

PROFFERS

Sheetz, Inc. ("the Applicant") has applied for a rezoning reclassification for Assessor's Parcels 46-17 (part), 45-283 (part) and 45-284, consisting of approximately 3.89 acres, (the "Property") from the A-1, Agricultural Zoning District and the B-1, Convenience Commercial Zoning District to the B-2 Urban Commercial Zoning District and hereby proffers that the use and development of the subject property shall be in substantial conformance with the following conditions. In the event the above-referenced rezoning and the concurrent conditional use permit (CUP) applications are not approved as applied for by the Applicant, the below-described proffers shall be withdrawn and are automatically null and void of no further force and effect. In the event the rezoning reclassification is approved, it shall take effect and shall thereafter apply to the subject parcels identified above. The conditions shall be deemed accepted by the Stafford County Board of Supervisors (the "Board") upon approval of the rezoning. Whenever the terms of the Proffers refer to the affirmative obligations of the Applicant to make improvements to the Property or the public roads, the term Applicant shall refer to the owner(s) of the Property at the time of development of the Property, their successors and assigns.

I. Transportation.

- A. Entrances. The Property shall be accessed by one (1) full entrance from Enon Road and one (1) right-in/right-out entrance onto Jefferson Davis Highway.
- B. Transportation Improvements.
 - (1) Intersection Improvements at Jefferson Davis Highway and Enon Road

(a) The Applicant shall construct one (1) eastbound left-turn lane on Enon Road with 325 feet of storage as shown on the GDP, subject to VDOT and County approvals;

(b) The Applicant shall modify the existing traffic signal at the intersection to provide a right-turn overlap for the southbound right-turn movement on Jefferson Davis Highway, subject to VDOT and County approvals;

(c) The Applicant shall restripe the eastbound approach to provide dual left turn lanes and one shared through right-turn lane; as shown on the GDP, subject to VDOT and County approvals; and

(d) The Applicant shall restripe the existing northbound left-turn lane to extend the existing storage as far as possible, subject to VDOT and County approvals.

(2) Enon Road at Full Movement Entrance

(a) The Applicant shall construct one westbound left-turn lane on Enon Road with a minimum of 50 feet of storage, subject to VDOT and County approvals; and

(b) The Applicant shall construct the full movement entrance with one ingress lane and two egress lanes, as shown on the GDP, subject to VDOT and County approvals.

(3) Jefferson Davis Highway at Right-in/Right-out Entrance

(a) The Applicant shall restripe the existing pavement to create one southbound right-turn lane on Jefferson Davis Highway with 200 feet of

storage, as shown on the GDP, subject to VDOT and County approvals;
and

(b) The Applicant shall construct the right-in/right-out entrance with one ingress lane and one egress lane, as shown on the GDP, subject to VDOT and County approvals.

C. Timing. All transportation improvements shown in section I shall be completed before the issuance of the first occupancy permit for the Property.

II. Type and Intensity of Development. The Applicant shall develop the Property's access, internal site circulation and buffers on the Property in general conformance with the GDP, except minor changes in the GDP shall be allowed for the purpose of minor adjustments for the locations of buildings, structures or roads due to engineering reasons.

III. Uses on the Property. All uses allowed in the B-2, Urban Commercial Zoning District shall be permitted, except that the following uses shall not be constructed and allowed on the Property: Adult Businesses as defined by Stafford Zoning Ordinance Section 28-25; Automobile repair; Auto service; Building material sale and storage yard and mulch sale (but this exclusion shall not be deemed to prohibit or otherwise restrict a general retail store); Hotel/Motel, Motor Vehicle Rental; Motor Vehicle Sales; and Warehousing.

IV. Maximum Vehicle Trips Generated by the Property. The combined use or uses constructed and/or operated on the Property shall not result in more than 2,766 average vehicle trips per day, as calculated by the 10th edition of the ITE manual. The Applicant shall submit a running tabulation of vehicle trips per day for each use as a part of the review of each construction plan submitted for the Project, but in no case shall be responsible for furnishing

additional studies, traffic counts, or other interpretation other than the data available in the 10th edition of the ITE manual.

V. **Site Design.** The architecture of the convenience store, the fuel pumps, canopy, and car wash shall be in general conformance with the graphics prepared by _____ and dated _____.

PATRICIA RANDALL BOBIN

By _____
Name: _____

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 _____ has personally acknowledged the same before me in my aforesaid jurisdiction.

GIVEN under my hand and seal this ____ day of _____, 2018.

NOTARY PUBLIC

My Commission Expires: _____.

HUNTER ROY GREENLAW, JR., TRUSTEE

By _____
Name: _____
Title: _____

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 _____ has personally acknowledged the same before me in my aforesaid jurisdiction for the estate.

GIVEN under my hand and seal this ____ day of _____, 2018.

NOTARY PUBLIC

My Commission Expires: _____

HEATHER HAGERMAN

By _____
Name: _____
Title: _____

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 _____ has personally acknowledged the same before me in my aforesaid jurisdiction for the corporation.

GIVEN under my hand and seal this ____ day of _____, 2018.

NOTARY PUBLIC

My Commission Expires: _____