

The Owner-Applicant in this rezoning Case 23SN0024 pursuant to Section 15.2-2298 of the Code of Virginia (1950 as amended) and the Zoning Ordinance of Chesterfield County, Virginia, (the “County”) for itself and its successor or assigns, proffers that the development of the approximately 3.73 acres located at 700 Southlake Boulevard with County Tax Identification Number 744707765700000 (the “Property”) will be developed as set forth below; however, in the event the request is denied or approved with conditions not agreed to by the Owner-Applicant, these proffers shall be immediately null and void and of no further force or effect. The following proffered conditions are provided for the Property:

1. Exhibit. These proffered conditions shall include the following exhibit which by this reference is made a part hereof:
  - a. Exhibit A – Existing Conditions Plan dated May 2, 2023 (the “Existing Conditions Plan”).
2. Master Plan. The Textual Statement dated August 7, 2023, shall be considered the Master Plan.
3. Uses. The following uses shall be permitted on the Property:
  - a. The following I-2 uses, permitted by right or as conditional uses, as listed herein:
    - i. Any use requiring a conditional use permit not otherwise listed herein shall require a conditional use permit granted separately;
    - ii. Brewery, manufacturing;
    - iii. Cabinet maker’s office and display room;
    - iv. Carpenter’s office and display room;
    - v. Cooking oils manufacturing;
    - vi. Contractor’s office and display room;
    - vii. Contractor’s office, shop, and storage yard;
    - viii. Distillery, manufacturing;
    - ix. Electrical supply sales, service and display room;
    - x. Electrical transmission and distribution equipment manufacturing;
    - xi. Floor manufacturing;
    - xii. Food preparation manufacturing;
    - xiii. Furniture and fixtures manufacturing;
    - xiv. Heating supply sales, service and display room;
    - xv. Home entertainment sales and service;
    - xvi. Locksmith;
    - xvii. Mailing services;
    - xviii. Metal products manufacturing;
    - xix. Motor vehicle rental;
    - xx. Plumbing supply sales, service and display room;
    - xxi. Post office;
    - xxii. Pottery and related products manufacturing;
    - xxiii. Printing shop;
    - xxiv. Public utility service building;
    - xxv. Salad dressing, soap, sugar, varnish, wine manufacturing; and
    - xxvi. Accessory uses.

- b. All uses as permitted in the I-1 District by right, with restrictions, or as an accessory use, other than the following:
  - i. Automobile self service station of any kind;
  - ii. Automobile storage lot;
  - iii. Crematorium;
  - iv. Machine shop;
  - v. Motor vehicle storage lot;
  - vi. Parking lot; and
  - vii. Recycling facility.
  
- 4. Outside Storage. Outside storage will be permitted on the Property only within the area shown as "Outside Storage Area" on the Existing Conditions Plan attached hereto as Exhibit A.
  
- 5. Screening. The area shown as "Outside Storage Area" on the Existing Conditions Plan attached hereto as Exhibit A will be screened with an eight foot (8') wooden fence.

WITNESS the following signature:

Reedy Creek Land Company LLC

By: \_\_\_\_\_  
 Kimberly M. Lacy, by power of attorney

COMMONWEALTH OF VIRGINIA  
 CITY OF RICHMOND, to-wit:

The foregoing was acknowledged before me the \_\_\_ day of \_\_\_\_\_, 2023, by Kimberly M. Lacy, with power of attorney, for and on behalf of Reedy Creek Land Company LLC.

\_\_\_\_\_  
 Notary Public

Notary Reg No. \_\_\_\_\_

My commission expires: \_\_\_\_\_