

VOLUNTARY PROFFER STATEMENT

REZONING #: REZ 23-01	
Project Name:	26243 Constitution Hwy. Rhoadesville, Va. 22542 / Unionville Tire Service
Property/Tax map #(s):	0340000000052A
Rezoning Request:	Rezoning all property to C2
Date:	02/22/2023
Applicant(s):	Jordan C. Marshall
Owner(s):	Marshall, Jay C & Jordan C Marshall <input type="checkbox"/> Same as Applicant
Representative:	<input type="checkbox"/> N/A

I. Generally.

- A. Applicant affirms these conditions (“Proffers”) are voluntary and reasonable in accordance with Sections 15.2-2302, 15.2-2298, and 15.2-2303, et al. of the Code of Virginia (1950), as amended, and Section 70-193, et al. of the County of Orange (“County”) zoning ordinance, as amended. The Proffers will be effective upon the County’s approval of the Rezoning, including any appeal periods, and shall run with the land unless amended by the County at a future date. Any prior proffers affecting the Property shall be superseded by these Proffers and will become void and of no further effect upon approval of the Rezoning.
- B. It is understood that all elements and/or phases of the Project shall comply with all ordinances of the County of Orange. These Proffers shall not authorize any reduction in applicability or effectiveness of said ordinances, but rather shall only be utilized to provide a higher standard of development than is otherwise required by said ordinances.
- C. Applicant (to include future owners, assignees, and successors) hereby agrees that the development of the Property, subsequent to approval of the rezoning application to which these proffers are attached, will be in conformance with the Proffers and with the generalized development plan, dated 12/20/22, as submitted with the Rezoning application.

II. Conditions.

- A. Tree line buffer on west side of property along border with parcels 96P & 96D (Robert Gooch)
- B. Additional tree buffers as necessary to fill in tree line gaps

WITNESS the following signatures:

APPLICANT:

By: _____

Jordan C. Marshall

Date: _____

3/1/23

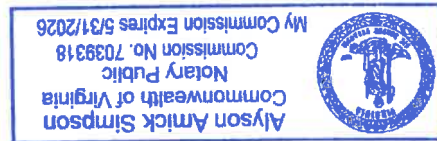
COMMONWEALTH OF VIRGINIA

CITY/COUNTY OF Orange

The foregoing was subscribed, sworn to and acknowledged before me this 1st day of March, 2023, by Jordan C. Marshall, as Applicant for RE2 23-01.

Alyson A. Simpson
Notary Public

Print Name: Alyson A. Simpson
My Commission Expires: May 31, 2026
Registration No. 7039318



[SEAL]

WITNESS the following signatures:

OWNER:

By:

Date:

Jordan C. Marshall
3/1/23

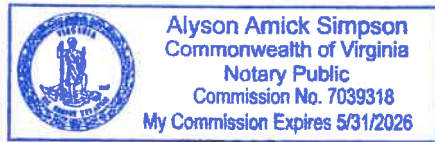
COMMONWEALTH OF VIRGINIA

CITY/COUNTY OF Orange

The foregoing was subscribed, sworn to and acknowledged before me this 1st day of March,
2023, by Jordan C. Marshall, as owner for
Tax Map Parcel 34-52A.

Alyson A. Simpson
Notary Public

Print Name: Alyson A. Simpson
My Commission Expires: May 31, 2026
Registration No. 7039318



[SEAL]