

## PROFFER STATEMENT

**Date: March 12, 2008**

**ZMA#: 2007-00016**

**Tax Map and Parcel Numbers: Map 56, parcels 107C and 98D**

### **3.0 Acres to be rezoned from R-1 (Residential – 1) to Highway Commercial (HC)**

Scott Watkins and Caroline Watkins are the fee simple owners (collectively, the "Owner") of Tax Map 56, Parcels 107C and 98D (the "Property") which is the subject of the zoning map amendment application number ZMA 2007-00016, known as "Watkins 250 Rezoning."

Pursuant to Section 33.3 of the Albemarle County Zoning Ordinance, the Owner hereby voluntarily proffers the conditions listed in this Proffer Statement, which shall be applied to the Property if the rezoning is approved by Albemarle County. These conditions are proffered as part of the rezoning and it is acknowledged that the conditions are reasonable.

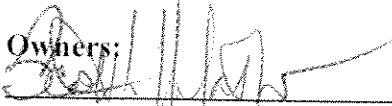
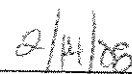
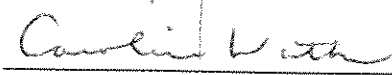
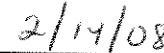
1. The use of the Property shall be limited to those uses allowed by right under Section 24.2.1(17) (as modified in Proffer 1A below), (35), (36), 41 (as modified in Proffer 1B below) (44) and (45), and the uses allowed by special use permit under Sections 24.2.2(17) and 30.6.3.2(b), of the Zoning Ordinance of Albemarle County, Virginia as Section 24.2, Section 30.6.3.2 and, by cross reference in Section 24.2.1(41), Section 22.2.1 are in effect on March 12, 2008, copies of which are attached hereto as Exhibit A.

A. The uses permitted under Section 24.2.1(17) shall be limited to grounds care and landscaping services and repair and maintenance services related to those grounds care and landscaping services.

B. The uses permitted under Section 24.2.1(41) shall be limited to dwellings as authorized in Section 22.2.1(20).

2. The development of the Property shall be in general accord with the plan entitled "Watkins & Company Concept Plan," prepared by Rieley & Associates Landscape Architects, dated January 2008.

**WITNESS** the following duly authorized signatures:

	
Scott Watkins	Date
	
Caroline Watkins	Date