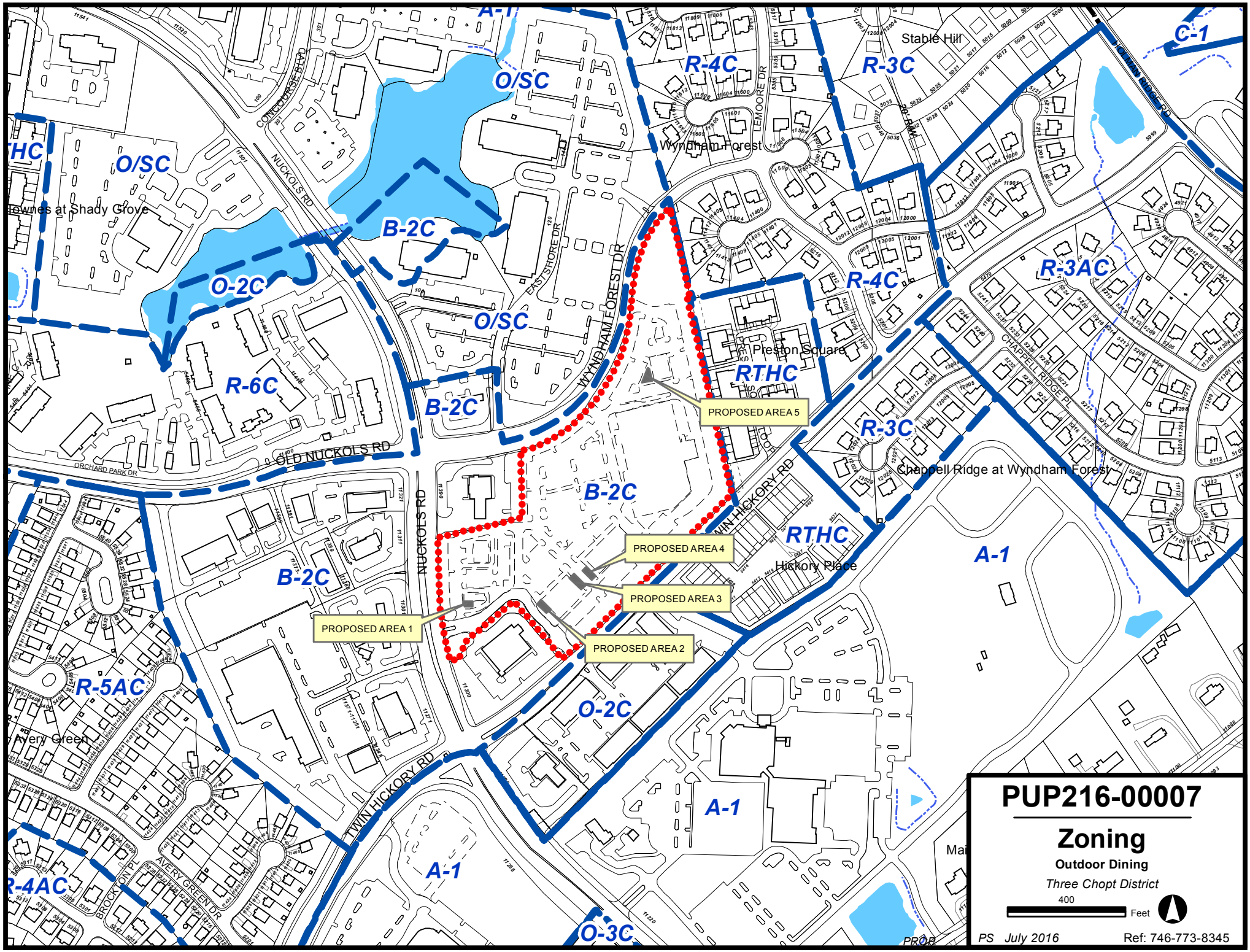

PROPOSED AREA 1
PROPOSED AREA 2
PROPOSED AREA 3
PROPOSED AREA 4
PROPOSED AREA 5
A-1
B-2C
O/SC
O-2C
O-3C
R-4C
R-3C
R-3AC
R-6C
R-5AC
R-4AC
RTHC
C-1
NUCKOLS RD
OLD NUCKOLS RD
TWIN HICKORY RD
WYNDHAM FOREST DR
LEMOORE DR
EASTSHORE DR
CONCOURSE BLVD
ORCHARD PARK DR
AVERY GREEN DR
BROCKTON PL
CHAPPELL RIDGE PL
HIGHWAY RIDGE RD
Stable Hill
Wyndham Forest
Preston Square
Chappell Ridge at Wyndham Forest
Hickory Place
Avery Green
Downes at Shady Grove
PUP216-00007
Zoning
Outdoor Dining
Three Chopt District
400
Feet
PS July 2016
Ref: 746-773-8345

COMMONWEALTH OF VIRGINIA

# COUNTY OF HENRICO

John A. Vithoulkas
County Manager

October 18, 2016

The Peterson Companies
12500 Fair Lakes Circle, St. 400
Fairfax, VA 22033

Re: Provisional Use Permit PUP2016-00007

Dear Sirs:

The Board of Supervisors at its meeting on October 11, 2016, approved your request for a Provisional Use Permit under Sections 24-58.2(d), 24-120 and 24-122.1 of Chapter 24 of the County Code in order to operate five outdoor dining areas on Parcel 746-773-8345 located on the east line of Nuckols Road between Wyndham Forest Drive and Twin Hickory Road, subject to the following conditions:

1. This permit shall apply only to the restaurants and their designated outdoor dining areas in the Nuckols Place Shopping Center as shown on the submitted conceptual plan and listed below:

   - Seating Area 1 - 975 square feet outdoor dining area;
   - Seating Area 2 - 505 square feet outdoor dining area;
   - Seating Area 3 - 870 square feet outdoor dining area;
   - Seating Area 4 - 740 square feet outdoor dining area;
   - Seating Area 5 - 510 square feet outdoor dining area.

   Transfer of an outdoor dining area to another ownership/restaurant space must be requested in writing and approved by the Director of Planning.

2. Outdoor dining areas shall not be in operation between 10:00 p.m. and 6:00 a.m.

3. Any outside speakers or sound system shall comply with the following standards:

   a. Sound systems shall be equipped with controls permitting full volume adjustment.
   b. Sound from the system shall not be audible beyond the property lines of the development.
   c. Sound systems may be used only when outside dining is permitted.

4. Operators shall not permit food preparation outside the enclosed building.

5. Fencing enclosures of the outdoor dining areas shall be limited in height to 36 inches.

6. Outdoor lighting fixtures shall complement the style of the building. Lighting fixtures shall not produce glare for motorists or pedestrians on the adjacent rights-of-way and parking areas and shall illuminate only the outdoor dining areas.

7. Access to the outdoor dining areas shall be accessed through the interior of the adjacent restaurant, except during an emergency when the patio fence exit gate may be utilized.

8. A clear, continuous and unobstructed pedestrian path not less than five feet (5') in width shall be required for pedestrian circulation outside of each outdoor dining area.

9. Trash receptacles shall be provided and properly serviced to control litter generated by this use.

10. The outdoor dining areas shall be located in general conformance with the layout depicted in the case file.

11. The outdoor dining furniture and fencing shall be complementary to exterior features of the building as shown in the case file.

12. Televisions and other video display devices shall not be visible from adjacent drive aisles and parking areas.

13. If a fire pit or other outdoor heating element is installed at a future time, details of its design and use shall be submitted to the Director of Planning and approved by the Fire Marshal and Planning Director to ensure safety features are in place.

14. In the event that evidence (i.e. police calls to the premises or complaints from other businesses or residences) indicates the operation of an outdoor dining area are having an adverse effect (i.e. increased public nuisance, loitering, excessive noise outside the building, criminal assault, etc.) on the surrounding area, the Board of Supervisors may hold a public hearing to consider revoking approval of the provisional use permit for that operation/tenant.

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

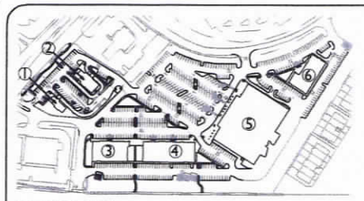
Sincerely,

John A. Vithoulkas
County Manager

pc: Nuckols Place VFI LC
Director, Real Estate Assessment
Police, Special Services

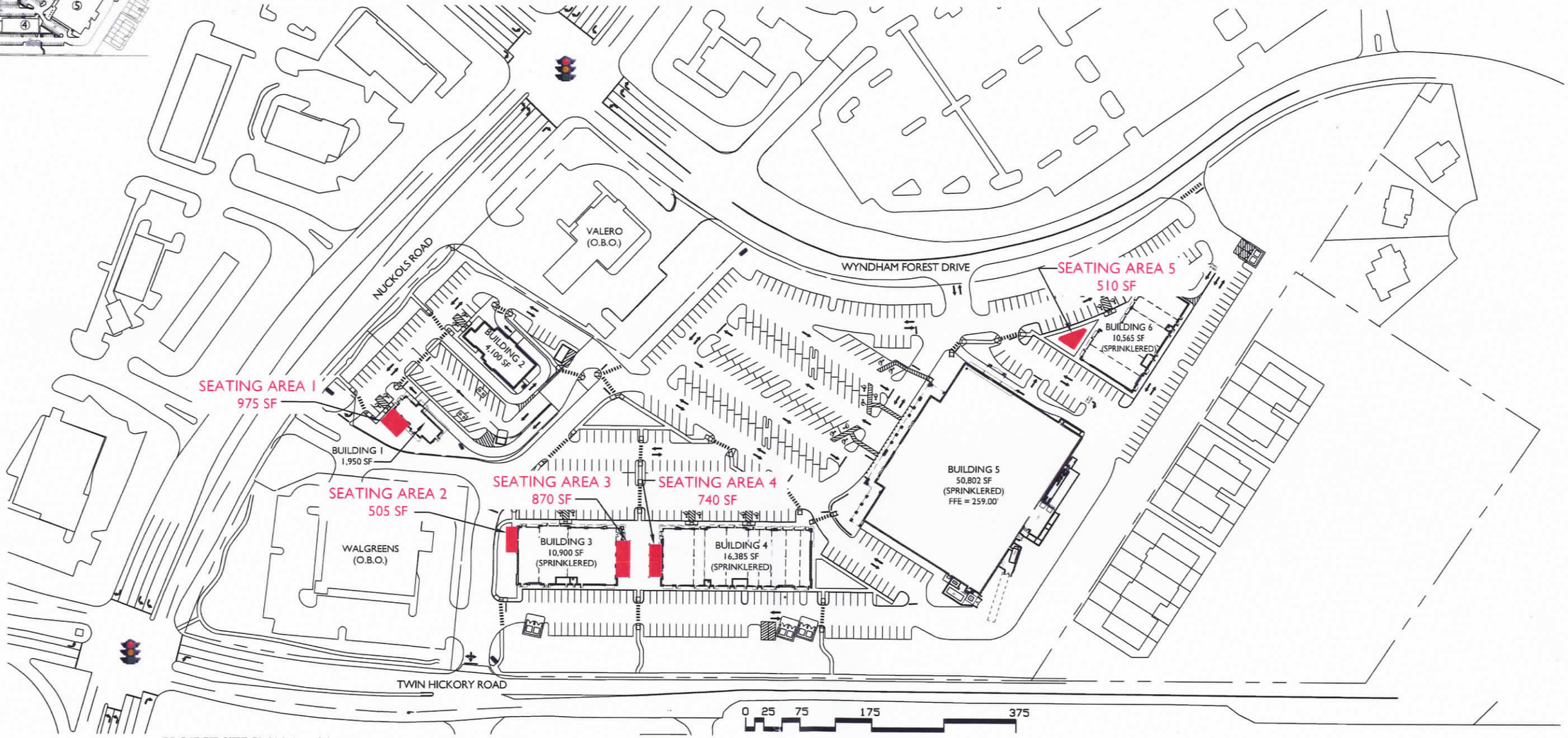
# NuckolsPlace

HENRICO COUNTY, VIRGINIA



KEY PLAN

TRUE NORTH




PROJECT SITE PLAN: Level 1

SCALE: 1" = 150'

OWNER/DEVELOPER:

PETER 50 N YEARS


Peterson Companies (Owner / Developer)

Development Coordinator
Steve Green
Phone: (703) 631-7518
sgreen@petersoncos.com
www.petersoncos.com

Leasing Information
Marc Menick
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Thalhimer (Leasing Information)

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connie.nielsen@thalhimer.com

Alicia R. Ferrell
Phone: (804) 697-3483
alicia.farrell@thalhimer.com


VICINITY MAP:

PROJECT STATISTICS AND AREA TABULATIONS:

| | |
|---|---|
| BUILDING 1 | 1,950 SQ. FT. |
| BUILDING 2 | 4,100 SQ. FT. |
| BUILDING 3 | 10,900 SQ. FT. |
| BUILDING 4 | 16,385 SQ. FT. |
| BUILDING 5 | 50,802 SQ. FT. |
| BUILDING 6 | 10,565 SQ. FT. |
| TOTAL | 94,702 SQ. FT. |

PROPOSED PATIO AREAS:

| | |
|---|---|
| AREA 1 | 975 SF |
| AREA 2 | 505 SF |
| AREA 3 | 870 SF |
| AREA 4 | 740 SF |
| AREA 5 | 510 SF |
| TOTAL | 3,600 SF |

## OUTDOOR PATIO PLAN
07-08-16

ARCHITECT:


FREEMAN MORGAN ARCHITECTS

7229 Forest Avenue Suite 209 Henrico, Virginia 23226
p : 804.282.9700 | f : 804.282.8267 www.freemanmorgan.com


PUP2016-00007