



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



22-987

November 10, 2022

Global Zoning
8205 NW 69th Street
Oklahoma City, OK 73132
Julie Luther

RE: Zoning Verification Letter/ 92 Rowe Road, Tax Map 56D1 (1) 20

Dear Ms. Luther,

This letter is in reference to property owned by Augusta Best Western Associates, Limited Partnership and is more specifically identified on Augusta County real estate map 56D1 (1) as parcel 20.

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 and is located within an Urban Service Area and contains an existing motel.
3. Per the Zoning Ordinance and regulations for this area, the current structure is a legal conforming use.
4. Section 25-302N "Permitted Uses" of the Augusta County Zoning Ordinance states: "The following uses shall be permitted within General Business Districts without Administrative or Special Use Permit, provided there is no outdoor storage or display: Overnight accommodations, including but not limited to: bed and breakfast inns, motels, hotels."
5. The property was subject to site plan approval. Copies of the site plan are available from Community Development Department for a cost of ten dollars per sheet.

6. All required permits and approvals necessary for the construction, use, operation and Certificates of Occupancy were issued when the building was completed. Copy of Certificate of Occupancy is included.
7. 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.

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
COMMONWEALTH OF VIRGINIA
BUILDING INSPECTION DEPARTMENT

This Certificate issued pursuant to the requirements of Section 120 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 Limited Partnership-Namron Inns Occupant Augusta Best Western

Building Location South side of Route 250 just east of I-81

Tax Map 56 Parcel No. 87 Building Permit No. 16455

Use Group R-1 Type Construction 1B & 2C Zoning District Business

Occupancy Load 80 Units Floor Load N/A

Special Conditions None

Date June 14, 1988 Building Official *W. H. Seembaugh*

PLACE IN A CONSPICUOUS PLACE