

PROFFER STATEMENT

ZMA No. ZMA 201500006 "Shadwell Estates"

Tax Map and Parcel Number(s): 07900-00-00-023F0

Owner(s) of Record: Country Inns Extraordinaire, Inc

Date of Proffer Signature: 8/25/17 -RF

28.05 acres to be rezoned from PRD to PRD

Country Inns Extraordinaire, Inc, is the owner (the "Owner") of Tax Map and Parcel Number 07900-00-00-023F0 (the "Property") which is the subject of rezoning application ZMA No. ZMA 201500006, a project known as "Shadwell Estates" (the "Project"), which includes the application plan prepared by Meridian Planning Group, LLC entitled, "Application Plan for Shadwell Estates," last revised July 24, 2017.

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. Development of the Property shall be limited to no more than seven (7) detached single family dwellings, as shown on the application plan;
2. The tree preservation easement areas, as identified on the Projects application plan, shall be preserved to the satisfaction of the Director of Community Development or his designee. An easement plat and deed restrictions to protect the tree preservation easement areas shall be subject to approval by the County Attorney and recorded prior to or with concurrent with the first subdivision plat for the Property.
3. The applicant shall be required to certify the dam with the Department of Conservation and Recreation, Division of Dam Safety (DCR) and complete with all DCR's recommended dam repairs, maintenance and operations prior to approval of the first subdivision plat for the Property.
4. The applicant shall adopt architectural guidelines to ensure historical compatibility of the residences on the property with the adjacent Clifton Inn property. The architectural guidelines shall be reviewed and subject to approval by the Director of Planning, or his designee, for historical compatibility with the Clifton Inn and shall be adopted into the Property's Homeowners Association (HOA) covenants and restrictions prior to, or concurrent with, the first subdivision plat for the Property. The HOA shall enforce with the architectural guidelines contained in the covenants and restrictions.

OWNER

T. Mitchell Willey for Country Inns Extraordinaire, Inc

OWNER

T. Mitchell Willey
By: Mitch Willey

Title: President

County Inns Extraordinaire, Inc