



A Special Joint Meeting of the Town Council and Planning Commission and Public Hearing was held on December 16th, 2021 in Town Hall and broadcast LIVE on the Colonial Beach Town Hall YouTube Channel. Recordings of all TC meetings can be viewed at http://bit.ly/CBVA_YouTube. Town Council & Planning Commission Agendas, Bylaws, Resolutions, Ordinances, and Minutes are archived online at <https://colonialbeachva.net/>. To receive a copy of Town Council and Town Commission Agendas via email in advance of meetings, please send your request to via holiver@colonialbeachva.net.

Below is a brief overview of the Meeting including Planning Commission and Town Council ACTIONS.

Call to Order, Town Council & Planning Commission

A special joint meeting was called to order by Mayor Schick and PC Chair Vicki Luna on Thursday, December 16, 2021 at 5:37 PM, at the Colonial Beach Town Center, 22 Washington Ave. Colonial Beach, VA 22443.

All Town Council Members were present. All Planning Commission Members were present except Mr. Fletcher Lee. Mr. Stephen Ale and Mr. Nathan Howell attended the meeting electronically.

A motion was made to renew the appointment of Robert Christiansen to the Planning Commission for another 4-year term to expire at the end of November 2025. Both the Planning Commission and the Town Council approved the motion unanimously.

Joint Public Hearing

CUP-01-2021 Hawthorn Street: DDG Acquisitions, LLC has applied for a conditional use permit (CUP) for Mixed Residential/Commercial Use building located at 100 Hawthorn Street/18 N Irving Avenue (3A2-2-75-12) and 106 Hawthorn Street (3A2-2-75-12A) Phase 2. The property is zoned Resort Commercial (RC).

Requested action and background information was read into the record by John Shaw, acting Zoning Administer. See video for details.

A Motion was made to extend public input time limit from 3 to 5 minutes for individuals. Motion failed due to lack of a 2nd.

Public Testimony

- Mike Fitzpatrick – read a letter from the Chamber of Commerce **in favor of the CUP with concerns** related to process and changes from single use commercial to a mixed use that includes residential and commercial in each building. Additional conditions were recommended. **Mr. Fitzpatrick also spoke in support of CUP personally.** Please see video for details.
- Eric Nelson – spoke **in favor of the CUP.** Please see video for details.
- Downtown Colonial Beach Letter – **in support of CUP with concerns.** Additional conditions were recommended. Please see video for details.
- Relda Schick – email **in support of CUP.** Please see video for details.
- Robert Vaughn, owner of Riverview Inn and Ferry Landing Pier – **in opposition to the CUP.** Please see video for details.

Public Hearing was Closed at 6:07 PM

DDG Applicant made a presentation and took questions.

Zoning Administrator read Staff Recommendations into the Record and took questions.

Staff supports approval of Case No. CUP-01-2021. Staff finds this project to be a reasonable use of the properties with minimal impacts to the adjacent development and is in conformance with the Comprehensive Plan. With appropriate conditions, the proposal should be harmonious with the existing character of the general vicinity. Should the Planning Commission or Town Council consider this application appropriate for approval, staff proposes the following conditions:

1. This Conditional Use Permit and all conditions listed below is for the mixed residential/commercial use of buildings located on Tax Map Parcels 3A2-2-75-12 (100 Hawthorn St./18 N. Irving Ave.) and 3A2-2-75-12A (106 Hawthorn St.). This Conditional Use Permit shall run with the land but may be revoked by the Town of Colonial Beach or its designated agent(s) for failure by the applicant or its assigns to comply with any of the listed conditions or any provision of local, state or federal regulations, as applicable.
2. The hours of operation of the commercial uses of the buildings shall be from 8 AM to 10PM.
3. A separate entrance for the upper-floor residential uses shall be provided for each building.
4. External illumination on the parcels shall be shielded to direct light and glare onto their premises; said lighting and glare shall be deflected, shaded and focused away from all adjoining properties.

Planning Commission Action

A Motion was made to approve CUP with Staff Recommendations. Planning Commission discussed. Motion passed unanimously.

Town Council Action

A Motion was made to approve CUP with Staff Recommendations with a modification of commercial hours extended until 11 PM. Motion was seconded.

A Motion was made and seconded to amend the motion adding the following conditions:

1. Properties shall be developed according to Historic Designation Tax Credit Standards.
2. Residential use shall be restricted to the 2nd floor of properties (minus ingress & egress).

Council discussed motion and amendment. Applicant spoke to additional conditions. Motion to amend was passed unanimously. No further discussion occurred. Amended motion was passed unanimously.

Town Council & Planning Commission Meetings was adjourned at ~6:53 PM.