



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



23-1215

November 22, 2023

JRE Fishersville, LLC
c/o Kepley Biggs, PLC
2211 Pump Road
Richmond, Virginia 23233-3507
Attn: F. Lewis Biggs, Esq.

Zoning Verification Regarding Property Known as
98 Expo Rd., Fishersville, VA
Parcel ID #: 66D-(2)-23, and 66-51E

Dear Mr. Biggs:

This is in response to your request concerning the real property referenced above (the "**Property**"). You have requested certain information with respect to the use and zoning of the Property, and the Property's compliance with applicable codes, regulations and ordinances, and, in that regard, we advise you as of the date hereof, as follows:

1. The Property is located in County of Augusta, Virginia (the "**Locality**"). The Locality is responsible for the enforcement of building codes, zoning ordinances and similar codes or ordinances related to commercial, residential and industrial development in the Locality.

2. Parcels 66D-(2)-23 (the "**Improved Property**") is zoned "**General Industrial**" under the laws or ordinances of the Locality and is subject to those restrictions generally applicable to that classification. Attached hereto is a copy of the zoning section sheet indicating the current zoning classification of the Improved Property.

3. Parcel 66-51E (the "**Land**") is split zoned "**General Industrial and General Business**" under the laws or ordinances of the Locality and is subject to those restrictions generally applicable to that classification. Attached hereto is a of the zoning section sheet indicating the current zoning classification of the Land.

3. The current use of the Improved Property for the Intended Uses is permitted as a matter of right within the General Industrial District without relying on a nonconforming use status and without the necessity of any special use permit, special exception, variance or other

special approval. The Improved Property currently complies with all applicable codes and ordinances, and the other laws, ordinances and regulations of general applicability. As used in this letter, the term "**Intended Uses**" means the following:

- a. The sale, rental, and servicing of residential and commercial mowing equipment;
- b. The sale, rental, and servicing of compact tractors and farming equipment;
- c. The sale, rental, and servicing of forestry and construction equipment; and
- d. The sale of parts for such equipment.

4. The Improved Property and improvements thereon are in compliance with zoning laws, rules and regulations including those pertaining to yard and setback, requirements, maximum height, minimum lot area, minimum lot width, minimum side yard, and minimum rear yard.


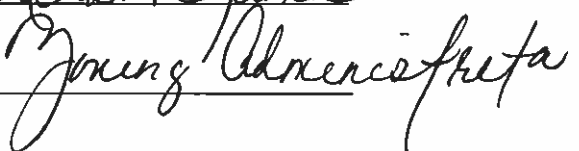
5. The existing structure was constructed prior to the adoption of the Uniform Statewide Building Code, therefore, a certificate of occupancy was not required. A valid final Certificate of Occupancy was issued in 1993 for an addition to the existing structure. (Copy enclosed).

6. In the event of casualty, the Improved Property may be rebuilt substantially in its current form (i.e., no loss of square footage and same building footprint).

7. No application for the rezoning of the land on which the Property is constructed, or for a special or conditional use permit or variance in connection with its use, is now pending.

8. We are unaware of the existence of any violations, or alleged violations of any zoning, subdivision, building or similar ordinances and regulations applicable to the Property, or any enforcement proceedings against the Property that are pending or contemplated.

Sincerely,


Name
Title: 

Attachments: Applicable sections of the zoning section sheet
Certificate of Occupancy

Certificate of Occupancy

COUNTY OF AUGUSTA

COMMONWEALTH OF VIRGINIA

BUILDING INSPECTION DEPARTMENT

This Certificate issued pursuant to the requirements of Section 120 of the Virginia Uniform Statewide Building Code certifying that at the time of issuance this structure was in compliance with the Building Code, Zoning Code and various ordinances of the County regulating building construction or use.

Owner James River Equipment Occupant Same
Building Location Southwest side Rt. 935 adj. to UPS
Tax Map 66 Parcel No. 50G Building Permit No. 186649
Use Group S1 Type Construction 2C Zoning District Industrial
Occupancy Load N/A Floor Load N/A
Special Conditions None

Date 11/23/93 Building Official *D. W. Swearingen*
*D.W.S. approved this prior to his retirement - Zoning Administrator *T. Baird*
ment, but Zoning held it until 11/23/93.