

STAFFORD COUNTY, VIRGINIA

PROFFER STATEMENT

Applicant: Holly Corner Associates, LLC

Property Owner: O'Stansbury Burton, Jr.

Property: Tax Map 43, Parcel 64

Project Name: Holly Corner Manor

Rezoning Request: From A-1 to R-2

Date: March 7, 2018

County File No. RC:

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The Applicant, on behalf of Owner, its successors and assigns, has applied for a zoning reclassification of Assessor's Parcel 43-64 ("the Property"), consisting of approximately 48.6 acres, from A-1 Agricultural Zoning District to R-2 Urban Residential Zoning District, and proffers that the use and development of the Property shall be in substantial conformance with the following conditions (the "Proffers"). In the event the above referenced reclassification is not approved as applied for by the Applicant, the below described Proffers shall be withdrawn and are automatically null and void and of no further force and effect.

1. **Architecture & Materials.** For purposes of this rezoning, the architectural design of the single family detached units ("Units") shall specifically include the following:

(a) The front elevation of 75% of the Units will consist of a minimum of 60% brick, natural stone, or cultured stone (excluding doors, windows and garages) with side returns of a minimum of three (3) feet to mitigate false front appearances. All homes will include beaded vinyl and Applicant will offer fiber cement siding as an option to buyers.

(b) The side elevation facing the street of a Unit on a corner lot will have at least two operable windows.

(c) All Units will have brick or stone to grade on any side facing a street (including corner lots).

(d) The same elevation may not be repeated within three (3) Units of each other. For example, for the same elevation to be repeated in close proximity there must be at least three (3) houses with completely different elevations between them.

(e) All Units will includes architectural shingles only at the time of new construction. Thereafter, the homeowner's association, as described below, will need to approve shingle replacements.

(g) All Units will include pitched roofs symmetrically sloped no less than 5:12, except that porches and attached sheds may be no less than 2:12 and all Units will avoid continuous roof planes on the front side of dwellings by incorporating gables as depicted on the Renderings.

2. **Amenities.** The Applicant agrees to construct a tot lot consisting of a swing, slide and general climbing structure, upon occupancy of a minimum of 30% of the Units, as depicted on the GDP.

3. **Entrance Features.** The Applicant agrees to construct an entrance monument out of brick or stone to include the lettering "HOLLY CORNER MANOR" at the entrance of the development off of Holly Corner Road.

4. **Transportation.** The Applicant, subject to necessary County and VDOT approvals for the development of the project, agrees to provide the following transportation proffers, all as generally shown on the GDP:

(a) The Applicant agrees to dedicate 8,438 square-feet of right-of-way along Holly Corner Road to accommodate the roadway improvements required for a dedicated northbound left turn lane and a dedicated southbound right turn lane on Holly Corner Road at the intersection of Warrenton Road, all in the areas generally shown on the GDP. This dedication is an in kind proffer with the value of \$100,000.00.

(b) The Applicant agrees to provide access to the Property via one full movement entrance along Holly Corner Road. Secondary access will be provided via an inter-parcel connection through the Stafford Lakes Village development to Stafford Lakes Parkway.

5. **Covenants.** The Applicant, prior to developing the Property, shall encumber the Property with a declaration of conditions, covenants, restrictions, and easements for the purpose of (a) protecting the value and desirability of the property; (b) facilitating the planning and development of the development in a unified and consistent manner; and (c) providing for the installation, maintenance, and repair for all landscaping, on-site amenities, open space, and other common areas. The Applicant will also create a property or homeowner's association as a non-stock corporation under the laws of Virginia that will provide and ensure oversight and structure for services provided, quality standards, intercampus relationships, and common area maintenance.

**[AUTHORIZED SIGNATURES FOLLOW ON SEPARATE PAGES]**

**APPLICANT ACKNOWLEDGMENT & CONSENT**

Holly Corner Associates, LLC  
a Virginia limited liability company

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

STATE/Commonwealth of \_\_\_\_\_,  
CITY/COUNTY OF \_\_\_\_\_, to wit:

The foregoing instrument was acknowledged before me this \_\_\_ day of \_\_\_\_\_, 2018,  
by \_\_\_\_\_, \_\_\_\_\_ of Holly Corner Associates, LLC, on behalf of  
said company.

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

My Commission expires: \_\_\_\_\_  
Notary Registration number: \_\_\_\_\_

**OWNER ACKNOWLEDGMENT & CONSENT**

\_\_\_\_\_  
O'STANSBURY BURTON, JR.

STATE/Commonwealth of \_\_\_\_\_,  
CITY/COUNTY OF \_\_\_\_\_, to wit:

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_,  
2018, by O'Stansbury Burton, Jr.

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

My Commission expires: \_\_\_\_\_  
Notary Registration number: \_\_\_\_\_

**EXHIBIT A**

**Generalized Development Plan**

“Holly Corner Manor Generalized Development Plan”, dated November 16, 2017, as last revised and prepared by Fairbanks & Franklin.