



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



24-295

April 25, 2024

*emilia*  
*4/25/24*

Thomas Malone  
Pure Shenandoah

RE: Tax Map 84, Parcel 37, located on Johnson Drive, Stuarts Draft, VA

Dear Mr. Malone:

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 and contains 41.178 acres. A State licensed pharmaceutical processing facility to research, manufacture and lawfully cultivate cannabis within a building/greenhouse is a permitted use in this Zoning 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



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24-286

April 22, 2024

*encl  
4/22/24*

Shane Goldberg  
600 W Fulton Suite 800  
Chicago, IL 60661

Reference: 488 Frontier Drive, Staunton, VA  
Tax Map 55, Parcel 83C

Dear Mr. Goldberg:

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. Retail sales and service establishments including pharmacies, drug stores or similar uses, which would include a state licensed cannabis dispensary, are permitted uses in a General Business 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



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24-278

April 18, 2024

*emailed  
4/18/24*

Blue Ridge Medical, LLC  
Attention: Philip Goldberg

Reference: 6 Lodge Lane, Verona, VA

Dear Mr. Goldberg:

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. Retail sales and service establishments including pharmacies, drug stores or similar uses, which would include a state licensed cannabis dispensary, are permitted uses in a General Business 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



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24-230

April 5, 2024

**BBG Real Estate Services**  
**Rosetta Taylor**  
**Angel Towers**

**RE: 17 Theresa Circle**  
**Tax Map 36C (1), Parcel 8A**

**Ladies:**

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 Multi-Family Residential with Proffers (Copy Attached). Multi-family dwellings, duplexes, and townhouses are permitted uses in this district. There are currently 67 units total on this property which meets the current density requirements in the Zoning ordinance.
3. The property was previously zoned Single Family Residential. There was a Special Use Permit approved in 1988 for the present use of the property that is no longer in effect due to the rezoning of the property to Multi-Family Residential in 2016. The existing multi-family apartment buildings constructed under the Special Use Permit in 1974 were not subject to Site Plan approval and do not meet the current fifty foot (50') setback requirement from an arterial road and are legal non-conforming structures.
4. The current Zoning Ordinance requires two (2) parking spaces per dwelling unit plus 10% of the total number of required spaces for visitor parking for multi-family residential dwelling districts. The parking facility established in 1974 does not meet this requirement and is therefore non-conforming.
5. There are no known road projects that will impact the right of way of this property.

Staunton (540) 245-5700

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FAX (540) 245-6066

Waynesboro (540) 842-5113

6. Certificates of Occupancy were issued for structures constructed after 2016 (copies attached).
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.

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, prominent "S" at the beginning.

Sandra K. Bunch  
Zoning Administrator



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April 5, 2024

24-229

BVNA Zoning Team  
Attention: Nicole Williams

Reference: 32 Trader Road, Fishersville, VA 22939

*Approved 4/5/24*

Dear Ms. Williams:

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 with Proffers (Attached). The existing distribution warehouse is a permitted use in this zoning district.
3. The property is located within an Urban Service Area.
4. The property is adjacent to General Industrial zoned properties to the north, General Industrial and General Business zoned properties to the east, and south and General Agriculture zoned property to the west.
5. The property is not part of a Planned Development. 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.
6. In the event of a casualty the property may be rebuilt to its present form.

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*  
Sandy Bunch  
Zoning Administrator

Staunton (540) 245-5700

TOLL FREE NUMBERS

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Harrisonburg, Mt. Solon & Weyers Cave (540) 828-8205

FAX (540) 245-5068



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24-220

April 3, 2024

TimberlakeSmith Attorney at Law  
P.O. Box 108  
Staunton, VA 24402  
Attn: B. E. Brannock

RE: Current Owner: Lisa D. Columbo, Tax Map 45N (4) 5  
Barry W. Hildebrand, Tax Map 45N (4) 5B

Dear Mr. Brannock:

At your request, we have examined our records with respect to the above-referenced parcels of land in the County of Augusta, Virginia, and we are pleased to advise you that:

The parcels are located within the corporate limits of the County of Augusta, Virginia. The parcels are zoned General Agriculture.

A boundary line adjustment conveying .937 acres to Barry W. Hildebrand, Tax Map 45N (4) 5B from Lisa D. Columbo, Tax Map 45N (4) 5 was submitted and approved by the County on February 14, 2024.

The parcels are not subject to any conditions or special limitations imposed by the County in connection with this approval and there are no known outstanding zoning violations.

Sincerely,  
  
Sandra K. Bunch  
Zoning Administrator