

VOLUNTARY PROFFER STATEMENT

R17-0002

Applicant: Rodney T. Branham
Address: P O Box 307
Spotsylvania, VA 22553

Project Name: Branham Mechanical LLC
Tax Map Parcel: 47-A-72
Address: 8818 Courthouse Road
Spotsylvania, VA 22553

Date: April 5, 2017

I. General Information: The applicant does hereby proffer the following as part of a rezoning application changing the zoning from R-2 to C-1. Development of the property shall be in conformance with the proffered conditions depicted in the Generalized Development Plan titled "Rezoning, Generalized Development Plan, Branham Mechanical LLC, Courtland Magisterial District, Spotsylvania County, Virginia", revised 4-5-17, (hereinafter identified as the GDP), and attached hereto and incorporated herein by reference.

II. Proffers:

1. Landscaping: The applicant shall install the following landscaping improvements on the property: As indicated on the GDP, "Street Buffer C" from "Spotsylvania County Design Standards Manual" within thirty (30) days of the issuance of an Occupancy Permit on the property.

2. Property Access Points: The southeastern access point on American Legion Drive, the access closest to Courthouse Road shall be permanently closed. The owners will retain the southwestern access from American Legion Drive and the primary access along Courthouse Road, as depicted on the GDP. The owner shall modify the primary entrance to the standards set forth for a Low Volume Commercial Entrance, as depicted on the GDP.

3. Primary Entrance. Upon a change of use on the parcel which results in an increased number of vehicle trips to and from the site, the site shall be improved to include a paved parking lot, and any upgrade to the entrance on Courthouse Road in accordance with VDOT standards.

4. Property Signage: All site signage shall be monument-style.

Applicant makes these proffers voluntarily, in support of their Rezoning Application.

Branham Mechanical LLC

By: [Signature]

Its: SOLEMEMBER



COMMONWEALTH OF VIRGINIA
COUNTY OF Spotsylvania, to wit:

The foregoing agreement was acknowledged this the 14 day of
April, 2017 by Rodney T. Branham who is the
Sole member of this LLC.

[Signature: Ginger G. Deale]

Notary Public – Certification # 327117

My Commission Expires: 10/31/19