



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



21-1413

November 4, 2021

Mike Hendricksen

RE: Property Address: 733 Lee Highway
Tax Map 36-85Q

Dear Mr. Hendricksen:

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. Industry support businesses such as fabrication/machine shops and accessory storage within a building is a permitted use in a General Business zoned district. Any outdoor storage would require a Special Use Permit.

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



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21-1402

November 2, 2021

Shen Valley, LLC and
Investors Title Insurance Company
c/o Hawkins Law PLC
P.O. Box 4
Bridgewater, VA 22812

Attention: Chris Tolbert

Reference: Zoning Compliance/Determination Letter
Tax Map No. 85, Parcel 125D

Dear Sir or Madam:

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. Warehouses and Distribution Centers are permitted uses within this district. There are no Variances, or Special Use Permits that apply to the subject property. Copies of the sections of the Zoning Ordinance applicable to the property are available online at www.co.augusta.va.us.
3. The property was subject to site plan approval. 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 parking regulations approved on the existing site plan.

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) 245-5088

4. 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,

A handwritten signature in cursive script, appearing to read "Sandra K. Bunch".

Sandra Bunch
Zoning Administrator

Sandy Bunch

From: Cris Tolbert <cris@hawkinslawplc.com>
Sent: Wednesday, October 6, 2021 10:41 AM
To: Sandy Bunch
Cc: Lisa Hawkins
Subject: Request for Zoning Determination Letter (Augusta Co.)

Sandra -

Please accept this email as our request for the issuance of a zoning letter pertaining to the property taxed as Augusta County Tax Parcel No. 085-125D. We represent the owner of this property, Shen Valley, L.L.C., in an upcoming real estate transaction. The zoning letter should include the following information:

1. State the current zoning classification;
2. Status of the property's current compliance with the County's zoning ordinance requirements;
3. Any other property-specific conditions, if applicable; and
4. Attach a copy of the relevant sections of the zoning ordinances and any special use permits or proffers that affect the property.

*no know
response*

Please issue your letter for the benefit of:

Shen Valley, L.L.C., and
Investors Title Insurance Company
c/o Hawkins Law PLC
P.O. Box 4
Bridgewater, Virginia 22812
Via Email (preferred):
lisa@hawkinslawplc.com
cris@hawkinslawplc.com

*Apologized
Gen. Lord
- Gen. Agui.
Winters on
✓ fees
received
10/18/21*

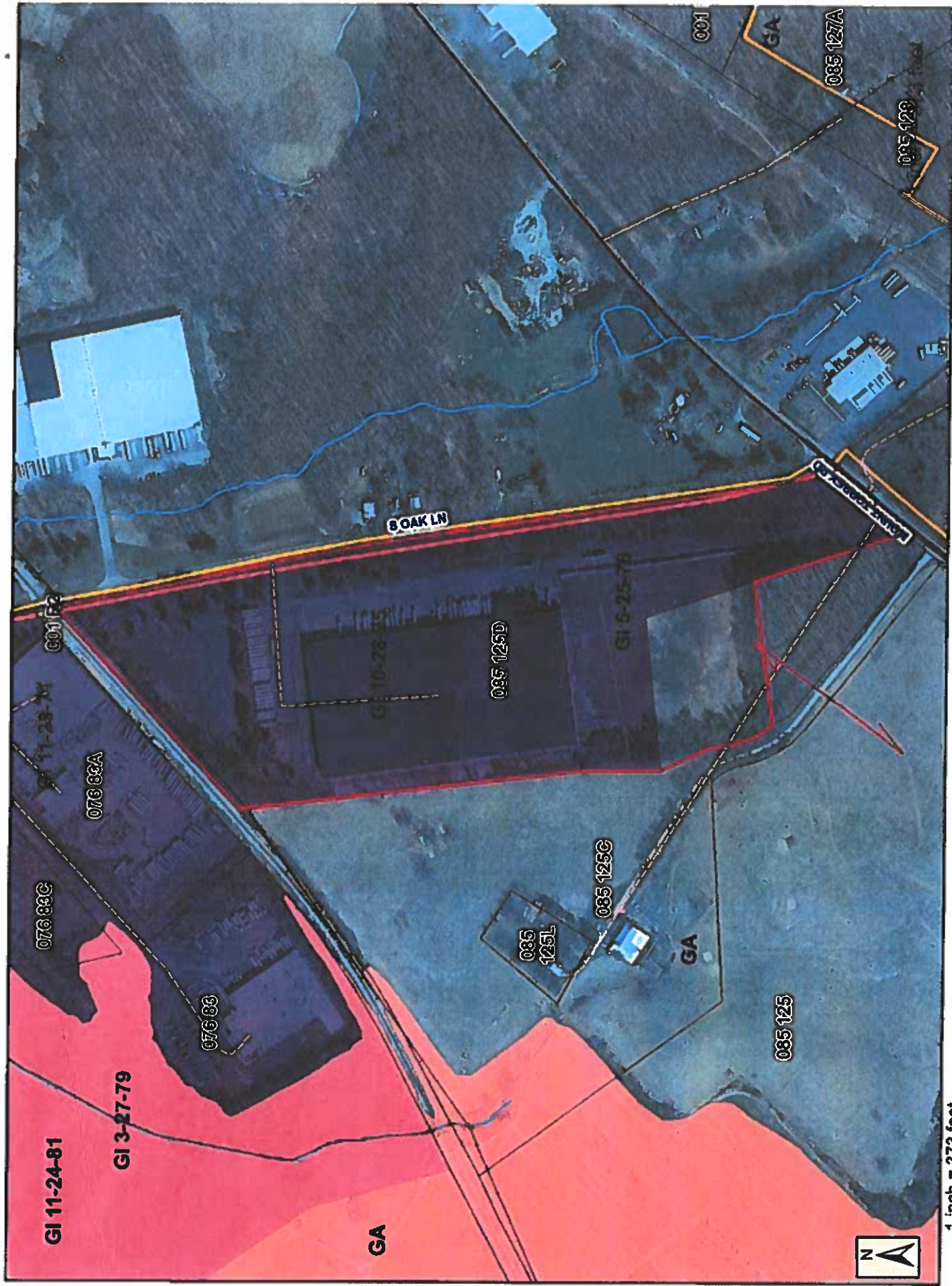
Feel free to contact us should you have questions or if any additional information is required.

Thank you,

Cris

Cris Tolbert, Paralegal
Hawkins Law PLC
P.O. Box 4, Bridgewater, VA 22812
Direct: (540) 688-3208 | Fax: (540) 237-4170

This message may contain attorney-client privileged information. If you receive this message in error, please let me know by email reply then delete this message and all attachments. Thank you



GI 11-24-81

GI 3-27-79

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076 83A

076 83

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085 125C

085 125L

085 125

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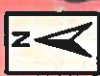
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W. ...



1 inch = 97.5 feet



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21-1403

November 2, 2021

AHP Housing Fund 297, LLC
1314 Douglas Street, Suite 1400
Omaha, NE 68102-1944
Attention: Legal Notices

Re: Ganderbrook Entrance and Goose Creek Crossing
Ganderbrook Property, Tax Map 66-82, 13.590 Acres
Augusta County, Virginia (the "Project")

Gentlemen:

Please be advised that: (i) the Project is zoned Multifamily (MF) which zoning allows multi-family use as a matter of right and is within the County of Augusta, Virginia, (ii) the Project is not located within an overlay zone district (such as, for example, a PUD or an historical district), and (iii) there are no violations of zoning law, or non-conforming uses and the Project is in compliance with all applicable zoning and subdivision laws, ordinances and regulations (including, without limitation, all those establishing or relating to parking requirements).

Further, there are no other requirements which must be satisfied in order for the Project to fully comply with applicable zoning and subdivision laws, ordinances, regulations and parking requirements. The site plan for the Project was approved by all appropriate action on the part of the County of Augusta, Virginia, as evidenced by the issuance of our approval letter dated September 14, 2021 (attached).

The following restrictions and requirements are applicable to the Project:

- Minimum Lot Area: *N/A*
- Setbacks: *Twenty five (25) feet from areas not zoned MF; fifty (50) feet from the ROW line of an existing public street or arterial or collector street; for buildings in excess of thirty-five (35') feet, but not more than fifty feet (50') in height, the*

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FAX (540) 245-5066

required setback shall be increased one foot (1') for every one foot (1') increase in building height.

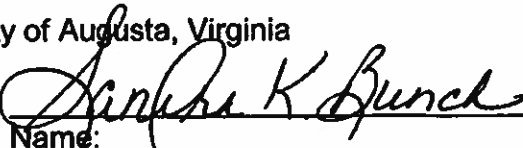
- *Height Limitation: No building or structure shall exceed four (4) stories and in no case shall a building or structure exceed seventy-five feet (75') in height.*
- *Maximum Floor Area Ratio: N/A*
- *Limitation on Number of Dwelling Units: Twenty (20) per acre for a four-story development.*
- *Parking Requirements: Two spaces per unit plus an additional 10% for multifamily and 1 space per 500 square feet for the clubhouse.*

Copies of the regulations and ordinances of the County of Augusta, Virginia that establish and define the parking requirements and permitted uses for the Multifamily Zoning are attached to this letter.

Sincerely,

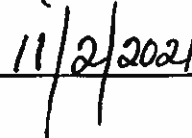
County of Augusta, Virginia

By:



Name:

Title:





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P.O. BOX 590
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21-1016 **(Revised)**

September 14, 2021

John D. Reno
Countryside Service Company, LC
28 Imperial Drive
Staunton, VA 24401

Dear John:

The site plan for Ganderbrook Drive Entrance and Goose Creek Crossing for:

Building 1	38,220	square feet
Building 2	20,145	square feet
Building 3	68,448.5	square feet
Clubhouse	3,000	square feet

has received final approval. You are now welcome to apply for any licenses or building permits that you may need.

Section 25-677 "Compliance with site plan required" of the Augusta County Zoning Ordinance states:

- A. No location, relocation, construction, reconstruction, enlargement or alteration for which site plan review is required shall be undertaken until such site plan has been approved.
- B. All owners, occupants and developers of property, which is the subject of an approved site plan, shall comply with the provisions, requirements, conditions or standards contained in the approved site plan.
- C. No structure or use on property which is the subject of an approved site plan shall be located, relocated, constructed, reconstructed, enlarged or structurally altered except in full compliance with the approved site plan."

Please do not hesitate to contact me if you have any additional questions concerning the site plan.

Sincerely,

Michele L. Astarb
Subdivision Administrator

MLA:bcw

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Deerfield (540) 939-4111
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Waynesboro (540) 942-5113



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21-1405

November 3, 2021

Eric Postow
Parlatore Law Group

RE: Tax Map 65C (1), Parcel 3, 3.500 Acres

Dear Mr. Postow:

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 Industrial. The manufacturing and lawful cannabis cultivation within a building/greenhouse is a permitted use in this Zoning district.

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

Staunton (540) 245-5700

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