



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



20-1273

November 25, 2020

Partner Engineering and Science, Inc.  
611 Industrial Way W., Suite A  
Eatontown, NJ 07724

Attention: Megan Miller

Reference: Certification of Zoning  
383 Mt. Torrey Rd.  
Lyndhurst, VA 22952

Dear Ms. Miller:

In response to your request for information regarding the above referenced properties, please be advised of the following:

1. The property is located within the limits of the Augusta County, Virginia. 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 is subject only to the use restrictions generally applicable to that classification. The existing refrigeration manufacturing facility is a permitted use in the district.
3. A copy of Special Use Permit #00-30 is enclosed which allowed Burris Food to construct a 59,000 square feet addition to the existing building that has a private sewer.
4. The property was subject to site plan approval. The existing structures comply with all setbacks, side yard, rear yard, lot area, 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 five dollars per sheet.
5. The current structure is a legal conforming structure that can be rebuilt in its current form in the event of casualty, in whole or in part.

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. The Community Development Department is unaware of any known violations or claimed violation 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,



Sandra Bunch  
Zoning Administrator

AUGUSTA COUNTY

APPLICATION FOR SPECIAL USE PERMIT

DISTRICT: Wayne PERMIT NUMBER: 00-30  
DATE: March 1, 2000 RECEIPT NUMBER: 991860  
FEE PAID: \$200.00

TO THE AUGUSTA COUNTY BOARD OF ZONING APPEALS:


Application is hereby made for a Special Use Permit, in accordance with the description and for the purpose hereinafter set forth. This application is made subject to all the County and State laws, ordinances, rules and regulations now in force effecting thereto; and which are hereby agreed to by the undersigned applicant and which shall be deemed a condition entering into the exercise of the permit.

1. Land Owner's Name: Burriss Foods, Inc.
2. Land Owner's Address: 5<sup>n</sup> & Mcolley St., Milford, DE 19963
3. Occupant or User's Name: Burriss Refrigerated Logistics
4. Occupant or User's Address: Route 1, Box 11B; P.O. Box 380, Lyndhurst, VA 22952
5. Location of Property: On the north side of Route 624, east of the intersection of Routes 624 and 664.
6. Real Estate Map and Parcel Number: 85-124B1 7. Zoning: General Industrial
8. Subdivision: N/A 9. Present Use: Burriss Refrigerated Logistics
10. Section(s) of the Zoning Ordinance that permit is being applied for: 25-384(A)
11. Describe request: Would like to have a 59,000 sq. ft. addition to the existing building that will have a private sewer.

I hereby authorize appropriate County Officials to enter upon the above described property during normal business hours to conduct required inspections. I hereby certify, under the penalties of perjury, that the above information is true and correct.

SEND CORRESPONDENCE TO:

Joe Morris  
Route 1, Box 11B  
P.O. Box 380  
Lyndhurst, VA 22952

  
\_\_\_\_\_  
(Signature of Applicant or Agent)  
943-2866, Ext. 114  
\_\_\_\_\_  
(Phone Number)

ACTION BY BOARD OF ZONING APPEALS

Approved: X Disapproved: \_\_\_\_\_

Stipulations: 1. Prior to the permit being issued, a site plan meeting the requirements of Section 25-673 "Site plan contents" must be submitted to and approved by all appropriate agencies and/or departments.

Date of Final Action: 4/6/00 Signed: \_\_\_\_\_  
Secretary, Board of Zoning Appeals  
(PLEASE READ BACK OF APPLICATION)

85-124B1 - Gen. Ind



COUNTY OF AUGUSTA  
FREEDOM OF INFORMATION ACT REQUEST



County Administration P.O. Box 590 Verona, VA 24482 (540) 245-5610 Fax (540) 245-5621 foia@co.augusta.va.us

DATE OF REQUEST 11/15/2020 DATE RECEIVED \_\_\_\_\_ RECEIVED BY \_\_\_\_\_

NAME OF REQUESTOR Meghan Miller, Zoning Analyst

COMPANY/ORGANIZATION c/o Partner Engineering & Science, Inc.

ADDRESS 611 Industrial Way W., Suite A

CITY Eatontown STATE NJ ZIP 07724

PHONE 518-321-4542 FAX \_\_\_\_\_ CELL \_\_\_\_\_

E-MAIL flanagan.miller@gmail.com

SIGNATURE Meghan Miller

In accordance with the Virginia Freedom of Information Act (§ 2.2 -3700 et seq.) I am requesting copies of any records related to:

Zoning verification letter; evidence of code compliance (zoning, building, and fire); copy of Certificate(s) of Occupancy; and if there are any planned right-of-way project planned that may hinder access to the following site:

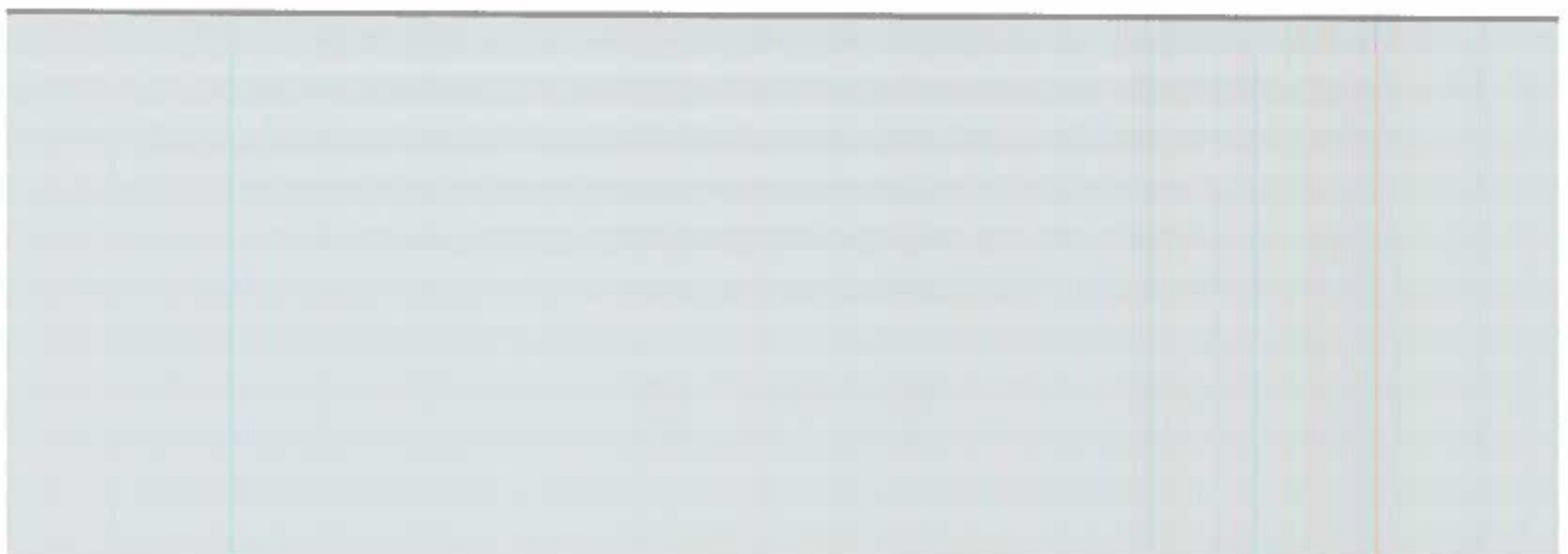
Project Cool  
383 Mt. Torrey Rd.  
Lyndhurst, VA 22952

I would also like to request that all charges for supplying the records I have requested be estimated in advance. I understand that if you determine that the charges are likely to exceed \$200, I am obliged to pay that amount before you continue to process my request.

**Please see Rights and Responsibilities: The Rights of Requesters and the Responsibilities of the County of Augusta under the Virginia Freedom of Information Act at [www.co.augusta.va.us](http://www.co.augusta.va.us) for more information.**

TO BE COMPLETED BY COUNTY OF AUGUSTA

Completed		By	
Time		Materials	
Customization			
Total Charges		Paid	Date



November 15, 2020

County of Augusta  
County Administration  
PO Box 590  
Verona, VA 24482  
(540) 245-5610  
[foia@co.augusta.va.us](mailto:foia@co.augusta.va.us)

**Subject: Project Cool**

I would like to request a Zoning Letter for the following property:

**Property Name:** Project Cool  
**Property Address:** 383 Mt. Torrey Rd., Lyndhurst, VA 22952  
**Project Number:** 20-299695.2

Please include as much of the following information as possible, or how to obtain the following:

- Subject property Zoning District and any Overlay Districts *Gen dld*
- If the property is a Planned Development, please include development approvals, resolutions, and ordinances
- Any known variances, special exceptions, or conditions
- If the current use is Permitted
  - If the property was approved with a Conditional or Special Use Permit, please provide a copy
- Required Off-Street Parking Regulations
- Site/zone development requirements
- Legal Nonconforming issues and regulations on rebuilding after damage and destruction
- Information on planned encroachments, roadway expansions, or easements which would affect the property
- Information on any open building, fire, or zoning code violations
- A copy of the Certificate of Occupancy on file
  - If one is not on file, does this present a code enforcement violation?
- A copy of the approved Site Plan on file, if available

Upon completion of the letter, please email a copy to me at [flanagan.miller@gmail.com](mailto:flanagan.miller@gmail.com).

If you have any questions or concerns, please do not hesitate to contact me.

Sincerely,  
Meghan Miller, Zoning Analyst

November 15, 2020

County of Augusta  
County Administration  
PO Box 590  
Verona, VA 24482  
(540) 245-5610  
[foia@co.augusta.va.us](mailto:foia@co.augusta.va.us)

Subject: FOIA Record Request  
Project Cool  
383 Mt. Torrey Rd.  
Lyndhurst, VA 22952  
Partner Project No. 20-299695.2

To Whom It May Concern,

My company is performing a Zoning Report on the above referenced property. Under the Freedom of Information Act, I am requesting records on the following information:

YES NO

A copy or record of a Certificate of Occupancy on file

Please provide any copies, if available. **If there are not any on file, is it a code enforcement issue? With that said, please provide the point of contact and procedure to correct the code violation issue.**

Information provided by: \_\_\_\_\_

YES NO

Open Code Enforcement / Building Code Violations / Notices-of-Violation

Current Notices-To-Comply (NTCs)

Most recent inspection of the property - Date performed: \_\_\_\_\_

Information provided by: \_\_\_\_\_

YES NO

Open Fire Violations / Notices-of-Violation

Current Notices-To-Comply (NTCs)

Most recent inspection of the property - Date performed: \_\_\_\_\_

Fire Station No. \_\_\_\_\_

Information provided by: \_\_\_\_\_

YES NO

Road Work Inquiry

Any planned road projects and/or any planned easements that could impact the property.

Dates Road will be closed: \_\_\_\_\_

Type of construction or repair: \_\_\_\_\_

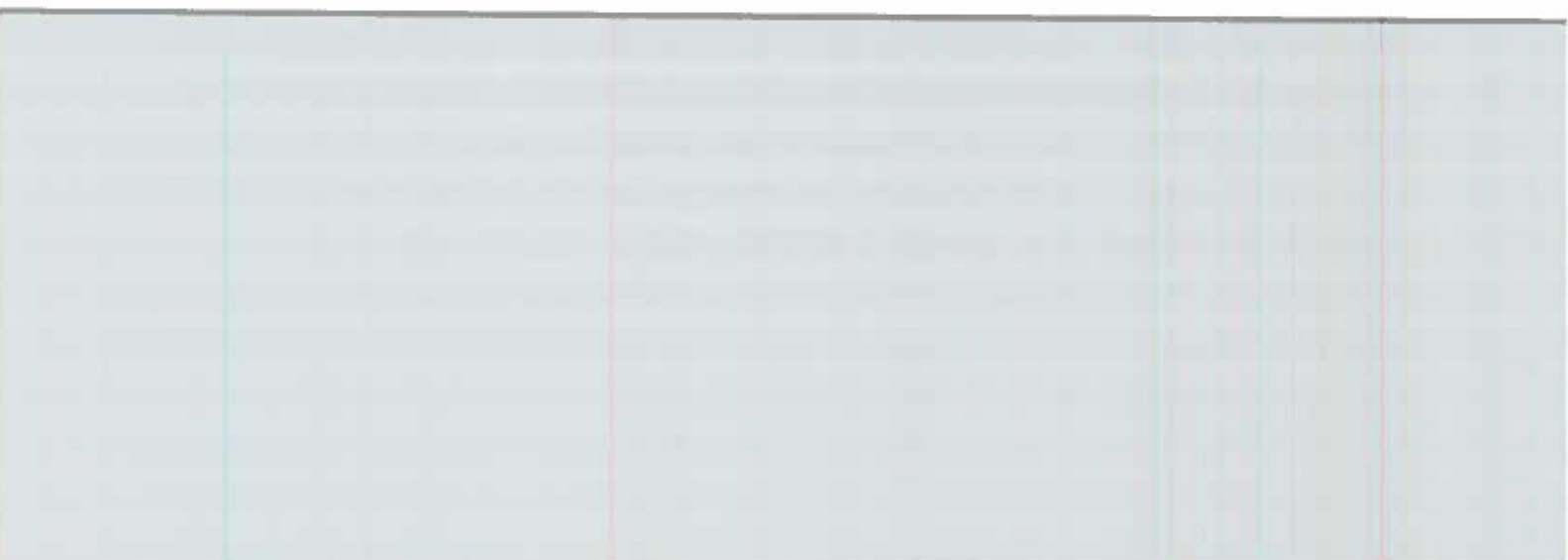
\_\_\_\_\_

Please email responses back to [flanagan.miller@gmail.com](mailto:flanagan.miller@gmail.com). Your assistance in this matter is greatly appreciated.

Sincerely,

*Meghan Miller*

Meghan Miller  
Zoning Analyst





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



20-1272

November 25, 2020

NDDS  
3191 Maguire Blvd., Suite 200  
Orlando, FL 32803

Attention: Kylie Moscovitz

Reference: Certification of Zoning  
Tax Map #75D1 (1) 20  
98 October Circle  
Augusta County, Virginia

Dear Ms. Moscovitz:

In response to your request for information regarding the above referenced property, please be advised of the following:

1. The Property is located within the limits of the Augusta County, Virginia. 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 Manufactured Home Park with Proffers (proffers attached) and is subject only to the use restrictions generally applicable to that classification which are contained in the Augusta County Zoning Ordinance (the "Zoning Ordinance"). The existing manufactured home park is a permitted use in this district. Copies of the sections of the Zoning Ordinance applicable to the Property, are available at [www.co.augusta.va.us](http://www.co.augusta.va.us).
3. The future land designation for this property is Multi-Family Residential which is consistent with the current zoning.
4. Due to Zoning Ordinance changes regarding setbacks and distances between homes some of the homes are legal non-conforming dwellings. Section 25-663G of the Augusta County Zoning Ordinance states a non-conforming manufactured home located in a manufactured home park can be replaced no closer to the public or private street than the existing home, and the required distance between homes is not violated to any greater extent than it was prior to the substitution

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



5. The property is surrounded by General Agriculture zoned property to the north, and east, Manufactured Home Subdivision zoned property to the west, and General Agriculture and Single Family Residential zoned property to the south. (Map attached)
6. A Variance from the rear setback was issued in 1990. (copy enclosed)
7. This department has no record of any past or pending Zoning violations having been filed with respect to the Property, and the undersigned is unaware of any violations of the applicable portions of the Zoning Ordinance.

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



## ORDINANCE

A REQUEST TO REZONE FROM A-AGRICULTURE TO R-MH RESIDENTIAL WITH PROFFERS, APPROXIMATELY 47.54 ACRES OWNED BY WILLIAM G. STEELE, JR. AND LOGAN BOGGS, LOCATED ON THE WEST SIDE OF AUGUSTA FARMS ROAD (ROUTE 643) NEAR STUARTS DRAFT IN THE BEVERLEY MANOR DISTRICT. THIS PROPERTY IS KNOWN AS THE SHENANDOAH VALLEY ESTATES MANUFACTURED HOME PARK. THE PROPOSED GENERAL USAGE IS A MANUFACTURED HOME PARK WITH THE PROPOSED MAXIMUM DENSITY OF SIX (6) UNITS PER ACRE. THE GENERAL USAGE STATED IN THE COMPREHENSIVE PLAN IS HIGH DENSITY RESIDENTIAL WITH A DENSITY RANGE OF FOUR (4) TO TWENTY (20) DWELLINGS PER ACRE.

AN ORDINANCE to amend Chapter 25 "Zoning" of the Code of Augusta County, Virginia.

WHEREAS, application has been made to the Board of Supervisors to amend the Augusta County Zoning Maps,

WHEREAS, the Augusta County Planning Commission, after a public hearing, has made their recommendation to the Board of Supervisors,

WHEREAS, the Board of Supervisors has conducted a public hearing,

WHEREAS, both the Commission and Board public hearings have been properly advertised and all public notice as required by the Zoning Ordinance and the Code of Virginia properly completed,

WHEREAS, the Board of Supervisors has considered the application, the Planning Commission recommendation and the comments presented at the public hearing;

NOW THEREFORE BE IT ORDAINED, by the Board of Supervisors that the Augusta County Zoning Maps be amended as follows:

That parcel number 20 on map number 75D1(1) containing approximately 47.544 acres is changed from A-Agriculture to R-MH Residential. The following conditions which were proffered in writing by the owner prior to the public hearing is approved and shall be pertinent to the R-MH Residential zoning of this property.

1. The recommendations of the Director of Parks and Recreation as outlined in his memo dated January 5, 1993, will be implemented by November 1, 1993.
2. There will be no more than 225 manufactured home spaces in this Park.
3. A site plan of the entire Park will be submitted to the Department of Community Development within sixty (60) days of the rezoning approval showing the actual distances between homes which are twelve (12) feet or less apart or which have accessory uses or buildings eight (8) feet or less apart.

AUGUSTA COUNTY  
APPLICATION FOR VARIANCE

DISTRICT: South River

PERMIT NUMBER: V #90-29

DATE: November 1, 1990

RECEIPT NUMBER: 003566

FEE PAID: \$100.00

TO THE AUGUSTA COUNTY BOARD OF ZONING APPEALS:

Application is hereby made for a Variance, in accordance with the description and for the purpose hereinafter set forth. This application is made subject to all the County and State laws, ordinances, rules and regulations now in force effecting thereto; and which are hereby agreed to by the undersigned applicant and which shall be deemed a condition entering into the exercise of the permit.

1. Land Owner's Name: William D. Steele, Jr. & Logan A. Boggs

2. Land Owner's Address: 80 S. Lake Avenue, Staunton, Va. 22081

3. Occupant or User's Name: Shenandoah Valley Estates Mobile Home Park

4. Occupant or User's Address: Rt. 4, Box 1140, Waynesboro, VA 22980

5. Location of Property: On the north side of Rt. 643 northeast of the intersection of Rts. 649 & 643 near Stuarts Draft

6. Real Estate Map and Parcel Number: 7801 (1) 20 7. Zoning: A-Agriculture

8. Subdivision: N/A

9. Section(s) of the Zoning Ordinance that the Variance is being applied for: 25-113 (a) & (c) "Rear yards"

10. Describe request: Requesting rear yard variance for accessory building and main structures

I hereby authorize appropriate County Officials to enter upon the above described property during normal business hours to conduct required inspections. I hereby certify, under the penalties of perjury, that the above information is true and correct.

SEND ALL CORRESPONDENCE TO:

John W. Clark II  
P.O. Box 37  
Fishersville, VA 22939

(Signature of Applicant or Agent)

885-8652  
(Phone Number)

ACTION BY BOARD OF ZONING APPEALS

Approved: X

Disapproved:       

Stipulations:       

Date of Final Action: 12-4-90

Signed: (Signature)  
Secretary, Board of Zoning Appeals

11/28/90

**PROPERTY OWNER:** William G. Steele & Logan A. Boggs

**APPLICANT:** John W. Clark, II, Agent for Shenandoah Valley Estates Mobile Home Park

**LOCATION OF PROPERTY:** On the north side of Route 643 at Shenandoah Valley Estates Mobile Home Park in the South River District.

**SIZE OF PROPERTY:** Approximately 46.930 acres.

**VICINITY ZONING:** A-Agriculture and R-MF Residential to the west; R-10 Residential to the south and remaining adjacent property is zoned A-Agriculture.

**PREVIOUS ZONING OR S.U.P.:** A-Agriculture on 10/9/47. Mobile home park was approved by the Board of Supervisors on 6/23/70 for 220 mobile homes.

**LAND USE MAPS:** High Density Residential

**UTILITIES:** ACSA water and sewer.

**APPLICANT'S JUSTIFICATION:** Requesting a rear yard variance for mobile homes and accessory buildings.

**STAFF COMMENTS:**

Mr. Diehl owned this 47 acres as well as the adjacent property when he got his permit from the Board of Supervisors in 1970 to operate a mobile home park. He constructed the park and then later on sold the park. The park was sold as 47 acres following the existing fence line. The attached site plan shows that several of the mobile homes actually protruded over the existing rear boundary of the mobile home park. For the past several years, Mr. William Steele and Mr. Logan Boggs, current owners of the park, have been trying to negotiate with Mr. Deane to acquire enough property to get the mobile homes and accessory buildings on property they own. They reached an agreement for Steele and Boggs to obtain from Deane .465 of an acre. Mr. Dean then sold the remaining portion of his farm to Mr. Rotenberry. Steele and Boggs did not record the .465 of an acre within six months as required by the Minor Subdivision Ordinance of Augusta County. Therefore, the firm of Clark and Sheffer submitted another subdivision plat for the County to approve. At that time, Mr. Cobb was approving subdivision plats and he was aware that we had a problem with mobile homes being too

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close to the rear property line in this area. He had the surveyor do a plan showing the existing mobile homes and accessory buildings along the rear lot line. As you can see from the plat, accessory buildings must be set five (5) feet off of the property line and there are several violations to this requirement. The current requirement for mobile homes is twenty-five (25) feet of the rear property line. Also, there are several violations to this requirement. After these violations were pointed out to the current owners, they were asked to try to purchase additional land from Rotenberry. He was not interested in selling them any land. Therefore, the applicant applied for a variance for accessory buildings and main structures along the rear property line. When this park was established in 1970, there was no rear yard requirement for mobile homes or accessory buildings. According to the site plan that was submitted at that time, the mobile homes were to be twenty (20) feet from the rear property line. Obviously, in most cases, they were not. We would recommend that the variance be approved because Steele and Boggs did go to the effort in the past to purchase the .465 of an acre and the fact that the site plan only showed the mobile homes being located only twenty (20) feet off the rear property line.

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# COUNTY OF AUGUSTA

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



93-0280

April 16, 1993

Mr. & Mrs. Cecil Hall  
858 December Drive  
Waynesboro, VA 22980

Dear Mr. & Mrs. Hall:

This letter is in reference to the rezoning of your park and some manufactured homes that are too close to your rear boundary lines. If your rezoning is approved on April 28, 1993, you will be permitted 225 manufactured homes under the current request. These homes can be moved around in the existing park, provided you meet the new R-MH requirements of the Zoning Ordinance. There is also some concern about the manufactured homes being located too close to your rear property line. Debbie Bishop in the Zoning Office has looked up the variances that were issued for this park in 1990. Variances included the following lot numbers: 8-56, 8-57, 9-13, 9-14, 10-1, 10-2, 10-3, 10-4, 10-5, 10-6, 10-7, 10-8, and 10-9.

Enclosed is a site plan prepared by Clark and Sheffer, dated October 25, 1990, that shows the exact distances from the rear property lines to the manufactured homes. It appears that you have been issued variances for all of the rear line violations.

If any additional information is needed, please feel free to contact this office.

Sincerely,

Dale L. Cobb  
Director of Community Development

DLC/jrh

Enclosure

Staunton (703) 245-5600  
From Deerfield—Enterprise 677  
From Raphine—377-6637

TOLL FREE NUMBERS:

Waynesboro (703) 942-5113  
From Bridgewater, Grottoes,  
Harrisonburg, Mt. Solon & Weyers Cave—828-6205  
FAX: (703) 245-5621



**COUNTY OF AUGUSTA**  
**FREEDOM OF INFORMATION ACT REQUEST**



County Administration P.O. Box 590 Verona, VA 24482 (540) 245-5610 Fax (540) 245-5621 [foia@co.augusta.va.us](mailto:foia@co.augusta.va.us)

**DATE OF REQUEST** 11/13/2020      **DATE RECEIVED** \_\_\_\_\_      **RECEIVED BY** \_\_\_\_\_

**NAME OF REQUESTOR** Kylie Moscovitz

**COMPANY/ORGANIZATION** NDDS

**ADDRESS** 3191 Maguire Blvd, Suite 200

**CITY** Orlando      **STATE** FL      **ZIP** 32803

**PHONE** 4074267979      **FAX** \_\_\_\_\_      **CELL** \_\_\_\_\_

**E-MAIL** kmoscovitz@ndds-services.com

**SIGNATURE** *Kylie Moscovitz*

In accordance with the Virginia Freedom of Information Act (§ 2.2 -3700 et seq.) I am requesting copies of any records related to:

Shenandoah Valley Estates, 98 October Circle / APN: 075D1 1 20

approved site plan, certificate of occupancy, any special zoning permits, variances, any open zoning or building code violations

I would also like to request that all charges for supplying the records I have requested be estimated in advance. I understand that if you determine that the charges are likely to exceed \$200, I am obliged to pay that amount before you continue to process my request.

**Please see *Rights and Responsibilities: The Rights of Requesters and the Responsibilities of the County of Augusta under the Virginia Freedom of Information Act* at [www.co.augusta.va.us](http://www.co.augusta.va.us) for more information.**

**TO BE COMPLETED BY COUNTY OF AUGUSTA**

<b>Completed</b>		<b>By</b>	
<b>Time</b>		<b>Materials</b>	
<b>Customization</b>			
<b>Total Charges</b>		<b>Paid</b>	<b>Date</b>



# NDDS

National Due Diligence Services

A Division of American Surveying & Mapping, Inc.

3191 Maguire Blvd., Suite 200, Orlando, FL 32803

Phone: 407-426-7979 Fax: 407-426-9741

NOV 13 2020

Date: 11/13/2020

Planning Department  
Augusta County, VA

RE: Zoning Verification Letter for: Shenandoah Valley Estates - 98 October Circle / APN: 075D1 1 20

We would like to request a Zoning Verification Letter (on official letterhead) addressing each of the questions below or directions on where to find the information. Understanding there is a possibility that not all the information is handled by one department, please provide contact information, or forward this request to the appropriate party. We need the following information addressed:

1. What are the Zoning & Future Land Use Designations of the above-mentioned property? *MHP(P)*
2. Are the zoning and future land use designations in question 1 above consistent with each other? *future Multi-family Res.*
3. Is the use of the property a permitted use in this district? *Mobile Home Park / yes*
4. What are the adjacent zoning districts and do you have a zoning map of the area? *MHS to the west, GA to the north, and east, SF to the South*
5. Are there any special permits, variances, resolutions or planned unit development restrictions that affect the site? If so, please provide copies.
6. Are there any outstanding zoning or building code violations affecting the property?
7. Can you please provide copies (electronic version if available) of the approved site plan, Certificates of Occupancy or Building Permit history for the property?
8. Are there any legal nonconforming issues affecting the property & what code sections govern them? *due to zoning ord. change regarding required distance between homes some of the homes are legal non-conforming developments that*

Upon completion of the Zoning Verification Letter with the information above addressed, please E-mail the response directly to me at [kmoscovitz@ndds-services.com](mailto:kmoscovitz@ndds-services.com). If you have any questions about my request, please do not hesitate to call me at 407-426-7979. Thank you so much for your help and would greatly appreciate having this request expedited as soon as possible. *setbacks and 25' setbacks can be replaced no*

Sincerely,

Kylie Moscovitz

Zoning Analyst



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



20-1269

November 25, 2020

Global Zoning LLC  
8205 NW 69<sup>th</sup> Street  
Oklahoma City, OK 73132

Attn: Ashlee D. Turner

Reference: Certification of Zoning  
Tax Map #84-66  
256 Lake Road  
Augusta County, Virginia

Dear Ms. Turner:

In response to your request for information regarding the above referenced property, please be advised of the following:

1. The Property is located within the limits of the Augusta County, Virginia. 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 Agriculture and is subject only to the use restrictions generally applicable to that classification which are contained in the Augusta County Zoning Ordinance (the "Zoning Ordinance"). Copies of the sections of the Zoning Ordinance applicable to the Property, are available at [www.co.augusta.va.us](http://www.co.augusta.va.us).
3. The existing short-term/extended stay campground, rental lodges and cottages are permitted by the current Special Use Permit #19-46 (copy enclosed) issued non-transferrable to SaHold Co., LLC on August 1, 2019. Copies of site plans are available from the Community Development Department for a cost of five dollars per sheet.
4. This department has no record of any past or pending Zoning violations having been filed with respect to the Property, and the undersigned is unaware of any violations of the applicable portions of the Zoning Ordinance.

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

## Sandy Bunch

---

**From:** Beatrice Cardelicchio  
**Sent:** Thursday, November 19, 2020 8:06 AM  
**To:** Sandy Bunch; Vicki Toth  
**Cc:** John Wilkinson  
**Subject:** FW: [EXTERNAL] Zoning Letter 10812  
**Attachments:** image001.png

Please see email below.

Thanks.

Beatrice

**From:** Ashlee Turner <ashlee@globalzoning.com>  
**Sent:** Wednesday, November 18, 2020 1:57 PM  
**To:** ComDev <comdev@co.augusta.va.us>  
**Subject:** [EXTERNAL] Zoning Letter 10812

**256 Lake Road 084 66**

Good Afternoon,

I am researching the above property and am needing to request a zoning verification letter. Can you please advise how to do so?

Thank you,

--



*Ashlee D. Turner*

Research Specialist

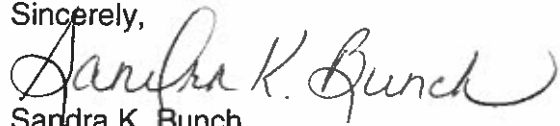
Global Zoning LLC

8205 NW 69<sup>th</sup> Street

Oklahoma City, OK 73132

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

AUGUSTA COUNTY

APPLICATION FOR SPECIAL USE PERMIT

DISTRICT: South River

PERMIT NUMBER: 19-46

DATE: July 8, 2019

RECEIPT NUMBER: 479530

FEE PAID: \$250.00

TO THE AUGUSTA COUNTY BOARD OF ZONING APPEALS:

Application is hereby made for a Special Use Permit, in accordance with the description and for the purpose hereinafter set forth. This application is made subject to all the County and State laws, ordinances, rules and regulations now in force effecting thereto; and which are hereby agreed to by the undersigned applicant and which shall be deemed a condition entering into the exercise of the permit.

1. Land Owner's Name: Shen Acres Realty, LLC

2. Land Owner's Address: P.O. Box 1141, Waynesboro, VA 22980

3. Occupant or User's Name: SA Hold Co., LLC

4. Occupant or User's Address: 5004 Monument Ave., Suite 101, Richmond, VA 23230

5. Location of Property: 256 and 348 Lake Road, Stuarts Draft, VA 24477

6. Real Estate Map and Parcel Number: 84-66 7. Zoning: GA 8. Acreage: 132.585


9. Subdivision: N/A 10. Present Use: Shenandoah Acres

11. Section(s) of the Zoning Ordinance that permit is being applied for: 25-74N & 25-74Q

12. Describe request: To continue the existing campground and to continue to rent out for recreational use the two bedroom cottages, two (2) three bedroom cottages, fourteen (14) room lodges, and to continue to have a seasonal restaurant within the beach house and to increase the number of extended stay sites occupied more than 240 days.

I hereby authorize appropriate County Officials to enter upon the above described property during normal business hours to conduct required inspections. I hereby certify, under the penalties of perjury, that the above information is true and correct.

SEND CORRESPONDENCE TO:  
Taylor Carwile  
NLLC, LLC  
5004 Monument Ave., Suite 101  
Richmond, VA 23230

  
\_\_\_\_\_  
(Signature of Applicant or Agent)

(804) 852-5770  
\_\_\_\_\_  
(Phone Number)


ACTION BY BOARD OF ZONING APPEALS

Approved: X

Disapproved: \_\_\_\_\_

Stipulations: See Attached

Date of Final Action: 8/1/19

Signed:   
\_\_\_\_\_  
Secretary, Board of Zoning Appeals

(PLEASE READ BACK OF APPLICATION)

**Pre-Conditions:**

1. Obtain letter of approval from the Augusta County Service Authority and provide a copy to Community Development.
2. Obtain Health Department campground permit and provide a copy to Community Development **within thirty (30) days**.
3. Obtain all necessary permits, engineering, inspections and Certificate of Occupancy for new beach house and game room in accordance with the Uniform Statewide Building Code.

**Operating Conditions:**

1. Be limited to no more than thirty-five (35) extended stay RV sites occupied more than two hundred forty (240) days in a calendar year, located to the rear of "White Oak" furthest away from the road.
2. The applicant plant a double row of six (6') foot high staggered evergreen trees planted ten (10') foot on center in front of the "White Oak Section" for screening.
3. The RV storage lot be screened by an eight (8') foot high opaque vinyl privacy fence or a double row of six (6') foot high staggered evergreen trees planted ten (10') foot on center by **December 1, 2019** and must be maintained at all time.
4. Applicant keep a log tracking occupancy data for all sites.
5. No outdoor amplified music after 10:30 p.m. and be limited to no more than one (1) night per week.
6. Obtain yearly outdoor music festival permit.
7. Any new outdoor lights over 3,000 lumens require site plan submittal and must meet the ordinance requirements of Article VI.A Outdoor Lighting.
8. No further expansions.
9. Permit be reviewed in a year and renewed if all of the conditions are met.

*copy  
7/21/2020*



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



20-1269

November 25, 2020

Global Zoning LLC  
8205 NW 69<sup>th</sup> Street  
Oklahoma City, OK 73132

Attn: Anthony Labus

Reference: Certification of Zoning  
Tax Map #84-66  
256 Lake Road  
Augusta County, Virginia

Dear Mr. Labus:

In response to your request for information regarding the above referenced property, please be advised of the following:

1. The Property is located within the limits of the Augusta County, Virginia. 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 Agriculture and is subject only to the use restrictions generally applicable to that classification which are contained in the Augusta County Zoning Ordinance (the "Zoning Ordinance"). Copies of the sections of the Zoning Ordinance applicable to the Property, are available at [www.co.augusta.va.us](http://www.co.augusta.va.us).
3. The existing short-term/extended stay campground, rental lodges and cottages are permitted by the current Special Use Permit #19-46 (copy enclosed) issued non-transferrable to SaHold Co., LLC on August 1, 2019. Copies of site plans are available from the Community Development Department for a cost of five dollars per sheet.
4. This department has no record of any past or pending Zoning violations having been filed with respect to the Property, and the undersigned is unaware of any violations of the applicable portions of the Zoning Ordinance.

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

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



AUGUSTA COUNTY

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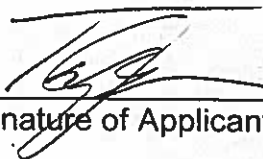
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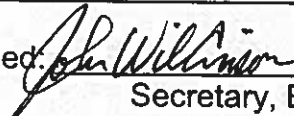
ACTION BY BOARD OF ZONING APPEALS

Approved: X

Disapproved: \_\_\_\_\_

Stipulations: See Attached

Date of Final Action: 8/1/19

Signed:   
\_\_\_\_\_  
Secretary, Board of Zoning Appeals

(PLEASE READ BACK OF APPLICATION)

**Pre-Conditions:**

1. Obtain letter of approval from the Augusta County Service Authority and provide a copy to Community Development.
2. Obtain Health Department campground permit and provide a copy to Community Development **within thirty (30) days**.
3. Obtain all necessary permits, engineering, inspections and Certificate of Occupancy for new beach house and game room in accordance with the Uniform Statewide Building Code.

**Operating Conditions:**

1. Be limited to no more than thirty-five (35) extended stay RV sites occupied more than two hundred forty (240) days in a calendar year, located to the rear of "White Oak" furthest away from the road.
2. The applicant plant a double row of six (6') foot high staggered evergreen trees planted ten (10') foot on center in front of the "White Oak Section" for screening.
3. The RV storage lot be screened by an eight (8') foot high opaque vinyl privacy fence or a double row of six (6') foot high staggered evergreen trees planted ten (10') foot on center by **December 1, 2019** and must be maintained at all time.
4. Applicant keep a log tracking occupancy data for all sites.
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*copy  
7/21/2020*



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



20-1270

November 25, 2020

Lafayette, Ayers & Whitlock, PLC  
10160 Staples Mill Road, Suite 105  
Glen Allen, VA 23060

Attention: Sandra R. Milburn

Reference: Certification of Zoning

Tax Map #55-82 and #55-82B

Dear Ms. Milburn:

In response to your request for information regarding the above referenced properties, please be advised of the following:

1. The properties are located within the limits of the Augusta County, Virginia. 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 properties are currently zoned General Business and are subject only to the use restrictions generally applicable to that classification which permits shopping centers, which includes but not limited to retail and service establishments, restaurants, and churches.

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 Bunch  
Zoning Administrator

Staunton (540) 245-5700

TOLL FREE NUMBERS

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From Deerfield (540) 939-4111

From Bridgewater, Grottoes

Harrisonburg, Mt. Solon & Weyers Cave (540) 828-6205

FAX (540) 245-5066

## Sandy Bunch

---

**From:** Sandra Milburn <[smilburn@lawplc.com](mailto:smilburn@lawplc.com)>  
**Sent:** Tuesday, November 17, 2020 2:43 PM  
**To:** Sandy Bunch  
**Subject:** [EXTERNAL] FW: Zoning Confirmation Letter Request Tax Map #55-82 and 55-82B, Staunton Mall

**Importance:** High

Please provide a zoning verification letter for the above-referenced property. The current use is a shopping center.

Thank you.

*General Business*

Sandra R. Milburn, Legal Assistant  
Lafayette, Ayers & Whitlock, PLC  
10160 Staples Mill Road, Suite 105  
Glen Allen, VA 23060  
Office: 804-545-6250 ext. 109  
Direct: 804-545-6256  
Fax: 804-545-6259  
[smilburn@lawplc.com](mailto:smilburn@lawplc.com)

Due to Covid, masks must be worn by clients and other persons entering our building.

Please note that our office closes from 12:30 p.m. to 1:30 p.m. for lunch. All checks on real estate closings may be picked up either before 12:30 p.m. or after 1:30 p.m. All emails and calls received during that time period will be responded to after 1:30 p.m.

Cyber crime is increasing in Virginia. If you receive an email or other communication that appears to come from our office containing new or revised bank wire instructions, it is fake. Call our office immediately. Before sending a wire for closing, call to confirm our wiring information.

**Confidentiality Notice:** This e-mail message and any attachments are intended solely for the individual or individuals designated above. It may contain confidential or proprietary information and may be subject to the attorney-client privilege or other confidentiality protections. If you are not the intended recipient, you are not authorized to read, copy, retain or distribute this message. If you receive this message in error, please notify the sender by reply e-mail and delete this message. The sender does not waive any privilege or right of privacy or confidentiality that may attach to this communication. Thank you.



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COMMONWEALTH OF VIRGINIA  
DEPARTMENT OF COMMUNITY DEVELOPMENT  
P.O. BOX 590  
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20-1269

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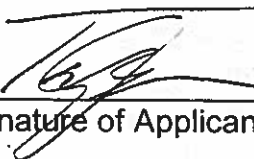
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(Signature of Applicant or Agent)  
  
(804) 852-5770  
\_\_\_\_\_  
(Phone Number)


ACTION BY BOARD OF ZONING APPEALS

Approved: X

Disapproved: \_\_\_\_\_

Stipulations: See Attached  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Date of Final Action: 8/1/19

Signed:   
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Secretary, Board of Zoning Appeals

(PLEASE READ BACK OF APPLICATION)

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*copy  
7/21/2020*



**Sandy Bunch**

---

**From:** Jennifer Whetzel  
**Sent:** Friday, November 20, 2020 2:05 PM  
**To:** Renee Southers; Sandy Bunch  
**Subject:** FW: [EXTERNAL] FOIA 10812

Another one! There must be a lot of activity in the area!

**From:** Foia Coordinator <foiacoordinator@globalzoning.com>  
**Sent:** Wednesday, November 18, 2020 1:55 PM  
**To:** foia <foia@co.augusta.va.us>  
**Subject:** [EXTERNAL] FOIA 10812

**256 Lake Road 084 66**

Good Afternoon,

Please find this to be request for the following:

- Copies of Certificates of Occupancy
- Copies of Outstanding Zoning Code Violations
- Copies of Outstanding Building Code Violations
- Copies of Outstanding Fire Code Violations
- Copies of Current/upcoming road projects that will impact the right of way of the property (road widening, sidewalk improvements)
- Copies of Approved Variances, Conditional use Permits Special Exceptions, Zoning Cases, Resolution, Ordinances, Site Plans, Zoning Board of Approvals *SUP-19-46*

Should I need to provide anything further, please let me know.

Thank you

Anthony Labus  
FOIA Coordinator

\*\*\* VIRGINIA FREEDOM OF INFORMATION NOTICE \*\*\*

This e-mail and any of its attachments may constitute a public record under the Virginia Freedom of Information Act. Accordingly, the sender and/or recipient listed above may be required to produce this e-mail and any of its attachments to any requester unless certain limited and very specific exemptions are applicable.

