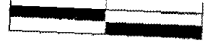


SUBJECT PROPERTY

AMEND SITE IMPROVEMENTS
and PERMITTED USES

P-18-01

0 200' 400'



48-A-19

THREE CHOPT DISTRICT

HENRICO COUNTY PLANNING OFFICE



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

Virgil R. Hazelett, P.E.
County Manager

December 18, 2001

Re: Provisional Use Permit P-18-01

Tuckahoe-Richmond Lodge #1163,
Loyal Order of Moose, Inc.
4366 Springfield Road
Glen Allen, VA 23060

Dear Sir:

The Board of Supervisors at its meeting on December 11, 2001, granted your request for a Provisional Use Permit in order to amend conditions with provisional use permit P-6-90 concerning the Tuckahoe Moose Lodge on Parcel 48-A-19, subject to the following conditions:

1. A Plan of Development shall be required in accordance with provisions of Section 24-106 of the Zoning Ordinance for any new building addition or building structure.
2. The minimum building setback from Springfield Road shall be determined by averaging the setbacks of the closest principal buildings on the properties abutting on the north and the south.
3. Vehicles shall be parked only in approved and constructed parking spaces. Parking shall not be permitted in the front yard.
4. Sufficient, effectively useable 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.
5. 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 for any new building addition, new building structure, or children's play area.

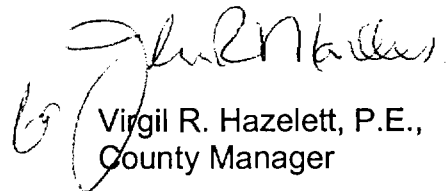
6. A natural buffer area will be provided forty (40) feet in width adjacent to the northern, western and southern boundary lines of the property, except to the extent necessary for utility easements crossing as close as possible to right angles, and other purposes requested and specifically permitted, 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 or a children's play area as determined appropriate by the Planning Commission at the time of landscape plan approval. Any new fencing installed shall be set back at least 10' from adjacent property.
7. A detailed site lighting plan shall be included with the required landscaping plans for Planning Staff review and approval for any new building addition, new building structure, or children's play area. The plan shall provide sufficient information to determine light spread patterns and intensity. Lighting fixtures shall be of the type that conceals the direct source of light (such as "shoe box" type fixtures) and shall not be installed in excess of 20 feet above grade level directly below the fixture. Exterior lighting shall be reduced to security levels after hours of operation.
8. 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 containers may not be located within any required buffer area nor where visible from Springfield Road. Trash pickups shall not be permitted after 8:00 p.m. or before 7:00 a.m.
9. Freestanding signage on the property shall be ground mounted and if lighted shall be internally lighted. Such sign shall not exceed 25 square feet in area or 15 feet in height.
10. Outside activities shall be limited to cookouts, picnics, or other similar activities that are ancillary to the Moose Lodge's social functions. Outside activities shall not be permitted beyond 30 minutes after sunset.

Tuckahoe-Richmond Lodge #1163, 3
Loyal Order of Moose, Inc.
December 18, 2001

11. 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 2:00 a.m. on Friday and Saturday.
12. Exposed portions of the exterior wall surfaces of principal buildings on the property shall be of wood, face brick, natural stone, glass, stucco, drivit, 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.
13. 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.
14. The buildings on the property shall not exceed an aggregate of 10,000 square feet of floor area, nor one story and 20 feet in height. There shall be only one principal building permitted.
15. 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. The property shall not be used for bingo activities.

The Planning Office has been advised of the action of the Board of Supervisors and requested to revise its records and to place a copy of this notification in the Provisional Use Permit Index.

Sincerely,


Virgil R. Hazelett, P.E.,
County Manager

cc: Director, Real Estate Assessment
Provisional Use Permit Index
Mr. Glenn E. Ayers, Esquire