

**Town of Colonial Beach Planning Commission Minutes**

Date: Thursday, April 2, 2015 – Town Center, 22 Washington Avenue  
Time: 5:35 p.m.

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Present: Robin Schick, Chairwoman  
Robert Busick

Absent: Maureen McCabe  
John Reinhart

Staff: Planning and Zoning Administrator, Brendan McHugh

**Item 1: Call to Order**

Chairwoman Schick called the meeting to order at 5:35 p.m.

**Item 2: Approval of the regular meeting minutes of March 2015**

Chairwoman Schick announced that since there was no quorum, minutes could not be approved.

**Item 3: Public Hearing on Agricultural District**

Chairwoman Schick then asked Mr. McHugh to present the Staff Report for the Agricultural District. Mr. McHugh then presented the following Staff Report:

<b>PLANNING &amp; COMMUNITY DEVELOPMENT STAFF REPORT</b>	
<b>PROJECT NAME: Article 10-Agricultural District</b>	<b>Town Council Meeting Date:</b>
<b>Case Number: ZOA-01-2015 (Ord.661)</b>	<b>Applicant: Town</b>
<b>Project Status:</b>  <input type="checkbox"/> Preliminary Sketch Application <input type="checkbox"/> Rezoning  <input type="checkbox"/> Preliminary Plat <input type="checkbox"/> Conditional	<b>Owner: NA</b>
	<b>Location: NA</b>
	<b>Voting District: NA</b>
	<b>Parcel Number: NA</b>
	<b>Total Site Area: NA</b>
	<b>Site Area Developed: NA</b>

Use	
<input type="checkbox"/> Preliminary Final Plat Plans	<input type="checkbox"/> Concept
<input type="checkbox"/> Final Plat	<input checked="" type="checkbox"/> Text Amendment
<input type="checkbox"/> Vacation	<input type="checkbox"/> Comp Plan Amendment
<b>Existing Structures: NA</b>	<b>CBPA: NA</b>
<b>Flood Hazard: NA</b>	<b>Additional Site Data: NA</b>
<b>Current Zoning: NA</b>	
<b>Action Request: Approval as presented</b>	
	<b>Staff: B. McHugh</b> <b>Date: 04-02-15</b>

**Prior Actions / Case History**

<b>Rezoning: NA</b>
<b>Conditional Use Permit: NA</b>
<b>Variances: NA</b>
<b>Subdivisions: NA</b>
<b>Other Data: NA</b>

**BACKGROUND:**

As the Commission is aware, the proposed zoning changes were presented at the November Planning Commission meeting. To date, no property in town is zoned in this district. This would apply if there was a rezoning or possibly an annexation.

**DISCUSSION:**

Staff reviewed the current Agricultural District and updated the ordinance according to the surrounding areas of Colonial Beach. Some of the uses were moved and some new uses were added to the district.

Like past amendments, we have utilized a table to show the specifications for bulk and area regulations and eliminated excess text. Additionally, we added Development Standards and Fencing Standards. We eliminated the section concerning the removal of trees because this section is already mentioned in the article concerning the Chesapeake Bay regulations.

**STAFF RECOMMENDATION:**

In order to simplify, condense and update the Zoning Ordinance as well as make its administration more efficient and effective, staff recommends to the Planning Commission that this text amendment be sent forward to the Town Council with a favorable recommendation.

Chairwoman Schick then opened the Public Hearing on the Agricultural District at 5:37. She asked if anyone would like to speak. There were no speakers. Public Hearing was closed at 5:38.

Chairwoman Schick explained that since there was no quorum, all discussion, motions, and agenda items would be moved to May meeting.

**Item 4: Adjourned**

There was no further business. The meeting was adjourned at 5:40 p.m.