



AGENDA
CITY OF AUGUSTA
PLANNING COMMISSION
July 14, 2020
6:00pm

“Augusta – Where the metro’s edge meets the prairie’s serenity offering the perfect blend of opportunity and proximity for living, commerce and culture.”

A. CALL TO ORDER

B. BUSINESS

1. ZONING REGULATIONS WORKSHOP

Discussion/direction regarding the Draft Zoning Regulations. Review draft zoning regulations, allow public comments, provide feedback and direction on draft zoning regulations with focus on questions and issues highlighted in presentation and staff report.

- a) Staff Report
- b) **Planning Commission Discussion/Direction**

C. ADJOURN



**CITY OF AUGUSTA
PLANNING COMMISSION
AGENDA REPORT**

Meeting Date: July 14, 2020
Department: Community Development
Submitted By: Anita Riley, City Planner
Prepared By: Anita Riley, City Planner
Agenda Title: **Zoning Regulations Workshop**

RECOMMENDED ACTION:

Review draft zoning regulations, allow public comments, provide feedback and direction on draft zoning regulations with focus on questions and issues highlighted in presentation and staff report.

BACKGROUND:

The purpose of the City of Augusta Zoning Regulations is fourfold; to guide development, to protect and enhance environment, to regulate land use, and to regulate the location and form of structures.

The current zoning regulations were adopted April 2000 with small amendments being made over the years. Unfortunately, the zoning regulations are now out of date and inadequate to effectively handle the types of development and activities commonly seen. As a result, the decision was made to replace rather than update them.

The City retained the services of PEC to update primary planning documents, including replacement of the current zoning regulations. PEC provided draft regulations are based on their zoning code template and provides the following benefits:

- Provides improved clarity and ease of use;
- Provides an improved format;
- Ensures consistency with State Law;
- Expands the purpose of the regulations;
- Expands definitions of terms and concepts;
- Avoids and eliminates duplicative processes; and
- Includes zoning interpretations.

The Draft Zoning Regulations are available for review online at:

https://www.augustaks.org/Community%20Development/Comprehensive%20Plan/Augusta%20Zoning%20Code_Draft%205_June%2029%202020.pdf.

ANALYSIS:

The purpose of the July 14 workshop is to solicit feedback from the Planning Commission and the public regarding the content of the Draft Zoning Regulations. It is the objective of staff to get direction from the Commission regarding any revisions to the draft document.

Staff and the consultant will focus attention on specific sections of the Draft Zoning Regulations that constitute significant changes from the current regulations. The following are areas which the Planning Commission will focus on during this workshop:

- Structure and Format
- Zoning District Regulations
- Parking and Loading
- Sign Regulations
- Compatibility Buffers

Structure and Format

The structure of the Draft Zoning Regulations includes two distinct parts: the zoning regulation text and the official zoning map. The text will be reviewed during the workshop. Over the years the City has migrated to GIS mapping and a GIS-based Official Zoning Map will be included with the adoption of the Draft Zoning Regulations.

The Draft Zoning Regulations was reorganized to facilitate ease of use. In the process, PEC also:

- Bolstered the authority under which the regulations are adopted;
- Expanded the written purpose of the regulations for greater clarity;
- Provided rules of construction and interpretation to facilitate appropriate use of the regulations;
- Increased both the number of definitions as well as explanations of terms and concepts used throughout the regulations;
- Increased the number of graphics throughout the regulations to clarify concepts;
- Outlined the general requirements of the regulations more clearly and in greater depth;
- Removed the fee schedule from the regulations;
- Provided greater clarity around primary and secondary land uses and structures, specifically around definitions and legal use;
- Clearly outlined zoning district requirements; and
- Added landscape guidance.

Zoning District Regulations

The Draft Zoning Regulations provide several revisions regarding the zoning district regulations. The changes include a reduction in the number of zoning classifications, revisions to the minimum requirements for each classification, and revisions to the allowable uses within each classification.

Parking and Loading

The parking and loading requirements have been significantly expanded in the Draft Zoning Regulations. Changes include providing general provisions for off-street parking, allowing and providing a mechanism for shared parking, providing provisions for ADA off-street parking, and providing design guidelines for parking and loading facilities.

Sign Regulations

The sign regulations have been reorganized and expanded. This section provides a framework for considering signs through structural and display classifications and provides a method to calculate the measurements of signs. It also presents provisions for maintenance of signs. Finally, it outlines processes for the permitting and enforcement of signs.

Compatibility Buffers

The Draft Zoning Regulations include a new article dedicated to compatibility buffers. The purpose of compatibility buffers is to enhance the compatibility of adjacent land uses that may not be inherently compatible by providing transitional elements between the developments.

During the workshop the Planning Commission will be asked to provide confirmation of the acceptability of specific concepts and to provide direction regarding revisions, where needed.

Zoning Administrator Approval Date:

City Planner Approval Date:

July 9, 2020

Attachments (*list in packet assembly order*):

1. *Draft Zoning Regulations*