

Wetlands/CBPA Board
Department of Neighborhood Services
306 Cedar Road
P.O. Box 15225
Chesapeake, Virginia 23328
(757) 382-6378
FAX (757) 382-6793

MARKED AGENDA

Chesapeake Wetlands/CBPA Board

JULY 19, 2006 @ 6:00 p.m.
Human Resources Training Room

- A. Call to Order: Chairman George W. Midgette, Jr.
- B. Roll Call: Stan Eure and Mickey Carey - Absent/Excused
- C. Approval of Minutes: [April 19, 2006 Board Meeting](#) **APPROVED.** (7-0, Lane/Allbritton)
- D. Wetlands Application:

W-06-31

PROJECT/LOCATION: 805 Hidden Harbor Court

APPLICANT: Joe Creed

PROPOSAL: Installation of approximately 76 FT riprap revetment adjacent to the Southern Branch of the Elizabeth River, a tributary to the Chesapeake Bay. (VMRC # 06-0834)

SUBDIVISION: Harbor Landing, #10

WATERSHED: Southern Branch of the Elizabeth River, Chesapeake Bay.

TAX MAP SECTION/PARCEL: 0473004000100

CONTINUED to the **August 16, 2006 Wetlands/CBPA meeting.** (7-0, Whitney/Allbritton)

E. CBPA Application:

CBPA-06-61

PROJECT/LOCATION: 2738 Gilmerton Road

APPLICANT/AGENCY: Synergy Development & Investments, LLC / MMM Design Group - Eugene Thayer, P.E.

PROPOSAL: In accordance with the Chesapeake City Code, section 26-527, the applicant seeks an Exception to construct a two-story building (4,700 SF footprint), 57-space parking lot, and drive aisles within the 50-foot landward and seaward portions of the 100-foot RPA buffer. Total proposed impervious surface within the 100-foot RPA buffer will be 14,685 SF (3,463 SF in 50' seaward RPA; 11,222 SF in 50' landward RPA). The site currently consists of 5 lots, of which the interior lot lines are to be vacated by deed to result in 1 lot.

SUBDIVISION/LOT #: Subdivision of Property of Lloyd H. & Elva G. Griffin; Deep Creek

WATERSHED: Southern Branch of the Elizabeth River

TAX MAP SECTION/PARCEL: 0251001000211; 0251001000212; 0251001000213; 0251001000214; 0251001000215

APPROVED with the following stipulations: (6-0-1, Hinch/Lane, Cahoon abstained)

1. **The canopy coverage requirement shall be reviewed during final site plan review by the Chesapeake City Arborist. All CBPA canopy requirements and Landscape Ordinance requirements must be satisfied prior to final site plan approval.**
2. **The interior lot lines shall be vacated prior to final site plan approval.**
3. **Excessive or obstructive debris shall be removed from the shoreline portion of the site and all attempts shall be made to restabilize and revegetate the site where practicable. Any impacts to tidal wetlands shall require a Wetlands/JPA permit.**

Advisory comment: The total number of parking spaces and extent of the parking lot will need to be finalized, based on the particular use of the building, prior to final site plan review. The proposed 50 spaces was a conservative maximum estimate, based on if a restaurant was to be ultimately proposed. Note that the final number of parking spaces shall not exceed the initial estimate of 50 and must be resolved prior to the final site plan review process.

F. Other Business:

1. Modifications to Wetlands Application, W-06-08, Virginia Electric & Power Company, 2701 Vepco Street, were briefed to the Board for informational purposes.

G. Adjournment: 6:55 pm

Copies of the aforementioned Wetland's applications, related maps and documents are available for public review in the office of the Department of Neighborhood Services, second floor, in the City Hall building, and the CBPA applications are available for public review in the Planning Department, second floor, in the City Hall building, Chesapeake Civic Center during regular municipal hours. Copies of the applications and staff reports are available at the Chesapeake City Libraries. It is also available for viewing online at <http://cityofchesapeake.net/services/depart/planning/chesbaypreservation.html> through a link under **Chesapeake Wetlands/CBPA Public Hearing Agenda/Marked Agendas** on the Planning Department home page.

All interested parties will be afforded the opportunity to be heard or to present written statements at the public hearing. Those members of the public interested in attending the public hearing should be advised that, for reasons the Chesapeake Wetland's/CBPA Board deems appropriate, certain items on the agenda may be heard out of order and that it should not be assumed that the order listed above will be exactly followed during the public hearing. Also, due to advertising deadlines, items that have been continued from previous Chesapeake Wetlands/CBPA Board meetings may not appear on this agenda. For information on Wetland's applications, please contact Mik Lestyan, City Arborist, at 382-6378 and for CBPA applications please contact Scott Meyer, Chairperson of the CBPA Committee, at 382-6176.