



**Town of Cape Charles**  
**Wetlands and Coastal Dune Board**  
2025 Annual Report

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John Schoeneck  
Chairman

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William "Bill" Robertson  
Vice - Chairman

***2025 Wetlands and Coastal Dune Board Members***

<b><i>Name</i></b>	<b><i>Representation</i></b>	<b><i>Term of Appointment</i></b>	<b><i>Notes</i></b>
Jay Schoeneck	Chairman	11/13/2021 – 11/12/2026	Elected as Chairman in June 2023
William “Bill” Robertson	Vice-Chair	11/13/2019 – 11/12/2029	Elected as Vice – Chair in June 2023
Mike Hudson	Member At-Large	11/13/2022 – 11/12/2027	-
Elizabeth “Liz” Pruitt	Member At-Large	11/13/2023 – 11/12/2028	-
Alan Clark	Member At-Large	12/16/2024 - 11/12/2025	Filling the position held by Patricia James, who resigned in early 2023

***2025 Staff***

Katie Nunez, Director of Planning/Zoning Administrator & Subdivision Agent  
 Tracy Outten, Planning/Zoning Assistant, Preservation & Zoning Administrator  
 Jack Steinmayer, Zoning Compliance Officer & Administrative Assistant

<b><i>2025 Member Attendance</i></b>			
	8/20/2025	9/17/2025	10/8/2025
Jay Schoeneck	Cancelled	P	Cancelled
William Robertson		P	
Mike Hudson		P	
Elizabeth Pruitt		A	
Alan Clark		P	

In 2025 the Wetlands and Coastal Dune Board held 1 Regular Session Meeting.

***I. Introduction***

Section 28.2-1304 of the Code of Virginia states the following: “The board shall keep a full public record of its proceedings and shall submit a report of its activities to the governing body or bodies at least once each year and shall forward a copy of each report to the Virginia Marine Resources Commission”.

This board met infrequently during 2025 due to lack of applications filed that required review by the Board.

***II. Board Updates***

The board remained consistent throughout the 2025 calendar year.

***III. Staffing Updates***

Staffing has remained consistent throughout the 2025 calendar year.

***IV. Meeting Information***

***9-17-2025***

***A. VMRC JPA 2025-1484 – Application from Coastal Precast Systems, LLC, to construct a 120-foot-wide by 462-foot-long concrete launching ramp that impacts 0.34 acres of jurisdictional waters. Coastal Precast Systems, LLC, proposes to retain the structure permanently after completion of the Francis Scott Key Bridge Components. Additionally, CPS will install six (6) temporary 54” moorings with signage around the launch ramp to warn vessels of the underwater structure. Due to postage requirements not being met (20-day memorandum), the Wetlands and Coastal Dune Board had to postpone the public hearing for this application. As of 10/6/2025, Christopher Frye of Coastal Precast Systems, LLC, submitted a Section 408 form to the United States Army Corps of Engineers (USACE), as the contractor constructing the Francis Scott Key Bridge, notified CPS that significant changes would be required.***

At this meeting, the Wetlands and Coastal Dune Board elected John Schoeneck as Chairman and William Robertson as Vice-Chair. The Board also reviewed its By-Laws.

**Administrative Approvals**

- A. VMRC JPA 2025-0501 – Application from Kevin and Susan Defriest to construct a private open-pile, 103-foot pier with a 16-foot by 12-foot L head, a 14-foot aluminum gangway, and an 8-foot by 16-foot floating docking serving 89 Creekside Lane. *The Wetlands and Coastal Dune Board reviewed the application and affirmed the by-right dock application. The application was approved administratively.*
- B. VMRC JPA 2025-2156 – Application from Randolph and Sigrun Lucas to construct a 175'x5' dock, 12'x16' L head, 9'x8' floating dock, and 3'x16' steel ramp to access the floating dock using marine-treated 2x8s serving 95 Creekside Lane. *The Wetlands and Coastal Dune Board reviewed the application and affirmed the by-right dock application. The application was approved administratively.*
- C. VMRC JPA 2025-2525 – Application from Leslie Gallagher to construct an 80' x 4' wide beach access walkway at 628 Carousel Place. *The Wetlands and Coastal Dune Board reviewed the application and affirmed the by-right beach access walkway application. The application was approved administratively. The application was submitted in 2025, but was not approved until 2026 due to delays in receiving the required zoning paperwork.*