

Tax Parcel 052-A-32A

PROFFER STATEMENT

December 14, 2018

Revised: January 30, 2024

Proffer Statement for the *Rezoning Application for Tax Parcel 052-A 32A* (the "Property") from A-1 to CB in the Montgomery County Zoning Ordinance.

Pursuant to Section 10-54(i) of the Montgomery County Zoning Ordinance, the Owner hereby voluntarily proffers that the property which is the subject of this Rezoning Application will be developed in accordance with the following conditions, if and only if, approval is granted, and the property is rezoned as requested. The Applicant, the Owners, their Successors and Assigns, voluntarily proffer the following conditions for the property as follows:

1. Restricted Uses:

The aforementioned property shall be zoned for Community Business (CB) and shall be limited to the following by right uses:

- Automotive, light truck, sales, service, rental, and repair, without motor fuel sales, ~~less than two thousand (2,000) square feet.~~
- Bed and Breakfast Inn
- Cabinet shop, furniture, upholstery, craft industry of less than one thousand two hundred (1,200) square feet
- Church
- Civic Club
- Community Center
- Conference or training center
- Day care facility
- Farm machinery sales and service
- Financial Services
- Fire, police, rescue facility
- Garden Center
- General, convenience store less than three thousand (3,000) square feet, without motor fuel sales
- Library
- Medical care facility
- Office, administrative, business or professional less than three thousand (3,000) square feet
- Park, unlighted
- Pet, household
- Post office
- Printing service
- Public use, public facility
- Public utility lines, other
- Public utility lines, water and/or sewer

- Restaurant
- Retail sales and services less than three thousand (3,000) square feet
- Roadside stand
- School
- School of special instruction
- Telecommunication tower, attached.

Additional uses may be permitted by Special Use permit in accordance with the Montgomery County Zoning Ordinance in effect at the time of development.

2. Any proposed development of the parcel shall provide street trees along Prices Fork Road at a rate of 1 tree per 50' of road frontage.
3. Any structure constructed on the parcel shall be a maximum of 2 stories high.
4. The main structure constructed on the parcel shall front on Prices Fork Road and the main entrance shall face Prices Fork Road.
5. Proposed lighting on the parcel shall have full-cut off downcast luminaires and the overall lighting design shall be 'dark-sky' friendly.
6. Any freestanding sign on the parcel shall be a monument style sign.

I (we) hereby proffer that the development of the subject property of this application shall be in strict accordance with the conditions set forth in this submission.

SHAH Development, LLC

By: _____

Name: David Hagan

its: Member

Commonwealth of Virginia

County of Montgomery

The foregoing instrument was acknowledged before me this 31st day of JANUARY, 2024, by DAVID L HAGAN of Montgomery County, Virginia.

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NOTARY PUBLIC

My Commission Expires: 2/28/2026

