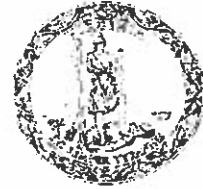




COUNTY OF AUGUSTA
COMMONWEALTH OF VIRGINIA
DEPARTMENT OF COMMUNITY DEVELOPMENT
P.O. BOX 590
COUNTY GOVERNMENT CENTER
VERONA, VA 24482-0590



23-1249

December 13, 2023

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

Reference: Tax Map 84-77

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 above referenced parcel is zoned Single Family Residential with Proffers dated 12/10/14 (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

Waynesboro (540) 942-5113

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

FAX (540) 245-5066

ORDINANCE

12/10/14

A REQUEST TO AMEND AND RESTATE PROFFERS ON APPROXIMATELY 112 ACRES OWNED BY NATIONAL DEVELOPERS OF VIRGINIA, LLC; RAIKE REAL ESTATE INCOME FUND, LLC; TURNER TURN KEY HOMES; WILLIAM R. OR KELLY L. SMITH; STEVEN P. OR AUDRA A. SOURS; KENNETH M. OR CAROLYN SUE CLARK; AND MARK D. OR DANA L. FRAZIER AND LOCATED ON THE NORTH SIDE OF HOWARDSVILLE TURNPIKE (RT. 610) APPROXIMATELY 0.6 OF A MILE WEST OF THE INTERSECTION OF HOWARDSVILLE TURNPIKE (RT. 610) AND PATTON FARM ROAD (RT. 633) IN THE SOUTH 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:

The proffers on parcel number **77**, on tax map number **84**, and parcel numbers **A, B, C, 1-22, 24-32, and 35-36** on tax map number **84H(1)**, containing a total of approximately 112 acres are amended and restated to read:

1. The developer will dedicate up to 35' of right-of-way to VDOT from the existing centerline of Route 610.
2. There will be no more than one street connection on to Route 610 and no lots will have direct access to Route 610.
3. All buildings will setback from Kennedy Creek at least fifty feet (50').
4. The minimum lot size for single family dwellings will be one (1) acre.
5. No more than 82 single family dwelling lots will be created out of the 112 acre tract.
6. The minimum square footage for single family homes built on the 112 acres shall be 2500 square feet of above ground living space.
7. All lots will be served by public water.
8. 3' concrete sidewalks on both sides of the streets shall be built by the developer during the road construction process and maintained by the Homeowners or Property Owners Association.
9. Ten (10) acres of open space will be created as part of this subdivision and deeded to the Homeowners or Property Owners Association. A Homeowners or Property Owners Association will be established to permanently maintain the open space and amenities in the subdivision, as well as the entrance area next to Howardsville Turnpike and running northwest to the end of Shannon Lea Boulevard.



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



23-1248

December 13, 2023

Whitney Jackson Levin
Miller Levin PC
128 West Beverley Street
Staunton, VA 24401

RE: Tax Map 53-16F

Dear Ms. Levin:

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.
3. Agriculture and agriculture related uses and single family dwellings are permitted uses of the property.
4. There are no Variances or Special Use Permits required for the present use of the 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



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



23-1247

December 13, 2023

Whitney Jackson Levin
Miller Levin PC
128 West Beverley Street
Staunton, VA 24401

RE: Tax Map 53-16H

Dear Ms. Levin:

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.
3. Agriculture and agriculture related uses and single family dwellings are permitted uses of the property.
4. There are no Variances or Special Use Permits required for the present use of the 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