

Town of Colonial Beach Planning Commission Minutes

Date: Thursday, February 6, 2014 – Town Center, 22 Washington Avenue
Time: 5:30 p.m.

Present: Maureen Holt, Chairwoman
Kent Rodenheaver
Ed Grant
Robert Busick
Maureen McCabe

Absent: Robin Schick, late

Staff: Director of Planning and Community Development, Gary Mitchell
Planning Manager, Brendan McHugh

Item 1: Call to Order

Chairwoman Holt called the meeting to order at 5:30 p.m.

Item 2: Approval of Minutes of January 2014 Meeting

Chairwoman Holt asked for a motion to approve the minutes from the January 9, 2014 regular meeting. Member McCabe made the motion to approve the minutes.

Chairwoman Holt called for a voice vote; it was unanimously resolved:

That the minutes of the January 9, 2013 regular meeting be approved.

Item 3: Public Comment

Chairwoman Holt asked if there were was any public comment on planning commission matters not on the agenda. There was no comment.

Item 4: R-3 Zoning District Public Hearing

Mr. Mitchell presented the following staff report:

PLANNING & COMMUNITY DEVELOPMENT STAFF REPORT	
PROJECT NAME: R-3 High Density Residential	Planning Commission Meeting Date: Feb. 6, 2014
Case Number: ZOA-03-2014 (Ord. 646)	Applicant: Town
Project Status: <input type="checkbox"/> Preliminary Sketch Application <input type="checkbox"/> Rezoning <input type="checkbox"/> Preliminary Plat Use <input type="checkbox"/> Conditional <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	Owner: NA
	Location: NA
	Voting District: NA
	Parcel Number: NA
	Total Site Area: NA
	Site Area Developed: NA
Existing Structures: NA	CBPA: NA
Flood Hazard: NA	Additional Site Data: NA
Current Zoning: NA	
Action Request: Approval as presented	
	Staff: G. Mitchell Date: 1-27-2014

Prior Actions / Case History

Rezoning: NA
Conditional Use Permit: NA
Variances: NA
Subdivisions: NA
Other Data: NA

BACKGROUND:

As presented in the January Planning Commission meeting the proposed zoning change repeals three (3) existing zoning districts and replaces them with one district. To date no property in the Town is zoned in any of the repealed districts. Therefore, there are no "grandfathered-in" issues associated with this zoning text amendment.

DISCUSSION:

In an effort to streamline the regulatory framework of the Town's zoning ordinances staff has looked at the current ordinance. Staff has studied other small town zoning ordinances and determined that our current ordinance is too lengthy and complex for a small rural town like Colonial Beach. All open land in the Town is zoned as R-1, R-2, CR, RC, PUD, and C-1. Therefore

in an effort to simplify our zoning ordinance staff is proposing with text amendment to repeal the following 3 districts: R-2A, R-3 and R-4.

The content of these three (3) existing districts would be combined and enhanced for the new R-3 district as attached to this staff report. The new district would continue with the use of tables to simplify the text and reduce duplication. The new ordinance specifies that new developments proposed under this zoning district must incorporate the recently adopted design guidelines found in the comprehensive plan.

STAFF RECOMMENDATION:

In order to simplify and condense our 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

Mr. Mitchell explained a few items that were added. He told the Planning Commission that he put tables in to replace text concerning bulk and area regulations. He also added page 28-3 Architectural Requirements for attached single and multi-family dwelling units. Some of the design guidelines for these requirements have been altered. The Town Council adopted the Design Guidelines as part of the Comprehensive Plan. Member Busick asked if the guidelines would be on the internet. Mr. Mitchell explained that he needed to talk to the person in charge of the website to get them on the web. Mr. Mitchell explained 28-1 (j) minor retail establishment, where you could have a small retail establishment in the R-3 district and with a CUP, you could have a larger facility. He explained that when the R-3 District is adopted; the other districts would be repealed.

Chairwoman Holt opened the public hearing at 5:35 p.m. There was a misunderstanding about 28-4, concerning the accessory structure having the front setback being located in rear yard. The misunderstanding was resolved. The public hearing was closed at 5:36 p.m.

Chairwoman Holt asked if there were any questions concerning the R-3 District. Member Busick asked if there was any history about the districts. Mr. Mitchell explained that it was a long time ago and he didn't know the reason behind them. Member Busick explained that there was a typo in 28-2, table 24.1, front setback maximum. Mr. Mitchell confirmed the typo and agreed to make the change. Member Rodenheaver explained that boathouses should be a conditional use. Mr. Mitchell agreed to make the change.

Chairwoman Holt then asked for a motion to recommend approval of the revision to The Town of Colonial Beach R-3 District. Member Rodenheaver made the motion. Member Busick seconded the motion.

Chairperson Holt then called for voice vote;

	Aye	Nay
Maureen Holt, Chairwoman	x	
Robin Schick		
Kent Rodenheaver	x	
Ed Grant	x	
Robert Busick	x	
Maureen McCabe	x	

It was unanimously resolved:

To repeal zoning districts R-2A, R-3 and R-4 and recommend adoption of the R-3 Zoning District to the Town Council. Public hearing was closed at 4:25 p.m.

Item 5: Other Topics

Mr. Mitchell told the members that Kelly DeJesus was present. He told them that they need a simple resolution to recommend Mrs. DeJesus as a Planning Commission member to Town Council. Chairwoman Holt called for a motion. Member Grant moved. Member Rodenheaver seconded.

Chairwoman Holt called for a voice vote; it was unanimously resolved:

That it be recommended to add Kelly DeJesus to The Planning Commission.

Item 6: Training Session “Don’t Fence Me In”

Mr. McHugh then summarized the “Don’t Fence Me In” article. Chairwoman Holt asked about the retirement community on McKinney Boulevard. Town Council Member Goforth explained that there are two separate organizations. She explained that it is a senior center for permanent living. She explained that the nursing home is totally different and neither of them is for low income. She explained that it is federally funded and anyone over 55 could partake in the amenities that are offered. She explained that she is trying to get the director to come to a council meeting and give a presentation about the senior center to inform the citizens. Member McCabe asked Mr. Mitchell if there was anyone who has approached the Town to have a three level care facility. Mr. Mitchell explained that Monroe Point had a minor plan that was similar.

Item 7: A conversation about The Colonial Beach Community Garden Initiative

Mr. McHugh then explained that a rough draft of the Colonial Beach Community Garden initiative had been presented to the Town Manager. A question was raised concerning the school and the community garden. Member Schick explained that Town Council will be approached soon with the idea and how an idea had been raised to have a correlation between the garden and the school as a memorial garden. Member Busick also mentioned how the Colonial Beach Master Tree Plan should be updated and added to the Comprehensive Plan. Mr. Mitchell explained that the updating will have to be done by a consultant. Council member Goforth then asked if the Commission had looked at the lot on the 200 block of Lafayette Street as a possible place for the garden. Member Busick then explained the typical qualifications for a community garden. This was noted as a possible location for the garden.

Item 8: Adjournment

There was no further business. The meeting was adjourned at 5:58 p.m.

Chairperson, Colonial Beach Planning Commission