



Wetlands and Coastal Dune Board Staff Report

Agenda Title: JPA 2025 – 1484 Staff Report

Agenda Date: September 17, 2025

Prepared by: Jack Steinmayer, Zoning Compliance Officer

Reviewed By: Katie Nunez, Director of Planning/Zoning Administrator

Date: September 9, 2025

Site Address: 1134 Bayshore Road

Tax Map # 90-A-2 & 90-A-3

Applicant: Coastal Precast Systems, LLC.

Owner: Cape Charles Properties, LLC.

JPA Number 2025-1484

Proposed Project: Construct a 120-foot-wide by 462-foot-long concrete launching ramp

Background:

An application has been submitted by Coastal Precast Systems, LLC., to construct a 120-foot-wide by 462-foot-long concrete launching ramp. The portion of the project that is within the Wetlands and Coastal Dune Board's jurisdiction, pursuant to Cape Charles Zoning Ordinance Appendix F, Section 74.31, is the proposed construction of the concrete launching ramp that impacts 0.34 acres of jurisdictional waters. Coastal Precast Systems, LLC., is proposing to retain this structure permanently following the completion of the Key Bridge Components. Additionally, CPS will install six (6) permanent 12" diameter timber piles with signage around the launching ramp that will warn vessels of the underwater structure.

Aerial Map:



Zoning Ordinance Requirements:

Code of Virginia, Section 28.2-1308 (B): STANDARDS FOR USE AND DEVELOPMENT OF WETLANDS; UTILIZATION OF GUIDELINES

B. The following standards shall apply the use and development of wetlands and shall be considered in the determination of whether any permit required by this chapter should be granted or denied:

- (1) Wetlands of primary ecological significance shall not be altered so that the ecological systems in the wetlands are unreasonably disturbed.

Code of Virginia Section 28.2-1408: STANDARDS FOR USE OF COASTAL PRIMARY SAND DUNES

No permanent alteration of or construction upon any coastal primary sand dune shall take place which would (i) impair the natural functions of the dune, (ii) physically alter the contour of the dune, or (iii) destroy vegetation growing thereon unless the wetlands board or the Commission, whichever is applicable, determines that there will be no significant adverse ecological impact, or that the granting of a permit is clearly necessary and consistent with the public interest, considering all material factors.

Zoning Ordinance Criteria – In deciding whether to grant, grant in modified form, or deny a permit, the board shall consider the following:

1. the testimony of any person in support of or in opposition to the permit application;
2. the impact of the proposed development on the public health, safety, and welfare; and
3. the proposed development's conformance with standards prescribed in 28.2-1308 of the Code of Virginia and guidelines promulgated pursuant to 28.2-1301 of the Code of Virginia.

The board shall grant the permit if all of the following criteria are met:

1. The anticipated public and private benefit of the proposed activity exceeds its anticipated public and private detriment.
2. The proposed development activity conforms with the standards prescribed in 28.2-1308 of the Code of Virginia and guidelines promulgated pursuant to 28.2-1301 of the Code of Virginia. (for Wetlands) or 28.2-1408/ 28.2-1401 of the Code of Virginia (for Coastal Primary Sand Dunes)
3. The proposed activity does not violate the purposes and intent of this ordinance or Chapter 13 (28.2-1300 et seq.) of Title 28.2 of the Code of Virginia (for Wetlands) or 28.2-1408/ 28.2-1401 of the Code of Virginia (for Coastal Primary Sand Dunes).

No permit shall be granted without an expiration date established by the board. Upon proper application, the board may extend the permit expiration date. This is pursuant to *Appendix F - Section 74.37 Expiration Date for WETLANDS PERMITS and Appendix C, Section 12 for Coastal Primary Sand Dunes Permits.*

Staff Recommendation:

Staff is recommending favorable consideration of the application submitted by Coastal Precast Systems, LLC., as the applicant has shown the necessary due diligence to mitigate substantial damages to the 0.34 acres of intertidal wetlands.

