



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



20-1288

December 3, 2020

Blue Ridge Pharmaceuticals, LLC
C/o Mike Cleary
4445 corporation Lane, Suite 264
Virginia Beach, VA 23462

RE: 2465 Lee Highway, Mt. Sidney VA 24467
Tax Map 27 Parcel 117B

Dear Mr. Cleary:


In response to your request for information regarding the above referenced property, please be advised of the following:

Blue Ridge Pharmaceuticals, LLC is filing an application with the Virginia Board of Pharmacy to obtain a permit to operate a pharmaceutical processor. The street address of the proposed facility is 2465 Lee Highway, Mt. Sidney, VA 24467, located in Augusta County.

1. The property is currently zoned General Industrial/Planned Commerce.

I, John Wilkinson, of the Augusta County Community Development Department Office, hereby affirm that the location identified at the Street Address above is IN COMPLIANCE with currently enacted local zoning laws and regulations to operate as a pharmaceutical Processor.

Title of Authorized Zoning Representative	Director of Community Development
Printed Name	John Wilkinson
Telephone Number and email address	(540)245-5700 jwilkinson@co.augusta.va.us

Signature 
Date 12/3/2020



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20-1277

December 1, 2020

Jerry McClairn
Advanced Biomedics
1001 19th Street N, Suite 1200
Arlington, VA 22209

RE: Tax Map 75H (8), Parcel 3, located at 49 Wilshire Court, Waynesboro, VA

Dear Mr. McClairn:

In response to your request for a Zoning determination whether pharmaceutical processing, as that term is defined in Code of Virginia §54.1-3442.5, is a permitted use on the above property. Pursuant to the Virginia Drug Control Act (Va. Code §§54.1-3400, et seq.), a "pharmaceutical processor" means a facility that (i) has obtained a permit from the Board of Pharmacy pursuant to §54.1-3408.3 and (ii) cultivates cannabis plants intended only for the production of cannabidiol oil or THC-A oil, produces cannabidiol oil or THC-A oil, and dispenses cannabidiol oil or THC-A oil to a registered patient or, if such patient is a minor or an incapacitated adult, such patient's parent or legal guardian for the treatment of intractable epilepsy. 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 and contains 4.260 acres. There is an existing 20,600 square foot building on the property. Laboratories, and manufacturing and processing of products are permitted uses in a General Industrial zoned district.
3. Based on the provisions of the Augusta County Zoning Ordinance, a state permitted pharmaceutical processing facility to manufacture and dispense medical cannabis would be a permitted use without the necessity of obtaining a Special Use Permit, Variance or any other authorization or approval other than site plan approval for a change of use.
4. To the best of my knowledge, the current use of the property complies with all applicable zoning laws and ordinances.

5. The property is recognized as one or more separate parcels of land under applicable subdivision laws and ordinances and may be conveyed, leased, or mortgaged as one or more separate parcels and currently complies with such laws and ordinances. The property is not subject to any conditions or special limitations imposed in connection with any subdivision approval of the property.
6. There are no outstanding, zoning violations on the property, and there are no pending administrative legislative or judicial proceedings which would in any manner adversely affect the status of the current zoning.

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