

MINUTES
JAMES CITY COUNTY CHESAPEAKE BAY BOARD
REGULAR MEETING
COUNTY GOVERNMENT CENTER BOARD ROOM
101 MOUNTS BAY ROAD, WILLIAMSBURG, VA 23185

August 14, 2024

5:00 PM

A. CALL TO ORDER

The Chesapeake Bay Board meeting for August 14, 2024, was called to order.

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

B. ROLL CALL

Board Members Present:

Leslie Bowie
Charles Roadley, Chair
Larry Waltrip
Michael O'Brien, Vice Chair
Scott Maye

Board Members Absent:

None.

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
Andrew Dean, Assistant County Attorney, County Attorney's Office

C. MINUTES

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

The minutes were approved on a voice vote.

1. Minutes from the June 12, 2024, Regular Meeting

D. PUBLIC COMMENT

None.

E. MATTERS OF SPECIAL PRIVILEGE

1. Election of Officer : Board Secretary

A motion to Nominate Mr. Woolson was made by Mr. Maye, the motion result was Passed.

The motion was approved on a voice vote.

F. PUBLIC HEARING(S)

1. CBPA-24-0018 : 9700 Mill Pond Run

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

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

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

Mr. Mike Woolson, Section Chief, presented the exception request submitted by Mr. Schuyler Doughtie, ARM Group, on behalf of Mr. Joe Sanders, Stonehouse 2.0, LLC, for encroachments into the Resource Protection Area (RPA) for the construction of a patio and retaining wall. The property is further identified as James City County Real Estate Tax Map Parcel No. 530100004. 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. Waltrip asked how long the structures were in place before the after-the-fact application was submitted.

Mr. Woolson surmised that the patio and retaining wall were built 18-24 months prior.

Mr. Roadley opened the Public Hearing.

A. Mr. Joe Sanders, 3240 King William Avenue, West Point, VA questioned the validity that the area would be considered a protected area. He had worked with a few engineering firms to remedy the issue.

B. Mr. Schuyler Doughtie, ARM Group, 9560 Kings Charter Drive, Ashland, VA confirmed his commitment to mitigating the impact on the RPA through revised planting.

The Board discussed the pros and cons of the plan.

Mr. Roadley closed the Public Hearing.

2. CBPA-24-0074 : 1697 River Oaks Road

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

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

Ayes: Bowie Maye O'Brien Waltrip

Abstain: Roadley

Mr. Mike Woolson, Section Chief, presented the exception request submitted by Mr. Chase Grogg, LandTech Resources, Inc., on behalf of Governors' Land Foundation, for encroachments into the RPA for dredging material management. The property is further identified as James City County Real Estate Tax Map Parcel No. 4320100011. 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. Waltrip questioned Mr. Woolson as to how the dredged material would be moved to the location.

Mr. Woolson deferred the question to the applicant but confirmed that the area has containment

around it. Mr. O'Brien asked how many more potential dredging projects would be forthcoming.

Mr. Woolson stated there was the possibility of one more project.

Mr. O'Brien opened the Public Hearing.

A. Mr. Chase Grogg, LandTech Resources, Inc., 205 Bullifants Boulevard, Suite E, Williamsburg, VA summarized the history of the area. Mr. Grogg detailed the changes to how the dredged material would be delivered to the field. He confirmed the Board's question that the area is capable of handling one more dredging.

The Board discussed the pros and cons of the plan. Mr. O'Brien asked Mr. Woolson if there was any mitigation in the planned project. Mr. Woolson deferred to the applicant.

Mr. Grogg stated that the field had been in use and properly maintained for many years. He stated that any mitigation planting done would defeat the long term use of the field.

Mr. O'Brien closed the Public Hearing.

3. CBPA-24-0078 : 9250 Six Mount Zion Road

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

Ms. Emily Grojean, Watershed Planner, presented the exception request submitted by Mr. Jeff Huentelman, Land Planning Solutions, Inc., on behalf of MCP Stonehouse, LLC, for encroachments into the RPA for the installation of sanitary sewer trunk line and Best Management Practices. The property is further identified as James City County Real Estate Tax Map Parcel No. 540100011. The presentation described the current and proposed site conditions. If the Board approved the request, staff asked that the suggested conditions be incorporated into the approval.

Mr. Roadley opened the Public Hearing.

The Board discussed the pros and cons of the plan.

Mr. Roadley closed the Public Hearing.

4. CBPA-24-0089 : 112 North Turnberry

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

Mr. Mike Woolson, Section Chief, presented the exception request submitted by Mr. Corey Bell, Williams Landscape & Design, Inc. on behalf of Mr. David and Ms. Karen Hescox, for encroachments into the RPA for the construction of a retaining wall, patio, and walkway. The property is further identified as James City County Real Estate Tax Map Parcel No. 3721200004. 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. Roadly questioned the changes made after the plan was approved.

Mr. Roadley opened the Public Hearing.

A. Mr. Aaron Williams, Williams Landscape & Design, Inc., 1554 Penniman Road, Williamsburg, VA explained to the Board why changes were made to the plan.

B. Mr. Daniel Desmond, 116 North Turnberry, confirmed that the construction on the neighbor's lot did not cause him any concern and advocated for approval of the plan.

C. Mr. Richard Christensen, 108 North Turnberry, confirmed that the construction on the neighbor's lot did not cause him any concern and advocated for approval of the plan.

The Board discussed the pros and cons of the plan.

Mr. Roadley closed the Public Hearing.

G. BOARD CONSIDERATION(S)

There will be no meetings of the Chesapeake Bay nor the Wetlands Board for September.

H. ADJOURNMENT

A motion to Adjourn was made by Mr. O'Brien and approved on a voice vote.

The meeting adjourned at 6:32 p.m.



Charles Roadley
Chair, Chesapeake Bay Board



Michael Woolson
Secretary to the Board