

MINUTES
JAMES CITY COUNTY CHESAPEAKE BAY BOARD
REGULAR MEETING
COUNTY GOVERNMENT CENTER BOARD ROOM 101
MOUNTS BAY ROAD, WILLIAMSBURG, VA 23185
October 8, 2025
5:00 PM

A. CALL TO ORDER

The Chesapeake Bay Board meeting for October 8, 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

Larry Waltrip

Scott Maye

Matthew Woolsey, Alternate

Board Members Absent:

Michael O'Brien

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

C. MINUTES

1. Minutes from the August 13, 2025, Regular Meeting

A motion to Approve the minutes was made by Ms. Bowie.

The minutes were approved by a voice vote.

D. PUBLIC COMMENT

None.

E. PUBLIC HEARING(S)

1. CBPA-25-0093 : 5520 N Mallard Run

A motion to Defer was made by Mr. Woolsey, the motion result was Passed.

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

Ayes: Roadley, Bowie, Waltrip, Maye, Woolsey

Ms. Amanda Frazier, Watershed Planner, presented the request for deferral submitted by Mr. Nate Reams, on behalf of Mr. Emanuel Greenspon, citing the need for further revision of the site plan. The exception request is for the encroachments into the Resource Protection Area for

the construction of a retaining wall. The property is further identified as James City County Real Estate Tax Map Parcel No. 3120300039. Ms. Frazier also recommended that the Public Hearing be opened and remain so as a matter of procedure until the Board hears the case again at its November 13, 2025, Regular Meeting.

Mr. Roadley opened the Public Hearing.

2. CBPA-25-0110 : 130 Cooley Road

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: Roadley, Bowie, Waltrip, Maye, Woolsey

Ms. Amanda Frazier, Watershed Planner, presented the exception request submitted by Ms. Patricia S. Lytton for encroachments into the RPA for the expansion of a driveway and construction of a patio and gazebo. The property is further identified as James City County Real Estate Tax Map Parcel No. 4720250007. 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-25-0079 : 104 Doral

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: Roadley, Bowie, Waltrip, Maye, Woolsey

Ms. Emily Grojean, Watershed Planner, presented the exception request submitted by Mr. Chase Grogg, Landtech Resources, Inc., on behalf of Mr. James W. and Ms. Miaofen Lai Wilson, for encroachments into the RPA for the extension of a deck and construction of a retaining wall. The property is further identified as James City County Real Estate Tax Map Parcel No. 3720400024. 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, provided a brief history of the improvements made to the lot and further details regarding the plan.

The Board discussed the pros and cons of the plan.

Mr. Roadley closed the Public Hearing.

4. CBPA-25-0090 : 117 Pleasant Point

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

Ms. Amanda Frazier, Watershed Planner, presented the exception request submitted by Mr. Artem Korotkov for encroachments into the RPA for the construction of a shed. The property is further identified as James City County Real Estate Tax Map Parcel No. 1640300004. 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. Artem Korotkov, 117 Pleasant Point, explained the constraints of his lot in relation to the proposed shed location.

The Board discussed the pros and cons of the plan.

Mr. Roadley closed the Public Hearing.

5. CBPA-25-0107 : 105 Ambrose Hill

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: Roadley, Bowie, Waltrip, Maye, Woolsey

Ms. Amanda Frazier, Watershed Planner, presented the exception request submitted by Mr. David Soto, on behalf of Mr. Lee Scott and Ms. Jeannie S. Trainum, 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. 5030400077. 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. David Soto, The Structures Group Inc., 1200 Old Colony Lane, presented himself for any questions by the Board.

The Board discussed the pros and cons of the plan.

Mr. Roadley closed the Public Hearing.

6. CBPA-25-0072 : 121 Mahogany Run

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

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

Ayes: Roadley, Bowie, Waltrip, Maye, Woolsey

Ms. Emily Grojean, Watershed Planner, presented the exception request submitted by Mr. Chase Grogg, Landtech Resources, Inc., on behalf of Mr. Garry and Ms. Carol Mankin, 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. 3131000007. 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. Maye raised questions regarding drainage on the lot.

Staff provided additional explanation regarding the site plan.

Mr. Roadley opened the Public Hearing.

- A. Mr. Chase Grogg, Landtech Resources, Inc., 205 Bulifants Boulevard, Suite E, made a presentation to the Board and provided additional explanation regarding drainage.
- B. Ms. Jane Banfield, 125 Mahogany Run, addressed the Board regarding drainage concerns and vegetation removal.
- C. Ms. Dianne Druitt, New Zion Baptist Church, Trustee, 3991 Longhill Road, addressed the Board as the recipient of an adjacent property owner notification citing concerns about unknown impacts the proposed project may have on the Church's property. Ms. Druitt requested a continuation of the case.
- A. Mr. Chase Grogg provided further explanation of the site plan and proposed location of the

dwelling on the lot.

Discussion ensued.

B. Ms. Jane Banfield expanded on her concerns regarding vegetation removal.

A. Mr. Chase Grogg requested a deferral to the November 13, 2025, Regular Meeting.

7. CBPA-25-0091 : 4428 Landfall Drive

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: Roadley, Bowie, Waltrip, Maye, Woolsey

Ms. Emily Grojean, Watershed Planner, presented the exception request submitted by Mr. Chase Grogg, Landtech Resources, Inc., on behalf of Ms. Carol Schoch, for encroachments into the RPA for the construction of a building addition. The property is further identified as James City County Real Estate Tax Map Parcel No. 4732400092. 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.

F. BOARD CONSIDERATION(S)

1. CBPA-25-0116 : 124 W Links Extension Request

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

AYES: 5 NAYES: 0 ABSTAIN: 0 ABSENT: 0

Ayes: Roadley, Bowie, Waltrip, Maye, Woolsey

Ms. Amanda Frazier, Watershed Planner, presented an extension request for the exception originally approved by the Board on November 14, 2024. If the Board approved the request, staff asked that all permit conditions, except for the expiration date, be reauthorized and that the new date of expiration be November 14, 2026.

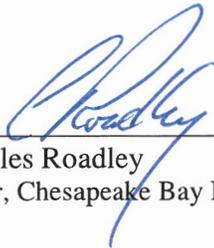
G. MATTERS OF SPECIAL PRIVILEGE

Mr. Woolson reminded the Board that the November Regular Meeting would be held on Thursday, November 13, 2025, and Board elections would be held at that meeting.

H. ADJOURNMENT

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

The meeting adjourned at 7:01 p.m.



Charles Roadley
Chair, Chesapeake Bay Board



Michael Woolson
Secretary to the Board