



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



21-1046

August 19, 2021

NV5 Transaction Services – Zoning Division  
1012 24<sup>th</sup> Ave. NW, Ste. 100  
Norman, OK 73069

Attention: Kori Ryan

Reference: Zoning Compliance/Verification Letter  
137 Wilson Blvd  
Tax Map No. 67, Parcel 81

Dear Ms. Ryan:

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

1. The property is located within the limits of the Augusta County, Virginia. 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 Industrial with Proffers (attached) and is subject only to the use restrictions generally applicable to that classification. The existing facility and uses are permitted uses in this district. There are no Variances, Special Use Permits that apply to the subject property.
3. The adjacent property zoning designations are Single Family Residential and General Agriculture to the north, General Industrial and General Business to the south, General Industrial and General Agriculture to the east, and General Business and Single Family Residential to the west.
4. The property was subject to site plan approval. Copies of the site plan are available from Community Development Department for a cost of ten dollars per sheet.
5. To the best of my knowledge, the subject structures were developed in accordance with the approved site plan and comply with all setbacks, side yard, lot area, and

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

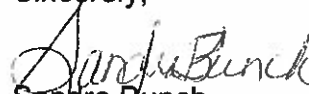
FAX (540) 245-5066

parking regulations approved on the existing site plan and are legal conforming structures that may be rebuilt in the event of casualty.

6. A Certificate of Occupancy is not available for structures constructed prior to 1973.
7. The Community Development Department is unaware of any known violations or claimed violation of any Zoning or Building Code violations, and 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,

  
Sandra Bunch  
Zoning Administrator

**ORDINANCE**

A REQUEST TO REZONE APPROXIMATELY 127.91 ACRES FROM GENERAL AGRICULTURE TO GENERAL INDUSTRIAL; 48.51 ACRES FROM GENERAL AGRICULTURE TO GENERAL BUSINESS; 28.409 ACRES FROM GENERAL BUSINESS TO GENERAL INDUSTRIAL; AND 39.9 ACRES FROM GENERAL AGRICULTURE TO RURAL RESIDENTIAL. THE PROPERTY IS OWNED BY WILSON INVESTMENTS, LLC, WILSON TERMINAL CORPORATION, AND WILSON TRUCKING CORPORATION AND LOCATED IN THE NORTHEAST QUADRANT OF THE INTERSECTION OF TINKLING SPRING ROAD (ROUTE 285) AND GOOSE CREEK ROAD (ROUTE 640) IN FISHERSVILLE IN THE WAYNE DISTRICT. THE APPLICANT HAS PROFFERED THERE WILL BE NO MORE THAN ONE ENTRANCE ON TO ROUTE 285 AND ONE ENTRANCE ON TO ROUTE 640; A 40' STRIP OF LAND WILL BE DEDICATED TO VDOT ALONG THE ROUTE 640 PROPERTY BOUNDARY; AND UPON COMPLETION OF A NEW ENTRANCE ROAD FROM ROUTE 285 TO THE WILSON TRUCKING PROPERTY, ACCESS TO THE TERMINAL FROM WILSON LANE WILL BE ELIMINATED. THE APPLICANT HAS ALSO PROFFERED THERE WILL BE NO MORE THAN 5 RURAL RESIDENTIAL LOTS AND THE MINIMUM SQUARE FOOTAGE FOR DWELLINGS WILL BE 1500 SQUARE FEET. IN ADDITION, THE APPLICANT HAS PROFFERED THAT A 25' LANDSCAPED BUFFER AREA WILL BE INSTALLED ALONG ROUTE 285 AS DEVELOPMENT OF THE PARCEL OCCURS. ADDITIONAL PROHIBITED USES OF THE PROPERTY INCLUDE JUNKYARDS AND TRAVEL PLAZAS AND TRUCK STOPS; AND ADDITIONAL PROHIBITED USES OF THE BUSINESS LOTS INCLUDE MINI-WAREHOUSES. THE PROPOSED GENERAL USAGES OF THE PROPERTY ARE BUSINESS, INDUSTRIAL AND RESIDENTIAL. THE GENERAL USAGES STATED IN THE COMPREHENSIVE PLAN ARE BUSINESS, MEDIUM DENSITY RESIDENTIAL, AND POTENTIAL URBAN SERVICE AREA.

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 numbers **81 (portion); 81B; 81G; 81J; 83 (portion); and 83A** on tax map number **67** containing approximately **244.729 total acres** is changed from **General Agriculture to General Business 48.51 acres; General Agriculture to General Industrial 127.91 acres; General Agriculture to Rural Residential 39.90 acres and General Business to General Industrial 28.409 acres** with the following proffers:

1. There will be no more than one entrance on to Route 285 and one entrance on to Route 640 from the 244.729 acre tract.
2. Upon completion of a new entrance road from Route 285 to the Wilson Trucking property, access to the Wilson Trucking Terminal from Wilson Lane, Route 1315, will be eliminated.
3. No more than 5 lots zoned Rural Residential will be created out of the 39.9 acre tract.
4. The minimum square footage for single family dwellings will be 1500 square feet.
5. As development occurs on the individual business parcels, a twenty-five (25') landscaped buffer area will be planted and maintained along the property boundary adjacent to Route 285 and including the parcels currently used for residential purposes on Route 285. The 25' landscaped buffer area will also include the southeastern property boundary adjacent to Tax Map 67, Parcel 84C.
6. Up to a 40' wide strip of land will be dedicated to the County along the entire length of the property along Route 640 to be measured from the centerline of the existing roadway as determined by VDOT to be necessary for road improvements.
7. Additional prohibited uses of the property include:
  - Junkyards
  - Travel plazas and Truck stops
8. Additional prohibited uses of the General Business lots include:
  - Mini-warehouses



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August 9, 2021

**Subject Property:** 137 Wilson Blvd  
Parcel: 067 81

Dear Municipality Official,

At our client's request, we are seeking the following information:

- **Zoning Compliance/Verification Letter:** Please supply a letter (or use the enclosed template and copy onto letterhead) stating in which zoning district the subject property is currently located, if there are any overlay districts applicable to the subject property, permissiveness of current use and any compliance information you may be able to provide. Please use municipality letterhead, or, if this is not possible for some reason, please enclose a municipality fax coversheet showing that the zoning letter is enclosed.
- **Adjacent Property Designations and Uses (if known):** Current zoning district in which properties adjacent to the subject property (North, South, East & West) are located.
- **Any Variances, Special Permits, Conditions, etc:** Please note the existence of these items as they relate to the subject property and supply documentation, if available.
- **Code Violations:** Please note whether or not there are currently any open/outstanding zoning, building or fire code violations of record that apply to the subject property
- **Certificates of Occupancy:** Please supply copies of any existing certificates of occupancy for the subject property. If none are available, please state the reason for this and whether there is any expected enforcement action due to the lack of certificate copies. *- Will plan to USBC*  
*10.00 per sheet site plan*
- **Approved Site Plan and/or Conditions of Approval,** if applicable: Please supply available documents, particularly if the subject property is located in a Planned Development.

Please advise us at your earliest convenience of any additional fees or forms, if any of these items is not available or if I should be directing any portion of my request to another party. We are on a strict timeline, and your prompt attention to this request is greatly appreciated. Upon completion, please forward the information via email or **toll free fax (877) 635-4349**. We truly appreciate your help with this request and look forward to your reply. Please feel free to contact me **toll-free at (800) 787-8390 ext 220** or via email at [Kori.Ryan@NV5.com](mailto:Kori.Ryan@NV5.com) with any questions or concerns you may have regarding this request.

Thank you very much for your assistance!

Kori Ryan, NV5 Research Assistant

\_\_\_\_\_, 2021

Kori Ryan  
NV5 Transaction Services – Zoning Division  
1012 24th Ave. NW, Ste. 100  
Norman, OK 73069

**Subject Property: 137 Wilson Blvd**  
**Parcel: 067 81**

In response to your request for information regarding the above-referenced property, we have researched our files and present the following:

**1. The current zoning classification, including any applicable overlay districts, for the subject property is:**

General Agriculture

**2. Adjacent property zoning designations:**

North: Single Family Residential Gen Ag South: Gen Ind Gen Bus  
East: Gen Ind Gen Ag West: Gen Bus Single Fam Res

**3. According to the zoning ordinances and regulations for this district, the current use of the subject property is a:**

- Permitted Use by Right
- Permitted Use by Special/Specific Use Permit  Copy Attached  Copy Not Available (see comment)
- Legal Non-Conforming Use (no longer permitted by right due to amendments, re-zoning, variance granted or other changes. See comments)
- Non-Permitted Use

Comment: \_\_\_\_\_

**4. To the best of our knowledge, the subject structure(s) was developed:**

- in accordance with Current Zoning Code Requirements and is
  - Legal Conforming
  - Non-conforming (see comments)
- in accordance with Previous Zoning Code Requirements (amendments, rezoning, variance granted) and is Legal Non-conforming to current zoning requirements.
- Prior to the adoption of the Zoning Code and is Grandfathered/Legal Non-conforming to current zoning requirements.
- in accordance with Approved Site Plan and is Legal Conforming to approved site plan. If any nonconforming issues exist with respect to current zoning requirements; the subject property would be considered legal non-conforming.

Comment: \_\_\_\_\_

**5. Information regarding variances, special permits/exceptions, ordinances or conditions:**

- There do not appear to be any variances, special permits/exceptions, ordinances or conditions that apply to the subject property.
- The following apply to the subject property (see comments):
  - Variance - Documentation attached or is otherwise, no longer available (see comment)
  - Special Permit/Exception Documentation attached or is otherwise, no longer available (see comment)
  - Ordinance Documentation attached or is otherwise, no longer available (see comment)
  - Conditions Documentation attached or is otherwise, no longer available (see comment)

Comment: \_\_\_\_\_



**August 9, 2021**

**Subject Property:** 137 Wilson Blvd  
Parcel: 067 81

Dear Municipality Official,

At our client's request, we are seeking the following information:

- **Zoning Compliance/Verification Letter:** Please supply a letter (or use the enclosed template and copy onto letterhead) stating in which zoning district the subject property is currently located, if there are any overlay districts applicable to the subject property, permissiveness of current use and any compliance information you may be able to provide. Please use municipality letterhead, or, if this is not possible for some reason, please enclose a municipality fax coversheet showing that the zoning letter is enclosed.
- **Adjacent Property Designations and Uses (if known):** Current zoning district in which properties adjacent to the subject property (North, South, East & West) are located.
- **Any Variances, Special Permits, Conditions, etc:** Please note the existence of these items as they relate to the subject property and supply documentation, if available.
- **Code Violations:** Please note whether or not there are currently any open/outstanding zoning, building or fire code violations of record that apply to the subject property
- **Certificates of Occupancy:** Please supply copies of any existing certificates of occupancy for the subject property. If none are available, please state the reason for this and whether there is any expected enforcement action due to the lack of certificate copies.
- **Approved Site Plan and/or Conditions of Approval, if applicable:** Please supply available documents, particularly if the subject property is located in a Planned Development.

Please advise us at your earliest convenience of any additional fees or forms, if any of these items is not available or if I should be directing any portion of my request to another party. We are on a strict timeline, and your prompt attention to this request is greatly appreciated. Upon completion, please forward the information via email or **toll free fax (877) 635-4349**. We truly appreciate your help with this request and look forward to your reply. Please feel free to contact me **toll-free at (800) 787-8390 ext 220** or via email at [Kori.Ryan@NV5.com](mailto:Kori.Ryan@NV5.com) with any questions or concerns you may have regarding this request.

Thank you very much for your assistance!

Kori Ryan, NV5 Research Assistant



\_\_\_\_\_, 2021

Kori Ryan  
NV5 Transaction Services – Zoning Division  
1012 24th Ave. NW, Ste. 100  
Norman, OK 73069

**Subject Property: 137 Wilson Blvd**  
**Parcel: 067 81**

In response to your request for information regarding the above-referenced property, we have researched our files and present the following:

**1. The current zoning classification, including any applicable overlay districts, for the subject property is:**

\_\_\_\_\_

**2. Adjacent property zoning designations:**

North: \_\_\_\_\_

South: \_\_\_\_\_

East: \_\_\_\_\_

West: \_\_\_\_\_

**3. According to the zoning ordinances and regulations for this district, the current use of the subject property is a:**

- Permitted Use by Right
- Permitted Use by Special/Specific Use Permit  Copy Attached  Copy Not Available (see comment)
- Legal Non-Conforming Use (no longer permitted by right due to amendments, re-zoning, variance granted or other changes. See comments)
- Non-Permitted Use

Comment: \_\_\_\_\_

**4. To the best of our knowledge, the subject structure(s) was developed:**

- in accordance with Current Zoning Code Requirements and is
  - Legal Conforming
  - Non-conforming (see comments)
- in accordance with Previous Zoning Code Requirements (amendments, rezoning, variance granted) and is Legal Non-conforming to current zoning requirements.
- Prior to the adoption of the Zoning Code and is Grandfathered/Legal Non-conforming to current zoning requirements.
- in accordance with Approved Site Plan and is Legal Conforming to approved site plan. If any nonconforming issues exist with respect to current zoning requirements; the subject property would be considered legal non-conforming.

Comment: \_\_\_\_\_

**5. Information regarding variances, special permits/exceptions, ordinances or conditions:**

- There do not appear to be any variances, special permits/exceptions, ordinances or conditions that apply to the subject property.
- The following apply to the subject property (see comments):
  - Variance - Documentation attached or is otherwise, no longer available (see comment)
  - Special Permit/Exception Documentation attached or is otherwise, no longer available (see comment)
  - Ordinance Documentation attached or is otherwise, no longer available (see comment)
  - Conditions Documentation attached or is otherwise, no longer available (see comment)

Comment: \_\_\_\_\_

**6. Rebuild: In the event of casualty, in whole or in part, the structure located on the subject property:**

- May be rebuilt in its current form (i.e. no loss of square footage, same footprint, with drive through(s), if applicable).
- May not be rebuilt in its current form, except upon satisfaction of certain conditions, limitations or requirements. Please see section \_\_\_\_\_ of the current zoning code/ordinance for details.

**7. Code Violations Information:**

- There do **NOT** appear to be any outstanding/open zoning, building or fire code violations that apply to the subject property.
- The following outstanding/open  zoning /  building /  fire code violations apply to the subject property:

Comment: \_\_\_\_\_

**8. Certificate of Occupancy, status:**

- A valid Certificate of Occupancy has been issued for the subject property and is attached.
- Certificates of Occupancy have been issued and are in effect for all buildings and, if required, for all units at the Property; however, we are unable to locate a copy in our records. The absence of a copy of the Certificate(s) of Occupancy will not give rise to any enforcement action affecting the property.
- Certificates of Occupancy for projects constructed prior to the year \_\_\_\_\_ are no longer on file with this office. The absence of a copy of the Certificate(s) of Occupancy will not give rise to any enforcement action affecting the property. A Certificate of Occupancy will only be required for new construction.
- A Certificate of Occupancy is not required for the subject property.

Comment: \_\_\_\_\_

**9. Site Plan Information:**

- The subject property was not subject to a site plan approval process.
- The subject property was subject to site plan approval; a copy of the approved site plan is attached.
- The subject property was subject to site plan approval, but a copy of the approved site plan is no longer in existence (*was lost or destroyed*). All other existing documents applicable to site plan approval for the site are attached if available.
- An approved site plan for the subject property is on file, but our office does not have the necessary resources to reproduce and distribute copies of the plan. All other existing documents applicable to site plan approval are attached if available.
- Other, (as noted here): \_\_\_\_\_

This information was researched on \_\_\_\_\_, 2021, by the undersigned, per request and as a public service. The undersigned certifies that the above information contained herein is believed to be accurate and is based upon, or relates to, the information supplied by the requestor. The Authority assumes no liability for errors and omissions. All information was obtained from public records, which may be inspected during regular business hours.

By: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Title: \_\_\_\_\_

Department: \_\_\_\_\_

Phone: \_\_\_\_\_



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



21-1042

August 18, 2021

Denico Development Co.  
1430 Rolkin Court, Suite 3031  
Charlottesville, VA 22911

Attention: David Granville

Re: Certification of Zoning: Goose Creek Apartments, Phase 2, 51 Goose Pointe Lane, Tax Map #66F (11) 1

Dear Mr. Davis,

In response to your email request dated August 3, 2021, please be advised of the following:

1. The Property is located within the corporate limits of the County of Augusta, Virginia.
2. The Property is zoned Multi-Family Residential with Proffers (**copies of proffers enclosed**) and is subject to the use restrictions generally applicable to that classification which are contained in the County of Augusta Zoning Ordinance (the "Zoning Ordinance") and Proffered conditions. Copies of the 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](http://www.co.augusta.va.us).
3. Apartments and townhouses and other uses customarily accessory and incidental thereto, is permitted without the necessity of any rezoning, special exception, use permit or variance.
4. The Property is currently in compliance with the Zoning Ordinance, including but not limited to all regulations regarding setbacks, density, parking and height.

Staunton (540) 245-5700

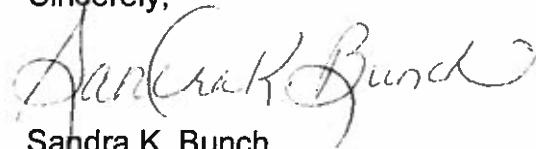
TOLL FREE NUMBERS  
From Deerfield (540) 939-4111 From Bridgewater, Grottoes  
Harrisonburg, Mt. Solon & Weyers Cave (540) 828-6205  
FAX (540) 245-5066

Waynesboro (540) 942-5113

5. This department has no record of any pending zoning violations having been filed with respect to the Property, and the undersigned is unaware of any violations of the applicable portions of the Zoning Ordinance.

I hope this information is sufficient; if you have any questions or need further assistance, please contact me at (540) 245-5700.

Sincerely,

A handwritten signature in cursive script that reads "Sandra K. Bunch". The signature is written in black ink and is positioned above the printed name and title.

Sandra K. Bunch  
Zoning Administrator

Attachments: 1

ORDINANCE

A REQUEST TO AMEND THE PROFFERS ON APPROXIMATELY 41 ACRES OWNED BY CRESCENT DEVELOPMENT-GOOSE CREEK II AND III, LLC, AND DENSTOCK GOOSE CREEK, LLC LOCATED IN THE NORTHWEST QUADRANT OF THE INTERSECTION OF LIFECORE DR. (RT. 636) AND VILLAGE CREEK DR. (RT. 1382) IN FISHERSVILLE IN THE WAYNE 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;

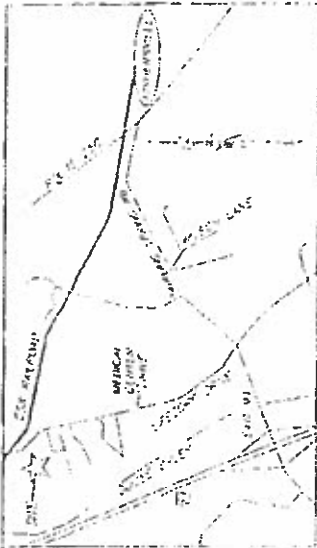
NOW THEREFORE BE IT ORDAINED, by the Board of Supervisors that the Augusta County Zoning Maps be amended as follows:

The proffers on parcel number 71L on tax map number 66 and parcel numbers 1 and 3 on tax map number 66F(11) containing a total of approximately 41 acres are amended as follows:

1. There shall be only one access permitted on to Lifecore Drive (Route 636). This access is designated as Baldwin Boulevard as shown on "Exhibit A Goose Creek Multi-Family Rezoning" by Balzer and Associates dated 9-18-15.
2. Construction traffic shall not be permitted to enter the site through Village Creek Drive.
3. At a minimum, a 5' wide concrete sidewalk will be constructed on one side of Baldwin Boulevard, Murphy Deming Drive and any private or public roads serving the residential units on Parcels 3A and 3B as shown on

"Exhibit A Goose Creek Multi-Family Rezoning" by Balzer and Associates dated 9-18-15.

4. The owners of Parcel 3A and 3B shall be responsible for making pedestrian connections during construction of the residential units on Parcels 3A and 3B to the grass trails in Tax Map 66-67, which shall be designed and approved through the site plan process.
5. The owners of Parcel 3B will enter into a signal agreement with VDOT to contribute 50% of the funds towards a signal light if warranted at the intersection of Lifecore Drive (Route 636) and Village Creek Drive or Baldwin Boulevard.
6. All costs associated with the operation and maintenance of any proposed street lights shall be the responsibility of parties other than Augusta County.
7. All proposed lighting shall be in conformance with the current lighting ordinance as applicable to business and commercial uses.
8. In Parcels 3A and 3B building height shall be limited to 55 feet.
9. There shall be no more than 204 individual residential dwelling units on Parcel 3A and no more than 196 individual residential dwelling units on Parcel 3B as described in the rezoning exhibit entitled "Exhibit A Goose Creek Multi-Family Rezoning" by Balzer and Associates dated 9-18-15. All will be market rate units and none will utilize VHDA tax credits to finance/refinance construction of the units.



VICINITY MAP  
(NOT TO SCALE)

**NOTES:**

- 1) THE COURSE BASED ON PLACE OF OR OLD AND PRIOR FIELD SURVEYS.
- 2) THIS FIGURE WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH AND IS SUBJECT TO INFORMATION DISCLOSED BY SUCH.
- 3) IT IS NOT THE INTENTION OF THIS COURSE TO ADJUST OR MODIFY ANY EXISTING PARCEL LINES.



CRESCENT DEVELOPMENT-  
GOOSE CREEK LLC  
TAX MAP# 66-67  
INST# 060015037  
INST# 080006797  
PLOT #68/676  
PLOT #67/500

LX ZONING  
LINE

GOOSE CREEK  
TOWNSHIP

PARCEL 3A  
BENSTOCK GOOSE CREEK LLC  
TAX MAP# 66-11-J  
INST# 140005043  
22.135 ACS

CRESCENT  
DEVELOPMENT-  
GOOSE CREEK II LLC  
TAX MAP# 66-11-1  
INST# 150001662  
3.000 ACS

PARCEL 3B

CRESCENT  
DEVELOPMENT- GOOSE  
CREEK III LLC  
TAX MAP# 66-7IL  
INST# 150001663  
13.922 ACS

LIFECOSE DRIVE  
STATE ROUTE 636  
LAWSON

GOOSE POINT LANE  
- PRIVATE -

LX ZONING  
LINE

SALDWIN BLVD  
STATE ROUTE 636  
LAWSON

MARY SALDWIN COLLEGE  
TAX MAP# 66 7IA  
INST# 120005560  
INST# 1200010813  
INST# 140000812

**EXHIBIT A**  
**GOOSE CREEK MULTI-FAMILY REZONING**

DATE: 09-18-2015  
SCALE: 1" = 200'  
JOB: S1200114  
DRAWN BY: 0521

WAYNE DISTRICT  
COUNTY OF AUGUSTA, VIRGINIA

PLANNERS • ARCHITECTS • ENGINEERS • SURVEYORS  
HOANIKI • RICHMOND • NEW RIVER VALLEY • STAUNTON • HARRISBURG, VA

15411 Commerce Road • Suite 401 • Verona, Virginia 24602 • Phone (540) 248-3220 • Fax (540) 248-3221

**Sandy Bunch**

*Paid \$25.00 / Rec # 622978*

**From:** david.granville@denico.net  
**Sent:** Tuesday, August 3, 2021 5:24 PM  
**To:** Sandy Bunch  
**Subject:** RE: GOOSE CREEK APARTMENTS PHASE 2

Hi Sandy,  
The tax map number is 066F 11 1 and the property address in your GIS system is 51 Goose Creek Road.  
Thanks,  
Dave

--  
David Granville  
Denico Development Co.  
1430 Rolkin Court | Suite 301 | Charlottesville, VA 22911 T 434 971 8996 | F 434 971 9344 | C 703 943 7230

-----Original Message-----  
From: Sandy Bunch <sbunch@co.augusta.va.us>  
Sent: Tuesday, August 3, 2021 5:21 PM  
To: david.granville@denico.net  
Subject: RE: GOOSE CREEK APARTMENTS PHASE 2

Dave,  
  
I need the Tax Map number please and an address.

Thanks,

Sandy

-----Original Message-----  
From: david.granville@denico.net <david.granville@denico.net>  
Sent: Tuesday, August 3, 2021 5:19 PM  
To: Sandy Bunch <sbunch@co.augusta.va.us>  
Subject: RE: GOOSE CREEK APARTMENTS PHASE 2

Hi Sandy,  
Just checking in to see if you need anything else from me for the zoning certification letter.  
Thanks,  
Dave

--  
David Granville  
Denico Development Co.  
1430 Rolkin Court | Suite 301 | Charlottesville, VA 22911 T 434 971 8996 | F 434 971 9344 | C 703 943 7230

-----Original Message-----  
From: david.granville@denico.net <david.granville@denico.net>  
Sent: Monday, August 2, 2021 8:26 AM



Thanks Michele! We will get it recorded.

Best,  
Dave

--  
David Granville  
Denico Development Co.  
1430 Rolkin Court | Suite 301 | Charlottesville, VA 22911 T 434 971 8996 | F  
434 971 9344 | C 703 943 7230

-----Original Message-----

From: Michele Astarb <mastarb@co.augusta.va.us>  
Sent: Wednesday, June 30, 2021 9:56 AM  
To: david.granville@denico.net  
Cc: 'Kent O'Donohue' <dodonohue@balzer.cc>; 'Daniel Hansen'  
<dhansen@balzer.cc>  
Subject: RE: GOOSE CREEK APARTMENTS PHASE 2

Absolutely. Call the courthouse and get an appointment. 540-245-5321  
Thanks.

-----Original Message-----

From: david.granville@denico.net <david.granville@denico.net>  
Sent: Wednesday, June 30, 2021 9:54 AM  
To: Michele Astarb <mastarb@co.augusta.va.us>  
Cc: 'Kent O'Donohue' <dodonohue@balzer.cc>; 'Daniel Hansen'  
<dhansen@balzer.cc>  
Subject: FW: GOOSE CREEK APARTMENTS PHASE 2

Hi Michele,  
Please see below. It looks like this Jeff and Kent worked through the last issues. Are we okay to proceed with recording the SWM Agreement?  
Thanks,  
Dave

--  
David Granville  
Denico Development Co.  
1430 Rolkin Court | Suite 301 | Charlottesville, VA 22911 T 434 971 8996 | F  
434 971 9344 | C 703 943 7230

-----Original Message-----

From: Kent O'Donohue <dodonohue@balzer.cc>  
Sent: Wednesday, June 30, 2021 9:49 AM  
To: 'David Granville' <david.granville@denico.net>  
Subject: FW: GOOSE CREEK APARTMENTS PHASE 2

cc&c=E,1,Q4GADt-tuWPujkzeie7PHhiSXJstWcnRWXwcVW73FGgK3asVOdEMd1PwZSDjAL0p-jq  
-F1l6S\_D\_yc6LoqtEvkmFnbH9ovJm-PWUA85N&typo=1>

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