



**WETLANDS BOARD  
MEETING MINUTES**

CITY OF VIRGINIA BEACH

CITY COUNCIL CHAMBER  
2401 COURTHOUSE DRIVE  
VIRGINIA BEACH, VIRGINIA 23456

SEPTEMBER 20, 2021  
10:00 AM

**MEMBERS PRESENT:**  
CHAIRMAN, JOASHUA SCHULMAN, PRESIDING  
VICE CHAIR, JASON BARNEY

STEPHEN BALLARD  
KATIE CRUM  
SUNTEMPLE HELGREN  
EMILY STEINHILBER  
JAMES T. VAIL

**MEMBERS ABSENT:**

CINDY HAWKS WHITE

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**WETLANDS BOARD  
VIRGINIA BEACH, VIRGINIA  
PUBLIC HEARING MEETING MINUTES**

The September 2021 Public Hearing Meeting for the Virginia Beach Wetlands Board was called to order by the Chair, Joashua Schulman, in the Council Chamber, 2401 Courthouse Drive, Virginia Beach, Virginia 23456 at 10:00 AM, September 20, 2021.

Chair Schulman welcomed all, stated the responsible charge of the Wetlands Board, as delineated in the Virginia State Code and announced appeals are available through the Virginia Marine Resources Commission (VMRC) within ten (10) days of this Board's decision.

Approval expires one (1) year from the date it is granted. A permit is normally extended, but not an approval. Applicants are advised to obtain their permit within no more than thirty (30) days of their Hearing. Extensions must be requested before the expiration date.

Chair Schulman acknowledged each applicant and/or agent for the applicant and administered the oath truth and honor.

The Chair stated that as required by law four (4) affirmative votes are required for an approval of a permit application. The Clerk announced that the Wetlands Minutes of July 19, 2021, was approved, as distributed. Chair Schulman acknowledged that quorum was present.

The slide presentation for each application site was rendered by Mr. Charles Payne and Mr. Cole Fisher.

## **MINUTES OF JULY 19, 2021**

Upon Motion by Mr. Barney, seconded by Mr. Vail, the July 19, 2021, Minutes was **APPROVED, AS DISTRIBUTED.**

**VOTE: 5-0 (VERBAL VOTE)**

**MEMBERS VOTING AYE:**

Stephen Ballard, Jason Barney, SunTemple Helgren,  
Joashua Schulman and James T. Vail

**MEMBERS VOTING NAY:**

None

**MEMBERS ABSENT:**

Cindy Hawks White

**MEMBERS ABSTAINING:**

Katie Crum  
Emily Steinhilber

**GARY ALLEN / ALLEN RLT**  
**APPLICATION No.: 2020-WTRA-00109**

**PROJECT:** To construct a rip rap involving wetlands

**PROJECT LOCATION:** 601 Goldsboro Avenue, contiguous to Lake Rudee

**REQUEST:** Request for one (1) year extension

**SPEAKERS:** **FOR** – Richard Calvert, Calvert Marine, Agent for Applicant

Upon Motion by Mr. Barney, seconded by Mr. Crum, the request of **Gary Allen / Allen RLT** for a **one (1) year extension of time** was **GRANTED**.

**VOTE:** 7-0 (VERBAL VOTE)

**MEMBERS VOTING AYE:**

Stephen Ballard, Jason Barney, Katie Crum, SunTemple Helgren,  
Joashua Schulman, Emily Steinhilber and James T. Vail

**MEMBERS VOTING NAY:**

None

**MEMBERS ABSENT:**

Cindy Hawks White

**MEMBERS ABSTAINING:**

None

**CITY OF VIRGINIA BEACH, ET. AL.  
APPLICATION No.: 2020-WTRA-00169**

**PROJECT:** To dredge involving wetlands

**PROJECT LOCATION:** Gills Cove SSD Neighborhood, contiguous to Eastern Branch of Lynnhaven River

**REQUEST:** Request for one (1) year extension

**SPEAKER:** **FOR** – Curtis Hickman, Wetland Studies and Solutions, Inc.

Upon Motion by Mr. Barney, seconded by Ms. Crum, the request of **City of Virginia Beach, et. al**, for a **one (1) year extension of time** was **GRANTED**.

**VOTE:** 7-0 (VERBAL VOTE)

**MEMBERS VOTING AYE:**

Stephen Ballard, Jason Barney, Katie Crum, SunTemple Helgren,  
Joashua Schulman, Emily Steinhilber and James T. Vail

**MEMBERS VOTING NAY:**

None

**MEMBERS ABSENT:**

Cindy Hawks White

**MEMBERS ABSTAINING:**

None

**JEAN HAYEK**  
**APPLICATION No.: 2020-WTRA-00224**

**PROJECT:** To construct rip rap involving wetlands

**PROJECT LOCATION:** 4321 Alfriends Trail contiguous to Western Branch of Lynnhaven River

**REQUEST:** Request for one (1) year extension

**SPEAKER:** **FOR** – Robert E. Simon, Waterfront Consulting, Inc., Agent for Applicant

Upon Motion by Mr. Barney, seconded by Ms. Crum, the request of **Jean Hayek**, for a **one (1) year extension of time** was **GRANTED**.

**VOTE:** 7-0 (VERBAL VOTE)

**MEMBERS VOTING AYE:**

Stephen Ballard, Jason Barney, Katie Crum, SunTemple Helgren,  
Joashua Schulman, Emily Steinhilber and James T. Vail

**MEMBERS VOTING NAY:**

None

**MEMBERS ABSENT:**

Cindy Hawks White

**MEMBERS ABSTAINING:**

None

**STEPHEN F. AND ELIZABETH A. NELSON  
APPLICATION NO.: 2021-WTRA-00216**

**PROJECT:** To construct rip rap involving wetlands

**PROJECT LOCATION:** 1605 Arrowhead Point, contiguous to Western Branch Lynnhaven River

**SPEAKER:** **FOR** – Robert E. Simon, Waterfront Consulting, Inc., Agent for Applicant

Upon motion by Mr. Barney, seconded by Mr. Vail, the application of **Stephen F. and Elizabeth A. Nelson** was **APPROVED, AS MODIFIED**, WITH THE FOLLOWING CONDITIONS:

1. The proposed rip rap revetment from points R1 to R2 shall be reduced to have a maximum width of 7 feet seaward of the existing concrete bulkhead to remain. Said rip rap shall be toed in on the seaward edge of the revetment.
2. Sheet 2 of 7 shall be modified to show the limits of backfill associated with the proposed upland retaining wall from points RW1 to RW2. Said area of backfill and associated land disturbance shall be stabilized with vegetative cover prior to the removal of erosion and sediment control measures.
3. Any shellfish currently growing on the existing concrete bulkhead along the portion where the rip rap revetment is proposed shall be collected prior to installation of rip rap, preserved to the greatest extent possible during construction, and relocated along the rip rap revetment after construction is complete. Summary of Proposal Evaluation & Staff Recommendations Stephen F. and Elizabeth A. Nelson Agenda Item 4 Page 7.
4. Revised plans shall be submitted to the Virginia Marine Resource Commission (VMRC) and ultimately approved by the Department of Planning and Community Development prior to the issuance of a building permit.

**No Net Loss of wetlands on this project was achieved by on-site compensation.**

**VOTE:** 7-0 (VERBAL VOTE)

**MEMBERS VOTING AYE:**

Stephen Ballard, Jason Barney, Katie Crum, SunTemple Helgren,  
Joashua Schulman, Emily Steinhilber and James T. Vail

**MEMBERS VOTING NAY:**

None

**MEMBERS ABSENT:**

Cindy Hawks White

**MEMBERS ABSTAINING:**

None



**WILLIAM HANNAN AND CYNTHIA R. JACOB  
APPLICATION No.: 2021-WTRA-00239**

**PROJECT:** To construct a bulkhead involving wetlands

**PROJECT LOCATION:** 2232 Leeward Shore Drive, contiguous to Broad Bay

**SPEAKER:** **FOR** – Robert E. Simon, Waterfront Consulting, Inc., Agent for Applicant

Upon motion by Mr. Barney, seconded by Mr. Vail, the application of **William Hannan and Cynthia R. Jacob** was **APPROVED, AS MODIFIED**, WITH THE FOLLOWING CONDITIONS:

1. Any shellfish currently growing on the existing segmented concrete block bulkhead and timber piles shall be collected prior to installation of proposed improvements, preserved to the greatest extent possible during construction, and relocated along the shoreline at appropriate elevations after construction is complete.
2. Sheet 3 of 13 shall show the limits of backfill associated with the proposed improvements. Said area of backfill and associated land disturbance shall be stabilized with vegetative cover prior to the removal of erosion and sediment control measure.

**No Net Loss of wetlands on this project was achieved by payment of an in-lieu fee.**

**VOTE:** 7-0 (VERBAL VOTE)

**MEMBERS VOTING AYE:**

Stephen Ballard, Jason Barney, Katie Crum, SunTemple Helgren,  
Joashua Schulman, Emily Steinhilber and James T. Vail

**MEMBERS VOTING NAY:**

None

**MEMBERS ABSENT:**

Cindy Hawks White

**MEMBERS ABSTAINING:**

None

**JANET L. WEBSTER AND JOHN S. MUNDEN  
APPLICATION No.: 2021-WTRA-00242**

**PROJECT:** To construct a bulkhead involving wetlands

**PROJECT LOCATION:** 2712 Chester Forest Court, contiguous to Eastern Branch Lynnhaven River

**SPEAKER:** **FOR** – Robert E. Simon, Waterfront Consulting, Inc., Agent for Applicant

Upon motion by Mr. Barney, seconded by Mr. Vail, the application of **Janet L. Webster** and **John S. Munden** was **APPROVED, AS SUBMITTED.**

**No Net Loss of wetlands on this project was achieved by payment of an in-lieu fee.**

**VOTE:** 7-0 (VERBAL VOTE)

**MEMBERS VOTING AYE:**

Stephen Ballard, Jason Barney, Katie Crum, SunTemple Helgren,  
Joashua Schulman, Emily Steinhilber and James T. Vail

**MEMBERS VOTING NAY:**

None

**MEMBERS ABSENT:**


Cindy Hawks White

**MEMBERS ABSTAINING:**

None


At 10:28 AM the September 20, 2021, Public Hearing of the Virginia Beach Wetlands Board was adjourned by the Chair, Joashua Schulman.

The comments of the Planning Department are on file with the City of Virginia Beach Planning Department.



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Jennifer A. Grundler  
Deputy City Clerk II



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Joashua Schulman, Chair  
Wetlands Board