

PRESENT: T. Cole
J. Curd
K. Foschini
K. Leonard,
K. Shiflett
R.L. Earhart, Senior Planner and Secretary

ABSENT: E. Shipplett, Chairman
S. Bridge, Vice Chairman
T. Fitzgerald, Director of Community Development

VIRGINIA: At the Called Meeting of the Augusta County Planning Commission held on Tuesday, March 10, 2015, at 4:45 p.m. in the Board of Supervisors' Conference Room, Augusta County Government Center, Verona, Virginia.

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The Planning Commission assembled in the Augusta County Government Center.

Mrs. Earhart reviewed with the Commissioners the items coming before the BZA in April.

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

1. James T. & Barbara R. Begoon, T B Pallets, LLC, and TB Investment Properties
- Rezoning

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Chairman

Secretary

PRESENT: E. Shipplett, Chairman
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K. Leonard
K. Shiflett
R. L. Earhart, Senior Planner and Secretary

ABSENT: T. Fitzgerald, Director of Community Development

VIRGINIA: At the Regular Meeting of the Augusta County Planning Commission held on Tuesday, March 10, 2015, at 7:00 p.m. in the Board Room, Augusta County Government Center, Verona, Virginia.

DETERMINATION OF A QUORUM

Mr. Shipplett stated as there were six (6) members present, there was a quorum.

MINUTES

Mr. Leonard moved to approve the minutes of the called and regular meeting held on February 10, 2015.

Mr. Cole seconded the motion, which carried unanimously.

Mrs. Earhart stated Mr. Bridge was unexpectedly delayed in his arrival to the meeting. She asked the Chairman to delay the Public Hearing until his arrival and allow her to present Staff Reports first.

ATLANTIC COAST PIPELINE

Mrs. Earhart reminded the Commission that FERC would be holding a public hearing to receive comments on the proposed Atlantic Coast Pipeline on Thursday, March 19,

2015 at Stuarts Draft High School. Mrs. Earhart briefed the Commission on the two new alternatives that have been recently announced by Dominion.

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STAFF REPORTS

A. **CODE OF VIRGINIA – SECTION 15.2-2310**

Mrs. Earhart reviewed with the Commissioners the requests coming before the BZA.

The Planning Commission took no action on the BZA items.

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Mr. Bridge arrived at the meeting.

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James T. & Barbara Begoon, T B Pallets, LLC, and TB Investment Properties – Rezoning

A request to rezone 0.46 acres from General Agriculture to General Industrial and to amend and restate the proffers on a total of 20.838 acres zoned General Industrial owned by James T. or Barbara R. Begoon and T B Pallets, LLC, located on the east side of East Side Highway (Rt. 340), approximately 0.4 of a mile north of the intersection with Harriston Road (Rt. 778) in the Middle River District. This also includes a request to rezone 0.93 acres from General Industrial to General Agriculture and to eliminate the proffers on this property entirely, owned by TB Investment Properties, LLC, and located on the east side of East Side Highway (Rt. 340), approximately 0.3 of a mile north of the intersection with Harriston Road (Rt. 778) in the Middle River District.

Mrs. Earhart explained the request. She stated the application was really two parts. The first part is to rezone a little less than 1 acre from General Industrial back to General Agriculture and to remove all the proffers on that acreage. The second part of the request is to rezone approximately 0.46 of an acre from General Agriculture to General Industrial and to amend the proffers on the entire General Industrial acreage. She stated at the time the property was rezoned in 2003 by Mr. Begoon, Sr. he owned all of the land and it was in one large parcel. He had been operating his pallet business under Special Use Permit, but wanted to expand his operation so he sought the rezoning on a portion of his acreage. At the time, there was a prohibition against split zoned lots, so he proffered that he would create a lot out of the industrial acreage. She explained that provision of the Code has been removed and Mr. Begoon, Jr. has since acquired some of the property for his business. Their request is to remove the proffer

that states the industrial land will be combined into a single parcel, but retain the other three proffers for the General Industrial property which state:

1. Ingress to, and egress from, the 20.838 acre site will be limited to a single entrance.
2. All buildings will be set back from the existing right-of-way line of Route 340 one hundred feet (100').
3. There will be no outside storage within 200' of Route 340.

Tom Begoon, owner of T B Pallets, LLC stated he was unaware the boundaries and the zoning on the lots were not the same until he wanted to put a building for the mulch business on the lot on the opposite side of the access road coming in off Rt. 340. When they were working on the site plan they discovered the issue with the proffers. He hopes the Commission will honor his request for the rezonings and the amendment to the proffers.

There being no questions from the Commissioners, Mr. Shipplett opened the Public Hearing.

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

Mrs. Shiflett stated the request for the rezoning is basically a housekeeping matter in order for the parcels to have the same zoning. It makes sense to delete the proffer on the proposed Agriculture portion and not to put all the land into one parcel, since it has several different owners. She moved to recommend approval of the request with the proposed proffers on the General Industrial property and the elimination of the proffers on the General Agriculture property.

Mr. Bridge seconded the motion, which carried unanimously.

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

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Chairman

Secretary