

Prepared By: Vernon M. Geddy, III, Esquire (VSB#21902)
(Attorney licensed to practice law in Virginia)
Geddy, Harris, Franck & Hickman
1177 Jamestown Road
Williamsburg, VA 23185

Tax Parcel: part of 3840100021

Return To: County Attorney
101-D Mounts Bay Road
Williamsburg, Virginia 23185

PROFFERS

THESE PROFFERS are made as of this 20 day of FEBRUARY, 2019, by WILLIE J. SAUNDERS and MILDRED LINTON, as Trustees for the MOUNT PLEASANT BAPTIST CHURCH of James City County, Virginia (collectively, together with its successors and assigns, the "Owner"),

RECITALS

A. Owner is the owner of certain real property (the "Property") in James City County, Virginia more particularly described on Exhibit A attached hereto and made a part hereof.

B. Owner has applied for a rezoning of the portion of the Property now zoned R-8 to B-1, with proffers, as shown on Exhibit B attached hereto.

C. Owner desires to offer to the County certain conditions on the development of the Property not generally applicable to land zoned B-1 for the protection and enhancement of the community and to provide for the high-quality and orderly development of the Property.

NOW, THEREFORE, for and in consideration of the approval by the Board of Supervisors of James City County of the applied for rezoning, Owner agrees that it shall meet and comply with all of the following conditions in developing the Property.

1. Master Plan. The Property shall be developed generally in accordance with the Master Plan determined as provided in Section 24-23(a)(2) of the Zoning Ordinance.

2. Uses. The property shall be used only for parking and/or uses accessory to a place of public assembly (provided any required special use permit has been obtained).

3. Monticello Avenue Limited Access. There shall be no vehicular access from or to the Property directly from Monticello Avenue.

4. Design Guidelines. Development on the Property of any use shall be generally in accordance with the Design Guidelines. All architectural elevations, building materials, colors, signage, and other project elements shall be submitted to the Planning Director and the DRB, for the Planning Director's and the DRB's review and approval for consistency with the Design Guidelines.

WITNESS the following signatures and seals:

Willie Saunders

WILLIE J. SAUNDERS, as Trustee of the
MOUNT PLEASANT BAPTIST CHURCH

STATE OF
CITY/COUNTY OF Jones City, to-wit:
Williamsburg

The foregoing instrument was acknowledged before me this 20th day of February, 2019, by WILLIE J. SAUNDERS, as Trustee of MOUNT PLEASANT BAPTIST CHURCH.

Barbara Mossett

NOTARY PUBLIC

My commission expires: Dec. 31, 2022





Mildred Linton

MILDRED LINTON, as Trustee of the
MOUNT PLEASANT BAPTIST CHURCH

STATE OF VIRGINIA
CITY/COUNTY OF JAMES CITY to-wit:

The foregoing instrument was acknowledged before me this 19th day of FEBRUARY,
2019, by MILDRED LINTON, as Trustee of MOUNT PLEASANT BAPTIST CHURCH.

Marianne G. Yoder
NOTARY PUBLIC

My commission expires: 31 Jan 2020

Exhibit A
Parcel Description

All those certain lots, pieces or parcels of land situate, lying and being in Berkeley District, James City County, Virginia, known and designated and described as Parcels "A" and "B", as shown on that certain plat entitled, "Plat showing a Parcel of land for conveyance to and other lands of Mt. Pleasant Baptist Church", dated August 15, 1980, made by Spearman & Associates, Inc., Land Surveying and duly of record in the Clerk's Office of the Circuit Court for the City of Williamsburg and County of James City, Virginia in Plat Book 36, at page 51, to which reference is here made.

LESS AND EXCEPT: A portion of the aforesaid described premises acquired by the Commonwealth of Virginia by Certificate of Deposit of record at Deed Book 749, page 873 and confirmed by the Court by Order entered June 9, 1998 as Law Order No. L980397 and recorded as Instrument No. 9800010879.

Exhibit B
Rezoning Area

