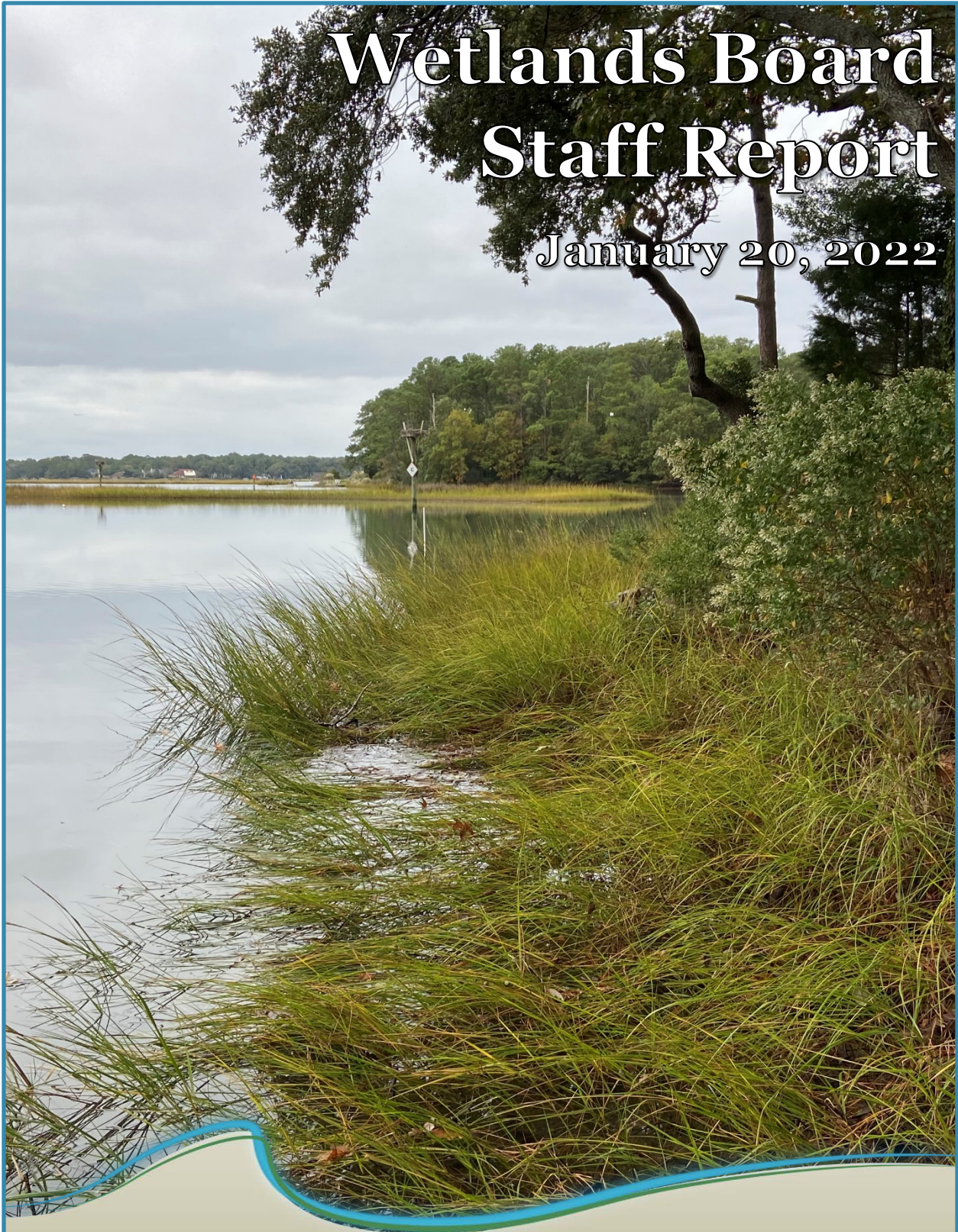


Wetlands Board Staff Report

January 20, 2022



Wetlands Board Hearing Procedures

A Public Hearing of the Virginia Beach Wetlands Board will be held on **Thursday, January 20, 2022 at 10:00 a.m. in the Council Chamber - City Hall, Bldg. 1 Municipal Center, Virginia Beach, VA.** A Staff briefing session will be held at 9:00 a.m.. All interested parties are invited to attend.

Citizens are encouraged to submit comments to the Wetlands Board prior to the public hearing via email to waterfront@vbgov.com or via United States Mail to Waterfront Operations, 2875 Sabre Street, Suite 500, Virginia Beach, VA 23452.

Due to the ongoing COVID-19 pandemic, please review the Wetlands Board website at www.vbgov.com/wetlands for the most up to date information. If you are **physically disabled** or **visually impaired** and need assistance at this meeting, please call **The Department of Planning and Community Development at (757) 385-4621**

Copies of plans, ordinances and amendments are on file and may be examined by appointment in the Department of Planning at 2875 Sabre St, Suite 500 or online at www.vbgov.com/wetlands. For additional information call the Planning Department at 757-385-4621. Staff reports will be available on the webpage 5 days prior to the meeting.

PLEASE TURN YOUR CELL PHONE OFF OR TO VIBRATE DURING THE HEARING.

THE ADMINISTRATIVE COMMENTS CONTAINED IN THE ATTACHED AGENDA CONSTITUTE STAFF RECOMMENDATIONS FOR EACH APPLICATION AND ARE ADVISORY ONLY. FINAL DETERMINATION OF THE APPLICATION IS MADE BY THE VIRGINIA BEACH WETLANDS BOARD AT THE PUBLIC HEARING.

THE FOLLOWING DESCRIBES THE ORDER OF BUSINESS FOR THE PUBLIC HEARING

1. **WITHDRAWALS AND DEFERRALS:** The first order of business is the consideration of withdrawals or requests to defer an item. The Board will ask those in attendance at the hearing if there are any requests to withdraw or defer an item that is on the agenda. **PLEASE NOTE THE REQUESTS THAT ARE MADE, AS ONE OF THE ITEMS BEING WITHDRAWN OR DEFERRED MAY BE THE ITEM THAT YOU HAVE AN INTEREST IN.**
 - a. An applicant may **WITHDRAW** an application without the Boards's approval at any time prior to the commencement of the public hearing for that item. After the commencement of the hearing, however, the applicant must request that the Wetlands Board allow the item to be withdrawn.
 - b. In the case of **DEFERRALS**, the Board's policy is to defer the item **FOR AT LEAST 60 DAYS**. Although the Board allows an item to be deferred upon request of the applicant, the Board will ask those in attendance if there are any objections to the request for deferral. If you wish to oppose a deferral request, let the Board know when they ask if there is anyone in attendance who is opposed to the deferral. **PLEASE** confine your remarks to the deferral request and do not address the issues of the application – in other words, please let the Board know why deferring the application is unacceptable rather than discussing what your specific issue is with the application.
2. **REGULAR AGENDA:** The Board will then proceed with the remaining items on the agenda, according to the following process:

* Deferral

** Withdrawal

**Wetlands Board Staff Report
January 20, 2022**

- a. The applicant or applicant's representative will have 10 minutes to present the case.
- b. Next, those who wish to speak in support to the application will have 3 minutes to present their case.
- c. If there is a spokesperson for the opposition, he or she will have 10 minutes to present their case.
- d. All other speakers not represented by the spokesperson in opposition will have 3 minutes.
- e. The applicant or applicant's representative will then have 3 minutes for rebuttal of any comments from the opposition.
- f. There is then discussion among the Board members. No further public comment will be heard at that point. The Board may, however, allow additional comments from speakers if a member of the Board sponsors them. Normally, you will be sponsored only if it appears that new information is available and the time will be limited to 3 minutes.
- g. The Board does not allow slide or computer-generated projections other than those prepared by the Planning Department Staff.
- h. The Board asks that speakers not be repetitive or redundant in their comments. Do not repeat something that someone else has already stated. Petitions may be presented and are encouraged. If you are part of a group, the Board requests, in the interest of time, that you use a spokesperson, and the spokesperson is encouraged to have his or her supporters stand to indicate their support.

The Staff reviews of some or all of the items on this agenda suggest that certain conditions be attached to approval by the Wetlands Board. However, it should not be assumed that those conditions constitute all the conditions that will ultimately be attached to the project. Staff agencies may impose further conditions and requirements during administration of applicable City ordinances.

* Deferral
** Withdrawal

OLD BUSINESS – WETLANDS (CONTINUED)

3. 2019-WTRA-00181
Lorna C. Donatone, QPRT
[Applicant & Owner]

REQUEST ONE YEAR EXTENSION

To relocate rip rap and install a bulkhead involving wetlands

1421 Blue Heron Road
(GPIN 1498-58-4496)

Waterway – Eastern Branch of Lynnhaven River
Subdivision – Shorehaven
Council District – Lynnhaven



4. 2019-WTRA-00235

David A. Schrenk
[Applicant & Owner]

REQUEST ONE YEAR EXTENSION

To install a bulkhead involving wetlands

2709 Canal Road
(GPIN 1499-57-7374)

Waterway – Broad Bay
Subdivision – Broad Bay Colony
Council District – Lynnhaven



* Deferral
** Withdrawal

OLD BUSINESS – WETLANDS (CONTINUED)

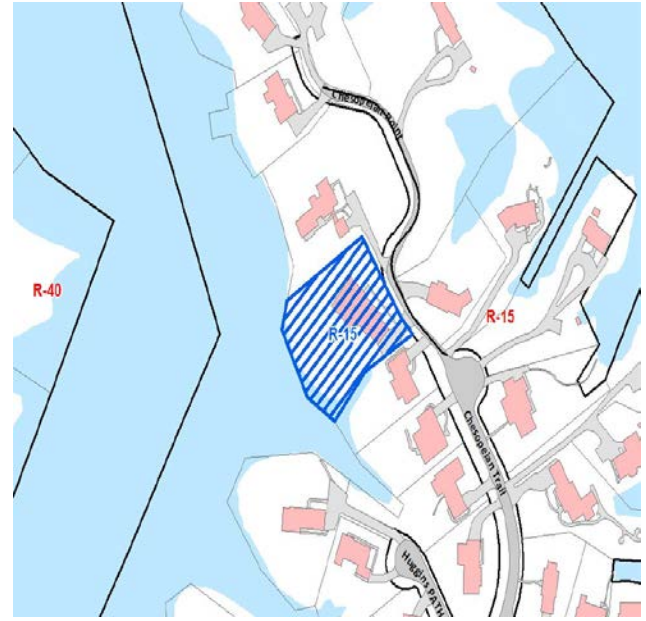
5. 2019-WTRA-00160
James & Julieta Conrad
[Applicant & Owner]

REQUEST ONE YEAR EXTENSION

To construct a bulkhead, rip rap sill, excavate, and plant wetlands involving wetlands

639 Chesopeian Point
(GPIN 1497-59-3254)

Waterway – Eastern Branch of Lynnhaven River
Subdivision – Chesopeian Colony
Council District – Beach



6. 2018-WTRA-00038

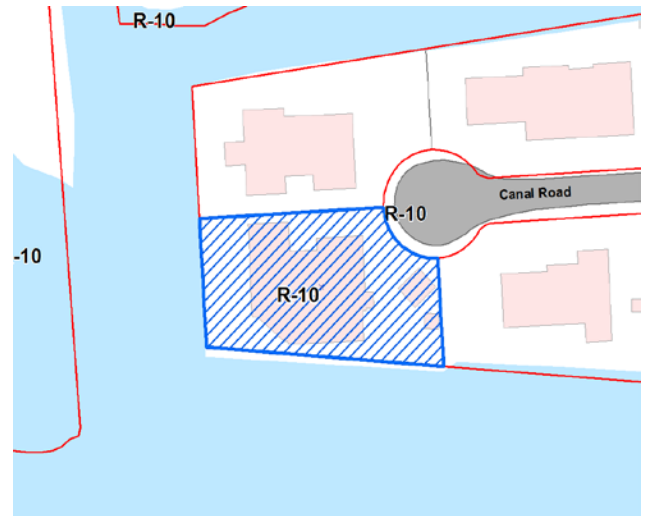
Celebi Ozic
[Applicant & Owner]

REQUEST ONE YEAR EXTENSION

To install a bulkhead involving wetlands

2725 Canal Road
(GPIN 1499-57-3345)

Waterway – Broad Bay
Subdivision – Broad Bay Colony
Council District –Lynnhaven



NEW BUSINESS – WETLANDS

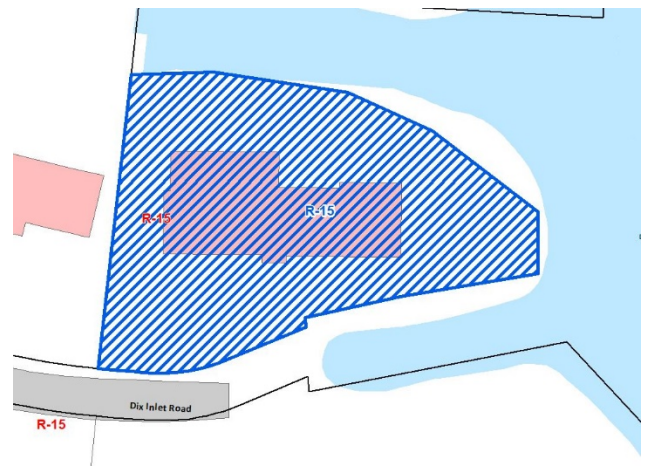
7. 2021-WTRA-00343

Richard D. Lutz
[Applicant & Owner]

To install rip rap involving wetlands

2700 Dix Inlet Road
(GPIN 1497-58-9766)

Waterway – Eastern Branch of Lynnhaven River
Subdivision – Chesopeian Colony
Council District – Beach



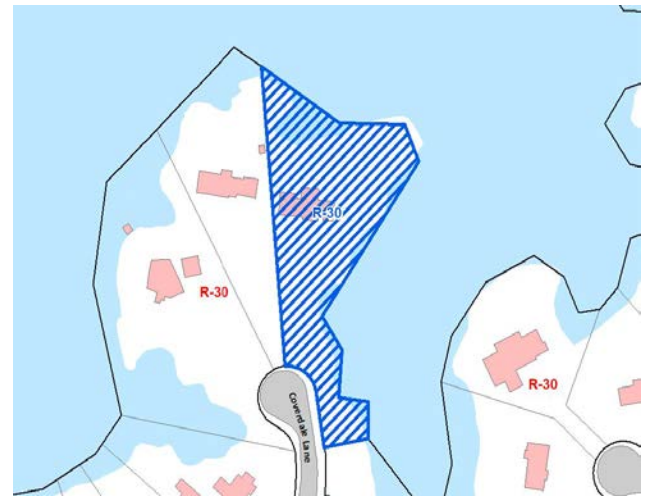
* Deferral
** Withdrawal

NEW BUSINESS – WETLANDS (CONTINUED)

8. 2021-WTRA-00349
 Wanda T. Romm Living Trust
 [Applicant & Owner]

To install rip rap and plant vegetation involving wetlands
 832 Coverdale Lane
 (GPIN 1488-24-2287)

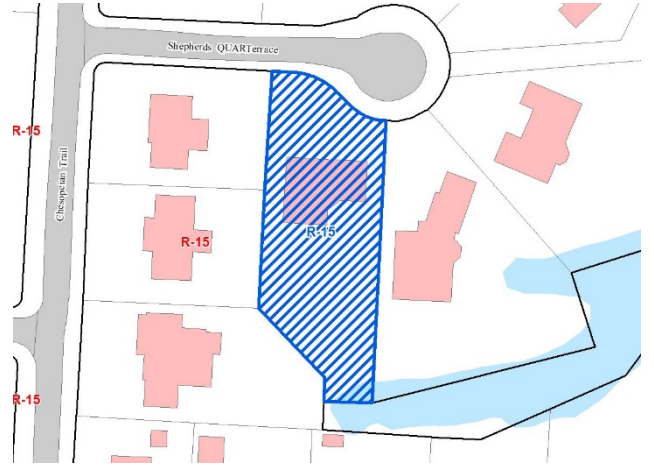
Waterway – Western Branch of Lynnhaven River
 Subdivision – Kings Grant
 Council District – Lynnhaven



9. 2021-WTRA-00355
 Michael & Gretchen Sosbee
 [Applicant & Owner]

To install rip rap involving wetlands
 2709 Shepherds Quarter
 (GPIN 1497-57-4811)

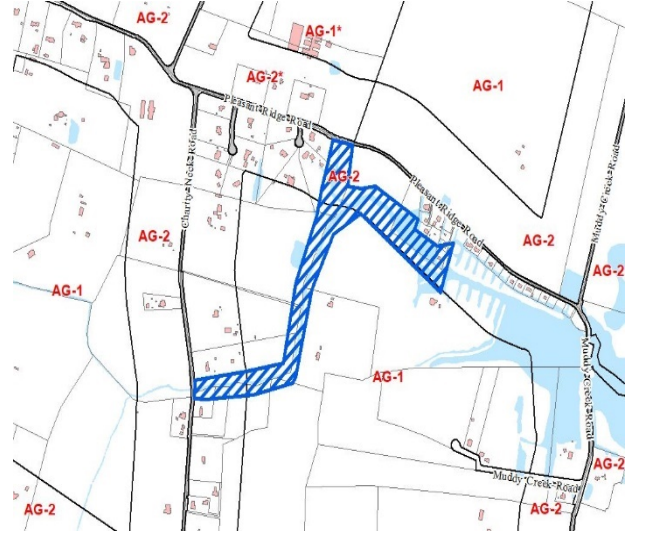
Waterway – Eastern Branch of Lynnhaven River
 Subdivision – Chesapeake Colony
 Council District – Beach



10. 2021-WTRA-00236
 City of Virginia Beach
 [Applicant & Owner]

To dredge involving wetlands
 (GPINs 2411-87-9042, 2411-97-0543, 2411-87-6961, 2411-78-7630, 2411-78-6353, 2411-67-8687, 2411-67-6070, 2411-76-8775, 2411-66-7524, 2411-64-9902, 2411-66-7049, 2411-66-3114)

Waterway – Beggars Bridge Creek
 Subdivision – Pungo
 Council District – Princess Anne



* Deferral
 ** Withdrawal

Agent

Mary Edmonson, NAVFAC

Location

Joint Expeditionary Base Little Creek-Fort Story

GPIN

2500-87-6520 & 1469-79-2860

Staff Planner

Whitney McNamara

Proposal

Temporary excavation of the beach for fixed and/or floating piers at the Anzio, Omaha, & Utah Beach training areas

Waterway

Chesapeake Bay

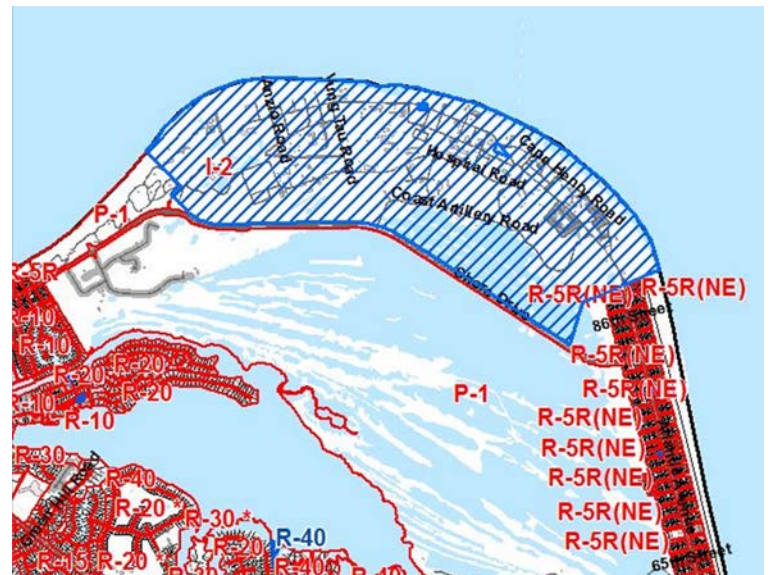
Subdivision

Shore Drive

Impacts

Dune and/or beach: 6,400 square feet

Overall length of proposed structure: up to 1,520 feet





Site Aerial Map – Fort Story



Agent

Waterfront Consulting, Inc.

Location

2873 Bluebill Drive

GPIN

2433-34-0646

Staff Planner

Whitney McNamara

Proposal

To construct a bulkhead involving wetlands

Waterway

Bass Inlet

Subdivision

Sandbridge Shores

Impacts

Vegetated: 26 square feet

Non-Vegetated: 25 square feet

Overall length of proposed structure: 101 linear feet

Volume of Backfill: 5 cubic yards

Proposed Mitigation and/or Compensation

Payment of an in-lieu fee



Site Aerial Map



Agent

Waterfront Consulting, Inc.

Location

1421 Blue Heron Road

GPIN

1498-58-4496

Staff Planner

Whitney McNamara

Proposal

To relocate rip rap and install a bulkhead involving wetlands

Waterway

Eastern Branch of Lynnhaven River

Subdivision

Shorehaven

Impacts

Vegetated: 430 square feet

Non-Vegetated: 372 square feet

Overall length of proposed structure: 186 linear feet

Volume of Backfill: 30 cubic yards

Proposed Mitigation and/or Compensation

On-site



Site Aerial Map



Agent

Waterfront Consulting, Inc.

Location

2709 Canal Road

GPIN

1499-57-7374

Staff Planner

Whitney McNamara

Proposal

To construct a bulkhead involving wetlands

Waterway

Broad Bay

Subdivision

Broad Bay Colony

Impacts

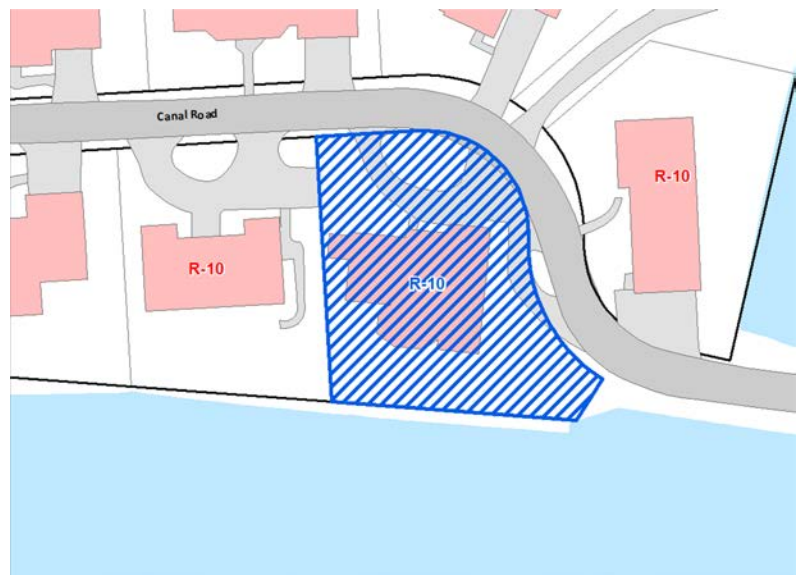
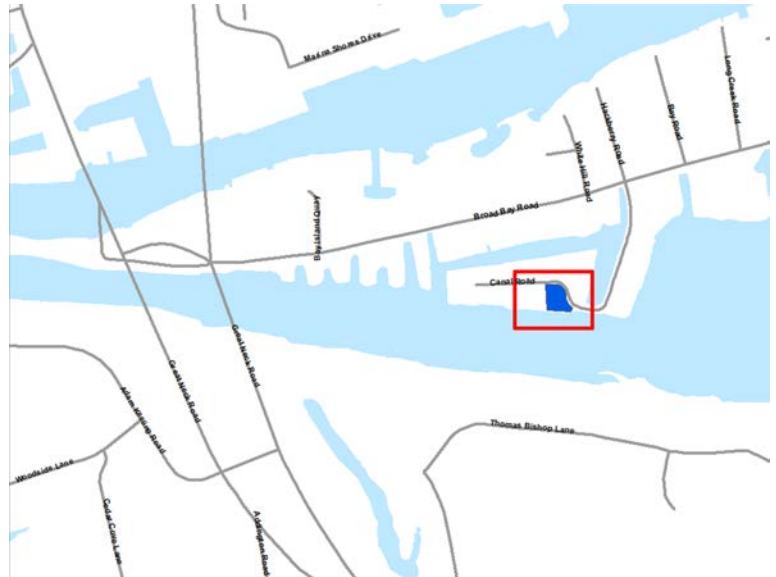
Non-Vegetated Wetlands: 32 square feet

Subaqueous Bottom: 224 square feet

Overall length of proposed structure: 132 linear feet

Proposed Mitigation and/or Compensation

Payment of an in-lieu fee



Site Aerial Map



Agent

Rich Calvert, Calvert Marine

Location

639 Chesapeake Point

GPIN

1497-59-3254

Staff Planner

Whitney McNamara

Proposal

To construct a bulkhead, install rip rap sill and plant vegetation involving wetlands

Waterway

Eastern Branch of Lynnhaven River

Subdivision

Chesapeake Colony

Impacts

Vegetated Wetlands: 139 square feet

Non-Vegetated Wetlands: 136 square foot loss, 154 square foot conversion

Overall length of proposed structure: 275.8 linear feet of bulkhead, 43.9 linear feet of rip rap sill

Proposed Mitigation and/or Compensation

On-site



Site Aerial Map



Agent

Billy Garrington, Governmental Permitting

Location

2725 Canal Road

GPIN

1499-57-3345

Staff Planner

Whitney McNamara

Proposal

To construct a bulkhead involving wetlands

Waterway

Broad Bay

Subdivision

Broad Bay Colony

Impacts

Non-Vegetated Wetlands: 57 square feet

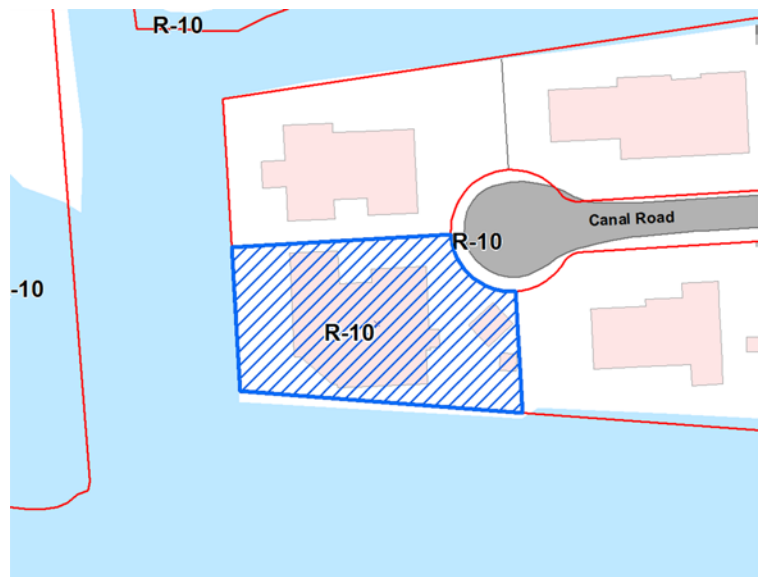
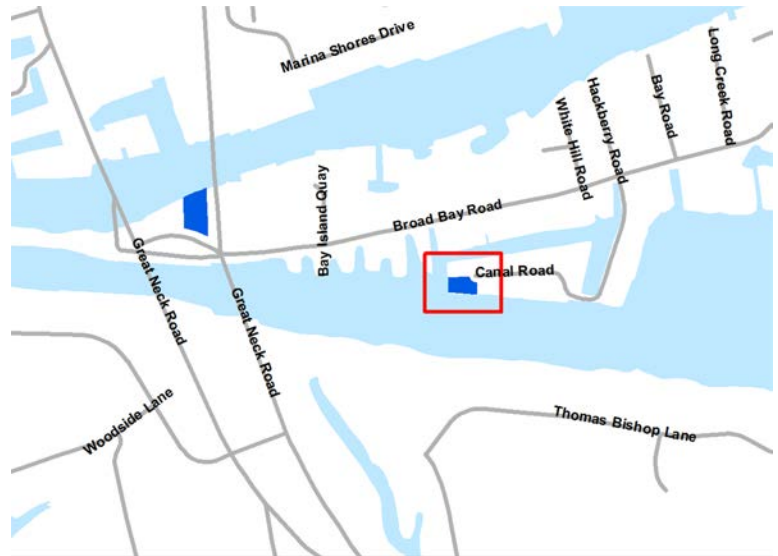
Subaqueous Bottom: 1,237 square feet

Overall length of proposed structure: 271 linear feet

Volume of backfill: 641 cubic yards

Proposed Mitigation and/or Compensation

Payment of an in-lieu fee



Site Aerial Map



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus, and the GIS User Community

Agent

Billy Garrington,
Governmental Permitting Services

Location

2700 Dix Inlet Road

GPIN

1497-58-9766

Staff Planner

Whitney McNamara

Proposal

To install rip rap involving wetlands

Staff Recommendation

Approval as Submitted

Waterway

Eastern Branch of Lynnhaven River

Subdivision

Chesapeake Colony

Impacts

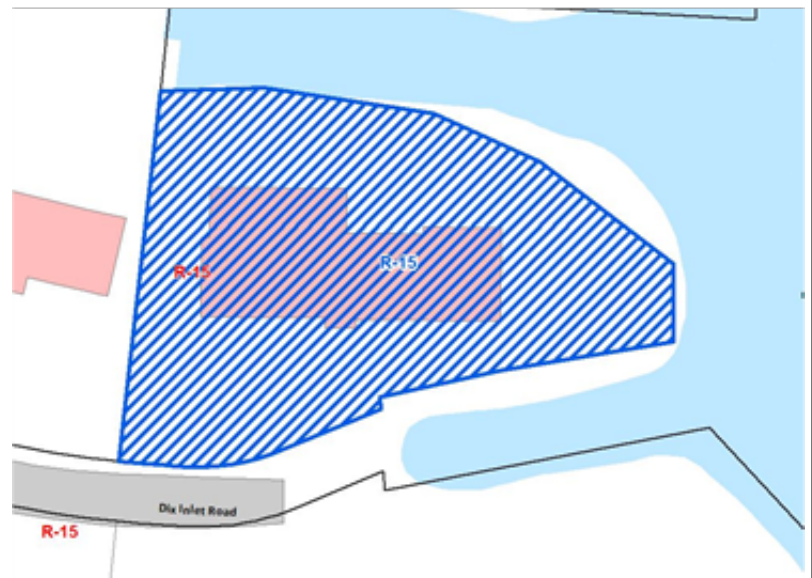
Non-Vegetated: 591 square feet

Subaqueous: 93 square feet

Overall length of proposed structure: 236
linear feet of rip rap

Proposed Mitigation and/or Compensation

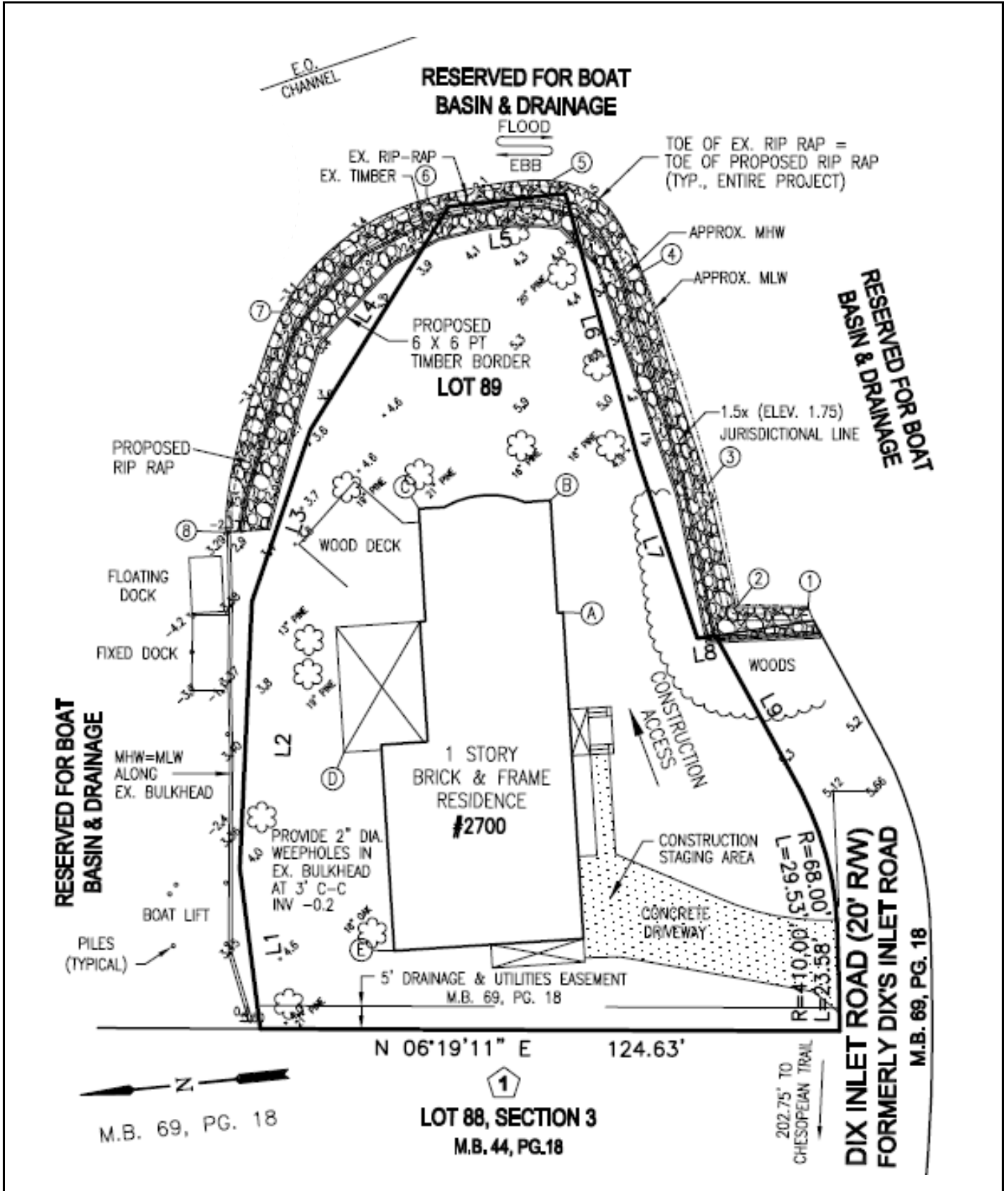
On-site



Site Aerial Map



Proposed Site Plan



Site Photos



Site Photos



CBPA Variances & Wetlands Board Permit History

This property is located in the Chesapeake Bay Watershed; however, there are no recent Chesapeake Bay Preservation Area (CBPA) Board permits. A Waterfront permit was issued in 2010 for rip rap, and the property was part of the Chesapeake Colony Special Service District (SSD) Dredging project

Summary of Proposal

The applicant is proposing to replace the existing rip rap revetment with a new rip rap revetment due to settling of the original revetment after the channel was dredged as part of the Chesapeake Colony Dredging project. Additionally, stone will be placed on the landward side of an existing, timber bulkhead. Grading of the bank will occur to create the appropriate 1.5 to 1 slope, however, no tree removal will be required. There are oysters present on the existing rip rap, and the applicant is proposing to preserve and reintroduce existing oysters, as well as seed the rock located below mean low water. The proposed project will impact 591 square feet of non-vegetated wetlands, which will be compensated for on-site as a conversion of non-vegetated rock habitat to non-vegetated rock habitat.

Evaluation & Staff Recommendations

The existing rip rap is settling due to the depth of the channel created by the neighborhood SSD dredging project. The toe of the current rip rap revetment is no longer holding the rip rap in place. Transitioning the shoreline to a living shoreline is not suitable for this property; the residential structure is located less than 20 feet from portions of the existing revetment, and the property is heavily wooded, which would cause considerable upland impacts to create the proper grade to install a living shoreline. While there is significant oyster strike on the existing rip rap, the applicant has included a proposal to preserve the oysters to the extent possible and re-seed for additional oyster growth.

Accordingly, the Department of Planning and Community Development Staff recommends that the application be **approved as submitted** as shown on the plans for Richard D. Lutz sealed on November 8, 2021 and received by the VMRC on November 19, 2021.

Next Steps

Wetlands Board decisions can be reviewed by or appealed to the Marine Resource Commission. The Marine Resource Commission must receive the appeal request within 10 day of the hearing. Accordingly, no approvals can be issued until at least 10 days after the hearing.

Following the Wetlands Board meeting, applicants and their agents can expect to receive a Board Actions Summary via email.

Within 14 days of the Wetlands Board hearing, applicants and their agents can expect to receive a letter detailing any fees owed, any revisions required, and next steps to obtain their permit.

All questions related to Board decisions or information required to obtain a permit can be directed toward the City of Virginia Beach Planning Department – Waterfront Operations Division at 757-385-8246.

Agent

Rich Calvert
 Calvert Marine

Location

832 Coverdale Lane

GPIN

1488-24-2287

Staff Planner

Whitney McNamara

Proposal

To install rip rap and plant vegetation involving wetlands

Staff Recommendation

Approval as Submitted

Waterway

Western Branch of Lynnhaven River

Subdivision

Kings Grant

Impacts

Vegetated: 24 square feet

Non-Vegetated: 2,282 square feet

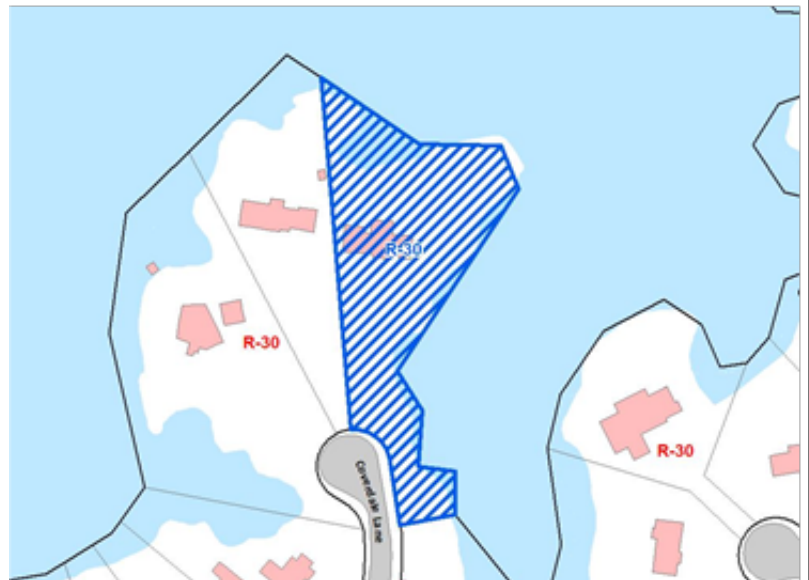
Subaqueous: 412 square feet

Overall length of proposed structure: 134
 linear feet of rip rap

Volume of Backfill: 10 cubic yards

Proposed Mitigation and/or Compensation

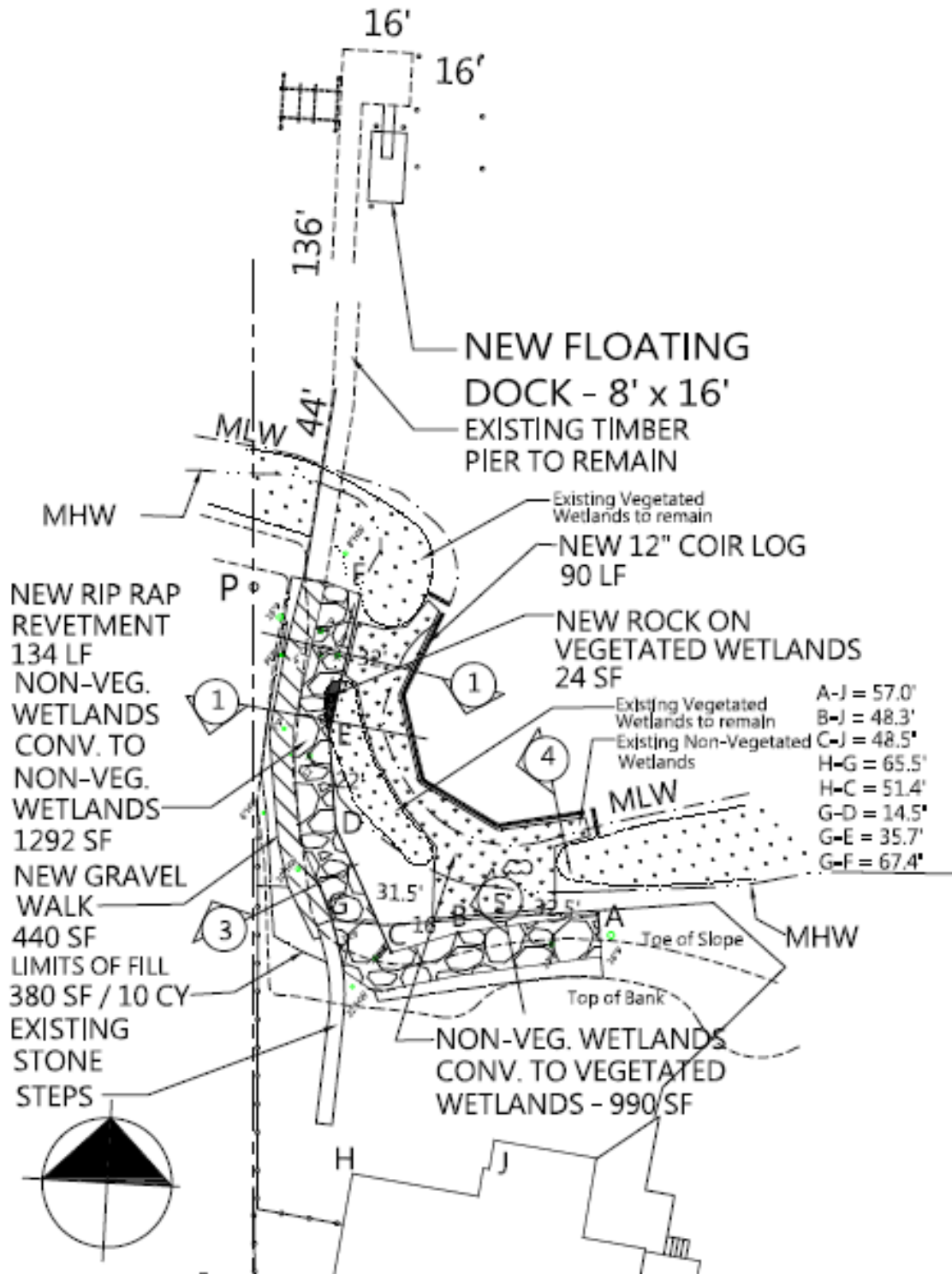
On-site



Site Aerial Map



Proposed Site Plan



SCALE: 1" = 40'-0" ■ DATUM: MLW = 0.00' MHW = +1.90'

Site Photos



Site Photos



CBPA Variances & Wetlands Board Permit History

The property is located in the Chesapeake Bay Watershed; however, no recent Chesapeake Bay Preservation Area (CBPA) Board permits were found for this property. There are no Wetlands permits on file for this property.

Summary of Proposal

The applicant is proposing to construct a 134 linear foot rip rap revetment to re-establish access to the pier and prevent further erosion. The proposed rip rap has been located landward of the existing vegetated wetlands to the extent possible. The applicant is also proposing to install a coir log, re-grade, and plant wetlands vegetation, converting 990 square feet of non-vegetated wetlands to vegetated wetlands. Additionally, the proposed project will convert 24 square feet of vegetated wetlands to non-vegetated rock habitat and 1,292 square feet of non-vegetated wetlands to non-vegetated rock habitat. In order to install the rip rap at the appropriate slope, six trees will be removed. The applicant is proposing to replace these trees at a 1 to 1 ratio. In addition, the applicant is proposing to provide the required wetlands monitoring plan for three growing seasons, and to preserve any existing oysters to the extent possible.

Evaluation & Staff Recommendations

The area by the pier is eroding, limiting the applicant's access. The applicant has limited the proposed rip rap to the area of the shoreline experiencing erosion and has designed a plan that minimizes impacts and enhances existing vegetated wetlands. Due to the orientation of the shoreline and the height of the existing bank, grading the area to establish a living shoreline would impact the neighboring property. In addition, a walkway or some other means of access to the pier would be necessary, limiting the ability to establish vegetated wetlands. The applicant has designed the project to result in no net loss of wetlands, as all impacts are conversions. Overall, there will be a net increase in vegetated wetlands on site, as the applicant is proposing to enhance non-vegetated wetland areas by planting wetlands vegetation.

Accordingly, the Department of Planning and Community Development Staff recommends that the application be **approved as submitted** as shown on the plans for 832 Coverdale Lane sealed on November 18, 2021 and received by the VMRC on November 27, 2021.

Next Steps

Wetlands Board decisions can be reviewed by or appealed to the Marine Resource Commission. The Marine Resource Commission must receive the appeal request within 10 day of the hearing. Accordingly, no approvals can be issued until at least 10 days after the hearing.

Following the Wetlands Board meeting, applicants and their agents can expect to receive a Board Actions Summary via email.

Within 14 days of the Wetlands Board hearing, applicants and their agents can expect to receive a letter detailing any fees owed, any revisions required, and next steps to obtain their permit.

All questions related to Board decisions or information required to obtain a permit can be directed toward the City of Virginia Beach Planning Department – Waterfront Operations Division at 757-385-8246.

Agent

Bob Simon
 Waterfront Consulting, Inc.

Location

2709 Shepherds Quarter

GPIN

1497-57-4811

Staff Planner

Whitney McNamara

Proposal

To install rip rap involving wetlands

Staff Recommendation

Approval as Submitted

Waterway

Eastern Branch of Lynnhaven River

Subdivision

Chesapeake Colony

Impacts

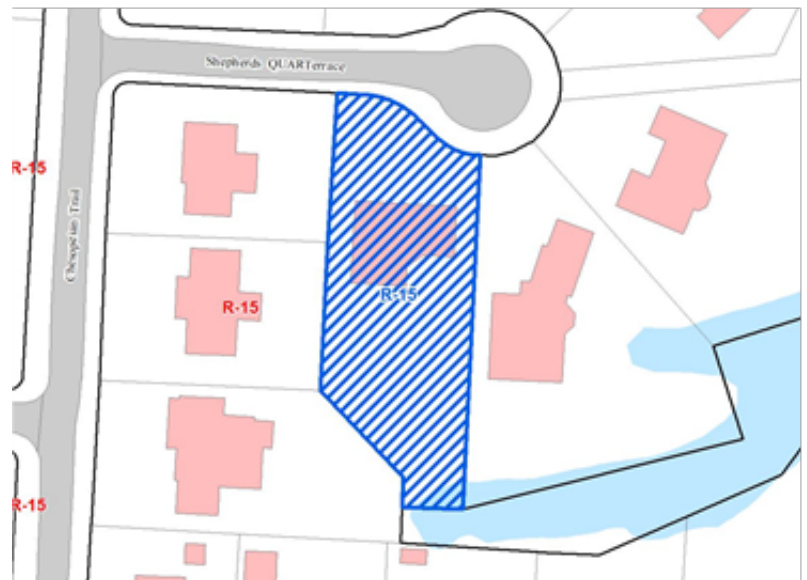
Vegetated: 4 square feet

Non-Vegetated: 98 square feet

Overall length of proposed structure: 34
 linear feet of rip rap

Proposed Mitigation and/or Compensation

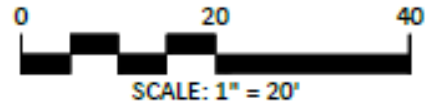
On Site and Payment of in-lieu fee



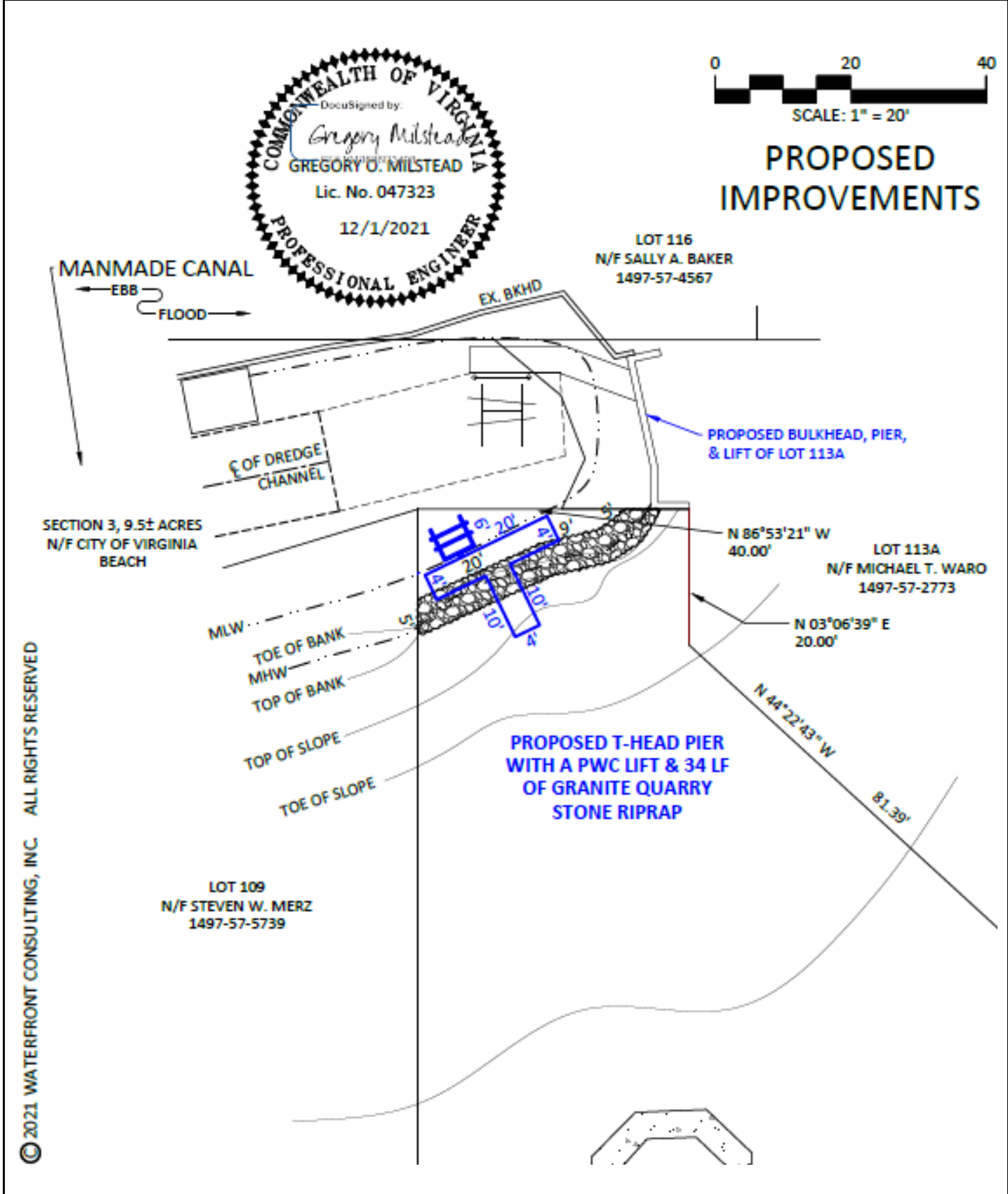
Site Aerial Map



Proposed Site Plan



PROPOSED IMPROVEMENTS



© 2021 WATERFRONT CONSULTING, INC. ALL RIGHTS RESERVED

Site Photos



Site Photos



CBPA Variances & Wetlands Board Permit History

This property is located in the Chesapeake Bay Watershed; however, there are no recent CBPA Board variances found for this property. This property is located in the Chesapeake Colony Special Service District (SSD) for neighborhood dredging.

Summary of Proposal

The applicant is proposing to construct a 34 linear foot rip rap revetment along the shoreline. The applicant's agent indicates that the proximity of the SSD dredge channel, topography of the property and surrounding properties, and heavy tree canopy make the construction of a living shoreline not practical. The proposed project will impact four square feet of vegetated wetlands, which the applicant is proposing to compensate by payment of an in-lieu fee and convert 98 square feet of non-vegetated wetlands to non-vegetated rock habitat.

Evaluation & Staff Recommendations

Clear signs of erosion along the shoreline were observed by Staff. Staff agrees with the applicant's agent that the property has heavy upland vegetation and a relatively steep slope. In addition, the channel is narrow, leaving little room to construct a living shoreline. Rip rap is going to achieve shoreline stabilization with the least impact on the upland property.

Accordingly, Department of Planning and Community Development Staff recommend that the application be **approved as submitted** as shown on the plans for 2709 Shepherds Quarter sealed on December 1, 2021 and received by the Virginia Marine Resources Commission on December 1, 2021.

Evaluation & Staff Recommendations

Wetlands Board decisions can be reviewed by or appealed to the Marine Resource Commission. The Marine Resource Commission must receive the appeal request within 10 day of the hearing. Accordingly, no approvals can be issued until at least 10 days after the hearing.

Following the Wetlands Board meeting, applicants and their agents can expect to receive a Board Actions Summary via email.

Within 14 days of the Wetlands Board hearing, applicants and their agents can expect to receive a letter detailing any fees owed, any revisions required, and next steps to obtain their permit.

All questions related to Board decisions or information required to obtain a permit can be directed toward the City of Virginia Beach Planning Department – Waterfront Operations Division at 757-385-8246.



Application Number **2021-WTRA-00236**
 Applicant **City of Virginia Beach Public Works Operations, et. al**
 Public Hearing **January 20, 2022**
 City Council Election District **Princess Anne**

Agenda Item

10

Agent

Waterways Survey and Engineering, LTD

Location

Beggars Bridge Creek, Site 11
 Pleasant Ridge Road and Charity Neck Road

GPINs

2411-87-9042, 2411-97-0543, 2411-87-6961,
 2411-78-7630, 2411-78-6353, 2411-67-8687,
 2411-67-6070, 2411-76-8775, 2411-66-7524,
 2411-64-9902, 2411-66-7049 and 2411-66-3114

Staff Planner

Whitney McNamara

Proposal

To maintenance dredge involving wetlands

Staff Recommendation

Approval as Submitted

Waterway

Manmade channel to Shipp's Bay/North Bay

Subdivision

Pungo and Williams Ridge Estates

Overall Project

Vegetated Wetlands 372 square feet
 (4x Buffer)

Nonvegetated Wetlands 14,416 square feet

Subaqueous Bottom 91,251 square feet

Refer to dredging volumes and estimated area of dredging impacts by channel on next page.

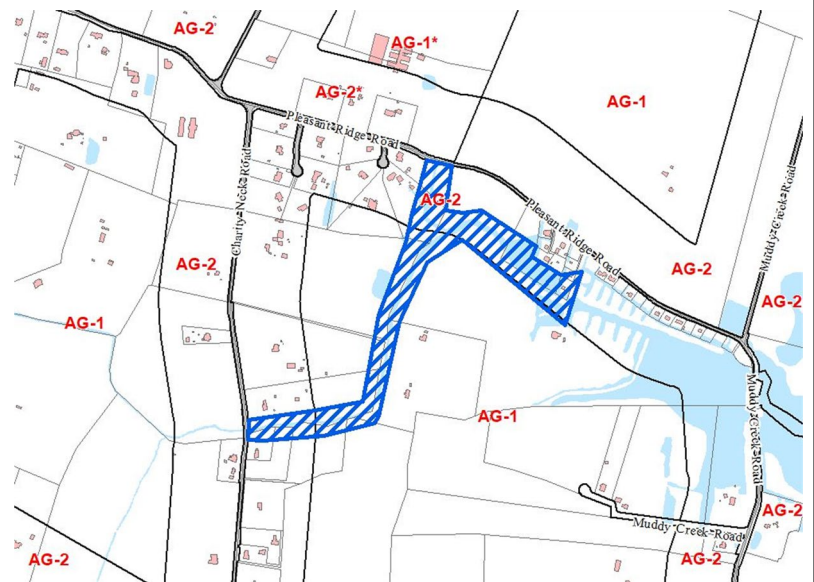
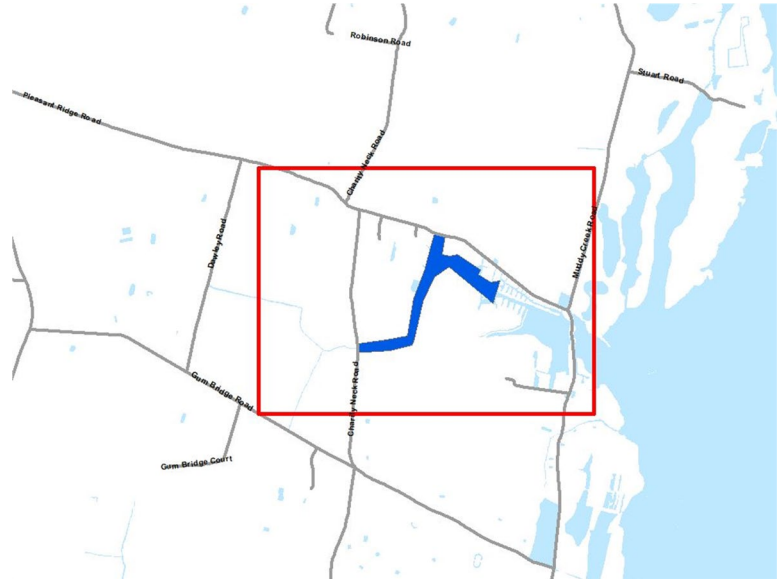
Impacts

Vegetated Impacts 283 square feet

Nonvegetated Impacts 32 square feet

Proposed Mitigation and/or Compensation

Payment of an in-lieu fee



Dredging Volumes and Estimated Area of Dredging Impact by Channel

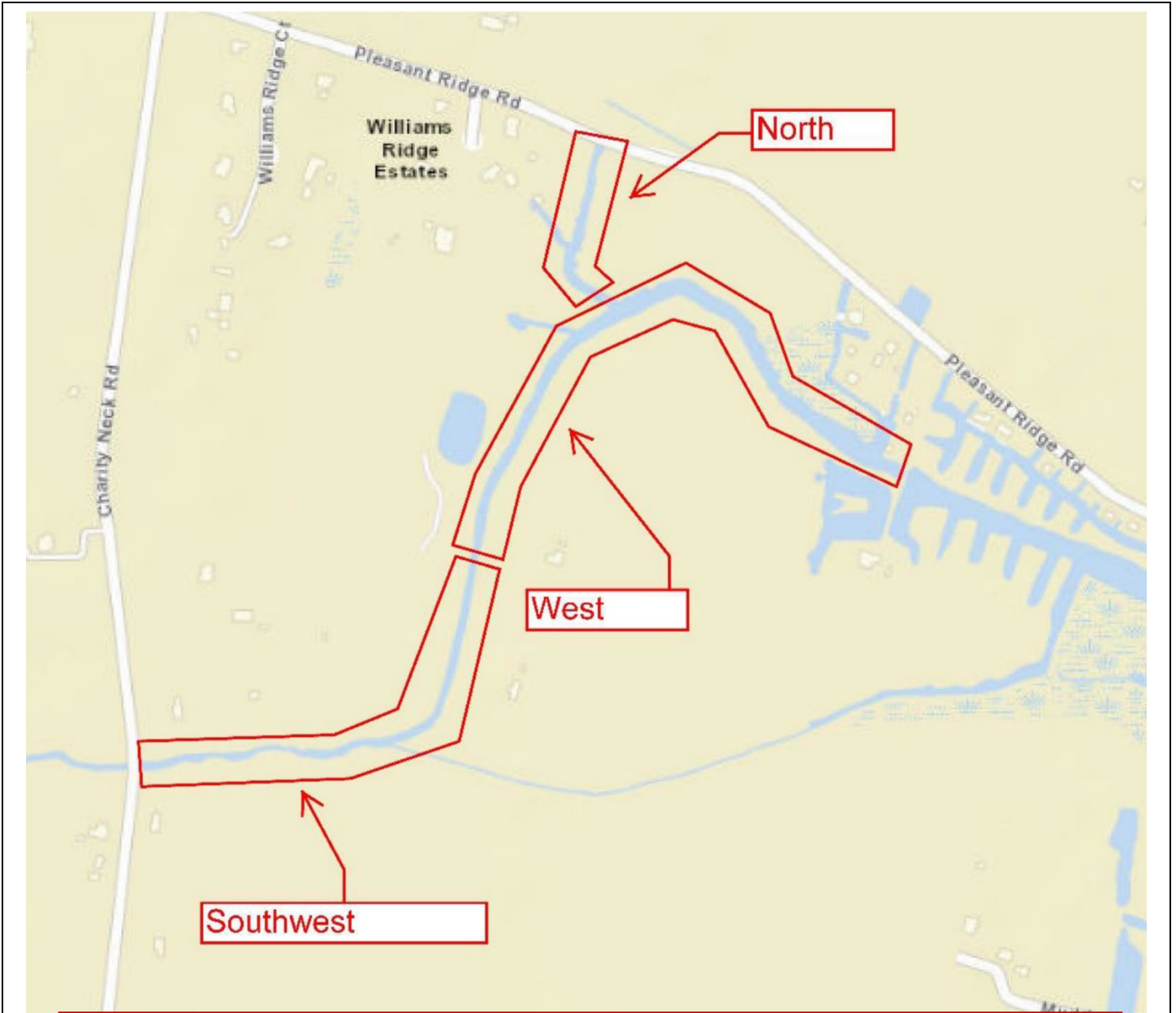
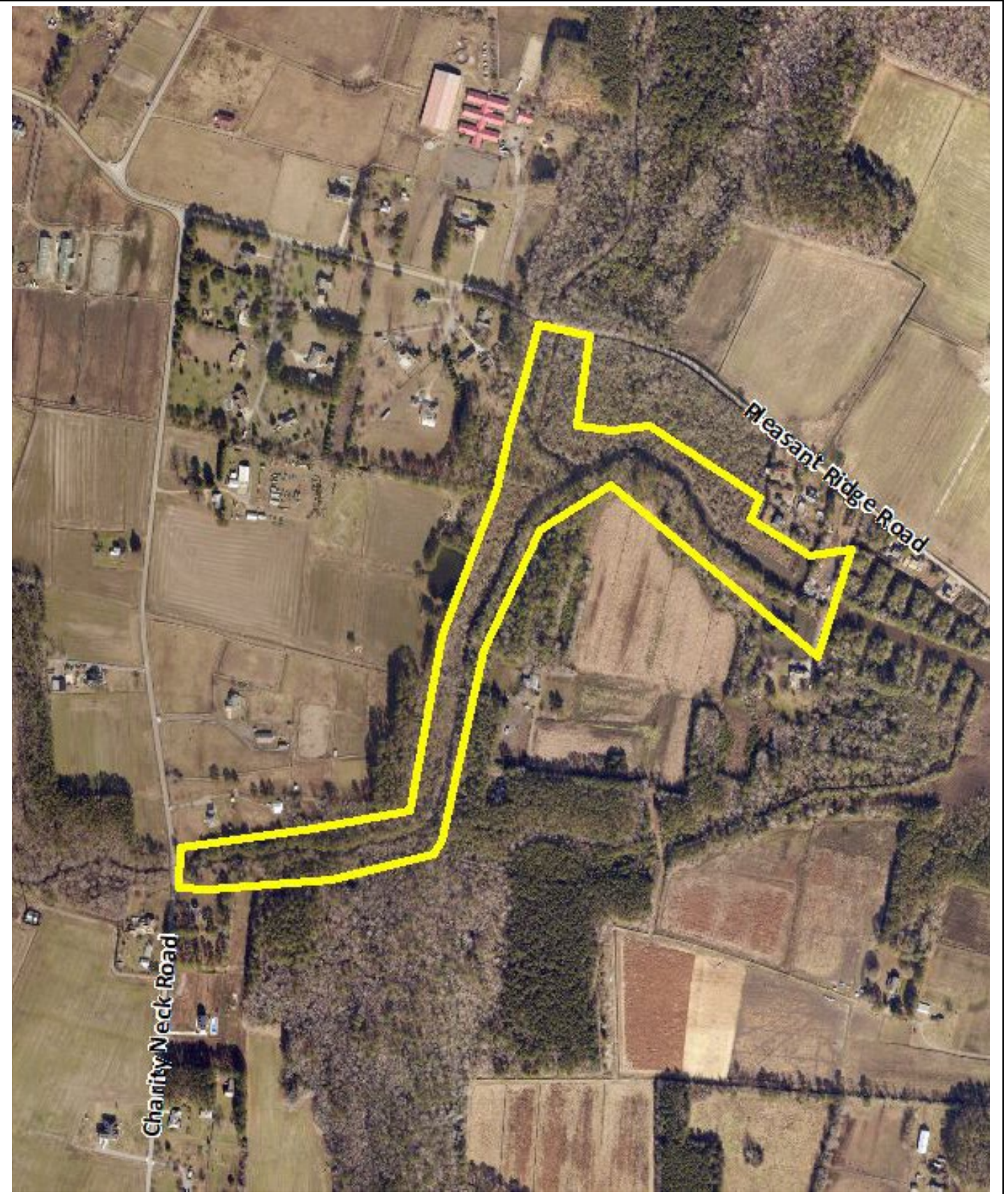


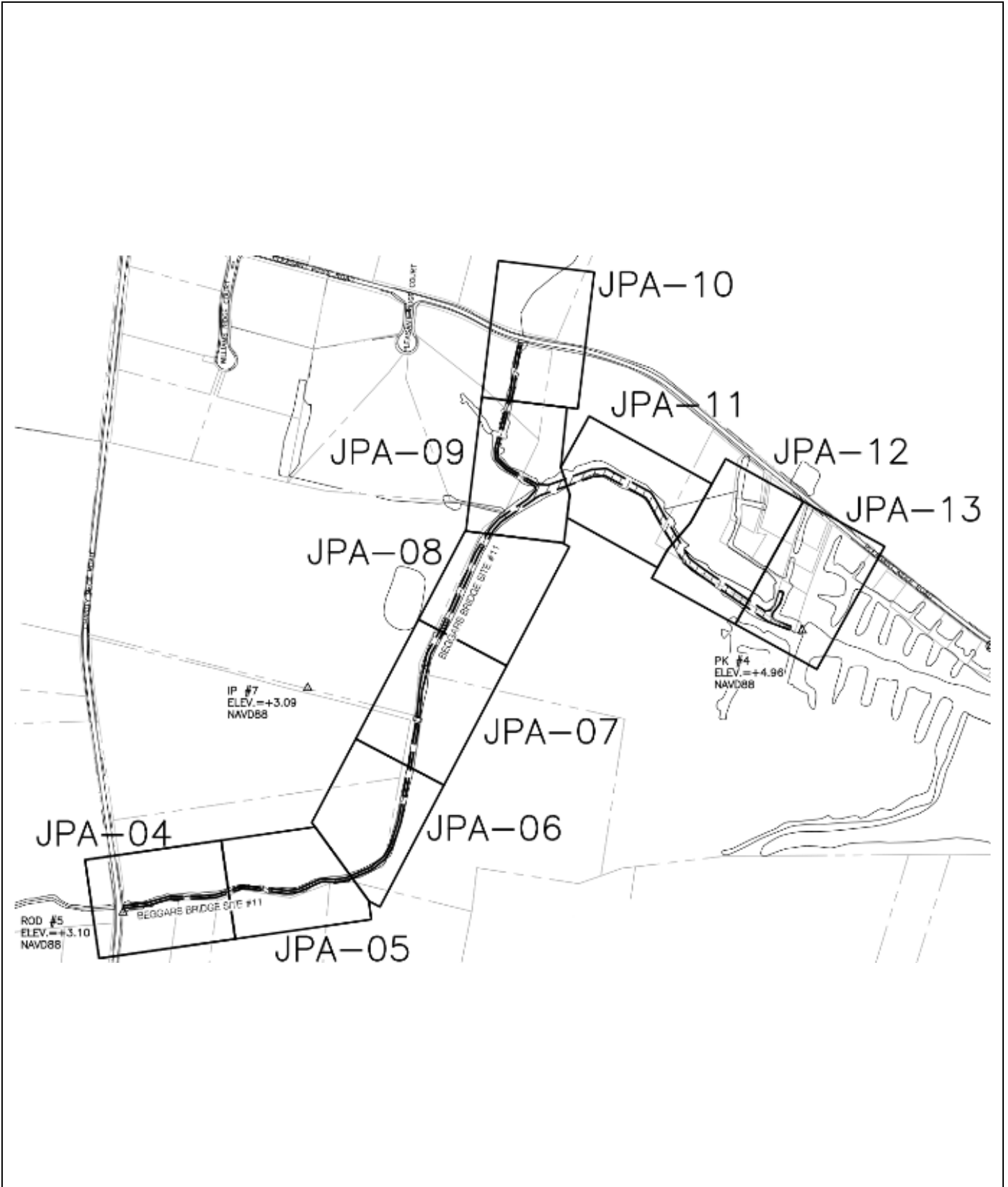
Table 2: Dredging Volumes and Estimated Area of Dredging Impact by Channel for the Beggars Bridge Site #11 – Stormwater Maintenance Dredging Project.

Channel	Dredging Volume (cy)	VG Impact (4x Buffer) (sf)	NV Impact (MLW & MHW) (sf)	SB (<MLW) (sf)	Total Area (sf)
Southwest	1,570	356	13,372	15,640	29,368
West	1,335	0	795	65,306	66,101
North	330	16	249	10,305	10,570
Total	3,235	372	14,416	91,251	106,039

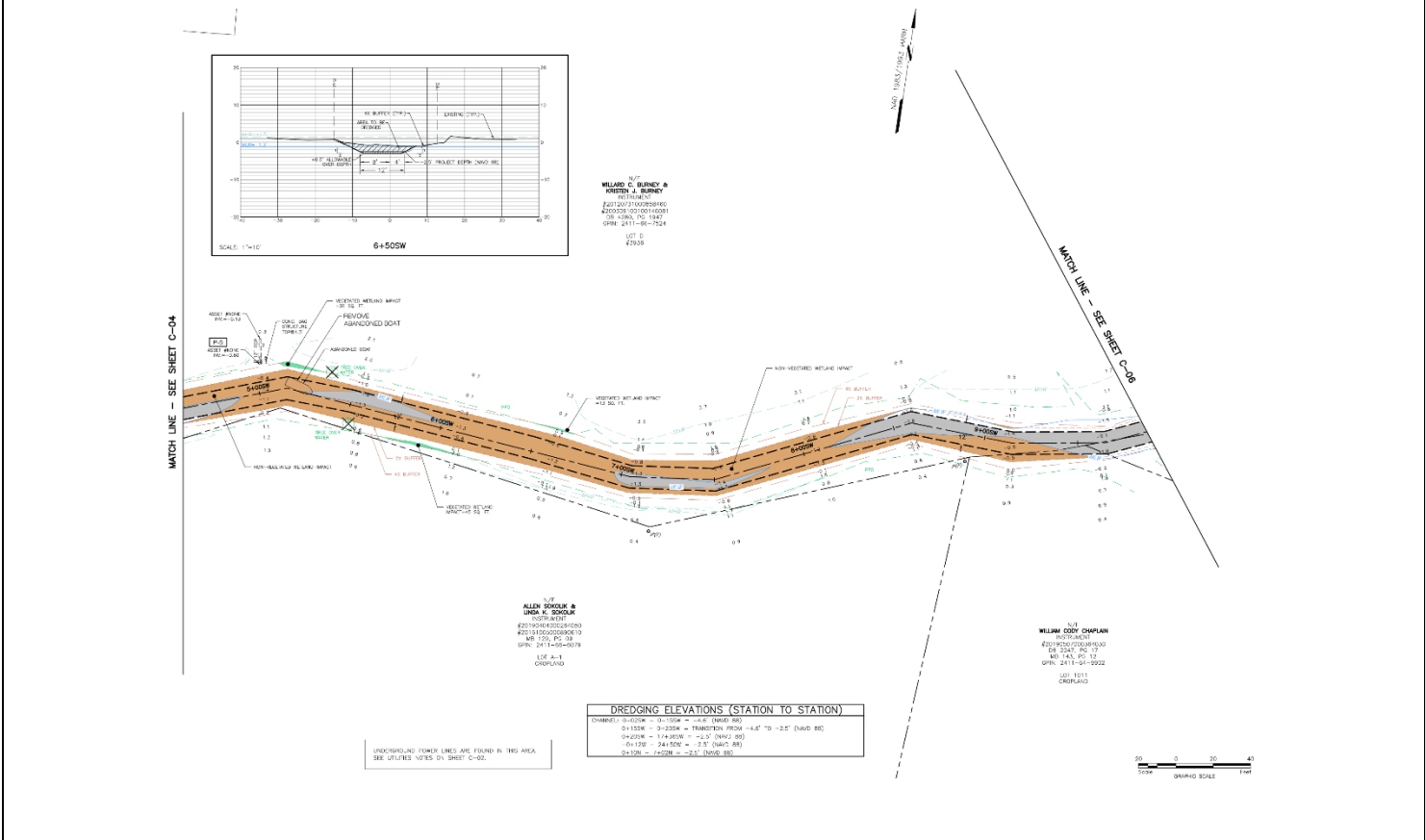
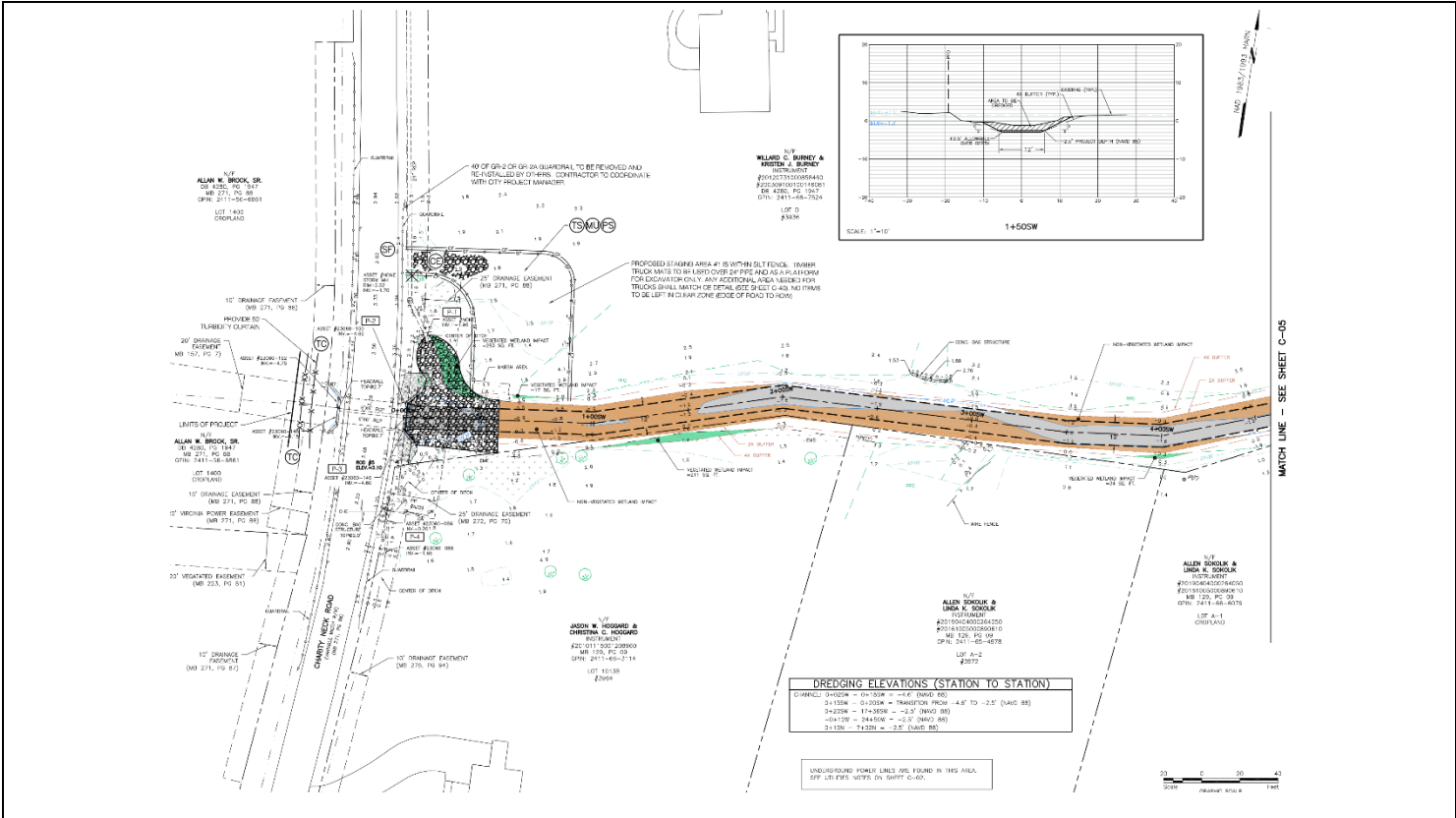
Site Aerial Map



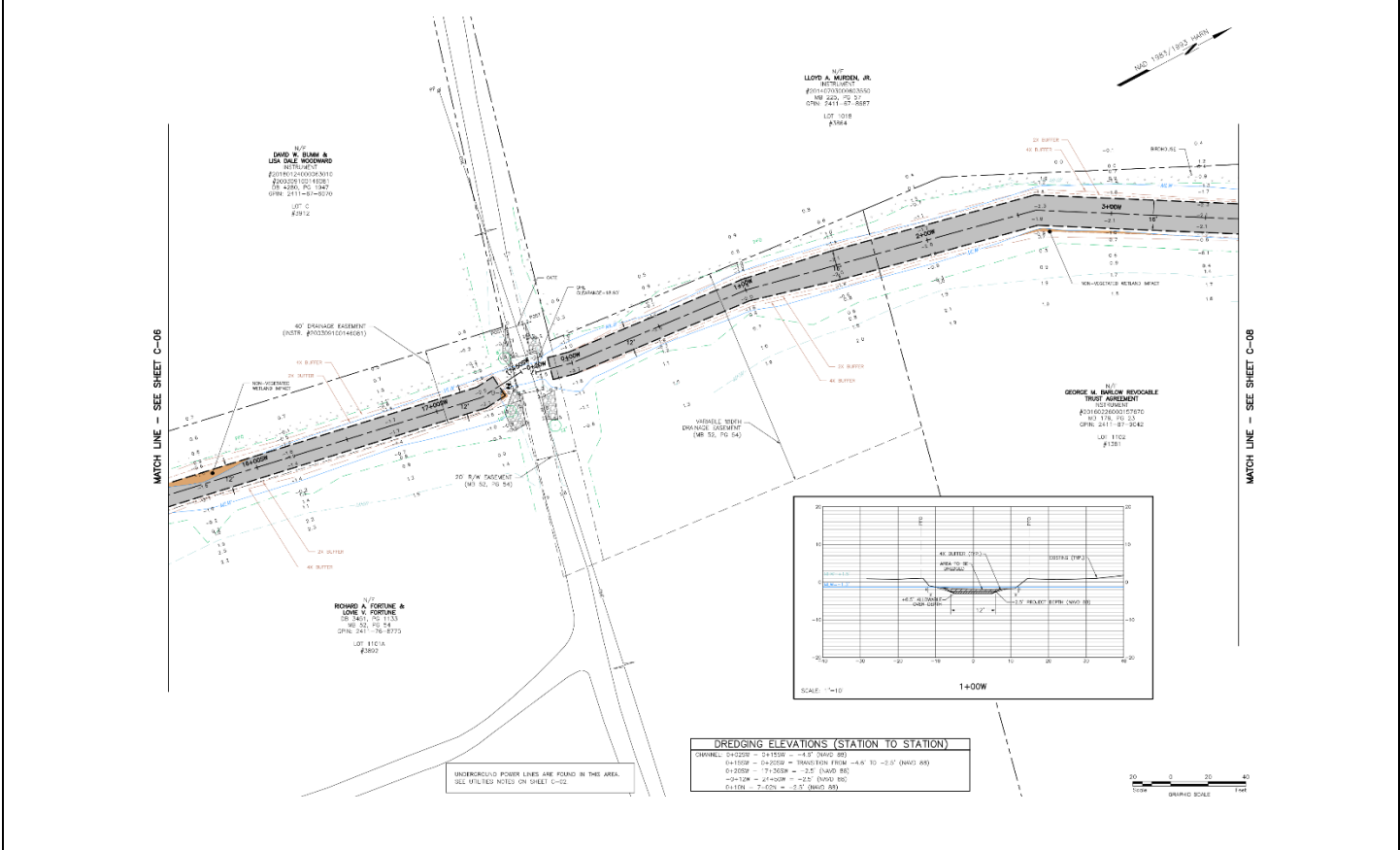
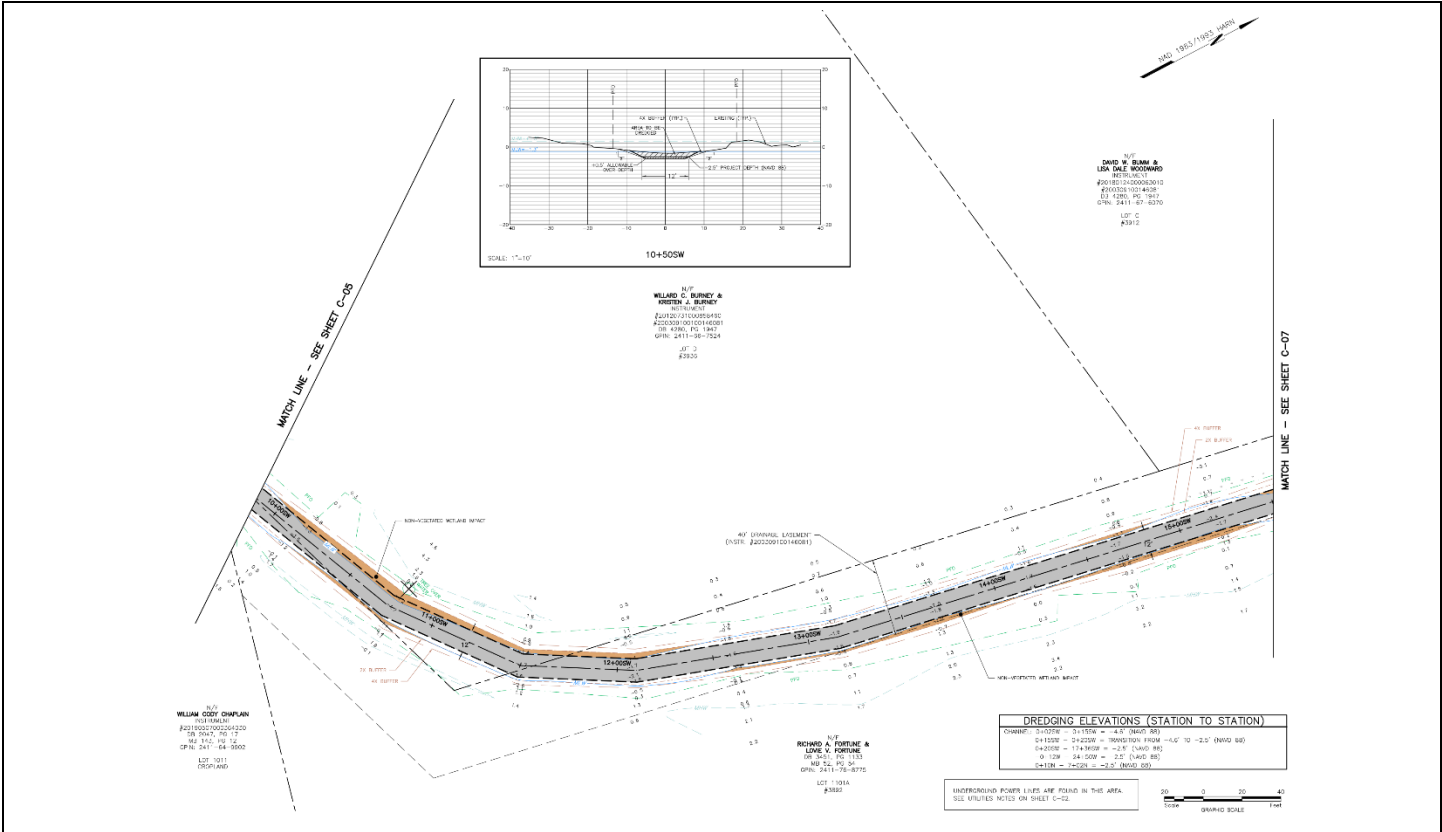
Location Map – Proposed JPA Plans, JPA-04 through JPA-13



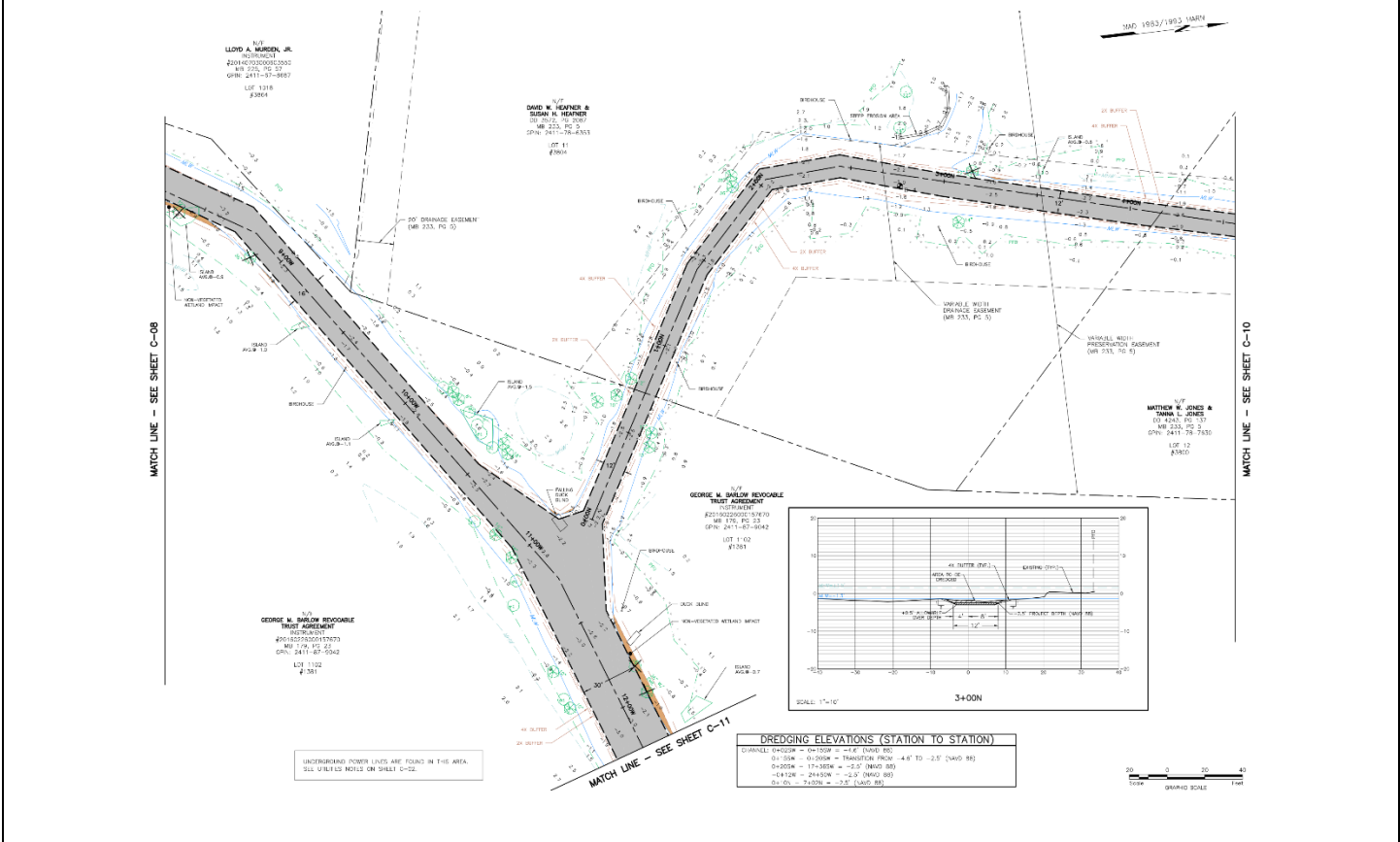
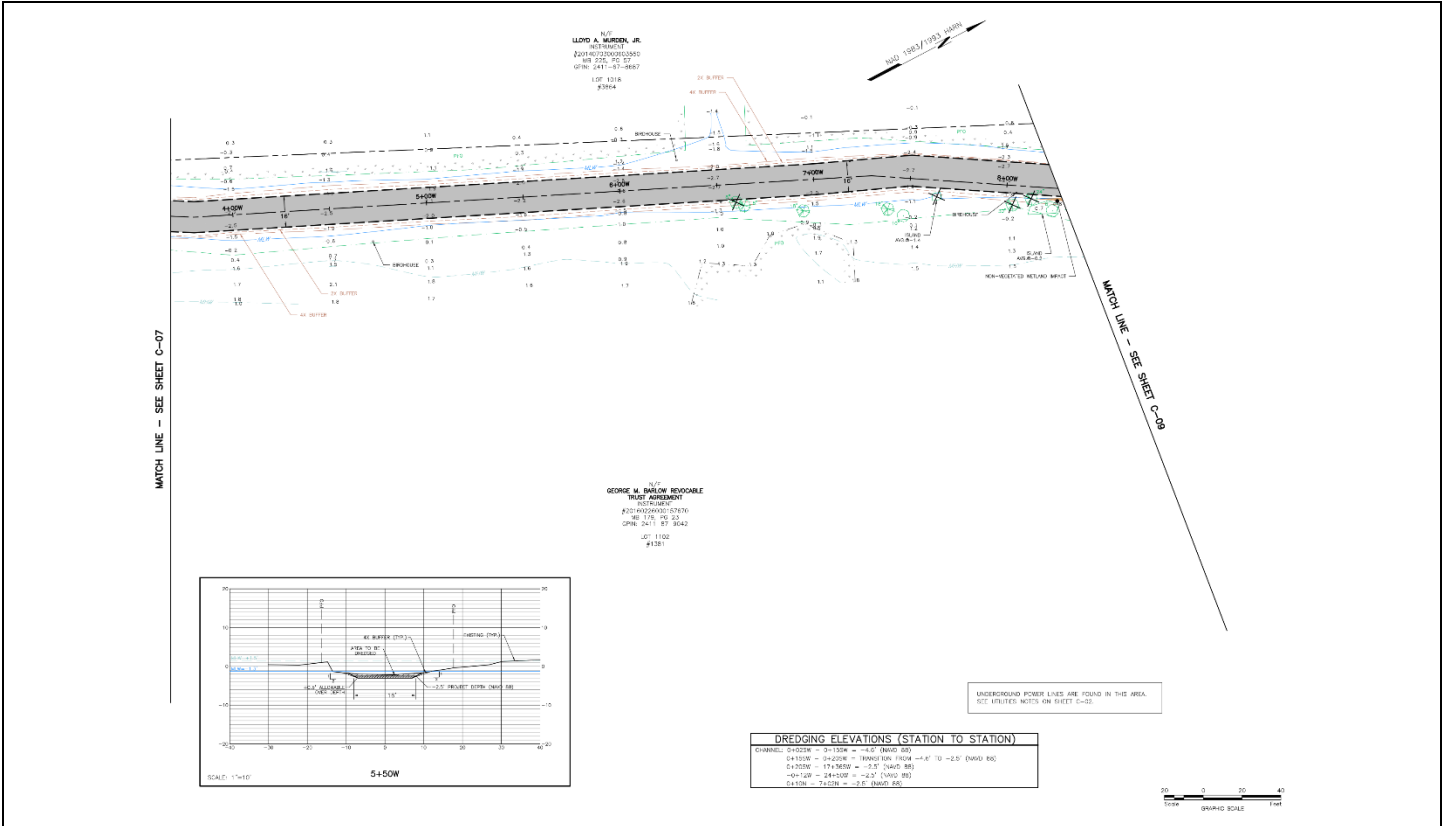
Proposed JPA Plans – JPA-04 and JPA-05



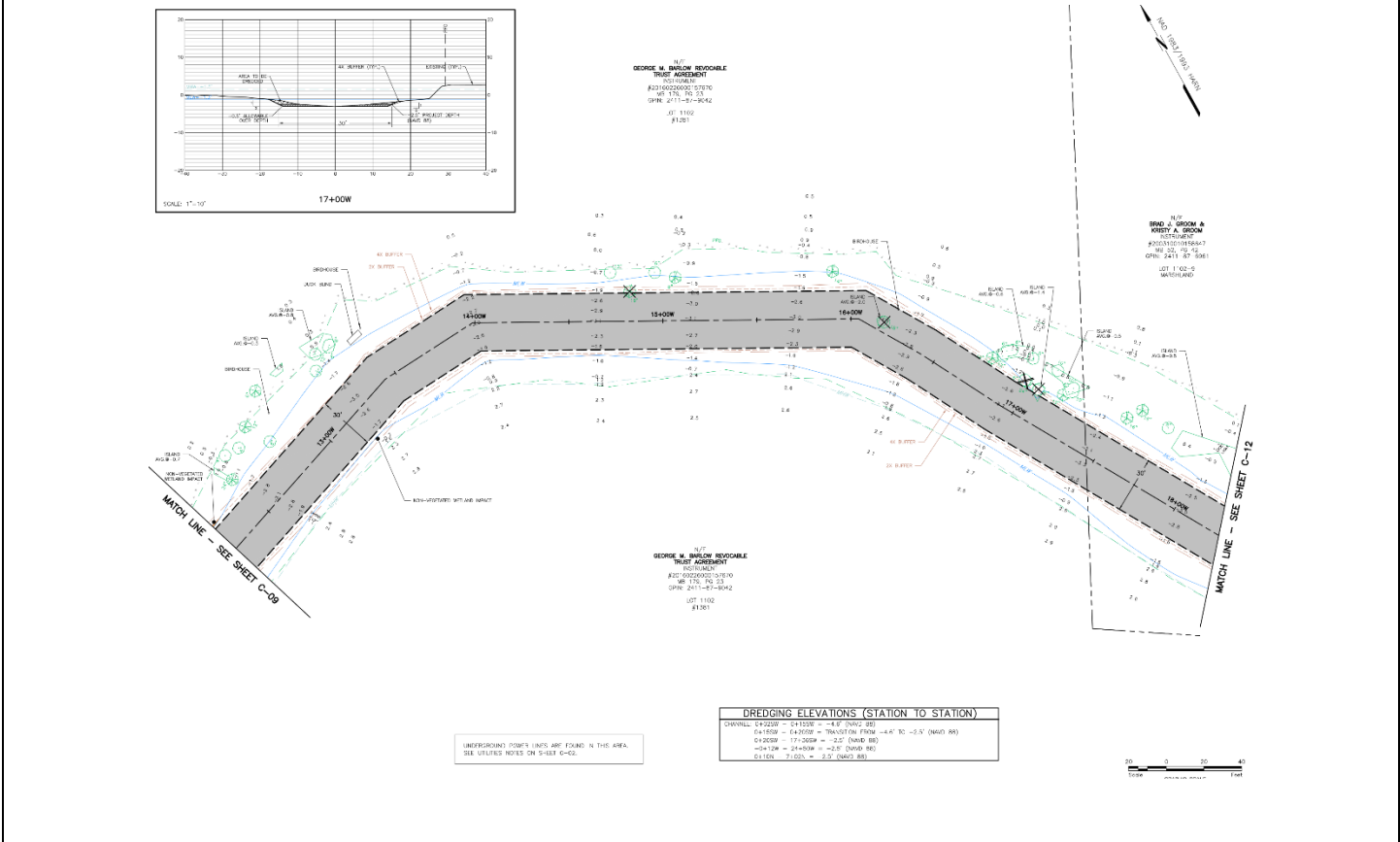
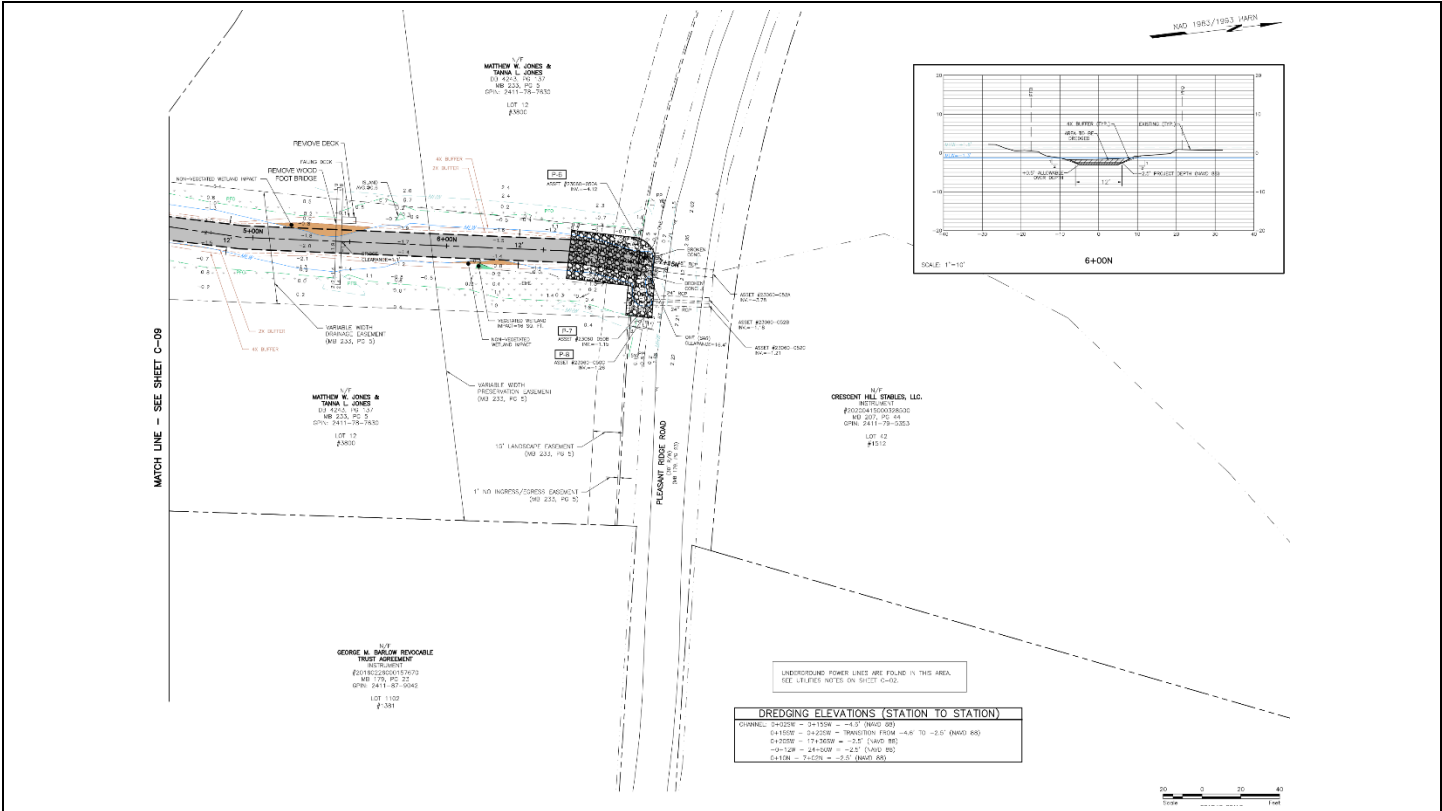
Proposed JPA Plans – JPA-06 and JPA-07



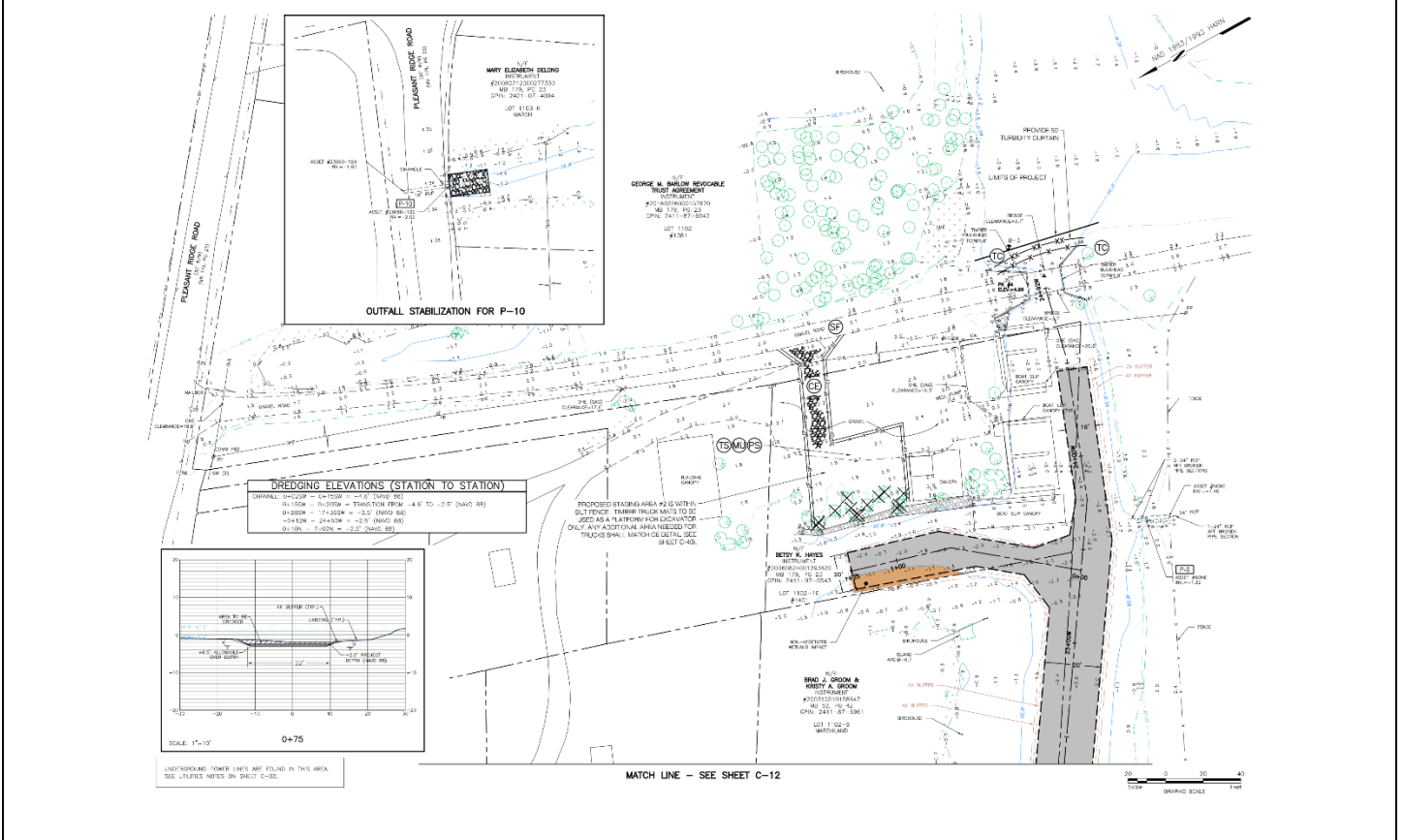
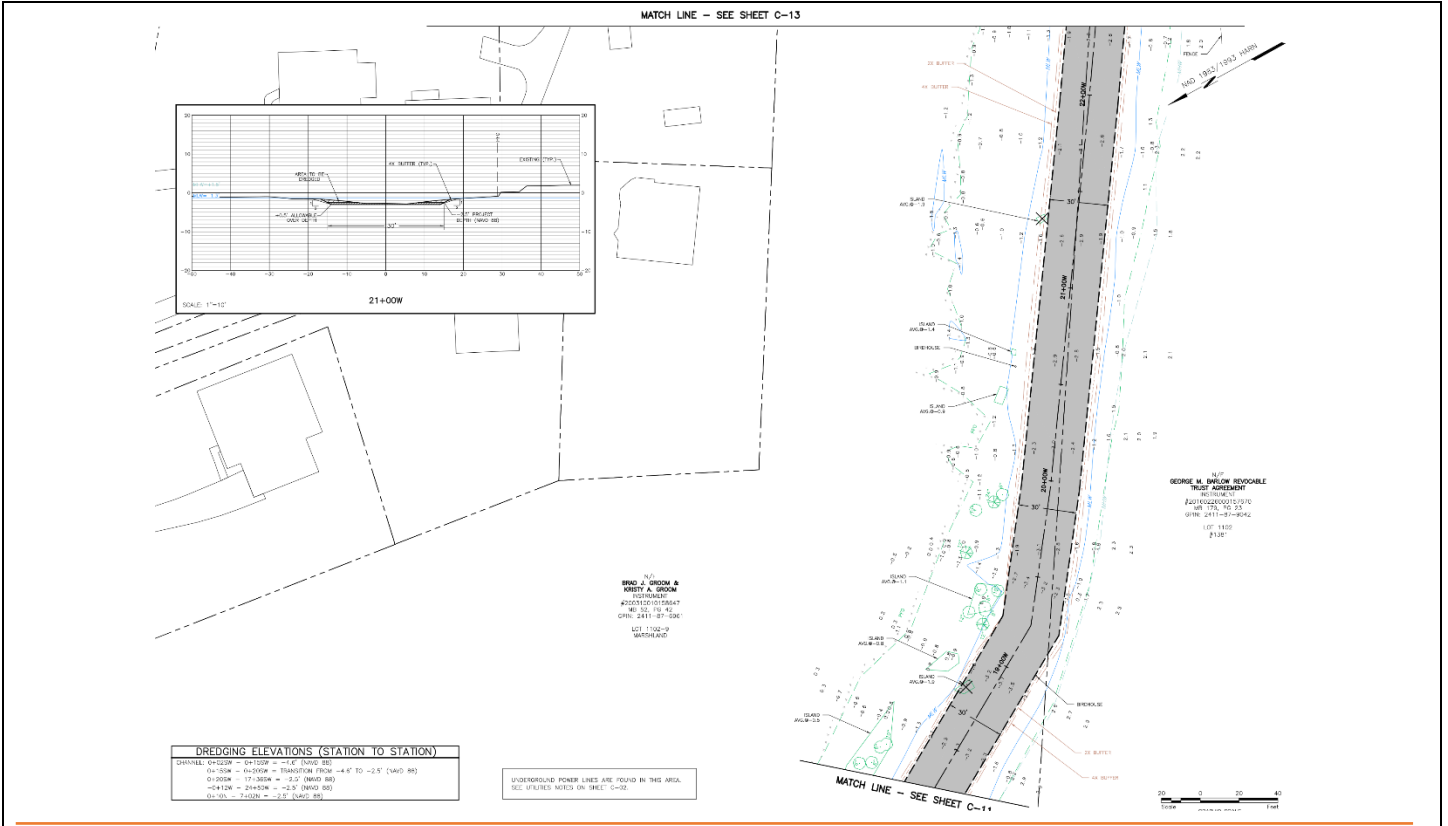
Proposed JPA Plans – JPA-08 and JPA-09



Proposed JPA Plans – JPA-10 and JPA-11



Proposed JPA Plans – JPA-12 and JPA-13



Site Photos – Southwest Channel at Charity Neck Road



Site Photos – West Channel at Transfer Location



Site Photos – North Channel at Pleasant Ridge Road



Wetlands Board Permit History

This project and associated properties are in the Southern Rivers Watershed. There are no recent Wetlands permits found for this project or associated properties.

Summary of Proposal

The Beggars Bridge Creek Stormwater Maintenance – Site 11 is located within a manmade channel of the Beggars Bridge Creek watershed that drains under Beggars Bridge at Muddy Creek Road into Shippo Bay of the Back Bay estuary. This project is one of several stormwater maintenance projects within the Beggars Bridge Creek Watershed. Three of those other projects directly contribute to this project's drainage basin. The estimate drainage basin specific to this project is approximately 1,700 acres or about 2.7 square miles characterized primarily of agricultural land drained by numerous manmade channels and ditches. The purpose of this project is to perform necessary maintenance dredging within the established channel to alleviate flooding of private property, existing infrastructure, and the public road system for the area. Maintenance dredging will be performed by mechanical methods involving approximately 372 square feet vegetated wetlands and 14,416 square feet of non-vegetated wetlands. Dredge depth within the established manmade channels will be at elevation -2.5 (NAVD 88) to the controlling depth of the primary culverts located at Charity Neck Road and Pleasant Ridge Road. Dredged material will be excavated via barge-mounted excavator and all material transferred at one of two transfer staging areas.

The applicant's agent provides that initial investigations have suggested that removing the organic debris, small emergent shrub islands, tree stumps and sediment from the drainage system would improve flow and storage capacity. Soil probes conducted every 200 feet within the established channel segments indicated that siltation depths range from approximately 2.5 feet in the Southwest channel and approximately 1 to 2 feet in the West and North channels. The applicant's agent provides that excavation within the established channel will only remove blockages (debris, fallen trees and stumps), sedimentation, and organic material and will not change the footprint of the existing drainage channels.

Evaluation & Staff Recommendations

The land adjacent to the maintenance project limits, natural floodplain areas, and Pungo in general experiences substantial flooding during wind and rain events. Drainage issues created by blocked ditches and channels reduce the capacity of this stormwater system that manages runoff from approximately 1,700 acres to effectively operate as a drainage utility. Based on the purpose of this project, the applicant's agent has addressed avoidance and minimalizing wetland impacts to the greatest extent practicable given the environmental conditions of the watershed and existing topographic characteristics of this manmade channel. Significant revisions to the maintenance dredge design have been made since the 30 percent concept plans were reviewed resulting in a 35 percent reduction of non-vegetated wetland impacts – from approximately 22,424 square feet to 14,416 square feet. Of the overall wetland impacts the designated north channel and a substantial portion of the west channel wetland impacts are within recorded drainage easements. This activity in wetlands for the use of this project as a governmental activity on lands owned or leased from the Commonwealth or the City is authorized as defined in the City's Wetlands Zoning Ordinance [City Code, Appendix A, Article 14, Sec 1402(i)]. Staff is of the opinion, given the historical analysis of the project that the southwest channel is a manmade drainage channel. Within the southwest channel, the applicant's agent has designed the activities of the maintenance dredge so that the footprint of the existing drainage channel will not be modified. Given the efforts made to minimize impacts to the extent provided within this portion of the project, Staff offers that this activity in wetlands for the use of this portion of the project provides normal maintenance of a manmade drainage channel, provided that no additional wetlands are covered as defined in the City's Wetlands Zoning Ordinance [City Code, Appendix A, Article 14, Sec 1402(j)] with the exception of the vegetated wetland impacts adjacent to Charity Neck Road and the non-vegetated wetland impacts associated with the outfall stabilization at the primary culverts – P1, P2 and P3 located at Charity Neck Road and culvert P10 located along Pleasant Ridge Road.

Accordingly, the Department of Planning & Community Development Staff recommends the application be **approved as submitted** as shown on the plans dated July 22, 2021 and received by the Virginia Marine Resources Commission on July 28, 2021.

Next Steps

Wetlands Board decisions can be reviewed by or appealed to the Marine Resource Commission. The Marine Resource Commission must receive the appeal request within 10 day of the hearing. Accordingly, no approvals can be issued until at least 10 days after the hearing.

Following the Wetlands Board meeting, applicants and their agents can expect to receive a Board Actions Summary via email.

Within 14 days of the Wetlands Board hearing, applicants and their agents can expect to receive a letter detailing any fees owed, any revisions required, and next steps to obtain their permit.

All questions related to Board decisions or information required to obtain a permit can be directed toward the City of Virginia Beach Planning Department – Waterfront Operations Division at 757-385-8246.