



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



24-525

July 2, 2024

Christopher Cocker
Geosyntec Consultants, Inc.
9211 Arboretum Parkway, Suite 200
Richmond, VA 23236

Reference: Tax Map No. 84-40F (KitKat Switching Station)

Dear Mr. Cocker

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 Industrial. The parcel meets the definition of a Utility Lot as defined by **Section 25-4** of the Augusta County Zoning Ordinance. **(Copy Enclosed)**
3. The current use of the property as an electrical substation is a permitted use under Zoning Ordinance **Chapter 25, Division A, Article II, "Provisions Applying to All Districts", Section 25-20.C "Utility Lots"** which states: "Public utility distribution, transmission, and collection lines for the furnishing of utility services to the public shall be permitted in all districts."
4. Utility lots without buildings to provide essential services and utilities to the public are exempt from front setback, side yards, rear yards, structure height and off street parking and loading requirements.
5. No application for rezoning of the Property, or for a Special or Conditional Use Permit or Variance in connection with the Property, is now pending.
6. The Property is currently in compliance with the Zoning Ordinance. The County has no record of any past or pending zoning violations.

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) 245-5068

7. If destroyed, under existing law, the improvements could be rebuilt to the previously existing size and shape on the same location with the same density conditions applicable.

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



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24-593

July 17, 2024

Partner Assessment Corporation
 Tonian Morgan, Zoning Assistant
 Direct Office: 908-497-8920
 Fax: 732-510-5487
 tmorgan@partneresi.com

Property Name: 441-447 Mount Torrey Road
Property Address: 441-447 Mount Torrey Road
 Lyndhurst Virginia 22952
Property Additional Address: 441, 443, 445, 447 Mount Torrey Road
Parcel Number: Parcel: 085 124C/Record Number: 037081 & Parcel:
 085 124A1/Record Number: 032573
Project Number: 24-454822.2

To Whom It May Concern:

In response to your request for information regarding the above-mentioned property, we have researched our files and present the following:

1. The current zoning designation for the Subject property is General Industrial.
2. Adjacent property zoning designation:

North:	<u>General Agriculture</u>
South:	<u>Single Family Residential & General Agriculture</u>
East:	<u>General Industrial</u>
West:	<u>General Agriculture</u>
3. Is the current property located in a special, restrictive, or overlay district? No
4. Is the property located in a Planned Unit Development? Please provide a copy of the Development Plan and Ordinance, specifically the conditions of approval/any entitlements approved for use, minimum lot area, minimum off-street parking, minimum/maximum setbacks, minimum/maximum permitted height, and minimum/maximum permitted unit density. The property is not located in a Planned Unit Development.

5. According to the zoning ordinances and regulations of this district, the use of the subject property is a:

Current Use: Office/Industrial Warehouse

- Permitted Use by Right
- Permitted Use by Special/Specific Use Permit (see comments or attached approval documentation)
- Permitted Use by Conditional Use Permit (see comments or attached approval documentation)
- Legal Non-Conforming Use (use was existing prior to the adoption of the zoning ordinance/code)
- Non-Permitted Use

5b. Is the use of outside material storage permitted in this zone or would it require a special or conditional use

permit? Outside material storage is permitted when accessory to a permitted Industrial use.

Are 24/7 operations a permitted use in this zone or would that require a special or conditional use

permit? 24/7 operations are permitted in this district

Is chain link security fencing allowable in this zone? Is truck parking an allowable in the zone? Can dock doors face the roadway? If so, is screening required? Are there any Noise Ordinances that affect the property?

Chain link security fencing and truck parking are permitted in this district. There are no restrictions on how dock doors face in this district. Business and Industrial uses are exempt from the County Noise Ordinance.

6. Conformance: Per the current Zoning Ordinances and regulations applicable to the subject property, the current structure(s) is:

- Legal Conforming (complies with, or is otherwise exempt from, applicable zoning regulations, including parking)
- Legal Non-Conforming (does not meet the current zoning requirements due to amendments, re-zoning, variance granted, or other changes. See comments.)
- Grandfathered (developed prior to the adoption of the zoning code/ordinance)
- Non-Conforming (see comments)

Comment: The current Zoning Ordinance requires a twenty-five foot (25') rear setback. The existing building on Tax Map 85-124C was constructed prior to this ordinance change and is considered a legal non-conforming structure. Staff would recommend the two (2) lots be combined to eliminate the non-conformity.

7. Rebuild: In the event of a casualty, in whole or in part, the structure located on the Subject property:

- May be rebuilt in its current footprint (i.e., no loss of square footage, same number of dwelling units, same footprint with drive-through(s) if applicable).
- May not be rebuilt in its current footprint, except upon satisfaction of certain conditions, limitations, or requirements. Please see Section _____ of the current Zoning Ordinance for details.

Is there a damage threshold, that would trigger the requirement for a new Use Permit, Variances, or other approvals to be granted for the Subject property? If so, does the threshold apply to a single structure or the development, as a whole?

Any non-conforming structure can be rebuilt without expansion within two (2) years of the calamity.

8. Have any variances, special permits/exceptions, ordinances, or conditions been granted/approved for the Subject property:

- No, there do not appear to be any variances, special permits/exceptions, ordinances, or conditions that apply to the subject property.
- Yes, the following apply to the subject property: (Documentation/copies attached)
- Variances
 - Special Use Permit
 - Ordinances
 - Conditions of Approval

Comment: A Special Use Permit was granted in 1997 to allow a private septic to be utilized instead of public sewer with an operating conditions. (copy attached)

9. Site Plan Information:

- The Subject property was developed in accordance with an approved Site Plan. A copy of the plan and/or conditions of approval are attached.
- The Subject property was developed in accordance with an approved Site Plan; however, a copy is no longer available, or cannot be made available due to copyright limitations.
- The Subject property was not required to undergo Site Plan review.
- Other, (as noted here):

Comment: A copy of the site plan is available at a cost of \$10.00 per sheet.

10. Code Violations Information:

- There do **NOT** appear to be any current outstanding/open zoning, building, or fire code violations that exist within our files for the Subject property.
- X The following outstanding/open _ zoning / X building / ___ fire code violations exist for the Subject property. Please include details in the below Comment section:

Comment: See the attached building permits with noted lack of inspections.

11. Certificate of Occupancy Status:

- X A valid Certificate(s) of Occupancy or Temporary Certificate(s) of Occupancy has been issued for the Subject property and is attached.
- A valid Certificate of Occupancy has been issued for the Subject property (approximate issuance date _____); however, we are unable to locate a copy in our records. The absence of a Certificate of Occupancy _____ will / _____ will not give rise to any enforcement action.
- A Certificate of Occupancy is not required for the subject property.

Comment: _____

11a. A new Certificate of Occupancy will be required for the following:

- Change of Owner
- Change of Tenant
- X Change in Use
- Tenant Improvements/Remodel/Reconstruction
- X New Construction
- X Other: Additions/remodels as determined by the Building Official

11b. How are Certificates of Occupancy issued (in general) - for the building shell, each tenant, or both? Situational

Will the absence of a Certificate(s) of Occupancy in Municipal Records give rise to any enforcement action? N/A

12. Is the Zoning Map and Zoning Ordinance Book Information available on the City/County website all current and accurate in its available information? (Y/N)

Yes

(Please provide links if available) www.co.augusta.va.us

Additional comments regarding the subject property: _____

MUNICIPAL AUTHORITY:

Signature: Sandra K. Bunch Municipality: County of Augusta
Title: Young Administrator Department: Community Development
Printed Name: Sandra K. Bunch Phone: (540) 245-5700
Date: 7/17/2024



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24-603

July 19, 2024

Lauree S. Peoples
Williams Mullen
Dominion Tower
999 Waterside Drive, Suite 1700
Norfolk, VA 23510

Reference: 245 Oak Lane, Stuarts Draft, VA 24477
Tax Map Nos. 91-21 and 91-18

Dear Ms. Peoples:

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 properties are currently zoned General Agriculture. The existing mining operation located on Tax Map Nos 91-21 is a permitted use by approved Special Use Permits. (Copies Attached) The Special Use Permits were issued non-transferrable to D. M. Conner, therefore, any change in ownership or expansions would require a new Special Use Permit approved by the Board of Zoning Appeals.
3. As of this date, there are no known Zoning or Building code violations 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 K. Bunch
Zoning Administrator

Staunton (540) 245-5700

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24-602

July 19, 2024

Lauree S. Peoples
Williams Mullen
Dominion Tower
999 Waterside Drive, Suite 1700
Norfolk, VA 23510

Reference: 100 Lake Road, Stuarts Draft, VA 24477
Tax Map Nos. 91-9, 9-7A, 91-19, 84C (1) 34 and 84C (1) 34B

Dear Ms. Peoples:

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 properties are currently zoned General Agriculture. The existing mining operations located on Tax Map Nos 91-19 and 84C (1) 34 is a permitted use by approved Special Use Permits. (Copies Attached) The Special Use Permits were issued non-transferrable to D. M. Conner, therefore, any change in ownership or expansions would require a new Special Use Permit approved by the Board of Zoning Appeals.
3. The Community Development Department has received numerous complaints regarding compliance with the approved Operating Conditions of the existing Special Use Permit on parcel 91-19 requiring a one hundred foot (100') undisturbed buffer area along all property lines. Recent inspections show the applicant did disturb an area within this buffer zone in error. The applicants were granted a Special Use Permit to reclaim the area that was disturbed in error and are working towards compliance. Staff is unaware of any other Zoning or Building code violations or complaints.

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From Deerfield (540) 939-4111

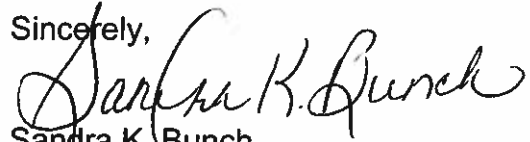
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We understand that any mortgage lender for the Project may rely on this certificate. Should you have any further questions regarding the foregoing, please contact me at (540) 245-5700, Monday-Friday, 8:00 A.M. to 5:00 P.M.

Sincerely,

A handwritten signature in black ink that reads "Sandra K. Bunch". The signature is written in a cursive style with a large, looping initial "S".

Sandra K. Bunch
Zoning Administrator