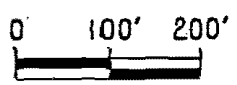


COUNTY OF HENRICO PLANNING OFFICE

91-AI-38

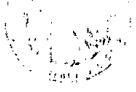
BROOKLAND DISTRICT

MEETING HALL
P-2-91



JAS

CZ



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

W.F. LAVECCHIA, P.E. AICP
County Manager

April 16, 1991

Re: Provisional Use Permit P-2-91

Mr. Robert E. Jones, President
Henrico Professional Firefighters
Suite 23
5001 West Broad St.
Richmond, Va. 23228

Dear Mr. Jones:

The Board of Supervisors at its meeting on April 10, granted your request for a Provisional Use Permit in order to permit a meeting hall for the Henrico Professional Firefighters Association on Parcel 91-A1-38, subject to the following conditions:

1. A Plan of Development shall be required in accordance with provisions of Section 22-106 of the Zoning Ordinance.
2. Vehicles shall be parked only in approved and constructed parking spaces. Parking shall not be permitted within one hundred fifty feet of Staples Mill Road.
3. Sufficient, effectively usable parking shall be provided. If experience indicates the need, additional parking shall be provided. On the property there shall be no activities for which individuals in attendance park off the property.
4. A detailed landscaping plan shall be submitted to the Planning Office for review and Planning Commission approval prior to the issuance of any occupancy permits.
5. A natural buffer area will be provided forty (40) feet in width around all perimeters of the property, except to the extent necessary for utility easements crossing as close as possible to right angles, and other purposes requested and specifically permitted, or if required, by the Planning Commission at the time of landscaping plan approval, or by any other governmental body. These buffer areas shall be managed for optimal plant growth and shall be supplemented with such additional planting as needed to assure their function or as required by the Planning Commission at the time of landscaping plan approval. These buffer areas may also include fencing as determined appropriate by the Planning Commission at the time of landscape plan approval.
6. A detailed site lighting plan shall be included with the required landscaping plans for Planning Staff review and Planning Commission approval. The plan shall provide sufficient information to determine light spread patterns and intensity. Freestanding light fixtures shall be of the type that conceals the direct source of light (such as "shoe box" type fixtures) and shall not be

Mr. Robert E. Jones, President 2
Henrico Professional Firefighters
April 16, 1991

installed in excess of 20 feet above grade. Exterior lighting shall be reduced to security levels after hours of operation.

7. Trash container units shall be properly maintained with regular pickups; the site shall be kept clean and the trash containers shall be properly screened. Details are to be included with the site plan or required landscape plan for review and approval. Trash pickups shall not be permitted after 8 p.m. nor before 7 a.m.

8. Freestanding signage on the property shall be subject to the Planning Commission approval and landscape plan approval.

9. There shall be no activities on the property outside of the building(s) constructed on the property, except for normal maintenance activities and for activities associated with and a part of a picnic for members of the lodge and the families and guests of such members. All outside activities shall terminate before 10:00 p.m.

10. The hours of operation of the buildings on the property shall be from 10:00 a.m. to 12:00 midnight Sunday - Thursday and 10:00 a.m. through 12:00 midnight on Friday and Saturday.

11. Exposed portions of the exterior wall surfaces of principal buildings on the property shall be of wood, face brick, vinyl siding, natural stone, glass, stucco, dryvit, exposed aggregate concrete or an equivalent permanent finished material and be of compatible architectural style and treatment with and of equivalent quality to those abutting residential structures.

12. The exterior wall surfaces, above finished grade, of any building constructed on the property shall not be covered or have exposed to view painted or unfinished concrete masonry units or metal.

13. The buildings on the property shall not exceed an aggregate of 8,000 square feet of floor area, nor one story or 35 feet in height. There shall be no building on the property within two hundred feet of Staples Mill Road.

14. The property shall only be used by members of the lodge and by the families and guests of such members. The property shall not be leased to any nonmember of the lodge.

15. Any building constructed on the property will be residential in appearance as determined by the Planning Commission at the time of Plan of Development approval.

16. There will be no access to Tiller Road.

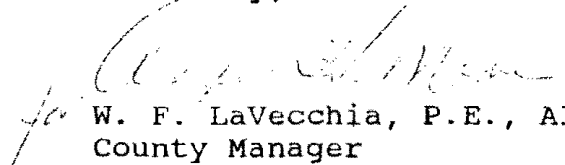
17. The property shall not be used for bingo activities.

18. There shall be no sale of alcoholic beverages on the property.

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The Planning Office has been advised of the action of the Board of Supervisors and will revise its records and place a copy of the accepted conditions in the Provisional Use Permit Index.

Sincerely,


W. F. LaVecchia, P.E., AICP
County Manager

cc: Clerk, Board of Supervisors
Conditional Zoning Index
Mr. Ralph L. Axselle, Esquire