

SUBJECT PROPERTY

PUP2013-00004

Zoning

24 Hr. Operation

Fairfield District

400

Feet

PS December 2012

Ref: 807-730-9116

Parcels or Portions thereof identified on this sheet are within the Airport Safety Overlay District and are subject to Special Regulation



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

John A. Vithoulikas
County Manager

May 21, 2013

The Rebkee Company
c/o Mr. Dan Hargett
15871 City View Drive, Suite 300
Midlothian, VA 23113

Re: Provisional Use Permit PUP2013-00004

Dear Mr. Hargett:

The Board of Supervisors at its meeting on May 14, 2013, approved your request for a Provisional Use Permit under Sections 24-58.2(a), 24-120 and 24-122.1 of Chapter 24 of the County Code in order to allow 24 hour operation of a proposed convenience store with fuel pumps (Wawa) on part of Parcel 807-730-9116, subject to the following conditions:

1. This permit shall only apply to the 24-hour operation of a Wawa convenience store with fuel sales on a parcel currently identified as GPIN 807-730-9116, and it shall not be transferable to any other operator or owner.
2. Development of the convenience store shall be in general conformance with the architectural appearance shown on the elevations entitled "Proposed Wawa," prepared by LMA Architects LLC and contained in the case file, as determined at the time of Plan of Development.
3. The installation of pay phones on site shall be prohibited.
4. Any outside speakers and/or sound system shall comply with the following standards:
 - a) Sound systems shall be equipped with controls that permit full and complete volume control;
 - b) Sound(s) emitted from the system shall not be audible beyond a distance of one hundred (100) feet measured from the source;
 - c) Any music being played over any outside speaker system shall be prohibited from 12:00 midnight until 6:00 a.m.

5. Prior to the issuance of a certificate of occupancy, the applicant shall submit a security plan to the Director of Planning and the Chief of Police for review and approval. The security plan shall contain details regarding the standard operating procedures pertaining to employees, facility security, security personnel, crime prevention, and fire prevention. Prior to the issuance of a certificate of occupancy, the applicant and the Crime Prevention Unit of the Division of Police shall conduct a security survey of the property and store operations. The owner/occupant of the Wawa shall implement security measures affecting the property as described in the approved security plan.
6. The owner or operator shall be responsible for the installation, operation, and maintenance of exterior security camera(s) and video system of professional grade and quality, and rated for the exterior surveillance of retail operations. This security system shall at a minimum include:
 - a) Exterior surveillance cameras shall monitor all entrance(s), fueling area(s), parking area(s), delivery area(s), and other areas determined necessary by the Crime Prevention Unit of the Division of Police. Such security cameras shall provide clear imagery of the establishment's patrons and their vehicles.
 - b) Recordings of all activities under surveillance shall be preserved for a period of four (4) months by the applicant or owner/operator. Authorized representatives of the Henrico County Division of Police shall have full and complete access to all recordings upon request.
7. Store windows shall not be tinted or obscured by advertisements, posters, blinds, and/or visual obstructions that inhibit or hinder exterior surveillance. The installation and use of light blocking devices during daylight hours shall be permissible if approved by the Crime Prevention Unit of the Division of Police.
8. The owner or operator shall provide adequate lighting for the entrances, exits, and parking areas serving the use or location. "Adequate lighting" means lighting sufficient for clear, visual and security camera surveillance. Parking lot lighting shall not exceed twenty (20) feet in height, as measured from the grade of the lighting standard, except as otherwise permitted at the time of Plan of Development. In addition, lighting shall be directed to minimize glare on public roads and adjacent properties. Direct embedded light poles and standards shall be prohibited. Any lighting over any fuel pumps shall be recessed, flat lens fixtures.
9. The twenty-five (25) foot landscaped buffer areas required per C-29C-07 shall at a minimum contain the following:
 - a) An average of four trees for each 100 feet of road frontage, with the exception of driveways. Such trees shall be evenly spaced along the right-of-way frontage, located within ten feet of the edge of roadway pavement. Such trees

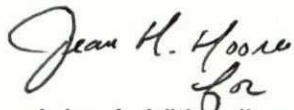
shall be regularly trimmed so that the bottom six to eight feet of the tree trunk remains clear of branches and vegetation.

- b) A continuous line of evergreen shrubbery planted along the entire length of the landscaped buffer areas not more than ten feet behind the trees along the right-of-way frontage. The shrubbery must be at least two feet high when planted and shall be regularly trimmed for appearance and height not to exceed 3½ feet.
 - c) Vegetation planted in the landscaped buffer areas shall be of a type and/or positioned so as to not interfere with overhead or underground utility lines when fully grown.
 - d) Landscaped buffer areas shall be irrigated and properly maintained.
 - e) Landscaped buffer areas shall adhere to all sight distance requirements as determined by the Department of Public Works.
 - f) All ground cover and landscaping shall be properly maintained in a healthy condition at all times. Dead plant materials shall be removed and replaced during the normal planting season.
- 10. A landscaping and lighting plan shall be filed at the time of Plan of Development.
 - 11. The site shall be limited to two (2) detached signs that will be monument-style signs not to exceed eight (8) feet in height and shall contain materials that are compatible with the exterior materials on the building. No pole signs or inflatable or other attention-getting devices shall be permitted.
 - 12. All heating and air conditioning and mechanical equipment shall be screened from public view at the ground level in a manner approved at the time of Plan of Development.
 - 13. Dumpsters, trash receptacles, not including convenience cans and recycling receptacles, and compactors shall be screened from public view with masonry enclosures which complement the architectural design of the building as approved at the time of Plan of Development.
 - 14. Convenience cans and/or recycling receptacles shall be within or part of a decorative container and shall be properly serviced to control litter generated by this use.
 - 15. No dumpster service or parking lot cleaning shall take place between the hours of 12:00 midnight and 6:00 a.m. In addition, the parking lot shall be cleaned of trash and debris at least twice a week.

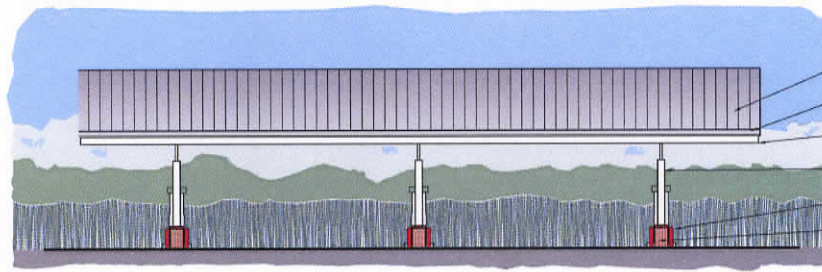
16. Except for ice coolers, no merchandise shall be displayed or stored outside.
17. Excluding employee parking, overnight parking shall not be permitted. No idling of delivery trucks shall be permitted between the hours of 12:00 midnight and 6:00 a.m.
18. The owner or operator shall not permit loitering on the premises during hours of operation.
19. Should evidence (i.e. police calls to the premises, complaints from other businesses, criminal assaults, etc.) or registered complaints (i.e. increased public nuisance, loitering, excessive noise, etc.) indicate that 24-hour exterior operation is having adverse effects on the area, the Board of Supervisors may hold a public hearing to consider revoking the PUP, amending all or some conditions, or adding new conditions.

The Planning Department 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,

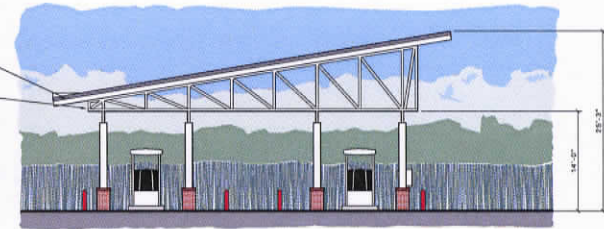

John A. Vithoulkas
County Manager

pc: Creighton & Laburnum, LLC
Andrew Condlin, Esquire
Jennifer Mullen, Esquire
Director, Real Estate Assessment
Provisional Use Permit Index
Police, Special Services



FRONT ELEVATION - STEEL CANOPY

- DUTCH SEAM METAL ROOF, COLOR: SLATE GREY
- METAL FASCIA, COLOR: GREY
- PAINTED STEEL, PRIMED, COLOR: WHITE
- PAINTED STEEL COLUMN, COLOR: WHITE
- PAINTED STEEL BOLLARD, COLOR: RED
- BRICK BASE



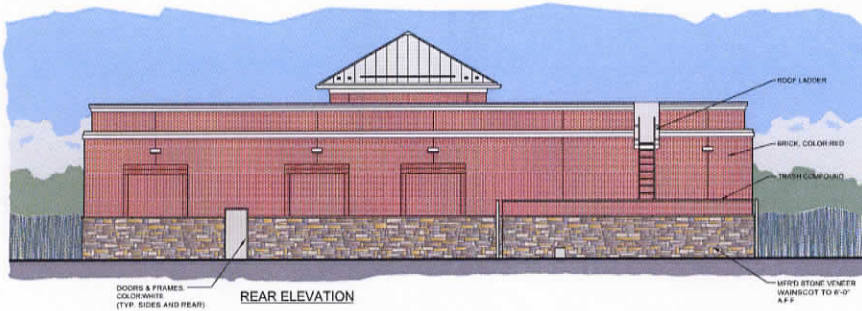
SIDE ELEVATION - STEEL CANOPY
MATERIALS AND FINISHES SIMILAR OPPOSITE SIDE ELEVATION



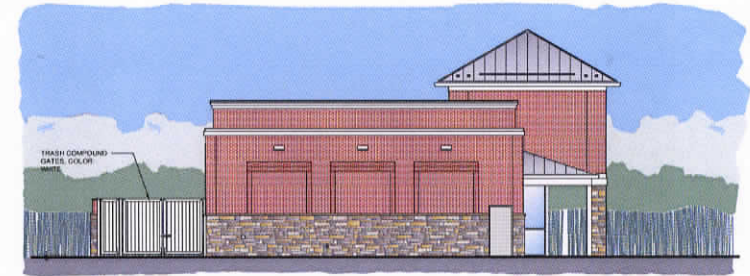
RIGHT SIDE ELEVATION



FRONT ELEVATION



REAR ELEVATION



LEFT SIDE ELEVATION

Proposed Wawa

Scale: 1/8" = 1'-0"

Store Code: --- / W40 VA

PUP2013-00004

lma | ARCHITECTS LLC

921 Penllyn - Blue Bell Pike, Blue Bell, PA 19422

