

SUBJECT PROPERTY

PUP-2025-102591
HENRICO AVE

Zoning
A-1 Car Wash R-3
Tuckahoe District

400 Feet

PS October 2025 Ref. 751741 Add 6/3



Riversmont
Adopted 6/3



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

John A. Withoukaskas
County Manager

February 3, 2026

Cannon Wash, LLC
453 Rivergate Drive
Richmond, VA 23238

RE: Provisional Use Permit PUP-2025-102591

Dear Mr. Canella:

The Board of Supervisors, at its meeting on January 27, 2026, approved your request for a Provisional Use Permit under Sections 24-2306 and 24-4324.E of Chapter 24 of the County Code to allow a car wash on Parcel 751-741-5673 located at the northeast intersection of Patterson Avenue (State Route 6) and Quail Lane, subject to the following conditions:

1. **Proffers.** All applicable proffered conditions accepted with case C-29C-02 shall also be made part of this Provisional Use Permit, except that additional restrictions contained within these conditions will apply.
2. **Permit Area.** This permit shall apply only to the operation of a carwash located on parcel 751-741-5673.
3. **Concept Plan.** Development of a carwash must be in substantial conformance with the conceptual plan and landscape plan Exhibits A and B (see case file), unless otherwise requested and specifically approved at the time of Plan of Development.
4. **Elevations.** A carwash on the Property must be developed in substantial conformance with elevation Exhibit C (see case file), unless otherwise requested and specifically approved at the time of Plan of Development.
5. **Exterior Materials.** The siding material used on a carwash building must be one or more of the following materials (above finished grade and exclusive of trim): brick, brick veneer, glass, stone, stone veneer, split face block, architectural-grade metal panels, textured concrete tilt-up panels, tile, concrete tile and concrete masonry units, unless different architectural treatment and/or materials are

specifically approved, at the time of Plan of Development. No building shall be covered with or have exposed to view any painted or unfinished concrete block, or industrial-grade metal, unless otherwise specifically approved at the time of Plan of Development.

6. **Hours of Operation.** Hours of operation of any carwash and associated vacuums must be limited to 7:00 am to 8:00 pm, Monday through Saturday, and limited to 9:00 am to 7:00 pm on Sunday.
7. **Vacuums and Mechanical Equipment.** All vacuums and other mechanical equipment must be screened from view of adjacent properties. Each individual vacuum must be equipped with its own muffler system. No centralized systems or compressors are permitted. Vacuums and associated mechanical equipment must be no less than 80' from residentially zoned properties. Sound from vacuums and carwash equipment such as dryers must not exceed 70 dB at the northern property line.
8. **Sidewalks.** A minimum of five (5) foot sidewalk must be constructed along the Property's Quail Lane frontage and maintained along Patterson Avenue as depicted on the conceptual plan Exhibit A (see case file).
9. **Lighting.** The use must not include changing or flashing lights visible from the exterior of the building. Lighting as approved at the time of Plan of Development must be designed to minimize the impact on the residential neighborhood adjacent to the north. Pedestrian-scale lighting must be provided along Patterson Avenue, as approved at the time of Plan of Development. Parking lot and vacuum lighting must be produced from concealed source style fixtures and shall be directed in a way to minimize glare on public roads and adjacent properties. Direct embedded light poles and standards shall be prohibited. Lighting must be reduced or turned off after business hours with the exception of minimum lighting requirements for security purposes.
10. **Traffic.** The operator of the carwash must close access to the Property if vehicular queuing extends from the Property onto Quail Lane and blocks the flow of traffic. Access will be reopened as the queue diminishes and vehicles are no longer queued in the public right-of-way.
11. **Landscaping & Buffers.** A minimum of a fifteen (15) foot wide landscape buffer must be provided along the property's southern boundary with a minimum planting volume reflecting Transitional Buffer 25 standards or greater according to the landscape plan Exhibit B (see case file). Additional landscaping must be provided throughout other areas of the site as also depicted on Exhibit B. Existing landscaping shall remain, provided dead, diseased and fallen trees and shrubbery may be removed. A continuous row of evergreen plantings must be provided along

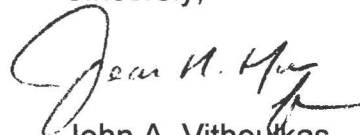
the northern property line to separate the carwash tunnel from adjacent residences in a manner approved at the time of landscape plan review.

12. **Screening Wall.** For any carwash developed on the Property, a minimum of an eight (8) feet in height brick wall must be provided parallel to portions of the eastern property line as depicted on the landscape plan Exhibit B (see case file).
13. **Signage.** Any detached signage must be ground mounted monument-style and not exceed eight (8) feet in height. The base of any such sign shall be brick or stone and be landscaped with plantings.
14. **Noise Study.** A baseline sound study of ambient noise must be conducted prior to land disturbing for any portion of the Property subject to an approved Plan of Development and the results of such study must be submitted to the County. The sound study must demonstrate how the carwash will limit sound from vacuums and carwash equipment such as dryers to a maximum of 70 dB at the northern property line.

Prior to issuance of a certificate of occupancy, a post-construction noise study must be conducted to demonstrate to the Planning Director's agreement that the operation complies with all legal requirements with respect to noise level emanating from the Property (non-ambient noise). Should post-development sound levels exceed 70 dB, the applicant must provide additional sound dampening features to achieve the required sound levels, such as masonry screening walls, vacuum mufflers, or landscaping, as determined by the Director of Planning.

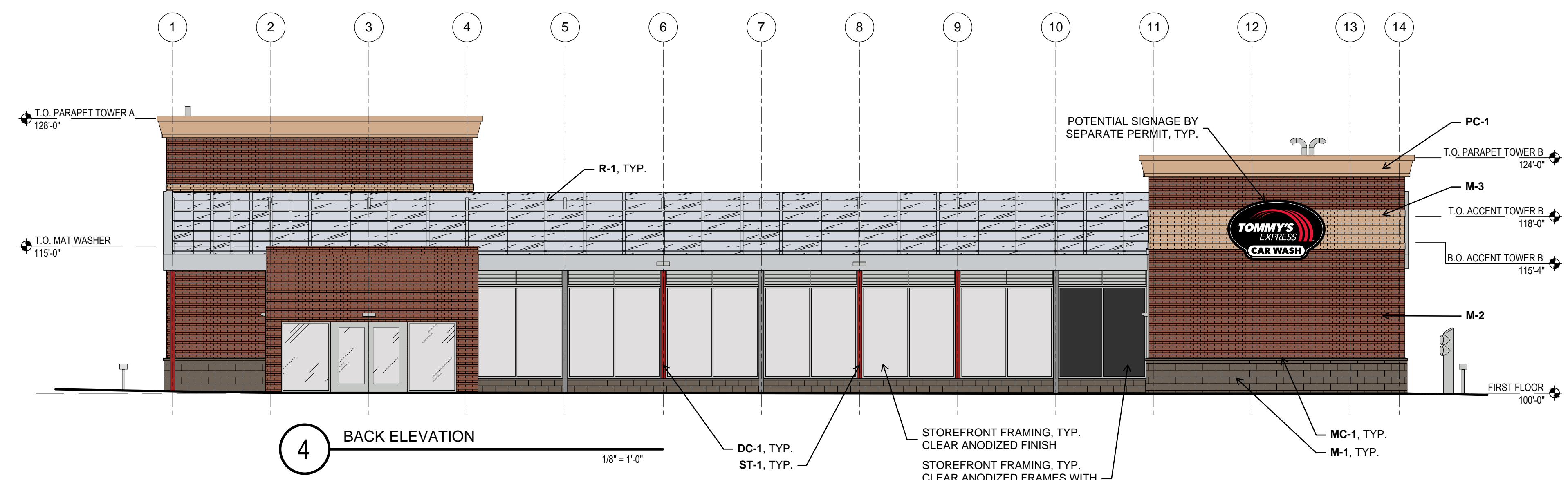
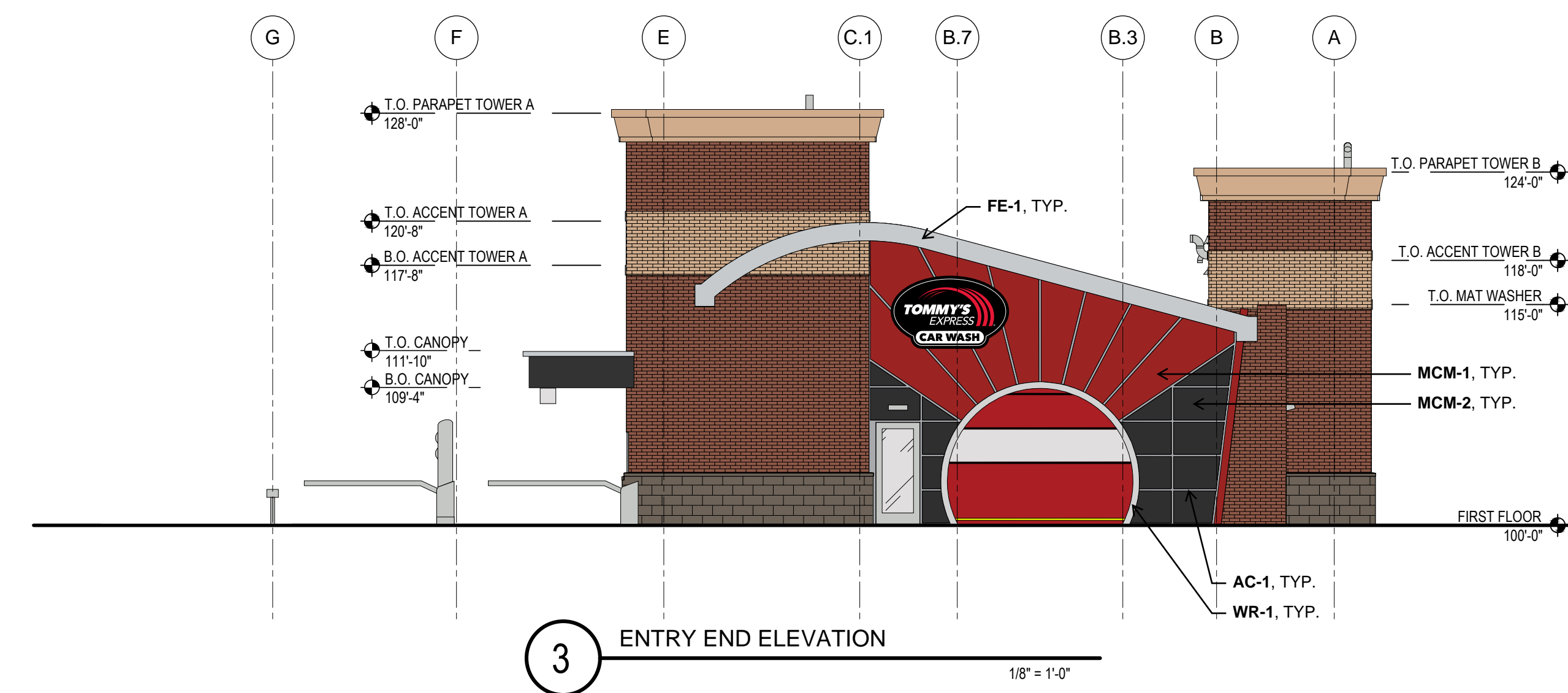
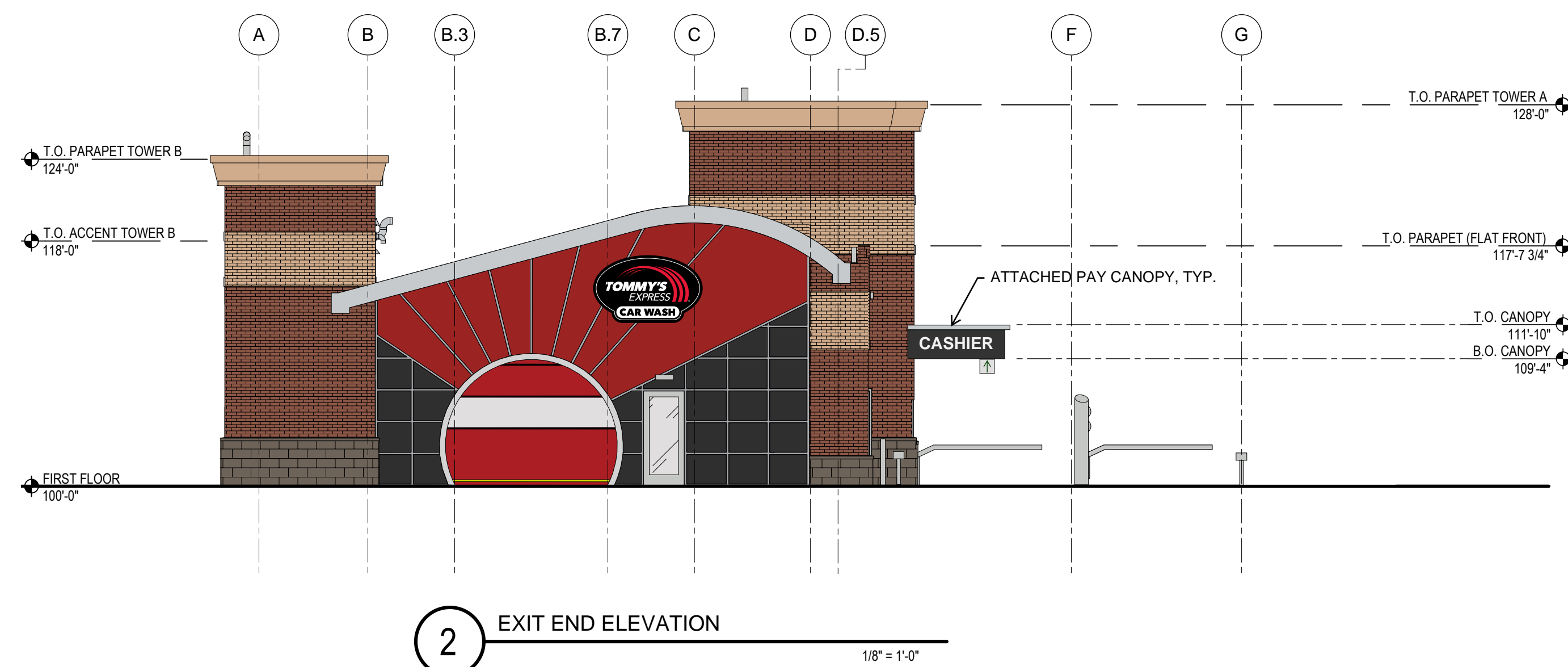
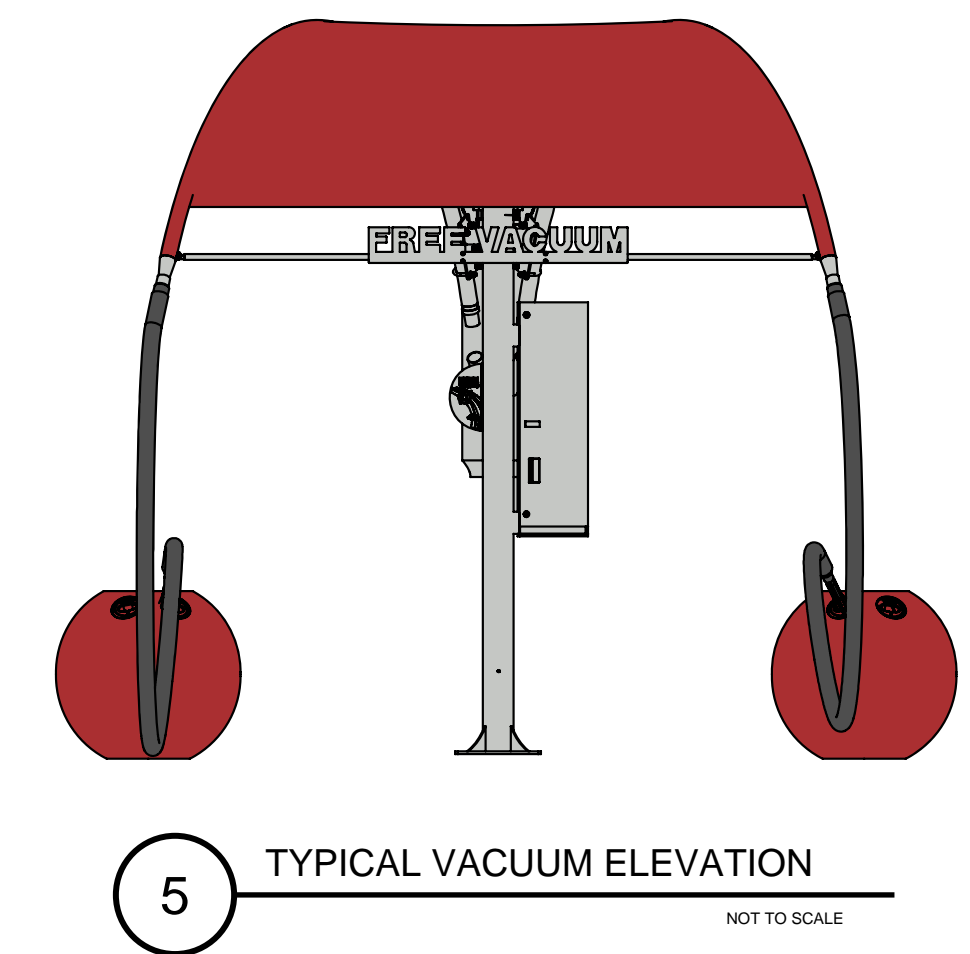
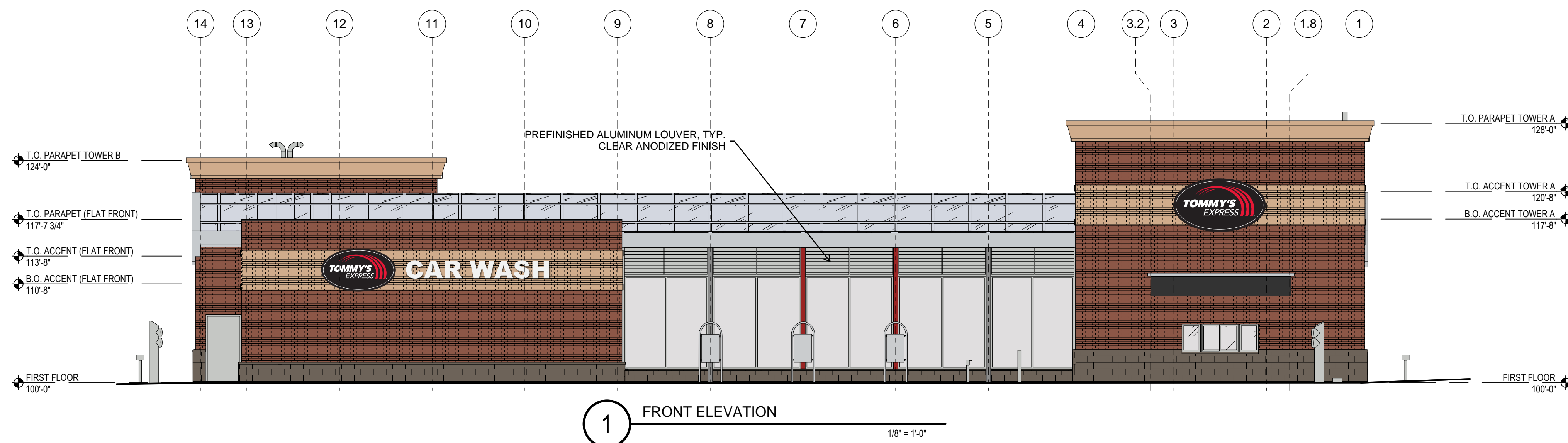
The Planning Department has been advised of the action of the Board of Supervisors and requested to revise its records.

Sincerely,



John A. Vithoulkas
County Manager

pc: Andrew M. Conklin
Director, Real Estate Assessment



TAG	MATERIAL	MFR.	DESCRIPTION	MFR. COLOR
ST-1	STRUCTURAL STEEL	PROSPIANT	5-STAGE POWDER COATED	RAL 3001
MP-1	PREFINISHED PROFILED MCM, TOWER BANDING	ATAS	BELVEDERE 7.2" RIB PANEL	SILVERSMITH
M-1	SPLIT FACE CMU	CONSUMERS	4" VENEER SPLIT-FACED	ASH (MORTAR COLOR TO MATCH)
M-2	BRICK, MAIN TOWER FINISH	INTERSTATE BRICK	4" BRICK VENEER	TERRA COTTA
M-3	BRICK, TOWER BANDING FINISH	INTERSTATE BRICK	4" BRICK VENEER	DESERT SAND
MC-1	PRECAST SRONE	-	MASONRY CAP	TO MATCH M-1
PC-1	PREFINISHED MCM, TOWER FASCIA	ARCONIC	REYNOBOND COMPOSITE PANEL	MATCH M-3
MCM-1	PREFINISHED MCM, END WALLS	CITADEL	SINOCORE	RAL 3001
MCM-2	PREFINISHED MCM, END WALLS	CITADEL	SINOCORE	EBONY
AC-1	PREFINISHED MCM, END WALL REVEALS	TUBELITE	200 SERIES CURTAINWALL	CLEAR ANODIZED
DC-1	PREFINISHED MCM, DOWNSPOUT COVERS	ALPOLIC	4MM PE CORE	TBX METALLIC SILVER
WR-1	PREFINISHED MCM, GARAGE DOOR WRAPS	CITADEL	ENVELOPE 2000 SYSTEM	CLEAR SATIN ANODIZED
FE-1	PREFINISHED MCM, ROOF FASCIA	ALPOLIC	4MM PE CORE	TBX METALLIC SILVER
R-1	ACRYLIC ROOF SYSTEM	ACRYLITE	HEATSTOP HIGH IMPACT MULTI-SKIN	WZO11 - COOL BLUE WHITE

EXHIBIT C

PUP-2025-102591

NOT TOMMY APPROVED
NOT FOR CONSTRUCTION
FOR REFERENCE ONLY

CONFIDENTIAL WARNING: THIS SHEET CONTAINS AND CONSTITUTES CONFIDENTIAL INFORMATION, IMAGES, AND TRADE SECRETS OF TOMMY CAR WASH SYSTEMS. ANY UNAUTHORIZED USE OR PORTION THEREOF IS STRICTLY PROHIBITED. THIS WORK IS THE EXCLUSIVE PROPERTY OF TOMMY CAR WASH SYSTEMS. ALL RIGHTS RESERVED.

REVISION SCHEDULE

VERSION	DATE	DESCRIPTION
V.1.2	10/15/2025	



TOMMY'S EXPRESS CAR WASH
EXTERIOR ELEVATIONS
P4487 RICHMOND, VIRGINIA
8810 PATTERSON AVE

A200

10/15/2025

1/8" = 1'-0"