

COUNTY OF HENRICO
VIRGINIA

INTER-OFFICE MEMORANDUM

To: Planning Office Subject: Sheetz at Regency: POD2021-00509
Henrico County Police Division,
From: Community Services Unit Date: December 16, 2021

POD2021-00509
Site Plan with Notice
Zoning: B-3

- ☐ Henrico Police Division recommends approval
☐ Henrico Police Division recommends approval if the requirements in Section I are addressed.
☒ Henrico Police cannot complete our review at this time as additional information is needed.

SECTION I. Address the following items in order for Henrico Police to endorse this plan:

- ☒ Provide new plans with details to address items noted below.
☐ Provide a response addressing the items and/or stating the intent of the applicant.
- Because this location is planning to operate 24/7, the Zoning Ordinance requires a CPTED security plan. Please see the attached sample security plan. Use it as a template to draft your security plan. The CPTED Plan will be reviewed by the Chief of Police, who will make a recommendation to the Planning Director whether the CPTED Plan meets the requirements of this section. The Planning Director will review the CPTED Plan and recommendation and approve the Plan if it meets the requirements of this section.

The Henrico Police Division supports and implements Crime Prevention Through Environmental Design (CPTED), which is the theory that the proper design and effective use of the built environment can lead to a reduction in the incidence and fear of crime and an improvement in the quality of life.

The following characteristics need to be in place at this site.

1. **Natural Surveillance.** Provide natural surveillance throughout the site, especially to parking areas, buildings, building entrances, walkways, etc. Natural surveillance is the placement of physical features, activities and people in such a way as to maximize visibility.
2. **Natural Access Control.** Provide natural access control throughout the site. Natural access control is the physical guidance of people coming and going from a space by the judicious placement of entrances, exits, fencing, landscaping and lighting. The goal is to guide people where you want them to go and how you want them to get there.
3. **Territorial reinforcement.** Territorial reinforcement is the use of physical attributes that express ownership, such as fences, pavement treatments, art, signage and landscaping. The goal is to promote ownership and pride in where you live and work.

4. **Maintenance.** Allows for the continued use of space for its intended purpose. It also serves as an additional expression of ownership.
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While our requirements for the endorsement of the plan do not guarantee a crime-free environment, it is our experience that the application of the concepts of Crime Prevention Through Environmental Design (CPTED) will reduce the opportunity for crime to occur and will enhance the quality of life. Should you have any questions or comments, please contact me at 804-501-5370 or mof@henrico.us.

Billy Moffett
CPTED Planner