

20SN0562
PROFFER STATEMENT
February 21, 2020

The property owners and applicant in this rezoning case, pursuant to Section 15.2-2298 of the Code of Virginia (1950 as amended) and the Zoning Ordinance of Stafford County, for themselves and their successors and assigns, proffer that the property under consideration will be developed according to the following proffers if, and only if, the rezoning request submitted herewith is granted with only those conditions agreed to by owners and applicant. In the event this request is denied or approved with conditions not agreed to by the owners and applicant, the proffers shall immediately be null and void and of no further force or effect.

1. Concept Plan: The Property shall be developed substantially in accordance with the conceptual plan attached hereto as Exhibit 1.

2. Fleet Road: There shall be only 1 access to the Property from Fleet Road.

3. Prohibited Uses: The following uses shall be prohibited on the Property:
 - a. Building material sale and storage yard and mulch sale.
 - b. Car wash.
 - c. Farmers market (in accordance with subsection 28-39(v)).
 - d. Hotel.
 - e. Indoor flea market.
 - f. Motel.
 - g. Public facilities/utilities but not including generating facilities, substations, switching stations and wastewater treatment facilities which are permitted as a conditional use permit and not including propane and heating fuel distribution facilities.
 - h. Public works excluding wastewater treatment facilities.
 - i. Restaurant.
 - j. Retail bakery.
 - k. Retail food shop.
 - l. School.
 - m. School, vocational.
 - n. Theatre with fewer than 3,500 seats.
 - o. Warehousing, mini storage.