



# PLANNING COMMISSION PUBLIC HEARING/REGULAR MONTHLY MEETING

Monday, July 15, 2024 at 7:00 PM

Council Chambers – 15000 Washington St., STE 100 Haymarket, VA 20169

<http://www.townofhaymarket.org/>

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## AGENDA

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### I. CALL TO ORDER

1. Roll Call

### II. PLEDGE OF ALLEGIANCE

### III. OATH OF OFFICE

### IV. PRESENTATION OF CERTIFICATES - Mayor Luersen

### V. APPOINTMENT OF CHAIRPERSON, VICE CHAIR AND LIAISON TO ARB

### VI. PUBLIC HEARING

1. Public Notice
2. Citizen Comment
3. Close Public Hearing

### VII. CITIZENS TIME

### VIII. MINUTE APPROVAL

1. Planning Commission - Regular Monthly Meeting

### IX. AGENDA ITEMS

1. Consideration of SUP #2024-001: Second Drive Thru - 15186 Washington Street
2. One Mile Review: SUP for Walmart Pick-up Expansion - 6530 Trading Square
3. Change of Meeting Day

### X. OLD BUSINESS

### XI. NEW BUSINESS

### XII. ARB UPDATES

### XIII. TOWN COUNCIL UPDATES

### XIV. ADJOURNMENT

**TOWN OF HAYMARKET  
NOTICE OF PUBLIC HEARING  
FOR GENERAL CIRCULATION**

Notice is hereby given that the Planning Commission of the Town of Haymarket will hold a Public Hearing on Monday, July 15<sup>th</sup>, 2024 at 7:00 P.M. in the Haymarket Town Hall located at 15000 Washington Street, Suite 100, Haymarket, Virginia, to consider a special use permit application for 15180 Washington Street.

The Special Use Permit application materials are available on the Town’s website ([www.townofhaymarket.org](http://www.townofhaymarket.org)) and for review at Town Hall located at 15000 Washington Street, between the hours of 9:00 A.M. and 4:00 P.M. Monday – Friday, phone 703-753-2600. All meetings are open to the public. The Town of Haymarket does not discriminate on the basis of disability in admission or access to its programs and activities. The location of this public hearing is believed to be accessible to persons with disabilities. Any person with questions on the accessibility of the facility should contact the Town Clerk at the above address or by telephone at the above number.

If you wish to comment but cannot attend the public hearing, please send your comments to the Town Clerk, Kimberly Henry, by July 15<sup>th</sup>, 2024 at 4:30pm, via email [khenry@townofhaymarket.org](mailto:khenry@townofhaymarket.org), or via mail, 15000 Washington Street, Ste. 100, Haymarket, VA 20169.



# TOWN OF HAYMARKET PLANNING COMMISSION

Section VIII, Item 1.

## REGULAR MEETING ~ MINUTES ~

Thomas Britt, Town Planner  
<http://www.townofhaymarket.org/>

15000 Washington Street, Suite 100  
Haymarket, VA 20169

Monday, June 17, 2024

7:00 PM

Council Chambers

A Regular Meeting of the Planning Commission of the Town of Haymarket, VA, was held this evening in the Council Chambers, commencing at 7:00 PM.

Chairman Robert Hallet called the meeting to order.

### I. Call To Order

Chairman Robert Hallet: Present, Vice Chairman Alexander Beyene: Absent, Commissioner Jerome Gonzalez: Present, Commissioner Pankaj Singla: Absent, Commissioner Walt Young: Present.

### II. Pledge of Allegiance

Chairman Rob Hallet invited everyone to stand for the Pledge of Allegiance.

### III. Citizens Time

There were no citizens present at this evening's meeting.

### IV. Minute Approval

1. Planning Commission - Regular Meeting - May 20, 2024 7:00 PM  
Commissioner Young moved to adopt the Planning Commission minutes from the May 20, 2024 meeting. Commissioner Gonzalez seconded the motion. The motion carried.

|                  |  |
|------------------|--|
| <b>RESULT:</b>   | <b>ACCEPTED [UNANIMOUS]</b>                |
| <b>MOVER:</b>    | Walt Young, Commissioner                   |
| <b>SECONDER:</b> | Jerome Gonzalez, Commissioner              |
| <b>AYES:</b>     | Robert Hallet, Jerome Gonzalez, Walt Young |
| <b>ABSENT:</b>   | Alexander Beyene, Pankaj Singla            |

### V. Agenda Items

#### 1. Resolution #2024-004

Town Planner Thomas Britt shared that a public hearing was held at their May meeting. He stated that the Planning Commission did not take action to recommend the resolution to the Town Council with an affirmative vote. Mr. Britt stated that he has brought this item back for the Planning Commission to vote on the recommendation of the resolution to the Town Council.

**Commissioner Gonzalez moved that the Haymarket Planning Commission recommend draft Resolution #2024-004 for adoption by the Haymarket Town Council. Commissioner Young seconded the motion. The motion carried by a roll call vote.**

|                  |  |
|------------------|--|
| <b>RESULT:</b>   | <b>ADOPTED [UNANIMOUS]</b>                 |
| <b>MOVER:</b>    | Jerome Gonzalez, Commissioner              |
| <b>SECONDER:</b> | Walt Young, Commissioner                   |
| <b>AYES:</b>     | Robert Hallet, Jerome Gonzalez, Walt Young |
| <b>ABSENT:</b>   | Alexander Beyene, Pankaj Singla            |

#### 2. Ordinance #2024-002

Town Planner Thomas Britt shared that a public hearing was held at their May meeting. He stated that the Planning Commission did not take action to recommend the resolution to the Town Council with an affirmative vote. Mr. Britt stated that he has brought this item back for the Planning Commission to vote on the recommendation of the Ordinance to the Town Council.

**Commissioner Gonzalez moved that the Haymarket Planning Commission recommend draft Ordinance #2024-002 for adoption by the Haymarket Town Council with the one notation brought forth to the Town Planner. Commissioner Young seconded the motion. The motion carried by a roll call vote.**

|                  |  |
|------------------|--|
| <b>RESULT:</b>   | <b>ADOPTED [UNANIMOUS]</b>                 |
| <b>MOVER:</b>    | Jerome Gonzalez, Commissioner              |
| <b>SECONDER:</b> | Walt Young, Commissioner                   |
| <b>AYES:</b>     | Robert Hallet, Jerome Gonzalez, Walt Young |
| <b>ABSENT:</b>   | Alexander Beyene, Pankaj Singla            |

### 3. Townhome Site Plans - 6700 Bleight Drive

Town Planner Thomas Britt shared that the site plan the Commission is reviewing is for 11 townhomes located at the edge of Alexandria's Keep in the Villages of Haymarket subdivision. He stated that there are 3 single family homes currently on the property. Mr. Britt stated that the developer has met all outside agency comments with the exception of the comment regarding the sidewalk connecting to development. He stated that the sidewalk comment is under review by VDOT. He also shared that there has been a discussion with Villages of Haymarket HOA to create an easement agreement between both parties. Mr. Britt stated that there is a piece of the sidewalk that belongs to the Villages of Haymarket. He stated that it was implied that the developer could install that portion of the sidewalk when they did the rest of Bleight Drive. He stated however the HOA and developer have yet to come to that agreement. Mr. Britt stated that the Planning Commission is to consider the property and could approve the site plan without that agreement in place. He also shared that all outside agency approvals have been given with the exception of that portion of the sidewalk. Mr. Britt opened the floor for discussion and questions. Mr. Britt also shared that staff is still waiting on a demolition permit application for the 3 homes which he could add to the motion as a condition prior to giving approval. Commissioner Gonzalez stated that he strongly encourages for the two parties to come to an agreement on the sidewalk. He also had some clarification questions on the site plans. There were no other questions or comments from other Commissioners. Mr. Britt stated that being given that the items addressed by Commissioner Gonzalez are those that can be addressed by himself or the Town Engineer, he asked if the Commission was prepared to vote on this subject with conditions.

**Commissioner Gonzalez moved to approve SP #2024-001 for the 6700 Bleight Drive townhome development with the following conditions: 1. All outside agency approval was granted for the site plan; 2. a Certificate of Appropriateness for demolition for the existing homes is granted. Commissioner Young seconded the motion. The motion carried with a roll call vote.**

|                  |  |
|------------------|--|
| <b>RESULT:</b>   | <b>ADOPTED [UNANIMOUS]</b>                 |
| <b>MOVER:</b>    | Jerome Gonzalez, Commissioner              |
| <b>SECONDER:</b> | Walt Young, Commissioner                   |
| <b>AYES:</b>     | Robert Hallet, Jerome Gonzalez, Walt Young |
| <b>ABSENT:</b>   | Alexander Beyene, Pankaj Singla            |

## VI. Architectural Review Board Updates

Town Planner Thomas Britt gave the ARB Updates to the Planning Commission. He shared that the Board an exterior renovation for a home on Fayette Street. He also shared that they discussed the historic district overlay which will come back to the Planning Commission.

## VII. Town Council Updates

Town Clerk Kim Henry gave the Town Council updates. She shared that the Council approved their FY25 budget with a reduced tax rate. She shared that the deadline to submit paperwork to run for Council was on June 18th. She also shared about Councilwoman Ramirez's Youth Government day for children from Kindergarten to Fifth Grade on Friday, June 14th.



### VIII. Adjournment

With no further business before the Planning Commission, Commissioner Young moved to adjourn with a second by Commissioner Gonzalez. The motion carried.

#### 1. Motion to Adjourn

|                  |  |
|------------------|--|
| <b>RESULT:</b>   | <b>ADOPTED [UNANIMOUS]</b>                 |
| <b>MOVER:</b>    | Walt Young, Commissioner                   |
| <b>SECONDER:</b> | Jerome Gonzalez, Commissioner              |
| <b>AYES:</b>     | Robert Hallet, Jerome Gonzalez, Walt Young |
| <b>ABSENT:</b>   | Alexander Beyene, Pankaj Singla            |

Submitted:

Approved:

\_\_\_\_\_  
Kimberly Henry, Clerk of the Council

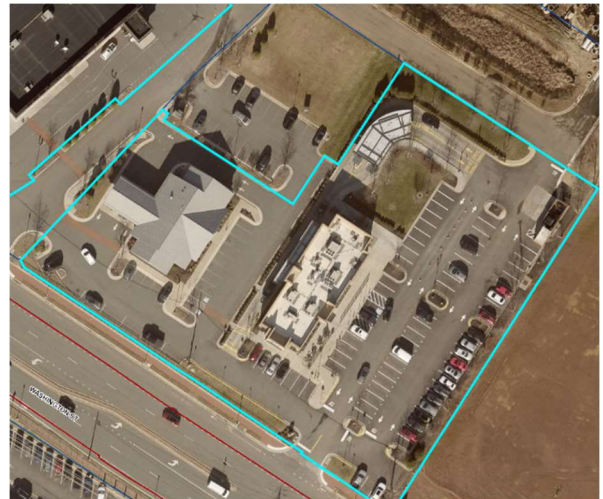
\_\_\_\_\_  
Rob Hallet, Chairman



Town of Haymarket  
15000 Washington Street, #100  
Haymarket, VA 20169  
703-753-2600

# STAFF REPORT

**PC Meeting Date:** July 15, 2024  
**Agenda Title:** Special Use Permit Application #2024-001, Chick Fil A Drive Through  
**Zoning District:** B-2 Business Commercial  
**Requested Action:** Recommendation of Denial of Special Use Permit #2024-001  
**Staff Lead:** Thomas Britt, Town Planner



The applicant is requesting to alter the drive through lanes currently serving the Chick Fil A site to allow for more efficient delivery of orders via the drive through area of the business.

The property is part of the Quarles property parcel, located on the western end of the corporate limits of Haymarket, near the intersection of Washington Street and James Madison Highway. The address for this site is 15186 Washington Street.

Staff recommends that the Planning Commission recommend denial of the Special Use Permit SUP#2024-001, Chick Fil A Drive Through.

**BACKGROUND**

Request: The applicant has requested to extend the second drive through lane (right most lane) out to the right, onto the current bank property and along the current row of landscaping. The drive through lane will then reconvene with the existing lane (left lane) at the exit/pedestrian crossing. This expansion is proposed to function as a bypass to the pickup window and an additional order pickup point.

Site Location: 15186 Washington Street, near the northeast corner of the intersection of Washington Street and James Madison Highway.

Zoning: This site is zoned B-2, Business Commercial.

Surrounding Land Uses: The site is surrounded by B-2 zoned properties, with I-1 Light Industrial zoning to the south of the site across Washington Street. To the northeast of the site is a townhouse neighborhood that was rezoned from B-2 to R-2 in 2018.

Background and Context: The Chick Fil A has operated a drive through service area and pickup location that was initially approved by Special Use Permit in December 2015. The drive-through section currently has two lanes for staff to take orders, then merges into one lane for order pickup after the menu boards.. The applicant has requested to extend the second drive through lane (right most lane) out to the right, onto the current bank property and along the current row of landscaping. The drive through lane will then merge back with the existing lane (left lane) at the exit/pedestrian crossing. This expansion is proposed to function as a bypass to the pickup window and an additional order pickup point.

The expansion of the drive lane will reduce the travel lanes on the bank property to a single lane, one direction. The expansion will also narrow the entry point into the parking lot of the Haymarket Lifetime Smiles dentist office that is currently under construction at 15234 Washington Street. With the proposed expansion of the drive through lane the applicant is removing the existing landscaping and has not proposed the addition of landscaping elsewhere on site to accommodate for the loss of the required landscaping buffers. See excerpt below for the Zoning Ordinance reference for the landscaping requirements in the parking lot.

Zoning Ordinance Reference Section 58-19.13 Parking Lot Landscaping (d)

(d)Parking lots adjacent to other parking lots.

- (1) Landscape area requirements. A continuous landscape strip at least five feet in width shall be located between the property owner's parking lot and the property line.
- (2) Number of trees and shrubs. There will be two trees and six shrubs for every 30 linear feet of landscape parking strip.

(3) Species of vegetation. All trees and shrubs planted to meet the requirements of this section shall be identified in sections 58-19.12.

Additional Analysis for Matters to be Considered in Special Use Permit Application Review follows.

## **STAFF RECOMMENDATION**

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### **Matters to be Considered in Application Review (per Section 58-4.28 of the Zoning Ordinance)**

- (1) The nature of the proposed use, including factors such as traffic, noise, light, hours of operation, and number of employees involved.

As previously stated, the expansion of the drive through is intended to expedite mobile order pickup for customers and provide a more efficient service through the drive through lanes.

The applicant has provided a traffic impact study which shows the resulting net increase of traffic flow to be zero, with the same number of trips generated with the new design as before. The desire for more efficient pickup is shown via the proposed lane expansion, but there is no accounting for the change in traffic volume despite the proposal and the traffic study.

The applicant has stated that the hours of operation and the number of employees will not change with the expansion of the drive through.

Additional signage will be applied for after the final determination.

- (2) The character of the existing area, including existing structures and structures under construction, existing public facilities, and public facilities under construction, and private, commercial and/or service facilities available within the existing area.

The applicant is proposing to remove the landscaping buffer between the drive through lane and the Virginia National Bank parking lot to accommodate the expansion. The applicant has not proposed the reinstatement of the required landscaping buffer along the parking lot or made accommodations to install the landscaping elsewhere on site. The removal of the landscaping and buffer area is unacceptable and shall be remedied by the applicant appropriately.

The applicant is proposing in the place of the hardscape curbed island with landscaping to install delineators between the two properties. While the delineators will act as a passive

barrier and allow for flexibility when maneuvering the site, the hardscape buffer will no longer provide protection to the vehicles in the drive through lanes, the employees working the drive through lanes or the vehicle on the bank site utilizing the parking lot. The lack of permanent buffer causes concern for increased accidents within the drive through vicinity.

The removal of the hardscape and expansion of the drive through lane will require the Virginia National Bank parking lot traffic pattern to be rerouted to a one-way counterclockwise traffic flow to accommodate for Chick Fil A's bypass lane. While the bank has fewer trips per day on site there is concern for the long-term impacts to the site and the customer accessibility. The parking area will remain the same for the bank lot. However, the area to back up will be significantly reduced requiring drivers to utilize multi-point turns to avoid backing into the delineators and thus the vehicles in the drive through lanes. The vehicle maneuvers for the bank parking lot are depicted on the third page of the site plan.

There is a stormwater drain at the corner of the Chick Fil A parcel and the Lifetime Smiles parcel that will require the appropriate measures to ensure that it is not impacted by the expansion of the drive through. The applicant will be required to update the site plan, detailing the stormwater infrastructure in this area, along with the impacts and any proposed modifications to the system. If there is no direct or indirect impact to the stormwater system, the applicant shall properly state such determination on the site plan.

Lastly, the Haymarket Lifetime Smiles dentist office's main entry to the site will be significantly narrowed to one travel lane into the parking lot. The applicant failed to depict the entire Haymarket Lifetime Smiles site and parking lot on the site plan, therefore the Staff is unable to fully determine the impacts on the site. The applicant shall fully depict the site on the site plan further showing the travel lanes into and out of the parking lot, the proposed exit area for the site and the full extent of the parking.

(3) The area's designation on the town's comprehensive plan, and relevant text provisions of the plan.

Town Comprehensive Plan. 1.2.9 Community Design Policy

*Industrial/Retail, West of Fayette Street*

*This section of town has experienced the most rapid growth over the last 10 years. Primarily a light industrial zone, retail shops and services have recently been added to create an almost even split between the two. Zoning regulations and architectural design have created a sense of age to the town as one travels from Route 15 to the center of town. As development has progressed, styles of new buildings show a regression of architectural styles from modern*

*(Sheetz), to neo-colonial (Leaberry and Quarles shopping centers), to late-1800s urban (second Bloom building) and finally to colonial (Giuseppe's Restaurant and Remax Realtors). One historic structure has been saved, Winterham, albeit in the midst of a new shopping and professional complex. This regression is in concert with the overall goal of maintaining the feel of the town center as the oldest portion of Haymarket. Only one property of this part of town is undeveloped, the land between Quarles and Giuseppe's Restaurant. The overall design of a retail or professional complex on this site must flow into this age progression. Accordingly, the style and size of structures here should fit between mid-1800 and early 1900. Locations in this part of town should be accessible by foot traffic. Parking will generally be available on site.*

The proposed expansion of the drive-through lane will cause an increase in vehicle traffic, which will also promote further reliance on vehicle trips to this site and in this retail area. The heightened intensity of use of the land use as vehicle traffic increases will also discourage pedestrian movement on this site and when accessing other sites. Approval of this design may set a precedent for future developments to also include or apply for more high volume, vehicle-centered modes of pickup or use, which would discourage pedestrian walkability and decrease foot traffic in this area of Town.

(4) The minimum off-street parking area required, and the amount of space needed for the loading and unloading of trucks.

Does not apply, as no cars are parked in this section of Chick Fil A and no unloading of trucks takes place either. Loading and unloading of trucks may be affected at the adjacent VNB and Haymarket Lifetime Smiles lots due to this alteration.

(5) Whether the public health, safety and welfare will be preserved, and any reasonable conditions necessary for such preservation.

The increases in vehicle traffic caused by the alteration of the drive through space will increase the chances of vehicle accidents involving pedestrians using the proposed crosswalk to access adjacent properties. The lack of a solid barrier between the drive through-space and VNB and Haymarket Lifetime Smiles parking lot increases the risk of vehicles driving into or out of the space, damaging property and vehicles, and injuring pedestrians or employees of Chick Fil A, VNB, and Haymarket Lifetime Smiles.

(6) Any other factors relating to the purposes of zoning that the planning commission and/or Haymarket Town Council, in its legislative discretion, shall consider as relevant.

As referenced in the above sections, the proposed drive through may have the following negative effects on the site and the surrounding area: increase of traffic, inconsistent safety hazards associated with the drive through design, potential detrimental effects to the operations of adjacent businesses, and inconsistency with the standards set for this section of Town in the Haymarket Comprehensive Plan.

With these effects considered, Town Staff recommend denial of SUP #2024-001 for the Chick Fil A drive through expansion.

**Public Notice and Input**

The Town posted notice of public hearing for the SUP application for all residents of the Town in the Prince William Times on June 27th and July 3rd, 2024.

**Timing**

The Planning Commission has until October 13, 2024, which is 90 days from the first public hearing date, to act on the proposed Special Use Permit (SUP) proposal. A recommendation to approve or deny the requests would meet the 90-day requirement.

**STAFF CONTACT INFORMATION**

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Thomas Britt, (703) 753-2600  
[tbritt@townofhaymarket.org](mailto:tbritt@townofhaymarket.org)

**ATTACHMENTS**

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- A—Special Use Permit Application
- B—Applicant Narrative
- C—Revised Special Use Permit Plan
- D—Submitted Traffic Impact Study
- E—Written approval from landlord of Quarles Property for traffic rerouting

May 3<sup>rd</sup>, 2024  
Via Hand Delivery

Town of Haymarket  
Planning & Zoning  
15000 Washington Street  
Haymarket, VA 20169  
(703) 753-2600

Attn: Thomas Britt

Re: Description of Activities  
Chick-fil-A Haymarket  
15180 Washington Street  
Haymarket, VA 20169  
Prince William County  
BE # VAB230141.00

Dear Mr. Britt:

The proposed use of the subject site is unchanged. In the existing condition, the subject site has a +/- 4,904 square foot Chick-fil-A restaurant with a drive-thru and associated parking. The existing drive-thru has a two-lane entrance which tapers to one lane after the meal order point at the northwest corner of the existing building. This Special Use Permit application proposes to revise the lease lines to extend the two-lane drive-thru through the order pick-up window. The drive-thru is proposed to taper down to one lane at the exit point. The hours of operation and type of clientele will remain the same. A traffic memo has been included with this application package which indicates the number of anticipated vehicles, which will remain unchanged from the existing condition as the restaurant is not increasing in size.

The Applicant has worked with the landlord and adjacent user, Virginia National Bank, to adjust the lease lines for Chick-fil-A and Virginia National Bank. Per the attached letter, Virginia National Bank has reviewed the proposed improvements to the Chick-fil-A lease area and has approved the changes and indicated that the improvements will not adversely affect the use of the bank nor dental properties or their business operations. The Applicant is proposing the dual drive-thru lane to increase queuing capacity and allow for improved efficiency of food delivery operations.





28 Blackwell Park Lane, Suite 201  
Warrenton, VA 20186  
o. 540.349.4500

Should you have any questions regarding this project or require additional information, please do not hesitate to contact me at (540) 349-4500.

Sincerely,

**Bohler Engineering VA, LLC**

A handwritten signature in black ink, appearing to read "K. Roberts".

Katherine Roberts, P.E.

KR/tk  
H:\2023\VAB230141.00\Admin\Letters\240503 SUP Narrative Description of Activity.doc

SUP# \_\_\_\_\_



# SPECIAL USE PERMIT APPLICATION

**NOTE:** This application must be filled out completely and all submission requirements must be met before the application can be accepted and scheduled for review/Public Hearing.

**NAME OF BUSINESS/APPLICANT:** Chick-fil-A, Inc. \_\_\_\_\_

**SITE ADDRESS:** 15180 Washington Street, Haymarket, VA 20169 \_\_\_\_\_

**ZONING DISTRICT:**  R-1  R-2  B-1  B-2  I-1  C-1 **SITE PLAN PROPOSED:**  Yes  No

**PROPOSED USE(S):** Commercial Fast Food **CODE SECTION(S) #:** 58-3.2, 19.13, 21.2

**BRIEF DESCRIPTION OF ACTIVITY:** In the space below or in an attached narrative, please describe in detail the proposed activity including size and type of proposed/existing structures, hours of operation, type of clientele, number of vehicles anticipated to visit the site during an average workday and any other changes that will affect the nature or appearance of the structure(s) or site.  
SEE ATTACHED NARRATIVE

**Supporting Documentation (attached):**  Narrative (addressing criteria of Section 58-9(d))  Plan/Plat

### ADDITIONAL INFORMATION FOR HOME OCCUPATIONS (SUBJECT TO SECTION 58-16):

**TYPE OF STRUCTURE:**  SFD  TH **TOTAL FLOOR AREA OF MAIN STRUCTURE:** \_\_\_\_\_ (sq. ft.)

**FLOOR AREA DEVOTED TO HOME OCCUPATION:** \_\_\_\_\_ (sq. ft.)

**NUMBER / TYPE OF VEHICLES:** \_\_\_\_\_

**NUMBER / TYPE OF EQUIPMENT AND METHOD OF STORAGE (i.e. garage, accessory storage, etc.):** \_\_\_\_\_

**OFF-STREET PARKING SPACES PROVIDED:** \_\_\_\_\_ **NO. OF EMPLOYEES WORKING FROM SITE:** \_\_\_\_\_

**FEE:**  \$500 Residential  \$200 Residential In-Home Business  
 \$350 Commercial (no land disturbance)  \$1,500 Commercial (land disturbance)

| APPLICANT/PERMIT HOLDER INFORMATION | PROPERTY OWNER INFORMATION              |
|-------------------------------------|---|
| Chick-fil-A, Inc. / Chad Baker      | Meladon Haymarket, LLC                  |
| Name                                | Name                                    |
| 5200 Buffington Road                | 1602 Village Market Blvd. SE. Suite 235 |
| Address                             | Address                                 |
| Atlanta, GA 30349                   | Leesburg, VA 20175                      |
| City State Zip                      | City State Zip                          |
| Phone#(s)                           | Phone#(s)                               |
| chad.baker@cfacorp.com              |   |
| Email Address                       | Email Address                           |



TOWN OF HAYMARKET SPECIAL USE PERMIT APPLICATION

SUP# \_\_\_\_\_

APPLICANT / PROPERTY OWNER CONSENT

\*\*\*\*\*REQUIRED\*\*\*\*\*

I, as owner or authorized agent for the above-referenced parcel, do hereby certify that I have the authority to make the foregoing application and that the information provided herein or attached hereto is correct and a true representation of the activity and method of operation described. Construction of any improvements described herein and as shown on the attached plat, plan and/or specifications will comply with the ordinances of the Town of Haymarket, any additional restrictions and/or conditions prescribed by the Planning Commission or the Town Council, and all other applicable laws.

Applicant Signature: [Signature]
Date: 1/25/2024 | 2:24 PM EST

Property Owner Signature: Don Wooden
Date: 01-25-24

\*\*\*OFFICE USE ONLY\*\*\*

DATE FILED: \_\_\_\_\_ FEE AMOUNT: \_\_\_\_\_ DATE PAID: \_\_\_\_\_

DATE TO ZONING ADMINISTRATOR: \_\_\_\_\_ STAFF REVIEW COMPLETE: \_\_\_\_\_

APPLICABLE ZONING ORDINANCE SECTION(S) / RECOMMENDED CONDITIONS:
\_\_\_\_\_

ZONING ADMINISTRATOR \_\_\_\_\_ DATE \_\_\_\_\_

DATE TO PLANNING COMMISSION: \_\_\_\_\_ PUBLIC HEARING DATE: \_\_\_\_\_

RECOMMENDATION options: RECOMMEND APPROVAL, RECOMMEND DENIAL, NO RECOMMENDATION

RECOMMENDED CONDITIONS:
\_\_\_\_\_

CHAIRMAN \_\_\_\_\_ DATE \_\_\_\_\_

DATE TO TOWN COUNCIL: \_\_\_\_\_ PUBLIC HEARING DATE: \_\_\_\_\_

APPROVED / DENIED checkboxes

CONDITIONS:
\_\_\_\_\_







**GENERAL NOTES:**

- THIS PLAN IS BASED ON THE FOLLOWING:
    - ALTANSPS LAND TITLE SURVEY - "CHICK-FIL-A, INC."
    - 15180 WASHINGTON STREET
    - GAINESVILLE MAGISTERIAL DISTRICT
    - PRINCE WILLIAM COUNTY, VIRGINIA
    - PREPARED BY: BOHLER ENGINEERING
    - BE# VAB230141.00
    - DATED: 08/10/2023
  - DEVELOPER:
    - CHICK-FIL-A
    - 5200 BLUFFINGTON ROAD
    - ATLANTA, GA 30348-2988
    - CONTACT: CHAD BAKER
    - PHONE: (404) 309-8301
  - GPIN: 7298-71-6403.01
  - SITE AREA = 2.0903 AC
  - OFFSITE AREA: 2,000 SF (0.046 AC)
  - SUP AREA: 2.1363 AC
  - ZONING: BUSINESS COMMERCIAL DISTRICT (B-2)
  - OVERLAY DISTRICT: OLD AND HISTORIC HAYMARKET DISTRICT OVERLAY
  - BULK REQUIREMENTS
- |  | ALLOWED  | REQUIRED             | PROVIDED<br>(SUPPLEMENT AREA) | PROVIDED<br>(QUARLES CENTER) |
|--|----------|----------------------|-------------------------------|------------------------------|
| A. MIN LOT AREA  |          |                      | 1.436 AC                      | 6.00 AC                      |
| B. BUILDING AREA   |          |                      | 4,874 SF (UNCHANGED)          | N/A                          |
| C. MIN. PARKING SETBACK  |          |                      |                               |                              |
| FRONT SETBACK (WASHINGTON STREET)  | 10'      | 60.9' (UNCHANGED)    | 21.56' (UNCHANGED)            |                              |
| REAR SETBACK (VACANT LOT)  | NONE     | 140.2' (UNCHANGED)   | N/A                           |                              |
| SIDE SETBACK (VACANT LOT)  | 10'      | 132.5' (UNCHANGED)   | 11' (UNCHANGED)               |                              |
| SIDE SETBACK (BANK)  | NONE     | 16.2' (UNCHANGED)    | N/A                           |                              |
| D. PARKING REQUIREMENTS  |          |                      |                               |                              |
| PARKING REQUIREMENT:   |          |                      |                               |                              |
| 1 SPACE/100 SF OF GROSS FLOOR AREA<br>(BUSINESS FLOOR SPACE IS 75% OF<br>GFA: 0.75 X 4,874 = 3,656 SF) | 50       | 68 (UNCHANGED)       |                               |                              |
| ADA REQUIREMENT: (1 FOR EACH 25<br>TOTAL SPACES)   | 2        | 3 (UNCHANGED)        |                               |                              |
| E. MIN. PARKING SPACE DIMENSIONS   | 9' X 18' | 9' X 18' (UNCHANGED) |                               |                              |
| F. BUILDING HEIGHT   | 35'      | ±25'                 |                               |                              |
| G. NUMBER OF STORIES   | N/A      | 1                    |                               |                              |
- NO KNOWN BURIAL GROUNDS EXIST WITHIN THE LIMITS OF THE SPECIAL USE PERMIT AREA.
  - NO RESOURCE PROTECTION AREA, ENVIRONMENTAL QUALITY CORRIDOR OR FLOODPLAIN IS KNOWN TO EXIST ON THIS SITE.
  - THE PROPERTY IS SERVED BY PUBLIC WATER AND SEWER.
  - THE PROPOSED DEVELOPMENT EXISTS WITHIN THE LIMITS OF SPECIAL USE PERMIT AREA. PARKING AND INGRESS/EGRESS ARE PROVIDED AS SHOWN.
  - SIGNS WILL BE INSTALLED UNDER A SEPARATE PERMIT IN ACCORDANCE WITH THE TOWN OF HAYMARKET ORDINANCES.
  - SITE LIGHTING WILL CONFORM TO REQUIREMENTS OF ARTICLE 16 OF THE ZONING ORDINANCE AND EXISTING LIGHTING FOR QUARLES CENTER.
  - PAVEMENT STRIPING AND MARKINGS ARE FOR ILLUSTRATIVE PURPOSES ONLY.
  - TRASH WILL BE STORED OUTSIDE. THE COLLECTION TIMES ARE SUBJECT TO THE TOWN REVIEW OF THE SPECIAL USE PERMIT.

**REVISIONS**

| REV | DATE       | COMMENT           | DRAWN BY | CHECKED BY |
|-----|------------|-------------------|----------|------------|
| 1   | 05/02/2024 | PER TOWN COMMENTS | MEG      | KSR        |



It's fast. It's free. It's the law.

**NOT APPROVED FOR CONSTRUCTION**

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.: VAB230141.00  
 DRAWN BY: TAL  
 CHECKED BY: KSR  
 DATE: 01/26/2024  
 CAD ID: SUP - 0

PROJECT:

**SPECIAL USE PERMIT**



STORE #3197  
PROPOSED DEVELOPMENT

15180 WASHINGTON STREET  
TOWN OF HAYMARKET, VA

**BOHLER**

28 BLACKWELL PARK LANE, SUITE 201  
 WARRENTON, VIRGINIA 20186  
 Phone: (540) 349-4500  
 Fax: (540) 349-0321  
 VA@BohlerEng.com



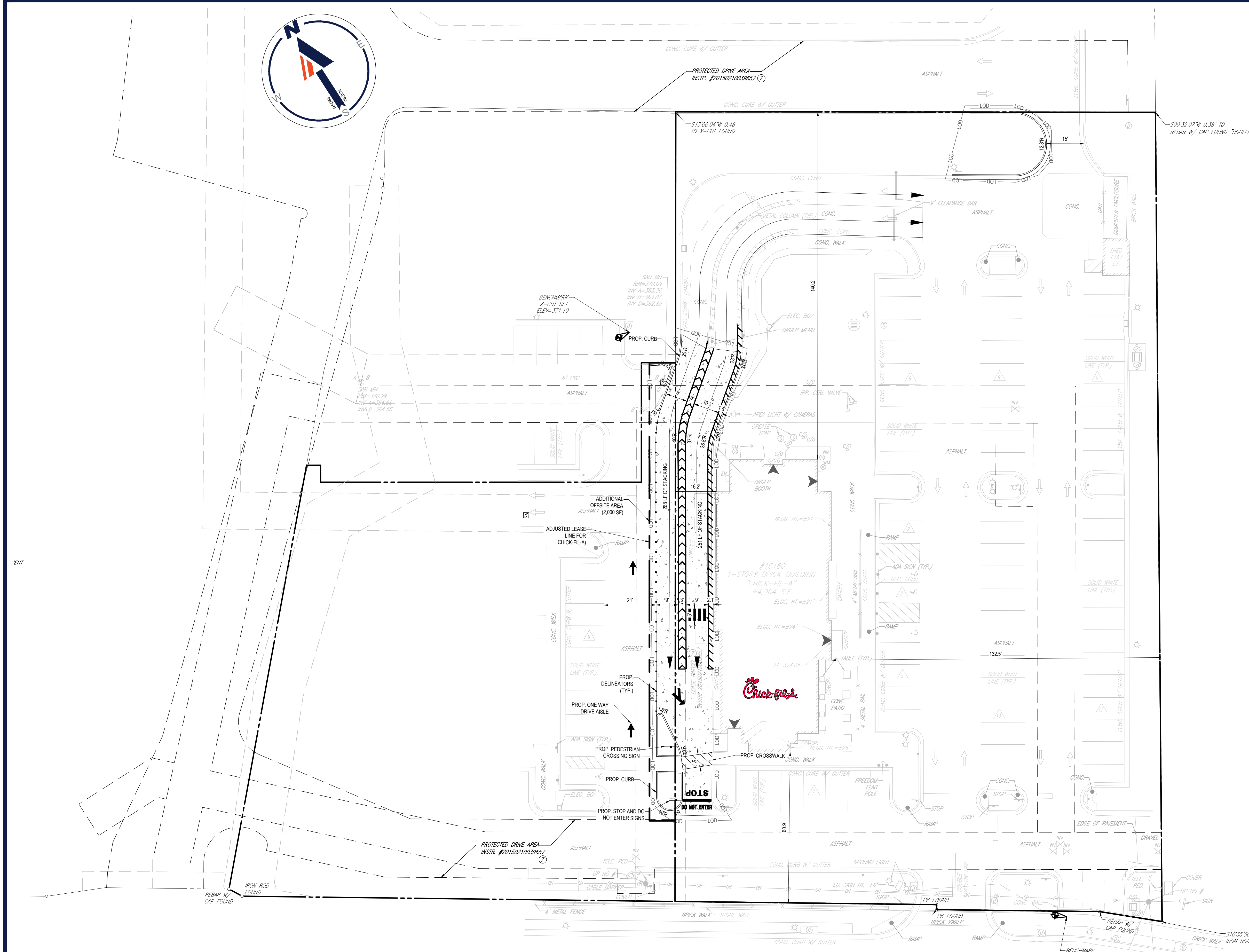
SHEET TITLE:

**SPECIAL USE PERMIT PLAN**

SHEET NUMBER:

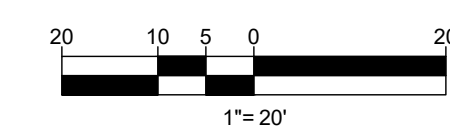
2

REVISION 1 - 05/02/2024



**LEGEND:**  
— LOD — LIMITS OF DISTURBANCE

**FUNCTIONAL CLASSIFICATION:**  
WASHINGTON STREET: 25 MPH DESIGN SPEED



**WASHINGTON ST**

VARIABLE WIDTH PUBLIC RIGHT-OF-WAY  
 ASPHALT PAVED ROADWAY  
 SPEED LIMIT: 25 MPH









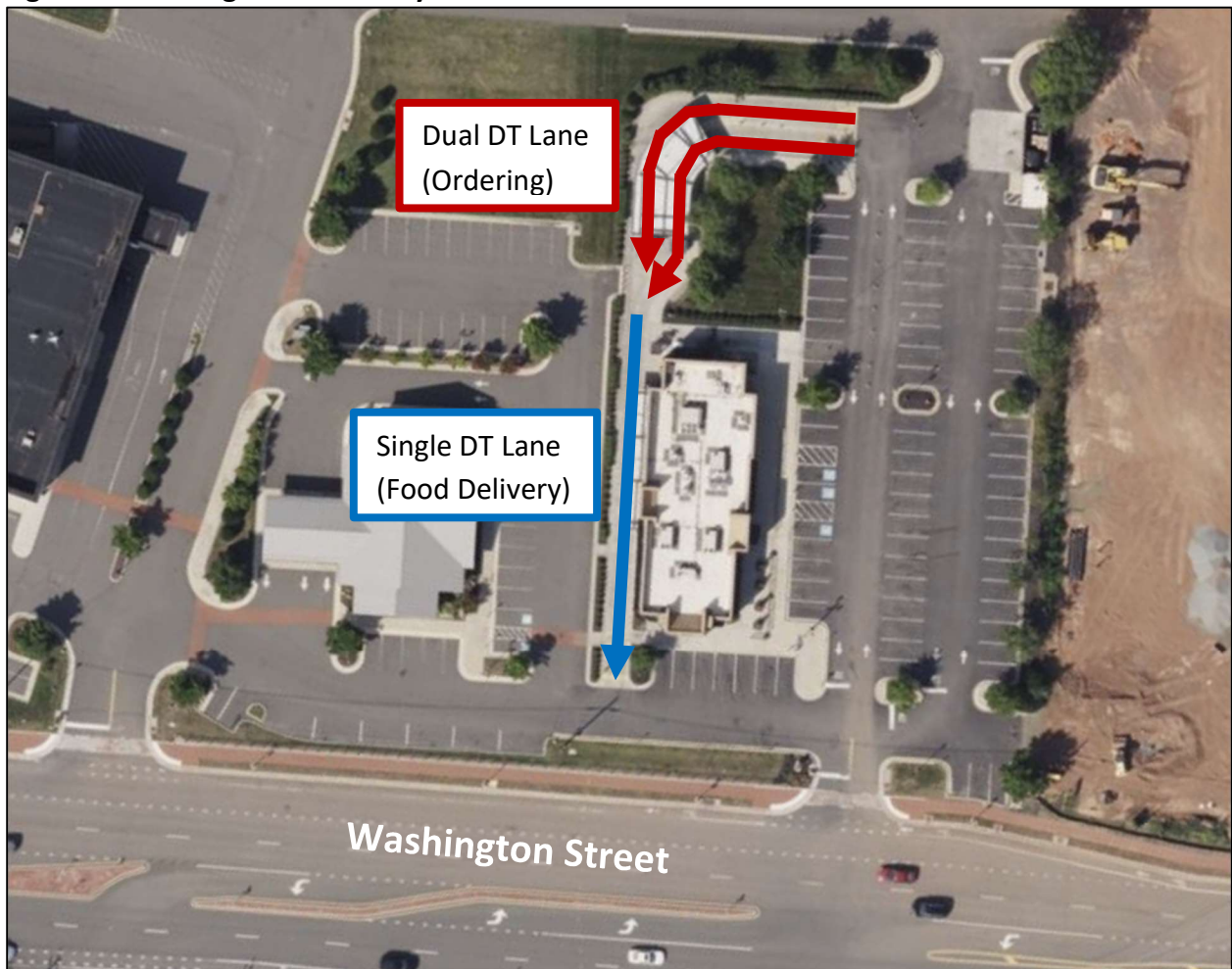
**MEMORANDUM**

This traffic impact analysis is provided to address the SUP application completeness review comment #7, dated April 12, 2024. Comment #7 requested a traffic study of the proposed expansion. Additional correspondence with the Town and Bohler Engineering coordinated on the scope of the traffic study to document the traffic impact associated with the drive-through extension.

**Existing Chick-fil-A Restaurant and Drive-Through**

The existing Chick-fil-A restaurant currently consists of a ±4,874 square-foot (SF) building with a dual drive-through lane serving the ordering area which tapers into a single drive-through lane at the northwest corner of the building for food delivery, as shown in Figure 2. Access to the site is provided at one full-movement entrance to Washington Street and two interparcel connections to the north and west.

**Figure 2 – Existing Chick-fil-A Layout**







**MEMORANDUM**

**Site Trip Generation**

A trip generation analysis was conducted to compare the existing and proposed conditions. The trip generation analysis was conducted using locally collected Chick-fil-A data at nearby similar restaurants in the region. As previously noted, the existing ±4,874 SF building would remain unchanged; therefore, there would be no net change in trip generation with the proposed drive-through lane extension.

**Table 1 – Site Trip Generation Comparison (Existing vs Proposed)**

| Scenario                             | Amount | Units | AM Peak Hour <sup>(1)</sup> |          |          | PM Peak Hour <sup>(1)</sup> |          |          | Weekday Average            | SAT Peak Hour <sup>(1)</sup> |          |          |
|--------------------------------------|--------|-------|-----------------------------|----------|----------|-----------------------------|----------|----------|----------------------------|------------------------------|----------|----------|
|                                      |        |       | In                          | Out      | Total    | In                          | Out      | Total    | Daily Trips <sup>(2)</sup> | In                           | Out      | Total    |
| Existing Chick-fil-A                 | 4,874  | GSF   | 122                         | 116      | 238      | 145                         | 136      | 281      | 2,810                      | 204                          | 181      | 385      |
| Proposed Chick-fil-A                 | 4,874  | GSF   | 122                         | 116      | 238      | 145                         | 136      | 281      | 2,810                      | 204                          | 181      | 385      |
| <b>Net Change in Trip Generation</b> |        |       | <b>0</b>                    | <b>0</b> | <b>0</b> | <b>0</b>                    | <b>0</b> | <b>0</b> | <b>0</b>                   | <b>0</b>                     | <b>0</b> | <b>0</b> |

Note(s):

(1) Trip generation based on Chick-fil-A data collection at five (5) local existing Chick-fil-A restaurants using building size to develop an average rate of 48.76 AM peak hour trips/1,000 SF, 57.69 PM peak hour trips/1,000 SF, and 78.95 SAT midday peak hour trips/1,000 SF. Reference locations included: 5815 Burke Center Parkway (Fairfax County), 3454 Historic Sully Way (Fairfax County), 4516 Fair Knoll Drive (Fairfax County), 43310 Defender Drive (Loudoun County), and 256 W Lee Highway (Town of Warrenton).

(2) Weekday average daily trip generation estimated assuming a k-factor of 0.1 (or 10 times the PM peak period).

(3) Pass-by Trips percentage based on ITE’s Trip Generation Handbook, 3rd Edition, Tables E.31 & E.32. Saturday Pass-by Trips percentage assumed 50%.

**Conclusion**

The proposed Chick-fil-A SUP application would extend the dual drive-through lane for both ordering and food delivery to increase queueing capacity and allow for improved efficiency of operations. The existing ±4,874 SF building would remain unchanged; therefore, there would be no net change in trip generation with the proposed drive-through lane extension.

Should you have any questions on the analysis presented herein, please contact Les Adkins at 703-365-9262 or via email at [leadkins@wellsandassociates.com](mailto:leadkins@wellsandassociates.com).

**Thomas Britt**

---

**From:** Don Wooden <dwooden@meladon.net>  
**Sent:** Friday, April 26, 2024 2:54 PM  
**To:** Lee, Gideon; Michael Lewis  
**Cc:** Lauren Johnson; Hannahlee Walker; Azarian, Bailey; Chad Baker; Igor Levine; Graham Rider  
**Subject:** CFA #3197 Haymarket  
**Follow Up Flag:** Flag for follow up  
**Flag Status:** Flagged

**Caution: Message from external sender**

*To whom it may concern,*

***Meladon Haymarket, LLC. reaffirms that it has reviewed the anticipated plans/work that Chick-Fila is requesting and approves of the changes. The altered one way North traffic pattern on the East side of the bank will not adversely affect the use of the bank nor dental properties or their business operations.***

*Thank you,*



**Don Wooden**  
1602 Village Market Blvd. SE  
Suite 235  
Leesburg, Virginia 20175  
O: (571) 375.1750  
D: (571) 375.1755  
M: (703) 732.4665  
[www.meladon.com](http://www.meladon.com)

"Our expertise and value lies in our knowledge of market driven land use/acquisitions, contract negotiation, entitlements, concept planning and development."



Town of Haymarket  
15000 Washington Street, #100  
Haymarket, VA 20169  
703-753-2600

## Memorandum

**To:** Planning Commission Members  
**From:** Thomas Britt, Town Planner  
**Re:** Special Use Permit, Wal-Mart Pickup Area Expansion

---

### Background

Prince William County has received a submission for a Special Use Permit at the Walmart located at 6530 Trading Square. The SUP would allow for a drive up merchandise pickup area and the expansion of a retail use exceeding 80,000 square feet. The Town Planner has attached the SUP application and narrative for the Planning Commission's reference and to provide comments.

Prince William County recommends outside agency/jurisdiction comments should do the following:

- 1) address the anticipated impacts of the proposal on the goals, policies and action strategies of the Comprehensive Plan;
- 2) address the anticipated impacts of the proposal on the services of your department;
- 3) address any site specific concerns which are materially relevant to the requested land use decision;
- 4) list minimum development standards which may conflict with the proposed development or require special consideration in the Planning Office's analysis of the proposal.

**This application is being concurrently processed with #REZ2025-00001**

July 08, 2024

**The attached packet is provided for review and comment from the following agencies:**

- Building Official (DS900)
- Community Development Manager (DS940)
- Economic Development (MA286)
- Fire Marshal's Office (DS920)
- Historical Commission (DS940)
- Land Development Case Manager (DS940)
- Long Range Planning (DS940)
- Planning Case Planner
- Planning GIS Specialist - JBM (DS940)
- Prince William Water (SA317)
- Transportation Department (DS990)
- Watershed Management (DS930)
- Zoning Administrator (DS940)

**RE:** SUP2025-00001, Walmart Haymarket SUP  
SPECIAL USE, SPECIAL USE PERMIT

**MAGISTERIAL DISTRICT:** 20 - Gainesville

---

**REQUEST:** This is a request to amend proffers associated with #PLN2002-00017. There is a concurrent request for a special use permit to allow a drive-up merchandise to pick up area and the expansion of the retail use exceeding 80,000 Sqft. **\*\*1ST SUBMISSION\*\***

---

**GPIN(s): 7298-62-4616**

Your comments should:

- 1) address the anticipated impacts of the proposal on the goals, policies and action strategies of the Comprehensive Plan;
- 2) address the anticipated impacts of the proposal on the services of your department;
- 3) address any site specific concerns which are materially relevant to the requested land use decision;
- 4) list minimum development standards which may conflict with the proposed development or require special consideration in the Planning Office's analysis of the proposal.

Your assigned Case Planner is **Vanessa Watson**. Please use **eReview** to submit your comments. Reviewers without eReview access should submit their comments by email to **amendez@pwcgov.org**.

Your comments should be directed to **Andrea Mendez** and received no later than **August 20, 2024**. Your cooperation is appreciated.

---

The attached packet is provided for information only. No comment is necessary from the following:

Section IX, Item2.

**SUPERVISOR - ROBERT WEIR**  
**COMMISSIONER -**  
**BOARD CHAIRMAN - DESHUNDRA JEFFERSON**  
**COMMISSIONER AT LARGE - MARK SCHEUFLE**  
**DIRECTOR OF PLANNING - TANYA WASHINGTON**  
**COUNTY ATTORNEY**  
**PLANNING COMMISSION CHAIRMAN - JUAN McPHAIL**

troutman.com

---

**Jenna Lee**

jenna.lee@troutman.com

February 23, 2024

**VIA FEDEX**

Ms. Juana Lozano  
Prince William County Government  
Current Planning  
5 County Complex Ct., Suite 210  
Prince William, VA 22192  
jlozano@pwcgov.org

**Re: Special Use Permit - 6530 Trading Square, Haymarket, Virginia**

Dear Ms. Lozano:

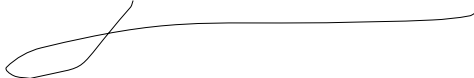
Please find the following documentation in support of the Proffer Amendment application for the existing Walmart Supercenter located at 6530 Trading Square, Haymarket, Virginia.

- A. Special Use Permit Application;
- B. Property Deed;
- C. Legal Description;
- D. Written Narrative and Justification;
- E. Special Use Permit Site Plan;
- F. Application for Deferral of Traffic Impact Analysis, Cultural Resources Assessment and Record Check for Pending Development Applications, and Application for Deferral of Environmental Constraints Analysis;
- G. Building Elevations; and
- H. Updated Adjacent Owner List and Affidavit.

---

I am also enclosing a check in the amount of \$8,046.28 for the attached Special Use Permit application. We are happy to provide any additional information needed in support of this application.

Sincerely,



Jenna Lee



# APPLICATION FOR A SPECIAL USE PERMIT TO THE BOARD OF COUNTY SUPERVISORS OF PRINCE WILLIAM COUNTY, VIRGINIA

**Case Name:** Wal-Mart Haymarket Pickup Expansion

The undersigned, being all of the owner(s), contract purchasers or the respective duly authorized agents thereof, do hereby petition for a special use permit to allow the following (state the purpose of the application):  
Wal-Mart Real Estate Business Trust

| GPIN         | Zoning | Acres |
|--------------|--------|-------|
| 7298-62-4616 | PMD    | 12.75 |
|              |        |       |
|              |        |       |

**Property Location:** Describe the location of the property by distance, in feet or portion of a mile, and direction from an intersection of two (2) public roads or streets:  
Approximately 700 feet west from intersection of James Madison Highway and John Marshall Highway.


The name(s), mailing address(es), and telephone number(s) of owner(s), authorized agent(s), contract purchaser/lessee, and engineer(s) as applicable are (attach additional pages if necessary):

|  |   |
|--|---|
| <input type="checkbox"/> <b>Owner of Property*</b>         | <input checked="" type="checkbox"/> <b>Authorized Agent(s)*</b> |
| Name: <u>HAYMARKET CENTER LLC &amp; ETAL</u>               | Name: <u>ROBERT BEAMAN, TROUTMAN PEPPER</u>                     |
| Mailing Address: <u>6450 TRADING SR</u>                    | Mailing Address: <u>222 CENTRAL PARK AVE, SUITE 2000</u>        |
| City/State/Zip: <u>HAYMARKET, VA</u>                       | City/State/Zip: <u>VIRGINIA BEACH, VA 23462</u>                 |
| Phone: _____   | Phone: <u>(757) 687-7547</u>                                    |
| Email: _____   | Email: <u>rob.beaman@troutman.com</u>                           |
| <input type="checkbox"/> <b>Contract Purchaser/Lessee*</b> | <input type="checkbox"/> <b>Engineer*</b>                       |
| Name: <u>Wal-Mart Real Estate Business Trust</u>           | Name: <u>BOHLER ENGINEERING</u>                                 |
| Mailing Address: <u>PO Box 8050</u>                        | Mailing Address: <u>28 BLACKWELL PARK LANE, STE 201</u>         |
| City/State/Zip: <u>Bentonville, AR 72716</u>               | City/State/Zip: <u>WARRENTON, VA 20186</u>                      |
| Phone: _____   | Phone: <u>(504) 349-4500</u>                                    |
| Email: _____   | Email: _____  |

\*Check the box next to the contact to which correspondence should be sent.

I have read this application, understand its intent, and freely consent to its filing. Furthermore, I have the power to authorize and hereby grant permission to Prince William County officials and other authorized government agents on official business to enter the property as necessary to process this application.

Signed this 22nd day of February, 2024.

Signature of Owner 

Name Karlen Alvarado Title Senior Project Manager  
Company HAYMARKET CENTER LLC & ETAL

(If anyone other than owner is signing, Power of Attorney must be attached.)

# Special Use Permit Application Supplemental Information

Section IX, Item 2.

\*Required information. Proposed Uses require only one line completed.

|                             |                                     |                      |  |
|-----------------------------|-------------------------------------|----------------------|--|
| <b>Case Name*</b>           | Haymarket Walmart                   |                      |  |
| <b>Proposal*</b>            | Merchandise pickup expansion        |                      |  |
| <b>Primary Use*</b> .....   | <input checked="" type="checkbox"/> | <b>Fee Category*</b> | <b>Indoor Use*</b> ..... <input type="checkbox"/>  |
| <b>Secondary Use*</b> ..... | <input type="checkbox"/>            | Category G           | <b>Outdoor Use*</b> ..... <input type="checkbox"/> |

| <b>Land Information</b>       |       |       |  |
|-------------------------------|-------|-------|--|
| <b>Total Area*</b> :          | 12.75 | acres |  |
| <b>Disturbed Area*</b> .....  | 0.78  | acres | <b>Open Space Area*</b> ..... NA acres   |
| <b>Impervious Area*</b> ..... | NA    | acres | <b>Recreational Area*</b> ..... NA acres |

| <b>Structure &amp; Lot Information</b> |       |  |                      |
|--|-------|--|----------------------|
| <b>Residential Lots</b> .....          | _____ | <b>Institutional or Educational</b> .....  | _____ sq.ft.         |
| <b>Single Family Lots</b> .....        | _____ | <b>Telecomm Cabinet</b> .....              | _____ sq.ft.         |
| <b>Townhouse Lots</b> .....            | _____ | <b>Retail or Commercial</b> .....          | 153,416 _____ sq.ft. |
| <b>Multi-Family Units</b> .....        | _____ | <b>Recreational</b> .....                  | _____ sq.f           |
| <b>Affordable Units</b> .....          | _____ | <b>Industrial</b> .....                    | _____ sq.ft.         |
| <b>Non-Residential Lots</b> .....      | _____ | <b>Office</b> .....                        | _____ sq.ft.         |
| <b>Open Space Lots</b> .....           | _____ | <b>Total Proposed Square Footage</b> ..... | 4,624 _____ sq.ft.   |
| <b>Accessory Structures</b> .....      | _____ |  |                      |
| <b>Landbays</b> .....                  | _____ | <b>Maximum Square Feet</b> .....           | 158,041 _____ sq.ft. |
| <b>Total Allowed Units</b> .....       | _____ |  |                      |

| <b>Miscellaneous Improvements</b>        |             |                                    |            |
|--|-------------|------------------------------------|------------|
| <b>HAZMAT</b> <input type="checkbox"/>   |             |                                    |            |
| <b>Proposed Depth</b> .....              | _____ feet  | <b>Tower Height</b> .....          | _____ feet |
| <b>Proposed Width</b> .....              | _____ feet  | <b>Number of Beds</b> .....        | _____      |
| <b>Proposed Lot Reduction</b> .....      | _____ acres | <b>Automotive Bays</b> .....       | _____      |
| <b>Excess Building Height</b> .....      | _____ feet  | <b>Maximum # of Children</b> ..... | _____      |
| <b>Proposed District Reduction</b> ..... | _____ acres | <b>Number of Signs</b> .....       | _____      |

| <b>Proposed Uses</b>                        |                             |
|---|-----------------------------|
| <b>Proposed Use</b>                         | <b>Proposed Use Acreage</b> |
| Total disturbed area for merchandise pickup | 0.75 acres                  |
|   | _____ acres                 |
|   | _____ acres                 |
|   | _____ acres                 |
|   | _____ acres                 |
| <b>Total Special Use Acreage</b>            | 0.75 acres                  |

**WALMART; PRINCE WILLIAM COUNTY, VIRGINIA**

**PROJECT NARRATIVE  
SPECIAL USE PERMIT AND PROFFER AMENDMENT**

Applicant: Wal-Mart Real Estate Business Trust

County of Prince William Tax Map No. 7298-62-4616  
Site Area: 12.75 acres (approx.)

**September 13, 2023**

---

**PROPOSAL**

This narrative has been prepared in conjunction with an application by Wal-Mart Real Estate Business Trust (the “Applicant”) for a Special Use Permit (a “SUP”) and Proffer Amendment to allow for a drive-up merchandise pickup area and the expansion of a retail use exceeding 80,000 square feet.

The property is located at 6530 Trading Square, Haymarket, Virginia and consists of approximately 12.75 acres (the “Property”), as shown on the Special Use Permit Plan submitted with this application. The Property is currently zoned Planned Mixed Use District (PMD) and is located within the Market Center at Haymarket and Highway Corridor Overlay Districts.

This project includes the construction of a building expansion of approximately 4,625 square feet to be used as a staging area for customer merchandise pickup (the “Pickup Expansion”). Customers will park in designated parking spaces, and store associates will deliver pre-purchased merchandise to the customers’ cars. The expanded building area will be used for staging related to this use, and not as additional retail sales area. The existing store consists of 153,416 square feet. The proposed expansion will increase the size of the original building by approximately 3.01%.

Additional improvements related to this project will include modifications to the existing parking area. As a result of the proposed Pickup Expansion, the overall parking provided on the Property will be reduced from 534 parking spaces to 512 parking spaces.

**LAND USE**

The Property is designated “Mixed Use, Neighborhood” (T-3) under the County Comprehensive Plan. Within the Haymarket Activity Center, Mixed-Use T-3 areas are intended to integrate housing, office, and retail uses that serve the hospital and surrounding communities. These areas also provide a transition between higher-intensity hospital campus uses and the surrounding rural communities. Consistent with the Mixed-Use T-3 land use goals, the proposed drive-in merchandise pickup use will promote the continued development of retail uses serving surrounding communities and will allow the existing use to meet changing customer needs. The proposed Pickup Expansion will offer a wide variety of products for curbside pickup in designated parking spaces.

**COMMUNITY DESIGN**

The proposed paint color palette will utilize soft, muted colors and the Pickup Expansion area will be designed to be architecturally consistent with the existing Walmart store. The Pickup Expansion area proposed under this SUP application (which is appropriately scaled given the size of the Walmart store building) will have a minimal visual effect on surrounding properties.

**CULTURAL RESOURCES**

The proposed Pickup Expansion will be constructed on the site of an existing Walmart retail store. No impact on the County's cultural resources is anticipated.

**ECONOMIC DEVELOPMENT**

The proposed Pickup Expansion will positively impact the County's economy by generating additional tax revenues and creating new jobs.

**ENVIRONMENT**

The project will avoid environmental features. No additional impact on the environment is anticipated as a result of the proposed project.

**FIRE AND RESCUE**

No impact on the County's fire and rescue services is anticipated as a result of the proposed project.

**HOUSING**

No impact on the County's housing supply is anticipated as a result of the proposed project.

**LIBRARIES**

No impact on the County's library system is anticipated as a result of the proposed project.

**PARKS AND OPEN SPACE**

No impact on the County's parks and open space is anticipated as a result of the proposed project.

**POLICE**

No impact on the County's police department is anticipated as a result of the proposed project.

**POTABLE WATER**

No impact on the County's potable water supply is anticipated as a result of the proposed project.

**SCHOOLS**

No impact on the County's school system is anticipated as a result of the proposed project.

**SEWER**

No impact on the County's sewer and wastewater system is anticipated as a result of the proposed project.

**TRANSPORTATION**

A Traffic Impact Analysis ("TIA") was not required by the County or the Virginia Department of Transportation ("VDOT") as part of the site plan review process for the Walmart store. No additional traffic impact is anticipated as a result of the proposed project.

**SB 549 JUSTIFICATION NARRATIVE**

Identify impacts (for residential rezonings and proffer amendments only). This narrative shall include a detailed description of the following:

**a. Specifically identify all of the impacts of the proposed rezoning or proffer amendment;**

The proposed Pickup Expansion will be constructed on the site of an existing Walmart retail store. Walmart does not anticipate any detrimental impacts as a result of the proposal.

**b. Propose specific and detailed mitigation strategies and measures to address all of the impacts of the proposed rezoning or proffer amendment;**

Walmart does not anticipate any negative impacts as a result of the proposed merchandise pickup area. The expanded area will utilize soft, muted colors and the Pickup Expansion area will be designed to be architecturally consistent with the existing Walmart store. The Pickup Expansion area proposed under this SUP application (which is appropriately scaled given the size of the Walmart store building) will have a minimal visual effect on surrounding properties.

**c. Specifically address whether all of the mitigation strategies and measure are consistent with all applicable law, including, but not limit to, Virginia Code 15.2-2303.4, effective July 1, 2016;**

Walmart's proposed building design and use are consistent with applicable law.

**d. Specifically demonstrate the sufficiency and validity of those mitigation strategies using professional best accepted practices and criteria, including all data, records, and information used by the applicant or its employees or agents in identifying any impacts and developing any proposed mitigation strategies and measures.**

As previously noted, Walmart's proposed use and expansion will be constructed on the site of an existing Walmart retail store. Walmart does not anticipate any detrimental impacts as a result of the proposal. The expanded area will utilize soft, muted colors and the Pickup Expansion area will be designed to be architecturally consistent with the existing Walmart store. The Pickup Expansion area proposed under this SUP application (which is

appropriately scaled given the size of the Walmart store building) will have a minimal visual effect on surrounding properties.



**Cultural Resources Assessment and Record Check for Pending Development Applications**

This is a desk review of the project and is subject to change if additional information becomes available.  
Contact the Planning Office at (703) 792-7615 or email [planning@pwcgov.org](mailto:planning@pwcgov.org) for more information.

|   |   |  |   |     |
|---|---|--|---|-----|
| <b>Applicant/<br/>Project<br/>Information</b> | Project Name<br>Wal-Mart Haymarket Pickup Expansion |  | Applicant Name<br>Wal-Mart Real Estate Business Trust |     |
|   | Email<br>rob.beaman@troutman.com                    |  | Phone<br>(757) 687-7547                               | Fax |
|   | GPIN(s)<br>7298-62-4616                             |  |   |     |
|   | Visual Inspection Findings<br>None                  |  |   |     |

| County Archaeologist Use Only   |  |  |
|---|--|--|
| County Records Check (Verify reference to site on the following)  |  |  |
| <ol style="list-style-type: none"> <li>1. Prince William County Cultural Resources Map (GIS) ..... <input type="checkbox"/> Yes <input type="checkbox"/> No</li> <li>2. 1820 Prince William County Map (Wood)..... <input type="checkbox"/> Yes <input type="checkbox"/> No</li> <li>3. 1901 Prince William County Map (Brown)..... <input type="checkbox"/> Yes <input type="checkbox"/> No</li> <li>4. 1904 Army Maneuvers Map ..... <input type="checkbox"/> Yes <input type="checkbox"/> No</li> <li>5. 1915 - 1927 USGS 15 Minute Quad Maps..... <input type="checkbox"/> Yes <input type="checkbox"/> No</li> <li>6. 1933 Virginia Highway Map ..... <input type="checkbox"/> Yes <input type="checkbox"/> No</li> <li>7. Eugene Scheel's Historic Prince William Map ..... <input type="checkbox"/> Yes <input type="checkbox"/> No</li> <li>8. Eugene Scheel's African American Heritage Map..... <input type="checkbox"/> Yes <input type="checkbox"/> No</li> <li>9. County Register of Historic Sites (CRHS)..... <input type="checkbox"/> Yes <input type="checkbox"/> No</li> <li>10. High Sensitivity Areas - Historic Sites Map ..... <input type="checkbox"/> Yes <input type="checkbox"/> No</li> <li>11. High Sensitivity Areas - Prehistoric Sites Map..... <input type="checkbox"/> Yes <input type="checkbox"/> No</li> <li>12. The Official Military Atlas of the Civil War ..... <input type="checkbox"/> Yes <input type="checkbox"/> No</li> <li>13. Civil War Map from the Library of Congress ..... <input type="checkbox"/> Yes <input type="checkbox"/> No</li> <li>14. American Battlefield Protection Program Maps ..... <input type="checkbox"/> Yes <input type="checkbox"/> No</li> <li>15. Map of Fairfax, Loudoun, &amp; Prince William Counties ..... <input type="checkbox"/> Yes <input type="checkbox"/> No</li> <li>16. USGS Topographic Maps..... <input type="checkbox"/> Yes <input type="checkbox"/> No</li> <li>17. Cemetery (PWC GIS)..... <input type="checkbox"/> Yes <input type="checkbox"/> No</li> <li>18. Other: _____</li> </ol> | <div style="border: 1px solid black; padding: 5px; min-height: 200px;"> <p style="text-align: center; margin-top: 0;"><u>Comments</u></p> </div> |  |
| Findings  |  |  |
| <p><input type="checkbox"/> A CRHS or a Prehistoric High Sensitivity Area is checked on the list above, therefore, a Phase I Cultural Resources Survey* must be submitted with Rezoning and Special Use Permit applications per Sections 32-700.20(9) and 32-700.50(3)(a) of the Zoning Ordinance.</p> <p><input type="checkbox"/> There is a medium to high potential for finding archaeological sites and or historic structures on the project area, therefore, a Phase I Cultural Resources Survey* must be submitted with Rezoning and Special Use Permit applications per Sections 32-700.20(9) and 32-700.50(3)(a) of the Zoning Ordinance.</p> <p><input type="checkbox"/> Archaeological and historic sites or graves are recorded on the project area, but no Cultural Resources Survey is required at this time.</p> <p><input type="checkbox"/> No archaeological and historic sites or graves are recorded on the project area.</p> <p><input checked="" type="checkbox"/> Further cultural resource review is not warranted at this time due to ground disturbance or recommendations of no further work from prior cultural resource survey reports.</p>   |  |  |
| <p>Comments:</p>  |  |  |

County Archaeologist Signature: Justin S. Patton Digitally signed by Justin S. Patton Date: 2023.03.24 11:31:17 -04'00' Date: 3/24/2023

This assessment is valid for one year from the County Archaeologist's signature date.  
\*All scopes of work must be approved by the County Archaeologist prior to initiation of work.





Revised 06/26/2019

|                              |  |
|------------------------------|--|
| <b>APPLICANT INFORMATION</b> | NAME / TITLE<br>Robert P. Beaman III, Esq. - Troutman Pepper Hamilton Sanders, LLP, of Counsel   |
|                              | COMPANY<br>Wal-Mart Real Estate Business Trust   |
|                              | MAILING ADDRESS<br>Street: 222 CENTRAL PARK AVE, SUITE 2000<br>City: Virginia Beach State: VA Zip Code: 23462  |
|                              | EMAIL<br>rob.beaman@troutman.com PHONE<br>(757) 687-7547   |
|                              | <input checked="" type="radio"/> APPLICANT <input type="radio"/> AUTHORIZED AGENT <input type="radio"/> OTHER _____  |
| <b>APPLICATION TYPE</b>      | <input checked="" type="radio"/> SPECIAL USE PERMIT <input type="radio"/> REZONING <input type="radio"/> REZ/SUP PROFFER AMENDMENT <input type="radio"/> OTHER _____ |
| <b>PROPOSED USE SUMMARY</b>  | SUP for a proposed drive-in merchandise pickup use   |
| <b>PROPERTY ADDRESS(ES)</b>  | 6530 Trading Square<br>Haymarket, VA   |
| <b>LIST PROPERTY GPIN(S)</b> | 7298-62-4616   |
| <b>TOTAL ACREAGE</b>         | Combined total acreage of all parcels listed above. 12.75 acres  |

**FOR OFFICE USE ONLY**

5 hardcopies of the following shall be submitted with application. All plans shall be prepared with a scale of no smaller than 1"=100' and on sheets not to exceed 24" x 36". If prepared on more than one sheet, matchlines shall be clearly indicated where sheets join. All sheets shall be folded to a size not greater than 9"x12".

Full ECA is required to be submitted with the application.  
ECA Plan requirements are listed in Zoning Ordinance Sec.32-700.21 and in Reference Manual for Rezoning, Special Use Permit & Proffer Amendment Applications. <http://www.pwcva.gov/assets/documents/zoning/Reference%20Manual.pdf>

Modified ECA is required with application.\* Provide the information as indicated below, either as

Separate Plan or as  Part of the GDP/SUP Plan

- Approximate delineation of all wetland areas and Chesapeake Bay resource Protection Areas
- Areas of 15% slope or greater with ≥25% slopes differentiated; Topography shall be shown by contour lines. Contour interval shall be no more than 5 feet. Contours shall be shaded in a graphic technique showing slope conditions of 15 to 25 percent and another distinguishing graphic technique showing greater than 25 percent slope.
- Proposed impervious and pervious surfaces in tabular form
- Limits of disturbance and areas that will remain in a natural or undisturbed state
- Potential habitat for or actual occurrence of, endangered or threatened species and species of special concern
- 100-year floodplain boundary
- Mapped soil types with areas of highly erodible, highly permeable, and marine clay soils identified
- Vegetation cover types and specimen trees
- Environmental Resource (ER) boundary and acreage tabulation of ER designated onsite
- Other required information:  
all utilities and associated easements

No ECA required for this application.\*  
Comments:

\* ECA may be required later in the Rezoning/Special Use Permit process if subsequent details of the case warrant additional information.

Reviewer Name: Clay Morris Signature: Clay Morris Date: 3/4/23

Submit form to: Public Works-Environmental Services, Attention: Clay Morris, 5 County Complex Ct., Ste. 170, Prince William, VA 22192 or via email to [ECAForm@pwcgov.org](mailto:ECAForm@pwcgov.org)  
For more information or assistance, please call Environmental Services (703) 792-7070

## Application for Deferral of Traffic Impact Analysis (TIA)

To be completed with assistance from PWC Transportation Department  
www.pwcva.gov/department/transportation or 703.792.6825

**To be completed by applicant:**

Applicant Name: Wal-Mart Real Estate Business Trust Phone: (757) 687-7547  
 Proposed Use: Drive Up Facility for Merchandise Pickup Expansion  
 Address: 6530 Trading Square, Haymarket, VA Lot Size: 12.75  
 Select One:  Rezoning  Special Use Permit  Other: \_\_\_\_\_

| To be completed by applicant:                   |       |        |          | To be completed by PWC Transportation Department: |                                |                  |                 |                 |
|---|-------|--------|----------|---|--------------------------------|------------------|-----------------|-----------------|
| Tract/Use                                       | Area  | Zoning | Land Use | ITE Code  | (ITE Latest Edition Trip Rate) | Trips - 24 Hours | Trips - AM Peak | Trips - PM Peak |
| Retail  | 12.75 | PMD    | Retail   |   |                                |                  |                 |                 |
| <i>Drive In Addition For Merchandise Pickup</i> |       |        |          | —   | —                              | —                | —               | —               |
| <b>Total</b>                                    |       |        |          |   |                                | —                | —               | —               |
| 1200 Daily Trips or 100 Peak Hour Trips         |       |        |          |   |                                | Yes              |                 |                 |
|   |       |        |          |   |                                | No               | X               | X               |

### FOR OFFICE USE ONLY

- A TIA (three copies and two information disks) is required to be submitted with the application. The consultant preparing the analysis must meet with the PWC Department of Transportation and VDOT to discuss the scope and requirements of the analysis before beginning the analysis. Additionally, at the scoping session, VDOT will determine whether a 527 review is required, as well as the applicable fee.
- A TIA is not required to be submitted at this time. The traffic generated by the proposed development does not appear to exceed the thresholds established in §602.01 of the Prince William County Design and Construction Standards Manual (DCSM). However, a TIA may be required later in the rezoning/special use permit process or during the site plan review process if subsequent details warrant a TIA. The applicant should also be aware that a 527 review may be required by VDOT and may want to contact VDOT to verify whether a 527 review will be warranted.

A TIA has been waived by the Director for the following reasons: \_\_\_\_\_

Reviewed by (print name): George Phillips Date: 3/10/2023  
 Additional Notes: \* *The proposed drive in addition will not significantly increase traffic to the site. A traffic study is not required with this application.*

## LEGAL DESCRIPTION

The land referred to in this Informational Report is described as follows:

### Parcel I:

ALL THAT CERTAIN lot, piece or parcel of land, with all improvements thereon and appurtenances thereto belonging, lying and being in the County of Prince William, Virginia shown and designated as "Parcel A-1," containing 12.7479 acres, more or less, on Subdivision Plat entitled 'PLAT SHOWING RESUBDIVISION AND DEDICATION AND VACATION OF VARIOUS EASEMENTS ON THE PROPERTIES OF HAYMARKET (E & A), LLC INSTR. #[200906260062620](#) GAINESVILLE MAGISTERIAL DISTRICT PRINCE WILLIAM COUNTY, VIRGINIA," recorded in the Clerk's Office, Circuit Court of Prince William County, Virginia, as Instrument No. [201109160076642](#), to which plat reference is hereby made for a more particular description of the property hereby conveyed.

### Parcel II:

TOGETHER with those non-exclusive easements to use the Common Areas as set forth in Section 5 of Easements With Covenants And Restrictions Affecting Land, between Wal-Mart Stores East, LP, a Delaware limited partnership, Kohl's Department Stores, Inc., and Haymarket (E&A), LLC, a South Carolina limited liability company, dated August 31, 2011, recorded September 12, 2011, as Instrument No. [201109120075128](#). First Amendment of Easements With Covenants And Restrictions Affecting Land between Wal-Mart Stores East, LP, a Delaware limited partnership, Kohl's Department Stores, Inc., a Delaware corporation, Haymarket (E&A), LLC, a South Carolina limited liability company, dated October 4, 2016, recorded February 14, 2017 as Instrument No. [201702140012403](#), as supplemented by Supplemental Declaration between Haymarket (E&A), LLC, a South Carolina limited liability company and Primrose School Franchising Company, a Georgia corporation, recorded October 1, 2018 as Instrument No. [201810010071598](#) and Plat attached recorded as Instrument No. [201810010071599](#); and Assignment and Assumption of ECR made by and between Haymarket (E&A), LLC, a South Carolina limited liability company and Haymarket Center LLC, a Delaware limited liability company, which entity is registered to do business in the Commonwealth of Virginia as Haymarket Center TIC LLC, Haymarket Center TIC #1 LLC and Haymarket Center TIC #2 LLC, a Delaware limited liability company, dated as of December 26, 2018, recorded January 3, 2019, as Instrument No. [201901030000743](#).

### Deed recitation:

Haymarket Center LLC, a Delaware limited liability company (as to a 93.28% interest) and Haymarket Center TIC #1 LLC, a Delaware limited liability company (as to a 3.90% interest) and Haymarket Center TIC #2 LLC, a Delaware limited liability company (as to a 2.82% interest) under [Deed from](#) Haymarket (E&A), LLC, a South Carolina limited liability company, dated December 17, 2018, recorded January 3, 2019 as Instrument Number [201901030000741](#), among the land records of Prince William County, Virginia. (Conveys premises herein and more)



# SPECIAL USE PERMIT SUP2022-XXXXX

FOR



## PROPOSED PICKUP 2.0 IMPROVEMENTS

LOCATION OF SITE  
STORE #3077-282  
6530 TRADING SQUARE  
GAINESVILLE MAGISTERIAL DISTRICT  
PRINCE WILLIAM COUNTY  
HAYMARKET, VIRGINIA 20169  
GPIN: 7298-62-4616



**LOCATION MAP**

SCALE: 1" = 2,000'  
Copyright 2020 MICROSOFT CORPORATION

**OWNER/DEVELOPER**

HAYMARKET CENTER LLC & ETAL  
HAYMARKET, VA 20169  
CONTACT: DAVID PENNY  
479-204-3156

PREPARED BY



CONTACT: KATHERINE S. ROBERTS, P.E.

| SHEET INDEX        |              |
|--------------------|--------------|
| SHEET TITLE        | SHEET NUMBER |
| COVER SHEET        | 1            |
| OVERALL SITE PLAN  | 2            |
| SPECIAL USE PERMIT | 3            |

REVISIONS Section IX, Item 2.

| NO. | DESCRIPTION | DATE |
|-----|-------------|------|
|     |             |      |
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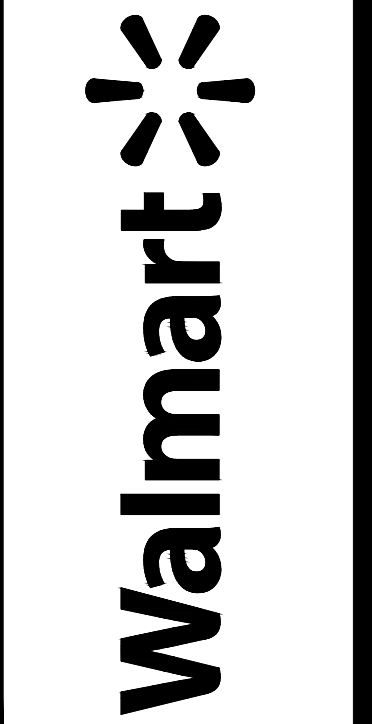
**BOHLER**  
28 BLACKWELL PARK LANE, SUITE 201  
WARRENTON, VIRGINIA 20186  
Phone: (540) 349-4500  
Fax: (540) 349-0321  
VA@BohlerEng.com

**COMMONWEALTH OF VIRGINIA**  
Katherine Roberts  
Lic. No. 0402060193  
12/21/2022  
PROFESSIONAL ENGINEER

**811**  
Know what's below.  
Call before you dig.  
ALWAYS CALL 811  
It's fast. It's free. It's the law.

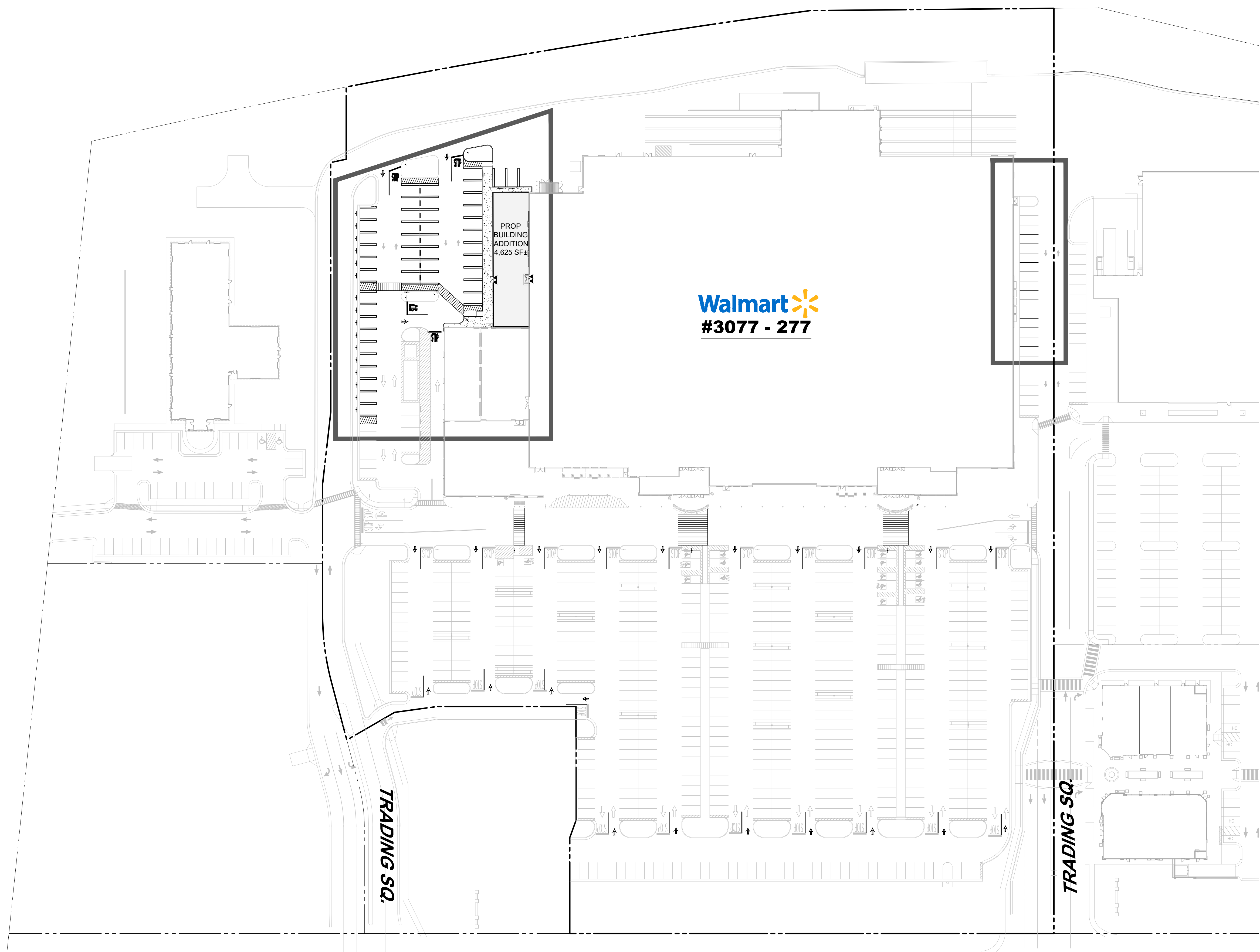
FOR PERMIT

SUPERCENTER #3077-277  
6530 TRADING SQUARE,  
HAYMARKET, VIRGINIA 20169  
WAL-MART STORES, INC  
2001 SE 10TH STREET  
BENTONVILLE, AR 72716



DRAWN  
DSH  
CHECKED  
KSR  
DATE  
12/21/2022  
JOB No.  
V218038 SUPP-0  
SHEET TITLE  
**COVER SHEET**

SHEET NUMBER  
**1**



**EXISTING SITE ANALYSIS TABLE**

|   |                       |
|---|-----------------------|
| WALMART PARKING (ASSOCIATE AND CUSTOMER) ACCESSIBLE                                   | 153,416 NET SF<br>516 |
| TOTAL RATIO   | 534                   |
| CART CORRALS  | 3.48/1,000 SF<br>28   |
| * PARKING SPACES OBSTRUCTED BY CART CORRALS ARE NOT INCLUDED IN OVERALL PARKING RATIO |                       |

**PROPOSED SITE ANALYSIS TABLE**

|   |                       |
|---|-----------------------|
| WALMART PARKING (ASSOCIATE AND CUSTOMER) ACCESSIBLE                                   | 158,041 NET SF<br>494 |
| TOTAL RATIO   | 512                   |
| CART CORRALS  | 3.24/1,000 SF<br>28   |
| * PARKING SPACES OBSTRUCTED BY CART CORRALS ARE NOT INCLUDED IN OVERALL PARKING RATIO |                       |

**OVERALL SITE PLAN NOTES:**

- SEE SHEET 3 FOR SITE TABULATIONS

**LEGEND:**

— LIMITS OF SUP AREA

REVISIONS

|  |  |
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|  |  |

**BOHLER**  
 28 BLACKWELL PARK LANE, SUITE 201  
 WARRENTON, VIRGINIA 20186  
 Phone: (540) 349-4500  
 Fax: (540) 349-0321  
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COMMONWEALTH OF VIRGINIA  
 K. Roberts  
 KATHERINE ROBERTS  
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 12/21/2022  
 PROFESSIONAL ENGINEER

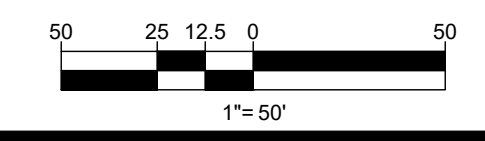
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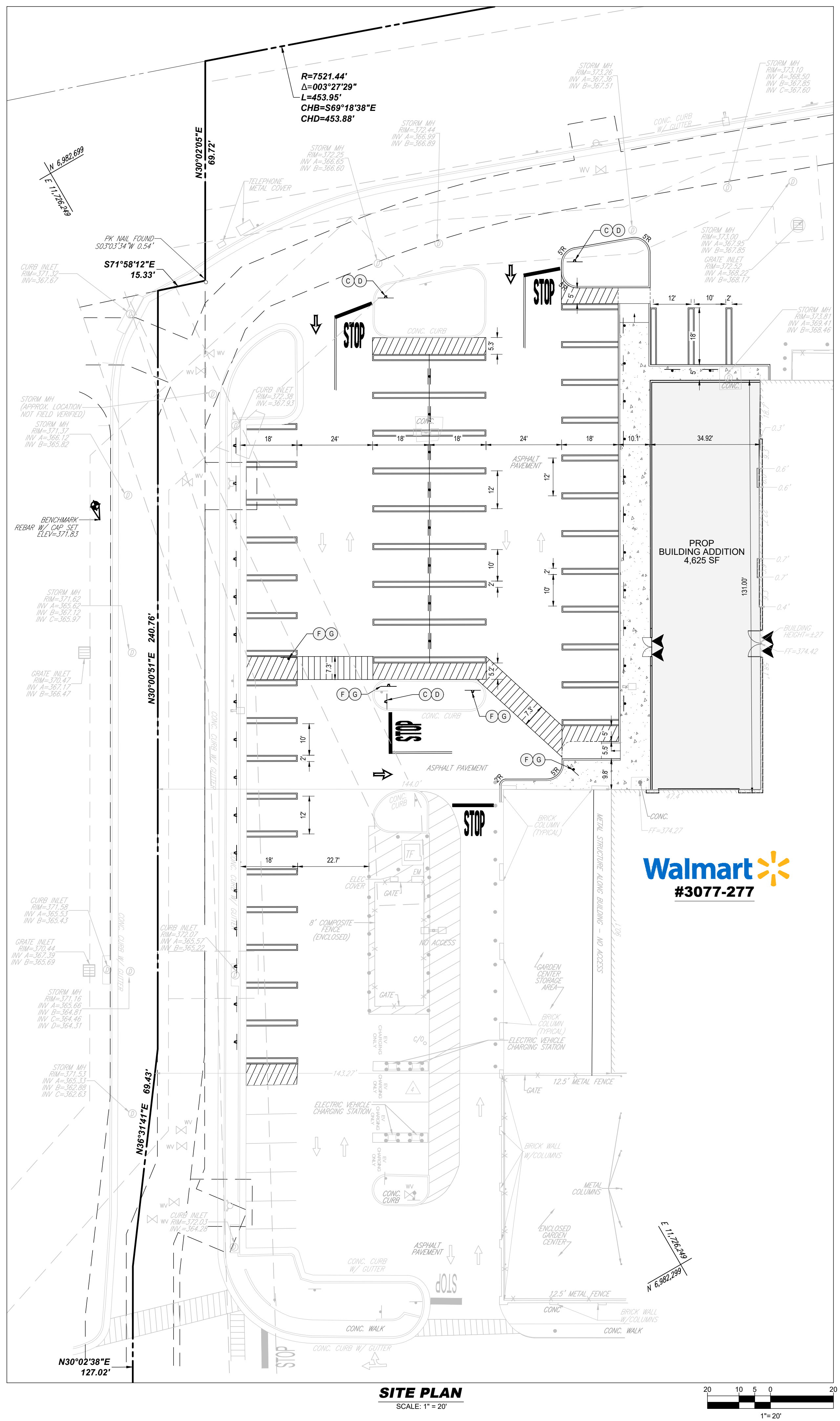
SUPERCENTER #3077-277  
 6530 TRADING SQUARE,  
 HAYMARKET, VIRGINIA 20169  
 WAL-MART STORES, INC  
 2001 SE 10TH STREET  
 BENTONVILLE, AR 72716

**Walmart**

|              |                          |
|--------------|--------------------------|
| DRAWN        | DSH                      |
| CHECKED      | KSR                      |
| DATE         | 12/21/2022               |
| JOB No.      | V218038                  |
| SITE -0      |                          |
| SHEET TITLE  | <b>OVERALL SITE PLAN</b> |
| SHEET NUMBER | <b>2</b>                 |



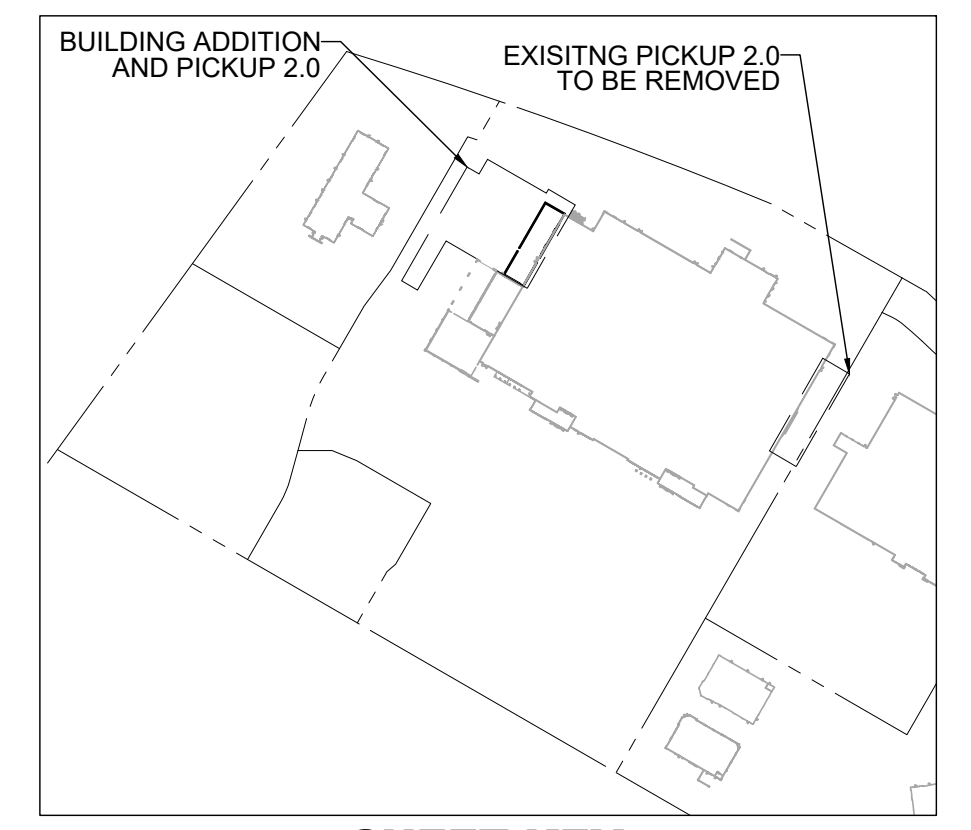




**SITE PLAN**  
SCALE: 1" = 20'



**SITE PLAN**  
SCALE: 1" = 20'



**SHEET KEY**  
NOT TO SCALE

**GENERAL NOTES:**

- THIS PLAN IS BASED ON THE FOLLOWING:  
PARTIAL BOUNDARY AND TOPOGRAPHIC SURVEY -  
WALMART HAYMARKET  
GAINESVILLE MAGISTERIAL DISTRICT  
PRINCE WILLIAM COUNTY, VIRGINIA  
PREPARED BY: BOHLER  
PROJECT #: V218038/SV218038  
DATED: 5/24/2022
- DEVELOPER:  
WAL-MART REAL ESTATE BUSINESS TRUST  
2001 SE 10TH STREET, BENTONVILLE, AR 72716  
CONTACT: DAVID FENNY  
PHONE: (479) 204-3156
- GPINS: 7298-62-4616
- BULK REQUIREMENTS:
 

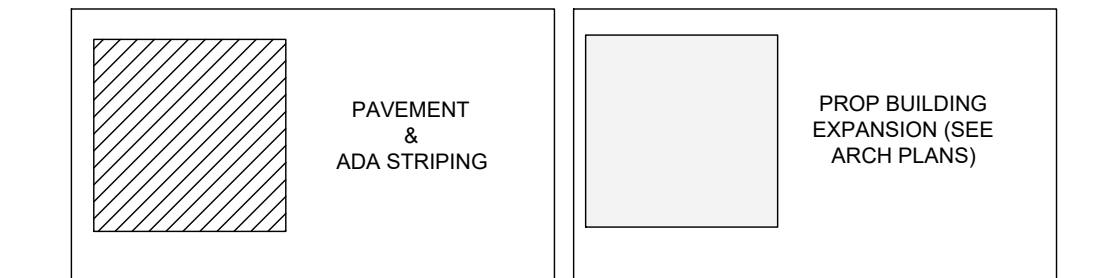
|                                  | REQUIRED | PROVIDED  |
|----------------------------------|----------|-----------|
| A. BUILDING SETBACK REQUIREMENTS |          |           |
| FRONT SETBACK (SOUTH)            | 20'      | 424'      |
| SIDE SETBACK (WEST)              | 20'      | 144'      |
| SIDE SETBACK (EAST)              | 20'      | 40'       |
| REAR SETBACK (NORTH)             | 25'      | 97'       |
| B. MAXIMUM BUILDING HEIGHT       | 45'      | ± 45' MAX |
| C. MAXIMUM FLOOR AREA RATIO      | 0.40     | 0.40      |
- THE PROPOSED STRUCTURE SHOWN ARE WITHIN THE LIMITS OF THE SPECIAL USE PERMIT
- PARKING TABULATION
 

|  |     |     |
|--|-----|-----|
| 1 PER 200 NET SF UP TO 50,000 NET SQ FT;   |     |     |
| THEN 1 PER 225 SF UP TO 300,000 SF; THEN   | 556 | 512 |
| 1 PER 250 NET SF AFTER THAT  |     |     |
| INCLUDED ADA SPACES  | 10  | 18  |
| LOADING SPACES: NONE UP TO 10,000 NET SQ FT; THEN 1 FOR UP TO 30,000 NET SQ FT; THEN 1 FOR UP TO 50,000 NET SQ FT; THEN 1 FOR UP TO 100,000 NET SQ FT; THEN 1 PER 100,000 NET SQ FT AFTER THAT | 3   | 6   |
- SHARED PARKING AGREEMENT EXISTS FOR SHOPPING CENTER
- NET BUILDING SQUARE FOOTAGE PERCENT INCREASE:  
= ((158,041 - 153,416) / 153,416) \* 100% = 3.01%
- ALL ON-SITE EASEMENTS WILL BE VERIFIED WITH FINAL ENGINEERING.
- SIGN LOCATIONS ARE SUBJECT TO FINAL ENGINEERING.
- PROPOSED BUILDING UTILITY LOCATIONS, PLANTING AND PARKING LOT CONFIGURATIONS ARE SUBJECT TO FINAL ENGINEERING. BUILDING FOOTPRINT CONFIGURATION TO BE DETERMINED DURING THE SITE PLAN REVIEW BUT SHALL REMAIN IN SUBSTANTIAL CONFORMANCE AS DEPICTED.

**SITE LEGEND**

- REFERENCE DETAIL SHEET
- (A) NEW OPEN ARROW PAVEMENT MARKINGS.
  - (B) NEW STOP BARS/ STOP TEXT PAVEMENT MARKINGS
  - (C) NEW 30"x30" STOP SIGN.
  - (D) NEW SIGN MOUNTING AND BASE WITH BREAK AWAY POST.
  - (E) LIMITS OF SEAL COAT. APPLY SEAL COAT WHERE STRIPING AND PAVEMENT MARKINGS WERE REMOVED AND WHERE NEW STRIPING AND PAVEMENT MARKINGS WILL BE APPLIED. APPLY NEW STRIPING AND PAVEMENT MARKINGS OVER SEAL COAT.
  - (F) NEW SIGN MOUNTING AND BASE WITH BOLLARD.
  - (G) NEW "STOP HERE FOR PEDESTRIANS" SIGN.
  - (H) NEW CROSSWALK MARKINGS - 6" WIDE PAINTED WHITE STRIPING PARALLEL TO DIRECTION OF TRAFFIC AT 2'-0" O.C. AND (1)-8" WHITE STRIPE PERPENDICULAR ON BOTH ENDS UNLESS NOTED OTHERWISE. SEE SITE PLAN FOR DIMENSIONS.
  - (I) EXISTING "STOP HERE FOR PEDESTRIANS" SIGN

**HATCH LEGEND**



**EXISTING SITE ANALYSIS TABLE**

|   |                |
|---|----------------|
| WALMART PARKING (ASSOCIATE AND CUSTOMER) ACCESSIBLE | 153,416 NET SF |
| TOTAL RATIO   | 516            |
| CART CORRALS  | 18             |
| TOTAL RATIO   | 534            |
| CART CORRALS  | 3,481,000 SF   |
|   | 28             |

\* PARKING SPACES OBSTRUCTED BY CART CORRALS ARE NOT INCLUDED IN OVERALL PARKING RATIO.

**PROPOSED SITE ANALYSIS TABLE**

|   |                |
|---|----------------|
| WALMART PARKING (ASSOCIATE AND CUSTOMER) ACCESSIBLE | 158,041 NET SF |
| TOTAL RATIO   | 494            |
| CART CORRALS  | 18             |
| TOTAL RATIO   | 512            |
| CART CORRALS  | 3,241,000 SF   |
|   | 28             |

\* PARKING SPACES OBSTRUCTED BY CART CORRALS ARE NOT INCLUDED IN OVERALL PARKING RATIO.



REVISIONS

| NO. | DESCRIPTION |
|-----|-------------|
|     |             |
|     |             |
|     |             |
|     |             |

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6530 TRADING SQUARE,  
HAYMARKET, VIRGINIA 20169  
WAL-MART STORES, INC  
2001 SE 10TH STREET  
BENTONVILLE, AR 72716

**Walmart**

DRAWN: DSH  
CHECKED: KSR  
DATE: 12/21/2022  
JOB No.: V218038 SITE-0  
SHEET TITLE: SPECIAL USE PERMIT  
SHEET NUMBER: 3









Town of Haymarket  
15000 Washington Street, #100  
Haymarket, VA 20169  
703-753-2600

## Memorandum

To: Planning Commission Members  
From: Kim Henry, Clerk of Council  
Re: Meeting Day Change

---

I was informed last month by Commissioner Walt Young that he would need to resign as of September because he took on a teaching position and that his classes were scheduled for Monday and Wednesday evenings. Mr. Young expressed that he really enjoyed being on the Planning Commission. At the end of June meeting, there was a brief discussion between Commissioners about the possibility of changing the Planning Commission meeting from the third Monday of the month to the second Tuesday of the month. I took this suggestion to the Town Council at their June work session, telling them that there was nothing in Town Code or the Planning Commission by-laws that stated the meeting had to be the third Monday. The by-laws only state that there must be a monthly meeting. I also took a straw vote. Everyone agreed to the change. The next step is for the Planning Commission to set the meeting schedule going forward to the second Tuesday of the month and a beginning date. Staff recommends the Planning Commission start the new meeting dates in September. This gives us time to notify the citizens and effectively prepare the agenda.

### **Motions:**

***I move that the Haymarket Planning Commission move their monthly meetings from the third Monday of the month to the second Tuesday of the month effective September 10, 2024.***

Of Alternate Motions