



PLANNING COMMISSION - REGULAR MEETING

Tuesday, September 10, 2024 at 7:00 PM

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

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

AGENDA

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

III. CITIZENS TIME

IV. MINUTE APPROVAL

1. Planning Commission Regular Monthly Meeting: August 13, 2024

V. AGENDA ITEMS

1. SUP Application Chick Fila Drive Thru Expansion

VI. OLD BUSINESS

VII. NEW BUSINESS

VIII. ARB UPDATES

IX. TOWN COUNCIL UPDATES

X. ADJOURNMENT



PLANNING COMMISSION - REGULAR MEETING

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DRAFT MINUTES

I. CALL TO ORDER

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

Chairman Alexander Beyene called the meeting to order.

PRESENT

- Chairman Alexander Beyene
- Vice Chairman Jerome Gonzalez
- Commissioner Pankaj Singla - arrived at 7:10 PM
- Commissioner Walt Young
- Commissioner Justin Baker

II. PLEDGE OF ALLEGIANCE

Chairman Beyene invited everyone to stand for the Pledge of Allegiance.

III. CITIZENS TIME

There were no citizens present at this meeting.

IV. MINUTE APPROVAL

1. Planning Commission: Public Hearing/Regular Monthly Meeting - July 15, 2024

Commissioner Young moved to approve the minutes from the July 15, 2024 meeting. Commissioner Baker seconded the motion. The motion carried.

**Motion made by Commissioner Young, Seconded by Commissioner Baker.
Voting Yea: Chairman Beyene, Vice Chairman Gonzalez, Commissioner Young, Commissioner Baker**

V. AGENDA ITEMS

1. SUP #2024-001: Chick Fil-a Drive Thru Expansion

Town Planner Thomas Britt gave a brief refresher on the application since not all members were present at the last meeting when this first came before the Planning Commission. Mr. Britt shared that the applicant is proposing to expand the drive thru lane to create a better flow in that area for mobile orders and other orders. He stated that they would be replacing the landscaping

buffer and moving the landscaping to other areas within the parcel. He stated that they would replace the buffer with delineators or curb depending on what is best suited by the Commission. Mr. Britt stated at the previous meeting, a large portion of the discussion was on what the route of the traffic or wayfinding would look like. Mr. Britt provided a draft of landscaping relocation in the packet. He shared that the island at the north end of the Chick Fil-a's parking lot will be extended which will become a one way egress point instead of being a two way ingress and egress point and the landscaping that is required per the Zoning Ordinance will be replaced there. He stated that it would fulfill the requirement from the planning end. Mr. Britt then addressed the wayfinding. He stated that since this parcel is owned by one person, there were a lot of options available for Chick Fil-a to present and for the greater Quarles parcel, in general. Mr. Britt provided an explanation of the one way traffic flow for the parcel. He shared that traffic would go around counter clockwise either circling around Crossroads Village Blvd. from the north exit point or counter clockwise between CVS and the Virginia National Bank via the route just described.

At this time, Mr. Britt invited the applicant to podium for discussion with the Planning Commission. Gideon Lee from JLL addressed the Planning Commission. He stated that he has been working closely with Mr. Don Wooden, the landlord, who was not present at this evening's meeting to come up with a wayfinding. Mr. Lee stated that Mr. Wooden acknowledged that the property could use more wayfinding signs. And by the way of the Chick Fil-a project, Mr. Wooden is amenable to adding those signs. Mr. Britt entertained questions from the Planning Commission. Chairman Beyene clarified that, even with the changes that were made, the staff recommendation was to deny SUP. Mr. Britt confirmed that his recommendation was to deny based on the greater Crossroads area site and his concerns on entrance into Chick Fil-a off of Washington Street, navigating the site via Crossroads Village Blvd, and the current existing traffic at the intersection of the entrance would be negatively affected. Commissioner Gonzalez questioned the applicant on the landscaping. He thanked the applicant for the updated revisions on the landscaping and the relocation of the plants on the property. He asked if the trees and shrubs were approved in the previous SUP dated in 2015. Mr. Britt stated that they would need to refer to the previous SUP and the current ordinance. He also addressed the wayfinding signage plans and directing traffic to the back of the property to the signal on Crossroads Village Blvd for a better flow. He stated that he felt the entrance still has issues in regards to safety. His other concern was the possible increase in volume of drive thru traffic rushing into the site if it were to be expanded. Kristina Hughes from Bohler Engineering stated that on the subject of landscaping, Chick Fil-a is willing to plant whatever the Planning Commission requests. She addressed the traffic concern. She stated that she understood from the last meeting that there was a concern of the left turn out of the site at the entrance point was the concern. She stated that the wayfinding signs to the signal light was the best alternative. Mr. Lee also confirmed that they would work with Mr. Britt to mitigate the traffic concerns. Ms. Hughes stated that based on traffic generation, the traffic volume is not increased with the application. She stated that it is unchanged. She shared that this application is to increase the efficiency of the drive thru not to bring additional traffic into the site. Chairman Beyene stated that better efficiency could generate more traffic. Mr. Lee stated that may be the case potentially down the road. But for right now, they are adding capacity because they are constrained at the pick up window. At this time, Chad Baker from corporate Chick Fil-a addressed the Planning Commission. He explained the vision for the expanded drive thru at all Chick Fil-a's not just Haymarket. He stated that they are simply trying to build a by-pass lane into the drive thru lane that already exists so that existing customers, not new customers, can get around a car at the window. He stated that all new stores will have this bypass lane. He shared that Covid has taught the industry a lot, especially how customers want to interact with businesses with the adoption of mobile technology. He shared that the land owner is supporting this concept and see the benefit of having a bypass as an overall development. A question was raised to the applicant as to what the policy is now if someone is holding up the lane with a big order. The applicant stated that the

vehicles behind that car would have to wait which causes a back up into the parking lot. Mr. Chad Baker stated that having a bypass lane provides a better customer experience by the customer getting their food early and a better traffic flow is experienced as well. Commissioner Young asked if there was a plan or mitigation on the possible traffic bottlenecking or choke point at the end of the drive thru. Ms. Hughes referenced the drawing by stating that there would be a three foot striping for team members to hand off the orders and then direct the driver in the flow. There was a discussion on the traffic concern from the Planning Commission within the whole development. Mr. Chad Baker continued to explain that the purpose is to optimize every service channel available for the operator of each location so that they will be successful at their individual location. He stated that their goal is to reduce the departure rate for the customer at the window. Chairman Beyene asked Town Planner Thomas Britt about the safety concerns staff has regarding the separation between the bank and drive thru lane expansion. Mr. Britt stated that if the proposal for delineators is accepted, there would be a chance that someone would bypass those delineators and ultimately driving the wrong way in the bank parking lot that could cause injury to someone or a potential accident. He stated that in his report there is a reference in the reduction to the bank parking area if the requested curb was installed instead of the delineators. Mr. Baker countered by stating that the delineators would be more visible than the hard install of the curb. He stated that the delineators would be at eye height as opposed to the ground with the curb install. The discussion continued on the install of the hard curb. With the reduction in the parking lot at the bank, the engineers stated that there would be a need for angled parking. A question was raised if that would meet the parking requirements at the bank if parking was reduced because of the angled parking. Mr. Britt stated that he would need to look into the requirements within the Zoning Ordinance. Commissioner Baker expressed his concern with the increase in traffic flow by putting the bypass lane in. Discussion continued on the subject. Mr. Baker from Chick Fil-a offered that if the Planning Commission was not happy with the proposal, he would go back to the property owner and have the property owner provide a statement from the bank supporting the design. There was also a question about the new dentist building. Ms. Hughes from Bohler Engineering stated that the dentist office used the design of the drive thru to incorporate their design of the building. At this time, the Planning Commission asked for more time to review the application prior to making a decision. Chairman Beyene verified with the Town Planner that a decision would need to be made at the September meeting. Mr. Britt confirmed that a recommendation either to approve or deny the SUP would need to be made by the September meeting. The applicant asked that the Planning Commission provide any concerns or feedback with Mr. Britt in a timely manner so that they can be addressed and considered at the September meeting. Mr. Britt asked that the Planning Commission provide all their comments to him by Wednesday, August 21st so that he can forward them to the applicant to be addressed at the September meeting.

2. Zoning Text Amendment Discussion - Historic District Overlay

Town Planner Thomas Britt shared that this is a discussion item not requiring a vote. He gave a brief update from the Architectural Review Board, which is where this topic originated. He shared that the historic district overlay was established in the 90's which currently encompasses the entire Town boundaries. He also stated that the definition of a historic resource has been brought to the Planning Commission at a meeting earlier this year. He continued to state that because the needs of the Town has changed and new residential developments have come up since its inception in the 90's, there is language in the zoning ordinance that allows the Planning Commission to amend what the historic district overlay looks like and how it can best serve the needs of the Town. Mr. Britt provided a draft amendment focusing on the change of highlighting the main corridors of Haymarket. If referenced previous overlay amendments. He shared that he took a little inspiration from Section 58-16.8 of the zoning ordinance which is matters to be considered by the Architectural Review Board. Mr. Britt provided a draft overlay map to be considered by the Planning Commission. Mr. Britt showed what the Zoning Text Amendment

would look like with the appropriate mapping. He stated that the goal is an overhaul of the Architectural Review Board Guidelines which will make the Planning Commission plan review or case review more efficient and will serve the needs of the Town better. Lastly, prior to the discussion, Mr. Britt stated that he will be bringing a historic building inventory or contributing resource list to the Planning Commission for reference. He asked for the Planning Commission input on the language and comments on the updated overlay. A discussion ensued on the subject. Mr. Britt stated that the Planning Commission should keep in mind what the Comprehensive Plan should look like as they start to overhaul it. A discussion followed in looking at hiring an outside source to help write the Comprehensive Plan. Mr. Britt stated that he would check with the Town Manager and Town Treasurer on the funds available for this fiscal year on getting a consultant to help with the Comprehensive Plan. A discussion continued on the review and approval process with applications within revised historic overlay map that Mr. Britt drafted. A discussion continued on the approval process for zoning applications. Mr. Britt stated that the overlay district is more about making sure the scale and the preservation of the corridors is maintained. But all demolitions and new constructions would still go through the Architectural Review Board.

VI. OLD BUSINESS

Town Planner Thomas Britt gave the Old Business updates. He shared about a one mile review on an SUP application from the County to relocate the pick up location at Walmart in Trading Square. He stated that he sent those comments to the County. He also stated that he needs to provide comments to the County on two one mile reviews on substations for the data centers.

VII. NEW BUSINESS

Town Planner Thomas Britt gave the updates for New Business. He shared that the preliminary plans were approved for the site plan at the hotel parcel in Crossroads Village. He stated that staff is still waiting on a potential purchaser to proceed with a hotel. He stated that there are not many site plans coming for Planning Commission review at this time.

VIII. ARB UPDATES

Town Planner Thomas Britt gave the ARB updates for this evening. He stated that the ARB reviewed and approved an exterior modification for a home on Fayette Street and a demolition application for two shed structures at the corner of Fayette and Jefferson. He also shared that the ARB went over draft edits to the Guidelines.

IX. TOWN COUNCIL UPDATES

Chairman Beyene gave the Town Council updates. He shared that the Council passed several resolutions at the last meeting. Those being the plat notations and historic resources that the Planning Commission recommended approval on at previous meeting. He shared that the Council has set priorities for strategic planning purposes. He shared that they are completion of the Town Park, identifying and investing on parcels that could be used for public parking and completion of the Town Center project. He shared that the Council had a meeting with VML/VACO on the financial forecast of the Town and lending possibilities to complete these projects. Also he stated that a snow removal ordinance for the Town was passed. Town Clerk Kim Henry shared the date for the Summer Concert at the Town Park. She also shared that the vendor spots for Haymarket Day was full and that staff was finalizing the plans. Mr. Beyene shared that there is now an app to download to get the latest updates called My Haymarket.

X. ADJOURNMENT

With no further business before the Planning Commission, Commissioner Singla moved to adjourn seconded by Commissioner Baker. The motion carried.

**Motion made by Commissioner Singla, Seconded by Commissioner Baker.
Voting Yea: Chairman Beyene, Vice Chairman Gonzalez, Commissioner Singla,
Commissioner Young, Commissioner Baker**

Submitted:

Approved:

Kimberly Henry, Clerk of Council

Alexander Beyene, Chairman

DRAFT



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

STAFF REPORT

PC Meeting Date: September 10, 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. As part of general site improvements associated with the drive through expansion, the applicant is proposing to alter the back entry/exit point from Chick Fil A onto Crossroads Village Boulevard to a one-way exit onto Crossroads Village Boulevard with the curbed island expanded into the entry/exit point to reduce the right of way. With the proposed expansion of the drive through lane the applicant will remove the existing landscaping and replace the removed landscaping buffer on the islands at the end of the drive through lanes and the expanded curb on the property line between Chick Fil A and Crossroads Village Boulevard. 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

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 existing customers and provide a more efficient service through the drive through lanes. The applicant has stated that in the short term the expanded lane will function as a bypass, but in the long term it will serve as a pick-up point for mobile orders, termed “mobile-through” by the applicant.

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.

In the last Planning Commission meeting, Town Staff asked the applicant to provide potential wayfinding options on Chick Fil A’s site and on adjacent sites in the hopes that pedestrians and drivers using the facilities will be less confused about the altered traffic patterns. The applicant has provided an additional exhibit proposing additional wayfinding options on site to direct pedestrian and car traffic. The proposed options include directional signage at the entry

and exit points to Haymarket Lifetime Smiles and Virginia National Bank and the exit point onto Crossroads Village Boulevard, wayfinding drive through signage indicators at the Washington Street entrance into Chick Fil A, and directional signage, pedestrian crossing indicators, and a do not enter sign at the exit point of the drive through space. These proposed options are thorough in providing more visibility of the proposed new traffic patterns on site.

(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 proposed to replace the removed landscaping buffer on the islands at the end of the drive through lanes and the expanded curb on the property line between Chick Fil A and Crossroads Village Boulevard

The applicant discussed with Town Staff that installation of a curbed island in place of the landscaping buffer would reduce the Virginia National Bank parking lot depth from 24ft to 21 ft. Even if the parking arrangement of the VNB lot is switched to angled parking, the front façade of Virginia National Bank would be significantly altered to accommodate for ADA regulations on the angled parking.

To mitigate the effects of this proposed alteration on Virginia National Bank, while also improving the drive through traffic for existing customers, the applicant is proposing to install delineators between the two properties in the place of a hardscape curbed island. These delineators can be vertical, 3"-5" high speed humps, or a combination of the two. 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 reduced from 24 feet to 21 feet depending on the type of delineator/curb installed, 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. Town Staff recommend a curb be installed versus delineators to separate the drive through area from Virginia National Bank's Parking.

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.

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.

Lastly, traffic circulation between Crossroads Village Boulevard and Chick Fil A will be significantly affected by the reduction of the existing entry/exit point into a one-way exit. The reduction of entry points into Chick Fil A will force any and all potential customers of Chick Fil A—which includes nearby residents, users of the future daycare facility and adjacent businesses—and any other users or customers of the multitenant structures along Washington street, to circle around Crossroads Village Boulevard and access the already Chick Fil A drive through via the Washington Street and VNB entrance to the facility. The proposed alteration in the traffic pattern would worsen the existing traffic issues at this entrance point onto the property.

(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 proposed one way exit point at the rear of Chick Fil A and 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, decrease in driver access to the site and to adjacent businesses, 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

Thomas Britt, (703) 753-2600
tbritt@townofhaymarket.org

ATTACHMENTS

- A—Special Use Permit Application
- B—Applicant Narrative
- C—Revised Special Use Permit Plan
- D—Delineator Example
- E—Delineator Installation Example
- F—Proposed Landscaping Relocation
- G—Submitted Traffic Impact Study
- H—Proposed Signage and Wayfinding Installations on CFA and Adjacent Properties
- I—Written approval from landlord of Quarles Property for traffic rerouting

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

Don Wooden

Property Owner Signature

1/25/2024 | 2:24 PM EST

01-25-24

Date

Date

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: APPROVAL, DENIAL, NO RECOMMENDATION

RECOMMENDED CONDITIONS:

CHAIRMAN

DATE

DATE TO TOWN COUNCIL: _____ PUBLIC HEARING DATE: _____

APPROVED / DENIED options

CONDITIONS:

May 3rd, 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

SPECIAL USE PERMIT PLAN FOR CHICK-FIL-A AT 15180 WASHINGTON STREET

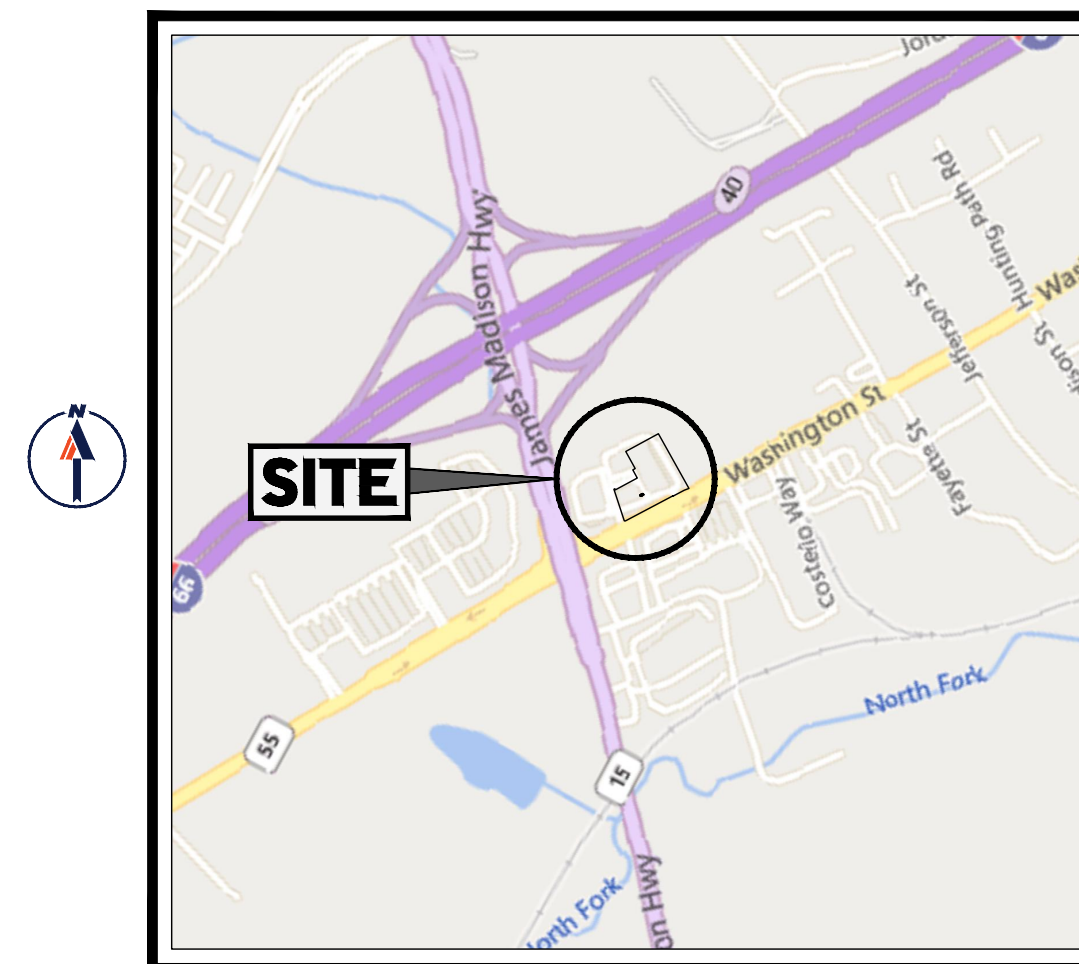
FOR



LOCATION OF SITE

15180 WASHINGTON STREET
TOWN OF HAYMARKET, VIRGINIA
GPIN: 7298-71-6403.01

SHEET INDEX	
SHEET TITLE	SHEET NUMBER
COVER SHEET	1
SPECIAL USE PERMIT PLAN	2
VEHICLE MOVEMENT PLAN	3



LOCATION MAP
GLOBAL MAPPER
SCALE: 1" = 1,000'

OWNER
MELADON HAYMARKET, LLC
1602 VILLAGE MARKET BOULEVARD SE, SUITE 235,
LEESBURG, VA 20175

DEVELOPER
CHICK-FIL-A
5200 BUFFINGTON ROAD
ATLANTA, GA 30349
CONTACT: CHAD BAKER
PHONE: (404) 306-6301

PREPARED BY



CONTACT: KATHERINE S. ROBERTS, P.E.

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS

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



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

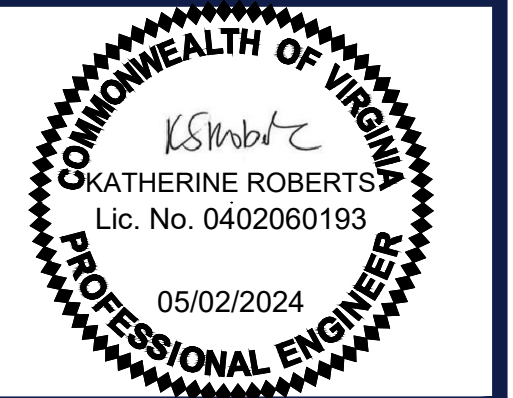
PROJECT:

SPECIAL USE PERMIT

FOR
Chick-fil-A
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:

COVER SHEET

SHEET NUMBER:

1

REVISION 1 - 05/02/2024



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
(SUPPLEMENT AREA) | PROVIDED
(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
(BUSINESS FLOOR SPACE IS 75% OF
GFA: 0.75 X 4,874 = 3,656 SF) | 50 | 68 (UNCHANGED) | | |
| ADA REQUIREMENT: (1 FOR EACH 25
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

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PROJECT:
SPECIAL USE PERMIT
 FOR

 STORE #3197
 PROPOSED DEVELOPMENT
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 TOWN OF HAYMARKET, VA

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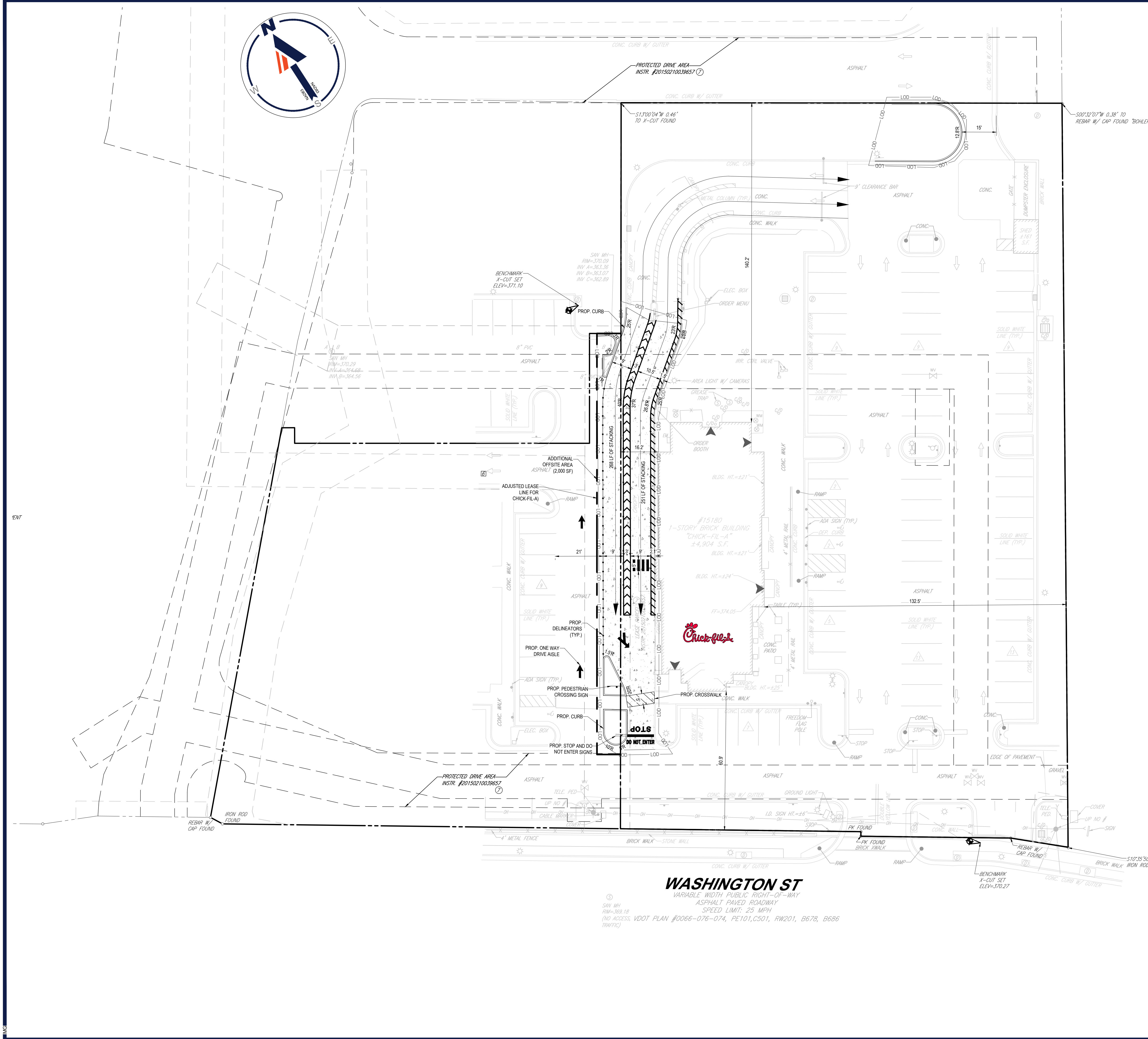
COMMONWEALTH OF VIRGINIA

 KATHERINE ROBERTS
 Lic. No. 0402060193
 05/02/2024
PROFESSIONAL ENGINEER

SHEET TITLE:
SPECIAL USE PERMIT PLAN

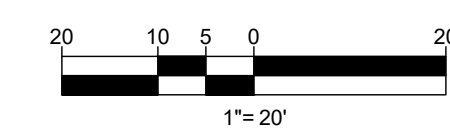
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2

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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

May 02, 2024
H:\2023\VA\B230141\00\CAD\DRAWINGS\PLAN SET\SS\SP\VA\B230141.00 - SUP - 0 --- LAYOUT.2.SHP



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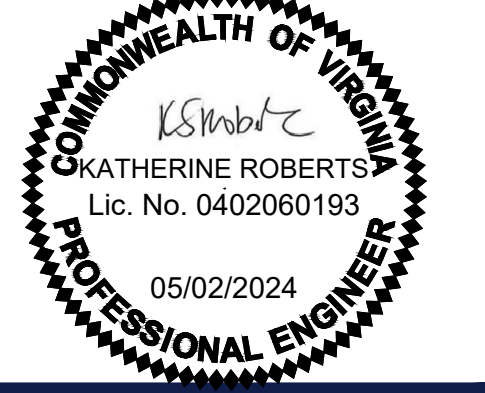


STORE #3197
PROPOSED
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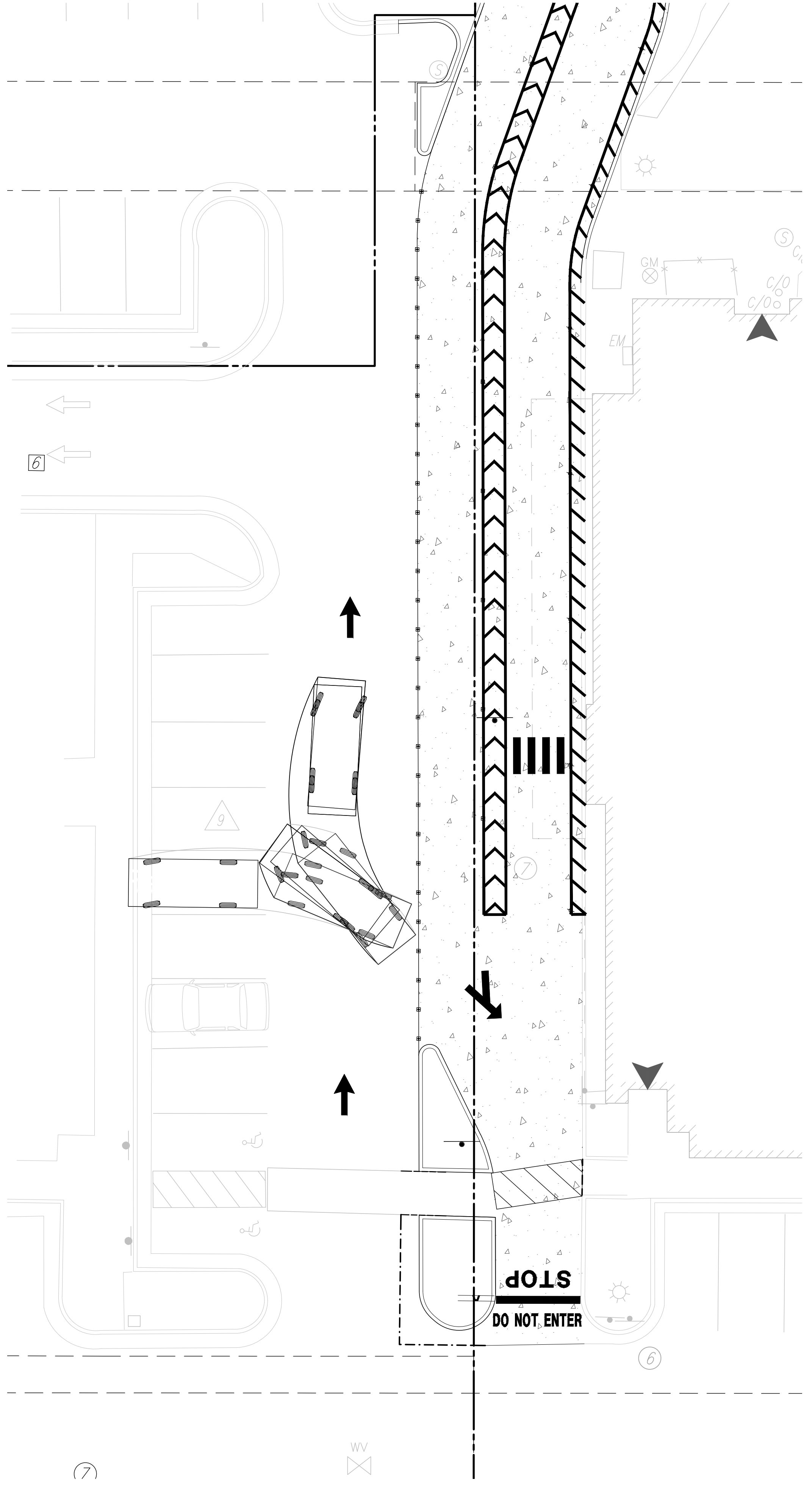
SHEET TITLE:

VEHICLE MOVEMENT PLAN

SHEET NUMBER:

3

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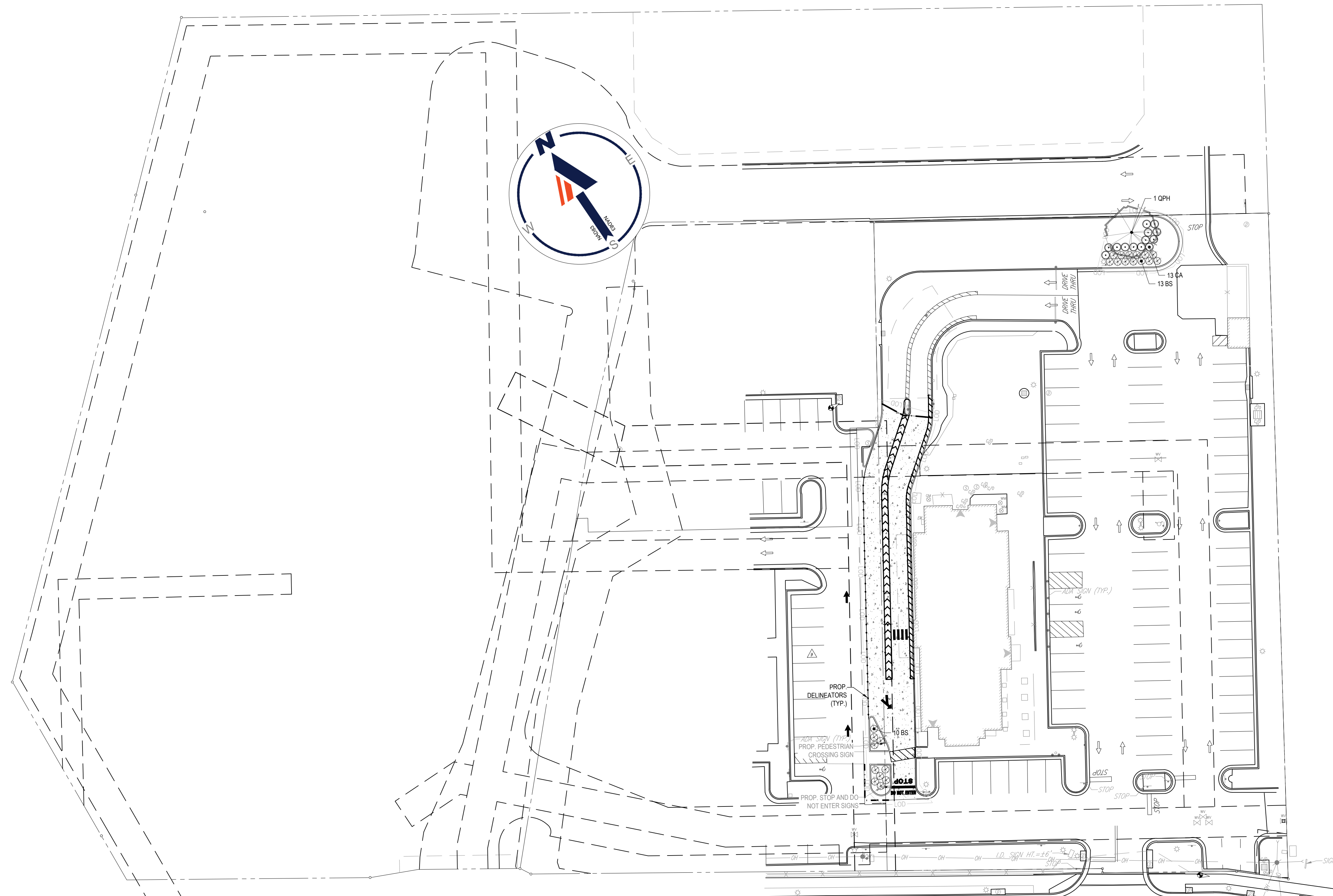


DATE: 05/02/2024
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JAMES MADISON HIGHWAY

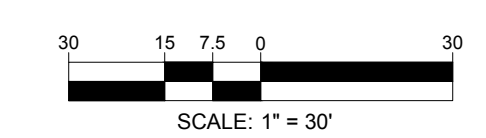


WASHINGTON ST
 PUBLIC UTILITY PUBLIC RIGHT-OF-WAY
 ASPHALT PAVED ROADWAY
 SPEED LIMIT: 25 MPH
 VDOT PLAN #0066-076-074, PE101,C501, RW201, B678, B686

LANDSCAPE SCHEDULE

SYM.	KEY	QTY.	BOTANICAL NAME	COMMON NAME	CAL.	CONT.
○	OPH	1	QUERCUS PHELLOS	WILLOW OAK	2.5' CAL.	B+B
SUBTOTAL:		1				
○	CA	13	CLETHRA ALNIFOLIA	SUMMERSWEET CLETHRA	24-30"	#3 CAN
SUBTOTAL:		13				
○	BS	23	BUXUS SEMPERVIRENS	COMMON BOXWOOD	24-30"	#3 CAN
SUBTOTAL:		23				

ALL PLANTINGS REMOVED OR DAMAGED WITHIN LIMITS OF DISTURBANCE TO BE REPLACED IN KIND WITH EQUIVALENT PLANTINGS. SHOULD THERE BE ANY ADDITIONAL PLANTINGS DISTURBED ON SITE BEYOND THIS SCHEDULE THEN ADDITIONAL PLANTINGS SHALL BE PLANTED IN KIND AS WELL.



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KATHERINE ROBERTS
 Lic. No. 0402060193
 05/02/2024
 PROFESSIONAL ENGINEER

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SPECIAL USE PERMIT PLAN

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1

REVISION 1 - 05/02/2024



11220 Assett Loop
Suite 202,
Manassas, VA 20109
703-365-9262
WellsandAssociates.com

TO: Thomas Britt, Town Planner
Emily Kyriazi, Zoning Administrator

FROM: Lester Adkins, P.E., PTOE, PTP

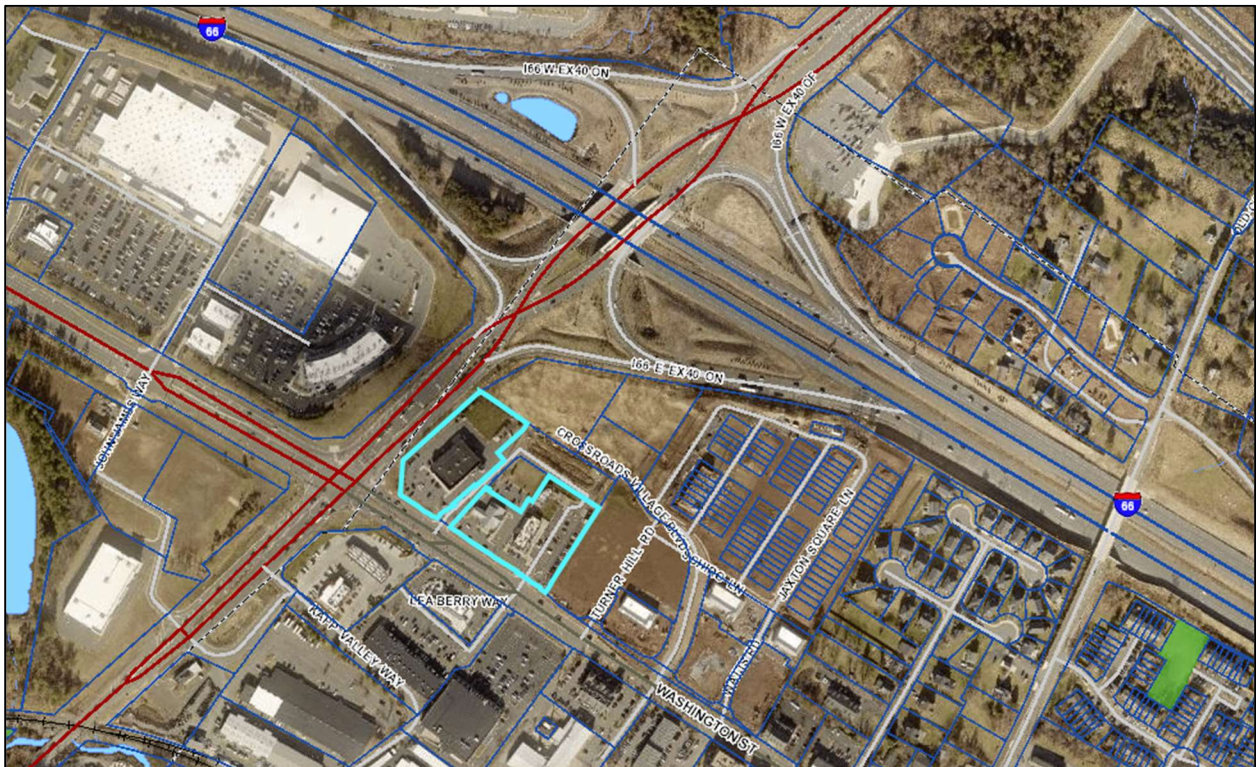
RE: Chick-fil-A Haymarket – Special Use Permit
Town of Haymarket, Virginia

DATE: May 1, 2024

Introduction

This memorandum provides a traffic impact analysis completed for the Chick-fil-A Special Use Permit (SUP) application in the Town of Haymarket, Virginia. Chick-fil-A proposes to extend the dual-drive through lane at the existing Chick-fil-A restaurant located at 15180 Washington Street. Specifically, the application site is identified as parcel GPIN 7298-71-6403.01 (part) and is located south of I-66, east of James Madison Highway (Route 15), north of Washington Street (Route 55) and west of Turner Hill Road shown in Figure 1.

Figure 1 - Site Location



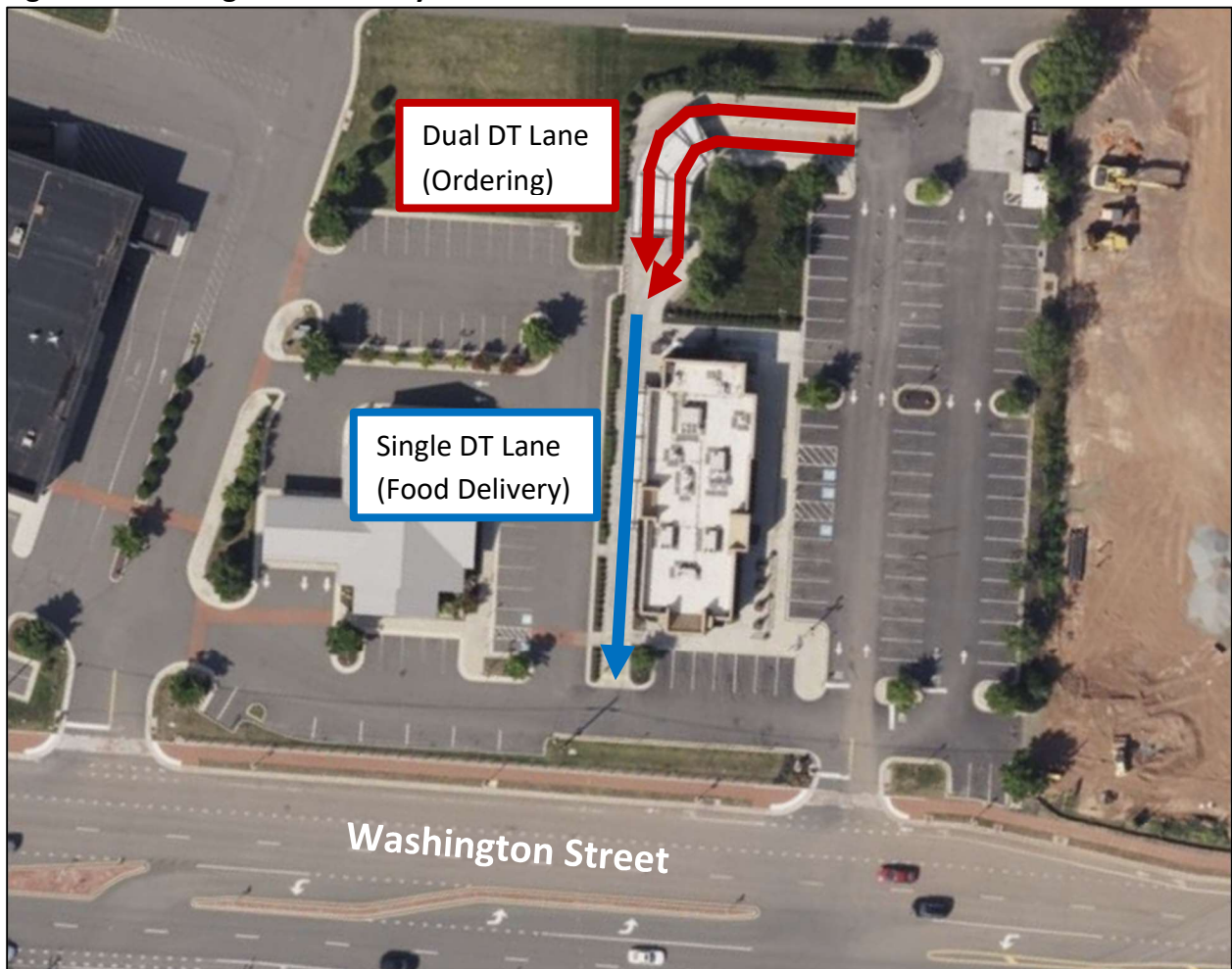
MEMORANDUM

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



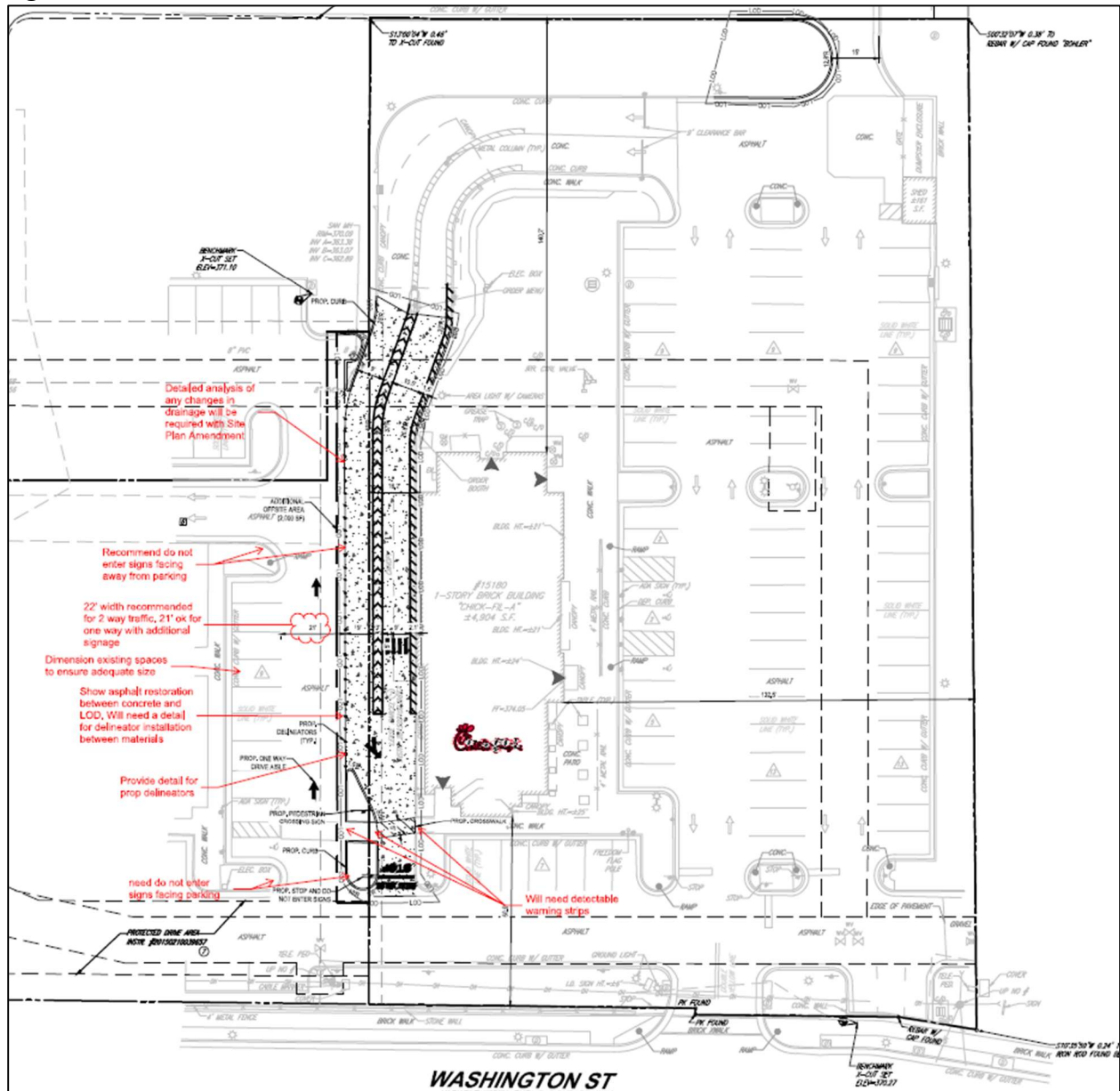
WELLS + ASSOCIATES

MEMORANDUM

SUP Proposed Concept for Drive-Through

With the proposed SUP, the existing $\pm 4,874$ SF building would remain unchanged. As shown in Figure 3, the dual drive-through lane would be extended from the current taper point (at the northwest corner of the building) to the southwest corner of the building. The extension would provide for dual drive-through lanes at the food delivery area. The extension would increase queuing capacity for the drive-through operations and allow for improved efficiency of food delivery operations.

Figure 3 – SUP Plan Reduction



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 ⁽¹⁾			PM Peak Hour ⁽¹⁾			Weekday Average	SAT Peak Hour ⁽¹⁾		
			In	Out	Total	In	Out	Total	Daily Trips ⁽²⁾	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
Net Change in Trip Generation			0	0	0	0	0	0	0	0	0	0

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.

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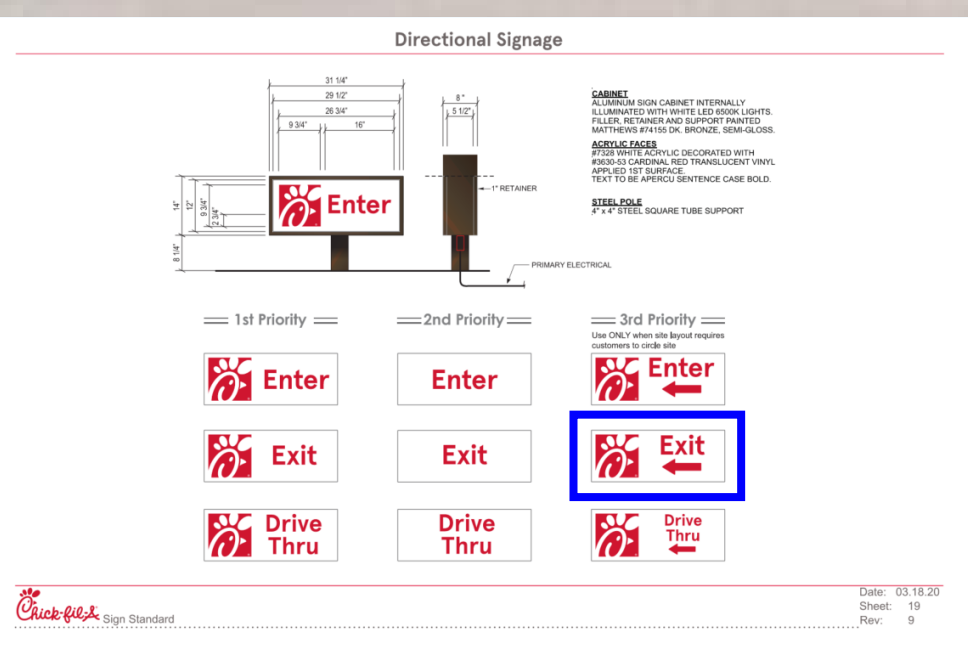
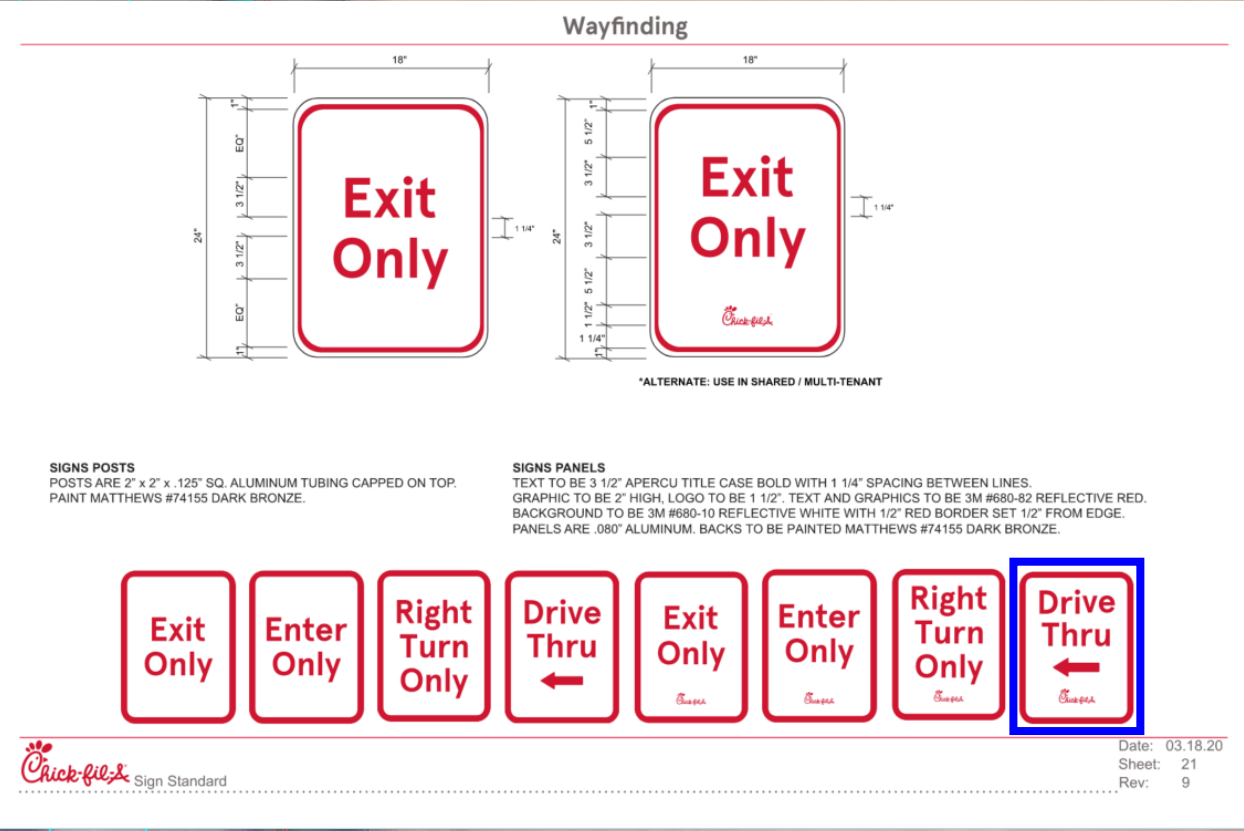
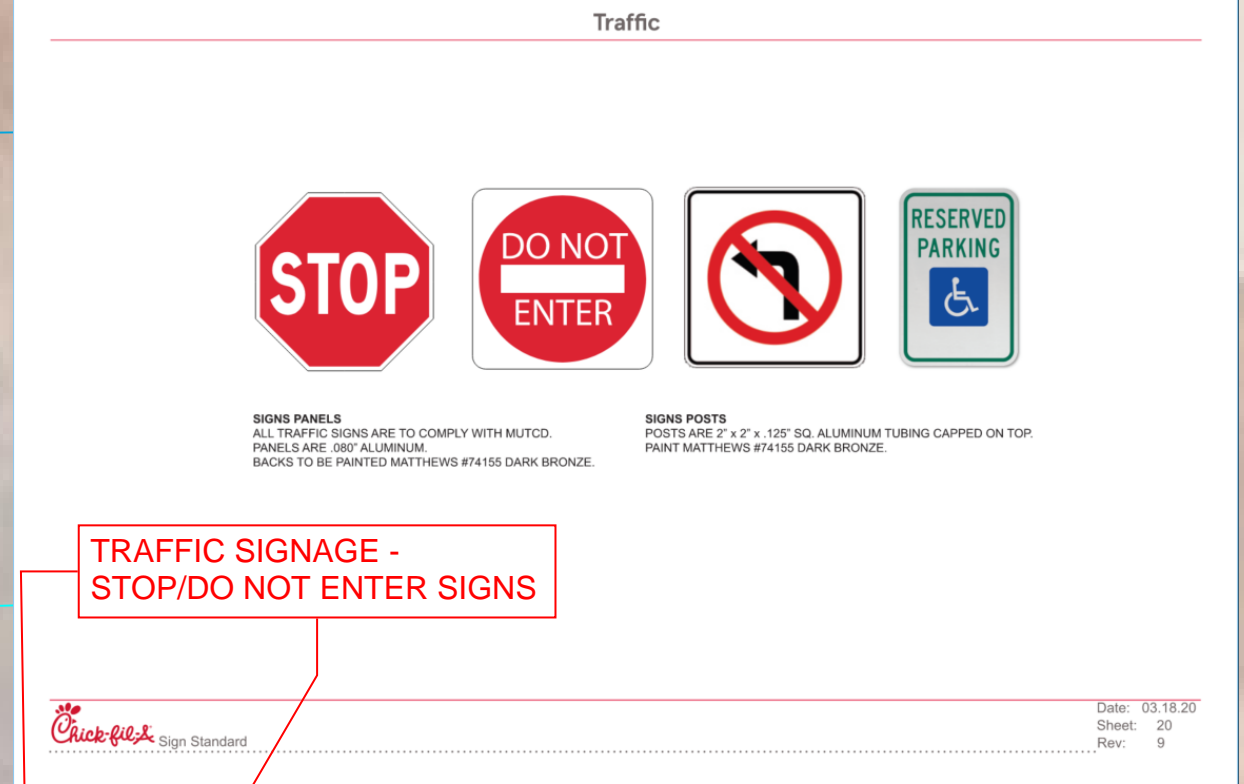
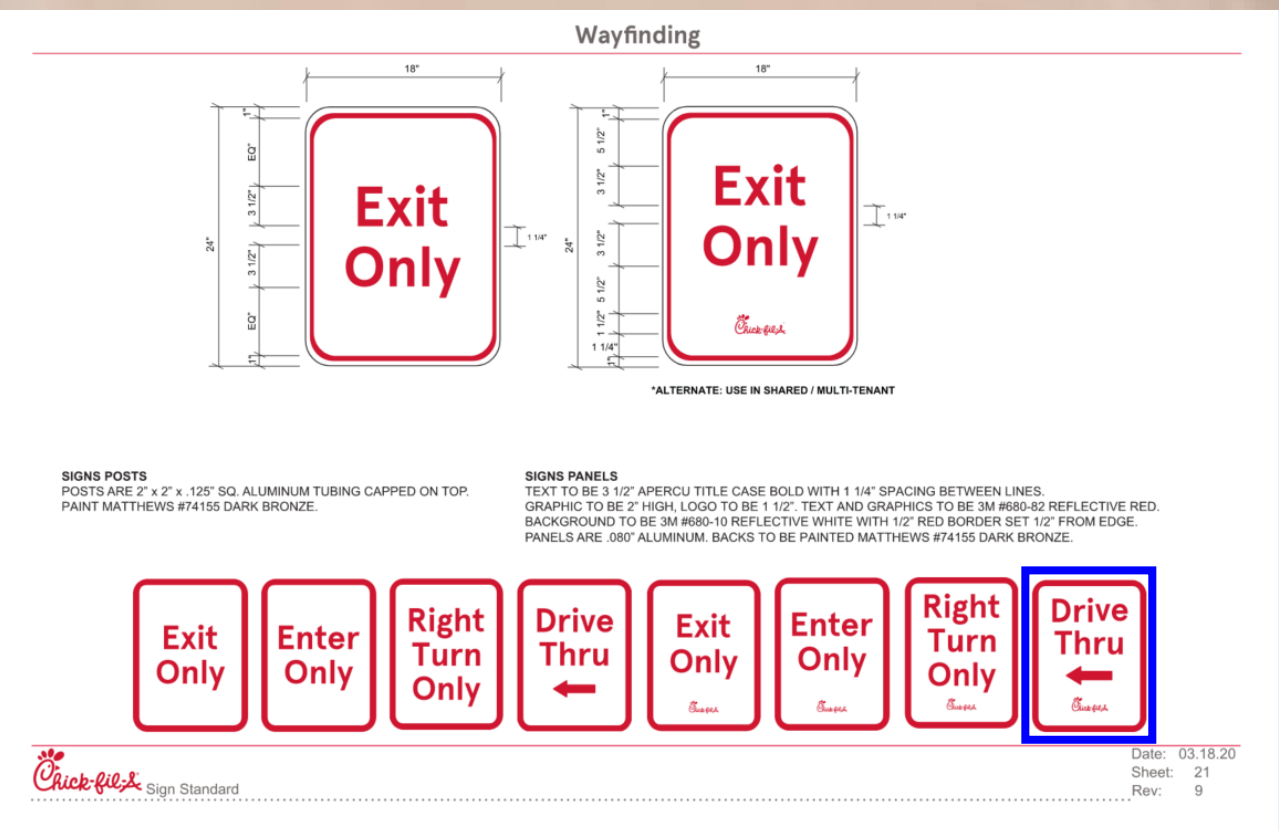
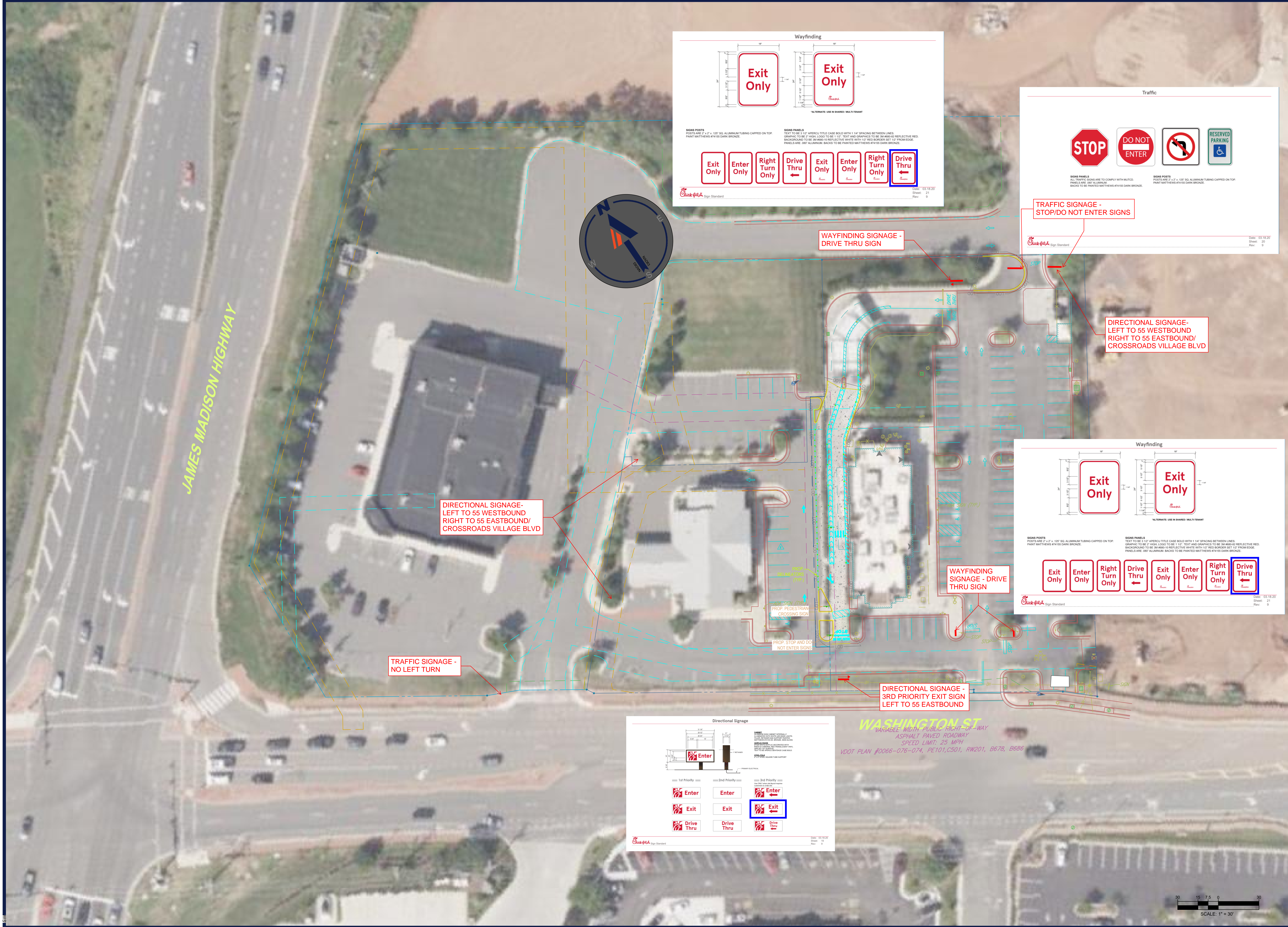
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 SPEED LIMIT: 25 MPH
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JUL 26, 2024
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 SW

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

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