Original Proffers ___x___
Amendment _____

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: November 10, 2026

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 30-foot Planted Screening Buffer A

Attachment 2: Standard Detail of 50-foot Planted Screening Buffer B

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" must 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 must 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 October 9, 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 50-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.
C. A roadway must 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. The area labeled as "Right of Way Dedication" adjacent to Airport Road must be dedicated to public use upon demand by the County.
E. A pedestrian path at a minimum width of 8 feet must be constructed along the frontage of TMPs 03200-00-00-020D0 and 03200-00-00-020E0, to tie into existing pedestrian infrastructure.
F. For the purposes of the proffers listed below, Development Block 1 must 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 must 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 must be limited to three stories.

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

4. **FUTURE USES, BLOCK 1:** Highway Commercial HC: Development Block 1 must 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 must 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

Virginia
STATE OF

Albemarle
COUNTY/CITY OF

SEAL

ELEANOR CAULLEY GAUDION
NOTARY PUBLIC
REG. #00435858
MY COMMISSION EXPIRES
MARCH 31, 2030
COMMONWEALTH OF VIRGINIA

I HEREBY CERTIFY THAT Andrew Baldwin (Andrew Baldwin) appeared before me on this 10th day of November, 2026 and signed this form in my presence.

_____
NOTARY PUBLIC SIGNATURE

March 31st, 2030
MY COMMISSION EXPIRES (DATE)

ELEANOR CAULLEY GAUDION
NOTARY PUBLIC
REG. #00435858
MY COMMISSION EXPIRES
MARCH 31, 2030
COMMONWEALTH OF VIRGINIA