

PROFFER STATEMENT

ZMA No. 2021-004

Parcel Numbers: 09400-00-00-001A0, 09400-00-00-00500, 09400-00-00-00600, 09400-00-00-00800, 09400-00-00-008A0.

Owner(s) of Record: BREEZY HILL AT KESWICK, LLC and CARROLL CREEK PROPERTIES, LLC

Dated: May 7, 2021

76+/- acres to be rezoned from RA to R-1

Breezy Hill at Keswick, LLC and Carroll Creek Properties, LLC are the owners (the "Owner" or "Owners") of Parcel Numbers 09400-00-00-001A0, 09400-00-00-00500, 09400-00-00-00600, 09400-00-00-008A0, and 09400-00-00-048A0 (collectively, the "Property") which is the subject of rezoning application ZMA No. **2021-004**, a project known as "Breezy Hill" (the "Project").

Pursuant to Section 18-33.22 of the Albemarle County Code, the Owner hereby voluntarily proffers the conditions listed below, which will apply to the Property if it is rezoned to the zoning district identified above. The owner and applicant specifically deem the following proffers reasonable and appropriate, as conclusively evidenced by the signatures below.

1. **Concept Plan:**

The Property must be developed in general accord with the plans titled "Breezy Hill Rezoning Concept Plan" (the "Concept Plan"), prepared by Roudabush Gale & Associates, dated May 12, 2021, and must reflect the following major elements as shown and noted on the plans:

- a) The Project is limited to a maximum of 80 residential dwelling units.
- b) The primary vehicular connection must be to Route 250;
- c) A secondary vehicular access to Running Deer Drive must be installed prior to the issuance of the 31st building permit.
- d) During development, construction traffic must not use the Running Deer Drive entrance;
- e) Reservations for future vehicular and/or pedestrian connections to the west toward Carroll Creek must be provided;
- f) Road typical sections must be in general accord with the typical sections on the Concept Plan;
- g) Trail, multi-use path, and pedestrian network locations and typical sections must be in general accord with the Concept Plan;
- h) Locations and sizes of Open Space, stream buffer, and Conservation Areas must be in general accord with the Concept Plan;
- i) Lots must not encroach into any stream buffer, preserved slopes, or any proposed slopes of 25 percent or greater.

2. **Counterparts:** This Proffer Statement may be executed in any number of counterparts, each of which will be an original and all of which will constitute but one and the same instrument.

Signatures are on the following page.

OWNERS

BREEZY HILL AT KESWICK, LLC

By: **Charlie Armstrong**

Title: **Authorized Agent**

Date

CARROLL CREEK PROPERTIES, LLC

By: **Charlie Armstrong**

Title: **Authorized Agent**

Date