

Parcels or Portions thereof identified on this sheet are within the Airport Safety Overlay District and are subject to Special Regulation





John A. Vithoukias
County Manager

August 15, 2023

The Marsoby Company
2503 Waco Street, Unit C
Henrico, VA 23294

RE: Provisional Use Permit PUP2023-00011

Dear Sir/Madam:

The Board of Supervisors, at its meeting on August 8, 2023, approved your request for a Provisional Use Permit under Section 24-4315.E of Chapter 24 of the County Code to allow a 24-hour operation of a convenience store with fuel sales and car wash on Parcel 823-720-9629 located on the east line of S. Airport Drive (State Route 156) approximately 390' north of its intersection with Eastpark Court, subject to the following conditions:

1. This permit applies to the operation of an automobile filling station, convenience store, and accessory car wash on parcel 823-720-9629. Any car wash located on the property must not operate between 11:00 pm and 6:00 am.
2. The installation of pay phones and skill video games are prohibited.
3. Any outdoor speakers and/or sound systems must comply with the following standards:
 - a. Sound systems must be equipped with controls that permit full and complete volume control;
 - b. Sound(s) emitted from the system must not be audible beyond the distance of one hundred (100) feet measured from the source; and
 - c. Any music being played over any outside speaker system must be prohibited from 11:00 pm until 6:00 am, unless the use of music during those hours is: (1) not plainly audible inside the confined of the dwelling unit, house, or apartment of another person; and (2) not plainly audible in residential areas at least fifty (50) or more feet from the outside.
4. Prior to the issuance of a building permit, the applicant/owner/operator must submit a paper and digital copy of a security plan for review and approval by the Chief of Police. The security plan must contain the information below. The applicant/owner/

operator must be implemented the mutually agreed upon crime prevention measures:

- 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 the issuance of a certificate of occupancy, the applicant/owner/operator must 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 must 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 plan must, at a minimum, include:
 - a. Exterior surveillance cameras must monitor all entrance(s), fueling station(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 must provide clear imagery of the establishment's patrons and their vehicles.
 - b. Recording of all activities under surveillance must be preserved for a period of one (1) month by the applicant or owner/operator. Authorized representatives of the Henrico County Division of Police must have full and complete access to all recordings upon request.
 7. Store windows must 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 must be permissible if approved by the Crime Prevention Unit of the Division of Police.
 8. The applicant/owner/operator must provide adequate lighting for the entrances, exits, and parking areas service the use or location. "Adequate lighting" means lighting sufficient for clear, visual, and security camera surveillance.
 9. The owner or operator must not permit loitering on the premises during hours of operation.

The Marsoby Company

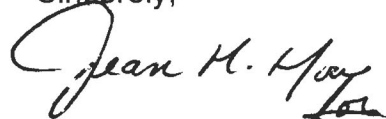
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10. Should evidence (i.e., phone calls to the premises, complaints from other businesses, criminal assaults, etc.) or registered complaints (i.e., increased public nuisance, loitering, excessive noise, etc.) indicate that extended hours of operation are having adverse effects on the area, the Board of Supervisors may hold a public hearing to consider revoking the PUP, or amending all or some conditions.
11. The only permitted public entrance to the property must be located along S. Airport Drive.
12. The applicant must construct a security-grade fence separating the site from adjacent properties in a manner approved at the time of Plan of Development.

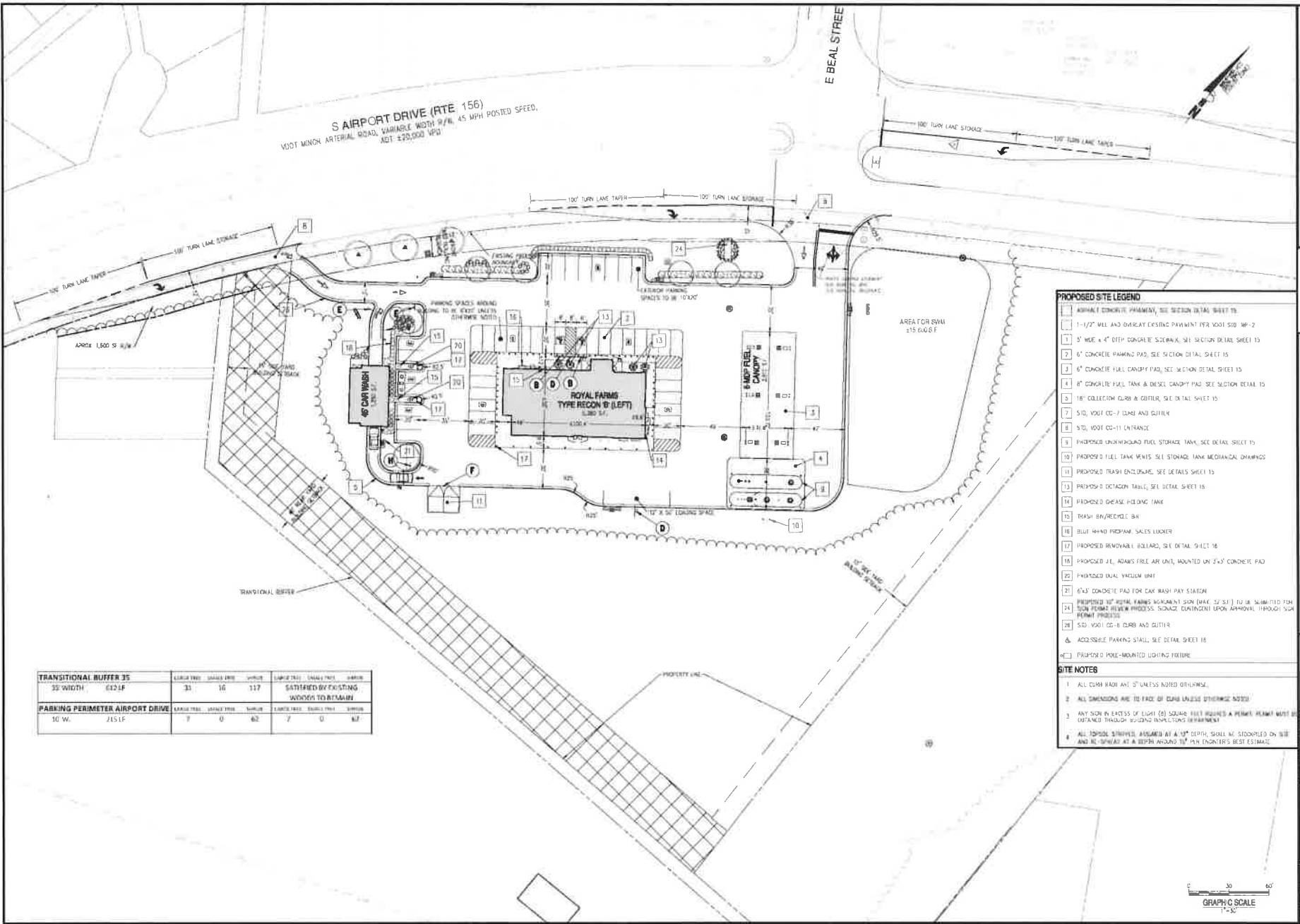
The Planning Department has been advised of the action of the Board of Supervisors and requested to revise its records.

Sincerely,



John A. Vithoukas
County Manager

pc: Parham Dev. Co. Money Purchase Plan & Trust
Jeffrey P. Geiger
Director, Real Estate Assessment
Police, Special Services



S AIRPORT DRIVE (RTE 156)
 VDOT MINOR ARTERIAL ROAD, VARIABLE WIDTH R/W, 45 MPH POSTED SPEED,
 AGT ±20,000 WPI

E BEAL STREET

AREA FOR SWM
 315 6.0 SF

TRANSITIONAL BUFFER 35		LENGTH	WIDTH	AREA	PERCENT	LANDSCAPING	REMARKS	
35	WIDTH	632 LF	33	16	117		SATISFIED BY EXISTING TREES TO REMAIN	
PARKING PERIMETER AIRPORT DRIVE		LENGTH	WIDTH	AREA	PERCENT	LANDSCAPING	REMARKS	
10	W.	715 LF	7	0	62	7	0	67

- PROPOSED SITE LEGEND**
- 1. ASPHALT CONCRETE PAVEMENT, SEE SECTION DETAIL SHEET 15
 - 2. 1-1/2" VILE AND OVERLAY EXISTING PAVEMENT PER VDOT SD-106 WP-2
 - 3. 5" WIDE x 4" DEEP CONCRETE SLOPEWALL, SEE SECTION DETAIL SHEET 15
 - 4. 4" CONCRETE PARKING PAD, SEE SECTION DETAIL SHEET 15
 - 5. 4" CONCRETE FILL CANOPY PAD, SEE SECTION DETAIL SHEET 15
 - 6. 4" CONCRETE FUEL TANK & DIESEL CANOPY PAD, SEE SECTION DETAIL SHEET 15
 - 7. 18" COLLECTION CURB & GUTTER, SEE DETAIL SHEET 15
 - 8. 12" VDOT CC-7 CURB AND GUTTER
 - 9. 12" VDOT CC-11 ENTRANCE
 - 10. PROPOSED UNDERGROUND FUEL STORAGE TANK, SEE DETAIL SHEET 15
 - 11. PROPOSED FUEL TANK VENTS SEE STORAGE TANK MECHANICAL DRAWINGS
 - 12. PROPOSED TRASH ENCLOSURE, SEE DETAIL SHEET 15
 - 13. PROPOSED OCTAGON TABLE, SEE DETAIL SHEET 15
 - 14. PROPOSED GREASE HOLDING TANK
 - 15. TRASH BIN/RECYCLE BIN
 - 16. BLUE HEND PROGRAM SALES LOCKER
 - 17. PROPOSED REMOVABLE BOLLARD, SEE DETAIL SHEET 15
 - 18. PROPOSED J.L. ADAMS FREE AIR UNIT, MOUNTED ON 3'-3" CONCRETE PAD
 - 19. PROPOSED DUAL VEHICULAR UNIT
 - 20. 6'-3" CONCRETE PAD FOR CAR WASH PAY STATION
 - 21. PROPOSED 10" ROOF RAISING W/REINFORCED CONCRETE (RCC) SLAB TO BE SUBMITTED FOR SIGN PERMIT REVIEW PROCESS. SIGNAGE DETERMINED UPON APPROVAL THROUGH SIGN PERMIT PROCESS
 - 22. 12" VDOT CC-8 CURB AND GUTTER
 - 23. ACCESSIBLE PARKING STALL, SEE DETAIL SHEET 15
 - 24. PROPOSED POLE-MOUNTED LIGHTING FIXTURE
- SITE NOTES**
1. ALL CURB RADI ARE 20' UNLESS NOTED OTHERWISE.
 2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 3. ANY SIGN IN EXCESS OF EIGHT (8) SQUARE FEET REQUIRES A PERMIT. PERMIT MUST BE OBTAINED THROUGH BUILDING INSPECTOR'S DEPARTMENT.
 4. ALL 12" VDOT STRENGTH ASPHALT AT A 1" DEPTH, SHALL BE STOCKPOLED ON SITE AND RE-SPREAD AT A DEPTH AROUND 10" PER ENGINEER'S BEST ESTIMATE.

Bowman
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 O. Bowman, III

LANDSCAPE BUFFER EXHIBIT
ROYAL FARMS
 STORE #292
 WARRA MAGS TERRESTIAL DISTRICT
 HENRICO COUNTY, VIRGINIA

DATE	BY	APP'D	SCALE
DATE	BY	APP'D	SCALE
5/15/2023	JLW	ERW	1"=20'

PUP2023-00011