

## **RE: Waynesboro Marketplace (“Development”) Proffer Statement**

Developer/Applicant: MP Waynesboro, LLC (c/o Bill Mitchener)

Date: April 6, 2023

Rezoning Case Number: TBD

Existing Zoning: H-B (Highway Business) and PUD (Planned Unit Development)

Proposed Zoning: H-B (Highway Business)

Tax Map Number: 51-12-46, totaling approximately 8.8 acres and lying in the City of Waynesboro, Virginia (“Property”)

### **STATEMENT OF PROFFERS**

The following Statement of Proffers are intended to fully supersede, replace, and abrogate all previous proffers associated with the Property. Applicant hereby proffers that the Development of this subject Property shall be in strict accordance with the conditions set forth in this submission:

1. Inter-parcel Connection: Opportunities for inter-parcel connection along Windigrove Dr will be accommodated in the following manners:
  - a. Concurrent with associated pad development, a paved drive aisle stub will be provided to align with the drive aisle on parcel designated by TM 51-19-3 (currently Residence Inn). This stub shall be constructed to within 10’ of the property line, with an easement platted to allow for future connection by the adjoining party; platting and recordation of said easement shall occur prior to issuance of the associated pad’s certificate of occupancy.
  - b. A separate easement, measuring 40’ in width and extending to the common drive aisle located southeast of parcels designated by TM 51-21-2, 3 & 4, shall be provided to accommodate future construction and access by adjacent parcels located to the southwest. This easement shall be platted and recorded prior to the issuance of the next certificate of occupancy associated with the Development. Dedication of said easement shall not obligate the Development in costs associated with the connection’s construction or affiliated impact to stormwater management features already in place. No new physical barriers to the connection’s construction, however, shall be allowed within said easement.
2. Declaration: The Declaration of Easements, Covenants, Conditions and Restrictions for Waynesboro Marketplace dated June 3, 2022, and recorded as Instrument No. 220001730 governs the maintenance and repair of all common areas, buffers, and non-public infrastructure (roads, parking, etc.)

3. Enhanced Landscape Buffer: An Enhanced Landscape Buffer, measuring a minimum width of 15', shall be provided as previously defined on Page 3, Section IV of the formerly approved PUD's Code of Development, dated June 28, 2016. Stormwater management facilities are permitted within the buffer, so long as all landscape elements are present. The following vegetation shall be planted per 100 linear feet, at a minimum:

- a. One (1) Canopy Tree
- b. Three (3) Evergreen Trees
- c. Two (2) Under-Story Trees
- d. Twelve (12) Shrubs



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Applicant/Owner Signature

William T. Mitchener

\_\_\_\_\_  
Printed Name

April 7, 2023

\_\_\_\_\_  
Date of Signature