

REZ-2024-102303

Zoning

Commercial

Tuckahoe District

400

Feet





February 18, 2025

John A. Vithoulikas
County Manager

DRC Properties, LLC
8545 Patterson Avenue, Ste. 104
Henrico, VA 23229

Re: Rezoning Case REZ-2024-102303

Dear Mr. Cabral:

The Board of Supervisors at its meeting on February 11, 2025, approved your request to conditionally rezone from B-1C Business District (Conditional) and B-2C Business District (Conditional) to B-2C Business District (Conditional) Parcel 750-745-1577 containing 1.79 acres located on the south line of Quioccasin Road approximately 260' east of the intersection with Pemberton Road (State Route 157), described as follows:

All that certain piece or parcel of land, lying and being in the Tuckahoe Magisterial District of the County of Henrico, Virginia, and being more particularly described on plat of survey prepared by Koontz Bryant Johnson Williams, dated July 11, 2024, last revised August 19, 2024, entitled, "ALTA/NSPS land title survey showing 1.791 acres of land lying on the south line of Quioccasin Road, being Parcel ID: 750-745-1577" and being more particularly described as follows: Beginning at a rod found on the south line of Quioccasin Road, said rod found being 399.91' west of the intersection of Inez Road and Quioccasin Road and labeled P.O.B.; Thence leaving the south line of Quioccasin Road S 20°21'02" W 297.43' to a rod found; thence N 72°31'48" W 259.35' to a rod found; thence N 18°54'17" E 293.31' to a point, said point being 0.21' west of a rod found on the south line of Quioccasin Road; thence with the south line of Quioccasin Road along a non-tangent curve to the right having a radius of 1492.50', an arc length of 110.01', a delta angle of 04°13'23", a chord bearing of S 74°35'40" E, and a chord length of 109.98' to a rod found; thence S 72°28'58" E 157.04' to the point of beginning and containing 1.791 acres of land.

The Board of Supervisors accepted the following proffered conditions, dated January 14, 2025, which further regulate the above-described property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance):

1. **Conceptual Plan.** Development of the Property shall be in general conformance with the Conceptual Plan dated January 14, 2025 entitled "Dunkin – 9215 Quioccasin Road, Rezoning Exhibit", prepared by Koontz Bryant Johnson Williams and attached hereto (the "Concept Plan") (see case file), which Concept Plan is conceptual in nature and may vary in detail as may be approved by County review staff at the time of Plan of Development.
2. **Elevations.** Any proposed new building or building addition constructed on the

property shall adhere to the following; the exposed portion of each exterior wall surface (front, rear, and side) of any building (excluding rooftop screening materials for mechanical equipment, windows, doors, breezeways, gables, and other architectural design features) shall be predominantly brick with decorative features of alternate materials such as E.I.F.S., vinyl, wood, metal, stone, or cementitious siding, unless different architectural treatment and/or materials are specifically approved with respect to the exposed portion of any such wall at the time of Plan of Development. Any building on the Property shall have elevations consistent with the elevation referenced as "Sheet EER-1", prepared by Quick Service Restaurant and Retail Design Group, LLC, dated January 8, 2025, and attached hereto (see case file).

3. **Height.** No proposed building constructed on the Property shall exceed thirty-five (35) feet in height to the eave of the building (or top of the roof deck beyond the parapet wall if and as applicable), unless otherwise requested and specifically approved at the time of Plan of Development.
4. **Use Restrictions.** The use of the Property will be restricted to those uses permitted in the B-1 Business District with the exception for the use as a restaurant with drive-thru services. In addition, the Property shall not be utilized for any of the following:
 - a. Establishments whose primary business is check cashing and/or the making of payday loans as defined and regulated by Sections 6.2-2100 et seq. and 6.2-1800 et seq. of the Code of Virginia (1950), in effect as the date of the approvals of these proffers (the foregoing shall not preclude banks, savings and loans, or similar financial institutions that are not regulated by the foregoing Virginia Code Section);
 - b. Permanent on-site recycling collection facilities;
 - c. Fortuneteller, palmist, astrologist, card reader, spiritual reader, or similar activities;
 - d. Adult business as regulated in section 24-4316;
 - e. Flea markets, pawn shops and tattoo parlors;
 - f. Automobile filling stations;
 - g. Hotels or Motels;
 - h. Donation center;
 - i. Radio or television station;
 - j. Vocational or trade school;
 - k. Auction house;
 - l. Fleet terminal;
 - m. Gun shop;
 - n. Convenience store;
 - o. Grocery exceeding 6,000 square feet.
5. **Underground Utilities.** Except for junction boxes, meters, existing overhead utility

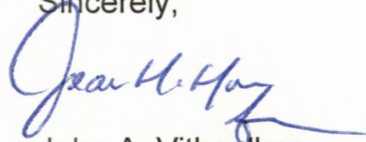
lines and those utility services required to be above grade for technical or environmental reasons, all proposed utility lines serving the building shall be underground.

6. **Buffers.**
 - a. A landscaped buffer area a minimum of thirty feet (30') in width along the right-of-way of Quioccasin Road shall be provided. Such buffer area may include roads, driveways, sidewalks, and signage. The buffer shall be planted per the requirements of transitional buffer 25 as described in section 24-5310 unless otherwise requested and specifically approved at the time of Plan of Development.
 - b. The existing fifteen foot (15') buffer along the western boundary line of the Property shall be maintained unless otherwise requested and specifically approved at the time of Plan of Development.
7. **Signage.** Any freestanding sign on the property shall be limited to a maximum of five feet (5') in height and shall be ground mounted with a monument style base. The only signage permitted on the Property shall be the aforementioned freestanding sign and the attached signage on the buildings permitted by zoning ordinance, except for directional signs and menu boards. Except for the grand opening, attention getting devices shall not be permitted.
8. **Sidewalks.** A sidewalk connection shall be provided from the building to the existing sidewalk along Quioccasin Road.
9. **Lighting.** Lighting shall be provided to account for safe pedestrian movements through the Property as well as the existing sidewalk along Quioccasin Road.
10. **Hours of Outdoor Activity and Service to the Public.** The hours of outdoor activity and service to the public shall be limited to 6:00 a.m. through 10:00 p.m.
11. **Property Operations.** Parking lot cleaning, leaf blowing, and trash removal on the Property shall be limited to a period between 7:00 a.m. to 7:00 p.m. Monday through Saturday and 11:00 a.m. to 5:00 p.m. on Sundays.
12. **Hours of Construction.** During the construction of the development on the Property the hours of exterior construction shall be limited to 7:00 a.m. to 7:00 p.m. Monday through Saturday, except in emergencies or where unusual circumstances require extending the specific hours in order to complete work such as concrete pours or utility connections.
13. **Loudspeakers.** Sound from any pager, loudspeaker, or intercom system shall not be audible beyond one hundred feet (100') from the source.

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

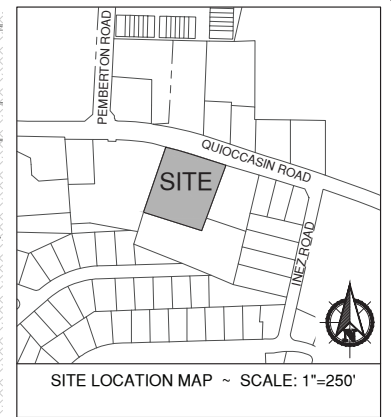
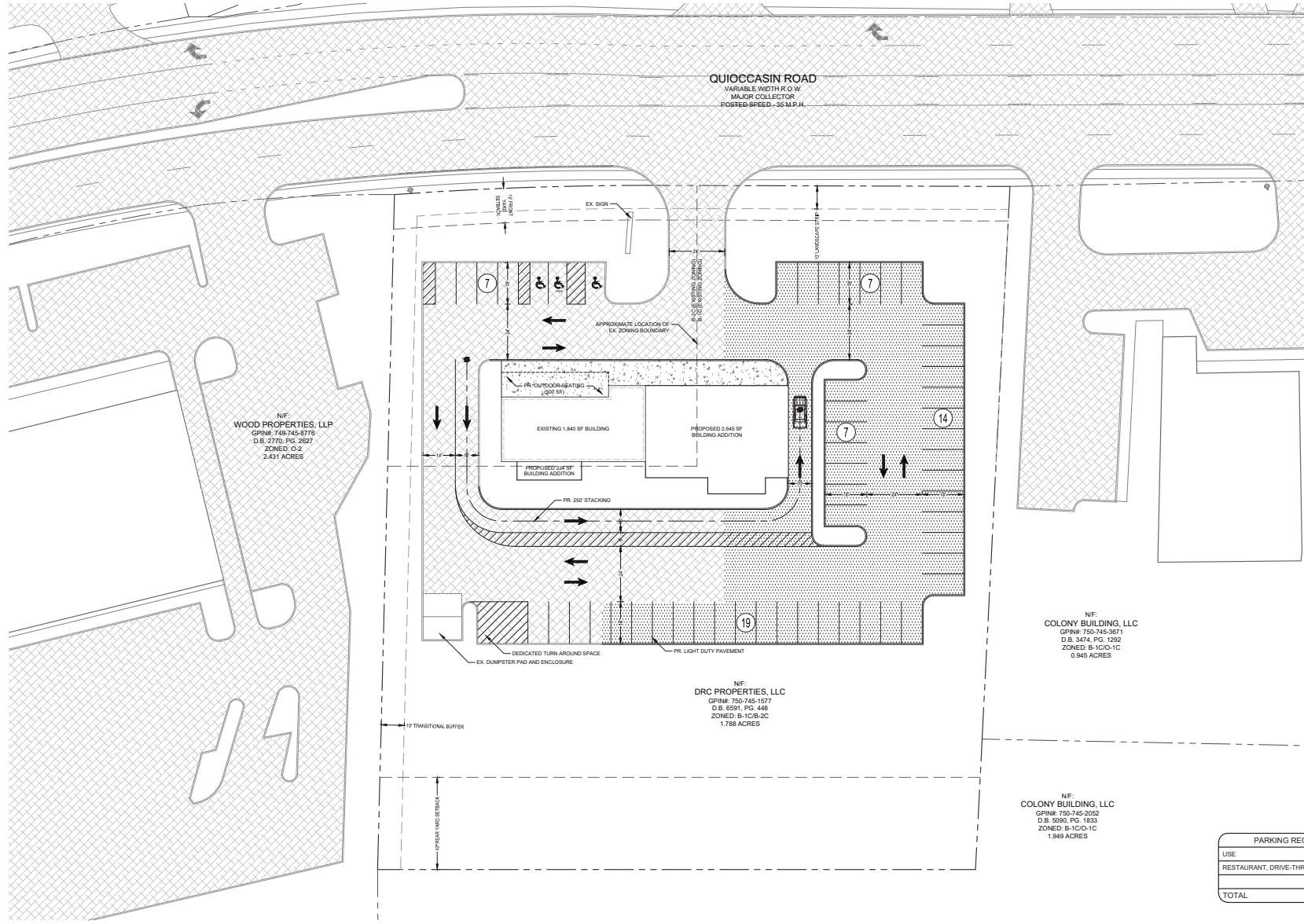
The Planning Department has been advised of the action of the Board of Supervisors and will revise its records.

Sincerely,

A handwritten signature in blue ink, appearing to read "John A. Vithoulkas", is written over a light gray rectangular background.

John A. Vithoulkas
County Manager

pc: Simon Mueller
Director, Real Estate Assessment



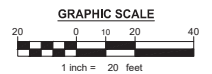
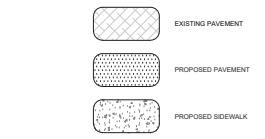
THIS PLAN IS FOR CONCEPTUAL PURPOSES ONLY. THE FEASIBILITY OF THIS LAYOUT HAS YET TO BE FULLY DETERMINED.

PLANIMETRICS AND PROPERTY INFORMATION ARE COMPILED FROM A VARIETY OF SOURCES INCLUDING GIS DATA, PLATS OBTAINED FROM THE COUNTY COURTHOUSE, VOIR AERIAL PHOTOS, AND OBSERVATIONS FROM A SITE VISIT.

A GENERAL REVIEW OF ZONING REQUIREMENTS WAS DONE IN PREPARING THIS CONCEPT; HOWEVER, THE CONCEPT DOES NOT BENEFIT FROM FORMAL MEETINGS AND REVIEWS FROM THE GOVERNMENTAL AGENCIES HAVING JURISDICTION WHICH MAY UNCOVER ADDITIONAL CONSTRAINTS.

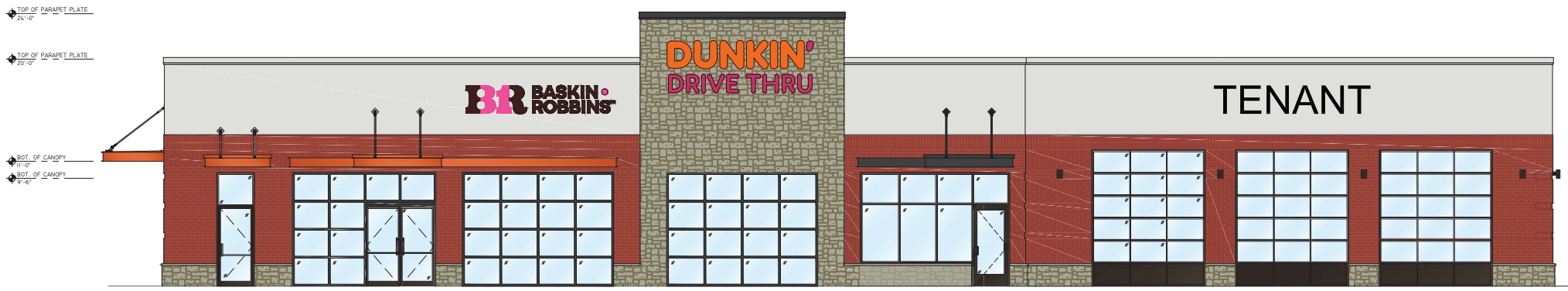
SITE AND DESIGN RELATED CONSTRAINTS INCLUDING BUT NOT LIMITED TO GRADING, STORMWATER MANAGEMENT, UTILITIES, SANITARY SEWER, STORM SEWER, DRY UTILITIES, ENVIRONMENTAL FEATURES, AND EXISTING SOIL CONDITIONS WERE NOT FULLY CONSIDERED WITH THIS EARLY CONCEPTUAL LEVEL LAYOUT.

FURTHER REVIEW OF TRAFFIC REQUIREMENTS MAY PROHIBIT THE QUANTITY, LOCATION, AND/OR CONFIGURATION OF THE ACCESS LOCATION SHOWN ON THIS CONCEPT.



PARKING REQUIREMENT CALCULATIONS:

USE	REQUIREMENT PER ORDINANCE	CALCULATION	REQUIRED	PROVIDED
RESTAURANT, DRIVE-THROUGH	10.0 PER 1,000 SF GFA	(10.0 X 5,210) / 1000	53	54
TOTAL				54



NORTH (QUIOCCASIN RD) ELEVATION

SCALE: 1/4" = 1'-0"

EXHIBIT B

REZ-2024-102303

QSR|R Quick Service Restaurant | Retail
 Design Group, LLC
554 Bellevue Road, Suite 3D Annapolis, MD 21409
 PH: No. (410) 364-9993



INSPIRE
Brands.

FLAVOR PALETTE
 NEXT GEN
 STORE NUMBER
 365804

REVISION		
NO.	DATE	DESCRIPTION
1	01-08-2025	AHJ COMMENTS

DUNKIN' CONVERSION
 9215 QUIOCCASIN RD
 RICHMOND, VA 23229
PRELIMINARY SITE PLAN | SCALE: 1/4" = 1'-0"

SHEET NO.:
EER-1
DATE: 10-03-2024