

PUP2023-00008
Zoning
 Wholesale and Retail Coffee Roasting
 Fairfield District

300 Feet

PS May 2023 Ref: 782-745-0889



John A. Vithoukas
County Manager

August 15, 2023

Jack Fleming
2329 Maplewood Road
Henrico, VA 23228

RE: Provisional Use Permit PUP2023-00008

Dear Mr. Fleming:

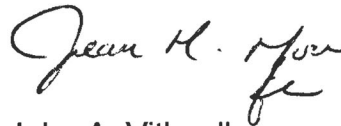
The Board of Supervisors, at its meeting on August 8, 2023, approved your request for a Provisional Use Permit under Sections 24-4205, 24-4326, and 24-2306 of Chapter 24 of the County Code to allow coffee roasting on Parcel 782-745-0889 located on the east line of Lakeside Avenue (State Route 161) approximately 50' north of its intersection with Ginter Street, subject to the following conditions:

1. **Permitted Use**. In addition to those uses permitted in the B-2 Business District, this permit will only allow the following:
 - a. coffee roasting and sale of associated coffee products
2. **Retail** Retail operations of any business associated with the roasting and sale of coffee products must occur a minimum of 1 day a week Monday through Friday, as well as at least one Saturday or Sunday per month.
3. **Roasting**. This permit shall limit coffee roasting to between the hours of 8:00 am to 5:00 pm.
4. **Site Improvement**. Within 90 days of the approval of this permit, the applicant must submit a site plan for review showing, at a minimum:
 - a. The screening of the existing dumpster on the property constructed in a manner meeting the requirements of Sec. 24-4428 of the zoning ordinance, unless otherwise approved at the time of site plan review.
 - b. A minimum of two landscaped areas along the site's Lakeside Avenue frontage. Such landscaped areas may include landscaped islands or planter boxes installed in a manner determined at the time of site plan review.

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

Sincerely,

A handwritten signature in black ink, appearing to read "John A. Vithoukas". The signature is written in a cursive style with a large initial "J" and a stylized "V".

John A. Vithoukas
County Manager

pc: David Axelle
Director, Real Estate Assessment