



Town of Haymarket
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Thomas Britt
Town Planner

MEMORANDUM

TO: Town Council
FROM: Thomas Britt, Town Planner
DATE: September 23, 2024
SUBJECT: Public Hearing Authorization, SUP #2024-001

Background:

Chick Fil A has applied for a Special Use Permit (referred to hereafter as SUP#2024-001) to expand the second lane of the existing drive through at the Haymarket location. To accommodate this proposal, the landscaping buffer between Chick Fil A and Virginia National Bank would be removed, and plastic delineators and/or cycling speed bumps would be installed to divide the expanded drive through lane and Virginia National Bank's parking lot. Virginia National Bank's lot would be altered into a one way counter clockwise pattern to account for the removal of parking lot space that would become part of the drive through. The applicant also requests that the Chick Fil A site plan be amended to change the northern ingress/egress point of the Chick Fil A parking lot into a one-way exit point.

The Planning Commission held a public hearing for SUP #2024-001 in the July PC meeting. The Planning Commission voted to recommend denial of the application in the September PC meeting (4 in favor, 0 against, 1 absent). Below are the PC Chair's comments within the motion to recommend denial.

" I move the Planning Commission recommend denial of Special Use Permit # 2024-001 for the following reason:

The proposed drive through expansion will have the following negative effects on the site and surrounding area:

Will result in:

- 1. Increase of vehicular traffic or trips per day as a result of increasing the capacity and the eventual dedication of one of the drive through lanes for mobile order pick up,*
- 2. Increase in potential safety hazards to pedestrians and employees as a result of the drive through design and increase in vehicular traffic,*
- 3. Decrease in driver access to the site and adjacent businesses, and*
- 4. Negative effects to the operation of adjacent businesses. “*

Items for the Town Council’s Reference:

The purpose of presenting this item in the Town Council work session is to authorize the advertising of and schedule the public hearing for SUP #2024-001.

The Town Planner has attached the staff report and items presented in the September PC agenda for SUP #2024-001. Additionally, the Town Planner has attached correspondence between the Town Planner, The Town Manager, and a Chick Fil A Representative regarding the staff recommendation to the PC for the application.

Staff Recommendation:

Town Staff recommend the Town Council authorize advertisement of the public hearing and the public hearing of SUP #2024-001 Chick Fil A Drive Through Expansion.