

PROFFER STATEMENT

HILL OF DREAMS

Date of Proffer:	June 2, 2026
Project Name:	Hill of Dreams
Owner:	Wayne R. Byrd
Existing Zoning:	Agricultural A-2 GAOD
Zoning Requested:	General Commercial C-2 GAOD
Acreage of Parcel(s):	3.0 Acres
Voting District(s):	Mineral
Tax Map #:	28-109
Exhibit(s)/References:	Plat

The Term "Owner" as referenced with this document shall include within its meaning the owner, or owners, of record of the Property, or properties, and their successors in interest.

The Owner hereby voluntarily proffers the conditions listed herein which shall be applied to the above-referenced property owned by **Wayne R. Byrd**, provided that the Louisa County Board of Supervisors accepts these proffers and approves the rezoning of the land to the **C-2** district. GAOD

Owner proffers in the uses of ...

Religious assembly, Assisted living facility, Automobile rental/leasing, Business or trade school, Business support service, Car wash, Commercial indoor amusement, Commercial indoor entertainment, Commercial indoor sports and recreation, Commercial outdoor sports and recreation, Communications service, Construction sales and service, Consumer repair service, Day care, Day care center, Equipment sales and rental, Family day care home, Financial institution, Garder center, Gasoline station, General office, Grocery store, Guidance services, Hotel, Itinerate vendor, Life care facility, Medical office, Nursing home, Parking facility, Personal improvement services, Restaurant, Restaurant - drive-in, Specialty shop, Store - general, Store - neighborhood convenience, Studio - fine arts, Surplus sales, Veterinary hospital/clinic, Licensed Medical Facility.

The undersigned Owner hereby proffers that the use and development of the Property shall be in conformance with the proffers and conditions herein above. This document shall supersede all other agreements, proffers or conditions that may be found to be in conflict. The Owner agrees that all proffers shall be binding to the property, which means the proffers shall be transferred to all future property successors of the land.

Owner:



Wayne R. Byrd

6/2/2026

Date

Agreed and Accepted: The County of Louisa, Virginia

Louisa County Board of Supervisors

Date

By _____, Chairperson