

COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO



February 14, 2023

R. Joseph Emerson, Jr., AICP
Director of Planning
(804) 501-4602

Mr. Allan Wiley
GBC Design Inc.
565 White Pond Drive
Akron, OH 44320

RE: POD2021-00426
Chick-fil-A – Nine Mile Road
POD Plan Comments

Dear Mr. Wiley:

The Planning Department has completed its review of the referenced plans submitted January 27, 2023, and has the following comments:

1. Provide the tree canopy calculations for site data note 13.
2. Provide the patio area with site data note 12A to determine the number of parking spaces required for site data note 10A. Staff is coming up with 59 spaces required.
3. What is Planned for the stem part of the parcel? Currently the area is being used for illegal vehicle repair and storage (not by the current owners). Staff recommends that it is brought into conformance with required buffers and engineering design standards. The Chick-fil-A improvements seem to cut off, mid improvement, at the lease line. The case may need to be heard by the Planning Commission if appropriate changes are not submitted or other scheduling for the area is not proposed.
 - a. Rebkee is telling staff that Chick-fil-A will make the improvements so that information needs to be added to the plans.
4. Repeat Comment - There is a 15' setback from Nine Mile Road for the parking lot drive aisles and the proposed canopy. A revised plan meeting the minimum setbacks will need to be submitted prior to Director's approval. Plan only shows 14'.
5. Repeat Comment - There are a lot of distances/ measurements that should be on the plan that just aren't provided, such as distance from property line to fence, distance from fence to curb, width of landscape strips, distances from building to nearest property line, etc. the area between the front and rear of the wall/ buffer.
6. Can you provide more detailed information pertaining to the loading area? Since you have designated a loading area in the drive aisle, will the trucks only be onsite during off peak or when the store is closed?
7. The landscaping plan seems to have been removed so the coversheet should reflect that.
8. 4 additional sheets have been added to the plan (DM pages 1-4) have been added to the plan but are not referenced on the coversheet.

A lighting and photometric plan is required to be submitted with the POD before it can be advertised and approved by the Director.

1. The parking light levels have been revised by the Board of Supervisors to 1-3 footcandles with 3-6 footcandles for exterior service windows.
2. Poles heights are limited to 15' on base 100' of the R district and may go to 25' including pole bases.

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3. Provide all light fixtures and pole details in the plan sheets.
4. All lighting must be on timer or photocell, must be concealed source and must be cut down to security level by 11 pm or within 1 hour of closing. Provide notes on the plan as necessary.
5. Is lighting provided under the canopy or on the building Those fixture details will also need to be provided and footcandles added to the lighting plan.

Please address these comments and the comments from the other review agencies and submit 9 sets of revised construction plans with the Plans of Development-Plans for Signature application needs to be submitted for review. Plans cannot be approved by the Director until they are a complete submission, meeting setbacks with a lighting plan. Should you have any questions concerning this letter, please contact me at gog@henrico.us or 804-501-5159.

Sincerely,

Christina L. Goggin, AICP
County Planner

Cc: Chick-fil-A – Todd Williams
Rebkee Partners Nine Mile, LLC