



**BALZER  
& ASSOCIATES**  
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Roanoke  
Richmond  
New River Valley  
Shenandoah Valley

August 31, 2023

REZ-23-12 Spring Branch LLC  
Proffered Conditions

In accordance with § 15.2-2303 and Article II of the Powhatan County Zoning Ordinance, I do hereby voluntarily proffer, as the owner of record of the property or the applicant of this rezoning request, the conditions listed below. I hereby acknowledge that the rezoning of the subject property gives rise to the need for these conditions.

1. Uses. Commerce Center uses as listed in the Zoning Ordinance shall be allowed as applicable by regulations of those chapters, except for the following:

a. Sec. 83-241. Permitted Uses

- (1) Forestry and logging
- (6) Telecommunications facility, collocated
- (14) Courthouse facility
- (27) Surface transportation passenger station/terminal
- (32) Bar or lounge
- (35) Nightclub
- (53) Check cashing establishment
- (65) Tattoo or body piercing establishment
- (66) Taxidermy shop
- (70) Automotive wrecker service
- (73) Parking lot or parking structure (as a principal use)
- (78) Convenience center, county
- (79) Recycling drop-off center
- (82) Shed sales, outdoor

b. Sec. 83-242. Conditional Uses

- (8) Adult book or video store
- (9) Adult motion picture theater
- (14) Country club
- (15) Marina, commercial
- (16) Recreation facility, commercial outdoor
- (17) Flea market
- (19) Truck hauler business
- (22) Wood and stump recycling business
- (23) Contractor's storage yard

c. Sec. 83-243. Accessory Uses

- (4) Clubhouse
- (15) Parking or storage of large vehicles
- (20) Small wind energy system
- (21) Solar energy collection system
- (23) Television or radio antenna

2. Buffers.

- a. A fifty (50) foot buffer shall be provided along the western property line adjacent to Branch Forest Way, except where existing riparian buffers are located.
- b. A sixty (60) foot buffer shall be provided along the common property lines with Parcels 027-24 and 027-22, except where existing riparian buffers are located. The buffer shall be planted with 2 canopy trees per 100 linear feet plus 4 understory trees per 100 linear feet plus 8 evergreen shrubs per 100 linear feet. The buffer shall utilize existing vegetation and a mixture of broadleaf and conifer evergreen shrubs.



- c. The exact location, design and specifications for these buffer areas shall be reviewed and approved with the site plan.

3. Natural Conservation. In addition to the riparian buffer areas on the Property, the residual land north of the northern-most riparian buffer area shall also be considered Natural Conservation and remain undisturbed.

<b>Signature of Applicant</b>		
<b>Name of Applicant (Printed)</b>		
Commonwealth of Virginia County of _____, to wit:  Sworn and subscribed to before me a Notary Public in and for the jurisdiction aforesaid by _____, whose name is signed to the above, on this _____ day of _____ 20_____.		
<b>Notary Public</b>		<b>Seal</b>
<b>Commission Expires</b>		
<b>Notary Number</b>		