PROFFER STATEMENT
FOR
SAIGON SANDWICHES & BOBA TEAS

Date: April 22, 2024
Revised: June 11, 2024
ZMA202300019 Saigon Sandwiches & Boba Teas Rezoning
Tax Map Parcel #: 062A1-00-0G-001A0

The purpose of ZMA202300019 is to rezone 1.2 acres from R-2 Residential to C-1 Commercial

Quang Vu & Hanh Nguyen are the fee simple owners of Tax Map Parcel 062A1-00-0G-001A0 (the "Property"). Quang Vu & Hanh Nguyen shall hereinafter be referred to as the "Owner." The Property is the subject of the zoning map amendment application ZMA202300019 known as "Saigon Sandwiches & Boba Teas." The Owner is the Applicant. The Saigon Sandwiches & Boba Teas development is herein referred to as the "Project."

1. By-right C-1 uses will be limited to the following:
- Offices.
- Convenience stores
- Restaurants
- Dwellings (reference 5.1.21)
- Public uses (reference 5.1.12)
- Stormwater management facilities shown on an approved final site plan or subdivision plat.
- Tier I and Tier II personal wireless service facilities (reference 5.1.40).
- Fire and rescue squad stations (reference 5.1.09).

2. By Special Use Permit C-1 uses will be limited to the following:
- Hotels, motels, and inns.
- Unless such uses are otherwise provided in this section, uses permitted in section 18.0, residential - R-15, in compliance with regulations set forth therein.
- Tier III personal wireless service facilities (reference 5.1.40).

This Proffer Statement may be executed in any number of counterparts, each of which shall be an original and all of which together shall constitute but one and the same instrument.

WITNESS the following duly authorized signature:

Owners:

_____
Quang Vu

_____
Hanh Nguyen,