



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



23-1104

October 27, 2023

Verona Retail Management, LLC
Alrig USA Acquisitions LLC
30200 Telegraph Road, Suite 205
Bingham Farms, MI 48025

Attention: Steven Barrett

Reference: 50 Lodge Lane, Verona, VA, Tax Map Number 46, Parcel 55C

Dear Mr. Barrett:

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. Eating and drinking establishments, including fast food restaurants with a drive-through are permitted in a General Business district.
3. The property will be subject to site plan approval. All structures shall comply with **Section 25-307 of the Augusta County Zoning Ordinance** which states: (1) No building or other structure shall be erected, altered, located, reconstructed, or enlarged nearer to the right-of-way line of a public street (not identified by the Virginia Department of Transportation as an arterial or collector street) than thirty-five feet (35'). (2) There are no minimum setbacks required from side lot lines where the side lot line is a boundary with property zoned business. (3) No principal building or structure shall be erected, altered, located reconstructed, or enlarged nearer than twenty-five feet (25') to any rear lot line. All parking shall comply with the required number of spaces for a Restaurant, fast food listed in **Section 25-35 of the Augusta County Zoning Ordinance**, which requires one space for every fifty (50) square feet of floor area, but in no instance shall a facility be less than ten (10), and an additional

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

six (6) stacking spaces are required from the point of contact with the order board for a drive-through.

4. In General Business zoned districts no building or structure shall exceed seventy-five feet (75') in height.
5. There are no floor space area restrictions in a General Business zoned district.
6. The Community Development Department is unaware of any known 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, flowing style.

Sandra K. Bunch
Zoning Administrator