



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



20-553

June 3, 2020

McGuireWoods LLP
Promenade
1230 Peachtree Street, N.E.
Suite 2100
Atlanta, GA 30309-3534
Attn: Casey C. Holloway

RE: 786 Tinkling Spring Road, Fishersville, VA 22939

Dear Ms. Holloway:

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 which permits gasoline retail establishments. However, be advised that a facility with more than two (2) diesel fueling positions or twenty (20) gasoline fueling positions would be considered a travel plaza and would require a Special Use Permit approved by the Board of Zoning Appeals. A complete list of permitted uses for General Business Districts can be found at www.co.augusta.va.us.
3. The property lies in an Urban Service Overly district.
4. Due to the rezoning of the property, the existing dwelling is a legal non-conforming use that can continue as a residence provided the use is not discontinued for more than two (2) years, or is not changed to a conforming use.
5. There are no existing Variances or Special Use Permits associated with this property.

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. Site plan approval is required prior to any new development or use of the property.
7. The Community Development Department is unaware of any known Building or Zoning violations 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, looping initial "S".

Sandy Bunch
Zoning Administrator