

**March 29, 2024**

PROFFERS: REZ2023-00030, LONEOAK LAND COMPANY, LLC

The undersigned, Loneoak Land Company, LLC, owners of parcel designated as GPIN 7821-59-5852, (the "Property"), voluntarily agree for themselves, their agents, personal representatives, successors, and assigns (collectively "the Property Owners") that, in the event the Property is rezoned from A-1 to B-2, the development and use of the Property shall be subject to the following conditions:

1. **Conceptual Plan.** The Property under consideration in this case (the "Property") shall be developed in substantial conformance with the exhibit titled "Montpelier RV & Self Storage" by Youngblood, Tyler & Associates dated March 29, 2024.
2. **Elevations.** Sides of buildings facing the property line will be designed and constructed to be substantially similar in architectural treatment with the elevations attached hereto entitled "Montpelier Self Storage" prepared by Johnson Construction Company, dated February 23, 2024. The outward facing side of future buildings will be designed to give the appearance of multiple small buildings, and compliance with this standard will be reviewed and approved by the Director of Planning. To achieve this, a wall offset (e.g. projection or recess in the façade plan) or change in material must occur at least once every forty (40) feet, with the offset or projection being at least ten (10) feet wide. A change in roofline, gable, and/or a dormer must occur at least once every forty (40) feet.
3. **HVAC.** Any mechanical units placed on the rooftop of the building shall be screened by architectural features which are compatible with building façade architecture. Screening shall be designed to block such units from view on any public streets immediately adjoining the Property. In addition, ground-mounted units shall be screened with either vegetation or with materials that are compatible with the architecture of the building.
4. **25' and 50' Natural Buffers.** Landscaping and buffers shall be provided as shown on the proffered conceptual plan. Buffers will retain existing mature trees that are healthy and suitable for a landscaped buffer. Utility crossings shall be perpendicular to the greatest extent possible.
5. **Thoroughfare Buffer.** A one hundred (100) foot natural and landscaped buffer will be provided along the property frontage of Mountain Road, as shown on the proffered conceptual plan. The buffer will remain undisturbed and in its natural state except for the area necessary for clearing and grading for the access road and shoulders. Areas adjacent to the access road will be landscaped in accordance with the details shown on the conceptual plan. Trees may be removed in the natural buffer if dead or diseased.

6. **Monument Signs.** All freestanding signs on the Property shall be monument type. Signs shall reflect the architectural style and incorporate materials used for the storage facility. Signage will be externally illuminated in accordance with Section 26-273.
7. **Hours of Construction.** During the construction of the development on the property, the hours of exterior construction shall be limited to 7:00 a.m. to 8:00 p.m., Monday through Saturday, except in emergencies or where unusual circumstances require extending the specific hours to complete such work as concrete pours or utility connections. Exceptions shall require the approval of the Director of Planning. Construction signs shall be posted stating the hours of construction.
8. **Underground Utility Lines.** All utility lines on the Property shall be underground, except for existing utilities, junction boxes, meters, utility lines in wetland areas, and utility lines required to be above ground by the utility company.
9. **Lighting.** Lighting on the property will be limited to twenty (20) feet and will include house side shields.
10. **Permitted Uses.** The following uses will be permitted on the Property.
  - a. Self-storage facility with a Conditional Use Permit.
  - b. Boat and RV storage associated with the self-storage facility. A maximum of twenty (20) boats may be stored on the Property.
11. **Road Improvements.** Mountain Road will be restriped to provide a two-way left turn lane between the Dollar General driveway and the proposed site driveway.

Ronald N. Walton  
Owner

4-1-2024  
Date

COMMONWEALTH OF VIRGINIA,  
COUNTY OF HANOVER, to-wit:

I, Jessica Megan Fletcher, do hereby certify that  
Ronald N. Walton has acknowledged the  
foregoing Proffers before me, this 1st day of April, 2024.

Jessica Megan Fletcher  
Notary Public  
Commonwealth of Virginia  
8013290  
My Commission Expires August 31, 2026  
~~My Commission Expires:~~

Jessica Megan Fletcher (SEAL)  
Notary Public

08/31 /2026