

PRESENT: K. Shiflett, Chairman  
J. Curd, Vice Chairman  
S. Bridge  
G. Campbell  
K. Leonard  
L. Tate, Planner II and Secretary  
J. Wilkinson, Director of Community Development

VIRGINIA: At the Called Meeting of the Augusta County Planning Commission held on Tuesday, July 11, 2017, at 6:15 p.m. in the Board of Supervisors' Conference Room, Augusta County Government Center, Verona, Virginia.

\* \* \* \* \*

The Planning Commission traveled to the following site, which will be considered by the Commission:

1. **Sean & Elizabeth Baber and William R. Oheim, Etal**

\_\_\_\_\_  
Chairman

\_\_\_\_\_  
Secretary

PRESENT: K. Shiflett, Chairman  
J. Curd, Vice Chairman  
S. Bridge  
G. Campbell  
K. Leonard  
L. Tate, Planner II and Secretary  
J. Wilkinson, Director of Community Development

ABSENT: T. Jennings

VIRGINIA: At the Regular Meeting of the Augusta County Planning Commission held on Tuesday, July 11, 2017, at 7:00 p.m. in the Board Room, Augusta County Government Center, Verona, Virginia.

\* \* \* \* \*

**DETERMINATION OF A QUORUM**

Mrs. Shiflett stated as there were five (5) members present, there was a quorum.

\* \* \* \* \*

**MINUTES**

Mr. Curd moved to approve the minutes of the called and regular meetings held on June 13, 2017.

Mr. Campbell seconded the motion, which carried unanimously.

\* \* \* \* \*

**Sean & Elizabeth Baber and William R. Oheim, Etal**

A request to rezone approximately 2.9 acres zoned Single Family Residential to General Business owned by Sean and Elizabeth Baber and William R. Oheim, Etal located off Lee Highway (Route 11) directly north of the intersection of Cedar Lane and Lee Highway (Route 11) in Verona in the Beverley Manor District.

Mrs. Tate explained the request as presented on PowerPoint. She reviewed the proffers with the Commissioners.

Jonathan Garber, of Lineage Architects acting as agent for the rezoning, stated he and his wife Penny are under contract to purchase the property owned by the Oheim Trust located at 98 and 104 Lee Highway. They will move the architecture firm to the location hopefully by the first of January 2018. He met with Staff and VDOT and understands the urban overlay and entrance control are significant concerns. One of the two existing entrances onto the parcels will be improved and fully compliant with VDOT standards and the other entrance will be abandoned. Although the site plan is not included as part of the proffers, they will go through the full site planning process. He plans to keep the business as a professional service company and hopes to eventually have a second office on the back part of the property, either as an expansion of the architecture firm, or as rental space. Rezoning the properties with the proffers will also bring the property at 108 Lee Highway, operating as TNT Concrete, into compliance.

There being no questions from the Commissioners, Mrs. Shiflett opened the Public Hearing.

There being no one to speak in favor of or against the request, Mrs. Shiflett closed the Public Hearing.

Mr. Campbell stated the request appears to be consistent with the Comp Plan. He moved to recommend approval of the request with proffers.

Mr. Bridge state the request is in order and meets the requirements. He seconded the motion, which carried unanimously.

\* \* \* \* \*

**STAFF REPORTS**

A. CODE OF VIRGINIA – SECTION 15.2-2310

The Planning Commission took no action on the BZA items.

\* \* \* \* \*

There being no further business to come before the Commission, the meeting was adjourned.

\_\_\_\_\_  
Chairman

\_\_\_\_\_  
Secretary