Original Proffers ____x_____
Amendment _____

DRAFT PROFFER STATEMENT

ZMA Number and Name: 2025-00010 Airport Road Commercial

Tax Map Parcel Numbers: 032A0-01-0B-00400, 032A0-01-0B-00300, 032A0-01-0B-00200, 032A0-01-0B-001A0, 03200-00-00-020D0, and 03200-00-00-020E0

Owner: Airport Auto Investments Phase 3 LLC

Date of Proffer Signature: _____

Description of ZMA: Rezoning of four parcels from R-1 Residential and two parcels from HC

Highway Commercial (replacing ZMA-03-09) to HC Highway Commercial.

Attachment 1: Standard Detail of Planted Screening Buffer

Attachment 2: Standard Detail of Planted Screening Buffer With Path

Attachment 3: Future Use Table

Airport Auto Investments Phase 3 LLC is the owner (the "Owner") of Tax Map and Parcel Numbers 032A0-01-0B-00400, 032A0-01-0B-00300, 032A0-01-0B-00200, 032A0-01-0B-001A0, 03200-00-00-020D0, 03200-00-00-020E0 (the "Property") which is the subject of rezoning application ZMA No. (202500010), a project known as "Airport Road Commercial" (the "Project"). The term "Owner" shall apply to the current owner and all successors in interest. Airport Auto Investments Phase 3 LLC is also the applicant (the "Applicant") for the project.

Pursuant to Section 33.3 of Albemarle County Zoning Ordinance (Chapter 18 of the Albemarle County Code), the Owner hereby voluntarily proffers the conditions listed below which shall be applied to the Property if it is rezoned to the requested rezoning district, HC Highway Commercial. These conditions are proffered as a part of the requested rezoning and the Owner acknowledges that the conditions are reasonable. Each signatory below signing on behalf of the Owner covenants and warrants that it is an authorized signatory of the Owner for this Proffer Statement.

1. **SITE DEVELOPMENT:** Development of the site must be in general accord with the plan titled "Site Development Diagram," last revised July 17, 2026, and prepared by Line and Grade. To be in general accord with the plan, development must reflect the following major elements essential to the design of the development:
   A. A 30-foot screening buffer between Airport Acres Road and TMPs 032A0-01-0B-00400, 032A0-01-0B-00300, 032A0-01-0B-00200, and 032A0-01-0B-001A0. See Attachment 1 for the standard detail of this planted screening buffer.

B. A 30-foot screening buffer between TMPs 032A0-01-0B-00500 and 032A0-01-0B-00400. See Attachment 2 for a standard detail of this planted screening buffer, which includes an eight-foot-wide pedestrian path along with the specified plantings. The pedestrian path shall provide a continuous connection between Airport Road and Airport Acres Road.
C. A roadway shall be constructed to VDOT standards connecting Airport Acres Road to Airport Road prior to or in tandem with the development of Block 2. Upon completion of roadway construction, the 50-foot right of way will be dedicated to VDOT. The location shown on the Site Development Diagram is approximate and subject to change.
D. A pedestrian path at a minimum width of 8 feet shall be constructed along the frontage of TMPs 03200-00-00-020D0 and 03200-00-00-020E0, to tie into existing pedestrian infrastructure.
E. For the purposes of the proffers listed below, Development Block 1 shall be defined as those properties closest to Airport Road from the property corner of TMP 32A-01-0B-4 to the southeast property corner of TMP 32A-01-0B-1A, as shown in the Site Development Diagram. Development Block 2 shall be defined as the remaining property that is adjacent to Airport Acres Road.

2. **MAXIMUM BUILDING HEIGHT, BLOCK 2:** The maximum height of any building within Development Block 2 shall be limited to three stories.

3. **MAXIMUM BUILDING FOOTPRINT, BLOCK 2:** The maximum building footprint of any single building within Development Block 2 shall be limited to 20,000 square feet.

4. **FUTURE USES, BLOCK 1:** Highway Commercial HC: Development Block 1 shall allow for all by right uses pursuant to Section 24.2.1 and all special use permit uses pursuant to Section 24.2.2 of the Albemarle County Zoning Ordinance except for the uses listed as not permitted in Development Block 1 in the attached Future Use Table (Attachment 3).

5. **FUTURE USES, BLOCK 2:** Highway Commercial HC: Development Block 2 shall allow for all by right uses pursuant to Section 24.2.1 and all special use permit uses pursuant to Section 24.2.2 of the Albemarle County Zoning Ordinance except for the uses listed as not permitted in Development Block 2 in the attached Future Use Table (Attachment 3).

WITNESS the following signatures:

OWNER:

Owner of Tax Map Parcels 032A0-01-0B-00400, 032A0-01-0B-00300, 032A0-01-0B-00200, 032A0-01-0B-001A0, 03200-00-00-020D0, and 03200-00-00-020E0:

Airport Auto Investments Phase 3 LLC

By:_____
Andrew Baldwin, Owner

NOTARY PUBLIC ACKNOWLEDGMENT

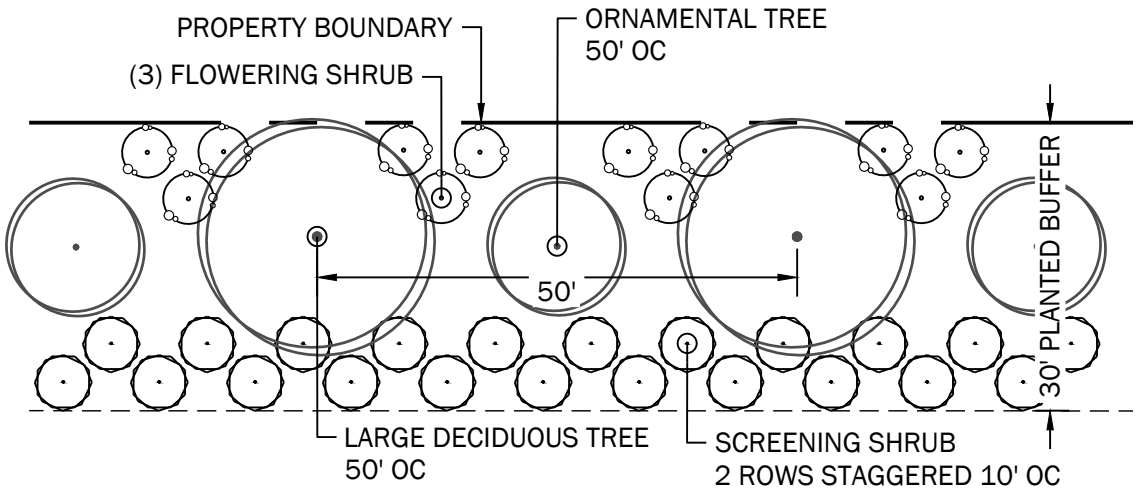
_____ _____ **SEAL**
STATE OF COUNTY/CITY OF

I HEREBY CERTIFY THAT _____(NAME) appeared before me on this _____ day of _____, 20___ and signed this form in my presence.

_____ _____
NOTARY PUBLIC SIGNATURE MY COMMISSION EXPIRES (DATE)

ATTACHMENT 1

AIRPORT ACRES ROAD



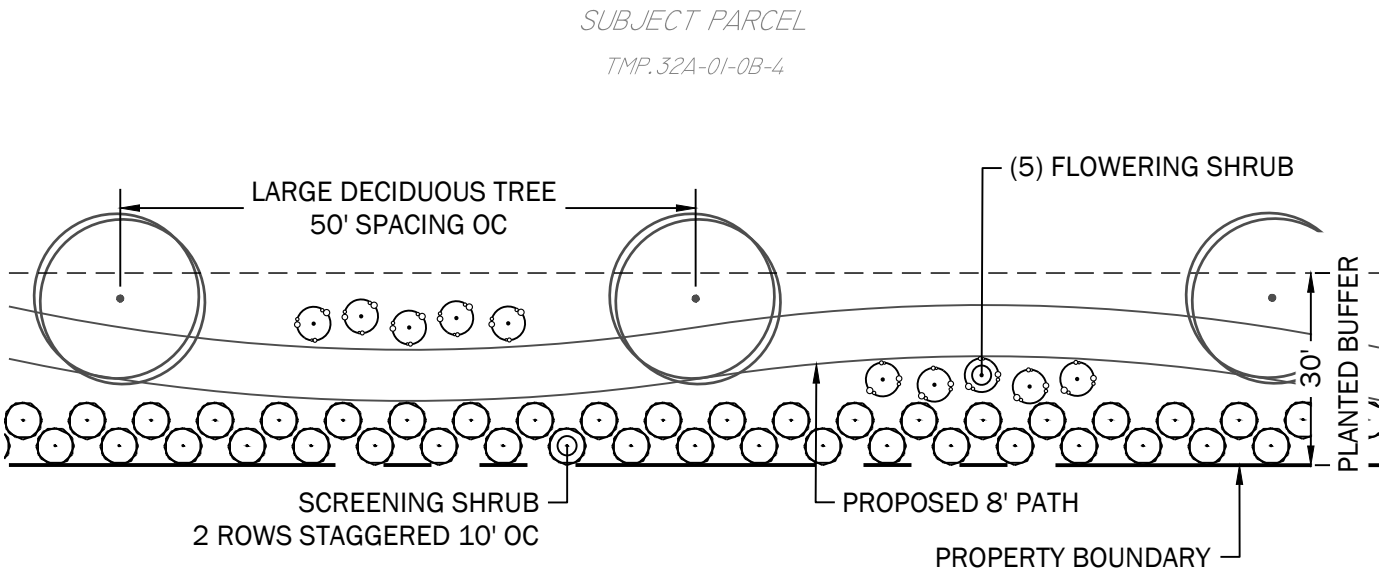
SUBJECT PARCEL

TMP. 32A-01-0B-3

PLANT LEGEND	
LARGE DECIDUOUS TREES	
COMMON NAME	BOTANICAL NAME
THORNLESS HONEYLOCUST	*GLEDITSIA TRIACANTHOS VAR. INERMIS*
KENTUCKY COFFEETREE	*GYMNOCLADUS DIOICUS*
ACER X FREEMANII "JEFFERSRED"	*FREEMAN MAPLE - 'JEFFERSRED'*
ORNAMENTAL TREES	
COMMON NAME	BOTANICAL NAME
WITCH HAZEL	*HAMAMELIS VIRGINIANA*
FRINGE TREE	*CHIONANTHUS VIRGINICUS*
SHRUBS	
COMMON NAME	BOTANICAL NAME
GLOSSY ABELIA	*ABELIA × GRANDIFLORA*
OAKLEAF HYDRANGEA	*HYDRANGEA QUERCIFOLIA*
SKIP LAUREL*	*PRUNUS LAUROCERASUS 'SCHIPKAENSIS'*

*REQUIRED FOR SCREENING

ATTACHMENT 2



PLANT LEGEND	
LARGE DECIDUOUS TREES	
COMMON NAME	BOTANICAL NAME
THORNLESS HONEYLOCUST	*GLEDITSIA TRIACANTHOS VAR. INERMIS*
KENTUCKY COFFEETREE	*GYMNOCLADUS DIOICUS*
ACER X FREEMANII "JEFFERSRED"	*FREEMAN MAPLE - 'JEFFERSRED'*
ORNAMENTAL TREES	
COMMON NAME	BOTANICAL NAME
WITCH HAZEL	*HAMAMELIS VIRGINIANA*
FRINGE TREE	*CHIONANTHUS VIRGINICUS*
SHRUBS	
COMMON NAME	BOTANICAL NAME
GLOSSY ABELIA	*ABELIA × GRANDIFLORA*
OAKLEAF HYDRANGEA	*HYDRANGEA QUERCIFOLIA*
SKIP LAUREL*	*PRUNUS LAUROCERASUS 'SCHIPKAENSIS'*

*REQUIRED FOR SCREENING

ATTACHMENT 3

FUTURE USE TABLE

	Sec. 24.2.1 - By right HC	**Permitted in Development Block 1 (front area of site)**	**Permitted in Development Block 2 (back of site)**
1	Car washes	**No**	**No**
2	Automobile, truck repair shops	**Yes**	**No**
3	(Repealed 2-6-19)		
4	Building materials sales	Yes	Yes
5	Churches, cemeteries	Yes	Yes
6	Clubs, lodges (reference 5.1.02)	Yes	Yes
7	(Repealed 2-6-19)		
8	Educational, technical and trade schools	Yes	Yes
9	Factory outlet sales - clothing and fabric	Yes	Yes
10	Feed and seed stores (reference 5.1.22)	Yes	Yes
11	Financial institutions	Yes	Yes
12	Fire extinguisher and security produces, sales and service	Yes	Yes
13	Fire and rescue squad stations (reference 5.1.09)	Yes	Yes
14	Funeral homes	Yes	Yes
15	Furniture stores	Yes	Yes
16	Food and grocery stores including such specialty shops as bakery, candy, milk dispensary and wine and cheese shops	Yes	Yes
17	Home and business services such as grounds care, cleaning, exterminators, landscaping and other repair and maintenance services	Yes	Yes
18	Hardware	Yes	Yes
19	(Repealed 6-3-81)		
20	Hotels, motels and inns	Yes	Yes
21	Self-service storage facilities	Yes	Yes
22	Machinery and equipment sales, service and rental	**No**	**No**
23	Manufactured home and trailer sales and service	**No**	**No**
24	Modular building sales	**No**	**No**
25	Motor vehicle sales, service and rental	**No**	**No**
26	New automotive parts sales	Yes	Yes
27	Newspaper publishing	Yes	Yes
28	Offices	Yes	Yes
29	Office and business machines sales and service	Yes	Yes
30	(Repealed 2-6-19)		
31	Retail nurseries and greenhouses		
32	Sale of major recreational equipment and vehicles	**No**	**No**
33	Wayside stands - vegetables and agricultural produce (reference 5.1.19)	Yes	Yes
34	Wholesale distribution	Yes	Yes
35	Water, sewer, energy and communication distribution facilities	Yes	Yes
36	Public uses (reference 5.1.12)	Yes	Yes
37	Temporary construction headquarters and temporary construction storage yards (reference 5.1.18)	**Yes**	**No**
38	Indoor theaters	Yes	Yes
39	Heating oil sales and distribution (reference 5.1.20)	**No**	**No**
40	Temporary industrialized buildings (reference 5.8)	**No**	**No**
41	Uses permitted by right pursuant to subsection 22.2.1 of section 22.1, commercial C-1	Yes (see this use list below)	Yes (see this use list below)
42	Indoor athletic facilities		
43	Farmers' market (reference 5.1.47)	Yes	Yes
44	Stormwater management facilities shown on an approval final site plan or subdivision plat	Yes	Yes
45	Tier I and Tier II personal wireless service facilities (reference 5.1.40)	Yes	Yes
46	Storage yards	**Yes**	**No**
47	Laboratories/Research and Development/Experimental Testing; gross floor area of the establishment does not exceed 4,000 square feet per site; provided that the gross floor area of the establishment may exceed 4,000 square feet per site by special exception approved by the board of supervisors.	Yes	Yes

48 Manufacturing/Processing/Assembly/Fabrication and Recycling; gross floor area of the establishment does not exceed 4,000 square feet per site; provided that the gross floor area of the establishment may exceed 4,000 square feet per site by special exception approved by the board of supervisors.	Yes	Yes
49 Storage/Warehousing/Distribution/Transportation; gross floor area of the establishment does not exceed 4,000 square feet per site; provided that the gross floor area of the establishment may exceed 4,000 square feet per site by special exception approved by the board of supervisors	Yes	Yes
50 Drive-through windows (reference 5.1.60)	**No**	**No**
51 If the use is served by either public water or an approved central water supply:		
a. Automobile service stations (reference 5.1.20)	**Yes**	**No**
b. Convenience stores	Yes	Yes
c. Restaurants	Yes	Yes
52 Uses permitted by right in the Rural Areas (RA) district pursuant to section 10.2.1, provided that the use is not served by either public water or an approved central water supply.	**No**	**No**
53 Any use listed in subsections 24.2.1(1)—(51) not served by either public water or an approved central water supply, provided that: (i) the use is within a structure lawfully existing or vested on February 6, 2019; (ii) no external change on the property occurs other than maintenance or signage changes; and (iii) the use is not subject to a special use permit issued under subsection 24.2.2(13).	**No**	**No**

Sec. 24.2.1 - By right C1	**Permitted in Development Block 1 (front area of site)**	**Permitted in Development Block 2 (back of site)**
a. Retail sales and service establishments		
1 Antique, gift, jewelry, notion and craft shops.	Yes	Yes
2 Clothing, apparel and shoe shops.	Yes	Yes
3 Department store.	Yes	Yes
4 Drug store, pharmacy.	Yes	Yes
5 Florist.	Yes	Yes
6 Food and grocery stores including such specialty shops as bakery, candy, milk dispensary and wine and cheese shops.	Yes	Yes
7 Furniture and home appliances (sales and service).	Yes	Yes
8 Hardware store.	Yes	Yes
9 Musical instruments.	Yes	Yes
10 Newsstands, magazines, pipe and tobacco shops.	Yes	Yes
11 Optical goods.	Yes	Yes
12 Photographic goods.	Yes	Yes
13 Visual and audio appliances.	Yes	Yes
14 Sporting goods.	Yes	Yes
15 Retail nurseries and greenhouses.	Yes	Yes
16 Farmers' markets (reference 5.1.47).	Yes	Yes
17 Laboratories/Research and Development/Experimental Testing; gross floor area of the establishment does not exceed 4,000 square feet per site; provided that the gross floor area of the establishment may exceed 4,000 square feet per site by special exception approved by the board of supervisors.	Yes	Yes
18 Manufacturing/Processing/Assembly/Fabrication and Recycling; gross floor area of the establishment does not exceed 4,000 square feet per site; provided that the gross floor area of the establishment may exceed 4,000 square feet per site by special exception approved by the board of supervisors.	Yes	Yes
19 Drive-through windows (reference 5.1.60). (Added 3-2-16)	**No**	**No**
b. Services and public establishments		
1 Offices.	Yes	Yes
2 Barber, beauty shops.	Yes	Yes
3 Religious assembly use, cemeteries. (Amended 8-9-17)	Yes	Yes
4 Clubs, lodges (reference 5.1.02).	Yes	Yes

5 Financial institutions.	Yes	Yes
6 Fire and rescue squad stations (reference 5.1.09).	Yes	Yes
7 Funeral homes.	Yes	Yes
8 Health spas.	Yes	Yes
9 Indoor theaters.	Yes	Yes
10 Laundries, dry cleaners.	Yes	Yes
11 Laundromat (provided that an attendant shall be on duty at all hours during operation).	Yes	Yes
12 Libraries, museums.	Yes	Yes
13 Child day centers (reference 5.1.06).	Yes	Yes
14 (Repealed 2-6-19)	Yes	Yes
15 Tailor, seamstress.	Yes	Yes
16 (Repealed 2-6-19)	Yes	Yes
17 Water, sewer, energy and communications distribution facilities.	Yes	Yes
18 Public uses (reference 5.1.12).	Yes	Yes
19 Temporary construction headquarters and temporary construction storage yards (reference 5.1.18).	**Yes**	**No**
20 Dwellings (reference 5.1.21).	Yes	Yes
21 (Repealed 4-3-13)	Yes	Yes
22 Automobile, truck repair shop excluding body shop.	Yes	Yes
23 Temporary industrialized buildings (reference 5.8).	**No**	**No**
24 Indoor athletic facilities.	Yes	Yes
25 (Repealed 5-5-10)	Yes	Yes
26 Stormwater management facilities shown on an approved final site plan or subdivision plat.	Yes	Yes
27 Tier I and Tier II personal wireless service facilities (reference 5.1.40).	Yes	Yes
c. If served by public water or approved central water supply		
1 Automobile service stations (reference 5.1.20).	**Yes**	**No**
2 Convenience stores.	Yes	Yes
3 Restaurants.	Yes	Yes
d. Uses permitted by right in the Rural Areas (RA) district pursuant to section 10.2.1, provided that the use is not served by either public water or an approved central water supply.	**No**	**No**
e. Any use listed in subsections 22.2.1(a)—(c) not served by either public water or an approved central water supply, provided that: (i) the use is within a structure lawfully existing or vested on February 6, 2019; (ii) no external change on the property occurs other than maintenance or signage changes; and (iii) the use is not subject to a special use permit issued under subsection 22.2.2(11).	**No**	**No**