



Colonial Beach Comprehensive Plan Update **Workshop #2 – Policy Framework & Land Use**

December 9, 2008

Town Center Building, 5:30 PM

MEETING SUMMARY

MEETING OBJECTIVE

The main objective of the meeting was to:

- Review the purpose of a comprehensive plan
- Gain an understanding of the project to date and the process/schedule
- Review a summary of the first public workshop
- Work together to develop the policy framework for the plan and a future land use map

This meeting served as the 2nd public input workshop. Approximately 35 citizens attended. One additional public workshop will be held in February 2009. Date to be determined.

EVENING ACTIVITIES

- Power Point Presentation
 - Overview of Project to Date
 - Summary of Workshop #1
 - Draft Vision Statement
 - Policy Framework
 - Review of Draft Future Land Use Map
- Group Sessions
 - Visioning Statement Review
 - Mapping Exercise
- Summaries and Next Steps

COMMENTS RECEIVED

At the conclusion of the power point presentation during the break, many individuals left the meeting stating that they agreed with the policies and draft future land use map. Due to the limited number of citizens remaining after the break for the group exercises, the remainder of the meeting was conducted as a single group open discussion about the Draft Vision Statement and the Draft Future Land Use Map.

Revised Draft Vision Statement

During the presentation a draft Vision Statement was presented. The draft was a combination of thoughts and ideas expressed at the first public meeting. The following revised draft was derived through group discussions.

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.

Draft Future Land Use Comments & Revisions

The group was then asked to evaluate and comment on the draft future land use map. Below are their comments.

Conservation Areas

- Individuals were generally in agreement with these areas
- Would like to see discussions related to the protection of these areas and other environmental concerns in the Comp Plan document.

Cluster Development / Rural Residential

- Would like to change the Cluster Development designated area in Potomac Crossing to PUD to provide more flexibility and mesh with the current zoning and site plan approved for that area.
- Other areas were OK to be left as Cluster Development / Rural Residential at this time

Neighborhood Preservation

- Some individuals liked the idea of preserving the character of existing neighborhoods however others were a little uncertain of exactly how you could effectively do that while preserving individual property rights.
- Further discussion on this designation is needed

Medium Density Multi-Family Residential

- No modifications suggested
- Individuals were generally in agreement that additional multi-family areas are not needed other than those already existing or approved. However, new multi-family developments could be approved on a case by case basis as long as they were designed in a manner as to be compatible with their surroundings.

Public Open Space

- Preserve the current open space in the Point and Central Area.
- Everyone agreed that additional public open space is needed in the northern sections of town but thought that a greenway type facility would be more welcomed and utilized than a typical large park area. The Euclid Ave unimproved right of way was identified as the corridor for that greenway/trail facility. Individuals also suggested to provide linkages and connections with the proposed Monroe Foundation Trail through town.

- There were mixed thoughts on the town owned land in The Point currently being leased by the Lion's Club.

Historic District

- Everyone agreed on the designation of a national historic district with the understanding that this would in no way impact personal property rights to remove, renovate, or in any other way make modifications to their properties.
- It was suggested to expand the proposed historic district boundaries west in the Central Area to just east of the 700 Colonial Avenue property.

General Commercial

- No modifications suggested
- There was consensus that the general commercial designation should be centered around the already commercialized areas of Colonial Avenue and Rt. 205 to encourage redevelopment and revitalization of these areas rather than move to other undeveloped areas.

Water Dependent Commercial

- It was suggested to change the name of this designation from water dependent commercial to maritime commercial.
- There is a desire to continue to allow these types of water dependent commercial uses, while protecting the surrounding areas from general commercial type uses.

Historic Core Commercial

- No modifications suggested
- A comment was raised about ensuring adequate parking in the historic core area.

Historic Core Commercial Anchor

- No modifications suggested
- It was noted that this area is made up of both public and private property.

Boardwalk Commercial

- No modifications suggested
- Strong desire to ensure adequate public access points/avenues to the boardwalk/beachfront area.

Corridor Overlay Districts

- No modifications suggested
- Desire to set design guidelines along these community character defining corridors.

Intersection and Gateway Improvements

- No modifications suggested
- Individuals desired the improvement of these three areas with special interest in improving the Colonial Avenue / Rt. 205 intersection.

The Revised Draft Future Land Use Map is located on the following page.

Town of Colonial Beach Future Land Use Map (2009 - 2029)

**REVISED
DRAFT**



NEXT STEPS

A draft version of Goals and Objectives for the Comprehensive Plan will be created based on the comments from first 2 public workshops. A third and final public workshop will be held in February 08 to discuss and identify specific implementation tools and strategies for the identified goals and objectives. Date to be determined.