



REZ-2025-101195

SCC LLC

Staff Report for Board of Supervisors Public Hearing
Prepared July 28, 2025

This report is prepared by the Henrico County Planning Staff to provide information to the Planning Commission and the Board of Supervisors to assist them in making a decision on this application. It may also be useful to others interested in this land use matter.

I. PUBLIC HEARINGS:

Planning Commission: July 10, 2025 Recommended for Approval

Board of Supervisors: August 12, 2025 Pending

II. IDENTIFICATION AND LOCATIONAL INFORMATION:

Request: B-2C Business District (Conditional)

Existing Zoning: B-1 Business District
Note: The subject property is in the Enterprise Zone

Acreage: 0.67 acres

Proposed Use: Drive-through restaurant

Location: Northeast intersection of Eastridge Road and Jesse Senior Drive

Magisterial District: Tuckahoe

**Comprehensive Plan
Recommendations:** Commercial Arterial (CA)

Parcel No.: 754-743-4371

**Zoning of Surrounding
Properties:**

North:	B-1 Business District
South:	O-1C Office District (Conditional)
East:	B-1 Business District
West:	UMU-PD Urban Mixed-Use Planned Development District

III. SUMMARY OF STAFF REPORT:

This is a request to conditionally rezone a 0.67-acre site from B-1 Business District to B-2C Business District (Conditional) to allow for a drive-through restaurant. The site is located at the northeast intersection of Eastridge Road and Jesse Senior Drive, and it is bordered by business and office uses with Freeman High School located farther east. The property is located in the Enterprise Zone.

The 2026 Comprehensive Plan's designation for this site is Commercial Arterial. This request is consistent with this designation. The applicant has provided a concept plan depicting the proposed site modifications, landscaping, parking and drive-through vehicle stacking lanes, as well as proffers related to items such as building materials, architectural elevations, buffers, sidewalks, and trash pickup. The requested change in zoning and use would be relatively minor and consistent with the character of the surrounding commercial area and would repurpose a vacant site. For these reasons, staff supports this request.

The Planning Commission recommended approval of this request at their July 10, 2025, public hearing.

IV. LAND USE ANALYSIS AND IMPLICATIONS:

The 0.67-acre subject property is located at the northeast intersection of Eastridge Road and Jesse Senior Drive. The site was previously a bank with customer drive-through that is currently vacant. The existing building is 2,454 square feet and has two drive-through aisles.

The adjacent property to the north and east, zoned B-1 Business District, is the El Caporal Mexican Restaurant. Freeman High School is located farther east. Office uses, zoned O-1C Office District (Conditional), are located to the south. The property to the west was recently rezoned to UMU-PD Urban Mixed-Use Planned Development District to allow for a bank and to bring it into the overall Regency Mall development, which is located farther west. A plan of development for the bank site is currently under review. There is one remaining residential home along Eastridge Road, zoned R-3 One-Family Residential District, located farther south where E. Parham Road and Eastridge Road diverge.

The applicant is requesting to rezone the subject site from B-1 to B-2C to convert the existing structure into a drive-through soda restaurant. The building footprint (2,454 square feet) would remain the same. The applicant intends to use only half of the available square footage (1,200 square feet) and leave the other half vacant (1,254 square feet). There would be no indoor dining. The applicant proposes a patio area of 288 square feet and a walk-up window that would be surrounded by a fence and landscaping. Existing landscaping is to remain along the eastern property line. The existing drive-through window would remain along with the drive-through overhang and its two drive aisles based on the concept plan. The lane directly adjacent to the drive-through window would remain in its entirety, and the second lane would taper down funneling the cars to the window. The end of the drive-through would lead out to Eastridge Road as an exit-only egress. A parking lot island is proposed separating the northern property line parking spaces from the bypass lane. Five (5) additional parking spaces along the eastern portion of the property are shown depicting an area for more parking if needed.

While the proposed restaurant with drive-through would not be significantly different from the site's previous use as a bank, it would require additional parking per zoning ordinance standards. The conceptual plan indicates there would be a total of fifteen (15) parking spaces, which the applicant has indicated is the required amount based on the proposed use and drive-through, but discounting square footage intended to be left vacant. Should that space be used, the required minimum parking

calculations would increase. The concept plan also designates seven (7) parking spaces abutting the drive-through lanes as employee parking. Since these spaces are in addition to the minimum parking requirement, they are not in violation of blocking or hindering traffic circulation. Staff notes parking remains a focal point of the case and encourages the applicant to work with the restaurant located directly to the north to create a shared parking agreement to minimize future parking conflicts.

In addition to the proffered conceptual layout, the submitted proffers address building materials, architectural elevations, landscaping, sidewalks, permitted uses, hours of construction and maintenance, parking lot cleaning and trash pickup, and exterior alarms. Staff notes the hours of operation would not change from the B-1 to the proposed B-2 use.

The 2026 Comprehensive Plan's designation for this site is Commercial Arterial. This request is consistent with this designation. The applicant has provided a concept plan depicting the proposed site modifications, landscaping, parking and drive-through vehicle stacking lanes, as well as proffers related to items such as building materials, architectural elevations, buffers, sidewalks, and trash pickup. The requested change in zoning and use would be relatively minor and consistent with the character of the surrounding commercial area and would repurpose a vacant site. For these reasons, staff supports this request.

The Planning Commission recommended approval of this request at their July 10, 2025, public hearing.

V. COMPREHENSIVE PLAN ANALYSIS:

2026 Comprehensive Plan Recommendation:

The 2026 Comprehensive Plan's recommends Commercial Arterial, which is consistent with the applicant's request. The site is located within the Enterprise Zone.

Vision, Goal, Objectives, and Policies:

This request is most consistent with the following Goals, Objectives and Policies of the 2026 Comprehensive Plan:

- Infrastructure/Service Provision & Growth Coordination Objective 6: The county will encourage the sensitive infill development of vacant or underutilized parcels in more developed areas of the county to more efficiently utilize existing public facilities.
- Land Use and Community Character Objective 30: The county will minimize disruption and conflict among established residential, commercial, and industrial uses and new uses.
- Economic Objective 5: The county will promote reinvestment in older neighborhoods to meet the needs for retail services and employment in local areas.
- Economic Objective 6: The county will develop tools and incentives to promote small businesses and reinvestment within the county.

VI. PUBLIC SERVICE AND SITE CONSIDERATIONS:

Major Thoroughfare and Transportation:

Provide sidewalk along the parcel's frontage of Eastridge Road. Must maintain queue length on the drive-through (250' and by-pass lane). The parking lots shall be designed to provide the minimum queue lengths, which in this case is a minimum of 250'. If there is a dual drive-through, the length can be divided by 2. In reference to the bypass lane, provision must be made so that customers can depart the lane and enter into normal traffic should there be an emergency or if they simply

choose to exit the line. Consideration should be given to revising the parking lot design to meet these requirements.

Environmental Services:

No Comments.

Public Works:

All proposed improvements must comply with all applicable Public Works plan of development requirements. Land disturbance greater than 2500 sq feet will require an Environmental Compliance Plan. The site is located within 50/10 detention area and must comply with applicable regulations. The site must comply with applicable stormwater quality and quantity requirements. Analyze and provide solutions to minimize drainage impacts on downstream properties. Traffic Engineering will determine if any right-of-way dedication or road improvements are required.

Public Utilities:

Property is served with water and sewer.

Community Revitalization:

No Comments.

Schools:

This rezoning case does not propose any uses with residential or educational impacts.

Division of Fire:

No Comments.

Division of Police:

No comments.

Recreation and Parks:

No park or recreation facilities, historical, archeological or battlefield impact.

Libraries:

No Comments.

Topography and Land Characteristics Adaptability:

There are no known topographic reasons why the property could not be developed as proposed.



Proffers for Conditional Rezoning County of Henrico, Virginia

4301 E. Parham Road, Henrico, Virginia 23228
Henrico Planning Web Site: <http://www.henrico.us/planning>

Mailing Address: Planning Department, P.O. Box 90775, Henrico, VA 23273-0775

Phone (804) 501-4602

Facsimile (804) 501-4379

Original

Amended

Rezoning Case No.

REZ2025-101195

Magisterial District

Tuckahoe

Pursuant to Section 24-121 (b) of the County Code, the owner or duly authorized agent* hereby voluntarily proffers the following conditions which shall be applicable to the property, if rezoned:

Andrew M. Condit
Signature of Owner or Applicant / Print Name

Date

07/14/25

*If applicant is other than Owner, the Special Limited Power of Attorney must be submitted with this application

Case REZ2025-101195

July 14, 2025

1. **Concept Plan.** The Property will be developed in general conformance with the concept plan attached hereto as "SP001-CONCEPTUAL LAYOUT 1415 EASTRIDGE ROAD, HENRICO COUNTY VA", dated June 20, 2025, and prepared by Timmons Group (the "Concept Plan"), which is conceptual in nature and may vary in massing, height, elevations, design, layout, final density, and other details shown therein. The specific design, general layout, and other details may vary from the Concept Plan as required for the final plan approval, engineering reasons, design compliance with governmental regulations or as approved by the Director of Planning.

2. **Building Materials.** Exposed exterior wall surfaces (above finished grade) of any building (excluding rooftop screening materials for mechanical equipment) must be maintained in substantial conformity with the existing building on the Property. Any further development of buildings on the Property must be consistent with the existing building, unless otherwise approved by the Director of Planning.

3. **Underground Utilities.** Except for junction boxes, meters and existing overhead utility lines and any utility lines crossing wetlands, if any, all new utility lines must be underground.

4. **Landscaping.** All landscaped and natural buffer areas along Eastridge Road and Jesse Senior Drive as shown on the Concept Plan must be maintained as currently exist or as set forth on the Concept Plan.

5. **Uses.** Uses permitted on the Property will be limited to the following:



Proffers for Conditional Rezoning (Supplemental)

County of Henrico, Virginia

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- a. Those uses permitted in O-1 and O-2 Districts so long as and as such uses are also permitted in the B-2 District, provided, the following uses will not be permitted in any circumstances:
 - i. Funeral home; and
 - ii. Medical treatment facility.
- b. Animal grooming;
- c. Veterinary hospital or clinic; and
- d. Eating Establishments, provided any restaurant with a drive through will not be permitted to have any interior seating, provided, however, exterior or patio seating is permitted.

6. **Hours of Construction and Maintenance.** The hours of any land disturbance activities, including operation of bulldozers and other earthmoving equipment and exterior building construction, will be limited between 7:00 a.m. and 7:00 p.m. Monday through Friday, 8:00 a.m. and 6:00 p.m. on Saturdays, and none on Sunday, except in emergencies or where unusual circumstances require extending the specific hours in order to properly complete such work, such as concrete pours or utility connections. Signs, in both English and Spanish, stating the above referenced provisions will be posted and maintained at all construction entrances to the Property prior to any land disturbances activities thereon.

7. **Parking Lot Cleaning and Trash Pickup.** Parking lot cleaning (not including individuals sweeping) and trash pickup on the Property will be limited to the hours of 6:00 a.m. to 8:00 p.m. Monday through Friday and 8:00 a.m. to 6:00 p.m. on Saturday.

8. **Exterior Alarms.** No exterior alarms or speaker systems will be permitted (other than for a drive-through), provided alarms or beepers located on vehicles and emergency alarms will be permitted.

9. **Building Elevations.** Any elevations of the existing building on the Property, as shown on the Concept Plan, will remain with its existing elevations, or will be in substantial conformity with the elevations entitled "PROJECT, AAMC-LLC, 1415 EASTRIDGE RD, RICHMOND VIRGINIA'", dated July 7, 2025, and prepared by De Stefano Architectural Group, PLLC (see case file), or as otherwise approved at the time of plan of development review.



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Mailing Address: Planning Department, P.O. Box 90775, Henrico, VA 23273-0775

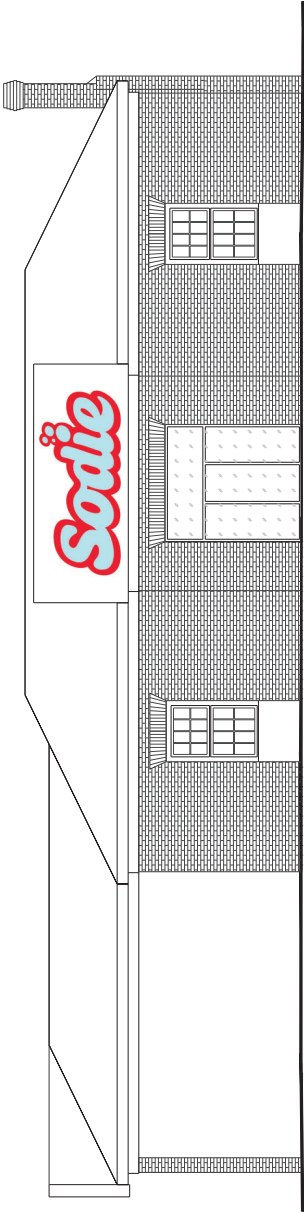
Phone (804) 501-4602

Facsimile (804) 501-4379

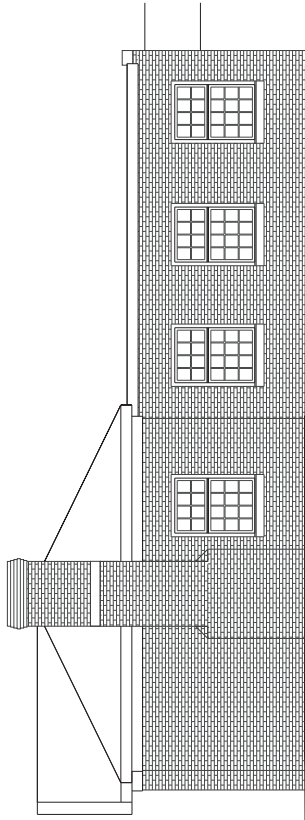
10. **Sidewalk.** The sidewalk existing along Eastridge Road, to the extent it is not in the public right-of-way, will be maintained in good condition.

11. **Severance.** The unenforceability, elimination, revision or amendment of any proffer set forth herein, in whole or in part, will not affect the validity or enforceability of the other proffers or the unaffected part of any such proffer.

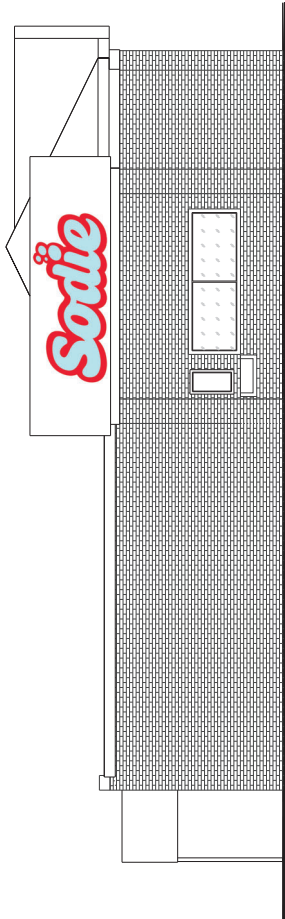
DATE: JULY 7, 2025



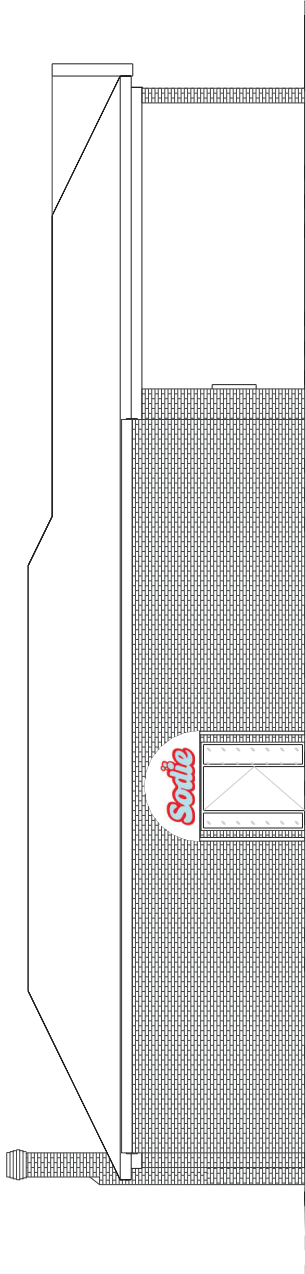
1 WEST ELEVATION
1/4"=1'-0"



2 SOUTH ELEVATION
1/4"=1'-0"



3 NORTH ELEVATION
1/4"=1'-0"



4 EAST ELEVATION
1/4"=1'-0"

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REVISIONS	BY

DESIGN	G. D'ONTE
DRAWN	J. D'ONTE
CHECKED	J. D'ONTE
DATE	07/07/2025
DESIGN COORDINATOR	J. D'ONTE
DATE	07/07/2025



DE STEFANO
ARCHITECTURAL GROUP LLC
13702 Village Mill Dr., Suite 204
Richmond, VA 23234
804.887.8833 • design@de-stefano.com

OWNER:

PROJECT:
AAMC-LLC
1415 EASTRIDGE RD
RICHMOND VIRGINIA

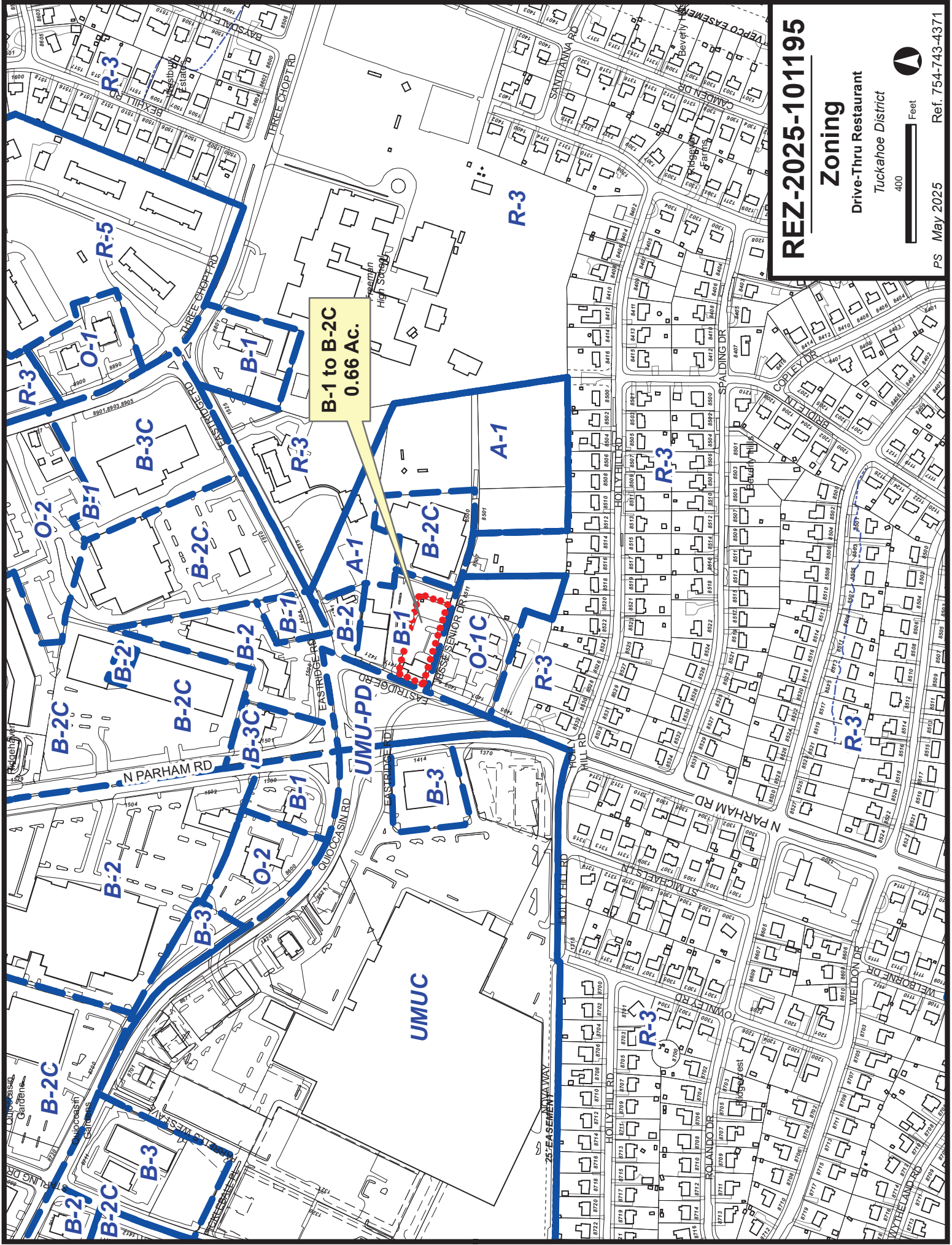
PROJECT:
REZ-2025-101195

ELEVATIONS-1

JOB NO. A11A27

A201

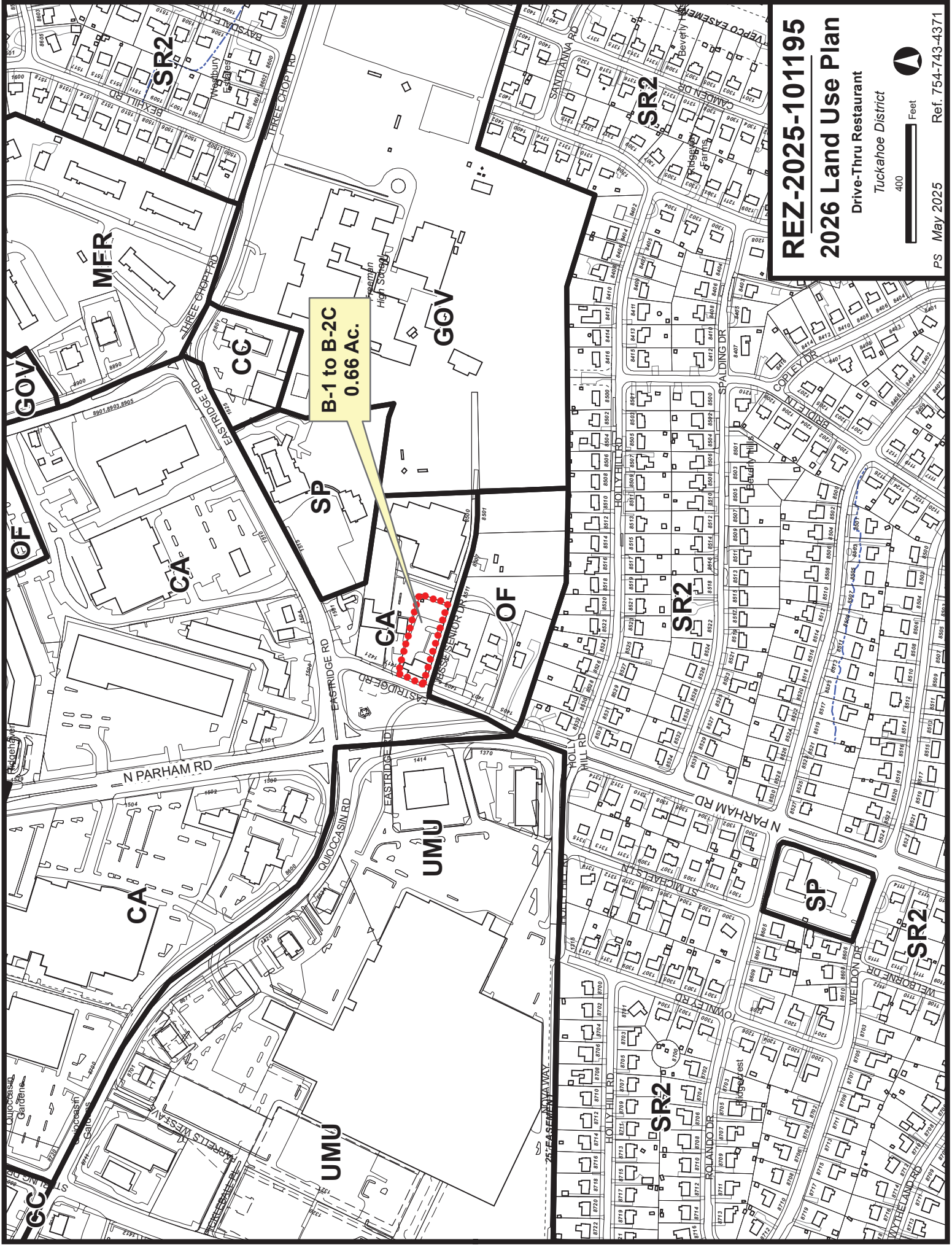
SHEET 1 OF 10



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Zoning
Drive-Thru Restaurant
Tuckahoe District





REZ-2025-101195

2026 Land Use Plan

Drive-Thru Restaurant
Tuckahoe District

