



Before the
Colonial Beach Town Council
Town Center,
Held at
22 Washington Avenue, Colonial Beach, VA 22443

Wednesday, March 18, 2025, at 6:00 PM
Town Council Regular Meeting
AGENDA

1. **Call to Order**
2. **Moment of Silence & Pledge of Allegiance**
3. **Roll Call of Members**
4. **Additions to the Agenda**
5. **Approval of the Agenda**
6. **Consent Agenda**
 - a. Approval of Meeting Minutes: February 18, 2026, and March 4, 2026
7. **Council Member Liaison and Commission Reports**
8. **Town Manager Update**
 - a. Sewer Plant Update, John Simmons, Inboden
 - b. Police Department Update, Chief Parsons
 - c. Economic Development & Tourism Update, Charlotte Cole
9. **Presentations**
 - a. **Westmoreland County Board of Supervisors, Mr. Trivett, District V Supervisor**
 - b. **Colonial Beach Public Schools, Dr. Addo, Superintendent**
 - a. FY27 CBPS Budget Presentation
 - c. **Downtown Colonial Beach Annual Report, Eric Nelson, President**
10. **Public Comment**
11. **Unfinished Business**
12. **New Business**
 - a. **Authorize Public Hearings – Colonial Beach Volunteer Fire Department Requests Substantial Accord Determination (SA 26-01) for an Emergency Services Establishment and Rezoning from General Business (C-1) and General Residential (R-2) to Commercial Residential (CR) with Conditional Use Permit Approval to Permit Community Facility Use (Meeting and Event Space), Darla Odam, Interim Zoning Administrator (TAB A)**

- b. FY27 Budget Workshop Review, Natasha Tucker, Town Manager and Lisa Okes, Director of Finance/CFO**

13. Closed Meeting

- a.** Pursuant to Virginia Code Section 2.2-3711 (A. 7.) for the purpose of consultation with legal counsel and briefings by staff members or consultants pertaining to actual or probable litigation, where such consultation or briefing in open meeting would adversely affect the negotiating or litigating posture of the Town Council.
- b.** Pursuant to Virginia Code Section 2.2-3711 (A. 8.) for the purpose of consultation with legal counsel retained by the Town Council regarding specific legal matters requiring the provision of legal advice by such counsel.

14. Adjournment

Tab A



TO: Town of Colonial Beach Town Council

FROM: Darla Orr Odom, Zoning Official

COPY: Natasha Tucker, Town Manager; Kyler Brower, Assistant Town Manager; Powell Duggan, Town Attorney; and Angela Lawrence, Director of Planning and Community Development

SUBJECT: AUTHORIZE PUBLIC HEARINGS – COLONIAL BEACH VOLUNTEER FIRE DEPARTMENT REQUESTS SUBSTANTIAL ACCORD DETERMINATION (SA 26-01) FOR AN EMERGENCY SERVICES ESTABLISHMENT AND REZONING FROM GENERAL BUSINESS (C-1) AND GENERAL RESIDENTIAL (R-2) TO COMMERCIAL-RESIDENTIAL (CR) WITH CONDITIONAL USE PERMIT APPROVAL TO PERMIT COMMUNITY FACILITY USE (MEETING AND EVENT SPACE)

DATE: March 18, 2026

BACKGROUND:

Substantial Accord Determination (SA 26-01) and Rezoning from C-1 and R-2 to CR with Conditional Use Permit approval (RZ-C 26-01) are requests by the Colonial Beach Volunteer Fire Department to allow them to construct a building for equipment and fire apparatus storage with an area for meetings and special events (community facility).

The subject property is 0.7 acre and is identified as Tax Map ID 3A (2) 88 Parcels 8 – 11. The property is a vacant grassed area with a small portion of the property adjacent to Lenny’s Restaurant being allowed to be used as overflow parking. The property fronts approximately 200 feet along the west line of Garfield Avenue, approximately 50 feet north of Colonial Avenue. (See Map 1 on Page 2)

The Zoning Ordinance permits an emergency services establishment by-right in the Commercial-Residential (CR) Zoning District and requires approval of a Conditional Use Permit for a community facility.

Virginia Code §15.2-2232 requires approval of a Substantial Accord Determination for public facilities to ensure that no public facility is constructed, established or authorized unless the general or approximate location, character and extent thereof has been submitted to and approved by the Planning Commission as being substantially in accord with the adopted Comprehensive Plan or part thereof. Council has the authority to review the Planning Commission’s determination.

DISCUSSION:

The Planning Commission’s public hearings for these cases is scheduled for their meeting on April 9, 2026.

RECOMMENDED COUNCIL ACTION:

Authorize advertisement of public hearings for these cases at the Council’s meeting on May 6, 2026.

