



TOWN OF AUGUSTA

COMPREHENSIVE PLAN

TOWN ISSUES & OPPORTUNITIES

IDENTIFIED BY CITIZENS AT THE 1ST TOWN MEETING ~ MONDAY, SEPTEMBER 20TH, 2010

ZONING AND LAND USE

- Need to take a good look at existing zoning and what is allowed in various districts
- Small homes are getting near the end of their economic life cycle, don't want to create lots that are unbuildable
- R1 Zoning District – allows one out lot (e.g., if you put up a gazebo, you are in violation), so may need to look at lot coverage
- R2 does not allow for wineries
- Need for new zoning map that is in digital format
- Non-conforming uses – need to take a good look at these and how the town want to deal with them
- Non-compatible use issues – many commercial uses have been established by residential areas resulting in unfavorable impacts (e.g., traffic, noise)
- Historic districts – potential for overlays with more standards
- May be a legal glitch in the way the current historic district is set up
- Noise impacts of 24-hour gas pumps
- Need to review the county building permit process – what are the benefits for the town?
- Need to restructure town fees, development should pay its own way

SENSE OF COMMUNITY

- Concern about loss of community – commercial uses infiltrating into residential areas
- Concern about the increase of non-permanent residents (partially due to more guest rental properties in community), interest in encouraging permanent residents

COMMUNITY APPEARANCE

- Idea for town square surrounded by commercial uses, like traditional town square
- Need for consistency with directional/informational signage
- Need for consistency with street signs

PUBLIC FACILITIES

- Augusta Town Park & Augusta Town Square, potential for connectivity?
- Need enhancement for both Augusta Town Square
- General revision of town owned properties and potential future uses of those properties would be good
- Need a place for teen to recreate, possibly Dan Kemner building?
- Potential grants for new field and concession stand
- Need public restrooms

INFRASTRUCTURE

- Sanitary sewer system capacity issues when looking to bring new development in to the town
- Concern the town does not have their own set of “as built” sewer system plans (need to contact PWSD)
- Storm sewer issues, erosion
- Streets and sidewalks in need of repair
- “Paper streets” (streets shown on official town maps that don’t exist) are a problem
- Truck traffic is an issue – can you put limits on the size of trucks allowed in town or create a designated truck route? (i.e., avoid Chestnut and Jackson)

PARKING

- Parking on Walnut street is an issue, only holds so many cars
- Is adequate parking being provided?
- Potential to take town land and create parking areas
- Self-contained parking issue at Mount Pleasant (has taken shopping traffic away from town)
- What about parking on just one side of the street?

COMMUNICATION

- The lack of communication is a big issue, hard to get information to people
- The installation of a highly visible town message board to post current events was suggested
- Posting ads in the Missouriian, the Augusta News, and the Blue County Connection was suggested as another way to communicate

ECONOMY

- How are taxes (e.g., real estate tax, bed tax) affecting the town?
- What else can the town be doing?