



# Acknowledgements

# Town of Colonial Beach, Virginia

#### **Town Council**

Frederick C. (Fred) Rummage, Mayor P.A. (Trish) King, Vice Mayor David H. Coombes Stephen R. Kennedy Burkett Lyburn Karen Payne Ronald "Sparky" Ridgely

#### **Town Planning Commission**

David H. Coombes, Chairman Ed Grant, Vice Chairman Maureen Holt Margaret McMullen Cynthia Misicka Kent Rodeheaver Desiree Urquhart

### Town Staff

Val Foulds, Town Manager Gary Mitchell, Director of Building and Zoning Lori Mills, Office Manager

#### **Consultant**

Land Studio pc

## **Colonial Beach Vision Statement**

An attractive, historically unique, quaint small town on the Potomac River with ties to the surrounding rich historic area, offering a clean, safe, friendly and convenient place to live, work, and play as well as a re-emerging "Playground of the Potomac" for those seeking relaxation, maritime fun, family recreation and the arts year round.

# **Table of Contents**

	Historical Overview	•	•	•	•	•	•	•	•	
2. 1	Location Regional Setting Local Setting Transportation									
3. I	Natural Resources Overview Surface Water Fe Surface Water Qu Topography Drainage Floodplains Wetlands Woodlands and V Marine Life and V Soils	ality egetativ	• ve Cover							
4. I	Population Characteri Regional Populati Westmoreland Co Colonial Beach P Colonial Beach L	on Ana ounty G opulatic	lysis rowth Tr on Charae	ends cteristics	• and Trer	nds				
5. 1	Economic Statistics Overview Retail Trade and S Business Sectors Summary Analysi	and Em		t						
6. I	Housing Overview Housing Stock Housing Occupan Housing Values a		• ts	•						

1. Existi	ing Land Uses	•	•	•	•	•	•	•	•	
	Overview									
	Existing Land Use	Survey	7							
	General Land Use	Observ	ations							

2.	Planning Areas Central Area The Point Classic Shores Riverside Meadows Bluff Point Monroe Point Potomac Crossing								2-9
3.	Transportation Overview VDOT's Role Transportation Component	nts		•	•				2-24
4.	Parks and Recreation . Overview Recreational Opportunitie Recreational Administrat Existing Public Recreatio Present and Future Needs	ion and P on Faciliti	rogramn			•	•	•	2-34
5.	<b>Community Events &amp; Organi</b> Events Organizations	izations	•	•	•	•	•	•	2-40
6. Chap	Community Facilities & Serv. Public Works Department Police Department Volunteer Fire Department Volunteer Rescue Squad Health Services Social Services Library Town Government Educational Facilities ter 3—Goal and Object	nt	•						2-41
-	Introduction	•	•			•	•		3-1
2.	Involving Our Citizens .	•	•	•	•	•	•		3-1
3.	Community Vision Statement	•	•		•	•	•		3-6
4.	Goal & Objectives Economic Vitality Quality Natural and Phys Land Use Environment Stable Neighborhoods Safe and Efficient Transp Cultural and Recreational Parks, Recreation and O The Arts	oortation Opportu	nities	·		·	·		3-7

Quality Organization and Safe Community Public Facilities and Services Telecommunications

## Chapter 4—Future Land Use Plan

1.	Introduction .	•	•	•	•	•	•	•	•	4-1
2.	Future Land Use Conservati Municipal Residentia Commercia	on and Pu Districts l Districts	ublic Ope		•					4-1
3.	<b>Specific Area Di</b> Gateway a Overlay Di	nd Interse	• ection Im	provemo	• ents			•		4-6
4.	Other Designation Historic Di Enterprise HUBZone Main Stree	istrict Zone	• nity						•	4-8
5.	Bikeways & Trai	ils Plan	•	•	•	•	•	•	•	4-10
6.	Illustrative Conc	ept Plans	s.	•	•	•	•	•		4-12
Chap	ter 5—Implem	entatio	n							
1.	Introduction .		•	•	•	•	•	•	•	5-1
2.	Plan Administra Plan Adop Legal Statu Intergovern Public Edu	tion and N 1s of Plan nmental C	Cooperati	on	• volveme	• •nt				5-1
3.	Implementation Public Edu Partnorshir	cation &		-			•	•	•	5-4
	Regulatory Capital Im	Tools		am						
4.	Regulatory	7 Tools provemer		am •						5-13

**Chapter 6—Environmental Addendum** (A Reproduction of the Environmental Addendum Included in the 1999 Comprehensive Plan)

1.	Waterfront Access			6-1
2.	Shoreline and Stream Bank Erosion			6-5
3.	Urban Development and Water Quality Impacts on Water Quality Point and Non-Point Source Pollution Development Activities Contributing to Pollution Conclusion	•		6-11
4.	Environmental Legislative Control Measures Wetlands Regulations Federal Erosion and Sediment Control Ordinance The Chesapeake Bay Preservation Act Local Approaches to Water Quality Protection			6-15
5.	Town of Colonial Beach Shoreline Erosion Control Guidelines . Introduction Setbacks and Buffers Non-Structural Erosion Control Measures		•	6-22

## Appendix A—Public Involvement

- 1. Colonial Beach Community Survey Results
- 2. Workshop #1—Visioning Meeting Summary
- 3. Workshop #2—Policy Framework and Land Use Meeting Summary
- 4. Workshop #3—Implementation Meeting Summary

# List of Map Exhibits

Previously Identified Historic Area and Sites .	•	•	•		1-7
Regional Location					1-11
Surrounding Area					1-13
Surface Waters					1-17
USGS Topographic Map					1-19
Wetland / Floodplain Inventory		•			1-21
Chesapeake Bay Resource Protection Areas .					1-23
Tree Cover Inventory		•			1-25
USDA Soil Survey					1-27
Colonial Beach Service / General Retail Trade Area .	•		•		1-38
Colonial Beach Specialty Market Trade Area .			•		1-39
Colonial Beach Aerial and Surrounding Context .					2-3
Existing Land Use					2-5
Planning Areas .					2-9
Central Planning Area Land Use .			•		2-11
The Point Planning Area Land Use					2-13
Classic Shores Planning Area Land Use .	•	•		•	2-15
Riverside Meadows Planning Area Land Use .				•	2-17
Bluff Point Planning Area Land Use .		•	•	•	2-19
Monroe Point Planning Area Land Use .					2-21
Potomac Crossing Planning Area Land Use .	•	•	•	•	2-23
Surrounding Road Network	•	•	•	•	2-25
Streets and Rights of Way			•	•	2-29
Sidewalks and Multi-Use Paths					2-31
Historic Resort Commercial Public Parking Areas	•				2-33
Parks and Recreational Facilities					2-39
Water System—Wells and Storage Tanks .	•		•		2-43
Wastewater Treatment Facilities	•		•		2-45
Public Workshop #1—Group Mapping Exercise Sum	mary		•		3-4
Future Land Use Map					4-5
Future Land Use Map-Gateways and Overlay Distri	icts .				4-7
Historic and Enterprise Zone Districts .					4-9
Bikeways and Trail Plan					4-11
Shoreline Management Factors					6-7