

**MINUTES**  
**JAMES CITY COUNTY CHESAPEAKE BAY BOARD**  
**REGULAR MEETING**  
**County Government Center, Building F**  
**July 12, 2023**  
**5:00 PM**

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**A. CALL TO ORDER**

The Chesapeake Bay Board meeting for July 12, 2023, 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:**

Halle Dunn  
Charles Roadley, Chair  
Scott Maye, Vice Chair  
Michael O'Brien  
Leslie Bowie, Alternate

**Board Members Absent:**

Larry Waltrip

**Other Staff Present:**

Toni Small, Director, Stormwater and Resource Protection  
Michael Woolson, Resource Protection Section Chief, Stormwater and Resource Protection  
Robin Benedict, Watershed Planner, Stormwater and Resource Protection  
Trevor Long, Watershed Planner, Stormwater and Resource Protection  
Liz Parman, Deputy County Attorney, County Attorney's Office

**C. MINUTES**

1. Minutes from the June 14, 2023 Regular Meeting

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

The minutes were Approved on a voice vote.

**D. PUBLIC HEARINGS**

1. CBPA-23-0054 : 3520 Barrett's Ferry

Mr. Trevor Long, Watershed Planner, presented the request for deferral submitted by Ms. Angelina Ananthram, citing the need for further revision of the site plan. The exception request is for encroachments into the Resource Protection Area (RPA) for the installation of a walkway and fire pit patio. The property is further identified as James City County Real Estate Tax Map Parcel No. 4310600006. Ms. Benedict/Mr. Long also recommended that the Public Hearing should be opened and remain so until the case is heard again at the August 9, 2023, Board meeting as a matter of procedure.

Mr. Roadley opened the Public Hearing.

2. CBPA23-0001 : 4105 South Riverside Drive

A motion to Approve w/ Conditions was made by Halle Dunn, the motion result was Passed.

AYES: 5 NAYS: 0 ABSTAIN: 0 ABSENT: 1

Ayes: Bowie, Dunn, Maye, O'Brien, Roadley

Absent: Waltrip

Mr. Trevor Long, Watershed Planner, presented the exception request submitted by Mr. Chase Grogg, LandTech Resources, Inc., on behalf of Mr. William and Mr. Randolph Taylor, for encroachments into the RPA for the construction of a retaining wall. The property is further identified as James City County Real Estate Tax Map Parcel No. 1910900002. 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. Chase Grogg, LandTech Resources, Inc., 205 Bulifants Boulevard, offered further details of the plan for the Board, including an overview of the project as it pertains to the Board's purview.

Mr. Roadley closed the Public Hearing.

The Board discussed the pros and cons of the plan.

3. CBPA-23-0030: 153 Shinnecock

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

AYES: 4 NAYS: 1 ABSTAIN: 0 ABSENT: 1

Ayes: Bowie, Maye, O'Brien, Roadley

Nays: Dunn

Absent: Waltrip

Ms. Robin Benedict, Watershed Planner, presented the exception request submitted by Mr. Chase Grogg, LandTech Resources, Inc., on behalf of Mr. Howard Jones, for encroachments into the RPA for the construction of a single-family dwelling. The property is further identified as James City County Real Estate Tax Map Parcel No. 3720400016. The presentation described the current and proposed site conditions. If the Board approved the request, staff asked that the suggested conditions be incorporated into the approval.

Staff clarified details of the plan for the Board.

The Public Hearing for this case remained open from the May 10, 2023, Chesapeake Bay Board meeting.

A. Mr. Chase Grogg, LandTech Resources, Inc., 205 Bulifants Boulevard, detailed aspects of the plan, including an outline of how the plan's revisions now account for issues that the Board had discussed during the May 10 meeting. Mr. Grogg also cited the Board's approval of Chesapeake Bay exception request CBPA-23-0044 at the meeting held in June, 2023. That request pertained to the construction of a single-family dwelling located in the same neighborhood and subject to the same minimum house size requirements as that of this plan. That request was approved with a house size that was 75% larger than the minimum and the proposed size of this house is 33% larger than the minimum.

Mr. Roadley closed the Public Hearing.

Mr. Maye expressed support for the project and its consideration of the previously discussed issues.

Mr. Dunn cited concern for the size of the proposed house not being the minimum necessary to afford relief and cautioned against continuing to approve larger houses.

Mr. Roadley emphasized the Board's individualized perspective with regards to the consideration of approval of exception requests.

Mr. O'Brien expressed support for the project and its consideration of the previously discussed issues.

Mr. Roadley reopened the Public Hearing.

A. In response to Ms. Bowie's inquiry concerning the addition of more bioretention at the site, Mr. Grogg cited site constraints as well as the aesthetic requirements established by the neighborhood association, Ford's Colony.

Mr. Dunn expressed disapproval of the plan, citing its impact to the wetlands that are included within the parcel.

Mr. Roadley closed the Public Hearing.

4. CBPA-23-0052 : 7260 Osprey Drive

A motion to Approve w/ Conditions was made by Michael O'Brien, the motion result was Passed.

AYES: 5 NAYS: 0 ABSTAIN: 0 ABSENT: 1

Ayes: Bowie, Dunn, Maye, O'Brien, Roadley

Absent: Waltrip

Ms. Robin Benedict, Watershed Planner, presented the exception request submitted by Ms. Susan Cameron, on behalf of Mr. Kevin Cameron, for encroachments into the RPA for the approval of an accessory structure. The property is further identified as James City County Real Estate Tax Map Parcel No. 1910800001. The presentation described the current and proposed site conditions. If the Board approved the request, staff asked that the suggested conditions be incorporated into the approval.

Staff clarified details of the plan for the Board.

Mr. Roadley opened the Public Hearing.

A. Mr. Kevin Cameron, 7260 Osprey Drive, Lanexa, offered to answer any questions from the Board.

Mr. Roadley closed the Public Hearing.

Mr. Maye expressed support for the plan, citing the extent of the mitigation plan.

**E. BOARD CONSIDERATIONS**

Mr. Woolson informed the Board that two public speakers would submit presentations for its consideration.

A. Mr. Chase Grogg, LandTech Resources, Inc., 205 Bulifants Boulevard, proposed the adoption of a standard practice by the Board, which would necessitate applicants for new construction within a neighborhood with a minimum house size requirement to obtain and present testimonies from the respective homeowners associations regarding the specific details of said requirement.

B. Mr. Matthew Roth, Roth Environmental, 700 Prescott Circle, Newport News, raised concerns regarding the challenge of finding a balance between the Board's stated purpose of minimizing impact and the legitimate need for larger-sized homes that accommodate accessibility requirements for certain property owners.

Mr. Roadley suggested that a work session for the Board should be scheduled soon.

Mr. Woolson concurred with Mr. Roadley and indicated that the revision of County Ordinance, as it relates to the Chesapeake Bay Act, as well as any amendments to the Board's bylaws could also be discussed at that time.

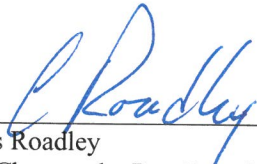
**F. MATTERS OF SPECIAL PRIVILEGE**


None.

**G. ADJOURNMENT**

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

The meeting adjourned at 6:03 p.m.

  
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Charles Roadley  
Chair, Chesapeake Bay Board

  
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Trevor Long  
Secretary to the Board