

## **PROFFER STATEMENT**

### **PARHAM CIRCLE STORAGE**

**Date:** May 20, 2026  
**ZMA #:** ZMA 2025-00012 Parham Circle Storage Mill Creek Proffer Amendment  
**Tax Map Parcel #:** 09100-00-00-002D3

#### **1.73 acres to be rezoned from PD-SC to PD-SC**

Creekmill LLC (the "Owner") is the fee simple owner of tax map parcel 09100-00-00-002D3 (the "Property"). The Property is the subject of the zoning map amendment application #ZMA-2025-00012 known as "Parham Circle Storage." Parham Circle Storage is herein referred to as the "Project."

Pursuant to Section 33.7 of the Albemarle County Zoning Ordinance, the Owner hereby voluntarily proffers the conditions listed in this Proffer Statement, which shall be applied to the Property if the rezoning is approved by Albemarle County. These conditions are proffered as part of the rezoning and it is agreed that the conditions are reasonable.

#### **1. Use Restrictions. The following uses shall be prohibited:**

- |             |                                                   |
|-------------|---------------------------------------------------|
| 22.21.a.3   | Department Store                                  |
| 22.2.1.a.7  | Furniture & Home Appliances (Sales & Service)     |
| 22.2.1.b.9  | Indoor Theaters                                   |
| 22.2.1.b.22 | Automobile, truck repair shop excluding body shop |
| 24.2.1.2    | Automobile, truck repair shop                     |
| 24.2.1.4    | Building materials sales                          |
| 24.2.1.9    | Factory outlet sales-clothing & fabric            |
| 24.2.1.20   | Hotels, motels & inns                             |
| 24.2.1.22   | Machinery & equipment sales, service & rental     |
| 24.2.1.23   | Mobile home & trailer sales & service             |
| 24.2.1.24   | Modular building sites                            |
| 24.2.1.25   | Motor vehicle sales, service & rental             |
| 24.2.1.32   | Sale of major recreational equipment & vehicles   |
| 24.2.1.34   | Wholesale distribution                            |

[SIGNATURE PAGE FOLLOWS]

Witness the following duly authorized signature:

Owner:

**CREEKMILL LLC**

a Virginia limited liability company

By:   
Denise LaCour, Manager