

Tax Parcel Nos. 9-33 & 9-32A

PROFFERS

THESE PROFFERS are made this 14th day of July, 2021 by Bostic Real Estate Properties LLC and Slade and Sons Construction LLC together with their successors and assigns, (the "Owners").

RECITALS

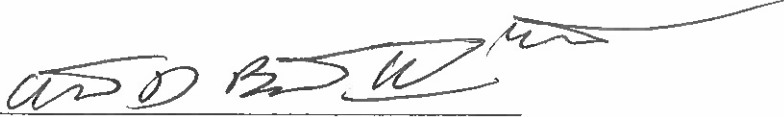
- A. Owners legally possess the tract or parcel of land located in Dinwiddie County, Virginia, (the County) located on the north side of Ferndale Rd. 0.230 mile northwest of the intersection of Ferndale Rd. and Route 226, North Dinwiddie, Virginia and being Tax Parcel Nos. 9-33 and 9-32A containing approximately 7.594 acres to be rezoned from R-1 to R-2, the "Property".
- B. The Property is within the Urban Planning Area on the County's Comprehensive Plan and is zoned Residential, Limited, R-1. An application has been made to rezone the Property from Residential, Limited, R-1 to Residential, General, R-2 with proffers.
- C. The Owners desire to offer to the County certain conditions on the development of the Property not generally applicable to land zoned Residential, General, R-2.


NOW, THEREFORE, for and in consideration of the approval of the requested rezoning, and pursuant to Section 15.2-2298 of the Code of Virginia, 1950, as amended, and the County Zoning Ordinance, Owners agree that they shall meet and comply with all of the following conditions in developing the Property. If the requested rezoning is not granted by the County, these proffers shall be null and void. The following proffered conditions are stated as follows:

CONDITIONS

1. The uses on the Property shall be limited to single-family, multifamily dwellings, Parks and playgrounds.
2. There shall be a dedicated playground area with playground equipment on the Property.
3. The exterior finish of the multifamily buildings shall be as follows: brick, vinyl and/or wood. The exterior of any accessory building or structure shall be compatible in architectural style, material, and color with the principal buildings.
4. Except for the lighting inside buildings, any lighting installed on the Property shall be directed downward and inward to the site to avoid casting lighting on adjacent properties or into the night sky.
5. The applicant shall install a professional landscape package to include entrance landscaping and signage.

WITNESS the following signatures:

BY 
Bostic Real Estate Properties LLC
Arthur D. Bostic, IV, Owner

BY 
Slade and Sons Construction LLC
Victor A. Slade, Jr., Owner

COMMONWEALTH OF VIRGINIA

County of Dinwiddie, to-wit:

The foregoing was acknowledged this 14th day of July, 2021 by
Arthur D. Bostic, IV and Victor A. Slade, Jr..

My commission expires: March 31, 2022.

Kimberly D. Bostic (SEAL)
Notary Public ID# 7041633

