

Colonial Beach, Virginia  
**Comprehensive Plan**

# Housing in Colonial Beach, VA

Primed for growth Colonial Beach can expect to see a 14% increase in housing by 2030

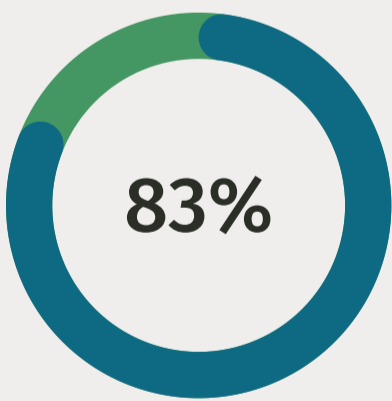
**25% of homeowners spend more than 30% of their income on housing**



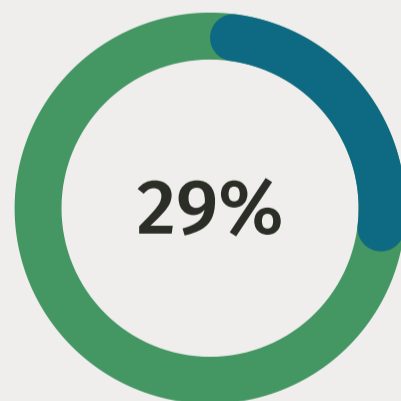
**68% of renters spend more than 30% of their income on housing**



An hourly wage earner of \$8.25 would need to work 86 hours a week to pay the median rent of \$893



of housing is single-family homes



of the population are 65+ and need alternatives to single family homes

Housing quality, accessibility, and supply are key in developing and maintaining economic stability and social values.

**Learn More**

<https://colonialbeachva.net/documents/comprehensive-plan/>

# Transportation in Colonial Beach, VA

## Primary Roadways

Limited VDOT funding shifts responsibility to the Town and prospective private interest to arrange plans for internal roadway development.

## Local Streets

In 2017, VDOT transferred the responsibility for maintenance and improvements of the roads to the Town, which confounded limits to the provision of road improvements despite limited VDOT funding.

## Pedestrian and Bicycle Facilities

Improvement and development plans for pedestrian and bicycle facilities inspired by the town's boardwalk as many walkways are deteriorating.

## Public Transit

Since 1981, the Transit System has operated a fixed-route bus service of the Town and surrounding communities.

## Parking

Development of public parking centralized around local businesses as well as identification of historical and general commercial districts where parking is needed.

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# Land Use in Colonial Beach, VA

Future land use emphasizes opportunities for redevelopment of the towns vacant and underutilized areas with a sustainable approach to growth.

## Public Open Space

The Public Open Space District is intended to identify opportunities throughout the town to meet existing and future open space demands.

## Conservation Areas

Preferably limited to natural areas and public open space. May include trails, boat docks, and boat ramps when designed with the environment in mind.

## Municipal Services

Regarding areas integral to the transfer of water, sewer, and refuse. This includes pump stations, well sites, the waste water treatment plant, and the public works facility.

## School

Indicative of all sites and facilities owned by the Colonial Beach School District. The Elementary and High School, located on a large tract of land, serves children of all ages.

## Neighborhood Preservation

The Neighborhood Preservation District includes existing residential areas: Bluff Point, Potomac Crossings, Riverside Meadows, Classic Shores, Central Area, the Point, and Monroe Point.

## General Commercial

The General Commercial District is primarily along Colonial Avenue and its intersection with Route 205. New business pursuits and improvements on older portions of Colonial Avenue are encouraged.

## Historic Resort Commercial

Intended to provide business and recreational opportunities to bolster tourism. Mixed use commercial and residential development should preserve historical integrity.

## Maritime Commercial

Providing sufficient space in appropriate locations for a variety of water-dependent commercial activities including marinas, piers, restaurants, and inns. Care should be taken to protect and buffer adjacent residential areas.

### Learn More

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# Environment and Special Issues in Colonial Beach, VA

Simple steps with huge impact.

## Resilience

Preservation of natural lands builds resilience to protect the town from natural occurrences such as flooding, rising sea levels, and severe storms.

## Shoreline and Stream Bank Erosion

Shoreline erosion caused by natural and anthropogenic wave action, inadequate outfall location and design, tidal effects, and runoff on unprotected banks. As of May 1, 2020 living shorelines are the preferred approach to shoreline stabilization

## Water Supply

The Town has relied solely on groundwater from wells for potable water. Water supply best practices include: addressing storm and wastewater issues, considering future supply demand, and using surface water instead of groundwater when possible.

## Wastewater/Stormwater Management

A wastewater management plan ensures new development may be accommodated without unforeseen cost. The development of a regional stormwater management plan is intended to address efficiency and economy through the use of regional facilities.

## Green Infrastructure

Green infrastructure naturally captures, stores, and filters stormwater runoff. Rain gardens, trees, and other vegetation boost Town aesthetics and filtering stormwater runoff to minimize pollution.

**Learn More**

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# Overview

## Colonial Beach, VA

The Comprehensive Plan for the Town of Colonial Beach, VA was revised in 2021, per state law, and provides a careful analysis of current and future conditions that will effect local land use.

### The Vision for 2030

"To be an attractive, historical beach town committed to family, business, the arts, and a healthy lifestyle.

### Key Components

- Overview of the planning process,
- A snapshot of Colonial Beach and its history,
- Colonial Beach resources, facilities, and organizations,
- Economic development analysis,
- Analysis of community perspectives on present and future Colonial Beach,
- The Town's Capital improvement Plan,
- Overview of current land use,
- Past, present, and future housing in Colonial Beach,
- Transportation plans,
- Hazard mitigation plans,
- Discussion of environmental and special issues,
- The Town's future land use plan, and
- The Colonial Beach plan of action

### Town Goals

- To be an attractive Town to tourists, current residents, and prospective residence,
- To provide a safe, secure, supportive, and engaging environment for residents and businesses,
- To be a business-friendly environment that promotes growth and attracts quality businesses,
- To be a community resilient against rising sea levels, flooding, and other threats

### Sources of Ideas and Strategies

- Community meetings
- Surveys
- Questionnaires
- Workshops
- Direct input from residents

### Learn More

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