

MINUTES
JAMES CITY COUNTY CHESAPEAKE BAY BOARD
REGULAR MEETING
COUNTY GOVERNMENT CENTER BOARD ROOM
101 MOUNTS BAY ROAD, WILLIAMSBURG, VA 23185
January 14, 2026
5:00 PM

A. CALL TO ORDER

The Chesapeake Bay Board meeting for January 14, 2026, was called to order.

The responsibility of this Board is to carry out locally the Commonwealth's 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, Vice Chair
Michael O'Brien
Scott Maye
Mark McElroy, Alternate
Matthew Woolsey, Alternate

Board Members Absent:

Charles Roadley, Chair
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 December 10, 2025, Regular Meeting

A motion to Approve the minutes was made by Mr. O'Brien.

The minutes were approved on a voice vote.

D. PUBLIC COMMENT

None.

E. PUBLIC HEARING(S)

1. CBPA-25-0154: 4332 Sprucemont

Ms. Amanda Frazier, Watershed Planner, notified the Board of the homeowner's request to withdraw this application. No further action was required by the Board.

2. CBPA-25-0141: 4748 Westhampton

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

AYES: 5 NAYS: 0 ABSTAIN: 0 ABSENT: 2

Ayes: Bowie, O'Brien, Maye, McElroy, Woolsey

Absent: Roadley, Waltrip

Ms. Emily Grojean, Watershed Planner, presented the exception request submitted by Mr. Andrew Ross, AF Ross, LLC, on behalf of Mr. Peter and Ms. Virginia Andreu, for encroachments into the Resource Protection Area (RPA) for the extension of an existing deck and relocation of associated stairs. The property is further identified as James City County Real Estate Tax Map Parcel No. 2341100066. 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.

Ms. Bowie opened the Public Hearing.

The Board discussed the pros and cons of the plan.

Ms. Bowie closed the Public Hearing.

3. CBPA-25-0153: 1060 Kingsmill Road

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

AYES: 5 NAYS: 0 ABSTAIN: 0 ABSENT: 2

Ayes: Bowie, O'Brien, Maye, McElroy, Woolsey

Absent: Roadley, Waltrip

Ms. Amanda Frazier, Watershed Planner, presented the exception request submitted by Mr. Graham Corson, AES Consulting Engineers, on behalf of Escalante Kingsmill Resort, LLC, for encroachments into the RPA for the installation of a concrete pad. The property is further identified as James City County Real Estate Tax Map Parcel No. 5040100002C. 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.

Ms. Bowie opened the Public Hearing.

The Board discussed the pros and cons of the plan.

Ms. Bowie closed the Public Hearing.

4. CBPA-25-0151: 7851 Pocahontas Trail

A motion to Approve w/ Conditions was made by Mr. Woolsey, the motion result was Passed.
AYES: 5 NAYS: 0 ABSTAIN: 0 ABSENT: 2
Ayes: Bowie, O'Brien, Maye, McElroy, Woolsey
Absent: Roadley, Waltrip

Ms. Amanda Frazier, 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 the installation of signage and footings for 2026 Oktoberfest. 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.

Ms. Bowie asked if the existing fence would be disturbed in any way.

Staff deferred to the applicant.

Ms. Bowie opened the Public Hearing.

A. Mr. Anthony Loubier, VHB, Inc., 351 McLaws Circle, Suite 3, Williamsburg, VA, stated that the existing fence would be moved.

B. Mr. O'Brien asked the applicant to explain what modifications to existing attractions necessitated new signage.

A. Mr. Loubier deferred to property owner.

C. Ms. Hailey Duffey, Busch Gardens, 1 Busch Gardens Boulevard, Williamsburg, VA, answered that the modification was for theming purposes.

The Board discussed the pros and cons of the plan.

Ms. Bowie closed the Public Hearing.

5. CBPA-25-0149: 1369 Colonial Parkway

A motion to Approve w/ Conditions was made by Mr. McElroy, the motion result was Passed.
AYES: 5 NAYS: 0 ABSTAIN: 0 ABSENT: 2
Ayes: Bowie, O'Brien, Maye, McElroy, Woolsey
Absent: Roadley, Waltrip

Ms. Emily Grojean, Watershed Planner, presented the exception request submitted by Mr. Stephen Talley, VHB, Inc., on behalf of Mr. Michael Lavin, Association for the Preservation of Virginia Antiquities, for encroachments into the RPA for the construction of an access path. The property is further identified as James City County Real Estate Tax Map Parcel No. 5420100001. 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. Woolsey asked staff what material the access path would be constructed of.

Staff answered that the material was considered impervious regardless of what it was.

Mr. O'Brien asked staff what material was there now.

Staff answered that the existing material had been there since 1964.

Mr. O'Brien asked if the existing material, crushed gravel or oyster shell, were considered impervious material.

Staff answered that existing materials were grandfathered due to existing since 1964, prior to the 1990 Chesapeake Bay Ordinance.

Ms. Bowie opened the Public Hearing.

- A. Mr. Michael Lavin, Jamestown, 111 Anthony Wayne Road, Williamsburg, VA, stated that the pathway being constructed was an Americans with Disabilities Act (ADA) pathway to go from one side of the property to the other. The current crushed gravel trapped wheelchairs.

The Board discussed the pros and cons of the plan.

Ms. Bowie closed the Public Hearing.

F. BOARD CONSIDERATION

1. CBPA-23-0190: 123 Whiting Avenue Extension Request

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

AYES: 5 NAYS: 0 ABSTAIN: 0 ABSENT: 2
Ayes: Bowie, O'Brien, Maye, McElroy, Woolsey
Absent: Roadley, Waltrip

Ms. Amanda Frazier, Watershed Planner, presented the exception request submitted by Mr. Barry Moses, James City County. The original permit request was approved on March 13, 2024. The new exception request submitted is asking for a two-year extension. If the Board approved the request, staff asked that the suggested conditions be incorporated into approval, with a stipulation that all permit conditions, except for the expiration date be reauthorized and the new date of expiration be March 13, 2028.


G. MATTERS OF SPECIAL PRIVILEGE

None.

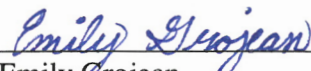
H. ADJOURNMENT

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

The meeting adjourned at 6:02 p.m.



Charles Roadley
Chair, Chesapeake Bay Board



Emily Grojean
Secretary to the Board