

## **Town of Colonial Beach Planning Commission Minutes**

Date: Thursday, August 26, 2021 – Town Center, 22 Washington Avenue

Time: 5:30 pm

Members present: Victoria Luna, Chair  
Nathan Howell, Vice Chair  
Bryon Mack  
Fletcher Lee  
Maureen McCabe  
Steve Ale

Absent: Bob Christiansen

Staff: Kathleen Easley, Zoning Administrator  
Kaylynn DeBernard, Planning Technician

### **Approval of Agenda**

Approved

### **Approval of July Minutes**

Approved

### **Public Comment on Non-Hearing Related Matter**

JC (Town Grant Writer) introduced the idea of an endorsement from the Planning Commission for 2 grants. The first grant is about repairing and upgrading the town pier to accommodate large water vessels. The plan is to partner with a developer with this project. The second grant presented is the walk/bike path to Monroe Birthplace that would build a path along 205. The estimated cost for this project is \$1.25 million and the grant request for this project was just under \$1 million. Vicki asked about the grant deadlines. October 1<sup>st</sup> is the deadline for both grants. JC is requesting an endorsement letter for both projects. Commissioners discussed and supported the idea of endorsing both grants.

### **Public Hearing Comprehensive Plan**

Maureen McCabe introduced the discussion of the draft Comprehensive Plan. The vision driven plan included citizen input, the future of the town, and historical background.

Pam Tolson gave a review of the 5+ years project time of the Comprehensive Plan. The Comprehensive Plan had many different inputs and stakeholders involved. The first step involved going over the action plan. Next was gathering data from citizens via surveys. Along side citizen comment, government organizations helped. In 2020 the Planning Commission began to create the action plan. Tonight, is to present a living document to send to Town Council for their approval next. Future work is the recommendation to approve the document.

Vicki Luna opens public hearing on the Comprehensive Plan. Response from commissioners will come after everyone has spoken.

Eric Nelson (citizen) applauds commissioners on creating a Comprehensive Plan that addresses needs and focuses on newer issues like stormwater management and greenspace. He assisted in the beginning of the Comprehensive Plan while he was on Planning Commission years ago.

William Nuckols (citizen) expresses concerns over the Comprehensive Plan. Page 115 referencing the CBPA district overlay and buffer. He believes this is the most “non-plan like” piece of the plan. Section 119 the future land use plan section that relates to Maritime Commercial, he believes the mixed use does not belong in this zoning district. The concern here is he believes this is a gateway to accidental residential developmental in an area that was meant for maritime. Page 88 mentions waterfront access points. William recommends some mapping for this section.

Susan Mack (citizen) wanted to thank current and past Planning Commission members for hard work efforts.

Mayor Schick wanted to inform that comments for the Comprehensive Plan will also be heard at Town Council. Town Council prioritized common issues that have been since reflected in the Comprehensive Plan. Mayor Schick wants to update the census. Wants to address effects of broadband and COVID in the town. Recommends dates on the maps so we know when they were created. Wanted to reflect in the needs and ideas chapter the need for the grants the Grant Writer will be applying for.

Paige Williams (citizen) wanted to request on behalf of CBRA a few things. Paige requested to add CBRA to the list of organizations in the comp plan. Paige also requested to restore housing language of the draft comp plan for the Point. Paige thanked Luna for the better plan and use of correct data. Page 127 states town NGOs must work together to accomplish the comprehensive plan. This raises the concern of a violation of church and state and government directing independent organizations. The last concern is the plans and pictures proposed in the document are not vetted by any forum. Paige raised the question: who made these decisions?

Tim Trivett (citizen) wanted to let commissioners know how impressive the document was. Knows how important a vision is for a plan. Happy to see someone taking initiative for the town. On page 54 Potomac Crossing section mentions multifamily homes. Recommends not limiting to only multifamily homes or housing.

Joyce Reimherr (citizen) wanted to thank the past and present Planning Commission for their efforts. Questions how the plan will integrate into new planning that will be occurring through the rural community development initiative and a market analysis being done by VCU and a stamp program for helping to revitalize downtown businesses. Hopes the plan is flexible enough for these initiatives.

Vicki Luna closes public comment. Opens discussion among commissioners. Maureen McCabe believes a living document needs to consider comments in the future. Vicki Luna wanted to share feedback about Potomac Crossing that discussed multifamily only, believes the the Comprehensive Plan discussed mixed commercial and residential in other sections, wants to look at it with Kathleen to make sure it is consistent. In rebuttal to Joyce’s question wanted to offer that many issues identified in the review will be identified in the Comprehensive Plan and they should work well together. Can fix maps regarding Mayor Schicks’ concern. Nathan says

next steps are finalizing document and someone taking lead on getting document out. Bryon Mack reflects this is a great starting point for a document and to start an amendment plan to start next process. Vicki suggests to vote. Bryon Mack calls motion, Nathan Howell seconds. All in favor to present Comprehensive Plan Draft to Town Council.

### **Public Hearing Amendment to RC Resort Commercial Zoning District**

Kathleen Easley begins with the staff report on the RC text amendment. Staff recommends looking at setbacks and FAR in particular.

Nathan Howell begins discussion on required parking in relation to setbacks and maximum lot coverage. Vicki Luna questions how setbacks and parking can become an issue. Nathan explains this matter in more detail and the need to figure out parking. Vicki Luna was concerned about making a decision tonight because of the parking issue they came across. Kathleen Easley mentions the Town Manager is in the process of developing a parking plan and there is other regulations in the Parking Ordinance. Adam Tiller discussed the parking plan for the development that will be taking place. Bryon Mack recommends no setbacks, a Floor Area Ratio of 2, and the removal of onsite parking requirement. Maureen McCabe motions the staff recommendation. Nathan Howell motions to change the FAR to 2, eliminate side and rear setback to 0, and to remove off-street parking requirements. Maureen McCabe seconds and all vote in favor.

### **Committee Reports**

Resiliency Committee: Bryon Mack gave a report on the RAFT 1 year meeting

Outreach Committee: Fletcher Lee gave an update on how many community members were reached regarding today's meeting.

CIP Committee: Nathan Howell reported on the need for staff involvement in this process.

Steve Ale: discussed the need for changes in the ordinances in relation to short/long term rentals. Recommends going on the agenda for next month.

### **Council Liaison Update**

None

### **Other Topics**

None

### **Adjournment**