Original Proffers _____
Amendment ____X_____

PROFFER STATEMENT

ZMA 2021-00001 (Amendment to ZMA 2006-00019)

Project Name: **Willow Glen Phase 2; Willow Glen Phase 1**

Parcel Numbers (hereinafter, collectively, the "Property"): **03200-00-00-049F0 (3.63 acres), 03200-00-00-049I0 (4.57 acres), 03200-00-00-049J0 (11.07 acres) (Phase 2); 032K0-00-00-000E0, 032K0-00-00-000A0, and 032K0-00-00-12300 (affected parcels / lot in Phase 1)**

Owners of Record (hereinafter, collectively, the "Owners"): **Dickerson Ridge, LLC (Phase 2); Willow Glen Albemarle, Inc. (owner of common area in Phase 1), Angela Marie Albarano and James Michael Yancey (owners of Parcel 32K-123 in Phase 1)**

Date: _____

Approximately 19.27 acres zoned Planned Residential Development (PRD) with proffers to be rezoned PRD with amended Plan and proffers

Dickerson Ridge, LLC, a Virginia limited liability company, is the sole owner of the property identified as Albemarle County Parcel Numbers 03200-00-00-049F0, 03200-00-00-049I0, and 03200-00-00-049J0, which is the subject of an application (ZMA 2021-00001) for the amendment of ZMA 2006-00019, a project known as "Willow Glen Phase 2" (the "Project"). The Project's Application Plan, dated January 19, 2021, last revised October 28, 2022, prepared by Edwards designStudio, consists of Sheet Z4 of the plans entitled, "Willow Glen, Rio District, Albemarle County, Virginia Rezoning Amendment Application" (the "ZMA 2021-00001 Application Plan"). The Application Plan approved with ZMA 2006-00019, entitled "Willow Glen," dated September 17, 2007, and prepared by Terra Concepts, PC (the "ZMA 2006-00019 Application Plan") will continue to regulate the development of Willow Glen Phase 1, except as provided in Proffer 3 below.

Willow Glen Albemarle, Inc., a Virginia corporation, owns Parcel Numbers 032K0-00-00-000E0 and 032K0-00-00-000A0, which are the common area of Phase 1 Willow Glen that are affected by the amendment to Proffer 3 below. Angela Marie Albarano and James Michael Yancey are the owners of Parcel Number 032K0-00-00-12300 in Phase 1, on which the temporary turnaround for Shannon Glen Court will become a permanent turnaround.

Pursuant to *Albemarle County Code* § 18-33.7, the Owners hereby voluntarily proffer the conditions listed below, which will apply to the Property if it is rezoned to the zoning district identified above. These conditions are proffered as a part of the requested rezoning. The Owners specifically deem the following proffers reasonable and appropriate, as conclusively evidenced by their signatures below.

1. **Removal of ZMA 2006-00019 Proffers as to Willow Glen Phase 2**:

   All existing proffers associated with the Application Plan for ZMA 2006-00019 (the "Original Proffers") are hereby removed as to Parcel Numbers 03200-00-00-049F0, 03200-00-00-049I0, and 03200-00-00-049J0, and are hereby superseded by these proffers.

2. **Sidewalk along Property frontage on Dickerson Road**.

   At the time of construction of the right turn taper into the southern entrance to the Project, the Owners will construct a sidewalk along the southwest boundary of the Property in the Dickerson Road right-of-way from the southern entrance into the Project to a point 185 feet southwest along the southwest boundary line. The attached exhibit, entitled "Willow Glen Dickerson Road Conceptual Sidewalk Improvement Exhibit," dated March 21, 2022, prepared by Edwards designStudio (the "Exhibit"), illustrates the general location of the proposed sidewalk. When the parcel south of the Project, currently identified as Parcel Number 32-56A, is developed such that the owner of such parcel may be required to construct a sidewalk along the frontage of that parcel, the Owners will convey to the owner of such parcel a temporary grading and construction easement necessary for the completion of the construction of the sidewalk from the southern end of the sidewalk to the Property's southern boundary line. The conceptual size and location of the temporary grading and construction easement is illustrated on the Exhibit.

3. **Amendment of Proffer 3 ("Connection to Town Center Drive")**.

   Proffer 3 of the Original Proffers is hereby amended as follows. The northern terminus of Shannon Glen Court (identified as "Road D" in the Original Proffers) will be located within Phase 1 and the road will not connect to Phase 2. The Owners will dedicate to public use a permanent turnaround easement on Parcel Number 032K0-00-00-12300 that is sufficient for Shannon Glen Court to be accepted for maintenance by the Virginia Department of Transportation.

[THE REMAINDER OF THIS PAGE IS INTENTIONALLY BLANK.]

Signature Page for Proffer Statement for Willow Glen Phase 2, ZMA 2021-00001
Parcel Numbers: 03200-00-00-049F0, 03200-00-00-049I0, 03200-00-00-049J0, 032K0-00-00-000E0, 032K0-00-00-000A0, and 032K0-00-00-12300

OWNERS:

DICKERSON RIDGE, LLC,
a Virginia limited liability company

By: _____
George W. Ray, Jr., Manager

WILLOW GLEN ALBEMARLE, INC.,
a Virginia corporation

By: _____
George W. Ray, Jr., President

_____
Angela Marie Albarano

_____
James Michael Yancey

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