



August 21, 2020

Furrow Auction Company.
Attn: Chuck Fisher
10319 Cogdill Road
Knoxville, TN 37932

RE: Zoning Certification
Property Identification Numbers (PINs): 43-19-2
Zoning District: M1 (Light Industrial)

Dear Mr. Fisher:

This letter is in response to your correspondence, this office received on August 18, 2020 to the Zoning Administrator requesting a zoning certification of the above-referenced property. We have examined our records with respect to the property, and advise you as of this date:

The Property identified as PIN 43-19-2 (the "Property"), is zoned M1 (Light Industrial) Zoning District and is subject only to the use restrictions generally applicable to that classification, which are contained in the Frederick County Zoning Ordinance (the "Zoning Ordinance").

- Adjacent properties are zoned:
 - North: M1 (Light Industrial)
 - South: M1 (Light Industrial)
 - East: M1 (Light Industrial)
 - West: RP (Residential Performance)
- The Property is not located within any overlay district. There are no variances or special permits assigned to this Property. As of the date of this letter, the Property is in compliance with the Frederick County Zoning Ordinance with no reported violations. The Property is not an historical property. However, the Frederick County Comprehensive Policy Plan identifies the future Route 37 right-of-way may impact this property.
- As of the date of this letter, the Property does not have a site plan assigned and is vacant. Any future land use actions or development on this Property will require the Property to be in compliance with the Frederick County Code.

Please do not hesitate to contact me regarding any questions you may have at (540) 665-5651.

Sincerely,

Mark R. Cheran
Zoning Administrator