



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



20-413

April 20, 2020

Hirschler
P.O. Box 500
Richmond, VA 23218-0500
Attn: Susan Smith

Reference: Certification of Zoning
Tax Map #75-54 and #75-52C
Augusta County, Virginia (the "Property")

Dear Ms. Smith:

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 limits of the Augusta County, 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 Agriculture and is subject only to the use restrictions generally applicable to that classification which are contained in the Augusta County Zoning Ordinance (the "Zoning Ordinance"). Copies of the sections of the Zoning Ordinance applicable to the Property, **including buffer yards and setback requirements are available online at www.co.augusta.va.us**.
3. Enclosed is a copy of the Zoning approval for the wireless telecommunication facility located on the property. Copies of the site plan are available from the Community Development Department for a cost of five dollars per sheet.
4. The use of the Property for a wholesale greenhouse business and accessory uses related thereto, including, without limitation, outside storage, are permitted uses on the property under the Zoning Ordinance. However, be advised that any retail sales on the property may require a Special Use Permit.
5. The formula for calculating the required number of parking spaces for the wholesale greenhouse use where goods **are not normally** sold to the public is five (5). Wholesale establishments where goods **are** normally sold to the public is one (1) for

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

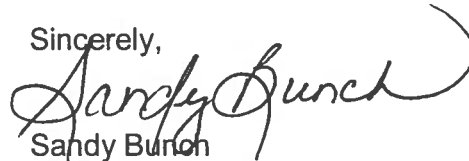
FAX (540) 245-5066

each 500 square feet of enclosed floor space and one (1) for each 4,000 square feet of outdoor retail sales area.

6. No application for rezoning of the Property, or for a Special Use or Conditional Use Permit or Variance in connection with the Property, is now pending.
7. The Property is currently in compliance with the Zoning Ordinance and any applicable proffers or conditions, including but not limited to all regulations regarding setbacks, dedication, parking and height.
8. This department has no record of any past or pending Zoning violations having been filed with respect to the Property, and the undersigned is unaware of any violations of the applicable portions of the Zoning Ordinance.

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,

A handwritten signature in black ink that reads "Sandy Bunch". The signature is written in a cursive style with a large, sweeping flourish at the end.

Sandy Bunch
Zoning Administrator

COUNTY OF AUGUSTA



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08-1244

August 28, 2008

Bechtel Communications, INC.
Byron Scyzgial
4121 Cox Road, Suite 130
Glen Allen, VA 23060

Mr. Scyzgial,

Your site plan Project # **Stuarts Draft SW838E** for co-location of telecommunications equipment on the existing grain silo located on the Allen Beiler property, 3096 Stuarts Draft Highway, Stuarts Draft, Virginia, Tax Map 75-54, has received final approval. You may now apply for any necessary permits to begin the project.

If you have any questions regarding this matter please contact me.

Sincerely,

John Wilkinson
Zoning Administrator



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20-408

April 17, 2020

Miller Levin PC
C/o Whitney Jackson Levin
128 West Beverley Street
Staunton, VA 24401

RE: Jordan Enterprises, LLC/KBL Construction, LLC – Misty Dawn Lane – Lot 2
Tax Map #54A-(2)-11-2, and addressed as 62 Misty Dawn Lane


Dear Ms. Levin:

In response to your request for information regarding access for 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 Single Family Residential.
3. The legal access to the property is by Misty Dawn Lane, which consists of a forty foot (40') public right-of-way conveyed to the Augusta County Board of Supervisors in 1994. As of this date, this section of Misty Dawn Lane has not been accepted into the Virginia Department of Highways system for maintenance.

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

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