



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



23-869

August 1, 2023

Bock & Clark Corporation, an NV5 Company
222 E. Eufaula Street, Suite 140
Norman, OK 73069
Attn: Samantha Beckman

RE: 982 Keezletown Road, Weyers Cave, VA 24486
Tax Map 27, Parcel 145

Ms. Beckman:

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 Agriculture. The existing funeral home is a legal non-conforming use no longer permitted by right due to ordinance amendments. There do not appear to be any variances, or special use permits that apply to the subject property. Any expansions or change in use would require a Special Use Permit approved by the Board of Zoning Appeals.
3. The property is surrounded by General Industrial zoned property to the north, and General Agriculture zoned property to the south, east, and west.
4. In the event of casualty, in whole or in part, the structure located on the subject property may be rebuilt in its current form.
5. The property was not subject to site plan approval and was constructed prior to the adoption of the Uniform Statewide Building Code, therefore, a Certificate of Occupancy is not required for the subject property.

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

6. 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,


A handwritten signature in black ink that reads "Sandy Bunch". The signature is written in a cursive, flowing style.

Sandy Bunch
Zoning Administrator

6. The required number of parking spaces for the Property can be calculated once square footage for each use is determined. (See Enclosed Parking Requirements).
7. No application for rezoning of the Property, or for a special or conditional use permit or variance in connection with the Property, is now pending.
8. 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 on 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.
9. This department has no record of any past or 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.

If you have any questions or need further assistance, please do not hesitate to contact me at (540) 245-5700, Monday-Friday, 8:00 A.M. to 5:00 P.M.

Sincerely,



Sandra K. Bunch
Zoning Administrator

Attachments: General Industrial Permitted Uses
General Industrial Accessory Uses
Parking Requirements
Setback Sheet



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



August 24, 2023

23-946

D. R. Horton Southern Virginia
2820 Waterford Lake Drive, Suite 204
Midlothian, VA 23112

Attn: Dillan Shifflett

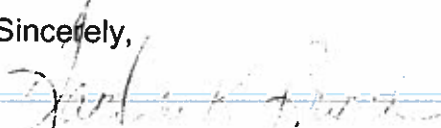
Reference: Tax Map No. 66C1 (10) 5, 66C1 (10) 7, and 66C (1) 2C

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, tax map no. 66C1 (10), parcels 5 & 7 are currently zoned Single Family Residential with Proffers and tax map no 66C (1), parcel 2C is currently zoned Attached Residential with Proffers. (attached)
3. There are no known zoning violations existing on the parcels.

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

TOLL FREE NUMBERS

Waynesboro (540) 942-5113

From Deerfield (540) 939-4111

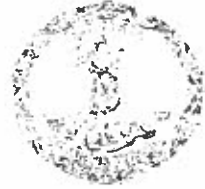
From Bridgewater, Grottoes

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

FAX (540) 245-5066



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



23-947

August 25, 2023

Armada Analytics, Inc.
104 South Main Street, Suite 500
Greenville, SC 29601
Attention: Brittani Jefferson

Reference: 31 Highland Hills, Stuarts Draft, VA 24477
Tax Map 75G (2), Parcel 5

Dear Ms. Jefferson:

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 for the subject property is Multi-Family Residential.
2. There are currently thirty-two (32) units on the property.
3. According to the zoning ordinances and regulations of this district, the use of the subject property is a permitted use by right.
4. Per current zoning ordinances and regulations applicable to the subject property, the current structures are legal non-conforming structures. The apartments on this lot were constructed in 1969 under a rural zoning with no density limitations. The property was rezoned in 1983 to Multi-Family, due to the rezoning the number of units existing on the property exceeds the current ordinance density limitations.
5. There are not any variances, special permits/exceptions, ordinances or conditions that apply to the Subject property.
6. In the event of casualty, in whole or in part, the zoning code states that a legal non-conforming structure may be restored or reconstructed without enlargement or extension and used as before such calamity provided the restoration or reconstruction is completed and the same use resumed within two (2) years from the date of the calamity.

7. There do NOT appear to be any outstanding/open zoning code violations that apply to the subject property,

8. The subject property was not subject to a site plan approval process

This information was researched on August 25, 2023, 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.

ZONING AUTHORITY:

By: Janet K. Burch

Title: Planning Administrator

Municipality: County of Douglas
Department: Community Development



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



23-950

August 28, 2023

D. R. Horton Southern Virginia
2820 Waterford Lake Drive, Suite 204
Midlothian, VA 23112
Attention: Dillan Shifflett

Reference: Tax Map No. 84H (1), parcels 4, 5, 11,13,19,22,23,25,30

Dear Mr. Shifflett:

In response to your request 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.
2. The Property is zoned Single Family Residential with Proffers (attached). The use as single family residential and other uses customarily accessory and incidental thereto is permitted without the necessity of any rezoning, special use permit or variance. A complete list of permitted uses for Single Family Residential districts can be found at www.co.augusta.va.us.
3. There are no open Zoning Code violations on these properties.

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

Sincerely,

Sandra K. Bunch
Zoning Administrator

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



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



23-949

August 28, 2023

Morris & Ritchie Associates, Inc.
205 E Hirst Road, Suite 106
Purcellville, VA 20132
Attention: Devon Taylor, Project Manager

Reference: Tax Map No. 85C (9), parcel 3

Dear Mr. Taylor:

In response to your request 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.
2. The Property is zoned Single Family Residential. The use as single family residential and other uses customarily accessory and incidental thereto is permitted without the necessity of any rezoning, special use permit or variance. A complete list of permitted uses for Single Family Residential districts can be found at www.co.augusta.va.us.

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

Sincerely,

Sandra K. Bunch
Zoning Administrator

Staunton (540) 245-5700

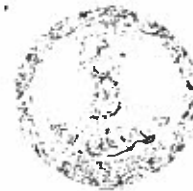
TOLL FREE NUMBERS

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

Waynesboro (540) 942-5113



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



23-951

August 28, 2023

Nationwide Zoning Services, LLC
515 S. Santa Fe Avenue, Suite 104
Edmond, OK 73003
Attention: Debbie Allen, Zoning Analyst

Reference: 81 Shoffner Lane

Dear Ms. Allen:

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 existing recycling facility on the property is a permitted use in this zoning district. There are no known special exceptions, conditions, or variances.
3. The property is not a Planned Development. The property is recognized as one or more separate parcels of land under applicable subdivision laws and ordinances and may be conveyed, leased, or mortgaged as one or more separate parcels and currently complies with such laws and ordinances.
4. 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 on 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.
5. 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.

Staunton (540) 245-5700

TOLL FREE NUMBERS

Waynesboro (540) 942-5113

From Deerfield (540) 939-4111

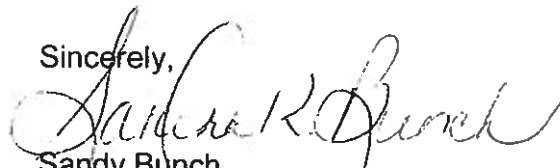
From Bridgewater, Grottoes

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

FAX (540) 245-5066

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 black ink, appearing to read "Sandy Bunch". The signature is written in a cursive style with a large, looping initial "S".

Sandy Bunch
Zoning Administrator