

**STATEMENT OF JUSTIFICATION  
CHICK-FIL-A WARRENTON  
AMENDMENT TO SPECIAL USE PERMIT SUP#06-08**

**GPIN 6984-28-8927-000**

**Owner: Warrenton Crossroads, LLC  
Applicant: Chick-fil-A, Inc.**

**December 13, 2022**

**Introduction**

Chick-fil-A (hereinafter, the "Applicant"), is seeking an amendment to Special Use Permit SUP#06-08 for the parcel identified as GPIN 6984-28-8927-000 to adjust the drive-thru configuration to be dual-lane throughout the entire drive-thru length. In the existing configuration, the restaurant has a dual-lane drive-thru until after the initial order point, merging to one lane until the drive-thru exit. This application seeks to carry the dual-lane configuration until the drive-thru exit by adjusting the adjacent curbing and parking lot. The application also proposed a building addition for kitchen improvements to increase efficiency of the restaurant; total building square footage of 4,642 +/- proposed with the addition.

**Land Use and Compatibility with Existing and Proposed Uses Adjacent and in the Vicinity and Economic Impact**

The site is an existing Chick-fil-A drive-thru restaurant and the Applicant proposes improvements to the site that will enhance the operations and customer experience for the restaurant. The site is located in a commercial zone where the use of a fast-food restaurant is permitted.

The proposed development is surrounded by a mix of commercial and retail uses:

- To the north, across Lee Highway (Route 29) - Warrenton Village Center shopping center.
- To the east - existing bank.
- To the south - vacant parcel
- To the west - existing pharmacy.

**Consistency with Comprehensive Plan**

The parcel is located within the New Town Character District in the Future Land Use Map of Plan Warrenton 2040. The area is considered a gateway into Warrenton encouraging redevelopment and improvements on non-vehicular access. The special use permit is consistent with the Comprehensive Plan as the plan promotes pedestrian safety and smooth traffic circulation and maintains the existing pedestrian access from the restaurant to the public sidewalk along Lee Highway.

From an economic standpoint, the Chick-fil-A is an existing restaurant that is frequented by, and which employees, many Town residents and contributes to the Town's tax base. Improving existing, successful business within this area of the Town is expected to encourage redevelopment of nearby parcels of land. The proposed improvements contribute to maintaining the diversity of uses within the New Town Character District area while improving on the transportation and circulation goals laid out in the Comprehensive Plan.

## **Site Conditions**

The existing site is approximately 1.214 acres with an operating Chick-fil-A restaurant and drive through with associated infrastructure. The Special Use Permit plan shows dimensions and locations of existing and proposed conditions, as well as the height of the existing building which is not proposed to be increased.

## **Impact on Existing Features**

The proposed plan does not intend to impact any significant topographic or physical, natural, scenic, archaeological or historic feature existing on the site. It is also not anticipated that the site will impact any environmentally sensitive land or natural features, wildlife habitat and vegetation, water quality and air quality. Floodplains are located to the south of site and are shown on the Special Use Permit plan. No impact to floodplains or steep slopes to be proposed with improvements.

## **Walkability, Public Welfare and Convenience**

Pedestrian sidewalks are existing along Lee Highway (Route 29) to facilitate safe pedestrian accessibility. The sidewalk connection from the Chick-fil-A restaurant to the sidewalk along Lee Highway was recently updated with improvements proposed under a separate Chick-fil-A application. This application does not propose pedestrian walkway improvements and is primarily focused on enhancing the drive-thru operations.

**Construction Timeline** - Construction will take approximately **1-2 months**. Plan not phased.

## **Parking and Loading**

Required Parking: 1 Space Per 150 SF of GFA;  $4,640 \text{ SF} / 150 \text{ SGA} = 31 \text{ spaces}$

Provided: 31 spaces

Loading: one (1) 300 SF space

Reconfiguration of the south and east parking rows is proposed to allow sufficient drive aisle widths between the additional drive-thru lane and the parking rows.

A loading space is proposed to the south east corner of the site. The designated loading space location allows room for a ramp from the delivery truck; a truck turn for delivery truck movement into this parking space is included on the Special Use Permit plan.

## **Transportation Impact**

Existing entrances and direction of traffic flow through the Chick-fil-A site are maintained with proposed site improvements. The addition of the second drive through lane is proposed and anticipated to relieve congestion along the cross-access drive shared with the adjacent bank and pharmacy businesses. An additional eight stacking spaces are provided with the addition of a second order meal delivery lane to decrease time spent in drive thru lanes per vehicle. The project is not expected to generate an increase in traffic as the additional building square footage will be utilized for kitchen expansion and improvements to increase efficiency of meal delivery.

## **Impact on Community Facilities**

Stormwater Management will be included for any increase in impervious area created by the proposed improvements. Existing drainage divides will be maintained to the extent possible and efforts will be made to not increase impervious onsite.

## **Hours of Operation**

Hours of operation to remain as is. Open Monday – Saturday, 6AM-9PM; Closed Sunday

## **Fire, Rescue, and Police Services**

The proposed development will rely on Town Services such as fire, rescue, and police services. It is anticipated that the property taxes collected will offset the impact to the Town—no changes proposed with the application would inhibit the Town's ability to provide emergency services.

A sheet within the Special Use Permit plan is included to show how a fire truck / emergency vehicle can adequately maneuver through the site in case of an emergency without impacting proposed canopy or parking spaces.

## **Lighting**

The Applicant will prepare a detailed lighting plan in conformance with § 9-8 of the Zoning Ordinance and will install lighting in accordance with the plan. All fixtures on site will require conformance to current lighting standards and be properly shielded so glare doesn't affect adjacent traffic. A photometric plan has been provided for reference only with the Special Use Permit plan and will be updated at Site Plan reviews to address any concerns.

## **Noise**

No changes anticipated from status of existing restaurant business. The improvements are not anticipated to generate additional traffic to the site, only increase efficiency and reduce time spent in the drive thru by each vehicle. The proposed improvements will comply with noise standards under Article 9-14.2.

## **Screening, Buffering, and other Applicable Development Standards**

The Applicant proposes a one to one replacement of any existing landscaping to be removed with site reconfiguration. A required five-foot landscape buffer along the southern parking is maintained in proposed conditions.

## **Modifications**

The Applicant is requesting the following modifications from Town Council:

- Additional drive-thru lane and meal delivery canopy
- Building expansion of about 413 square feet
- Parking reconfiguration (to include additional parallel spaces)

**Safety from Fire Hazards** – Existing fire preventative measures and hydrants to remain.

**Security Features** – No changes anticipated from status of existing restaurant business.

## **Signage**

The existing wall signs are to be replaced with new, same style signs. Additionally, the existing monument sign face will be replaced. Other site and traffic signs throughout the site will remain and/or be replaced if removed during construction, as depicted on the Special Use Permit plan. Signage will conform with Article 6 of the Zoning Ordinance.

One of the goals of the proposed improvements is to accommodate more vehicles through the drive-thru operations, to alleviate stacking outside of the drive-thru lanes and encourage clear inter-parcel connectivity. Additional signage is proposed to encourage vehicles not to block the intersection with drive-thru traffic to maintain the inter-parcel connectivity.

## **Utilities**

The subject site is currently served by public facilities, services and utilities. Minor utility reconfiguration will be required with proposed improvements. Existing water meter, sanitary cleanouts, and storm sewer infrastructure to be utilized.

## **Code Requirements**

All proposed features to the subject site are to meet all Town of Warrenton code requirements.

## **Accessory Uses and Structures**

The plan proposes a new canopy for meal delivery on the east side of the existing building, as depicted on the Special Use Permit plan.

## **Odor**

No changes anticipated from status of existing restaurant business. Site is to remain in compliance with Article 9-14.5 regarding the control of odors.

## **Refuse and Service Areas**

Trash enclosure to remain in existing location. No changes anticipated.

**Number of Employees** - No changes anticipated from status of existing restaurant business.

**Economic Impacts** - No changes anticipated from status of existing restaurant business.

**Outdoor Storage** - No changes anticipated from status of existing restaurant business.

**Use of Open Space** - No changes anticipated from status of existing restaurant business.

**Non-conforming Uses and Structures** - Not applicable to this application.

**Conversion of Existing Structures** – Not applicable to this application.

**Fuel and Fuel Storage** – Not applicable to this application.

**Affordable Shelter Opportunities for Residents** – Not applicable to this application.