



**Town Council Public Hearing**  
**SUP 22-6 Chick Fil A 2nd Drive-Through**  
**June 13, 2023**

# Request

## Chick Fil A 2nd Drive-Through

- 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

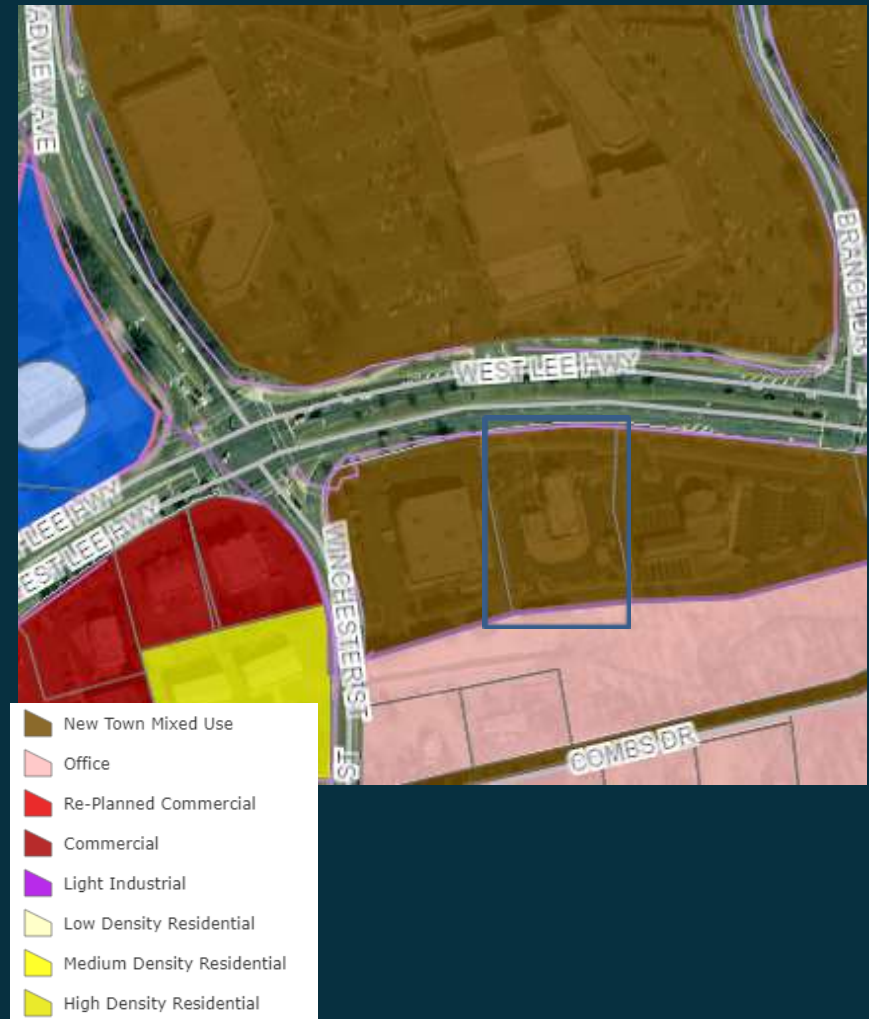


# Adjacent Uses

## Zoning Map



## Future Land Use

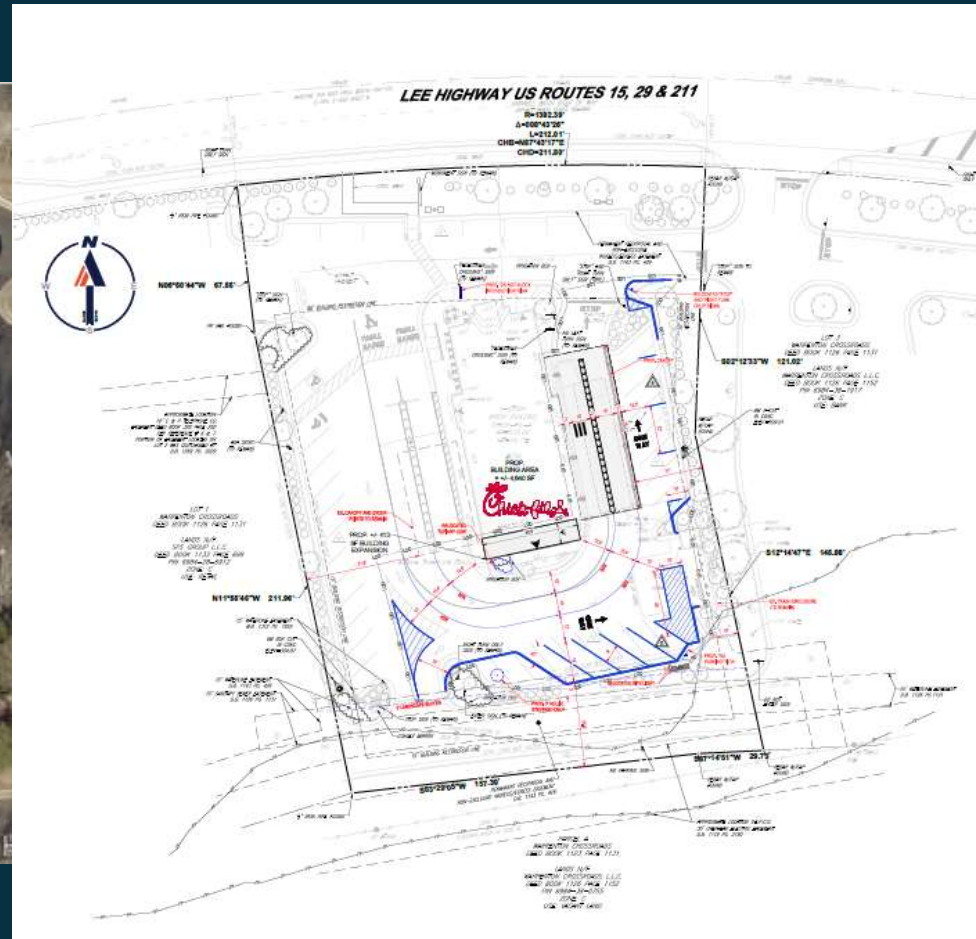




# Previous SUP 06-08 Approval

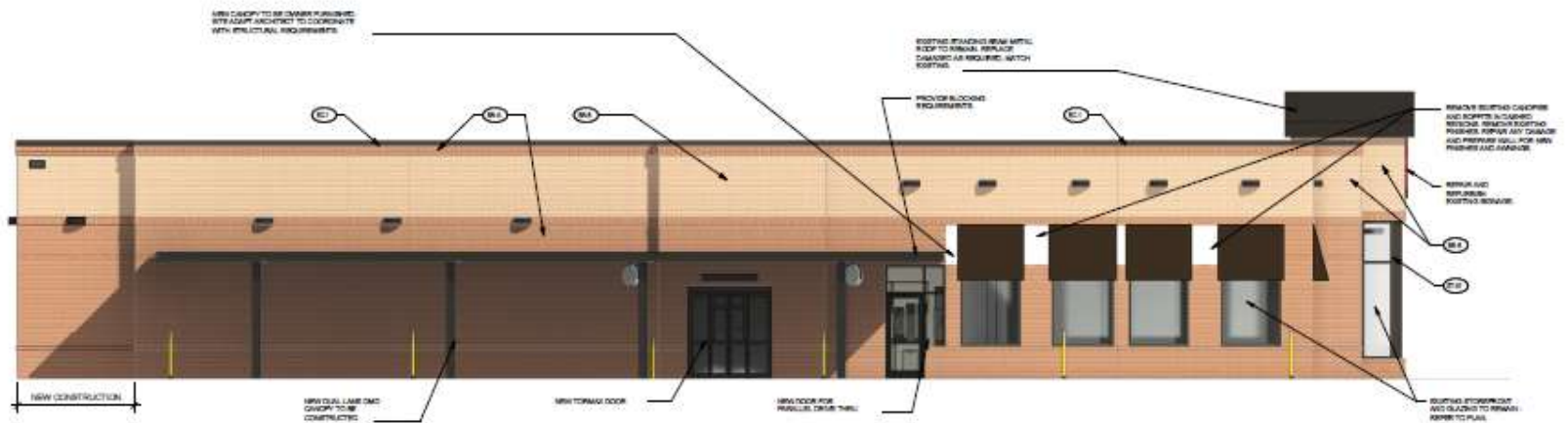
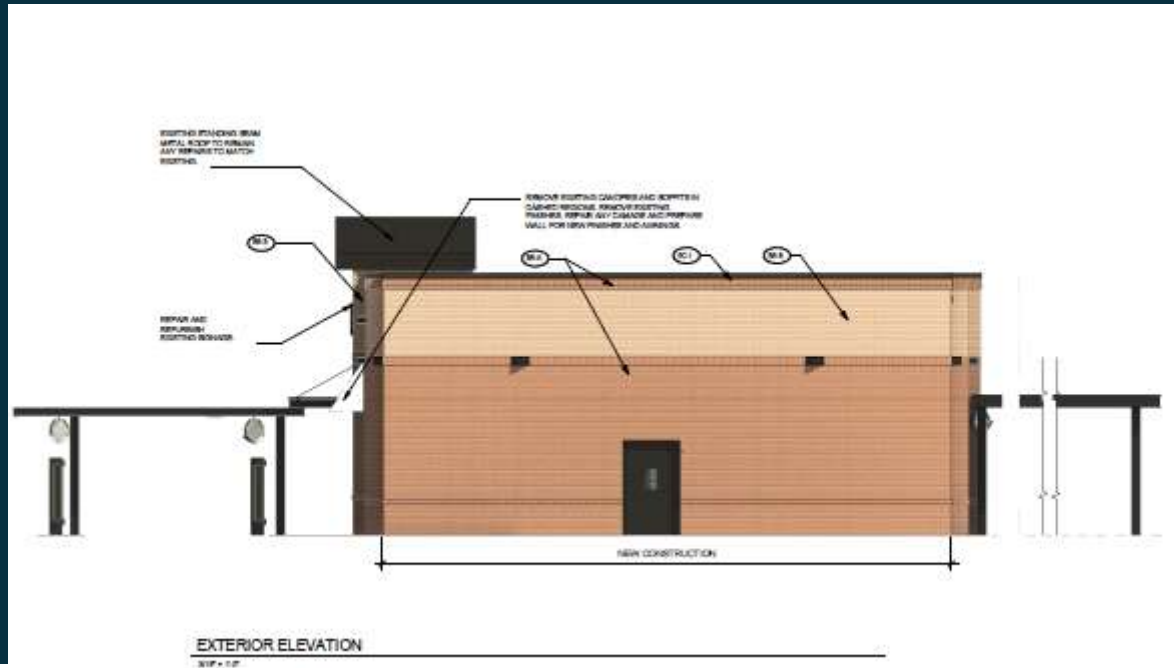
- May 8, 2007 SUP Approval for Restaurant with Drive Through
- Conditions of Approval
  1. A Site Development Plan submission to the Town of Warrenton consistent with the March 29, 2007 Development Plan from Bohler Engineering, PC.
  2. Ten (10), 10 foot x 20 foot drive-through stacking spaces will be 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).

# SUP Plan





# 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





# Planning Commission Review

- February 21, 2023 Work Session
- May 16, 2023 Public Hearing
  - 3-0 Recommended Approval (Lawrence, Lasher Absent)
- Planning Commission Review
  - Right Turn Only Movements
  - Merging
  - Auto Turn Analysis
  - Pedestrian Safety
  - Traffic flow
  - Refuse and utility

# PC Recommended Conditions of Approval

1. Substantial conformance with the Special Use Permit Plan
2. Use shall be limited to the dual lane drive through and +/- 4,640 square foot commercial building.
3. Elevations
4. Enclosed refuse
5. Required Landscaping
6. Required Stormwater
7. Required Lighting

# Recommended Conditions of Approval

## 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 Town Council approve of SUP 22-6, Chick Fil A to amend SUP 06-08 to allow for a dual drive through and addition to the existing building, subject to the Conditions of Approval dated June 13, 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 Town Council forward SUP 22-6, Chick Fil A to the next Town Council meeting.

OR

3. I move an alternative motion.

OR

4. I move the Town Council deny of SUP 22-06 to the Town Council for the following reasons...



**Town Council Public Hearing**  
**SUP 22-6 Chick Fil A 2nd Drive-Through**  
**June 13, 2023**