

PUP2013-00005

Zoning

24 Hr. Operation
 Brookland District
 400

Scale: 0 to 400 Feet

PS December 2012 Ref: 774-740-8236



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

John A. Vithoukas
County Manager

March 19, 2013

GGC Associates, LLC
6600 West Broad Street, Suite 100
Richmond, VA 23230

Re: Provisional Use Permit PUP2013-00005

Dear Sirs:

The Board of Supervisors at its meeting on March 12, 2013, granted 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 Parcels 774-740-7574, -7856, -8236, and -8370, subject to the following conditions:

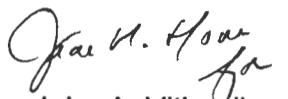
1. This permit shall only apply to the 24-hour operation of a Wawa convenience store with fuel sales, and it shall not be transferable to any other operator or owner.
2. The installation of pay phones on site shall be prohibited.
3. Any outside speakers and/or sound system shall comply with the following standards:
 - a) Sound systems shall be equipped with controls that permit full and complete volume control; and
 - b) Sound(s) emitted from the system shall not be audible beyond a distance of one hundred (100) feet measured from the source.
4. Prior to 24-hour operation, 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 the mutually agreed upon security measures affecting the property.
5. 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.
6. 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.
7. 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.
8. The owner or operator shall not permit loitering on the premises during hours of operation.
9. 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, or amending all or some 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. Vithoukas
County Manager

pc: JG Virginia, L.P.
Arch Creek Ventures, LLLP
James W. Theobald, Esquire
Director, Real Estate Assessment
Provisional Use Permit Index
Police, Special Services