



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



24-525

July 2, 2024

Christopher Cocker
Geosyntec Consultants, Inc.
9211 Arboretum Parkway, Suite 200
Richmond, VA 23236

Reference: Tax Map No. 84-40F (KitKat Switching Station)

Dear Mr. Cocker

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. The parcel meets the definition of a Utility Lot as defined by **Section 25-4** of the Augusta County Zoning Ordinance. **(Copy Enclosed)**
3. The current use of the property as an electrical substation is a permitted use under Zoning Ordinance **Chapter 25, Division A, Article II, "Provisions Applying to All Districts", Section 25-20.C "Utility Lots"** which states: "Public utility distribution, transmission, and collection lines for the furnishing of utility services to the public shall be permitted in all districts."
4. Utility lots without buildings to provide essential services and utilities to the public are exempt from front setback, side yards, rear yards, structure height and off street parking and loading requirements.
5. No application for rezoning of the Property, or for a Special or Conditional Use Permit or Variance in connection with the Property, is now pending.
6. The Property is currently in compliance with the Zoning Ordinance. The County has no record of any past or pending zoning violations.

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

7. If destroyed, under existing law, the improvements could be rebuilt to the previously existing size and shape on the same location with the same density conditions applicable.

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