

VOLUNTARY PROFFERS (Submitted by the applicant)

1. These proffers relate to our application for a rezoning of the property known as 123 Phelps Road, Madison Heights, Virginia, Amherst County Tax Map No. 155D-A-44 (the "Property"), and comprising 2.82 acres, more or less. We are seeking a rezoning of the Property from P-1 Public Lands to R-3 Multi-Family Residential. In the event the rezoning is not granted, or these proffers are not accepted in full, they are null and void.
2. The development plans, including but not limited to the site plan as required by Section 1103 of the Zoning and Subdivision Ordinance, shall substantially conform to the minor site plan attached to these proffers and entitled Phelps Road School Minor Site Plan. The physical development of the Property shall conform to the development plans.
3. The Property shall be redeveloped, not later than October 17, 2020, with not fewer than 30 market-rate apartments, in a manner that preserves and maintains the historic character of the structure(s) on the Property while incorporating modern conveniences.
4. The Property shall be maintained so as to be secure and so that the appearance of blight is minimized. For the purposes of these Proffers, the term "secure" means that unauthorized entry to the structure(s) on the Property may not be made without the use of special tools for the purpose, e.g., a crowbar. Until construction of the redevelopment contemplated in Condition 3 begins, the windows shall be covered with construction fabric, grass shall be mowed regularly, and trees and bushes visible from public streets shall be trimmed. Furthermore, major structural supports of the structures on the Property shall be maintained. Nothing in this condition shall be construed to limit the steps that may be taken to secure, maintain, or improve the Property or the structures thereon.
5. Not later than April 10, 2018, application shall be made for the Property to be listed on the State and/or National Historic Register.