



**TOWN OF COLONIAL BEACH
PLANNING COMMISSION MEETING
WITH
JOINT PUBLIC HEARING
April 9, 2026, 6:00 PM**

Colonial Beach Town Center
22 Washington Avenue, Colonial Beach, VA 22443

AGENDA

- 1. Call to Order**
 - a. Planning Commission
 - b. Town Council
- 2. Pledge of Allegiance**
- 3. Determination of Quorum**
 - a. Planning Commission
 - b. Town Council
- 4. Approval of the Meeting Agenda**
- 5. Joint Public Hearings**
 - a. **ZONING TEXT AMENDMENT (ZTA 26-01)** – Amend Section 8-2 of The Town of Colonial Beach Zoning Ordinance to List “Communications Facility” as Permitted with the approval of a Conditional Use within The General Commercial (C-1) Zoning District.
 - i) Staff Presentation – combined with 5.b.
 - ii) Open Public Hearing
 - iii) Close Public Hearing
 - iv) Staff Response, if needed
 - v) Planning Commission/Town Council Discussion
 - b. **ZONING TEXT AMENDMENT (ZTA 26-02)** – Amend Section 18-7 of the Town of Colonial Beach Zoning Ordinance to include Telecommunications Towers and Related Facilities Permitting and Regulations.
 - i) Staff Presentation – combined with 5.a.
 - ii) Open Public Hearing
 - iii) Close Public Hearing
 - iv) Staff Response, if needed
 - v) Planning Commission/Town Council Discussion
 - c. **CONDITIONAL USE PERMIT (CUP 26-02)** –THE TOWERS, LLC, a joint venture of Verizon Wireless and Vertical Bridge, requests approval of a Conditional Use Permit to construct a Telecommunications Tower and Related Communications Facility Equipment in the Town of Colonial Beach, pursuant to pending Zoning Text Amendments (ZTA 26-01 And ZTA 26-02) The Property Is Identified As Tax Map Parcel Id# 3A8-1-2 on New Monrovia Road.
 - i) Staff Presentation
 - ii) Open Public Hearing
 - iii) Close Public Hearing
 - iv) Staff Response, if needed
 - v) Planning Commission/Town Council Discussion

6. Adjournment - Town Council

7. Approval of Minutes

- a. March 12, 2026 Regular Planning Commission Meeting

8. Public Comment on Non-Public Hearing Items

9. Planning and Community Development Director's Report

10. Planning Commission Committee Reports and Commissioner Comments

11. Public Hearings

- a. **SUBSTANTIAL ACCORD DETERMINATION (SA 26-01) - COLONIAL BEACH VOLUNTEER FIRE DEPARTMENT** requests Substantial Accord Determination for an emergency services establishment (for equipment and apparatus storage) plus community facility use (meeting and event space) on a 0.7 acre property that fronts approximately 200 feet on the west line of Garfield Avenue, approximately 50 feet north of its intersection with Colonial Avenue. The property is identified as TAX MAP IDS 3A (2) 88 parcels 8 – 11.
 - i) Staff Presentation – Combined with 11. b.
 - ii) Open Public Hearing
 - iii) Close Public Hearing
 - iv) Staff Response, if needed
 - v) Planning Commission Discussion
 - vi) Planning Commission Action
- b. **REZONING WITH CONDITIONAL USE PERMIT (RZ-C 26-01) - Colonial Beach Volunteer Fire Department** requests to rezone a 0.7 acre property from General Commercial (C-1) And General Residential (R-2) to Commercial-Residential (CR) With Conditional Use Permit approval to allow community facility use (meeting and event space) in a Commercial-Residential (CR) District. The subject property fronts approximately 200 feet on the west line of Garfield Avenue, approximately 50 feet north of its intersection with Colonial Avenue. The property is identified as TAX MAP IDS 3A (2) 88 parcels 8 - 11.
 - i) Staff Presentation – Combined with 11.a.
 - ii) Open Public Hearing
 - iii) Close Public Hearing
 - iv) Staff Response, if needed
 - v) Planning Commission Discussion
 - vi) Planning Commission Action
- c. **ZONING TEXT AMENDMENT (ZTA 26-03) - Amend Section 20-2 definitions of the Zoning Ordinance of the Town of Colonial Beach, Virginia, to add “small scale production” definition.**
 - i) Staff Presentation – Combined with 11.d.
 - ii) Open Public Hearing
 - iii) Close Public Hearing
 - iv) Staff Response, if needed
 - v) Planning Commission Discussion
 - vi) Planning Commission Action

- d. **ZONING TEXT AMENDMENT (ZTA 26-04)** - Amend Section 7-3 Resort Commercial (RC) District Conditional Uses (Conditional Use Permit Required); Section 8-2 General Commercial (C-1) District (Conditional Use Permit Required); And Section 9-3 Commercial Residential (C-R) District Conditional Uses (Conditional Use Permit Required) Of The Town Of Colonial Beach Zoning Ordinance to allow for “small scale production, not exceeding 6,000 square feet”.
 - i) Staff Presentation – Combined with 11.c.
 - ii) Open Public Hearing
 - iii) Close Public Hearing
 - iv) Staff Response, if needed
 - v) Planning Commission Discussion
 - vi) Planning Commission Action

12. Planning Commission Action:

- a. **ZONING TEXT AMENDMENT (ZTA 26-01)** – Amend Section 8-2 of The Town of Colonial Beach Zoning Ordinance to List “Communications Facility” as Permitted with the approval of a Conditional Use within The General Commercial (C-1) Zoning District.
- b. **ZONING TEXT AMENDMENT (ZTA 26-02)** – Amend Section 18-7 of the Town of Colonial Beach Zoning Ordinance to include Telecommunications Towers and Related Facilities Permitting and Regulations.
- c. **SUBSTANTIAL ACCORD DETERMINATION (SA 26-02)** – for a telecommunication facility to construct a telecommunications tower and related communications facility equipment on Tax Map Parcel 3A8-1-2, New Monrovia Road
- d. **CONDITIONAL USE PERMIT (CUP 26-02)** –THE TOWERS, LLC, a joint venture of Verizon Wireless and Vertical Bridge, requests approval of a Conditional Use Permit to construct a Telecommunications Tower and Related Communications Facility Equipment in the Town of Colonial Beach, pursuant to pending Zoning Text Amendments (ZTA 26-01 And ZTA 26-02) The Property Is Identified As Tax Map Parcel Id# 3A8-1-2 on New Monrovia Road.

13. Old Business

- a. Comprehensive Plan Update

14. New Business

- a. None

15. Adjournment

TO: Town Council and Planning Commission
FROM: Angela Lawrence, Department of Planning & Community Development
COPY: Natasha Tucker, Town Manager; Kyler Brower, Assistant Town Manager; and Powell Duggan, Town Attorney
SUBJECT: Telecommunication Facility Zoning Public Hearings
DATE: April 9, 2026

SUMMARY:

The Towers, LLC, a joint venture of Verizon Wireless and Vertical Bridge, requests approval of a Conditional Use Permit to construct a telecommunications tower and related communications facility equipment on Tax Map Parcel 3A8-1-2, New Monrovia Road, pursuant to approval of ZTA 26-01 and ZTA 26-02 and Substantial Accord Determination (public hearing not required).

Public Hearings for ZTA 26-01 and ZTA 26-02 and CUP 26-02 have been advertised to be heard in order during a Joint Public Hearing.

BACKGROUND:

Planning Commission initiated ZTA 26-01 to allow “Communication Facilities, not to exceed 100’ height” in the C-1 district. A public hearing was held by Planning Commission in January. In February, Town Council sent the item back to Planning Commission to review the height restriction and to set policy or regulations. Planning Commission reviewed a revised ZTA 26-01, removing the height restriction, and ZTA 26-02 establishing regulations related to location, structural, co-location, lighting, setback, and additional requirements.

ISSUE:

The Towers, LLC made an initial inquiry about locating a telecommunications tower in the General Commercial (C-1) Zoning District, one lot off McKinney Boulevard in the vicinity of New Monrovia Road. There currently is no permitted use allowed for a communications tower in the C-1 District. The Federal Telecommunications Act limits our ability to prohibit towers within the Town.

The Town of Colonial Beach Zoning Ordinance Section 20-2 defines Communications Facility as “Structures, including towers, where the principle use is to provide point-to-point communication services whether by wire or radio, either aurally or visually, including radio, telephone, television broadcasting and the exchange or recording of messages.”

The Zoning Ordinance only permits communications facilities and/or towers in the Agricultural (A-1) Zoning District with the approval of a Conditional Use Permit (CUP). Height regulations for A-1 state, “Permitted structures may be erected up to thirty-five (35) feet from grade with the following exceptions: Church spires, belfries, cupolas, monuments, water towers, chimneys, flues, flag poles, silo (used for agricultural products - grain, corn, etc.), television antennas, and radio aerials are exempt. There are currently no properties zoned A-1 in the Town.

ALTERNATIVES:

There are currently no properties within the town zoned agriculturally. Therefore, to permit a communications facility and/or tower in town:

- The property would need to be rezoned to A-1 and a CUP approved to permit a communications facility/tower; or
- A text amendment initiated by the Planning Commission or Town Council to permit the use in a zoning district other than A-1 is necessary.

FISCAL IMPACT:

There is no negative fiscal impact to the town. Increased tax revenue will result; however, an estimate is not available.

RECOMMENDATION:

Hold Joint Public Hearings:

1. ZTA 26-01
2. ZTA 26-02
3. CUP 26-02

After the public hearings, Planning Commission will review all items and make a recommendation to Town Council for consideration at the May 20, 2026 meeting.

AMENDMENT TO THE ZONING ORDINANCE OF THE TOWN OF COLONIAL BEACH, VIRGINIA, TO ADD “COMMUNICATIONS FACILITY” AS A PERMITTED USE IN THE C-1 GENERAL COMMERCIAL DISTRICT WITH THE APPROVAL OF A CONDITIONAL USE PERMIT

Section 8-2 Conditional Uses (Conditional Use Permit Required)

Notwithstanding 8-1 of this Article, the following uses require a Conditional Use Permit with an approved site plan:

9. Communications facility

The amendment would result in Items 9 - 29 being renumbered as Items 10 – 30

Attachment 2 – Proposed Zoning Text Amendment ZTA 26-02

AMENDMENT TO THE ZONING ORDINANCE OF THE TOWN OF COLONIAL BEACH, VIRGINIA, TO ADD SECTION 18-7 TELECOMMUNICATIONS TOWERS AND RELATED FACILITIES PERMITTING AND REGULATIONS

- A. Location. Telecommunication towers are permitted in the C-1 General Commercial District; however, must be located no less than 100 yards from residential districts, schools, parks, and shorelines.
- B. Structural Requirements. Telecommunication towers and related facilities shall be designed and constructed as follows:
1. Telecommunications towers shall be constructed with a galvanized steel finish or similar material and shall, to the extent practicable, use materials, colors and textures so as to reduce visual obtrusiveness.
 2. Telecommunication towers shall not exceed 150 feet, including antennas. A lightening rod, not to exceed 3 feet, may be allowed in addition to the tower height.
 3. Satellite dish and microwave dish antennas attached to monopoles shall not exceed three and one-half (3.5) feet in diameter and shall be of a neutral, non-reflective color with no logos.
 4. Whenever practicable, telecommunications towers shall include features that will camouflage the telecommunications tower so as to blend in with the natural setting and the built environment.
 5. Prior to the use of a telecommunications tower or related facility, the owner of the tower or facility shall have obtained approval of the structural integrity by a registered professional engineer licensed in the state and a copy of such report shall be filed at the time of site plan review.
 6. All telecommunications towers and related facilities shall be located, designed and operated in a manner that meets all requirements of the Federal Communications Commission and the Federal Aviation Administration and does not create a hazard for existing, future or planned airspaces.
- C. Co-location. Wherever possible, prior to a new telecommunication tower being built, the applicant must show valid technological, economic, or physical justification as to why co-location is not possible.
- D. Lighting. The following lighting requirements shall be in addition to any lighting requirements set forth in Section 8-3:
1. Telecommunications towers and facilities that are otherwise permitted by right shall not be permitted if lighting, beacons, or other safety devices are required by the Federal Communications Commission, the Federal Aviation Administration, or any other governing agency.

2. Telecommunications towers and related facilities that are allowed with a conditional use permit may be permitted if lighting beacons or other safety devices are required; however, if lighting is required, the owner of the telecommunications tower or related facility shall submit a lighting plan at the time of site plan review which shall include the available lighting alternatives. As part of site plan approval, the town shall approve the design that would cause the least disturbance to the surrounding views and have the least impact on neighboring properties.
- E. Setbacks. Where a telecommunications tower is camouflaged as provided in A.4. above, the setback requirements shall be the same as those applicable to other buildings or structures in the district in which the telecommunications tower is located. In all other instances, the following additional setback requirements shall apply:
1. The minimum setback from the boundary of the property on which the telecommunications tower or facility is located shall be equal to one hundred ten (110) percent of the "fall-zone" as certified by a licensed engineer; should the "fall-zone" be equal to the height of the telecommunications tower or related facility, the minimum setback shall be equal to one hundred ten (110) percent of the height of the tower.
 2. The minimum setback from existing off-site dwellings shall be as follows:
 - a. For telecommunications towers and related facilities that exceed fifty (50) feet in height but do not exceed one hundred (100) feet in height, the minimum setback shall be two hundred (200) feet;
 - b. For telecommunications towers and related facilities that exceed one hundred (100) feet in height, the minimum setback shall be three hundred (300) feet.
 3. The minimum setback from public rights-of-way shall be as follows:
 - a. For telecommunications towers and related facilities that exceed fifty (50) feet in height but do not exceed one hundred (100) feet in height, the minimum setback shall be fifty (50) feet;
 - b. For telecommunications towers and related facilities that exceed one hundred (100) feet in height, the minimum setback shall be seventy-five (75) feet.
 4. The minimum setback requirements set forth in subsections (2) and (3), above, may be satisfied if:
 - a. The applicant can demonstrate that the telecommunications tower or related facility is located within an existing wooded area and the height of the tower or facility is not more than ten (10) feet above tree line (as observed from a public right-of-way or boundary of the property on which the tower or facility is to be constructed), and
 - b. The property owner records a no-disturbance perimeter easement with a minimum of twenty-five (25) feet on all sides of the compound containing the telecommunications tower or related facility.

The no-disturbance perimeter easement shall provide that disturbance of the wooded area surrounding the proposed telecommunications tower or related facility; however, the no-disturbance perimeter easement shall permit a single means of access to a

telecommunications tower or related facility, provided the means of access is located so as to minimize visibility of the tower or facility from neighboring residences and public rights-of way.

- F. Signs prohibited. No advertising of any type may be placed on a telecommunications tower or related facility, except that a sign shall be required displaying the name, registration number, and emergency contact number of the tower owner. The sign shall not exceed four (4) square feet in size and shall be located on the security fence or other approved location.
- G. Security. All related facilities shall be located, fenced or otherwise secured in a manner that prevents unauthorized access. At the time of site plan review, the owner of the property or the tower shall submit specifications on the security for the telecommunications tower or related facility, which shall demonstrate measures to ensure that:
 - 1. All antennas, towers and other supporting structures, including guy wires, are inaccessible to individuals and constructed or shielded in such a manner that they cannot be climbed or run into; and
 - 2. Transmitters and telecommunications control points are installed such that they are readily accessible only to persons authorized to operate or service them.
- H. Landscaping and screening requirements. All equipment and facilities related to a telecommunications tower shall be screened in accordance with Article 24 of the Town of Colonial Beach Zoning Ordinance. Screening shall not be required if the equipment and facilities are located within an enclosed structure or are visually obstructed from the public right-of-way or from neighboring properties by existing vegetation or other structures on site. An applicant who proposes to use existing vegetation to screen the equipment and facilities shall record an easement providing that the vegetation shall remain. At the time of site plan review, the owner shall submit a landscaping plan showing existing vegetation and a screening plan for the equipment and facilities. Existing mature tree growth and natural land forms on the site shall be preserved to the maximum extent possible.
- I. Removal of abandoned, unsafe, or unused telecommunications towers and related facilities.
 - 1. Any telecommunications tower or related facility found to be defective or unsafe shall be repaired to meet federal, state, and local safety standards or removed within six (6) months at the expense of the owner of the property or the telecommunications tower or related facility.
 - 2. Any telecommunications tower or related facility that is not operated for a continuous period of eighteen (18) months shall be considered abandoned, and the owner of the telecommunications facility or related structure shall remove the tower or facility within ninety (90) days of receipt of notice from the town that the tower or facility must be removed. Removal includes the removal of the antennas, telecommunications towers and related facilities, fence footers, underground cables and support buildings. Any buildings and foundations may remain with the approval of the owner of the property on which the telecommunications tower or related facility is located.

3. If there are two (2) or more users of a single telecommunications tower or related facility, then this provision shall not become effective until all users cease using the telecommunications tower or related facility.
- J. Additional requirements for telecommunications facilities permitted with a conditional use permit. An application for a conditional use permit to allow the construction of a telecommunications tower or related facility shall be accompanied by a report containing the information set forth in this section. The report shall be signed and certified by a licensed professional engineer registered in the commonwealth. The report shall include the following:
1. A statement, with supporting documentation, demonstrating that existing telecommunications facilities or alternative telecommunications structures cannot physically accommodate the proposed antenna or array or technical evidence that existing telecommunications facilities or alternative telecommunications structures cannot be utilized to achieve reasonable coverage objectives. Copies of written requests and responses for shared use shall be provided.
 2. An inventory of the applicant's existing sites that are located within the Town or within five (5) miles of the Town's border, including specific information about the location, height, and design of each tower.
 3. On the submitted proposed conceptual plan:
 - a. Site topography and topography within a four hundred (400)-foot radius of the proposed tower;
 - b. A scaled elevation view, including tree line heights; and
 - c. Supporting drawings, calculations, and other documentation showing the location and dimensions of all improvements, radio frequency coverage, tower height, setbacks, parking, security fencing, landscaping, proposed ingress and egress, and adjacent uses, including proximity to residential uses.
 4. For telecommunications towers that are proposed to exceed one hundred (100) feet in height, certification that the proposed telecommunications tower and related facility are compatible for a minimum of three (3) additional users including the primary user and information demonstrating that antennas, telecommunications towers, and telecommunications facilities for possible co-locator antennas are no higher than required to accommodate the additional users. The report shall include a statement signed by the individual applicant or a responsible officer of a corporate applicant, as appropriate, setting forth the applicant's willingness to co-locate on other company's telecommunications towers and the applicant's willingness to accept other users on its telecommunications tower or related facility.
 5. Design standards for the proposed telecommunications tower and related facility, with particular reference to design characteristics that have the effect of reducing or eliminating the visual impact from neighboring properties and rights-of way.
 6. Photographs from the site showing adjoining properties and other relevant views and simulated photographic image of the proposed telecommunications tower and related facility

- from neighboring properties and rights-of-way and within one (1) mile of a designated historic site or district or Virginia Scenic Byway.
7. Documentation that demonstrates the need for the telecommunications tower or related facility to provide service primarily within the town.
 8. Name, address and phone number of the person preparing the report.
 9. Location of the nearest existing off-site residential structure.
 10. Location, size and height of all structures on the property which is the subject of the application.
 11. Type, locations and dimensions of all proposed and existing landscaping, and fencing.
 12. The design of the telecommunications tower or related facility, including the specific type of support structure that will be used and the design, type, location, size, height and configuration of all existing and proposed antennas and other equipment.
 13. The frequency, modulation and class of service of radio or other transmitting equipment, including certification that the proposed telecommunications tower or related facility will not interfere with the county's emergency public safety communications system or existing telecommunications devices.
 14. Transmission and maximum effective radiated power of antennas and arrays to be located on the telecommunications tower.
 15. Direction of maximum lobes and associated radiation of the antennas and arrays to be located on the telecommunications tower.
 16. Certification that nonionizing electromagnetic radiation (NIEER) levels at the proposed site are within the threshold levels adopted by the FCC.
 17. A copy of the FCC license applicable for the use of telecommunications towers or related facilities.
 18. Certification that a topographic study and analysis and an environmental impact analysis have been conducted and that the site is adequate to ensure the stability of the proposed telecommunications tower or related facility. The environmental impact analysis shall identify all historic structures or sites that may be impacted by the proposed telecommunications tower or related facility and shall include an assessment of the impact that the proposed telecommunications tower or related facility will have on agricultural and forestal resources and wildlife habitats.
 19. Propagation studies of the proposed site and all adjoining planned, proposed, in-service or existing sites.
- K. Site plan required; submission of obstruction survey after construction.
- L. Prior to the construction of any telecommunications tower or related facility, a site plan shall be prepared and submitted for review and approval in accordance with the requirements of Town of Colonial Beach Zoning Code Article 14; the site plan shall provide adequate information to demonstrate that the proposed telecommunications tower or related facility complies with all requirements of this section.
- M. An obstruction survey shall be submitted within thirty (30) days of completion of the telecommunications tower or related facility; if the telecommunications tower or related facility

is in operation prior to the expiration of that thirty (30)-day period, the survey shall be submitted on the day that operation begins. The obstruction survey must meet the Accuracy Code '2C' as defined in Appendix 2 of FAA Order 8260.19C CHG 3 dated July 14, 2003, or the latest change.

1. Interference with public safety communications systems prohibited. Telecommunications transmissions from any telecommunications tower or related facility shall not interfere with the emergency public safety communications system operated by the county or any communications system operated by the federal, state or county government.
2. Owner or operator to maintain adequate insurance.
3. The owner of property on which a telecommunications tower or other facility or the operator of the telecommunications tower or related facility shall secure and at all times maintain public liability insurance for personal injuries, death and property damage, and umbrella insurance coverage.
4. The insurance policies shall be issued by an agent or representative of an insurance company licensed to do business in the commonwealth.
5. The insurance policies shall contain an endorsement obligating the insurance company to furnish the county with at least thirty (30) days prior written notice in advance of the cancellation of the insurance.
6. Renewal or replacement policies or certificates shall be delivered to the county at least fifteen (15) days before the expiration of the insurance that such policies are to renew or replace.
7. Prior to construction of a permitted telecommunications tower or related facility, the owner of the property on which the telecommunications tower or facility is located or the operator of the telecommunications tower or related facility shall deliver to the town a copy of each of the policies or certificates representing the insurance as required in subsection (1), above.



**TOWN OF COLONIAL BEACH
TOWN COUNCIL
PLANNING COMMISSION
JOINT PUBLIC HEARING**

Meeting Date: April 9, 2026

Item Number: Case CUP 26-02

REQUEST:

The Towers, LLC, a joint venture of Verizon Wireless and Vertical Bridge, requests approval of a Conditional Use Permit to construct a telecommunications tower and related communications facility equipment on Tax Map Parcel 3A8-1-2, New Monrovia Road, pursuant to approval of ZTA 26-01 and ZTA 26-02 and Substantial Accord Determination.

PROPOSED LAND USE:

Installation of a wireless telecommunications facility consisting of a 150' monopole tower with related ground equipment and a 3' lighting rod. **(Attachment B)**

STAFF RECOMMENDATION:

Staff recommends approval of this request, subject to the conditions in **Attachment A**, pursuant to the approval of ZTA 26-01 and ZTA 26-02 for the following reasons:

- As conditioned, the proposed telecommunications facility complies with the future land use recommendations of the Town's Comprehensive Plan which suggests the property is appropriate for commercial uses.
- The proposed facility will not adversely affect the health or safety of persons residing or working in the area of the proposed use, or be detrimental to public welfare or injurious to property or improvements in the area.
- The proposed facility will deliver essential communications infrastructure that is vulnerable to coverage gaps and emergency communications failure and advances the Town's documented economic development and resilience goals.
- The proposed facility will not create any smoke, dust, noise, or traffic congestion. The facility is not anticipated to create any flood and/or other hazardous, will comply with all erosion and sediment control regulations, and the area is not located within a flood plain. It will not require any additional fire or police protection. It will not generate traffic that impacts the Town's transportation network nor will it create any increased levels of services for schools or water and sewer infrastructure, as water and sewer are not required for the facility. The improvements at the Facility are not expected to impact drainage. The proposed facility will not impact recreational needs of the Town as it is an existing vacant property.

LOCATION AND ZONING:

The subject property is zoned General Commercial (C-1) and identified as Tax Map Parcel #3A8-1-2. The property fronts New Monrovia Road, approximately 250' from McKinney Blvd.

Properties to the north are located in the County. Properties to the east, west and south are zoned General Commercial (C-1) and are occupied by Atlantic Union Bank, Beachwood Shopping Center, McDonalds and Colonial Beach Discounters.



COMPREHENSIVE PLAN AND AREA LAND USE

The Comprehensive Plan designates this parcel as General Commercial, which is described as follows:

The General Commercial district is located primarily along Colonial Avenue and sections of Rt. 205 surrounding its intersection with Colonial Avenue. The general commercial district has been limited to these areas to encourage redevelopment of existing commercial areas rather than expanding into other areas. Development of older blighted portions of the Colonial Avenue corridor should be encouraged and new businesses pursued.

The proposed facility is located within the Monroe Point Neighborhood, that is designated for commercial activity. The existing land use map shows the property as treed cover surrounded by commercial use. The proposed facility within this district is consistent with the Comprehensive Plan's intent to concentrate commercial

development within established corridors rather than expanding into residential or undeveloped areas. The Comprehensive Plan calls for the pursuit of new businesses and investment. The proposed wireless tower will bring new private capital investment, generate lease revenue that improve the economic viability of the host parcel, and deliver the communications infrastructure that modern businesses require to operate. Reliable cellular connectivity supports every commercial tenant making the district more attractive to the new businesses and supports existing businesses in the Town. The facility involves minimal land disturbance, does not displace or compete with retail or service uses, and is consistent with the commercial character of the district.

The property is located in the Town's Technology and Tourism Zone.

ZONING ORDINANCE:

This CUP is contingent upon the approval of Zoning Text Amendments ZTA 26-01 and ZTA 26-02 which are being heard concurrently with the CUP.

If approved, ZTA 26-01 and 26-02 will allow "Communications Facility" as a permitted use in the C-1 General Commercial District with the approval of a Conditional Use Permit and will establish permitting and regulations specific to Telecommunications Facilities.

PARKING:

This project will be an unstaffed structure, except for maintenance needs, with limited need for parking. The applicant proposes an access road, with sufficient turn around space as needed.

PUBLIC UTILITIES:

Water and sewer are not required for this facility.

STAFF DISCUSSION:

This CUP is contingent on the approval of ZTA 26-01 & 26-02, which provides the framework for appropriate locations within the Town's C-1 district but at least 100 yards from residential areas, parks, schools, and shorelines. The ZTAs also have clear regulations regarding structural, co-location, lighting, setback and additional requirements. Public hearings for the ZTAs will be held at the same meeting, ahead of the public hearing for the CUP.

The Town's Comprehensive Plan encourages new business and investment. This facility will enhance cell service that businesses need, particularly in the tourist season when cell service is stretched.

The applicant is proposing limited tree cutting/land disturbance as shown on attachment B. The monopole will be set back approximately 100' from the roadway and adjacent properties and will be surrounded by mature trees.

This Colonial Beach Zoning Ordinance Section 16-2 provides that Conditional Use Permits shall expire within one (1) year when the applicant or its successor in interest

has failed to establish the use authorized or to commence and diligently pursue the construction. However, pursuant to Va. Code § 15.2-2616.4:2.A(10), a locality may not limit the duration of a wireless approval “except that a locality may require that construction of the approved project shall commence within two years of final approval and be diligently pursued to completion.” Therefore, a condition has been added to allow this.

ATTACHMENTS:

Recommended Draft Conditions of Approval – Attachment A

Project Description and Location Map – Attachment B

Applicant’s Narrative – Attachment C

ATTACHMENT A
RECOMMENDED CONDITIONS OF APPROVAL – CASE CUP 26-02
The Towers, LLC

This Conditional Use Permit (CUP) shall be granted on the subject properties identified as Tax ID: 3A8 1 2 and shall run with the land, subject to the following conditions:

1. The site shall be developed in substantial accordance with the “Torrey Smith New Monrovia Road Colonial Beach VA 22443 Project Description Installation of New Tower, Compound, and Driveway” prepared by Bamman Consulting, LLC and dated March 9, 2026. Minor modifications may be approved by the Director of Planning and Community Development at the time of site plan review. (Attachment B)
2. The construction of the approved project shall commence within two years of final approval and be diligently pursued to completion.
3. A 6-foot chain link fence with 3-strand barbed wire shall be allowed within the 50’x50’ area as shown on SP-2.



TORREY SMITH

NEW MONROVIA ROAD

COLONIAL BEACH, VA 22443

PROJECT DESCRIPTION
INSTALLATION OF NEW TOWER, COMPOUND & DRIVEWAY

SCAN FOR
DIRECTIONS TO SITE:



PROJECT TEAM

APPLICANT INFORMATION:

VERIZON WIRELESS
1831 RADY COURT
RICHMOND, VA 23222

APPLICANT:	STEVEN FANSHAW	PHONE NUMBER:	(804) 543-7313
REAL ESTATE:	SEAN CAI	PHONE NUMBER:	(540) 793-0810
ZONING:	SEAN CAI	PHONE NUMBER:	(540) 793-0810
CONSTRUCTION:	BRIAN BELSKI	PHONE NUMBER:	803.237.2451
UTILITIES:	STUART PATTERSON	PHONE NUMBER:	(703) 328-8574
RF ENGINEER:	HAMED SEMATI	PHONE NUMBER:	(804) 543-7556

SUBMITTALS

SUB. NO.	DESCRIPTION	BY	DATE
1	PRELIMINARY SITE PLAN	SPP	10/14/25
2	FINAL SITE PLAN	SPP	3/09/26

CONSULTING TEAM

ENGINEERING:

BAMMAN CONSULTING, LLC
14489 ST ANDREWS LN
ASHLAND, VA 23005
CONTACT: STUART PATTERSON, PE
TELEPHONE: (703) 328-8574

SURVEY:

LENNING LAND SURVEYING
2126 LEWISTON PLANK ROAD
BURKVILLE, VA 23922
CONTACT: TODD LENNING, LS
TELEPHONE: (434) 767-9440

PROJECT SUMMARY

PROPERTY OWNER:

MAYO, MICHAEL C.
& VALERIE JEAN

TOWER FACILITY OWNER:

THE TOWERS, LLC
22 WEST ATLANTIC AVE
SUITE 310
DELRAY BEACH, FL 33444

UTILITIES INFORMATION:

POWER: DOMINION POWER
(888) 677-3000

PROJECT DATA:

ZONING	C-1
TAX MAP #	3A8-1-2
ACREAGE	1.083
JURISDICTION	TOWN OF COLONIAL BEACH
SITE TYPE	RAW LAND
STRUCTURE TYPE	MONOPOLE
STRUCTURE HEIGHT	150'
OVERALL HEIGHT	153' (TOP OF LIGHTNING ROD)
AREA OF LAND DISTURBANCE	100' x 100' 6,500 SQ. (0.39 AC.)

FAA 1A GEOGRAPHIC COORDINATES:

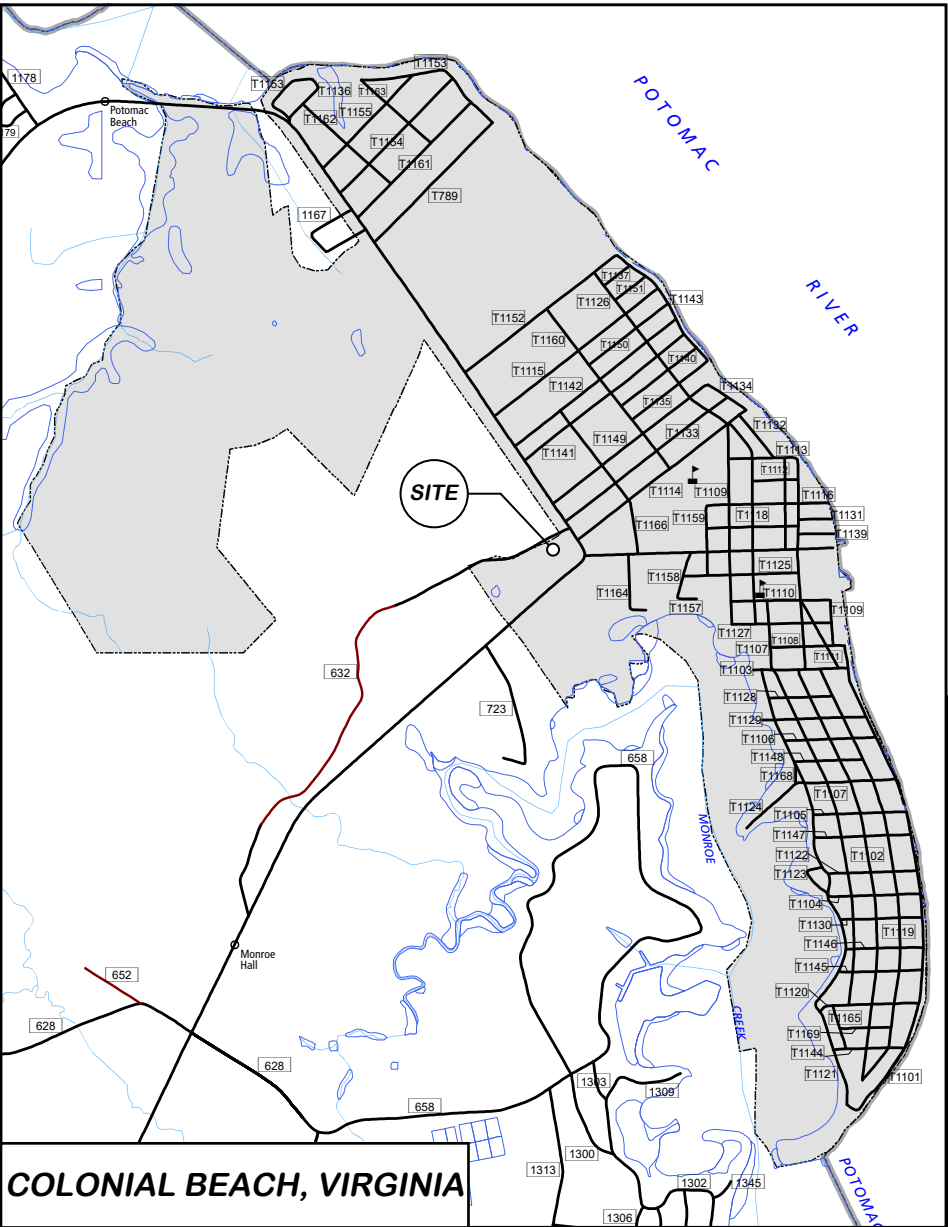
LATITUDE: 38° 15' 17.04285" N (NAD 83) N38.254734125°
LONGITUDE: 76° 58' 34.97356" W (NAD 83) W76.976381545°
ELEVATION: 15.5' AMSL

ADA COMPLIANCE:

FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. SITE
WILL NOT BE SERVED BY CITY SEWER OR WATER.

DRAWING INDEX

SHEET NUMBER	SHEET TITLE
GENERAL	
G-1	COVER SHEET
SITE PLAN	
Z-1	PARCEL PLAN
SP-1	SITE PLAN
SP-2	ENLARGED SITE PLAN
SP-3	ELEVATION
SHEET TOTAL:	
5	



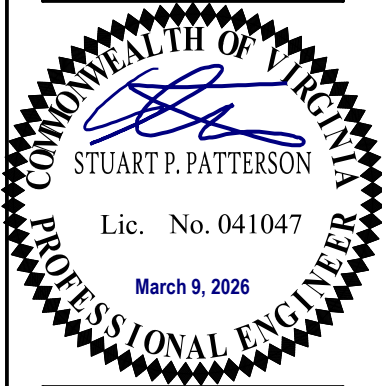
verticalbridge

PLANS PREPARED BY:

BAMMAN
CONSULTING, LLC



verizon



SITE #: US-VA-5213

SITE NAME:

TORREY SMITH

SITE ADDRESS:

NEW MONROVIA RD
COLONIAL BEACH, VA
22443

DESIGN:	SPP
DRAWN:	MAA
REVIEW:	SPP

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SUBMITTALS

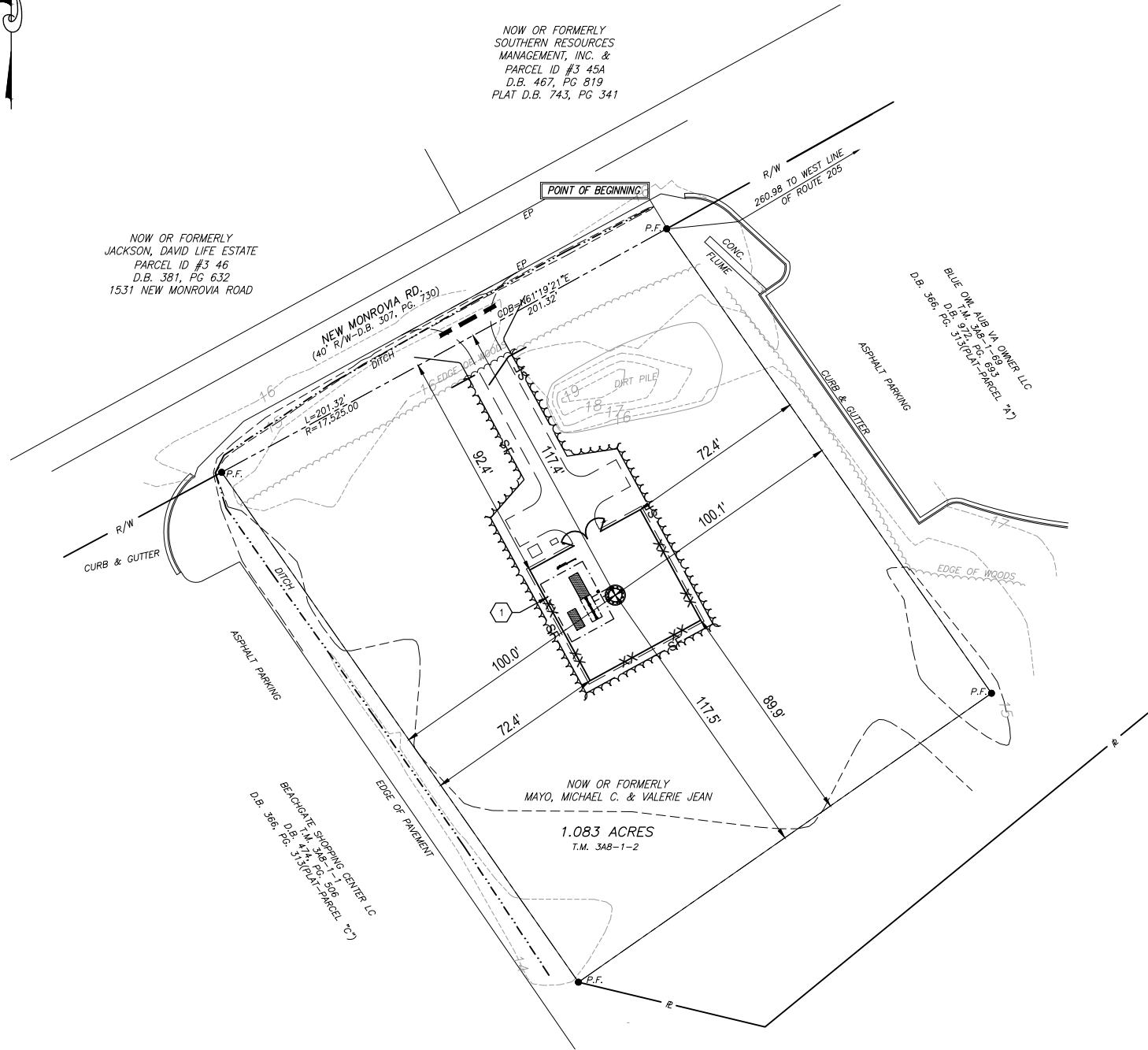
SYM.	DESCRIPTION	DATE
1	PRELIMINARY SITE PLAN	10/14/25
2	FINAL SITE PLAN	3/09/26

SHEET NAME:

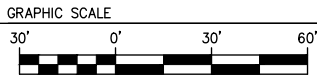
COVER SHEET

SHEET NO.:

G-1



PARCEL PLAN
NOT TO SCALE



LEASE NOTES

1. VERIZON 19' x 26' LEASE AREA.

SURVEYOR'S NOTES

1. TOPOGRAPHIC SURVEY PERFORMED BY LENNING LAND SURVEYING ON 10/01/25 USING CONVENTIONAL SURVEY METHODS.
2. THE AREA OF THE SITE APPEARS TO LIE WITHIN FLOOD ZONE "X" ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY- NATIONAL FLOOD INSURANCE COMMUNITY NUMBER 51193C0038F, DATED 5/17/22.
3. THE EXISTENCE OF HAZARDOUS WASTE, VEGETATED WETLANDS, OR TIDAL WETLANDS, WAS NEITHER INVESTIGATED, NOR CONFIRMED DURING THE PERFORMANCE OF THIS SURVEY.

LEGAL DESCRIPTION

BEGINNING AT A PIPE FOUND ON THE SOUTHERLY RIGHT OF WAY LINE OF NEW MONROVIA ROAD, WHICH POINT LIES 206.98 FEET WEST OF THE WESTERLY LINE OF ROUTE 205.

THENCE LEAVING THE SAID RIGHT OF WAY LINE S34°58'32"E A DISTANCE OF 224.87' TO A PIPE FOUND; THENCE S55°02'17"W A DISTANCE OF 200.04' TO A PIPE FOUND; THENCE N34°59'23"W A DISTANCE OF 246.90' TO A PIPE FOUND ON THE SOUTHERLY RIGHT OF WAY LINE OF NEW MONROVIA ROAD; THENCE ALONG THE RIGHT OF WAY LINE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 201.32', WITH A RADIUS OF 17525.00', WITH A CHORD BEARING OF N61°19'21"E, WITH A CHORD LENGTH OF 201.32', TO A POINT FOUND, WHICH IS THE POINT OF BEGINNING, HAVING AN AREA OF 47,154.51 SQUARE FEET, OR 1.083 ACRES

SETBACK INFORMATION

JURISDICTION: TOWN OF COLONIAL BEACH

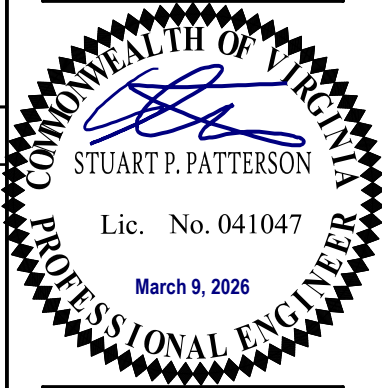
ZONING: C-1 COMMERCIAL

DIMENSION	PROPOSED TOWER	PROPOSED COMPOUND
RIGHT OF WAY:	117.4'	92.4'
SIDE:	L=100.0', R=100.1'	L=72.4', R=72.4'
REAR:	117.5'	89.9'



PLANS PREPARED BY:

BAMMAN
CONSULTING, LLC



SITE #: US-VA-5213

SITE NAME:
TORREY SMITH

SITE ADDRESS:
NEW MONROVIA RD
COLONIAL BEACH, VA
22443

DESIGN: SPP
DRAWN: MAA
REVIEW: SPP

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SUBMITTALS

SYM.	DESCRIPTION	DATE
1	PRELIMINARY SITE PLAN	10/14/25
2	FINAL SITE PLAN	3/09/26

SHEET NAME:

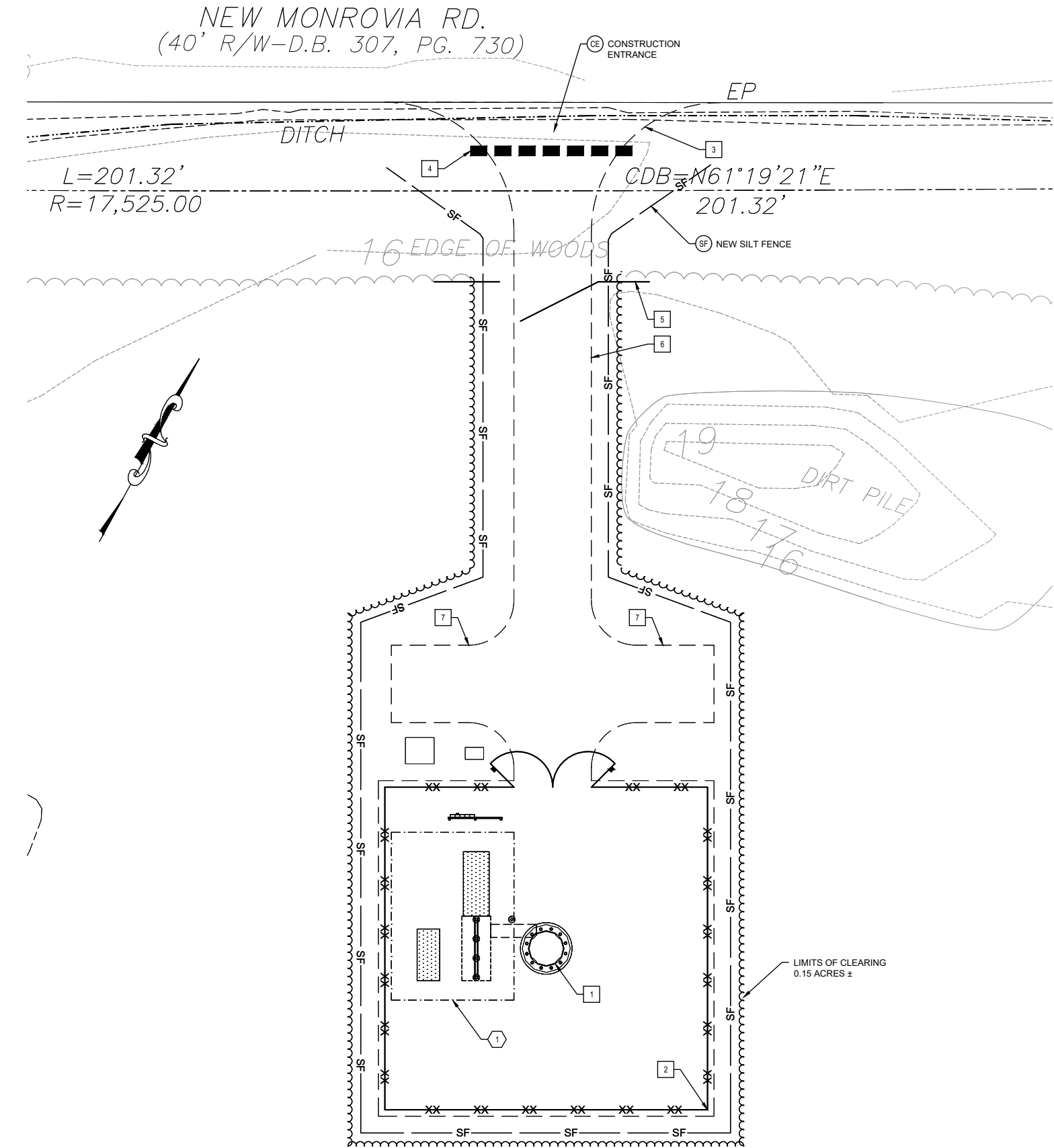
PARCEL PLAN

SHEET NO.:

Z-1

G:\My Drive\BCI WORKING\TORREY SMITH\DWG\WORKING\Sheets\SP\SP-1.dwg Mon, 09 Mar 2026 - 12:27pm marre

SITE PLAN
NOT TO SCALE



GRAPHIC SCALE

20

GENERAL NOTES

1. THIS PLAN IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.
2. THE FACILITY IS UNMANNED AND NOT INTENDED FOR HUMAN HABITATION (NO HANDICAP ACCESS REQUIRED).
3. THE FACILITY IS UNMANNED AND DOES NOT REQUIRE POTABLE WATER OR SANITARY SERVICE.

LEASE NOTES

1. VERIZON 19' x 26' LEASE AREA.

CONSTRUCTION NOTES

1. NEW MONOPOLE TOWER. SEE SHEET SP-3.
2. 50' x 50' FENCED COMPOUND, SEE SHEET SP-2.
3. NEW PE-1 VDOT PRIVATE ENTRANCE.
4. 25 LF OF 18" HDPE.
5. ENTRY GATE.
6. NEW 12' WIDE ACCESS ROAD.
7. NEW PARKING/TURNAROUND AREA.

ABBREVIATIONS

#	NUMBER	NC	NORTH CAROLINA
A	AMPS	N/F	NOW OR FORMERLY
AGL	ABOVE GROUND LEVEL	NO	NUMBER
ANSI	AMERICAN NATIONAL STANDARDS INSTITUTE	OSHA	OCCUPATIONAL SAFETY AND HEALTH
AWG	AMERICAN WIRE GAUGE		ADMINISTRATION
CL	CENTERLINE	P/P	POWER POLE
COAX	COAXIAL CABLE	RF	RADIO FREQUENCY
COMM	COMMUNICATION	SYM	SYMBOL
CONC	CONCRETE	TIA	TELECOMMUNICATIONS
E	EXISTING, EAST		INDUSTRY ASSOCIATION
EIA	ELECTRONICS INDUSTRIES	TTV	TECHNICAL TEAM VISIT
	ALLIANCE	TYP	TYPICAL
GPIN	GRID PARCEL	VA	VIRGINIA
	IDENTIFICATION NUMBER	W/	WITH
INST	INSTRUMENT	WM	WATER METER
MIN	MINIMUM	WV	WATER VALVE
NAD	NORTH AMERICAN DATUM		

LEGEND

---	PROPERTY LINE	CONCRETE
- . - . -	LEASE AREA	
- - - - -	EASEMENT	
///	EDGE OF PAVEMENT	
---90---	CONTOUR	
~90.22	SPOT ELEVATION	
- - - - -	GRAVEL	
-XX-	FENCE	
-LOO-	LIMITS OF DISTURBANCE	

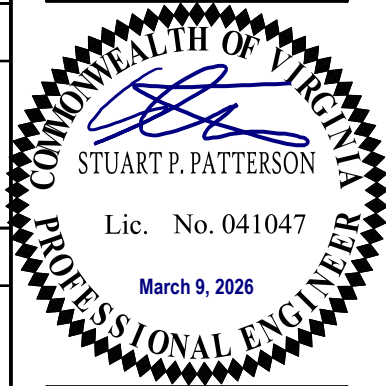
verticalbridge

PLANS PREPARED BY:

BAMMAN
CONSULTING, LLC



verizon



SITE #: US-VA-5213

SITE NAME:

TORREY SMITH

SITE ADDRESS:

NEW MONROVIA RD
COLONIAL BEACH, VA
22443

DESIGN: SPP
DRAWN: MAA
REVIEW: SPP

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SUBMITTALS

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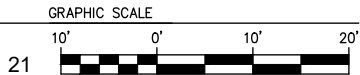
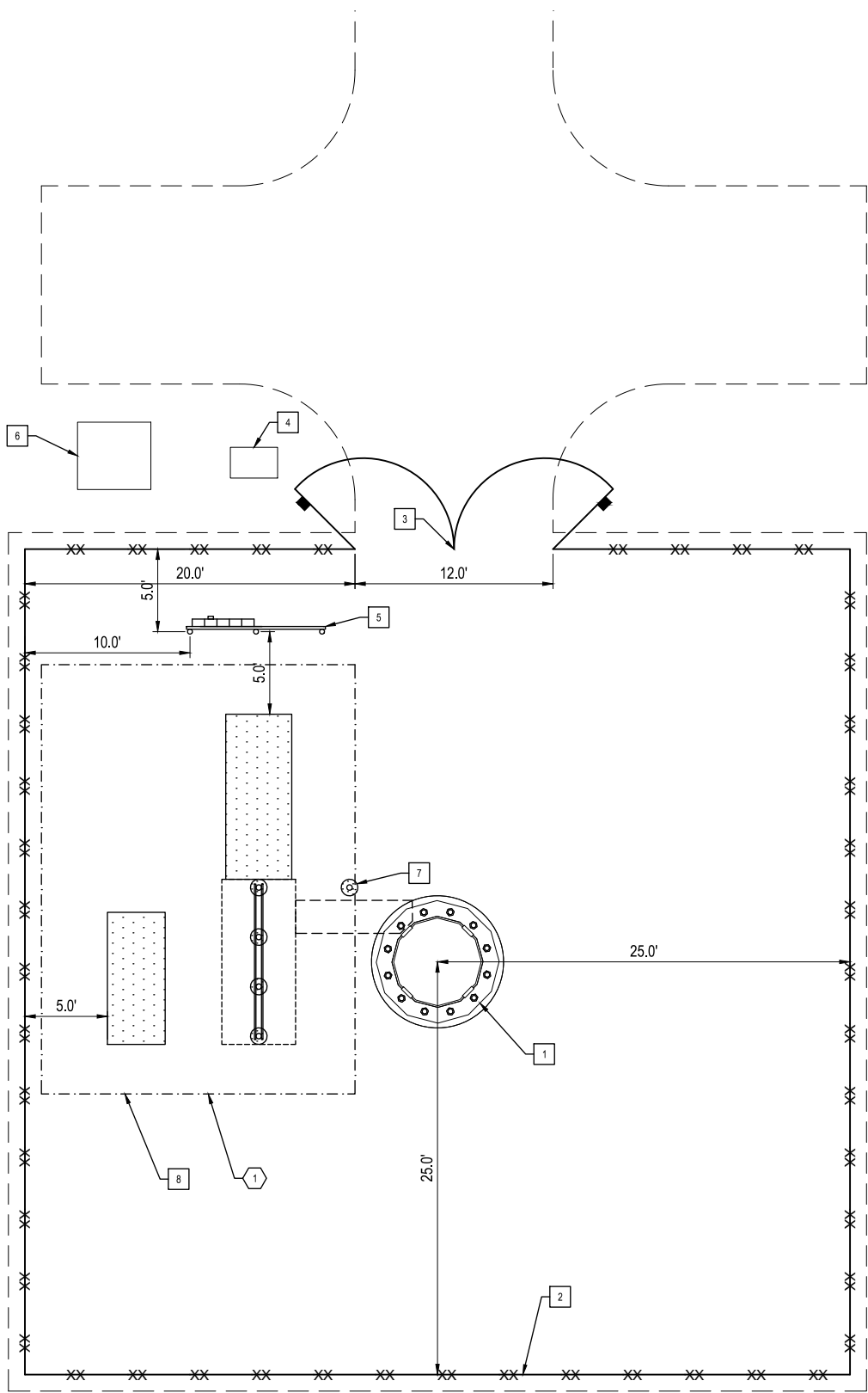
SHEET NAME:

SITE PLAN

SHEET NO.:

SP-1

COMPOUND PLAN



GENERAL NOTES

1. IT IS THE CONTRACTORS RESPONSIBILITY TO LOCATE EXISTING UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION. PROPOSED UTILITIES INSIDE THE COMPOUND SHALL BE HAND DUG. UTILITY TRENCHES SHALL BE BACKFILLED AND COMPACTED IN 6" LIFTS WITH DETECTABLE WARNING TAPE WITHIN BACKFILLED NATIVE MATERIAL. GEOTEXTILE FABRIC AND STONE SHALL BE RESTORED TO TO EXISTING CONDITIONS.
2. ALL EROSION AND SEDIMENT CONTROL DEVICES SHALL BE INSTALLED BY THE CONTRACTOR IN ACCORDANCE WITH THE LATEST EDITION OF THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK (VESCH) BEFORE LAND DISTURBANCE COMMENCEMENT AND CHECKED PERIODICALLY TO ENSURE THEY ARE FUNCTIONING AS INDICATED.
3. THE STOCKPILING OF EXCESS MATERIAL ON SITE WILL NOT BE ALLOWED.
4. ANY VEGETATED AREA DISTURBED BY CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO SEED AND ESTABLISH A PERMANENT VEGETATIVE COVER.
5. THE CONTRACTOR IS RESPONSIBLE FOR MEANS AND METHODS OF CONSTRUCTION. SAFETY IS THE RESPONSIBILITY OF THE CONTRACTOR. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH OSHA REQUIREMENTS.
6. THE CONTRACTOR IS RESPONSIBLE FOR SITE LAYOUT AND CONSTRUCTION STAKING. LOCATION OF EXISTING STRUCTURES AND UTILITIES MUST BE CONFIRMED BY THE CONTRACTOR.
7. ALL WORK SHALL BE ACCOMPLISHED IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL CODES OR ORDINANCES.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS AND INSPECTIONS THAT MAY BE REQUIRED BY ANY FEDERAL, STATE, COUNTY OR MUNICIPAL AUTHORITIES.

LEASE NOTES

1. VERIZON 19' x 26' LEASE AREA.

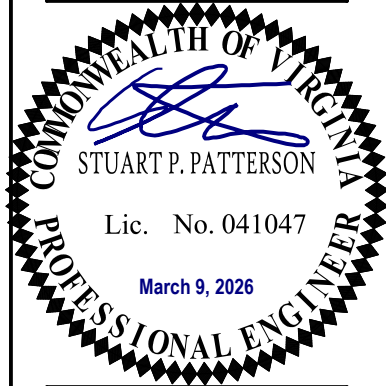
CONSTRUCTION NOTES

1. NEW MONOPOLE TOWER. SEE SHEET SP-3.
2. 6' CHAIN LINK FENCE WITH 3-STRAND BARBED WIRE.
3. 12' WIDE DOUBLE ACCESS GATE.
4. FIBER HANDHOLE.
5. 8FT H-FRAME.
6. SPACE RESERVED FOR POWER PROVIDER TRANSFORMER.
7. ICE BRIDGE POST(S).
8. WITHIN VZN LEASE AREA; CONCRETE EQUIPMENT PAD, GENERATOR PAD, EQUIPMENT H-FRAME AND FIBER/POWER CONDUIT STUB-UPS.



PLANS PREPARED BY:

BAMMAN
CONSULTING, LLC



SITE #: US-VA-5213

SITE NAME:
TORREY SMITH

SITE ADDRESS:
NEW MONROVIA RD
COLONIAL BEACH, VA
22443

DESIGN: SPP
DRAWN: MAA
REVIEW: SPP

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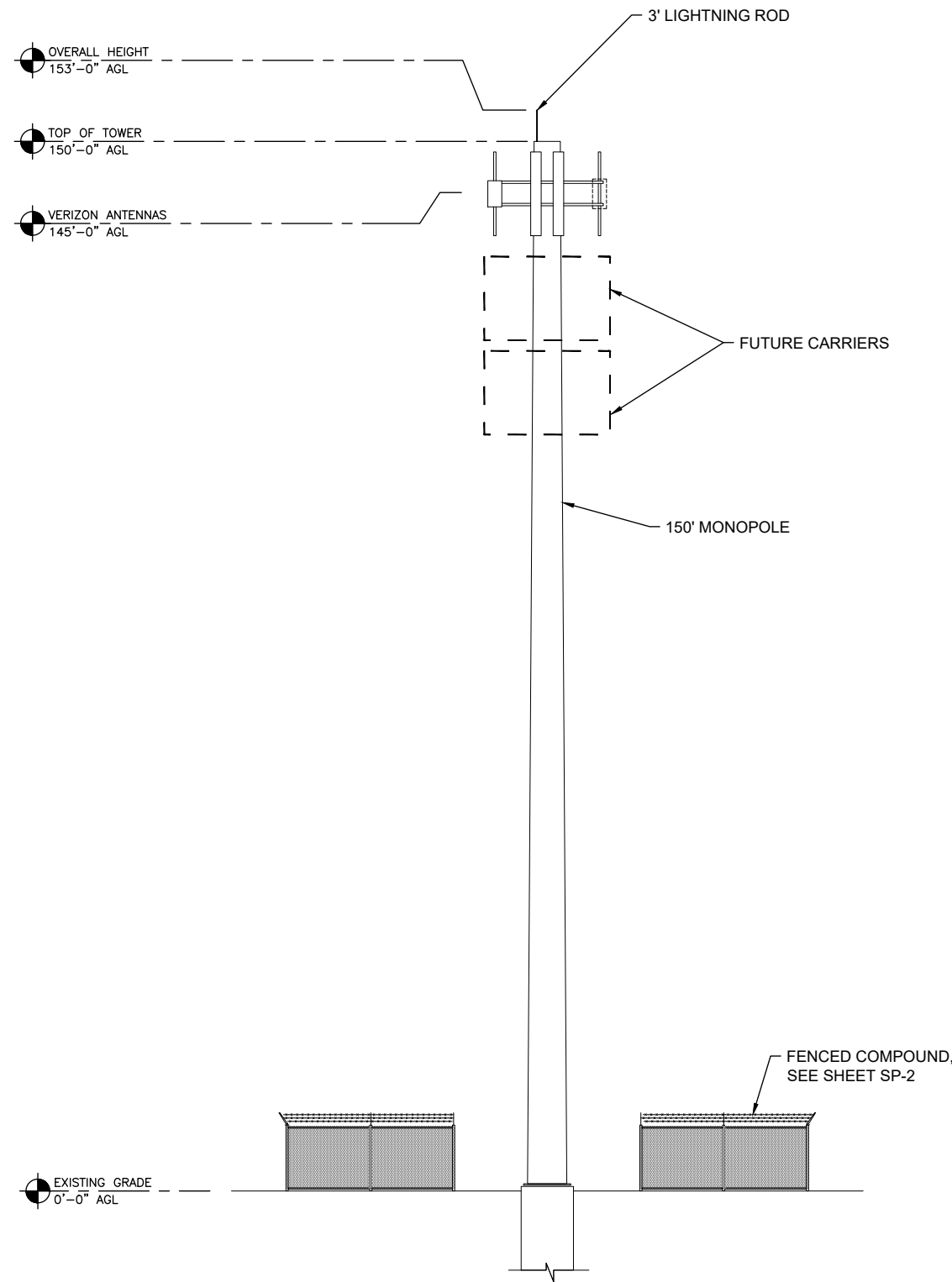
SYM.	DESCRIPTION	DATE
1	PRELIMINARY SITE PLAN	10/14/25
2	FINAL SITE PLAN	3/09/26

SHEET NAME:

ENLARGED SITE
PLAN

SHEET NO.:

SP-2



- ### GENERAL NOTES
1. TRANSMITTER EQUIPMENT AND ANTENNAS ARE DESIGNED TO MEET ANSI/EIA/TIA 222-H REQUIREMENTS.
 2. ALL STRUCTURAL ELEMENTS SHALL BE HOT DIPPED GALVANIZED STEEL.
 3. MONOPOLE AND FOUNDATION DESIGNED BY OTHERS.



PLANS PREPARED BY:

BAMMAN CONSULTING, LLC







SITE #: US-VA-5213

SITE NAME:
TORREY SMITH

SITE ADDRESS:
NEW MONROVIA RD
COLONIAL BEACH, VA
22443

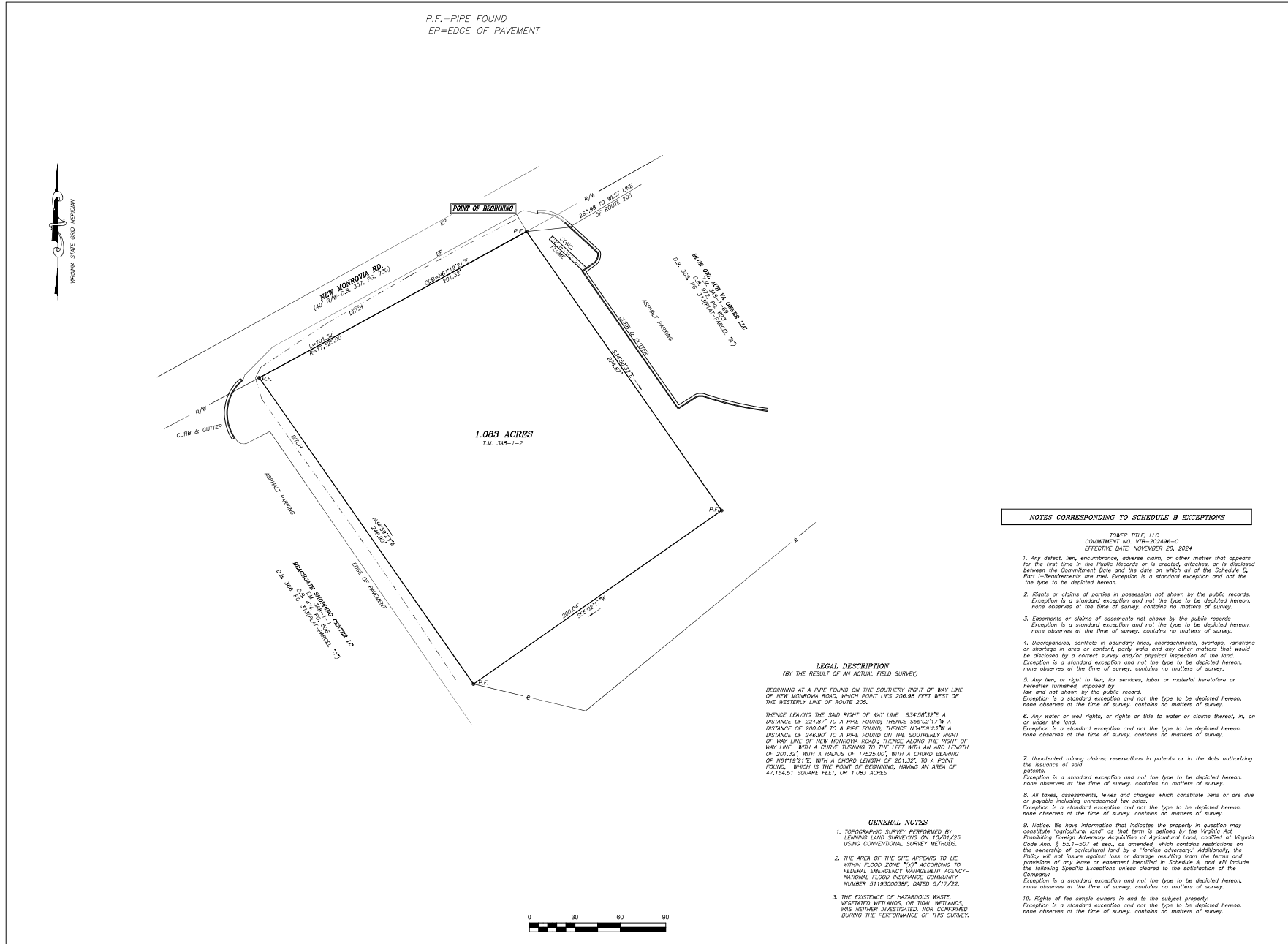
DESIGN: SPP
DRAWN: MAA
REVIEW: SPP

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SUBMITTALS		
SYM.	DESCRIPTION	DATE
1	PRELIMINARY SITE PLAN	10/14/25
2	FINAL SITE PLAN	3/09/26

SHEET NAME:
ELEVATION

SHEET NO.:
SP-3



verticalbridge
THE TOWERS, LLC
750 PARK OF COMMERCE DRIVE, SUITE 200
BOCA RATON, FLORIDA 33487

SURVEY PREPARED BY:
LENNING LAND SURVEYING
2126 LEWISTON PLANK ROAD
BURKEVILLE, VA 23922
PH: 434.767.9940

HISTORY CERTIFY TO: VERTICAL BRIDGE, LLC A DELAWARE LIMITED LIABILITY COMPANY (ITS SUBSIDIARIES AND THEIR RESPECTIVE SUCCESSORS AND/OR ASSIGNS) HEREBY CERTIFYING THAT THE FOLLOWING INFORMATION IS A TRUE AND CORRECT REPRESENTATION OF THE SURVEYED PROPERTY AND THAT THE SURVEYED PROPERTY IS NOT SUBJECT TO ANY OTHER INTERESTS OR ENCUMBRANCES THAT COULD AFFECT THE SURVEYED PROPERTY'S USE OR ENJOYMENT. ANY SUCH INTERESTS OR ENCUMBRANCES ARE NOTED HEREON AND WILL BE RELEASED BY THE SURVEYOR'S CLIENTS AS A CONDITION OF THE SURVEY. ANY SUCH INTERESTS OR ENCUMBRANCES ARE NOTED HEREON AND WILL BE RELEASED BY THE SURVEYOR'S CLIENTS AS A CONDITION OF THE SURVEY.

SURVEYOR OF RECORD
LENNING LAND SURVEYING
2126 LEWISTON PLANK RD.
BURKEVILLE, VA 23922
434-767-9940



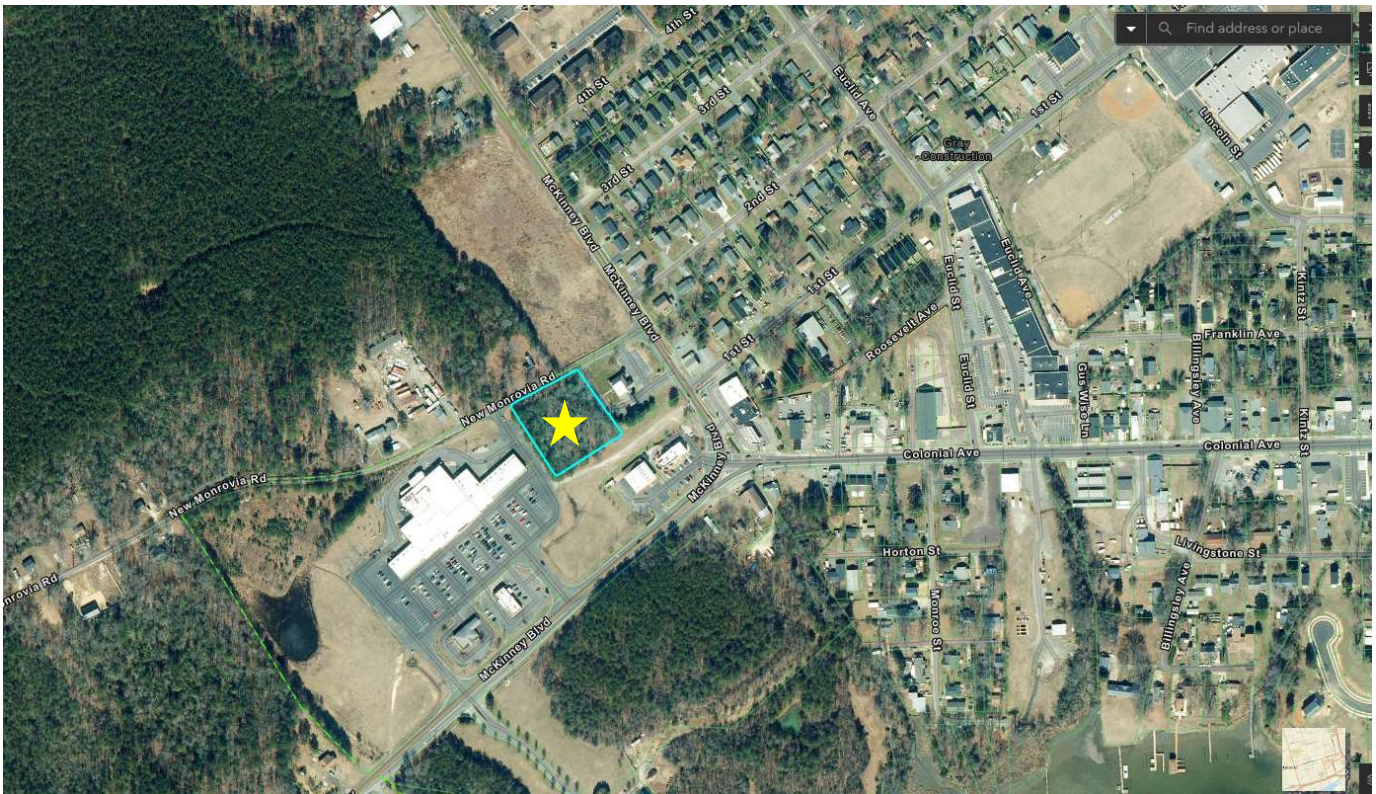
SITE #	US-VA-5213	
SITE NAME:	TORREY SMITH	
PARCEL ADDRESS:	NEW MONROVIA RD. COLONIAL BEACH, VA. 22443 WESTMORELAND CO.	
DESIGN:	SPP	
DRAWN:	TML	
REVIEW:	TML	
UNAUTHORIZED ALTERATION OR ADDITION TO THIS DOCUMENT IS A VIOLATION OF APPLICABLE STATE AND/OR LOCAL LAWS		
SUBMITTALS		
SYM.	DESCRIPTION	DATE
0	SURVEY	10/04/25
SHEET NAME:		
RECORDABLE SURVEY		
SHEET NO:		
SV-1		

The Towers, LLC for Verizon Wireless
Torrey Smith Project Conditional Use Permit Application and
Detailed Project Narrative
March 9, 2026

APPLICATION FOR A CONDITIONAL USE PERMIT TO ALLOW THE TOWERS, LLC, a joint venture of Verizon Wireless and Vertical Bridge (hereinafter “Verizon Wireless”), TO CONSTRUCT A TELECOMMUNICATIONS TOWER AND RELATED COMMUNICATIONS FACILITY EQUIPMENT IN THE TOWN OF COLONIAL BEACH (THE “TOWN”) TAX MAP PARCEL 3A8-1-2, New Monrovia Road (the “Property”).

Pursuant to pending Zoning Text Amendments (ZTA 26-01 and ZTA 26-02) being considered by the Town that would permit a communications tower in the C-1 Commercial zoning district with the approval of a Conditional Use Permit, Verizon Wireless seeks a Conditional Use Permit from the Town Council for the proposed installation of a wireless telecommunications facility as described herein (the “Site” or the “Facility”). The proposed installation is critical to Verizon Wireless’s goal of providing state-of-the-art coverage and service in the area that will benefit the Town, its residents and businesses. The Facility will consist of a 150’ monopole tower with related ground equipment. The Property is currently zoned C-1 Commercial. Should the Town adopt the above reference Zoning Text Amendments, towers would be permitted in the C-1 Commercial zoning district with the approval of a Conditional Use Permit.

Site Location:



Site Description

As shown on the Site Development Plans prepared by Bamman Consulting, LLC, bearing a seal date of March 9, 2026 enclosed, Verizon Wireless proposes to construct a new wireless facility monopole at a total height of 150 feet, inclusive of a 3' lightning rod (the "Tower") with antennas and related equipment within a 19' x 26' lease area on the Property. The Tower would be constructed with sufficient strength to support at least three additional antenna arrays to enable service from other wireless providers. Verizon Wireless will install an equipment shelter, generator for backup power, and other ground equipment enclosed by security fencing within the lease area. The Site will be accessed by a new access road within an easement, which provides access to the public right of way on New Monrovia Road, just west of the intersection with McKinney Blvd, St. Rt. 205.

As part of its initial due diligence efforts to bring improved wireless coverage to the Town, Verizon Wireless evaluated the feasibility of locating telecommunication facilities on the Torrey Smith water tower. However, after careful consideration, Verizon Wireless determined colocation on the water tower was not feasible due to a few reasons. First, the existing structure is not adequate to support the required telecommunications equipment. Second, the ground space under the tower is unavailable due to the underlying water lines. Additionally, an access road does not exist and would need to be constructed to allow for the water tower to be a viable colocation opportunity.

Included with the application materials is an exhibit showing the existing wireless services coverage areas (green/yellow) and the gap of services affective the Town, its residents, and businesses. This exhibit also includes additional coverage that would be provided by the Facility (shown in red) to address the existing coverage gaps while bringing enhanced and reliable service to the Town, its residents, and businesses.

ARTICLE 16 SECTION 16-5: CONDITIONAL USE PERMITS STANDARD OF REVIEW

A conditional use permit shall be issued provided the governing body finds that the use will not:

- 1. Adversely affect the public health, safety or welfare of persons residing or working in the neighborhood of the proposed use;*

The proposed wireless telecommunications facility promotes the public health, safety, convenience, and general welfare of the citizens of Colonial Beach within the meaning of Code of Virginia §§ 15.2-2200 and 15.2-2283. It delivers essential communications infrastructure to a growing, aging, and coastal community that is vulnerable to coverage gaps and emergency communications failures, advances the Town's documented economic development and resilience goals, and does so through private investment that imposes no burden on the public tax base.

The proposed Facility will not create any smoke, dust, noise, or traffic congestion. The Facility will be an unmanned facility visited monthly by a service technician. The Facility is not anticipated to create any flood and/or other hazardous, deleterious or otherwise undesirable substances or conditions as it would disturb less than 10,000 square feet, will comply with all erosion and sediment control regulations, and the area is not located within a flood plain. The Facility will not require any additional fire or police protection. The Facility will not generate traffic that impacts the Town's transportation network nor will it create any

increased levels of services for schools or water and sewer infrastructure, as water and sewer are not required for the Facility. The improvements at the Facility are not expected to impact drainage. The proposed Facility will not impact recreational needs of the Town as it is an existing vacant property.

2. *Be detrimental, injurious, or incompatible to property or improvements in the neighborhood;*

The proposed wireless telecommunications facility will not be detrimental, injurious, or incompatible with property or improvements in the Monroe Point neighborhood. It is a low-impact, passively operated infrastructure use that is physically compatible with the neighborhood's mixed commercial and residential character, consistent with the gateway role Route 205 plays in the Monroe Point area, and subject to design, screening, and setback measures that minimize any visual impact. Additionally, the Facility is over 300 feet away from the nearest residential dwelling. The Facility brings tangible benefits to neighborhood residents and businesses and introduces no new category of harm to the surrounding area.

3. *Conflict with the purposes of the Comprehensive Plan of the Town of Colonial Beach.*

Please refer to the Comprehensive Plan analysis section further below in this narrative for detailed information on how the Facility supports the Plan.

ARTICLE 16 SECTION 16-2: EXPIRATION OF CONDITIONAL USE PERMITS

This Zoning Ordinance Section provides that conditional use permits shall expire within one (1) year when the applicant or its successor in interest has failed to establish the use authorized or to commence and diligently pursue the construction. However, pursuant to Va. Code § 15.2-2616.4:2.A(10), a locality may not limit the duration of a wireless approval “except that a locality may require that construction of the approved project shall commence within two years of final approval and be diligently pursued to completion.” Therefore, Verizon Wireless respectfully request that any expiration for this conditional use permit align with the requirements set forth in the Code of Virginia.

COMPLIANCE WITH THE TOWN OF COLONIAL BEACH COMPREHENSIVE PLAN

Wireless telecommunications infrastructure is not merely compatible with the Plan, it is affirmatively called for by the community, the Town’s leadership, and the Plan’s stated goals. The following analysis addresses each relevant goal and policy area in turn.

The Comprehensive Plan designates this parcel as General Commercial, which is described as follows:

The General Commercial district is located primarily along Colonial Avenue and sections of Rt. 205 surrounding its intersection with Colonial Avenue. The general commercial district has been limited to these areas to encourage redevelopment of existing commercial areas rather than expanding into other areas. Development of older blighted portions of the Colonial Avenue corridor should be encouraged and new businesses pursued.

The proposed facility is sited within the Monroe Point Neighborhood, that is designated for commercial activity. Approving the Facility within this district is fully consistent with the Plan’s intent to concentrate commercial development within established corridors rather than expanding into residential or undeveloped areas.

The Plan calls for the pursuit of new businesses and investment. The proposed wireless tower advances this goal directly: it brings new private capital investment, generates lease revenue that improves the economic viability of the host parcel, and delivers the communications infrastructure that modern businesses require to operate. Reliable cellular connectivity supports every commercial tenant making the district more attractive to the new businesses and supports existing businesses in the Town.

The facility involves minimal land disturbance, does not displace or compete with retail or service uses, and is consistent with the commercial character of the district. For these reasons, the proposed use aligns with the purpose of the General Commercial land use designation.

A. Improved Internet and Wireless Access: A Directly Cited Community Need

The most direct support for this application comes from the community input process that shaped the Comprehensive Plan. During the 2016 public workshop and subsequent surveys and neighborhood meetings, Colonial Beach residents and visitors specifically identified “Improved internet access” as one of the initiatives needed to strengthen the Town’s functionality (Comprehensive Plan, p. 38). This citizen-driven finding reflects a documented gap in connectivity that the proposed tower will directly address.

Additionally, the Town Council, Planning Commission, and Chamber of Commerce identified “increased internet presence” as a land use issue facing the Town both currently and in the future (p. 37–38). This finding, drawn from Town leadership rather than just the general public, further establishes that reliable wireless connectivity is a recognized priority for Colonial Beach’s future development.

"Improved internet access" Resident-cited functional improvement, Colonial Beach Comprehensive Plan, p. 38

The proposed Facility responds directly to this documented need by expanding cellular coverage and data capacity across the town’s residential neighborhoods, commercial corridors, waterfront, and visitor areas.

B. Goal 2: Public Safety and Emergency Communications

Goal 2 of the Plan calls on Colonial Beach “To provide a safe, secure, supportive, and engaging environment for residents and businesses” (p. 138). The Comprehensive Plan places significant emphasis on the Town’s emergency services and the need to strengthen them as the population grows and ages. Several findings in the Plan directly support the need for improved wireless infrastructure in the context of public safety:

- The Plan notes that the Colonial Beach Volunteer Fire Department building “currently... leveraged as the town’s Emergency Operations Center (EOC)” and acknowledges “there persists a need for a local designated emergency shelter” (p. 19). Reliable wireless communications are essential to EOC operations during a declared emergency.

- The Plan notes that “residents have emphasized the need for emergency care” (p. 24), and that the growing 65+ population “brings increased demand for services such as emergency 911 services” (p. 16). Cellular connectivity is a primary means by which residents, particularly elderly residents, access 911 services and telehealth.
- Enhanced 911 service is cited as an ongoing priority for the Town (p. 16). Wireless tower infrastructure is the backbone of modern 911 systems. Dead zones or insufficient coverage undermine the Town’s 911 capabilities.
- The Plan calls for Town Council to “conduct a town wide staffing needs analysis for general government and emergency services” and notes the “continual analysis of the Fire Department’s facilities and equipment” as a necessity (p. 24). Wireless infrastructure is an integral component of modern emergency service capability.

The proposed Facility will extend and strengthen the wireless signal available to first responders, residents, and visitors throughout Colonial Beach, directly advancing Goal 2.

C. Goal 4: Resilience to Storms, Flooding, and Natural Threats

Goal 4 calls on Colonial Beach “To be a community that is resilient to rising sea levels, storms, recurrent flooding, and other current and future threats” (p. 145). The Plan dedicates extensive attention to Colonial Beach’s vulnerability as a coastal community on the Potomac River, noting the risks posed by storm surges, sea level rise, and recurrent flooding. The establishment of a Resiliency Committee is called for in the Plan’s implementation strategies (p. 9).

Wireless telecommunications infrastructure is a core component of community resilience. When physical infrastructure such as roads, power lines, and landlines is compromised during a storm event, cellular networks often provide the primary means of communication for residents to call for help, receive emergency alerts, coordinate evacuations, and reconnect with family members. A new tower in Colonial Beach would:

- Expand the redundancy of the Town’s communications network during emergency events
- Support Wireless Emergency Alerts (WEA) delivery to all residents and visitors in the coverage area
- Enable first responders to maintain communications during and after storm events
- Provide connectivity for residents sheltering in place who rely on mobile devices for information and assistance

The Plan’s strong emphasis on resilience planning makes clear that communications infrastructure is not a luxury, it is a public safety necessity for a coastal community like Colonial Beach.

D. Goal 3: Economic Development and Business Attraction

Goal 3 of the Plan calls on Colonial Beach “To be a business-friendly environment that promotes growth and attracts quality businesses” (p. 143). The economic development section of the Plan paints a clear picture: Colonial Beach is a growing bedroom community and tourism destination whose economic future

depends on attracting new businesses, supporting remote workers, and expanding its appeal as a year-round destination.

Reliable wireless coverage is a fundamental prerequisite for modern economic activity. Consider the following economic priorities identified in the Plan:

- Colonial Beach serves commuters employed at Dahlgren Naval Weapons Station, Fredericksburg, and the Washington, D.C. metro area (p. 17). Many of these workers increasingly require reliable cellular data for remote work, telecommuting, and professional communications during their commutes.
- The Plan notes that “light industry, personal and professional services, and expansion of the tourism industry would generate new employment opportunities” (p. 18). None of these sectors can operate competitively without reliable wireless coverage.
- The Plan identifies tourism expansion as a key economic driver, with Colonial Beach positioning itself as a year-round destination (p. 18). Visitors expect and depend upon reliable cellular connectivity for navigation, lodging reservations, payment processing, and social sharing—all of which promote the Town’s visibility and economic activity.
- Self-employment rates in Westmoreland County (13.9%) significantly exceed the Virginia state average of 8.3% (p. 33). Self-employed residents are disproportionately dependent on mobile data connectivity for their businesses.

Wireless infrastructure is economic infrastructure. By closing coverage gaps, the proposed tower will make Colonial Beach more competitive for business attraction and retention, consistent with Goal 3.

E. Goal 1: Attractiveness to Tourists, Residents, and Prospective Residents

Goal 1 calls on Colonial Beach “To be an attractive Town to tourists, existing residents, and prospective residents” (p. 135). The Plan identifies the Town’s waterfront, beach, arts, and small-town character as key assets. Wireless connectivity increasingly factors into quality-of-life decisions made by prospective residents, particularly retirees, remote workers, and families with school-age children, when choosing where to live.

The Plan notes that Colonial Beach “continues to attract retirees and second-home owners predominantly from outside the region” (p. 17) and that “the town’s relative affordability, mild climate, and desirable waterfront setting will all continue to attract new residents” (p. 17). Reliable wireless connectivity enhances all these qualities by making Colonial Beach a practical choice for modern living, not just a scenic one.

Additionally, the Plan’s population projections anticipate growth from 3,908 residents in 2020 to over 5,000 by the mid-2030s (p. 17). Planning now for wireless infrastructure that serves a larger population is consistent with the Plan’s forward-looking approach.

F. Infrastructure as a Stated Community Priority

The Comprehensive Plan’s Capital Improvement Plan (CIP) section states plainly:



TOWN OF COLONIAL BEACH PLANNING COMMISSION MEETING

March 12, 2026, 6:00 PM

Colonial Beach Town Center
22 Washington Avenue, Colonial Beach, VA 22443

MINUTES

MEMBERS PRESENT: Nathan Howell, Chairperson
Vicki Luna, Vice Chairperson
Lauren Adams
Annamarie Bairstow
William Hutchins
Nigel Long
Bill Malone

MEMBERS ABSENT: None

COUNCIL LIAISON: Rick Wood

STAFF PRESENT: Angela Lawrence, Director of Planning & Community Development
Powell Duggan, Town Attorney
Heather Oliver, Town Clerk

1) Call to Order

Chairperson Howell called the meeting to order at 6:00 p.m.

2) Pledge of Allegiance

Chairperson Howell led attendees in reciting the Pledge of Allegiance.

3) Determination of Quorum

Chairperson Howell noted all members are present.

4) Approval of Agenda

**ON MOTION BY COMMISSIONER BAIRSTOW, SECONDED BY
COMMISSIONER ADAMS, APPROVED UNANIMOUSLY 7-0**

5) Approval of Minutes

a. January 29, 2026-Special Meeting

**ON A MOTION BY COMMISSIONER BAIRSTOW, SECONDED BY
COMMISSIONER LONG JANUARY 29, 2026, WERE APPROVED
UNANIMOUSLY WITH AMENDMENTS "MOVE A-E BULLET POINT TO B-E"
7-0.**

b. February 12, 2026

**ON A MOTION BY COMMISSIONER BAIRSTOW, SECONDED BY
COMMISSIONER MALONE FEBRUARY 12, 2026, MINUTES APPROVED
UNANIMOUSLY 7-0 AS PRESENTED.**

6) Public Comment on Non-Public Hearing Planning Commission/Land Use

None

7) Planning and Community Director Report

Ms. Lawrence advised corrections to her written report, the top bullet should state Single-Family Dwelling. She met with Ms. Luna regarding the Comprehensive Plan. John will be leaving the department. John had begun reviewing the Comprehensive Plan and gathering data. Department heads were asked to review their respective sections. She asks the Commission to review the first 24 pages and return comments by March 30th. Ms. Luna asked if someone was willingly to help with the Comprehensive Plan. Commissioner Bairstow agreed.

8) Planning Commission Reports and Commissioner Comments

Commissioner Long advised good things are happening with Economic Vitality Group.

9) Public Hearing

None

10) Old Business

None

11) New Business

a) Telecommunications Facilities-Discussion Only

Ms. Lawrence reported that a Joint Public Hearing with the Town Council has been scheduled for April 9, 2026. She provided an overview of the timeline of this request and outlined key provisions of the Telecommunications Act of 1996. The Town Council requested consideration of removing the 100-foot height restriction and encouraged policy or regulations. Ms. Lawrence reviewed the proposed amendments to Article 18-7, Telecommunications Towers and Related Facilities—Permitting and Regulations and discussed the Conditional Use Permit (CUP) application.

Chairperson Howell asked if users/co-locators are other communications companies. Ms. Lawrence advised it is inclusive for other carriers.

Mr. Rosa of Williams Mullen thanked staff. He advised that there are usually three (3) additional carriers on the tower.

Commissioner Hutchins asked what part of town does not have coverage by Verizon. Mr. Rosa stated engineers advise on search rings. He advised companies have reciprocal agreements. Verizon has researched this area, and a tower is needed for better Verizon coverage.

Commissioner Luna asked what kind of enhancement the tower will provide. Mr. Rosa confirmed cell phone and some 5G coverage. Mr. Rosa advised it will help with download speeds for the internet while using mobile devices.

Commissioner Adams inquired about ownership of the proposed tower. Mr. Rosa explained that The Towers would own the tower, and Verizon would be a leaseholder. Commissioner Adams requested that decommissioning bond language be added, as well as provisions requiring site restoration following decommissioning. Commissioner Adams also asked about the type of fencing to be installed and whether structural inspections would be conducted every three to five years. Ms. Lawrence stated that she would conduct additional research and provide follow-up information. Mr. Rosa advised that the fence height would comply with the applicable code requirements.

Commissioner Long asked why co-location was only being considered for towers that are 101 feet or higher. Ms. Lawrence advised that she would look into the matter. Commissioner Long also inquired about concerns related to the fall zone. Mr. Rosa explained that the tower's fall zone is approximately 75 feet and stated that the engineers' report would provide additional detail.

Commissioner Malone asked about access to the site and referenced new county Knox Box requirements for the county. Ms. Lawrence stated that it will likely be the building inspector's responsibility.

Zoning Text Amendments and CUP will be on the agenda as a Joint Public Hearing meeting at the April Planning Commission meeting.

b) Fire Department New Building- Information Only

Ms. Odom gave a summary of the Rezoning from C-1 and R-2 to a CR with a CUP and Substantial Accord Determination for a proposed storage facility for fire equipment in addition to an event space. Ms. Odom advised there will be a Public Hearing at the April 9th meeting but not part of the Joint Public Hearing.

Chairperson Howell recommended to restripe Colonial Avenue for parking.

No action taken by Commission.

c) Authorization of Public Hearing for ZTA 26-03 and ZTA 26-04

Ms. Lawrence gave a summary of the Zoning Text Amendments for Small Scale Production and recommended to authorize a Public Hearing to for a Zoning Text Amendment for Article 20 Definitions, Sections 7-3 Resort Commercial (RC) Conditional Uses, Section 8-1 General Commercial(C-1) District Permitted uses, and Section 9-3 Commercial Resort (CR) District Conditional Uses to allow a Small Scale Production, not to exceeds 6,000 square fee at the April 9, 2026.

ON MOTION BY COMMISSIONER LUNA, SECONDED BY COMMISSIONER LONG, APPROVED UNANIMOUSLY TO HOLD A PUBLIC HEARING FOR ZTA 26-03 AND ZTA 26-04 ON APRIL 9, 2026, 7-0

AYES: CHAIRPERSON HOWELL, COMMISSIONERS ADAMS, BAIRSTOW, BAIRSTOW, HUTCHINS, LONG, LUNA, AND MALONE.

NYES: NONE

12) Adjournment

Chairperson Howell adjourned the meeting at 7:15 p.m.

I certify that these Planning Commission Meeting Minutes were reviewed, approved, and adopted by the Planning Commission on April 9, 2026.

Nathan Howell, Chairperson

Attest:

Angela Lawrence, Director Planning & Community Development



**TOWN OF COLONIAL BEACH
PLANNING COMMISSION MEETING**
April 9, 2026

DIRECTOR'S REPORT

1) Permits Issued

- Permits Issued: 19
 - STR Renewal issued: 7
 - Tree Permits: 4
 - Conditional Use: 1
 - Sign: 2
 - Driveway: 1
 - Renovation: 2
 - Minor Home Occupation: 1
 - Change of Use: 1
- Walk ins: 83
- Average days to issue permit: 14

2) Other Items

- a) Letters for this season's Short-Term Rental permits went out in March. Permits run from May-April.
- b) A flyer was enclosed in the business license application letter to remind all businesses of our sign ordinance.

3) Personnel

- a) John Sawdy, Community Enhancement Officer, resigned effective March 13, 2026. We are actively recruiting for that position. Angela is conducting violation inspections and sending letters. Melissa is conducting final zoning permit inspections.



Town of Colonial Beach

Planning Commission Memorandum

TO: Town of Colonial Beach Planning Commission

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: **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: April 9, 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 Cases SA 26-01 and RZ-C 26-01 have been duly advertised for their meeting on April 9, 2026.

RECOMMENDED ACTION:

Approval of Substantial Accord Determination 26-01 and recommend approval of RZ-C 26-01 to Town Council subject to the conditions in Attachment A.

ATTACHMENTS:

Attachment 1 – Staff Report for Case SA 26-01

Attachment 2 – Staff Report for Case RZ-C 26-01



**TOWN OF COLONIAL BEACH
PLANNING COMMISSION
PUBLIC HEARING**

Meeting Date: April 9, 2026

Item Number: Case SA 26-01

SUBJECT:

Substantial Accord Determination (Case SA 26-01) to permit an emergency service establishment (fire station building for equipment and apparatus storage) plus community facility use (meeting and event space) within a planned Commercial-Residential (CR) Zoning District.

(Staff Note: In a companion case, the Colonial Beach Volunteer Fire Department is requesting approval of rezoning of the subject property from General Commercial (C-1) and General Residential (R-2) to Commercial-Residential (CR) with Conditional Use Permit approval to allow community facility use for meeting and event space on the subject property. An emergency service establishment is permitted by-right in a Commercial-Residential (CR) Zoning District.

PROPOSED LAND USE:

The Colonial Beach Volunteer Fire Department proposes to construct and operate a public facility, an emergency service establishment, a fire station building for equipment and apparatus storage plus a community facility including meeting and event space within the proposed fire station auxiliary building on the subject property.

STAFF RECOMMENDATION:

STAFF RECOMMENDS THAT THE PLANNING COMMISSION DETERMINE THE PROPOSED EMERGENCY SERVICE ESTABLISHMENT AND COMMUNITY FACILITY USE IS IN SUBSTANTIAL ACCORD WITH THE TOWN'S COMPREHENSIVE PLAN AS REQUIRED BY VIRGINIA CODE §15.2-2232, FOR THE FOLLOWING REASONS:

- A. While the Comprehensive Plan's Future Land Use Map does not specifically designate the existing fire station or the fire department owned subject property for Municipal Service Facilities, the Plan does recognize Colonial Beach Volunteer Fire Department as a non-profit community partner working to provide critical fire protection and includes its facilities as part of the town's described municipal uses.
- B. The Fire Department has indicated that the proposed building is needed to store equipment and fire-fighting apparatus and provide additional community facility space as their needs exceed their current building. Consideration of the proposed facility as an auxiliary use to the existing fire station, given the subject property's close proximity to the existing station, is appropriate. The Plan recommends that when planning for the future growth of community resources, consideration should be given that the Fire Department's facilities and equipment must be continually updated to accommodate the increased public safety needs.
- C. One of the Plan's goals is to provide a safe environment for residents and businesses. The proposed emergency service and community facilities establishment would increase the fire department's functionality by providing additional storage for its equipment and apparatus under roof to protect it from becoming weather worn.

- D. The subject property is part of the Town's Central Area as designated on the Comprehensive Plan. The Plan suggests the Town continue to support the presence of municipal and public offices to assist in keeping a constant stream of individuals in the area to support businesses.
- E. This proposal satisfies the criteria of location, character and extent as specified in the Code of Virginia.

ZONING AND LOCATION:

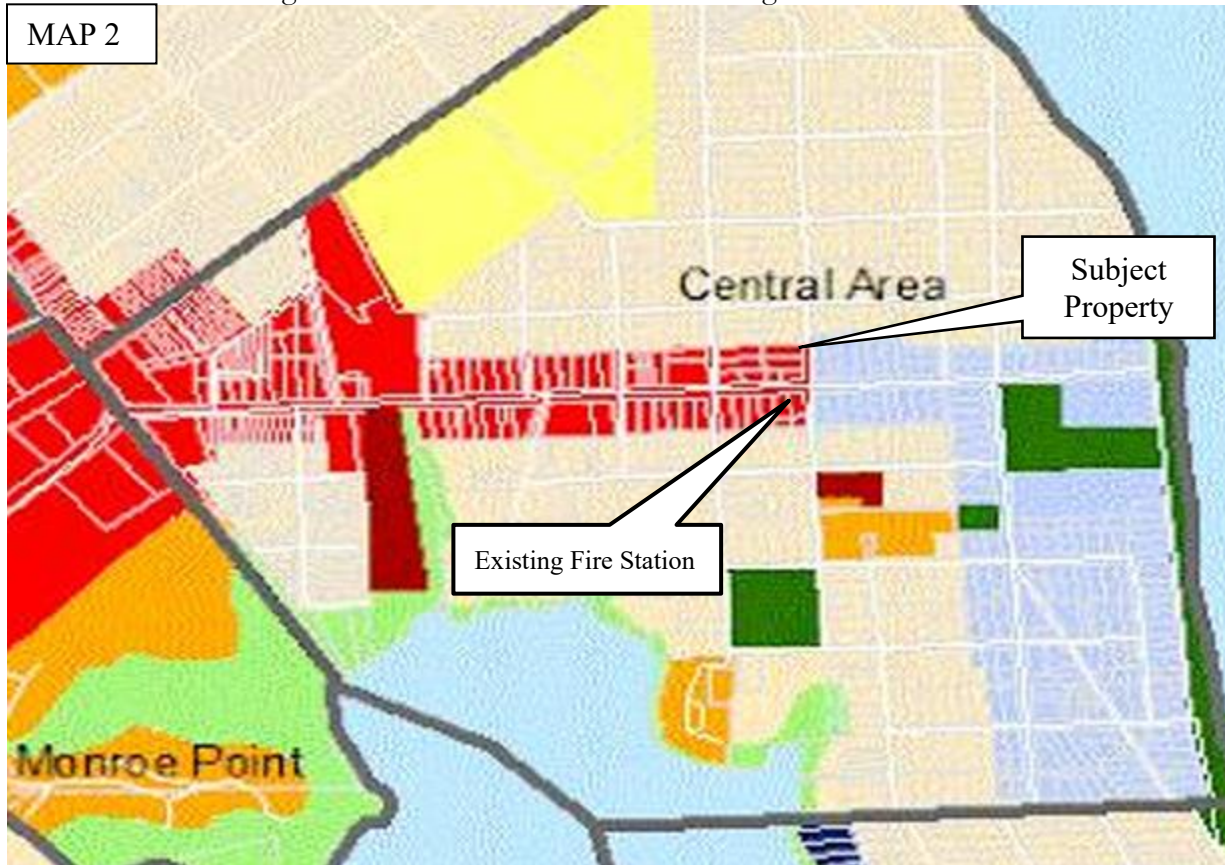
The subject property is currently zoned General Commercial (C-1) and General Residential (R-2) and fronts approximately 200 feet on the west line of Garfield Avenue, approximately 50 feet north of its intersection with Colonial Avenue. The property is 0.7 acre and is identified as Tax IDs 3A (2) 88 Parcels 8 – 11.



TOWN OF COLONIAL BEACH COMPREHENSIVE PLAN 2020-2030

Future Land Use Designation: General Commercial and Neighborhood Preservation

MAP 2



The Comprehensive Plan recognizes the Colonial Beach Fire Department as a non-profit partner that the Town is fortunate to have and describes the department as a self-supported organization that has multiple volunteers and dedicated members. The Plan describes the existing fire station facility to include “offices, recreation room/workshop, washroom for trucks, baths, engine room, and a well-equipped meeting area which is often used for community meetings and dances. The Plan speaks to a drill field with power, water, and tower that is also operated by the Fire Department and that all pumpers are equipped with large-diameter supply hoses to meet big flow requirements, which may be necessary in large commercial or light industrial developments. In addition to fire prevention and suppression, the Plan recognizes that the Department also responds to life-threatening emergency medical services (EMS) calls, and provides service in heavy and tactical rescue, including vehicle extrication, rope rescue, confined space rescue, and trench rescue. The Plan notes that the current volunteer fire department facility is also leveraged as the town’s Emergency Operations Center (EOC) in the event of an emergency.

The Comprehensive Plan’s Future Land Use Map splits the land use recommendation for the subject property, owned by the Applicant, into two (2) different categories (General Commercial closer to Colonial Avenue and Neighborhood Preservation towards Franklin Avenue). While the Future Land Use Map of the Town’s Comprehensive Plan does not designate the fire department’s existing facility nor the fire department owned subject property for Municipal Service Facilities, the Plan does recognize Colonial Beach Volunteer Fire Department as a non-profit community partner working to provide critical fire protection. The Plan includes the fire department facilities as part of the town’s municipal uses in other areas of discussion in the Plan. It is important to note that the proposed emergency service establishment as a public facility and the planned community facility use are both permitted by-right on the southern 100 feet of the subject property currently zoned General

Commercial (C-1). This area would not facilitate the storage and meeting space needs of the fire department.

Further discussion of the Colonial Beach Volunteer Fire Department is found relative to the Town's Community Facilities. The Plan provides that community facilities consist of all public buildings, utilities, services, and lands catering to Colonial Beach area residents. The Plan continues that one of the principal functions of local government is to provide water/sewer and trash removal services, police and fire protection, parks and recreation facilities and other types of human services needed in the community. It is the responsibility of the Town of Colonial Beach to provide these services within the bounds of its legal authority and its financial capability. A goal established for these community facilities is to provide a safe, secure, supportive, and engaging environment for residents and businesses. An objective identified to meet this goal includes to develop and link essential services to all residents and improve efficiency and coverage, specifically identifying Public Works, Fire, and Police Department. The Plan also provides that continual analysis of the Fire Department's facilities and equipment for updates needed to accommodate the department's increased needs should occur. The Plan recognizes that residents emphasize the need for emergency care.

As identified in Map 2 on Page 3, the subject property is part of the Comprehensive Plan's Central Area. The Central Area is located between Boundary Street and 1st Street and is the most diverse planning area encompassing a wide range of land uses. The Plan encourages the continued presence of municipal and public offices and recognizes that these facilities have assisted in keeping a constant stream of individuals in the area.

CONCLUSION

While not specifically designated on the Comprehensive Plan's Future Land Use Map as a municipal facility, the Plan does recognize Colonial Beach Volunteer Fire Department as a non-profit community partner working to provide critical fire protection and includes its facilities when describing the town's municipal uses.

The Applicant has indicated that the proposed building is needed to store equipment and fire-fighting apparatus and provide additional community facility space as their need exceeds their current building functionality. Consideration of the proposed facility as an expansion of or auxiliary to the existing fire station building given the subject property's close proximity to the existing station is appropriate. The Plan recommends that when planning for the future growth of community resource, consideration should be given that the Fire Department's facilities and equipment must be updated to accommodate the increased needs.

The subject property is part of the Town's Central Area as designated on the Comprehensive Plan. The Plan identifies this area as containing a wide variety of mixed uses and suggests the Town continue to support the presence of municipal and public offices in the Central Area to assist in keeping a constant stream of individuals in the area to support businesses.

One of the Plan's goals is to provide a safe environment for residents and businesses. The proposed emergency service and community facilities establishment would facilitate increased functionality to meet the fire department's need to store its equipment and apparatus under roof to protect it from becoming weather worn. The facility would also serve the need for additional meeting and event space.

Under such considerations, the proposal would satisfy the criteria of location, character and extent as specified in the Code of Virginia.



**TOWN OF COLONIAL BEACH
PLANNING COMMISSION
PUBLIC HEARING**

Meeting Date: April 9, 2026

Item Number: Case RZ-C 26-01

REQUEST:

Colonial Beach Volunteer Fire Department requests approval of a rezoning of the subject property from General Commercial (C-1) and General Residential (R-2) to Commercial-Residential (CR) with Conditional Use Permit approval to allow community facility use for meeting and event space.

PROPOSED LAND USE:

The Colonial Beach Volunteer Fire Department proposes to construct and operate a public facility, an emergency service establishment or fire station building for equipment and apparatus storage plus a community facility use including meeting and event space within the proposed 60' x 120' building on the subject property (Conceptual Plan, Attachment B). The Fire Department refers to this building as their auxiliary building, as their day-to-day operations will continue to occur from their existing fire station building.

STAFF RECOMMENDATION:

Staff recommends approval of the rezoning request and approval of the Conditional Use Permit subject to the conditions in Attachment A, for the following reasons:

- A. The Comprehensive Plan's Future Land Use Map splits the land use recommendations for the subject property, owned by the Applicant, down the middle into General Commercial for the 100 feet closer to Colonial Avenue and Neighborhood Preservation for the 100 feet towards Franklin Avenue. This boundary follows the existing zoning district boundaries on the property. The narrowness of the land use and zoning district boundaries may have been considered to allow for expansion of the commercial uses facing Colonial Avenue but practically encourages a mix of residential and commercial uses in the area between Colonial and Franklin Avenues. Staff finds that the Commercial-Residential (CR) Zoning proposed with this case is more appropriate as its purpose is stated in the Zoning Ordinance to "provide for a transitional mixture of uses" which is found in this area. In addition, while commercial uses are emphasized in the CR zoning district, mixed commercial and residential uses may be continued, developed, and redeveloped.
- B. The use of the property to construct an auxiliary building for equipment and fire apparatus storage with meeting and event space is a public facility. While not owned by the Town, both uses as public facilities would be permitted by-right by the Zoning Ordinance in either the existing C-1 or R-2 Districts. Limiting the fire department's use of its property to one of those 100-foot wide districts nor developing the whole property under split development standards for the different districts would facilitate the storage and meeting space needs of the fire department. Approval of the rezoning and conditional use permit to allow development of these two (2) uses on the whole 0.7 acre subject property is appropriate to meet the fire department's needs and while still narrow, allow for buffer and landscaping to provide appropriate transitions to adjacent residential use.

- C. The building's design offers architectural elements and differing colors to break up the mass of the building and reduce monotonous facades.
- D. As conditioned, the proposed community facility use for meetings and special events will not adversely affect the health or safety of persons residing or working in the area of the proposed use or be detrimental to the public welfare or injurious to property or improvements in the area.
- E. The Comprehensive Plan recommends continual analysis of the Fire Department's facilities and equipment to accommodate the increased needs. The Fire Department has indicated the need for additional indoor storage and meeting space as they plan to provide with this auxiliary building.

LOCATION AND ZONING:

The subject 0.7 acre property is zoned General Commercial (C-1) and General Residential (R-2) and is identified as Tax Map ID 3A (2) 88 Parcels 8 – 11. The property is a vacant grassed area except for a small area of the property where the Fire Department has stored equipment outdoors and for 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)

Properties to the north are zoned General Residential (R-2) and are occupied by single family residential use. Properties to the west are zoned General Commercial (C-1) and General Residential (R-2) and are occupied by single family residential use or are vacant. Properties to the south are zoned General Commercial (C-1) and are occupied by commercial use and properties to the east are zoned Commercial-Residential (CR) and General Residential (R-2) and are occupied by commercial and residential uses. (See Map 1 below and Map 2 on Page 3)





COMPREHENSIVE PLAN AND AREA LAND USE



The Comprehensive Plan's Future Land Use Map splits the land use designation of the subject property into two (2) different categories (General Commercial closer to Colonial Avenue and Neighborhood Preservation towards Franklin Avenue). The Plan provides that the General Commercial area is an area located in the town's Central Area, and encompassing parcels along Colonial Avenue and section of Route 205 surrounding its intersection with Colonial Avenue. The Plan notes that the General Commercial area has been limited to these areas to encourage redevelopment of existing commercial areas rather than expanding into other areas. The Plan further encourages older blighted portions of the Colonial Avenue corridor to be redeveloped and new business pursued.

This General Commercial designation extends from the southern end of the subject property to the north for 100 feet (See Map 3 on Page 3). The remaining 100 feet of the subject property is designated for Neighborhood Preservation and includes all of the town's existing residential neighborhoods.

As identified in Map 3 on Page 3, the subject property is part of the Comprehensive Plan's Central Area. The Central Area is located between Boundary Street and 1st Street and is the most diverse planning area encompassing a wide range of land uses. The Plan encourages the continued presence of municipal and public offices within the Central Area and recognizes that these facilities have assisted in keeping a constant stream of individuals in the area to support businesses.

While the Future Land Use Map of the Town's Comprehensive Plan does not designate the fire department's existing facility nor the fire department owned subject property for Municipal Service Facilities as it does with existing town facilities, the Plan does recognize Colonial Beach Volunteer Fire Department as a non-profit community partner that the Town is fortunate to have. The Plan describes the department as a self-supported organization that has multiple volunteers and dedicated members. The Plan describes the existing fire station facility to include "offices, recreation room/workshop, washroom for trucks, baths, engine room, and a well-equipped meeting area which is often used for community meetings and dances. The Plan speaks to a drill field with power, water, and tower that is also operated by the Fire Department and that all pumpers are equipped with large-diameter supply hoses to meet big flow requirements, which may be necessary in large commercial or light industrial developments. In addition to fire prevention and suppression, the Plan recognizes that the Department also responds to life-threatening emergency medical services (EMS) calls, and provides service in heavy and tactical rescue, including vehicle extrication, rope rescue, confined space rescue, and trench rescue. The Plan notes that the current volunteer facility is also leveraged as the town's Emergency Operations Center (EOC) in the event of an emergency.

Further discussion of the Colonial Beach Volunteer Fire Department is found relative to the Town's Community Facilities. The Plan provides that community facilities consist of all public buildings, utilities, services, and lands catering to Colonial Beach area residents. The Plan continues that one of the principal functions of local government is to provide water/sewer and trash removal services, police and fire protection, parks and recreation facilities and other types of human services needed in the community. It is the responsibility of the Town of Colonial Beach to provide these services within the bounds of its legal authority and its financial capability. A goal established for these community facilities is to provide a safe, secure, supportive, and engaging environment for residents and businesses. An objective identified to meet this goal includes to develop and link essential services to all residents and improve efficiency and coverage (Public Works, Fire, and Police Department). Specifically, the Plan provides that in considerations of growing community resources, continual analysis of the Fire Department's facilities and equipment that must be updated to accommodate the increased needs. The Plan recognizes that residents have emphasized the need for emergency care.

PUBLIC UTILITIES:

The proposed development will be served by public water and sewer. Final connections will be approved by the Public Works Department at the time of site plan review.

The Public Works Department has given approval of the proposed access points into the subject property. Construction of these points of ingress/egress will be permitted with a land use permit obtained in conjunction with the zoning permit prior to construction.

There are existing sidewalks along Garfield Avenue that Public Works has confirmed meets minimum accessibility standards therefore the Applicant will not be required to construct a new sidewalk along Garfield Avenue; however, if any sidewalk or curb is broken during construction, then the entire sidewalk or curb section(s) must be replaced in accordance with Town standards at the Applicant's expense. (Condition 9, Attachment A).

ZONING ORDINANCE GUIDANCE AND APPLICANT'S PROPOSAL:

Rezoning: The subject property is currently split zoned. Of the 200-foot wide subject property, one-half or the southern 100 feet closest to Colonial Avenue is zoned General Commercial (C-1) and the other 100 feet is zoned General Residential (R-2). The existing zoning has been in place for many years to follow existing business development and in consideration of business expansion and re-development along Colonial Avenue, as recommended by the Comprehensive Plan.

Development on half of the subject property would not meet the fire department's needs. The split zoning would result in odd development standards for the two halves of the property and impose unreasonable setback and buffer standards. Maintaining either C-1 or R-2 zoning would also impose unreasonable development standards on the subject property and adjacent properties along Colonial Avenue should C-1 be the chosen zone.

The better option was for the Applicant to seek rezoning of the subject property to Commercial-Residential (CR) Zoning District. The Zoning Ordinance states the Purpose for the CR District is to "provide for a transitional mixture of uses." Commercial uses are emphasized in the CR zoning district, but as its purpose states "mixed commercial and residential uses may be continued, developed, and redeveloped." Staff finds the proposed rezoning is appropriate given the mix of uses in the area and finds that the proposed building layout to maintain the more intense community facility use towards the southern portion of the property adjacent to the commercial uses along Colonial Avenue.

Use Permissions: The Applicant's planned fire station, permitted in the ordinance under the C-1 and R-2 zoning districts as a "public facility" is permitted by-right in both the C-1 and R-2 zoning districts. The planned community facility use to allow for meeting and event space is permitted in the existing C-1 zoning district. While not owned by Town, the non-profit fire company still equates to a public facility use permitted in R districts. Within the proposed Commercial-Residential (CR) District, the planned fire station would be permitted by-right and the Applicant has requested approval of a Conditional Use Permit for the community facility use, as required in the CR District.

The use of the property to construct an auxiliary building for equipment and fire apparatus storage with meeting and event space is a public facility. While not directly owned by the Town, both uses, as public facilities would be permitted by-right by the Zoning Ordinance on the southern 100 feet of the subject property currently zoned General Commercial (C-1). Similarly, the public facility use would be permitted on the northern 100 feet of the subject property zoned R-2. These separate 100-foot wide strips do not facilitate the storage and meeting space needs of the fire department.

Conditional Use Permit: Uses that the Zoning Ordinance designates as conditional uses are those uses that are generally compatible with other land uses permitted in the district but which, due to their unique characteristics or potential impacts on surrounding properties and the town, require individual consideration of their design, configuration and/or operation at the particular location being proposed. These individual considerations may call for the imposition of individualized conditions to ensure that the use is appropriate in the proposed location.

The Zoning Ordinance provides considerations to be given in granting a CUP. The Ordinance states that a CUP may be issued provided that the governing body finds that the use will not: 1) affect adversely the health or safety of persons residing or working in the area of the proposed use; 2) be detrimental to the public welfare or injurious or incompatible to property or improvements in the area; and 3) be in conflict with the purposes of the Comprehensive Plan.

SITE OPERATION, HOURS AND NOISE:

The Applicant has indicated that the proposed building will be used for equipment and apparatus storage and maintenance because they do not have room at their existing building. The Applicant says the company has outgrown their existing building “due to the larger size of apparatus these days.” They also propose the portion of the building closest to Colonial Avenue to be used for a community center, for fundraising events and meetings. The Applicant said the community center portion of the building would be rented out for events to offset the cost of day to day operations of the Volunteer Fire Department.

The Applicant states that any after hour events (after 7 p.m.) will be confined to only the inside of the building. The hours of operation would be from 9 a.m. to 11 p.m. Even during day-time hours there would be no solely outside events and none would be allowed to include an outside band (Conditions 3 and 4, Attachment A). The Applicant stated that each renter will pay a security deposit to ensure they do not damage the facility, clean up after themselves, and follow the rules of the facility use which includes hours of operation and prohibition on outside activities.

Condition 4 would require all events to be conducted so as not to be a nuisance to adjacent properties, including ensuring that any music associated with any event exceeds seventy-five (75) dB(A) when measured at the property lines.

DEVELOPMENT/DESIGN STANDARDS:

This CUP application includes a conceptual plan which identifies the location of proposed building and parking (Attachment B), and a condition is recommended herewith that requires the property development to be in substantial conformance with the conceptual plan. Prior to commencing construction of any of the improvements on the property, the Developer will be required to submit a site plan in compliance with Article 14 of the Zoning Ordinance for review and approval to ensure the development meets applicable local and state codes relative to setbacks, landscaping, parking, provision of utilities and trash collection, sidewalks, site ingress and egress, erosion and sediment control, stormwater, Article 22, the Chesapeake Bay Preservation Overlay and any conditions approved with this request.

The proposed building will be designed for equipment and fire apparatus storage within generally its northern half, and the community facility use closest to the southern property boundary (adjacent to Lenny’s Restaurant). The Applicant’s Application Narrative is located in Attachment D.

The Applicant has offered an architectural rendering of the building (Attachment C). Conditions are recommended that would guarantee the building elements and materials the Applicant has committed to provide. (Attachment A)

Parking: Off-street parking is proposed by the Applicant with access from Garfield Avenue (Concept Plan, Attachment B). Article 13 Parking of the Zoning Ordinance was recently amended to provide more flexibility in the commercial areas, which includes the subject property, to permit on-street parking located within 600 feet of a lot on which the use is located to be credited toward

meeting parking requirements for any use that is transitory in nature. Thirty (30) parking spaces are planned on-site (Concept Plan, Attachment B). The Applicant plans to use the existing fire station parking area for overflow parking if needed. The Applicant has indicated that they will continue to allow Lenny's Restaurant to use a portion of their new parking area for their overflow parking.

Landscaping, Buffer Modification and Visual Screening: Street trees are required along Garfield Avenue in accordance with the Zoning Ordinance requirements of Section 24.5.

Even though both the fire station and community facility uses would be permitted by-right within a General Residential (R-2) District, the site has been designed to locate on-site parking, and the community center facility uses away from the R-2 zoned properties and closer to Colonial Avenue (Conceptual Plan, Attachment B). To accommodate this design, Condition 6 would require the buffer along the northern property boundary to be ten(10) feet in width and the buffer adjacent to the R-2 zoned properties on the western side of the property to be sixteen (16) feet rather than thirty-five (35) feet. Within these buffer areas, transitional screening would be required to be planted prior to the issuance of a certificate of occupancy for the building. This screening would be provided in compliance with the Zoning Ordinance regulations for landscaping in Zoning Ordinance Sections 24.1 – 24.4 and would include two (2) staggered rows of evergreen trees, with a minimum height of six (6) feet at the time of planting and planted not more than fifteen (15) feet on center.

Lighting: Outdoor lighting shall not exceed 0.5 foot-candle at any property line, and such lights shall be shielded to reflect the light downward. The light source (bulb) shall be shielded so as not to be visible from adjoining property lines or public Rights of Way. Light standards or poles shall not exceed 15 feet in height (Condition 5, Attachment A). This will help reduce the impact of lights on adjacent properties and public rights-of-way.

Building Materials and Design: A metal building is planned which is permitted by the Zoning Ordinance provided that no portion of the building is covered with unadorned or corrugated sheet metal and unadorned concrete block. A rendering of the Applicant's proposed building is provided in Attachment C. The facades of the building fronting Garfield Avenue shall include architectural variations such as windows, doors, awning and differing materials and/or colors to break up the mass of the building and avoid monotonous building facade. The exact design shall be approved by the Director of Planning and Community Development at the time of site plan review. (Condition 2, Attachment A)

STAFF DISCUSSION:

The Town's Comprehensive Plan encourages the Town to be continually analyze the needs of the volunteer fire department. The proposed development complies with the recommendations of the Town's Comprehensive Plan as provided herein.

Conditions are recommended that will ensure that the proposed development is designed and constructed in a manner that will complement the Central Area by providing public facility uses that will include people in the area to support central area businesses.

Approval of the rezoning and conditional use permit to allow development of these two (2) uses on the whole 0.7 acre subject property is appropriate to meet the fire department's needs and while still narrow, allow for buffer and landscaping to provide appropriate transitions to adjacent residential use.

The site has been designed to locate on-site parking and the community center facility uses away from the R-2 zoned properties and closer to Colonial Avenue. To accommodate this design, Condition 6 would require the buffer modifications along the northern and northwestern property boundaries and planting of transitional screening. This screening and the limited use of the northern portion of the building should be appropriate.

As conditioned, the proposed community facility use for meetings and special events will not adversely affect the health or safety of persons residing or working in the area of the proposed use or be detrimental to the public welfare or injurious to property or improvements in the area.

ATTACHMENTS:

Recommended Conditions of CUP Approval – Attachment A

Conceptual Plan – Attachment B

Building Rendering and Elevations - Attachment C

Applicant's Narrative – Attachment D

**RECOMMENDED CONDITIONS OF APPROVAL – FOR CUP OF CASE RZ-C 26-01
COLONIAL BEACH VOLUNTEER RESCUE SQUAD**

The Conditional Use Permit (CUP) associated with Case RZ-C 26-01 shall be granted on the subject properties identified as Tax IDs: 3A (2) 88 Parcels 8 – 11 and shall run with the land, subject to the following conditions:

1. The site shall be developed in substantial accordance with the Conceptual Site Plan, entitled “Block 88 Lots 8, 9, 10 and 11 Exhibit,” prepared by the Benchmark Group and dated February 10, 2026. Minor modifications may be approved by the Director of Planning and Community Development at the time of site plan review. (Attachment B)

2. Architecture and Building Materials:

The architectural design of the building shall be permitted in general conformance with the Building Rendering provided in Attachment C. The facades of the building fronting Garfield Avenue shall include architectural variations such as windows, doors, awning and differing materials and/or colors to break up the mass of the building and avoid monotonous building facade. The exact design shall be approved by the Director of Planning and Community Development at the time of site plan review.

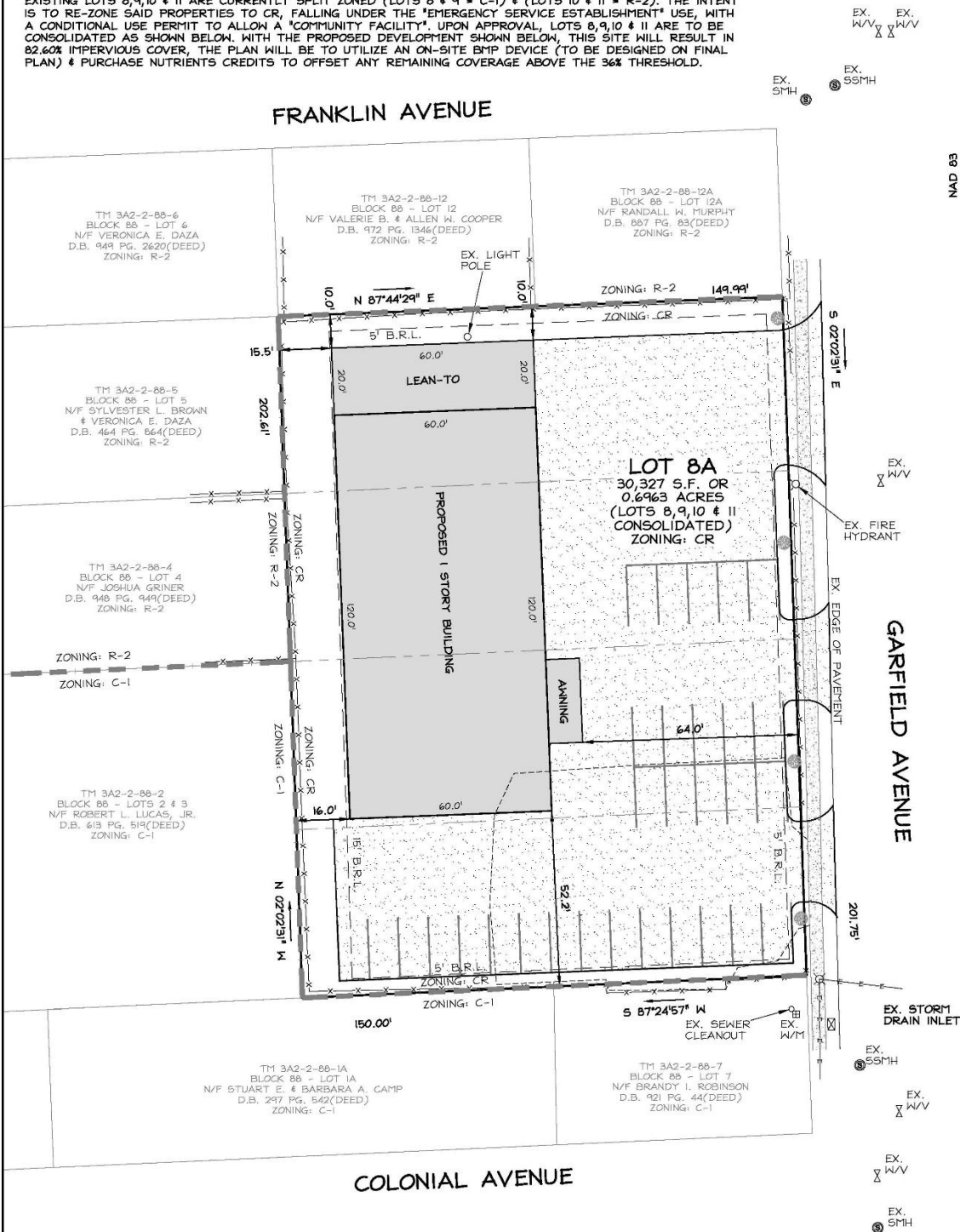
3. No outside activities related to any special event will be permitted after 7 p.m.
4. Events shall only occur between the hours of 9 a.m. and 11:00 p.m. All events shall be conducted so as not to be a nuisance to adjacent properties, including ensuring that any music associated with any event exceeds seventy-five (75) dB(A) when measured at the property lines.
5. Outdoor lighting shall not exceed 0.5 foot-candle at any property line, and such lights shall be shielded to reflect the light downward. The light source (bulb) shall be shielded so as not to be visible from adjoining property lines or public Rights of Way. Light standards or poles shall not exceed 15 feet in height.
6. With the approval of this request, the buffer required along the northern property boundary shall be ten (10) feet in width and the buffer adjacent to the R-2 zoned properties on the western side of the property shall be sixteen (16) feet. Within these buffer areas, transitional screening shall be planted prior to the issuance of a certificate of occupancy for the building. This screening shall be provided in compliance with the Zoning Ordinance regulations for landscaping in Zoning Ordinance Sections 24.1 – 24.4 and shall include two (2) staggered rows of evergreen trees, with a minimum height of six (6) feet at the time of planting and planted not more than fifteen (15) feet on center.
7. Areas provided or reserved for the acceptance and collection of refuse from commercial establishments shall be screened from view by a uniformly painted solid board fence, a uniform evergreen hedge, or other appropriate screening measures. Such screening shall be six (6) feet in height.
8. All mechanical equipment, whether rooftop or ground level, shall be screened from view of public Rights of Way and designed as an integral part of the Structure.

9. If any sidewalk or curb is broken during construction, then the entire sidewalk or curb section(s) shall be replaced in accordance with Town standards at the Applicant's expense.

PROPOSED REZONING/DEVELOPMENT

NARRATIVE:

EXISTING LOTS 8,9,10 & 11 ARE CURRENTLY SPLIT ZONED (LOTS 8 & 9 = C-1) & (LOTS 10 & 11 = R-2). THE INTENT IS TO RE-ZONE SAID PROPERTIES TO CR, FALLING UNDER THE "EMERGENCY SERVICE ESTABLISHMENT" USE, WITH A CONDITIONAL USE PERMIT TO ALLOW A "COMMUNITY FACILITY". UPON APPROVAL, LOTS 8,9,10 & 11 ARE TO BE CONSOLIDATED AS SHOWN BELOW. WITH THE PROPOSED DEVELOPMENT SHOWN BELOW, THIS SITE WILL RESULT IN 82.60% IMPERVIOUS COVER. THE PLAN WILL BE TO UTILIZE AN ON-SITE BMP DEVICE (TO BE DESIGNED ON FINAL PLAN) & PURCHASE NUTRIENTS CREDITS TO OFFSET ANY REMAINING COVERAGE ABOVE THE 36% THRESHOLD.



BUILDING SETBACKS:

CR:
FRONT.....5'
SIDES.....5' (MINIMUM)
.....10' (SUM OF BOTH SIDES)
REAR.....15'

SITE DATA:

LOT AREA.....30,327 S.F. OR 0.6963 ACRES
PROPOSED ZONING.....CR
PROPOSED BUILDING.....7,200 S.F.
PROPOSED LEAN-TO.....1,200 S.F.
PROPOSED PARKING LOT.....16,650 S.F.
TOTAL.....25,050 S.F.

IMPERVIOUS SURFACE:

25,050 S.F. / 30,327 S.F. = 82.60%

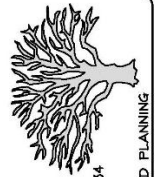
FLOOR AREA RATIO:

7,200 S.F. / 30,327 S.F. = 0.237

* 28 PARKING SPACES PROVIDED *
* 2 HANDICAP PARKING SPACES PROVIDED *
* = PROPOSED STREET TREES



REVISIONS:



THE BENCHMARK GROUP
"LAND DEVELOPMENT CONSULTANTS"

5321 WHELAN WAY, PARTLOW, VA 22534
540-785-3118
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SURVEYING • ENGINEERING • LAND PLANNING

BLOCK 88 - LOTS 8,9,10 & 11
TOWN OF COLONIAL BEACH WESTMORELAND COUNTY, VIRGINIA
EXHIBIT

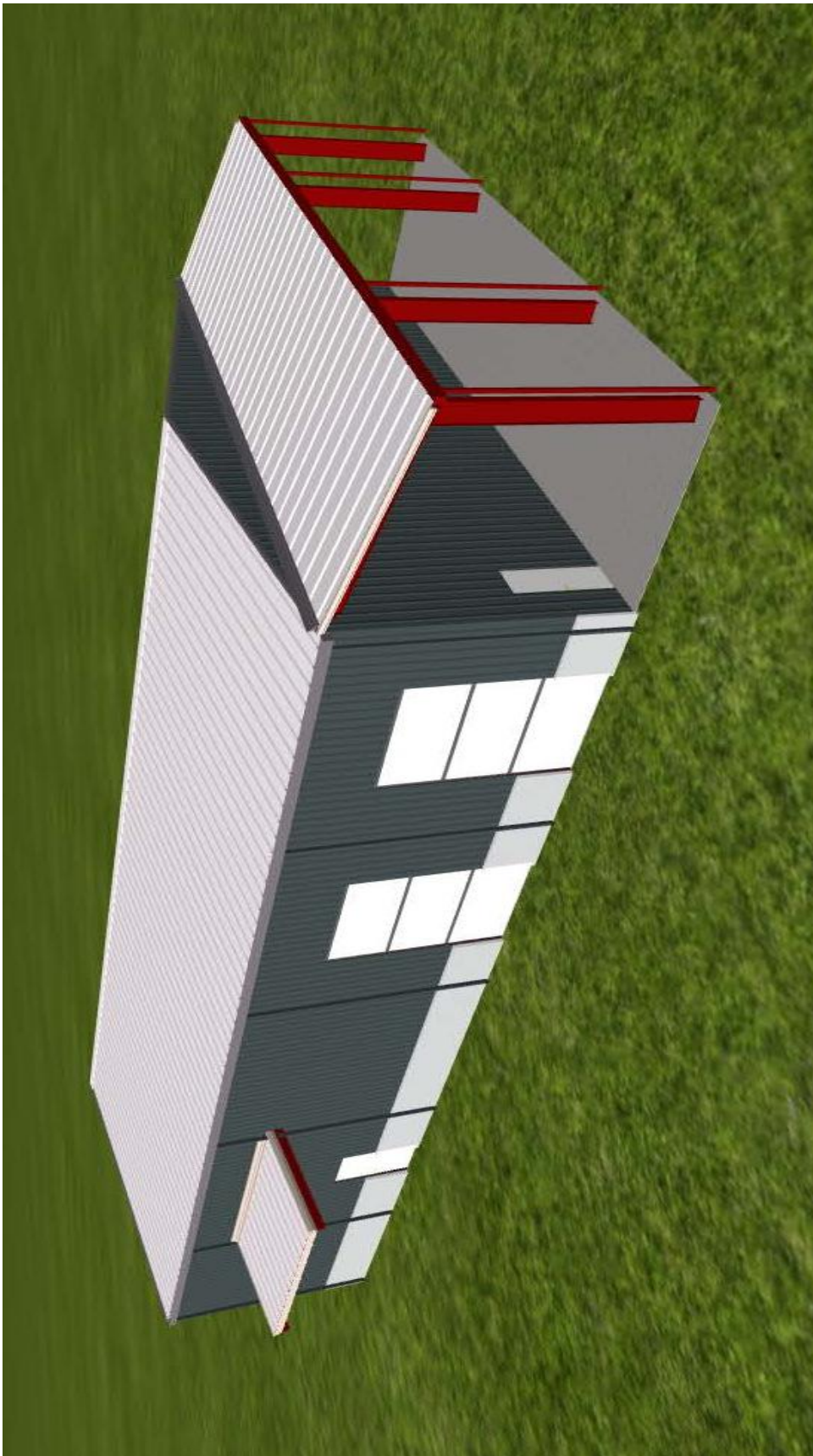
DESIGNED: CSS
DRAWN: CSS
CHECKED: BCT

DATE: 2-10-2026

SCALE: 1" = 20'

JN: 25508

SH: 2 OF 2





***COLONIAL BEACH VOLUNTEER FIRE
DEPARTMENT***

*Pride of the Potomac
312 Colonial Ave.
Colonial Beach VA 22443*

The Colonial Beach Volunteer Fire Department is requesting a zoning change on lots 8,9,10 and 11 the lots are located on the 500 block of Garfield Ave. behind Lenny's Restaurant. The purpose of the lot change is to build a 60' by 120' building for apparatus storage, and apparatus maintenance because we do not have room in our existing building, we have outgrown the existing building do to the larger size of apparatus these days, and for a hall for fundraising events, community center, and meetings, that will be rented out to help offset the cost of day to day operations of the Fire Department.

*After hour events will be confined to the inside of the building, hours of operation will typically be from 9am to 11pm and there will be no outside events on the property. If the building is rented out to a individual and they have a band, it will be inside of the building and will not go past 11pm. There will be a security deposit that the renter is responsible for.

Parking - as on the site plain there are 30 parking spaces on site and overflow parking will be at the fire house.

* Landscaping – trees will be planted adjacent to all residential lots and to meet all zoning requirements, all upkeep of landscaping will be done by fire dept. personal.



PLANNING COMMISSION MEMORANDUM

TO: Town of Council Beach Planning Commission
FROM: Angela Lawrence, Director of Planning & Community Development
COPY: Natasha Tucker, Town Manager; Kyler Brower, Assistant Town Manager; Powell Duggan, Town Attorney
SUBJECT: Public Hearing: Amend Section 20-2 definitions of the zoning ordinance of the Town of Colonial Beach, Virginia, to add “small scale production” definition.
DATE: April 9, 2026

BACKGROUND:

A potential coffee roasting business has inquired about zoning for such. They anticipate selling sell via the internet, directly to consumers and, eventually, to wholesale customers.

The proposed roasting machine will be gas (propane) fired and vented to the outside. Generally the vent pipe goes directly up and exits above the roof. If that route isn't practical, the roaster can be vented out a side wall and then turn 90 degrees and the exhaust end terminates above the roof line. There is typically a small amount of visible smoke but certainly a lot less than what a fireplace emits or what you see from a restaurant grill hood exhaust.

As a boutique roastery, at full operation, they anticipate roasting up to 500lbs of coffee per month (6,000 lbs per year). They have no plans to reach a national scale of distribution in any sense of the word. The roastery will have a retail space where customers can buy beans, merchandise, and small coffee brewing equipment and related supplies. Depending on the space where they end up, I hope to have a co-located cafe that will serve coffee drinks, pastries, breakfast sandwiches and other grab and go foods (but nothing that will require a grill, grill hood, etc.).

The buildings that are currently looking at are in the RC district.

Our zoning ordinance does not address coffee roasting and/or small-scale production. The Town does not have light industrial zoning.

Coffee roasting, like microbrewing and brew pubs, have the potential to be an excellent fit in the Town's commercial districts; however, also have unique circumstances.

DISCUSSION:

After conversations with numerous local governments in Virginia, I have been unable to locate zoning text specific to Coffee Roasteries. Most localities consider it light manufacturing (which we don't have), or general business/commercial districts depending on secondary uses such as retail and/or restaurant use and/or number of employees.

Rather than limiting the production only to roasteries, staff recommends consideration of the small-scale production definition to allow other small-scale uses, as defined, to operate in the commercial districts. Number of employees, impacts on the surrounding properties, and secondary uses would be included in the CUP application.

RECOMMENDATION:

1. Recommend approval to Town Council to amend Section 20-2 definitions of the Zoning Ordinance of the Town Of Colonial Beach, Virginia, to add "small scale production" definition.
2. Recommend approval to Town Council (Substantial Accord)
3. Recommend approval to Town Council to amend Section 7-3 Resort Commercial (RC) District Conditional Uses (Conditional Use Permit Required); Section 8-2 General Commercial (C-1) District (Conditional Use Permit Required); And Section 9-3 Commercial Residential (C-R) District Conditional Uses (Conditional Use Permit Required) Of The Town Of Colonial Beach Zoning Ordinance to allow for "small scale production, not exceeding 6,000 square feet".

ATTACHMENTS:

1. Draft Amendment ZTA 26-03
2. Draft Amendment ZTA 26-04

AMENDMENT TO SECTION 20-2 DEFINITIONS OF THE ZONING ORDINANCE OF THE TOWN OF COLONIAL BEACH, VIRGINIA, TO ADD “SMALL SCALE PRODUCTION” DEFINITION

Section 20-2. Definitions.

Small-Scale Production: An establishment, not to exceed 6,000 square feet, where shared or individual tools, equipment, or machinery are used to make or grow products on a small scale, including the design, production, processing, printing, assembly, treatment, testing, repair, and packaging, as well as any incidental storage, retail or wholesale sales and distribution of such products. Typical small-scale production establishments include, but are not limited to, vertical farming, food products, non-alcoholic beverages, prints, leather products, jewelry and clothing/apparel, art-related metal work, furniture, glass, ceramic or paper, together with accessory uses such as training or educational programs.

Attachment 2 - Proposed Zoning Text Amendment (ZTA 26-04)

**AMENDMENTS TO SECTION 7-3 RESORT COMMERCIAL (RC) DISTRICT
CONDITIONAL USES (CONDITIONAL USE PERMIT REQUIRED); SECTION 8-1
GENERAL COMMERCIAL (C-1) DISTRICT PERMITTED USE; AND SECTION 9-3
COMMERCIAL RESIDENTIAL (C-R) DISTRICT CONDITIONAL USES
(CONDITIONAL USE PERMIT REQUIRED) TO ALLOW FOR “SMALL SCALE
PRODUCTION, NOT EXCEEDING 6,000 SQUARE FEET”.**

DRAFT



**TOWN OF COLONIAL BEACH
PLANNING COMMISSION
PUBLIC HEARING**

Meeting Date: April 9, 2026

Item Number: Case SA 26-01

SUBJECT:

Substantial Accord Determination (Case SA 26-02) to permit at telecommunication tower and related communications facility equipment on Tax Map Parcel 3A8-1-2, New Monrovia Road

(Staff Note: In a companion case, the THE TOWERS, LLC is requesting approval of a Conditional Use Permit to construct a Telecommunications Tower and Related Communications Facility Equipment in the Town of Colonial Beach, pursuant to pending Zoning Text Amendments (ZTA 26-01 And ZTA 26-02) The Property Is Identified As Tax Map Parcel Id# 3A8-1-2 on New Monrovia Road.)

PROPOSED LAND USE:

THE TOWERS, LLC is proposes to construct a Telecommunications Tower and Related Communications Facility Equipment on the subject property.

STAFF RECOMMENDATION:

STAFF RECOMMENDS THAT THE PLANNING COMMISSION DETERMINE THE PROPOSED TELECOMMUNICATION FACILITY IS IN SUBSTANTIAL ACCORD WITH THE TOWN'S COMPREHENSIVE PLAN AS REQUIRED BY VIRGINIA CODE §15.2-2232, FOR THE FOLLOWING REASONS:

- A. While the Comprehensive Plan's Future Land Use Map does not specifically designate the communications facility for Municipal Service Facilities, the Plan recognizes the importance of technology that supports business and residential needs.
- B. The proposed facility is sited within the Monroe Point Neighborhood, that is designated for commercial activity.
- C. One of the goals of the Plan is to be a business-friendly environment that promotes growth and attracts quality businesses. Wireless infrastructure is economic infrastructure. By closing coverage gaps, the proposed tower will make Colonial Beach more competitive for business attraction and retention. The Facility is planned in an area designated in the Plan as a Technology and Tourism Zone which are designed to incentivize job creation, growth, and encourage a longer tourism season for operation.
- D. The Plan calls for the pursuit of new businesses and investment. The proposed wireless tower advances this goal directly: it brings new private capital investment, generates lease revenue that improves the economic viability of the host parcel, and delivers the communications infrastructure that modern businesses require to operate. Reliable cellular connectivity supports every commercial tenant making the district more attractive to the new businesses and supports existing businesses in the Town.

- E. One of the Plan's goals is to provide a safe, secure, supportive, and engaging environment for residents and businesses. The Comprehensive Plan places significant emphasis on the Town's emergency services and the need to strengthen them as the population grows and ages. Several findings in the Plan directly support the need for improved wireless infrastructure in the context of public safety.
- F. The Plan calls on Colonial Beach to be an attractive Town to tourists, existing residents, and prospective residents. The Plan identifies the Town's waterfront, beach, arts, and small-town character as key assets. Wireless connectivity increasingly factors into quality-of-life decisions made by prospective residents, particularly retirees, remote workers, and families with school-age children, when choosing where to live.
- G. This proposal satisfies the criteria of location, character and extent as specified in the Code of Virginia.

ZONING AND LOCATION:

The subject property is zoned General Commercial (C-1) and identified as Tax Map Parcel #3A8-1-2. The property fronts New Monrovia Road, approximately 250' from McKinney Blvd.

Properties to the north are located in the County. Properties to the east, west and south are zoned General Commercial (C-1) and are occupied by Atlantic Union Bank, Beachwood Shopping Center, McDonalds and Colonial Beach Discounters.



RECOMMENDATION

The proposal would satisfy the criteria of location, character and extent as specified in the Code of Virginia and a Determination of Substantial Accord is recommended.