

PROFFER STATEMENT

ZMA No. **201600020 Barnes Lumber Proffer Amendment**

Tax Map and Parcel Number(s): **056A2010007100 and 056A20100071B0**

Owner(s) of Record: **Crozet New Town Associates**

Date of Proffer Signature: **December 14, 2016**

18.7 acres to be rezoned from HI, Heavy Industry to HI, Heavy Industry

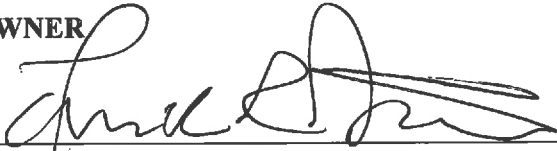
Crozet New Town Associates is the owner (the "Owner") of Tax Map and Parcel Number **056A2010007100 and 056A20100071B0** (the "Property") which is the subject of rezoning application ZMA No. **201600020**, a project known as "**Barnes Lumber Proffer Amendment**" (the "Project").

Pursuant to Section 33.3 of the Albemarle County Zoning Ordinance, the Owner hereby voluntarily proffers the conditions listed below which shall be applied to the Property if it is rezoned to the zoning district identified above. These conditions are proffered as a part of the requested rezoning and the Owner acknowledges that the conditions are reasonable.

1. Use of the property shall be limited to the following uses contained in County Code § 18-26.2(a) as that section is in effect on December 21, 2016, a copy of which is attached hereto and incorporated herein as Attachment A:
 - a. Sawmills, temporary or permanent; planing mills; wood yards (reference 5.1.15)
 - b. Wood preserving operations, which is a use permitted under the Manufacturing/Processing/Assembly/Fabrication/Recycling Classification
 - c. Fire, ambulance and rescue squad stations (reference 5.1.09),
 - d. Manufacture of building components, which is a use permitted under the Manufacturing/Processing/Assembly/Fabrication/Recycling Classification
 - e. Warehousing,
 - f. Water, sewer, energy, communications distribution facilities (reference 5.1.12),
 - g. Public uses (reference 5.1.12),
 - h. Laboratories/Research and Development/Experimental Testing,
 - i. Temporary construction headquarters (reference 5.1.18),
 - j. Temporary construction storage yards (reference 5.1.18),
 - k. Industrial offices,
 - l. Independent offices; within structure existing or vested on or before April 3, 2014.
2. The wood-preserving activity shall not include chemical treatment of "softwoods" as defined by the National Hardwood Lumber Association.
3. Reservation of Right-of-way. The Owner shall reserve for dedication upon demand of Albemarle County the Right-of-way and easements necessary to construct the extension of Library Avenue (Route 867) to Hill Top Street (Route 1041) at Tax Map Parcel 056A2-04-00-000A3. The Owner shall reserve for dedication upon demand of Albemarle County the Right-of-way and easements necessary to

construct the extension from The Square (Route 1217) to the extension of Library Avenue mentioned in the previous sentence.

OWNER

A handwritten signature in black ink, appearing to read 'Frank R. Stoner, IV', written over a horizontal line.

By: **Frank R. Stoner, IV**

Title: **Managing Member**

Crozet New Town Associates, LLC