

SUBJECT PROPERTY

P-3-11
Zoning
 24 Hr. Operation
 Three Chopt District
 400 Feet

PS December 2010 Ref: 748-760-7489



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

Virgil R. Hazelett, P.E.
County Manager

March 15, 2011

Southland Corporation
Attn: Steve Tusing
P.O. Box 711
Dallas, TX 75221

Re: Provisional Use Permit P-3-11

Dear Mr. Tusing:

The Board of Supervisors at its meeting on March 8, 2011, granted your request for a Provisional Use Permit under Section 24-58.2(a), 24-120 and 24-122.1 of Chapter 24 of the County Code to allow 24 hour operation of an existing gas station and convenience store on Parcel 748-760-7489, subject to the following conditions:

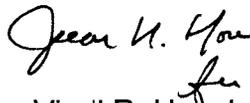
1. This permit shall only apply to the 24-hour operation of a 7-Eleven convenience store with fuel sales on Parcel 748-760-7489.
2. Store windows shall not be tinted or obscured by advertisements, posters, blinds, and/or other visual obstructions that inhibit or hinder exterior surveillance. The installation and use of light blocking devices during daylight hours shall be permissible if approved by the Crime Prevention Unit of the Division of Police.
3. Prior to 24-hour operation, the applicant and the Crime Prevention Unit of the Division of Police shall conduct a security survey of the subject property and store operations. The owner/occupant of the 7-Eleven shall implement the mutually agreed upon security measures affecting the property.
4. The owners or operators shall provide adequate lighting for all entrances, exits, and parking areas serving the use or location. "Adequate lighting" means lighting sufficient for clear visual and security camera surveillance.
5. 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.

6. 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 vehicle.
 - b. Recordings of all activities under surveillance shall be preserved for a period of four (4) months by the applicant. Authorized representatives of the Henrico County Division of Police shall have full and complete access to all recordings upon request.

7. 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 24-hour exterior operation is having adverse effects on the area, the Board of Supervisors may hold a public hearing to consider revoking and/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 and to place a copy of this notification in the Provisional Use Permit Index.

Sincerely,



Virgil R. Hazelett, P.E.
County Manager

pc: James W. Theobald, Esquire
Director, Real Estate Assessment
Provisional Use Permit Index
Police, Special Services