



COUNTY OF HENRICO

John A. Vithoulkas
County Manager

March 6, 2018

The Rebkee Company
C/O Mr. Jason Chinnis
2800 Patterson Avenue, Suite 200
Richmond, VA 23221

Re: Provisional Use Permit PUP2017-00021

Dear Mr. Chinnis:

The Board of Supervisors, at its meeting on February 27, 2018, 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 one extended hour of operation of a proposed convenience store with fuel pumps on Parcel 754-747-0694 located at the northwest intersection of N. Parham and Three Chopt Roads, subject to the following conditions:

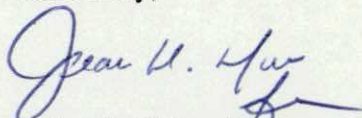
1. This permit shall only apply to the operation of a Wawa convenience store with automobile fuel sales, and it shall not be transferable to any other operator or owner. Hours of operation shall be limited from 5:00 a.m. to 12 a.m.
2. The installation of pay phones on site shall be prohibited.
3. Any 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 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 one (1) month 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 the extended hour of 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.
- 10. All proffered conditions accepted with case REZ2017-00025 shall be made part of this Provisional Use Permit.

The Planning Department has been advised of the action of the Board of Supervisors and requested to revise its records.

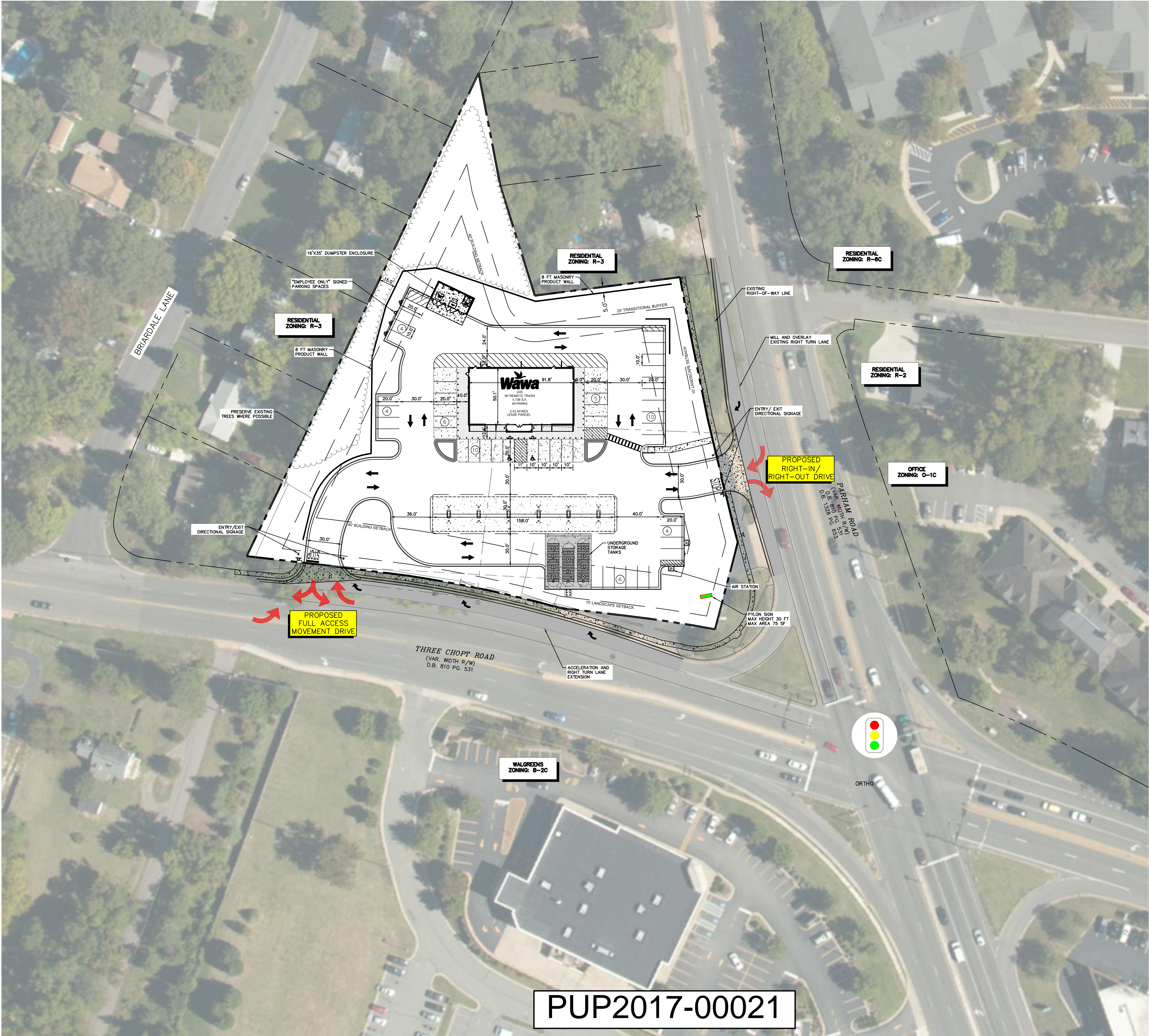
Sincerely,



John A. Vithoukas
County Manager

pc: Bank of America, N.A., Investment Manager,
R.I. Pruitt Family Property V, LLC
James W. Theobald, Esquire
Director of Real Estate Assessment
Police, Special Services

Plotted By: Perkins, Ryan Sheet Set: KHA Layout: Layout1 (2) December 01, 2017 09:56:38pm K:\AEC-CIV\113160 - Wawa - Rebekah\005 - Partiam and Three Chopt - Henrico\CAD\Exhibits\Reporting Concept.dwg
This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



SITE DATA	
JURISDICTION	HENRICO COUNTY
EXISTING ZONING	B1 R3
PROPOSED ZONING	B2C (P.U.P. REQUIRED)
WAWA SITE AREA	2.4 AC.±
BUILDING AREA	4,590 S.F.
MIN. PARKING REQUIRED	23 SPACES
PARKING PROVIDED (TOTAL) 49 SPACES	
ONE A	21 SPACES
ONE B	18 SPACES
ONE C	10 SPACES
FRONT SETBACK	40 FT
SIDE SETBACK	40 FT
REAR SETBACK	40 FT
FRONT BUFFER YARD	10 FT
SIDE BUFFER YARD	25 FT
REAR BUFFER YARD	25 FT
BUILDING TYPE	U45
CANOPY CONFIGURATION	STRAIGHT/SLOPED
MPD'S	6
TYPE OF MPD'S	3:1

- PLAN NOTES:
- THIS SITE PLAN, BEING PRELIMINARY IN NATURE, DOES NOT GUARANTEE THAT ALL REQUIREMENTS FOR ZONING ISSUES, NOR STORM DRAINAGE, GRADING, UTILITY EASEMENTS, AND THE LIKE ARE PROPERLY ADDRESSED AT THIS TIME. THE ABOVE REQUIREMENTS CAN AFFECT THE LAYOUT OF THIS SITE.
 - PROPERTY BOUNDARY SHOWN REFLECTS RIGHT OF WAY DEDICATION REQUIRED ALONG BOTH FRONTAGES
 - SITE REQUIRES REZONING AND A PROVISIONAL USE PERMIT

WAWA

HENRICO

SHEET NUMBER

1

CONCEPT PLAN

PARHAM ROAD & THREE CHOPT ROAD

KHA PROJECT

113173009

DATE

12/1/2017

SCALE

AS SHOWN

DESIGNED BY

RRP

DRAWN BY

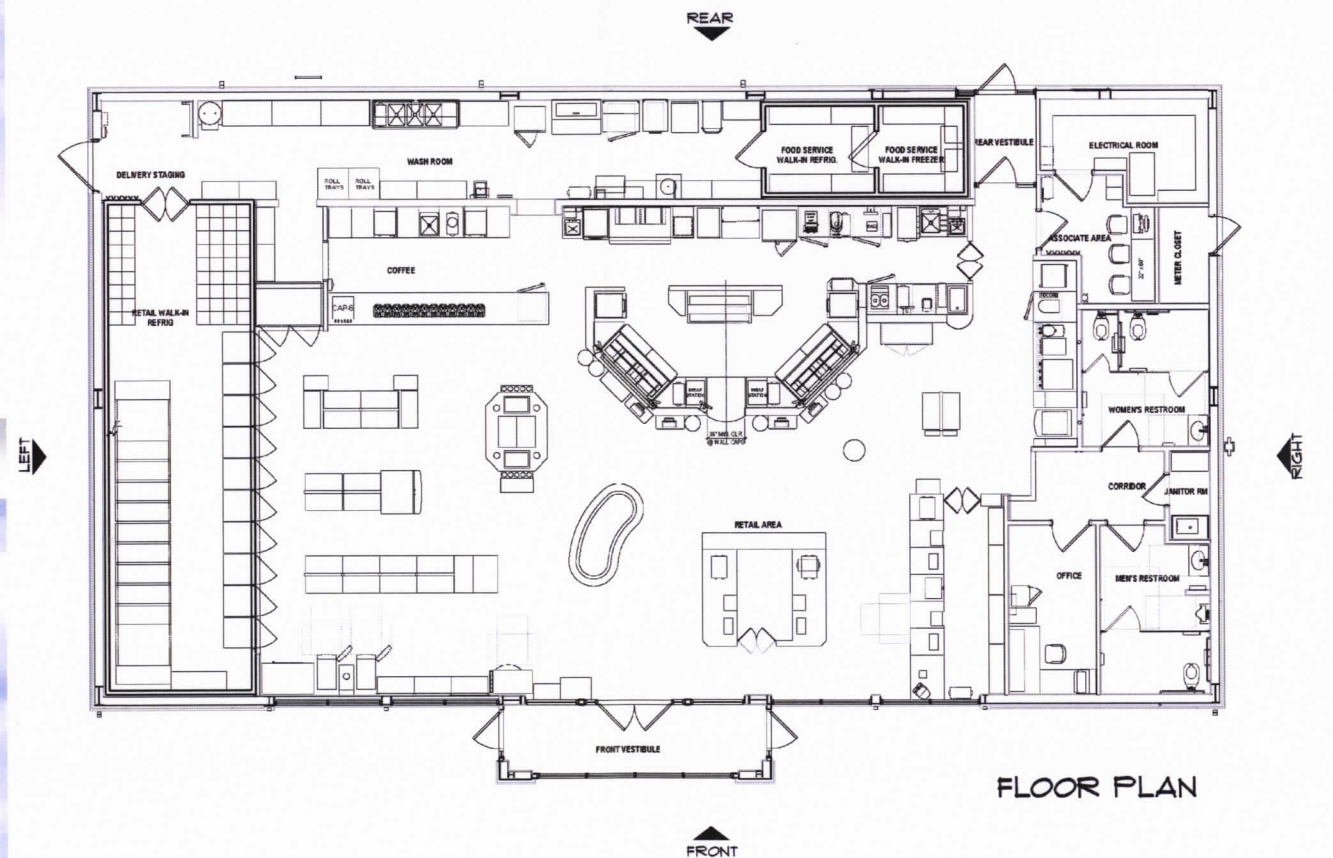
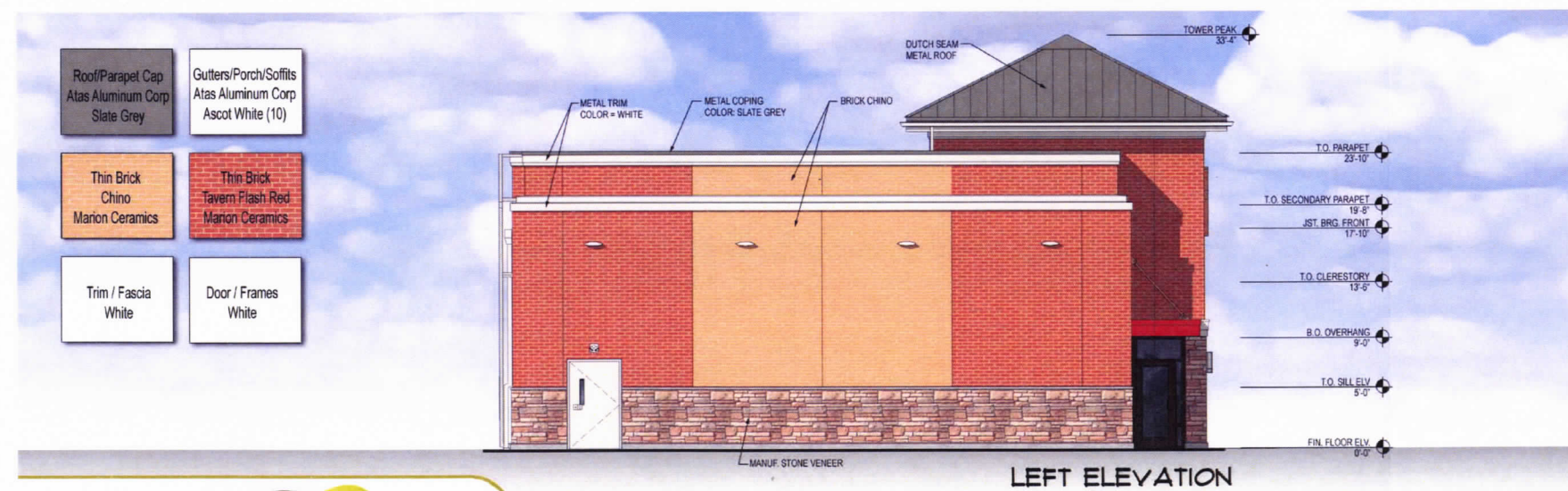
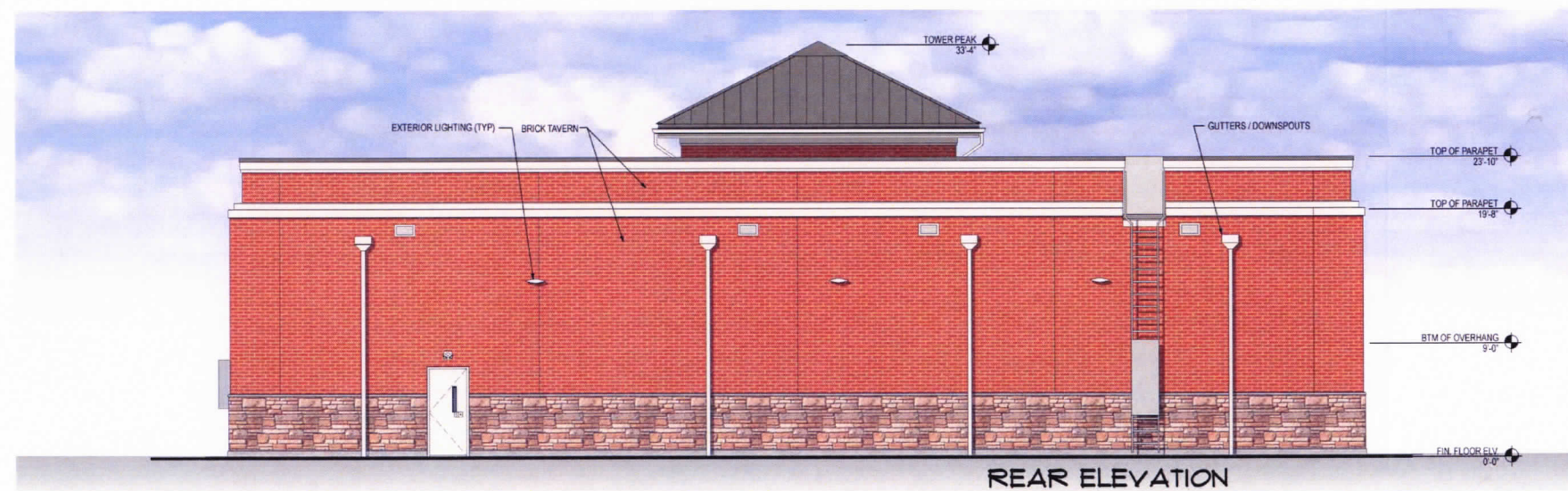
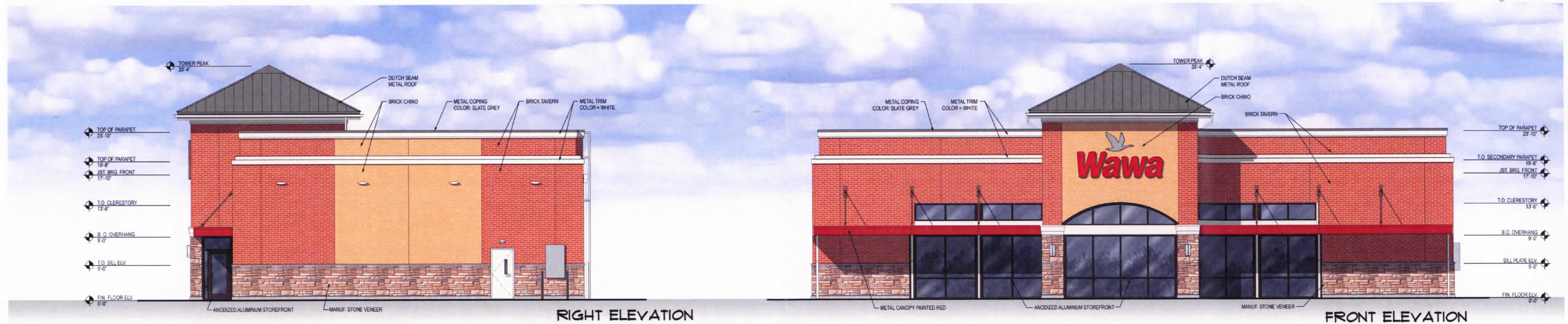
RRP

CHECKED BY

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NOTE:
SIGNAGE IS SHOWN FOR REFERENCE ONLY
SEPARATE PERMIT REQUIRED

