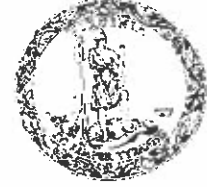




COUNTY OF AUGUSTA
COMMONWEALTH OF VIRGINIA
DEPARTMENT OF COMMUNITY DEVELOPMENT
P.O. BOX 590
COUNTY GOVERNMENT CENTER
VERONA, VA 24482-0590



24-64

February 2, 2024

Hirschler Fleischer
725 Jackson Street, Suite 200
Fredericksburg, VA 22401

Attention: Kathryn L. Nix

Re: Zoning Verification for Tax Map 82, Parcel 68A, 3022 Lee Jackson Highway

Dear Ms. Nix:

In response to your 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 zoned General Business and is subject to the use restrictions generally applicable to that classification which are contained in the County of Augusta Zoning Ordinance. There are no overlay districts or other specialized zoning features that exist in addition to the applicable base zoning classification. Copies of the sections of the Zoning Ordinance applicable to the property are available online at www.co.augusta.va.us.
3. The existing office and warehouse and uses customarily accessory and incidental are permitted without the necessity of any rezoning, special use permit or variance.
4. The property was subject to site plan review. The existing structures comply with the regulations approved on the existing site plan. A copy of the site plan is available from Community Development for a cost of ten dollars per sheet.
5. There are no known Zoning code violations or violations of the approved site plan.

I hope this information is sufficient; if you have any questions or need further assistance, please contact me at (540) 245-5700.

Sincerely,

Sandra K. Bunch
Zoning Administrator

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