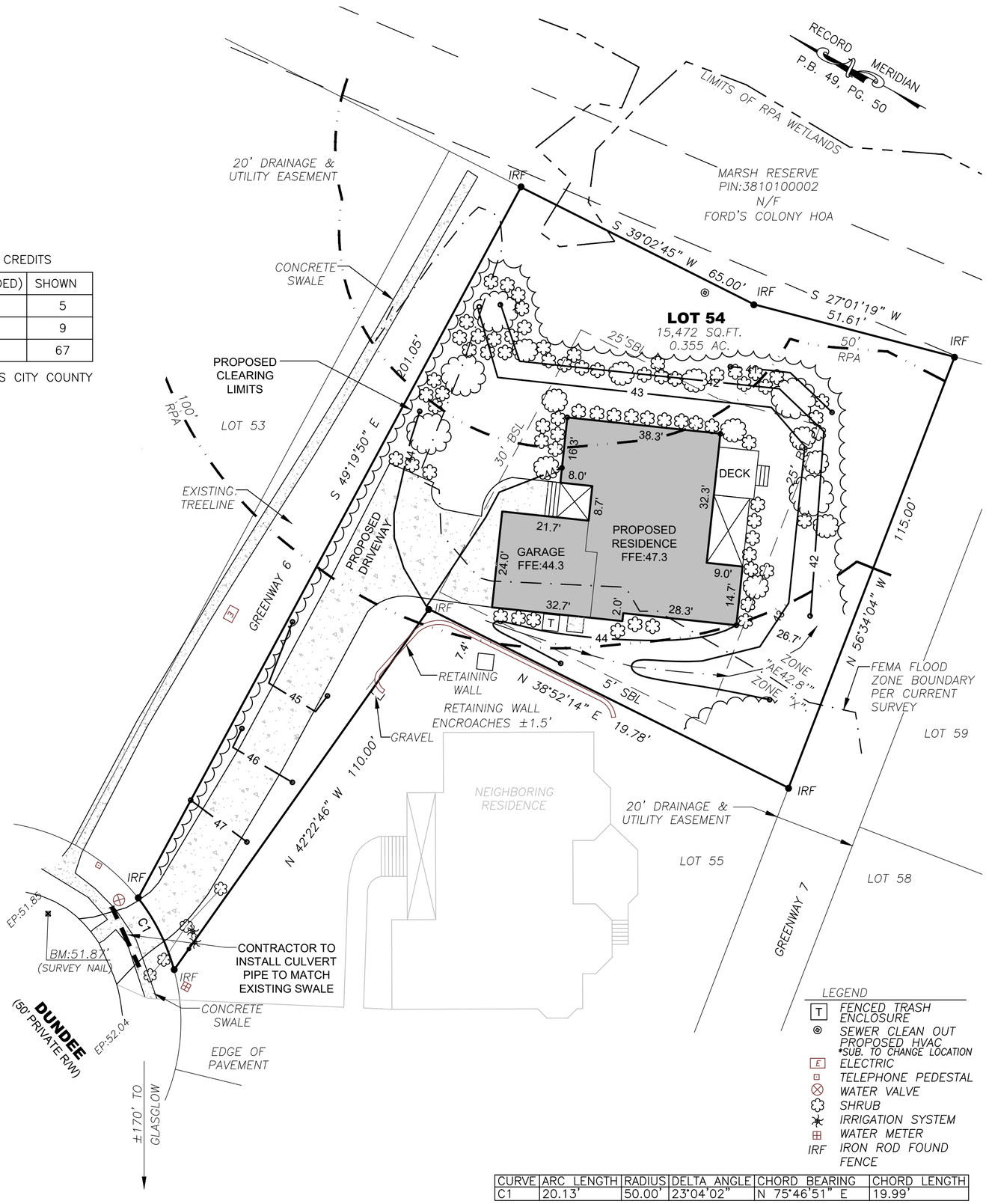
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General Services
107 Tewning Road
Williamsburg, VA 23188
P: 757-259-4080
General.Services@jamescitycountyva.gov
jamescitycountyva.gov

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-26-0028
104 Dundee
Construction of deck

May 21, 2026

Dear Adjacent Property Owner:

In accordance with State and County Codes, this letter is to notify you that a request has been filed with the James City County Chesapeake Bay Board by Mr. Chase Grogg, Landtech Resources, Inc., on behalf of Mr. Christopher Sobieski, for encroachments into the Resource Protection Area buffer for the construction of a deck. The project is located at 104 Dundee, JCC Tax Map Parcel No. 3820200054.

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, June 10, 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-26-0028

PIN	Last Name	Address Line 1	City	State	Zip Code
3820200053	BRENNAN, ROBERT H TRUSTEE &	106 DUNDEE	WILLIAMSBURG	VA	23188-9118
3820200055	CORSON, CHARLES F TRUSTEE &	102 DUNDEE	WILLIAMSBURG	VA	23188-9118
3810100002	FORDS COLONY AT WILLIAMSBURG	100 MANCHESTER	WILLIAMSBURG	VA	23188-7404
3820200059	HEATH, JORDAN C	115 GLASGOW	WILLIAMSBURG	VA	23188-9174
3820200058	KONSTANTINOU, JOHN D	1315 JAMESTOWN RD ~STE 101	WILLIAMSBURG	VA	23185-3363
	Mr. Chase Grogg LandTech Resources, Inc.	205-E Bulifants Blvd	Williamsburg	VA	23188
3820200054	SOBIESKI, CHRISTOPHER JEROME &	130 SAILORS COVE DR ~UNIT 1302	MONETA	VA	24121-3392

PUBLIC HEARING NOTICE

THE CHESAPEAKE BAY BOARD OF JAMES CITY COUNTY, VIRGINIA, WILL HOLD A PUBLIC HEARING ON **WEDNESDAY, JUNE 10, 2026 AT 5:00 P.M.** IN THE COUNTY GOVERNMENT CONFERENCE ROOM OF BUILDING F, 101 MOUNTS BAY ROAD, JAMES CITY COUNTY, VIRGINIA.

THE CHESAPEAKE BAY BOARD WILL CONSIDER THE FOLLOWING CASES:

CBPA-26-0022: Mr. Chase Grogg, Landtech Resources, Inc., on behalf of Ms. Catherine Mount and Mr. Patrick Jones, has applied for a Chesapeake Bay Exception for the construction of a building addition on property located at 140 Kingspoint Drive, JCC Real Estate Tax Map Parcel No. 4910240025.

CBPA-26-0026: Mr. Chase Grogg, Landtech Resources, Inc., on behalf of Mr. Stanley Bolding, has applied for a Chesapeake Bay Exception for the construction of a single-family dwelling with an attached deck and patio on property located at 108 Southern Hills, JCC Real Estate Tax Map Parcel No. 3720400128.

CBPA-26-0028: Mr. Chase Grogg, Landtech Resources, Inc., on behalf of Mr. Christopher Sobieski, has applied for a Chesapeake Bay Exception for the construction of a deck on property located at 104 Dundee, JCC Real Estate Tax Map Parcel No. 3820200054.

CBPA-26-0048: Mr. Melvin Tomes, has applied for a Chesapeake Bay Exception for the construction of a carport on property located at 8629 Diascund Road, JCC Real Estate Tax Map Parcel No. 0920200015.

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 – May 27, 2026, and June 3, 2026
ACCOUNT NO. CU00015112
VIRGINIA GAZETTE
1/8 PAGE, VERTICAL, B/W

CHESAPEAKE BAY BOARD EXCEPTION No. CBPA- 26-0022. 140 Kingspoint Drive
Staff Report for the June 10, 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:	Ms. Catherine Mountjoy and Mr. Patrick Jones
Agent:	Mr. Chase Grogg, Landtech Resources, Inc.
Location:	140 Kingspoint Drive
Parcel Identification No.:	4910240025
Parcel:	Lot 25, Section 4, Kingspoint
Lot Size:	3.565 acres
Area of Lot in Resource Protection Area (RPA):	3.33 acres (93%)
Watershed:	College Creek (JL34)
Floodplain:	None
Proposed Activity:	Construction of a building addition and a porch
Impervious Cover:	687 square feet, new impervious impacts
RPA Encroachment:	687 square feet, landward 100-foot RPA buffer
Staff Contact:	Emily Grojean, Watershed Planner Phone: 253-6789

BRIEF SUMMARY AND DESCRIPTION OF ACTIVITIES

Mr. Chase Grogg, Landtech Resources, Inc., has applied for a Chesapeake Bay Exception on behalf of Ms. Catherine Mountjoy and Mr. Patrick Jones for encroachments into the RPA buffer for the construction of a building addition and a porch located at 140 Kingspoint Drive within the Kingspoint subdivision and the College Creek watershed. The property is further identified as James City County Real Estate Tax Map Parcel No. 4910240025. The parcel was platted in 1967, prior to the adoption of the Chesapeake Bay Preservation Ordinance in 1990.

The total lot size of this property is 3.565 acres, of which 93% is located within the RPA. The Applicant is proposing to construct a building addition and a porch onto the existing single-family dwelling. Total impacts to the RPA associated with this proposal equate to 687 square feet within the landward 100-foot RPA buffer. Required mitigation for this amount of impervious impacts equals two planting units (two canopy trees, four understory trees, and six shrubs). The Applicant has submitted a mitigation plan equaling one understory tree and 20 shrubs; this meets the County's mitigation requirements.

STAFF EVALUATION

Staff has evaluated the application and exception request for the construction of a building addition and porch. This application meets the Ordinance conditions in Sections 23-11 and 23-14 and should be heard by the Board because the proposed structures encroach towards the resource.

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 moderate 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 $2,000 in a form acceptable to the James City County Attorney's Office to guarantee the mitigation plan equaling one understory tree and 20 shrubs, prior to the issuance of a building permit; and

3. The Applicant must record an affidavit at the Williamsburg/James City Courthouse prior to the release of any surety; and

4. This exception request approval will become null and void if construction has not begun by June 10, 2027; and

5. Written requests for an extension to an exception must be submitted to the Stormwater and Resource Protection Division no later than April 29, 2027, six weeks prior to the expiration date.

EG/ap
CBPA26-22_140Kngspt

Attachments:
1. Resolution
2. Site Plan

R E S O L U T I O N

CASE NO. CBPA-26-0022. 140 KINGSPOINT DRIVE

JAMES CITY COUNTY CHESAPEAKE BAY PRESERVATION ORDINANCE EXCEPTION

WHEREAS, Mr. Chase Grogg, Landtech Resources, Inc., on behalf of Ms. Catherine Mountjoy and Mr. Patrick Jones, (the "Applicant"), has applied to the Chesapeake Bay Board of James City County (the "Board") on June 10, 2026, to request an exception to use the Resource Protection Area (the "RPA") on a parcel of property located at 140 Kingspoint Drive (the "Property") and further identified as James City County Real Estate Tax Map Parcel No. 4910240025, as set forth in the application CBPA-26-0022 for the purpose of the construction of a building addition and a porch; 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-26-0022, 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 $2,000 in a form acceptable to the James City County Attorney's Office to guarantee the mitigation plan equaling one understory tree and 20 shrubs, prior to the issuance of a building permit; and

3. The Applicant must record an affidavit at the Williamsburg/James City Courthouse prior to the release of any surety; and

4. This exception request approval will become null and void if construction has not begun by June 10, 2027; and

5. Written requests for an extension to an exception must be submitted to the Stormwater and Resource Protection Division no later than April 29, 2027, six weeks prior to the expiration date.

_____
Charles Roadley
Chair, Chesapeake Bay Board

_____
Emily Grojean
Secretary to the Board

Adopted by the Chesapeake Bay Board of James City County, Virginia, this 10th day of June, 2026.

CBPA26-22_140KngsptApp-res

R E S O L U T I O N

CASE NO. CBPA-26-0022. 140 KINGSPOINT DRIVE

JAMES CITY COUNTY CHESAPEAKE BAY PRESERVATION ORDINANCE EXCEPTION

WHEREAS, Mr. Chase Grogg, Landtech Resources, Inc., on behalf of Ms. Catherine Mountjoy and Mr. Patrick Jones, (the "Applicant"), has applied to the Chesapeake Bay Board of James City County (the "Board") on June 10, 2026, to request an exception to use the Resource Protection Area (the "RPA") on a parcel of property located at 140 Kingspoint Drive (the "Property") and further identified as James City County Real Estate Tax Map Parcel No. 4910240025, as set forth in the application CBPA-26-0022 for the purpose of the construction of a building addition and a porch; 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-26-0022.

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

Adopted by the Chesapeake Bay Board of James City County, Virginia, this 10th day of June, 2026.

CBPA26-22_140KngsptDny-res

GENERAL NOTES

1. THIS PLAT WAS PRODUCED WITHOUT THE BENEFIT OF A TITLE REPORT AND REFLECTS ONLY THOSE ENCUMBRANCES, EASEMENTS AND SETBACKS AS SHOWN IN P.B. 25, PG. 11.
2. ELEVATIONS SHOWN HEREON ARE IN FEET AND ARE CLOSELY RELATED TO JCC GIS (NAVD88).
3. WETLANDS, AS SHOWN, WERE DELINEATED AND FLAGGED BY ROTH ENVIRONMENTAL THEN FIELD LOCATED BY THIS FIRM.
4. THIS FIRM MADE NO ATTEMPT TO LOCATE UNDERGROUND UTILITIES.
5. PARCEL LIES IN F.I.R.M. ZONE "X" ZONE "AE" (ELEV 8) ACCORDING TO COMMUNITY PANEL #51095C0202D, DATED DECEMBER 16, 2015.
6. LOT SERVED BY PUBLIC WATER AND SEWER.
7. CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS SHOWN HEREON.
8. TOPOGRAPHIC DATA AS SHOWN IS BASED ON A CURRENT FIELD SURVEY.
9. CONTRACTOR TO MATCH EXISTING FE OF 25.23 FOR ADDITION FFE.
10. PROPOSED RESIDENCE SHOWN BASED OFF OF PLANS PROVIDED BY CLIENT. ALL DIMENSIONS TO BE CONFIRMED BY CONTRACTOR PRIOR TO CONSTRUCTION.

EROSION & SEDIMENT CONTROL NOTES

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

SITE INFORMATION

PARCEL ID: 4910240025
TOTAL AREA: 155,309 S.F. / 3.5654 AC.
ADDED IMPERVIOUS AREA TOTAL: 663 S.F. / 0.0152 AC.
IMPERVIOUS WITHIN 50' RPA: 0 S.F. / 0 AC.
IMPERVIOUS WITHIN 100' RPA: 687 S.F. / 0.0158 AC.
ZONING DISTRICT: R1 LIMITED RESIDENTIAL
EXISTING SITE IS MOSTLY WOODED AS SHOWN

BUILDING SETBACK (SBL)

PER R-1 ZONING
FRONT: 35'
REAR: 2' ABOVE MEAN LOW WATER PER PLAT
SIDE: 15'

EXISTING ADDRESS:

140 KINGSPOINT DRIVE
JAMES CITY COUNTY, VIRGINIA

LEGEND

IPF = IRON PIPE FOUND
G GAS METER
GENERATOR PAD

MITIGATION TABLE: 687 S.F. / 400 S.F. = 2 CREDITS

MITIGATION MEASURE	QTY.(NEEDED)	QTY.(SHOWN)
NATIVE CANOPY TREES	2	0
NATIVE UNDERSTORY TREES	4	1
NATIVE SHRUBS	6	20

* CONTRACTOR/OWNER TO COORDINATE WITH JAMES CITY COUNTY FOR REQUIREMENTS ON MITIGATION PLANTING.

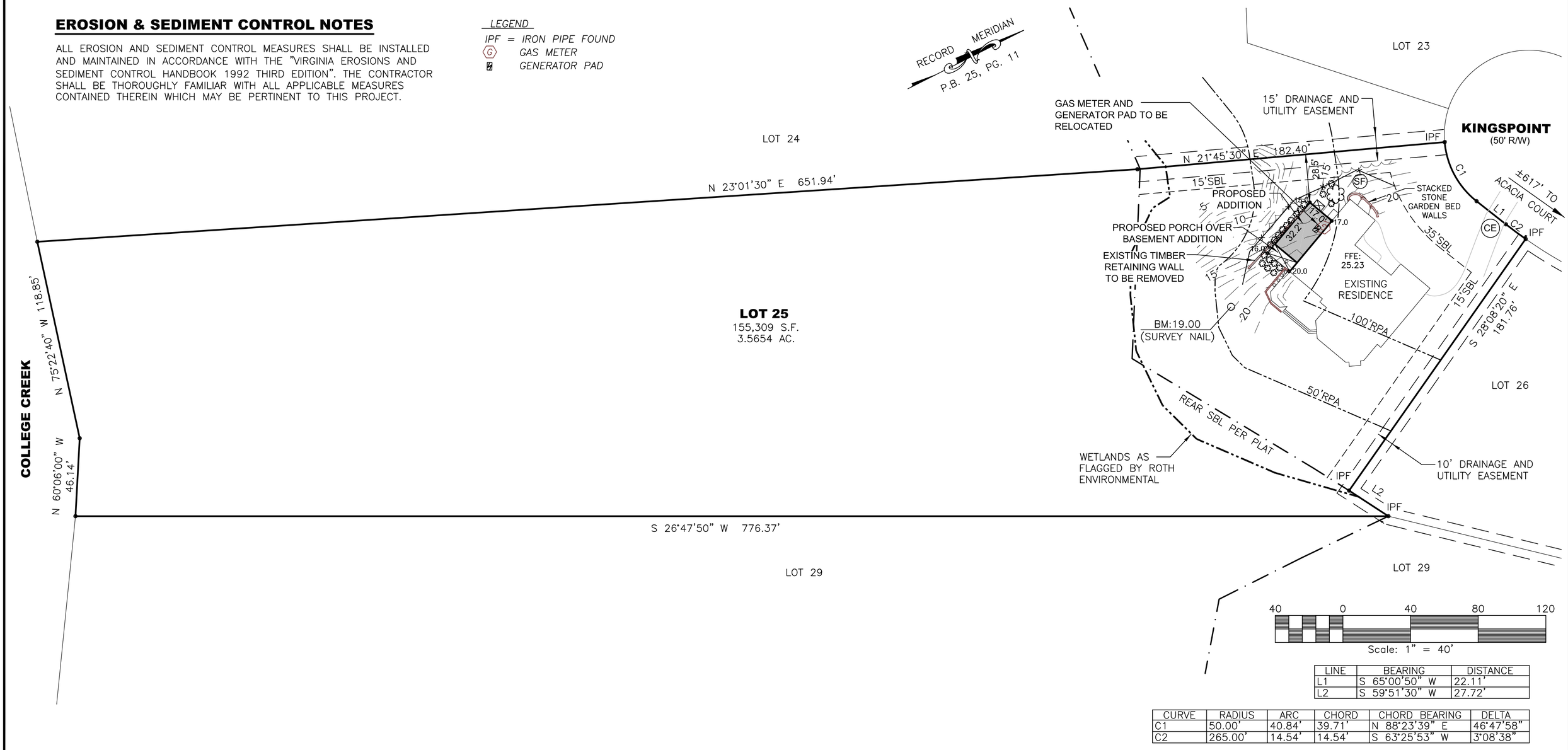
MITIGATION LEGEND

- SHRUB
- UNDERSTORY
- CANOPY

DEQ VIRGINIA DEPARTMENT OF ENVIRONMENTAL QUALITY — CONSTRUCTION OF SILT FENCE WITHOUT WIRE SUPPORT — V1.1 — SOURCE: ADAPTED FROM STRAW & AND FAB. BARRIERS, SHERWOOD & WYANT — C-PCM-04-2B

DEQ VIRGINIA DEPARTMENT OF ENVIRONMENTAL QUALITY — STONE CONSTRUCTION ENTRANCE — V1.1 — SOURCE: VA DSWC, MD ESC STDS — C-SCM-03-1

*EXISTING DRIVEWAY TO SERVE AS CONSTRUCTION ENTRANCE



40 0 40 80 120
Scale: 1" = 40'

LINE	BEARING	DISTANCE
L1	S 65°00'50" W	22.11'
L2	S 59°51'30" W	27.72'

CURVE	RADIUS	ARC	CHORD	CHORD BEARING	DELTA
C1	50.00'	40.84'	39.71'	N 88°23'39" E	46°47'58"
C2	265.00'	14.54'	14.54'	S 63°25'53" W	3°08'38"

COMMONWEALTH OF VIRGINIA
W. CHASE GROGG
Lic. No. 3645
05/21/2026
LAND SURVEYOR

DATE: 02/25/2026
DRAWN BY: AEQ
PROJECT No. 26-080
FILE NAME: 26-080.DWG
REFERENCES:
P.B.25 PG.11

PLOT PLAN OF
LOT 25, SECTION 4
KINGSPOINT
FOR
PATRICK JONES
JAMES CITY COUNTY VIRGINIA

NO.	DATE	REVISION / COMMENT / NOTE
1	5/21/2026	REVISED TO REFLECT FINAL ADDITION PLANS

LANDTECH RESOURCES, INC
Engineering & Land Surveying Consultants
205-E Bulifants Boulevard - Williamsburg, VA 23188
Ph: (757) 565-1677 Fax: (757) 565-0782
web: landtechresources.com

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-26-0022
140 Kingspoint Drive
Construction of building addition

May 21, 2026

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. Catherine Mount and Mr. Patrick Jones, for encroachments into the Resource Protection Area buffer for the construction of a building addition. The project is located at 140 Kingspoint Drive, JCC Tax Map Parcel No. 4910240025.

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, June 10, 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-26-0022

PIN	Last Name	Address Line 1	City	State	Zip Code
4910240022	GALKE, BENJAMIN R & MARY KATE	137 KINGSPOINT DR	WILLIAMSBURG	VA	23185-4453
4910240024	MARTIN, CARL J TRUSTEE &	142 KINGSPOINT DR	WILLIAMSBURG	VA	23185-4453
4910240026	MEADOWS, MARK K & GEMMA C	138 KINGSPOINT DR	WILLIAMSBURG	VA	23185-4458
4910240025	MOUNTJOY, CATHERINE & JONES, PATRICK	140 KINGSPOINT DR	WILLIAMSBURG	VA	23185-4458
	Mr. Chase Grogg LandTech Resources, Inc.	205-E Bulifants Blvd	Williamsburg	VA	23188
4910240029	SPRATT, JAMES CHARLES & SUSAN LYNN	103 ACACIA CT	WILLIAMSBURG	VA	23185-4401

PUBLIC HEARING NOTICE

THE CHESAPEAKE BAY BOARD OF JAMES CITY COUNTY, VIRGINIA, WILL HOLD A PUBLIC HEARING ON **WEDNESDAY, JUNE 10, 2026 AT 5:00 P.M.** IN THE COUNTY GOVERNMENT CONFERENCE ROOM OF BUILDING F, 101 MOUNTS BAY ROAD, JAMES CITY COUNTY, VIRGINIA.

THE CHESAPEAKE BAY BOARD WILL CONSIDER THE FOLLOWING CASES:

CBPA-26-0022: Mr. Chase Grogg, Landtech Resources, Inc., on behalf of Ms. Catherine Mount and Mr. Patrick Jones, has applied for a Chesapeake Bay Exception for the construction of a building addition on property located at 140 Kingspoint Drive, JCC Real Estate Tax Map Parcel No. 4910240025.

CBPA-26-0026: Mr. Chase Grogg, Landtech Resources, Inc., on behalf of Mr. Stanley Bolding, has applied for a Chesapeake Bay Exception for the construction of a single-family dwelling with an attached deck and patio on property located at 108 Southern Hills, JCC Real Estate Tax Map Parcel No. 3720400128.

CBPA-26-0028: Mr. Chase Grogg, Landtech Resources, Inc., on behalf of Mr. Christopher Sobieski, has applied for a Chesapeake Bay Exception for the construction of a deck on property located at 104 Dundee, JCC Real Estate Tax Map Parcel No. 3820200054.

CBPA-26-0048: Mr. Melvin Tomes, has applied for a Chesapeake Bay Exception for the construction of a carport on property located at 8629 Diascund Road, JCC Real Estate Tax Map Parcel No. 0920200015.

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 – May 27, 2026, and June 3, 2026
ACCOUNT NO. CU00015112
VIRGINIA GAZETTE
1/8 PAGE, VERTICAL, B/W

CHESAPEAKE BAY BOARD EXCEPTION No. CBPA-26-0026. 108 Southern Hills
Staff Report for the June 10, 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:	Walk Wright Construction, LLC
Agent:	Mr. Chase Grogg, Landtech Resources, Inc.
Location:	108 Southern Hills
Parcel Identification No.:	3720400128
Parcel:	Lot 128, Section 7, Ford's Colony
Lot Size:	0.415 acres
Area of Lot in Resource Protection Area (RPA):	0.39 acres (94%)
Watershed:	Powhatan Creek (JL31)
Floodplain:	None
Proposed Activity:	Construction of a single-family dwelling, deck, walkway, and a patio
Impervious Cover:	3,793 square feet, new impervious impacts
RPA Encroachment:	3,149 square feet, impacts to 100-foot RPA buffer 644 square feet, impacts to 50-foot RPA buffer 3,793 square feet, total impacts to RPA buffer
Staff Contact:	Emily Grojean, Watershed Planner Phone: 253-6789

BRIEF SUMMARY AND DESCRIPTION OF ACTIVITIES

Mr. Chase Grogg, Landtech Resources, Inc., has applied for a Chesapeake Bay Exception on behalf of Walk Wright Construction, LLC, for encroachments into the RPA buffer for the construction of a single-family dwelling, deck, and a patio located at 108 Southern Hills within the Ford's Colony subdivision and the Powhatan Creek watershed. The property is further identified as James City County Real Estate Tax Map Parcel No. 3720400128. The parcel was platted in 1989, prior to the adoption of the Chesapeake Bay Preservation Ordinance in 1990.

The total lot size of this property is 0.415 acres, of which 94% is located within the RPA. The Applicant is proposing to construct a single-family dwelling, deck, walkway, and a patio. Total impacts to the RPA associated with this proposal equate to 3,149 square feet of impacts to 100-foot RPA buffer, 644 square feet of impacts to 50-foot RPA buffer, for a total of 3,793 square feet of impacts to the total RPA buffer. The current site plan is proposing a two-story dwelling; however, the Applicant has not decided between a single-story or two-story home. The minimum first-floor square footage for a two-story home in this section of Ford's Colony is 1,100 square feet. This proposal has a first-floor square footage of 1,706 square feet, a 55% increase. The minimum first-floor square footage for a single-story home in this section is 1,500 square

feet. The construction of a single-story dwelling with the proposed first-floor square footage would be a 14% increase. Required mitigation for this amount of impervious impacts equals nine and one-half planting units (nine canopy trees, 18 understory trees, and 33 shrubs). The Applicant has proposed a mitigation plan equaling ten planting units (nine understory trees and 92 shrubs); this exceeds the County's mitigation requirements.

STAFF EVALUATION

Staff has evaluated the application and exception request for the construction of a single-family dwelling, deck, walkway, and a patio. This application meets the Ordinance conditions in Sections 23-11 and 23-14 and should be heard by the Board because the construction of a single-family dwelling, deck, walkway, and a patio in the seaward 50-foot RPA cannot be approved administratively.

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. 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 $5,000 in a form acceptable to the James City County Attorney's Office to guarantee the mitigation plan equaling ten planting units (nine understory trees and 92 shrubs); and
3. The Applicant must record an affidavit at the Williamsburg/James City Courthouse prior to the release of any surety; and
4. This exception request approval will become null and void if construction has not begun by June 10, 2027; and
5. Written requests for an extension to an exception must be submitted to the Stormwater and Resource Protection Division no later than April 29, 2027, six weeks prior to the expiration date.

EG/ap
CBPA26-26_108SouthrnHills

Attachments:
1. Resolution
2. Site Plan

R E S O L U T I O N

CASE NO. CBPA-26-0026. 108 SOUTHERN HILLS

JAMES CITY COUNTY CHESAPEAKE BAY PRESERVATION ORDINANCE EXCEPTION

WHEREAS, Mr. Chase Grogg, Landtech Resources, Inc., on behalf of Walk Wright Construction, LLC (the "Applicant"), has applied to the Chesapeake Bay Board of James City County (the "Board") on June 10, 2026, to request an exception to use the Resource Protection Area (the "RPA") on a parcel of property located at 108 Southern Hills (the "Property") and further identified as James City County Real Estate Tax Map Parcel No. 3720400128, as set forth in the application CBPA-26-0026 for the purpose of the construction of a single-family dwelling, deck, walkway, and a patio; 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 in 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-26-0026, 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 $5,000 in a form acceptable to the James City County Attorney's Office to guarantee the mitigation plan equaling 10 planting units (nine understory trees and 92 shrubs); and

3. The Applicant must record an affidavit at the Williamsburg/James City Courthouse prior to the release of any surety; and

4. This exception request approval will become null and void if construction has not begun by June 10, 2027; and

5. Written requests for an extension to an exception must be submitted to the Stormwater and Resource Protection Division no later than April 29, 2027, six weeks prior to the expiration date.

_____
Charles Roadley
Chair, Chesapeake Bay Board

_____
Emily Grojean
Secretary to the Board

Adopted by the Chesapeake Bay Board of James City County, Virginia, this 10th day of June, 2026.

CBPA26-26_108SouthrnHillsApp-res

R E S O L U T I O N

CASE NO. CBPA-26-0026. 108 SOUTHERN HILLS

JAMES CITY COUNTY CHESAPEAKE BAY PRESERVATION ORDINANCE EXCEPTION

WHEREAS, Mr. Chase Grogg, Landtech Resources, Inc., on behalf of Walk Wright Construction, LLC (the "Applicant"), has applied to the Chesapeake Bay Board of James City County (the "Board") on June 10, 2026, to request an exception to use the Resource Protection Area (the "RPA") on a parcel of property located at 108 Southern Hills (the "Property") and further identified as James City County Real Estate Tax Map Parcel No. 3720400128, as set forth in the application CBPA-26-0026 for the purpose of the construction of a single-family dwelling, deck, walkway, and a patio; 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-26-0026.

_____
Charles Roadley
Chair, Chesapeake Bay Board

_____
Emily Grojean
Secretary to the Board

Adopted by the Chesapeake Bay Board of James City County, Virginia, this 10th day of June, 2026.

CBPA26-26_108SouthrnHillsDny-res

GENERAL NOTES

1. THIS PLAT WAS PRODUCED WITHOUT THE BENEFIT OF A TITLE REPORT AND REFLECTS ONLY THOSE ENCUMBRANCES OR EASEMENTS AS SHOWN IN P.B. 50, PG. 31–40.
2. ELEVATIONS SHOWN HEREON ARE IN FEET AND ARE CLOSELY RELATED TO JCC GIS AND GPS DERIVED (NAVD88).
3. WETLANDS, AS SHOWN, WERE DELINEATED BY OTHERS THEN FIELD LOCATED BY THIS FIRM.
4. THIS FIRM MADE NO ATTEMPT TO LOCATE UNDERGROUND UTILITIES.
5. PARCEL LIES IN F.I.R.M. ZONE "X" ACCORDING TO COMMUNITY PANEL #51095C0119D, DATED DECEMBER 16, 2015.
6. LOT SERVED BY PUBLIC WATER AND SEWER. CONTRACTOR TO COORDINATE CONNECTIONS WITH JAMES CITY SERVICE AUTHORITY.
7. CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS SHOWN HEREON.
8. TOPOGRAPHIC DATA AS SHOWN IS BASED ON A CURRENT FIELD SURVEY.
9. CONTRACTOR SHALL DETERMINE EXACT FINISHED FLOOR ELEVATION AFTER EXCAVATION.
10. PROPOSED RESIDENCE SHOWN BASED OFF OF PLANS PROVIDED BY CLIENT. ALL DIMENSIONS TO BE CONFIRMED BY CONTRACTOR PRIOR TO CONSTRUCTION.
11. CONTRACTOR TO INSTALL ORANGE SAFETY FENCE AROUND PERIMETER OF CONSTRUCTION.

EROSION & SEDIMENT CONTROL NOTES

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

BUILDING INFORMATION

PROPOSED BUILDING IS A 2–STORY FRAME
PROPOSED GARAGE IS FRONT LOADING

SITE INFORMATION

PARCEL ID: 3720400128
TOTAL AREA: 18,095 S.F. / 0.4154 AC.
IMPERVIOUS AREA: 4,373 S.F. / 0.100 AC.
IMPERVIOUS WITHIN 50' RPA: 644 S.F. / 0.01478 AC.
IMPERVIOUS WITHIN 100' RPA: 3,149 S.F./ 0.07229 AC.
IMPERVIOUS WITHIN RPA TOTAL: 3,793 S.F. / 0.08707 AC.
DISTURBED AREA: 9,884 S.F. / 0.2269 AC.
ZONING DISTRICT: R4
EXISTING SITE IS WOODED AS SHOWN

BUILDING SETBACK (SBL)

SETBACKS SHOWN PER FORD'S COLONY SECTION VI REQUIREMENTS
FRONT: 30'
REAR: 25' OR 25% WHICHEVER IS GREATER
SIDE: 10'

EXISTING ADDRESS:

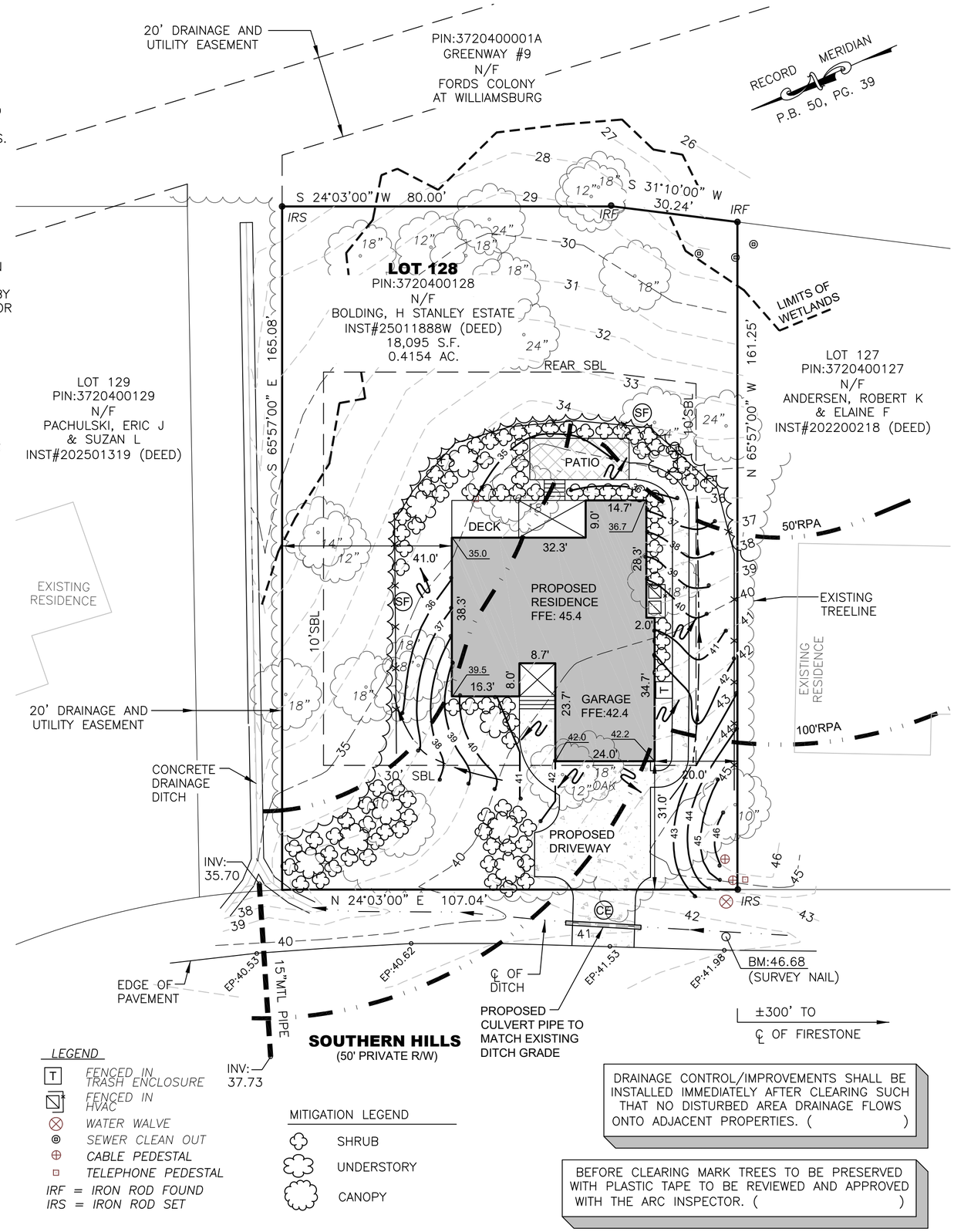
108 SOUTHERN HILLS
JAMES CITY COUNTY, VIRGINIA

MITIGATION TABLE: 3,793 S.F. / 400 S.F. = 9.48 CREDITS

MITIGATION MEASURE	QTY.(NEEDED)	QTY.(NEEDED)
NATIVE CANOPY TREES	10	0
NATIVE UNDERSTORY TREES	20	9
NATIVE SHRUBS	30	92

* CONTRACTOR/OWNER TO COORDINATE WITH JAMES CITY COUNTY FOR REQUIREMENTS ON MITIGATION PLANTING.

20 0 20 40 60
Scale: 1" = 20'



LEGEND

- FENCED IN TRASH ENCLOSURE
- FENCED IN HVAC
- WATER WALVE
- SEWER CLEAN OUT
- CABLE PEDESTAL
- TELEPHONE PEDESTAL

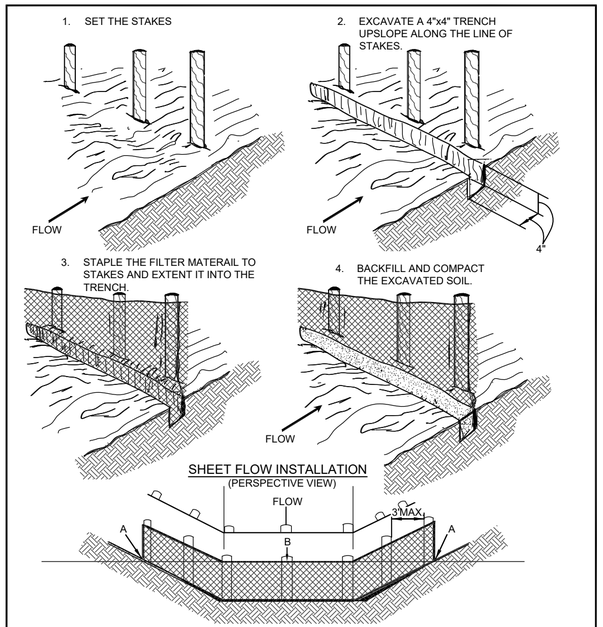
IRF = IRON ROD FOUND
IRS = IRON ROD SET

MITIGATION LEGEND

- SHRUB
- UNDERSTORY
- CANOPY

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

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

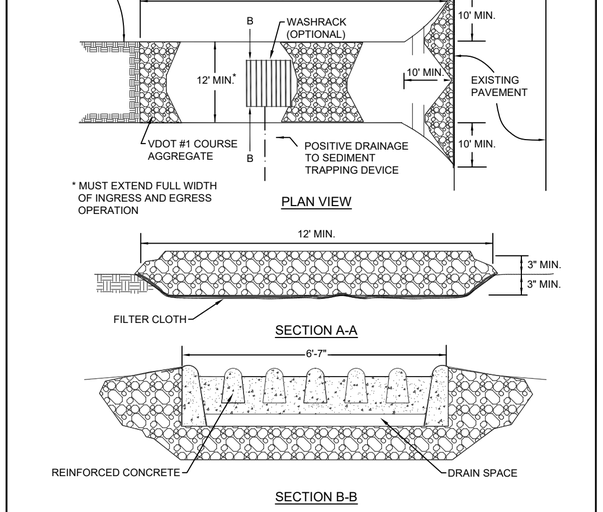


DEQ VIRGINIA DEPARTMENT OF ENVIRONMENTAL QUALITY

CONSTRUCTION OF SILT FENCE WITHOUT WIRE SUPPORT

SOURCE: ADAPTED FROM STRAW & FAB. BARRIERS, SHERWOOD & WYANT v1.1

C-PCM-04-2B



DEQ VIRGINIA DEPARTMENT OF ENVIRONMENTAL QUALITY

STONE CONSTRUCTION ENTRANCE

SOURCE: VA. DSWC, MD ESC STDS v1.1

C-SCM-03-1

COMMONWEALTH OF VIRGINIA
W. CHASE GROGG
Lic. No. 3645
03/03/2026
LAND SURVEYOR

DATE: 03/02/2026
DRAWN BY: AEQ
PROJECT No. 26–054
FILE NAME: 26–054.DWG
REFERENCES:
P.B.50 PG. 31–40

PLOT PLAN OF
LOT 128 SECTION VI
FORD'S COLONY
FOR
WALK WRIGHT CONSTRUCTION, LLC
JAMES CITY COUNTY VIRGINIA

NO.	DATE	REVISION / COMMENT / NOTE
1.	03/03/2026	ADDED PATH TO REAR PATIO AND REVISED MITIGATION PLANTINGS

LANDTECH RESOURCES, INC
Engineering & Land Surveying Consultants
205-E Bulifants Boulevard - Williamsburg, VA 23188
Ph: (757) 565-1677 Fax: (757) 565-0782
web: landtechresources.com

General Services
107 Tewning Road
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P: 757-259-4080
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Stormwater and Resource Protection
101-E Mounts Bay Road
Williamsburg, VA 23185
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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-26-0026
108 Southern Hills
Construction of single-family dwelling attached deck, patio

May 21, 2026

Dear Adjacent Property Owner:

In accordance with State and County Codes, this letter is to notify you that a request has been filed with the James City County Chesapeake Bay Board by Mr. Chase Grogg, Landtech Resources, Inc., on behalf of Mr. Stanley Bolding, for encroachments into the Resource Protection Area buffer for the construction of a single-family dwelling with an attached deck and patio. The project is located at 108 Southern Hills, JCC Tax Map Parcel No. 3720400128.

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, June 10, 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-26-0026

PIN	Last Name	Address Line 1	City	State	Zip Code
3720400127	ANDERSEN, ROBERT K & ELAINE F	82 LAKE PARK EXT	NEWPORT	VT	58558-8541
3720400165	ARRIOLA, LUIS V F & KRYSTAL S	117 SOUTHERN HLS	WILLIAMSBURG	VA	23188-9119
3720400166	BEALL, ROBERT C & LISA B	100 BUTLER	WILLIAMSBURG	VA	23188-9104
3720400128	BOLDING, H STANLEY ESTATE	PO BOX 6000	WILLIAMSBURG	VA	23188-5217
3720400001A	FORDS COLONY AT WILLIAMSBURG	100 MANCHESTER	WILLIAMSBURG	VA	23188-7404
	Mr. Chase Grogg LandTech Resources, Inc.	205-E Bulifants Blvd	Williamsburg	VA	23188
3720400129	PACHULSKI, ERIC J & SUZAN L	112 SOUTHERN HLS	WILLIAMSBURG	VA	23188-9114

PUBLIC HEARING NOTICE

THE CHESAPEAKE BAY BOARD OF JAMES CITY COUNTY, VIRGINIA, WILL HOLD A PUBLIC HEARING ON **WEDNESDAY, JUNE 10, 2026 AT 5:00 P.M.** IN THE COUNTY GOVERNMENT CONFERENCE ROOM OF BUILDING F, 101 MOUNTS BAY ROAD, JAMES CITY COUNTY, VIRGINIA.

THE CHESAPEAKE BAY BOARD WILL CONSIDER THE FOLLOWING CASES:

CBPA-26-0022: Mr. Chase Grogg, Landtech Resources, Inc., on behalf of Ms. Catherine Mount and Mr. Patrick Jones, has applied for a Chesapeake Bay Exception for the construction of a building addition on property located at 140 Kingspoint Drive, JCC Real Estate Tax Map Parcel No. 4910240025.

CBPA-26-0026: Mr. Chase Grogg, Landtech Resources, Inc., on behalf of Mr. Stanley Bolding, has applied for a Chesapeake Bay Exception for the construction of a single-family dwelling with an attached deck and patio on property located at 108 Southern Hills, JCC Real Estate Tax Map Parcel No. 3720400128.

CBPA-26-0028: Mr. Chase Grogg, Landtech Resources, Inc., on behalf of Mr. Christopher Sobieski, has applied for a Chesapeake Bay Exception for the construction of a deck on property located at 104 Dundee, JCC Real Estate Tax Map Parcel No. 3820200054.

CBPA-26-0048: Mr. Melvin Tomes, has applied for a Chesapeake Bay Exception for the construction of a carport on property located at 8629 Diascund Road, JCC Real Estate Tax Map Parcel No. 0920200015.

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 – May 27, 2026, and June 3, 2026
ACCOUNT NO. CU00015112
VIRGINIA GAZETTE
1/8 PAGE, VERTICAL, B/W

CHESAPEAKE BAY BOARD EXCEPTION No. CBPA-26-0021. 139 Kingspoint Drive
Staff Report for the June 10, 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. Carl Martin
Agent:	Ms. Erin Martin, Crossroad Custom Builders, Inc.
Location:	139 Kingspoint Drive
Parcel Identification No.:	4910240023
Parcel:	Lot 23, Section 4, Kingspoint
Lot Size:	2.776 acres
Area of Lot in Resource Protection Area (RPA):	2.706 acres (97%)
Watershed:	College Creek (JL34)
Floodplain:	Zone AE
Proposed Activity:	Construction of a single-family dwelling and an attached deck
Impervious Cover:	3,927 square feet, new impervious impacts
RPA Encroachment:	3,927 square feet, impacts to the landward 100-foot RPA buffer
Staff Contact:	Emily Grojean, Watershed Planner Phone: 253-6789

BRIEF SUMMARY AND DESCRIPTION OF ACTIVITIES

Ms. Erin Martin, Crossroad Custom Builders, Inc., has applied for a Chesapeake Bay Exception on behalf of Mr. Carl Martin for encroachments into the RPA buffer for the construction of a single-family dwelling and an attached deck located at 139 Kingspoint Drive within the Kingspoint subdivision and the College Creek watershed. The property is further identified as James City County Real Estate Tax Map Parcel No. 4910240023. The parcel was platted in 1967, prior to the adoption of the Chesapeake Bay Preservation Ordinance in 1990.

The total lot size of this property is 2.776 acres, of which 97% is located within the RPA. The Applicant is proposing to construct a single-family dwelling with an attached deck. This was heard by the Board at the April 8, 2026, meeting, and was deferred due to concerns with the proposed clearing limits and stormwater management. The revised site plan remains the same as the one previously presented, but with the inclusion of two Stormwater Best Management Practices (BMPs). Total impacts to the RPA associated with this proposal remain the same and equate to 3,927 square feet of impervious impacts within the landward 100-foot RPA buffer. Required mitigation for this amount of impervious impacts remains the same and equals nine planting units (nine canopy trees, 18 understory trees, and 27 shrubs). The Applicant has resubmitted the previous mitigation plan equaling nine planting units (one canopy tree, six understory trees, and 83

shrubs) with the addition of two infiltration trench stormwater BMPs; this meets the County's mitigation requirements. Prior to the release of surety, the Applicant must submit a Letter of Installation from a qualified professional to the Stormwater and Resource Protection Division. No surveyed as-built drawings are required, but this letter must verify compliance with all approved construction plans for stormwater BMP facilities. Staff are requesting that an affidavit be recorded in the Williamsburg/James City County Courthouse due to the environmental sensitivity of the lot.

STAFF EVALUATION

Staff has evaluated the application and exception request for the construction of a single-family dwelling and attached deck. This application meets the Ordinance conditions in Sections 23-11 and 23-14 and should be heard by the Board because the construction of a deck 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 as required for the project; and

2. The Applicant must submit an access easement deed and plat for 139 Kingspoint Drive covering the portion of the driveway on 142 Kingspoint Drive for the benefit of 139 Kingspoint Drive, prior to Certificate of Occupancy issuance; and

3. The Applicant must submit a surety of $8,750 in a form acceptable to the James City County Attorney's Office to guarantee the mitigation plan equaling nine units (one canopy tree, six understory trees, and 83 shrubs) and the addition of two infiltration trench stormwater Best Management Practices (BMPs); and

4. The Applicant must record an affidavit at the Williamsburg/James City County Courthouse prior to the release of surety; and

5. The Applicant must submit a Letter of Installation from a qualified professional to the Stormwater and Resource Protection Division prior to the release of surety. This letter must verify compliance with all approved construction plans for stormwater BMP facilities. No surveyed as-built drawings are required; and

6. This exception request approval will become null and void if construction has not begun by June 10, 2027; and

7. Written requests for an extension to an exception must be submitted to the Stormwater and Resource Protection Division no later than April 29, 2027, six weeks prior to the expiration date.

EG/ap
CBPA26-21_139Kngspt

Attachments:
1. Resolution
2. Site Plan

R E S O L U T I O N

CASE NO. CBPA-26-0021. 139 KINGSPOINT DRIVE

JAMES CITY COUNTY CHESAPEAKE BAY PRESERVATION ORDINANCE EXCEPTION

WHEREAS, Ms. Erin Martin, Crossroad Custom Builders, Inc., on behalf of Mr. Carl Martin (the "Applicant"), has applied to the Chesapeake Bay Board of James City County (the "Board") on June 10, 2026, to request an exception to use the Resource Protection Area (the "RPA") son a parcel of property located at 139 Kingspoint Drive (the "Property") and further identified as James City County Real Estate Tax Map Parcel No. 4910240023, as set forth in the application CBPA-26-0021 for the purpose of the construction of a single-family dwelling and an attached deck; 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 in 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-26-0021, 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 an access easement deed and plat for 139 Kingspoint Drive covering the portion of the driveway on 142 Kingspoint Drive for the benefit of 139 Kingspoint Drive, prior to Certificate of Occupancy issuance; and

3. The Applicant must submit a surety of $8,750 in a form acceptable to the James City County Attorney's Office to guarantee the mitigation plan equaling nine units (one canopy tree, six understory trees, and 83 shrubs) and the addition of two infiltration trench stormwater Best Management Practices (BMPs); and

4. The Applicant must record an affidavit at the Williamsburg/James City County Courthouse prior to the release of surety; and

5. The Applicant must submit a Letter of Installation from a qualified professional to the Stormwater and Resource Protection Division prior to the release of surety. This letter must verify compliance with all approved construction plans for stormwater BMPs facilities. No surveyed as-built drawings are required; and

6. This exception request approval will become null and void if construction has not begun by June 10, 2027; and

7. Written requests for an extension to an exception must be submitted to the Stormwater and Resource Protection Division no later than April 29, 2027, 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 10th day of June, 2026.

CBPA26-21_139KngsptApp-res

R E S O L U T I O N

CASE NO. CBPA-26-0021. 139 KINGSPOINT DRIVE

JAMES CITY COUNTY CHESAPEAKE BAY PRESERVATION ORDINANCE EXCEPTION

WHEREAS, Ms. Erin Martin, Crossroad Custom Builders, Inc., on behalf of Mr. Carl Martin (the "Applicant"), has applied to the Chesapeake Bay Board of James City County (the "Board") on June 10, 2026, to request an exception to use the Resource Protection Area (the "RPA") son a parcel of property located at 139 Kingspoint Drive (the "Property") and further identified as James City County Real Estate Tax Map Parcel No. 4910240023, as set forth in the application CBPA-26-0021 for the purpose of the construction of a single-family dwelling and an attached deck; and

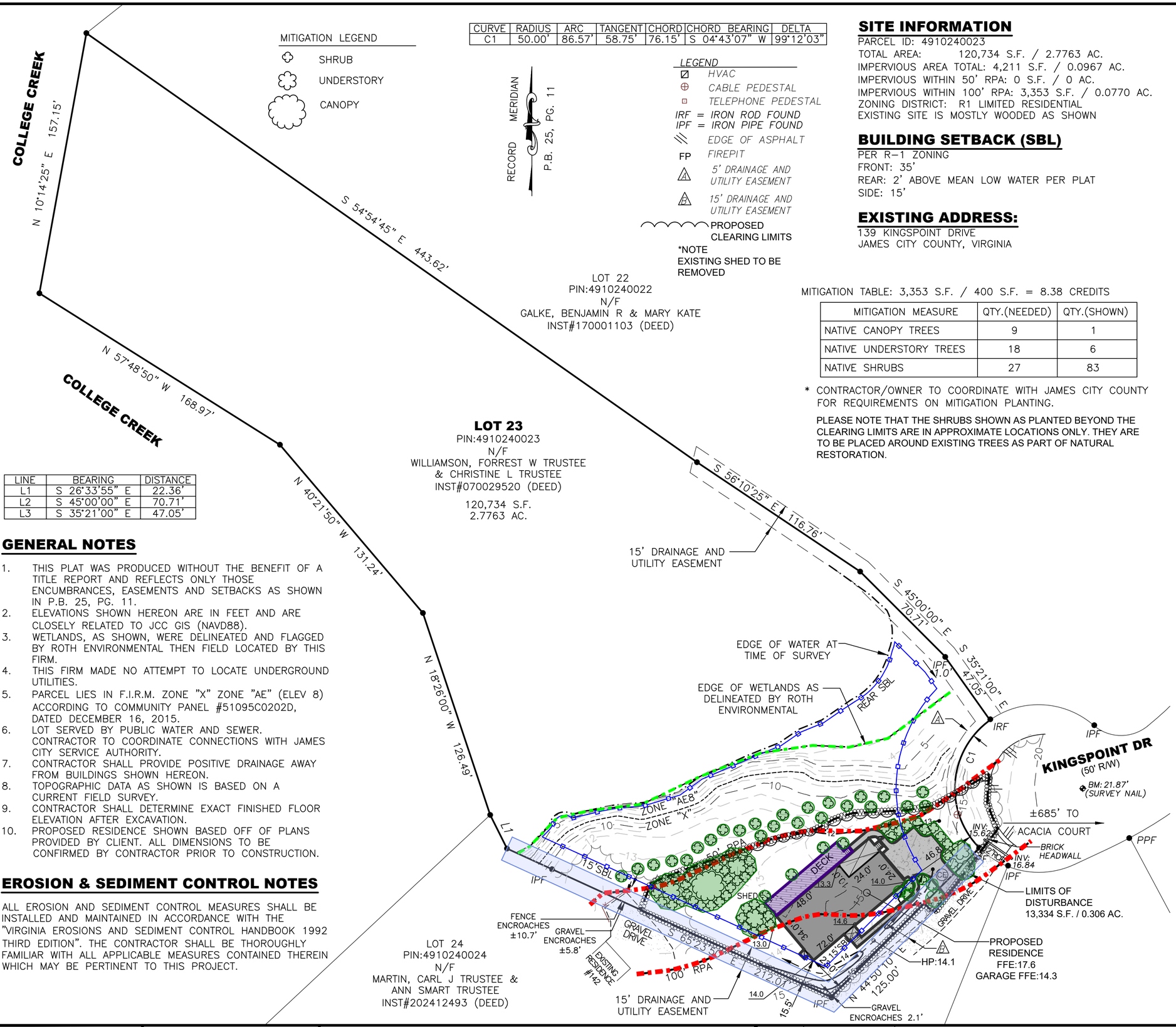
WHEREAS, the Board has heard the arguments presented and carefully considered all evidence entered into the record.

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-26-0021.

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

Adopted by the Chesapeake Bay Board of James City County, Virginia, this 10th day of June, 2026.

CBPA26-21_139KngsptDny-res



CURVE	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING	DELTA
C1	50.00'	86.57'	58.75'	76.15'	S 04°43'07" W	99°12'03"

LINE	BEARING	DISTANCE
L1	S 26°33'55" E	22.36'
L2	S 45°00'00" E	70.71'
L3	S 35°21'00" E	47.05'

SITE INFORMATION

PARCEL ID: 4910240023
TOTAL AREA: 120,734 S.F. / 2.7763 AC.
IMPERVIOUS AREA TOTAL: 4,211 S.F. / 0.0967 AC.
IMPERVIOUS WITHIN 50' RPA: 0 S.F. / 0 AC.
IMPERVIOUS WITHIN 100' RPA: 3,353 S.F. / 0.0770 AC.
ZONING DISTRICT: R1 LIMITED RESIDENTIAL
EXISTING SITE IS MOSTLY WOODED AS SHOWN

BUILDING SETBACK (SBL)

PER R-1 ZONING
FRONT: 35'
REAR: 2' ABOVE MEAN LOW WATER PER PLAT
SIDE: 15'

EXISTING ADDRESS:

139 KINGSPOINT DRIVE
JAMES CITY COUNTY, VIRGINIA

MITIGATION TABLE: 3,353 S.F. / 400 S.F. = 8.38 CREDITS

MITIGATION MEASURE	QTY.(NEEDED)	QTY.(SHOWN)
NATIVE CANOPY TREES	9	1
NATIVE UNDERSTORY TREES	18	6
NATIVE SHRUBS	27	83

* CONTRACTOR/OWNER TO COORDINATE WITH JAMES CITY COUNTY FOR REQUIREMENTS ON MITIGATION PLANTING.

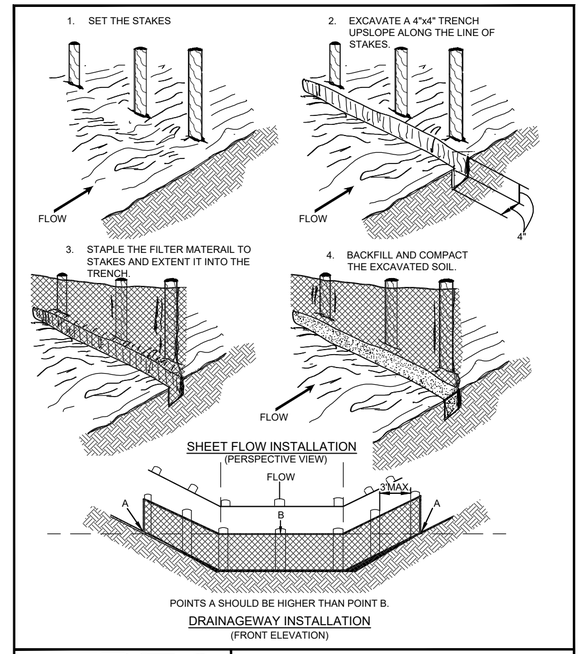
PLEASE NOTE THAT THE SHRUBS SHOWN AS PLANTED BEYOND THE CLEARING LIMITS ARE IN APPROXIMATE LOCATIONS ONLY. THEY ARE TO BE PLACED AROUND EXISTING TREES AS PART OF NATURAL RESTORATION.

GENERAL NOTES

1. THIS PLAT WAS PRODUCED WITHOUT THE BENEFIT OF A TITLE REPORT AND REFLECTS ONLY THOSE ENCUMBRANCES, EASEMENTS AND SETBACKS AS SHOWN IN P.B. 25, PG. 11.
2. ELEVATIONS SHOWN HEREON ARE IN FEET AND ARE CLOSELY RELATED TO JCC GIS (NAVD88).
3. WETLANDS, AS SHOWN, WERE DELINEATED AND FLAGGED BY ROTH ENVIRONMENTAL THEN FIELD LOCATED BY THIS FIRM.
4. THIS FIRM MADE NO ATTEMPT TO LOCATE UNDERGROUND UTILITIES.
5. PARCEL LIES IN F.I.R.M. ZONE "X" ZONE "AE" (ELEV 8) ACCORDING TO COMMUNITY PANEL #51095C0202D, DATED DECEMBER 16, 2015.
6. LOT SERVED BY PUBLIC WATER AND SEWER. CONTRACTOR TO COORDINATE CONNECTIONS WITH JAMES CITY SERVICE AUTHORITY.
7. CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS SHOWN HEREON.
8. TOPOGRAPHIC DATA AS SHOWN IS BASED ON A CURRENT FIELD SURVEY.
9. CONTRACTOR SHALL DETERMINE EXACT FINISHED FLOOR ELEVATION AFTER EXCAVATION.
10. PROPOSED RESIDENCE SHOWN BASED OFF OF PLANS PROVIDED BY CLIENT. ALL DIMENSIONS TO BE CONFIRMED BY CONTRACTOR PRIOR TO CONSTRUCTION.

EROSION & SEDIMENT CONTROL NOTES

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

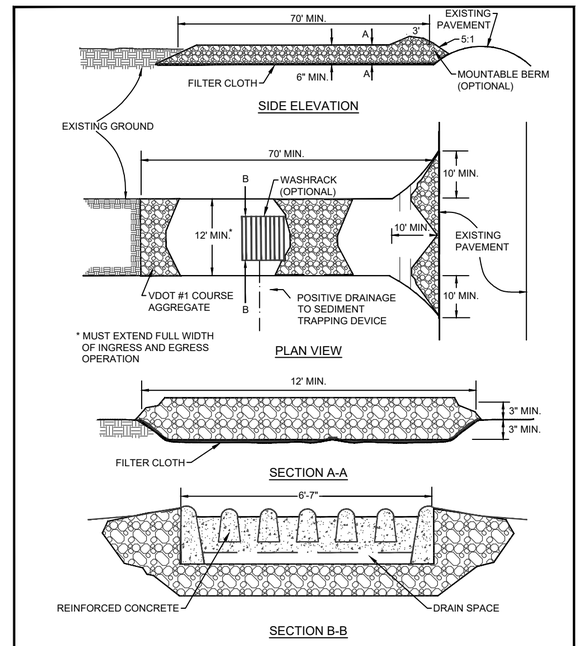


DEQ VIRGINIA DEPARTMENT OF ENVIRONMENTAL QUALITY

CONSTRUCTION OF SILT FENCE WITHOUT WIRE SUPPORT

SOURCE: ADAPTED FROM STRAW & FAB. BARRIERS, SHERWOOD & WYANT v1.1

C-PCM-04-2B



DEQ VIRGINIA DEPARTMENT OF ENVIRONMENTAL QUALITY

STONE CONSTRUCTION ENTRANCE

v1.1 SOURCE: VA. DSWC, MD ESC STDS

C-SCM-03-1

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Scale: 1" = 40'

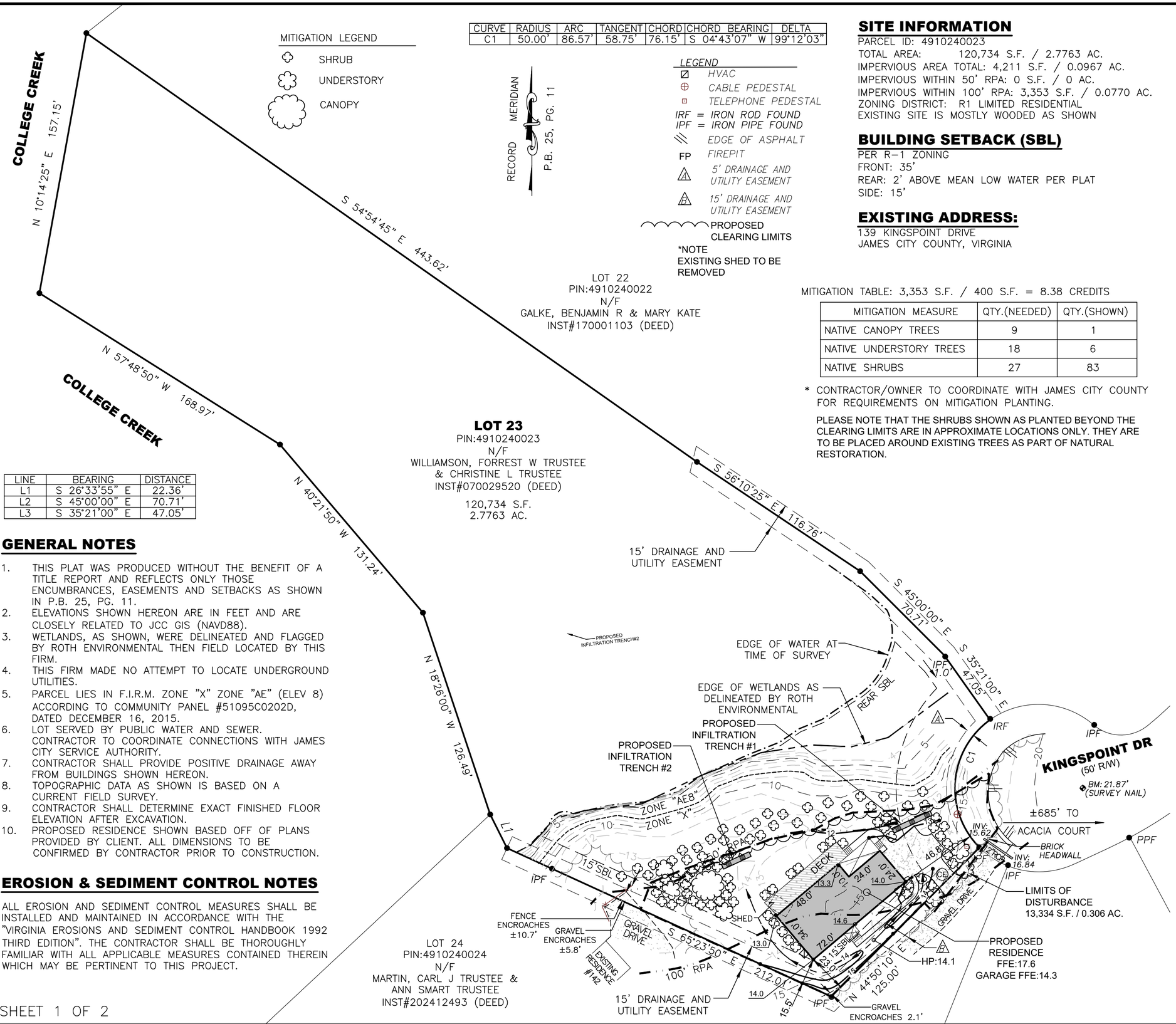
COMMONWEALTH OF VIRGINIA
W. CHASE GROGG
Lic. No. 3645
04/03/2026
LAND SURVEYOR

DATE: 02/25/2026
DRAWN BY: AEQ
PROJECT No. 24-478
FILE NAME: 24-478.DWG
REFERENCES:
P.B. 25 PG. 11

PLOT PLAN OF
LOT 23, SECTION 4
KINGSPOINT
FOR
CROSSROAD CUSTOM BUILDERS
JAMES CITY COUNTY VIRGINIA

NO.	DATE	REVISION / COMMENT / NOTE
1	4/3/2026	REVISED PER COUNTY COMMENTS

LANDTECH RESOURCES, INC
Engineering & Land Surveying Consultants
205-E Bulifants Boulevard - Williamsburg, VA 23188
Ph: (757) 565-1677 Fax: (757) 565-0782
web: landtechresources.com



CURVE	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING	DELTA
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LINE	BEARING	DISTANCE
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IMPERVIOUS AREA TOTAL: 4,211 S.F. / 0.0967 AC.
IMPERVIOUS WITHIN 50' RPA: 0 S.F. / 0 AC.
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PER R-1 ZONING
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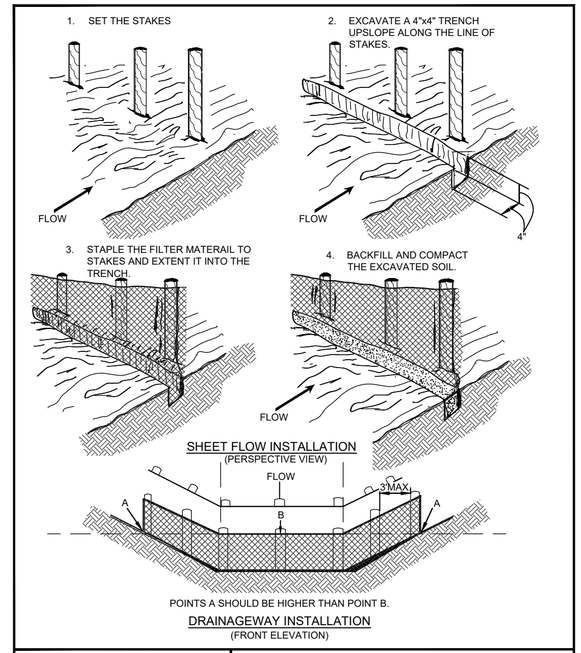
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EROSION & SEDIMENT CONTROL NOTES

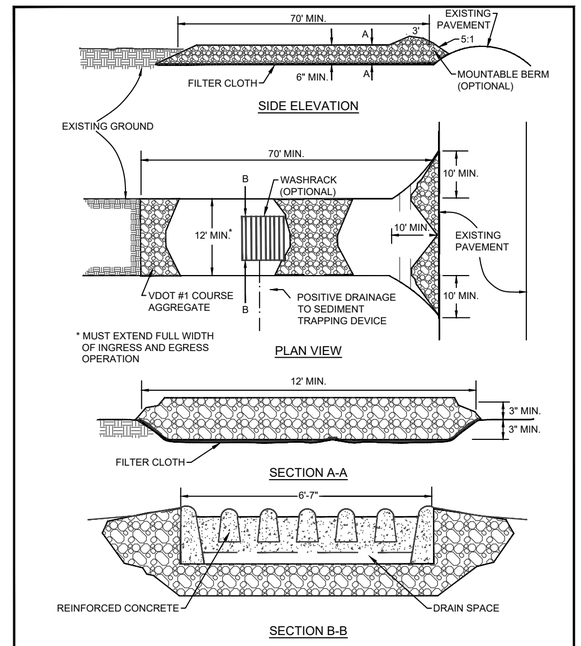
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DEQ VIRGINIA DEPARTMENT OF ENVIRONMENTAL QUALITY

CONSTRUCTION OF SILT FENCE WITHOUT WIRE SUPPORT

SOURCE: ADAPTED FROM STRAW & FAB. BARRIERS, SHERWOOD & WYANT v1.1 C-PCM-04-2B



DEQ VIRGINIA DEPARTMENT OF ENVIRONMENTAL QUALITY

STONE CONSTRUCTION ENTRANCE

v1.1 SOURCE: VA. DSWC, MD ESC STDS C-SCM-03-1

40 0 40 80 120
Scale: 1" = 40'

SHEET 1 OF 2

COMMONWEALTH OF VIRGINIA
W. CHASE GROGG
Lic. No. 3645
05/06/2026
LAND SURVEYOR

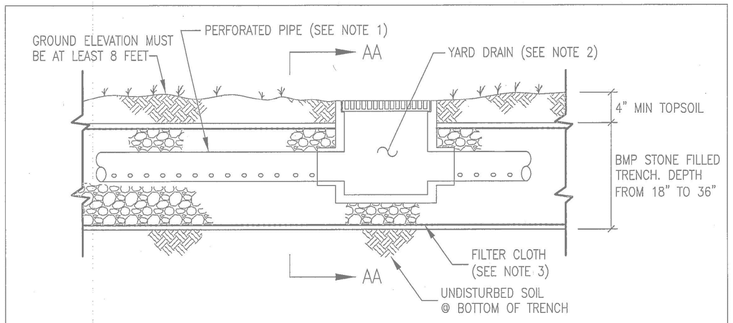
DATE: 02/25/2026
DRAWN BY: AEQ
PROJECT No. 24-478
FILE NAME: 24-478.DWG
REFERENCES:
P.B. 25 PG. 11

PLOT PLAN OF
LOT 23, SECTION 4
KINGSPOINT
FOR
CROSSROAD CUSTOM BUILDERS
JAMES CITY COUNTY VIRGINIA

NO.	DATE	REVISION / COMMENT / NOTE
2	5/6/2026	ADDED TO INFILTRATION TRENCHES
1	4/3/2026	REVISED PER COUNTY COMMENTS

LANDTECH RESOURCES, INC
Engineering & Land Surveying Consultants
205-E Bulifants Boulevard - Williamsburg, VA 23188
Ph: (757) 565-1677 Fax: (757) 565-0782
web: landtechresources.com

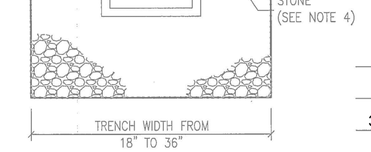
TRENCH #1



SIDE VIEW OF TRENCH

NOTES:

1– PIPE SHALL BE PLASTIC, 4" OR 6" SIZE, PERFORATED (WITH HOLES DOWN) OR SLOTTED, ENDS MUST BE CAPPED.
2– PLASTIC YARD DRAIN WITH INLET GRATE, MINIMUM SIZE 10"x10"x10", TRENCHES 15' AND LESS IN LENGTH REQUIRE A MINIMUM OF ONE YARD DRAIN, GREATER THAN 15' REQUIRES A MINIMUM OF 2 YARD DRAINS WITH MAXIMUM 20' SPACING IN BETWEEN YARD DRAINS AND A YARD DRAIN MUST BE INSTALLED WITHIN 8' OF TRENCH ENDS.



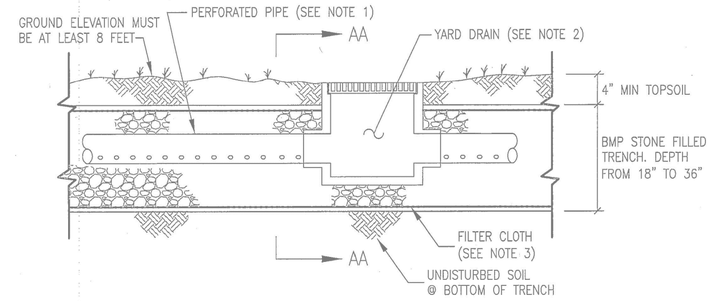
SECTION AA–AA

3– FILTER CLOTH MUST HAVE SUFFICIENT STRENGTH TO RESIST TEARING. IF LIGHT WEIGHT CLOTH IS USED, MULTIPLE LAYERS ARE NECESSARY. CLOTH MUST COMPLETELY ENCIRCLE THE STONE WITH A PROPER LAP AT THE EDGES SUCH THAT THE SOIL WILL NOT CONTAMINATE THE STONE.
4– STONE SIZE TO BE #3 (BMP STONE OR WASHED CONSTRUCTION ENTRANCE STONE). #57 AND OTHER SMALLER STONE SIZES ARE NOT ACCEPTABLE.
5– TRENCH SIZING: THE IMPERVIOUS COVER, TO BE MITIGATED, IN SQUARE FEET DIVIDED BY 10 EQUALS THE REQUIRED CUBIC FOOTAGE OF THE GRAVEL.
6– INFILTRATION TRENCHES ARE NOT TO BE INSTALLED WITHIN 5' OF FOUNDATIONS OR BELOW ELEVATION 8 FEET.

2,200 SQ. FT. IMPERVIOUS AREA ÷ 10 =
220 CUBIC FEET OF TRENCH
3 ' x 3 ' x 25 ' TRENCH
3 NUMBER OF YARD DRAINS
PROPERTY ADDRESS

INFILTRATION TRENCH DETAIL

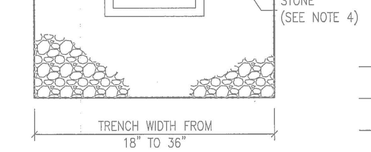
TRENCH #2



SIDE VIEW OF TRENCH

NOTES:

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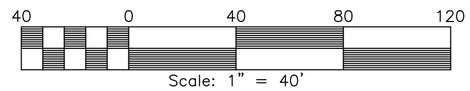


SECTION AA–AA

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6– INFILTRATION TRENCHES ARE NOT TO BE INSTALLED WITHIN 5' OF FOUNDATIONS OR BELOW ELEVATION 8 FEET.

1,600 SQ. FT. IMPERVIOUS AREA ÷ 10 =
160 CUBIC FEET OF TRENCH
3 ' x 3 ' x 18 ' TRENCH
2 NUMBER OF YARD DRAINS
PROPERTY ADDRESS

INFILTRATION TRENCH DETAIL



SHEET 2 OF 2

COMMONWEALTH OF VIRGINIA
W. CHASE GROGG
Lic. No. 3645
05/06/2026
LAND SURVEYOR

DATE: 02/25/2026
DRAWN BY: AEQ
PROJECT No. 24–478
FILE NAME: 24–478.DWG
REFERENCES:
P.B. 25 PG. 11

PLOT PLAN OF
LOT 23, SECTION 4
KINGSPOINT
FOR
CROSSROAD CUSTOM BUILDERS
JAMES CITY COUNTY VIRGINIA

NO.	DATE	REVISION / COMMENT / NOTE
2	5/6/2026	ADDED TO INFILTRATION TRENCHES
1	4/3/2026	REVISED PER COUNTY COMMENTS

LANDTECH RESOURCES, INC
Engineering & Land Surveying Consultants
205-E Bulifants Boulevard - Williamsburg, VA 23188
Ph: (757) 565-1677 Fax: (757) 565-0782
web: landtechresources.com

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-26-0021
139 Kingspoint Dr
Construction of single-family dwelling, deck

March 19, 2026

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 Ms. Erin Martin, Crossroad Custom Builders, on behalf of Mr. Carl Martin, for encroachments into the Resource Protection Area buffer for the construction of a single-family dwelling and deck. The project is located at 139 Kingspoint Dr, JCC Tax Map Parcel No. 4910240023.

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, April 8, 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-26-0021

PIN	Last Name	Address Line 1	City	State	Zip Code
4910240022	GALKE, BENJAMIN R & MARY KATE	137 KINGSPOINT DR	WILLIAMSBURG	VA	23185-4453
4910100007	KINGSPOINT CLUB INC	PO BOX 365	WILLIAMSBURG	VA	23187-0365
4910240024	MARTIN, CARL J TRUSTEE &	142 KINGSPOINT DR	WILLIAMSBURG	VA	23185-4453
4910240026	MEADOWS, MARK K & GEMMA C	138 KINGSPOINT DR	WILLIAMSBURG	VA	23185-4458
4910240025	MOUNTJOY, CATHERINE & JONES, PATRICK	140 KINGSPOINT DR	WILLIAMSBURG	VA	23185-4458
	Ms. Erin Martin, Crossroad Custom Builders	P.O. Box 5671	Williamsburg	VA	23188-88

PUBLIC HEARING NOTICE

THE WETLANDS BOARD AND CHESAPEAKE BAY BOARD OF JAMES CITY COUNTY, VIRGINIA, WILL HOLD PUBLIC HEARINGS ON **WEDNESDAY, APRIL 8, 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-26-0001: Mr. Joseph Scott, SalTerra Solutions, LLC, on behalf of Mr. Steven Barone, Chickahominy Haven Marina, has applied for a Wetlands Permit for the installation of wet slips, replacement of piers, and the installation of revetments and sills with sand nourishment on property located at 4125 S Riverside Drive, JCC Real Estate Tax Map Parcel No. 1910900012A.

THE CHESAPEAKE BAY BOARD WILL CONSIDER THE FOLLOWING CASES:

CBPA-26-0001: Mr. Michael and Ms. Eileen Roselli, have applied for a Chesapeake Bay Exception for the after-the-fact patio and deck rebuild on property located at 5505 S Mallard Run, JCC Tax Map Parcel No. 3140600032.

CBPA-26-0019: Mr. Daniel Walz and Ms. Amy Richwine, have applied for a Chesapeake Bay Exception for the construction of a fire pit, patio, and walkway on property located at 168 The Maine, JCC Tax Map Parcel No. 4540200057.

CBPA-26-0021: Ms. Erin Martin, Crossroad Custom Builders, Inc., on behalf of Mr. Carl Martin, has applied for a Chesapeake Bay Exception for the construction of a single-family dwelling and deck on property located at 139 Kingspoint Drive, JCC Tax Map Parcel No. 4910240023.

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 – March 25, 2026 and April 1, 2026
ACCOUNT NO. CU00015112
VIRGINIA GAZETTE
1/8 PAGE, VERTICAL, B/W

M E M O R A N D U M

DATE: June 10, 2026

TO: The Chesapeake Bay Board

FROM: Emily Grojean, Watershed Planner

SUBJECT: Chesapeake Bay Board Exception No. CBPA-25-0060. 117 Northpoint Drive

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Mr. James Boyd is requesting a one-year extension to CBPA-25-0060, originally granted on July 9, 2025. Staff concurs with this request, with the stipulation that all permit conditions, except for the expiration date, be reauthorized and that the new date of expiration be July 9, 2027.

EG/tm
CBPA25_60_117NDrive-mem

Attachments:
1. Revised Approval Resolution
2. Revised Denial Resolution

R E S O L U T I O N

CASE NO. CBPA-25-0060. 117 NORTHPOINT DRIVE

JAMES CITY COUNTY CHESAPEAKE BAY PRESERVATION ORDINANCE EXCEPTION

WHEREAS, Mr. Chase Grogg, Landtech Resources, Inc., on behalf of Mr. James M. Boyd (the "Applicant"), has applied to the Chesapeake Bay Board of James City County (the "Board") on July 9, 2025, to request an exception to use the Resource Protection Area (the "RPA") on a parcel of property located at 117 Northpoint Drive (the "Property") and further identified as James City County Real Estate Tax Map Parcel No. 49103A0002A, as set forth in the application CBPA-25-0060 for the purpose of the construction of a single-family dwelling, detached garage, walkway, and driveway; 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-25-0060, 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 $12,500 in a form acceptable to the James City County Attorney's Office to guarantee the mitigation plan equaling eight canopy trees, 26 understory trees, and 191 shrubs; and

3. The Applicant must record an affidavit in the Williamsburg/James City County Courthouse prior to the release of surety; and

4. The Applicant must submit a Letter of Installation from a qualified professional to the Stormwater and Resource Protection Division prior to the issuance of a final Certificate of Occupancy. This letter must verify compliance with all approved construction plans for stormwater Best Management Practices facilities. No surveyed as-built drawings are required; and

5. This exception request approval will become null and void if construction has not begun by July 9, 2027; and

6. Written requests for an extension to an exception must be submitted to the Stormwater and Resource Protection Division no later than May 28, 2027, 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 10th day of June, 2026.

CBPA25_60_117NDriveApp-res

R E S O L U T I O N

CASE NO. CBPA-25-0060. 117 NORTHPOINT DRIVE

JAMES CITY COUNTY CHESAPEAKE BAY PRESERVATION ORDINANCE EXCEPTION

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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-25-0060.

_____
Charles Roadley
Chair, Chesapeake Bay Board

_____
Emily Grojean
Secretary to the Board

Adopted by the Chesapeake Bay Board of James City County, Virginia, this 10th day of July, 2026.

CBPA25_60_117NDriveDny-res