

VOLUNTARY PROFFER STATEMENT

Case: _____

May 24, 2017

Co-Applicants & Property Owners

Gramm & Bethard, LLC (Safford Auto)
8448 Leesburg Pike
Vienna, VA 22182

Fields Investments, LLC
3819 Carlyle Ct.
Fredericksburg, VA 22408

Project Name & Number

Safford Auto - Fields Investments Properties
R16-0007

Tax Map Parcels:

Existing zoning for all five parcels: R-1

Fields Investments, LLC

TM23A-2-9 .4351 AC. (10827 Courthouse Rd, Fredericksburg, VA 22408)

TM23A-2-9A .0276 AC.

Gramm & Bethard, LLC

TM23A-2-10 .4075 AC.

TM23A-2-11 .4075 AC. (10823 Courthouse Rd, Fredericksburg, VA 22408)

TM23-A-139 2.8086 AC.

I. General Information

The proposal is to rezone all five parcels to C-3. The property owners and Co-Applicants, Gramm & Bethard, LLC (hereafter "Safford Auto") and Fields Investments, LLC, on their behalf, their successors and assigns, each do hereby agree that the development of their Property will be in conformance with the voluntary proffers provided hereunder and said proffers are being provided pursuant to Sections 15.2-2303, et seq. of the Code of Virginia (1950) as amended, as well as the Zoning Ordinance of Spotsylvania County (2010) as amended (collectively the "Proffers"). The Proffers are effective only upon the County's full and final approval of the zoning reclassification and Generalized Development Plan.

The Generalized Development Plan ("GDP") is attached hereto and incorporated herein by reference and marked as Exhibit A, which is entitled "Generalized Development Plan Safford Auto - Fields Investments Properties Rezoning and Special Use," dated January 24, 2017 and last revised on March 23, 2017, prepared by W.W. Webb & Associates, PLLC (the "GDP"). For purposes of the final site plans, proposed building envelopes and footprints, building sizes and building locations, road and travel way locations, utility locations, storm water management facilities, and dimensions of undeveloped areas shown on the GDP may be relocated and/or adjusted from time-to-time by the Applicants to address final development plans, engineering, unanticipated site conditions, design requirements and/or compliance with federal and state agency regulations and compliance with the requirements of the County's development regulations and design standards. Notwithstanding the foregoing, any required adjustments are subject to the approval of the County's Zoning Administrator. Moreover, notwithstanding anything to the contrary under this proffer statement, in no event shall any amendments or adjustments to formal plans, as authorized herein, relieve the Applicant from constructing the infrastructure improvements proffered below.

II. Proffers

A. Land Use

1) Generalized Development Plan.

- a) The Property shall be developed in conformance with the proffered conditions and the GDP, subject to final engineering. This proffer is not intended to preclude minor deviations from the GDP subject to the approval of the County's Zoning Administrator.
- b) The Property may be redeveloped for any permitted Commercial 3 (C-3) uses.

B. Transportation


1) Right-of-Way.

- a) A 15' of right of way shall be dedicated along the property's frontage on Courthouse Road as shown on the GDP.
- b) A future inter-parcel connection to TM #24-A-40 shall be provided upon any redevelopment of 23A-2-10, 23A-2-11 and/or 23-A-139.

2) Frontage Improvements.

- a) A continuous right turn lane shall be constructed along the property's frontage on Courthouse Road as shown on the GDP.

Co-Applicants make these proffers voluntarily, in support of their Rezoning Application.


James V. Gramm, Managing Member
Gramm & Bethard, LLC



Danny R. Fields, Owner & Managing Member
Fields Investments, LLC


Kimberly A. Fields, Owner & Managing Member
Fields Investments, LLC

Certificate of Acknowledgment:

City/County of Fairfax
Commonwealth of Virginia

The foregoing instrument was acknowledged before me
this 15 day of 10, 20 17 by


James V. Gramm, Managing Member
Gramm & Bethard, LLC


Notary Public's signature

Notary registration number: _____

My commission expires: _____

NICHOLE E BUCHANAN
NOTARY PUBLIC
REGISTRATION # 351491
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES
OCTOBER 31, 2019



Certificate of Acknowledgment:

City/County of Spotsylvania
Commonwealth of Virginia

The foregoing instrument was acknowledged before me
this 31 day of May, 20 17 by

Danny R. Fields
Danny R. Fields, Owner & Managing Member
Fields Investments, LLC

Linda Saunders Ehardt
Notary Public's signature
Notary registration number: 125325

My commission expires: January 31, 2018
LINDA SAUNDERS EHARDT
NOTARY PUBLIC
REG#125325
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES JANUARY 31, 2018

Certificate of Acknowledgment:

City/County of Spotsylvania
Commonwealth of Virginia

The foregoing instrument was acknowledged before me
this 31 day of May, 20 17 by

Kimberly A. Fields
Kimberly A. Fields, Owner & Managing Member
Fields Investments, LLC

Linda Saunders Ehardt
Notary Public's signature
Notary registration number: 125325

My commission expires: January 31, 2018
LINDA SAUNDERS EHARDT
NOTARY PUBLIC
REG#125325
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES JANUARY 31, 2018