

Garrisonville Road Realty, LLC

AMENDED PROFFER STATEMENT

Garrisonville Road Realty, LLC (“the Applicant”) hereby submits this Amended Proffer Statement for Assessor’s parcels 19-71, 19-71A, 19-71B, and 19-71C (collectively “the Property”) pursuant to Sections 15.2-2298, et al. of the Code of Virginia (1950), as amended, and Section 28-164, et al. of the County Zoning Ordinance. The Property was reclassified by the Stafford County Board of Supervisors (the “Board”) from the County’s A-1, Agricultural District to the County’s B-2, Urban Commercial District with proffered conditions pursuant to Ordinance 006-57 adopted on or about August 1, 2006. The Applicant hereby proffers that the use and development of the Property shall be in substantial conformance with the following proffered conditions (the “Proffers”). The Proffers provided herein are the only proffered conditions offered for the Property, and any prior proffered conditions to which the Property may be subject or otherwise previously proffered will be superseded by these Proffers upon approval by the Board and the expiration of any applicable appeal periods. In the event these Proffers are not approved by the Board as applied for by the Applicant, the Proffers shall be withdrawn and are automatically null and void and of no further force and effect.

1. **Generalized Development Plan** - The Applicant agrees that the development of the site shall be in conformance with the Generalized Development Plan (“GDP”), dated June 27, 2006, prepared by Vanasse Hagen Brustlin, Inc., insofar as location of structures, travel ways, entrances, and improvements to Garrisonville Road.

2. **Transportation**

a. **Signal Improvements** – The Applicant shall make any necessary improvements to the signal(s) located at the intersection of Garrisonville and Shelton Shop Roads to adjust timing and make appropriate upgrades to improve traffic flow and turning movements.

b. **Interparcel Access Easement** - The Applicant shall provide an interparcel access easement to the parcels to the east and west of the Property, as indicated on the GDP, provided that the adjacent uses are not residential or heavy industrial. The Applicant shall be under no obligation to construct such connections beyond what is necessary for the internal traffic flow of the Property.

c. **Sidewalks** – The Applicant shall construct sidewalks along internal drive aisles, as shown on the GDP.

3. **Buffers** – Any fencing used on the Property shall be of “see through” design, with the exception of fencing around loading areas and dumpster pads, and along the common property line with lots in the Eastern View Subdivision. A mix of evergreen and deciduous trees shall be employed in any transitional screening areas which screening shall be in accordance with the GDP and left undisturbed adjacent to the Eastern View subdivision, except for stormwater management/best management practices facilities which may be located within the transitional screening areas as indicated on the GDP.

4. **Signage** – Monument signs on the Property shall be of coordinated color, design, and materials, with brick pedestal and surround.

5. **Fire Protection** - The Applicant agrees to install automatic fire sprinkler systems in all buildings constructed on the Property.

6. **Architecture Treatment** - The Applicant shall employ brick, glass, architecturally

textured masonry, architectural pre-cast or job-cast concrete, or stucco type material on all façades of all buildings. The drugstore building and canopies fronting on or facing Garrisonville Road shall be constructed in accordance with the renderings entitled “CVS/pharmacy,” dated Feb. 28, 2006, prepared by Carter & Burgess, Inc. The fuel sales/convenience center shall be constructed to approximate the design and appearance of the existing “7-Eleven” at the intersection of Coachman Drive and Route 1. The fast-food restaurant building and facades on Assessor’s parcel 19-71C shall be constructed in substantial conformance with the renderings entitled “Exterior Elevations - 05159, West Garrisonville FSR, West Garrisonville Road, Stafford, VA 22556,” dated April 7, 2022, prepared by Chick-Fil-A. The other buildings on the project will maintain the same character and architectural treatment.

7. **Lighting** - The Applicant shall install lighting within the parking area that is directed away from residential properties and Garrisonville Road (SR-610).

8. **Uses not to be Constructed** - The Applicant agrees that the following uses shall not be constructed on the property: (1) building material sale and storage yard and mulch sale; (2) indoor flea market; (3) wholesale business; (4) theatre; and (5) nightclub.

Garrisonville Road Realty, LLC

Name: George A. Morgan, Jr.
Title: President

COMMONWEALTH/STATE OF _____
COUNTY/CITY OF _____, to wit:

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that George A. Morgan, Jr., whose name as President of Garrisonville Road Realty, LLC, has personally acknowledged the same before me in my aforesaid jurisdiction on behalf of said limited liability company.

GIVEN under my hand and seal this _____ day of _____, 2022.

Notary Public

My Commission Expires: _____