



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



24-509

June 28, 2024

Dean Violagis
Vice President, Research
CoStar Group

Reference: 4506 Howardsville Turnpike
Tax Map No. 86A4 (1) A and 86A4 (1) E

Dear Mr. Violagis:

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 country club and golf course were established prior to the current Zoning Ordinance and is considered a legal non-conforming use that can continue provided the use is not discontinued for more than two (2) years, or the use is not changed to a conforming use.
3. Any additions or expansions to the use would require a Special Use Permit approved by the Board of Zoning Appeals.

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