

PUP2019-00010

Zoning

24 Hr. Operation
Varina District

400 Feet

PS May 2019 Ref: 801-703-1153

COUNTY OF HENRICO



John A. Vithoulkas
County Manager

September 17, 2019

7-Eleven, Inc.
3200 Hackberry Road
Irving, TX 75063

Re: Provisional Use Permit PUP2019-00010

Dear Sir/Madam:

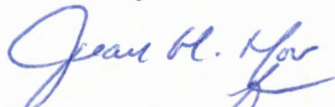
The Board of Supervisors at its meeting on September 10, 2019, approved your request for a Provisional Use Permit under Sections 24-58.2(a), 24-120 and 24-122.1 of Chapter 24 of the County Code in order to allow extended hours of operation from 5 a.m. to 12 midnight for a proposed convenience store with fuel pumps on Parcels 801-703-1153 and 801-703-0569 located at the intersection of New Market Road (State Route 5) and Osborne Turnpike, subject to the following conditions:

1. The hours of operation shall be between 5 a.m. and 12 midnight.
2. The installation of pay phones onsite 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;
 - b. Any music being played over any outside speaker system shall comply with proffer #8 in the rezoning case REZ2019-00023.
4. Prior to extended hours of operation, the applicant/owner/operator shall submit a paper and digital copy of a security plan for review and approval by the Chief of Police. The security plan shall contain information regarding:
 - a. Standard operating procedures pertaining to employees, facility security, security personnel and all other crime prevention measures; (including: a security alarm, placement and views of interior and exterior security cameras, physical security measures (door locks, hinges, access control (ex: keycard access)), landscaping, lighting, etc., and describe how the security plan is designed to reduce crime from occurring during the proposed extended hours of operation.
 - b. Trespassing enforcement authorization for the Henrico County Police Division, including the placement of "No Trespassing" signage.

5. Prior to extended hours of operation, the applicant/owner/operator shall meet with the Henrico County Police Division to ensure security measures are in place, as described in the approved security plan.
6. The applicant/owner/operator shall be responsible for the installation, operation, and maintenance of a functioning security camera and video system of professional grade and quality and rated for the surveillance of interior and exterior 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/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 applicant/owner/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.
9. The applicant/owner/operator shall not permit loitering on the premises.
10. The height of the parking lot light poles shall be limited to 18 feet.
11. All proffered conditions accepted with case REZ2019-00023 shall be made part of this Provisional Use Permit.

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

Sincerely,



John A. Vithoukas
County Manager

pc: Jeffrey P. Geiger, Esquire
Julian A. Pedini, Esquire
Director, Real Estate Assessment
Police, Special Services



EXHIBIT A

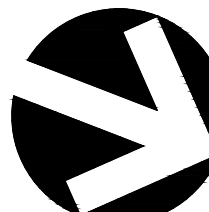
PUP2019-00010

SITE ANALYSIS

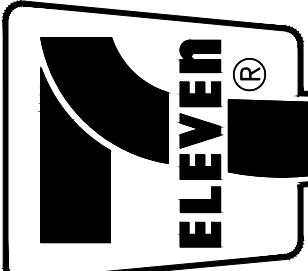
PROPOSE PARCEL AREA:	1.040 AC
EXISTING ZONING:	B-1
PROPOSED ZONING:	B-2C
SETBACKS:	REQUIRED
FRONT:	25'
SIDE:	25'
SIDE:	25'
REAR:	40'
PARKING:	
REQUIRED:	15 SPACES 1 PER 200' SF
PROVIDED:	18 SPACES

GENERAL NOTES

1. THE SITE IS DESIGNED IN ACCORDANCE WITH THE B-1 ZONING REQUIREMENTS OF THE HENRICO COUNTY ZONING ORDINANCE.
2. BLAKEWAY ASSUMES BUT DOES NOT GUARANTEE THAT REQUIRED STORMWATER QUANTITY AND QUALITY IMPROVEMENTS WILL BE ACHIEVED WITH THE USE OF THE ON-SITE STORMWATER DETENTION AND/OR MANUFACTURED STORMWATER BMPs, AND THAT ADEQUATE STORMWATER INFRASTRUCTURE IS AVAILABLE WITHIN THE PUBLIC RIGHT OF WAY.
3. ALL PROPERTY, RIGHT-OF-WAY, AND BUILDING SETBACK LINES ARE CONCEPTUAL IN NATURE AND WILL REQUIRE A SURVEY.
4. THE PROPOSED ENTRANCES ARE CONCEPTUAL. BLAKEWAY RECOMMENDS FURTHER INVESTIGATION INTO TRAFFIC REQUIREMENTS.



GRAPHIC SCALE

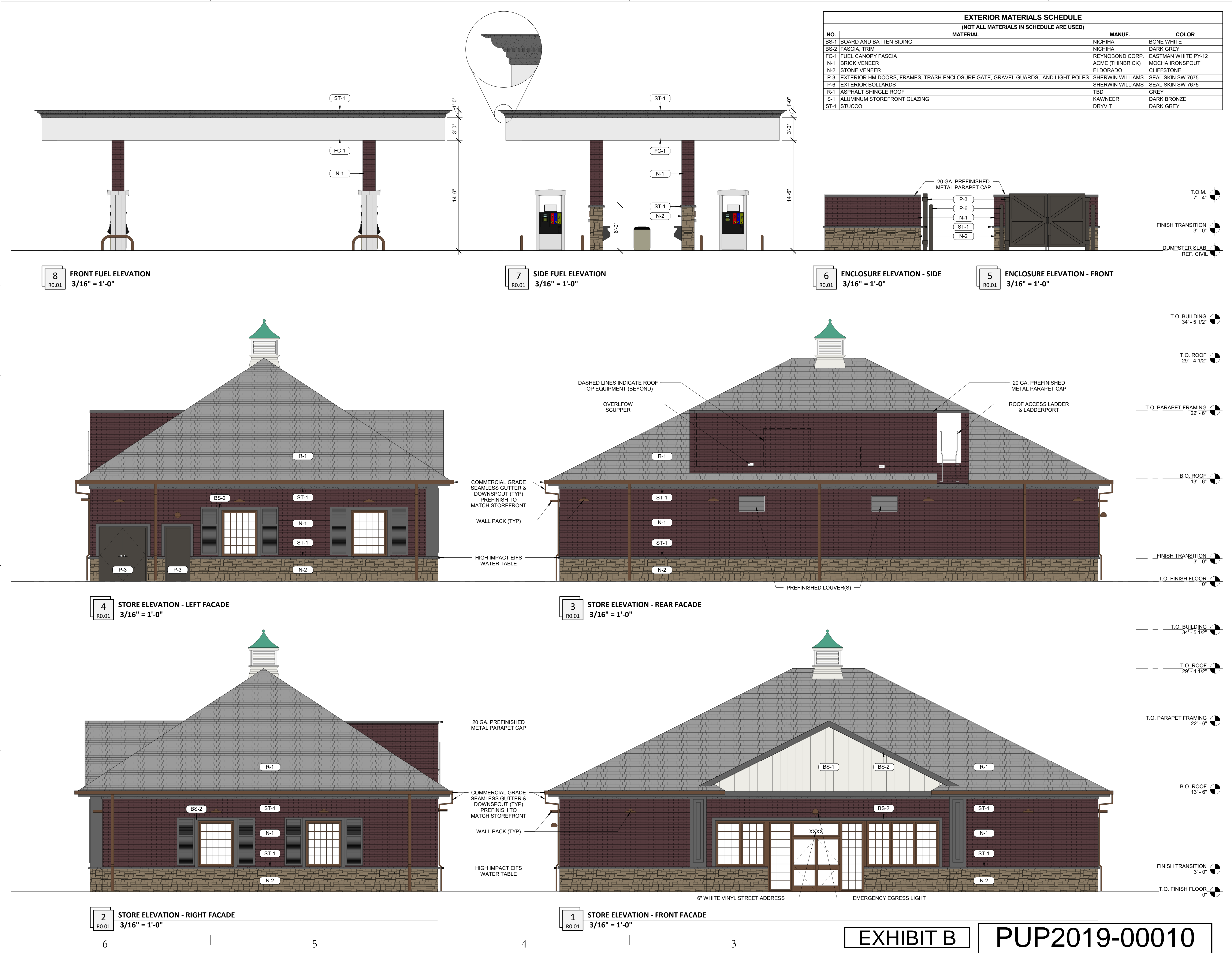


BLAKEWAY
surveying + engineering + environmental

330 N. WITCHDUCK RD. - VA BEACH, VIRGINIA 23462
P757.226.0081 - F757.226.8765
www.blakewaycorp.com

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7/9/2019 9:25:08 AM
C:\Users\StillK\Documents\Revit Local\Revit Local 2016\BF2504600_RICHMOND_VA @ 11104 NEW MARKET_A_R16_Kevin_Skill.rvt



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Contractor is responsible for confirming and correlating dimensions at job site; the Architect will not be responsible for construction means, methods, techniques, sequences or procedures, or for safety precautions and programs in connection with the project.

STORE #:

CONSTRUCTION MANAGER
VERDAD REAL ESTATE AND CONSTRUCTION SERVICES
1211 S WHITE CHAPEL BLVD
SOUTH LAKE, TX 76092
TENANT
7-ELEVEN, INC.
3200 HACKBERRY RD., IRVING, TX 75063

MEP CONSULTANT

STRUCTURAL CONSULTANT

PROTO:N/A

7-ELEVEN STORE
NEW MARKET RD.
RICHMOND, VA

VERDAD REAL ESTATE AND CONSTRUCTION SERVICES
1211 S WHITE CHAPEL BLVD
SOUTH LAKE, TX 76092

NOT FOR CONSTRUCTION

07/09/2019
Architect Name - RYAN M FAUST
Architect Number - 25444
THE SEAL AND SIGNATURE APPLYING TO THIS DOCUMENT TO WHICH THEY ARE AFFIXED AND WE EXPRESSLY DISCLAIM ANY RESPONSIBILITY FOR ALL OTHER PLANS, SPECIFICATIONS, ESTIMATES, REPORTS OR OTHER DOCUMENTS OR INSTRUMENTS RELATING TO OR INTENDED TO BE USED FOR ANY PART OR PARTS OF THE PROJECT.

REVISIONS	
NO.	DATE DESCRIPTION

PROJECT NUMBER: BF2504600
RELEASE DATE: 07/09/2019

REVIEW BOARD ELEVATIONS

R0.01

EXHIBIT B

PUP2019-00010

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