

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

**June 11, 2025**

**5:00 PM**

---

**A. CALL TO ORDER**

The Chesapeake Bay Board meeting for June 11, 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  
Leslie Bowie, Vice Chair  
Michael O'Brien  
Scott Maye

**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  
Amanda Frazier, Watershed Planner, Stormwater and Resource Protection  
Andrew Dean, Assistant County Attorney, County Attorney's Office

**C. MINUTES**

1. Minutes from the April 9, 2025, 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-25-0034 : 126 Four Mile Tree

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

Ms. Amanda Frazier, Watershed Planner, presented the exception request submitted by Mr. Christopher and Ms. Danise Keilitz, for encroachments into the Resource Protection Area (RPA) for replacement of a deck, retaining wall, driveway expansion, and fire pit. The property is further identified as James City County Real Estate Tax Map Parcel No. 1640500012. 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. Christopher Keilitz, 126 Four Mile Tree, explained some of the past projects done before petitioning the Board.

The Board discussed the pros and cons of the plan.

Mr. Roadley closed the Public Hearing.

2. CBPA-25-0048 : 152 Mid Ocean

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

Ms. Amanda Frazier, Watershed Planner, presented the exception request submitted by Mr. Chase Grogg, Landtech Resources, Inc., on behalf of Mr. Jason and Ms. Jessica Smith, for encroachments into the RPA for the construction of a playground. The property is further identified as James City County Real Estate Tax Map Parcel No. 3710700017. 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, explained the details of the proposed plan.

The Board discussed the pros and cons of the plan.

Mr. Roadley closed the Public Hearing.

3. CBPA-25-0049 : 4432 Landfall Drive

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

Ms. Emily Grojean, Watershed Planner, presented the exception request submitted by Mr. Chase Grogg, Landtech Resources, Inc., for encroachments into the RPA for the construction of a pool and deck. The property is further identified as James City County Real Estate Tax Map

Parcel No. 4732400093. 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, explained the details of the proposed plan.

The Board discussed the pros and cons of the plan.

Mr. Roadley closed the Public Hearing.

4. CBPA-25-0047 : 7851 Pocahontas Trail

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

AYES: 3 NAYS: 1 ABSTAIN: 0 ABSENT: 1

Ayes: Roadley, O'Brien, Maye

Nays: Bowie

Absent: Waltrip

Ms. Emily Grojean, Watershed Planner, presented the exception request submitted by Mr. Anthony Loubier, Vanasse, Hangen, Brustlin (VHB), Inc., on behalf of SeaWorld Parks & Entertainment, LLC, for encroachments into the RPA for a pedestrian bridge and related impacts for new construction. The property is further identified as James City County Real Estate Tax Map Parcel No. 5140100009. 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. Anthony Loubier, VHB, Inc., 351 McClaws Circle, stated the proposed plan would attempt to avoid clearing trees as much as possible. The purpose of the bridge would be used as a construction entrance.

Mr. Roadley requested details regarding the stabilization of temporary impacts.

A. Mr. Loubier explained that higher grade matting would be used as part of the stabilization process.

The Board discussed the pros and cons of the plan.

Mr. Roadley closed the Public Hearing.

**F. BOARD CONSIDERATION(S)**

1. CBPA-24-0074 : Extension Request

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

AYES: 3 NAYS: 0 ABSTAIN: 1 ABSENT: 1

Ayes: Bowie, O'Brien, Maye

Abstain: Roadley

Absent: Waltrip

Ms. Emily Grojean, Watershed Planner, presented a 10-year extension request submitted by Mr.

Chase Grogg, Landtech Resources, Inc., on behalf of Governor's Land Foundation, for encroachments into the RPA buffer for dredging material management. The project is located at 1697 River Oaks Road, James City County Tax Map Parcel No. 4320100011. The Board originally granted the request on August 14, 2024. The staff concurred with this request with the stipulation that all permit conditions, except for the expiration date, be reauthorized and the new date of expiration be August 14, 2035.

Ms. Bowie opened the Public Hearing.

A. Mr. Chase Grogg, Landtech Resources, Inc., 205 Bulifants Boulevard, Suite E, explained that the unusually longer extension request was because Governor's Land Foundation received other permits which were also valid for 10 years. Mr. Grogg presented details and historical information on the project.

The Board discussed the pros and cons of the plan.

Ms. Bowie closed the Public Hearing.

**G. MATTERS OF SPECIAL PRIVILEGE**

None.

**H. ADJOURNMENT**

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

The meeting adjourned at 6:14 p.m.



---

Charles Roadley  
Chair, Chesapeake Bay Board



---

Michael Woolson  
Secretary to the Board