



October 7, 2020

To the Residents of Colonial Beach:

The Planning Commission is providing an incomplete advanced copy of the Comprehensive Plan, in a draft form, for an early review of the document. Even though the plan is incomplete and is still in the process of being developed, in the interest of transparency, it was determined that providing an incomplete draft version of the Comprehensive Plan 2020-2030 for citizen review would encourage increased participation from the community in preparation of a public hearing on the plan. The public hearing on the draft Comprehensive Plan will be held in the next several weeks and we encourage everyone to participate. Once the draft Comprehensive Plan is ready the Planning Commission will submit it to the Town Council for consideration.

The draft plan is awaiting additional input from the Northern Neck Planning District Commission (NNPDC) and the Coastal Policy Center, at William and Mary School of Law, which is part of the Resilience Adaptation Feasibility Tool (RAFT). These agencies are working in coordination with Public Works on a variety of items that will assist in understanding how to address the concerns of stormwater management, shoreline erosion, flooding, sewage Inflow & Infiltration (I&I), and hazard mitigation and more. Additionally, citing these concerns in the draft Comprehensive Plan strengthens future grant opportunities.

The Planning Commission is focused on anticipated growth and as a result of the increased demand on the infrastructure a sound Comprehensive Plan will put us on the right path to meet the challenges of the future.

Regards,
Victoria Luna, Chairperson
Planning Commission

Timeline: How the Draft Comprehensive Plan Was Developed

The Planning Commission began a revision of the Comprehensive Plan in the fall of 2017. The information used to inform the Planning Commission as to what the residents would like to see in a Comprehensive Plan was a culmination of numerous meetings, surveys, input from non-governmental agencies, reports and public hearings. Below is a timeline of these events highlighting the participation of citizen input and transparency throughout the process. All Planning Commission meetings are open to the public and anyone who wishes to speak can do so. The following is a brief synopsis of the actions taken in over the past two and a half years by the Planning Commission as it relates solely to the Comprehensive Plan that is currently unfinished and a work in progress. Additionally, it is not uncommon for jurisdictions to spend this amount of time on the creation of a plan.

Fall 2017

Public meetings were held to get input from residents on what are the most pressing issues the town should be addressing both now and in the future. The Planning Commission also utilized information from a report prepared by the Economic Vitality Committee, of Downtown Colonial Beach Inc., that provided a detailed description of what businesses are looking for from the town to help them succeed. After a series of brainstorming sessions between residents and Non-Governmental Agencies (NGO's), the Planning Commission determined the 2009 Comprehensive Plan needed to be updated in order to address these newly identified concerns.

January 2018

The Planning Commission held an open meeting on the scope of the work for the up-coming year and identified items needed in the new Comprehensive Plan. They discussed a five-year land use plan including a shoreline improvement plan.

February 2018:

The Planning Commission held an open meeting to design a written survey that would be mailed out to every household to aid in identifying what residents think are the current and future priorities for the town to address. The survey provided citizens who may not participate in a public hearing an opportunity to give their input on what the new Comprehensive Plan should include. A newsletter and the survey went out in the mail with the water bill. Residents were given a 90 day turn around time to participate in the survey.

March 2018

The Planning Commission spent three months collecting information from the town staff for the Comprehensive Plan and invited the public to attend.

June 2018

The Planning Commission met to discuss the Chapter 4 of the Comprehensive Plan Land Use to determine if Accessory Dwelling Units (ADU's) should be an allowed use in the plan.

September 2018

The Planning Commission began discussion of the results of the survey and started compiling information obtained into a table.

January – March 2019

A series of work sessions held on the third Thursday of the month, and advertised on the town's webpage, was conducted to help the Commission develop a Vision for 2030 a central feature of the Comprehensive Plan. A Professional Trainer, David Lorms, volunteered to assist the Commission in the brainstorming and identification of the necessary steps to write the new Comp Plan. The new Vision Statement was ready by the end of August. The vision statement is as follows. "*Colonial Beach is an attractive historical beach town committed to family, business, the arts, and a healthy lifestyle*".

April – June 2019

As part of the update of the Comprehensive Plan, meetings were held with neighborhood residents to collect input regarding future priorities. Everyone was invited to attend; however, each meeting had a specific neighborhood focus.

- Thurs, April 4, 2019 – Central Area & Monroe Point
- Thurs, April 11, 2019 – Classic Shores/Riverside Meadow
- Thursday, April 18, 2019 – The Point
- Thursday, May 2, 2019 – Bluff Point

June 2019

Issues identified from the town meetings, surveys, and public hearings, were synthesized into goals and objectives. The top concerns, those most frequently mentioned were given priority and became the central goals of the plan.

July- August 2019

At the July meeting with the goals clearly identified the Commission went to the next phase in the development of the Comprehensive Plan, namely the drafting of objectives and strategies to accomplish the goals. Each member was assigned the task of writing objectives they thought would contribute to accomplish the goals. The next phase was to identify strategies to facilitate those objectives.

October – February 2020

During this time the Planning Commission members contributed to writing individual sections of the plan.

March – July 2020

No meetings were held due to COVID19

August – October 2020

The Planning Commission discussed a review of the first draft at the August meeting and agreed to refer the draft Comprehensive Plan to the Northern Neck Planning District Commission (NNPDC) for review. It was also referred to RAFT (Resilience Adaption Feasibility Tool) a group that provides assistance to jurisdictions experiencing flooding, rising water levels, and inundation. Both agencies NNPDC and RAFT are currently working on the draft Comprehensive Plan to include information the town can use to become more resilient to threat of flooding and the effects of inundation.

Comprehensive Plan

2020 - 2030



Colonial Beach is an attractive, historical beach town committed to family, business, the arts, and healthy lifestyle.

Vision Statement for Colonial Beach 2020 - 2030

Comprehensive Plan 2020 – 2030

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INCOMPLETE DRAFT

Prologue to Comprehensive Plan 2030

The Comprehensive Plan expresses and demonstrates how the members of the Planning Commission and the Town Council can influence change or change the trends for the benefit of all residents. These leaders hold the responsibility of responding to the residents' needs and priorities for the Town. As stewards of the Comprehensive Plan, Planning Commissioners and Town Council members, have the responsibility toward achievement of those goals adopted into the Comprehensive Plan.

The Vision for 2030, "**Colonial Beach is an attractive, historical beach town committed to family, business, the arts and a healthy lifestyle!**" will require passion, persistence, knowledge, and willingness to act .

The Comprehensive Plan identifies the relationships between significant factors such as population, natural resources, building structures, economic base, preservation, transportation, and land use. All of which individually and together affect the overall development and growth of the community.

This Comprehensive Plan was based on data secured from residents, multiple government, and private resources. The 2020 Census data will likely refine and re-prioritize some of the goals and objectives outlined. It is a living document which all citizens are urged to review and participate in its implementation, thus moving Colonial Beach to a new level of health, wellness, economic growth, and community!

To all who contributed to this Comprehensive Plan,

Thank you!

The Planning Commission of 2018 and 2019 thank all (citizens, Commission Members, Town Council members and Town staff) for your contributions and service to assist in the development of this newly updated Comprehensive Plan.

"The Art of Thanksgiving is thanksgiving. It is gratitude in action! In gratitude for your own fortune you must render in return some sacrifice of your life for other life!"

A. Schweitzer, Philosopher

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WHY A COMPREHENSIVE PLAN

The Comprehensive Plan is mandated by State Law! It is a summary of ideas, needs and priorities directly from the citizenry of the Town collected through surveys, neighborhood and organizational membership meetings. It includes a careful analysis of existing and future conditions and lays out an action plan for improvements and developments that will affect local land use. The update of the 2009-2029 Comprehensive Plan is the beginning of a new phase of growth for Colonial Beach.

Code of Virginia

§ 15.2-2223. *Comprehensive plan to be prepared and adopted; scope and purpose.*

A. The local planning commission shall prepare and recommend a comprehensive plan for the physical development of the territory within its jurisdiction and every governing body shall adopt a comprehensive plan for the territory under its jurisdiction.

PROCEDURES TO BE FOLLOWED

- The Planning Commission (PC) notifies Town citizens of the Public Meetings to be held on the plan. (15.2-2204)
- PC makes adjustments or corrections based on public input and approves the plan. (15.2-2204)
- PC forwards the plan to Town Council for review.
- Town Council adopts or sends back with additions/deletions to PC. (15.2-2228)
- The PC has 60 days to review and adjust as requested. The Town Council has the prerogative to do one section at a time or all of it. (15.2-2229)
- The Planning Commission reviews the plan consistently for changes and every five years makes recommendations for updates following this process.

LEGAL STATUS (15.2-2232)

- The Comprehensive Plan does not have the legal status of a zoning ordinance. (Check Code of Virginia 15.2-2232 for exceptions)
- Communications with objections should be in writing to governing body.
- State code updates are to be followed by the governing body and Planning Commission.

IMPLEMENTATION STRATEGIES

- Develop an electronic method, brochure and ads that communicate to all the purpose and contents of the final plan.
- Hold community meetings to explain the plan and answer questions.
- Maintain updated information on Town website and PC Facebook page to enhance communications.
- Develop press releases to make Public Notice of the new plan.
- Establish a quarterly method to update the public on changes and implementation progress.
- Send copies electronically to bordering Counties and Virginia Agencies of Government.
- Meet with neighboring Counties to create an effective partnership.
- Create or update Zoning Ordinances to enhance implementation of the action items.
- The Planning Commission creates yearly a Capital Improvement Plan (CIP) recommendation based on prioritized needs in the plan, including any identified Town emergency needs (Public Works).
- Projects identified in the CIP come with a designated time implementation schedule and are presented to the Town Council for budget inclusion.
- The Planning Commission establishes a Grant Committee to assist in the funding of Capital Projects.

PLANNING COMMISSION

Planning Commission Members are the caretakers for the Town's adopted Comprehensive Plan. The yearly Bylaws encourage each member of the Commission to attend the Certified Planning Commissions' Land Use Education Program to initially prepare them for serving as a Commissioner. Collaborative skills are essential behaviors that help Commissioners work together and function well in their processes, to see all perspectives and encourage a consensus decision. It is necessary for Commissioners to research topics being discussed in relationship to the common good of all citizens, as well as the recommendations for action in the Comprehensive Plan . The environmental and natural resources of Colonial Beach must also be

considered when considering needs and policies. The resources listed below offer additional support to that received from the Town leadership and staff, collaborative organizations, the Northern Neck Planning District, and the Westmoreland County Planning Board to assist in making informed decisions

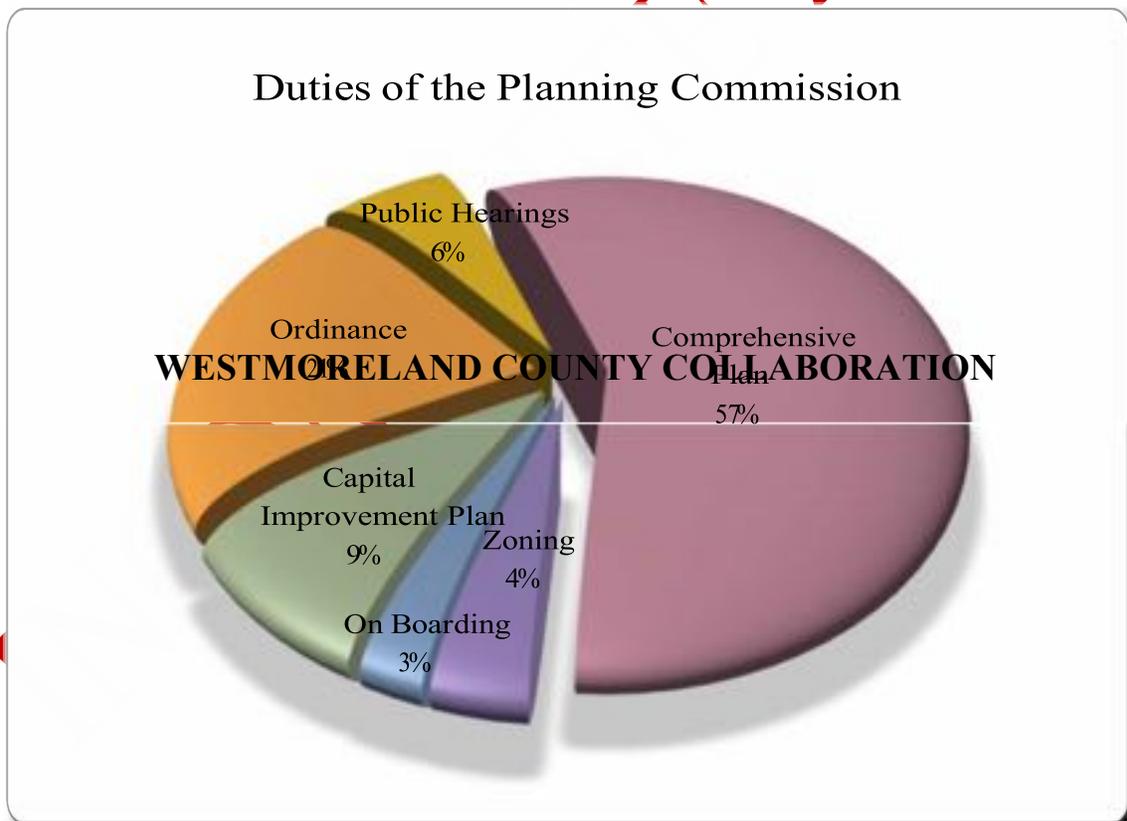
PARTNERSHIP WITH OTHER AGENCIES

The Planning Commission has many opportunities to create intergovernmental relations and especially with Westmorland County. The County will be a key in assisting the Town move forward with many town/county relationships. The surrounding counties that surround the town are excellent means of improving the town.

The following governmental agencies/departments will be helpful in many areas.

Chesapeake Bay Commission	DEQ
Area Agencies on Aging	Game & Fisheries
Commission for the Arts	Health
Economic Development	Historic Resources
Housing & Community	Housing Authority
Marine Resources	Social Services
Transportation	Tourism

DRAFT



Colonial Beach, an incorporated Town within Westmoreland County, is represented on the Board of County Supervisors and benefits from the collaborative relationship. Funding is provided through the County for many services including Police and Emergency. Other areas of future collaboration could include:

- Development of an Annexation Policy
- Social Service Alliances
- Grant Development
- Complimentary Study of Ordinances
- Regulatory Measures

CAPITAL IMPROVEMENT PLAN

The Capital Improvement Plan (CIP) is an important tool in putting the Comprehensive Plan into Action. The Comprehensive Plan identifies Capital Items and is used by the Planning Commission to create a long-term CIP that is reviewed and prioritized yearly. Ideally each member of the Commission maintains contact with a Town office or department to assist in developing the yearly Capital Improvement Plan. The CIP assists the Town Council in development of the yearly budget.

Virginia Law (15.2-2239 code of Virginia) charges the Planning Commission to prepare, with staff input, the yearly CIP. The Town’s financial conditions are taken into consideration when prioritizing projects from the Comp Plan. Projects identify a period of expected duration for completion. (Short Term 0-3years; Mid-term 3-5 years, Long-term 5-10years; and Ongoing).

Capital Improvement Plan: Timeline of Events completed by December for Town Budget

Month	Task
August	Review status of previous year plan
	Meet with School Board and superintendent to secure next three years of Capital Needs.(School Bd CIP)
	Meet with director of Public Works, Town Manager, Finance and other department heads to research future Capital needs.
September	Review Comprehensive Plan to make sure timeline is being kept as close as possible
October	Commissioners review recommendations of staff and school and design next years CIP
	Public Planning Commission Meeting held where questions for the staff may be asked
	Public comments heard during October meeting
	Formal recommendations made with reasoning included
	Commission Chair submits CIP with Transmittal Form to Town Council
November	Town Council holds public hearing, explaining each CIP recommendation to citizens
	Council takes notes and may make suggestions for the recommendations prior to the December Meeting

	Department Heads and Planning Commission may be asked for further information
December	Town Council will then finalize vote on proposed Capital Improvement Plans
May	CIP is included in proposed budget for upcoming year.
August	Process begins again for the following year

CAPITAL IMPROVEMENT PROJECTS FOR 2020 - 2030

GOAL: Ensure on-going infrastructure improvements, such as water and sewer, streets, and public services to sustain and protect neighborhoods. The yearly updated Plan needs to address the following things recommended in surveys and public meetings.

Work with VDOT to cut a roadway through Classic Shores to the Meadows and connect Colonial Beach internally from North to South.

- *Coordinate with VDOT to plan an implementation process and timeline.*

Establish a plan with VDOT to systematically refresh roadways in Colonial Beach.

- *Publish the plan schedule as an amendment*

Develop a method to decrease speeding on roadways in the Point Neighborhood and others if necessary.

Include engineers and citizens in identification of the method to address shoreline problems at the end of Virginia and Maryland Avenue as well other areas.

- *Coordinate with Army Corps of Engineers and Maryland to save these streets/homes.*

Prioritize improvement and expansion of infrastructures in Classic Shores to encourage fill-in development

- *Provide the infrastructure for water and sewer connections.*

Create or improve the sidewalks in the Business Districts of Colonial Beach and eventually throughout the town..

Develop a plan for Storm water Management in each neighborhood.

- *Each year plan and fund work in one neighborhood.*

Review and further develop guidelines for building structures so they reflect the style and nature of each neighborhood throughout Colonial Beach. (Action Plan)

- *Create a Façade Guidebook for developers, builders and citizens.*

Monitor and enforce the Chesapeake Bay Conservation Act to ensure compliance (Action Plan)

- *Train and support Town staff to inform and assist builders and citizens.*

Create a volunteer Grants Council assist the Town and Planning Commission in researching grants to fund prioritized Capital Improvements.

The Town's history validates the strength, capability, and cooperation inherent in our citizenry to achieve these and many other goals found in the Comprehensive Plan/Action Plan./CIP.

Prescription for Continual Renewal of Comprehensive Plan

- 2021 - Update data from 2020 Census Report – continuous project due to length of Census Data
- 2022 - Research Environment and Natural Recourses published by State Laws or Environmental Associations
- 2023 – Update the Action Plan in accord with emergency needs or various turn of events
- 2024 – Review and update Land Use Present and Future
- 2025 - Review status of Capital Improvements after 5 years and make additions or deletion
- 2026 – Determine which Chapter of Comprehensive Plan needs review and input
- 2027 – Evaluate the achievements of the Action Plan and seek further citizen input for other needs
- 2028 – Research the current statistics for Housing and develop trends as needed by statistics
- 2029 – Review the Transportation Chapter to update current situation of law.
- 2030 – Survey the Home Owners in Town to review the future Vision for Colonial Beach.
- 2031 – Publish updates and research for all areas of Comprehensive Plan
- 2032 – Continue update process each year.

FUNDING THE PLAN

Basic improvements and maintenance are paid for through the Town's tax structures and fees. Funding also comes from taxes paid to Westmoreland County. The Town Council and/or County Supervisors set the rates, often in keeping with State requirements and guidelines.

State and Federal Grants and Loans assist in securing extra funding to help underwrite costs for needs and projects identified in the Capital Improvement Plan. It is important that the Town monitor and remain alert to the possibilities available. A Grant Council comprised of volunteers could help with this monitoring in addition to Town staff.

COLONIAL BEACH PLAN OF ACTION 2020 – 2030

VISION OF COLONIAL BEACH: Colonial Beach is an attractive, historical beach town committed to family, business, the arts, and a healthy lifestyle.

GOAL 1: Colonial Beach is attractive to tourists, existing and prospective residents.

Objective A: Colonial Beach is a town that demonstrates a cohesive and collaborative beautification effort.

Actions/Activities		Process	Timeline	Funding	Responsible Party	Results
A1	Review, create and adopt architectural standards.	Planning Office review	0 - 1	Planning Office Budget	Planning Dept.	Sustain the architectural style of Each Town neighborhood.
A2	Work with State & Federal Government entities on revitalization efforts.	Apply for appropriate grants to accomplish the goal.	0 - 5	Federal Grant/State Grant/NGO Grant	Town & NGO's, Grants Council	Secures funding, when available, to support continued revitalization implementation.
A3	Collaborate with NGOs on the beautification of Colonial Avenue.	Town and NGOs work to beautify the entrance and street of Colonial Avenue.	0 - 1	Main Street Funding as well as citizen support.	Town Public Works & Citizens	Mutual acceptance of the implementation plan and coordination of efforts.
A4	Schedule a yearly clean-up program in neighborhoods to encourage citizens in Town's beautification activities.	Publish date yearly for clean-up – citizens participate. Town offers a plan on how to remove unsafe structures and provides removal of waste.	Yearly	Budget plan includes use of trucks to collect debris.	Town & Citizens	Citizens are supported in clean-up efforts of theirs and Town properties to help eliminate blight.
A5	Expand directional signage additions from the revitalization program throughout the downtown area.	Review Revitalization Plan and utilize the same design as described.	0 - 3	Town resources & possible grants from Virginia NGOs.	Town & DCB	Visitors easily find the beach, boat ramp, marinas, historical and safety venues, using a consistent style of interactive signage.

Objective B: Promote the town's rich history through revitalization and marketing.

Actions/Activities		Process	Timeline	Funding	Responsible Party	Results
B1	Develop a plan to secure historical designations for downtown, marinas and appropriate neighborhoods.	Apply for designation and share goals with community to increase financial support and involvement.	0 - 6	Seek funding from businesses and citizens.	DCB & Town	Saving the remaining historical buildings and attracting developers and businesses to expand the downtown area.
B2	Display historical markers in town and on a community based interactive map.	Town works with Chamber and History Museum to develop map and place designations.	0 - 9	Government funding for Historical Designation.	Town, Chamber of Commerce & History Museum	Visitors and citizens easily find key points of interest and activities.
B3	Develop a coordinated system of information sharing to promote events and activities between various Town, NGO and media websites.	Coordinate the sources of information to assist residents and tourists.	0 - 5	More collaboration and decision on how this should happen.	Town and Organization's staff or volunteers.	Consistent promotional messages easily found by citizens and visitors resulting in increased participation.

Objective C: Develop the Town's center of activities anchored on the beach and marina areas.

Actions/Activities		Process	Timeline	Funding	Responsible Party	Results
C1	Encourage support for the health and wellness of the Chesapeake tributaries.	Educate citizens on the Chesapeake Bay Act so there is more understanding of restrictions.	Yearly	Seek assistance from state and Chesapeake officials.	Planning Office, Town Manager, Finance Office. Seek help from Engineers.	A cleaner river and bay increase demand for recreational activities and water attractions.
C2	Support and nurture maritime enterprises.	Seek input from all fishing and Marina owners.	Yearly		Town & NGOs	Expansion of existing businesses. And attraction of new businesses.
C3	Create a forum of marina and boat owners to discuss ways to maintain and improve watershed ecosystems.	Marina owners educate Town on needs of their businesses and help needed with new and existing ecosystems.	Yearly	Town Manager, Planning Office, and Finance Office	Town Manager, Planning Office, and Finance Office	Coordination of efforts and pooling of resources toward common goals.
C4	Develop plan to address shoreline erosion on both beach and bay shorelines.	Seek an engineer's plan for each neighborhood and implement one each year.	0 - 7	Grants from Federal resources.	Town Manager, Public Works & outside engineer	Preservation of land and a cleaner environment for all. (Virginia/Maryland Ave)

C5	Expand Boardwalk onto Boundary Ave as recommended in Revitalization Grant design.	Original Revitalization Plan called for the extension of the Boardwalk in front of Doc's Motor Court.	0 - 5	Grants - Revitalization	Town Manager & Public Works	Attracts new businesses and use by visitors and residents.
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GOAL 2: Colonial Beach is a safe, secure, supportive, and engaging environment for residents and businesses.

Objective A: Colonial Beach recognizes and supports the importance of performance and visual arts.

	Actions/Activities	Process	Timeline	Funding	Responsible Party	Results
A1	Coordinate the use of public facilities including the school campus for community events.	Utilize facilities as well as involve students in town activities.	0 - 3	Existing budgets and funds raised from events.	School Board & Planning Office with NGOs.	Expansion of arts programming to attract and increase participation at sites that can accommodate growth. School facilities demonstrate value to the entire community.
A2	Encourage collaboration between the Artist Community and local organizations to enhance promotional efforts.	Involve businesses and Artist Community to highlight works as well as interest in the Arts.	0 - 2	Volunteer and staff time.	Chamber, businesses, and local artists.	Attracting more locals & tourists to attend coordinated seasonal offerings that compliment rather than compete and extend the tourist season.
A3	Develop a plan to expand uses of Town Hill and Community Center land.	Centralize the calendar and publicize availability and affordability for new events.	0 - 3	Support of Town Employees	Town and NGOs.	Expanding use of a visible and accessible Town venue that provides more family activities.

Objective B: Colonial Beach promotes healthy lifestyles through development of parks and recreational facilities and events.

Actions/Activities	Process	Timeline	Funding	Responsible Party	Results
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B1	Establish a Parks and Recreation Council to plan, maintain, develop and initiate parks in neighborhoods.	Coordinate between Town Officials and Parks Council the processes to accomplish this responsibility and report yearly to the community.	0-2	Perhaps Town funding for volunteer training. Community Support and suggests from NGO's	Appointed by Town Council & coordinated with Public Works.	Adoption of a recommendation from citizens on the record for over 20 years and sharing of responsibility for use and development of needed parks and greenspace throughout all neighborhoods.
B2	Develop and link planned paths/trails for pedestrians and golf cart access.	Implementation of previously created plans for paths not yet completed.	0-5	Recreational Grants from Federal gov. and State resources.	Town Manager Public Works & Parks & Recreation Council	Creating a connection for ease of transportation through and linking of all neighborhoods and increasing access to activities and services.
B3	Respond to the need for enhanced and safer access to activities in Colonial Beach	Expansion of existing path system that eases reach to recreational and shopping areas of Town.	0-10	Government sources	Town Council, Town Manager, and citizens	Increasing the safety and accessibility of all Town citizens.

Objective C: Develop and link essential services to all residents and businesses to improve efficiency and coverage. (Public Works, Fire and Police Departments)

	Actions/Activities	Process	Timeline	Funding	Responsible Party	Results
C1	Request the Police Department to partner with residents to expand and promote the Neighborhood Watch Program.	Police initiate citizen meeting to train and regulate program. Publish a monthly update on work of Watch Program.		Funds available for Public Safety	Police Department & NGO's	Safer and more attractive neighborhoods.
C2	Improve and add sidewalks in downtown area and other neighborhoods.	A yearly plan to enhance or improve a section of the Town's sidewalks.	0-9	Federal or State Grants, Town budget	Public Works	Upgrading sidewalks creates safer footpaths for all and offers handicapped accessibility.
C3	Connect the Classic Shores and Meadows Neighborhoods with a roadway.	Consult with VDOT and EMS on preferred routes to enhance safety and emergency access.	0-1	State, County and Town budgets	Public Works	Easier and faster access for Emergency services to reach citizens when needed.
C4	Expand medical options available to citizenry.	Collaboration with King George, Dahlgren, & Westmoreland County to	0-3	Grant Programs	Town Manager & Staff collaboration	Eliminates roadblocks to staying or moving into

		attract medical services to area.				community and enhances health and safety offerings.
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Objective D: Collaborate with local and county educational services to improve career and technical educational offerings.

Actions/Activities		Process	Timeline	Funding	Responsible Party	Results
D1	Provide programs to assist businesses in developing workforce training and apprentice opportunities.	Recruit Programs offered by the County and Governor's Northern Neck Training Center to prepare upcoming workforce.	0-8	Shared services budgets; local businesses.	Superintendent, Town Manager and Council Representative	Develops a skilled workforce and provides employment opportunities.
D2	Coordinate with existing resources in Montrose & Westmoreland as well as area Universities to expand training opportunities in Town.	Offer skill assessments and training programs to local students and residents giving them career choices other than academic.	0-8	Shared services	Superintendent, Town Manager and Council Representative	Keeps a trained workforce in the community.

Objective E: Develop and Coordinate infrastructure improvements that support future housing needs.

Actions/Activities		Process	Timeline	Funding	Responsible Party	Results
E1	Expand housing stock for the workforce and aging population.	Towns and businesses review the Housing Chapter to create plans for meeting the needs.	0 - 6	VHDA Housing Tax Credit; Tax-Exempt Bond HUD community/DHCD opportunity zone.	Builders, Developers, NGO's Town/County Partnerships.	Provides affordable housing to working families that wish to live in Colonial Beach increasing school population and spending in the community.
E2	Evaluate present home structures for reinvestment or destruction	Seek assistance from the Housing Authority on how to improve and develop each neighborhood.	0 - 9	Builders, Developers, NGO's	Private Owners, Town/County Partnerships	Cuts down on blight and contributes to Town beautification efforts.
E3	Secure funding for redevelopment and revitalization efforts.	Plan to develop downtown and make the area come	0 - 5	NH Preservation Funds, HUD Partnerships.	Builders, Developers, NGO's	Makes Town more attractive to potential residents, retains

		alive with beautification and promotion.				current residents and provides population to attract businesses.
E4	Respond to increasing need for senior housing	Working with Bay-Aging, develop a plan to maintain the presence of seniors in the community.	0 – 5	VHDA housing tax credit; Taxable Bond; DBG Grant	Builders, Developers, Town & County Partnerships	Seniors needing to downsize would have an opportunity to remain in the community

Goal 3: Colonial Beach is a business-friendly environment that promotes growth and attracts quality businesses.

Objective A: Increase regional collaboration for economic development.

	Actions/Activities	Process	Timeline	Funding	Responsible Party	Results
A1	Establish an Economic Development Council to give advice on needs of the business community to ensure retention and creation of new businesses.	Business leaders are asked to develop an economic plan for the future based on data and on the needs of the community.	0 - 5	US Chamber, Public Grants	Town Council appoint members; on recommendation of Planning Office & Economic Developer	Creating a plan for future economic development in the area assists in identifying resources, attracting new business, creating jobs, and adding to the tax base.
A2	Coordinate with County and Northern Neck to attract new business and grow existing businesses.	Provide a messaging conduit to share information and provide services available for workers, new business owners.	0 - 1	Grants, county and town funding	Town Council, Westmoreland County and Northern Neck Planning District	Develops a joint effort to increase employment through recruitment of new businesses to the entire county.
A3	Create a plan to fill vacant land/buildings for new businesses.	Collaborate with builders and NGOs to foster the expansion of businesses.	0 - 2	Chamber, Town, Economic Council	Town Manager, Finance Office, and NGOs	Creates employment opportunities, a stronger economy and increases tax base.
A4	Streamline processing of permits and licensing procedures.	The Planning Office working with information from other towns, assists in this process.	On-going	Planning Office, Chamber	Planning Office & Economic Council	Supports business development through a partnership process that is pro-business.
A4	Collaborate with the County for boundary adjustments or annexation	Coordinate with the County on how to acquire land within or next to town	0 - 6	Town with Westmoreland County	Town Council, Westmoreland County and	Increases tax base, resources, and services for residents.

	of land within downtown and outer areas.	boundaries to expand tax base.			Northern Neck Planning District	
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INCOMPLETE DRAFT

History of Colonial Beach

Pre 1600–Early History

Colonial Beach is a small beach town in Westmoreland County on Virginia's Northern Neck. Three famous Virginia families settled on the Northern Neck—the Washington, Lee, and Monroe families—where they took advantage of the many natural resources the area offered.

For many centuries, Virginia's Indian population migrated in family groups to follow seasonal food sources. Because the population likely spent warmer months near bodies of water, the Potomac, with its abundance of fish, crabs, and oysters, would have been attractive to them. They also needed to be near small quarries where they could find materials to make tools, which they then used to hunt both large and small animals. Finding proof of this is not easy though. Some of their settlement sites are likely under water because water levels have changed greatly and often over the years.

Identifiable tribes such as the Pamunkey, probably did not evolve until Indians began to cultivate land for food. That occurred about 1,000 years ago and a few tribes began to create some semi-permanent communities. As Europeans began to interrupt the lives of the Indians in the 1500s, more individual tribal identities emerged. These tribal identities and their languages were most likely fluid and dynamic like those of every culture. Consequently, various Indian and European languages were spoken.

The early 1600's saw permanent Indian villages established in Westmoreland County. In 1608, when Captain John Smith toured the area looking for good settlement ground, he reported finding Indians living in the area. The Indians he met spoke Algonquin, or a derivative, but they eventually moved to other lands in search of better feeding grounds. Colonial Beach, at that time, did not have permanent settlements.

As part of a peace treaty with the Indians in 1646, Virginia had promised not to settle the Northern Neck or Middle Peninsula, but by 1648 that promise was already broken. Disgruntled persons, mostly white males fleeing Kent Island and St. Mary's County in Maryland, settled in the area. They were the first settlers in what was to become Westmoreland County in 1653. The Colonial Beach area was a part of that land grab and by the late 1650s, the area that comprises Colonial Beach belonged to British landowners.

Altercations between the early white settlers and Indians of Westmoreland County forced the Wicomico, Lower Cuttawomen, and Sekakawon tribes into a 4,400-acre reservation in Lancaster County during the years 1655 and 1656. This reservation land was eventually sold in 1696 to Europeans. Some native people managed to leave the reservation and became assimilated into the general population, but those numbers are unknown. Many residents of the reservation died or managed to leave Virginia.

The 1600s—Who Lived Here?

Historical information about the poorer residents is sparse. Some of the residents came from Maryland seeking religious freedom, some were freed indentured servants and others were males disembarking British boats for various reasons—some just left the boat; others were delivered here. There were a few free Blacks. Those who were not indentured servants or slaves were often living in poverty conditions with few ways to make a living. They would grow small crops, trap, fish, and hunt. Some would find employment on farms or plantations, but they had to work for low wages or room and board because they were competing for employment with indentures and slaves. While we do not know exactly who was living in what is now Colonial Beach, it is likely that some of these poor laborers settled here. Most

preferred living near the river or tributaries because it was a food source and their only means of transportation was walking or boating. In the late 1600s, there was great unrest with this poorer population who lived in Westmoreland.

Much of Westmoreland County in the 1600s was originally settled by planters (farmers) who had land and indentured servants. If the indentures survived their employment, they eventually were given their freedom, though often not nearly as soon as promised. Their employers, who owned their indentures, could take them to court in Montross, claim that they had broken their contract in some way, and have years added onto the indenture. The indentured servant sometimes suffered physical punishments as well. Some stayed in Westmoreland after they were freed because they had little choice. They often walked away at the end of the indenture with just the clothes they were wearing. Some of the early indentured males sent to the Westmoreland area were taken from British prisons or sent in lieu of prison. They could not return to Europe even if they had the funds to do so. Most of those indentured did not choose to be, so many ran away or escaped. Some of them went to Maryland and then tried to move to other Colonies where they might not be recognized. This was one factor that encouraged the slavery of Blacks. They were more easily recognized. It is impossible to identify the plantations or farms and what exactly happened within what is now Colonial Beach. Nevertheless, the situation in Colonial Beach probably mirrored conditions in the remainder of Westmoreland County.

As soon as the first Europeans began to travel from Britain to the New World, wealthy persons and speculators in Britain wanted to obtain land. The English who settled in Virginia in 1607 later asserted their ownership over Virginia. During the colonial period, individual colonists, and some who never left Britain, acquired real property in several ways. These first included land grants by the Virginia Company, then through head rights, treasury rights, and military warrants. Land was also awarded to British nobles by Kings.

Most of the land acquired in Colonial Beach between 1650 and 1670 was part of a big Virginia land grab. This was the beginning of Virginia land speculation. Many of the British landowners did live in Virginia, at least for a time. Some quickly resold their land and purchased more. The Westmoreland Deed Book I is a local record of the land purchased around 1650 and after. There is also a State Land Office in Richmond where transactions should have been recorded, though some were not. The land which was to become Colonial Beach was occupied by large farms or plantations during the 1600s and likely some smaller farms or acreages where poorer people lived.

Andrew Monroe was a Kent Island inhabitant who fled to Virginia. He was a master seaman who surrendered his ship and joined the Maryland rebels. He eventually owned several pieces of land within what became Colonial Beach. In the 1600s, his large patented land became known as Monrovia. He became a Vestryman along with John Washington in 1661 and died in 1668. He was the great grandfather of President James Monroe. Andrew was one of the earliest settlers in what is now known as Colonial Beach.

Nathaniel Pope also fled Maryland, patented land, and began a trading post in Westmoreland County. Eventually he also owned a Westmoreland plantation. He befriended John Washington who eventually became his son-in-law. John Washington had arrived via a boat on which he was employed. He was the great grandfather of George Washington. John Washington died in 1667. John did not live in the area which would become Colonial Beach. However, in 1662 he did build a mill on Rosier's Creek, located at what is now the boundary between Westmoreland and King George Counties on Route 205. The mill, known as Washington's Mill, remained in the family until 1808. It was certainly one of the earliest lumber mills in Westmoreland County, if

not the first. As such, it was likely a source of wood for building within Colonial Beach. Improvements along Route 205 destroyed the remains of the Washington's mill on Rosier's Creek.

1676–Bacon's Rebellion

In 1676 Nathaniel Bacon led a rebellion in Virginia, simply known as Bacon's Rebellion. Bacon and his followers claimed Indians were committing thefts and murders against poor Virginia settlers, who often lived alone or in small groups and were unable to defend themselves against a sudden group of invaders. Small bands of Native Americans would raid the farms, take the animals, and burn down the houses. The British Government had a profitable business with the Native Americans which they wanted to maintain. They were not interested in defending the settlers and instead supported the Native Americans. Most wealthy planters, including those in Westmoreland County, supported the British as they did not want the small settlers claiming land. Some of these raids occurred in Westmoreland County. No evidence proves any raids occurred in Colonial Beach, but the possibility exists.

Bacon accused the British Government of protecting the Native Americans by allowing the pillaging and killing of settlers on small properties in Virginia. Although sparsely settled at that time, the poorer settlers and small landowners of Westmoreland County joined in the rebellion fighting for their right to safety on their own lands. At one point, unhappy indentured servants helped take over Stratford Hall and set fire to the house. Eventually many Virginia men who followed Bacon were imprisoned and hanged for taking part in this rebellion. Some of the men who were hanged lived in Westmoreland County.

Bacon's Rebellion in 1676 was the first uprising in the colonies against Virginia Governor William Berkeley, who represented the British monarchy. While Bacon may have been leading the rebellion for his own interests in a commission and fur trading, and may have even manipulated some Native American groups into fighting each other, the real end result was that the poorer people—free poor, enslaved and indentured servants united. They had demanded that males without land be allowed to vote, which frightened the British governor and rich landowners. The rebellion ended quickly but the roots of rebellion were sown in Westmoreland County.

Slaves and the 1687 Westmoreland Slave Plot

In Westmoreland County, planters worried that they were vulnerable to slave uprisings because the county was isolated, and many enslaved men and women had escaped. Authorities thought those escapees might be planning a revolt. Most slaves had originally been brought from or through the Caribbean, but by 1687 were being brought directly from Africa. Westmoreland County at that time had almost an equal number of White and Black inhabitants.

On October 24, 1687 Royal Governor's Council, Colonel Nicholas Spencer, reported a plot by slaves in Westmoreland County to kill white colonists and destroy their property, both within the county and throughout Virginia. Spencer captured the accused slaves before the plot could be implemented and delivered them to the governor who created a special commission to try the suspected rebels. The commission included their accuser, Nicholas Spencer. Spencer was a merchant, an important man in the colonies, and a major slaveholder. He was a close friend of John Washington and helped survey the future Mount Vernon.

Spencer recorded his thoughts on slavery from a commercial prospective, revealing a profit motive: "The low price of tobacco requires it should be made as cheap as possible, and that Blacks can make it cheaper than Whites." No records exist of the 1687 trial's proceedings or outcome.

In April of 1688, a slave named Sam, who was owned by a Westmoreland County planter named Metcalfe, was found guilty, along with his co-conspirators, of fomenting rebellion. He was not hanged but whipped in two localities and made to wear a heavy collar around his neck for the rest of his life.

The Westmoreland Plot made local planters fear enslaved Blacks. Servitude in Virginia was now dictated by race. Revolts after this time were mostly committed by blacks, that is until John Brown and the Harper's Ferry incident. (See https://www.encyclopediavirginia.org/Westmoreland_Slave_Plot_1687)

White planters continued to amass slaves. By 1790 in Westmoreland County, there were 3,183 Whites, 4,425 Blacks, and 114 others. William Augustine Washington had 69 slaves; William Robinson, 93. However, many people in Westmoreland had one or two slaves. It is almost certain that some of those slaves lived in Colonial Beach.

A few free blacks also lived in Westmoreland County. Some had ancestors who bought their freedom, some had been released from indenture, and some were granted freedom by their owners. They were denied an education and other freedoms, such as restrictions placed on marriage and travel, but they made their places in the community. Some of them served in the American Revolution, such as Rodham McCoy, Thomas Mahoney, Joshua Payne, Thomas Sorrell, and Nathan Fry. For more information about free blacks in Westmoreland County, see <https://www.librarypoint.org/blogs/post/westmoreland-african-american-history/> and http://www.freeafricanamericans.com/Tann_Viers.htm.

The Dangers of Water Transportation and Living near the Water

If one had access to transportation on the river or tributaries via a sloop, which was the main source of transportation in our area from the 1650s to well into the 1700s, paying attention to other nearby vessels was imperative. From 1662 to 1666, several Dutch pirate ships sailed the Chesapeake Bay, various rivers, and tributaries. The Rappahannock was known to be a dangerous river and there were also pirates on its tributaries.

By 1684, the pirates were outlawed, but several Virginia gentlemen continued to support pirates (known as privateering). Between 1770 and 1780, the Chesapeake Bay was a highly dangerous place. Pirates plundered ships, supposedly for the British. They traveled up and down the Eastern shore and into the Patuxent River stealing, burning homes, taking over ships, and killing people whose homes were along the river and bay.

Most people in the Colonies had settled along the water, so those were highly populated areas. Eventually, some of the pirates did not discriminate between British and Americans; they plundered indiscriminately. Some took on former slaves, by kidnapping them when stealing animals and goods or by recruiting them. Those slaves taken on board were often not free to leave. Some of them fought viciously for the British, only to find that they were now slaves aboard a British ship. While no evidence suggests that the pirate ships made their way up the Potomac as far as Westmoreland County, they were at least as close as Point Lookout, Maryland. Pirates ravaged and terrorized residents of St. Mary's County, Maryland. The terrorizing attacks from pirates, from various countries, continued for more than 100 years. After 1780, new governments made it difficult for them and most left for the Caribbean.

The 1700s

In 1766, Richard Henry Lee of Stratford Hall wrote the Leedstown Resolves, openly resisting British rule. These resolutions are considered the precursor to the Declaration of Independence. Six male members of the Lee family, five male members of the Washington family, Spence Monroe, and 115 freeholders—free, male property owners over the age of 21, eligible to vote—signed the Leedstown Resolves. Those Founding Fathers were great grandsons of the British men who founded Westmoreland County. Signing the Resolves was an act of treason against the British.

In 1776, Westmoreland had 700 white males in the militia. It was not voluntary. All male inhabitants over the age of 16 who were not slaves had to be part of the militia, so this appears to be the total free white male population of the county. The wealthy white male planters of the 1600s met their goal. Not only had they become rich by using slaves for free labor, but in 100 years the population of Westmoreland County had not increased much because they had successfully discouraged small planters and businessmen, had purchased as much land as they could manage, and had lobbied against allowing for new towns in the area.

We know that several Revolutionary War leaders lived in Westmoreland County and that Andrew Monroe and then Spencer Monroe, the father of President James Monroe, were wealthy area planter leaders who lived within the Colonial Beach land area. All generations of the Monroe family through James Monroe were slave owners. President James Monroe was an absentee landlord of a property where slaves were known to have been mistreated. Consequently, we know that slaves lived in the area that is currently Colonial Beach.

The 1800s

The new era of the 1800s brought wars fought by the new United States in the northern part of the country, but the Northern Neck of Virginia remained isolated to those occurrences. Colonial Beach gained an investor in Henry Kintz, who purchased over 600 acres of what is now known as The Point. Soon after, as part of the development of a future town, the first survey was conducted, and boundary lines began to form. The town of Colonial Beach was formally established in 1892. A. Melville Bell, father of Alexander Graham Bell and President of the Colonial Beach Improvement Company, worked to attract Washingtonians to visit the area. Consequently, Colonial Beach emerged as a fishing and bathing resort.

The oysters that are bedded in the Potomac River became the center of a conflict between Marylanders and Virginians. The Oysters Wars were fierce competition between dredgers and tongers (one or two men on a boat). Virginians charged a toll to get to the Chesapeake Bay, so Marylanders responded by forbidding fishing in the Potomac, which is owned by Maryland. The Oyster Police tried to contain the conflict and finally the two states came to an agreement. The Potomac Fisheries was established to maintain peace and allow both states to fish the waters and farm oysters. Colonial Beach was the epicenter of the conflict and the skirmishes that lasted into the 1960s.

The 1900s Forward—Modern Times

In the early 1900s, visitors began arriving by the steamboat for daily excursions. The steamboat and ferryboat brought many tourists to stay at various hotels and inns. Thus, Colonial Beach prospered as a resort for many years. The lure of the beaches and waterfront property started a building boom of Victorian homes, cottages, and large hotels. The Colonial Beach Hotel was a

landmark in the Town and provided entertainment as well as lodging. Many other hotels, rooming houses, a dance pavilion, a carousel, restaurants, amusement halls, and bowling alleys lined the boardwalk and side streets. Colonial Beach became known as the “Playground on the Potomac”.

In 1949 newly legalized gambling casinos began to line the beachfront. The casinos hosted many headline singers and dancers, as well as many visitors. Economic growth created a boom on the waterfront but that was not lasting. The casinos set on piers in the river were legal in Maryland. With the Maryland state line mirroring the waterline, Colonial Beach saw little economic benefit. In the latter part of the 20th Century, the Town suffered economically and many structures along the Boardwalk were destroyed by fire and weather. The deterioration of the downtown district is directly tied to the termination of steamboat service, weather, and time.

The 21st Century

The beginning of the 21st Century fostered a new era throughout the region. Many faced the reality with anxiety and trepidation, but the spirit of the residents moved the town forward to a new beginning. Many non-profits with various visions began to emerge. These non-profits earnestly began to develop an activities approach to draw visitors.

A Revitalization Committee was formed to help the Town develop and grow. However, the committee was unsuccessful in bringing a grant to Colonial Beach. The Northern Neck Planning District Director, Jerry Davis, was eventually brought to the Committee and, with his expertise, the Town was awarded a Revitalization Grant for the boardwalk area. Signage was developed to locate the beaches and encourage visitors to engage in new activities. The Town also was able to renovate the frontage at the end of Colonial Avenue. The renderings included waterspouts, benches, and tables for gathering. This phase of the work never came about, but the Town is working to complete a design.

Volunteers make the town of Colonial Beach a special place and without these wonderful volunteers many things would never have become reality. In 2019, volunteers, not counting first responders, contributed 42,000 hours to events, fundraisers, and worthy causes in the town. The Pandemic of 2020 taught the people a different way of life in fear of developing the Coronavirus. Distancing ourselves and wearing a mask became the manner in we communicated with other people. It was over 100 years ago that the Spanish Flu killed many throughout the world. The townspeople are learning a new way of life until there is an anti-viral shot against this disease. The Global Pandemic has called many businesses to a halt and many are investigating alternative ways to do business. The challenge of the Pandemic is to develop businesses that will maintain the health and welfare of all citizens.

The years ahead will be bright because of the people who make Colonial Beach home, whether full or part-time. With many challenges to face, their spirit of giving and support will help the Town of Colonial Beach to continue to grow, prosper, and improve the quality of life for all.

For more information about the Town of Colonial Beach, visit the official Town website, www.colonialbeachva.net and its [tourism website, www.visitcb.com](http://www.visitcb.com)

Population Trends

The study of Colonial Beach's population characteristics provides an essential foundation for the planning of capital facilities and services. A reasonably accurate forecast of population size for the community, as well as for specific demographic groups, is needed to ensure timely provision of utilities, human services, school and recreation facilities, and transportation improvements.

Regional Population Analysis

Growth

Colonial Beach has been the predominant center for population growth in Westmoreland County. Colonial Beach's population out-paced that of both the Westmoreland County and the State of Virginia through the 1990 census. The growth rate increased substantially in the 2010 census but has since lowered according to 2017 population estimates.

Comparative Population Growth—1970 to 2010 Census Data

Location	1980	1990	% Change	2000	% Change	2010	% Change
Virginia	5,346,818	6,487,358	21.3	7,078,515	9.1	8,001,024	13.0
Westmoreland County	14,041	15,480	10.2	16,718	7.9	17,454	4.4
Colonial Beach	2,474	3,132	27.0	3,228	3.06	3,542	9.7

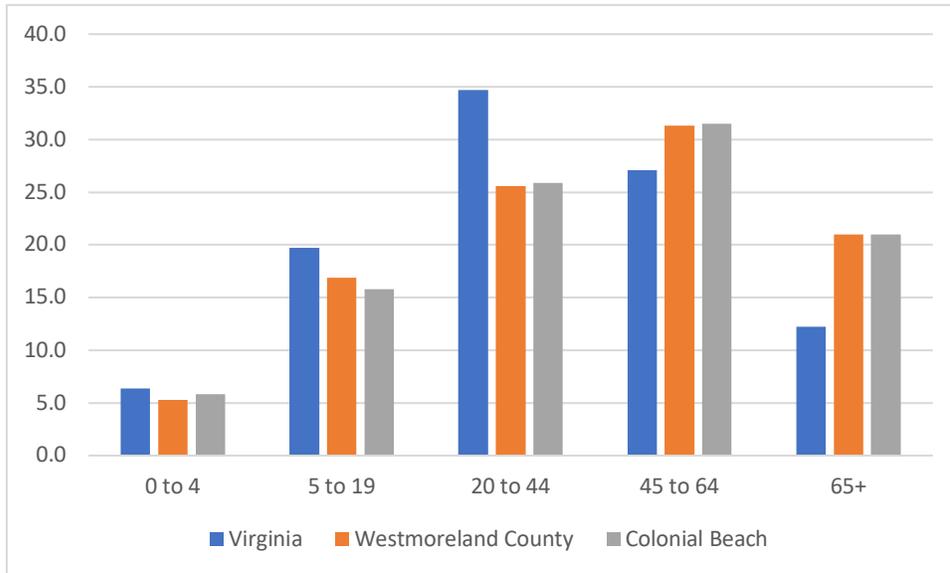
Comparative Population Growth—2000 to 2017 Census Data Projections

Location	2010	2017 Population Estimate	% Change
Virginia	8,001,024	8,365,952	4.6
Westmoreland County	17,454	17,596	0.8
Colonial Beach	3,542	3,579	1.0

Age Growth

According to the 2010 Census, Colonial Beach differs noticeably from Virginia in two age groups: 20- 44, where Colonial Beach is about 9% lower, and 65+, where Colonial Beach is about 9% higher.

Comparative Population Age Groups—2010 Census

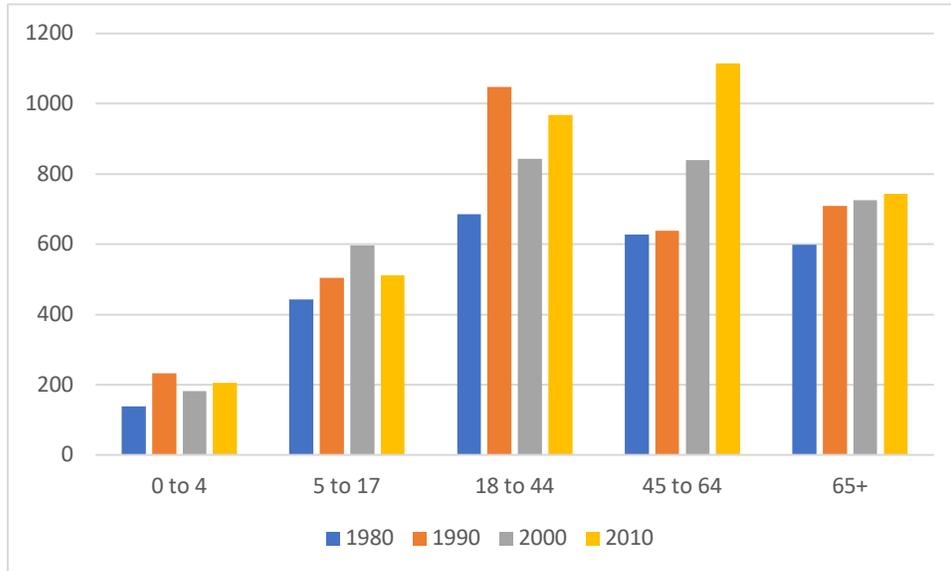


Colonial Beach Population Characteristics & Trends

Age

As shown by the chart below, only one age group, 5 to 17, has experienced a decline in numbers. All other age groups have seen an increase in numbers with the highest increase occurring in the 45-64 age range.

Colonial Beach Population by Age Group—1980-2010 Census Data Comparison



The growth of 65+ households has been rising in Colonial Beach since 1980. In part, this trend is reflective of the aging population pyramid which characterizes the nation. A substantial part of this growth, however, can be attributed to a growing influx of retirees from outside the immediate area. The net effect of these trends upon Colonial Beach is mostly positive. Unlike younger households, incoming retirees place no additional burden on the public school system, which is the most costly local service to expand. The contribution of the 65+ households to the local retail and service economy is significant since many 65+ households are unwilling to drive long distances to competing trade centers.

A growing 65+ household population also brings increased demand for certain services, some of which can be costly to provide. Health and human services, emergency 911 service, and other related concerns often require communities to expand capabilities. Although health care facilities are available to town residents, there is a need for more of these facilities (especially those geared for the elderly population). The private sector has responded to meet some of these needs through the operation of the Mary Washington Health Center and the construction of a retirement complex. Both of these facilities are advantageously located on Route 205. Nearby hospitals at Fredericksburg and Tappahannock are reasonably convenient and reachable by local rescue squad services. Enhanced 911 service is currently being provided to all residents of the town.

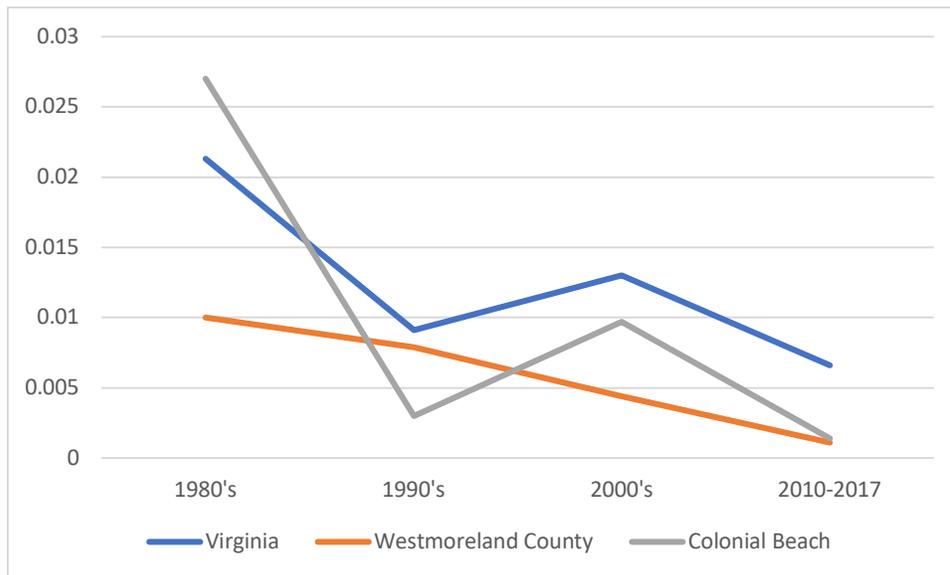
As the elderly population continues to grow, there will be an increased demand for medical facilities in Colonial Beach. Such facilities may prove to be a promising source of economic growth, particularly if the Town becomes a regional center for medical care.

Growth Trends

The Colonial Beach growth rate has been fairly erratic since the 1980's. The diagram below depicts how its percentage change in growth rates compares with Virginia and Westmoreland County.

Average Annual Growth Rates from the 1980's to 2017 Census

Data



Future Growth Factors

Colonial Beach continues to attract retirees and second-home owners predominantly from outside the region. It also serves as an outlying "bedroom community", dependent on employment centers located primarily in Dahlgren, Fredericksburg, and the Washington, D.C. metro area.

The Town's relative affordability, mild climate, and desirable waterfront setting will all continue to attract new residents. It is important to note that many who migrate to the town tend to value small-town livability and an aesthetically pleasing environment. Accordingly, the town should strive to protect and enhance these amenities that attract new residents.

In addition to external factors, future growth in the town will hinge, to a large degree, on expansion of the local employment base, the augmentation of recreational and entertainment facilities, and per capita tax reduction. Light industry, personal and professional services, and expansion of the tourism industry would generate new employment opportunities which would bring outside dollars into the local economy, helping to relieve some of the per capita tax pressure. The Town's greatest recreational resource is its expansive beachfront. However, outside of the beach itself, recreational and entertainment facilities are inadequate. This deficiency must be addressed as soon as possible if Colonial Beach wishes to resume significant population growth.

Two additional points concerning future population growth should be mentioned. The only municipal wastewater treatment plants in Westmoreland County are located in the Towns of Colonial Beach and Montross. The Colonial Beach plant has the capacity to accommodate a 150% increase in service population. The availability of public sewer will reinforce Colonial Beach as one of the logical locations in the County for large-scale residential growth. Additionally, a majority of lands adjoining Colonial Beach are limited by hydric soils. Other areas are constrained by wetlands, tidal

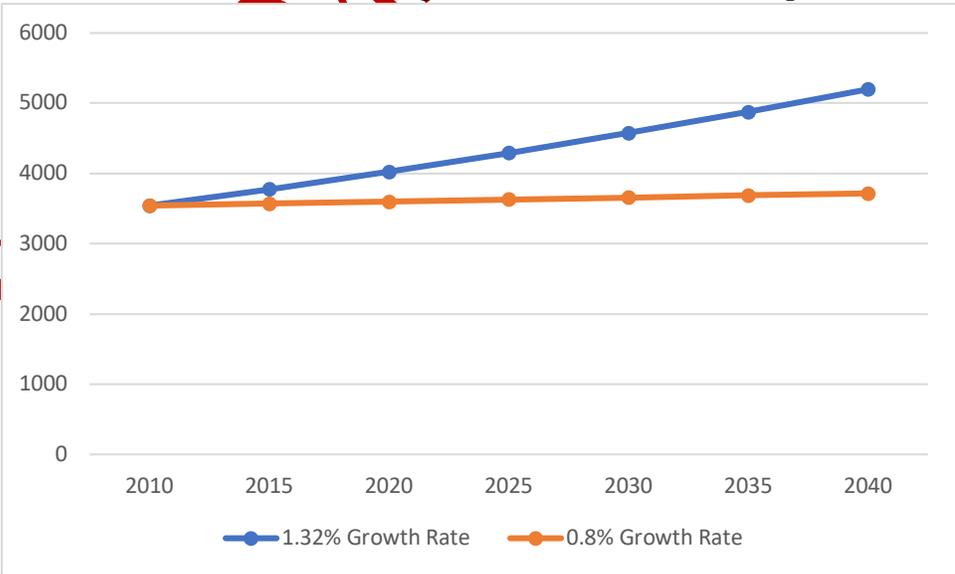
marshes and steep slopes. Some of these lands, however, may prove amenable to either large lot residential development or cluster / planned unit development (PUD) types of development if careful site-planning and conservation strategies are adopted. In addition, large portions of land currently within the Town is comprised of vacant, buildable land, particularly the Potomac Crossing planning area as well as many undeveloped streets within the Classic Shores. Many parcels have already been subdivided; others scattered throughout town await infill development.

Population Projections

The following population projections utilize a conventional approach to forecast the town’s population growth over the ten-year planning horizon. More specific calculations over the years should be utilized to support the design and implementation of capital improvement projects and public service programs. Nonetheless, the figures below constitute a reasonable range of the town’s future population over the indicated five-year time spans.

The following table depicts two growth projections. The first assumes that over the next twenty years, Colonial Beach will maintain the annual average growth rate of 1.32% achieved between 1980 to 2010. However, given the location of the town and the current economic downturn, the second projection illustrates a population projection based on a slow growth rate of .8% annually.

Colonial Beach Average Annual Growth Rate Population Projections

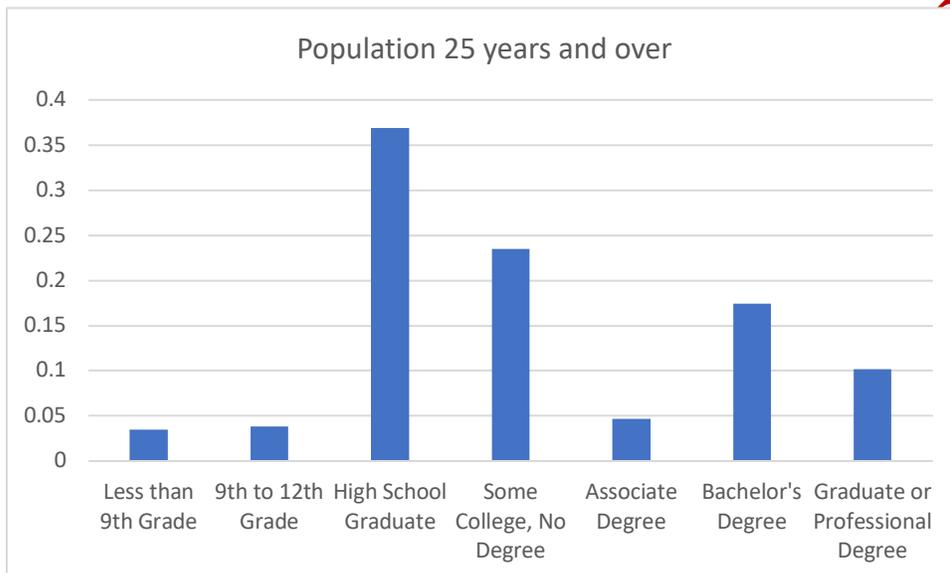


Colonial Beach Labor Force Statistics

Education

According to the 2000 Census of Colonial Beach, of the 2,233 individuals over the age of 25, 68.2% have a high school diploma or higher, and 8.4% have a bachelor's degree or higher. Approximately 31.8% of the town's population does not have a high school diploma or equivalent.

Colonial Beach Educational Statistics—2000 Census Data



INCOMPLETE

LEFT

Employment Status

Labor force participation in Colonial Beach (55%) is well below the state average (64%). As of 2000, less than half (45%) of the Town's population was not actively seeking employment. The primary reason for this may be attributed to the concentration of retirees (65+) in the total population (23%). Other persons not actively seeking employment might include housewives, post-secondary students, disabled persons, welfare recipients, and individuals incapable of working.

Colonial Beach Labor Force Participation & Unemployment—2000 Census Data

Unemployment Rates

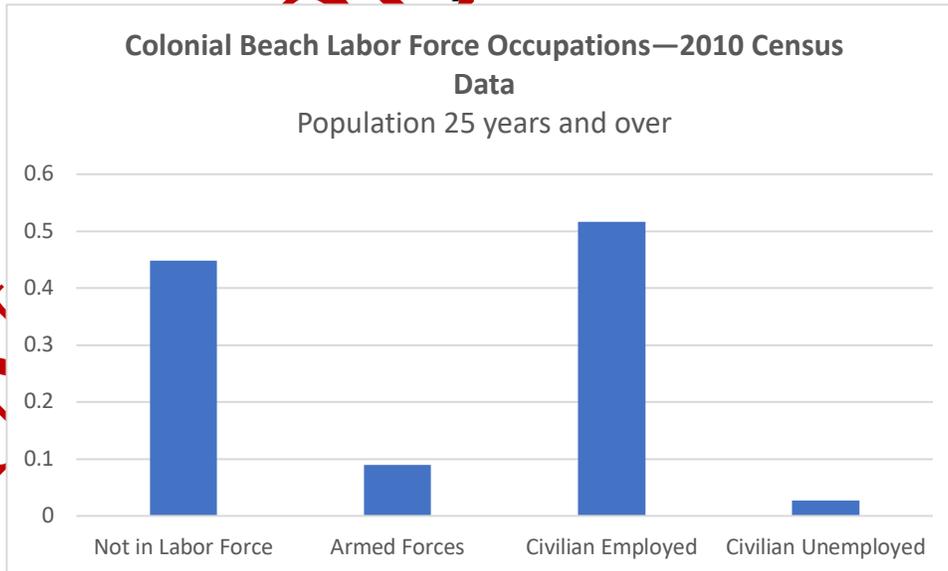
Due to the somewhat underdeveloped local economy, Colonial Beach's unemployment rate has historically remained slightly higher than the state average. However the 2000 figures show the gap reducing with the town's unemployment rate at 5.0 percent, 4.1 percent for the County, and 4.2 percent for the State of Virginia. Typically, unemployment figures run higher, particularly in those communities isolated from existing employment centers.

Colonial Beach Comparative Unemployment Rates—1990 & 2000 Census Data

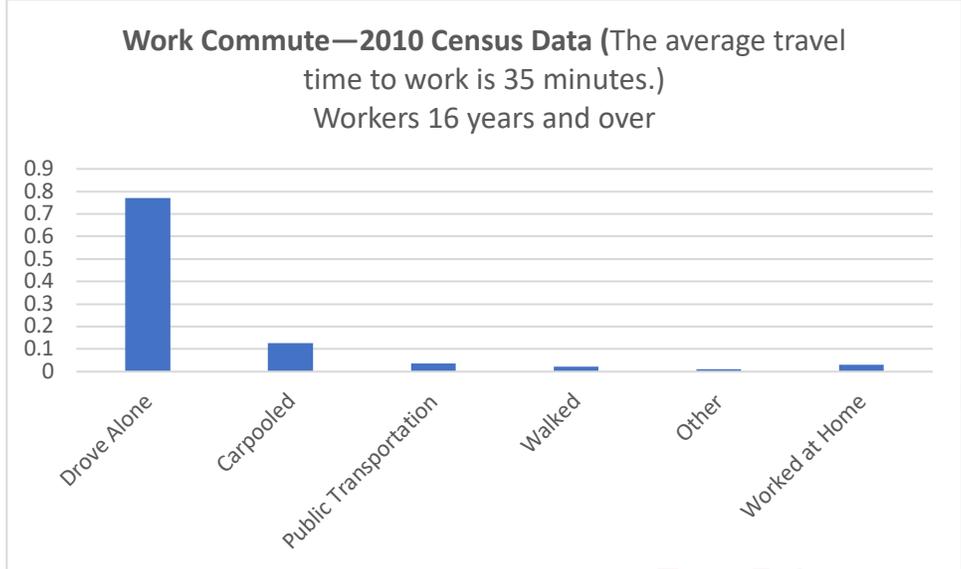
Occupations

The majority of Colonial Beach employed residents list their primary occupation as sales/office work (28%). Just over 25% report management or professional work as their primary occupation. Very few, under 1%, report farming, fishing or forestry as their primary occupation.

Colonial Beach Labor Force Occupations—2010 Census Data



Work Commute—2010 Census Data (The average travel time to work is 35 minutes.)



Employment

The biggest employment sector in Colonial Beach is education, with about 15% of the working population employed in that sector. The next three largest employment sectors for Colonial Beach residents are public administration, retail, and construction, each with approximately 11% of the working population.

Economic Statistics

Overview 2017

As an urban center for the surrounding region, Colonial Beach provides local residents with a place to work, live, educate their children, recreate, and acquire limited goods and services. The town also functions as a riverfront resort, often doubling its population during summer months and weekend holiday.

Results of Downtown Colonial Beach Survey of Local Businesses

Downtown Colonial Beach surveyed the local businesses to elicit views on how to enhance the economic vitality of their business and the town, overall. Surveys were sent to 116 and 28 were returned completed, representing a sample of almost 25%--a statistically significant amount. The survey was organized to try to understand what problems the businesses were facing and how those problems might be addressed.

Given that most of the business is in the summer and to some extent, the shoulder seasons, it is important to maximize sales during that time frame. To that end, the survey respondents focused a lot of their attention on marketing (see Tables 7-13). They believe that their own marketing efforts and those of the town are insufficient or nonexistent and that both need to be enhanced. One of the principal issues being faced

by virtually all businesses in town is the seasonal nature of their sales.

To this end, respondents believed that the town should have a focused tourism marketing effort. When asked what type of businesses should be enticed to locate in Colonial Beach to enhance the overall economic vitality of the town, respondents focused on art related businesses, activities related to tourism. Specific business ideas included miniature golf, marine supplies, arcade, entertainment businesses (especially focused on those for youth), department store, dry cleaners and more. Respondents also recommended businesses that would have a year-round economic impact—like a manufacturing plant, a call center or a department store.

Overall, respondents felt that their own efforts were lacking as well as the efforts of the town. Respondents felt that they needed assistance to develop their own marketing and HR practices. They also felt that the town fell short in marketing the town and in efforts at enhancing general economic development.

They noted that the town should focus on some specific initiatives including

- promoting and marketing the town’s assets (such as boating, swimming, bird watching, arts, history, etc.) to enhance tourism
- attracting a quality hotel that has meeting space,
- fixing sidewalks
- add/improve street and boardwalk lighting
- renovate blighted buildings
- add additional housing for seniors
- developing a quality community center,
- initiating tax incentives for new businesses,
- developing and enhancing a historic district, with the U.S. Small Business Administration,
- establishing a Small Business Development Center to assist local businesses
- creating of a local SCORE program (Service Corps of Retired Executives)
- promoting the arts as an important cultural tourist attraction

Housing Prices and Volume for Zip Code 22443

	2015	2016		1 st Qtr 2015	1 st Qtr 2016	1 st Qtr 2017
Minimum Price	\$15,800	\$30,000		\$68,000	\$47,500	\$78,000
Maximum Price	\$866,000	\$600,000		\$760,000	\$370,000	\$360,000
Average Price	\$216,093	\$187,380		\$198,775	168,673	\$180,000
Total Value	\$36,519,750	\$38,225,450		\$5,764,459	\$4,385,505	\$6,147,980

Total Number	169	204		29	26	34
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Source: MRIS multiple listing service

Breakdown of Local versus Out-of-Area Spending for Colonial Beach for 2011

Locally Reported Sales	\$43,900,000
Local Resident Contribution to Sales	\$20,100,000
Estimated Sales to Tourists	\$13,170,000
Estimated Sales to County Residents & Part Time Residents	\$10,630,000

Source: Peloton Research Partners

Table 5. Tourism-related revenue to the Town of Colonial Beach, 2010-2016

	FY2010	FY2011	FY2012	FY2013	FY2014	FY2015	FY2016
Lodging Excise Tax	\$33,808	\$24,473	\$28,178	\$27,228	\$45,056	\$43,272	\$50,579
Food Service Excise Tax	\$271,427	\$285,889	\$300,833	\$292,083	\$382,034	\$415,348	\$461,279

Source: Virginia Tourism Corporation

2017 Results of Town Survey

1.	Primary Obstacles to Enhanced Profitability <ul style="list-style-type: none"> 1. Lack of Business Marketing 2. Issues Related to Town Government 3. Staffing and HR Issues
2.	Secondary Obstacles to Enhanced Profitability <ul style="list-style-type: none"> 1. Lack of Town Marketing 2. Parking
3.	Obstacles Related to Staffing Issues <ul style="list-style-type: none"> 1. Finding Qualified Employees 2. Training Problems
4.	Obstacles Related to Town Government <ul style="list-style-type: none"> 1. Lack of Government Support 2. Taxes 3. Regulations
5.	Secondary Obstacles Related To Town Government <ul style="list-style-type: none"> 1. Zoning Office Training 2. Accountability of Town Manager 3. Parking
6.	Obstacles Related to County Government <ul style="list-style-type: none"> 1. Lack of County Government Support 2. Taxes 3. Regulations
7.	Secondary Obstacles Related to County Government <ul style="list-style-type: none"> • Need Better Relationship Between Town and County
8.	Obstacles Related to State Government <ul style="list-style-type: none"> 1. Taxes 2. Regulations

	3. Lack of State Government Support
9.	Obstacles Related to Lack of Local Suppliers
10.	Other Marketing Issues <ul style="list-style-type: none"> 1. Lack of advertising 2. Lack of Economic Development Office for Town

Source: Survey of Town Businesses by Downtown Colonial Beach

Ranked Responses to Question Related to How to Improve Business if Given \$10,000

1.	Improve/Remodel Business Exterior
2.	Spend on Marketing

Source: Survey of Town Businesses by Downtown Colonial Beach

Ranked Problems Associated With Running a Business and Owning the Building

1.	Parking
2.	Town Ordinances
3.	Taxes

Source: Survey of Town Businesses by Downtown Colonial Beach

Ranked Problems Associated With Marketing Challenges

1.	Lack of Budget
2.	Lack of Marketing Knowledge/Skills
3.	Lack of Government Support

Source: Survey of Town Businesses by Downtown Colonial Beach

Other Suggestions/Comments from Survey Respondents

1.	Add Office Of Economic Development to Town Government
2.	Town Should Market Colonial Beach to Attract Tourists
3.	Enhance the Appearance of the Town

Source: Survey of Town Businesses by Downtown Colonial Beach

The recommendations received in this survey have been captured in the Action Plan of the Comprehensive Plan for 2030.

Retail Trade and Services

Colonial Beach serves as a trade center for the surrounding county areas. Nearby Fredericksburg and Tappahannock function as larger, competing trade centers within the region. Taxable sales data provided below compares Westmoreland County/Colonial Beach to surrounding commercial centers.

Comparative Taxable Sales—Virginia Department of Taxation As reflected on the previous page, taxable sales in Westmoreland/Colonial Beach are less than one- eighth

(12%) the volume of Fredericksburg and roughly one-half (56%) that of Tappahannock/Essex County. Both of these latter trade centers cater to a large area, attracting numerous residents from the Northern Neck and Middle Peninsula (encompassing six counties to the southwest of the Northern Neck). In large part, Tappahannock and Fredericksburg have prospered due to their excellent highway location, and their ability to offer a wide range of competitively priced goods and services.

Although catering to a more modest trade area, taxable sales for Colonial Beach/Westmoreland County have increased a healthy fifty-four percent (54%) since 1995. Construction of the Beachgate Shopping Center and other dispersed retail centers throughout the County have contributed to the strong growth trend.

Local Trade Area

Colonial Beach's primary trade area is relatively small, with an estimated radius of 10-15 miles.

Colonial Beach's regional trade area is much larger. This trade area specifically applies to specialty markets for which an area can become well known. People are also willing to travel longer distances to shop at such markets. Colonial Beach is strategically situated by large metropolitan areas; Washington DC, Frederiksberg and Richmond. These areas provide large population pools within a reasonable driving distance. The primary specialty market that comes to mind for Colonial Beach is tourism. This has played an important role in the town from the beginning, and continues to be an important economic component for the town's future.

1995-2008. Business license taxes are collected on all businesses operating within the Town of Colonial Beach, and are based on a percentage of gross sales. Due to the fact that business license taxes are based on gross sales, the figures may be used as one indicator of the Town's overall economic health.

Business License Tax Revenues—Town Audit Reports - Major In-Town Employers

The Town's major employers are listed below, highlighting the fact that most local employment is distributed among local government and small businesses related to the seasonal seafood, restaurants and tourism industries. Numerous other business establishments too small to be listed below cater to both tourists and residents alike.

Major Regional Employers—Informal Business Survey

Summary Analysis

In general, out-commuting residents tend to make significant purchases outside the community for specialty goods, as well as day-to-day needs (gasoline, meals, and personal services). This weakens growth potential of the local economy. Colonial Beach should seek to reverse the net outflow of retail dollars by developing an Economic Council to formulate alternative business growth and development.

Data will be updated to 2020 Census once the information is available to the town.

INCOMPLETE DRAFT

Housing

Executive Summary

Colonial Beach is in a good position for expansive residential growth. As the housing section of the Comprehensive Plans will show Colonial Beach has an abundance of residential in-fill lots, and pre-approved building lots, that put the town in an excellent position to take advantage of the strong regional economy. Additionally, this residential growth will drive commercial development without significant cost for infrastructure improvements. The sources of the data for this report are cited with the charts and tables they refer to.

Given a modest estimate of 22 new residential building permits issued annually, the projected growth will be in excess of a 14% increase by 2030. However, Colonial Beach has the potential for even more growth with in-fill especially in Classic Shores and development potential at Potomac Crossing.

A key finding of the study indicates Colonial Beach has a sufficient number of affordable housing units for very low-income households earning less than 30% - 60% of the area median income (AMI) annually. While there are some individuals on the subsidized housing waiting list the access to these units is timely. In fact, nearly 10% of the occupied housing units in Colonial Beach have some form of rent subsidy whereby residents pay no more than 30% of their income toward housing, which nearly corresponds with the 10% rate of poverty.

The data show there are three main categories of residents that need to be addressed. The first category are those individuals, ages 18-24, and ages 65+ who together comprise 44% of the population. This segment of the population has an average household size of 1.9 for homeowners, and 2.5 for renters and would benefit from having access to smaller attached multifamily one-and-two-bedroom units. The data show that Colonial Beach has an abundance of single-family homes which comprise 83% of the housing stock and limits the diversity of housing options for a sizable portion of the population.

The second category of need are those households paying 30% or more of their income toward housing costs. One in four homeowners in Colonial Beach and two out of three renters pay more than 30% of their income toward housing costs. These costs have increased 176% for homeowners, and 68% for renters since 2000, while wages have increased 70%. Additionally, smaller multifamily units would be more cost beneficial to this segment of the population.

The third category of need is the lack of workforce housing, that is housing that would be affordable to those earning between 60% to 120% of the AMI. These residents make up approximately 30% of Colonial Beach's households and they earn between \$32,273 to \$64,546 annually. Housing that would be affordable to this segment of the workforce range in cost of \$90,364 to \$180,728, yet the median value of housing in Colonial Beach is \$241,500. Only one in four houses in Colonial Beach are valued below \$175,000. Communities with decreased homeownership rates are more subject to blight and economic instability. This population would likewise benefit from smaller attached multifamily homeownership opportunities and rental options

Statement of Intent

The following housing study is designed to provide key housing information needed to determine future housing demands for the Comprehensive Plan in Colonial Beach. Under Virginia code jurisdictions are required to create the following mandate... "The comprehensive plan shall include the designation of areas and implementation of measures for the construction, rehabilitation and maintenance of affordable housing, which is sufficient to meet the current and future needs of residents of all levels of income in the locality while considering the current and future needs of the planning area within which the locality is situated" (Code of Virginia § 15.2-2223). The data contained in the following Colonial Beach housing assessment was obtained by a draft 2017 Comprehensive Plan Housing Update by Land Studio and uses the most recent American Community Survey (ACS) 2017 5-Year Estimates census information because it provides a more consistent comparison of housing characteristics across a broad spectrum of data as compared to the limited information available in the 2018 census estimates, by Land Studio in 2017.

Introduction

Housing is considered affordable when the cost is no more than 30% of household income. The Colonial Beach housing plan seeks to ensure an adequate supply of housing for the community's needs so that all segments of the community have access to housing and that planning efforts contribute to a sustainable community. The availability of safe decent housing that is affordable to all citizens within a community indicates how economically stable it is. This is what attracts new residents, seasonal buyers, and new businesses.

Housing is a basic need of all citizens. The quality of housing within a community indicates its economic stability and social values. The town of Colonial Beach is an important residential center in Westmoreland County offering 3541 residents both seasonal and year-round housing options. The following pages provide a more detailed understanding of the characteristics of the town's housing stock, type, age, quality, and location, as well as occupancy trends, growth, house values, and affordability.

Current Housing Stock

The various styles and types of residential housing includes detached single-family dwellings, townhouses, apartments, and condominiums. Lot sizes range from 2,500 square feet to 40,000+ square feet. However, the vast majority of the existing lots are in the 5,000 to 15,000 square foot ranges. According to the 2017 Census Bureau detached single-family dwellings make up 82% of the 2331 residential units, a slight decrease from the 2014 Census. Mobile home units continue their decline from 1.7 in 2014 to 1.1% of the occupied housing units according to the Census Bureau. The remaining mobile homes that exist in the town's Central Planning Area are grandfathered and no new units are allowed under a zoning ordinance amendment.

A variety of housing options, beyond owner-occupied detached single-family dwellings, are needed to serve the diverse needs of the community. Younger individuals who are new to the workforce (ages 18-24), with limited incomes at or below 30% of the area median income, and older residents ages 65 and older who are looking for housing with significantly less maintenance all need options outside of the detached single-family home. These age categories comprise 44% of the town's population of 3,541 as shown in Table 2 on the following page. This suggests that 1,615 individuals need alternatives to the single family.

According to the Census approximately 419 of the towns 2,331 housing units, or 17%, offer options other than single-family dwellings. Assuming the average of 2.2 per household from the 2017 American Community Survey (ACS) estimates, the existing housing stock can provide 772 individuals alternatives to detached single-family dwelling, leaving and additional 843 individuals or 23% of the population potentially without housing alternatives. This points to the current need for an additional 383 housing units that are not detached single-family dwellings to serve these individuals, or almost triple the 132 units currently available.

Table 1. Types of Residential Units 2017			
	number 2014 ACS	number 2017 ACS	Percent
Total housing units	2305	2,331	
1-unit, detached	1973	1,912	82.00%
1-unit, attached	132	142	6.10%
2 units	61	17	0.70%
3 or 4 units	44	56	2.40%
5 to 9 units	30	116	5.00%
10 to 19 units	16	21	0.90%
20 or more units	22	50	2.10%
Mobile home	27	17	0.70%
	2305	2,331	

Source: US Census, Factfinder Selected Housing Characteristics 2013-2017 American Community Survey 5-Year Estimates. Retrieved from the internet November 2019.

https://factfinder.census.gov/faces/tableservices/jsf/pages/productview.xhtml?pid=ACS_17_5YR_DP04&prodType=table. And US Census ACS Physical Housing Characteristics For Occupied Housing Units 2017 5-Year Estimates. Retrieved from internet November, 2019.

[https://data.census.gov/cedsci/table?q=Colonial%20Beach%20town,%20Virginia%20Housing&table=S2504&tid=ACSST5Y2017.S2504&t=Housing&g=1600000US5118400&vintage=2017&layer=place&cid=DP04_0001E&lastDisplayedRow=19&hidePreview=false&mode=.](https://data.census.gov/cedsci/table?q=Colonial%20Beach%20town,%20Virginia%20Housing&table=S2504&tid=ACSST5Y2017.S2504&t=Housing&g=1600000US5118400&vintage=2017&layer=place&cid=DP04_0001E&lastDisplayedRow=19&hidePreview=false&mode=)

Table 2. Colonial Beach Population Potentially Needing Alternatives to Detached Single-Family Dwellings			
	Percentage of Population	Individuals	
Residents New to the Workforce (Ages 18-24)	5%	169	
Resident 65 years or older	29%	1023	
Individuals at or Below Poverty Level	10%	362	
	44%	1554	

US Census Bureau, Poverty Status in the Past 12 Months ACS 2017 five-year estimates. Retrieved from the Internet November 2019.

<https://data.census.gov/cedsci/table?q=Colonial%20Beach%20town,%20Virginia%20poverty&g=1600000US5118400&lastDisplayedRow=17&table=S1701&tid=ACSST5Y2017.S1701&t=Poverty>

Subsidized and Assisted-Living Complexes

Table 3 shows the subsidized units in Colonial Beach with 148 units and make up 9% of the town's occupied housing units. Riverwood Apartments has 83 units and the Colonial Beach Village Apartments has 32 units. The Meadows is located on the 400 block of Meadows Avenue and has 33 units for individuals 65 years or older.

Table 3. Colonial Beach Subsidized and Assisted Living Complexes
--

	Number of Units	Individuals Served @ 2.2 per household	10.2%population at poverty level	GAP
Colonial Beach Village Apartments Section 8	32	70		
Riverwood FmHA	83	182		
The Meadows FmHA (515 program for +65 years)	33	72		
Totals	148	253	354	101

Source: Westmoreland County, Retrieved from the internet November 2019. <https://affordablehousingonline.com/housing-search/Virginia/Westmoreland-County>. US Census Bureau, Poverty Status in the Past 12 Months ACS 2017 five-year estimates. Retrieved from the Internet November 2019.

<https://data.census.gov/cedsci/table?q=Colonial%20Beach%20town,%20Virginia%20poverty&g=160000&S5118400&lastDisplayedRow=17&table=S1701&tid=ACSST5Y2017.S1701&t=Poverty>

As referenced in table 3, all three of Colonial Beach’s subsidized complexes are at full capacity and there are individuals who are on the waiting list. However, this gap is a manageable number and indicates that Colonial Beach is on track to reach that goal. In fact, nearly 10% of the *occupied* housing stock in Colonial Beach is subsidized. In addition, the town provides 84% of Westmoreland county’s entire stock of subsidized housing units. Colonial Beach has kept pace with the demand for subsidized housing and now needs to turn future housing resources to accommodate the workforce.

New Housing Starts

As shown in Table 1, detached single-family dwelling continue to be a the most popular choice for new units. This is partially due to the existing zoning code, which defines detached single-family dwellings as a by-right use in the residential districts. Compact or attached housing styles may require additional action by the Town Council, Planning Commission, and/or the Board of Zoning Appeals. However, over the past 15 years, several attached housing options have been approved and built in the town:

Potomac Renaissance is a five-story mixed use condo development located in the Resort Commercial zoning district. Virginia Marine Investments LLC completed construction on the second of two building in late 2015, adding 24 two- and three-bedroom units for a total of 52 units.

Monroe Point, located on Monroe Bay in the Monroe Point Planning Area, is a waterfront community offering attached single-family townhomes. A total of 190 units were approved, with 73 units constructed in 2016 and an additional 117 units yet to be completed.

Potomac Crossing, approved in early 2000 as a Planned Urban Development (PUD) but not constructed, has the potential 617 detached units and 169 attached units, a town re-zoning proffers allow for up to 900 housing units. Though these units currently require a conditional use permit, the town could explore a mixed/use mixed/income development and working with the area property owners who might consider it. See Table 4 on the following page for more information related to new housing starts.

If developed Potomac Crossing would add more than 300 apartment and townhouses to the Colonial Beach housing market. This number could substantially meet the current need of an additional 383 non-single-family dwelling housing units, but may take many years to realize buildout. Additionally, many of these developments do not specifically address the needs of low- to moderate-income and older individuals.

Table 4. New Housing Starts (Planned but Uncompleted)

	# of Single family detached	# of Townhomes	Total Remaining to be Built

Monroe Point		190	117
Potomac Crossing	448	169	617
totals	448	359	734

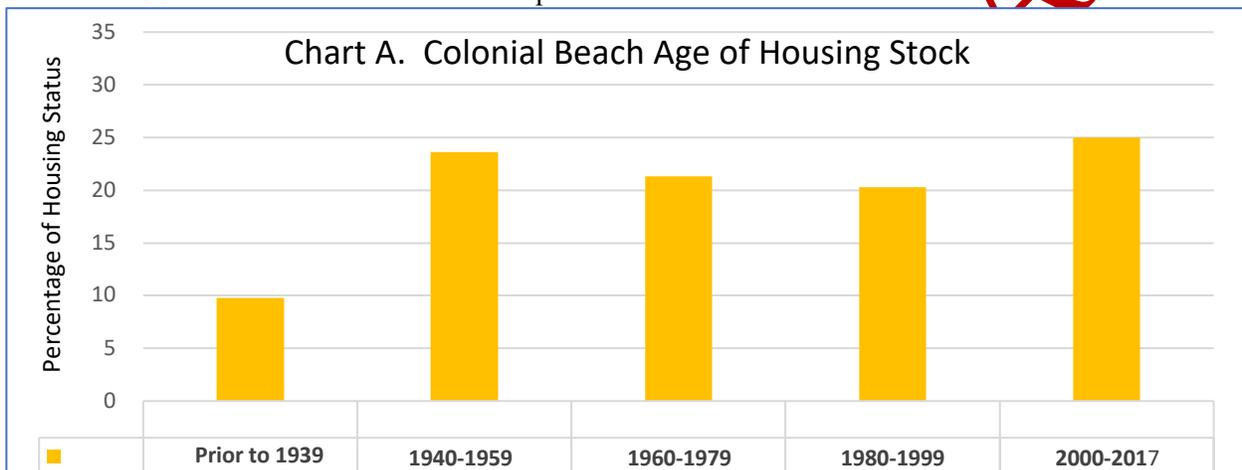
Source: Colonial Beach Planning Department

Indicators of Housing Stock Quality

Below is a brief discussion of the indicators reviewed: age, plumbing, kitchen, and inspections. Based on review of several indicators, the quality of the overwhelming majority of Colonial Beach’s housing stock is good.

Age

One third of Colonial Beach’s housing stock was built prior to 1959 according to the 2017 ACS, and 66% built after 1960. Homes built after 2000 comprise 25% of the home in Colonial Beach. See chart below.



US Census Bureau, Poverty Status in the Past 12 Months ACS 2017 five-year estimates. Retrieved from the Internet November 2019.

<https://data.census.gov/cedsci/table?q=Colonial%20Beach%20town,%20Virginia%20poverty&g=1600000US5118400&lastDisplayedRow=17&table=S1701&tid=ACSS1512017.S1701&t=PovertyACS-Selected Housing Characteristics>

Plumbing, Kitchen and Telephone Services Characteristics

A measure of the health of the housing stock is the presence or lack of complete facilities, such as plumbing, kitchens, and telephone service. The town, as evidenced in Table 5 on the following page, fares well in the plumbing and kitchen categories when compared to Westmoreland County and the Commonwealth of Virginia. Telephone service, a standard way to evaluate housing characteristics, can be misleading indicator of the health of the housing stock because many households now rely on cell phones.

	Lacking Complete Plumbing	Lacking Complete Kitchen	Lacking Telephone Service
Colonia Beach	0%	0	14%

Westmoreland	0.40%	0.40%	2.20%
Virginia	0.30%	0.60%	2%

Source: US Census Bureau, ACS 2017 five-year estimates. Selected Housing Characteristics Retrieved from the Internet November 2019 Survey
https://data.census.gov/cedsci/table?q=&g=1600000US5118400_0500000US51193&lastDisplayedRow=68&table=DP04&tid=A_CSDP5Y2017.DP04&hidePreview=false&year=2020&vintage=2017&layer=county&cid=B25008_001E&t=Housing%20Units%3AOwner%2FRenter%20%28Tenure%29&mode=

Housing Retention and Blight Prevention

Private upkeep of the town’s more soundly built homes has helped maintain the overall quality of the community’s housing stock. Public initiative in the form of block grant projects and Housing Authority programs have also contributed measurably to improving living conditions for the area residents. The 2017 renovation of Riverwood Apartments, a subsidized multifamily housing complex, contributed to the ongoing improvements in the housing stock. Additionally, the Colonial Beach Redevelopment and Housing Commission, established a Minor Home Repair Program that has improved housing conditions for eligible town residents.

Housing construction standards in the town must comply with the Virginia Uniform Statewide Building Code, which established minimum standards for both new construction and renovation to existing structures. The town’s designated building officials and code enforcement officials or other recognized authorities are responsible for inspecting new, renovated, and existing housing units to ensure they meet code requirements. The Northern Neck Planning District Commission (NNPDC) conducted a 2013 survey of existing housing and identified 57 units that are considered blighted. Twelve of those units were mobile homes that fail to meet safety standards and are sub-standard and will be eliminated once they are no longer occupied according to a town ordinance.

The bulk of these substandard units, 29 in fact, can be found in the town’s Central Area. Many of these units are visible from the Colonial Avenue as you enter the town and contributes to the perception of a blighted community. This planning area is also challenged with stormwater drainage and flooding problems.

Location of Housing, Neighborhood Character, and Available Lots

Housing can be found throughout the town in each of the seven (7) planning areas from North to South: Bluff Point, Potomac Crossing, Riverside Meadows, Classic Shores, Central Area, Monroe Point, and The Point. Summaries of the relative housing and neighborhood characteristics of each planning area are below. The number of available residential lots in each planning area as of 2017 is shown in Table 6. Additional information related to the location and characteristics of each planning area is as follows.

Bluff Point and Riverside Meadows

The Bluff Point and Riverside Meadows have primarily single-family dwelling on large lots. The density ranges from 2.8 to 3.6 units per acre. These two planning areas represents typical suburban-style single-family dwellings. Approximately 75 vacant lots are available for in-fill development in keeping with the character of the neighborhood.

Central Area

With its wide range of land uses, the Central Area is the most diverse planning area. Colonial Avenue, the town’s primary commercial corridor, roughly bisects the Central Area beginning at McKinney Boulevard and ending in the Resort Commercial zoning district along the Potomac River. Smaller homes

and cottages on compact lots comprise most of the residential development, and density ranges from 2.8 to 6.8 units per acre. Approximately 125 vacant lots are available for infill development. Older, small condominium and multi-family developments are scattered throughout the planning area. Most recently, the town's application to the Virginia Department of Historic Resources (DHR) for funds to conduct a survey of the key downtown structures that are 50 years old or more and could result in some properties being designated a historic district. This offers opportunity for mixed-use/mixed-income housing units as part of the area's historic revitalization.

Classic Shores

The Classic Shores Planning Area contains a variety of dwelling units on smaller lots. Density ranges from 5.6 to 7.6 units per acre. Approximately 825 lot exists; however, more than half are too small for development. Currently platted lots (typically 25 feet in width) require the consolidation of multiple lots prior to building to meet the minimum buildable lot size of 5,000 square feet and these small lots are typically not contiguous. The exception is the 9th street through 6th street, these lots are contiguous and builders could combine undersized lots to build multifamily units. However, to enhance the potential for 9th street sewer and water lines need to be installed. Excluding 9th street, the number of potential infill housing units would be closer to 400 for the Classic Shores.

Monroe Point

The Monroe Point Planning Area contains the Beachgate Shopping Center and the Monroe Point mixed-use development that includes high-density townhomes and planned commercial development along Rt. 205. The commercial development has been approved but not started, however, 73 of the planned 190 units have been completed. This leaves 117 townhomes that are planned.

Potomac Crossing

The Potomac Crossing Planning Area was approved for a large-scale golf course community Planned Unit Development (PUD) in the early 2000s. The economic downturn in the late 2000s derailed its development and the site currently sits vacant. Since then the profitability of golf course communities has declined. The PUD was approved for a total of 900 units, but was designated to accommodate 617 units. If developed as planned, this area will provide a combination of 448 detached single-family dwellings and 169 townhomes. Additionally, 283 as yet undetermined type of dwelling structure could be developed over 500+ acres of the former Wilkerson Farm. Density at 900 units would yield 1.8 units per acre. If the town were to consider eliminating the golf course from the project, the possibility of incorporating a percentage of workforce housing could be inner woven into the development, and not concentrated or clustered in one vicinity.

The Point

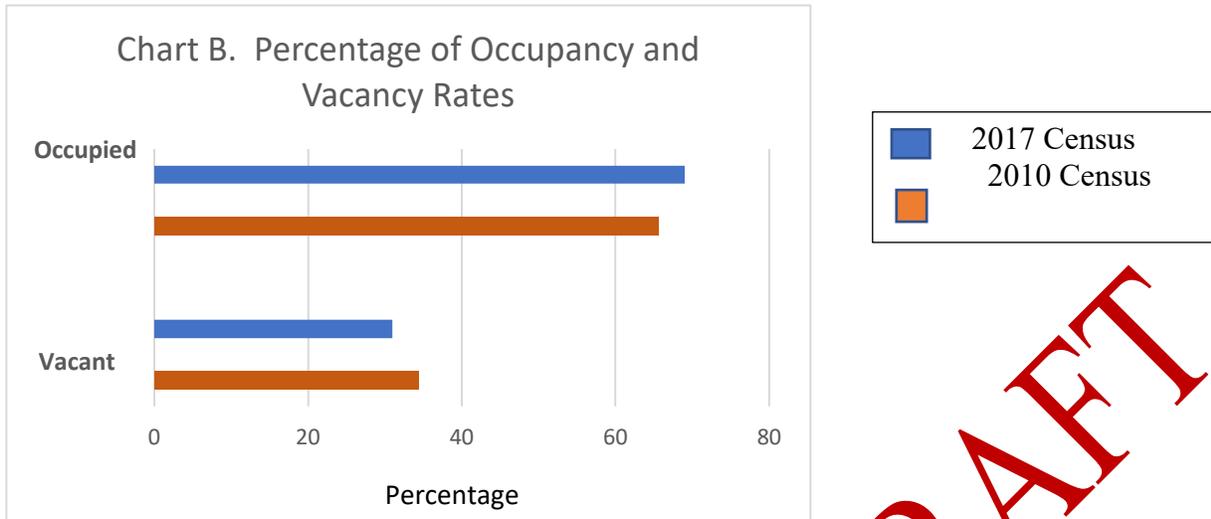
The southernmost section of town, the Point Planning Area is situated on a peninsula bordered by the Potomac River to the east and Monroe Bay/Creek to the west. The Point contains some of the oldest homes in the town, and the lots are relatively small (5,000 to 8,000 square feet). Density is approximately 5.5 units per acre. The town owns a large tract that offers a number of opportunities for future use and development. The Lions Club Property, which is a passive recreation open space currently planned for preservation.

Table 6. Available Residential Building Lots by Planning Area		
	Available Residential Lots	Notes/Comments
Bluff Point & Riverside Meadows	75	Infill Development
Central Area	125	Infill Development
Classic Shores	400	Infill Development *825 vacant lots available but more half are less than the required 5,000 square feet required
Monroe Point	117	Continuation of planned town home development
Potomac Crossing	617	As yet undeveloped 448 Single-Family Detached and 169 townhomes with potential for an additional 114 units
The Point	8	Infill Development
Total	1342	

Source: Colonial Beach Planning Department 2014, Draft Comprehensive Plan Housing Update 2017

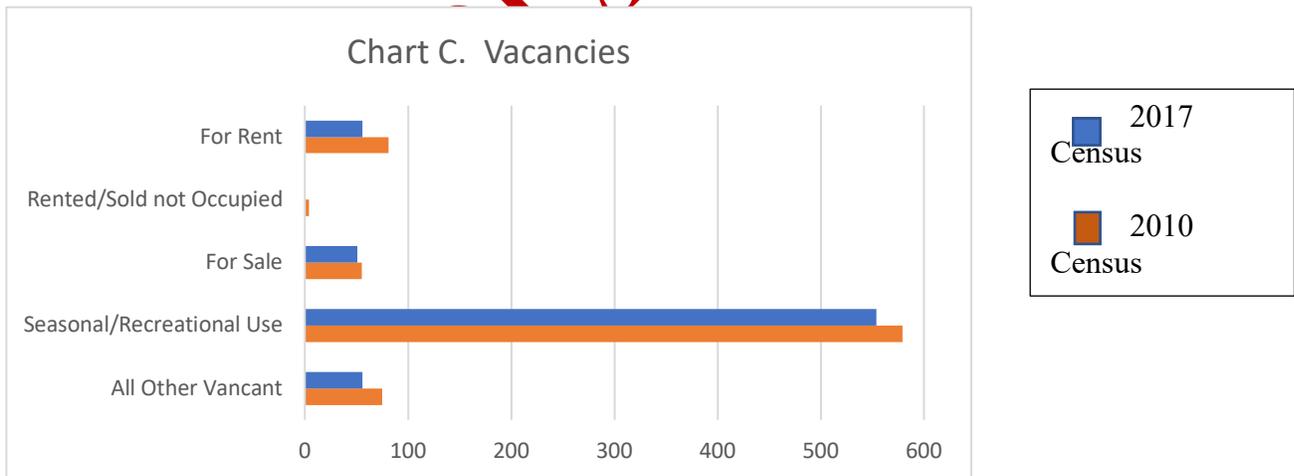
Housing Occupancy

The percentage of occupied and vacant housing units in 2017 was 69.1% and 30.9%, respectively, as depicted in Chart B below.



Source: US Census Bureau, Factfinder. Vacancy Status Universe: Vacant housing units 2013-2017 & 2006-2010. American Community Survey 5-Year Estimates. Retrieved from Internet November, 2019.
[https://factfinder.census.gov/faces/tableservices/jsf/pages/productview.xhtml?pid=ACS_15_5YR_B25004&prodType=table.](https://factfinder.census.gov/faces/tableservices/jsf/pages/productview.xhtml?pid=ACS_15_5YR_B25004&prodType=table)

The ACS 2017 census data revealed an increase in seasonal/recreational use. The high vacancy percentage are the result of homes that are for seasonal or recreational use. These uses make up 66% of Colonial Beach's vacancy percentage (See Chart C below). According to the 2017 Censuses 554 units are seasonal and recreational housing units, down from 579 in the 2010 census, a decreased of 5%. A more accurate vacancy rate, units that are vacant and not currently on the market to be sold or rented, decreased from 9.4% to 8% respectively from 2010 to 2017. According to a report prepared by the Economic Vitality Committee Downtown Colonial Beach, Inc., the 2016 the true vacancy rate is 1.6. indicating a shortage.



Source: US Census Bureau, Factfinder. Vacancy Status Universe: Vacant housing units 2013-2017 & 2006-2010. American Community Survey 5-Year Estimates. Retrieved from Internet November, 2019.
[https://factfinder.census.gov/faces/tableservices/jsf/pages/productview.xhtml?pid=ACS_15_5YR_B25004&prodType=table.](https://factfinder.census.gov/faces/tableservices/jsf/pages/productview.xhtml?pid=ACS_15_5YR_B25004&prodType=table)

The 2010 Census show a peak in the number of units for seasonal or recreational purposes with a slight decrease in 2017, but remains an important factor in Colonial Beach's housing market. The town continues to attract second home buyers, which brings revenue to the local economy. The total number of rental units also went down and corresponds to an increase in owner occupancy. (See Table 7 below). As

highlighted 44% of the existing Colonial Beach population falls into a demographic that desire alternatives to the detached single-family home (low income individuals, ages 18-24, and ages 65+). Less than 17% of the housing stock offers alternatives to single family homes. As the town population ages, it is anticipated that the demand for smaller one and two bed-room units will increase significantly within the next decade

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	2010 Census Number	2017 Census Number	Percentage Increase or Decrease	Population/Individuals Served 2015 Census Number of Population
Total Housing Units	2326	2331	0%	
Occupied Housing Units	1588	1611	1%	
Owner-Occupied	1042	1083	4%	2117/67.2%
Renter-Occupied	546	528	-3%	1364/32.8%
Vacant Housing Units	794	720	-9%	
Seasonal Use	579	532	-8%	
For Rent	81	15	-81%	
For Sale	55	101	84%	
Rented/Sold, Not Occupied	4	28	600%	
All Other Vacant	75	51	-32%	

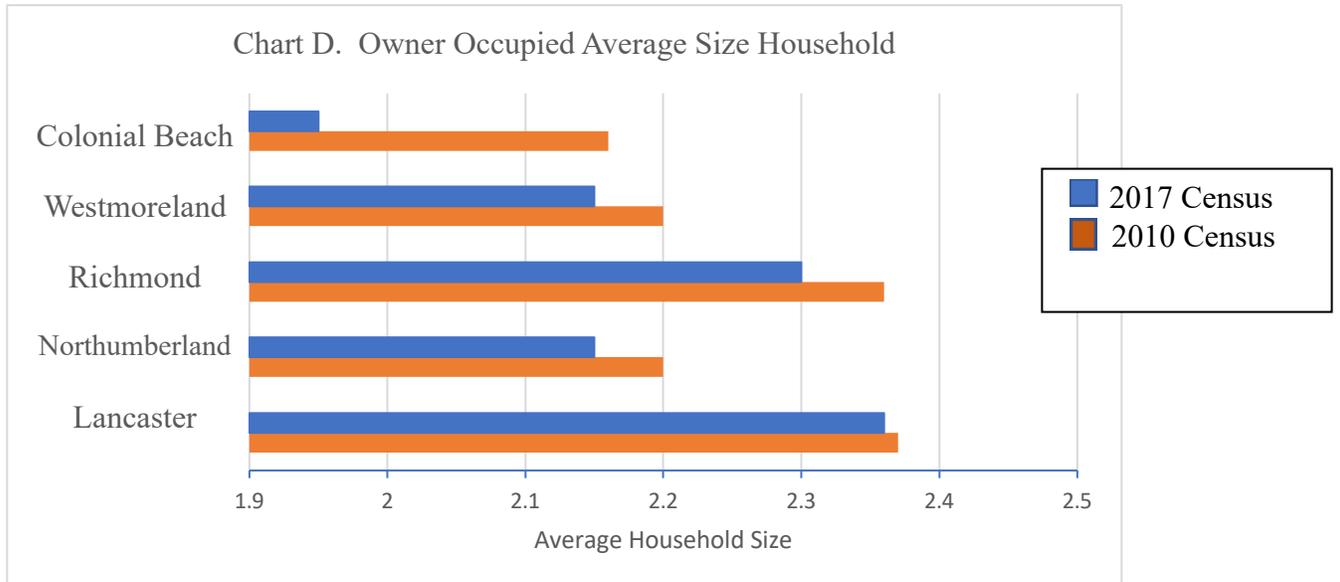
Source: US Census Bureau, Factfinder. Vacancy Status Universe: Vacant housing units 2013-2017 & 2006-2010. American Community Survey 5-Year Estimates. Retrieved from Internet November, 2019. https://factfinder.census.gov/faces/tableservices/jsf/pages/productview.xhtml?pid=ACS_15_5YR_B25004&prodType=table.

The relative consistency of these numbers and the increase in owner-occupied units represents a stable community, economy, and housing market. As the town grows, and its economy continues to diversify, this trend should remain consistent well into the next decade.

Owner-Occupied Average Household Size

The average household size of owner-occupied dwellings in Colonial Beach decreased from 2.16 in 2010 to [1.9](#) in 2017 according to Census data. This decline in household size is not a new phenomenon.

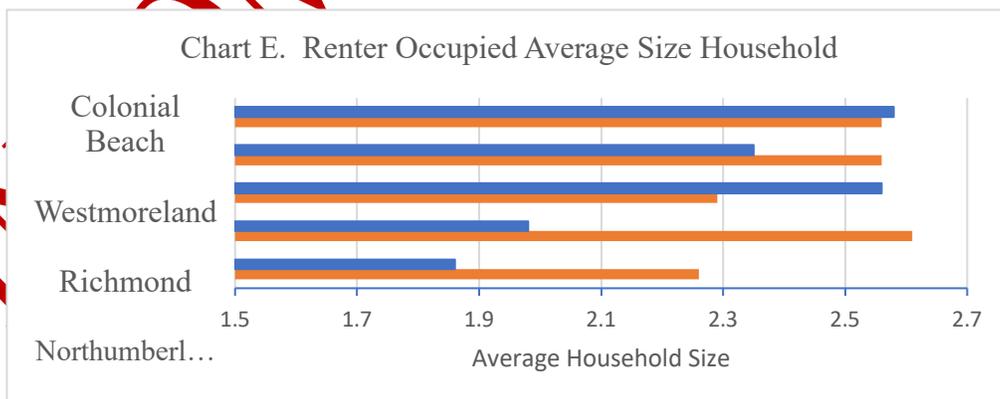
Household sizes have been declining both nationally and statewide since at least 1850 when the average number of people per household was 5.5. This trend holds true throughout the Northern Neck where the average household size for owner-occupied units went down in all counties. (See Chart D below).



Source: US Census Bureau, Factfinder. Vacancy Status Universe: Vacant housing units 2013-2017 & 2006-2010. American Community Survey 5-Year Estimates. Retrieved from Internet November, 2019. https://factfinder.census.gov/faces/tableservices/jsf/pages/productview.xhtml?pid=ACS_15_5YR_B25004&prodType=table.

Renter-Occupied Average Household Size

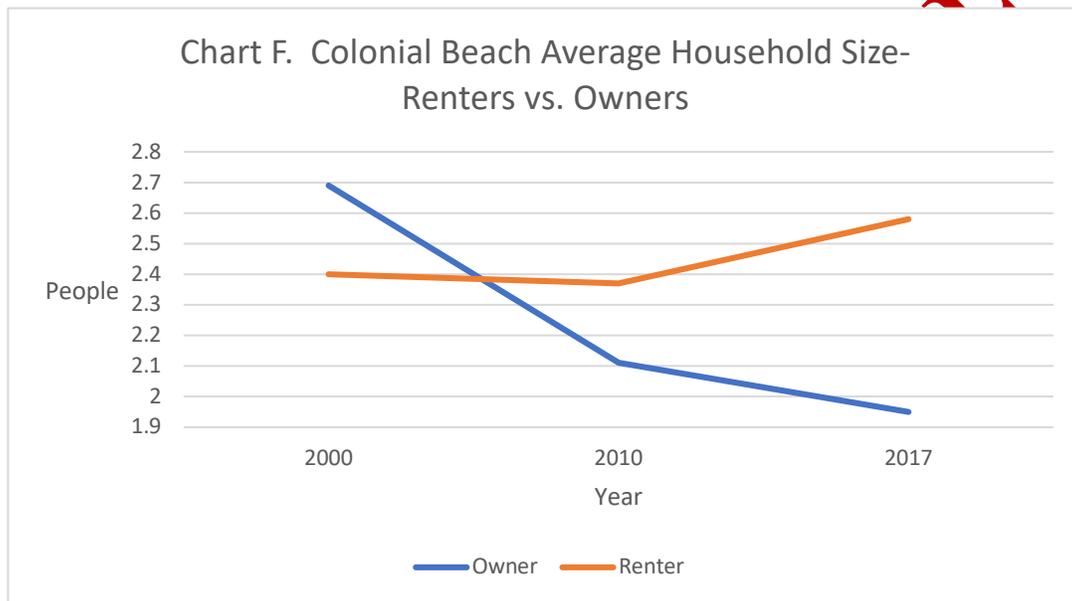
While the average size of owner-occupied households decreased, the average size of renter-occupied households increased. The Town of Colonial Beach along with Richmond, saw increases in household size for renters, while Westmoreland, Northumberland, and Lancaster saw decreases. The decreases in renter household size for Westmoreland, Northumberland, and Lancaster also correspond to population decreases. Both Richmond and Colonial Beach saw modest increases in population and also had an increase in the renter occupied average size of households.



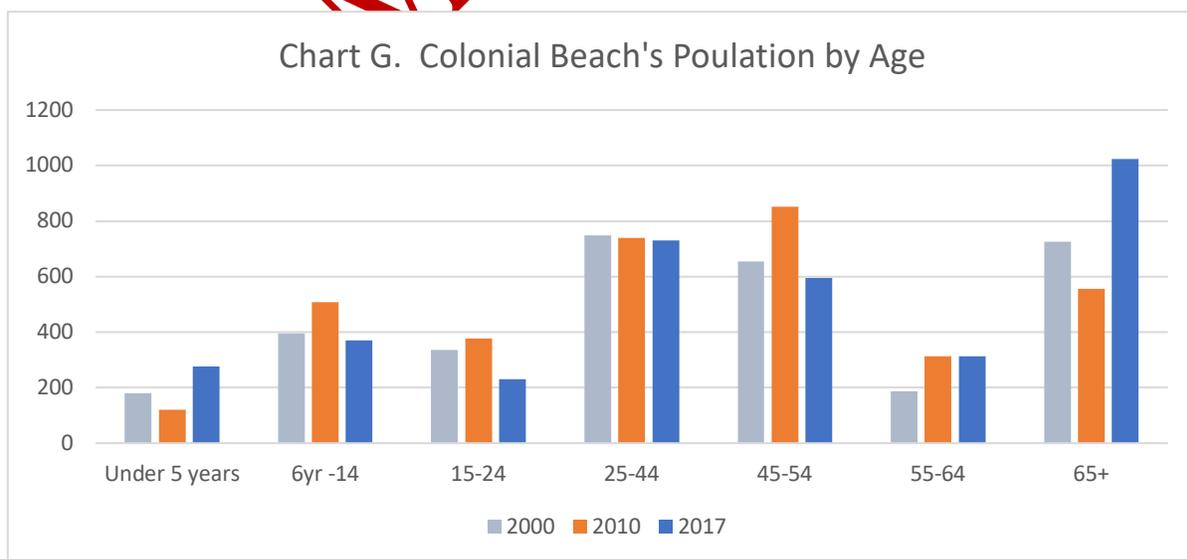
Source: US Census Bureau, Factfinder. Vacancy Status Universe: Vacant housing units 2013-2017 https://factfinder.census.gov/faces/tableservices/jsf/pages/productview.xhtml?pid=ACS_15_5YR_B25004&prodType=table.

Projected Average Household Size

The average household size for renter-occupied homes in Colonial Beach increased by a factor of 0.02 between 2010 and 2017. Carrying this forward for the next 10 years, the average household size for renter-occupied homes could increase to 2.66. On the other hand, the owner-occupied average household size decreased by a factor of 0.2. If this decline continues a further decrease in the average household size of owner-occupied units would be 1.85 by 2030. These trends are shown in Chart F below. The continuous decline in owner-occupied household size, both locally and nationally, may lead to the need for smaller, more compact homes (see [census](#) table HH4). This is especially true for Colonial Beach, which has a high percentage of older individuals. (See Chart G on the following page).



Sources: US Census Bureau factfinder, retrieved November 2019, Occupancy characteristics American Community Survey, Retrieved from the Internet November 2019. https://factfinder.census.gov/faces/tableservices/jsf/pages/productview.xhtml?pid=ACS_17_5YR_S2501&prodType=table.



Source: US Census Factfinder. Bureau. Profile of General Demographic Characteristics 2000-2017 Census 200 Summary File.

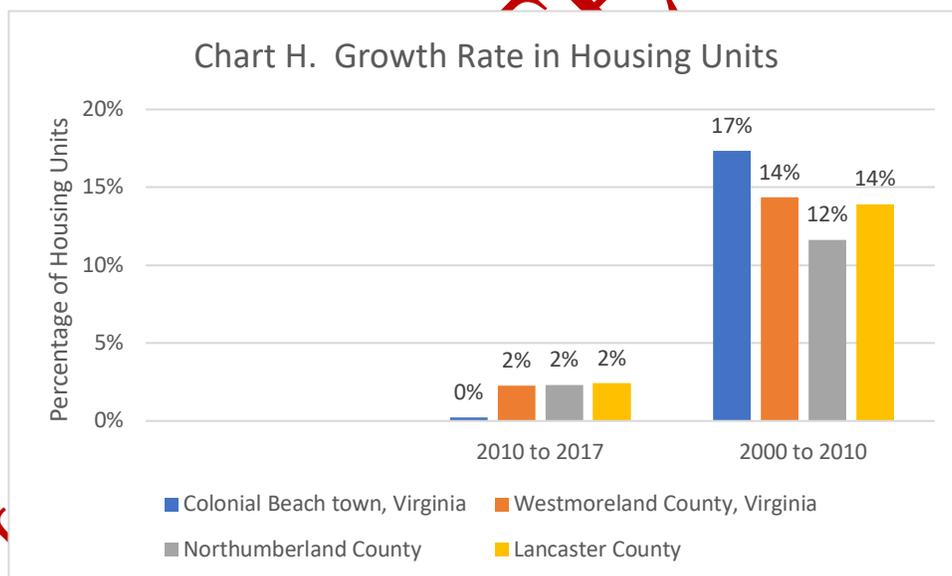
Retrieved from the internet November, 2019.

https://factfinder.census.gov/faces/tableservices/jsf/pages/productview.xhtml?pid=DEC_00_SF1_H016&prodType=table

<https://www.census.gov/data/tables/time-series/demo/families/households.html>

Housing Growth

Growth in the housing stock in Colonial Beach has not increased like it did prior to the 2008 economic crisis. Chart H indicates that the post 2008 economic recovery has been slow. However, the total number of housing units in the town in 2010 was 2,326, and by 2017 it had held at 2331, a slight increase. A 2019 review of the number of building permits issued from the Planning and Zoning Department indicates between 2012 and 2015, the town issued 89 permits for new housing units (63 detached single-family dwelling (SFD) and 24 condos). This represents an approximate average of 22 SFD and attached building permits per year for new housing. The projected growth based on this average would yield 330 new units or a 14% increase between 2015 and 2030. If the town maintains its current growth rate, the town's water supply will be adequate for the next 15 years. The sewer system also has additional capacity beyond a 15-year average growth-rate; however, a storm water management system will be needed throughout.



Source: US Census Bureau, factfinder.census.gov, 2000

<https://factfinder.census.gov/faces/tableservices/jsf/pages/productview.xhtml?src=CF>. Profile of General Demographic Characteristics retrieved November 2019. The US Bureau, ACS 2010-2017 Selected Housing Characteristics for all areas. https://data.census.gov/cedsci/table?q=&g=1600000US5118400_0500000US51193,51103&lastDisplayedRow=68&table=DP04&tid=ACSD:5Y2010.DP04&hidePreview=false&year=2020&vintage=2017&layer=county&cid=DP04_0001E&t=Housing%20Units%3AOwner%2FRenter%20%28Tenure%29&mode=

The current number of zoned lots available for infill development far exceeds the anticipate number of housing starts projected to 2030 (See Table 6). Additional residential lots also exist in approved, but not yet constructed, developments such as Monroe Point and Potomac Crossing. This supply of by-right lots suggest that the town has an ample supply of primarily single building lots for single family detached units, with some multifamily units, however, the bulk of these units are single family and not are

multifamily units. The need for contiguous lots for multifamily construction make the undeveloped section of Classic Shore along 9th street, Monroe Point, and Potomac Crossing the logical locations for multifamily development. Many of the lots along 9th street are individually owned, making it a financial challenge for builders to combine them and cover infrastructure costs.

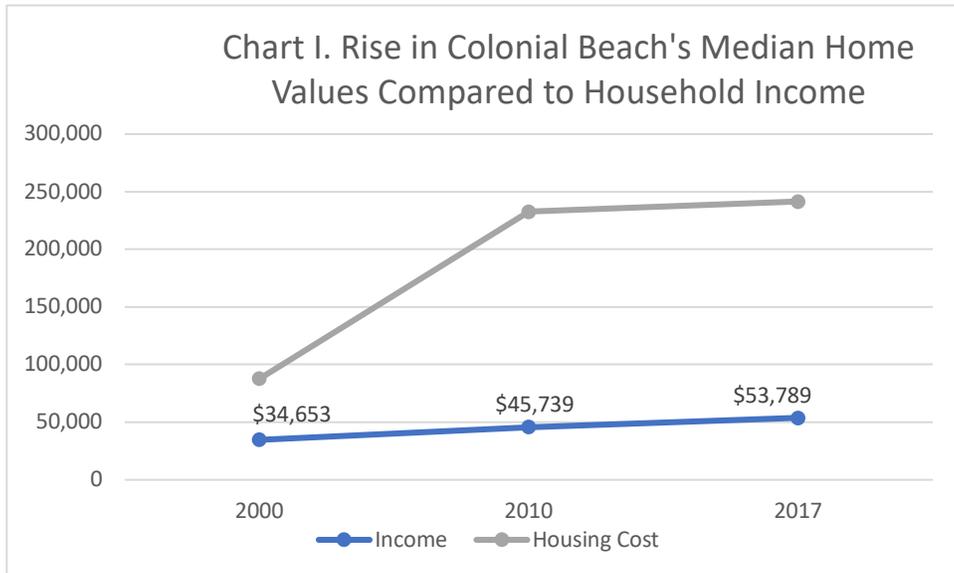
Housing Values and Affordability

The availability of workforce housing is an important determinant of the quality of life and vitality of the community. In recent years, one of the most widespread problems across the country has been the lack of workforce housing. Of late this phenomenon is known as the ‘missing middle’. The missing middle consists of attached multi-unit housing types such as duplexes, fourplexes, bungalow courts, and mansion apartments that are smaller than a house and are integrated throughout the community at a lower cost than a single-family home.

Colonial Beach faces a lack of housing that would be affordable to the workforce. To effectively meet the needs of the modest income earners a portion of the new and existing residential units should be compatible with the income of the town’s workforce to ensure that those who wish to work and live in town are able to find adequate housing. As rent and housing prices rise, availability of affordable housing decreases for low-and- moderate income earners. Without workforce housing, individuals and families with modest incomes often must rent or reside in aging, deteriorated substandard housing that has remained affordable largely due to its condition. The following pages present findings related to the availability of Colonial Beach’s housing market as a whole and the gap in workforce housing.

Home Values

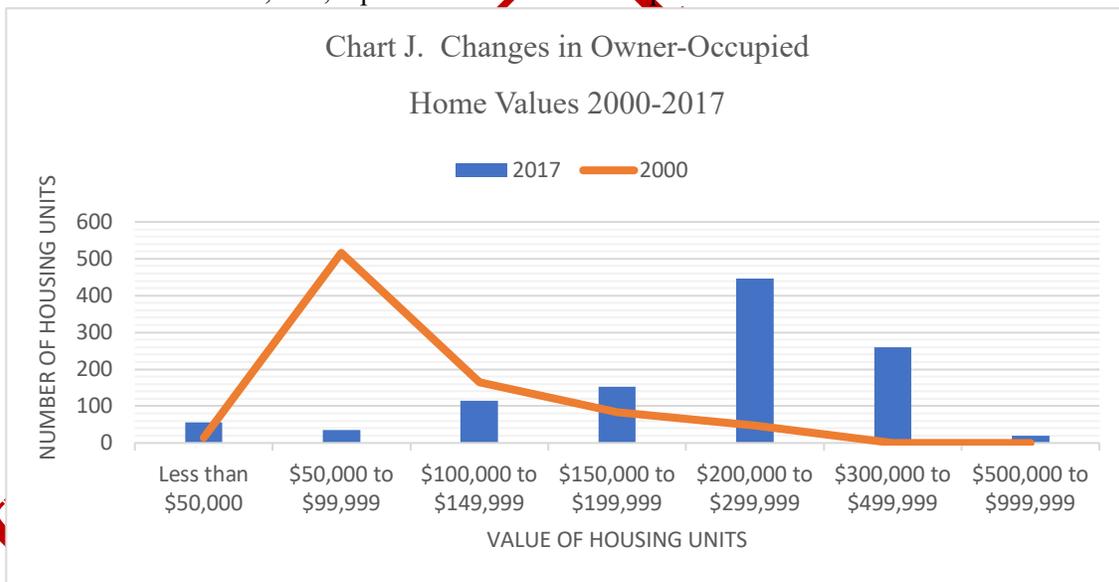
Home values have been rising in Colonial Beach and most areas of Westmoreland County over the last several decades. However, housing values peaked in 2006 and began to decline in 2007 as a result of housing inflation that led to the housing 2008 financial crisis. Based on Census Bureau data the median house value in Colonial Beach was \$232,600 in 2010 and \$241,500 in 2017. Chart I below shows the town’s median house/condo values between 2000 and 2017. It also shows changes in median household income. Colonial Beach saw a 165% increase from 2000 to 2010 and a 175% increase in home values from 2000 to 2017, irrespective of the decline in housing values that began in 2007. The prevalence of waterfront homes, as well as many homes being used seasonally/recreationally by those with disposable income, has inevitably raised the median home value of the town resulting in a disparity between housing costs and lagging wage increases. Table 8 shows housing costs have risen 176% since 2000 whereas wages have only risen 70%.



Source US Census Bureau factfinder ACS 2017. Retrieved November 2019

https://factfinder.census.gov/faces/tableservices/jsf/pages/productview.xhtml?pid=ACS_17_5YR_B25077&prodType=table

The changes in Colonial Beach's housing values between 2000 and 2017 is detailed in Chart J. According to the 2017 ACS, 19% of the stock, or 206 units, in Colonial Beach are valued under \$150,000. Of those 206 units valued under \$150,000 less than half (93 housing units) are valued under \$100,000. Many of these units contribute to the blight identified by the Economic Vitality Committee Downtown Colonial Beach, Inc., report on economic development in Colonial Beach.



Source: US Census Bureau, Factfinder, Retrieved November 2019.

https://data.census.gov/cedsci/table?q=Colonial%20Beach%20town,%20Virginia%20median%20house%20value&g=1600000U55118400&lastDisplayedRow=26&table=S2503&tid=ACSST5Y2014.S2503&vintage=2017&mode=https://factfinder.census.gov/faces/tableservices/jsf/pages/productview.xhtml?pid=DEC_00_SF3_DP3&prodType=table

Income Levels

Between 1990 and 2017 median household salaries have risen, but not at the same pace as home prices. (See Chart I, and Table 9). As stated, household income in Colonial Beach increased 70% from 2000 to

2017, compared to a 176% increase for housing costs during the same period. This gap keeps many potential buyers out of the market and reliant on low cost rental units many of which are substandard as described in NNPDC's 2013 report on blight.

	1990	2000	% Change	2000	2017	% Change
Median Home Value	\$69,000	\$87,600	27%	\$87,600	\$241,500	176%
Median Household Income	\$23,614	\$31,711	34%	\$31,711	\$53,789	70%

Source: US Census Bureau, Factfinder. Retrieved from the Internet November 2019.

https://factfinder.census.gov/faces/tableservices/jsf/pages/productview.xhtml?pid=DEC_00_SF4_DP3&prodType=table

https://factfinder.census.gov/faces/tableservices/jsf/pages/productview.xhtml?pid=DEC_00_SF3_DP3&prodType=table Profile of Selected Economic Characteristics: 2000 more information Census 2000 Summary File 3 (SF 3) - Sample Data table 8 median income.

Historically, the typical median home price/income ratio in the United States was 2.6 times as much as the median annual income, with a maximum of 2.8, as shown in Table 9 below. This ratio nearly lined up in the 1990 and 2000. However, the current ratio of 4.49 leaves a gap in affordability of nearly \$100,000. Households earning median incomes cannot afford to buy a home in Colonial Beach and are likewise challenged with a high rent burden as examined in Chart K below.

Year	Median Household Income	Median House Value	Ratio	Maximum Affordability 2.8 x Annual Income	Gap
1990	\$ 23,614.00	\$ 69,000.00	2.92	\$ 66,119	\$ 2,881
2000	\$ 31,711.00	\$ 87,600.00	2.76	\$ 88,791	0.00
2014	\$ 47,273.00	\$ 224,000.00	4.74	\$ 132,364.40	\$ 91,635.60
2017	\$ 53,789.00	\$ 241,500.00	4.49	\$ 150,609.20	\$ 96,820.20

Source: US Census Bureau, Factfinder. Retrieved from the Internet November 2019.

https://factfinder.census.gov/faces/tableservices/jsf/pages/productview.xhtml?pid=DEC_00_SF4_DP3&prodType=table

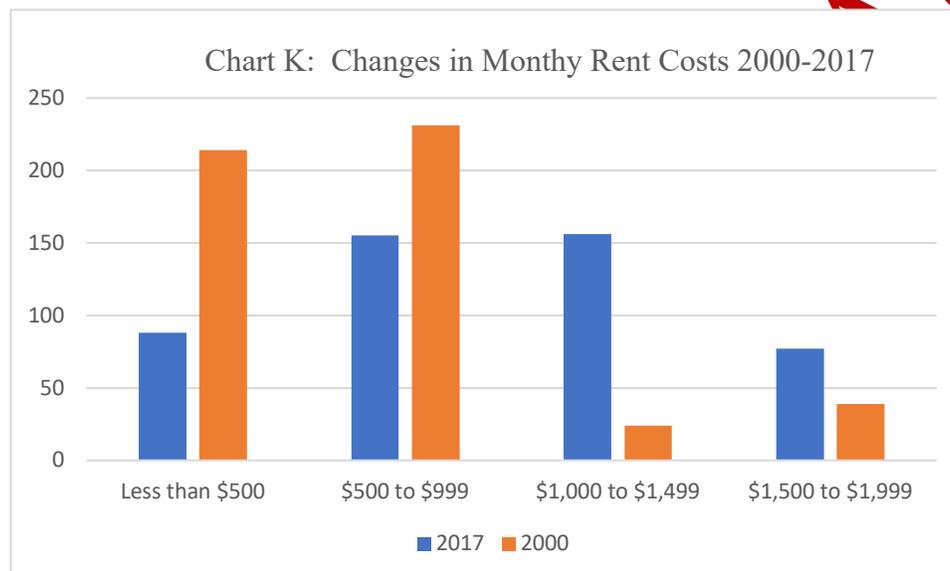
https://factfinder.census.gov/faces/tableservices/jsf/pages/productview.xhtml?pid=DEC_00_SF3_DP3&prodType=table Profile of Selected Economic Characteristics: 2000 more information Census 2000 Summary File 3 (SF 3) - Sample Data table 8 median income.

Local commercial endeavors including the tourism and restaurant sector rely on a workforce that will staff their establishments. A stable community offering a good quality of life for all residents must include accessible housing for income earners at the median income level. Based on the town's median household income of \$53,789 and using an affordable housing price ratio of 2.8 the maximum home value for households would be \$150,609. The [Urban Land Institute](#) defined workforce housing as "housing that is affordable to households earning between 60 % to 120% of the area median income". For [Colonial Beach](#) this equates to an annual income of \$32,273 to \$64,546 that many teachers, law enforcement agents, and municipal employees earn. Housing prices ranging between \$90,364 and \$180,728 would be affordable to the workforce. Approximately 26% of the town's owner-occupied homes are valued at \$175,000 or less according to the 2017 ACS Census. This data corresponds to the information obtained in a report from the Economic Vitality Committee sponsored by Downtown Colonial Beach, Inc., on

economic development in Colonial Beach. The availability of safe decent housing that is affordable to all citizens within a community is essential for economic growth and stability.

Rental Costs

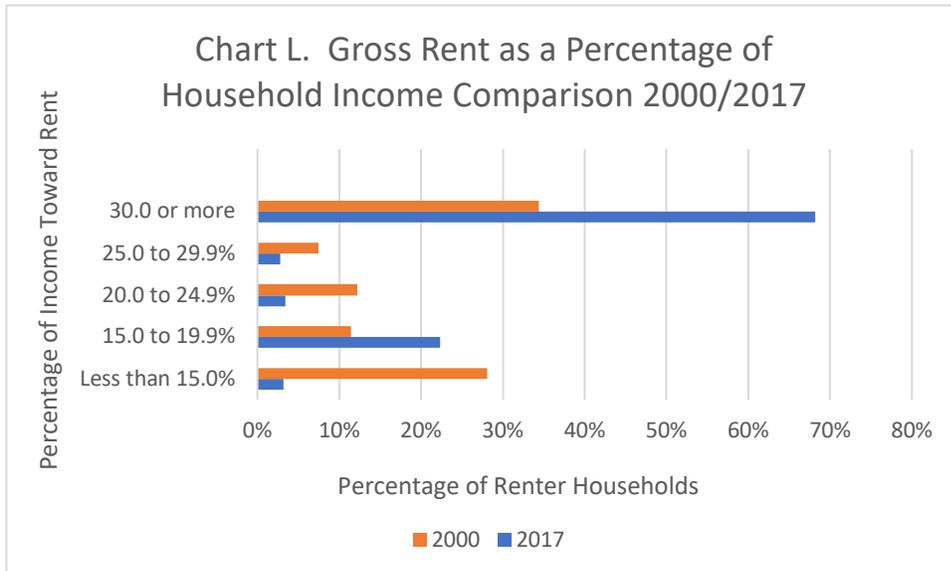
Individuals who are unable to afford to buy a house turn to the rental market. Chart K depicts the changes in monthly rental costs between 2000 and 2017. According to the 2017 ACS the median monthly cost for housing for rentals in Colonial Beach increased 66% between 2000 and 2017 from \$538 to \$893. Using 2080 as the average number of work hours in a year, the annual salary needed to qualify for a rental at \$893, at no more than 30% of income, the accepted standard of affordability, a household would need to earn an hourly rate of \$17.27, or \$35,920 annually.



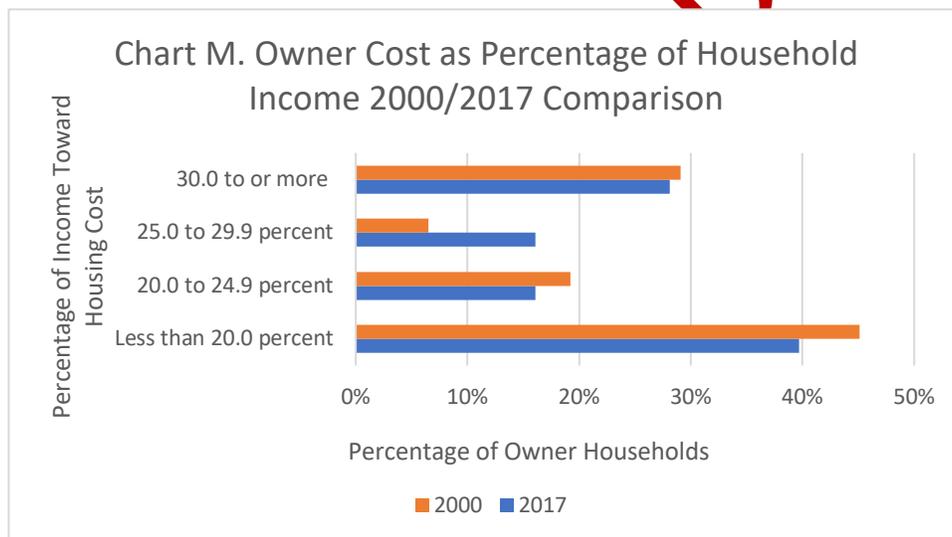
Source: US Census Bureau, Factfinder ACS, Selected Housing Characteristics, 2017. Retrieved from the Internet November 2019. https://factfinder.census.gov/faces/tableservices/jsf/pages/productview.xhtml?pid=ACS_17_5YR_DP04&prodType=table

Cost Burdened Households

Income has not kept pace with the cost of housing. The long-accepted standard of affordability that the cost of housing should not be greater than 30% of the household income has been established to provide stability to the rental market and mortgage lending strategies. The following charts highlight the percentage of cost-burdened households by income in Colonial Beach. In 2000 the percentage of renters paying 30% or more was 34% that number increased to 68% in 2017. That represents a 100% increase in the number of rental households experiencing a housing cost burden in Colonial Beach since 2000 with nearly two thirds of Colonial Beach renters struggling with high rent. Chart M shows more than 25% of homeowners also have a high cost housing burden. This lack of housing affordable to the local workforce could impact the future economic stability of the town. Local restaurants struggling to stay open year-round to off-set operational costs are having trouble finding and keeping staff due to a shortage of available employees. This negatively impacts the tourist industry so vital to the local economy. In order to build a solid tax base to fund capital improvements and to spurn growth a community must offer a diversity of housing resources to accommodate the workforce.



Source: US Census Bureau, Factfinder ACS 2017. Retrieved November 2019. Selected Housing Characteristics https://factfinder.census.gov/faces/tableservices/jsf/pages/productview.xhtml?pid=ACS_17_5YR_DP04&prodType=table



Source: US Census Bureau, Factfinder ACS 2017. Retrieved November 2019. Selected Housing Characteristics https://factfinder.census.gov/faces/tableservices/jsf/pages/productview.xhtml?pid=ACS_17_5YR_DP04&prodType=table

Conclusion

Ten percent of the occupied housing stock in Colonial Beach has some form of rent subsidy to address the need of very low-income households. However, this does not address the need for workforce housing. The data show housing that is affordable to those earning 60% to 120% of the annual median income (\$32,273 to \$64,546) have the greatest cost burden. One in four homeowners are paying more than 30% of their income toward housing cost, and two out three renters are paying more than 30% of their income toward rent. These owners/renters are being squeezed out the market and are forced to live elsewhere or live in substandard housing. This flight out of Colonial Beach negatively impacts local businesses both economically, and their ability to find suitable employees.

Future possibilities for in-fill and development offer countless opportunities for expansion with potentially more than 1300 lots available for building. This increase in housing units will positively affect the local economy. Building smaller modest priced housing also boosts the local economy and provides opportunities to expand the consumer base which will attractive new businesses. This will provide greater economic stability to the community.

Wage increases in 2017 have risen 70% since 2000 but this increase is not keeping pace with the cost of buying a home in Colonial Beach which has increased 176%. The cost of rental housing has also increased by 66%. The 2017 median home value in Colonial Beach is \$241,500 which leaves a \$96,800 gap in housing costs for those buyers earning the AMI at \$53,789. This is the segment of the population who is paying 30% or more of their income for housing and have the greatest need for housing that is within their income level. These increased costs make smaller attached units a more desirable affordable housing option.

INCOMPLETE DRAFT

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Definitions

Accessory Dwelling Unit - This is a second, subordinate dwelling unit added to or created within a single-family detached dwelling, which provides independent living, sleeping, eating, cooking, and sanitation facilities.

Affordable Housing - Households typically paying no more than 30% of their income towards housing.

Area median income (AMI) – This is the median income of all households in a given county or metropolitan region. The area median income (AMI) is determined by the Department of Housing and Urban Development (HUD) on an annual basis.

Blighted Structure - A structure is blighted when it exhibits objectively determinable signs of deterioration sufficient to constitute a threat to human health, safety, and public welfare.

Density - The average number of dwelling units or persons per gross acre of land, usually expressed in units per acre, excluding any area of a street bordering the outside perimeter of a development site.

Dwelling Unit - A single unity providing complete, independent living facilities for one or more persons, including permanent provisions for living, sleeping, cooking, eating, and sanitation

Housing Stock - The number of existing housing units based on data compiled by the United States Bureau of the Census and referable to the same point or period in time.

Manufactured Housing - Is a structure, transportable in one or more sections, which in the traveling mode is 8 body feet or more in width or 40 body feet or more in length or which when erected on-site is 320 or more square feet, and which is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities, and includes the plumbing, heating, air-conditioning, and electrical systems contained in the structure.

Rehabilitation - The labor, materials, tools, and other costs of improving buildings, other than minor or routine repairs. The term includes where the use of a building is preserved to prevent blight.

Rent Overburdened - Households who pay more than 30% of their gross income a month would be considered overburdened when renting an apartment at or above the median rent.

Zoning - The classification of land by types of uses permitted and prohibited in a given district, and by densities and intensities permitted and prohibited, including regulations regarding building location on lots.

Resort Commercial (RC District) - Zoning district, that portion of Colonial Beach referred to as the downtown beach front provides a resort area for tourists. Land use in this district shall orient itself to the development of an attractive, viable resort area.

Commercial Residential (CR District) - Zoning district that portion of his district is to provide for a transitional mixture of uses. Although commercial uses are emphasized, mixed commercial and residential uses may be continued, developed, and redeveloped. Residential and commercial ventures may be allowed in the same structure.

Residential General (R-2 District) - Zoning district, the general intent of this district is to promote single-family dwelling units and open areas. The district is established to protect and enhance the essential characteristics of residential communities and to promote a suitable environment for family life. New Development or redevelopment project within this district shall have a harmonious and compatible relationship with the surrounding neighborhood.

Block Grant - The Community Development Block Grant (CDBG) is a HUD funded grant program designed to ensure affordable housing and community services, and to create jobs through the expansion and retention of businesses.

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Transportation

Overview

An efficient and safe transportation network is a key aspect of community development. Not only do transportation facilities serve the needs of existing residents, they also influence the location of future development and economic activity.

Colonial Beach is relatively removed from the region's major transportation network and is easily bypassed by travelers. Consequently, the area's primary highway-Route 205, and main street-Colonial Avenue, carry the bulk of local traffic and tourists entering and exiting town.

A grid system of secondary roads provides for internal street circulation. In some locations, dedicated rights-of-way and unfinished streets await improvement. As of 2003, golf carts were approved to share the roads with cars, excluding Route 205.

State Byways

There are two state scenic byways within close proximity to Colonial Beach -U.S. Route 301 and State Route 3. The potential linkage of these two segments along the Route 205 corridor should be explored. Its scenic qualities would be an asset to the route and provide a designated continuous scenic byway from Montrose to Fredericksburg.

The Eastern Bypass/US Route 301 Corridor is in the process of being planned for expansion and will surely assist Colonial Beach Tourist to grow. This is being looked upon as a Corridor between US Route 95 and the new Nice-Middleton Bridge (2023).

The Northern Neck Heritage Trail, which includes the homes of three presidents will encourage and provide impetus for future Economic Development in Colonial Beach.

VDOT's Role

Planning for local roadway improvements is often a complex procedure, due to the fragmented and limited funding sources. VDOT turned over the maintenance and improvement of streets in most incorporated towns with a population of 3,500, and as such has been responsible for the improvement and maintenance of the town roads to date. The 2020 Census of Colonial Beach Roads could impact our roads even more. VDOT uses a six-year road planning process for both primary and secondary roads, but different procedures are used to prioritize construction improvements. Primary road projects require the input of regional highway districts, whereas secondary road improvements are prioritized at the County level. In either case, final allocation of funds is dependent on VDOT's state-wide budget for that fiscal year.

Local Road Improvement Needs

Currently, there is only one local road improvement within the town included in VDOT's 6-year plan. It is the replacement of the north bridge on Rt. 205 across Tide Mill Stream. VDOT is

currently completing cultural resource studies and evaluating alternative alignments. Various other local needs have been recognized by VDOT officials, but to date no commitments have been made on any projects. Pre- planning and needs assessment studies are usually required by VDOT prior to actual construction.

Bay Aging Transportation

Residents at the Beach are fortunate to have bus service to various sites in town and towns in close proximity provided by Bay Transit. The service is available for Town residents of all ages in offering rides to Fredericksburg on Thursdays, King George and Tappahannock, and more locations for \$4 or less one way. Riders need to call 804-250-2011 by 3PM the day before to schedule a ride. Local rides within Colonial Beach are \$1 each way.

Transportation Components

Colonial Beach's current transportation system includes the following six elements. Each of these transportation components is evaluated below in terms of existing conditions and future needs. These assessments form the basis for recommended improvements contained in the Goals and Objectives Section.

1. Primary Roadways
2. Local Streets (Secondary Roadways)
3. Pedestrian and Bicycle Facilities
4. Public Transit Services (Bay Aging Transport)
5. Town Trolley (Bay Aging Transport)
6. Parking – Currently being researched by Town officials

1. Primary Roadways

The Town has 2.85 miles of primary roadways, Route 205 (McKinney Boulevard) provides the only highway access to and from the town and serves as an important commuter route to other regional highways (U.S. 301 and State Route 3). It also provides the only vehicular link between northern Colonial Beach and the rest of Town. Colonial Avenue serves as the Town's main entranceway and provides access to downtown and to adjoining neighborhoods.

Rt. 205

Route 205 is a two-lane roadway that currently carries approximately 5,000 vehicle trips per day. As the area's population increases, traffic counts along this roadway will naturally increase. The flow of traffic coming from the expanded Nice-Middleton Bridge and the project involving the 301 Corridor may impact this roadway in the future.

Colonial Avenue (Route 205A)

Colonial Avenue is a very wide two-lane roadway with sidewalks on each side that carries multiple vehicles and serves adjacent commercial and residential areas. It serves as the town's primary commercial corridor and entrance to its historic resort commercial area and boardwalk. Streetscape enhancements along the corridor are needed and would assist in revitalizing the corridor and improving the gateway into town.

Local Streets (Secondary Roadways)

In addition to the primary roadways, 32 miles of local streets are still maintained with VDOT and town.

All streets are paved and the town continues to monitor the needs for improvements each year according to the Standards of VDOT. The Planning Commission can assist citizens when street problems occur or call directly to Public Works. (804-224-7181)

VDOT will continue to allocate funds to the town based on the amount of "lane miles" in the existing street system. The town's public works department

All local roads must be improved to VDOT standards before they can be accepted into the state maintenance system. The Town should work closely with private developers in assuring that right-of-way width, shoulder design, and surface quality meet these minimum VDOT standards.

Currently, a number of streets exist in the Classic Shores' planning area which are dedicated, but not constructed. Completion of these streets will be a necessity for future growth and development. With VDOT funds limited for new internal roadways, the Town will have to weigh the option in each case of allocating 100% local funds or awaiting private development interest and proffering arrangements.

Stimulating infill development, construction of these streets will also provide an additional north and south route for townspeople, thereby improving internal circulation.

Traffic congestion within town is not an issue except during summer events and festivals when the town is inundated with over 12,000 visitors.

Newly Developed Nice-Middleton Bridge

The design and commitment of the State of Maryland to build a new bridge over the Potomac



River will increase traffic and influence the growth of Colonial Beach. The replacement of the bridge will go from two lanes of traffic to 4 with dividers. The town must plan ahead and understand the impact of this increased traffic throughout the area. Tourism approaches will need to be redesigned and plans for economic development need to happen. Plans should also



be developed over the next ten years for work force housing to accommodate all.

improved

Present Town Images

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Route 205

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Mileage and Road Repairs

<i>Road Classification</i>	Roadways Under This Classification	Number of Miles
<i>Primary Roadways</i>	Rt. 205 & Colonial Avenue	2.85
<i>Local Streets (Secondary Roadways)</i>	All other improved roadways	32
<i>Underdeveloped Roadways</i>	Gravel roads in Riverside Meadows	2.6
<i>Undeveloped Roadways</i>	Paper streets in Classic Shores	1.97

Recommendations

Road Ways should be repaired and repaved within a timely manner throughout the town.

Establish a town wide parking plan to accommodate town residents and tourists. The plan should have a scale of financial increments over a period of next ten years for town needs.

The Planning Commission should review the results of the 2020 Census and make adjustments accordingly.

The Planning Commission should focus on the New Nice-Middleton Bridge and create plans as well as an ordinance review to meet a higher population and number of Tourists.

The Planning Commission and Public Works should collaborate on a transportation plan for future growth and work with VDOT to meet their standards.

Land Use in Colonial Beach - Present Land Use

The town of Colonial Beach is developed in a narrow, elongated area along a 4-mile stretch of the Potomac River. Open water surrounds the town's 1,473 acres on three sides.

Categories of land use:

Civic - Includes all churches and health care centers.

Parks - Includes all publicly owned open space not including the beach.

Beach - Includes all publicly accessible beaches.

School - Includes all school owned buildings and property.

Municipal - Includes all government establishments, such as town-owned buildings and lands, town offices, post offices, rescue squads and fire departments.

Commercial - Includes all types of business establishments such as retail / wholesale, services, offices, marinas, and lodging.

Residential Multi-Family - Includes all multi-family buildings, including attached single-family dwellings.

Residential Single-Family - Includes all single-family detached dwellings.

Residential Mobile Homes - Includes all mobile home parks and/or mobile villages.

Vacant/Undeveloped/Agriculture Lands - Includes parcels that remain unoccupied by structures and are presently undeveloped or in agricultural use.

It is important to note that no industrial lands exist within the town. There are heavier types of commercial uses, such as seafood management, boat repair, and businesses with outdoor storage and equipment which can be found within the Town limits.



Surrounding Land Uses

Portions of Westmoreland County that surround the town are primarily made up of residential, agriculture, rural, and undeveloped land. Residential land uses are comprised of both rural residential

developments and dense single-family developments.

Town Land Uses & Percentages

The town occupies approximately 1,473 acres of land. Of that, the primary land use is residential, occupying 39% of the total land area. Vacant land runs a close second making up 30% of the town's land area. Commercial land uses make up the least percentage of the town's area, approximately 7%.

Colonial Beach Land Use

Town, churches, and other community facilities are mostly concentrated in the Central Area. Other municipal buildings are in the historic commercial area.

Public Open Space

Public open space within the town includes all public beach areas. Public green space is primarily located in the Point and Central Neighborhoods. The Meadows and Bluff Neighborhoods of town do not have any public open space. Public beach areas are in the Central Area and south along the Point Neighborhood.

Commercial Uses



The Town's original business district is centered at Hawthorne Street and North Irving Avenue, where the retail and restaurant establishments remain. Over time, commercial activity gradually shifted from downtown to a six-block segment of Colonial Avenue and the Beachgate Shopping Center. The conversion of residential properties into office and retail functions continues along blocks of Colonial and Washington Avenues. The shores of Monroe Bay continue to support the multiple marinas and restaurants often integrating seasonal seafood with marinas and restaurants. Lodging facilities including Cottages, Bed and Breakfasts, Motels and boarding houses are scattered throughout the area.



Residential Uses



Due to its origins as a resort Town in the late 1800's, much of Colonial Beach consists of single-family residences densely developed on



small lots (1/4 acre or less). Many older homes located in The Point and Central Neighborhoods were built as seasonal cottages and bungalows. Many large homes have

been transformed into year-round dwellings. Single-family development in other portions of Town has generally occurred on larger lots. The net result is a residential community with visible contrasts as to architectural styles and building masses.

Demand for alternative forms of housing has risen over the past few decades. Land devoted to multi-family use has become more prevalent. New multi-family structures included duplexes, small apartments, townhouses, and condominium projects, and subsidized (FmHA/Sec 8) complexes.

Altogether, residential uses account for more than one-third (39%) of the Town's total land area. The predominant share is devoted to single-family use.

Undeveloped and Vacant Land

Of the Town's total land area, approximately 30 percent remains undeveloped. Most of the vacant land is found in the Classic Shores Neighborhood and northern and western portions of Colonial Beach

General Land Use Observations

Residential Uses

Residential development consists of primarily single-family detached dwellings with isolated higher density developments scattered throughout town. Many of the higher density developments are not significantly out of scale with the surrounding neighborhood. Care should be taken to ensure that they complement rather than become a detriment to the surrounding neighborhoods.

Due to the town's early days as a summer resort, many of the residential properties were built on small lots as summer cottages. These types of houses still dominate much of the Point Neighborhood and are seen as an historical attribute and add to the unique character of the town. However, there also has been a significant amount of redevelopment on these lots with larger, more modern housing types. Identifying strategies that can be utilized to ensure these newer, larger housing types assist in the preservation and character of this important attribute should be a priority.

The banks of the Potomac River and Monroe Bay is water dependent commercial businesses currently coexisting within otherwise residential areas. These water dependent businesses, such as boat servicing and repair, the transport of seafood, restaurants, and marinas, are an important component in the economics of the town and should be preserved.

Beachfront and Historic Resort Commercial Area

New resort and commercial development occurred as a result of a Revitalization Grant which in turn highlighted the need for continual focus on the economic rejuvenation of the historic resort commercial area and the boardwalk.

Waterfront Lands, Tidal Marshes, and Open Water Areas

These areas collectively represent one of Colonial Beach's greatest assets. Future land use development should make best use of these resources through continued improvements to park and recreation facilities, dedication of sensitive areas for community open space, and application of CBPA safeguards to ensure water quality protection.

Recreational Facilities

The encouragement and development of both private and public recreational opportunities is a major planning issue for the Town. Entertainment facilities in the historic core and boardwalk areas should be encouraged. The establishment of the Torrey Smith Recreational Park has added to the open space in the Central area.

Planning Areas

The following pages provide a more detailed understanding of the town's seven (7) Neighborhoods as depicted in the map below. Each of these areas is unique in its own identity and have both opportunities and challenges to face in the years ahead. Planning areas are established to provide the opportunity for context specific guidelines and recommendations to be made for various areas that share similar attributes.



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 individual land uses areas that make up the planning area are discussed in more detail below.



Historic Resort Commercial / Boardwalk



Historically appropriate conversion of an old gas station into a coffee shop in the historic core area.

The Historic Resort Commercial/Boardwalk area is generally located between Washington Avenue and the beachfront. The area has always had a wide range of land uses and is the historic commercial area. The shift of commercial land uses over the years to Colonial

Avenue and Rt. 205 has resulted in a significant amount of vacant / undeveloped property in this area. The continued presence of municipal and public offices such as Police Station, School Board Office, Library, and the Potomac River Fisheries Commission, has assisted in keeping a constant stream of individuals in the area. In addition to the public buildings, there is a mix of commercial establishments (mostly retail, restaurants, and hospitality businesses) and residential units in this area. Much of the vacant / undeveloped land is owned by the town, which offers a unique opportunity to spur and guide revitalization of the area through various public improvements. Two hotels, the newly renovated Riverview Inn and the River's Edge Hotel offer guest accommodations.



Colonial Avenue

The Colonial Avenue Corridor also has a variety of uses: Residential, Business and Public/Semi Public. It too is currently plagued by vacant and undeveloped commercial properties. Much of Colonial Avenue is currently zoned C-1 Commercial with the existing residential units

being "grandfathered" nonconforming uses. The eastern terminus of Colonial Avenue on the Potomac River offers unique opportunities for development and visual sight lines.

Other Areas

The remainder of the Central Area is primarily residential. The Rescue Squad and Torrey Smith Recreational Park are located in Central Neighborhood.

The Point Neighborhood



This area is generally described as the area south of Boundary Street. While most housing units are of single-family residential type, there are scattered multi-family and commercial uses as well. The commercial uses are primarily made up of water dependent establishments, such as marinas and boat docks.

This area has historical significance to the town. It was one of the first residential areas established and is primarily made up of single family lots averaging approximately 5000 square feet. A number of these homes are "vacation-cottage" type homes occupied primarily in the summer months. *A Survey of Architectural Resources in*

Westmoreland County, Virginia was done in 2001 that identified a number of historical properties in the area. They are primarily wood frame vernacular buildings with front porches and usually a porch on more than one elevation. These buildings, along with many others in the area, make up the unique cottage type character of The Point. There has been a trend in recent years to convert these smaller cottages into year-round permanent, larger, and more modern dwelling units.

The Point has the most recreational activities located within its borders. Monroe Bay waters will soon have a living shoreline, which will protect its borders.. Also located in the Point is the recently updated public boat ramp with parking for vehicles for boat trailers.



Classic Shores Neighborhood



Classic Shores is located between 1st Street and the southern boundary of Riverside Meadows subdivision (15th street). The small standard size (25' widths) of the platted lots in this area make it impossible to build without first assembling a number of lots. There are many vacant parcels primarily surrounding several street rights of way that are platted but not yet improved. Multi-family apartment units add residential diversity to this neighborhood.



Riverside Meadows Neighborhood



The Riverside Meadows neighborhood is a new, primarily residential area on the northern edge of town, adjacent to the Potomac River. It is bordered on the southwest by Rt. 205 where a few non-residential land uses are present: the Mary Washington Health Care Center and a small office. The residential lots are

large compared to other parts of town. This area, at present, does not have any public parks or playgrounds, although an informal bikeway along the unimproved Euclid Avenue right of way connects this neighborhood to southern parts of town, providing a safe route for bicyclists, golf carts and pedestrians. Until either Dwight Avenue or Euclid Avenue is constructed through, vehicular traffic will be forced to use Route 205 to reach the central shopping and public service areas of the Town. Most of Riverside Meadows is zoned R-1 residential with a minimum lot size of 12,000 square feet.

Typical Dwelling



Bike Path off Euclid



Bluff Point Neighborhood



The Bluff Point neighborhood is an established residential area. It is in the northernmost portion of town, bordered on the north by the Potomac River and on the west by Rt. 205. As in Riverside Meadows, the residential lots are large compared to other parts of town. This area does not have any public parks or playgrounds. Bluff Point is internally connected to the Riverside Meadows neighborhood to the south, but until either Dwight Avenue or Euclid Avenue is constructed through to the Classic Shores area, traffic will be forced to use Route 205 to reach the central shopping and public service areas of the Town. All Bluff Point is zoned R-1 residential with a minimum lot size of 12,000 square feet.

Monroe Point Neighborhood



The Monroe Point area is the most recently developed section in town. It forms the gateway to town for those traveling north on Rt. 205. It is made up of the Beachgate Shopping Center and surrounding commercial businesses on the north side of Rt. 205 and the Monroe Point mixed use development comprised of town homes. This area does not have any public parks or playgrounds, but the Monroe Point community offers a private community marina to its residents. This neighborhood is not internally connected to other parts of town.

Shopping Center



Townhomes



Potomac Crossing Neighborhood



The Potomac Crossing area is the newest addition to the town's corporate limits. The area was supposed to be developed in the 1990's but was never begun. The original designation was for housing and a golf course, but it was never built.

Comprised of XX acres, the Town's Public Works Department and Water Treatment Plant are located here.

Community Development Needs and Issues

Historic Resort/Commercial/Boardwalk District

- Upgrade/Improvement of the current Boardwalk.
- Upgrade/Improvement of the streets, sidewalks, lighting, and overall appearance.
- Additional parking areas needed during peak summer session.
- Additional recreational facilities.
- Continued beachfront stabilization and replenishment.
- Redevelopment of vacant/underutilized/deteriorating buildings and land.

Community Development Needs along the Colonial Avenue Corridor

- Improved streetscape, sidewalks, plantings, lighting.
- Redevelopment of vacant/underutilized residential and commercial structures.
- Additional parking in some areas of the Corridor.

Community Development Needs in the Central Area

- Continuation of the Minor Home Repair Program, which has improved housing conditions for

eligible town residents – there are several houses which are in poor structural condition.

- Improvements to the streetscape – sidewalks, curb, and gutter where they are in disrepair or nonexistent.
- Increased buffering between commercial uses along Colonial Avenue and the adjoining residential lots to the rear.
- Lighting & informational signage.
- Blight ordinance enforcement.

Community Development Needs on “The Point”

- Preservation of the unique cottage type character of the neighborhood.
- Preservation of the maritime commercial establishments while restricting other types of general commercial businesses.
- Shoreline stabilization – Roads along the Potomac River and Monroe Bay have experienced and will continue to have erosion related problems.
- Street and Sidewalk Improvements – Many of the streets and sidewalks are in extremely poor condition.
- Replacement of the undersized water/sewer lines – The Public Works Department has a long-range plan for the repair and replacement of water/sewer lines throughout the town.

Community Development Needs in the Classic Shores Area

- Continuation of the Minor Home Repair Program, which has improved housing conditions for eligible town residents – there are several houses which are in poor structural condition. These homes detract from the overall quality of the neighborhood.
- Improvement of several unimproved rights of way.
- Bicycle and pedestrian installation and/or upgrade.
- Enhanced lighting.
- Enhanced park and recreational facilities.

Community Development Needs in the Riverside Meadows Area

- Interior connection route for vehicles to Central Area without having to travel on Route 205.
- Implement water mitigation plans.
- Recreational amenities and public open space.

- Improved stormwater drainage.
- Lighting.

Community Development Needs in the Bluff Point Area

- Interior circulation route for vehicles eliminating travel on Route 205 for access.
- Upgraded utilities (water and sewer).
- Recreational amenities and public open space.
- Improved stormwater drainage.
- Lighting.

Community Development Needs in the Monroe Point Area

- Gateway enhancements (plantings and signage) are needed along Rt. 205.
- Golf cart accessible path across Rt. 205 to the Beachgate Shopping Center.
- Golf cart/pedestrian/bicycle path linkage to the rest of town via Colonial Avenue.

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Future Land Use

The Future Land Use Plan is an overview of land use concept for Colonial Beach and the surrounding area. The plan is largely a representation of the existing land use pattern, with emphasis on redevelopment opportunities for the town's vacant and underutilized properties and commercial development..

Designations

Conservation District

The Conservation District is comprised of Chesapeake Bay Resource Protection Areas, including area shorelines, wetlands, water bodies, and drainage ways. Some of these areas are still in their natural state, while others, in the more developed sections of town, have been modified. The need to preserve these areas has been a recurring theme for the town. Preferred uses for the Conservation District are limited to natural areas and public open space. Recreational amenities, such as trails, boat docks, and boat ramps are permissible, provided they are designed in an environmentally sensitive manner.

Public Open Space

The Public Open Space Designation includes existing developed and undeveloped public parks, beaches, and trail corridors. The need for additional recreational land is a pressing issue in the northern neighborhoods.(Classic Shores, the Meadows and the Bluff. The purpose of the Public Open Space district is to identify public open space opportunities throughout town to meet the existing and future open space demands. The goal of the town should be the development of a Commission to oversee the maintenance and care for these facilities.

Municipal Services

This designation includes all the town's various pump stations, well sites, the wastewater treatment plant facility, and the public works facility. These areas are scattered throughout town and play a vital role in the transfer of municipal services, such as water, sewer, and trash collection.

School

The School Designation includes all sites and facilities owned by the Colonial Beach School District. This designation encompasses one land area. The location of the Elementary and the High School is a large tract of land and serves all age children.

Neighborhood Preservation

The Neighborhood Preservation District includes all existing residential neighborhoods: Bluff Point, Potomac Crossings, Riverside Meadows, Classic Shores, Central Area, the Point and Monroe Point. Each of these individual neighborhoods is unique in their housing stock, lot sizes, and development patterns.

Potomac Crossings Neighborhood

As underdeveloped land it is recommended that cluster developments and multi-size homes be developed with green space. It is recommended that development in this area accommodate various ranges of income as designated in the Housing Section of this plan. Within the confines of this neighborhood, land

must be designated into protected open space, and shared by the residents of the subdivision and the entire community. Commercial designation should be reserved for the Business District of Colonial Beach.

Bluff Point / Riverside Meadows

These two residential neighborhoods are located in the northern section of town. They are comprised of single-family homes on large lots compared to other areas in town, averaging between 10,000 SF and 12,000 square feet (SF). Preferred uses for these areas should be developed as residential homes, private boat piers, and parks. Maximum lot coverage areas should be consistent with s.

Classic Shores

The Classic Shores residential area is located between Riverside Meadows and the Central Area. It is comprised of both vacant land and occupied single-family homes on very small lots, averaging about 3,000 SF. There is also a mix of several multi-family structures throughout the neighborhood. Preferred uses for this area should be limited to single-family residential homes, private boat piers and parks with opportunities for limited multi-family structures that maintain the character of the area. Maximum lot coverage areas should be consistent with existing patterns.

Central Area / The Point

The Central Area and The Point residential neighborhoods are located in the central and southern section of town and are important components in the town's history and architectural styles. They primarily are comprised of single-family residences on lots averaging 7,500 SF. There are also a few multi-family structures mixed in among the single-family residences. Preferred uses for these areas should be limited to single-family residential homes that maintain the character of the area, private boat piers, small restaurants, and multiple Marinas.

General Commercial

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.

Historic Resort Commercial

The Historic Resort Commercial district is located in the Central Area, and encompasses all the parcels along Washington Avenue, areas to the boardwalk and a smaller section on Colonial Avenue. Future land uses in this area are intended to provide recreational and business opportunities designed to foster tourism. Any development in the district should preserve the historical integrity of the area.

Maritime Commercial

The Maritime Commercial designation serves an important role in preserving the water dependent on commercial establishments that are located adjacent to Monroe Bay and the Potomac River. Its purpose is to provide sufficient space in appropriate locations for a variety of water dependent commercial activities, such as marinas and commercial piers, as well as restaurants and inns. As such, all the existing parcels that currently fit this category have been designated as maritime commercial. As these areas are

redeveloped, care should be taken to protect and buffer adjacent residential areas.

Gateway and Intersection Improvements

Gateway and Intersection Improvements have been identified at three locations in town, all located along Rt. 205. The two gateway designations occur at the town's corporate limits at the Tides Mill Stream to the northwest and just south of the Beachgate shopping center.

Intersection improvements are needed at the intersection of Rt. 205 and Colonial Avenue, the town's primary gateway to its commercial corridor, public beaches, and historic resort commercial area. The improvements should include beautification, lighting, and informational signage.

Overlay Districts

An especially useful zoning technique is the overlay zone. An overlay zone is simply a set of policies and regulations designed to implement additional land development regulations to protect a natural area, cultural resource, or commercial corridor. An overlay zone is placed on top of one or more zoning districts so that it runs along the edge of the resource rather than along property lines. It supplements the regulation in the base zone. Landowners must follow the regulation of both the base zone and the overlay zone.

Overlay districts have been designated along the two primary roadways within town: Colonial Avenue and Rt. 205.

Rt. 205 Overlay District

The Rt. 205 Corridor Overlay District's intent is to preserve the integrity of this important transportation corridor for the town. District guidelines should encourage shared entrances.

Colonial Avenue Corridor Overlay District

The Colonial Avenue Corridor Overlay District serves two main purposes: to improve the safety and mobility of all modes of transportation, and to spur redevelopment along the corridor through a variety of streetscape improvements. The town should work with Colonial Avenue businesses and property owners to identify a vision for the corridor and develop district guidelines that address common building setbacks, entrances, lighting, utility locations, architectural features, building facades, signage, and landscaped areas.

Historic District

The preliminary Historic District Designation includes a relatively large area of land encompassing The Point and the older sections of the Central Area. These areas were chosen due to the presence of many historic structures and their relationship to the events and activities that helped to shape the Town of Colonial Beach. This preliminary district area has been identified merely as a starting point and may need to be modified as additional discussions take place within the community and with the Virginia Department of Historic Resources (VDHR).

HUB Zone

The Town of Colonial Beach is located within a designated HUB Zone (Historically Underutilized Zone). The HUB Zone Program resulted from provisions contained in the Small Business Reauthorization Act of 1997. Its purpose is to stimulate economic development and create jobs in urban and rural communities by providing federal contracting preferences to small businesses. These preferences go to small businesses that obtain HUB Zone certification, in part by employing staff who live in a HUB Zone and maintaining a “principal office” in one of these specially designated areas.

Virginia Main Street Designation - Colonial Beach is an Affiliate Member

The Virginia Main Street program supports targeted revitalization efforts through a comprehensive, incremental approach to revitalization built around a community’s unique heritage and attributes. Using local resources and initiatives, Main Street helps communities develop their own strategies to stimulate long-term economic growth and pride in the historic community center.

The Virginia Main Street provides no cost assistance to train, prepare, and support a community’s revitalization efforts. Virginia Main Street is a valuable partner in a self-help program built on local commitment, initiative, and follow-through. Colonial Beach is an Affiliate Member which affords the benefits of the services of Main Street.

Possible Concept for Colonial Avenue



Boardwalk

The Boardwalk Revitalization Grant provided enough funding to enhance the boardwalk and the areas around the Boardwalk along Hawthorne St. Citizens, as well as Tourists enjoy the beach area, multiple food areas as well as a firm boardwalk. The character of this area has been revitalized and continues to bring many to this redeveloped area, The town owns several parcels of land along the boardwalk, and as such, can play a key role in determining how the area redevelops.



Historical painting depicting the resort commercial character of the area in the 1930's & 40's. Image taken from "Colonial Beach Virginia Another Time... & Now" by Joyce Coates and Jackie Shinn

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Recommendations and Identified Needs

- Incorporate Green Space into Classic Shores, Meadows and Bluff Neighborhoods.
- Plan to incorporate the Colonial Beach School District into the center part of life in Colonial Beach.
- The character and housing in each neighborhood are unique and the Town should maintain their individual Character.
- Developing further Housing in any neighborhood should follow the character and guidelines of the Housing Chapter.
- Undeveloped land could be developed as a community of multi-family homes, including senior housing, as well as a Health Services Center.
- Add infrastructure to the underdeveloped land in the Bluff Point, Riverside Meadows and Classic Shores neighborhoods adding open lots for building.
- Establish a roadway connecting Classic Shores to the Meadows.
- Preserve the character of The Point Neighborhood so as to protect the many Historical Sites within its boundary.
- A concept plan for the Central area should be developed, and the undeveloped land currently owned by the town utilized to instigate development. The concept plan should address guidelines for architectural styles, building scale / massing, public open space, parking, and pedestrian mobility. Architectural styles, which complement the small town charm of Colonial Beach, pedestrian accommodations, and plantings, are strongly preferred. Public open space should be a key element in any concept plan for the area.
- Beautification, signage, and plantings are needed to enhance the Colonial Avenue entryway. The town should work with these individuals to identify desired improvements within the public right of way, develop a concept plan for the area, and pursue grant funding for its implementation.
- A historic district designation should be sought and supported. A historic district is a geographical area recognized for its historical significance by formal listing on the Virginia Landmarks Register and the National Register of Historic Places. The designation of a historic district requires research and documentation that provides a record of what exists. The research is then utilized to determine the eligibility of the area and determine its boundaries. Initial discussions with the VDHR staff have confirmed that a national historic district designation is probable. It also provides benefits to property owners who may be eligible for federal and state tax credits to rehabilitate their historic buildings, and benefits to local

economies, who begin to see a revitalization of older sections of town and an increase tourist visitation.

- The HUB Zone designation has been successful in encouraging a business to set up in Colonial Beach and should be utilized as a tool to encourage other small businesses to locate there.
- Colonial Beach has an NGO, Downtown Colonial Beach which is working on the revitalization needed to become a full member of Main Street. Town leadership, staff and citizens need to support these efforts.

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Environment and Special Issues

WATERFRONT LAND

The increase in demand for waterfront property has driven up the price and made public acquisition of these lands difficult, and in some cases even impossible. For this reason alone, it is critical that the Town of Colonial Beach maintains, improves, and preserves all the public lands, which provide waterfront access. Preserving the quality of the Potomac River, Monroe Bay and other tributaries of the Chesapeake Bay is a high priority in Colonial Beach.

Boating Activities

The increased number of boaters creates an added demand for public and private boating facilities. The increase of boating related activity has a positive impact on the local economy; however, if not handled properly it can have a negative impact on the water quality of Monroe Bay, Potomac River, and surrounding waters.

Marinas

The multiple marinas in Colonial Beach provide services needed for the boating industry. Boaters coming into the community for events or to stay at the marinas bring additional revenue to local businesses, restaurants and to the tax base. The ability to have easy access to one's boat is an extra incentive to current and future homeowners. Marinas are one of the economic advantages within the Town of Colonial Beach!

Recreational Fishing

Recreational fishing is an extremely popular sport among many Colonial Beach visitors and residents. Although there is no specific data on the impact of leisure fishing on the local economy, judging from the boat traffic on Monroe Bay and Potomac River during the summer season and striped bass "rockfish" season, there can be no doubt as to its positive effect.

Potomac River Fisheries Commission

The Potomac River Fisheries Commission, a bi-state authority (Maryland and Virginia) regulating fishing activities in the Potomac River, reports that striped bass permits grow immensely. As the Town's population expands so will the demand for piers, community open spaces on the water bank fishing, boat ramps, and marinas. In order to adequately address this demand, the Town must promote centralized public access points designed to accommodate many people and improve water quality. Numerous and scattered facilities will increase the potential for poor design and maintenance leading to a decline in water quality. The town should assist in making sure that piers and land are maintained in accord with leases signed by residences.

Public Waterfront Access Inventory

Colonial Beach is fortunate to have many public waterfront access areas. Unfortunately, many of these public-access areas need physical improvement to enhance both their aesthetic and environmental quality. Applying adherence to the principals of the town Comprehensive Plan

will improve and develop existing waterfront areas.

Beach Avenue Open Space

The Beach Avenue open space is a very narrow piece of land along the Potomac River stretching from 9th Street northward to 12th Street. A few park benches exist, which are in poor condition. These spaces are intended to be used as scenic/picturesque lookouts of the Potomac River. However, poor landscaping and dilapidated park benches limit its use.

Commercial Fishing

The commercial fishing industry is a minimal source to the economy and to the culture/history of Colonial Beach. The Virginia Marine Resources Commission estimates that 723 million pounds of seafood are landed in Virginia waters each year. The decline of the commercial fishing industry and the loss of the watermen in Colonial Beach would be a severe blow not only to the economy but also to the culture of Colonial Beach. Oyster Beds are being dropped from many piers to help improve the quality of the water of the Potomac.

Waterfront Access Points

The Town also enjoys numerous opportunities for passive and active waterfront recreation. The number-one asset in the Town is the public beachfront/boardwalk area. The boardwalk, town pier, and beachfront are inextricably linked and together provide a multitude of recreational opportunities.

The beachfront provides an area for swimming, volleyball, sunbathing, and numerous other activities. The town pier accommodates fishermen, crabbers, and people strolling the boardwalk. The revitalized boardwalk with its shops and stores would provide a place to walk and enjoy the beautiful view of the Potomac, to eat, to shop, and relax. This entire area is a "gold-mine" of both passive and active public waterfront access and recreation.

Presently, Colonial Beach residents enjoy exceptional access to the local waterfront and major waterways. A newly renovated public boat ramp provides additional parking for vehicles with trailers. No additional access points are needed or desirable at this time. Instead, it is expected that future demands and expansions can be reasonably accommodated at existing facilities. Oversight of the water access needs the attention of the Town to preserve and improve the continued services offered to the Public.

Shoreline and Stream Bank Erosion

Shoreline Erosion

Three causes of shoreline erosion can be observed within the Town of Colonial Beach:

- Wave action generated by storms and boat wakes
- Inadequate outfall location and design
- Tidal effects and rain runoff on unprotected banks

Colonial Beach, flanked by the Potomac River to the east and Monroe Bay to the west, has always had to battle shoreline erosion. Shoreline erosion is a natural and continuing process principally caused and exacerbated by wave action and shoreline run-off.

Monroe Bay is better shielded from high-intensity storms. One primary factor is "fetch," or the over-water distance across which the wind blows. Since Monroe Bay is relatively narrow, the wind generates only low to medium intensity wave action against the tidal shore. However, serious erosion problems

also exist along parts of Monroe Bay, due to the cumulative effects of rain runoff, tidal action, and boating activity.

Wave energy from boat wakes is another persistent problem, particularly where the navigation channel lies near the shoreline. In recent years, several marinas have located or expanded on Monroe Bay, leading to increased use of local waters by small boats.

Erosion Control Measures

Measures to control shoreline erosion include bulk heading, riprap, and natural vegetation such as marsh grass and switchgrass. Unfortunately, many sections of shoreline in Colonial Beach have been the sites of ineffective and harmful erosion control measures. Dumping of broken pavement, discarded concrete, old tires, abandoned vehicles, and other inappropriate items have been used to battle shoreline erosion. These methods are not only ineffective but are unattractive and environmentally unsound.

In medium to high-energy areas, installed, bulk heading or riprap will be the most effective means of controlling erosion. Choosing the best design solution will depend on the characteristics, such as bank height, intensity of wave action and other shoreline features. Private landowners should be encouraged to obtain free technical assistance from the Shoreline Erosion Advisory Services (SEAS) as alternative types of structures are evaluated and installed. In areas which see little wave action or run-off and storm-water run-off, the establishment of marsh grass or other surface-rooted vegetation may be enough for erosion retardation.

Shoreline Maintenance Agreements

In 2019, the Town substantially amended its Pier Ordinance and incorporated new provisions for Shoreline Maintenance Agreements. The purpose of the maintenance agreements is to protect the Town's shoreline property from erosion at no expense to the Town without curtailing the rights of local citizens who currently enjoy and use the waterfront for recreational purposes.

Urbanization

Aside from the natural occurring processes, urbanization of Colonial Beach has had a profound effect on watershed hydrology and water quality of the receiving bodies of water. Rooftops, driveways, roadways, and other impervious areas that are a direct result of urbanization contribute to greater volumes of runoff and less infiltration. Trace metals are common components of urban development. Roofs, buildings, pipes, paints, wood preservatives, automobiles, fertilizers, etc., all contain elements that eventually enter the aquatic system and degrade water quality. The removal of natural vegetation exacerbates the problem with pollutant runoff. Trees and other vegetation reduce the erosive effects of rain by "de-energizing" the force of the raindrop. Natural depressions allow water to temporarily pond and infiltrate into the soils, and vegetative cover acts as a natural filtration system removing pollution by either biological uptake or through attenuation.

Shoreline development and the increase of piers and other water dependent structures add to the degradation of water quality by the removal of natural vegetation and the discharge of pollutants directly into the receiving waters.

Pier Densities

Piers, docks, and water dependent developments all add to the degradation of water quality. Waterfront community development is desired due to the proximity of water-related activities.

Proper planning through education, adoption of ordinances and subsequent enforcement all contribute to healthy onshore and offshore environments.

Town Responsibility

Erosion is an inherent and never-ending fact of waterfront areas such as Colonial Beach. The Town must take a proactive role in planning and developing methods and a schedule to combat erosion. The Capital Improvement Plan developed yearly by the Planning Commission is a direct way to assist the Town in addressing these issues.

Private waterfront landowners should be made aware of the free technical assistance available to them concerning shoreline erosion control devices. This assistance will allow the private landowner to choose the most appropriate erosion control device. Inappropriate erosion control measures may often exacerbate the erosion problem.

Urban Development and Water Quality

A basic understanding of the relationship between Colonial Beach's natural environment and potential forms of urban development is important. This account should prove helpful in making sound environmental planning decisions, as well as assisting on a day-to-day basis with the site plan review process.

In Colonial Beach, as in other Tidewater communities, there is a direct and intimate relationship between land and water. Through the natural forces of wind, rain, and gravity, pollutants will enter the water unless barriers and filters are present. Land uses can generally be divided into two basic categories: those that protect water quality (forests, permanently vegetated fields, wetlands); and uses that cause water quality to deteriorate (most forms of human activity, whether urban or rural/agricultural).

Most land use activities involve alteration of the land, such as paving, digging, clearing, or grading. Any one of these activities will alter the natural water retention characteristics of the land, causing polluted water to reach groundwater, streams, and rivers, and eventually the Potomac River and Chesapeake Bay. The extent of degradation depends on a variety of factors, including proximity to water resources, the type of development activity and the site-specific characteristics of the disturbed land.

Impacts on Water Quality

Generally, development will strip the land of the absorbing capacity of its vegetative cover and replace it with impermeable (paved) surfaces, which prevent water from seeping into the soil. This allows pollutants to enter the waterway. It also increases storm-water flow and velocity into storm sewers and streams. The higher velocity scours the surface of the landscape, increases stream bank erosion, and carries soils and other pollutants for direct deposit into water courses. Large volumes of storm-water in the drainage system can increase the load on the treatment facility because of infiltration, causing storm-water to combine with sewage and overflow directly into the waterways.

All development projects, whether for residential, commercial, or public use, alter the natural vegetation, slope, and water retention characteristics of the land. Three major types of pollutants can result from development: sediments, nutrients, and toxics.

Sediments

Sediments are eroded soils and other solid materials that are transported into waterways or which are subsequently re-suspended from riverbeds or bottomlands. The presence of sediments in the

water blocks the sunlight which is critical to many forms of aquatic life and can clog the gills of small fish and invertebrates. Turbidity can also cause water temperature to rise to the point where it is no longer enough to support habitats, and species of plant and animal life.

Nutrients

Nutrients such as nitrogen and phosphorus are essential for plant growth. However, in excess, they can degrade water quality and destroy aquatic habitats. Excessive phosphorus levels are an example of nutrient overloading. Too many nutrients spur the growth of algae, which interfere with light penetration, contributing to low oxygen levels, and altering food and resources available to other organisms. Fish, waterfowl and other plant and animal life dependent on the waterway's ecological system are negatively impacted by these disruptions to the food chain.

Toxics

Toxic substances released into the Potomac River and its tributaries can severely damage life forms, especially in their early growth stages. Shellfish and finfish are especially susceptible to toxic contamination, which can accumulate in the higher orders of the food chain and can pose a potential health threat with their consumption. Common toxins in everyday use include fertilizers, pesticides, automotive batteries, and other industrial and agricultural products.

Point and Nonpoint Source Pollution

Historically, regulatory programs have focused on sources of pollution such as effluent outfalls from factories and sewage-treatment plants. Modern engineering methods made it possible to recognize and regulate these sources of pollution. Despite the progress in reducing point source pollution, water quality problems have persisted.

Non-point source pollution often can have a far greater impact on water quality. Studies have shown that storm-water runoff from urban and agricultural areas contain a substantial amount of pollutants that exceeds the amounts from regulated point sources. Common nonpoint pollutants include fertilizers (nitrogen, phosphorus), pesticides, animal wastes, heavy metals, motor oil, sediment, and other organic material.

Development Activities Contributing to Pollution

The following activities are associated with development impact on water quality.

Clearing Land

Improper conversion of land to a more intensive use can cause changes in soil stability and slopes, vegetative cover, and site hydrology. Soil erosion is often experienced on cleared land. Inappropriate soil compaction (frequently caused by construction equipment) compounds this problem by leaving the soil too dense for adequate water and oxygen supplies to support the growth of soil-stabilizing plants.

Recontouring or filling land contributes to poor water quality. Altering wetlands or marshes by filling or restructuring will adversely affect vital breeding grounds and habitats. The practice of creating a "neat edge" between land and water with bulkheads and retention walls effectively replaces the natural wetlands' transition zone and tends to magnify problems associated with shoreline erosion. Tidal wetlands and marshes also serve as buffers to wave action against the shoreline.

Non-contiguous wetlands play an important role when located below areas of upland disturbance slowing storm-water and permitting sediments and runoff to filter and drain before reaching main water courses. However, wetlands are limited in their capacity to absorb excessive

amounts of sedimentation and nutrients from poor land clearing practices and can become ineffective in their natural cleansing abilities.

The process of erosion is directly related to the removal of vegetation. Excessive clearing will result in greater probabilities of erosion. New vegetation such as lawns and transplanted trees and shrubs, are treated with fertilizers and pesticides. Further, this vegetation is less successful at retarding runoff than the natural vegetation it replaced. This is especially true for forested cover, which is of extreme importance in handling the movement of nutrients from the landscape into streams.

The philosophy of “Greening” Colonial Beach will no doubt encourage better care of our trees and green plants throughout the entire town. We need to question why Builders insist on taking out good trees when they begin construction here in the Town! Residents have the responsibility of continually developing a town that is healthy, and serves the welfare of all! As learned in the past, mitigations are good but protection of natural resources from the start are more effective!

Construction of Impervious Surfaces

An increase in the number of impervious surfaces is a natural consequence of land development. Surfaces such as roofs, sidewalks, roads, and parking lots collect water and speed its movement instead of allowing it to filter through vegetated soil. Roads and parking areas accumulate nutrients and toxic materials such as lead, copper, zinc, and asbestos, deicing chemicals, oil, and grease from motor vehicles, as well as decaying vegetation and animal wastes. Impervious materials are strongly encouraged in new construction and driveways to assist in storm water management and protection of nature.

Discharges of Toxic Materials

In addition to automotive-related pollution, development provides many other opportunities for toxic contamination. These materials can originate from pesticide use, detergents, accidental chemical spills, as well as paints, solvents, and fuel, which are often disposed of in storm sewers. Construction and maintenance activities associated with lower density land uses are also a source of pesticides because of the use of weed and insect controls. Such substances can impact local ground and surface water, limiting local use (recreation/water supply).

Inadequate Wastewater Treatment

Inadequate treatment of sewage represents a major problem in water quality. On-site systems (septic tanks) can release nutrients into groundwater if improperly installed or maintained, if left unnoticed can constitute serious health problems. Off-site sewage-treatment facilities, although preferable to on-site treatment, may not remove all nutrients prior to discharge. Many treatment plants require additional techniques (tertiary) to remove certain types of pollutants. In order to combat the adverse effects of on-site systems, the Town has had a mandatory sewer connection ordinance in place for many years. This ordinance requires property owners to employ the Town wastewater treatment system, and to remove private septic tanks. The Town should continue to pursue compliance with this ordinance by requiring the connection of all new construction to the municipal sewage system, as well as enforcing the ordinance against existing structures when the use of an on-site system is discovered.

Storm Water Run-off

Storm water run-off from urban and industrialized areas often contains large quantities of pollutants that are found in wastewater discharges. These pollutants include heavy metals, pesticides, herbicides, and organic compounds such as fuels, waste oils, solvents, lubricants, and grease. Urban and industrial storm water is discharged through conveyances (ditches, channels, pipes, etc...) and therefore, considered point sources under the Clean Water Act and subject to

regulation through the National Pollutant Discharge Elimination System (NPDES) permit program.

The storm-water regulations define 11 categories of industrial activities that are required to apply for storm water permits. Any business associated with industrial activity through any point source must apply for an NPDES storm water permit. The permit only covers storm water discharges from point sources and does not cover "sheet" flow.

The State Water Control Board administers the federal program under the State VPDES Permit Program. The EPA requires that permits for industrial storm water discharges include a pollution prevention plan be developed for each facility. This plan describes how facilities will manage their storm water to keep pollutants from getting into the run-off as well as how the facilities will keep contaminated storm water runoff from getting into the waters of the state to the maximum extent practicable.

Boating

Recreational and commercial boating and fishing is an important industry to the Town. Watermen depend on their vessels for harvesting fresh crabs, rockfish, and other seafood vital to the local economy. Residents and visitors alike also enjoy the Potomac River and Monroe Bay for fishing, water skiing, sailing, and numerous other water sports. Although boating's influence on water quality pales in comparison to that of other non-point sources, its impact on water quality should not be overlooked. The growing popularity of boating as a recreational activity enhances this concern. Boating is an attractive sport for many visitors.

One potential threat to the water quality from recreational and commercial boats is sewage discharge. Although the effect of a single boat may seem insignificant, when multiplied by the numerous boats that use the waters in and around Colonial Beach throughout the year could be significant. Boaters are reliant on portable toilets or the availability of onshore facilities. Vessel discharges pose the greatest threat to water quality in places where boats congregate, such as marinas. These sites are in the quiet protected waters of Monroe Bay -- an ecologically fragile area with restricted circulation (areas slow to flush themselves of contaminants).

The Health Department requires all marinas to have both pump-out facilities and dumping stations for portable toilets. Exceptions are made for those marinas which cater to only small boats or transient visitors. The Health Department makes yearly inspections to ensure these requirements are satisfied.

Additionally, the Clean Water Act makes it mandatory for every boat with an installed toilet to have a Marine Sanitation Device (MSD). There are three types of MSDs. Types I and II treat the raw sewage on board and then discharge treated sewage into the water. Type I has proven to be unreliable and often ineffective in treating the sewage. Type II facilities require a great deal of power to operate and therefore, are very seldom seen on recreational boats. MSD type III is a holding tank for raw sewage, which must be pumped out periodically. The Coast Guard is charged with enforcing this ordinance.

Some recreational boaters may be uneducated on the harmful effects of waste discharges, increasing the likelihood of improper emissions. A concentrated public awareness and education effort, greater enforcement, and more facilities can help to reduce such practices. Collectively, facilities covered by these regulations that discharge storm water on the health of its surrounding waters and the Town, must work cooperatively with state and federal agencies in protecting the health of the state's waters. Geographic Information Systems (GIS) overlays maps will assist the town in protecting the natural's waters and provide information for the town to evaluate threats to the town.

Environmental Legislative Control Measures

State, federal, and local governments have all enacted various legislative control measures to stabilize and improve environmental quality. The intent of the following discussion is to highlight the major legislative acts and programs that pertain specifically to improvement of water quality, both locally and in the greater context of the Chesapeake Bay.

Wetlands Regulations

Two major legislative acts protect wetlands from alteration, destruction, or potential misuse: The Clean Water Act of 1972, and the Chesapeake Bay Preservation Act of 1989. Further discussion on the Bay Act regarding wetland management appears on subsequent pages.

Federal

The major federal regulatory tool governing activity in wetlands is Section 404 of the Clean Water Act. Jointly administered by the U.S. Army Corps of Engineers (COE) and the Environmental Protection Agency (EPA), Section 404 establishes a permit program to regulate "discharges of dredged or fill material" into waters of the United States, including most wetlands (tidal and non-tidal). The U.S. Fish and Wildlife Service (FWS) and the National Marine Fisheries Service (NMFS) have important advisory roles in the permit review process.

It should be noted that Section 404 is not a comprehensive mechanism for wetland's protection. Activities such as drainage and groundwater pumping are often conducted without discharging dredged or fill material, and thus are not regulated under Section 404. Moreover, some COE districts do not consider isolated (non-contiguous) wetlands to be under federal jurisdiction if they do commerce. As a result, a broad range of supplementary and complementary programs have been enacted at the federal, state, and local level aimed at protecting wetland resources. In order to merge wetland definitions and identification methods, the four chief federal agencies (COE, EPA, FWS, and S.S.) adopted a single manual in 1989 entitled "The Federal Manual for Identifying and Delineating Jurisdictional Wetlands." This manual is used to identify jurisdictional wetlands subject to Section 404 and the "Swamp buster" provision of the Food Security Act. The manual recognizes that all federal wetland definitions are conceptually the same; and they each include three basic elements:

- Hydrophilic Vegetation
- Hydric Soils
- Wetland Hydrology

While specific criteria related to these three characteristics are currently under federal review, they will continue to be the overall determinants of a jurisdictional wetland. A revised federal manual, which proposes to narrow the definition of a wetland, has not yet been approved and is contingent on the review of newly appointed federal officials.

The U.S. Fish and Wildlife Service have produced National Wetland Inventory (WI) Maps, which identify the size, shape, and type of wetlands in accordance with NWI specifications. These maps are presently available for most of the continental United States. NWI maps are particularly useful since they utilize standard 1:24,000 topographic maps (USGS) as base maps to depict wetland data. NWI maps can generally be used delineate wetland boundaries on parcels; however, in urbanized areas where the smaller lot sizes and higher land values are present, more detailed mapping or individual field inspections may be needed to resolve wetland boundary disputes.

Erosion and Sediment Control Ordinance

In accordance with State mandate, the Town has had in place for several years an Erosion and Sediment Control Ordinance (the “Ordinance”) which outlines the requirements for controlling and reducing runoff resulting from development. Although the State requires that only those land disturbing activities of five thousand (5,000) square feet or greater be subject to the safeguards of an Erosion and Sediment Control Ordinance, the Town has taken the initiative to reduce the local requirement for compliance to land disturbing activities of only twenty-five hundred (2,500) square feet. Although the Town’s Ordinance states that the Building Official is responsible for administering the Ordinance, the Town is in the process of ensuring that additional officials, including the Zoning Administrator, are certified in reviewing erosion and sediment control plans, as well as inspecting implemented control measures.

Additionally, the Town has initiated the publication and distribution of an Erosion and Sediment Control Guide. This pamphlet will be designed to aid both the general public and the developer in understanding the necessity, processes and requirements associated with erosion and sediment control plans. The new wetlands law (2020) in the State of Virginia will call for changes in policy, procedures and ordinances.

State and Local

Unlike several other states, the Commonwealth of Virginia has not enacted a comprehensive wetland regulatory program. The Virginia Wetlands Act of 1972 extends protection only to tidal wetlands. Non-tidal wetlands in Virginia remain under federal jurisdiction as provided for in Section 404 of the Clean Water Act. All states, including Virginia, however, have been given review and certification authority by Section 401 of the Clean Water Act over “any federal license or permit that may result in a discharge to waters.” Section 401 is an important provision that allows states to deny or condition the issuance of federal permits in order to protect state water quality.

Development control to protect tidal wetlands in Virginia is a joint responsibility of the Commonwealth and its local governments. The Virginia Marine Resources Commission (VMRC) is the lead agency for the program. Other state agencies participate in the review of wetland permits: The State Water Control Board (SWCB), the Department of Transportation (VDOT), the Institute of Marine Science (VIMS) and the Department of Conservation and Historic Resources (C&HR).

Local governments can establish and administer their own regulatory programs through local Wetlands Boards and ordinances, which conform to the model state legislation. The Washington Magisterial district, which encompasses Colonial Beach, is represented on the Westmoreland County Wetlands Board. This Board is charged with protecting wetlands from unreasonable intrusion by development and enforcing violations of the state Wetlands Act. The Wetlands Board may also help develop mitigation measures that minimize damage to wetland resources. Decisions by the local board are subject to final review by VMRC, which may accept or overturn the local decision.

Wetlands Permitting and Enforcement

Because a variety of federal, state, and local agencies are involved in wetlands regulation, a joint permitting process has been established to improve interagency coordination and reduce the time involved in obtaining a permit. A processing number, used by all regulatory agencies, is assigned to the proposed project by VMRC. The Corps of Engineers and the local Wetlands Board receive copies of the application. The reviewing agencies issue permits after on-site inspections. The permitting process includes procedures for public hearings and appeals. Both VMRC and the local Wetlands Boards are empowered to issue stop work orders to enforce

the Virginia Wetlands Act. A fine and an order to restore the wetland to its original condition may be applied by the state courts. Under federal law, similar enforcement actions may be taken administratively by either the COE or EPA to prevent illegal discharges in wetlands. EPA has veto power over any Corps-issued permit and makes the final determination.

There is a new Wetlands Law of 2020 that requires intensive review and coordination with multiple services. The Planning Commission should investigate and research the new law for a new Wetlands Ordinance.

The Chesapeake Bay Preservation Act

With the passage of the 1989 Chesapeake Bay Preservation Act, local governments were charged with the responsibility of adopting land-use regulations protecting wetlands and adjacent buffer areas. Unlike regulations enforced by VMRC or the Corps, the Bay Act requires the establishment of 50 to 100-foot buffers around all tidal and contiguous non-tidal wetlands.

Furthermore, the Bay Act does not allow for mitigation techniques such as replacement wetlands as currently permitted by VMRC and the Corps. The Bay Act, however, does grant local government's greater flexibility in determining the protection given to isolated (non-contiguous) wetlands, which can often be more difficult to identify. Once isolated wetlands have been mapped and identified, they are usually included in a locality's designated resource purposes and are proximate to water resources, potential benefit can be realized if redeveloped appropriately per IDA criteria

Land Use and Development Performance Criteria

The Town has evaluated, analyzed, and modified the model ordinance provided by the Chesapeake Bay Local Assistance Department. The Town adopted criteria for land use developments in the RPAs and RMAs. Sections of the ordinance provide for site plan review to control non-point source pollution and best management practices for development. Criteria addresses development siting and setbacks, buildable areas, impermeable surfaces, buffer vegetation and landscaping and shoreline and wetland's protection. Water quality impacts assessments are required for major developments (defined as over 2,500 square feet of land disturbance).

Local Approaches to Water Quality Protection

The Town of Colonial Beach employs several approaches to protect and enhance water quality. The Town's environmental goals, objectives and strategies provide guidance on specific land use designations shown on the Future Land-Use Plan. The Town's CBPA, Floodplain, Subdivision and Zoning Ordinances offer performance criteria and implementation mechanisms for protection of water quality. The Town also complies with local, state, and federal guidelines concerning wetland protection and management, a major aspect of water quality.

The following general concepts and approaches to water quality protection are utilized throughout the Town's various land use ordinances. Copies of these ordinances are available at the Town Hall.

Performance Standards

Standards that regulate land use activities by setting limits on the amount of disturbance a development may cause.

Buffer Strips

A strip of land, usually left in or returned to native vegetation, that protects an area from adjacent or nearby land uses by filtering sediment and runoff along rivers and streams.

Setbacks

The minimum distance a building or other development must be from a watercourse or sensitive

area.

Density Requirements

Requirements that govern the average number of families, persons, or housing units on a parcel of land. Density requirements can be flexible, and when combined with cluster development, can help maintain open space by permitting higher densities in one area as a tradeoff for lower densities and open space in other areas. Density limits for water quality protection tend to encourage large lot zoning, although cluster development could also result.

Storm Water Management

Specially developed criteria that address Storm water runoff by limiting the number of impervious surfaces (parking lots), or by using retention basins, porous pavement or created wetlands or ponds to slow and filter runoff.

Best Management Practices (BMP's)

Special practices that make use of filter strips, no-till farming, retention basins and any number of other management techniques that are successful in limiting or controlling land disturbing activities. Specialized BMPs have been created to guide forestry, agricultural, and urban development practices.

Shoreline Erosion Control Guidelines

Introduction

The Shoreline Programs Bureau of the Department of Conservation and Recreation, Division of Soil and Water Conservation provided guidelines for developing shoreline properties at the request of the Town's Erosion Committee. These guidelines address setbacks; buffers and nonstructural and structural shoreline erosion control measures. Historical average shoreline erosion rates anticipated normal storm conditions and requirements of the Erosion and Sediment Control Ordinance of the Town of Colonial Beach (Chapter 6), Westmoreland County Wetlands Zoning (Chapter 16) and Chesapeake Bay Preservation Area Overlay District of Colonial Beach (Article 22) have been taken into consideration. Table 1 offers a sequence of events and permits for shoreline structures and projects.

Setbacks and Buffers

Building setbacks are based on the physical conditions of the site, such as bank height and shoreline erosion rate. The setback moves inland as the shoreline retreats. The Chesapeake Bay Preservation Area Overlay District requires a 100-foot vegetated buffer. The buffer is specified to be adjacent to and landward of the Resource Protection Area (RPA) components. The distance a building should be constructed from the base of the bank should be the larger of either the 100-foot vegetated buffer or the building setback for shoreline erosion control. Contact the Town of Colonial Beach Zoning Administrator for additional information.

No Shoreline Erosion Control Planned

1. In accordance with the Chesapeake Bay Preservation Area Overlay District, a **100-foot buffer** is required in new subdivisions and land developments. Encroachment into the buffer will be determined on a case by case basis but compliance is recommended!
2. The following building setback allows for shoreline erosion where no shoreline erosion control structures are planned for the subdivision of lot. The building setback is based on the bank height, shoreline erosion rate and design life of the building is assumed to be 50 years. The building setback is measured landward from the base of the bank. The recommended

building setback is:

Building setback (Foot) = 25 ft. + (bank height x 2) + (annual shoreline erosion rate x 50 years)

Shoreline Erosion Control Planned

The Chesapeake Bay Preservation Area Overlay District requires a vegetated buffer of 100 feet, as discussed above.

The building setback between a shoreline erosion control structure installed along the bank (determine if a plan of development will be required. All required wetlands permits from federal, state, and local agencies must be obtained and submitted to the Zoning Administrator before land disturbing activities commence.

Shoreline Erosion Control Structures

Minimum design criteria are provided in the following section for riprap (large rock) revetments, wooden bulkheads, riprap wedges for an eroding marsh fringe, groins, and gabion structures. The term “riprap revetment” refers to a facing of stone installed to protect an embankment. A bulkhead is a wall designed to retain soil and protect the land against wave attack. A riprap wedge is designed to protect an eroding marsh fringe from further undercutting. Groins are designed to trap and retain sand moving along the shore. A gabion is a patented wire basket which is filled with rock to create a protective structure. The guidelines provided are based on average storm conditions. Extreme storm conditions may damage structures.

There are alternative shoreline erosion control methods and materials to the structures discussed above. As with all structures, design is site specific and should be based on sound technical advice. For information regarding shoreline erosion control, contact:

**Department of Conservation and Recreation, Division of Soil and Water Conservation
Shoreline Programs Bureau
P.O. Box 1024
Gloucester Point, VA 23062
(804) 642-7121**

All required wetlands permits from federal; state and local agencies must be obtained and submitted to the Zoning Administrator before land disturbing activities commence. Land disturbance in the RPA and buffer area may require a plan of development as discussed in the Chesapeake Bay Preservation Area Overlay District. Contact the Zoning Administrator for information about required permits.

Wave Energy Categories

The minimum design criteria for riprap revetments and bulkheads were developed for shoreline “reaches” based on the tide range and anticipated wave energy at the shore. The term refers to a section of shoreline exposed to similar wave conditions and having the same approximate erosion rate throughout. The shoreline reaches identified in the publication Shoreline Situation Report: Westmoreland County were divided into high and low energy categories based on anticipated average storm conditions. The entire report is available in the Zoning Administrator’s office

Reach Numbers for Town of Colonial Beach

- Friction angle of the wall. In general, a tieback rod longer than the length of the sheet pile satisfies

this criterion. Deadman cross beams bolted to the anchor piles can increase anchorage strength.

- The backfill must be a clean, good-quality sandy soil. Fill must be compacted over the anchor piles before backfilling against the bulkhead.

Wave Energy Category	Reach No.	Reach Name	Design Wave Height (ft.)	Minimum Structure Height (Riprap or Bulkhead)~
Low	11	Monroe Bay Shoreline	1	+6 MLW
High	12	Potomac River Shoreline	4	+10 MLW

Minimum Design Criteria: Riprap Wedge for an Eroding Marsh Fringe

A riprap wedge is designed to protect an eroding marsh fringe from further undercutting. The structure is suitable for protecting eroding marsh shorelines in Town of Colonial Beach.

The design criteria for a riprap wedge are like the design criteria for a riprap revetment. The rock size, slope, toe/apron depth can be found in Table 3. The height of the riprap wedge should not exceed the height of the marsh peat surface so tidal flow into the marsh will not be restricted. However, the low elevation of the structure allows overtopping by storm waves and may result in damage to the structure or erosion of the marsh. Particulars in developing the criteria depends on local and state laws.

Minimum Design Criteria: Groins

Groins are designed to trap and retain moving sand in the littoral zone. The design of groins is site specific and depends on the sediment supply, beach slope, near shore conditions, wave climate, currents, and other factors. Low profile groins are recommended. From this point, the top should rise shoreward with a slope of 10:1 (horizontal/vertical) or flatter until it reaches an elevation of 2 feet above the mean low water elevation. The structures can be constructed of timber, riprap, or other materials. Generally, the spacing between adjacent structures should be twice the length of the groin. Normally, the maximum groin length permitted is a length equal to 48 feet channel ward to the mean high-water position.

Wave Energy Category	Reach No.	Reach Name	Riprap Structure Minimum Height ~	Slope (h/v)	Armor Rock Weight (lbs)	Armor Rock Layers	Depth of Buried Toe or Riprap Apron Width (ft)	Splash Apron Width (ft)	Filter Cloth
Low	11	Monroe Bay Shoreline	6 MLW	2:1	30	2	1 ft below MLW or 2 ft apron	2	Yes
High	12	Potomac River Shoreline	+10 MLW	2:1	300	2	4 ft below MLW or 8 ft. apron	8	Yes

Minimum Design Criteria: Gabions

Gabions are patented wire baskets which, are filled with rock to form protective structures. All gabions used must be PVC coated. Gabions can be used to build retaining walls, groins, and

breakwaters. The design of a gabion structure is site specific and should be based on sound technical advice.

Global Pandemic 2020

The global Pandemic hit our society in many ways. Businesses had to close their doors and only offer services outside or pickup orders at restaurants. Colonial Beach experienced an economic downfall and all were to wear masks when going to a food store, for other people's protection. People had to cope with isolation and multiple changes. Children were learning online, parents were working from home and our seniors coped with loneliness and separation from family. Colonial Beach organizations helped where they could and many donated to food banks in the area to keep people fed.

The environment changed so much that overall pollution dropped 17% throughout the world. The Potomac River became cleaner, multiple birds sang happily and plants and flowers flourished. Skies are blue and clean and the stars are more visible than before. The Town has an obligation to stop the pollution from spiking up again. Measures should be determined to make this happen and protect the town from increased pollution.

Dark Skies

Citizens have raised the issue regarding the loss of the night sky in Colonial Beach. With the environment being affected by every technological and man-made device, it is time to ask what kind of sky we want to see enhance the Town's attraction to citizens and visitors. The star bright sky at night is affected by the style of lighting we choose to light our streets in town and in neighborhoods.

Light pollution has been linked to a range of ailments in humans and abnormal behavior in wildlife. We need to investigate these new dangers to our environment.

https://www.washingtonpost.com/business/2019/08/06/where-last-pristine-skies-america-are/?wpisrc=nl_most&ypmt=1

Environmental/Natural Resources Recommendations

The Planning Commission needs to invite specialists to their meeting to review the environmental changes occurring in this geographical area.

- Need to stop Shoreline erosion! (The width of the shore has decreased dramatically especially in the Point and Monroe Bay).
- Continual care and oversight of the Beaches and the trees in the beach vicinity should be maintained with consideration given to planting new native species where necessary.
- Correct the erosion problems throughout town and discover ways to lessen the problem.
- Develop a method to prevent and control storm water drainage pipes that empty directly onto the beach and exacerbate the erosion problems.

- Correct the erosion along the Potomac River along the Classic Shores waterfront and seek the help of the Army Corps of Engineers.
- Create a living shoreline along Monroe Bay to protect the land and property to meet the expectations of the State of Virginia
- Evaluate all creeks within the boundary of Colonial Beach for shoreline needs.
- Develop a new ordinance in keeping with the new Wetlands Law passed in the State in 2020.

*The Planning Commission and the Town Council must establish a strategic plan to prioritize the problem areas and implement correct shoreline erosion control devices (riprap, bulkhead, etc.) By establishing a prioritized list and a plan of action the Town can effectively budget for the needed capital expenditures.

Collaborative action and technical assistance will help to provide coordinated erosion control measures.

Town officials and private landowners should take a more active role in the Public Hearing process of the Westmoreland County Wetlands Board for all applicants within the Town limits or those on neighboring shorelines.

Zoning controls on piers, marinas, and other water-related development should be considered. The density of development along Monroe Bay and the Potomac River is critical to the aesthetic and environmental quality of the Town.

Policy Recommendations

The Town should work cooperatively with the State Water Control Board, EPA, and other regulatory agencies that oversee storm water discharge in order to achieve the best possible water quality in Monroe Bay and the Potomac River.

The Town should take an active role in ensuring that all industrial and heavy commercial businesses subject to the storm-water regulations are filing the appropriate permits.

The Town must work cooperatively with state and federal agencies in providing public education programs which discuss the problems and effects of boat waste discharge and point-source pollution.

The Town must encourage marinas to make pump-out facilities more accessible and easier to use. The Town must work cooperatively with the Department of Health, the State Water Control Board, and the Coast Guard to ensure proper enforcement and penalty for those who ignore boating laws.

Community Services and Organizations

Community Events

The town's many events bring in thousands of visitors and provide a unique opportunity for the town to showcase its attributes and qualities. Currently, the majority of these events and activities are sponsored and organized effectively by various community groups and organizations such as the Chamber of Commerce, Downtown Colonial Beach, Artists Guild, etc. The Town and Tourism Board should consider hiring a full-time or part-time event's employee to supplement existing activities, vigorously promote the town as a year-round destination that is capable of hosting a wide variety of events, and build strong relationships with adjacent tourism groups such as the Northern Neck Tourism Council.

Community Organizations

The Town of Colonial Beach is fortunate to have a number of fraternal, service, veteran, and religious community non-profit organizations that are working to improve the town and provide valuable services to community members such as:

Organizations

American Legion Post #148
148 Auxiliary
BAMM – 501(c)(3) Arts & Music
Boy Scouts, Sea Scouts and Cub Scouts
Chamber of Commerce
Downtown Colonial Beach Foundation -501(c)(3)
Colonial Beach Artist's Guild
Colonial Beach Historical Society
Colonial Beach Humane Society
Colonial Beach Volunteer Rescue Squad
Colonial Beach Volunteer Rescue Squad Auxiliary
Colonial Beach Volunteer Fire Department
Colonial Beach Volunteer Fire Department
Ladies Auxiliary
Colonial Beach Community Foundation 501© (3)
Colonial beach Performing Arts Foundation
501© (3)
Fraternal Order of Eagles
Moose Lodge #1267
Women of the Moose
Salvation Army
Shriners – Heritagely
NARFE

Churches in Colonial Beach

Colonial Beach Baptist Church
Colonial Beach United Methodist Church
First Baptist Church
New Life Ministries
Monroe Bay Assembly of God
St. Elizabeth Catholic Church
River of Life Pentecostal Church
St. Mary's Episcopal Church
Livingstone Church

INCOMPLETE DRAFT

Community Facilities

Community facilities consist of all public buildings, utilities, services, and lands catering to Colonial Beach area residents. One of the principal functions of local government is to provide water /sewer & 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.

Town Government

Town Manager doing this!

INSERT NEW TOWN LINE OF AUTHORITY

Town Offices

The Town Offices are located in the Central Neighborhood at 315 Douglas Ave, Colonial Beach. The Department of Public Works is located at a location off Rt. 205, adjacent to the Sewage treatment plant.

The Town offers a web site, <https://colonialbeachva.net/>, and the Planning Commission offers a Facebook page for updates throughout the year.

The Town of Colonial Beach operates under a mayor / council form of government, which is composed of a mayor and six council members, all of whom are elected into office. The council has the authority to employ a town manager, who under their control, shall have general charge and management of the administrative affairs and work of the town. The Council adopts the town budget, has full control of fiscal affairs, and is empowered to levy taxes and pass ordinances. Council members are elected for four-year staggered terms by the qualified voters of the Town. The salaries of Council members are set by the Council, but no member's salary may be increased during the incumbent's term of office. The Town Council of Colonial Beach generally meets for a work session and formal session each month.

Town Hall, located on Douglas Avenue, is the central headquarters for Town's government and houses the Mayor, Town Manager, Chief Financial Officer, Town Clerk, and their staff. The Public Works Department is located at the Waste-Water Treatment Plant Facility off Route 205.

Police Department

The Town of Colonial Beach Police Department, located at the BB&T/Truist building on Colonial Avenue, provides police protection to Colonial Beach and nearby Westmoreland County. The Chief of Police and the officers of the Department have numerous community responsibilities and programs designed to promote crime awareness and prevention with increased accuracy and efficiency. There are police patrols on the Boardwalk during the summer months, and this successful program should be continued. The Police Department will be redeveloping the Neighborhood Watch within the next couple of years.

Current Community Programs

- D.A.R.E. -- Drug Awareness and Resistance Education
- Teen Alcohol Awareness Program
- Neighborhood Watch -- The Police Department will refresh this program over the coming year. (2020)
- Municipal Parking Patrol -- The Police Department patrols the municipal parking lots, residential areas and metered areas, and tickets violators to curb parking abuse in the central beach front areas.

Westmoreland County Government

Jurisdictions of cities and counties are separate; therefore, residents of cities vote for only one set of local officials - their city officials. The residents of the county vote for only one set of local officials -- county officials. However, residents of Virginia towns, which are within counties, vote for two sets of local officials, both county and town officials, as is the case in Colonial Beach. The Board of Supervisors is the governing body of the Westmoreland County government and has control over County taxation, budgets, borrowing, and accounting.

Westmoreland County is divided into five election districts. The qualified voters of each election district (Colonial Beach being in the Washington Magisterial District) elect a Supervisor from their district for a term of four years. The Board of Supervisors for Westmoreland County consists of five supervisors. The Board meets monthly in the court room of the George D. English Building in Montrose, the county seat.

Volunteer Fire Department

The Colonial Beach Fire Department is a self-supported organization that has multiple volunteers and dedicated members. The Fire Department is located at 312 Colonial Avenue. The facility includes offices, recreation room / work shop, wash room for trucks, baths, engine room, and a well-equipped meeting area which is often used for community meetings and dances. A drill field with power, water, and tower is also operated by the Fire Department. 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.

National Fire Protection Association (NFPA) approved firefighter in Training is mandatory for all active members. In addition to fire prevention and suppression, the Department also responds to life-threatening EMS calls, and provides service in heavy and tactical rescue, including vehicle extrication, rope rescue, confined space rescue and trench rescue.

The present facilities and equipment are adequate in meeting the demand in Colonial Beach and nearby Westmoreland County. More services have been added in local areas to support these services throughout Westmoreland County.

Volunteer Rescue Squad

The Colonial Beach Rescue Squad is an all-volunteer, self-supported organization which furnishes the Town and surrounding County area with emergency services. The Rescue Squad facility is located at 225 Dennison Street. The existing facility includes a meeting room, first aid room, recreation room, bays for the units, and a large community meeting room. The Rescue Squad has active running members, five ambulances (all are Advanced Life Support Units), one command vehicle, and two boats. As the Town's

population increases, the Rescue Squad will have to purchase additional equipment to adequately meet the demand.

Health Services

The residents of Colonial Beach are served by the Westmoreland County Health Department (WCHD), which maintains two offices in Montrose. The Health Department building on Route 3 in Montrose houses the Health Services section and the Westmoreland Medical Center. Westmoreland Medical Center is a not-for-profit Community Health Center, which provides full primary care service five days a week. It is staffed by a nurse practitioner, and is open to Colonial Beach residents. Services available from the Health Department Health Services section includes services for immunization, sexually transmitted diseases, other communicable disease control, WIC (Women, Infants, & Children's) special nutritional program), and Resource Mothers (directed to assisting pregnant teenagers). WCHD is staffed by a part-time nurse practitioner, one public health nurse, a nurse aide, two clerks, a nutritionist, a nutritionist assistant, and two part-time Resource Mothers.

The Town also has two medical offices serving the Town, East Coast Physicians, P.C., and Emergency Services in King

Residents have requested collaboration among the neighboring counties to strengthen the development efforts of emergency medical care for area citizens; thus, helping them remain in their homes and community.

In addition, other providers of health services located in the Town include home health care and Alcoholics Anonymous, Chesapeake Bay Agency on Aging, Inc. provides nutritional services and social interaction between the seniors every Monday, Wednesday and Friday morning, 10:00 to 1:00 with Bay Agency Transportation. The lunches served during this activity day for seniors are all nutritional.

Residents have emphasized the need for emergency care!

Social Services

Westmoreland County Department of Social Services

The residents of Colonial Beach are served by the Westmoreland County Department of Social Services, which is located at 18849 Kings Highway in Montrose. This department, which is funded by local, state, and federal governments, handles the County welfare and food stamp program, as well as providing trained social workers in an outreach program for the citizens of the County.

A satellite office, used once a week in Town, would make multiple county services more effective.

The American Red Cross

The American Red Cross is a humanitarian organization led by volunteers and guided by its Charter to provide relief to victims of disaster and help people prevent, prepare for, and respond to

emergencies. The local chapter is in Kilmarnock and maintains inventories in 3 locations of emergency food, water, bedding, health supplies, and clean-up kits. A larger back-up supply is maintained in Richmond. Below is a listing of some of the services provided through the local chapter of the American Red Cross.

- Volunteer training on how to help in a major disaster, such as a hurricane.
- Responding to local “small disasters” such as a house fire. When appropriate, families are provided meals, lodging, and clothing to help them begin their recovery.
- Sponsoring blood donation events on the northern neck each year. The Red Cross is the primary blood collection and distribution agency in the U.S.
- Location and relay of information to armed services personnel anywhere in the world during emergencies.
- CPR (Cardio Pulmonary Resuscitation) training of hundreds of individuals each year.

Bay Aging

Bay aging is the premier provider of programs and services for older adults and people with disabilities of all ages. Formed in 1978, Bay Aging serves a predominately rural 2,600 square mile region that encompasses ten counties and two planning districts.

Bay Aging is extremely diverse in the programs it offers through four major divisions: Health Services, Bay Transit, Senior Apartments / Bay Family Housing. The services under each of these divisions are listed below.

Health Services

Bay Aging provides a number of health-related services including: Meals on Wheels, Personal Care Assistant, Respite for Caregivers, Alzheimer’s Disease Support Groups, Adult Day Break Centers, Active Lifestyle Centers, Med Carry, Virginia Insurance Counseling and Assistance Program, Retired and Senior Volunteer Program, and Legal Aid.

Bay Transit

Bay Transit is the region’s only public transportation provider. They operate from 6:00 am to 6:00 pm Monday through Friday and provide low cost, on-demand transportation service as well as offering fixed routes. Fixed route trips from Colonial Beach include: morning and evening service to Dahlgren Naval Weapon Stations, Tuesday/Thursday service to Fredericksburg, around town four days a week, monthly service to Potomac Mills (DC shopping area) and trolley service during summer weekends and holidays.

Senior Apartments / Bay Family Housing

Presently, Bay Aging owns and manages seven complexes throughout the Middle Peninsula and Northern Neck region of Virginia for people 62 years and older. One such complex is located in Colonial Beach off Rt. 205. The Meadows, which is a 32 unit facility, is managed to ensure that their residents have all they need to continue living healthy independent lives, and as such the management is available to help residents who need special services such as housekeeping, transportation, meal service, etc.

Community Services Board

The Middle Peninsula-Northern Neck Community Services Board (MPNNCSB) is one of 40 boards across Virginia providing services related to mental health, intellectual disabilities, substance use, prevention, and early intervention. They serve the ten counties of the Middle Peninsula and Northern Neck. The MPNNCSB provides the following services:

Prevention, Education, Training, and Consulting - Family education and youth programs that promote skills leading to successful and peaceful lives.

Early Intervention - Assist young children with developmental delays, as well as those at risk, through pediatric therapies, infant education, home visits, family support, service coordination, and community consultation.

Counseling - Individual, group, and family counseling to help those with challenges related to mental health, intellectual disabilities, and substance use.

Case Management - Linking individuals with needed resources and services.

Residential Support - Group homes, apartments, and linkages with other housing options for those with mental illness and intellectual disabilities.

Vocational & Day Support - Training and placement of individuals with emotional and intellectual disabilities in their own jobs and ongoing support as needed.

Emergency Support - Skilled counselors provide emergency services at Counseling Centers and other locations in times of emotional crisis. Trained volunteers are also available 24-hours a day through their telephone crisis service.

Colonial Beach Village

The Colonial Beach Village Inc. is a 501 C (3) nonprofit corporation, established in 2011 to meet the needs of the senior community living within the 22443 zip code. The Village Concept supports seniors aging in place, enabling them to remain in their own homes by providing a variety of services; transportation, Home Repair (\$2500) Paperwork and Electronics.

Meals on Wheels

Bay Aging supplies Meals on Wheels for people in the 22443 zip code. Volunteers deliver meals to people on a regular basis. Bay Aging is always looking for Volunteers to assist in this project. (<https://www.facebook.com/BayAgingVA>).

Library

Colonial Beach has a branch library serving the Town and adjacent Westmoreland County. It is a part of the Central Rappahannock Regional Library serving the City of Fredericksburg and the counties of Spotsylvania, Stafford and Westmoreland. The Branch (Cooper) is conveniently located on Washington Avenue in a 4,720 square foot building owned by the Town (the Town also furnishes utilities), and was renovated for the library in 2000. It has a collection of 24,085 items and provides regularly scheduled

programs for all ages, 12 public-access computers with high speed internet capability (including Spanish and juvenile computers), wireless internet access, a quiet study area and a 30-seat meeting room. The building is ADA (handicapped) accessible and has one ADA (handicapped) accessible parking space on the street. Its central location in the Town and its proximity to the school make it readily available to both elderly people who live within walking distance, and the elementary school children. Check-outs average about 100 per day over the five days per week that it is open. The library is closed on Sundays and Mondays. Through ready access to the Main Regional Library, and its state and national referral capability, almost unlimited availability of books exists. In addition to the usual library facilities, the branch provides a variety of programs such as story hours for the children, as well as arts and crafts exhibits. A community bulletin board is also provided.

Due to Colonial Beach's location, the library is a critical source of information and entertainment for the residents of the town and nearby Westmoreland County. The library is a free source of entertainment for all to enjoy, and the town should take measures to ensure that the library prospers and continues to grow. In this capacity, it is most important that all concerned are aware of the wide range of essential services provided by the branch and its regional system.

Colonial Beach School District

Currently the Town of Colonial Beach maintains and operates one school system to accommodate enrollment of students in grades K-12. There is a New Primary/Elementary School (K-7) and a High School (8-12) located on the same site. The town also offers education to non-residents. The High School participates in vocational training in cooperation with the Northern Neck Technical Center as well as offering AP courses and dual enrollment classes from Rappahannock Community College. The School System is fully accredited.

The town hosts a Northern Neck Head Start program for four-year-old "at risk" children. Additionally, there is a Regional Special Education Program housed in a learning cottage on the property. While the administration of a school district in a small town is a significant investment, citizens of the town have repeatedly voiced benefits, which result from the town's operation of its own school system. These benefits include:

- A local system is a source of pride and is a community focal point.
- A high-quality school system is a positive asset to the development of the Town.
- The distance students are transported to school is short, and many students walk to school.
- The schools are safe and secure educational institutions.
- The school system provides extra-curricular activities for children.

The Colonial Beach High School, completed in 1988, is located on 1st Street. The high school (grades 8 - 12) can house 316 students. The steel-cinder block building has a cafeteria, 16 classrooms, and other facilities, including a football field, baseball field and soccer field.

The Head Start program is located in learning cottages on Lincoln Avenue behind the high school that can house 46 students. This site also contains a double long mobile unit which houses two classrooms. The Town of Colonial Beach is one of five sites in the Northern Neck for the Westmoreland County Head Start Program. Head Start is a federal program designed to provide schooling to pre-kindergarten aged

children who show signs of being “at risk.” The program can enroll 18 students for a full day, full school year program.

School Information and Statistics can be found at <http://cbschools.sharpschool.net/>

Recommendations for the Future

Future Growth Considerations

Although the town now possesses adequate wells, storage, and pumping facilities for anticipated growth, possible boundary adjustments and controlled growth continues to be a departmental concern. Each time a new subdivision is considered, or additional land is incorporated; the Town should contact the appropriate state officials prior to acceptance s to ascertain what facilities or infrastructure up-dates would be required. If new facilities are required, then negotiations with the developer should take place so that undue burdens are not placed on the existing tax base. This applies equally to a timely provision of sewage collection facilities, roads, and storm drainage.

The twenty-first century and future growth may require an analysis or an audit of Town’s government administration to address impending needs of the town. The 21st-Century Skills of Leadership are different and will probably need more adjustment than the one presently, in effect, after the Pandemic of 2020.

Continual analysis of the Fire Department's facilities and equipment must also be updated to accommodate the increased needs.

Residents have emphasized the need for emergency care!

Town Council should conduct an audit of staff positions to see if services presently being given suffice for the future needs of the Town.

The Town affords students and parents many opportunities to serve the community and needs their assistance in many ways to continue to grow Colonial Beach.

INCOMPLETE DRAFT