

RICHMOND COUNTY WETLANDS BOARD MEETING MINUTES

June 26, 2014

The Richmond County Wetlands Board had a meeting on June 26, 2014 in the Public Meeting Room, Warsaw, Virginia.

Wetlands Board Members Present: David Gallagher (Chairman), Billy Walker (Vice-Chairman), Greg Gruner, Bobby Yeatman, and Nancy Finnegan.

Others attending the meeting were: Richard English (Code Compliance Officer), Denise Dunaway (Development Services Manager), Randy Owen (VMRC), John and Deanie Whelan, Craig Palubinski, Becky Combs, George Mayhugh, and Vicki Satterwhite

Chairman Gallagher called the meeting to order at 7:00 p.m. and welcomed members and guests.

MINUTES

Minutes from the March 27, 2014 meeting were unanimously approved as written.

PUBLIC HEARING

- Whelan's Marina & Campground, LLC, John M. Whelan, Jr., 3993 Hales Point Road, Farnham, VA 22460, has applied for permission to install: rip-rap revetments, low-profile timber groins, rip-rap breakwater spurs with associated beach nourishment and wetlands vegetation plantings, rip-rap marsh sill, rip-rap sill and a new commercial fishing pier along his Rappahannock River shoreline. The proposed project is located at 3993 Hales Point Road and the properties in question are Tax Map 43 Parcels 69,70A,70&70C. VMRC #14-0705.

Craig Palubinski, agent for the applicant, explained each section of the project and presented photos and drawings to the Board. Mr. Palubinski told the Board that he had spoken with both adjoining property owners and they did not object to the project. Mr. Gallagher asked Mr. Whelan who would have access to the community pier. Mr. Whelan stated that the pier would be for private use, campground only. He stated that there are several handicap and elderly guests that he felt the fishing pier would benefit. Mr. Gallagher questioned the bathroom access. Mr. Whelan advised that they have public bathrooms available for guests within 50 ft. of the pier. Mr. Gallagher questioned the construction of groins instead of breakwaters. Mr. Palubinski felt that with the long stretch of shoreline and the good source of sand, the placement of groins would work well.

PUBLIC COMMENT

Mr. George Mayhugh informed the members that he owns property two parcels up from the Whelan's and that he was in favor of the proposed project. Mr. Mayhugh felt that the

projects intent was to stabilize the property and he did not feel that the project would interrupt the wildlife. He stated that this project is a common sense solution.

Ms. Vicki Satterwhite was concerned that she was not notified about the proposed project, since her property is very close to the Whelan's property. She felt that this project would have a negative impact on the wildlife and it would distract the private owners. She asked the Board to keep a watch on the project and make sure things are done in the best interest of the adjacent property owners and the wildlife.

Chairman Gallagher explained that the county is only required to notify the property owners on each side of the parcel in question. Chairman Gallagher reminded the public about the Wetland Board's jurisdiction, between the high and low water mark.

Ms. Becky Combs questioned an application for an oyster ground in the vicinity. Her concern was the high volume of traffic in the waterway if both projects were going on at the same time. Mr. Whelan explained that he was aware of the oyster ground project and he has an agreement with the applicants, Mr. Hohman and Mr. Palazzo. He stated that the applicants have agreed not to plant any oysters in front of his property or the surrounding properties. He stated that the oyster ground would be located within Perch Creek and will not affect his property or his proposed project. Ms. Combs asked Mr. Whelan to confirm that his pier would not be open to the public. Mr. Whelan stated that the commercial pier will not be open to the public.

Richard English gave his staff recommendation for the proposed project. Chairman Gallagher discussed the two opposition letters that the county received. Chairman Gallagher felt that the letters concerned zoning violations, not wetlands.

Ms. Finnegan asked for a time frame. Mr. Whelan asked for a 3 year permit.

Mr. Yeatman asked if the project would be done at one time or in stages. Mr. Whelan stated that they hope to complete the project all at once but it is a very large project. He also mentioned that they have completed several studies to determine the best solution for stabilizing his property.

Mr. Walker agreed that the project was necessary in order to protect his property.

After no further questions or comments, Greg Gruner made a motion to approve the proposed project and Billy Walker seconded the motion. The project was unanimously approved with an expiration date of June 26, 2017.

OTHER BUSINESS

Mr. English informed Mr. Robert Yeatman that his term will expire on June 30, 2014. Mr. Yeatman agreed to serve another five year term. Mr. English advised that the Board of Supervisor's would consider this re-appointment at the next (July 2014) Board of Supervisor's meeting. Mr. English added that he would like to elect officers at the next meeting.

Mr. English informed the Board of a couple of upcoming projects.

AJOURNMENT

There being no further business, the meeting was adjourned at 7:38 p.m.

Submitted as observed,

Richard English
Acting as Secretary