



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



21-366

March 29, 2021

Cody Carter, Project Coordinator
CDS Commercial Due Diligence Services
3550 W. Robinson Street Third Floor
Norman, OK 73072

Reference: 484 Walnut Hills Road, Staunton
Tax Map #74-42Y

Dear Mr. Carter:

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, are available at www.co.augusta.va.us.
3. General Agriculture zoned properties surround the entire parcel.
4. Portions of the existing campground were established in the 1960's when campgrounds were permitted without a Special Use Permit on a short term/temporary basis. Due to zoning ordinance changes regarding perimeter setbacks and street requirements these areas are legal non-conforming areas (grandfathered).
5. The existing short term and extended stay campground is permitted by Special Use Permit #13-2 (copy enclosed) which was issued to continue the non-conforming short term campground and to expand the campground to allow extended stay areas on January 3, 2013. The permit was issued non-transferrable; therefore, any change in ownership or any expansions would require a new Special Use Permit.

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

6. There were two (2) valid Certificates of Occupancy issued for the subject property. (copies attached) The absence of a certificate of occupancy will not give rise to any enforcement cases.
7. The property was not subject to site plan approval. Therefore, no copies are available
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.
9. In the event of casualty, in whole or in part, the structures located on the subject property may be rebuilt or repaired to the pre-damaged size.

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

CERTIFICATE OF OCCUPANCY
COUNTY OF AUGUSTA
BUILDING INSPECTION DEPARTMENT

This certificate issued pursuant to the requirements of Section 118 of the Virginia Uniform Statewide Building Code certifying that at the time of issuance this structure was in compliance with the Building Code, Zoning Code and various ordinances of the county regulating building construction or use. This Certificate must be posted, as required by the Uniform Statewide building Code and permanently maintained in a conspicuous place at or near the entrance of the building. Any change of use voids this certificate of occupancy.

OWNER OF BUILDING Steven B. Albrecht TENANT Walnut Hills Campground

BUILDING LOCATIONS 484 Walnut Hills Road

BUILDING PERMIT NO. 692-2008 TAX MAP NO. 74-42Y

BUILDING USE Pool Pump House ZONING DISTRICT General Agriculture

USE GROUP U TYPE CONSTRUCTION 5B OCCUPANCY LOAD 1 FLOOR LOAD 50

CONSTRUCTED UNDER THE 2003 EDITION OF THE UNIFORM STATEWIDE BUILDING CODE

SPECIAL CONDITIONS _____

_____ # OF BEDROOMS N/A SPRINKLER REQUIRED _____ No

BUILDING OFFICIAL Spencer C. Wheeler DATE May 16, 2008

SERVICE AUTHORITY N/A DATE N/A

COMMUNITY DEVELOPMENT Michelle Ostap DATE 5/28/08

CERTIFICATE OF OCCUPANCY

COUNTY OF AUGUSTA
COMMONWEALTH OF VIRGINIA
BUILDING INSPECTION DEPT.

TEMPORARY FOR 30 DAYS

THIS CERTIFICATE ISSUED PURSUANT TO THE REQUIREMENTS OF SECTION 115 OF THE VIRGINIA UNIFORM STATEWIDE BUILDING CODE CERTIFYING THAT AT THE TIME OF ISSUANCE THIS STRUCTURE WAS IN COMPLIANCE WITH THE BUILDING CODE, ZONING CODE AND VARIOUS ORDINANCES OF THE COUNTY REGULATING BUILDING CONSTRUCTION OR USE.

OWNER Steven & Karyn Albrecht TENANT Walnut Hills Campground

BUILDING LOCATION North Side of Route 655

BLDG. PERMIT NO. 487-98 USE Bath House

TAX MAP 74 PARCEL NO. 42Y

USE GROUP B TYPE CONST. 5B ZONING DIST. Gen. Ag.

OCCUPANCY LOAD 6 FLOOR LOAD 50

CONSTRUCTED UNDER THE 1996 EDITION OF THE
UNIFORM STATEWIDE BUILDING CODE

SPECIAL CONDITIONS TEMPORARY FOR TOILETS ONLY. SHOWERS,
LAUNDRY & HANDICAP FACILITIES NOT YET COMPLETE

BUILDING OFFICIAL Michael C. Miller

DATE 5.26.98

COMMUNITY DEVELOPMENT DEPT. T. Rain

DATE May 26, 1998

AUGUSTA COUNTY

APPLICATION FOR SPECIAL USE PERMIT

DISTRICT: Riverheads

PERMIT NUMBER: 13-2

DATE: 12/3/12

RECEIPT NUMBER: 796557

FEE PAID: \$250.00

TO THE AUGUSTA COUNTY BOARD OF ZONING APPEALS:

Application is hereby made for a Special Use Permit, in accordance with the description and for the purpose hereinafter set forth. This application is made subject to all the County and State laws, ordinances, rules and regulations now in force effecting thereto; and which are hereby agreed to by the undersigned applicant and which shall be deemed a condition entering into the exercise of the permit.

1. Land Owner's Name: Steven B. Albrecht

2. Land Owner's Address: 484 Walnut Hills Road, Staunton, VA 24401

3. Occupant or User's Name: Mack Pack, Inc.

4. Occupant or User's Address: 15 Avalon Place, Palmyra, VA 22963

5. Location of Property: 484 Walnut Hills Road, Staunton

6. Real Estate Map and Parcel Number: 74-42Y 7. Zoning: GA 8. Acreage: 42.937

9. Subdivision: N/A 10. Present Use: Campground

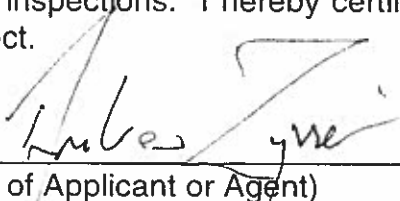
11. Section(s) of the Zoning Ordinance that permit is being applied for: 25-74N & 74Q

12. Describe request: To continue the campground as a short-term campground and short-term recreational vehicle park, and an extended stay campground and extended stay recreational vehicle park.

I hereby authorize appropriate County Officials to enter upon the above described property during normal business hours to conduct required inspections. I hereby certify, under the penalties of perjury, that the above information is true and correct.

SEND CORRESPONDENCE TO:

Andy Zipser
15 Avalon Place
Palmyra, VA 22963



(Signature of Applicant or Agent)

434-842-1456

(Phone Number)

ACTION BY BOARD OF ZONING APPEALS

Approved: X

Disapproved:

NOTICE

PRE-CONDITIONS - The Board of Zoning Appeals may make your Special Use Permit subject to certain "pre-conditions" which must be satisfied before your permit is issued.

OPERATING CONDITIONS - The Board of Zoning Appeals may make your Special Use Permit subject to certain "operating conditions" with which you must comply so long as you operate your special use. If you fail to comply with one (1) or more of the operating conditions, your permit may be revoked by the Board of Zoning Appeals after a public hearing and advance written notice to you as required by law.

ABANDONMENT - If you should cease the use authorized by your Special Use Permit for two (2) years or more, the Zoning Administrator shall seek revocation of the permit by the Board of Zoning Appeals.

The Augusta County Zoning Ordinance establishes the following requirements of all Special Use Permits:

"Section 25-584. Requirements of Special Use Permits.

- A. A Special Use Permit shall not be issued until all **pre-conditions**, if any, imposed by the Board of Zoning Appeals have been met. Commencement of a Special Use Permit prior to the issuance of the Permit shall be a violation of this chapter. Whenever the Board of Zoning Appeals has required pre-conditions, the pre-conditions shall be established, constructed or diligently pursued within a reasonable time as determined by the Board of Zoning Appeals. If in the opinion of the Zoning Administrator, compliance with the pre-conditions is not diligently pursued within one year or other time as specified by the Board of Zoning Appeals, the approval of the Special Use Permit shall automatically expire without notice and the Special Use Permit will not be issued.
- B. Any BZA review plan submitted to and approved by the Board of Zoning Appeals shall be followed.
- C. Unless otherwise provided by the Board of Zoning Appeals, the Special Use Permit shall be issued to the applicant and shall be non-transferable
- D. All Special Use Permits are subject to and conditioned upon compliance with any applicable federal, state or local licensing or regulatory requirements, and may be revoked upon failure to so comply."

Pre-Conditions:

None

Operating Conditions:

1. The facility will comply with all conditions required in Section 25-74N and Section 25-74Q.
2. All new campsites, structures, or expansions must meet the perimeter setback requirement.
3. If any new campsites are added the applicant must provide a second access for emergency vehicles.
4. Site be kept neat and orderly.
5. No junk or inoperable vehicles, recreational vehicles, equipment, or parts of vehicles or equipment be kept outside.
6. No outdoor music after 11:30 p.m.



Reaching Beyond Our Client's Expectations, Providing Nationwide Solutions.

March 15, 2021

Request for Zoning Verification Letter

To:	Planning/Zoning	From:	Cody Carter
Company:	Augusta County	Phone:	(405) 253-2436
Phone:	540-245-5700	Fax:	Toll-free 800-986-0586
Email:	<u>N/A</u>	Email:	<u>cocarter@firstam.com</u>

Pages, including this cover page: 3

Subject Property: 484 Walnut Hills Road, Staunton, VA APN: 074-42Y - <i>Walnut Hills Campground -</i>

At our client's request, please provide the following information: *42 acres 42.937*

- **Zoning Compliance/Verification Letter:** Please supply a letter (or use the enclosed template and copy onto letterhead) stating in which zoning district the subject property is currently located, whether or not it is considered to be a permitted use, and any compliance information you may be able to provide. Please use municipality letterhead, or if this is not possible for some reason, please enclose a municipality fax coversheet showing that the zoning letter is enclosed.
- **Adjacent Property Designations and Uses (if known):** Current zoning district in which properties adjacent to the subject property North, South, East & West are located
- **Any Variances, Special Permits or Conditions:** Please note the existence of these items as they relate to the subject property and supply documentation, if available
- **Code Violations:** Please note whether or not there are currently any open/outstanding zoning, building or fire code violations that apply to the subject property
- **Certificates of Occupancy:** Please supply copies of any existing certificates of occupancy for the subject property. Please state (even if a Certificate of Occupancy was located and provided) if there is any expected enforcement action due to the lack of certificate. Also, please specify if a new Certificate of Occupancy would be required in the event of a change in ownership.
- **Approved Site Plan and/or Conditions of Approval, if applicable:** Please supply one or both of these documents, particularly if the subject property is located in a Planned Development

Please advise me at your earliest convenience of any required fees or forms, if any of these items is not available or if I should be directing any portion of my request to another party. I am on a strict timeline so your prompt attention to this matter is greatly appreciated. Upon completion, please forward the information to me via fax (800-986-0586) or via email (cocarter@firstam.com) and US mail. I truly appreciate your help with this matter and look forward to your reply. Please do not hesitate to contact me with any questions or concerns you may have. Thank you very much for your assistance!

This telecopy contains privileged and confidential information intended only for the use of the individual named above. If the reader of this telecopy is not the intended recipient you are notified that any dissemination or reproduction is prohibited. If you have received this telecopy in error, please call us collect and return the original telecopy to the address above via US Mail.

Cody Carter, Project Coordinator
CDS Commercial Due Diligence Services
3550 W. Robinson Street Third Floor
Norman, Oklahoma 73072
E-mail: cocarter@firstam.com / Fax# (800) 986-0586/ Contact# (405) 253-2436

Subject Property: 484 Walnut Hills Road; Staunton, VA
APN: 074-42Y

To Whom It May Concern:

In response to your request for information regarding the above-referenced property, we have researched our files and present the following:

- The current zoning classification for the subject property is Gen Agriculture.
- According to the zoning ordinances and regulations of this district, the use of the subject property is a:
 Current Use Commer
 Permitted Use by Right
 Permitted Use by Special/Specific Use Permit (see comments, or attached approval documentation)
 Permitted Use by Conditional Use Permit (see comments, or attached approval documentation)
 Legal Non-Conforming Use (use was existing prior to the adoption of the zoning ordinance/code)
 Non-Permitted Use
- Adjacent property zoning designation: North: Gen Agriculture surrounds entire
 South: reside
 East: _____
 West: _____
- Conformance: Per current zoning ordinances and regulations applicable to the subject property, the current structure(s) is:
 Legal Conforming (complies with, or is otherwise exempt from, applicable zoning regulations, including parking)
 Legal Non-Conforming (does not meet the current zoning requirements due to amendments, re-zoning, variance granted or other changes. See comments)
 Grandfathered (developed prior to the adoption of the zoning code/ordinance)
 Non-Conforming (see comments)
 Comment: _____
- Have any variances, special permits/exceptions, ordinances or conditions been granted/approved for the subject property:
 No, There do not appear to be any variances, special permits/exceptions, ordinances or conditions that apply to the Subject property.
 Yes, The following apply to the subject property: _____ Variance
 (Documentation/copies attached) Special Permit/Exception
 _____ Ordinance
 _____ Conditions
 Comment: _____
- Rebuild: In the event of casualty, in whole or in part, the structure located on the subject property:
 May be rebuilt in its current form (i.e. no loss of square footage, same footprint, with drive through(s), if applicable).
 May not be rebuilt in its current form, except upon satisfaction of certain conditions, limitations or requirements. Please see section _____ of the current zoning code/ordinance for details.

7. Code Violations Information:

- There do NOT appear to be any outstanding/open zoning, building, or fire code violations that apply to the subject property.
 The following outstanding/open _____ zoning / _____ building / _____ fire code violations apply to the subject property:

Comment: _____

8. Certificate of Occupancy (required for the use, operation and occupancy of the subject property), status:

- A valid Certificate(s) of Occupancy has been issued for the subject property and **is/are attached**. The absence of a certificate of occupancy **will not** give rise to any enforcement cases
- A valid Certificate(s) of Occupancy has been issued for the subject property and **is/are attached**. The absence of a certificate of occupancy **will** give rise to any enforcement cases
- A valid Certificate of Occupancy has been issued for the subject property (approximate issuance date _____); However, we are unable to locate a copy in our records. The absence of a Certificate of Occupancy will not give rise to any enforcement action affecting the property.
- Certificates of Occupancy have been issued for the subject property; however, for projects constructed prior to the year _____ are no longer on file with this office. The absence of a Certificate of Occupancy will not give rise to any enforcement action affecting the property.
- A Certificate of Occupancy is not required for the subject property.

Comments: _____

Certificate of Occupancy requirements for new owner, change of use, tenant improvement etc.:

A new Owner

- is required to obtain an updated Certificate of Occupancy prior to use (if the use does not change).
 is NOT required to obtain an updated Certificate of Occupancy prior to use (if the use does not change).

A new Certificate of Occupancy will be required for the following:

- Change in Use
 Tenant Improvements/Remodel/Reconstruction
 Other:

9. Site Plan Information:

- The subject property was not subject to a site plan approval process
 The subject property was subject to site plan approval; a copy of the approved site plan is attached
 The subject property was subject to site plan approval, but a copy of the approved site plan is no longer in existence (*was lost or destroyed*). All other existing documents applicable to site plan approval for the site are attached.
 An approved site plan for the subject property is on file, but our office does not have the necessary resources to reproduce and distribute copies of the plan. All other existing documents applicable to site plan approval are attached.
 Other, (as noted here):

Comment: _____

This information was researched on _____, 2021, by the undersigned, per request and as a public service. The undersigned certifies that the above information contained herein is believed to be accurate and is based upon, or relates to the information supplied by the requestor. The Authority assumes no liability for errors and omissions. All information was obtained from public records, which may be inspected during regular business hours.

ZONING AUTHORITY:

By: _____

Municipality: _____

Title: _____

Department: _____

Printed Name: _____

Phone: _____

