



EXCEPTION APPLICATION

#25030072

CBPEC 25-08

BY Renner An application for Exception is required for new, non-water-dependent development, redevelopment, and construction within 50' of the Resource Protection Area (RPA).

APPLICANT/AGENT INFORMATION:

Name: William Felts Phone: 757-565-1677
Mailing Address: 205 Bulifant Blvd Ste E
City/State/Zip: Williamsburg, VA 23188
Email: william@landtechresources.com

PROPERTY OWNER INFORMATION:

Name: Petsworth Baptist Church Phone: _____
Mailing Address: 2471 Hickory Fork Rd
City/State/Zip: Gloucester, VA 23061
Email: dmckinney272@gmail.com

PROPERTY INFORMATION:

Tax Map or RPC: 73-25 RPC: 259346 E911 Street Address: 2471 Hickory Fork Rd
Date Lot Recorded: 9-29-1987 Nearest Water Body: Bland Creek
Distance to RPA Feature: 0 Sq Ft. of Encroachment: ±7,300 S.F.

DETAILS OF REQUEST:

Proposed clearing & grading within RPA for installation of bio-retention basin & outfall.

DIRECTIONS TO THE PROPERTY:

2471 Hickory Fork Road

PRIVACY ACT STATEMENT: Information provided in the Chesapeake Bay application will be used in the permit review process and is a matter of public record once the application is filed. Disclosure of the requested information is voluntary, but it may not be possible to evaluate the permit application or to issue a permit if the information requested is not provided.

CERTIFICATION: I am hereby applying for all permits typically issued by Department of Environmental Quality, Virginia Marine Resource Commission, U.S. Army Corps of Engineers, Chesapeake Bay process, and/or Local Wetlands Boards for the activities I have described herein. I agree to allow the duly authorized representatives of any regulatory or advisory agency to enter upon the premises of the project site at reasonable times to inspect and photograph site conditions, both in reviewing a proposal to issue a permit and after permit issuance to determine compliance with the permit. In addition, I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

William S Felts
Printed Name

W S Felts
Signature

2/21/25
Date

CONDITIONS FOR GRANTING EXCEPTION (Sec. 5.5-14)

Required by Code – please provide any input as to how your project complies.

1. Requirements shall be minimum necessary to afford relief.
Disturbance is proposed to adequately convey and treat stormwater from the site without excess fill. Areas of clearing are minimized to 10' off the outfall pipe and the limits of the bio-retention pond. ±2.54 acres are to be placed under conservation easement.
2. Reasonable and appropriate conditions are imposed, as warranted, that will prevent the allowed activity from causing a degradation of water quality.
Erosion and Sediment control measures are proposed during construction of the BMP (see water quality impact assessment) to prevent degradation of water quality. Following construction, the BMP will act as a filter for pollutants to improve water quality.
3. Granting exception will not confer applicant any special privileges that are denied to other property owners subject to its provisions and are similarly situated.
Existing area is mostly cleared and shall return to turf grass upon completion. No impervious areas are proposed. Proposed disturbance is for stormwater management facility only.
4. Exception is in harmony with purpose and intent of Ordinance and not of substantial detriment to water quality.
Proposed bio-retention filter is intended to filter pollutants and slow runoff from the site. No impervious areas are proposed.
5. Exception not based on self-imposed/created conditions or circumstances.
Church building has existed on the site prior to the implementation of the Chesapeake Bay Ordinance. (Church has been in operation since 1881).
6. Other findings, as appropriate and required by Gloucester County.

Please use additional sheets if necessary for completing the questions above.

Project #: _____



WATER QUALITY IMPACT ASSESSMENT

Required for all development/redevelopment in the Resource Protection Area; CBPO 5.5-11

A site drawing, which shows the following, must be attached to this water quality impact assessment:

1. Location of the components of the RPA, including the 100' buffer area;
2. Location and nature of any proposed encroachment into the buffer area, including type of paving material, areas of clearing or grading, location of any structures, drives, or other impervious cover, sewage disposal systems or reserve drainfield sites, and wells;
3. Type and location of proposed best management practices to mitigate the proposed encroachment;
4. Location of existing vegetation onsite, including the number, type of trees, caliper, and other vegetation to be removed in the buffer to accommodate the encroachment or modifications; and

Type, size, and location of replacement vegetation

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Date Lot Recorded: 9-29-1987 Nearest Water Body: Bland Creek

Site Conditions (of site and adjacent lands):

Existing topography: See plan

Hydrology: See plan

Soils: See plan

Geology: See plan

Fill Materials (source and composition): N/A

Total Amount of Disturbed area (sq ft): ± 75,000 SF

Total Amount of Cleared Area (sq ft): ± 13,650 SF

Existing Vegetation:

Total Amount of Underbrush Removed (sq ft): — Types: —

Number of Healthy Trees Removed: ± 10-15 Types: Hardwood

Number of Trees Limbed or Pruned: — Types: —

Number of Dead/Dying/Diseased Trees Removed: — Types: —

Proposed Vegetation Mitigation Measures:

Number of New Canopy Trees Proposed: — Types: —

Number of New Understory Trees Proposed: 8 Types: Varies

Number of New Shrubs Proposed: 20 Types: Varies

Note: Basin to be planted per DEQ standards

Proposed Erosion & Sedimentation Control Practices:

- | | | |
|--|---|--|
| <input checked="" type="checkbox"/> Silt Fencing | <input checked="" type="checkbox"/> Temporary Construction Entrance | <input type="checkbox"/> Straw Bale Barrier(s) |
| <input checked="" type="checkbox"/> Inlet Protection | <input checked="" type="checkbox"/> Temporary/Permanent Seeding | <input checked="" type="checkbox"/> Mulching |
| <input checked="" type="checkbox"/> Tree Protection | <input checked="" type="checkbox"/> Sediment Trap | <input type="checkbox"/> Other: _____ |

Proposed Best Management Practices:

- | | | | |
|--|--|--|---|
| <input type="checkbox"/> Dry Well(s) | <input type="checkbox"/> Infiltration Trench(es) | <input type="checkbox"/> Vegetated Filter Strip(s) | <input type="checkbox"/> Grass Swale(s) |
| <input checked="" type="checkbox"/> Other: <u>Bio-retention filter</u> | | | |

Wastewater (Septic) Element:

Attach legible, clean copy of Health Department approval information – to include calculations and dimensions.

Description of potential impacts of the proposed wastewater systems including and proposed mitigated measures for these impacts: None proposed

Existing septic field adjacent to RPA is proposed to be removed.

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CERTIFICATION: I am hereby applying for all permits typically issued by the DEA, VMRC, U.S. Army Corps of Engineers, Chesapeake Bay process, and/or local Wetlands Boards for the activities I have described herein. I agree to allow the duly authorized representatives of any regulatory or advisory agency to enter upon the premises of the project site at reasonable times to inspect and photograph site conditions, both in reviewing proposal to issue a permit and after permit issuance to determine compliance with the permit. In addition, I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

William S Felts
Printed Name

WS Felts
Signature

2/21/25
Date

OFFICE USE ONLY

Project #: 25D30072 Received by: Renee Fee Paid: _____ Receipt #: _____

Date Received: 3/6/25 Reviewing Authority: _____ Hearing Date: 5-14-2025

Lot recordation date verified with Clerk's Office ☐ YES Date: _____

COMMISSION DECISION:

APPROVED: _____ Approval is valid for 36 months from the date of approval

Conditions/Comments/Findings Met:

DENIED: _____

***Please be advised that you may appeal the Chesapeake Bay Preservation & Erosion Commission's decision, in writing, to the Circuit Court of Gloucester County within 30 days of the date of this Commission's decision.*

Comments:

Commission Chairman or Environmental Staff Signature

Date

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Mitigation plan required: ☐ YES ☐ NO _____ square foot minimum

Mitigation plan approved: _____ Entitled: _____ Dated: _____

Date mitigation completed: _____ Inspected by: _____

Amount of surety required: _____

Date posted: _____ Receipt #: _____

Payor Name: _____ Phone #: _____

Payor Address: _____

Date surety released: _____

STAFF ANALYSIS (OFFICE USE ONLY)

Staff responses to applicant information provided on reverse page

- 1. _____

- 2. _____

- 3. _____

- 4. _____

- 5. _____

- 6. _____

Reviewed by: _____ *Date:* _____