



Planning Commission Public Hearing
SUP 22-6 Chick Fil A 2nd Drive-Thru
May 16, 2023

Decision Deadline: July 30, 2023 (unless Applicant Requests Deferral and Stops the 100 Day Clock)

Request

Chick Fil A 2nd Drive-Thru

- GPIN 6984-28-8927-000
- **Applicant:** Chick Fil A
- **Property Owner:** Chick Fil A
- Representative: Katherine Roberts, PE Bohler
- **Zoning:** C – Commercial
- **Comprehensive Plan:** New Town Character District
- SUP for a 4,642 square foot building and a dual drive-thru on 1.214 acres

Proposed Location



Previous SUP 06-08 Approval

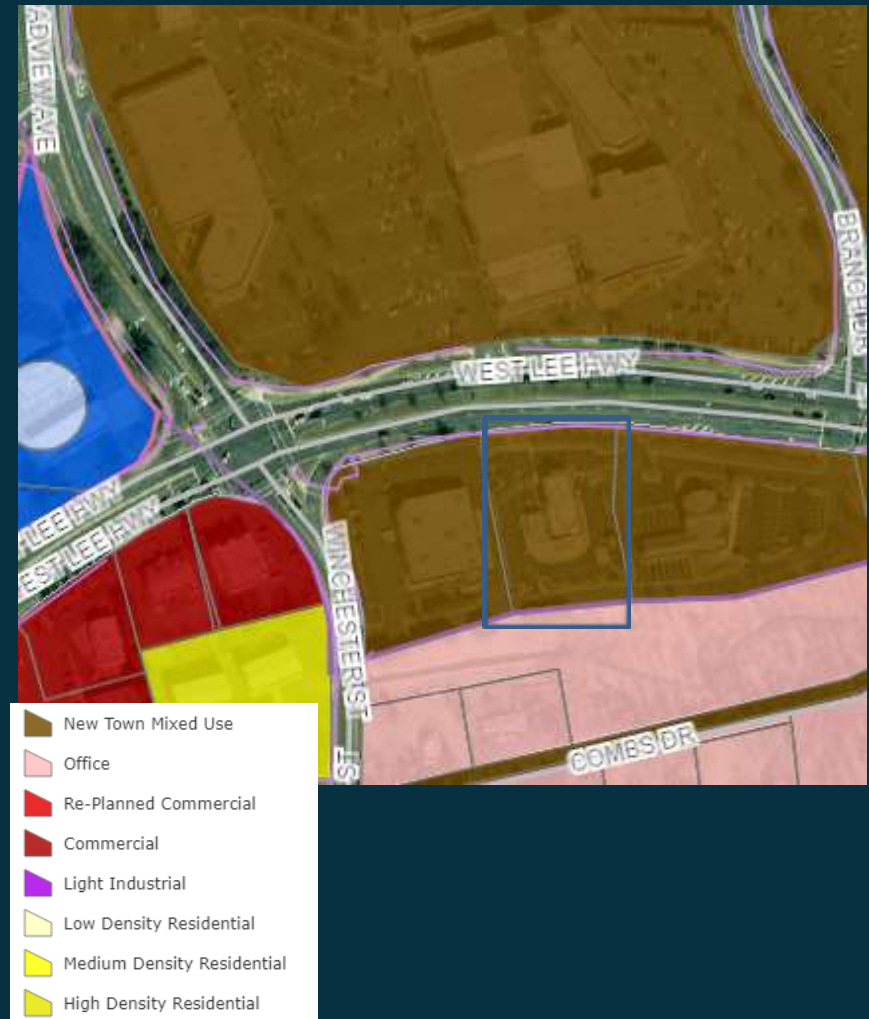
- May 8, 2007 SUP Approval for Restaurant with Drive Through
- Conditions of Approval
 1. A Site Development Plan submission to the Town of Warrenton consistent with the March 29, 2007 Development Plan from Bohler Engineering, PC.
 2. Ten (10), 10 foot x 20 foot drive-through stacking spaces will be provided on the site development plan; total storage length from the service window shall be 200 feet and avoid the blocking of any of the parking spaces on the site.
 3. Revise the parking spaces on the north service drive to remove the spaces in front of the building and revise parking along the service road to six (6) parallel spaces for traffic safety.
 4. Direct the drive-through traffic into the one-way travel stream of the parking lot at exit in order to extend the landscape island and screen the drive-through window/vehicles from the street.
 5. Incorporate the revised building elevations to include the use of materials as specified in the façade drawings and the use of a standing seam roof as depicted (E+H Architects, 12/15/06).

Adjacent Uses

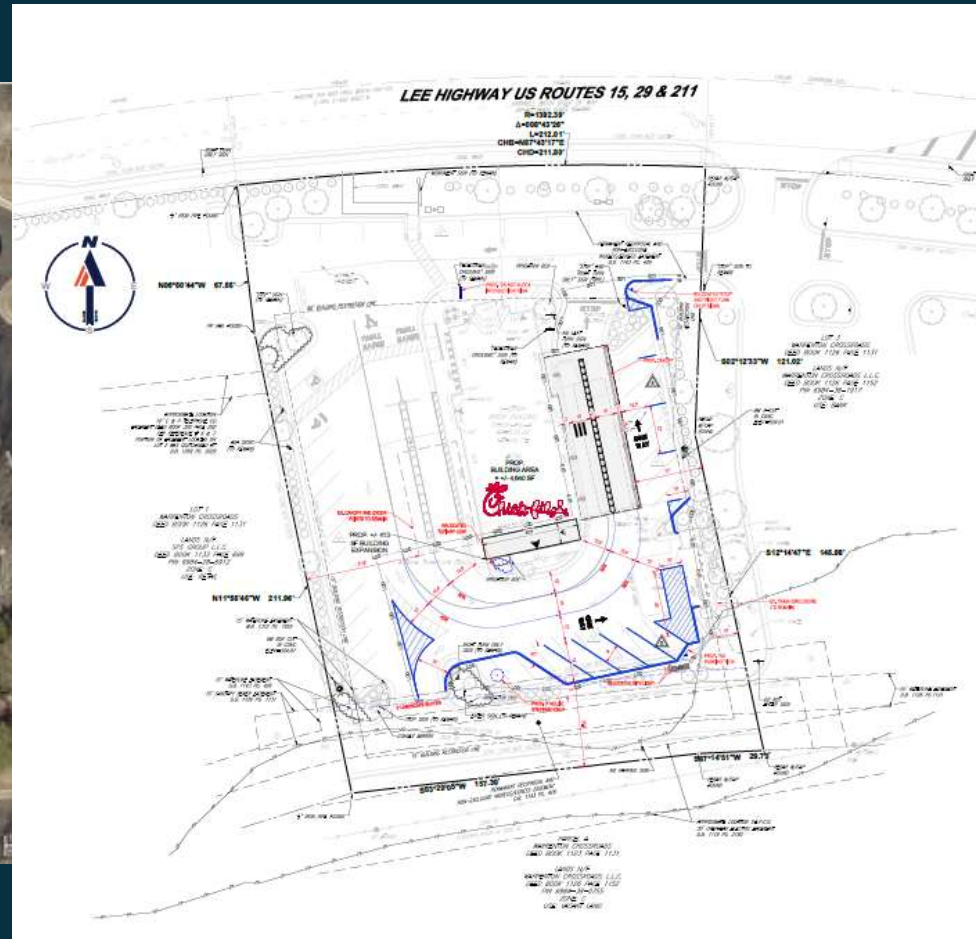
Zoning Map



Future Land Use

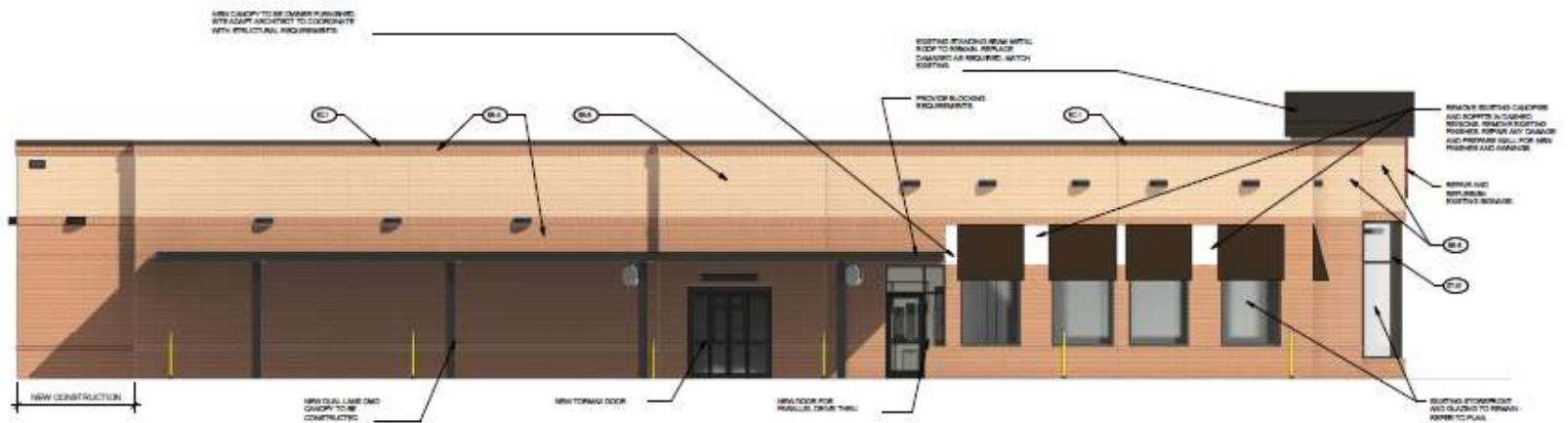
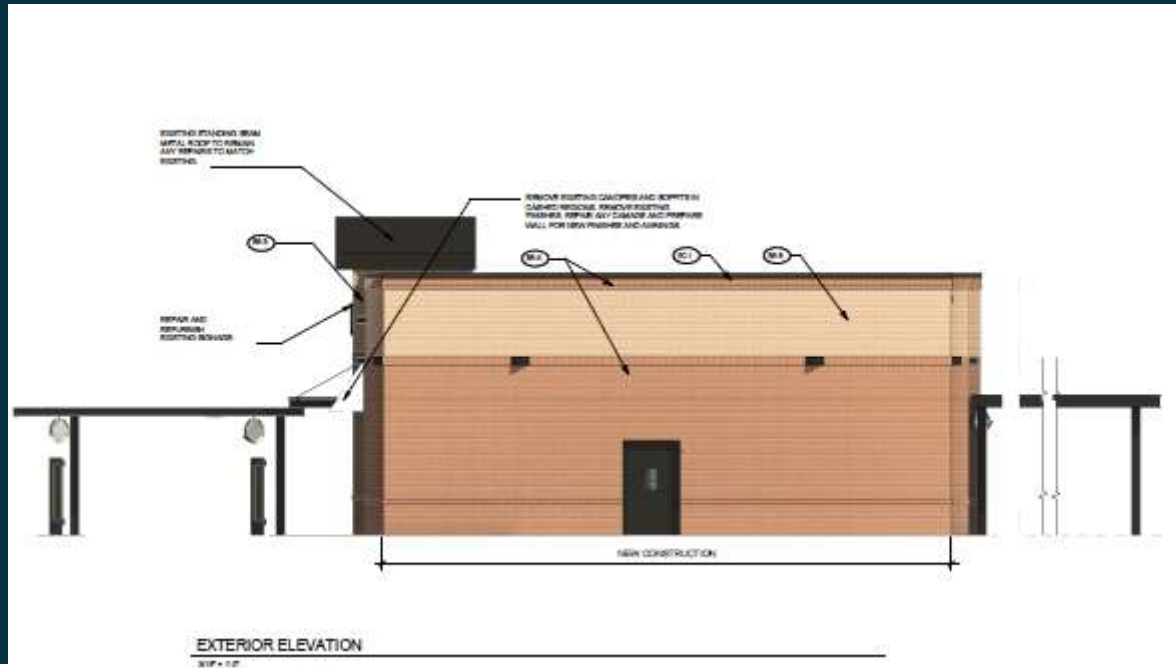


SUP Plan



[illegible]

Elevations



Example Stores



Customers go through the new drive through lanes at the Chick-fil-A store in Hanover Center Friday Nov. 6, 2020 after renovations were completed this week. The inside of the Chick-fil-A remains closed to diners due to concerns over COVID-19. (KEN BLEVINS/STARNEWS) WIS



Chick-fil-A in Beckley is back open for business. (wvva)

By Annie Moore



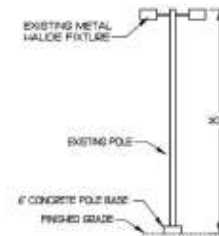
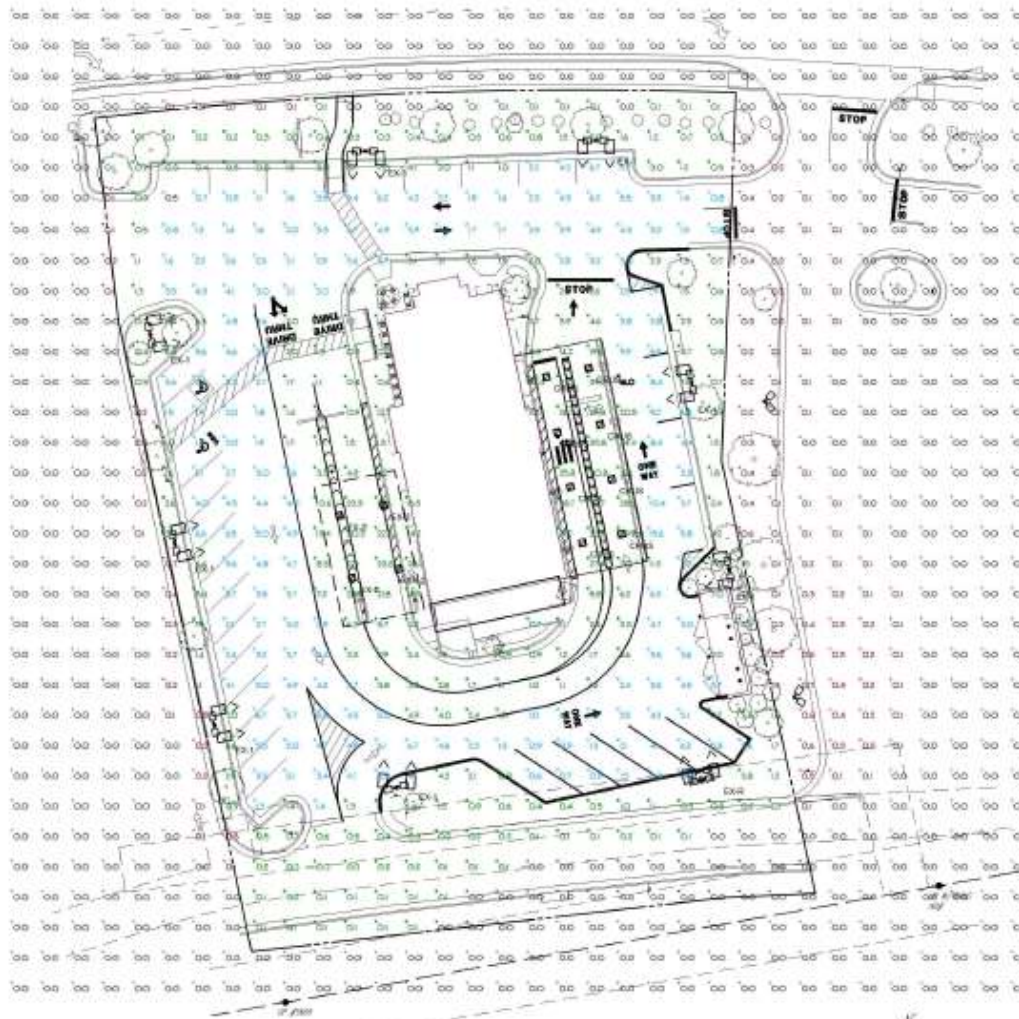
The Chick-fil-A at 1579 Fruitville Pike has indoor seating for 130 and features a drive-thru with two lanes for ordering

CHAD LIMBLE | STAFF WRITER

BY TIM ATEN JANUARY 30, 2023 PHOTO CREDIT:TIM ATEN



Photometric Plan



2 SITE LIGHTING POLE DETAIL
NOT TO SCALE

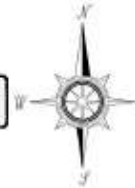
Description								
Symbol	Label	QTY	Manufacturer	Control Number	Lumens per Lamp	Lumen Multiplier	Number Lamps	LLF
	EX-1	8	EXISTING LITHONIX LIGHTING	RSF1 250W HPS	22500	1	1	0.75
	EX-2	1	RELOCATED LITHONIX LIGHTING	RSF1 250W HPS	22500	1	1	0.75
	EX-3	4	EXISTING LSI INDUSTRIAL INC	CR10-SC-LED-LR-30	9800	1	1	0.85
	EX-4	8	LSI INDUSTRIAL INC	CR10-SC-LED-LR-30	9800	1	1	0.85

EX-1 & EX-2 FIXTURES TO REMAIN. EX-3 FIXTURE TO BE RELOCATED TO SHOWN LOCATION.

Assessment						
Description	Symbol	Avg	Max	Min	Multiplier	Avg/Min
Daylight	1	1.1 fc	40.1 fc	0.0 fc	NA	NA
Foot-Candle	2	4.1 fc	60.1 fc	0.0 fc	NA	NA
Parking Lot Illuminance	3	1.8 fc	16.0 fc	0.0 fc	32.0 ft	7.0 ft

1 PHOTOMETRIC PLAN

THIS PLAN TO BE UTILIZED FOR LIGHTING PURPOSES ONLY



	<h3>CHANNEL LETTERS (RED ILLUMINATION)</h3> <p>LED'S 1/2" LED'S WITH 4" FREE LED'S POWER SUPPLY 11-120-15-40 POWER SUPPLY</p>		<h3>WET LOCATION</h3>
<p>THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH REQUIREMENTS OF ARTICLE 69 OF THE NATIONAL ELECTRICAL CODE. ANYONE APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING & BONDING OF THE SIGN.</p>			

Planning Commission 2/21/23

Work Session

- Right Turn Only Movements
- 3 Lane Merge Concerns
- Auto Turn Analysis
- Concern Pedestrian Safety
- Traffic flow
- Refuse and utility consumption
- Outreach to adjacent neighbors

Draft Conditions of Approval For Consideration

1. General: This Special Use Permit is issued covering the entire Property pursuant to the provisions of § 11-3.10 of the Town of Warrenton Zoning Ordinance.
2. Site Development: The Property shall be developed in substantial conformance with the Special Use Permit Plan entitled, "SUP Amendment," prepared by Bohler Engineering, dated August 23, 2022, revised April 28, 2023, consisting of four (4) sheets (the "SUP Plan"). Minor changes and adjustments may be made to the road and street alignments, entrances, parking, dimensions and location of SWM/BMP facilities, the exact configuration and location of building footprints, and other similar features as shown on the SUP Plan, provided they meet the intent of these Conditions and are approved by the Director of Community Development or the Zoning Administrator.

Draft Conditions of Approval For Consideration

3. Use Parameters:

- - a. Special Use Permit Area – The Special Use Permit shall apply to the entire +/- 1.2139 acre site.
 - b. Use Limitations – The use shall be limited to the dual land drive through and +/- 4,640 square foot commercial building.

4. Elevations: The site shall be developed in general conformance with the elevations submitted by Hill Foley Rossi Architecture and Engineering dated September 14, 2022.

5. Signage: All signage shall comply with the applicable provisions of Article 6 of the Town of Warrenton Zoning Ordinance.

6. Site Maintenance and Refuse Collection: Any refuse storage areas shall be screened with a solid enclosure constructed of materials that are compatible with the buildings on the property. The enclosure shall have gates that prohibit viewing this area from adjoining properties and public rights-of- way. The gates shall remain closed when not in use and the trash containers shall be emptied as necessary to prevent odors or infestation by vermin. Compliance with this condition shall be demonstrated on each final site plan(s). Deliveries and refuse collection shall follow Town Code Section 11-19(9).

Draft Conditions of Approval For Consideration

7. Environment: All landscaping shall be native and drought-resistant or other species as may be approved on the final site plan(s).

a) Landscaping – The Applicant shall make all efforts to maintain and preserve the existing mature vegetation and hardwood trees when feasible.

b) Stormwater Management – The Applicant shall provide one hundred percent (100%) of the required stormwater runoff quality and quantity control measures for the site. The locations and specific techniques to be utilized shall be determined at the time of plan review and discussed with Stormwater Management staff prior to submittal of the first final site plan.

8. Lighting: All outdoor lighting shall conform to the Zoning Ordinance and be full cut-off and designed to prevent sky glow and light trespass at time of site plan.

Draft Conditions of Approval For Consideration

9. Transportation:

- a) Vehicular Access – The site shall maintain a minimum 12' one way travel lane around the building, except for the north side adjacent to Lee Highway which will maintain a two way travel lane
- b) Delivery trucks shall access and leave the site off Branch There shall be no stacking of vehicles into the public right-of-way.
- c) Drive Through – vehicles on the eastern side of the building adjacent to the bank will be required to take a right turn only to leave the site.
- d) Handicapped Parking and Signage – Handicapped parking and signage for shall be provided in accordance with the PFM and the Americans with Disabilities Act.
- e) Pedestrian Safety – High visibility crosswalks will be installed and maintained on the northern side of the property to the sidewalk on Lee Highway and the western side of the property to the angel parking.
- f) There shall be no vehicle stacking into the public right-of-way awaiting drive-through service.
- g) The property owner is responsible for maintaining all interior directional signage and wayfinding to maintain the safety of pedestrians and vehicles.
- h) The location and number of directional signage and pavement arrows shall be reviewed as a part of the site development plan; a striping and signage plan shall be required for review and approval by the Zoning Administrator in coordination with the Fire Marshal, Warrenton Volunteer Fire Company, and Police Department.

Draft Motions

1. I move that the Planning Commission recommend approval of SUP 22-6, Chick Fil A, to Town Council to amend SUP 06-08 to allow for a dual drive through and addition to the existing building, subject to the draft Conditions of Approval dated May 16, 2023, sheets 1 through 4 of the Special Use Permit Plan created by Bohler dated August 23, 2022 and revised through April 28, 2023, and elevations Created by Hill Foley Rossi Architecture and Engineering dated September 14, 2022.

OR

2. I move that the Planning Commission forward SUP 22-6, Chick Fil A to the next Planning Commission meeting.

OR

3. I move an alternative motion.

OR

4. I move the Planning Commission recommend denial of SUP 22-06 to the Town Council for the following reasons....



Planning Commission Public Hearing
SUP 22-6 Chick Fil A 2nd Drive-Thru
May 16, 2023

Decision Deadline: July 30, 2023 (unless Applicant Requests Deferral and Stops the 100 Day Clock)