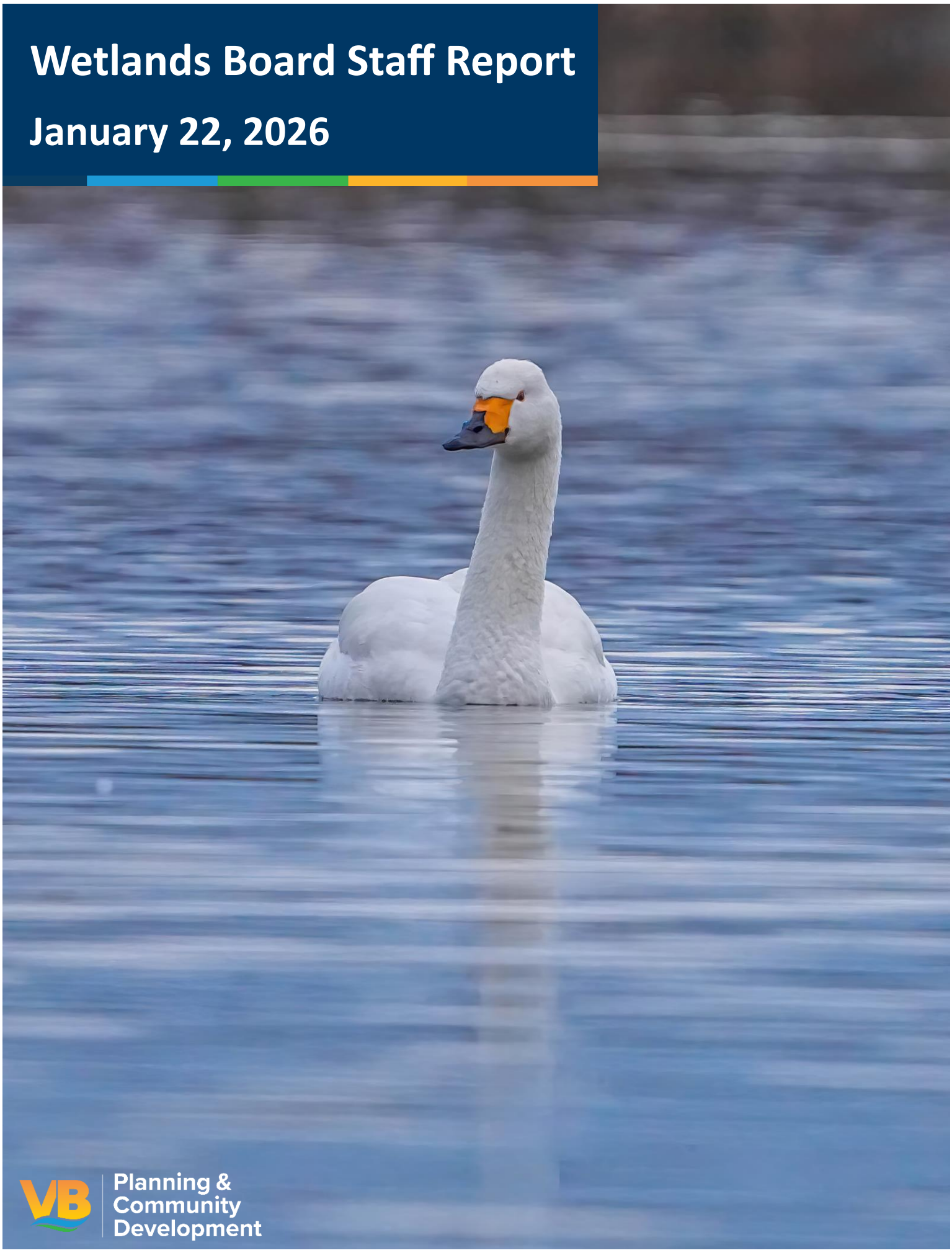
Wetlands Board Staff Report

January 22, 2026



Planning & Community Development

Virginia Beach Wetlands Board Public Hearing Procedures

A Public Hearing of the Virginia Beach Wetlands Board will be held on **Thursday, January 22, 2026** at 10:00 a.m. in the Council Chamber - 2401 Courthouse Drive, Building 1, Second Floor, Virginia Beach, VA.

An informal session will be held the same day at 9:00 a.m. in room 2034, City Manager's Conference Room - 2401 Courthouse Drive, Building 1, Second Floor, Virginia Beach, VA. During the informal session, Staff briefs the Board on agenda items. All interested persons are invited to attend. There is no opportunity for citizenry to speak at the briefing session; however, the public is invited to speak at the formal Wetlands Board Public Hearing that follows. For information or to examine copies of the application, including proposed plans, ordinances or amendments call (757) 385-4621 or go to *VirginiaBeach.gov/wetlands* or visit the Department of Planning and Community Development, 2403 Courthouse Drive, Building 3, Virginia Beach, VA 23456 by appointment. Citizens may also 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, 2403 Courthouse Drive, Municipal Center, Building 3, Virginia Beach, VA 23456

The Staff reviews some or all the items on the agenda and suggests that certain conditions be attached for deliberation 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. The administrative comments contained in the attached Staff reports constitutes 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
(If you have any questions, please contact Heaven Manning via email at *hmanning@vbgov.com* or call The Department of Planning & Community Development at 757-385-4621).

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' 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:

   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.

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.

If you require reasonable accommodation for this meeting due to a disability, please call the Department of Planning and Community Development at (757) 385-4621. If hearing impaired, you may contact Virginia Relay at 711 for TDD services.

Wetlands Board Agenda

Wetlands Board Public Hearing: January 22, 2026

9:00 AM INFORMAL STAFF BRIEFING OF PUBLIC HEARING AGENDA ITEMS
10:00 am FORMAL REVIEW OF PUBLIC HEARING AGENDA ITEMS

Administrative Agenda Items

- **Approval of the November 17, 2025 Wetlands Board Hearing Minutes**
- **Election of 2026 Wetlands Board Officers**
- **Amendment to the Policies and Rules of Procedures of the Wetlands Board**

New Business – Coastal Primary Sand Dune and Beach Agenda Items

1. **2025-WTRA-00218**
   Sunset Development of Northern Virginia, LLC
   [Applicant & Owner]

   2768 Sandfiddler Road
   GPIN: 2433-37-2110
   City Council: District 2 (Henley)

   Waterway: Atlantic Ocean
   Subdivision: Sandbridge

   Request: To construct a bulkhead cap and stairs involving coastal primary sand dune and beach.



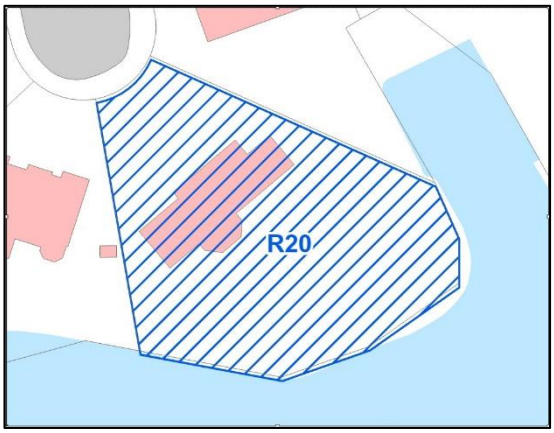
New Business – Wetlands Agenda Items

2. **2025-WTRA-00179**
   Thomas C. & Julianne Inglima
   [Applicants & Owners]

   2417 Windward Shore Circle
   GPIN: 1499-98-4181
   City Council: District 8 (Cummings)

   Waterway: Broad Bay
   Subdivision: Bay Island

   Request: To construct a rip rap revetment involving wetlands.



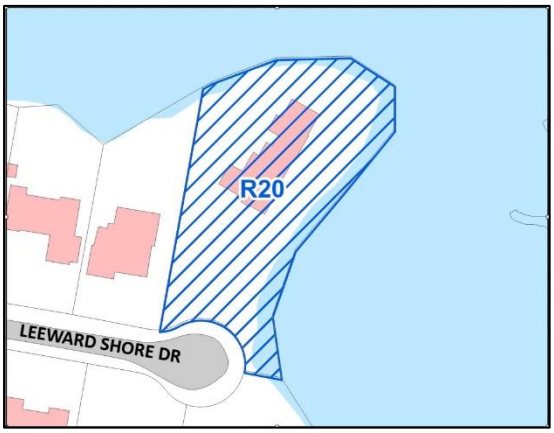
New Business – Wetlands Agenda Items (*continued*)

3. **2025-WTRA-00180**
   Donald J. Ward, III & Abbey L. Ward
   [Applicants & Owners]

   2200 Leeward Shore Drive
   GPIN: 2409-29-3566
   City Council: District 8 (Cummings)

   Waterway: Long Creek
   Subdivision: Bay Island

   Request: To construct a rip rap revetment and rip rap sill involving wetlands and a boathouse.



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4. **2025-WTRA-00203**
   Christopher W. & Kimberly A. Mead
   [Applicants & Owners]

   2808 Wood Duck Drive
   GPIN: 2433-26-3014
   City Council: District 2 (Henley)

   Waterway: Bass Inlet West
   Subdivision: Sandbridge Shores

   Request: To construct a bulkhead involving wetlands.



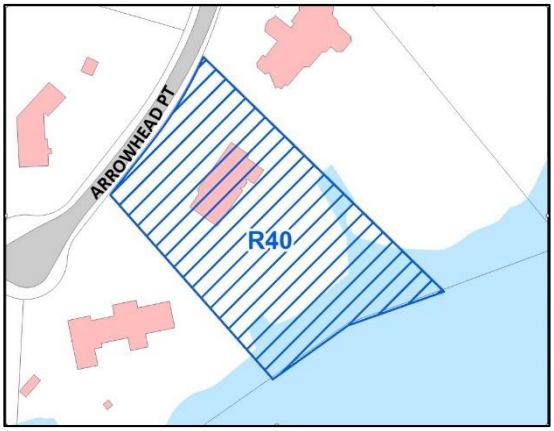
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5. **2025-WTRA-00205**
   Larisa L. & John W. Murphy
   [Applicants & Owners]

   1609 Arrowhead Point
   GPIN: 1489-11-2720
   City Council: District 9 (Schulman)

   Waterway: Western Branch Lynnhaven River
   Subdivision: Thoroughgood

   Request: To construct a bulkhead and rip rap revetment involving wetlands.



Please be advised that copies of the proposed plans, ordinances, amendments and/or resolutions associated with this public hearing are also on file and may be examined by appointment at the Department of Planning & Community Development located at 2403 Courthouse Drive, Building 3, Virginia Beach, VA 23456 or online at VirginiaBeach.gov/wetlands. For information call (757) 385-4621.

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A. Approval of the November 17, 2025 Wetlands Board Hearing Minutes

B. Election of 2026 Wetlands Board Officers

- **Chairman**
- **Vice Chairman**

C. Amendment to the Policies and Rules of Procedures of the Wetlands Board

The following amendment to Article II, Section 12, is presented:

Any request for reconsideration made by any applicant must be submitted in writing to the Board, within ten (10) days of the Board's decision, and shall state the reason for the request.

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Agenda Item 1

Application Number: 2025-WTRA-00218
Applicant: Sunset Development of Northern Virginia, LLC
Wetlands Board Public Hearing: January 22, 2026
City Council: District 2 (Henley)

Applicant's Agent

Robert Simon - Waterfront Consulting, Inc.

Location

2768 Sandfiddler Road

GPIN

2433-37-2110

Staff Planner

Heaven Manning

Proposal

To construct a bulkhead cap and stairs involving coastal primary sand dune and beach.

Waterway

Atlantic Ocean

Subdivision

Sandbridge

Impacts

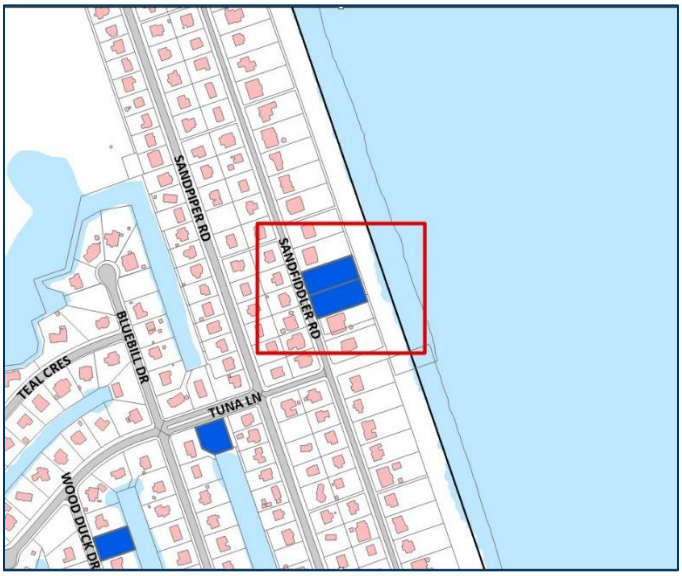
Dune/Beach: 300 square feet
Overall length of proposed structures: 200 linear feet of bulkhead cap
Volume of Backfill: 167 cubic yards beach nourishment

Proposed Mitigation and/or Compensation

N/A

Staff Recommendation

Approval as Modified





CBPA Variances & Wetlands Board Permit History

The property is located along the Atlantic Ocean at Sandbridge beach. A Sandbridge General Permit for sand management was issued in 2024 and 2021. A Wetlands Board permit was approved November 21, 2016, for sand management and placement.

Summary of Proposal

The applicant proposes to install 200 linear feet of concrete bulkhead cap to the existing bulkhead to a depth of 6.5 feet (NAVD 88). The project includes replacement of the stairs to access the beach. No sand is to be removed from the Public Beach Easement for the construction of the bulkhead cap and stairs. The proposed bulkhead cap and stairs will impact 300 square feet of dune and beach. The applicant is proposing to excavate sand on the seaward side of the proposed bulkhead cap in the public beach easement, consistent with the Sandbridge General Permit guidelines. Any sand excavated for sand management will be spread flat on the beach.

The primary purpose of the project is to extend the life of the existing steel bulkhead so that it continues to protect the property from coastal storms. The secondary purpose of the project is for sand management on the seaward side of the bulkhead.

Evaluation & Staff Recommendations

The applicant desires to reinforce the existing steel bulkhead by installing 200 linear feet of concrete cap along the existing bulkhead. The proposed bulkhead cap will encroach 1.5 feet into the Public Beach Easement. The proposed access stairs will encroach 7 feet into the Public Beach Easement. The proposed bulkhead is located behind the back side of a large, well-established dune with extensive vegetation. The area directly in front of the bulkhead is sparsely vegetated and relatively flat due to repeated sand management activities. The placement of protective bulkheads or equivalent structural improvements is allowed in the Sandbridge Beach subdivision on properties that “are in clear and imminent danger from erosion and storm damage due to severe wave action or storm surge,” [City Code, Appendix A, Article 16, Sec 1618(b)]. Sand management is recommended for this property to prevent sand from accumulating along the bulkhead. Beach vitex does not appear to be currently growing on the property.

Accordingly, the Department of Planning and Community Development Staff recommends that the application be **approved as modified** with the following conditions:

1. The proposed project requires an encroachment agreement with the City of Virginia Beach. Such an agreement shall be obtained prior to the release of a Wetlands Board Permit or issuance of a building permit.

2. A preconstruction meeting with Waterfront Operations staff, Project Site Contractor, and the Engineer of Record for the Wetlands Board permit collectively is required prior to any land disturbance. The following items shall be staked in the field to be reviewed during the preconstruction meeting.

- Construction accessway through the lot.
- Alignment of bulkhead cap.
- Presence of beach vitex.

3. Any sand excavated shall be limited to within the subject property's boundaries and the Public Beach Easement. The applicant and their designees shall notify adjacent property owners regarding the project's potential to alter the contours of the sand on adjacent properties prior to commencing any land disturbance activities on the property.

4. Excavated sand that contains debris or rubble shall not be placed on the beach. Sand containing debris must be sifted to remove the debris prior to placement of sand on the beach, OR the sand shall be disposed of offsite in a lawful manner.

5. If the excavated sand is clean beach-quality sand, it may be placed upon the beach in accordance with the following conditions:
    a. A single access-way to the beach shall be used to transport the sand to the Sand Placement/Spreading Zone. Use unvegetated areas to access the beach, unless none exist.
    b. No sand is to be placed upon existing dune vegetation.
    c. No sand is to be placed within 20 feet of a Public Beach Access.
    d. Sand shall be evenly graded from the toe of the dune to Mean High Water.

6. A Federal project, the Sandbridge Beach Erosion Control and Hurricane Protection Project, is present on or near the property. At the request of the U.S. Corps of Engineers (ACOE), if any work will occur below 7 feet NAVD88 (design profile for Sandbridge Beach), property owners or their agent shall coordinate with the ACOE Planning Branch at (757) 201-7491 to determine if authorization is required under Section 408.

7. Please be advised that from May 15 to October 15 of any year, prior to moving sand, the property owner, their agent, or their contractor shall check the beach within 500 feet on either side of their property for the presence of sea turtle nests. Nests will either have flags and a staff member or volunteer at the nest, or the nest will be fully marked with stakes and signage. If any marked nests are found, contact the U.S. Fish & Wildlife Service to ensure compliance with the Endangered Species Act (16 U.S.C. 1531-1544, 87 Stat. 884), as amended. Once activities have been coordinated with the US Fish and Wildlife Service, documented compliance shall be provided by the applicant/property owner to Waterfront Operations Staff. In addition, the Sandbridge Beach Erosion Control and Hurricane Protection Project, is present on or near the property. At the request of the U.S. Corps of Engineers (ACOE), if any work will occur below 7 feet NAVD88 (design profile for Sandbridge Beach), property owners or their agent shall coordinate with the ACOE Planning Branch at (757) 201-7491 to determine if authorization is required under Section 408.

8. Should beach vitex be discovered on the property any time prior to or during construction, a permit from Virginia Department of Agriculture and Consumer Services (VDACS) for the removal of beach vitex shall be obtained and all beach vitex legally removed prior to beginning construction or continuing work should it be found during construction.

Next Steps

Wetlands Board decisions can be reviewed by or appealed to the Virginia Marine Resources Commission. The Virginia Marine Resources Commission must receive the appeal request within 10 days 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.

Site Aerial Map



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Part 3 – Appendices (continued)

Appendix B: Projects for Shoreline Stabilization in tidal wetlands, tidal waters and dunes/beaches including riprap revetments and associated backfill, marsh toe stabilization, bulkheads and associated backfill, breakwaters, beach nourishment, groins, jetties, and living shoreline projects. Answer all questions that apply. Please provide any reports provided from the Shoreline Erosion Advisory Service or VIMS.

NOTE: It is the policy of the Commonwealth that living shorelines are the preferred alternative for stabilizing tidal shorelines (Va. Code § 28.2-104.1). **Information on non-structural, vegetative alternatives (i.e., Living Shoreline) for shoreline stabilization is available at http://ccrm.vims.edu/coastal_zone/living_shorelines/index.html.**

1. Describe each **revetment, bulkhead, marsh toe, breakwater, groin, jetty, other structure, or living shoreline project** separately in the space below. Include the overall length in linear feet, the amount of impacts in acres, and volume of associated backfill below mean high water and/or ordinary high water in cubic yards, as applicable:

   The project is to form and pour a concrete cap on the existing steel bulkhead and replace the timber beach access stairs.

   The concrete cap will be steel reinforced concrete.

2. What is the maximum encroachment channelward of mean high water? 0 feet.
   Channelward of mean low water? 0 feet.
   Channelward of the back edge of the dune or beach? 1.5 feet.

3. Please calculate the square footage of encroachment over:
   - Vegetated wetlands 0 square feet
   - Non-vegetated wetlands 0 square feet
   - Subaqueous bottom 0 square feet
   - Dune and/or beach 300 square feet

4. For bulkheads, is any part of the project maintenance or replacement of a previously authorized, currently serviceable, existing structure? ■ Yes ____ No.

   If yes, will the construction of the new bulkhead be no further than two (2) feet channelward of the existing bulkhead? ■ Yes ____ No.

   If no, please provide an explanation for the purpose and need for the additional encroachment.

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Part 3 – Appendices (continued)

5. Describe the type of construction and **all** materials to be used, including source of backfill material, if applicable (e.g., vinyl sheet-pile bulkhead, timber stringers and butt piles, 100% sand backfill from upland source; broken concrete core material with Class II quarry stone armor over filter cloth).
NOTE: **Drawings must include construction details, including dimensions, design and all materials, including fittings if used**.

Bulkhead: The concrete cap will be steel reinforced concrete.

6. If using stone, broken concrete, etc. for your structure(s), what is the average weight of the:
Core (inner layer) material_____ pounds per stone Class size _____
Armor (outer layer) material _____ pounds per stone Class size _____

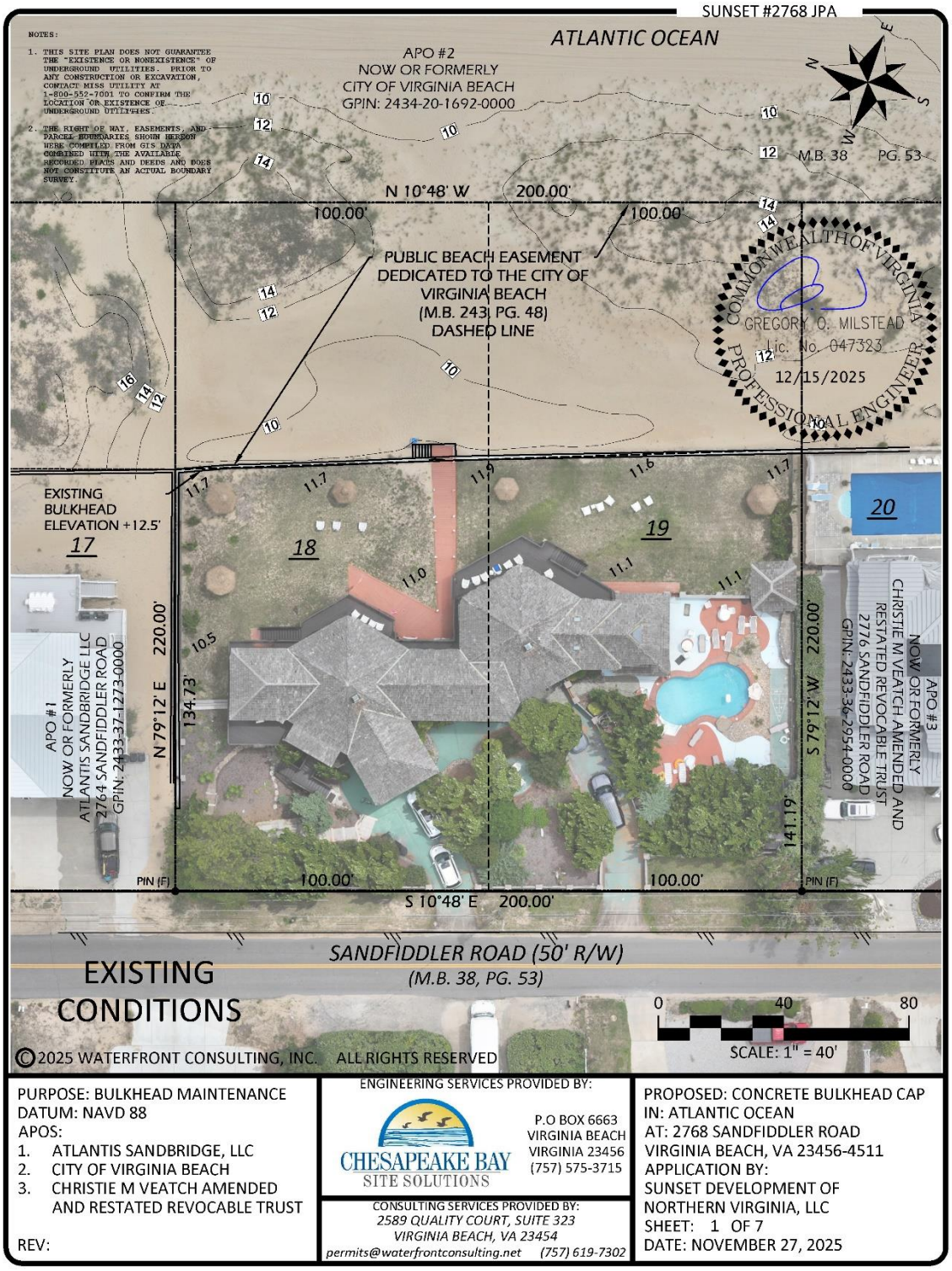
7. For **beach nourishment**, including that associated with breakwaters, groins or other structures, provide the following:

- Volume of material
  - 0 cubic yards channelward of mean low water
  - 0 cubic yards landward of mean low water
  - 0 cubic yards channelward of mean high water
  - 167 cubic yards landward of mean high water
- Area to be covered
  - 0 square feet channelward of mean low water
  - 0 square feet landward of mean low water
  - 0 square feet channelward of mean high water
  - 6,000 square feet landward of mean high water
- Source of material, composition (e.g. 90% sand, 10% clay): onsite sand, 95% sand, 5% clay
- Method of transportation and placement:

  Bobcat
- Describe any proposed vegetative stabilization measures to be used, including planting schedule, spacing, monitoring, etc. Additional guidance is available at http://www.vims.edu/about/search/index.php?q=planting+guidelines:

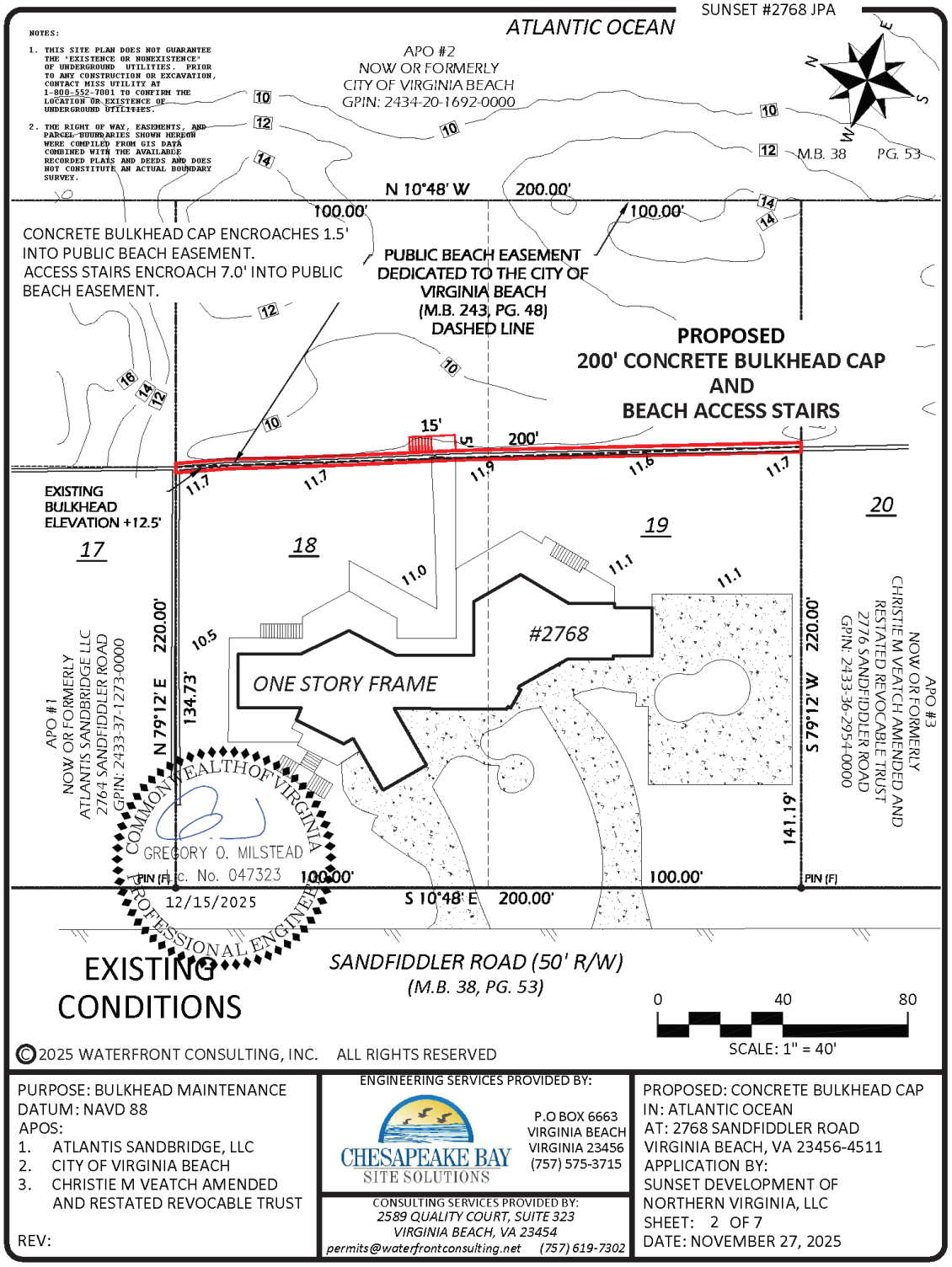
Existing Conditions

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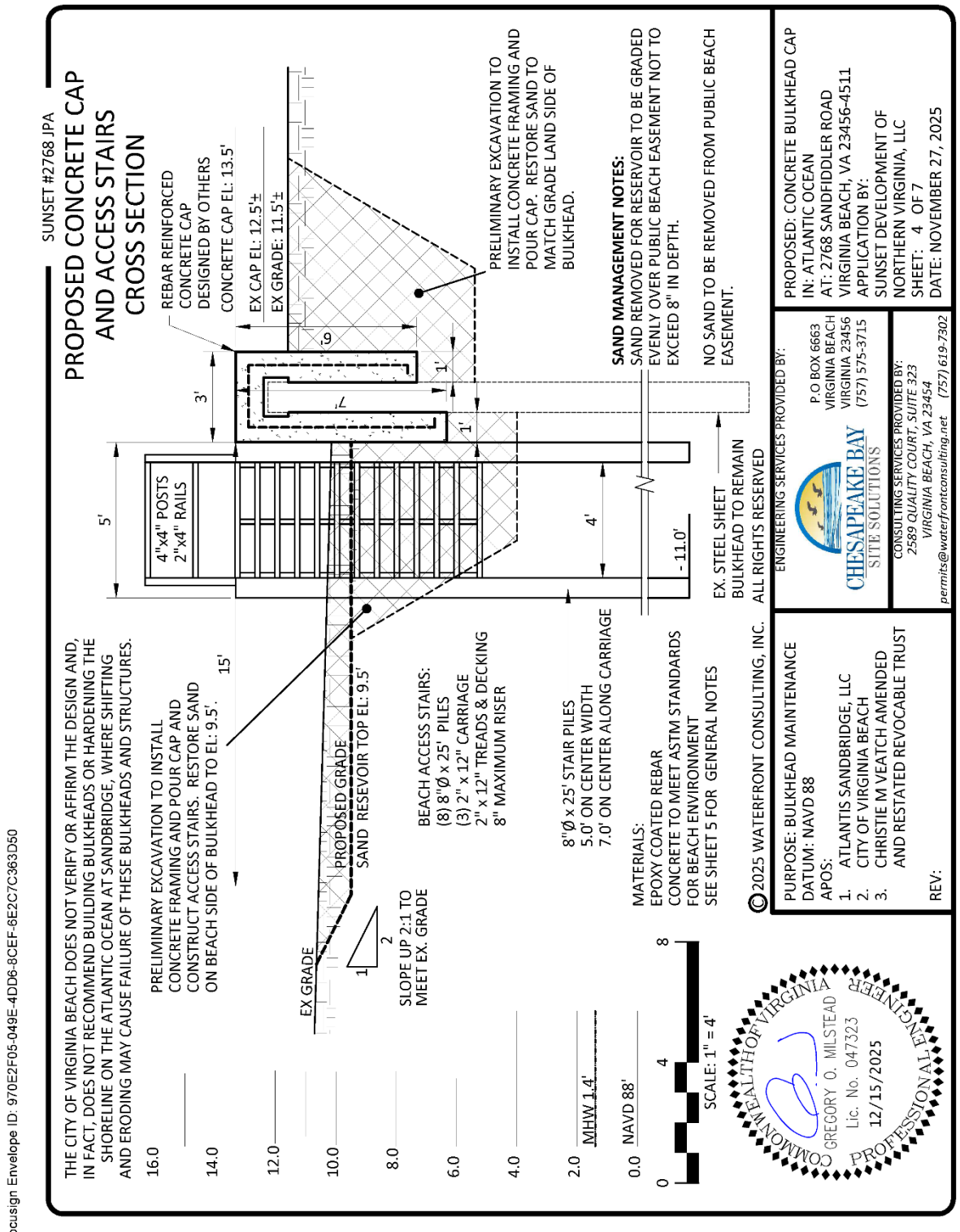


Proposed Improvements

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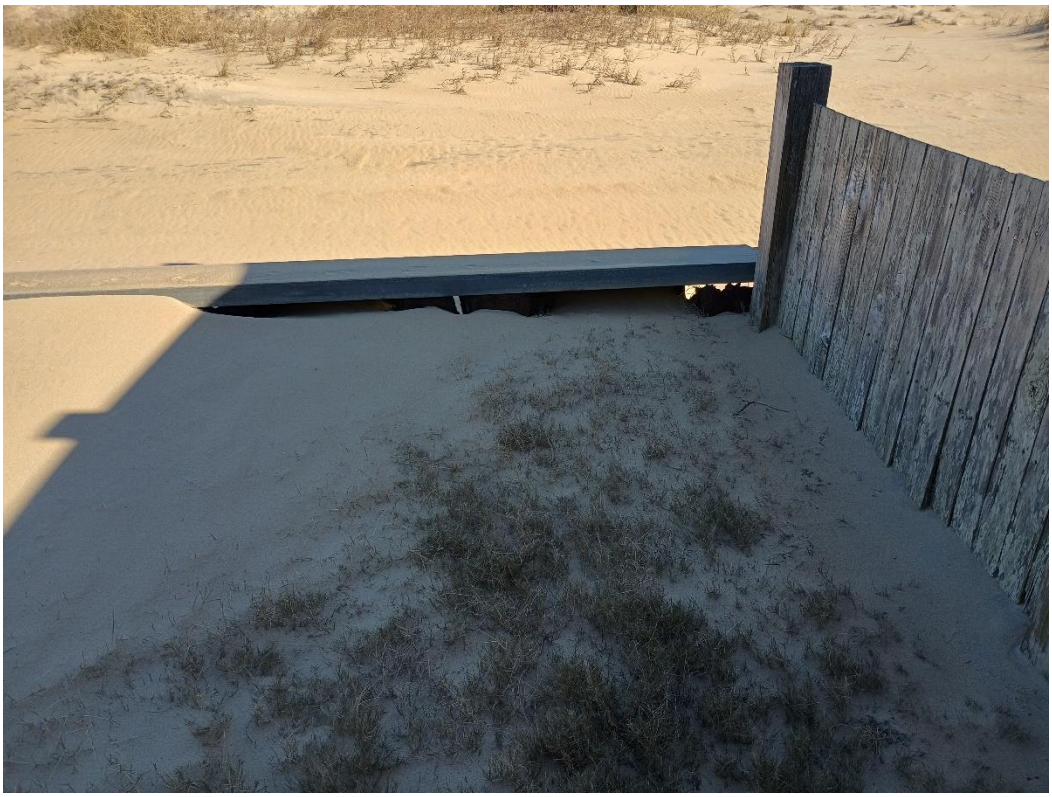


Proposed Concrete Cap and Access Stairs Cross Section



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Site Photos





Site Photos





Site Photos





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CITY OF VIRGINIA BEACH

Disclosure Statement

The disclosures contained in this form are necessary to inform public officials who may vote on the application as to whether they have a conflict of interest under Virginia law. Completion and submission of this form is required for all applications that pertain to City real estate matters or to the development and/or use of property in the City of Virginia Beach requiring action by the City Council, boards, commissions, or other bodies.

SECTION 1: APPLICANT DISCLOSURE

APPLICANT INFORMATION

Applicant Name:
as listed on application **Sunset Development of Northern Virginia, LLC**

Is Applicant also the Owner of the subject property? Yes (●) No ( )

If no, Property Owner must complete SECTION 2: PROPERTY OWNER DISCLOSURE (page 3).

Does Applicant have a Representative? Yes (●) No ( )

If yes, name Representative: Waterfront Consulting, Inc.

Is Applicant a corporation, partnership, firm, business, trust or unincorporated business? Yes (●) No ( )

If yes, list the names of all officers, directors, members, or trustees below AND businesses that have a parent- subsidiary [1] or affiliated business entity [2] relationship with the applicant. (Attach list if necessary.)

Stephanie Tavares, Managing Member

Does the subject property have a proposed or pending purchaser? Yes ( ) No (●)

If yes, name proposed or pending purchaser: _____

KNOWN INTEREST BY PUBLIC OFFICIAL OR EMPLOYEE

Does an official or employee of the City of Virginia Beach have an interest in the subject land or any proposed development contingent on the subject public action? Yes ( ) No (●)

If yes, name the official or employee, and describe the nature of their interest.

APPLICANT SERVICES DISCLOSURE

READ: *The Applicant must certify whether the following services are being provided in connection to the subject application or any business operating or to be operated on the property. The name of the entity and/or individual providing such services must be identified. (Attach list if necessary.)*

SERVICE	YES	NO	SERVICE PROVIDER *(Name entity and/or individual)*
Financing (mortgage, deeds of trust, cross-collateralization, etc.)	( )	(●)	
Real Estate Broker/Agent/Realtor	( )	(●)	

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SECTION 1: APPLICANT DISCLOSURE *continued*

SERVICE	YES	NO	SERVICE PROVIDER *(Name entity and/or individual)*
Accounting/Tax Return Preparation	○	◉	
Architect/Designer/Landscape Architect/Land Planner	○	◉	
Construction Contractor	○	◉	
Engineer/Surveyor/Agent	◉	○	Waterfront Consulting, Inc. Chesapeake Bay Site Solutions, Inc
Legal Services	○	◉	

APPLICANT CERTIFICATION

READ: *I certify that all information contained in this Form is complete, true, and accurate. I understand that, upon receipt of notification that the application has been scheduled for public hearing, I am responsible for updating the information provided herein three weeks prior to the meeting of Planning Commission, City Council, VBDA, CBPA, Wetlands Board or any public body or committee in connection with this application.*

Sunset Development of Northern Virginia, LLC	Signed by: Stephanie Tavares D96BA35B0A784B3...	12/1/2025
Applicant Name (Print)	Applicant Signature	Date

[1] *"Parent-subsidiary relationship" means "a relationship that exists when one corporation directly or indirectly owns shares possessing more than 50 percent of the voting power of another corporation." See State and Local Government Conflict of Interests Act, VA. Code § 2.2-3101.*

[2] *"Affiliated business entity relationship" means "a relationship, other than parent-subsidiary relationship, that exists when (i) one business entity has a controlling ownership interest in the other business entity, (ii) a controlling owner in one entity is also a controlling owner in the other entity, or (iii) there is shared management or control between the business entities. Factors that should be considered in determining the existence of an affiliated business entity relationship include that the same person or substantially the same person own or manage the two entities; there are common or commingled funds or assets; the business entities share the use of the same offices or employees or otherwise share activities, resources or personnel on a regular basis; or there is otherwise a close working relationship between the entities." See State and Local Government Conflict of Interests Act, Va. Code § 2.2-3101.*

FOR CITY USE ONLY:

No changes as of (date): 12/11/2025

Heaven Manning	Heaven Manning	12/11/2025
Staff Name (Print)	Staff Signature	Date

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Agenda Item 2

Application Number: 2025-WTRA-00179
Applicant: Thomas C. & Julianne Inglima
Wetlands Board Public Hearing: January 22, 2026
City Council: District 8 (Cummings)

Applicant's Agent

Billy Garrington – Governmental Permitting Consultants

Location

2417 Windward Shore Circle

GPIN

1499-98-4181

Staff Planner

Heaven Manning

Proposal

To construct a rip rap revetment involving wetlands.

Waterway

Broad Bay

Subdivision

Bay Island

Impacts

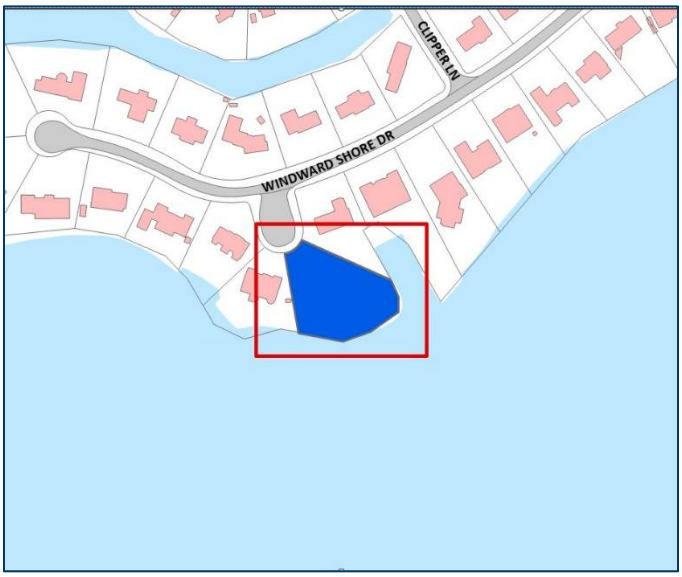
Non-Vegetated: 852 square feet
Subaqueous: 2,799 square feet
Overall length of proposed structures: 322 linear feet of rip rap revetment

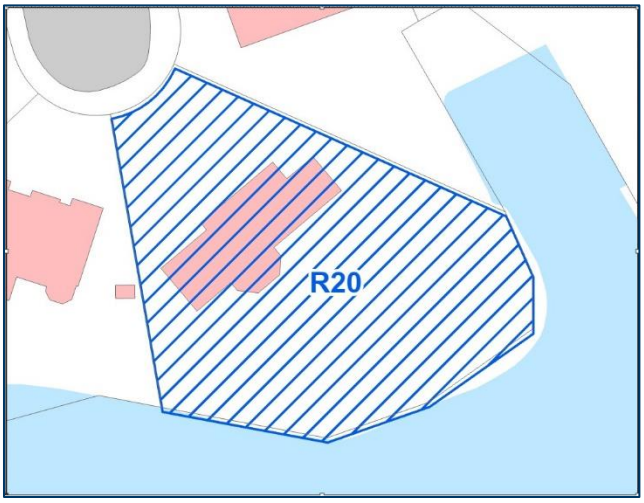
Proposed Mitigation and/or Compensation

On-site Conversion

Staff Recommendation

Approval as Modified





CBPA Variances & Wetlands Board Permit History

The property is located in the Chesapeake Bay Watershed. A Chesapeake Bay Preservation Area (CBPA) Board Variance was granted in November 2012 to construct a building addition, garage, covered porches, deck, pool, and driveway.

There are no known recent Wetlands Board actions found for this property. The following Joint Permit Applications (JPAs) were submitted for projects outside of the Wetlands Board's jurisdiction:

- 2015 – Request to construct a pier with two boat lifts.
- 2004 – Request to construct a pier.

Summary of Proposal

The applicant is proposing to replace 322 linear feet of rip rap revetment. The proposed project includes the installation of new filter fabric. The rip rap will consist of Class I and II granite quarry stone. Any existing rip rap will be repurposed as core material. The primary purpose of the rip rap revetment is to halt and prevent erosion. The secondary purpose is to enhance the property value.

The proposed project will impact 852 square feet of non-vegetated wetlands, and 2,799 square feet of subaqueous bottom. 852 square feet of non-vegetated rock habitat will remain the same with the redevelopment of the rip rap revetment.

Evaluation & Staff Recommendations

Staff concurs with the applicant that the proposed rip rap revetment is warranted for this property, as it appears that the filter fabric was not properly installed when the existing rip rap was constructed. In addition, there are washout areas and evidence of erosion starting to form behind the existing bulkhead. Therefore, the existing rip rap is no longer providing adequate shoreline protection. Staff is of the opinion that the rip rap development will achieve the desired shoreline stabilization with the least impact on the upland property. The applicant's agent provided that a living shoreline is not appropriate due to significant fetch and wave action. Staff agrees with the redevelopment of 852 square feet of non-vegetated rock habitat.

Accordingly, the Department of Planning and Community Development recommends that the application be **approved as modified** with the following condition:

1. The proposed project requires an encroachment agreement with the City of Virginia Beach. Such an agreement shall be obtained prior to the release of a Wetlands Board Permit or issuance of a building permit.

Next Steps

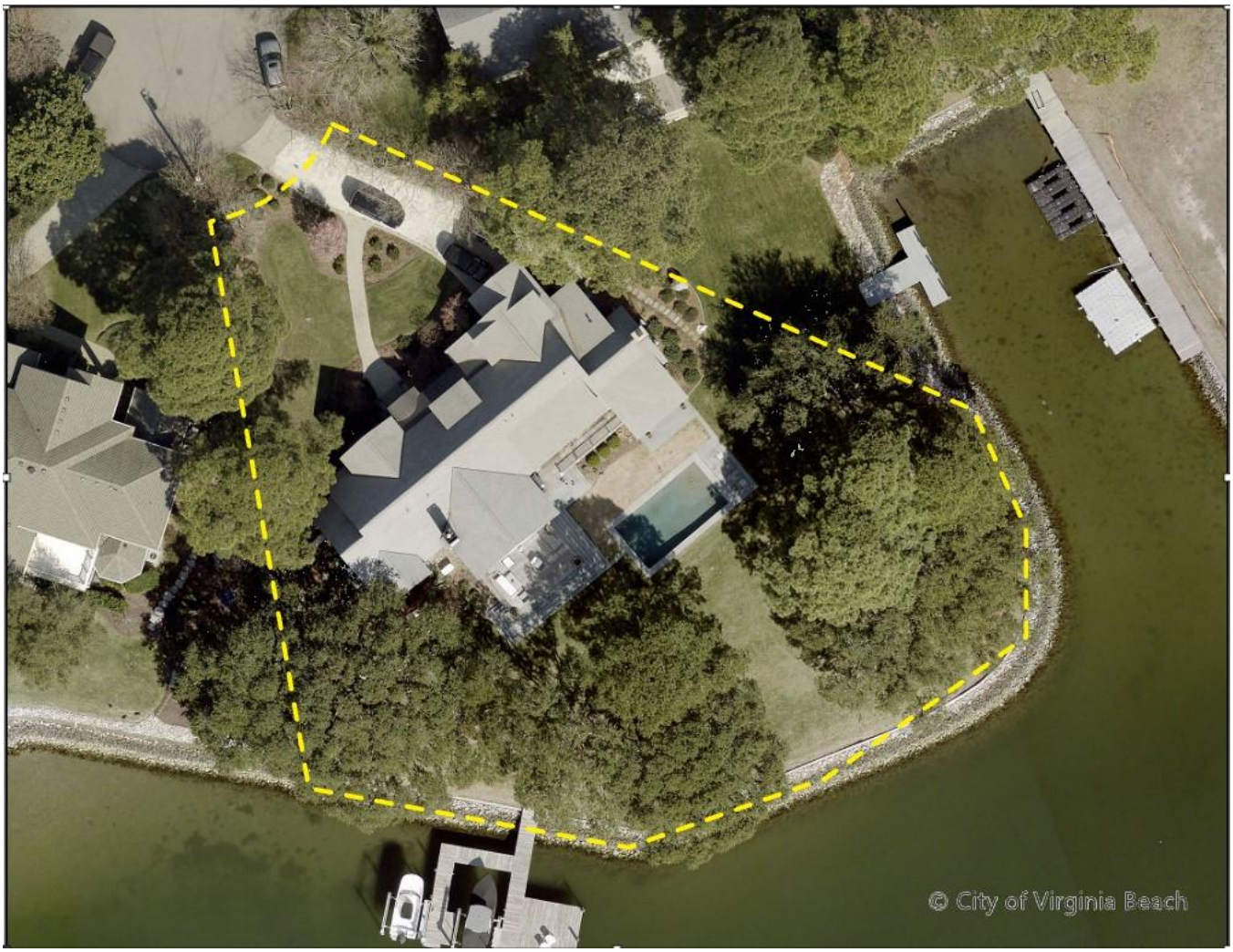
Wetlands Board decisions can be reviewed by or appealed to the Virginia Marine Resources Commission. The Virginia Marine Resources Commission must receive the appeal request within 10 days of the hearing. Accordingly, no approvals can be issued until at least 10 days after the hearing.

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.

Site Aerial Map



Part 3 – Appendices (continued)

Appendix B: Projects for Shoreline Stabilization in tidal wetlands, tidal waters and dunes/beaches including riprap revetments and associated backfill, marsh toe stabilization, bulkheads and associated backfill, breakwaters, beach nourishment, groins, jetties, and living shoreline projects. Answer all questions that apply. Please provide any reports provided from the Shoreline Erosion Advisory Service or VIMS.

NOTE: It is the policy of the Commonwealth that living shorelines are the preferred alternative for stabilizing tidal shorelines (Va. Code § 28.2-104.1). **Information on non-structural, vegetative alternatives (i.e., Living Shoreline) for shoreline stabilization is available at http://ccrm.vims.edu/coastal_zone/living_shorelines/index.html.**

1. Describe each **revetment, bulkhead, marsh toe, breakwater, groin, jetty, other structure, or living shoreline project** separately in the space below. Include the overall length in linear feet, the amount of impacts in acres, and volume of associated backfill below mean high water and/or ordinary high water in cubic yards, as applicable:

   Install and rework 321.6 L.F. of rip rap revetment. Existing stone will be removed and staged onto a barge. A toe will be provided and new filter fabric will be installed. The staged rock will be placed onto the filter fabric and the core stone and newer stone will be provided as the final armor layer. The top of the stone will be raised to prevent overwash during storm events. A living shoreline approach is not being employed due to the wave action that occurs during storm and high wind events. There is a 3,450' fetch from the southwest and a 9,885' fetch from the southeast that prohibits the establishment of marsh vegetation.

2. What is the maximum encroachment channelward of mean high water? 14 feet.
   Channelward of mean low water? 14 feet.
   Channelward of the back edge of the dune or beach? _____ feet.

3. Please calculate the square footage of encroachment over:
   - Vegetated wetlands 0 square feet
   - Non-vegetated wetlands 852 square feet
   - Subaqueous bottom 2799 square feet
   - Dune and/or beach n/a square feet

4. For bulkheads, is any part of the project maintenance or replacement of a previously authorized, currently serviceable, existing structure? _____ Yes _____ No.

   If yes, will the construction of the new bulkhead be no further than two (2) feet channelward of the existing bulkhead? _____ Yes _____ No.

   If no, please provide an explanation for the purpose and need for the additional encroachment.

Received by USACE NAO 10/15/25 RDR

Part 3 – Appendices (continued)

5. Describe the type of construction and **all** materials to be used, including source of backfill material, if applicable (e.g., vinyl sheet-pile bulkhead, timber stringers and butt piles, 100% sand backfill from upland source; broken concrete core material with Class II quarry stone armor over filter cloth).
NOTE: **Drawings must include construction details, including dimensions, design and all materials, including fittings if used**.

   Class I and II granite quarry stone over filter fabric.

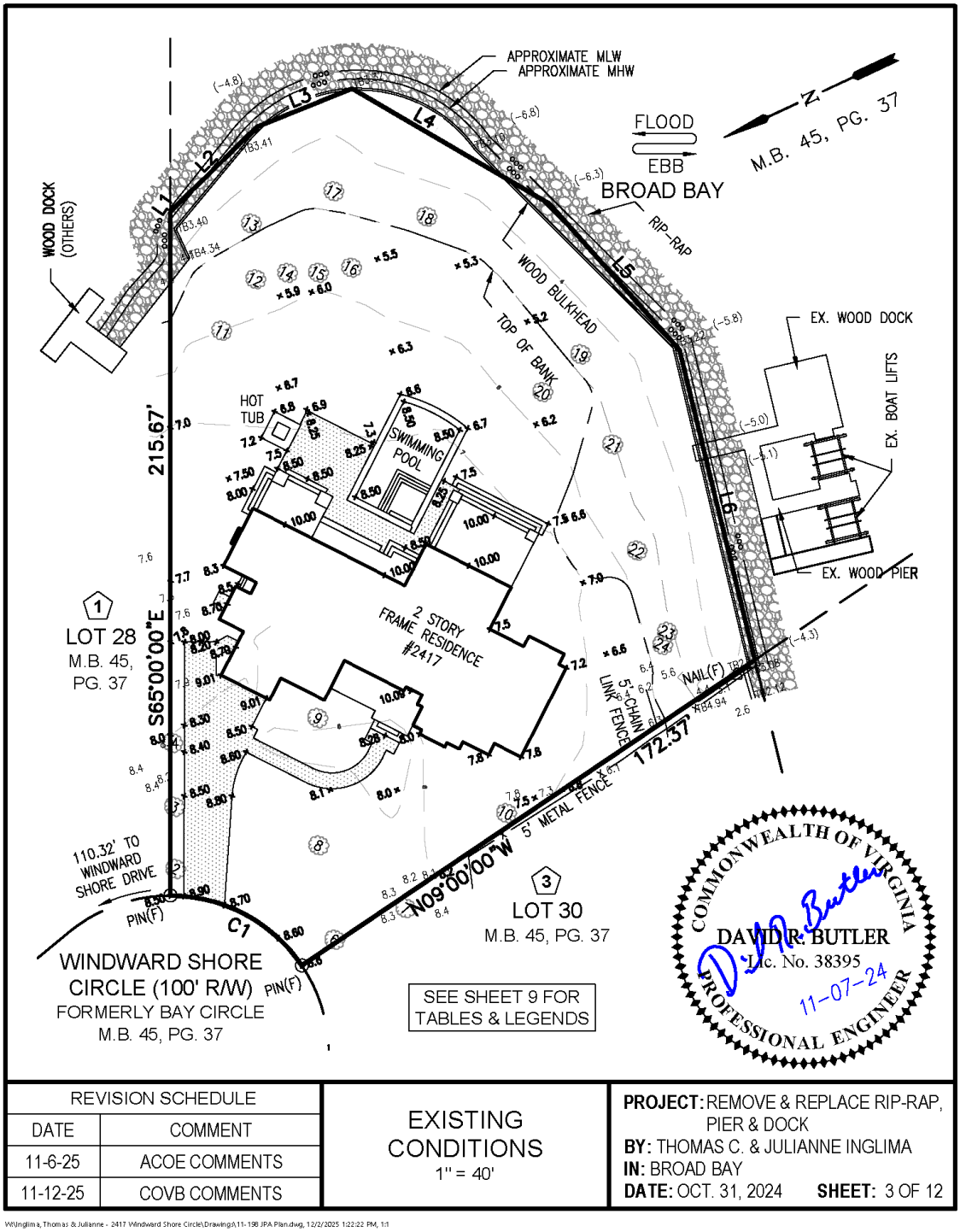
6. If using stone, broken concrete, etc. for your structure(s), what is the average weight of the:
   Core (inner layer) material 125 pounds per stone Class size I
   Armor (outer layer) material 300 pounds per stone Class size II

7. For **beach nourishment**, including that associated with breakwaters, groins or other structures, provide the following:

   - Volume of material
     _____ cubic yards channelward of mean low water
     _____ cubic yards landward of mean low water
     _____ cubic yards channelward of mean high water
     _____ cubic yards landward of mean high water
   - Area to be covered
     _____ square feet channelward of mean low water
     _____ square feet landward of mean low water
     _____ cubic yards channelward of mean high water
     _____ cubic yards landward of mean high water
   - Source of material, composition (e.g. 90% sand, 10% clay):_____
   - Method of transportation and placement:
     _____
   - Describe any proposed vegetative stabilization measures to be used, including planting schedule, spacing, monitoring, etc. Additional guidance is available at http://www.vims.edu/about/search/index.php?q=planting+guidelines:

Received by VMRC October 16, 2025 / Ira

Existing Conditions



REVISION SCHEDULE	
DATE	COMMENT
11-6-25	ACOE COMMENTS
11-12-25	COVB COMMENTS

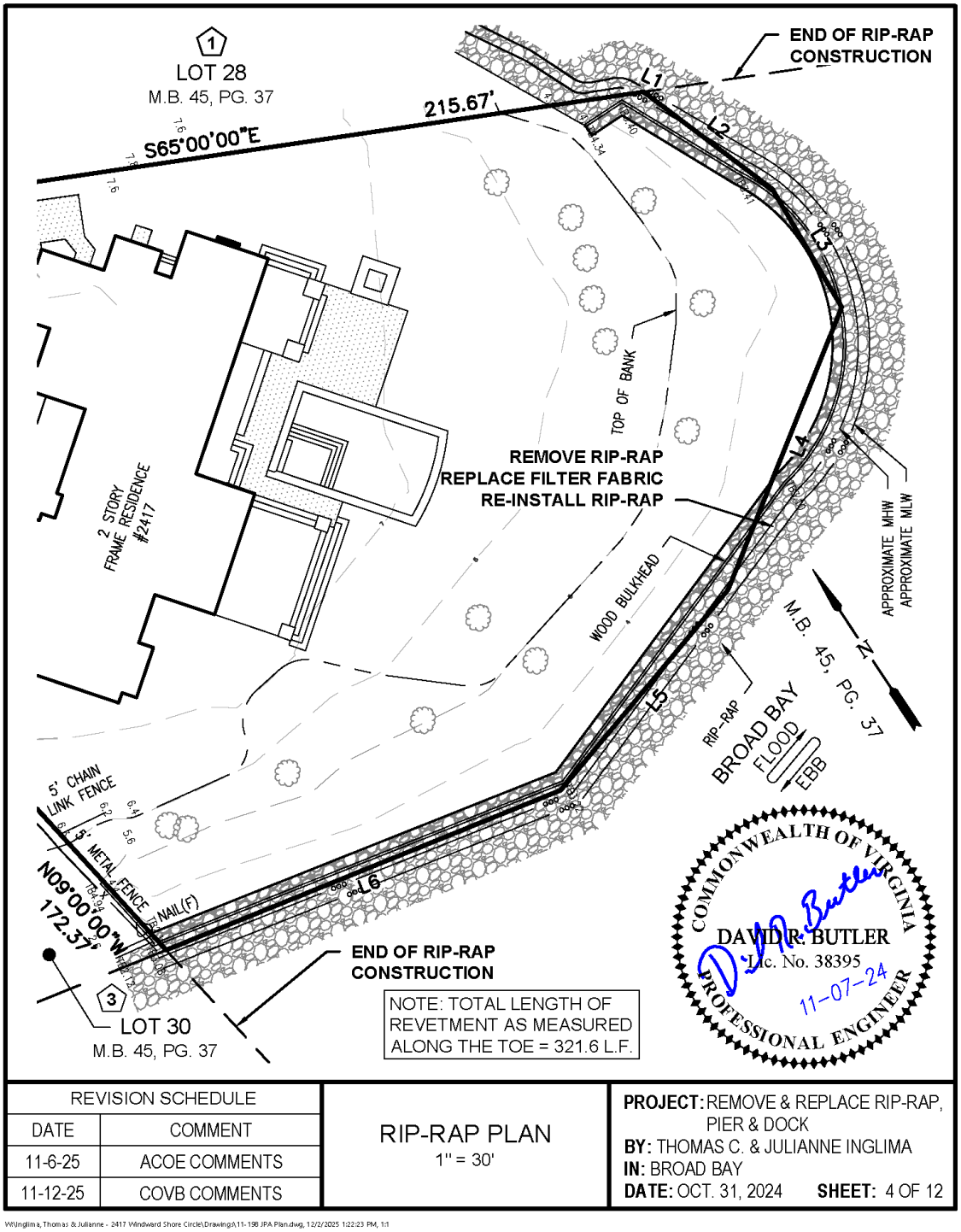
EXISTING CONDITIONS
1" = 40'

PROJECT: REMOVE & REPLACE RIP-RAP, PIER & DOCK
BY: THOMAS C. & JULIANNE INGLIMA
IN: BROAD BAY
DATE: OCT. 31, 2024 **SHEET:** 3 OF 12

W:\Inglima, Thomas & Julianne - 2417 Windward Shore Circle\Drawings\11-198 JPA Plan.dwg, 12/2/2025 1:22:22 PM, 1:1

Additional Information/Revision Received by VMRC December 4, 2025 / Ira

Proposed Improvements



REVISION SCHEDULE	
DATE	COMMENT
11-6-25	ACOE COMMENTS
11-12-25	COVB COMMENTS

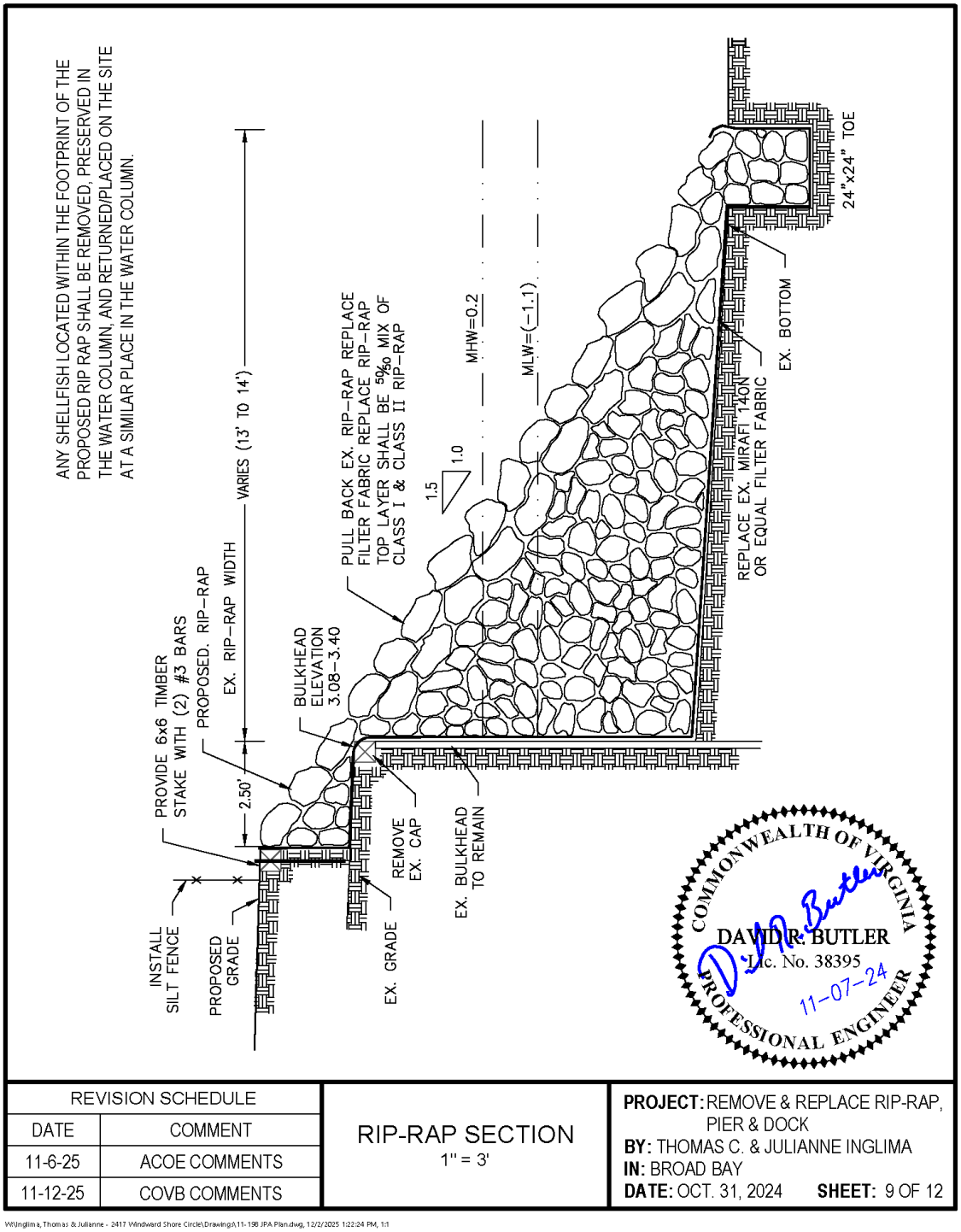
RIP-RAP PLAN
1" = 30'

PROJECT: REMOVE & REPLACE RIP-RAP, PIER & DOCK
BY: THOMAS C. & JULIANNE INGLIMA
IN: BROAD BAY
DATE: OCT. 31, 2024 **SHEET:** 4 OF 12

W:\Inglima, Thomas & Julianne - 2417 Windward Shore Circle\Drawings\11-198 JPA Plan.dwg, 12/2/2025 1:22:23 PM, 1:1

Additional Information/Revision Received by VMRC December 4, 2025 / Ira

Rip Rap Section



REVISION SCHEDULE	
DATE	COMMENT
11-6-25	ACOE COMMENTS
11-12-25	COVB COMMENTS

RIP-RAP SECTION
1" = 3'

PROJECT: REMOVE & REPLACE RIP-RAP, PIER & DOCK
BY: THOMAS C. & JULIANNE INGLIMA
IN: BROAD BAY
DATE: OCT. 31, 2024 **SHEET:** 9 OF 12

W:\Inglima, Thomas & Julianne - 2417 Windward Shore Circle\Drawings\11-198 JPA Plan.dwg, 12/2/2025 1:22:24 PM, 1:1

Additional Information/Revision Received by VMRC December 4, 2025 / Ira

Site Photos





Site Photos





Site Photos





Site Photos





Disclosure Statement – Page 1

CITY OF VIRGINIA BEACH

Disclosure Statement

The disclosures contained in this form are necessary to inform public officials who may vote on the application as to whether they have a conflict of interest under Virginia law. Completion and submission of this form is required for all applications that pertain to City real estate matters or to the development and/or use of property in the City of Virginia Beach requiring action by the City Council, boards, commissions, or other bodies.

SECTION 1: APPLICANT DISCLOSURE

APPLICANT INFORMATION

Applicant Name:
as listed on application Thomas C. Inglima and Julianne E. Inglima

Is Applicant also the Owner of the subject property? Yes ☒ No ○

If no, Property Owner must complete SECTION 2: PROPERTY OWNER DISCLOSURE (page 3).

Does Applicant have a Representative? Yes ☒ No ○

If yes, name Representative: Billy Garrington + David Butler

Is Applicant a corporation, partnership, firm, business, trust or unincorporated business? Yes ○ No ☒

If yes, list the names of all officers, directors, members, or trustees below AND businesses that have a parent- subsidiary [1] or affiliated business entity [2] relationship with the applicant. (Attach list if necessary.)

Does the subject property have a proposed or pending purchaser? Yes ○ No ☒

If yes, name proposed or pending purchaser: _____

KNOWN INTEREST BY PUBLIC OFFICIAL OR EMPLOYEE

Does an official or employee of the City of Virginia Beach have an interest in the subject land or any proposed development contingent on the subject public action? Yes ○ No ☒

If yes, name the official or employee, and describe the nature of their interest.

APPLICANT SERVICES DISCLOSURE

***READ:** The Applicant must certify whether the following services are being provided in connection to the subject application or any business operating or to be operated on the property. The name of the entity and/or individual providing such services must be identified. (Attach list if necessary.)*

SERVICE	YES	NO	SERVICE PROVIDER *(Name entity and/or individual)*
Financing (mortgage, deeds of trust, cross-collateralization, etc.)	○	☒	
Real Estate Broker/Agent/Realtor	○	☒	

SECTION 1: APPLICANT DISCLOSURE *continued*

SERVICE	YES	NO	SERVICE PROVIDER *(Name entity and/or individual)*
Accounting/Tax Return Preparation	○	⊗	
Architect/Designer/Landscape Architect/Land Planner	○	⊗	
Construction Contractor	⊗	○	H and H Enterprises
Engineer/Surveyor/Agent	⊗	○	Gallup Surveyors & Engineers
Legal Services	○	⊗	

APPLICANT CERTIFICATION

READ: *I certify that all information contained in this Form is complete, true, and accurate. I understand that, upon receipt of notification that the application has been scheduled for public hearing, I am responsible for updating the information provided herein three weeks prior to the meeting of Planning Commission, City Council, VBDA, CBPA, Wetlands Board or any public body or committee in connection with this application.*

Thomas & Julianne Inglima — Applicant Name (Print)

Applicant Signature

9/25/25 — Date

[1] *"Parent-subsidiary relationship" means "a relationship that exists when one corporation directly or indirectly owns shares possessing more than 50 percent of the voting power of another corporation." See State and Local Government Conflict of Interests Act, VA. Code § 2.2-3101.*

[2] *"Affiliated business entity relationship" means "a relationship, other than parent-subsidiary relationship, that exists when (i) one business entity has a controlling ownership interest in the other business entity, (ii) a controlling owner in one entity is also a controlling owner in the other entity, or (iii) there is shared management or control between the business entities. Factors that should be considered in determining the existence of an affiliated business entity relationship include that the same person or substantially the same person own or manage the two entities; there are common or commingled funds or assets; the business entities share the use of the same offices or employees or otherwise share activities, resources or personnel on a regular basis; or there is otherwise a close working relationship between the entities." See State and Local Government Conflict of Interests Act, Va. Code § 2.2-3101.*

FOR CITY USE ONLY:

No changes as of (date): 11/18/2025

Heaven Manning — Staff Name (Print)

Heaven Manning — Staff Signature

11/18/2025 — Date

AS NEEDED, PAGE LEFT BLANK

Agenda Item 3

Application Number: 2025-WTRA-00180
Applicant: Donald J. Ward, III & Abbey L. Ward
Wetlands Board Public Hearing: January 22, 2026
City Council: District 8 (Cummings)

Applicant's Agent

Billy Garrington – Governmental Permitting Consultants

Location

2200 Leeward Shore Drive

GPIN

2409-29-3566

Staff Planner

Heaven Manning

Proposal

To construct a rip rap revetment and rip rap sill involving wetlands and a boathouse.

Waterway

Long Creek

Subdivision

Bay Island

Impacts

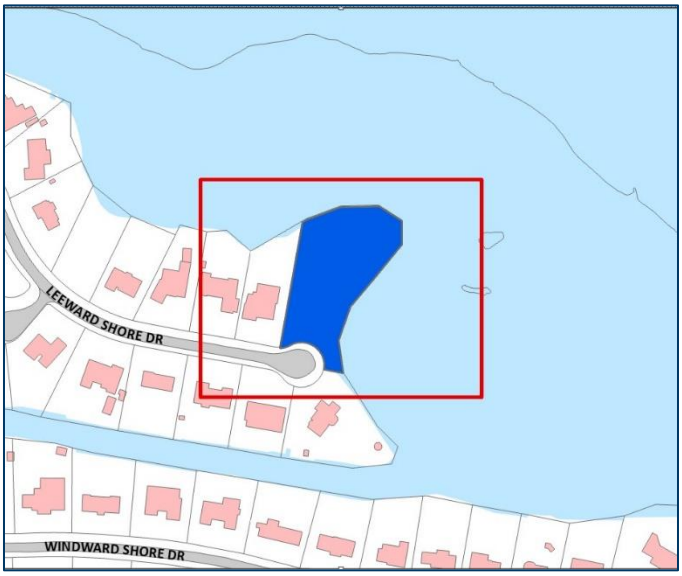
Vegetated: 536 square feet
Non-Vegetated: 661 square feet
Subaqueous: 4,176 square feet
Overall length of proposed structures: 396 linear feet of rip rap revetment, 144 linear feet of rip rap sill
Volume of Backfill: 2,000 cubic yards beach nourishment

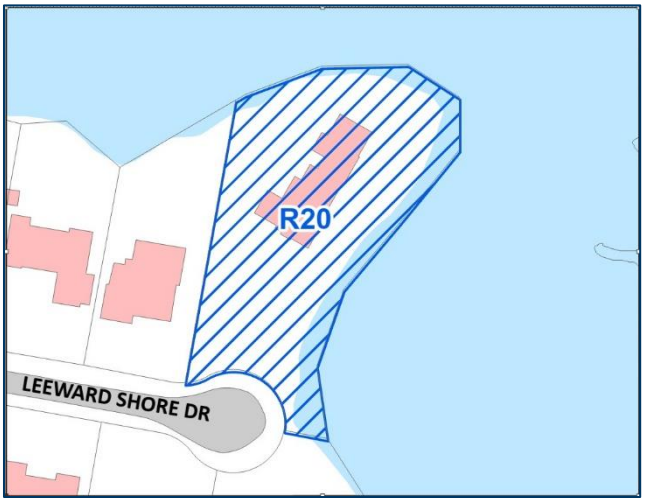
Proposed Mitigation and/or Compensation

Purchase credits in a wetlands bank

Staff Recommendation

Approval as Modified





CBPA Variances & Wetlands Board Permit History

The property is located in the Chesapeake Bay Watershed. A Chesapeake Bay Preservation Area (CBPA) Board Variance was granted on July 28, 2014, to construct a single-family residence, associated driveway and walks, pool, and deck.

On March 18, 1996, The Wetlands Board approved construction of a bulkhead and rip rap revetment. The following Joint Permit Applications (JPAs) were submitted for projects outside of the Wetlands Board's jurisdiction:

- 2018 – Request to construct a pier and boat lift.
- 2000 – Request to construct a pier.

Summary of Proposal

The applicant is proposing to construct 396 linear feet of rip rap revetment and 144 linear feet of rip rap sill. The revetment will be constructed in front of the existing bulkhead. The sill will be installed channelward of the existing marsh located along the southeastern edge of the property. In addition, the proposed project includes adding rock to 71 square feet of existing rip rap revetment. Rip rap will consist of Class 1 and A1 granite quarry stone. The primary purpose of the rip rap is to reduce shoreline erosion.

The proposed project will impact 536 square feet of vegetated wetlands and 661 square feet of non-vegetated wetlands. 536 square feet of vegetated wetlands and 661 square feet of non-vegetated wetlands will be converted to non-vegetated rock habitat. 71 square feet of non-vegetated rock habitat will remain the same for the addition of new rock to the existing revetment. The applicant proposes to purchase credits from a mitigation bank for impacts to vegetated wetlands.

Evaluation & Staff Recommendations

The applicant desires to reinforce the existing bulkhead along the northern and eastern portions of the shoreline by installing 396 linear feet of rip rap channelward of the existing bulkhead. The applicant desires to protect the existing marsh located at the southeastern portion of the shoreline by installing 144 linear feet of rip rap sill channelward of the marsh. Staff concurs that the proposed rip rap revetment and sill are warranted for this property, as the existing bulkhead is reaching the end of its construction lifespan and showing signs of deterioration. The applicant's agent indicated that a living shoreline is not appropriate for the entire shoreline due to existing improvements on the lot, height of the existing bulkhead, and significant fetch and wave action along the northern portion of the property. In addition, the extensive upland tree canopy on the property would prevent successful establishment of wetlands plantings. Staff agrees with the on-site conversion of 661 square feet of non-vegetated wetlands to non-vegetated rock habitat. Staff supports the purchase of credits from a wetlands mitigation bank to compensate for the conversion of 536 square feet of vegetated wetlands to non-vegetated rock habitat.

Accordingly, the Department of Planning and Community Development recommends that the application be **approved as modified** with the following condition:

1. Mitigation for impacts to wetlands will be made by purchasing credits through an approved mitigation bank. If credits are not available through an approved mitigation bank, the use of an approved in-lieu fee program, such as the Virginia Stream and Wetland Mitigation Program (SWMP) is permitted.

Next Steps

Wetlands Board decisions can be reviewed by or appealed to the Virginia Marine Resources Commission. The Virginia Marine Resources Commission must receive the appeal request within 10 days 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.

Site Aerial Map



Part 3 – Appendices (continued)

Appendix B: Projects for Shoreline Stabilization in tidal wetlands, tidal waters and dunes/beaches including riprap revetments and associated backfill, marsh toe stabilization, bulkheads and associated backfill, breakwaters, beach nourishment, groins, jetties, and living shoreline projects. Answer all questions that apply. Please provide any reports provided from the Shoreline Erosion Advisory Service or VIMS.

NOTE: It is the policy of the Commonwealth that living shorelines are the preferred alternative for stabilizing tidal shorelines (Va. Code § 28.2-104.1). **Information on non-structural, vegetative alternatives (i.e., Living Shoreline) for shoreline stabilization is available at http://ccrm.vims.edu/coastal_zone/living_shorelines/index.html.**

1. Describe each **revetment, bulkhead, marsh toe, breakwater, groin, jetty, other structure, or living shoreline project** separately in the space below. Include the overall length in linear feet, the amount of impacts in acres, and volume of associated backfill below mean high water and/or ordinary high water in cubic yards, as applicable:

   Construct 144.4 L.F. of rock sill in front of a spartina field. Construct 536.7' of rock revetment in front of a timber bulkhead. 71 s.f. of existing rock will be topped with rock. See item 3 below for additional impacts.

2. What is the maximum encroachment channelward of mean high water? 27 feet.
   Channelward of mean low water? 13 feet.
   Channelward of the back edge of the dune or beach? n/a feet.

3. Please calculate the square footage of encroachment over:
   - Vegetated wetlands 536 square feet
   - Non-vegetated wetlands 661 square feet
   - Subaqueous bottom 4,176 square feet
   - Dune and/or beach n/a square feet

4. For bulkheads, is any part of the project maintenance or replacement of a previously authorized, currently serviceable, existing structure? ____ Yes____ No.

   If yes, will the construction of the new bulkhead be no further than two (2) feet channelward of the existing bulkhead? _____Yes ____No.

   If no, please provide an explanation for the purpose and need for the additional encroachment.

Received by USACE NAO 10/15/25 RDR

Part 3 – Appendices (continued)

5. Describe the type of construction and **all** materials to be used, including source of backfill material, if applicable (e.g., vinyl sheet-pile bulkhead, timber stringers and butt piles, 100% sand backfill from upland source; broken concrete core material with Class II quarry stone armor over filter cloth).
NOTE: **Drawings must include construction details, including dimensions, design and all materials, including fittings if used.**

   Class I quarry rip rap for a sill and a revetment. All will utilize filter fabric.

6. If using stone, broken concrete, etc. for your structure(s), what is the average weight of the:
   Core (inner layer) material 25-75 pounds per stone Class size A1
   Armor (outer layer) material 125-175 pounds per stone Class size I

7. For **beach nourishment**, including that associated with breakwaters, groins or other structures, provide the following:

   - Volume of material
     _____ cubic yards channelward of mean low water
     _____ cubic yards landward of mean low water
     _____ cubic yards channelward of mean high water
     _____ cubic yards landward of mean high water
   - Area to be covered
     _____ square feet channelward of mean low water
     _____ square feet landward of mean low water
     _____ cubic yards channelward of mean high water
     _____ cubic yards landward of mean high water
   - Source of material, composition (e.g. 90% sand, 10% clay):_____
   - Method of transportation and placement:

     _____
   - Describe any proposed vegetative stabilization measures to be used, including planting schedule, spacing, monitoring, etc. Additional guidance is available at http://www.vims.edu/about/search/index.php?q=planting+guidelines:

Received by VMRC October 16, 2025 / Ira

Chesapeake Land Development, LLC
6062 Indian River Road, Suite 104
Virginia Beach, Virginia 23464
(757) 424-4125 FAX 420-9740
Email: TomTye@ThomasTye.Com

November 15, 2025

David Bulter, P.E.
Gallup Surveyors & Engineers
323 First Colonial Road
Virginia Beach, VA 23454

RE: 2200 Leeward Shore Drive
Virginia Beach, VA
HUC 02080108
Donald and Abbey Ward

Dear Mr. Bulter:

Thank you for your interest in the New Mill Creek Tidal Mitigation Bank. I understand you may need 584 square feet of tidal mitigation credits for the above referenced project. The charge for that area is $20,500. We do have these credits approved available for purchase.

Once the project is approved, please send a check, made payable to Chesapeake Land Development, LLC, along with the permit number to the above referenced address. We will then send notifications to the appropriate agencies that your project has been credited and our bank debited for the number of credits purchased.

Please contact me if you have any further questions.

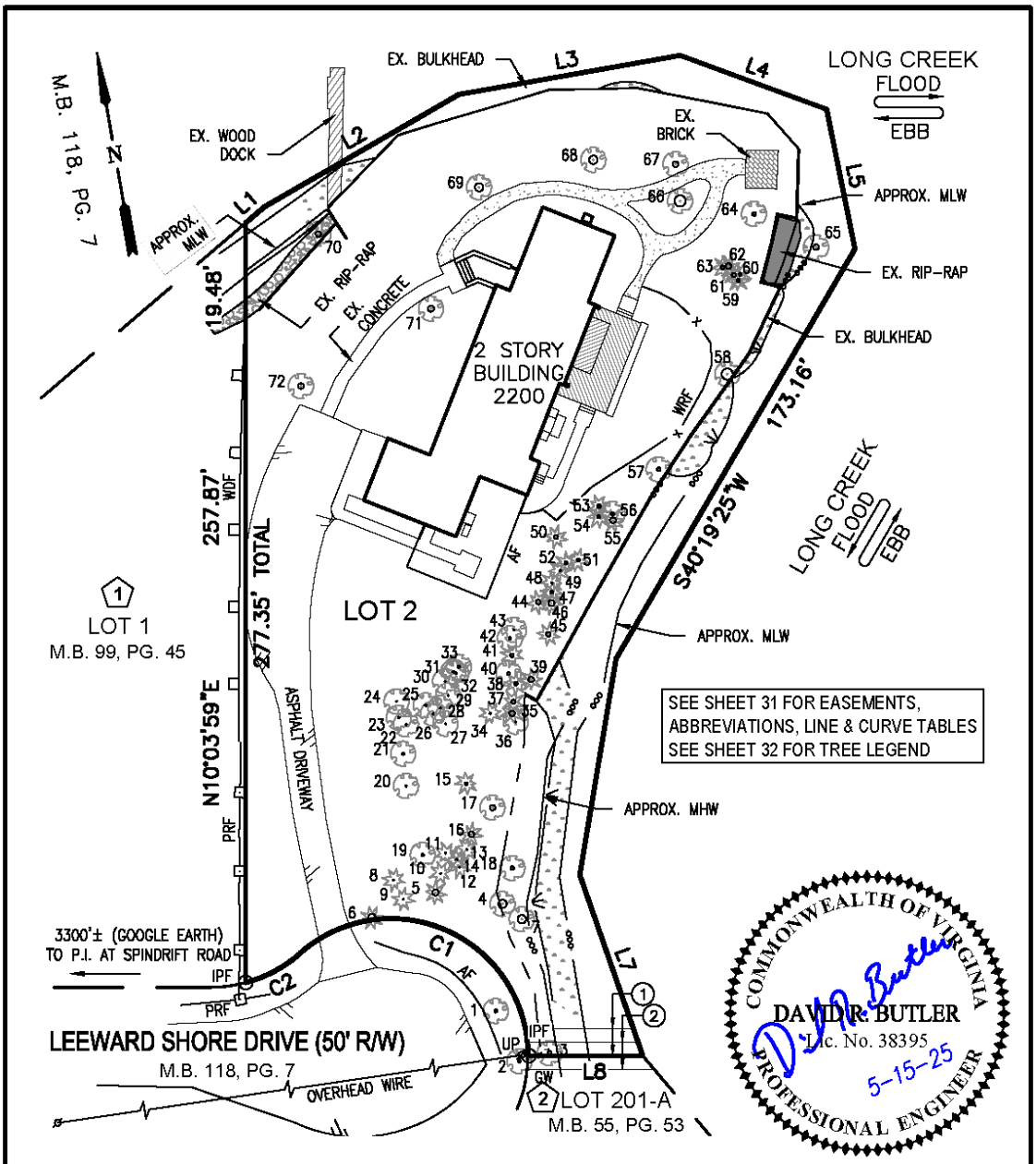
Thank you,

Chesapeake Land Development, LLC



Thomas M. Tye, Manager/Member

Existing Conditions



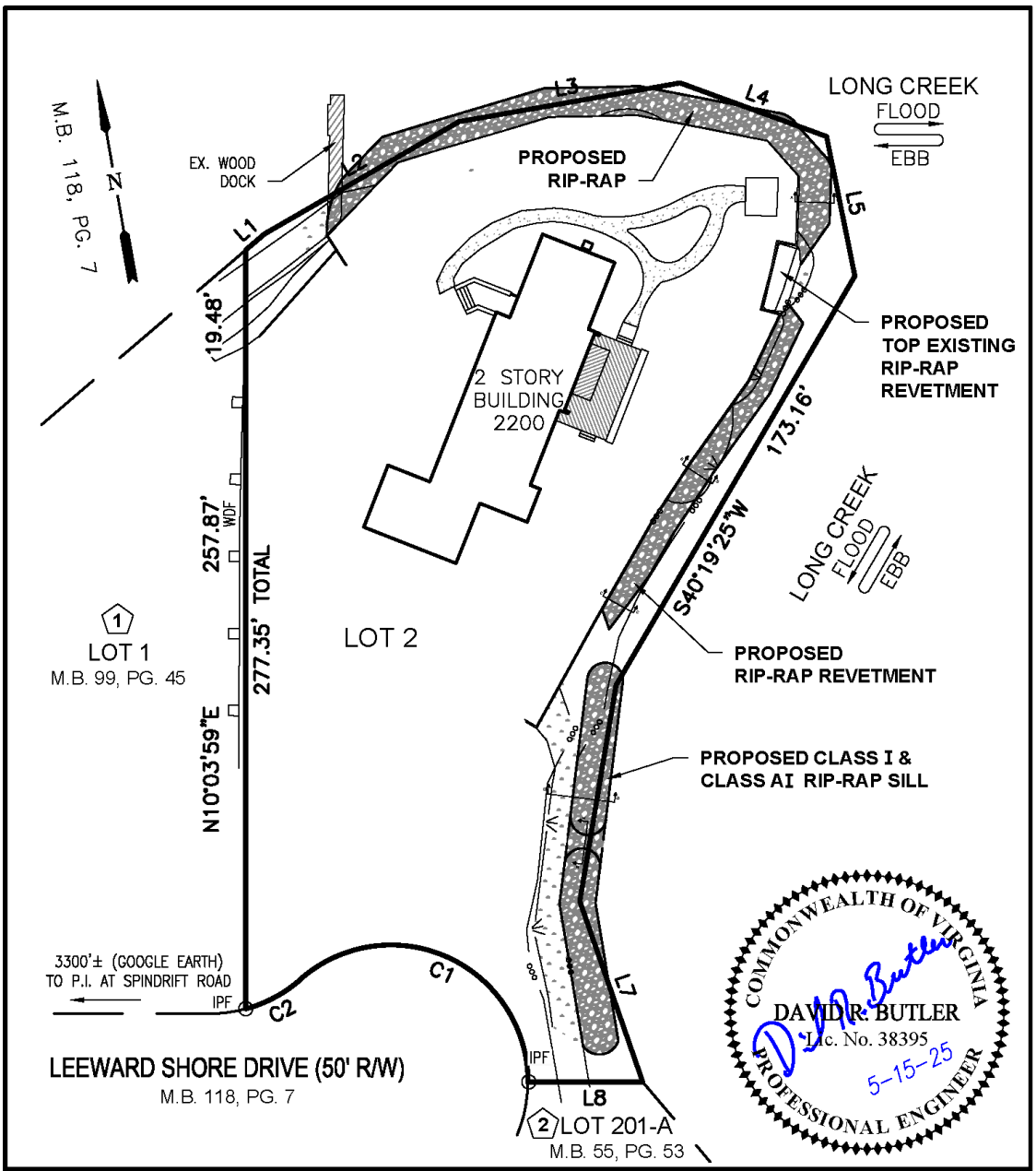
REVISION SCHEDULE	
6-30-25	OWNERS REVISIONS
11-15-25	ADD OVERALL RIP-RAP PLAN
12-11-25	CoVB & VIMS COMMENTS

EXISTING CONDITIONS
1" = 50'
DATE: MAY 15, 2025

PROJECT: PIER, DOCK, RIP-RAP, LIVING SHORELINE, FLOATING DOCK, RAMP, BOATHOUSE, BOAT LIFT
BY: DONALD J. WARD & ABBY L. WARD
IN: LONG CREEK **SHEET:** 4 OF 35

Additional Information/Revision Recieved Dec 11, 2025 map

Proposed Improvements



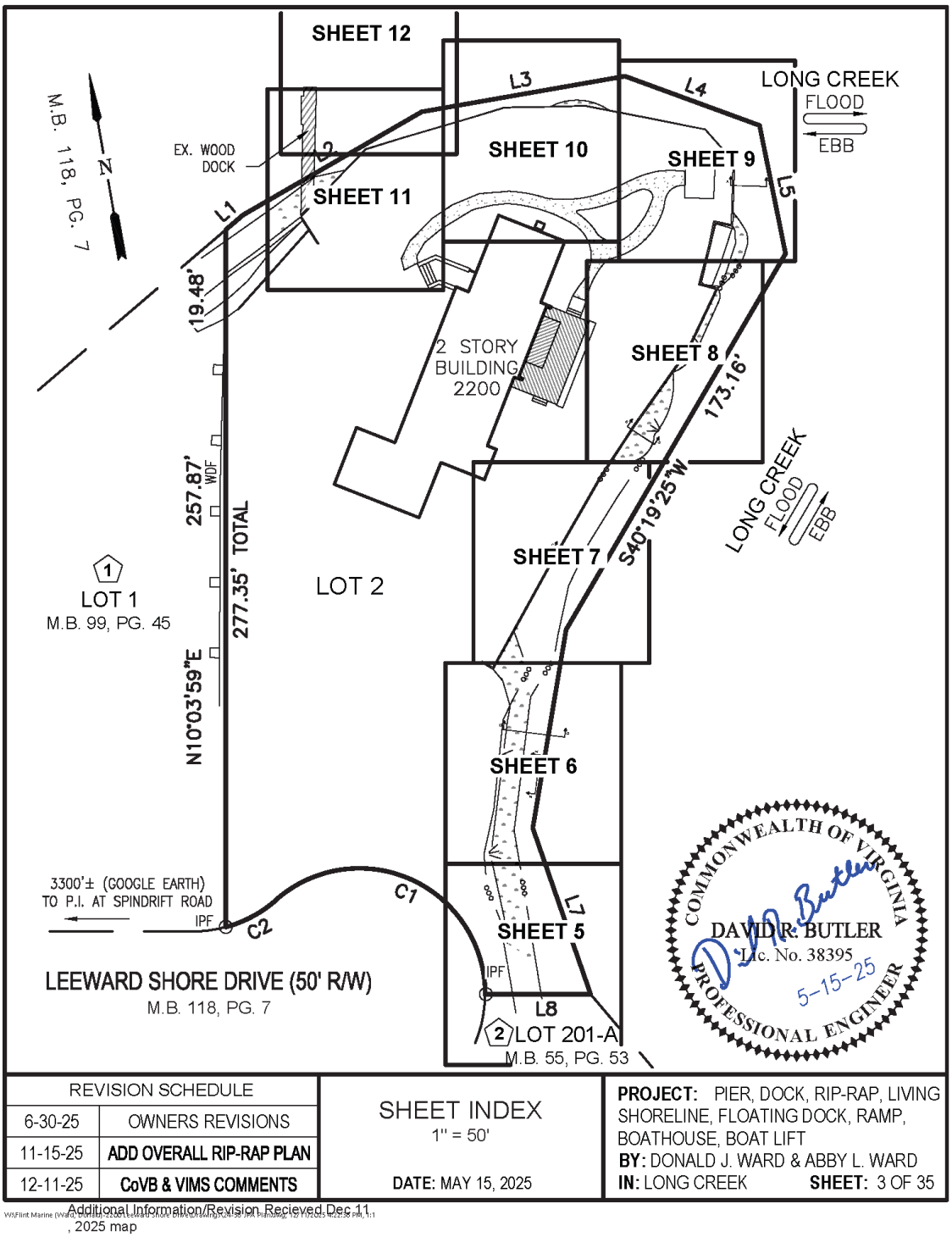
REVISION SCHEDULE	
6-30-25	OWNERS REVISIONS
11-15-25	ADD OVERALL RIP-RAP PLAN
12-11-25	CoVB & VIMS COMMENTS

OVERALL
RIP-RAP PLAN
1" = 50'
DATE: MAY 15, 2025

PROJECT: PIER, DOCK, RIP-RAP, LIVING SHORELINE, FLOATING DOCK, RAMP, BOATHOUSE, BOAT LIFT
BY: DONALD J. WARD & ABBY L. WARD
IN: LONG CREEK **SHEET:** 5 OF 35

Additional Information/Revision Recieved Dec 11
W:\Flint Marine (Ward, Donald - 2300 Leeward Shore Drive\Survey\24-196.dwg, 12/11/2025 9:23:55 AM, 1:1
, 2025 map

Sheet Index



REVISION SCHEDULE	
6-30-25	OWNERS REVISIONS
11-15-25	ADD OVERALL RIP-RAP PLAN
12-11-25	CoVB & VIMS COMMENTS

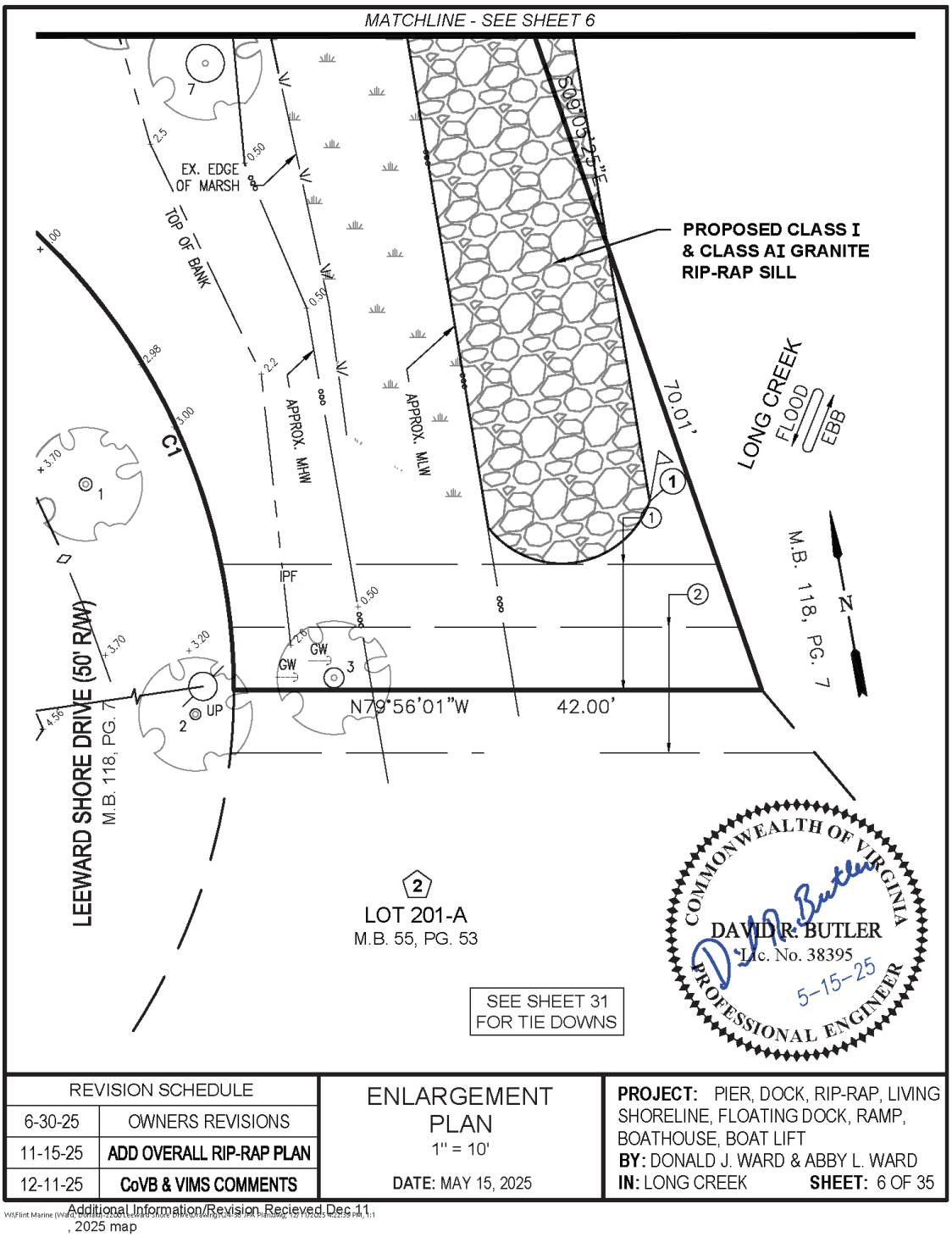
SHEET INDEX
1" = 50'

DATE: MAY 15, 2025

PROJECT: PIER, DOCK, RIP-RAP, LIVING SHORELINE, FLOATING DOCK, RAMP, BOATHOUSE, BOAT LIFT
BY: DONALD J. WARD & ABBY L. WARD
IN: LONG CREEK **SHEET:** 3 OF 35

Additional Information/Revision Recieved Dec 11
W:\Flint Marine (Ward, Donald - 2100 Leeward Shore Drive)\dwg\24-196.dwg, 12/11/2025 10:23:56 AM, 1:1
, 2025 map

Proposed Improvements, Sheet 6



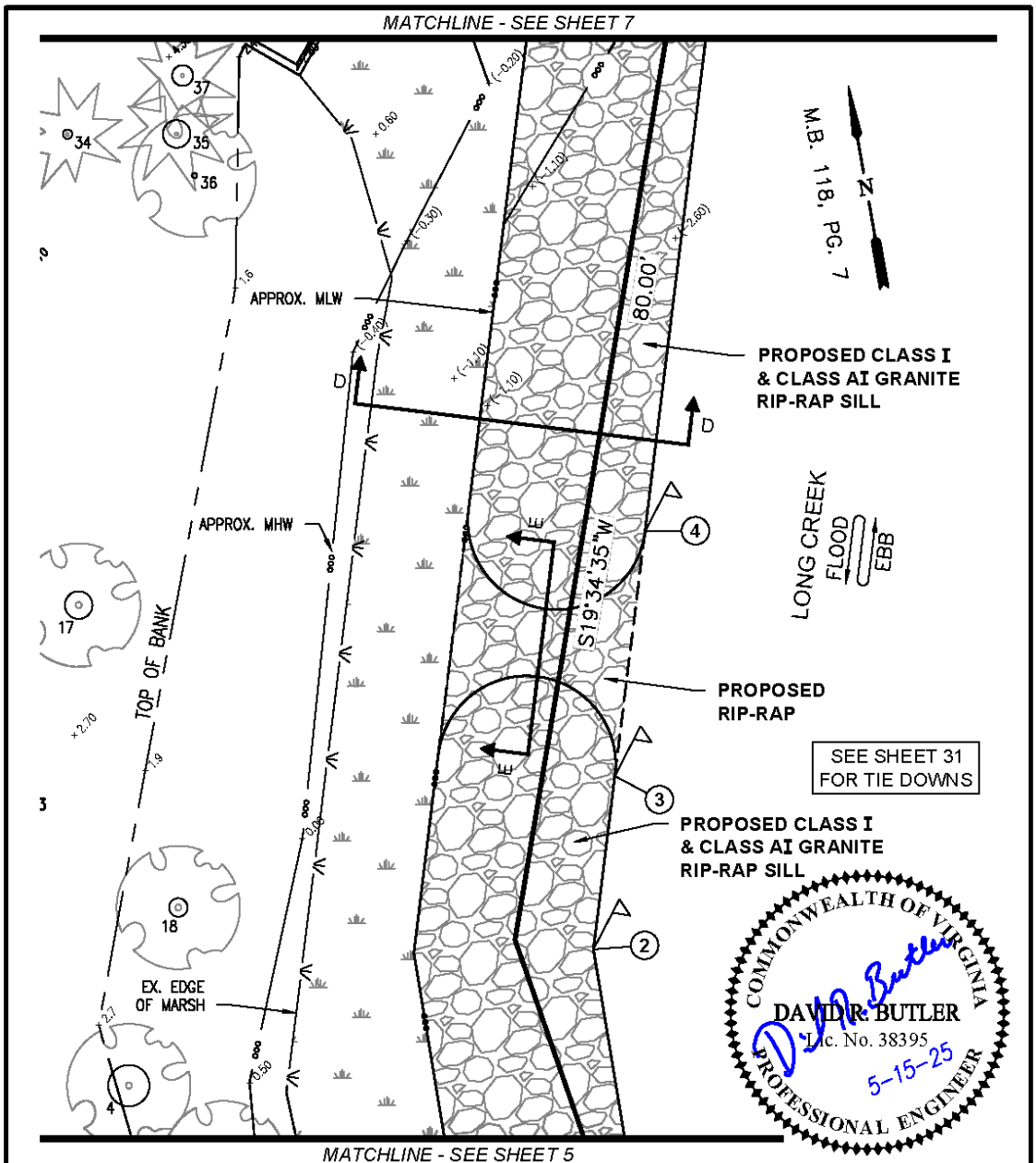
REVISION SCHEDULE	
6-30-25	OWNERS REVISIONS
11-15-25	ADD OVERALL RIP-RAP PLAN
12-11-25	CoVB & VIMS COMMENTS

ENLARGEMENT PLAN
1" = 10'
DATE: MAY 15, 2025

PROJECT: PIER, DOCK, RIP-RAP, LIVING SHORELINE, FLOATING DOCK, RAMP, BOATHOUSE, BOAT LIFT
BY: DONALD J. WARD & ABBY L. WARD
IN: LONG CREEK **SHEET:** 6 OF 35

Additional Information/Revision Recieved Dec 11, 2025 map

Proposed Improvements, Sheet 7



COMMONWEALTH OF VIRGINIA
DAVID R. BUTLER
Lic. No. 38395
PROFESSIONAL ENGINEER
5-15-25

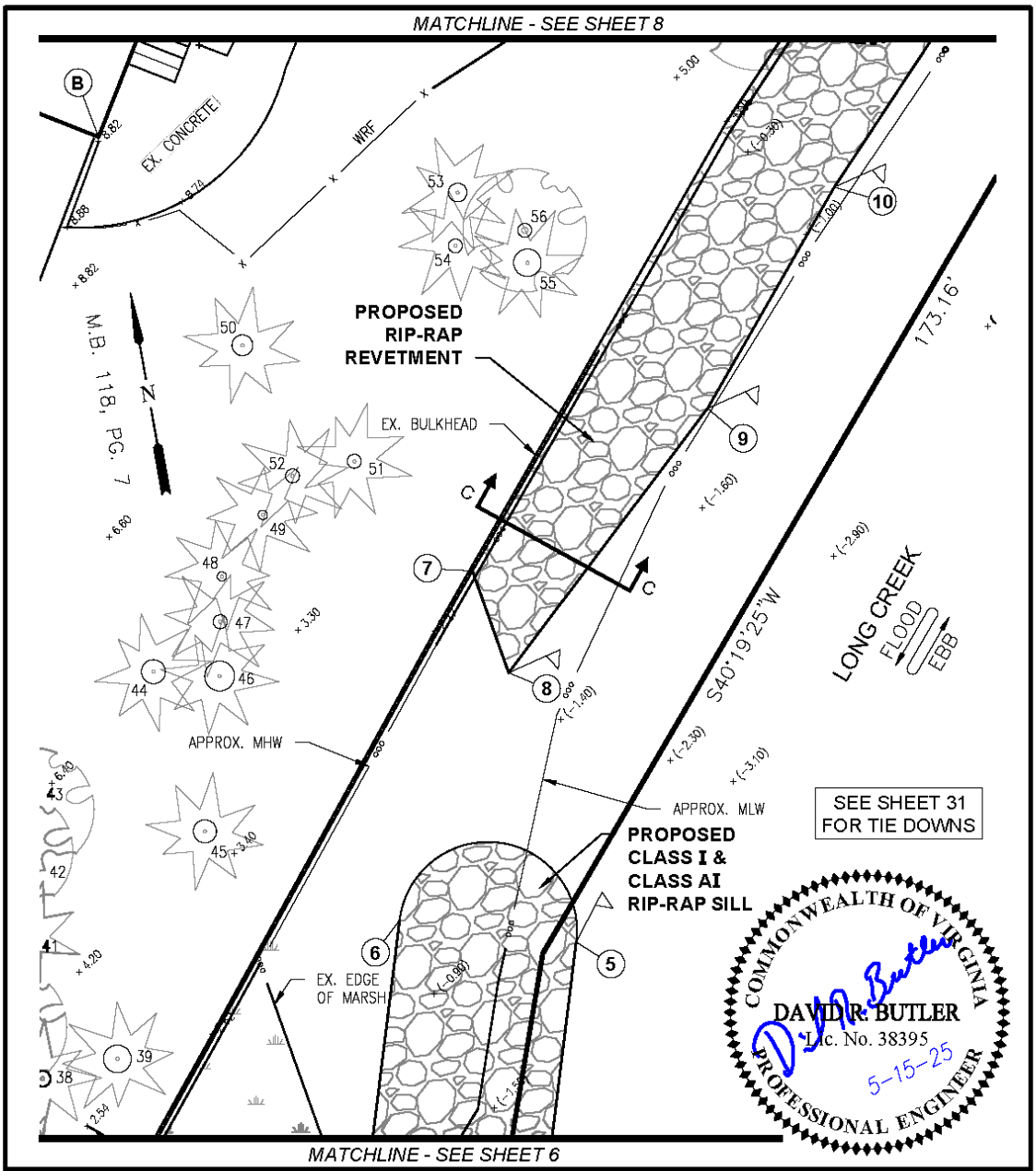
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11-15-25	ADD OVERALL RIP-RAP PLAN
12-11-25	CoVB & VIMS COMMENTS

ENLARGEMENT PLAN
1" = 10'
DATE: MAY 15, 2025

PROJECT: PIER, DOCK, RIP-RAP, LIVING SHORELINE, FLOATING DOCK, RAMP, BOATHOUSE, BOAT LIFT
BY: DONALD J. WARD & ABBY L. WARD
IN: LONG CREEK **SHEET:** 7 OF 35

Additional Information/Revision Recieved Dec 11, 2025 map

Proposed Improvements, Sheet 8



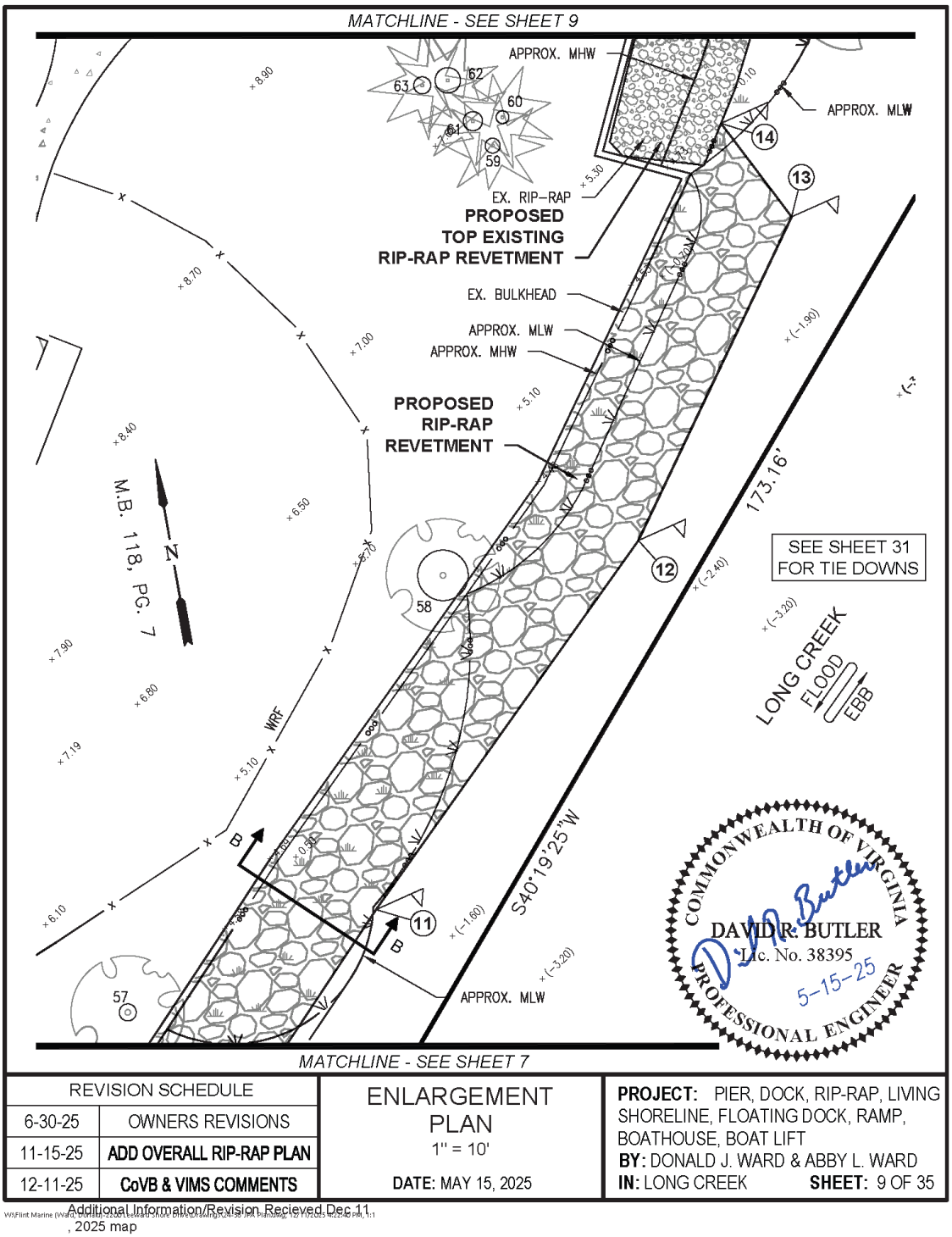
REVISION SCHEDULE	
6-30-25	OWNERS REVISIONS
11-15-25	ADD OVERALL RIP-RAP PLAN
12-11-25	CoVB & VIMS COMMENTS

ENLARGEMENT PLAN
1" = 10'
DATE: MAY 15, 2025

PROJECT: PIER, DOCK, RIP-RAP, LIVING SHORELINE, FLOATING DOCK, RAMP, BOATHOUSE, BOAT LIFT
BY: DONALD J. WARD & ABBY L. WARD
IN: LONG CREEK **SHEET:** 8 OF 35

Additional Information/Revision Recieved Dec 11, 2025 map

Proposed Improvements, Sheet 9



REVISION SCHEDULE	
6-30-25	OWNERS REVISIONS
11-15-25	ADD OVERALL RIP-RAP PLAN
12-11-25	CoVB & VIMS COMMENTS

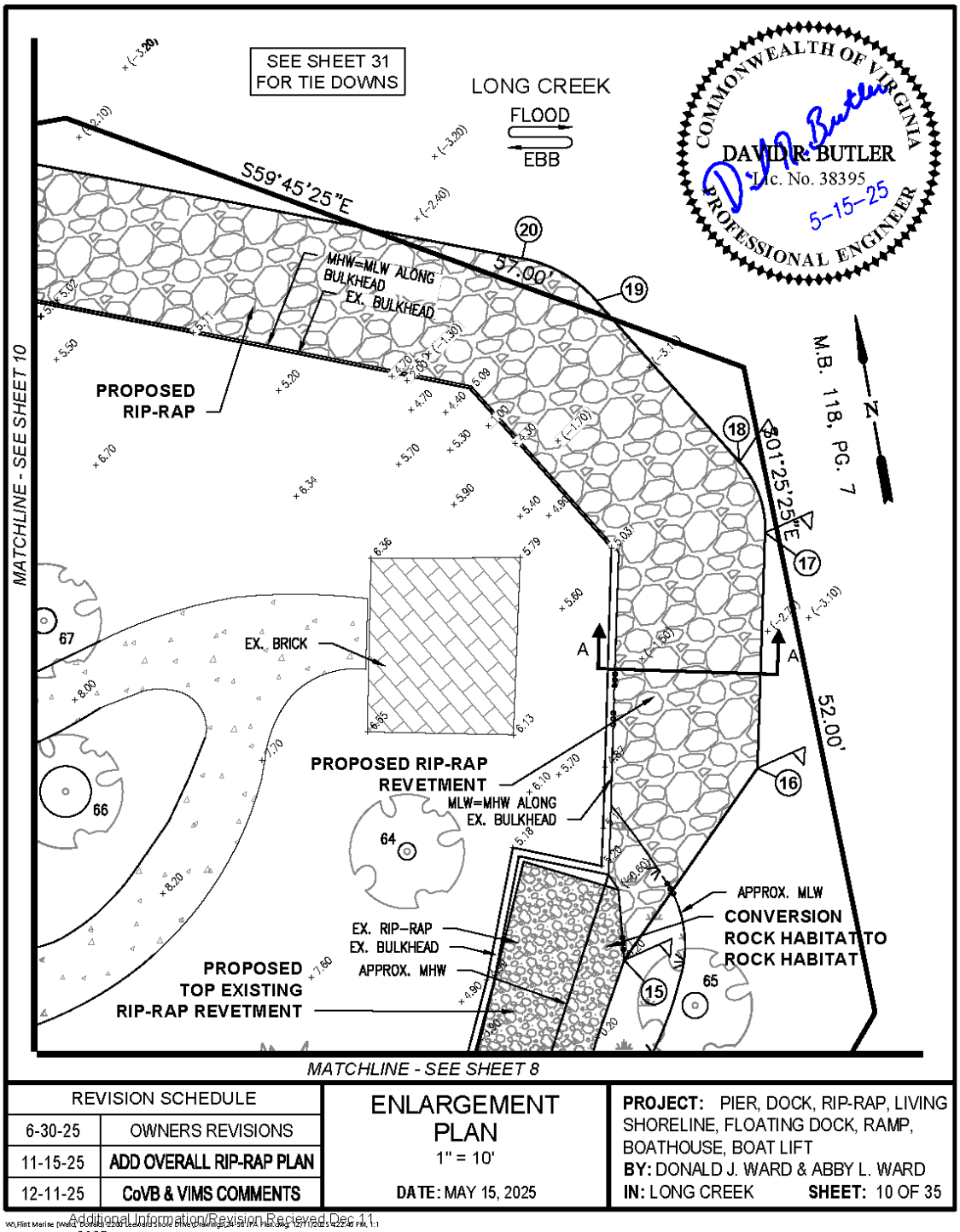
ENLARGEMENT PLAN
1" = 10'
DATE: MAY 15, 2025

PROJECT: PIER, DOCK, RIP-RAP, LIVING SHORELINE, FLOATING DOCK, RAMP, BOATHOUSE, BOAT LIFT
BY: DONALD J. WARD & ABBY L. WARD
IN: LONG CREEK **SHEET:** 9 OF 35

COMMONWEALTH OF VIRGINIA
DAVID R. BUTLER
Lic. No. 38395
5-15-25
PROFESSIONAL ENGINEER

Additional Information/Revision Recieved Dec 11, 2025 map

Proposed Improvements, Sheet 10



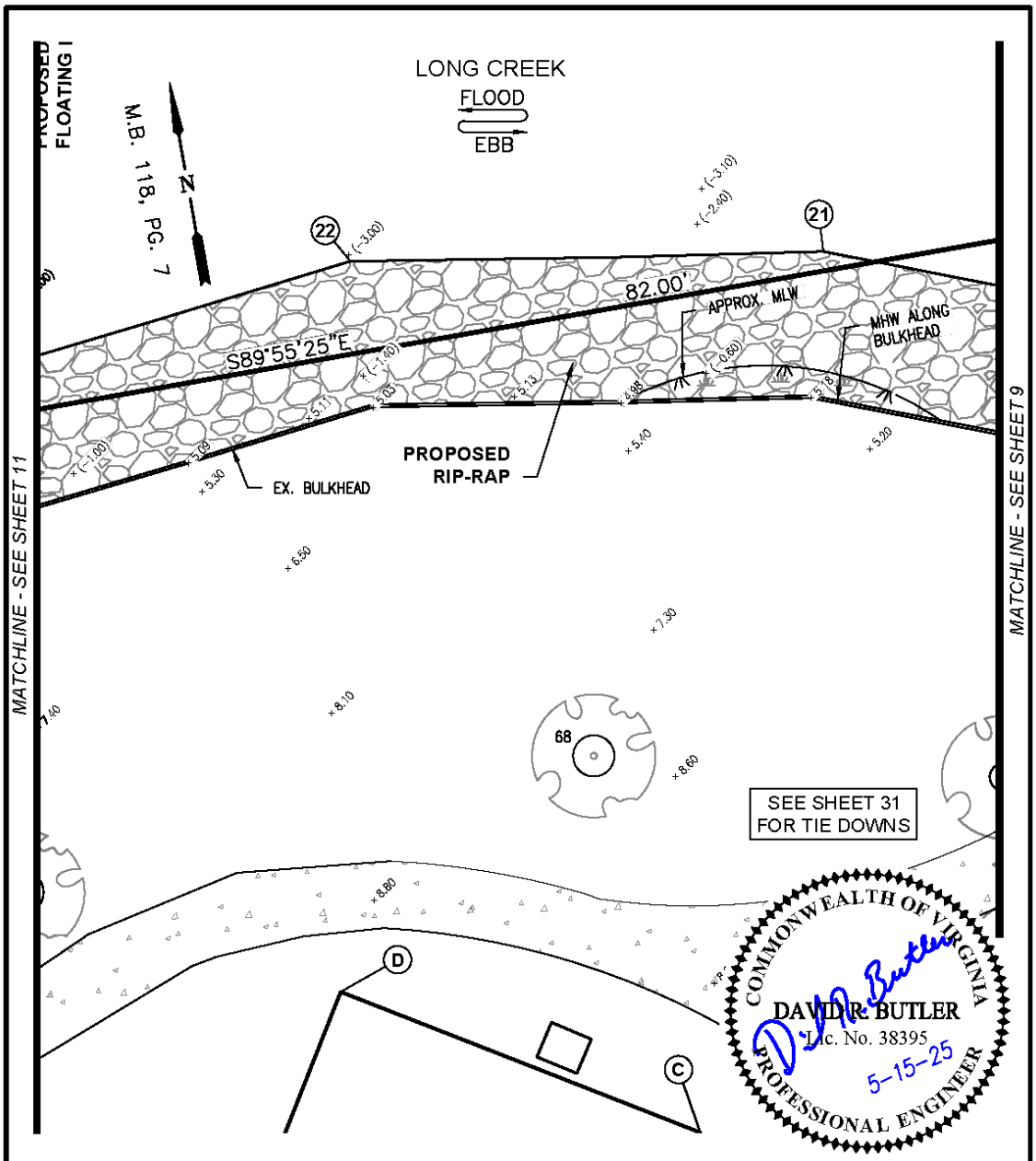
REVISION SCHEDULE	
6-30-25	OWNERS REVISIONS
11-15-25	ADD OVERALL RIP-RAP PLAN
12-11-25	CoVB & VIMS COMMENTS

ENLARGEMENT PLAN
1" = 10'
DATE: MAY 15, 2025

PROJECT: PIER, DOCK, RIP-RAP, LIVING SHORELINE, FLOATING DOCK, RAMP, BOATHOUSE, BOAT LIFT
BY: DONALD J. WARD & ABBY L. WARD
IN: LONG CREEK **SHEET:** 10 OF 35

Additional Information/Revision Recieved Dec 11, 2025 map

Proposed Improvements, Sheet 11



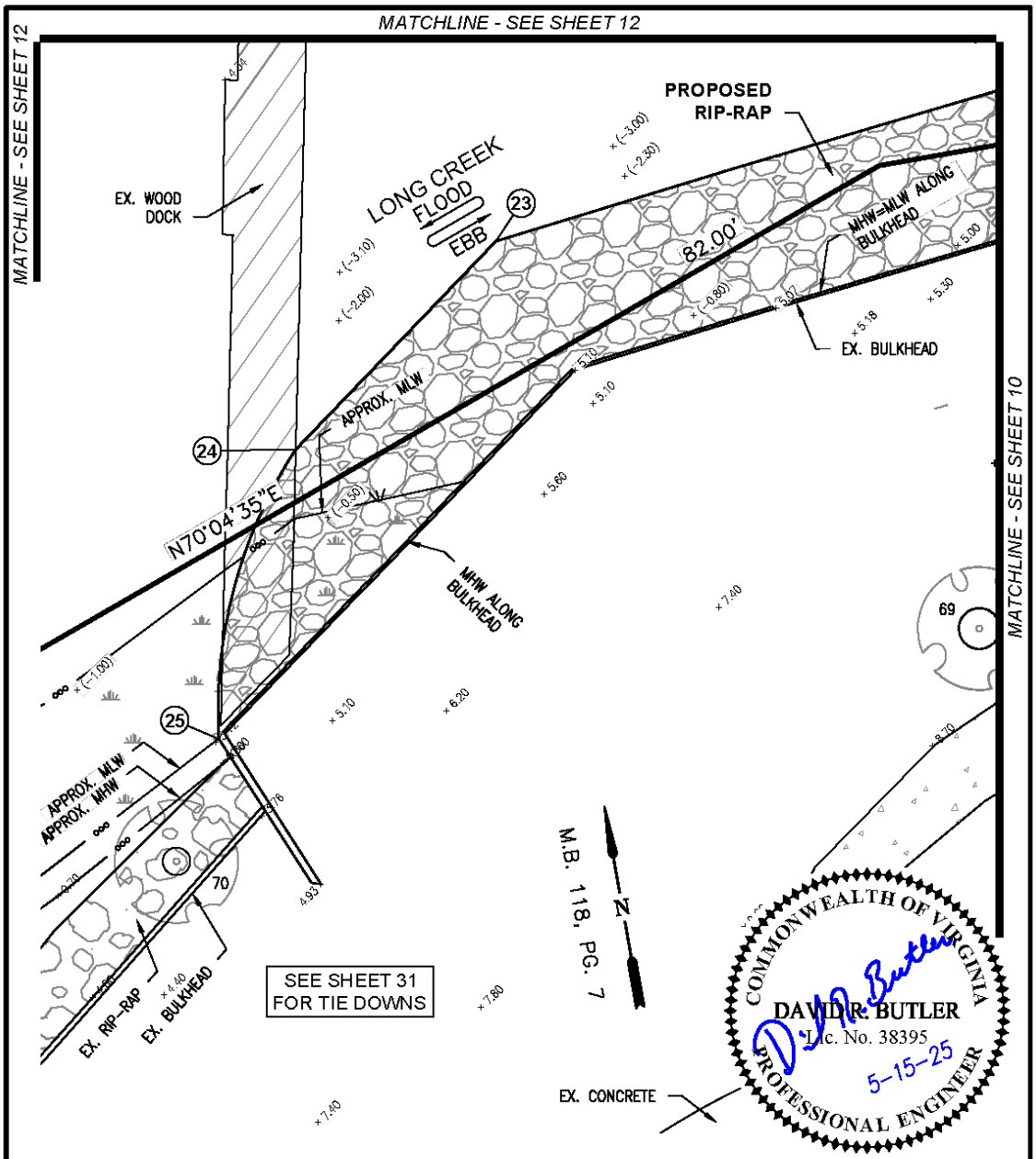
REVISION SCHEDULE	
6-30-25	OWNERS REVISIONS
11-15-25	ADD OVERALL RIP-RAP PLAN
12-11-25	CoVB & VIMS COMMENTS

ENLARGEMENT PLAN
1" = 10'
DATE: MAY 15, 2025

PROJECT: PIER, DOCK, RIP-RAP, LIVING SHORELINE, FLOATING DOCK, RAMP, BOATHOUSE, BOAT LIFT
BY: DONALD J. WARD & ABBY L. WARD
IN: LONG CREEK **SHEET:** 11 OF 35

Additional Information/Revision Recieved Dec 11, 2025 map

Proposed Improvements, Sheet 12



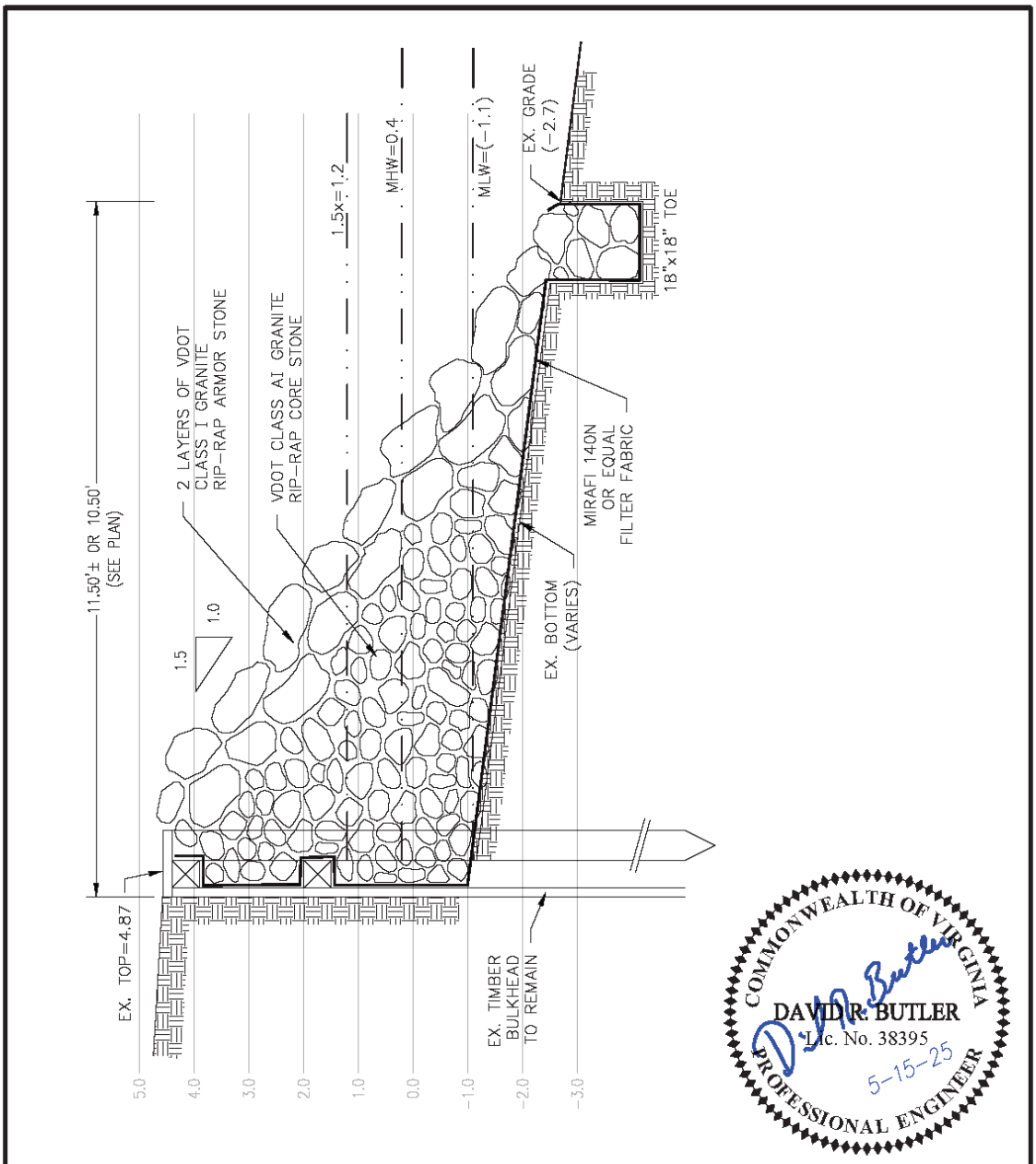
REVISION SCHEDULE	
6-30-25	OWNERS REVISIONS
11-15-25	ADD OVERALL RIP-RAP PLAN
12-11-25	CoVB & VIMS COMMENTS

ENLARGEMENT PLAN
1" = 10'
DATE: MAY 15, 2025

PROJECT: PIER, DOCK, RIP-RAP, LIVING SHORELINE, FLOATING DOCK, RAMP, BOATHOUSE, BOAT LIFT
BY: DONALD J. WARD & ABBY L. WARD
IN: LONG CREEK **SHEET:** 12 OF 35

Additional Information/Revision Recieved Dec 11, 2025 map

Rip Rap Section A-A



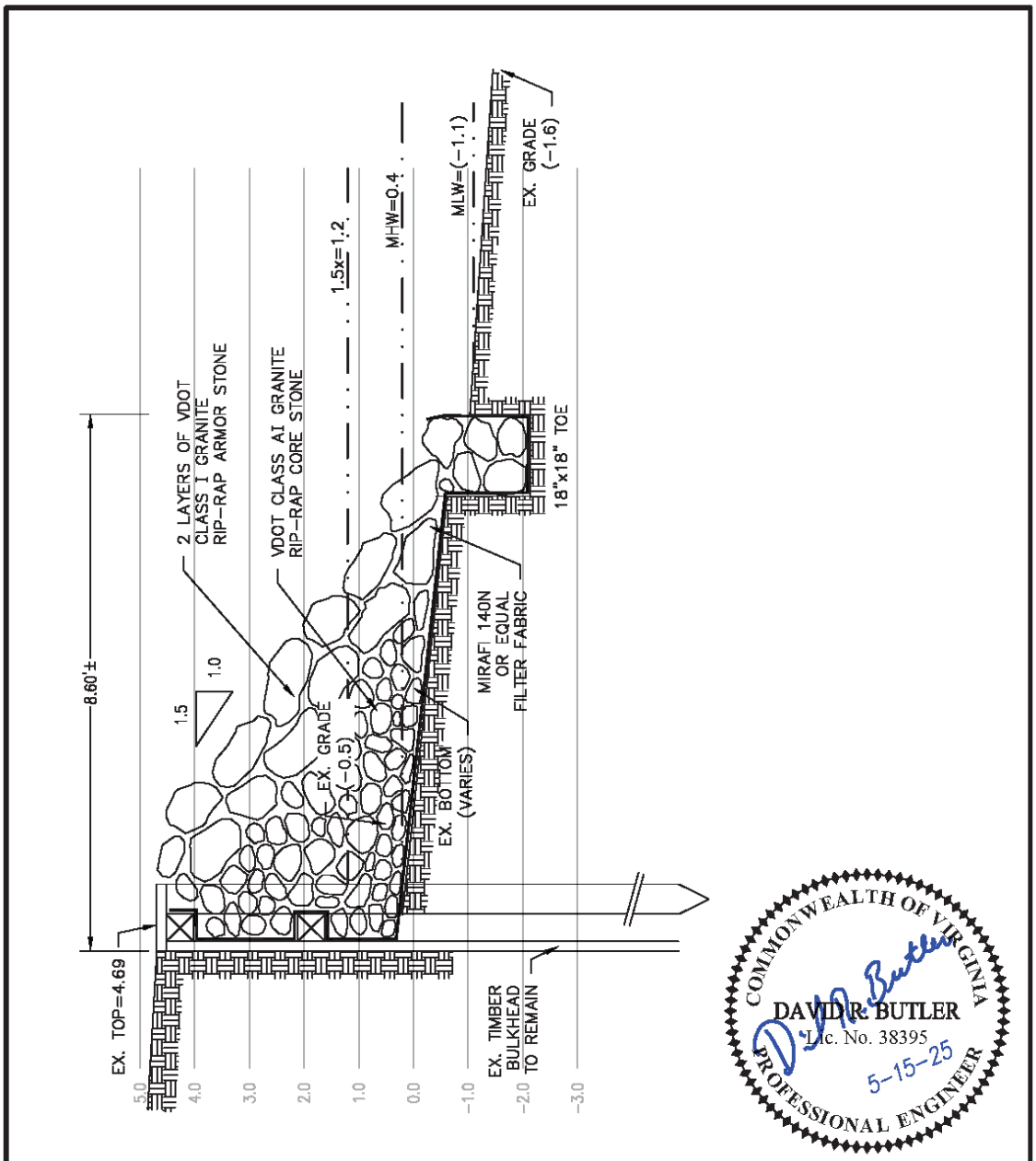
REVISION SCHEDULE	
6-30-25	OWNERS REVISIONS
11-15-25	ADD OVERALL RIP-RAP PLAN
12-11-25	CoVB & VIMS COMMENTS

RIP-RAP
SECTION A-A
1" = 2.5'
DATE: MAY 15, 2025

PROJECT: PIER, DOCK, RIP-RAP, LIVING SHORELINE, FLOATING DOCK, RAMP, BOATHOUSE, BOAT LIFT
BY: DONALD J. WARD & ABBY L. WARD
IN: LONG CREEK **SHEET:** 20 OF 35

Additional Information/Revision Recieved Dec 11, 2025 map

Rip Rap Section B-B



COMMONWEALTH OF VIRGINIA
DAVID R. BUTLER
Lic. No. 38395
5-15-25
PROFESSIONAL ENGINEER

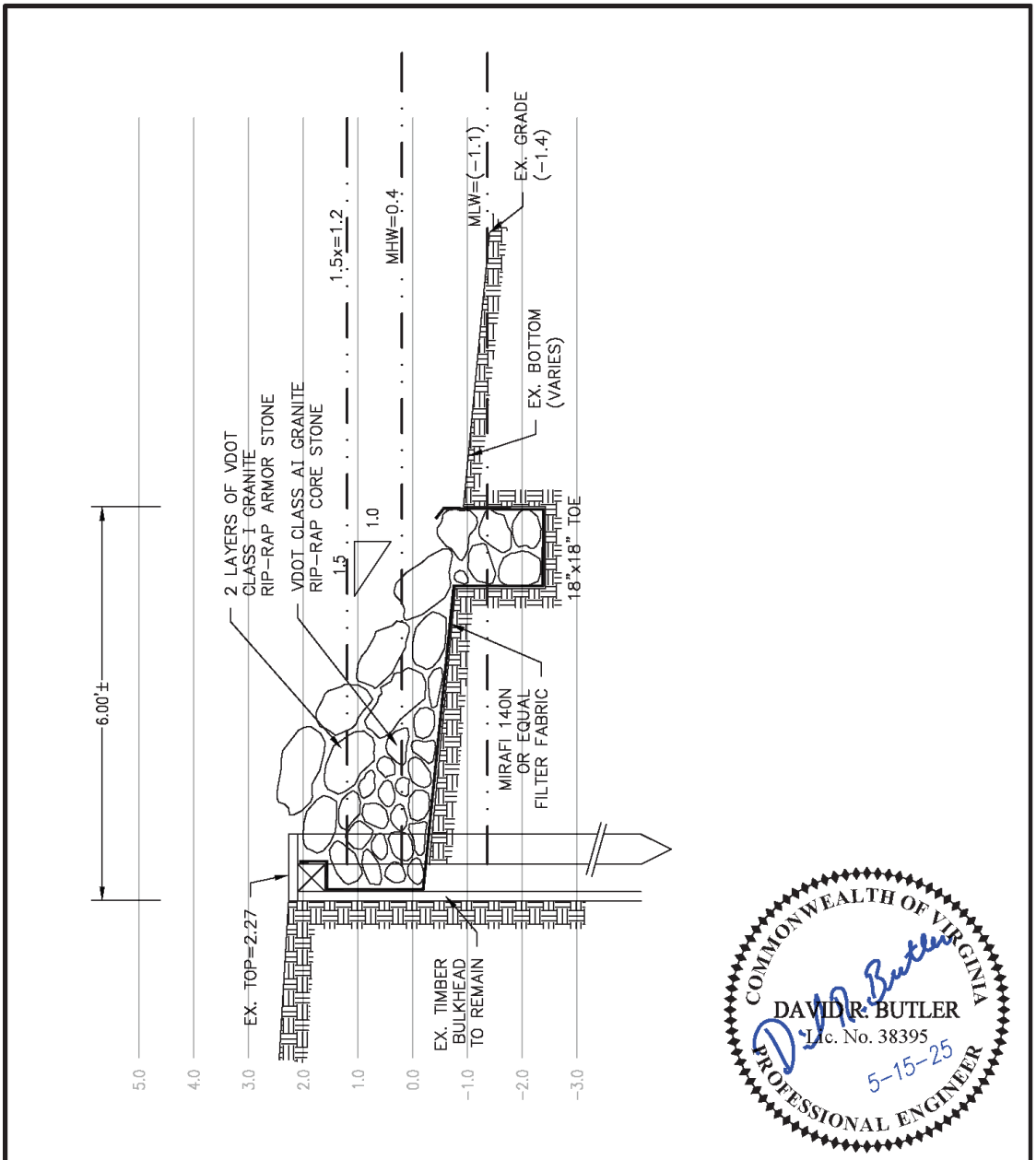
REVISION SCHEDULE	
6-30-25	OWNERS REVISIONS
11-15-25	ADD OVERALL RIP-RAP PLAN
12-11-25	CoVB & VIMS COMMENTS

RIP-RAP
SECTION B-B
1" = 2.5'
DATE: MAY 15, 2025

PROJECT: PIER, DOCK, RIP-RAP, LIVING SHORELINE, FLOATING DOCK, RAMP, BOATHOUSE, BOAT LIFT
BY: DONALD J. WARD & ABBY L. WARD
IN: LONG CREEK **SHEET:** 21 OF 35

Additional Information/Revision Recieved Dec 11, 2025 map

Rip Rap Section C-C



REVISION SCHEDULE	
6-30-25	OWNERS REVISIONS
11-15-25	ADD OVERALL RIP-RAP PLAN
12-11-25	CoVB & VIMS COMMENTS

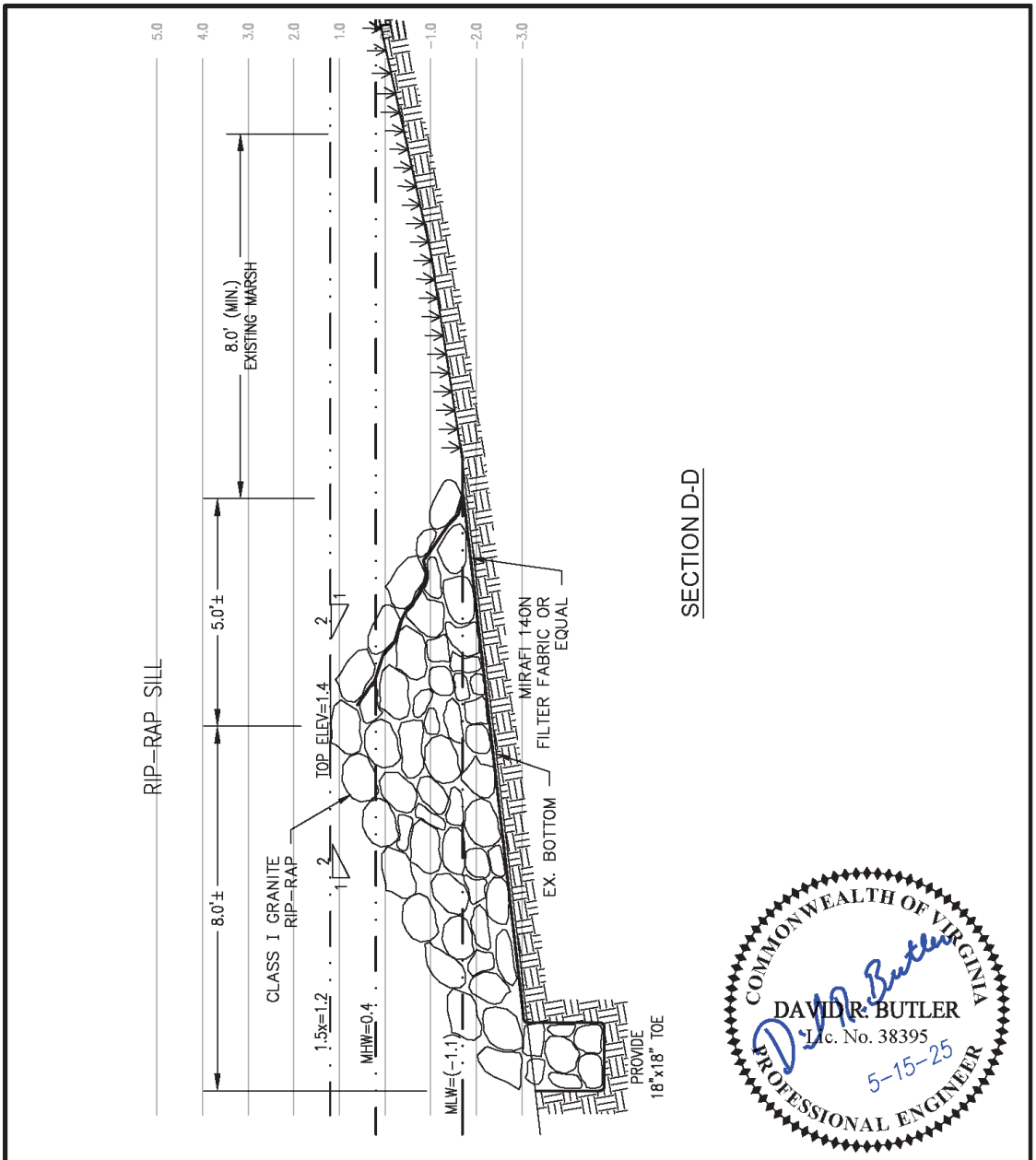
RIP-RAP
SECTION C-C
1" = 2.5'

DATE: MAY 15, 2025

PROJECT: PIER, DOCK, RIP-RAP, LIVING SHORELINE, FLOATING DOCK, RAMP, BOATHOUSE, BOAT LIFT
BY: DONALD J. WARD & ABBY L. WARD
IN: LONG CREEK **SHEET:** 22 OF 35

Additional Information/Revision Recieved Dec 11, 2025 map

Rock Sill Section



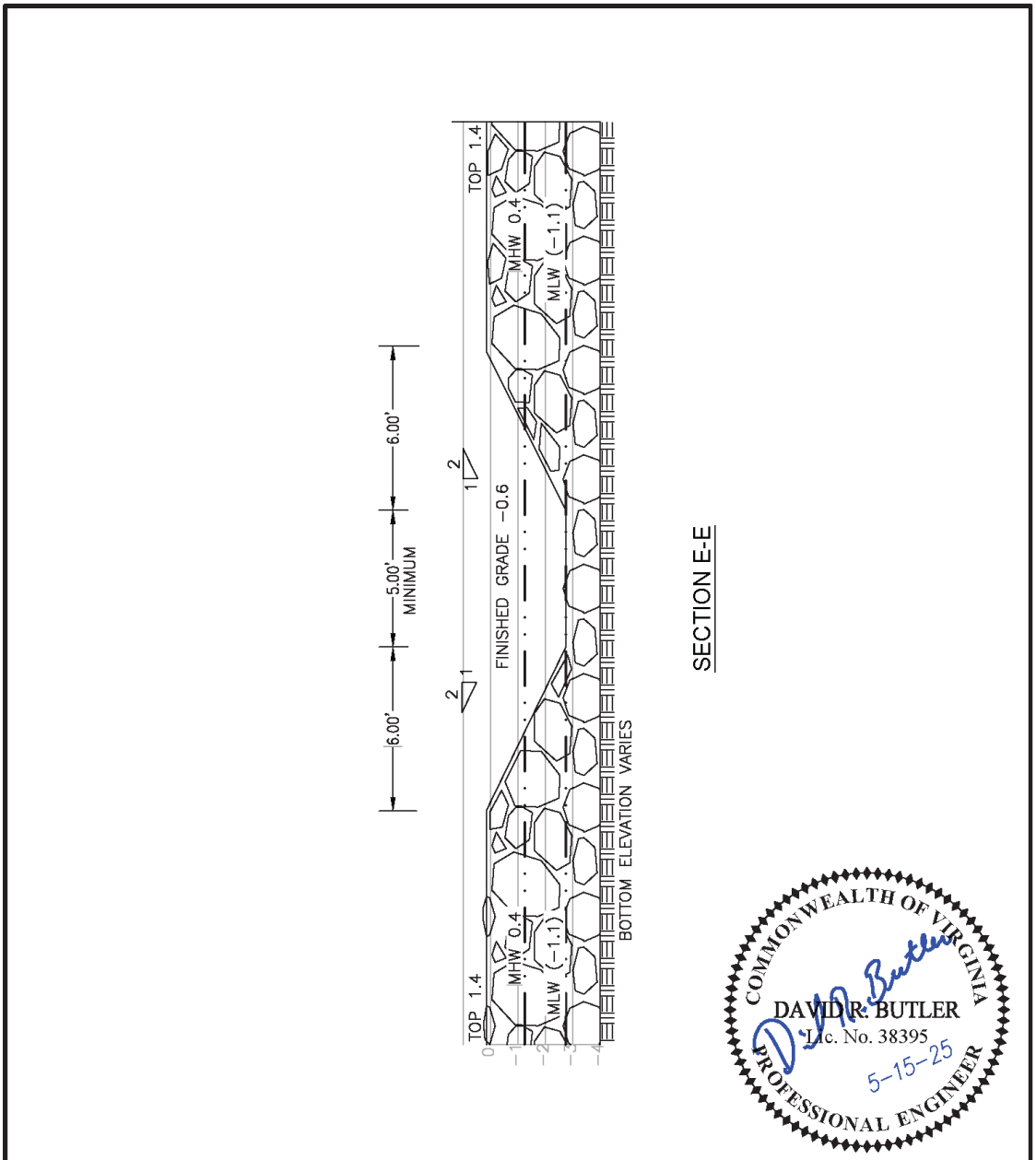
REVISION SCHEDULE	
6-30-25	OWNERS REVISIONS
11-15-25	ADD OVERALL RIP-RAP PLAN
12-11-25	CoVB & VIMS COMMENTS

ROCK SILL / LIVING SHORELINE
1" = 3'
DATE: MAY 15, 2025

PROJECT: PIER, DOCK, RIP-RAP, LIVING SHORELINE, FLOATING DOCK, RAMP, BOATHOUSE, BOAT LIFT
BY: DONALD J. WARD & ABBY L. WARD
IN: LONG CREEK **SHEET:** 23 OF 35

Additional Information/Revision Recieved Dec 11
, 2025 map

Saddle Detail



REVISION SCHEDULE	
6-30-25	OWNERS REVISIONS
11-15-25	ADD OVERALL RIP-RAP PLAN
12-11-25	CoVB & VIMS COMMENTS

SADDLE DETAIL
1" = 5'

DATE: MAY 15, 2025

PROJECT: PIER, DOCK, RIP-RAP, LIVING SHORELINE, FLOATING DOCK, RAMP, BOATHOUSE, BOAT LIFT
BY: DONALD J. WARD & ABBY L. WARD
IN: LONG CREEK **SHEET:** 24 OF 35

Additional Information/Revision Recieved Dec 11, 2025 map

Site Photos





Site Photos





Site Photos





Site Photos





Site Photos





Site Photos





Site Photos





Site Photos



CITY OF VIRGINIA BEACH

Disclosure Statement

The disclosures contained in this form are necessary to inform public officials who may vote on the application as to whether they have a conflict of interest under Virginia law. Completion and submission of this form is required for all applications that pertain to City real estate matters or to the development and/or use of property in the City of Virginia Beach requiring action by the City Council, boards, commissions, or other bodies.

SECTION 1: APPLICANT DISCLOSURE

APPLICANT INFORMATION

Applicant Name:
as listed on application Donald J. Ward, III & Abbey L. Ward

Is Applicant also the Owner of the subject property? Yes (●) No ( )

If no, Property Owner must complete SECTION 2: PROPERTY OWNER DISCLOSURE (page 3).

Does Applicant have a Representative? Yes (●) No ( )

If yes, name Representative: Billy Garrington

Is Applicant a corporation, partnership, firm, business, trust or unincorporated business? Yes ( ) No (●)

If yes, list the names of all officers, directors, members, or trustees below AND businesses that have a parent- subsidiary [1] or affiliated business entity [2] relationship with the applicant. (Attach list if necessary.)

Does the subject property have a proposed or pending purchaser? Yes ( ) No (●)

If yes, name proposed or pending purchaser: _____

KNOWN INTEREST BY PUBLIC OFFICIAL OR EMPLOYEE

Does an official or employee of the City of Virginia Beach have an interest in the subject land or any proposed development contingent on the subject public action? Yes ( ) No (●)

If yes, name the official or employee, and describe the nature of their interest.

APPLICANT SERVICES DISCLOSURE

READ: *The Applicant must certify whether the following services are being provided in connection to the subject application or any business operating or to be operated on the property. The name of the entity and/or individual providing such services must be identified. (Attach list if necessary.)*

SERVICE	YES	NO	SERVICE PROVIDER *(Name entity and/or individual)*
Financing (mortgage, deeds of trust, cross-collateralization, etc.)	( )	(●)	
Real Estate Broker/Agent/Realtor	( )	(●)	

SECTION 1: APPLICANT DISCLOSURE *continued*

SERVICE	YES	NO	SERVICE PROVIDER *(Name entity and/or individual)*
Accounting/Tax Return Preparation	○	◉	
Architect/Designer/Landscape Architect/Land Planner	○	◉	
Construction Contractor	◉	○	**Colin Marine**
Engineer/Surveyor/Agent	◉	○	David R. Butler, Gallup Surveyors and Engineers
Legal Services	○	◉	

APPLICANT CERTIFICATION

READ: *I certify that all information contained in this Form is complete, true, and accurate. I understand that, upon receipt of notification that the application has been scheduled for public hearing, I am responsible for updating the information provided herein three weeks prior to the meeting of Planning Commission, City Council, VBDA, CBPA, Wetlands Board or any public body or committee in connection with this application.*

Donald J. Ward III	Donald J. Ward	09/16/2025
Applicant Name (Print)	Applicant Signature	Date

[1] *"Parent-subsidiary relationship" means "a relationship that exists when one corporation directly or indirectly owns shares possessing more than 50 percent of the voting power of another corporation." See State and Local Government Conflict of Interests Act, VA. Code § 2.2-3101.*

[2] *"Affiliated business entity relationship" means "a relationship, other than parent-subsidiary relationship, that exists when (i) one business entity has a controlling ownership interest in the other business entity, (ii) a controlling owner in one entity is also a controlling owner in the other entity, or (iii) there is shared management or control between the business entities. Factors that should be considered in determining the existence of an affiliated business entity relationship include that the same person or substantially the same person own or manage the two entities; there are common or commingled funds or assets; the business entities share the use of the same offices or employees or otherwise share activities, resources or personnel on a regular basis; or there is otherwise a close working relationship between the entities." See State and Local Government Conflict of Interests Act, Va. Code § 2.2-3101.*

FOR CITY USE ONLY:

No changes as of (date): 11/18/2025

Heaven Manning	Heaven Manning	11/18/2025
Staff Name (Print)	Staff Signature	Date

Agenda Item 4

Application Number: 2025-WTRA-00203
Applicant: Christopher W. & Kimberly A. Mead
Wetlands Board Public Hearing: January 22, 2026
City Council: District 2 (Henley)

Applicant's Agent

Robert Simon - Waterfront Consulting, Inc.

Location

2808 Wood Duck Drive

GPIN

2433-26-3014

Staff Planner

Heaven Manning

Proposal

To construct a bulkhead involving wetlands.

Waterway

Bass Inlet West

Subdivision

Sandbridge Shores

Impacts

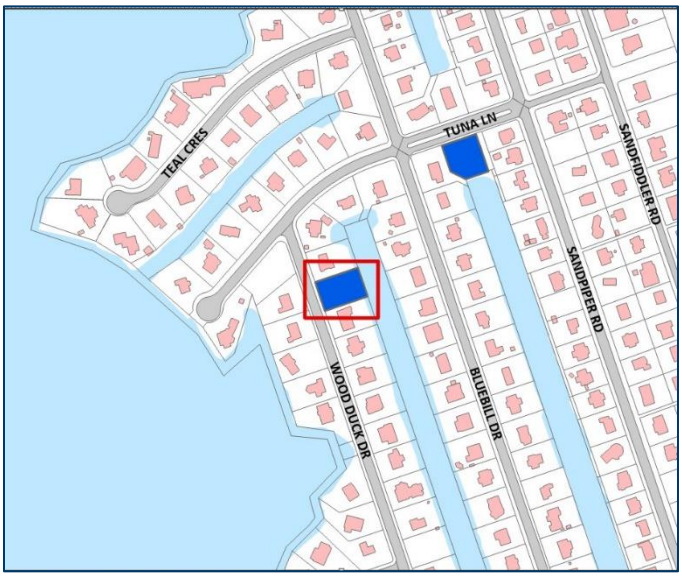
Non-Vegetated: 11 square feet
Subaqueous: 225 square feet
Overall length of proposed structures: 120 linear feet of bulkhead
Volume of Backfill: 53 cubic yards

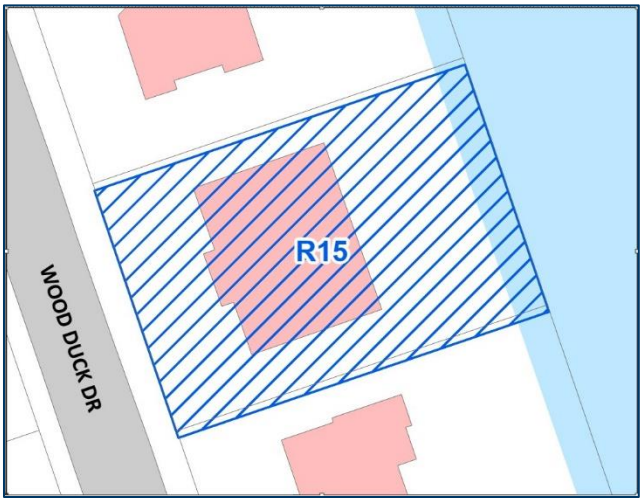
Proposed Mitigation and/or Compensation

Purchase credits from SWMP

Staff Recommendation

Approval as Submitted





Wetlands Board Permit History

The property is located in the Southern Rivers Watershed. The Wetlands Board approved construction of a bulkhead on September 13, 2004.

Summary of Proposal

The applicant is proposing to construct 120 linear feet of vinyl bulkhead. The proposed bulkhead will be constructed two feet channelward of the existing bulkhead. Approximately 53 cubic yards of backfill will be used for the project.

The majority of the project will impact subaqueous bottom. Approximately 11 square feet of non-vegetated rock habitat will be impacted at the western end of the project for the removal of the existing rip rap. The applicant proposes to mitigate the wetlands impacts by purchasing credits from the Virginia Stream and Wetland Mitigation Program (SWMP).

Evaluation & Staff Recommendations

The project is in Sandbridge within a man-made canal that connects to North Bay. Staff concurs that the proposed bulkhead is warranted for this property, as the existing bulkhead is reaching the end of its construction lifespan and showing signs of deterioration. The applicant's agent indicated that a living shoreline was not feasible for this property due to height of the existing bulkhead, existing improvements on the lot, and potential impacts to the adjacent properties. The applicant's agent provided that rip rap was not utilized because it would greatly impact subaqueous bottom.

The property is designated as Floodplain Subject to Special Restrictions. The Floodplain Ordinance (Appendix K, City Code) allows for shoreline stabilization structures provided they are in line with surrounding structures and use the minimum fill necessary. The height of the proposed bulkhead is proposed at elevation 3.1 feet (NAVD 88), which is similar to many bulkheads in Sandbridge and does not significantly increase the elevation of the property. Staff is of the opinion that the proposed project meets the criteria of Appendix K, Section 4.10 as the proposed fill is limited to the area to allow for a straight alignment of the bulkhead, which is the minimum necessary to support the project. The request to construct the new bulkhead will not create additional non-vegetated wetlands. Therefore, to address compensation, Staff supports the purchase of credits from SWMP for the non-vegetated wetlands impacts.

Accordingly, the Department of Planning and Community Development recommends that the application be **approved as submitted** as shown on the plans for Christopher W. & Kimberly A. Mead at 2808 Wood Duck Drive, sealed on December 15, 2025, and received by the Virginia Marine Resources Commission on December 15, 2025.

Next Steps

Wetlands Board decisions can be reviewed by or appealed to the Virginia Marine Resources Commission. The Virginia Marine Resources Commission must receive the appeal request within 10 days 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.

Site Aerial Map



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Part 3 – Appendices (continued)

Appendix B: Projects for Shoreline Stabilization in tidal wetlands, tidal waters and dunes/beaches including riprap revetments and associated backfill, marsh toe stabilization, bulkheads and associated backfill, breakwaters, beach nourishment, groins, jetties, and living shoreline projects. Answer all questions that apply. Please provide any reports provided from the Shoreline Erosion Advisory Service or VIMS.

NOTE: It is the policy of the Commonwealth that living shorelines are the preferred alternative for stabilizing tidal shorelines (Va. Code § 28.2-104.1). **Information on non-structural, vegetative alternatives (i.e., Living Shoreline) for shoreline stabilization is available at http://ccrm.vims.edu/coastal_zone/living_shorelines/index.html.**

1. Describe each **revetment, bulkhead, marsh toe, breakwater, groin, jetty, other structure, or living shoreline project** separately in the space below. Include the overall length in linear feet, the amount of impacts in acres, and volume of associated backfill below mean high water and/or ordinary high water in cubic yards, as applicable:

   The project involves the construction of an approximately 120 L.F. vinyl bulkhead no more than 2 feet channelward of an existing timber bulkhead.

   There will be 0.005 acres of aquatic impact and approximately 53 CYs of fill placed below the plane of MHW.

2. What is the maximum encroachment channelward of mean high water? 2 feet.
   Channelward of mean low water? 2 feet.
   Channelward of the back edge of the dune or beach? N/A feet.

3. Please calculate the square footage of encroachment over:
   - Vegetated wetlands 0 square feet
   - Non-vegetated wetlands 11 square feet
   - Subaqueous bottom 225 square feet
   - Dune and/or beach N/A square feet

4. For bulkheads, is any part of the project maintenance or replacement of a previously authorized, currently serviceable, existing structure? ■ Yes ____ No.

   If yes, will the construction of the new bulkhead be no further than two (2) feet channelward of the existing bulkhead? ■ Yes ____ No.

   If no, please provide an explanation for the purpose and need for the additional encroachment.

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Part 3 – Appendices (continued)

5. Describe the type of construction and **all** materials to be used, including source of backfill material, if applicable (e.g., vinyl sheet-pile bulkhead, timber stringers and butt piles, 100% sand backfill from upland source; broken concrete core material with Class II quarry stone armor over filter cloth).
   NOTE: **Drawings must include construction details, including dimensions, design and all materials, including fittings if used**.

   Bulkhead: Vinyl sheet pile, timber piles and walers, H.D. galvanized hardware, backfill from an approved upland source

6. If using stone, broken concrete, etc. for your structure(s), what is the average weight of the:
   Core (inner layer) material_____ pounds per stone Class size _____
   Armor (outer layer) material _____ pounds per stone Class size _____

7. For **beach nourishment**, including that associated with breakwaters, groins or other structures, provide the following:

   - Volume of material
     _____ cubic yards channelward of mean low water
     _____ cubic yards landward of mean low water
     _____ cubic yards channelward of mean high water
     _____ cubic yards landward of mean high water
   - Area to be covered
     _____ square feet channelward of mean low water
     _____ square feet landward of mean low water
     _____ square feet channelward of mean high water
     _____ square feet landward of mean high water
   - Source of material, composition (e.g. 90% sand, 10% clay):_____
   - Method of transportation and placement:

     _____
   - Describe any proposed vegetative stabilization measures to be used, including planting schedule, spacing, monitoring, etc. Additional guidance is available at http://www.vims.edu/about/search/index.php?q=planting+guidelines:

Letter of Credit Availability

Docusign Envelope ID: 67EFA8A5-316F-4BA6-9120-210616137765

The Nature Conservancy
nature.org

The Nature Conservancy in Virginia
652 Peter Jefferson Pkwy, Suite 190
Charlottesville, VA 22911
Tel: (434) 295-6106
nature.org/swmp

December 12, 2025

Robert Simon
Waterfront Consulting, INC
2589 Quality Ct. #323
Virginia Beach, VA 23464

Subject: Virginia Stream and Wetland Mitigation Program Credit Availability for Christopher Mead (the Applicant)

The Nature Conservancy (TNC) of Virginia has mitigation credits available for sale to the Applicant in the hydrologic unit code (HUC) 03010205.

This letter confirms that 0.0003 advance tidal wetland credits are available for the Applicant to purchase for impacts in HUC 03010205 for a period of 60 days. These credits will be used as compensatory mitigation for impacts to 0.0003 acres of tidal wetlands in HUC 03010205 in accordance with permit number 2025-2543.

TNC acknowledges that the above-mentioned credits will be available for purchase by the Applicant until 2/10/2026 for the price of $1M/tidal wetland credit. The total purchase price for 0.0003 advance tidal wetland credits is therefore $300. **There is no guarantee of availability beyond this date. If purchase of credits is not made prior to the date listed, the Applicant must contact TNC to determine credit availability status.**

This letter does not document payment for impacts. TNC does not assume liability for the above-mentioned impacts through this correspondence. Please be advised that a purchase of mitigation credits from The Nature Conservancy's Virginia Stream and Wetland Mitigation Program is a payment for service and therefore is not, and shall not be acknowledged as, a charitable contribution.

Instructions for submitting payment: When the applicant is ready to submit payment for the above-mentioned credits, please submit a completed Conflict Inquiry Form and Credit Payment Checklist along with the payment written out to "**Virginia Stream and Wetland Mitigation Program".** Mail the Conflict Inquiry Form, checklist and check to SWMP at the address shown in the above letterhead. TNC reserves the right to refuse to accept payment until any conflict (whether disclosed by the form or not) is reviewed and approved by TNC.

Sincerely,

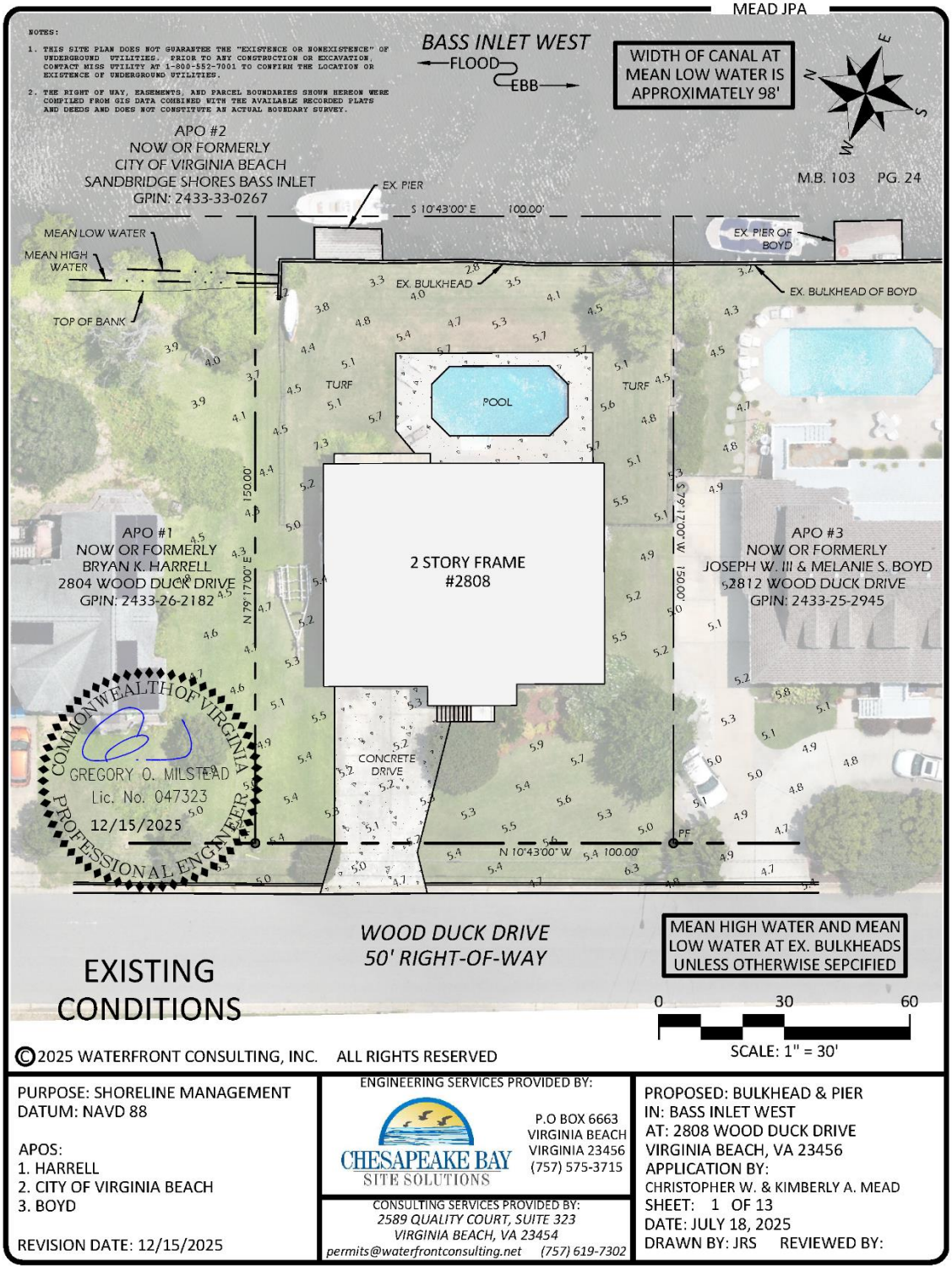
Karen K. Johnson
Director of Wetland and Stream Mitigation

CC: Tamberlain Jacobs, USACE
Tiffany Birge, VMRC

VIRGINIA
STREAM AND WETLAND
MITIGATION PROGRAM

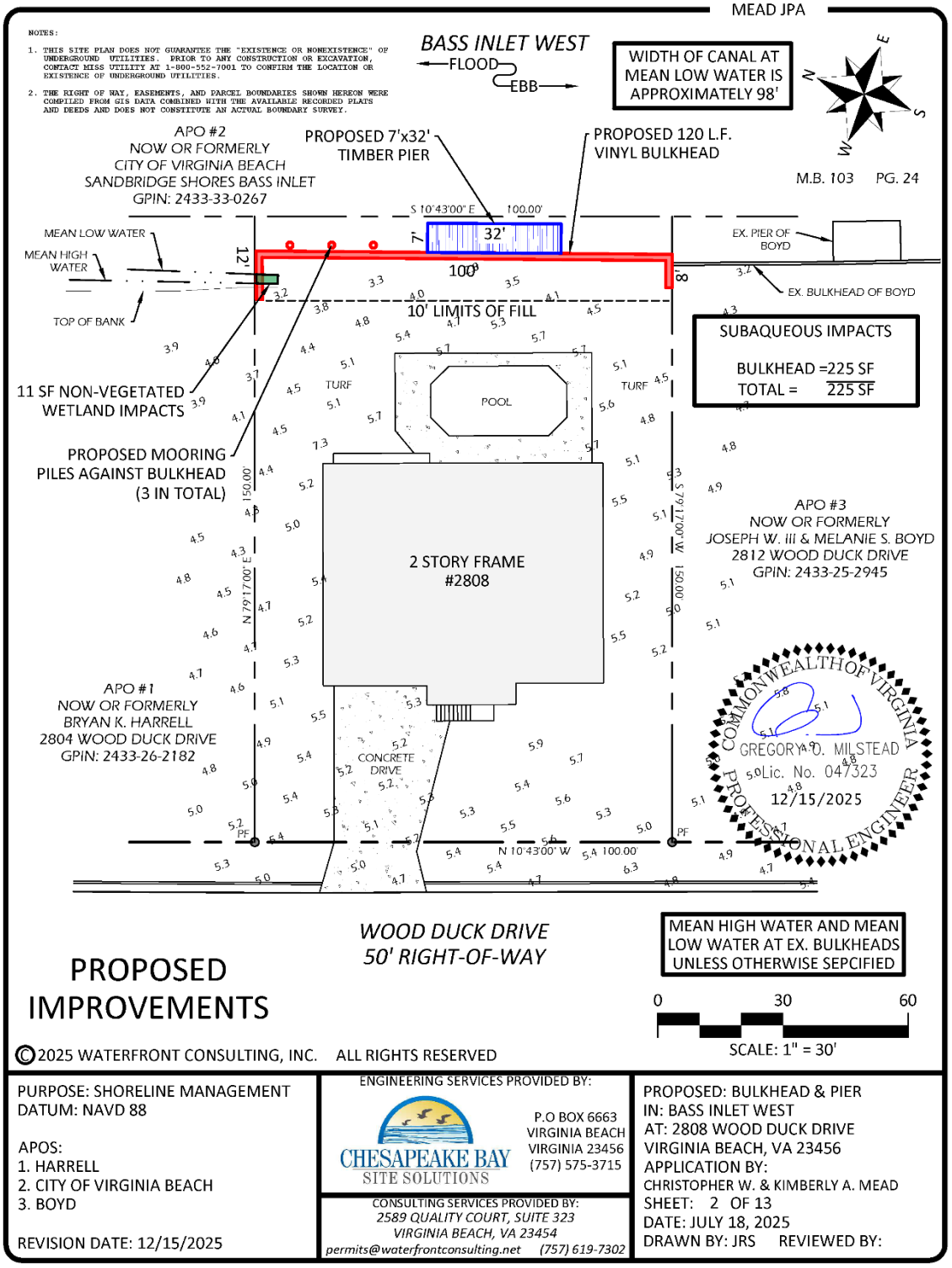
Existing Conditions

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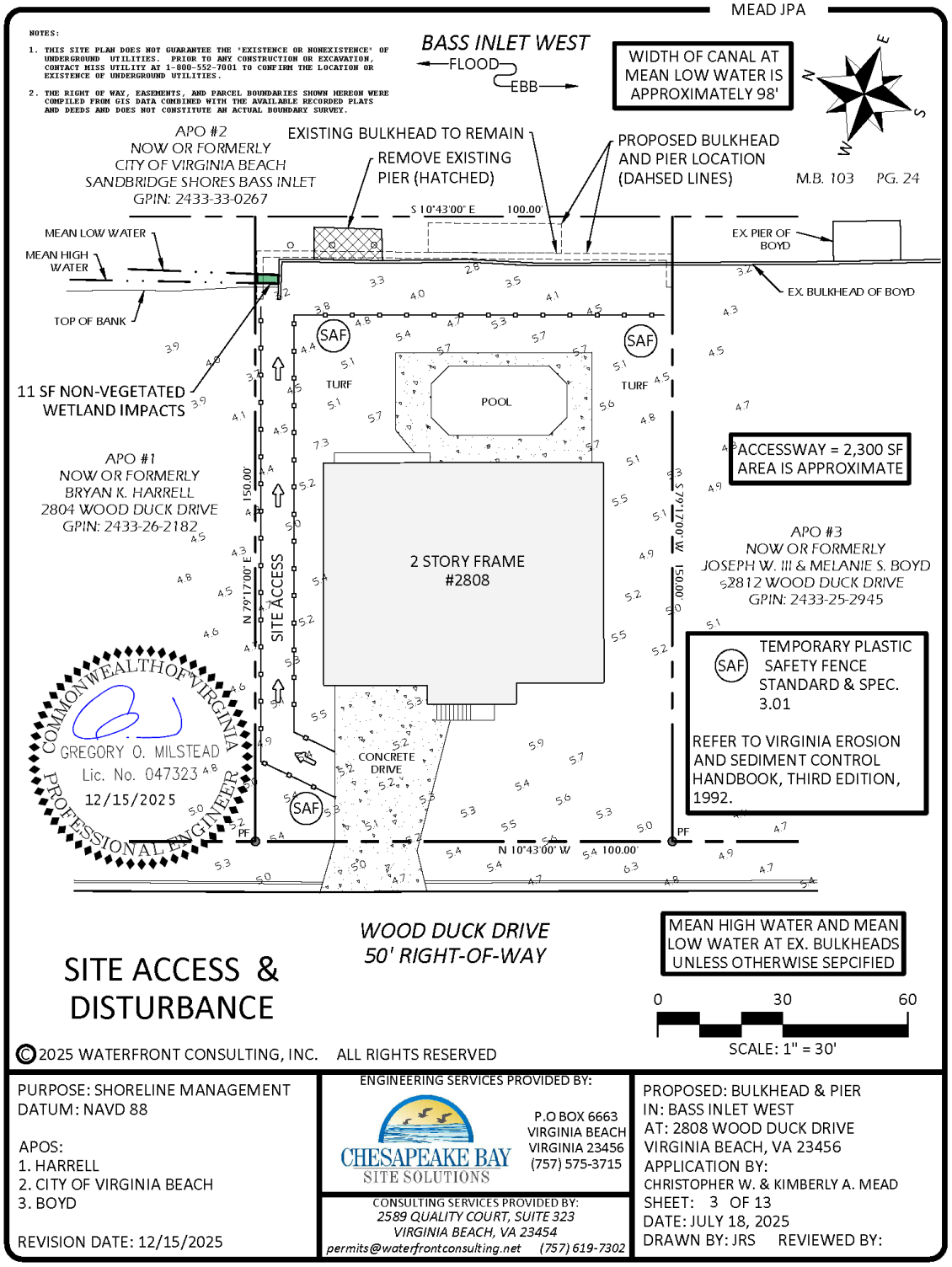
Proposed Improvements

Docusign Envelope ID: 92EE9ED6-DF1A-4D31-8990-18A83803DB67



Wetlands Impacts

Docusign Envelope ID: 92EE9ED6-DF1A-4D31-8990-18A83803DB67

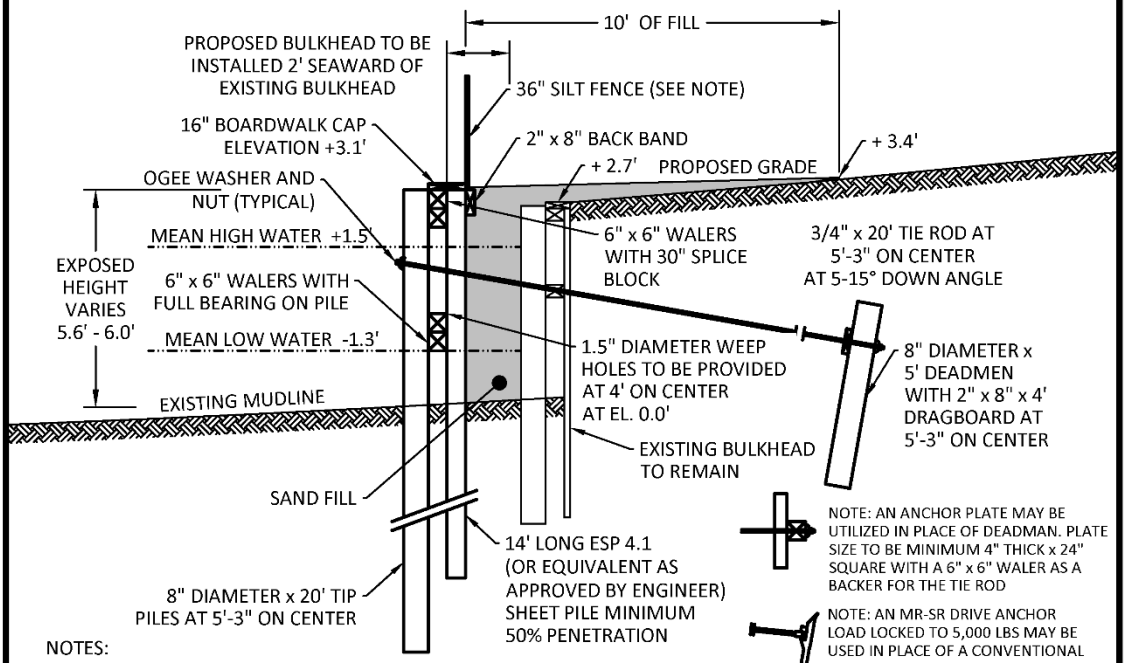


Bulkhead Cross Section

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MEAD JPA

PROPOSED BULKHEAD CROSS SECTION



NOTES:

1. ALL TIMBER MATERIAL FOR USE IN A MARINE ENVIRONMENT.
2. ALL HARDWARE TO BE IN ACCORDANCE WITH ASTM A-153.
3. NEW BULKHEAD SHALL BE PLACED AT ALIGNMENT SHOWN.

DRAWINGS ARE FOR PERMIT PURPOSES ONLY, AND DO NOT CONSTITUTE FULL DESIGN DRAWINGS - FINAL DESIGN BY OTHERS. NO SOIL BORINGS HAVE BEEN TAKEN TO CONFIRM SUBSURFACE SOIL CONDITIONS. LAYOUT IS BASED ON VISUAL ON-SITE INSPECTION. ABNORMAL SITE CONDITIONS NOT READILY APPARENT HAVE NOT BEEN TAKEN INTO ACCOUNT, AND MAY REQUIRE MODIFICATIONS TO THE ANCHOR SYSTEM AND MATERIAL SIZES. DIMENSIONS SHOWN ARE TO BE CONSIDERED MINIMUM MATERIAL SIZES ONLY BASED ON MANUFACTURER PRODUCT SPECIFICATIONS FOR BULKHEAD TYPE AND EXPOSED HEIGHT WITH FIRM SOILS IN PLACE. CONTRACTOR SHALL FIELD VERIFY BOTTOM CONDITIONS TO ASSURE THAT FIRM MATERIAL IS IN PLACE. THE ENGINEER IS TO BE NOTIFIED OF ANY ABNORMAL SOIL CONDITIONS FOR EITHER SHEET PILE OR DEADMAN FIELD.

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COMMONWEALTH OF VIRGINIA
GREGORY O. MILSTEAD
Lic. No. 047323
12/15/2025
PROFESSIONAL ENGINEER

0 4 8
SCALE: 1" = 4'

PURPOSE: SHORELINE MANAGEMENT
DATUM: NAVD 88

APOS:
1. HARRELL
2. CITY OF VIRGINIA BEACH
3. BOYD

REVISION DATE: 12/15/2025

ENGINEERING SERVICES PROVIDED BY:
CHESAPEAKE BAY SITE SOLUTIONS
P.O BOX 6663
VIRGINIA BEACH
VIRGINIA 23456
(757) 575-3715

CONSULTING SERVICES PROVIDED BY:
2589 QUALITY COURT, SUITE 323
VIRGINIA BEACH, VA 23454
permits@waterfrontconsulting.net (757) 619-7302

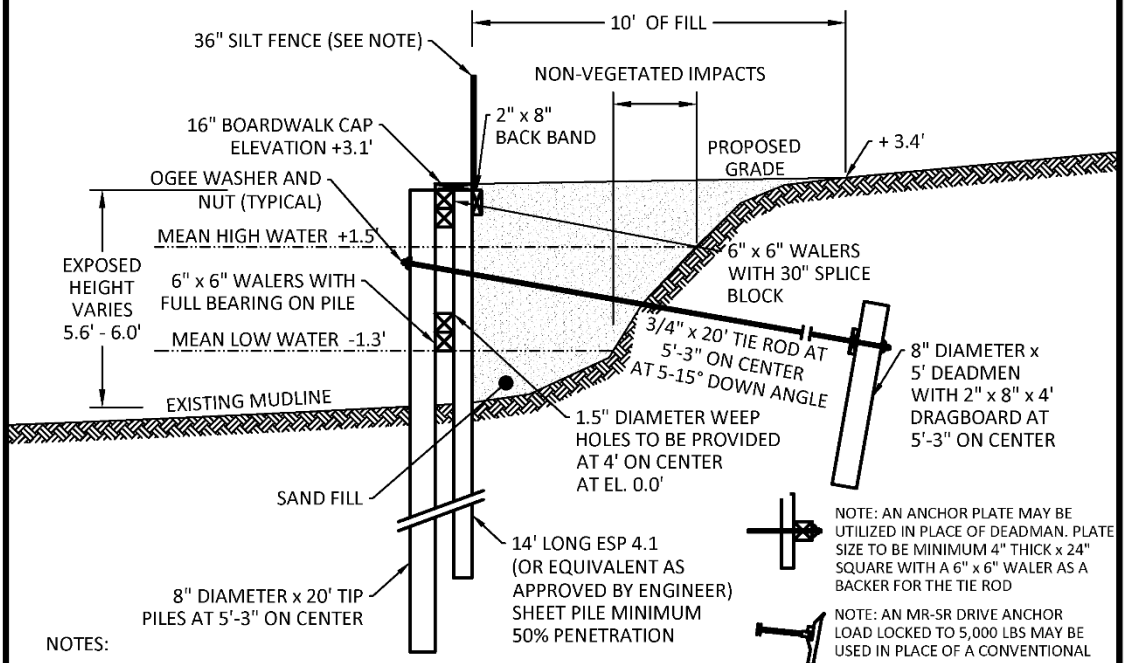
PROPOSED: BULKHEAD & PIER
IN: BASS INLET WEST
AT: 2808 WOOD DUCK DRIVE
VIRGINIA BEACH, VA 23456
APPLICATION BY:
CHRISTOPHER W. & KIMBERLY A. MEAD
SHEET: 4 OF 13
DATE: JULY 18, 2025
DRAWN BY: JRS REVIEWED BY:

Bulkhead Cross Section with Non-vegetated Wetlands Impacts

Docusign Envelope ID: 92EE9ED6-DF1A-4D31-8990-18A83803DB67

MEAD JPA

PROPOSED BULKHEAD WITH WETLAND IMPACTS
CROSS SECTION



NOTE: AN ANCHOR PLATE MAY BE UTILIZED IN PLACE OF DEADMAN. PLATE SIZE TO BE MINIMUM 4" THICK x 24" SQUARE WITH A 6" x 6" WALER AS A BACKER FOR THE TIE ROD

NOTE: AN MR-SR DRIVE ANCHOR LOAD LOCKED TO 5,000 LBS MAY BE USED IN PLACE OF A CONVENTIONAL DEADMAN ANCHOR

NOTES:

1. ALL TIMBER MATERIAL FOR USE IN A MARINE ENVIRONMENT.
2. ALL HARDWARE TO BE IN ACCORDANCE WITH ASTM A-153.
3. NEW BULKHEAD SHALL BE PLACED AT ALIGNMENT SHOWN.

DRAWINGS ARE FOR PERMIT PURPOSES ONLY, AND DO NOT CONSTITUTE FULL DESIGN DRAWINGS - FINAL DESIGN BY OTHERS. NO SOIL BORINGS HAVE BEEN TAKEN TO CONFIRM SUBSURFACE SOIL CONDITIONS. LAYOUT IS BASED ON VISUAL ON-SITE INSPECTION. ABNORMAL SITE CONDITIONS NOT READILY APPARENT HAVE NOT BEEN TAKEN INTO ACCOUNT, AND MAY REQUIRE MODIFICATIONS TO THE ANCHOR SYSTEM AND MATERIAL SIZES. DIMENSIONS SHOWN ARE TO BE CONSIDERED MINIMUM MATERIAL SIZES ONLY BASED ON MANUFACTURER PRODUCT SPECIFICATIONS FOR BULKHEAD TYPE AND EXPOSED HEIGHT WITH FIRM SOILS IN PLACE. CONTRACTOR SHALL FIELD VERIFY BOTTOM CONDITIONS TO ASSURE THAT FIRM MATERIAL IS IN PLACE. THE ENGINEER IS TO BE NOTIFIED OF ANY ABNORMAL SOIL CONDITIONS FOR EITHER SHEET PILE OR DEADMAN FIELD.





SCALE: 1" = 4'

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PURPOSE: SHORELINE MANAGEMENT
DATUM: NAVD 88

APOS:
1. HARRELL
2. CITY OF VIRGINIA BEACH
3. BOYD

REVISION DATE: 12/15/2025

ENGINEERING SERVICES PROVIDED BY:
CHESAPEAKE BAY SITE SOLUTIONS
P.O BOX 6663
VIRGINIA BEACH
VIRGINIA 23456
(757) 575-3715

CONSULTING SERVICES PROVIDED BY:
2589 QUALITY COURT, SUITE 323
VIRGINIA BEACH, VA 23454
permits@waterfrontconsulting.net (757) 619-7302

PROPOSED: BULKHEAD & PIER
IN: BASS INLET WEST
AT: 2808 WOOD DUCK DRIVE
VIRGINIA BEACH, VA 23456
APPLICATION BY:
CHRISTOPHER W. & KIMBERLY A. MEAD
SHEET: 5 OF 13
DATE: JULY 18, 2025
DRAWN BY: JRS REVIEWED BY:

Site Photos





Site Photos





Site Photos



Docusign Envelope ID: 67EFA8A5-316F-4BA6-9120-210616137765

CITY OF VIRGINIA BEACH

Disclosure Statement

The disclosures contained in this form are necessary to inform public officials who may vote on the application as to whether they have a conflict of interest under Virginia law. Completion and submission of this form is required for all applications that pertain to City real estate matters or to the development and/or use of property in the City of Virginia Beach requiring action by the City Council, boards, commissions, or other bodies.

SECTION 1: APPLICANT DISCLOSURE

APPLICANT INFORMATION

Applicant Name:
as listed on application **Christopher W. & Kimberly A. Mead**

Is Applicant also the Owner of the subject property? Yes (●) No ( )

If no, Property Owner must complete SECTION 2: PROPERTY OWNER DISCLOSURE (page 3).

Does Applicant have a Representative? Yes (●) No ( )

If yes, name Representative: Waterfront Consulting, Inc.

Is Applicant a corporation, partnership, firm, business, trust or unincorporated business? Yes ( ) No (●)

If yes, list the names of all officers, directors, members, or trustees below AND businesses that have a parent- subsidiary [1] or affiliated business entity [2] relationship with the applicant. (Attach list if necessary.)

Does the subject property have a proposed or pending purchaser? Yes ( ) No (●)

If yes, name proposed or pending purchaser: _____

KNOWN INTEREST BY PUBLIC OFFICIAL OR EMPLOYEE

Does an official or employee of the City of Virginia Beach have an interest in the subject land or any proposed development contingent on the subject public action? Yes ( ) No (●)

If yes, name the official or employee, and describe the nature of their interest.

APPLICANT SERVICES DISCLOSURE

READ: *The Applicant must certify whether the following services are being provided in connection to the subject application or any business operating or to be operated on the property. The name of the entity and/or individual providing such services must be identified. (Attach list if necessary.)*

SERVICE	YES	NO	SERVICE PROVIDER *(Name entity and/or individual)*
Financing (mortgage, deeds of trust, cross-collateralization, etc.)	( )	(●)	
Real Estate Broker/Agent/Realtor	( )	(●)	

Docusign Envelope ID: 67EFA8A5-316F-4BA6-9120-210616137765

SECTION 1: APPLICANT DISCLOSURE *continued*

SERVICE	YES	NO	SERVICE PROVIDER *(Name entity and/or individual)*
Accounting/Tax Return Preparation	○	◉	
Architect/Designer/Landscape Architect/Land Planner	○	◉	
Construction Contractor	◉	○	East Bay Construction Corp.
Engineer/Surveyor/Agent	◉	○	Waterfront Consulting, Inc. Chesapeake Bay Site Solutions
Legal Services	○	◉	

APPLICANT CERTIFICATION

READ: *I certify that all information contained in this Form is complete, true, and accurate. I understand that, upon receipt of notification that the application has been scheduled for public hearing, I am responsible for updating the information provided herein three weeks prior to the meeting of Planning Commission, City Council, VBDA, CBPA, Wetlands Board or any public body or committee in connection with this application.*

Christopher W. & Kimberly A. Mead	Signed by: Christopher W. & Kimberly A. Mead 3D77D504D87D430...	12/15/2025
Applicant Name (Print)	Applicant Signature	Date

[1] *"Parent-subsidiary relationship" means "a relationship that exists when one corporation directly or indirectly owns shares possessing more than 50 percent of the voting power of another corporation." See State and Local Government Conflict of Interests Act, VA. Code § 2.2-3101.*

[2] *"Affiliated business entity relationship" means "a relationship, other than parent-subsidiary relationship, that exists when (i) one business entity has a controlling ownership interest in the other business entity, (ii) a controlling owner in one entity is also a controlling owner in the other entity, or (iii) there is shared management or control between the business entities. Factors that should be considered in determining the existence of an affiliated business entity relationship include that the same person or substantially the same person own or manage the two entities; there are common or commingled funds or assets; the business entities share the use of the same offices or employees or otherwise share activities, resources or personnel on a regular basis; or there is otherwise a close working relationship between the entities." See State and Local Government Conflict of Interests Act, Va. Code § 2.2-3101.*

FOR CITY USE ONLY:

No changes as of (date): 12/16/2025

Heaven Manning	Heaven Manning	12/16/2025
Staff Name (Print)	Staff Signature	Date

AS NEEDED, PAGE LEFT BLANK

Agenda Item 5

Application Number: 2025-WTRA-00205
Applicant: Larisa L. & John W. Murphy
Wetlands Board Public Hearing: January 22, 2026
City Council: District 9 (Schulman)

Applicant's Agent

Billy Garrington – Governmental Permitting Consultants

Location

1609 Arrowhead Point

GPIN

1489-11-2720

Staff Planner

Heaven Manning

Proposal

To construct a bulkhead and rip rap revetment involving wetlands.

Waterway

Western Branch Lynnhaven River

Subdivision

Thoroughgood

Impacts

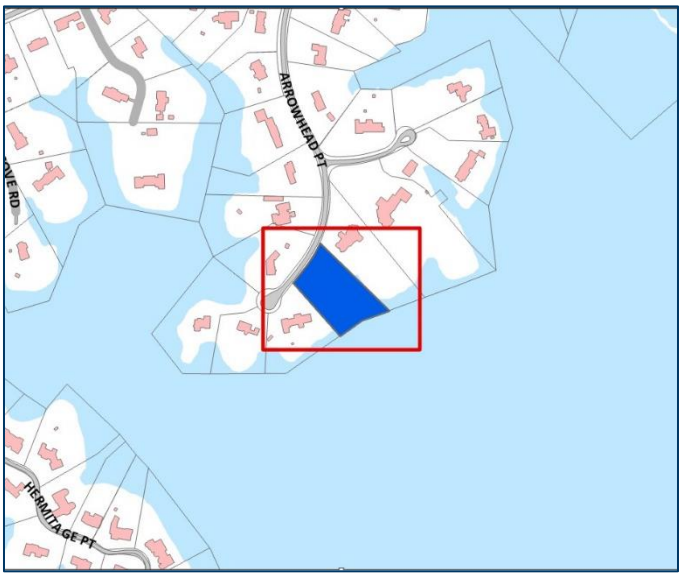
Vegetated: 38 square feet
Non-Vegetated: 42 square feet
Subaqueous: 836 square feet
Overall length of proposed structures: 10 linear feet of bulkhead, 382 linear feet of rip rap revetment
Volume of Backfill: 6 cubic yards

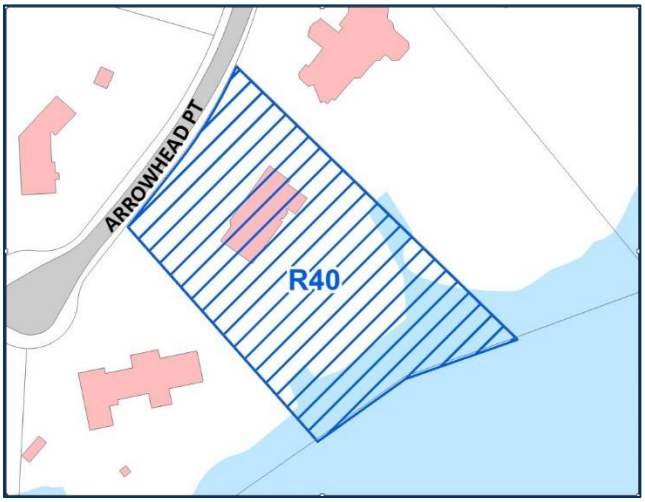
Proposed Mitigation and/or Compensation

Purchase credits in a wetlands bank

Staff Recommendation

Approval as Modified





CBPA Variances & Wetlands Board Permit History

The property is located in the Chesapeake Bay Watershed. There are no known recent Chesapeake Bay Preservation Area (CBPA) Board Variances.

The Wetlands Board approved construction of a bulkhead on June 20, 2005. In 2015 a Joint Permit Application was submitted to reconstruct a pier, boat lift, and floating dock.

Summary of Proposal

The applicant is proposing to construct 10 linear feet of vinyl bulkhead and 382 liner feet of rip rap revetment. The proposed bulkhead is located at the southwestern end of the shoreline and will be constructed landward of the existing bulkhead to avoid impacts to wetlands. Approximately 6 cubic yards of backfill will be used for the proposed bulkhead. The proposed rip rap revetment will be constructed landward of the existing bulkhead in some areas and channelward of the existing bulkhead in other areas. Where the proposed rip rap is installed landward of the existing bulkhead, the existing bulkhead will be removed. Rip rap will consist of Class I, II, and A1 granite.

The proposed project will impact 38 square feet of vegetated wetlands and 42 square feet of non-vegetated wetlands associated with the rip rap revetment. All wetlands will be converted to non-vegetated rock habitat. 700 square feet of non-vegetated rock habitat will be created along the sides of the property. The applicant proposes to purchase credits from a wetlands mitigation bank for the impacts to vegetated wetlands.

Evaluation & Staff Recommendations

The applicant desires to achieve shoreline stabilization by installing a new bulkhead and rip rap revetment. Staff concurs with the applicant that the proposed bulkhead and rip rap revetment are warranted for this property, as the existing bulkhead is reaching the end of its construction lifespan and showing signs of deterioration. The applicant's agent indicated that a living shoreline is not appropriate due to extensive fetch and wave action, and the owners would like to preserve a large oak tree on the eastern side of the property. In addition, much of the proposed rip rap has been positioned landward of the existing bulkhead to avoid impacts to existing wetlands. Approximately 700 square feet of non-vegetated rock habitat will be created along the sides of the property. Staff agrees with the on-site conversion of 42 square feet of non-vegetated wetlands to non-vegetated rock habitat. Staff accepts the purchase of credits from a wetlands mitigation bank for the impacts to vegetated wetlands.

Accordingly, the Department of Planning and Community Development recommends that the application be **approved as modified** with the following conditions:

1. The proposed project requires an encroachment agreement with the City of Virginia Beach. Such an agreement shall be obtained prior to the release of a Wetlands Board Permit or issuance of a building permit.

2. Mitigation for impacts to wetlands will be made by purchasing credits through an approved mitigation bank. If credits are not available through an approved mitigation bank, the use of an approved in-lieu fee program, such as the Virginia Stream and Wetland Mitigation Program (SWMP) is permitted.

Next Steps

Wetlands Board decisions can be reviewed by or appealed to the Virginia Marine Resources Commission. The Virginia Marine Resources Commission must receive the appeal request within 10 days 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.

Site Aerial Map



Part 3 – Appendices (continued)

Appendix B: Projects for Shoreline Stabilization in tidal wetlands, tidal waters and dunes/beaches including riprap revetments and associated backfill, marsh toe stabilization, bulkheads and associated backfill, breakwaters, beach nourishment, groins, jetties, and living shoreline projects. Answer all questions that apply. Please provide any reports provided from the Shoreline Erosion Advisory Service or VIMS.

NOTE: It is the policy of the Commonwealth that living shorelines are the preferred alternative for stabilizing tidal shorelines (Va. Code § 28.2-104.1). **Information on non-structural, vegetative alternatives (i.e., Living Shoreline) for shoreline stabilization is available at http://ccrm.vims.edu/coastal_zone/living_shorelines/index.html.**

1. Describe each **revetment, bulkhead, marsh toe, breakwater, groin, jetty, other structure, or living shoreline project** separately in the space below. Include the overall length in linear feet, the amount of impacts in acres, and volume of associated backfill below mean high water and/or ordinary high water in cubic yards, as applicable:

   Install 381.7 L.F. of rip rap revetment and 9.7 L.F. of a vinyl bulkhead. There will be 38 sq. ft. of vegetated impacts and 42 sq. ft. of non vegetated impacts from the revetment. There is a large oak tree in the vicinity of the impacts and in order to avoid damage to the roots and root zone, stone will be placed in front of the old bulkhead resulting in wetlands impacts. Access will be through the yard and possibly by barge. A short section of bulkhead will be installed to avoid additional wetlands impacts. 6 c.y. of coarse sand backfill will be used for the sheet pile.

2. What is the maximum encroachment channelward of mean high water? 8.7 feet.
   Channelward of mean low water? 8.7 feet.
   Channelward of the back edge of the dune or beach? N/A feet.

3. Please calculate the square footage of encroachment over:
   - Vegetated wetlands 38 square feet
   - Non-vegetated wetlands 42 square feet
   - Subaqueous bottom 835.5 square feet
   - Dune and/or beach N/A square feet

4. For bulkheads, is any part of the project maintenance or replacement of a previously authorized, currently serviceable, existing structure? x Yes ____ No.

   If yes, will the construction of the new bulkhead be no further than two (2) feet channelward of the existing bulkhead? x Yes ____ No.

   If no, please provide an explanation for the purpose and need for the additional encroachment.

Part 3 – Appendices (continued)

5. Describe the type of construction and **all** materials to be used, including source of backfill material, if applicable (e.g., vinyl sheet-pile bulkhead, timber stringers and butt piles, 100% sand backfill from upland source; broken concrete core material with Class II quarry stone armor over filter cloth).
NOTE: Drawings must include construction details, including dimensions, design and all materials, including fittings if used.

   Class I, II, and A1 granite rip rap over filter fabric. Vinyl sheetpile and timber face piles, sand backfill from an upland source.

6. If using stone, broken concrete, etc. for your structure(s), what is the average weight of the:
   Core (inner layer) material 25-50 pounds per stone Class size A1
   Armor (outer layer) material 75-350 pounds per stone Class size I and II

7. For **beach nourishment**, including that associated with breakwaters, groins or other structures, provide the following:

   - Volume of material
     _____ cubic yards channelward of mean low water
     _____ cubic yards landward of mean low water
     _____ cubic yards channelward of mean high water
     _____ cubic yards landward of mean high water
   - Area to be covered
     _____ square feet channelward of mean low water
     _____ square feet landward of mean low water
     _____ square feet channelward of mean high water
     _____ square feet landward of mean high water
   - Source of material, composition (e.g. 90% sand, 10% clay):_____
   - Method of transportation and placement:

     _____
   - Describe any proposed vegetative stabilization measures to be used, including planting schedule, spacing, monitoring, etc. Additional guidance is available at http://www.vims.edu/about/search/index.php?q=planting+guidelines:

Received by VMRC November 14, 2025 / Ira

Chesapeake Land Development, LLC
6062 Indian River Road, Suite 104
Virginia Beach, Virginia 23464
(757) 424-4125 FAX 420-9740
Email: TomTye@ThomasTye.Com

December 12, 2025

David Bulter, P.E.
Gallup Surveyors & Engineers
323 First Colonial Road
Virginia Beach, VA 23454

RE: 1609 Arrowhead Point
Virginia Beach, VA
HUC 02080108
John & Larisa Murphy

Dear Mr. Bulter:

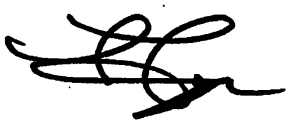
Thank you for your interest in the New Mill Creek Tidal Mitigation Bank. I understand you may need 80 square feet of tidal mitigation credits for the above referenced project. The charge for that area is $3,000. We do have these credits approved and available for purchase.

Once the project is approved, please send a check, made payable to Chesapeake Land Development, LLC, along with the permit number to the above referenced address. We will then send notifications to the appropriate agencies that your project has been credited and our bank debited for the number of credits purchased.

Please contact me if you have any further questions.

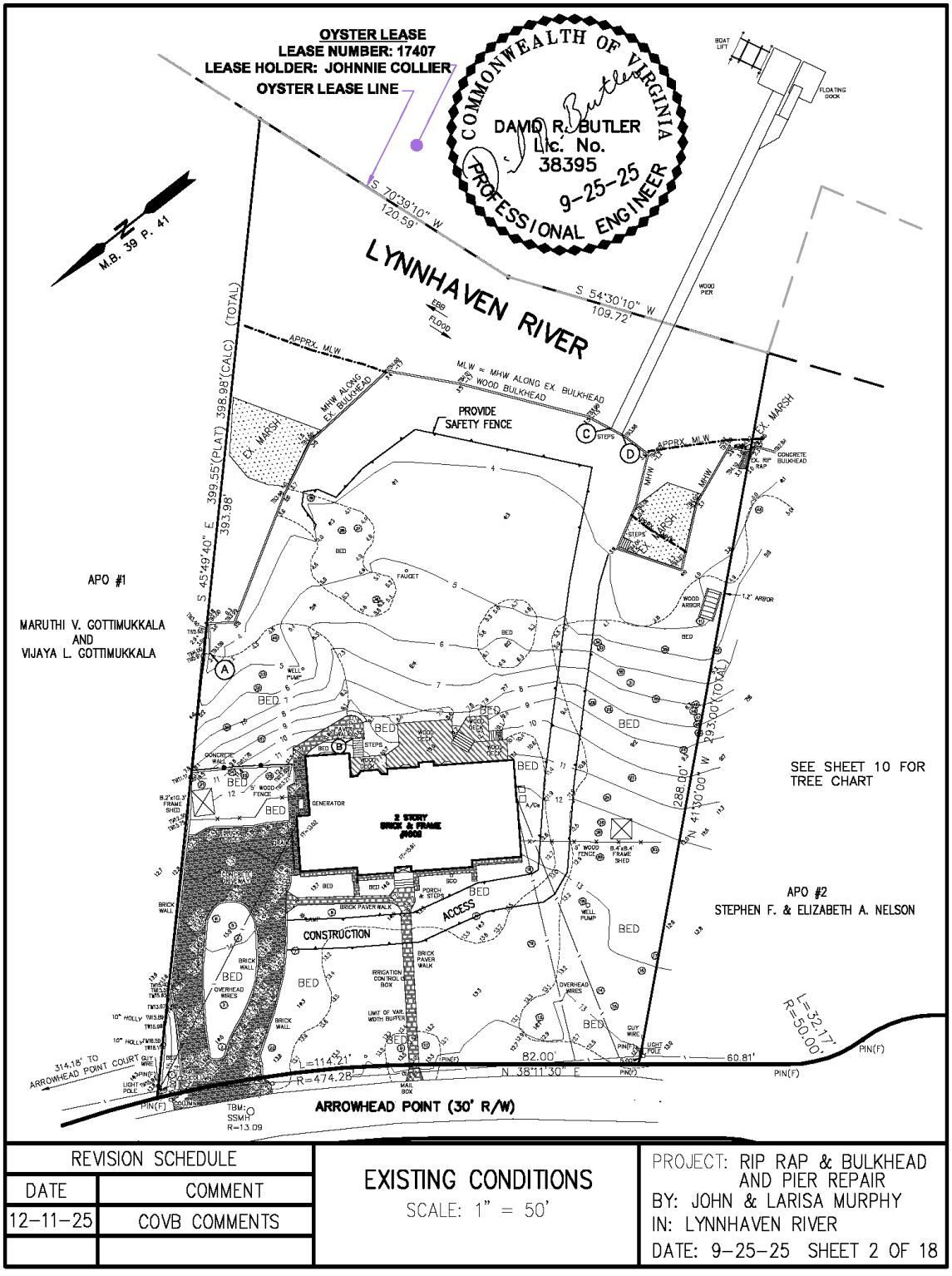
Thank you,

Chesapeake Land Development, LLC



Thomas M. Tye, Manager/Member

Existing Conditions



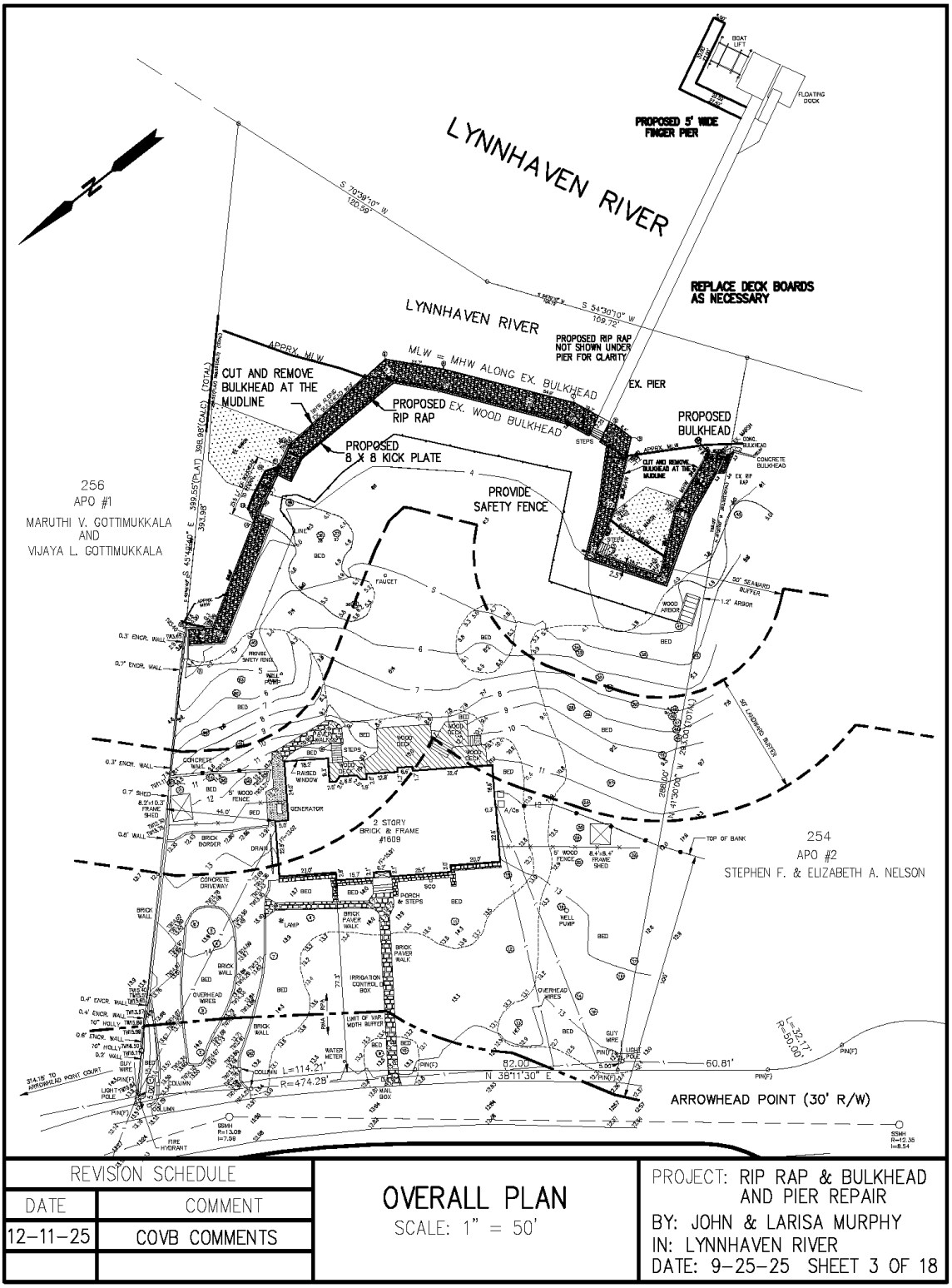
REVISION SCHEDULE	
DATE	COMMENT
12-11-25	COVB COMMENTS

EXISTING CONDITIONS
SCALE: 1" = 50'

PROJECT: RIP RAP & BULKHEAD AND PIER REPAIR
BY: JOHN & LARISA MURPHY
IN: LYNNHAVEN RIVER
DATE: 9-25-25 SHEET 2 OF 18

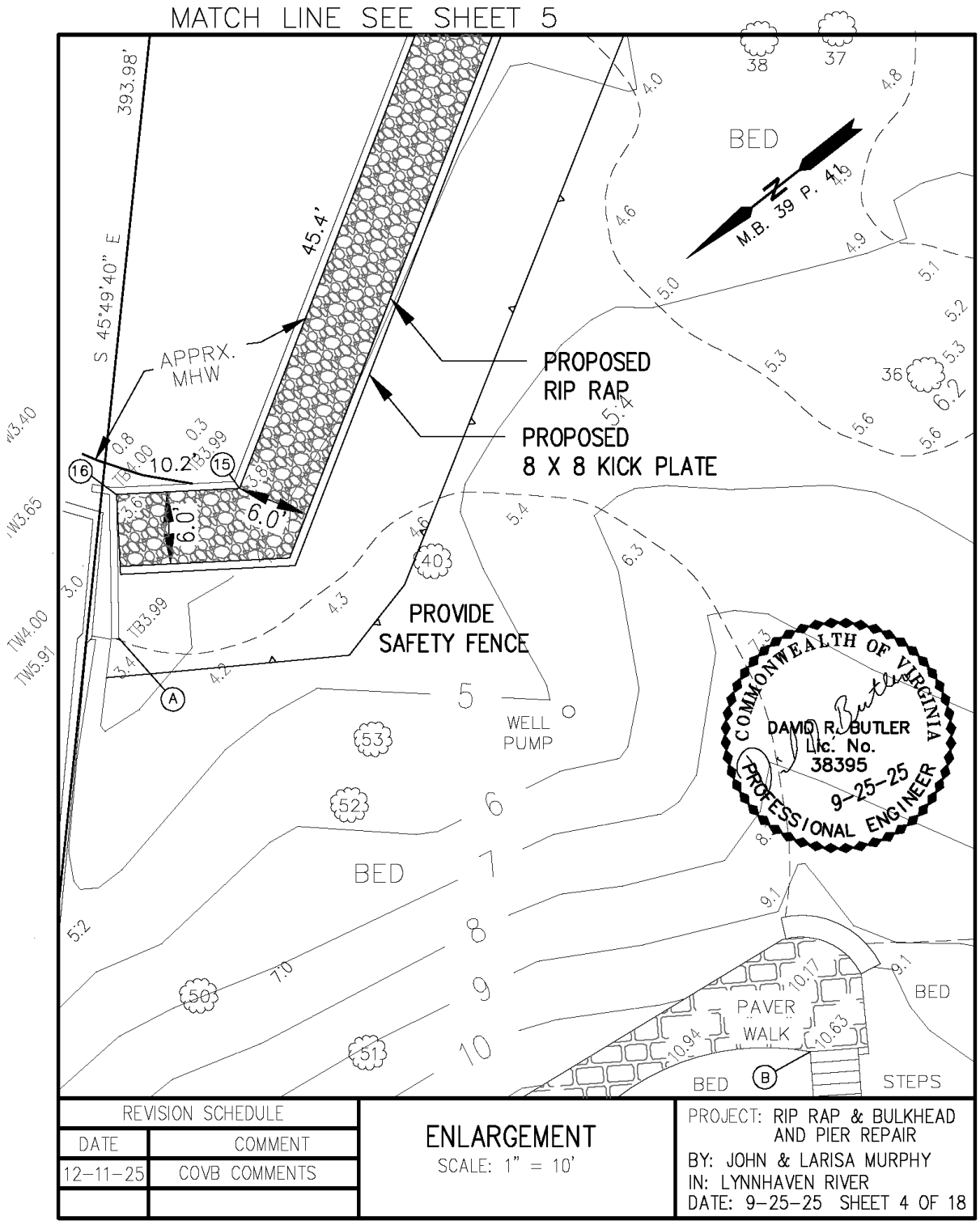
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Proposed Improvements



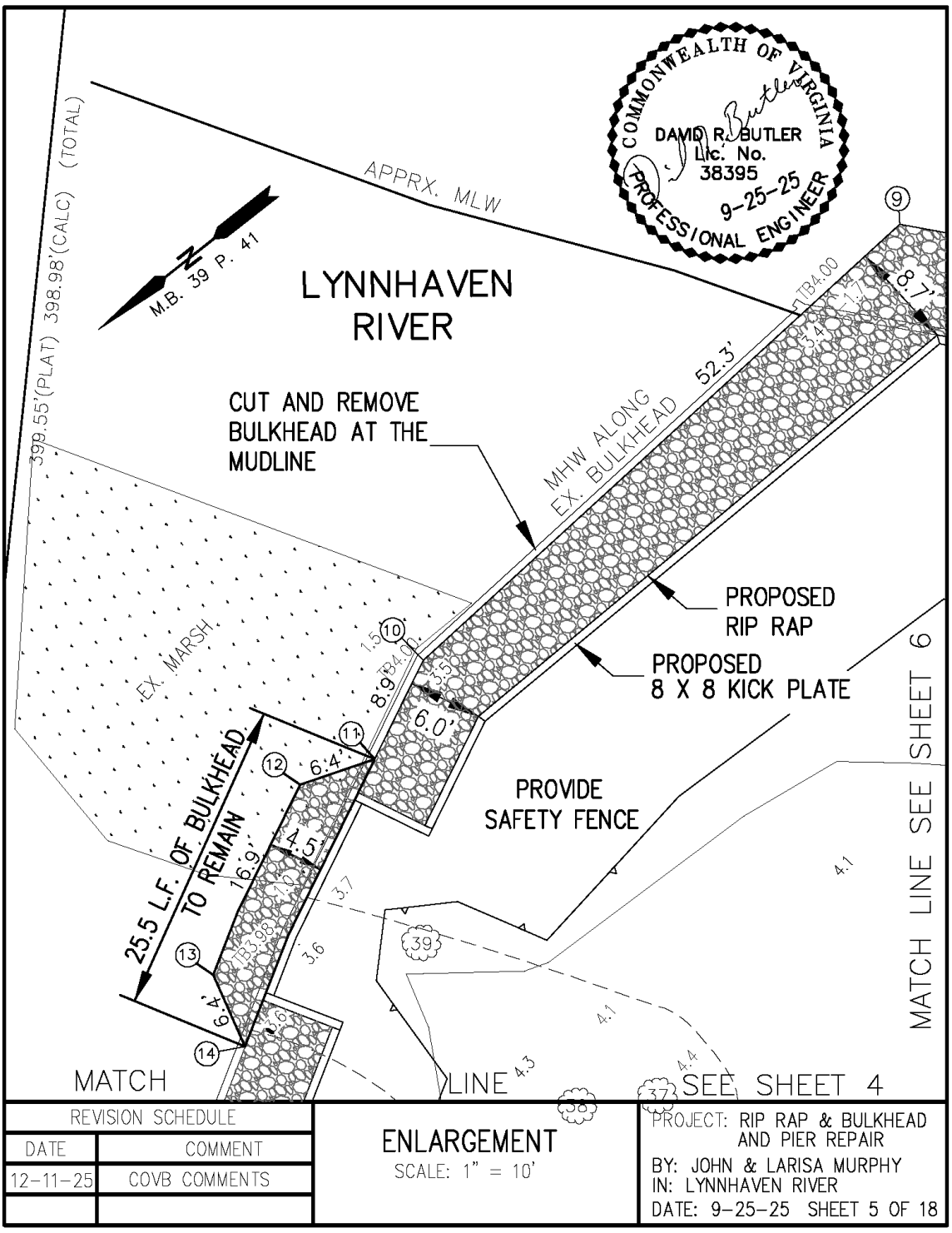
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Proposed Improvements, Sheet 4



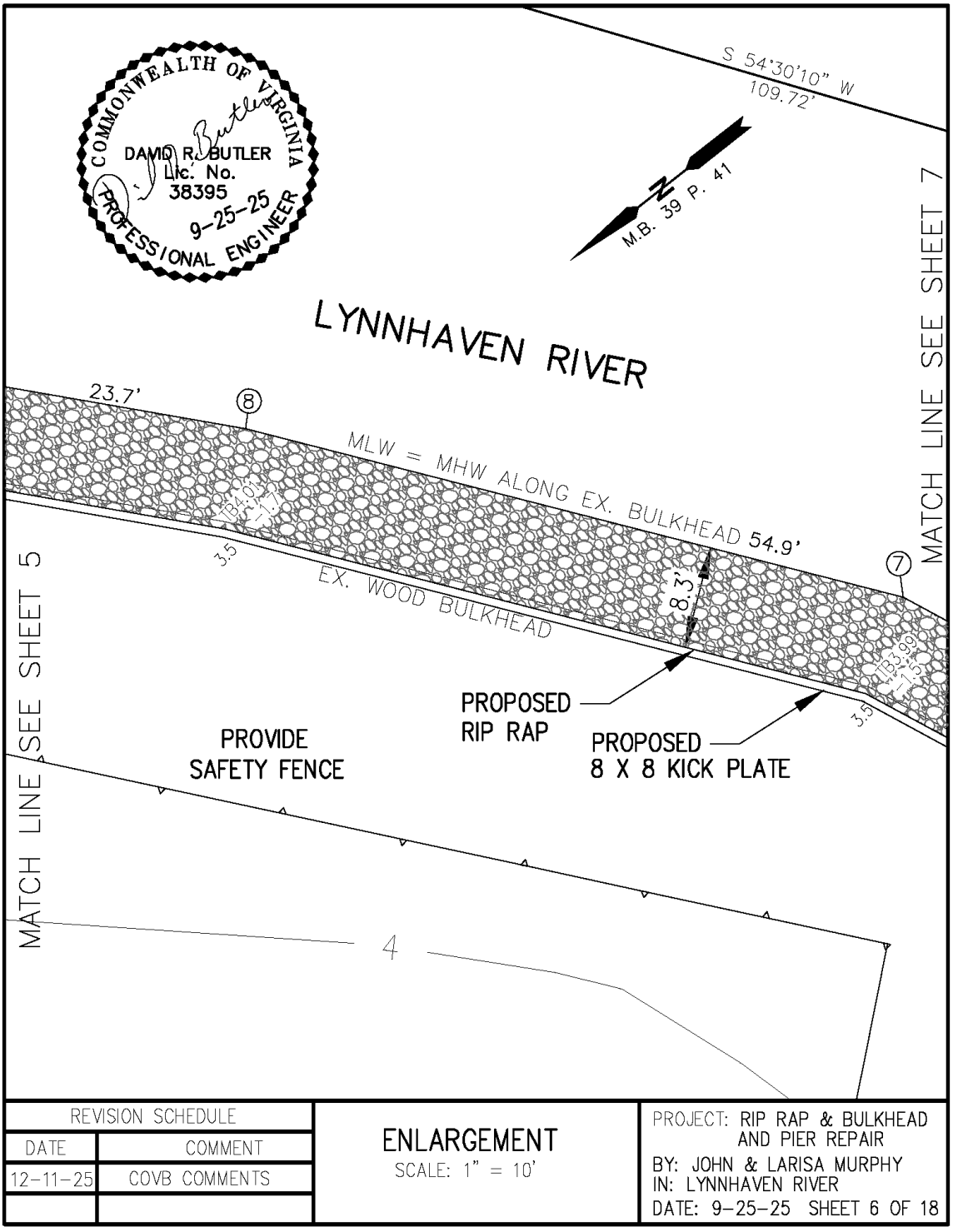
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Proposed Improvements, Sheet 5



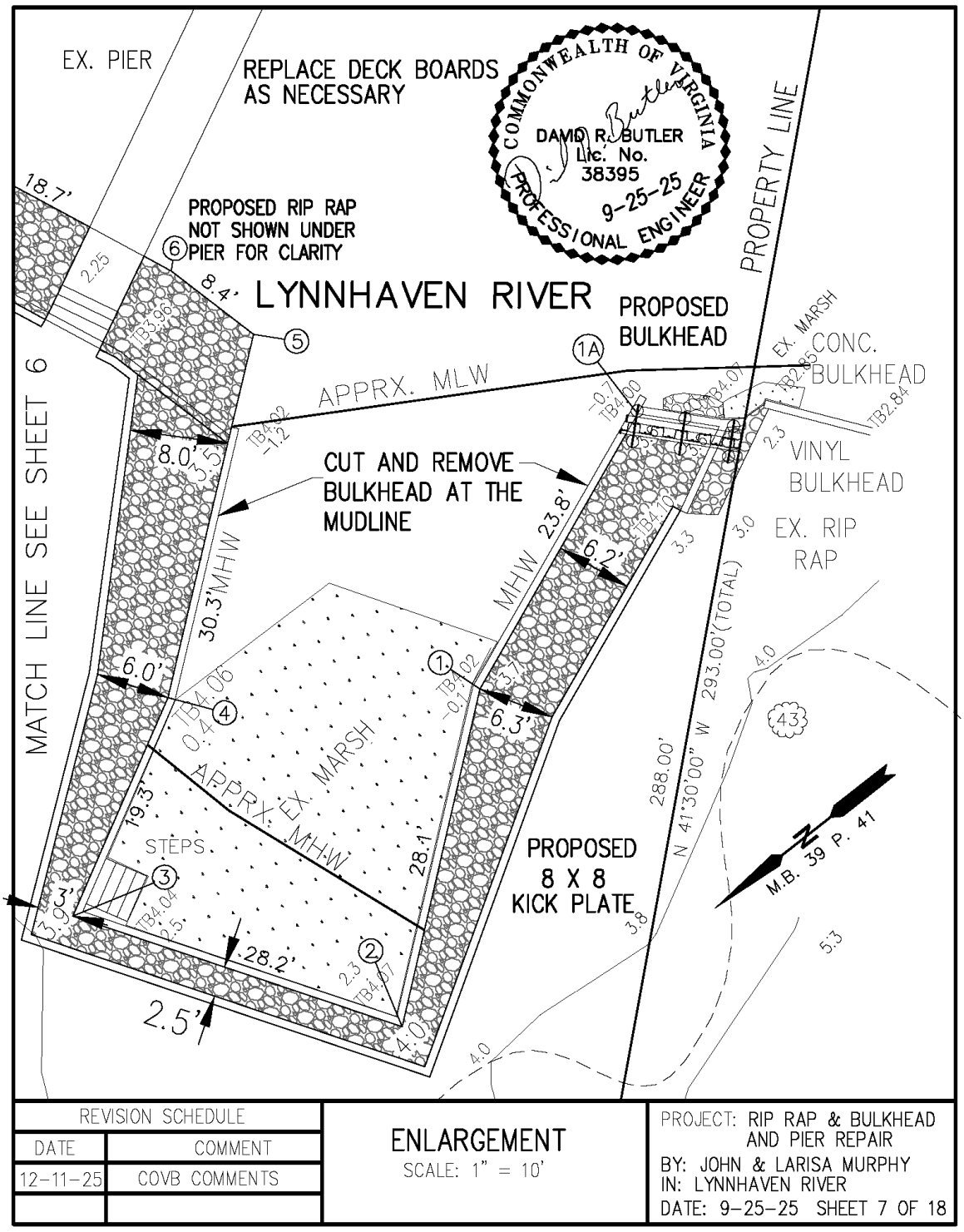
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Proposed Improvements, Sheet 6



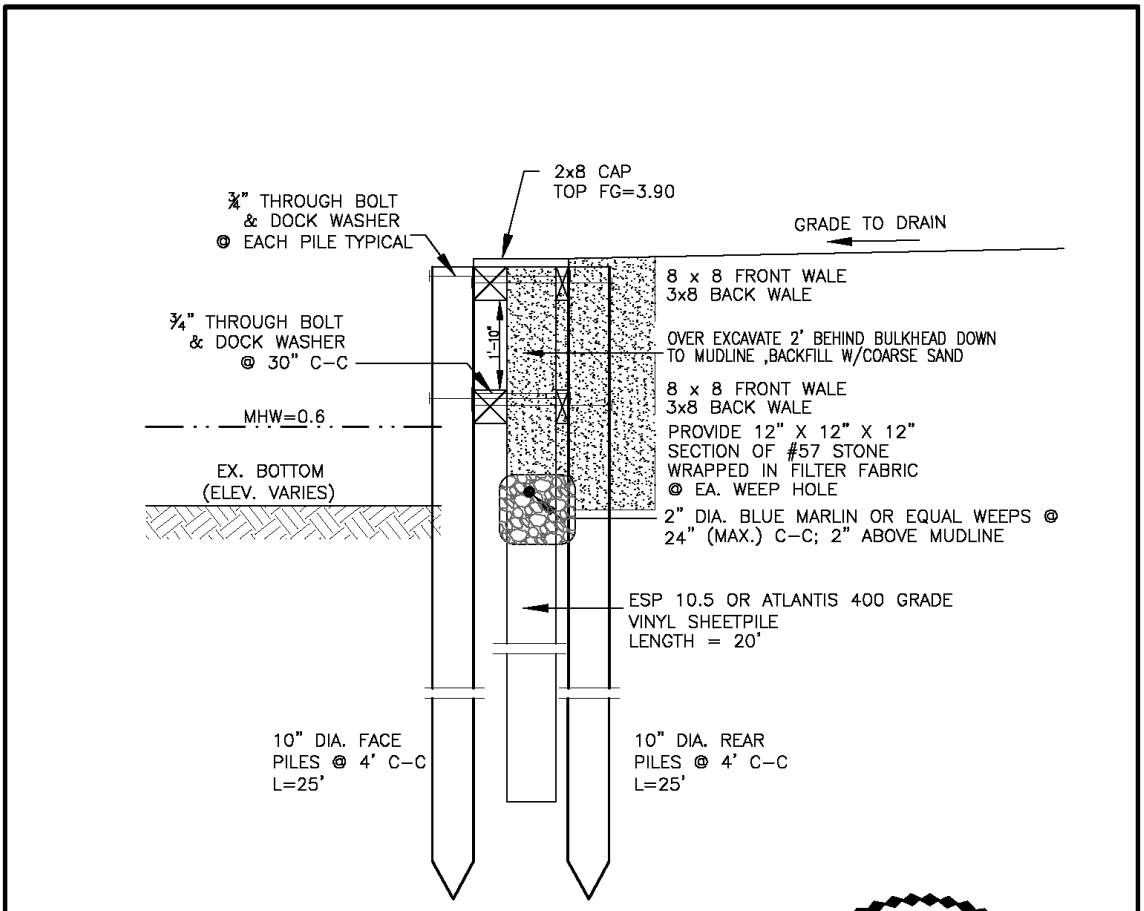
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Proposed Improvements, Sheet 7



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Bulkhead Section



NOTE: DRAWINGS ARE FOR PERMIT PURPOSES ONLY AND DO NOT CONSTITUTE FULL DESIGN DRAWINGS. NO SOIL BORINGS HAVE BEEN TAKEN TO CONFIRM SUBSURFACE SOIL CONDITIONS. BULKHEAD LAYOUT IS BASED ON VISUAL ON-SITE INSPECTION. ABNORMAL SITE CONDITIONS NOT READILY APPARENT HAVE NOT BEEN TAKEN INTO ACCOUNT AND MAY REQUIRE MODIFICATIONS TO THE ANCHOR SYSTEM AND SHEET PILE LENGTHS. CONTRACTOR SHALL FIELD VERIFY BOTTOM CONDITIONS TO ASSURE THAT FIRM MATERIAL IS IN PLACE. THE ENGINEER IS TO BE NOTIFIED OF ANY ABNORMAL SOIL CONDITIONS.

COMMONWEALTH OF VIRGINIA
DAVID R. BUTLER
Lic. No.
38395
9-25-25
PROFESSIONAL ENGINEER

NOTES

1. ALL HARDWARE SHALL BE HOT-DIPPED GALVANIZED.
2. ALL TIMBER SHALL BE SALT-TREATED AT 2.5#/CF CCA.
3. SEAWARD SIDE PILE SHALL BE PLACED IN LINE WITH EX. SHEETPILE TO AVOID WETLANDS.

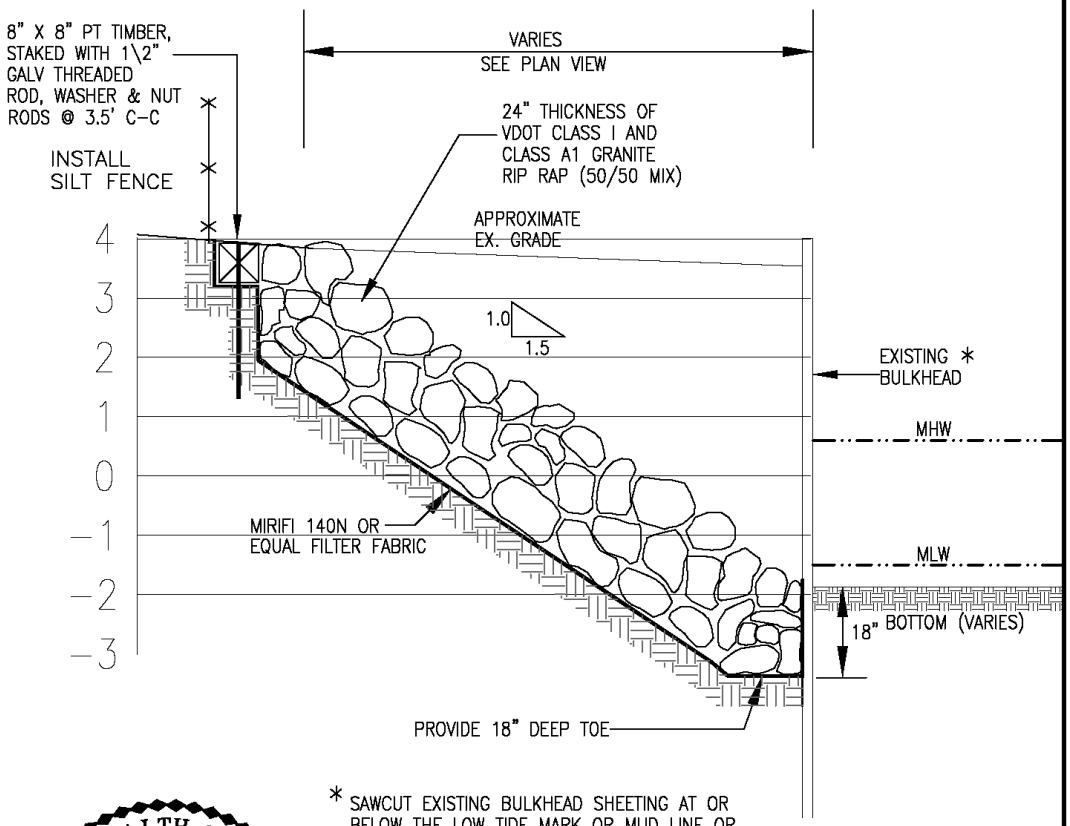
REVISION SCHEDULE	
DATE	COMMENT
12-11-25	COVB COMMENTS

BULKHEAD SECTION
SCALE: 1" = 3'

PROJECT: RIP RAP & BULKHEAD AND PIER REPAIR
BY: JOHN & LARISA MURPHY
IN: LYNNHAVEN RIVER
DATE: 9-25-25 SHEET 8 OF 18

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Rip Rap Typical Section, Points 1A-5, 9-11, 14-16



* SAWCUT EXISTING BULKHEAD SHEETING AT OR BELOW THE LOW TIDE MARK OR MUD LINE OR PULL THE SHEETS OUT OUT IF CONDITIONS ALLOW; DISPOSE OF THE DEBRIS IN A LAWFUL MANNER.

COMMONWEALTH OF VIRGINIA
DAVID R. BUTLER
Lic. No. 38395
9-25-25
PROFESSIONAL ENGINEER

CONSTRUCTION SEQUENCE

1. OBTAIN ALL REQUIRED PERMITS
2. INSTALL PLASTIC SAFETY FENCE
3. EXCAVATE FOR STONE PLACEMENT
4. INSTALL FILTER FABRIC
5. INSTALL RIP RAP
6. CONSTRUCT BULKHEAD
7. SEED & MULCH DISTURBED AREAS
8. INSTALL SILT FENCE

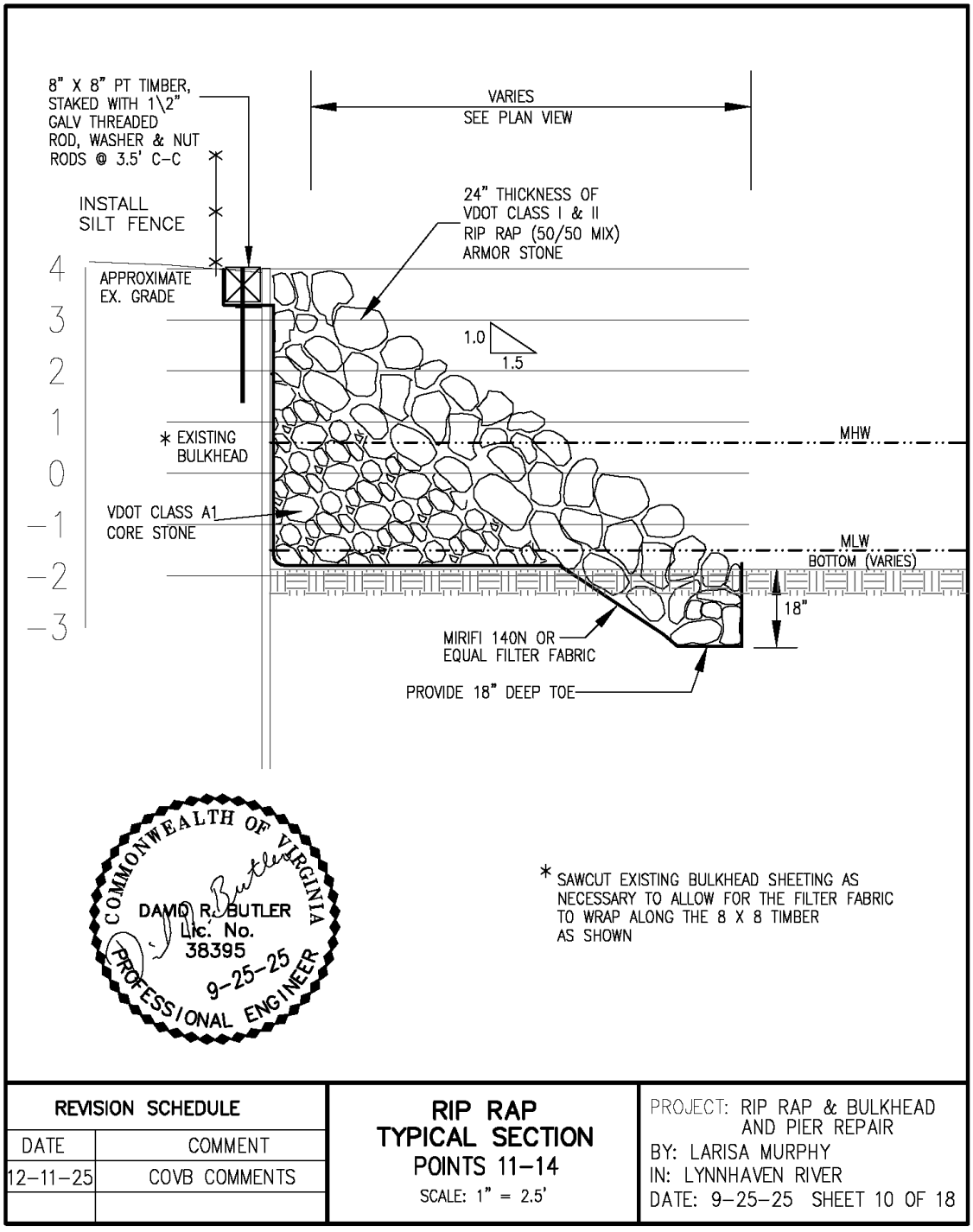
REVISION SCHEDULE	
DATE	COMMENT
12-11-25	COVB COMMENTS

RIP RAP TYPICAL SECTION POINTS 1A-5, 9-11, 14-16
SCALE: 1" = 2.5'

PROJECT: RIP RAP & BULKHEAD AND PIER REPAIR
BY: LARISA MURPHY
IN: LYNNHAVEN RIVER
DATE: 9-25-22 SHEET 9 OF 18

W:\Murphy, Larisa & John-1609 Arrowhead Point - Job #14-82\Drawings\14-82-1 2025-11-19_recover.dwg, 12/12/2025 12:36:24 PM, 1:2.5, DB

Rip Rap Typical Section, Points 11-14



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Site Photos





Site Photos





Site Photos





Site Photos





CITY OF VIRGINIA BEACH

Disclosure Statement

The disclosures contained in this form are necessary to inform public officials who may vote on the application as to whether they have a conflict of interest under Virginia law. Completion and submission of this form is required for all applications that pertain to City real estate matters or to the development and/or use of property in the City of Virginia Beach requiring action by the City Council, boards, commissions, or other bodies.

SECTION 1: APPLICANT DISCLOSURE

APPLICANT INFORMATION

Applicant Name:
as listed on application Larisa & John Murphy

Is Applicant also the Owner of the subject property? Yes ☑ No ☐

If no, Property Owner must complete SECTION 2: PROPERTY OWNER DISCLOSURE (page 3).

Does Applicant have a Representative? Yes ☑ No ☐

If yes, name Representative: Billy Garrington

Is Applicant a corporation, partnership, firm, business, trust or unincorporated business? Yes ☐ No ☑

If yes, list the names of all officers, directors, members, or trustees below AND businesses that have a parent- subsidiary [1] or affiliated business entity [2] relationship with the applicant. (Attach list if necessary.)

Does the subject property have a proposed or pending purchaser? Yes ☐ No ☑

If yes, name proposed or pending purchaser: _____

KNOWN INTEREST BY PUBLIC OFFICIAL OR EMPLOYEE

Does an official or employee of the City of Virginia Beach have an interest in the subject land or any proposed development contingent on the subject public action? Yes ☐ No ☑

If yes, name the official or employee, and describe the nature of their interest.

APPLICANT SERVICES DISCLOSURE

***READ:** The Applicant must certify whether the following services are being provided in connection to the subject application or any business operating or to be operated on the property. The name of the entity and/or individual providing such services must be identified. (Attach list if necessary.)*

SERVICE	YES	NO	SERVICE PROVIDER (Name entity and/or individual)
Financing (mortgage, deeds of trust, cross-collateralization, etc.)	☐	☑	
Real Estate Broker/Agent/Realtor	☐	☑	

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Disclosure Statement – Page 2

SECTION 1: APPLICANT DISCLOSURE *continued*

SERVICE	YES	NO	SERVICE PROVIDER *(Name entity and/or individual)*
Accounting/Tax Return Preparation	☑	○	CORBIN & Co.
Architect/Designer/Landscape Architect/Land Planner	○	☑	
Construction Contractor	○	☑	
Engineer/Surveyor/Agent	☑	○	Gallup
Legal Services	○	☑	

APPLICANT CERTIFICATION

READ: *I certify that all information contained in this Form is complete, true, and accurate. I understand that, upon receipt of notification that the application has been scheduled for public hearing, I am responsible for updating the information provided herein three weeks prior to the meeting of Planning Commission, City Council, VBDA, CBPA, Wetlands Board or any public body or committee in connection with this application.*

John W. Murphy		10/27/2025
Applicant Name (Print)	Applicant Signature	Date
LARISA MURPHY		

[1] *"Parent-subsidiary relationship" means "a relationship that exists when one corporation directly or indirectly owns shares possessing more than 50 percent of the voting power of another corporation." See State and Local Government Conflict of Interests Act, VA. Code § 2.2-3101.*

[2] *"Affiliated business entity relationship" means "a relationship, other than parent-subsidiary relationship, that exists when (i) one business entity has a controlling ownership interest in the other business entity, (ii) a controlling owner in one entity is also a controlling owner in the other entity, or (iii) there is shared management or control between the business entities. Factors that should be considered in determining the existence of an affiliated business entity relationship include that the same person or substantially the same person own or manage the two entities; there are common or commingled funds or assets; the business entities share the use of the same offices or employees or otherwise share activities, resources or personnel on a regular basis; or there is otherwise a close working relationship between the entities." See State and Local Government Conflict of Interests Act, Va. Code § 2.2-3101.*

FOR CITY USE ONLY:

No changes as of (date): 12/17/2025

Heaven Manning	Heaven Manning	12/17/2025
Staff Name (Print)	Staff Signature	Date

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