



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



September 30, 2022

22-866

Kaufman & Canoles, P.C.
4801 Courthouse St., Ste 300
Williamsburg, VA 23188
Attn: Delaina R. Hoad

Reference: Tax Map No. 66C1 (7) 8

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 Property is currently zoned General Business with Proffers (attached). A complete list of permitted uses for General Business Districts and sections pertaining to buffer yards, setbacks, and parking can be found at
3. A Site Plan meeting the requirements of **Section 25-673** of the Augusta County Zoning is required prior to any development or use of the property.
4. 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

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

A REQUEST TO REZONE FROM MULTI-FAMILY RESIDENTIAL TO GENERAL BUSINESS APPROXIMATELY 4.2 ACRES AND TO AMEND AND RESTATE THE PROFFERS ON APPROXIMATELY 139 ACRES OWNED BY CRESCENT DEVELOPMENT GROUP, LLC, PONUS RIDGE, LLC, BRUMMY LAND, LLC, AND ORTHO MONKEY, LLC LOCATED ON THE SOUTH SIDE OF JEFFERSON HIGHWAY (RT. 250) ACROSS FROM THE INTERSECTION WITH WOODROW WILSON AVENUE (RT. 358) IN FISHERSVILLE IN THE WAYNE 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:

A portion of parcel number **2**, on tax map **66C(1)** and a portion of parcel number **72** on tax map number **66** containing approximately 4.2 acres is changed from Multi-Family Residential to General Business. Proffers on parcel numbers **72, 92, and 74A**, on tax map number **66**, parcel numbers **1 and 2**, on tax map number **66C1(1)**, parcel number **2** on tax map number **66C(1)**, parcel number **3**, on tax map number **66C1(2)**, and parcel numbers **A, B, C, and D**, on tax map number **66C(5)** containing a total of approximately 139 acres, are amended and restated as follows:

1. There will be no direct lot access onto Rt. 636 Relocated. The only access points will be the street connections as generally depicted on the Conceptual Plan entitled "Myers Corner" dated October 19, 2012 and prepared by Balzer & Associates.

2. There will be no direct lot access on to Existing Rt. 636. A public street connection to existing Route 636 will be built or bonded prior to the issuance of a building permit for the 200th single family, duplex, or townhouse dwelling unit.
3. The system of open space in the development will be as generally depicted on the Conceptual Plan entitled "Myers Corner" dated October 19, 2012 and prepared by Balzer & Associates. The open space will include retention of the existing hedgerow/fence along the western property boundary with the Troxell and Pingry tracts in at least a 5' strip of open space as depicted on the plan. The developer will install 4' wide paved walking trails throughout the development and connecting the areas of open space within the development. The paved walking trails will be maintained by the development's HOA. In lieu of walking trails, sidewalks may be built along some streets. The net result will be a pedestrian system from Route 250 to existing Route 636.
4. If street lights are installed, they will be installed and maintained at the expense of the development's HOAs.
5. Trash collection will be provided by the HOAs.
6. Applicant will dedicate to VDOT a minimum of 24 feet of right-of-way along Rt. 250.
7. The minimum size, defined as the aggregate area of the finished floor space of all floors, of the townhouses will be 1,000 sq. ft.; of a duplex will be 1,100 sq. ft.; and of the single family homes will be 1,200 sq. ft.



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22-833

September 21, 2022

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

Attention: Bonnie Griggs

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

Dear Ms. Griggs:

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.

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From Deerfield (540) 939-4111

From Bridgewater, Grottoes

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FAX (540) 245-5066

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.
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 Stanville Adams NO. OF BEDROOMS N/A SPRINKLER REQUIRED N/A
BCU

SERVICE AUTHORITY Titus Hix DATE 3/16/22

COMMUNITY DEVELOPMENT Michelle Estab DATE 3/11/22



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22-792

September 15, 2022

EQUUS DEVELOPMENT, L.P.
Ellis Preserve
3843 West Chester Pike
Newtown Square, PA 19073

Attention: John L. Knott, III

Reference: Tax Map 84-107 and 84-112

In response to your request, please be advised of the following:

The Property is located within the corporate limits of the County of Augusta, Virginia.

1. The Property is currently split zoned General Agriculture and General Industrial and is subject only to the use restriction general applicable to those classifications which are contained in the Augusta County Zoning Ordinance (the "Zoning Ordinance"). Copies of the sections of the Zoning Ordinance applicable to the Property, are available at www.co.augusta.va.us.
2. A site plan meeting the requirements of Section 25-673 of the Augusta County Zoning Ordinance will be required prior to any development on the General Industrial portion of the property.
3. To the best of my knowledge, the property is currently in compliance with all applicable requirements of the Zoning Ordinance of the County. 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,

Sandra K. Bunch
Zoning Administrator

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22-793

September 15, 2022

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

Attention: Bonnie Griggs

Reference: 786 Tinkling Spring Road, Fishersville, VA, Tax Map #66D (2) 26

Dear Ms. Griggs:

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 single family dwelling on the property is a legal non-conforming use. There are no Variances or Special Use Permits for the present use of the property.
5. There are no known Zoning or Building Code violations affecting the property.
6. The dwelling was constructed prior to the adoption of the Uniform Statewide Building Code; therefore, no Certificate of Occupancy is on file.

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Sandra K. Bunch
Zoning Administrator