



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



20-295

March 19, 2020

Farmers & Merchants Bank  
First American Title Insurance Company  
ComSonics Properties, LLC  
Flora Pettit PC  
Attn: Martha Kidd  
P.O. Box 1287  
Harrisonburg, VA 22803

RE: Zoning Verification Request  
Tax Parcel 27C1 (1) - 17

Dear Sir or Madame:

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 Industrial.
3. There are no Variances or Special Use Permits required for the present use of the property, and there are no proffers that affect the property.
4. The property is in compliance with Augusta County's Zoning Ordinance requirements and the Community Development Department is unaware of any 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

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

## Sandy Bunch

---

**From:** Martha Kidd <MLK@fplegal.com>  
**Sent:** Thursday, March 5, 2020 11:17 AM  
**To:** Sandy Bunch  
**Subject:** [EXTERNAL] FW: Updated Zoning Verification Letter - ComSonics - 27C1-(1)-17  
**Attachments:** Pages from 2015-06-30 I-f PNC Bank.PDF

Sandy –

I need to obtain an updated zoning verification letter from the attached 2015 letter for the referenced property. On the current letter please address it as follows:

Farmers & Merchants Bank  
First American Title Insurance Company  
ComSonics Properties, LLC  
Flora Pettit PC  
Attn: Martha Kidd  
PO Box 1287  
Harrisonburg, VA 22803

I understand from my call placed to your office this morning that there is no charge for this service, but if you need any other information do not hesitate to contact me. I would appreciate it if you can provide the letter first by email with the original to follow in the mail. Thank you for your service in this regard.

*Martha L. Kidd*

**FLORA**  
ATTORNEYS  
AT LAW | **PETTIT**

**Martha L. Kidd | Certified Paralegal**

**Flora Pettit PC**

90 North Main Street

P.O. Box 1287

Harrisonburg, VA 22803

Direct Dial: (540) 437-3102 | Fax: (540) 437-3101

E-mail: [mlk@fplegal.com](mailto:mlk@fplegal.com) | Website: [www.fplegal.com](http://www.fplegal.com)

This message and any attachment(s) are intended for the named recipient(s) only, and may contain information that is confidential, subject to the attorney-client privilege, the attorney work-product doctrine, and other privileges. If you are not an intended recipient or have received this communication in error, you are hereby notified that any dissemination, distribution, or copying of this message is strictly prohibited, and you are requested to notify the above-named sender immediately by return e-mail, and to destroy the original message, together with any copies you have made, electronic or otherwise. Thank you.



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



15-724

July 22, 2015

Comsonics Properties, LLC  
PNC Bank, National Association  
Fidelity National Title Insurance Company  
C/o Lenhart Petit  
90 North Main Street, Suite 201  
P.O. Box 1287  
Harrisonburg, VA 22803

RE: Zoning Verification Request  
Tax Parcel 27C1 (1) - 17

Dear Sir or Madame:

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 Industrial.
3. There are no Variances or Special Use Permits required for the present use of the property, and there are no proffers that affect the property.
4. The property is in compliance with Augusta County's Zoning Ordinance requirements and the Community Development Department is unaware of any 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,

John R. Wilkinson  
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

**CHAPTER 25. ZONING**

**DIVISION F. INDUSTRIAL DISTRICTS**

**ARTICLE XXXVIII. General Industrial (GI) Districts**

- § 25-381. Purposes.
- § 25-382. Permitted uses.
- § 25-382.1. Accessory buildings and uses.
- § 25-383. Uses permitted by Administrative Permit.
- § 25-384. Uses permitted by Special Use Permit.
- § 25-385. Uses prohibited.
- § 25-386. Yard and setback requirements.
- § 25-387. Buffer yards.
- § 25-388. Lot area.
- § 25-389. Lot width.
- § 25-390. Lot frontage.
- § 25-390.1. Height limitations.



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



20-253

March 11, 2020

Cecil A. Byrd, 2/3, Etal  
17 Goose Neck Lane, #104  
Fishersville, VA 22939

Reference: **Tax Map 44-47A**

Dear Mr. Byrd:

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. A Junkyard is a permitted use in a General Agriculture zoned district by Special Use Permit. The existing junkyard was approved by the Board of Zoning appeals in 1965, **Special Use Permit #65-27**. The existing Special Use Permit was issued transferrable; therefore, if the property is sold the new owner can continue operating the junkyard without expansion. **If the junkyard ceases operation for two (2) years of more or if the junkyard operation is expanded or changed, a new Special Use Permit will be required.**

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 Bunch  
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



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



20-245

March 6, 2020

ATC Group Services, LLC  
Michelle Limon  
14 Sunnen Drive  
Suite 143  
St. Louis, MO 63143

RE: 465 Lee Highway,, Verona, VA 24482

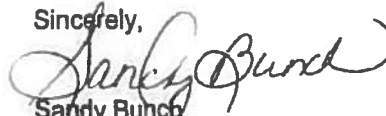
Dear Ms. Limon:

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. The existing retail and service establishments on the property is a permitted use in this zoning district.
3. 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 on the existing site plan submitted for this site. Copies of the site plan are available from Community Development Department for a cost of five dollars per sheet.
4. 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,

  
Sandy Bunch  
Zoning Administrator

Staunton (540) 245-5700

TOLL FREE NUMBERS

Waynesboro (540) 842-5113

From Deerfield (540) 939-4111

From Bridgewater, Grottoes

Harrisonburg, Mt. Solon & Weyers Cave (540) 828-8205

FAX (540) 245-5086



14 Sunnen Drive  
Suite 143  
St. Louis, MO 63143  
Telephone 314.644.2500  
Fax 314.644.4838  
www.atcgroupservices.com

February 14, 2020

County Administrator's Office  
County of Augusta  
P.O. Box 590  
Verona, Virginia, 24482  
540-245-5610  
540-245-5621

via e-mail: foia@co.augusta.va.us

**Subject: Freedom of Information Act Request**

ATC Group Services, LLC (ATC) is a consulting firm currently conducting a review of the below-referenced facility. Through the Freedom of Information Act, we request your assistance by providing us with written information concerning the following property:

465 Lee Hwy, Verona, VA 24482 - *Imp Investments, LLC 36A1 (5) 13 Gen. Business*

**Building/Development Department**

- Copy of original permit for construction and major additions and plans
- List of permits issued (copies of all permits not requested)
- Current Certificate of Occupancy

*1955  
4/15/55*

**Planning/Zoning Department**

- Current/former zoning (e.g. maps, zoning change requests, past zoning letters)
- Historical land use (e.g., planning commission meeting minutes)

*Shopping Center,  
Post ofc  
drug store.*

**Fire Department / Office of Emergency Management**

- Permits – Hazardous Materials, Petroleum Products – Storage and Use (e.g., Tier II CRTK)
- Haz Mat Responses, Releases
- Underground and Aboveground Storage Tanks

**Public and Environmental Health**

- Environmental complaint / assessment records
- Current/former or suspected septic systems (if area currently or previously not serviced by sanitary sewer)
- Water well records (current or former)
- Hazardous material records or petroleum product storage or use

We are seeking records that are reasonably ascertainable. Please advise us in advance if records cannot be reasonably provided within three weeks (21 days) of this request, records or information is only available for inspection and/or duplication in-person, or there are associated fees.

Sincerely,

*Michelle Limón*

Michelle Limón  
Senior Project Manager  
Direct Line +1 312-834-6538  
Email: [michelle.limon@atcgs.com](mailto:michelle.limon@atcgs.com)



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



20-225

March 4, 2020

ATC Group Services  
Michelle Limon  
14 Sunnen Drive, Suite 143  
St. Louis, MO 63143

Current Owner: Milestone House, LLC  
Property: 121 Ladd Road, Fishersville, VA 22939  
Parcel ID: 75H (5) 5

Dear Ms. Limon:

At your request, we have examined our records with respect to the above-referenced parcel of land in the County of Augusta, Virginia (the "Property"), and we are pleased to advise you that:

The Property is zoned General Business with Proffers. Proffers which apply to the property are attached. General Business permits the use of the property as a professional office as a matter of right. The existing Chamber of Commerce, is a permitted use without the necessity of obtaining a conditional or special use permit, variance, special exception or other authorization or approval. In the event of casualty or destruction to some or all of the improvements on the property, the improvements could be rebuilt to their current specifications, subject to building code.

The property was subject to Site Plan approval. The Property and the current use, occupancy, operation and improvements thereof comply with the applicable requirements of the zoning ordinance of the County of Augusta and applicable rules and regulations of the zoning district, including, but not limited to, compliance with respect to the following: (i) setback of the buildings from the property lines, (ii) height of the buildings, (iii) parking requirements, and (iv) area, width or depth of the land as a building site. Copies of the Site Plan are available at a cost of \$5.00 per sheet.

The Property is recognized as one or more separate parcels of land under the subdivision ordinance of the County of Augusta, may be conveyed, leased, or

Staunton (540) 245-5700

TOLL FREE NUMBERS

Waynesboro (540) 942-5113

From Deerfield (540) 839-4111

From Bridgewater, Grottoes

Harrisonburg, Mt. Solon & Weyers Cave (540) 828-8205

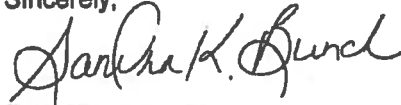
FAX (540) 245-5086



mortgaged as one or more separate parcels and currently complies with such subdivision ordinance and other applicable subdivision laws.

The Community Development Department is unaware of any violations or claimed violations of Zoning, or Building Code, and or complaints on this property.

Sincerely,

A handwritten signature in cursive script that reads "Sandra K. Bunch". The signature is written in black ink and is positioned above the printed name and title.

Sandra K. Bunch  
Zoning Administrator

8/27/03

## ORDINANCE

A REQUEST TO AMEND THE PROFFERS ON APPROXIMATELY 7.9 ACRES OWNED BY SHIELDS ENTERPRISES, LC LOCATED IN THE SOUTHEAST QUADRANT OF THE INTERSTATE 64/ROUTE 285 INTERCHANGE IN FISHERSVILLE IN THE SOUTH RIVER DISTRICT. THE APPLICANT HAS PROFFERED THAT INGRESS TO, AND EGRESS FROM, THE PARCELS SHALL BE LIMITED TO THE NEWLY RELOCATED ROUTE 631, WITH THE EXCEPTION OF LOT 2 WHICH SHALL HAVE ACCESS TO A SINGLE RIGHT TURN IN, RIGHT TURN OUT, ACCESS ON TO ROUTE 285. ADDITIONAL PROHIBITED USES WILL INCLUDE TRAVEL PLAZAS AND TRUCK STOPS AND WHOLESALE BUSINESSES, WAREHOUSES, AND DISTRIBUTION CENTERS. THE PROPOSED GENERAL USAGE IS BUSINESS. THE GENERAL USAGE STATED IN THE COMPREHENSIVE PLAN IS BUSINESS.

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 numbers 3, 4, 5, 6, and 7 on tax map number 75H (5) containing approximately 7.865 of an acre are amended and restated. The following conditions, which were proffered in writing by the applicant prior to the public hearing, are approved and shall be pertinent to the rezoning of the property.

1. Except as provided in number 2 below, ingress to, and egress from, the parcels shall be limited to the new Route 631 which has been relocated and is aligned with the intersection of Expo Road, Route 931, and Route 285.



14 Sunnen Drive  
Suite 143  
St. Louis, MO 63143  
Telephone 314.644.2500  
Fax 314.644.4838  
www.atcgroupservices.com

February 14, 2020

County Administrator's Office  
County of Augusta  
P.O. Box 590  
Verona, Virginia, 24482  
540-245-5810  
540-245-5621

via e-mail. foia@co.augusta.va.us

**Subject: Freedom of Information Act Request**

ATC Group Services, LLC (ATC) is a consulting firm currently conducting a review of the below-referenced facility. Through the Freedom of Information Act, we request your assistance by providing us with written information concerning the following property:

121 Ladd Road, Fishersville, VA 22939

*Milestone House, LLC  
154(6)5  
Charlottesville/office*

*GB(P) 8/27/03*

**Building/Development Department**

- Copy of original permit for construction and major additions and plans
- List of permits issued (copies of all permits not requested)
- Current Certificate of Occupancy

**Planning/Zoning Department**

- Current/former zoning (e.g. maps, zoning change requests, past zoning letters)
- Historical land use (e.g. planning commission meeting minutes)

**Fire Department / Office of Emergency Management**

- Permits - Hazardous Materials, Petroleum Products - Storage and Use (e.g., Tier II CRTK)
- Haz Mat Responses, Releases
- Underground and Aboveground Storage Tanks

**Public and Environmental Health**

- Environmental complaint / assessment records
- Current/former or suspected septic systems (if area currently or previously not serviced by sanitary sewer)
- Water well records (current or former)
- Hazardous material records or petroleum product storage or use

We are seeking records that are reasonably ascertainable. Please advise us in advance if records cannot be reasonably provided within three weeks (21 days) of this request, records or information is only available for inspection and/or duplication in-person, or there are associated fees.

Sincerely,

*Michelle Limón*

Michelle Limón  
Senior Project Manager  
Direct Line +1 312-834-8538  
Email: [michelle.limon@atcs.com](mailto:michelle.limon@atcs.com)