

Casons Mill
Voluntary Proffer Statement
June 28, 2026

Applicants: **Central Virginia Housing Coalition, Inc.**
c/o Carl Brady
2300 Charles Street
Fredericksburg, Virginia 22401

Virginia Statewide Community Land Trust
c/o Michelle Winters
Suite 1173
1104 W. Broad Street
Falls Church, Virginia 22046

Greater Fredericksburg Habitat for Humanity, Inc.
c/o Mimi Mitchell
2376 Plank Road
Fredericksburg, Virginia 22401

Owner: Denali Capital Group, LLC
c/o **Tricord Incorporated**
P.O. Box 42150
Fredericksburg, VA 22404

(Applicants & Owner are hereafter known collectively as the “Applicant”)

Project Name: “Casons Mill” (the “Project”)

Property: Spotsylvania County Tax Parcel 34-13-1A (the “Property”)

GDP: Zoning Map Amendment Generalized Development Plan, entitled
“Casons Mill Subdivision”, prepared by Sullivan, Donahoe & Ingalls,
dated, June 18, 2026, revised through _____, and attached as
Exhibit A

Rezoning Request: From R-1 to PDH-12

Rezoning File No.: R26-0006

I. General Information

The Applicant, and their respective successors and assigns, hereby agree that the development of the Property, subsequent to approval of the rezoning application to which these proffers are attached, will be in conformance with the GDP and the following proffered conditions (“Proffers”) pursuant to Sections 15.2-2303 and 15.2-2303.4, et al. of the Code of Virginia (1950, as amended), and Section 23-4.6.3, et al. of the Zoning Ordinance of Spotsylvania County (1995, as amended). The Proffers are the only conditions offered in this rezoning application and any prior proffers affecting the Property, are hereby superseded by these Proffers. The Proffers will be

effective upon Spotsylvania County's ("County") full and final approval of the rezoning application R26-XXXX to reclassify the Property from R-1 to PDH-12 to allow for the development of no more than sixty-six (66) multifamily attached dwelling units. Any prior proffers affecting the Property, whether of record or not, are hereby superseded by these Proffers, and thus are void and of no further force and effect upon said approval.

II. Land Use

A. General Development.

The Property will be developed in conformance with the GDP, incorporated herein by reference. Notwithstanding the foregoing, all parcel lines, parcel and lot sizes, building envelopes, building or home sizes, public road locations, private driveway and travelway locations, utility locations, storm water management facilities, and dimensions of undeveloped areas shown on the GDP may be reasonably adjusted for purposes of the final site or subdivision plans to allow full compliance with state and federal agency regulations including, but not limited to, DHR, VDOT, DEQ, DCR, Army Corps of Engineers, etc., and with the County's Zoning Ordinance, Subdivision Ordinance, and Design Standards Manual. Notwithstanding the foregoing, any material adjustments to the GDP will be subject to the approval of the County's Zoning Administrator, and in no event will the approved adjustments relieve the Applicant from providing any of the Proffers.

B. Use.

The Property will be developed solely for no more than sixty-six (66) multifamily attached dwelling units (each individually, a "Unit", and collectively, the "Units") in a "one-over-one" configuration (separate condominium ownership of the upper and lower floor of a given footprint) as shown on the GDP, and the Property, will not be developed for any other secondary uses allowed under the PDH-12 district, except for any accessory or home occupation use authorized under said district.

III. Transportation.

During construction of the project, the Applicant will control delivery times of all large trucks so they do not occur outside the hours of 9:00 AM to 2:30 PM. Large trucks are those that have an AASHTO Design Vehicle designation starting with "WB" (all semitrailer combinations).

The Applicant will provide the following transportation Proffers, subject to County and VDOT approval:

- A. Construction of the following improvements on Courthouse Road at the entrance of the Project, all as shown on the GDP, to include:
 - a. a westbound right turn lane on Courthouse Road with 100 feet of storage and 200 feet of taper;
 - b. tie-in of the existing right turn lane onto Foster Road with a continuous full-width lane to the Property entrance (approximately 150 feet of improvements on Courthouse Road).

- B. The aforesaid improvements under this Section III.A will be completed prior to the County's issuance of a certificate of occupancy (whether temporary or final) for the first Unit.

IV. Open Space

- A. Not less than sixty percent (60%) of the Property will be preserved as open space.

V. Architectural Elements

- A. The homeowner's association will be responsible for the enforcement of Architectural Elements portion of the Proffers, as made part of the Master Declaration. The Master Declaration will include the following architectural guidelines:
 - a. High quality vinyl siding not less than five (5) inches wide and with a Traditional, Clapboard, or Beaded Board profile. Cement or fiberboard siding is also permitted in addition to brick or stone. Aluminum siding is not permitted.
 - b. Alternative vinyl siding patterns such as shake, half round, and board and batten vertical may be used both as an accent to the façade, as well as throughout the unit where the alternative vinyl siding pattern complements a common thematic architecture style used in within the development. The width of the alternative vinyl siding will be appropriate to suit the pattern.
 - c. Brick, natural stone and stone veneer are permitted and will be laid using predominantly rectilinear stones in a horizontal pattern. Cast stone will be permitted as sills, headers, and accents.
 - d. Where concrete is visible, a patterned form-liner will be used with the concrete painted to complement the architectural color scheme. Where concrete masonry unit block is visible, it will be split face and colored to complement the architectural color scheme of the Unit.
 - e. Accessory structures will match or complement the color of the primary structure.

VI. Cash Proffers

- A. The following cash Proffers for Schools, Public Safety, and Parks & Recreation under this Section VI. will be provided to mitigate the Project's impacts. Cash Proffers for Schools, Public Safety, and Parks & Recreation are applicable to all Units beyond those permitted on the parcel by-right (66-3=63) and will be paid on a per Unit basis of \$1,536.17 (\$96,778.71 divided by 63 Units = \$1,536.17.93) per Unit upon the County's approval of a certificate of occupancy (whether temporary or final) for each Unit. The following cash Proffer for Transportation will be paid on a lump sum basis in accordance with the terms of Proffer III.A. Together, these cash Proffers constitute the "Cash Contributions" of the Project.

Summary of Cash & In-Kind Proffers

Category	Single Family Detached	Single Family Attached	Multi Family Condominium	Age Restricted	Total
Total, Above By Right, Per Unit Cash Proffer	\$0 x 0	\$0 x 0	\$1,536.17 x 63	0 x 0	\$96,778.71

Summary of Lump Sum & In-Kind Contribution (above by-right density)		
Category	Cash Proffer	Total
Schools	\$1,000.00 in cash per Unit for Schools	\$63,000.00
Public Safety	\$373.29 in cash per Unit to Public Safety	\$23,517.27
Parks & Rec.	\$162.88 in cash per Unit to Parks & Rec.	\$10,261.44
Transportation	\$0	\$0
Total		\$96,778.71

- B. Escalation Clause. Commencing five (5) years after the approval of this rezoning application, the construction costs as described in the cash Proffers of each Unit will be adjusted annually on January 1st to reflect any increase for the preceding year in the Consumer Price Index, U.S. City Average, All Urban Consumers (the "CPI-U") prepared and reported monthly by the U.S. Bureau of Labor Statistics of the United States Department of Labor. The adjustment will be made by multiplying the Cash Contributions for the preceding year by the CPU-U as of December 1st in the preceding year. If the CPI-U is discontinued by the United States Department of Labor, the Marshall and Swift Building Cost Index formula will be used as defined by Section 12.2.2303.3b of the Code of Virginia.

The Owner makes these Proffers voluntarily, in support of this rezoning application and by signature deem them reasonable and appropriate as set out in Virginia Code Section 15.2-2303.4 A.D.1.

WITNESS the following signatures:

DENALI CAPITAL GROUP, LLC a Virginia limited liability company, Owner of Spotsylvania County Tax Parcel 34-13-1A

By: _____, Michael A. Jones, Managing Member

COMMONWEALTH OF VIRGINIA, CITY/COUNTY OF _____

I, the undersigned, a Notary Public in and for the aforesaid jurisdiction, do hereby certify that Michael A. Jones, Managing Member of Denali Capital Group, LLC, signed the foregoing Proffer Statement for the Smith Station Crossing Rezoning Case No. R26-XXXX, dated June 28, 2026, on behalf of the said company, and personally acknowledged the same before me.

Given under my hand and seal this _____ day of _____, 2026.

Notary Public
My Commission Expires _____
Registration No. _____

EXHIBIT A
GENERALIZED DEVELOPMENT PLAN
DATED MAY 7, 2025