



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



19-1305

November 8, 2019

Management Services Corporation
102 S. First Street, Suite 301
P. O. Box 5306
Charlottesville, VA 22905

Attn: Trey Steigman

RE: Augusta Woods Manufactured Home Park, Tax Map Parcel 56D1(1)25


Dear Mr. Steigman:

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 Manufactured Home Park with Proffers (copy attached). The existing manufactured home park is a permitted use in this district.
3. A Plan of Development was approved for up to 240 units/lots in 2009. All units/lots are served by county water and sewer.
4. Placement Permits and approvals necessary for occupancy have been obtained for 206 units/lots. A log of all permits is included as requested.
5. There are no known Zoning or Building Code violations.

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,


Sandy Burch
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

ORDINANCE

REQUEST TO REZONE FROM A-AGRICULTURE TO R-MH RESIDENTIAL APPROXIMATELY 86.167 ACRES OWNED BY TWO HUNDRED & FIFTY ASSOCIATES, INC., LOCATED ON THE SOUTHWEST SIDE OF ROUTE 250 JUST EAST OF THE STAUNTON CITY LIMITS IN THE BEVERLEY MANOR 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:

Parcel Number 25 on Map Number 56D1(1) is changed from A-Agriculture to R-MH Residential. The following conditions which were proffered in writing by the owner, prior to the public hearing, are approved and shall be appurtenant to the R-MH Residential zoning of this property:

A. The mobile home park will contain the following:

1. County Water
2. County Sewerage
3. Paved Streets
4. Underground Electric
5. Underground Telephone
6. Underground Cable TV
7. Adequate provisions for surface drainage
8. Each lot will have Road Frontage
9. Street Lighting as necessary will be provided
10. Suitable Recreation area and Play Ground areas will be provided
11. Off Street Parking
12. All units must be underpinned

13. Off Street Parking spaces per lot
14. Fencing will be provided around perimeter

B. 250 Associates, Inc., will grant to the Museum of American Frontier Culture a fifty foot (50') scenic easement along the Western Boundary Line that joins the Commonwealth of Virginia property for a distance of 1,260.31 feet. This easement is for use in planting as seen necessary, if the Frontier Museum sees fit. We also grant the museum the right to plant trees to screen any buildings visible from their property as long as it does not interfere with the construction or development of our property.

Lot #	GO Signed Date	Permit #
1	1/25/10	1264/2009
2	7/28/10	603/2010
3	3/23/10	1368/2009
4	8/19/10	717/2010
5	5/19/10	383/2010
6	1/31/2012	20/2012
7	9/11/2014	444/2014
8	7/28/10	682/2010
9	4/7/11	128/2011
10	8/30/10	718/2010
11	9/3/10	749/2010
12	11/18/10	998/2010
13	5/21/19	156/2010
14	4/18/12	187/2012
15	7/28/11	381/2011
16	6/28/2017	282/2017
17	8/5/11	382/2012
18	6/13/2014	78/2014
19	2/6/2014	781/2013
20	7/20/2015	474/2015
21	10/23/2014	887/2014
22	11/17/2017	724/2015
23	4/17/2014	101/2014
24	11/30/2012	1099/2012
25	8/1/2017	283/2017
26	8/1/2017	431/2017
27	8/24/2016	554/2016
29	7/19/18	383/2018
30	10/26/2015	725/2015
34	11/7/14	842/2014
35	2/28/2017	1076/2016
36	12/20/19	959/2018
37	11/2/2012	1024/2012
39	11/16/2018	1149/2014
40	5/331/17	370/2017
46	7/20/2015	473/2015

47	5/26/2016	246/2016
48		1050/2019
52	7/27/2018	431/2018
56	11/16/2018	1180/2016
57	12/4/2018	1041/2018
58	10/9/2017	284/2017
60	3/2/2018	50/2018
61	1/29/2018	1285/2017
62	4/20/2016	146/2016
63	7/27/12	485/2012
64	7/5/2016	464/2016
65	7/27/12	613/2012
66	4/7/11	1247/2010
67	12/1/11	920/2011
69	8/15/11	337/2011
71	3/22/11	1248/2010
76	8/21/2018	595/2018
77	not finalized	Lot will not be used
87	10/9/2017	749/2017
90		769/2019
92	12/2/2015	1034/2015
93	11/16/2018	990/2014
94	9/10/2014	699/2014
96	1/11/19	1042/2018
98	8/31/2018	723/2018
99	10/24/2018	804/2018
100	12/2/2015	1035/2015
102	3/15/12	19/2012
103	2/26/19	1018/2018
104	12/15/10	1228/2010
106	2/5/2013	1229/2012
111	12/9/2013	780/2013
112	9/11/2014	377/2014
113	2/7/11	1249/2010
114	3/10/11	72/2011
115	5/22/2018	250/2018
116	12/9/2013	782/2013
117	12/4/2018	1017/2018

118		459/2012
119	11/28/2017	1077/2017
120	9/25/12	502/2012
122	4/17/2014	79/2014
123	3/16/2015	1148/2014
124	12/4/2018	998/2018
129	6/1/2018	326/2018
131	8/21/2018	669/2018
134	8/8/2016	463/2016
135	3/15/12	84/2012
136	2/14/2018	376/2017
188	6/25/10	157/2010
189	1/13/11	748/2010
190	7/9/10	446/2010
191	3/12/10	1329/2009
192	3/12/10	1330/2009
194	4/21/19	158/2010
195	10/6/10	892/2010
196	1/7/10	1070/2009
197	11/1/10	1031/2010
198	7/8/10	445/2010

199	7/19/10	429/2010
200	VOID	1393/2009
201	4/15/10	145/2010
202	4/9/10	160/2010
203	6/11/10	448/2010
204	6/25/10	449/2010
205	3/10/11	71/2011
206	6/11/10	450/2010