

June 29, 2022

Justin Nelson  
Zoning Administrator  
Town of Irvington  
P.O. Box 174  
Irvington, VA 22480

Re: ***Tide Inn  
Conditional Use Permit***

Dear Mr. Nelson Et al.;

Please find attached the Conditional Use Permit (CUP) application and associated plan set for the proposed master development associated with the Tides Inn parcel (TM 33, Parcel 236) in the Town of Irvington, Lancaster County, Virginia. In coordination with the attached CUP application and per Town Zoning Ordinance Section 154.017, please find below our demonstration of compliance with included standards.

1. The master development improvements proposed as part of this project will not only improve the public health, safety, morals and general welfare of the Town, but additionally will positively impact the same for the economy of the Town. This project will provide safe ingress/egress and ADA accessibility for the guests of Tides Inn to the existing and proposed structures, which currently is non-existent or not per regulation. Additionally, this project will provide for a diverse ecosystem with the planting of hundreds of vegetative plantings throughout the property. By doing so, this project will be in strict conformance with the CBPA regulations. The appropriate Erosion & Sediment Control documentation has been submitted concurrently to Lancaster County staff and Stormwater Management documentation has been submitted concurrently to DEQ.
2. The master development of this project will improve the existing resort, which is one of the major revenue providers to the surrounding areas, and will not only improve the property value of the subject property, but will also positively affect surrounding properties. Additionally, this project will substantially improve the upland environments of the surrounding lands due to the extensive proposed landscaping.
3. This project is in conformance with the established zoning requirements of the Town of Irvington and the Chesapeake Bay protection measures of the state of Virginia.
4. The landscape design/details are included on the attached plan set.
5. The existing utilities throughout the site will be updated as applicable to the proposed development. A total of 224 parking spaces are being proposed as part of this master development, which exceeds the required 164 parking spaces per the Town Ordinance, thus ok.
6. An Erosion and Sediment Control Plan has been provided as part of the attached plan set.
7. The height and yard setbacks are included on the attached plan set.
8. The construction of this project will only take place during daylight hours under the normal business operating hours. The use of the development will be in conformance with the usual operation of the Tides Inn resort.
9. The property is zoned B-1 and this project is an extension of the existing resort which is in conformance with the B-1 zoning district and the comprehensive plan.
10. This project is in conformance with the code of the state of Virginia for resort uses and in conformance with all Town of Irvington requirements.

Thank you for your review of the attached Conditional Use Permit application. We look forward to a positive reaction on this project from Town staff and Town Council.

Sincerely,

*Wayne A. Savage*

Wayne A. Savage, PE  
Senior Engineer

Cc: A. Brown w/ att