

Original Proffers   X    
Amendment           

## DRAFT PROFFER STATEMENT

ZMA Number: 2018-00002

Tax Map and Parcel Number: 07800-00-00-073AB

Owner: Point Church  
1428 Greenbrier Place  
Charlottesville, VA 22901

Date of Proffer Signature:

Draft Proffer Date: June 5, 2019

*A request to amend item (B) of ZMA-2002-00008, a modification of ZMA-1998-00020, to allow for 55,000 sq ft of gross square footage in the area designated as "Office Space #5 – 45,000 SQ FT" in the application plan for ZMA 98-20*

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The Point Church, is the owner (the "Owner") of Tax Map and Parcel Number 07800-00-00-073AB (the "Property") which is the subject of rezoning application ZMA No. 2018-00002, a project known as "Hansen Road Office" (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 ZMA 2018-00002 is approved. 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 they are an authorized signatory of the Owner for this Proffer Statement.

1. **PEDESTRIAN PATH:** The existing asphalt path adjacent to Rolkin Road along the southwestern border of the property shall be improved to Class A – type 1 low-maintenance pedestrian path standards as stated in Section 7 (H) of the Albemarle County Design Standards Manual, last updated on April 27, 2015 ("improvements"). These improvements shall be made prior to issuance of certificate of occupancy for any building constructed that contains additional square footage approved as a result of ZMA 2018-0002.
  - **(a) Dedication of Easement:** Upon completion of pedestrian path improvements, the property Owner shall dedicate a non-exclusive easement on and across the

pedestrian path for public use. This easement shall be no greater than six (6) feet in width.

- **(b) Maintenance:** The property Owner shall maintain the path improvements to remain in accordance with Class A – type 1 low-maintenance pedestrian path standards as stated in Section 7 (H) of the Design Standards Manual. The property Owner shall keep the pedestrian path clear of obstructions, except during severe temporary weather events.

**OWNER:**

The Point Church

(to be signed upon final submission of proffer statement)

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By:           The Point Church

Title:        Board Member

Tax Map and Parcel Number: 07800-00-00-073AB

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.

WITNESS the following signature:

**The Point Church**

By: \_\_\_\_\_

COMMONWEALTH OF VIRGINIA

CITY/COUNTY OF \_\_\_\_\_, to wit:

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_ 2019  
by The Point Church.

My Commission expires: \_\_\_\_\_

\_\_\_\_\_  
Notary Public