



COUNTY OF AUGUSTA
COMMONWEALTH OF VIRGINIA
DEPARTMENT OF COMMUNITY DEVELOPMENT
P.O. BOX 590
COUNTY GOVERNMENT CENTER
VERONA, VA 24482-0590



19-1238

October 22, 2019

Rupen R. Shah
1719 Barterbrook Road
Staunton, VA 24401

RE: Tax Map No. 19D (1) 6, Valley College Park

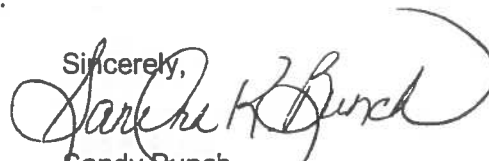
Dear Mr. Shah:

In response to your request for information regarding the above referenced property, please be advised of the following:

1. The Augusta County Community Development Department is responsible for the enforcement of all applicable Zoning ordinances, regulations, and codes regarding development in this jurisdiction.
2. The property is currently split zoned General Business with proffers and Multi-Family Residential with proffers (copy enclosed) and is subject to the uses restrictions generally applicable to those classifications which are contained in the County of Augusta Zoning Ordinance. Copies of the code sections of the Zoning Ordinance applicable to the Property, (including parking, setback and height and bulk requirements) are available online at www.co.augusta.va.us.
3. Site plan approval is required prior to any development or use of the property and a Special Use Permit will be required for outdoor storage.
4. The Community Development Department is unaware of any known Zoning violations or complaints on this property

We understand that any mortgage lender for the Project may rely on this certificate. Should you have any further questions regarding the foregoing, please contact me at (540) 245-5700, Monday-Friday, 8:00 A.M. to 5:00 P.M.

Sincerely,



Sandy Bunch
Zoning Administrator

Staunton (540) 245-5700

TOLL FREE NUMBERS

Waynesboro (540) 942-5113

From Deerfield (540) 939-4111

From Bridgewater, Grottoes

Harrisonburg, Mt. Solon & Weyers Cave (540) 828-6205

FAX (540) 245-5066

01/26/11

ORDINANCE

A REQUEST TO REZONE WITH PROFFERS APPROXIMATELY 3.35 ACRES FROM GENERAL AGRICULTURE TO GENERAL BUSINESS, 0.38 ACRES FROM GENERAL AGRICULTURE TO MULTI-FAMILY AND 0.075 ACRES FROM MULTI-FAMILY TO GENERAL BUSINESS AND TO ADD PROFFERS TO 1.17 ACRES CURRENTLY ZONED MULTI-FAMILY RESIDENTIAL OWNED BY DHARTI, LLC LOCATED ON THE EAST SIDE OF LEE HIGHWAY (ROUTE 11) APPROXIMATELY 0.2 OF A MILE NORTH OF THE INTERSECTION OF LEE HIGHWAY (ROUTE 11) AND WEYERS CAVE ROAD (ROUTE 256) IN WEYERS CAVE IN THE NORTH RIVER DISTRICT.

AN ORDINANCE to amend Chapter 25 "Zoning" of the Code of Augusta County, Virginia.

WHEREAS, application has been made to the Board of Supervisors to amend the Augusta County Zoning Maps,

WHEREAS, the Augusta County Planning Commission, after a public hearing, has made their recommendation to the Board of Supervisors,

WHEREAS, the Board of Supervisors has conducted a public hearing,

WHEREAS, both the Commission and Board public hearings have been properly advertised and all public notice as required by the Zoning Ordinance and the Code of Virginia properly completed,

WHEREAS, the Board of Supervisors has considered the application, the Planning Commission recommendation and the comments presented at the public hearing;

NOW THEREFORE BE IT ORDAINED, by the Board of Supervisors that the Augusta County Zoning Maps be amended as follows:

Parcel number **6 (portion)** on tax map number **19D (1)** containing a total of approximately 5.0 acres is changed as follows: 3.35 acres from General Agriculture to General Business; 0.38 acres from General Agriculture to Multi-Family Residential; and 0.075 acres from Multi-Family Residential to General Business with the following proffers, as well as adding the proffers to the 1.17 acres currently zoned Multi-Family Residential:

1. If at the time of development 19-147A is zoned General Agriculture, a buffer consisting of a ten foot wide strip of land with a six foot opaque, vinyl privacy

fence will be constructed along the adjacent property line of the business portion of the property.

2. The intersection of Route 11 and the proposed connector street as shown on the rezoning exhibit prepared by Hamrick Engineering has been designed to accommodate up to 250 vehicles per day at the peak hour. Once that capacity has been reached based on the ITE traffic generation rates, additional transportation improvements may be needed. Therefore, once the capacity has been reached and prior to the approval of any building permit for any building accessing Route 11 through this property, the developer shall submit to Augusta County and VDOT, for review and approval, additional traffic analysis, projecting the additional vehicle trips to be generated by any development on the business property and taking into consideration any remaining undeveloped portions accessing Route 11 through this property. In addition, prior to the issuance of said building permits the Applicant or his successors or assigns shall construct or bond any and all road improvements, as required by the findings of the additional traffic analysis.
3. Prior to the issuance of a building permit for the 101st residential unit on the multi-family portion A shown on the rezoning exhibit accessing Route 11 through the property or any development on the business property, Dharti Street will be constructed through the property extending to the boundary line with parcel 19-116.
4. As part of site plan approval for any development on the property sufficient right-of-way and access to a public street will be provided and constructed to parcel 19-147A.



019 147I

019 13

019 137

Rte

Rte

Rte

Rte

Rte

Rte

Rte

Rte

Rte

Rte

Rte

Rte

019 116

GA 12-13-95

019D 17

019 149



019D 16

CB (P)
1-27-11

MF (P)
1-27-11

019D 15

019D 13

019D 14

019 147A

GB 5-25-79

019 148



019 156

019 143

019 143A

019 142B





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19-1263

October 28, 2019

Conservation Services, Inc.
Rodney Nice
1620 N. Delphine Avenue
Waynesboro, VA 22980

RE: Tax Map No. 76-71

Dear Mr. Nice:

In response to your request for information regarding the above referenced property, please be advised of the following:

1. The Augusta County Community Development Department is responsible for the enforcement of all applicable Zoning ordinances, regulations, and codes regarding development in this jurisdiction.
2. The property is currently zoned General Business. Construction support businesses, contractor offices, retail sales, wholesale sales, and landscaping businesses are permitted uses in a General Business zoned district
3. A site plan meeting the requirements of Section 25-673 is required prior to any development on property zoned General Business, and a Special Use Permit approved by the Board of Zoning Appeals would be required for any outdoor storage of materials or equipment.

Should you have any further questions regarding the foregoing, please contact me at (540) 245-5700, Monday-Friday, 8:00 A.M. to 5:00 P.M.

Sincerely,


Sandy Bunch
Zoning Administrator

Staunton (540) 245-5700

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19-1267

October 29, 2019

Jen Surber

RE: Mountain Laurel Manor Phase I
Tax Map #66C (17) 1

Dear Ms. Surber:

In response to your request for information regarding the above referenced property, please be advised of the following:

1. The Augusta County Community Development Department is responsible for the enforcement of all applicable Zoning ordinances, regulations, and codes regarding development in this jurisdiction.
2. The property is currently zoned Multi-Family Residential. Apartment buildings and other uses customarily accessory and incidental thereto, are permitted in this district without the necessity of any Rezoning, Special Use Permit, or Variance.
3. The property was subject to site plan approval and is currently in compliance with the Zoning Ordinance, including but not limited to all regulations regarding setbacks, density, parking, and height. Copies of the site plan are available from the Community Development Department for a cost of five dollars per sheet.

We understand that any mortgage lender for the Project may rely on this certificate. Should you have any further questions regarding the foregoing, please contact me at (540) 245-5700, Monday-Friday, 8:00 A.M. to 5:00 P.M.

Sincerely,


Sandra K. Bunch
Zoning Administrator