



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



March 31, 2023

22-238

NexGen
101 W. Main Street, Suite 102
Norfolk, VA 23510

Attention: David A. Breen

Reference: 4154 Stuarts Draft Highway, Waynesboro, VA
Tax Map #76-20B
Acct #21772

Dear Mr. Breen:

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

1. The Property is located within the corporate limits of the County of Augusta, Virginia.
2. The Property is currently zoned General Agriculture. The existing use of the property as an office and to have display and sales of storage buildings, gazebos, and outdoor lawn furniture & ornaments is a permitted use by Special Use Permit. A Special Use Permit was issued on January 1, 2003 and revised on May 3, 2007 (copies enclosed) non-transferable to Bennie Byer, Byler Storage Buildings, Inc. Any change in ownership or expansion of the business would require a new Special Use Permit approved by the Board of Zoning Appeals.

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, Virginia

Enclosures

Staunton (540) 245-5700

Deerfield (540) 939-4111
FAX (540) 245-5066

Waynesboro (540) 942-5113

APPLICATION FOR SPECIAL USE PERMIT

DISTRICT: South River

PERMIT NUMBER: 03-06

DATE: December 9, 2002

RECEIPT NUMBER: 002793

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: Byler's Storage Buildings, Inc.
2. Land Owner's Address: 1200 Cold Springs Road, Stuarts Draft, VA 24477
3. Occupant or User's Name: Same
4. Occupant or User's Address: Same
5. Location of Property: In the northwest quadrant of the intersection of Stuarts Draft Highway (Rt. 340) and Conner Road (Rt. 933).
6. Real Estate Map and Parcel Number: 76-20B
7. Zoning: General Agriculture
8. Subdivision: N/A
9. Present Use: Agriculture
10. Section(s) of the Zoning Ordinance that permit is being applied for: 25-74B
11. Describe request: To construct an office and storage building and to have display and sales Of storage buildings, gazebos, and outdoor lawn furniture & ornaments.

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:
Bylers's Storage Buildings, Inc.
1200 Cold Springs
Stuarts Draft, VA 24477

Bennie W. Byler
(Signature of Applicant or Agent)

(540) 337-1190
(Phone Number)

ACTION BY BOARD OF ZONING APPEALS

Approved:

Disapproved:

Stipulations: Operating Conditions:

1. ~~Display area be a maximum of 8,000 square feet.~~
2. ~~No more than one (1) employee who does not reside on property.~~
3. ~~The office be limited to 20' X 30' square feet.~~
4. ~~Storage/garage building be limited to 2800 square feet.~~
5. ~~Hours of operation be Monday through Friday, 9:00 A.M. to 5:00 P.M., Saturday 10:00 A.M. to 3:00 P.M., No Sunday work.~~

Date of Final Action: 1/2/03

Signed: J.R. Williams
Secretary, Board of Zoning Appeals

(PLEASE READ BACK OF APPLICATION)

AUGUSTA COUNTY

APPLICATION FOR SPECIAL USE PERMIT

DISTRICT: South River

PERMIT NUMBER: 07-27

DATE: 4/2/07

RECEIPT NUMBER: 008944

FEE PAID: \$250

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: Byler's Storage Buildings
- 2. Land Owner's Address: 1200 Cold Springs Road, Stuarts Draft, VA 24477
- 3. Occupant or User's Name: Bennie W. Byler
- 4. Occupant or User's Address: 4154 Stuarts Draft Highway, Waynesboro, VA 22980
- 5. Location of Property: In the northwest quadrant of the intersection of Stuarts Draft Highway (Route 340) and Conner Road (Route 933)
- 6. Real Estate Map and Parcel Number: 76-20B 7. Zoning: General Agriculture
- 8. Subdivision: N/A 9. Present Use: Storage Building Business
- 10. Section(s) of the Zoning Ordinance that permit is being applied for: 25-74H
- 11. Describe request: To increase the size of the outside storage areas.

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:

Same

Bennie W. Byler
(Signature of Applicant or Agent)

337-1190
(Phone Number)

ACTION BY BOARD OF ZONING APPEALS

Approved: X

Disapproved: _____

Stipulations: See Attached

Date of Final Action: 5/3/07

Signed: [Signature]
Secretary, Board of Zoning Appeals

(PLEASE READ BACK OF APPLICATION)

Pre-Condition:

1. Applicant submit updated site plan.

Operating Conditions:

1. Applicant be allowed an additional 8,000 square feet of outside storage.
2. All previous stipulations remain in effect.