



THE CITY OF AUGUSTA

DAVID M. ROLLINS, MAYOR

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CITY MANAGER

INFORMATIONAL MEETING AGENDA

THURSDAY, JULY 14, 2016

CITY HALL (COUNCIL CHAMBERS)

6:30 P.M.

A. Items for discussion submitted by the City Council and/or the City Manager:

1. Kennebec Valley Chamber of Commerce Update – City Manager
2. Proposed Lawn/Garage Sale Ordinance – Councilor Blodgett
3. Rezoning on Western Avenue – City Manager
4. Rezoning on Eastern Avenue -- City Manager

B. Persons wishing to address the City Council who have submitted a formal request in accordance with Section 2-61 of the Code of Ordinances:

1. Kelly Couture Regarding MMA Legislative Policy Committee

C. Open comment period for any persons wishing to address the City Council.

City of Augusta, Maine
DEPARTMENT OF DEVELOPMENT SERVICES

AUGUSTA STATE AIRPORT
CODE ENFORCEMENT
ECONOMIC DEVELOPMENT



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Memo

To: Planning Board

From: Matt Nazar, Director of Development Services

Date: June 8, 2016

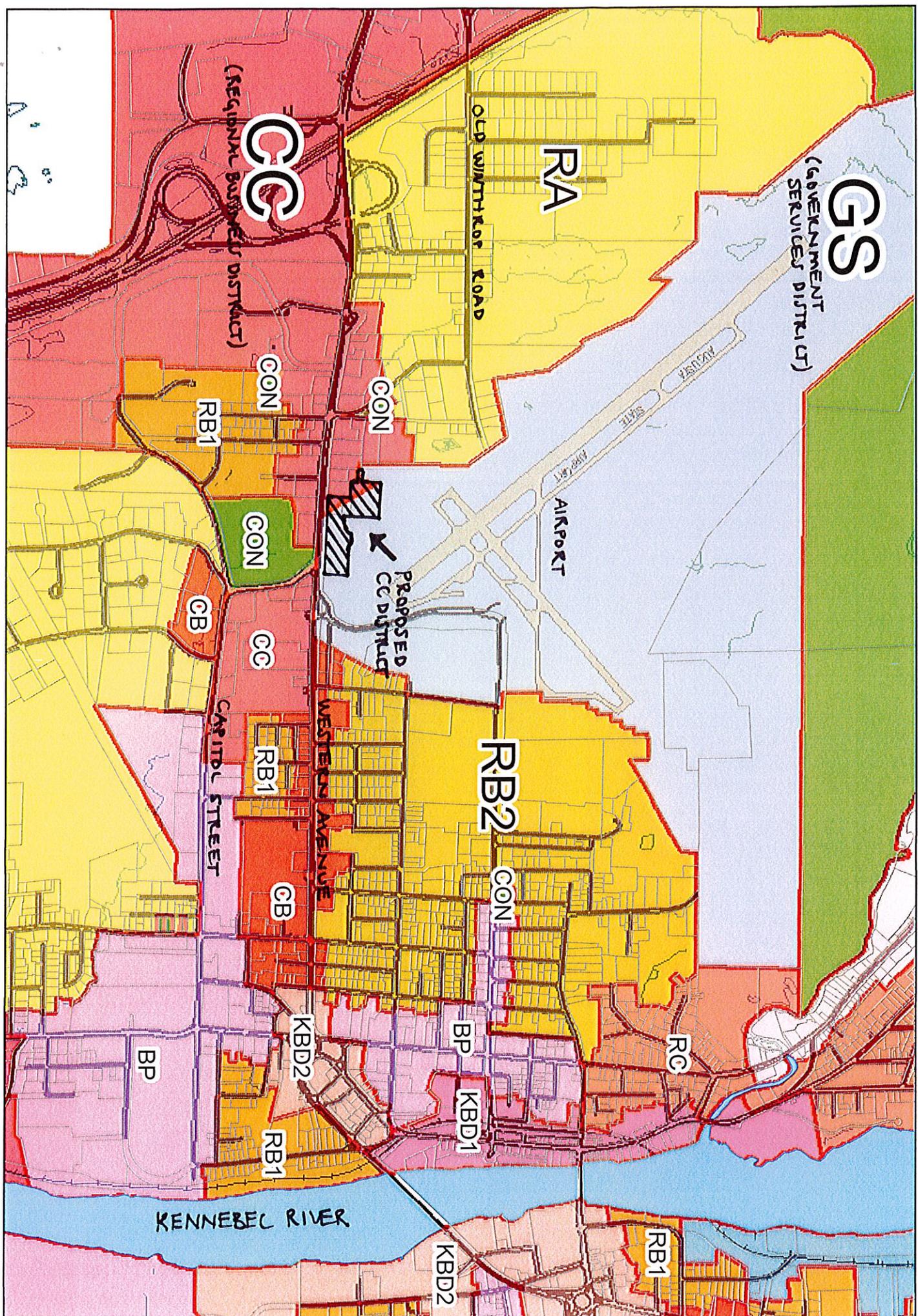
Re: Western Ave Rezoning in the area of the National Guard Armory

The National Guard and unusual portions of several neighboring parcels to the west are the only properties on Western Ave that are not zoned for commercial use. The exact reasoning behind the creation of the Government Services (GS) zoning district is not known to staff as it has been in existence for at least 25 years. In general, the effect is irrelevant as the armory is owned by the National Guard and they have expressed no intent to sell it. However, it has had an effect on the National Guard's ability to modernize their signage.

The Armory property is the only property on Western Ave that cannot have an electronic changeable message board sign. They currently have a manual changeable sign that is used to advertise events. They would like to install a new sign that incorporates an electronic changeable message board. The only way to do that is to rezone them as commercial, or add electronic changeable message boards to the GS zoning district. The staff recommendation is to simply move the Armory into the CC zoning district, as well as to rezone portions of the two parcels directly west of the Armory property to CC. For an unknown reason those parcels are split zoned on a diagonal. See the attached map for some clarity on the staff recommended boundaries.

GENERAL REZONING PLAN - GS DISTRICT TO CC DISTRICT

MAY 25, 2016



City of Augusta, Maine
DEPARTMENT OF DEVELOPMENT SERVICES

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MEMORANDUM

TO: City Council
William Bridgeo, City Manager

FROM: Matthew Nazar, Director of Development Services

DATE: July 11, 2016

RE: General Rezoning - Jordan Barnes

SUMMARY OF REQUEST

Request: General rezone for one lot to Rural Village District (RV)

Owner: Jordan Barnes

Applicant: Jordan Barnes

Location: Eastern Avenue (between 921 and 985 Eastern Avenue)

Existing Zoning: Rural Ponds District (RPDS)

Tax Map Number: Tax Map 15, Lot 9

Existing Land Use: Vacant

Proposed Rezoning: Rural Village District (RV)

The Planning Board held a public hearing on June 28, 2016 and voted unanimously to recommend rezoning the parcel in question to Rural Village District (RV). The rezoning is continuing the process from a 1998 general rezoning for adjacent parcels. Development of the lot will not impact water quality in the nearby lake watersheds. The half-acre lot size is consistent the proposed rezoning standards.

Text of Proposed Amendment

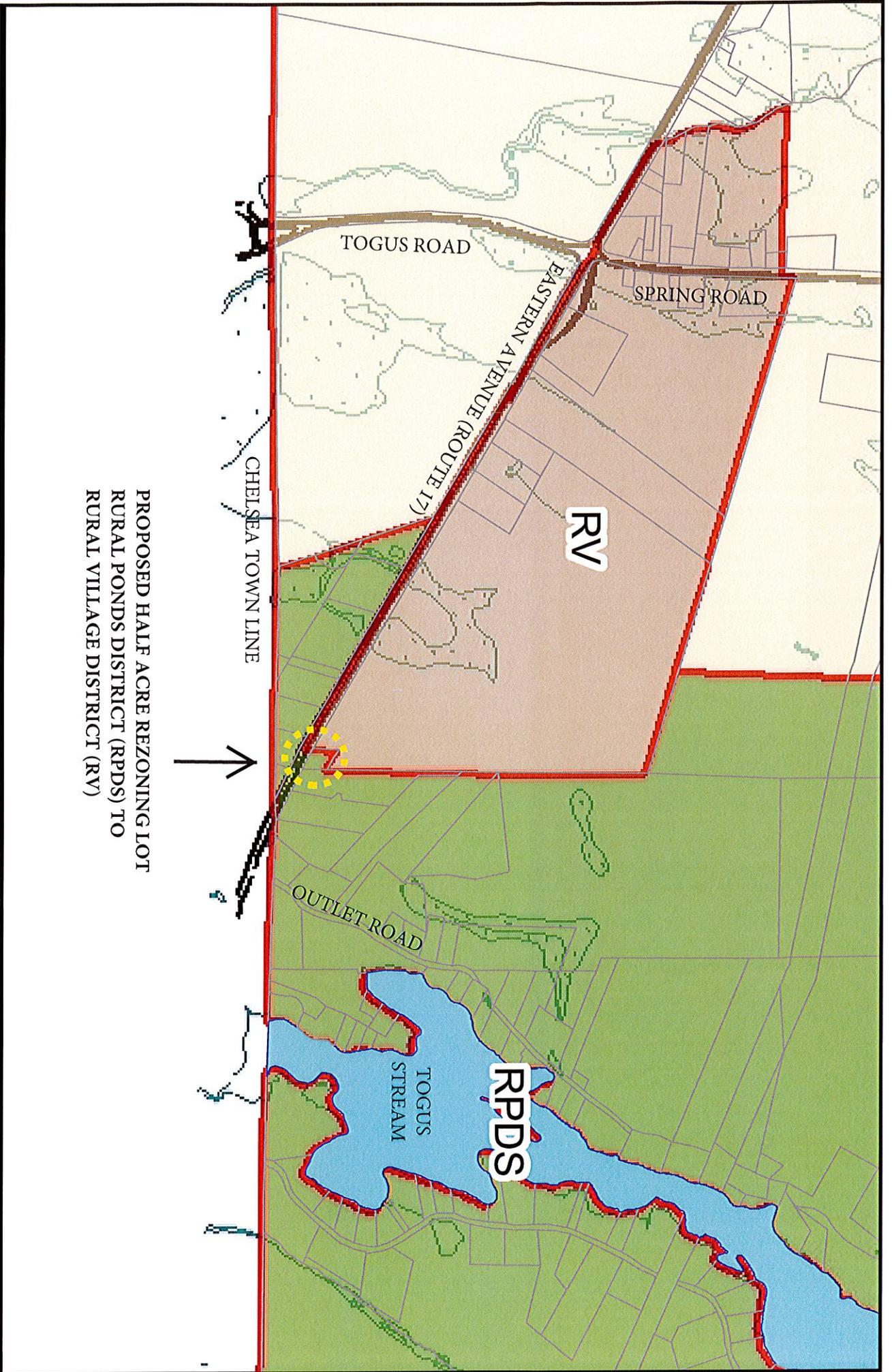
The lot known as Assessor's Map 15, Lot 9 shall be rezoned in accordance with Section 300-106.B.(d)[1] of the Augusta Land Use Ordinance. The new zone shall be Rural Village District (RV).



Eastern Avenue, looking northwest. Parcel for rezoning is on right side of the road adjacent to Welcome to Augusta sign.



Eastern Avenue, looking southeast. Parcel for rezoning is on the left side of the road, near the curve in the far distance.



PROPOSED HALF ACRE REZONING LOT
RURAL PONDS DISTRICT (RPDS) TO
RURAL VILLAGE DISTRICT (RV)