

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

October 9, 2024

5:00 PM

A. CALL TO ORDER

The Chesapeake Bay Board meeting for October 9, 2024, was called to order.

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

B. ROLL CALL

Board Members Present:

Charles Roadley, Chair
Larry Waltrip
Scott Maye
Leslie Bowie

Board Members Absent:

Michael O'Brien, Vice Chair

Other Staff Present:

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

C. MINUTES

1. Minutes from the August 14, 2024, 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-24-0070 : 113 Indian Circle

A motion to Approve w/Conditions was made by Mr. Maye, the motion result was Passed.
AYES: 4 NAYS: 0 ABSTAIN: 0 ABSENT: 1
Ayes: Waltrip, Maye, Bowie, Roadley
Absent: O'Brien

Ms. Emily Grojean, Watershed Planner, presented the exception request submitted by Jim Duguay, Performance Contracting, Inc., on behalf of James T. Duguay Jr., Inc, for encroachments into the Resource Protection Area (RPA) for the construction of an attached deck. The property is further identified as James City County Real Estate Tax Map Parcel No. 5920200019. 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, Suite E, Williamsburg, VA, detailed the basic design of the structure.

The Board discussed the pros and cons of the plan.

Mr. Roadley closed the Public Hearing.

2. CBPA-24-0112 : 4404 Landfall Drive

A motion to Approve w/ Conditions was made by Mr. Maye, the motion result was Passed.
AYES: 4 NAYS: 0 ABSTAIN: 0 ABSENT: 1
Ayes: Waltrip, Maye, Bowie, Roadley
Absent: O'Brien

Ms. Emily Grojean, Watershed Planner, presented the exception request submitted by Mr. Richard Seay, Eastwood Homes, on behalf of Eastwood Homes of Richmond, LLC, for encroachments into the RPA for the construction of an attached deck. The property is further identified as James City County Real Estate Tax Map Parcel No. 4732400086. 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.

3. CBPA-24-0091 : 9931 Walnut Creek

A motion to Approve w/ Conditions was made by Mr. Waltrip, the motion result was Passed.
AYES: 4 NAYS: 0 ABSTAIN: 0 ABSENT: 1
Ayes: Waltrip, Maye, Bowie, Roadley
Absent: O'Brien

Ms. Emily Grojean, Watershed Planner, presented the exception request submitted by Mr. Brian Kemp, Hertzler & George, on behalf of Mr. Gary and Ms. Nancy Lee Leighton, for encroachments into the RPA for the construction of a patio and installation of a fence. The property is further identified as James City County Real Estate Tax Map Parcel No. 520300015. 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-24-0079 : 7734 Richmond Road

A motion to Approve w/ Conditions was made by Mr. Waltrip, the motion result was Passed.
AYES: 4 NAYS: 0 ABSTAIN: 0 ABSENT: 1
Ayes: Waltrip, Maye, Bowie, Roadley
Absent: O'Brien

Ms. Emily Grojean, Watershed Planner, presented the exception request submitted by Mr. Steven Rowe, Resilient Design Consultants, LLC, on behalf of Luck Stone Corporation, for encroachments into the RPA for the expansion of a parking lot. The property is further identified as James City County Real Estate Tax Map Parcel No. 1330100001. 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 asked how stormwater issues would be handled on this project.

Ms. Grojean, Watershed Planner, stated that the applicant was present and would be presenting details on the plan.

Mr. Roadley opened the Public Hearing.

A. Mr. Jad Malaeb, Land Use Development Manager, Luck Stone Corporation, 11109 Woodbaron Court, Henrico, VA, introduced Mr. Steve Rowe of Resilient Design Consultants, Inc. would also provide details on the plan. Mr. Malaeb detailed Luck Stone operations.

B. Mr. Steve Rowe, Resilient Design Consultants, Inc., 1312 Conrad Lane, Virginia Beach, VA, answered Mr. Roadley's question regarding stormwater management.

The Board discussed the pros and cons of the plan.

Mr. Roadley closed the Public Hearing.

5. CBPA-24-0111 : 4025 South Riverside Dr and 4027 South Riverside Drive

A motion to Approve w/ Conditions was made by Mr. Maye, the motion result was Passed.
AYES: 4 NAYS: 0 ABSTAIN: 0 ABSENT: 1
Ayes: Waltrip, Maye, Bowie, Roadley
Absent: O'Brien

Ms. Emily Grojean, Watershed Planner, presented the exception request submitted by Mr. Chase Grogg, LandTech Resources, Inc., on behalf of Mr. Gary and Ms. Deborah Besnier, for encroachments into the RPA for the construction of an attached garage, shed, and driveway expansion. The properties are further identified as James City County Real Estate Tax Map Parcel Nos. 1910300007 and 1910300006. 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, Suite E,

Williamsburg, VA, detailed the basic design of the structure. He also stated that the combination of the two lots was the most significant point in the project.

Mr. Roadley questioned whether the planting plan would incorporate natural or maintained areas.

A. Mr. Grogg confirmed that the plantings would be for a natural area.

The Board discussed the pros and cons of the plan.

Mr. Roadley closed the Public Hearing.

F. BOARD CONSIDERATION(S)

None.

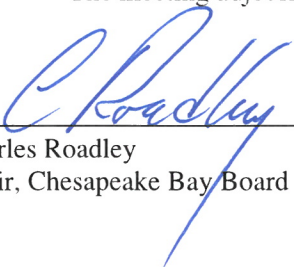
G. MATTERS OF SPECIAL PRIVILEGE


None.

H. ADJOURNMENT

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

The meeting adjourned at 5:57 p.m.



Charles Roadley
Chair, Chesapeake Bay Board

Michael Woolson
Secretary to the Board