

AMENDMENT TO SPECIAL USE PERMIT

#06-08

Chick-fil-A

256 W Lee Highway



Katherine Roberts, P.E.
Christina Hughes, P.E.

EXISTING CONDITIONS

- + Address: 256 West Lee Hwy
- + GPIN: 6984-28-8927-000
- + Parcel Area: +/- 1.214 AC
- + Zone: Commercial
 - + Permissible Use: Restaurant with dual drive-through facility



LEE HIGHWAY US ROUTES 15, 29 & 211

VARIOUS WITH PUBLIC RIGHT OF WAY

ADJUSTED

LOT 2
WARRENTON CROSSROADS
DEED BOOK 1126 PAGE 1131
LANDS N/F
WARRENTON CROSSROADS L.L.C.
DEED BOOK 1126 PAGE 1132
PIN 6084-28-6927
AREA: 32.922 S.F. OR 1.314 AC.

LOT 1
WARRENTON CROSSROADS
DEED BOOK 1126 PAGE 1131
LANDS N/F
SPO GROUP L.L.C.
DEED BOOK 1133 PAGE 600
PIN 6084-28-6912

LOT 3
WARRENTON CROSSROADS
DEED BOOK 1126 PAGE 1131
LANDS N/F
WARRENTON CROSSROADS L.L.C.
DEED BOOK 1126 PAGE 1132
PIN 6084-28-1017

PARCEL A
WARRENTON CROSSROADS
DEED BOOK 1127 PAGE 1131
LANDS N/F
WARRENTON CROSSROADS L.L.C.
DEED BOOK 1128 PAGE 1132
PIN 6084-28-0720

Jane S. Claus
JANE SALES CLAUS
VIRGINIA LICENSED LAND SURVEYOR NO. 2943



BOHLER

PROPOSED PLAN

- + +/- 413 building expansion
- + Additional drive through meal delivery lane and canopy
- + Parking lot and drive aisle reconfiguration
 - + Includes dedicated, striped loading space
 - + 31 parking spaces required and proposed on site

EXISTING STANDING SEAM
METAL ROOF TO REMAIN.
ANY REPAIRS TO MATCH
EXISTING.

REMOVE EXISTING CANOPIES AND SOFFITS IN
DASHED REGIONS. REMOVE EXISTING
FINISHES. REPAIR ANY DAMAGE AND PREPARE
WALL FOR NEW FINISHES AND AWNINGS.

BR-B

BR-A

EC-1

BR-B

REPAIR AND
REFURBISH
EXISTING SIGNAGE.

NEW CONSTRUCTION

EXTERIOR ELEVATION

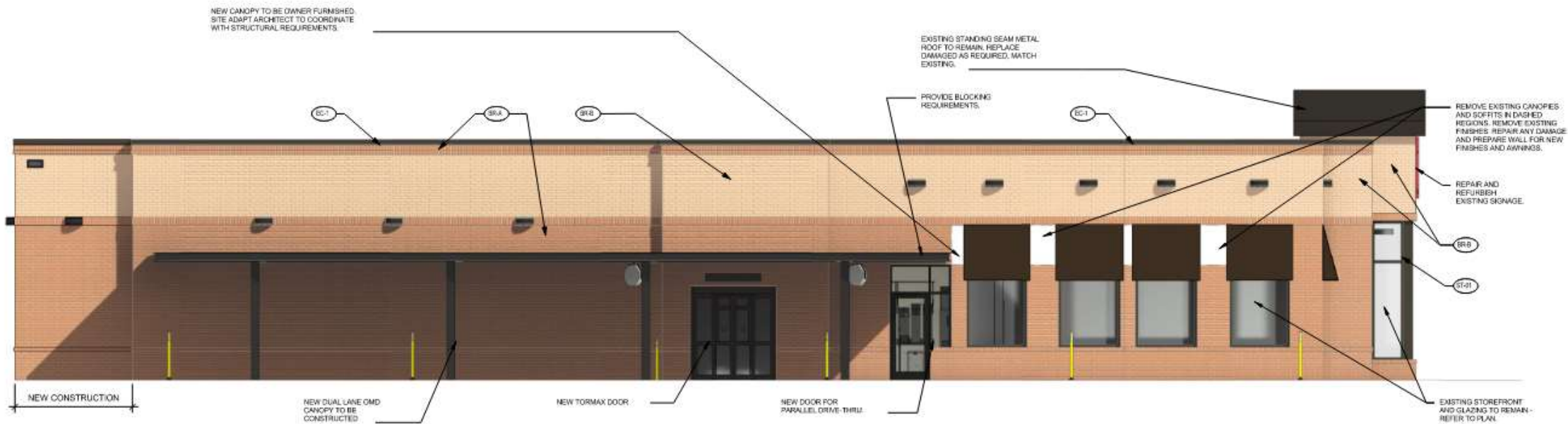
3/16" = 1'-0"

BOHLER //



EXTERIOR ELEVATION

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EXTERIOR ELEVATION

3/16" = 1'-0"

DRAFT CONDITIONS – APPLICANT PROPOSED CONDITIONS

DRAFT CONDITION

9. Transportation. f)

- + There shall be no vehicle stacking into the public right-of-way awaiting drive-through service.

APPLICATION PROPOSED CONDITION

9. Transportation. f)

- + Signage shall be installed to direct customers to not block intersection to discourage stacking into the public right-of-way.



THANK YOU