

Original Proffers _____
Amendment _____

PRELIMINARY PROFFER STATEMENT

ZMA Number: 2017-00007

Tax Map and Parcel Number: 07700-00-00-02000

Owner: Franklin St. Land Trust II; Charles Wm Hurt & Shirley L Fisher,
Trustees
PO Box 8147
Charlottesville, VA 22906

Date of Proffer Signature:

7.52 Acres to be rezoned from LI to RA

Franklin St. Land Trust II, is the owner (the "Owner") of Tax Map and Parcel Number 07700-00-00-02000 (the "Property") which is the subject of rezoning application ZMA No. 2017-00007, a project known as "Hogwaller Farm" (the "Project").

Pursuant to Section 33 of the 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 zoning district identified above. 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. RIPARIAN BUFFER.

The owner will maintain a 35' undisturbed riparian buffer along Moore's Creek from top of bank. Only horticultural practices will occur between 35' from top of bank and 100' from top of bank or the floodway, whichever is greater. This area from 35' from top of bank and 100' from top of bank or the floodway, whichever is greater, will be used as a tree nursery. Soil disturbance will be limited to concentrated planting areas, and will occur during planting, transplanting, and removal of trees.

OWNER:

Franklin St. Land Trust II

(to be signed upon final submission of proffer statement)

By: Charles Wm Hurt

Title: Trustee

Tax Map and Parcel Number: 07700-00-00-02000