



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



21-1157

September 17, 2021

CMA Properties, Inc.
Debra J. Hurt
P.O. Box 7823
Charlottesville, VA 22906

RE: 297 & 299 Lee Jackson Highway, Staunton, VA
Tax Map 55 Parcel No 78B

Dear Ms. Hurt:

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. Motor vehicle sales, repair, maintenance, cleaning, and body work are permitted uses in the General Business district. There are no Variances or Special Use Permits required for the present use of the property.
3. The property was subject to site plan approval. The existing structures comply with all setbacks, side yard, rear yard, height, and parking regulations approved on the existing site plan submitted for this site. (copies of setback, and height limitations enclosed) For a complete list of parking requirements please visit our website at www.co.augusta.va.us, **Section 25-35 "Off Street Parking"**. Copies of the site plan are available from the Community Development Department for a cost of ten dollars per sheet.
4. There are no floor space restrictions in this district.

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

ZONING REQUIREMENTS FOR GENERAL BUSINESS (GB) DISTRICTS

FRONT LOT LINES

1. No building or other structure shall be erected, altered, located, reconstructed or enlarged nearer to the right-of-way line of a public street identified by the Virginia Department of Transportation as an arterial or collector street than fifty feet (50').
 - The setbacks for a building or other structure may be reduced to twenty feet (20') if there is no parking facility within fifty feet (50') of any arterial or collector street.
2. No building or other structure shall be erected, altered, located, reconstructed or enlarged nearer to the right-of-way line of other public street than thirty-five feet (35').
 - The setbacks for a building or other structure may be reduced to fifteen feet (15') if there is no parking facility within thirty-five feet (35') of any other public street.
3. No building or other structure shall be erected, altered, located, reconstructed or enlarged nearer to the right-of-way line of any private street or interparcel travelway than twenty feet (20').
 - The setbacks for a building or other structure may be reduced if their setback to ten feet (10') if there is no parking facility within twenty feet (20') of any private street or interparcel travelway.

CORNER OR THROUGH LOTS If a lot, tract or parcel fronts on two or more streets, the foregoing minimum setbacks shall be required on each street respectively.

NOTE: THE SETBACK IS MEASURED FROM THE VDOT RIGHT-OF-WAY LINE, NOT THE EDGE OF THE PAVEMENT OR CENTERLINE OF STREET. YOU MUST CONTACT VDOT TO DETERMINE THE LOCATION OF THEIR RIGHT-OF-WAY LINE AND ADD THE COUNTY SETBACK REQUIREMENT TO THE VDOT RIGHT-OF-WAY LINE TO DETERMINE THE CORRECT SETBACK.

SIDE LOT LINES ADJOINING BUSINESS OR INDUSTRIAL DISTRICTS

Principal and accessory buildings and structures: No minimum setbacks

SIDE LOT LINES NOT ADJOINING BUSINESS OR INDUSTRIAL DISTRICTS

Principal and accessory buildings and structures: Twenty-five feet (25')
A buffer yard meeting the requirements of §25-308 is required.

REAR LOT LINES ADJOINING BUSINESS OR INDUSTRIAL DISTRICTS

Principal buildings and structures: Twenty-five feet (25')

Accessory buildings and structures with an area less than 900 square feet and no more than 20' in height: Five feet (5')

Accessory buildings and structures with an area 900 square feet or more or is more than 20' in height: Twenty-five feet (25')

Revised 3/1/10

REAR LOT LINES NOT ADJOINING BUSINESS OR INDUSTRIAL DISTRICTS

Principal and accessory buildings and structures: Twenty-five feet (25')
A buffer yard meeting the requirements of §25-308 is required.

HEIGHT REGULATIONS Seventy-five feet (75') maximum

In no case shall the height of any building or structure exceed the height limitations of the transitional surface, approach surface, horizontal surface and conical surface as required in any airport overlay district.

ADDITIONAL SETBACKS for buildings in excess of thirty-five feet (35') in height

1. For buildings and structures in excess of thirty-five feet (35'), but not more than fifty feet (50') in height, the required front, side and rear setbacks shall be increased one foot (1') for every one foot (1') increase in building height.
2. For buildings and structures in excess of fifty feet (50') in height, the required front, side and rear setbacks shall be increased fifteen feet (15') plus two feet (2') for every one foot (1') increase in building height above fifty feet (50').

SKETCH PLAN REQUIRED

EACH APPLICATION FOR A BUILDING PERMIT SHALL BE ACCOMPANIED BY A SKETCH PLAN CONTAINING THE BOUNDARIES OF THE LOT, LOCATION OF ALL EXISTING AND PROPOSED STRUCTURES, RIGHT- OF- WAY LINES OF ALL STREETS THAT ABUT THE LOT, AND THE DISTANCES BETWEEN EACH PROPOSED STRUCTURE AND ALL PROPERTY LINES AND STREET RIGHT- OF -WAY LINES.

1. The sketch plan must be drawn to scale by a licensed land surveyor where any building, manufactured home or other structure or addition thereto is proposed to be located:
 - a. Five feet (5') or less from any applicable minimum side or rear setback or yard requirement; or
 - b. Twenty feet (20') or less from any applicable minimum front setback or yard requirement.
2. In all other cases, the sketch plan can be drawn by the applicant, his agent, or a land surveyor.
3. A foundation survey by a land surveyor is required if the structure is to be within 5' of a side or rear yard requirement or 20' of a front setback requirement. The County will not provide further inspections or issue a certificate of occupancy until the required foundation survey has been submitted.





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21-1095

September 1, 2021

Khameo Ryan
NV5 Transaction Services – Zoning Division
1012 24th Avenue, NW, Ste. 100
Norman, OK 73069

RE: 133 Expo Road, Fishersville, VA

Dear Sir or Madam:

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. Machinery and equipment sales are permitted uses in General Industrial. No Variances, or Special Use Permits have been granted for the property.
3. The adjacent property to the north is zoned General Agriculture and General Industrial to the south, east, and west.
4. The current structure is a legal conforming structure that may be rebuilt in its current form in the event of casualty, in whole or in part.
5. The property was subject to site plan approval. The existing structures comply with all setbacks, side yard, rear yard, 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 ten dollars per sheet.
6. There are no known zoning code violations that apply to the subject property. The building permit was issued in 1979 to construct the existing building;

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From Deerfield (540) 939-4111

From Bridgewater, Grottoes

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FAX (540) 245-5066

however, a Certificate of Occupancy was never issued which is a building code violation.

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 "Sandra K. Bunch". The signature is written in a cursive style with a large, looping initial "S".

Sandra K. Bunch
Zoning Administrator