

000 009551

**THESE PROFFERS** made this 21st day of April, 2000, by **STEPHEN E. CRYDER** and **CATHELYN G. CRYDER**, husband and wife, together with their successors, heirs and assigns, hereinafter referred to as "**OWNERS**" to **JAMES CITY COUNTY** Planning Division, hereinafter referred to as "**COUNTY**".

**WHEREAS**, Owners are the title holders of certain property located in James City County, Virginia, containing 1.75 acres, more or less, commonly known as "Greensprings Grocery and Deli" (hereinafter referred to as the "Property") and more particularly described on James City County Real Estate Tax Map Number (36-4) Parcel Number (01-0-0001-A), 4197 Centerville Road, Williamsburg, Virginia 23188.

**SEE ATTACHED LEGAL DESCRIPTION**

**WHEREAS**, all of the property is currently zoned Limited Business (LB) and designated as Low-Density Residential. Owners have applied to re-zone the property to General Business, (B-1) with proffers.

**WHEREAS**, owners for themselves and their successors and assigns desire to offer to the County certain conditions on the development of the Property for the protection of the community that are intended to mitigate possible impacts from the development of the surrounding area.

**NOW, THEREFORE**, for and in consideration of the approval by the James City County Board of Supervisors of the requested rezoning, Owners agree that they will meet and comply with all of the following conditions for the development of the Property:

1. The property shall be used only for the following purposes: Convenience Store with the sale of gasoline; delicatessen; Laundromat; Electronic Service and Sales; business, government and professional offices; retail and service stores; an apartment or living quarters for a caretaker, proprietor or a person employed on the premises which is secondary to the commercial use of the property; and any other uses, provided a permit is issued by the James City County Board of Supervisors.

MAY 19 08 02 16

DAVID HOLLAND  
PATRICK KELLEY  
MICHAEL HEIKES  
POST OFFICE BOX 6F  
WILLIAMSBURG, VA 23187

Of Counsel  
FREDERICK W. PADDEN

MAY 19 02 17

2. There shall be no more than two gas-fueling pumps with two (2) handles that would permit four (4) vehicles to be fueled simultaneously, plus one diesel fueling pump with two (2) handles. The existing above-ground kerosene fueling tank will be replaced with an underground tank and pump with a short, single-hose. The configuration of the pumps shall be in a manner generally consistent with the attached "Exhibit A". All configurations and materials used shall be approved by the Planning Director.

3. The canopy shall be a flat, fascia type canopy. The type of materials and colors used shall be subject to the approval of the Planning Director.

4. Ingress/egress shall be from the existing entrances on the property and no new entrances/exits will be constructed on the site.

5. The location of the dumpster shall be as shown on the attached "Exhibit A". Wooden fencing shall be used to screen the dumpster from view. The materials and appearance of the enclosure shall be subject to the approval of the Planning Director.

6. Construction shall begin within <sup>36 mo</sup> ~~X~~ months of the issuance of the special use permit.

WITNESS the following signatures and seals:

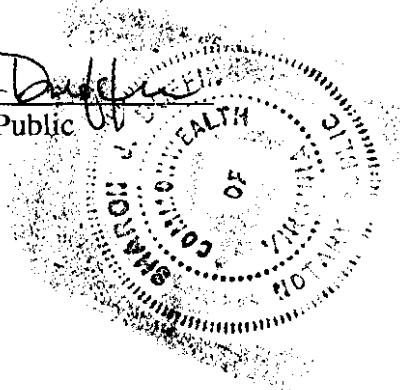
Stephen E. Cryder (SEAL)  
STEPHEN E. CRYDER

Cathelyn G. Cryder (SEAL)  
CATHELYN G. CRYDER

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

The foregoing Proffers were acknowledged before me this 28th day of April, 2000, by **STEPHEN E. CRYDER** and **CATHELYN G. CRYDER**, husband and wife.

My commission expires: 03/31/03

Sharon J. Duff  
Notary Public  


DAVID HOLLAND  
PATRICK KELLEY  
MICHAEL HEIKES  
POST OFFICE BOX GF  
WILLIAMSBURG, VA 23187

Of Counsel  
FREDERICK W. PADDEN

Prepared by:  
DAVID HOLLAND'S LAW GROUP, LLC  
P. O. BOX GF  
WILLIAMSBURG, VIRGINIA 23187

**LEGAL DESCRIPTION**

All that certain tract, piece or parcel of land, containing 1.84 acres, more or less, situated in James City County, Virginia, shown as "Parcel A, Area 1.84 Acres" on a certain plat of survey entitled "PLAT OF SUBDIVISION, STANDING IN THE NAME OF: DUDLEY S. WALTRIP, GREEN SPRINGS MOBILE HOME ESTATES," dated May, 1986, and made by Paul C. Small of Architects and Engineers, Inc., a copy of which is recorded in the Clerk's Office of the Circuit Court of James City County.

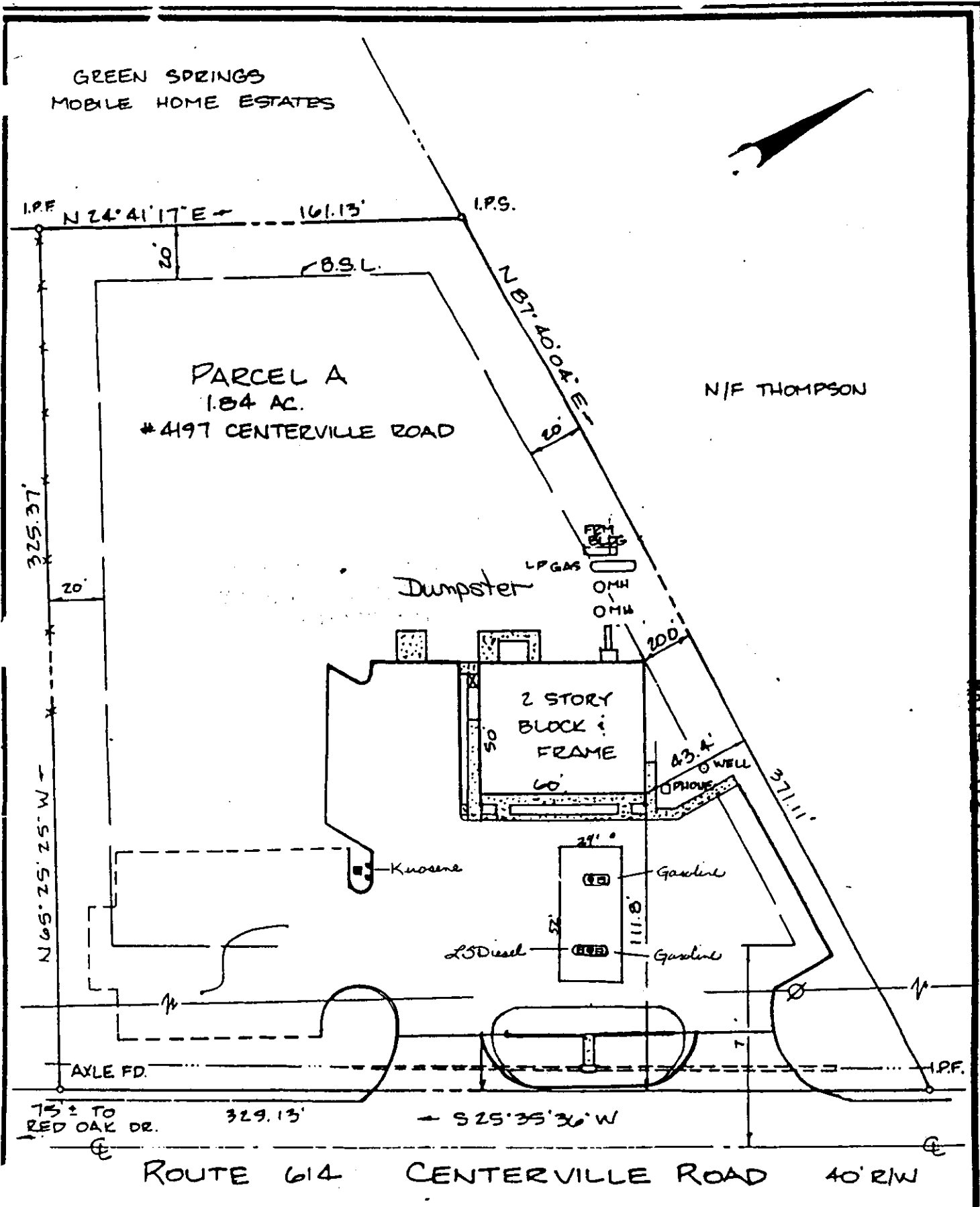
LESS AND EXCEPT that portion of property along State Route 614 conveyed to the Virginia Department of Highways by Deed recorded in the aforesaid Clerk's Office as Document #980003642.

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VIRGINIA, of the City of Williamsburg and County of  
James City, to-wit:  
This Proffer was  
presented with certificate annexed and admitted  
to record on 19 May, 2000  
at 1:46 PM, in the Clerk's Office of the  
Circuit Court of the City of Williamsburg and County  
of James City.  
TESTE: BETSY B. WOOLRIDGE, CLERK  
BY: Betsy Woolridge Deputy Clerk

PLAT ATTACHED

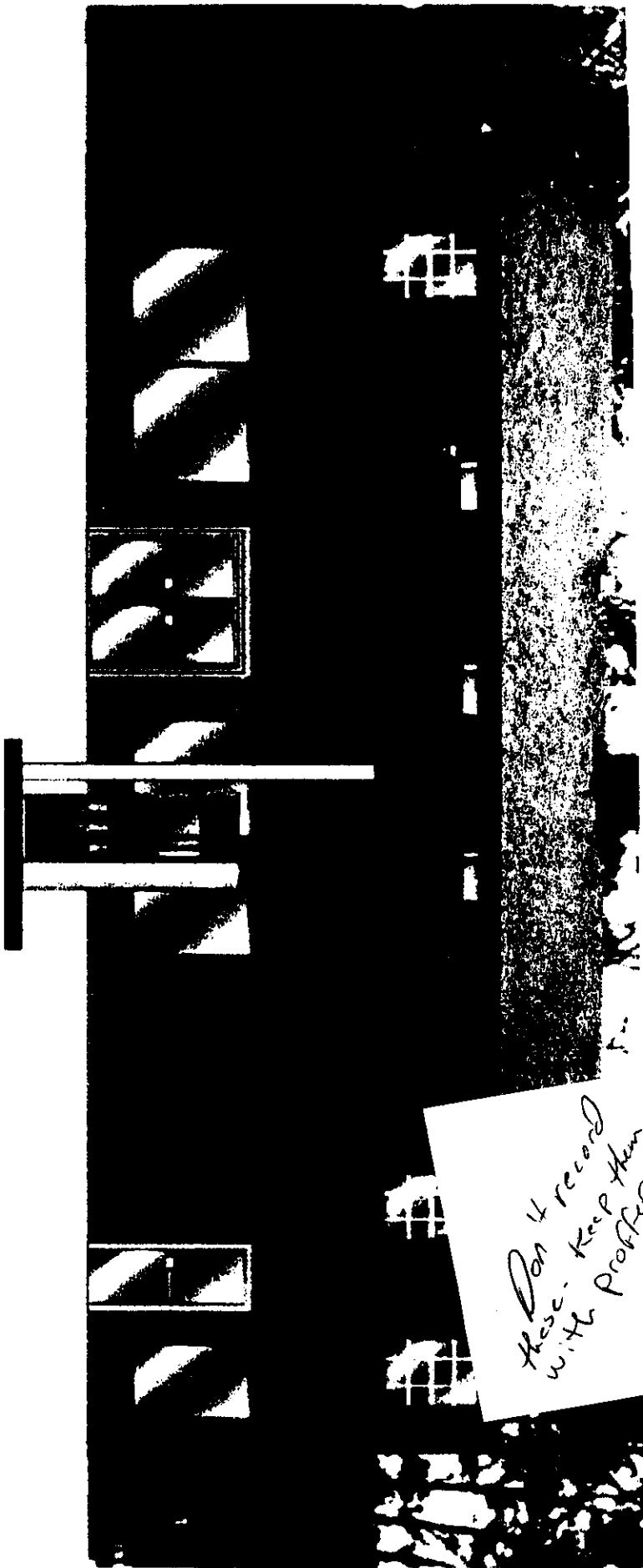
# EXHIBIT "A"



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NOTE: LOT IS NOT IN A FLOOD HAZARD AREA

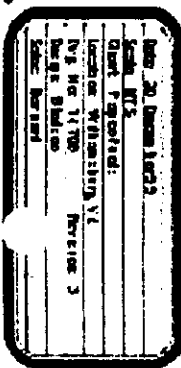
Image After Proposed Changes

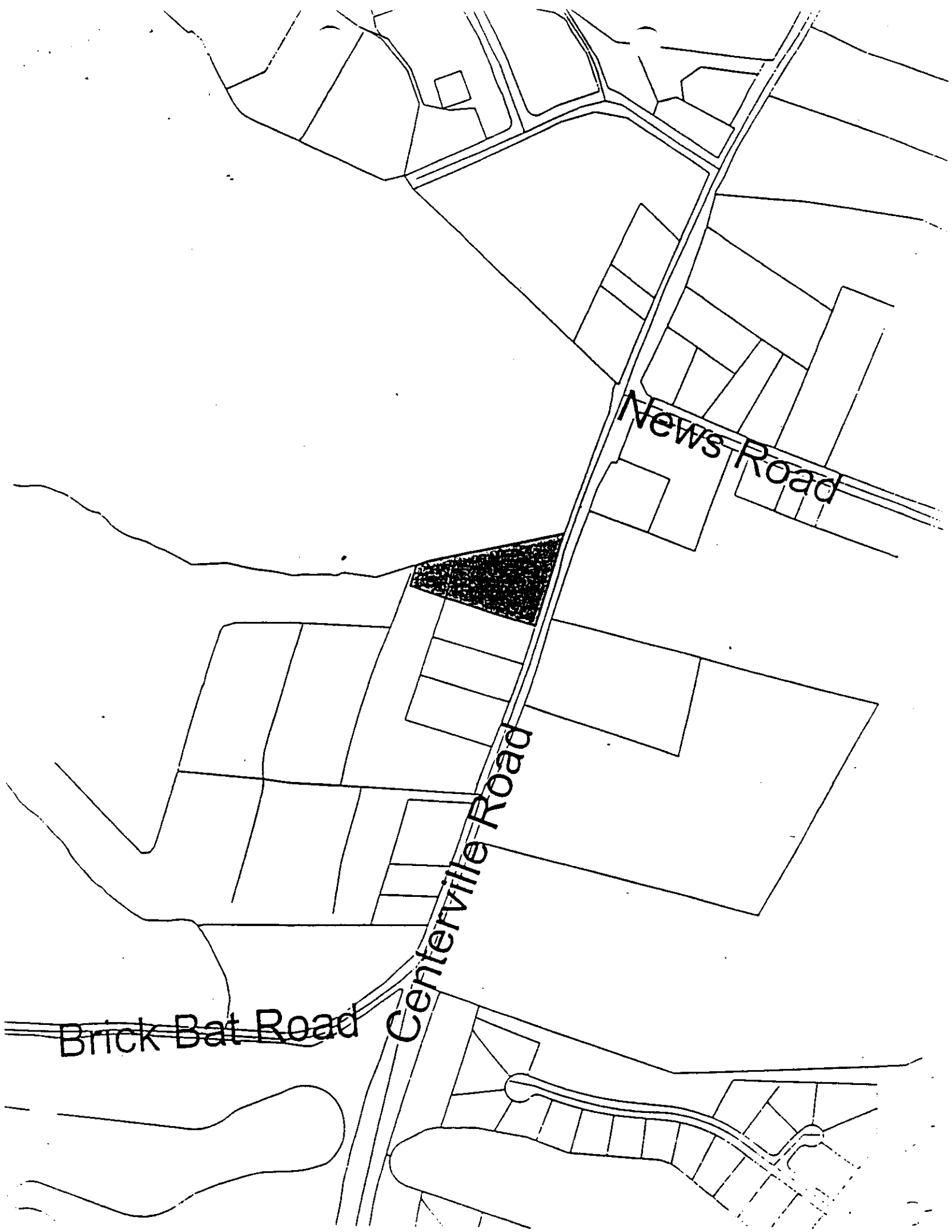


Don't record these. Keep them with photos

Papco Fuels  
 Williamsburg, VA

PLEASE RECALL THAT ALL WORK IS  
 UNDER CONTRACT AND NOT FOR SALE  
 2025067680A667





Brick Bat Road

Centerville Road

News Road

COMMONWEALTH OF VIRGINIA



OFFICIAL RECEIPT  
WILLIAMSBURG/JAMES CITY COUNTY CIRCUIT  
DEED RECEIPT

DATE: 05/19/00 TIME: 13:46:37 ACCOUNT: 830CLR000009551 RECEIPT: 00000015156  
CASHIER: CHB REG: W104 TYPE: OTHER PAYMENT: FULL PAYMENT  
INSTRUMENT : 000009551 BOOK: PAGE: RECORDED: 05/19/00 AT 13:46  
GRANTOR: CRYDER, STEPHEN E EX: N LOC: CO  
GRANTEE: JAMES CITY COUNTY EX: N PCT: 100X

AND ADDRESS :  
RECEIVED OF : JCCO DATE OF DEED: 04/21/00

CHECK : \$13.00  
DESCRIPTION 1: PARCEL A 1.84 AC GREEN SPRINGS MOBILE HOME

CONSIDERATION:  
301 DEEDS  
DESCRIPTION 2: ESTATES  
ASSUME/VAL: .00 MAP:  
PAID CODE DESCRIPTION PAID  
12.00 145 VSLF 1.00  
TENDERED : 13.00  
AMOUNT PAID: 13.00  
CHANGE AMT : .00

CLERK OF COURT: BETSY WOOLRIDGE

✓ PLEASE RETURN TO:  
COUNTY ATTORNEY  
JCC - BLDG. C