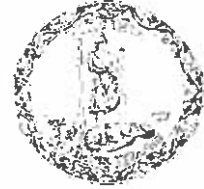




COUNTY OF AUGUSTA
COMMONWEALTH OF VIRGINIA
DEPARTMENT OF COMMUNITY DEVELOPMENT
P.O. BOX 590
COUNTY GOVERNMENT CENTER
VERONA, VA 24482-0590



23-121

February 9, 2023

Bock & Clark Corporation, an NV5 Company
222 E. Eufaula St., Suite 140
Norman, OK 73069

Attention: Aural Smith

Reference: 782 Tinkling Spring Road, Fishersville, VA, Tax Map #66D (2) 26A

Dear Ms. Smith:

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 and is located within an Urban Service Area.
3. The adjoining properties are zoned General Business to the north and east, and General Business and General Industrial to the south and west.
4. The existing convenience store and retail gasoline establishment is a permitted use. There are no Variances or Special Use Permits associated with this use.
5. The property was subject to site plan approval. The existing structures comply with all setbacks, side yard, rear yard, lot area, and parking regulations approved the existing site plan submitted for this site. Copies of the site plan are available from Community Development Department for a cost of ten dollars per sheet.
6. All required permits and approvals necessary for the construction, use, operation and Certificates of Occupancy were issued when the building was completed. Copy of Certificate of Occupancy as requested is included.

Staunton (540) 245-5700

TOLL FREE NUMBERS

Waynesboro (540) 942-5113

From Deerfield (540) 939-4111

From Bridgewater, Grottoes

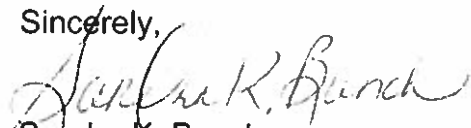
Harrisonburg, Mt. Solon & Weyers Cave (540) 828-6205

FAX (540) 245-5066

7. The Community Development Department is unaware of any known violations or claimed violations 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 K. Bunch
Zoning Administrator

CERTIFICATE OF OCCUPANCY
COUNTY OF AUGUSTA
BUILDING INSPECTION

This certificate issued pursuant to the requirements of Section 118 of the Virginia Uniform Statewide Building Code certifying that at the time of issuance this structure was in compliance with the Building Code, Zoning Code and various ordinances of the county regulating building construction or use. This Certificate must be posted, as required by the Uniform Statewide building Code and permanently maintained in a conspicuous place at or near the entrance of the building. Any change of use voids this certificate of occupancy.

OWNER OF BUILDING H. Paul & Betty Jo Obaugh, 1/2 TENANT 7-Eleven

BUILDING LOCATIONS 782 Tinkling Spring Road

BUILDING PERMIT NO 515-2021 TAX MAP NO. 66D(2)26A

BUILDING USE Convenience Store ZONING DISTRICT General Business

USE GROUP M TYPE OF CONSTRUCTION 5B OCCUPANCY LOAD 66 FLOOR LOAD 100

CONSTRUCTED UNDER THE 2015 EDITION OF THE UNIFORM STATEWIDE BUILDING CODE

SPECIAL CONDITIONS None

BUILDING OFFICIAL Brandon M. Adams NO. OF BEDROOMS N/A SPRINKLER REQUIRED N/A
DATE March 15, 2022

SERVICE AUTHORITY Trinity City DATE 3/16/22

COMMUNITY DEVELOPMENT Michelle Estens DATE 3/11/22



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

copy 2/7/23

February 7, 2023

23-103

Morris & Ritchie Associates, Inc.

Attn: Christopher D. Stephenson, PLA

Reference: Tax Map No. 67, Parcel 4, Tax Map No. 67A3 (8), Parcels 30, 31, 118, 119 Tax Map 67A3 (3), Parcels 41, 62, 69, and Tax Map No 67A3 (6), Parcels 134, and 137

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 corporate limits of the County of Augusta, 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 Properties are currently zoned Single Family Residential with Proffers (attached).
3. There are no known zoning violations existing on the parcel

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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From Deerfield (540) 839-4111

From Bridgewater, Grottoes

Harrisonburg, Mt. Solon & Weyers Cave (540) 828-8205

FAX (540) 245-5068

ORDINANCE

A REQUEST TO REZONE APPROXIMATELY 14 ACRES FROM GENERAL AGRICULTURE TO GENERAL BUSINESS, APPROXIMATELY 69.6 ACRES FROM GENERAL AGRICULTURE TO SINGLE-FAMILY RESIDENTIAL, AND APPROXIMATELY 7.9 ACRES FROM GENERAL AGRICULTURE TO MULTI-FAMILY RESIDENTIAL OWNED BY COUNTRYSIDE DEVELOPMENT COMPANY, L.C. THE PROPERTY IS LOCATED IN THE NORTHEAST QUADRANT OF THE INTERSECTION OF JEFFERSON HIGHWAY (ROUTE 250) AND BARRENRIDGE ROAD (ROUTE 642) IN FISHERSVILLE IN THE WAYNE DISTRICT. THE APPLICANT HAS PROFFERED THAT ACCESS TO THE PROPERTY WILL BE LIMITED TO ONE ENTRANCE ON TO ROUTE 250, WHICH WILL BE SIGNALIZED AT THE DEVELOPER'S EXPENSE. HE HAS ALSO PROFFERED THAT THE MINIMUM LOT SIZE FOR SINGLE FAMILY LOTS FRONTING ON ROUTE 642 NORTH OF THE GAS LINE WILL BE 1 ACRE; THE MINIMUM SQUARE FOOTAGE FOR SINGLE FAMILY DWELLINGS WILL BE 2,000 SQUARE FEET, NO MORE THAN 30 BUILDING PERMITS FOR SINGLE FAMILY DWELLINGS WILL BE REQUESTED PER YEAR AND NO MORE THAN 137 SINGLE FAMILY DWELLINGS WILL BE BUILT ON THE PROPERTY. THE APPLICANT HAS FURTHER PROFFERED THAT ALL NEW STREETS WILL INCLUDE CURB AND GUTTER AND STREET LIGHTS. IN ADDITION, NO MORE THAN 80 MULTI-FAMILY UNITS WILL BE CONSTRUCTED ON THE PROPERTY, THEY WILL BE 1 AND 2 BEDROOM UNITS ONLY; AND NO VINYL SIDING WILL BE USED IN THE CONSTRUCTION OF THE MULTI-FAMILY UNITS. IN ADDITION, THE DEVELOPER WILL INSTALL AND MAINTAIN A BUFFER OF ARBORVITAE ALONG THE ROUTE 642 FRONTAGE OF THE MULTI-FAMILY PORTION OF THE PROJECT. THERE WILL BE NO DIRECT ACCESS FROM ROUTE 642 TO THE MULTI-FAMILY DEVELOPMENT AND ONLY 1 ENTRANCE ON ROUTE 642 SOUTH OF THE GAS TRANSMISSION LINE. THE APPLICANT HAS ALSO PROFFERED TO PAY HALF OF THE COST OF A TRAFFIC LIGHT UP TO \$62,500 AT THE INTERSECTION OF ROUTE 250 AND 642. THE DEVELOPER HAS PROFFERED ACCESS FROM ROUTE 642 NORTH OF THE GAS TRANSMISSION LINE WILL BE LIMITED TO NO MORE THAN 7 SHARED DRIVEWAY ENTRANCES. HE HAS ALSO PROFFERED TO DEDICATE 12' OF ADDITIONAL RIGHT-OF-WAY ALONG ROUTE 250 AND TO INCREASE THE MINIMUM SETBACK OF PRINCIPAL AND ACCESSORY BUILDINGS ALONG ROUTE 250 TO 70'. THE PROPOSED USAGES ARE BUSINESS AND RESIDENTIAL. THE GENERAL USAGES STATED IN THE COMPREHENSIVE PLAN ARE BUSINESS AND MEDIUM DENSITY RESIDENTIAL.

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:

A portion of parcel number 4 on tax map number 67 containing 14 acres is changed from General Agriculture to General Business; 69.6 acres is changed from General Agriculture to Single-Family Residential; and 7.9 acres is changed from General Agriculture to Multi-Family Residential. The following conditions, which were proffered in writing by the applicant prior to the public hearing, is approved and shall be pertinent to the rezoning of the property.

1. The minimum lot size for the single-family residential lots fronting on Route 642 north of the gas transmission line (and as shown on the proposed rezoning sketch prepared by Ingram-Hagen & Co., P.L.C. and dated July 9, 2002) will be 1 acre.
2. The minimum square footage for all single family dwellings will be 2,000 square feet.
3. Building permits for no more than 25 single-family dwellings will be requested per calendar year.
4. All new streets will be constructed with concrete curb and guttering.
5. All new streets will have street lights installed by the developer at the time of construction of each section. All street lights shall be a model with "Full-Cutoff Optics" from a list published by The International Dark Sky Organization (www.darksky.org)
6. No more than 80 multi-family dwelling units and 137 single-family detached homes will be constructed on the property.
7. No three bedroom or larger units will be constructed on the multi-family portion of the property.
8. A double row of 4 foot tall arborvitae, planted 8 foot on center will be planted along the Route 642 frontage of the multi-family portion of the property and will be permanently maintained by the owner of the multi-family land.
9. No vinyl siding will be used on the buildings in the multi-family portion of the property.
10. Access to the property from Route 250 will be limited to one commercial entrance/street intersection. Such entrance/intersection to be signalized at the cost of the developer of the commercial portion of the property at such time as the entrance is constructed.

11. Access from Route 642 south of the gas transmission line will be limited to 1 commercial entrance/street intersection. The developer of this access will pay one half of the cost of a traffic signal, including design, construction, right-of-way and installation (up to \$62,500.00) at the intersection of Route 642 and Route 250 provided that VDOT makes any other required improvements to such intersection.
12. No direct access from Route 642 to the multi-family section will be constructed.
13. Access from Route 642 north of the gas transmission line will be limited to no more than 7 shared or 7 pairs of private entrances. (Paired entrances to have no greater than 10 feet separation between driveways).
14. Developer will dedicate 12 feet of additional right-of-way along Route 250.
15. Minimum setback for principal and accessory buildings to be 70 feet along Route 250. Such setback to be measured from the edge of the additional right-of-way to be dedicated in the preceding proffer.