

R-6C

OLD NUCKOLS RD

A-1

RTHC

A-1

Avery Green  
R-5AC

B-2C

O/SC

O-2C

R-3C

OUTDOOR DINING

Prop.  
Hunter's Trace

R-5AC

A-1

A-1

A-1

Scots Glen Twin Hkry  
R-4AC

O-3C

OPACALA

B-1



**ZONING**  
OUTDOOR DINING AREA

**P-3-03**  
Three Chopt District

February 2003

Ref. 746-772-0397

0 400 Feet



COMMONWEALTH OF VIRGINIA  
COUNTY OF HENRICO

Virgil R. Hazelett, P.E.  
County Manager

March 18, 2003

Garland's Way  
c/o Mr. Dean E. Hawkins, ASLA  
5741 Eifin Wood Road  
Chester, VA 23831

Re: Provisional Use Permit P-3-03

Dear Mr. Hawkins:

The Board of Supervisors at its meeting on March 11, 2003, granted your request for a Provisional Use Permit in order to allow an outside dining area at Garland's Way Restaurant, on part of Parcel 746-772-0397, subject to the following conditions:

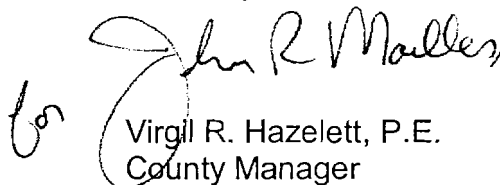
1. The outdoor dining area shall not be utilized past the hour of 10:00 p.m.
2. Customers shall be required by the management to leave the premises, including parking areas, immediately after the close of business.
3. The addition of the outdoor dining area shall not result in loitering, criminal assaults, or public nuisances in the areas surrounding the business.
4. No outside amplified music performances shall be permitted. Live performances shall consist of no more than one (1) instrument.
5. Outside speaker or sound systems shall be prohibited.
6. The outdoor dining area shall be limited to 1,300 square feet in size.
7. Trash receptacles shall be provided and properly serviced to control litter generated by this use.
8. Lighting on the site shall be installed or shielded to minimize glare onto adjacent residential property.
9. Access to the outdoor dining area shall be available only through the restaurant. Patrons may not gain access directly from the adjacent parking area except that an emergency exit may be provided.

Garland's Way  
c/o Mr. Dean E. Hawkins, ASLA  
March 18, 2003  
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10. Administrative approval of a Plan of Development (POD) for this site shall be obtained to reflect the proposed outdoor dining area and related ordinance requirements. This POD shall include a landscape plan.
11. This permit shall apply only to the space currently occupied by Garland's Way Restaurant and shall not apply to any other business in the overall shopping center.
12. The design plan shall incorporate visual screening elements designed to lessen direct visibility into the outdoor dining area from adjacent residential property. These elements may include, but not be limited to, walls, fences, trellises, or landscaping. These elements may be installed immediately around the outdoor dining area and along or near the southwestern property line adjacent to the Avery Green subdivision.

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,

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

pc: Twin Hickory (E&A) LLC  
Director, Real Estate Assessment  
Provisional Use Permit Index