

DRAFT SPECIAL USE PERMIT CONDITIONS

Applicant: Chick Fil A

Owner: Warrenton Crossroad, LLC

SUP 22-06 (Supersedes SUP #06-08)

PINs 6984-28-8927-0000 (the "Property")

Special Use Permit Area: ± 1.2139

Zoning: Commercial (C)

Date: June 13, 2023

In approving a Special Use Permit, the Town Council may impose such conditions, safeguards, and restrictions as may be necessary to avoid, minimize, or mitigate any potentially adverse or injurious effect of such special uses upon other properties in the neighborhood, and to carry out the general purpose and intent of this Ordinance. The Council may require a guarantee or bond to ensure that compliance with the imposed conditions. All required conditions shall be set out in the documentation approving the Special Use Permit (SUP).

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.

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).
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.
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.