

Original Proffers   Yes    
Amendment           

## **PROFFER STATEMENT**

Revised January 3, 2020

ZMA No. 2019-00011

Tax Map and Parcel Number(s): 045B1-05-0A-01100

Owner(s) of Record: Commercial Rentals, LLC

Date of Proffer Signature: January 13, 2020

0.702 acres to be rezoned from "Commercial Office (CO)" to "Highway Commercial (HC)"

Commercial Rentals, LLC, is the owner (the "Owner") of real property described in Albemarle County records as Tax Map and Parcel Number 045B1-05-0A-01100 (the "Property") which is the subject of rezoning application ZMA No. 2019-00011.

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.

Proffer 1. Uses: The following uses will not be permitted on the Property:

1. 24.2.1 (5) Churches, cemeteries;
2. 24.2.1 (6) Clubs, lodges;
3. 24.2.1 (13) Fire and rescue squad stations;
4. 24.2.1 (14) Funeral homes;
5. 24.2.1 (23) Manufactured home and trailer sales and service;
6. 24.2.1 (24) Modular building sales;
7. 24.2.1 (41) and 22.2.1 (b)(3) Religious assembly use, cemeteries;
8. 24.2.1 (41) and 22.2.1 (b)(4) Clubs, lodges;
9. 24.2.1 (41) and 22.2.1 (b)(6) Fire and rescue squad stations;
10. 24.2.1 (41) and 22.2.1 (b)(7) Funeral homes.

Proffer 2. Sidewalk: A pedestrian walkway will be constructed from the building entrance area to the existing public sidewalk along Seminole Trail (Route 29), comprised of a concrete sidewalk with a striped crosswalk provided where the walkway crosses the private asphalt entrance road into the Site.

Proffer 3. Architectural Design. Any new buildings constructed on the property must be designed such that the wall facing Route 29 will serve as the primary building façade, or the wall facing Route 29 must incorporate transparent windows and doors at a minimum, and may also incorporate pilasters, recessed or projecting bays, or similar architectural elements and will not be a single, undifferentiated plane.

Proffer 4. Managed Slopes: The managed slopes and existing landscape buffer will not be disturbed within the 20 ft. parking setback from the rear property line and all grading and retaining wall construction will adhere to the requirements in County Code Section 18-30.7.5.

The undersigned certifies that it is the only owner of the Property. These proffers shall run with the Property and shall be binding upon the Owner and Owner's successors in interest.

**OWNER**

Commercial Rentals, LLC

By: *Parache W. A.*  
*Dhanvant H. Goradia*

Date: *1/13/19*

Title: *Manager*