

SUBJECT PROPERTY

PUP2022-00019

Zoning

24 Hr. Operation
Brookland District





COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

John A. Vithoukas
County Manager

December 19, 2023

Rebkee Company/Joe Gibbons
2800 Patterson Ave., Ste. 200
Richmond, VA 23221

RE: Provisional Use Permit PUP2022-00019

Dear Mr. Gibbons:

The Board of Supervisors, at its meeting on December 12, 2023, approved your request for a Provisional Use Permit under Sections 24-4315 and 24-2306 of Chapter 24 of the County Code to allow 24-hour operation on part of Parcels 772-749-3398 and 772-749-6261 located on the west line of Staples Mill Road (U.S. Route 33) approximately 300' south of Bremner Boulevard, subject to the following conditions:

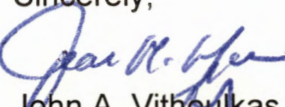
1. **Proffers** - All proffered conditions accepted with case REZ2022-00031 shall be made part of this Provisional Use Permit.
2. **Hours of Operation** - The only uses allowed to operate 24 hours daily shall be one automobile fueling station / convenience store and one restaurant with drive-through. Any other use on the site shall not be open to the public beyond B-2 Business District hours (6:00 a.m. – 12:00 midnight).
3. **Outside Speakers** – Any outside speaker and/or sound system shall be equipped with controls that permit full and complete volume control and shall comply with Proffer #12 Loudspeakers in rezoning case REZ2022-00031.
4. **Security Plan** – Prior to operating with extended hours, the applicant/owner/ applicant/owner/operator shall submit a paper and digital copy of a security plan for review and approval by the Chief of Police and shall meet with the Henrico County Police Division to ensure mutually agreed upon security measures are in place, as described in the approved security plan. The security plan shall contain the following:
 - 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. **Security Camera/Video System** – 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 or owner/operator. Authorized representatives of the Henrico County Division of Police shall have full and complete access to all recordings upon request.
6. **Windows** – Businesses shall not have windows which are 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. **Lighting** – 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.
8. **Loitering** – The owner or operator shall not permit loitering on the premises during hours of operation.
9. **Pay Phones** – The installation of pay phones on site shall be prohibited.
10. **Revocation** – 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 extended hours of operation are having adverse effects on the area, the Board of Supervisors may

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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.

Sincerely,

John A. Vithoulkas
County Manager

pc: Rebkee Partners Staples Mill, LLC/Dan Hargett
Economic Development Authority of Henrico County, Virginia
Andrew M. Condlin
Director, Real Estate Assessment
Police, Special Services

NO.	REVISIONS	DATE	BY

Kimley-Horn
 ENGINEERS AND ARCHITECTS
 2033 MAYNILL STREET, SUITE 200, RICHMOND, VA 23230
 PHONE: 804-773-3882
 WWW.KIMLEY-HORN.COM

PROJECT: KHA PROJECT
 DATE: 11/21/2023
 SCALE: AS SHOWN
 DESIGNED BY: STM
 DRAWN BY: STM
 CHECKED BY: RHP

ZONING EXHIBIT

**COMMERCIAL DEV. @
 STAPLES MILL AND
 BREMNER**
 HENRICO COUNTY

SHEET NUMBER
 1

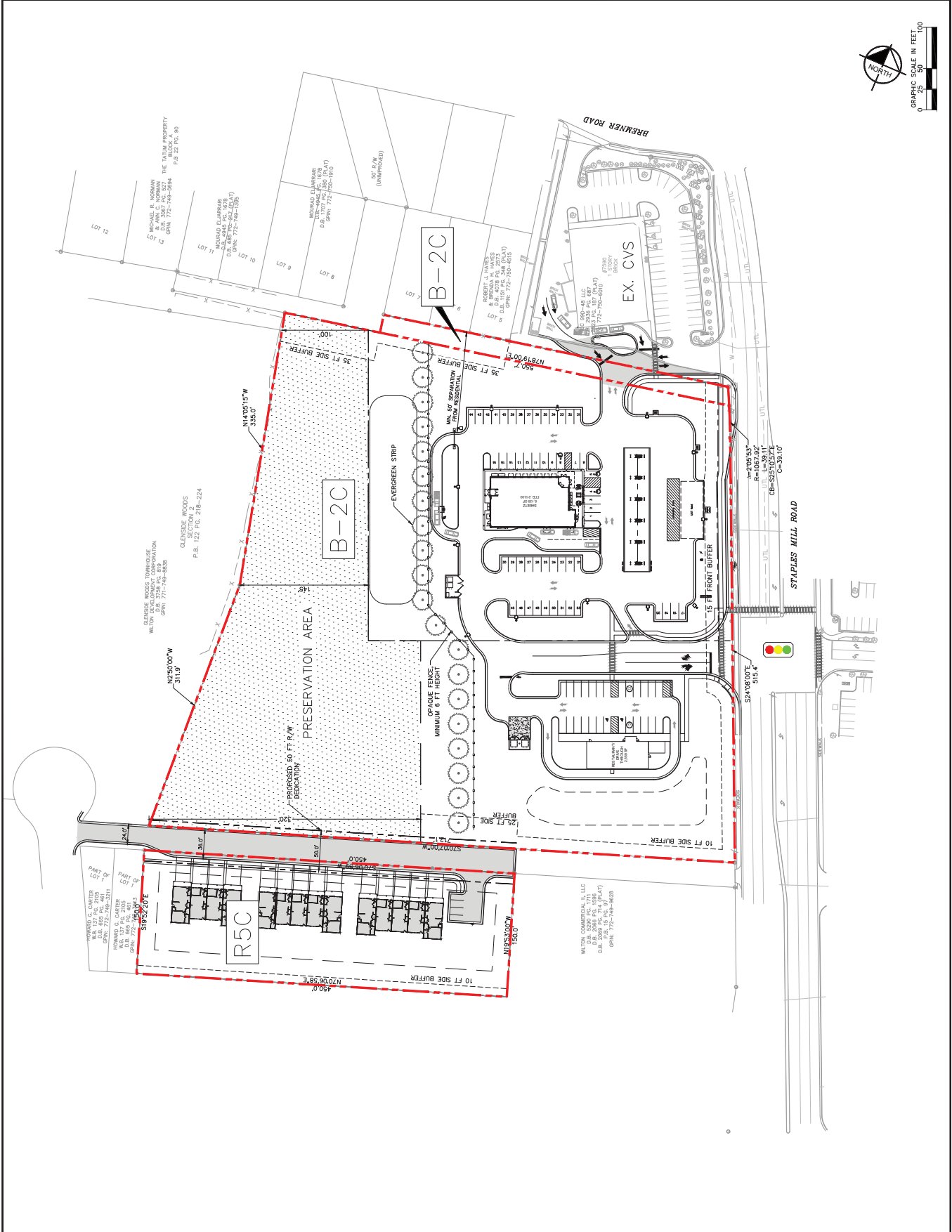
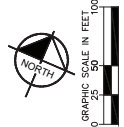
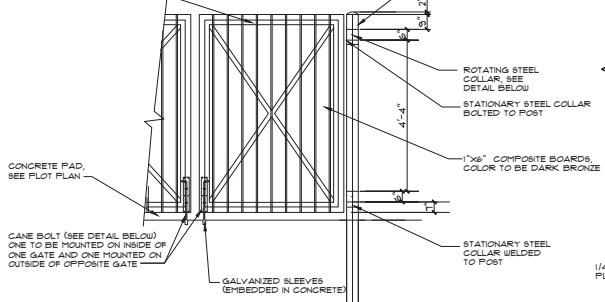


EXHIBIT A

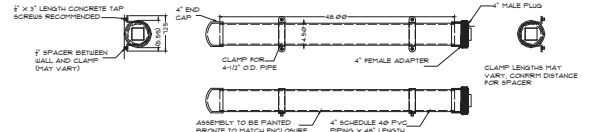
PUP2022-00019

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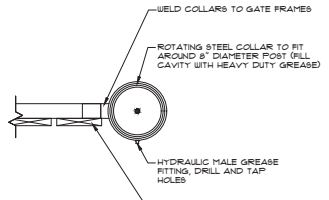
2X6X3/8" RECTANGULAR
STEEL TUBE FRAMING WITH
DIAGONAL BRACING



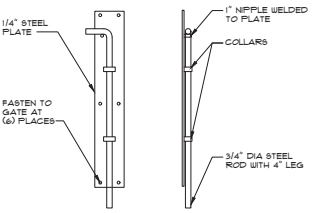
GATE AND POST DETAIL
FOR QUANTITIES OF GATES AND POSTS SEE PLOT PLAN



GUAGE STICK DETAILS
SCALE: 1" = 1'-0"

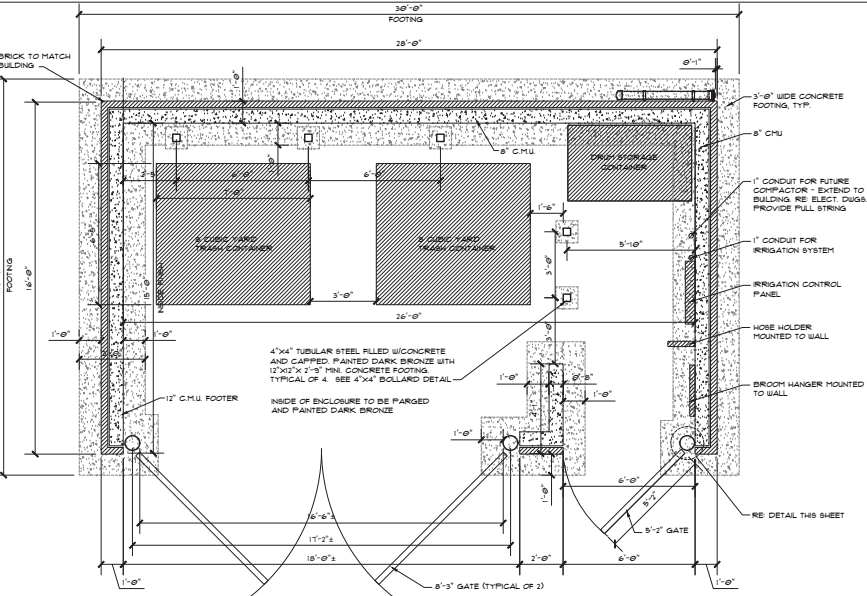


HINGE/COLLAR DETAIL
SCALE: NOT TO SCALE

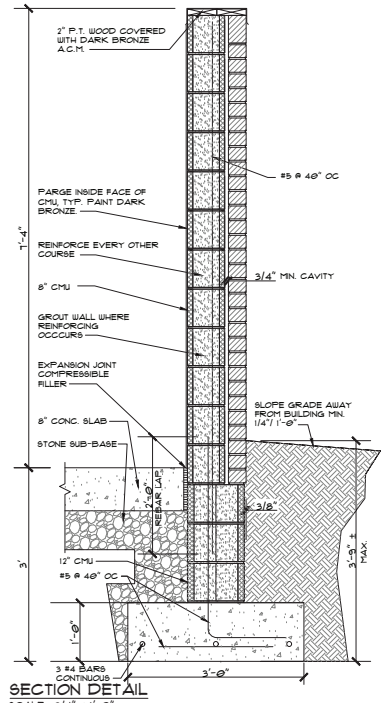


CANE BOLT DETAIL
ONE TO BE MOUNTED ON INSIDE OF
ONE GATE AND ONE MOUNTED ON
OUTSIDE OF OPPOSITE GATE

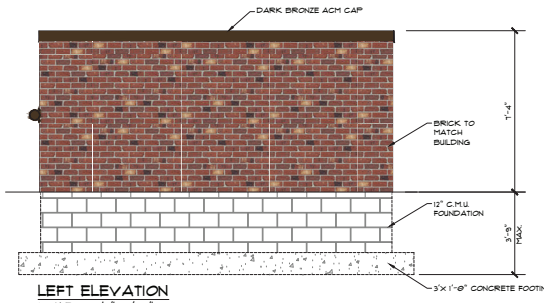
DUMPSTER GATE DETAILS
SCALE: NOT TO SCALE



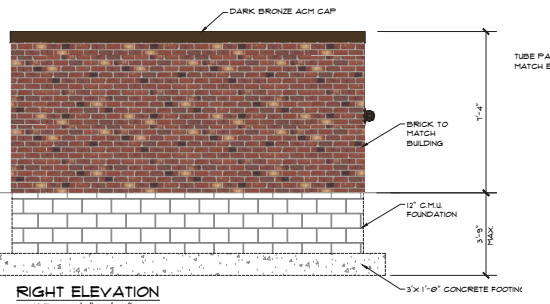
PLAN VIEW
SCALE = 3/8" = 1'-0"



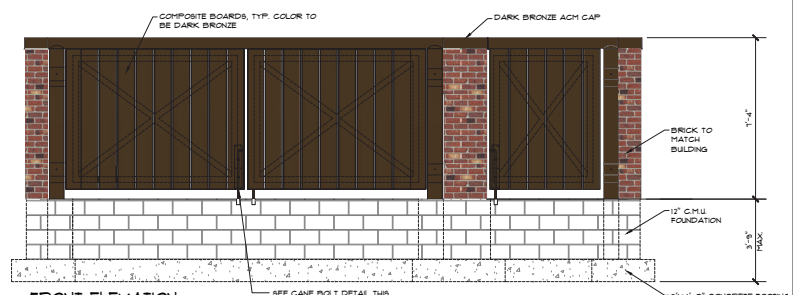
SECTION DETAIL
SCALE: 3/4" = 1'-0"



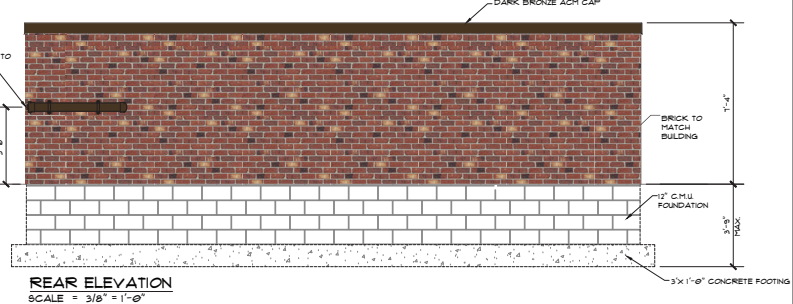
LEFT ELEVATION
SCALE = 3/8" = 1'-0"



RIGHT ELEVATION
SCALE = 3/8" = 1'-0"



FRONT ELEVATION
SCALE = 3/8" = 1'-0"



REAR ELEVATION
SCALE = 3/8" = 1'-0"

DUMPSTER ENCLOSURE
SCALE: 3/8" = 1'-0"

EXHIBIT F

PUP2022-0019

Convenience Architecture
and Design P.C.
351 Sheetz Way, Claysburg, PA 16625

phone (814) 239-8013
email toolumbu@sheetz.com
web site www.sheetz.com

PROJECT NAME:
**NEW SHEETZ STORE
HENRICO**

Staples Mill Road
at Amtrak Station
Henrico
Virginia

OWNER:
SHEETZ, INC.

5700 SIXTH AVE.
ALTOONA, PA 16602

MARK	DATE	DESCRIPTION

ISSUE: **09-05-23**
PROJECT NO.:
AUTHOR BY: DNC
REVIEW BY:
SHEET TITLE:

TRASH ENCLOSURE

PROJECT NAME:
**NEW SHEETZ STORE
HENRICO**

Staples Mills Road
at Amtrak Station
Henrico
Virginia

OWNER:
SHEETZ, INC.
5700 SIXTH AVE.
ALTOONA, PA 16602

CONSULTANT

PROFESSIONAL

KEYPLAN

MARK DATE DESCRIPTION

ISSUE: **09-05-23**

PROJECT NO.

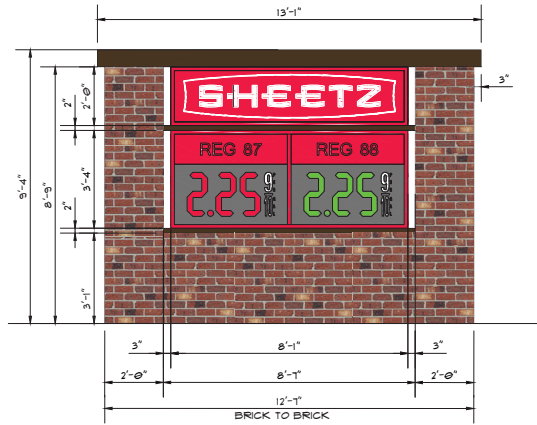
AUTHOR BY: **DNC**

REVIEW BY:

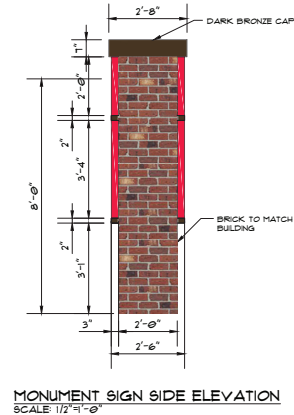
SHEET TITLE

**MONUMENT SIGN
DETAILS**

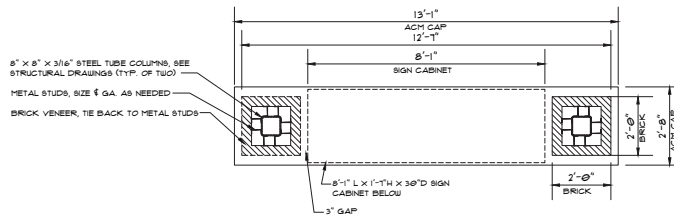
SIGN



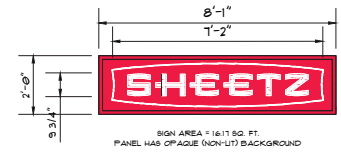
GAS PRICE SIGN DETAIL - PARTIAL ELEVATION
SCALE: 1/2" = 1'-0"
AREA: 43.11 SQ. FT.



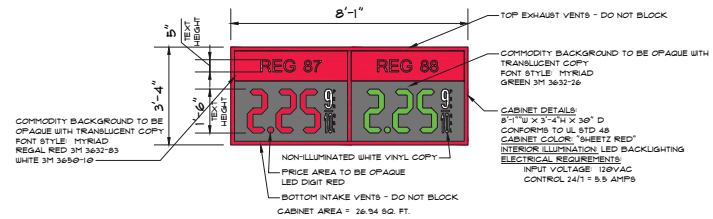
MONUMENT SIGN SIDE ELEVATION
SCALE: 1/2" = 1'-0"



PLAN VIEW
SCALE: 1/2" = 1'-0"



SIGN AREA = 16.11 SQ. FT.
PANEL HAS OPAQUE (NON-LIT) BACKGROUND



REG 87 TO BE ON STREET SIDE OF SIGN FOR BOTH SIDES

SIGN CABINET DETAILS
TOTAL SIGN AREA: 43.11 SQ. FT.

EXHIBIT G

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