

MINUTES
JAMES CITY COUNTY CHESAPEAKE BAY BOARD
REGULAR MEETING
COUNTY GOVERNMENT CENTER BOARD ROOM
101 MOUNTS BAY ROAD, WILLIAMSBURG, VA 23185
February 12, 2025
5:00 PM

A. CALL TO ORDER

The Chesapeake Bay Board meeting for February 12, 2025, was called to order.

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

B. ROLL CALL

Board Members Present:

Charles Roadley, Chair
Scott Maye
Matthew Woolsey, Alternate
Michael O'Brien
Leslie Bowie, Vice Chair

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
Emily Grojean, Watershed Planner, Stormwater and Resource Protection
Andrew Dean, Assistant County Attorney, County Attorney's Office

C. MINUTES

1. Minutes from the January 9, 2025, Regular Meeting

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

The minutes were approved on a voice vote.

D. PUBLIC COMMENT

None.

E. PUBLIC HEARING(S)

1. CBPA-24-0181 : 3319 Yarding Way

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: Maye, Woolsey, O'Brien, Bowie, Roadley
Absent: Waltrip

Ms. Emily Grojean, Watershed Planner, presented the exception request submitted by Mr. Randy McReynolds, Kirbor Homes, on behalf of Mr. Paul J. and Ms. Kathryn A. Grace, for encroachments into the Resource Protection Area (RPA) for the construction of two retaining walls. The property is further identified as James City County Real Estate Tax Map Parcel No. 0520600023. 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.

2. CBPA-24-0067 : 131 Brook Haven Drive

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

Ms. Emily Grojean, Watershed Planner, presented the exception request submitted by Ms. Jennifer Bliss, Marquee Homes, Inc., for encroachments into the RPA for the construction of a single-family dwelling with an attached deck. The property is further identified as James City County Real Estate Tax Map Parcel No. 3840300015. 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-24-0069 : 108 Colonel Philip Johnson

This case was continued to the March 2025 Board meeting and the Public Hearing remains open.
AYES: 5 NAYS: 0 ABSTAIN: 0 ABSENT: 1
Ayes: Maye, Woolsey, O'Brien, Bowie, Roadley
Absent: Waltrip

Ms. Emily Grojean, Watershed Planner, presented the exception request submitted by Ms. Jennifer Bliss, Marquee Homes, Inc., on behalf of Mr. Bruce B. and Ms. Robin Phillips, 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. 5030300023. 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 stated that it was not within the purview of the Board to defer without the request of the applicants.

Mr. Woolson confirmed with the County Attorney that the Board could leave the case open until the next Board meeting, when the applicants could attend and address any issues.

Mr. Roadley noted that the Public Hearing would remain open until the next Board meeting.

4. CBPA-24-0178 : 112 Sugar Bush

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: Maye, Woolsey, O'Brien, Bowie, Roadley

Absent: Waltrip

Ms. Emily Grojean, Watershed Planner, presented the exception request submitted by Mr. Corey Bell, Williams Landscape & Design, Inc., on behalf of Mr. Paul Koscak and Ms. Karen Savage, for encroachments into the RPA for the installation of a patio and walkway. The property is further identified as James City County Real Estate Tax Map Parcel No. 3131000015. 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, stated that the case was held over from the January Board meeting. He reported on the changes made to the plan. He stated meetings were held with the neighbors and Fords Colony staff and discussed the changes and email comments made by the neighbor, Mr. Kurt Detweiler, 108 Sugar Bush. Mr. Grogg updated Williams Landscaping & Design, Inc. on the meeting and changes.

Ms. Grojean confirmed Mr. Grogg's statements regarding the email from Mr. Detweiler and that the email would be part of the official record.

The Board discussed the pros and cons of the plan.

Mr. Roadley closed the Public Hearing.

F. BOARD CONSIDERATION(S)

1. 2025 Calendar Modification

A motion to Approve the amended the 2025 calendar was made by Mr. Roadley.

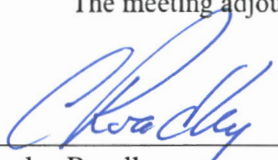
The amended 2025 calendar was approved on a voice vote.


G. MATTERS OF SPECIAL PRIVILEGE

H. ADJOURNMENT

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

The meeting adjourned at 5:43 p.m.



Charles Roadley
Chair, Chesapeake Bay Board

Michael Woolson
Secretary to the Board