

~~Mid-Atlantic Commercial Properties~~Garrisonville Road Realty, LLC

~~Rev. 2/07/2011~~

AMENDED PROFFER STATEMENTS

~~Mid-Atlantic Commercial Properties~~Garrisonville Road Realty, LLC, (“the Applicant”),
~~has applied for~~hereby submits this a rezoning of 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 O06-57 adopted on
or about August 1, 2006. to the B-2 Zoning District and The Applicant hereby proffers that the
use and development of the ~~subject property~~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Property may be subject or otherwise previously proffered will be superseded by these Proffers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 above referenced reclassification is~~Proffers are not approved by the Board as applied for by
the Applicant, the ~~below described p~~Proffers shall be withdrawn and are automatically null and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. Right of Way Dedication** — The SEQ CHAPTER \h\r 1 Applicant shall dedicate right of way along Garrisonville Road (SR-610) 75 feet from the centerline of Garrisonville Road as indicated on the GDP, which includes sufficient area for the potential future construction of a third westbound through lane on SR-610.~~

~~— **b. Garrisonville Road Improvements** — The Applicant shall construct a continuous right turn lane along the frontage of the Property on Garrisonville Road (SR-610), as shown on the GDP. In addition, the Applicant shall reconfigure the northbound lanes on Shelton Shop Road at the intersection to include a left turn lane, thru lane and right turn lane.~~

ea. 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.

db. 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.

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

~~— **f. Traffic Study** — SEQ CHAPTER \h\r 1 The Applicant shall make any improvements indicated by the~~

~~traffic study, dated December 5, 2005, revised February 17, 2006, prepared by Vanasse Hagen Brustlin, Inc., subject to VDOT approval.~~

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; ~~and (6) fast food restaurant with drive thru.~~

9. **Existing Building** ~~The existing residential structure on the Property will be demolished within 180 days of the date of rezoning.~~

~~Mid-Atlantic Commercial Properties~~Garrisonville

Road Realty, LLC

Name: George A. Morgan, Jr.

Title: ~~Manager~~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 ~~Manager~~President of ~~Mid-Atlantic Commercial Properties~~Garrisonville Road Realty, LLC, has personally acknowledged the same before me in my aforesaid jurisdiction ~~for the corporation~~on behalf of said limited liability company.

GIVEN under my hand and seal this _____ day of _____, ~~2011~~2022.

Notary Public

My Commission Expires: _____

Narrative Summary of Proffer Changes

Proffer 1: No change

Proffer 2: Deletion of transportation improvements and commitments that have been completed.

Proffer 3: No change.

Proffer 4: No change.

Proffer 5: No change.

Proffer 6: Amended to proffer architectural renderings for proposed Chick-Fil-A building on Assessor's Parcel 19-71(C).

Proffer 7: No change.

Proffer 8: Amended to delete restriction on fast-food restaurant with drive-through use to accommodate development of proposed Chick-Fil-A restaurant on Assessor's Parcel 19-71(C).

Proffer 9: Deleted as the building subject to this proffer has been demolished, thereby satisfying this proffer.