



Community Development
Department

STAFF REPORT

Commission Meeting Date:	June 13, 2023
Agenda Title:	Special Use Permit 2022-06 Chick Fil A
Requested Action:	Hold a Public Hearing
Staff Lead:	Denise Harris, Planning Manager

EXECUTIVE SUMMARY

Special Use Permit (SUP) 2022-06 Chick Fil A - the Applicant, Chick Fil A, Inc/Doug Wolfe, and Owner, Warrenton Crossroads LLC, seeks to amend SUP 2006-08 approval to allow for a dual drive through lanes, meal order canopy spanning both lanes, updated elevations, and a building addition of approximately 413 square feet for a total 4,642 square foot building. The existing SUP was granted for the existing drive through and building elevations. The subject parcel is located in the Commercial (C) District of the Town of Warrenton Zoning Ordinance and the New Town Character District of the Future Land Use Map. The subject parcel (GPIN 6984-28-8927-000) is located at 256 W. Lee Highway on approximately 1.21 acres.

BACKGROUND

In 2006, Chick Fil A requested a Special Use Permit to allow for a restaurant drive through facility on Lot 2 of the Warrenton Crossroads Subdivision on Lee Highway at Winchester Street. The parcel is located in between the existing Walgreens and Truist Bank (formerly BB&T), both of which also have drive-through facilities. The SUP was granted by the Town Council on May 8, 2007, subject to the Conditions of Approval, SUP Plan, and elevations. In the intervening years, the use has worked to accommodate its demand by instituting new travel patterns on site, working with Truist to consolidate their entrances, and increasing outdoor staffing to guide drive through traffic. The Applicant is now requesting to amend the existing SUP conditions of approval, SUP Plan, and elevations to allow for a permanent second drive through lane and expand the existing building. This request is being made to increase the efficiency of the drive-through and prevent the stacking of vehicles off site.

The Planning Commission held a work session on this proposal on February 21, 2023. During that meeting the Planning Commission discussed transportation circulation, safety of pedestrians, parking, stormwater, energy, and landscaping. Following the work session, the Applicant requested deferments from upcoming

Public Hearings and waived the 100-day Zoning Ordinance Planning Commission action deadline until the May 16, 2023, public hearing.

PLANNING COMMISSION RECOMMENDATION

On May 16, 2023, the Planning Commission held a Public Hearing on SUP 22-6 Chick Fil A. No one from the public spoke to the application. The Applicant proposed an alternative condition to 9f that states *"There shall be no vehicle stacking into the public right-of-way awaiting drive-through service."* The Applicant's proposed condition would have struck the 9f and replaced it with signage directing customers not to block the intersection. The Planning Commission rejected the proposed change based on Town Attorney advice and the fact it is a public safety issue potentially being created by the Applicant and, as such, would need to be mitigated by the Applicant. In addition, the Planning Commission had a discussion with staff about adding language to the lighting condition to state LED lights shall be 3000 k or lower. Ultimately the Planning Commission voted to recommend approval 3-0 (Lawrence, Lasher absent) with the staff recommended Conditions of Approval as presented. No changes were made regarding the prohibition of vehicle stacking in the public right-of-way or lighting.

Suggested 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....

ATTACHMENTS

1. Attachment A – Maps
2. Attachment B – Staff Analysis
3. Attachment C – Special Use Permit Plan
4. Attachment D – Elevations
5. Attachment E – Draft Conditions of Approval
6. Attachment F – Statement of Justification
7. Attachment G – Signage
8. Attachment H – Gorove Slade Technical Memo
9. Attachment I – Land Use Application Affidavit
10. Attachment J – SUP 06-08 Approval Letter