



TOWN COUNCIL WORK SESSION

Monday, January 06, 2025 at 6:00 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. AGENDA ITEMS

1. SUP #2024-001 CHICK FIL-A DRIVE THRU EXPANSION DISCUSSION

IV. ADJOURNMENT



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

STAFF REPORT

TC Meeting Date: January 6, 2025
Agenda Title: Special Use Permit Application #2024-001, Chick Fil A Drive Through
Zoning District: B-2 Business Commercial
Requested Action: 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 Town Council Deny 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, in a counter clockwise 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.

The applicant has provided two additional exhibits that are provided for with the additional attachments. Differences between the initial proposal (Exhibit 1) and Exhibits 2 and 3 are as follows:

Exhibit 1: Landscaping buffer between Chick Fil A and VNB removed, expanded drive through lane separated by plastic delineators and bike curbs. Virginia National Bank parking remains perpendicular to the storefront.

Exhibit 2: Landscaping buffer between Chick Fil A and VNB removed, 2' curb installed between drive through and VNB, landscaping at the front of the bank removed to accommodate for 2' incursion onto property, bank parking perpendicular to building.

Exhibit 3: Landscaping buffer between Chick Fil A and VNB removed, 2' curb installed between the drive through and VNB, bank parking altered to 45 degree parking to accommodate for adequate aisle width, with a reduction in 2 parking spaces and an extension of the north curb to match the length of the parking spots. The landscaping stays in front of the bank façade, but its depth is reduced to accommodate for the additional space required for the curb installation.

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 customer volume despite the proposal and the traffic study. The last overall site traffic study was conducted for Crossroads Village Center in 2018. The alterations of the traffic patterns at Virginia National Bank’s lot and the entry-exit point at Crossroads Village Boulevard have not been analyzed.

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

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. This would require a waiver request, which the Zoning Administrator has stated she will not grant.

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.

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 potential for 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. 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. If the exhibits meet outside agency parking and safety requirements, Town Staff prefer the exhibits with curb installation versus delineators. Per the last correspondence with the Prince William County Fire Marshal office, exhibits 1 and 2 are preferred over exhibit three to ensure that emergency vehicles can turn within the site.

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 has not shown 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 site plan associated with this SUP is on hold until Town Council votes on SUP #2024-001. If the SUP is approved, 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, 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 Chick Fil A drive through via the Washington Street and VNB entrance to the facility. The proposed alteration in the traffic pattern has not been significantly analyzed to provide an accurate estimate of the traffic alterations to the surrounding sites, but the traffic pattern change would direct all vehicles to the drive aisles between CVS and VNB/Lifetime Smiles rather than distribute accessibility of adjacent sites evenly along Crossroads Village Boulevard.

(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 reinforce and even increase vehicle dependency to access and use the site, 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.

No cars are parked in this section of Chick Fil A and no unloading of trucks takes place at the drive through exit point either. On this site, truck deliveries have usually taken place near the dumpster enclosure and entry-exit point at the northeast corner of the site. Loading and unloading of trucks will be affected if the entry-exit point at the rear of Chick Fil A via the extension of the curbed island and creation of a one way exit point from the site. The property owner will need to designate a new loading/unloading site so as not to block traffic flow at the new exit point or other major entry-exit locations on site.

Virginia National Bank will lose 2 parking spots if exhibit 3 is approved, but the reduction still meets the Zoning Ordinance parking tabulations for the site. Bank trucks and other loading occurring at the front of the VNB building will block a higher portion of customer parking if the site has a reduction of two parking spaces.

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

If exhibit 1 is chose, 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. The proposed curb installation in exhibits 2 and 3, while safer and more distinct of a barrier then just delineators, is a reduction in the dimensions of the original barrier between the drive through and parking lot.

(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.

The entire proposal is possible if a waiver of the Zoning Ordinance requirement for buffer landscaping is approved (see Section 58-19.13d, referenced earlier in this report). The Zoning Administrator has affirmed any waiver requests for this landscaping requirement would be denied. As such, the entire project structure is based on a violation of the Zoning Ordinance. While Chick Fil A and Virginia National Bank both sit on the same pad site, approval of this proposal will set a precedent that businesses in separate buildings may be altered as needed to meet the needs of an adjacent business with consideration only given to the business benefitting most to the proposal.

Exhibit 3 provides the best balance of the proposed use, preserving driver safety, and mitigating any negative effects of the proposal. However, due to the Fire Marshal office's recommendations of exhibits 1 and 2 in regard to emergency vehicle turns, the

aforementioned removal of the original landscaping buffer, and the alterations of Virginia National Bank’s façade to preserve the aisle width for the angled parking, exhibit 3 is not a feasible proposal.

As referenced in the above sections, the proposed drive through expansion 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.

The Planning Commission Held a Public Hearing for SUP#2024-001 July 15th, 2024. In the September 10th 2024 Planning Commission Meeting, the Commission unanimously voted to recommend denial of SUP#2024-001. Please see the attached September 10th Planning Commission minutes for the Commission’s comments associated with the application.

Draft Motion: “I move that the Haymarket Town Council deny SUP#2024-001, Chick Fil A Drive Through Expansion.”

Or an alternate motion.

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 November 14th and November 21st, 2024.

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 Exhibit 1—includes delineator options
- D—SUP Proposal Exhibit 2
- E—SUP Proposal Exhibit 3
- 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
- J—September 10, 2024 Planning Commission Minutes with Vote on SUP#2024-001

SUP# 2024-001



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 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.

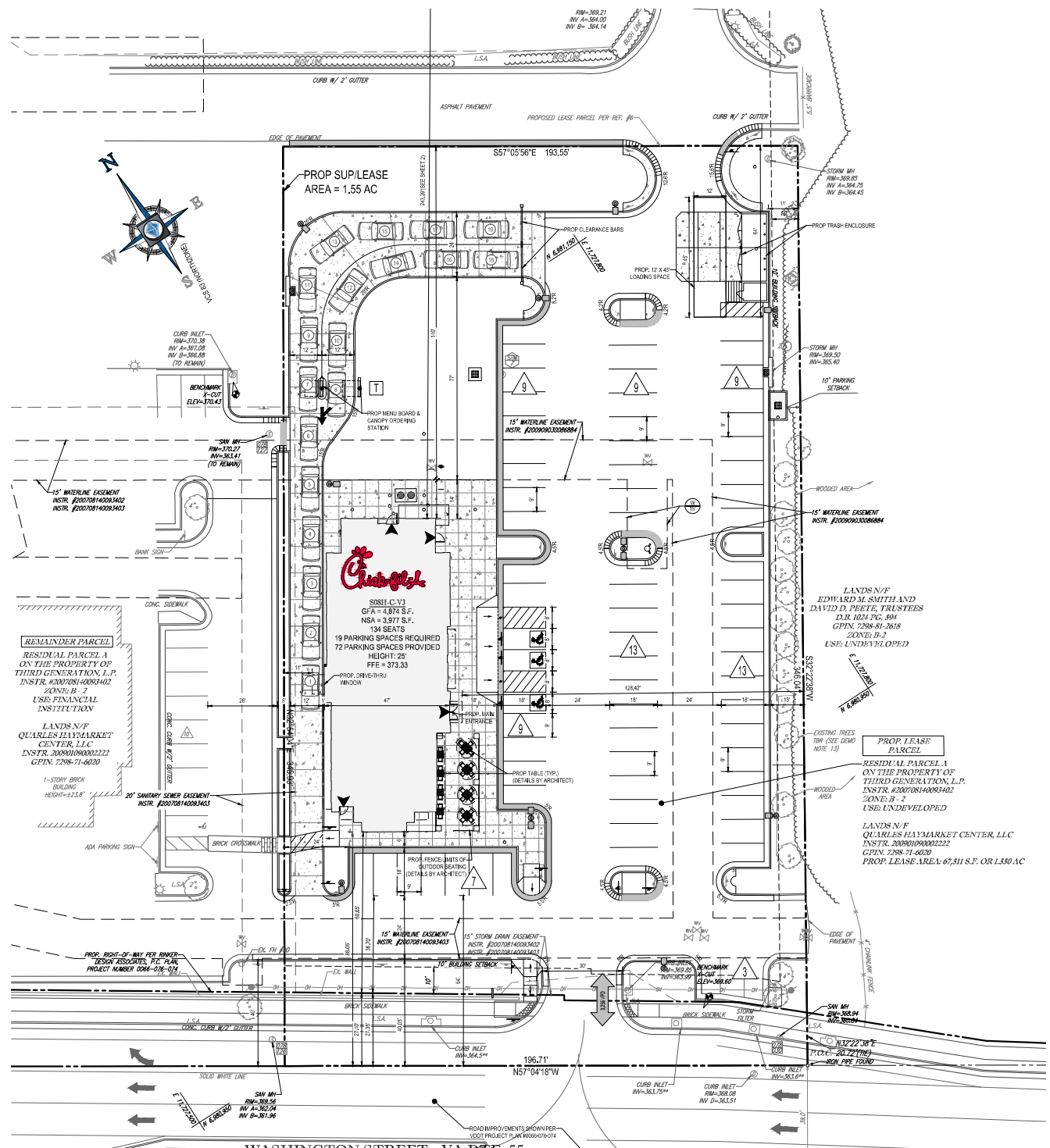
Sincerely,

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



SITE

GENERAL NOTES

- THE PROPOSED USE IS A FAST FOOD RESTAURANT WITH A DRIVE-THRU. A SPECIAL USE PERMIT IS REQUIRED FOR A FAST FOOD RESTAURANT WITH DRIVE-THRU (DRIVE-IN BASED ON THE TOWN OF HAYMARKET ZONING ORDINANCE SECTION 58-2147).
- FAST FOOD RESTAURANTS WITH DRIVE-THRU (DRIVE-IN WINDOW), SUBJECT TO THE FOLLOWING CONDITIONS:
 - SUCH USE SHALL BE LOCATED:
 - WITHIN A PARCEL COMPRISING AT LEAST FIVE ACRES IN SIZE AND SHALL NOT OCCUPY MORE THAN 7,000 SQUARE FEET OF GROSS FLOOR AREA;
 - IS IN PROXIMITY TO AN INTERSTATE INTERSECTION;
 - IS LOCATED IN A DEVELOPMENT ON A PARCEL THAT IS LOCATED AT THE INTERSECTION OF TWO MAJOR ROADS;
 - THERE ARE NO OTHER FAST FOOD RESTAURANTS WITH DRIVE-THRU OR DRIVE-IN, DRIVE-UP OR DRIVE-THRU RESTAURANTS WITHIN THE PARCEL; AND
 - SO THAT IT IS NOT WITHIN 2,000 LINEAR FEET OF EITHER ANOTHER FAST-FOOD RESTAURANT WITH DRIVE-THRU THAT IS ZONED B-2, OR A DRIVE-IN, DRIVE-UP OR DRIVE-THRU RESTAURANT THAT IS ZONED B-2.
 - AN OFF-STREET STACKING AREA FOR VEHICLES IN THE DRIVE-THRU PATTERN SHALL NOT EXCEED SIX VEHICLE SPACES.
 - THERE SHALL BE NO ALCOHOL SALES FROM THE DRIVE THRU WINDOW.
 - THE DRIVE-THRU WINDOW TO BE LOCATED AT THE SIDE OR REAR OF THE BUILDING.
 - A SUMMARY OF WINDOW SALES AND GROSS SALES SHALL BE SUBMITTED AT THE TIME OF ANNUAL TOWN BUSINESS LICENSE RENEWAL.
 - SUCH USE SHALL NOT BE LOCATED CLOSER THAN 300 FEET TO A PROPERTY, TRACT OR PARCEL THAT IS ZONED FOR RESIDENTIAL USE AND
 - VEHICULAR ACCESS SHALL BE PROVIDED ONLY VIA THE INTERNAL CIRCULATION SYSTEM OF THE SHOPPING CENTER.
- "SECTION 58-2147(B) IS PROPOSED TO BE AMENDED THROUGH SEPARATE ZONING TEXT AMENDMENT TO PERMIT THE NUMBER OF STACKING SPACES SHOWN.
- A SITE PLAN AMENDMENT REFLECTING AMENDMENTS TO THE PREVIOUSLY APPROVED SITE PLAN IS SUBMITTED UNDER A SEPARATE COVER.
- THIS PLAN IS BASED ON A BOUNDARY & TOPOGRAPHICAL ALTA SURVEY SURVEY PREPARED BY BOHLER ENGINEERING ENTITLED "ALTA/SUBDIVISION AND TITLE SURVEY CHICK-FIL-A, INC. PART OF RESIDUAL PARCEL A ON THE PROPERTY OF THIRD GENERATION L.P." INSTR. #200708140083402 ZONE: B-2 USE: UNDEVELOPED DATE: 04/11/15, REVISED 04/21/15.
- ALL ELEVATIONS SHOWN ARE BASED ON THE SURVEYOR'S BENCHMARK, AS REFERENCED IN THE SURVEY, AND MUST BE VERIFIED BY THE GENERAL CONTRACTOR PRIOR TO GROUND BREAK.
- QUARLES HAYMARKET CENTER LLC DEVELOPER CHICK-FIL-A, INC. 8000 BUNFINGTON RD. ATLANTA, GA 30349
- PARCEL DATA: ADDRESS: 15250 WASHINGTON ST., HAYMARKET, VA 20169 GFIN: 7298-71-6020 PROPOSED LIMITS OF SUP (LEASE AREA) = 1.550 AC. (67,511 S.F.) OVERALL QUARLES CENTER AREA = 6.8 AC. (291,390 S.F.)
- ZONE: B-2 (NEIGHBORHOOD BUSINESS COMMERCIAL DISTRICT)
- OVERLAY DISTRICT: OLD AND HISTORIC HAYMARKET DISTRICT OVERLAY
- ARCHITECTURAL FEATURES AND MATERIALS FOR THE RESTAURANT, TRASH ENCLOSURE AND SITE SIGNAGE ARE SUBJECT TO REVIEW AND APPROVAL BY THE ARCHITECTURE REVIEW BOARD.
- BULK REQUIREMENTS PROVIDED ON SHEET 2.
- 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.
- PROPOSED CANOPY UTILITY LOCATIONS, LANDSCAPING AND PARKING LOT CONFIGURATIONS ARE SUBJECT TO FINAL ENGINEERING. CANOPY CONFIGURATION TO BE DETERMINED DURING THE SITE PLAN REVIEW BUT SHALL REMAIN IN SUBSTANTIAL CONFORMANCE AS SPECIFIED.
- 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.
- SITE LANDSCAPING WILL CONFORM TO REQUIREMENTS OF ARTICLE 16 OF THE ZONING ORDINANCE AND EXISTING LANDSCAPING FOR QUARLES CENTER.
- PAVEMENT STRIPING AND MARKINGS ARE FOR ILLUSTRATIVE PURPOSES ONLY.
- TRASH WILL BE STORED OUTSIDE AND WILL BE STORED ENTIRELY WITHIN THE PROPOSED TRASH ENCLOSURE. THE COLLECTION TIMES ARE SUBJECT TO THE TOWN REVIEW OF THE SPECIAL USE PERMIT.

Section III, Item 1.

BOHLER ENGINEERING

CIVIL & CONSULTING ENGINEERS
SURVEYORS
PROJECT MANAGERS
ENVIRONMENTAL CONSULTANTS
LANDSCAPE ARCHITECTS

REVISIONS

REV	DATE	COMMENT	BY
1	03/05/14	REV. PER TOWN COMMENTS	PJC
2	06/05/14	REV. PER TOWN COMMENTS	PJC
3	08/29/14	REV. PER TOWN COMMENTS	KML
4	08/05/15	REV. PER LAYOUT CHANGE	IPS
5	01/14/15	REV. PER TOWN COMMENTS	CLY



NOT APPROVED FOR CONSTRUCTION

PROJECT No: S1191515
DRAWN BY: PJC
CHECKED BY: KFS
DATE: 12/19/13
SCALE: 1" = 20'
JOB ID: 355

SPECIAL USE PERMIT

FOR
CHICK-FIL-A

LOCATION OF SITE
15250 WASHINGTON STREET
TOWN OF HAYMARKET, VA
STORE #3197

BOHLER ENGINEERING

22636 DAVIS DRIVE, SUITE 250
STERLING, VIRGINIA 20164
Phone: (703) 709-9500
Fax: (703) 709-9501
www.BohlerEngineering.com

KEITH SIMPSON

Lic. No. 040819
9/22/15

SHEET TITLE:
SKETCH PLAN

SHEET NUMBER:
1 OF 3

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL UTILITIES AND TO PROTECT THEM THROUGHOUT THE PROJECT. WHEN CONSTRUCTION OF THE PROJECT BEGINS, THE CONTRACTOR SHALL NOTIFY THE UTILITIES OF THE PROJECT AND SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES.





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 BUFFINGTON ROAD
 - ATLANTA, GA 30349-2988
 - 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

REV	DATE	COMMENT	DRAWN BY	CHECKED BY
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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

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



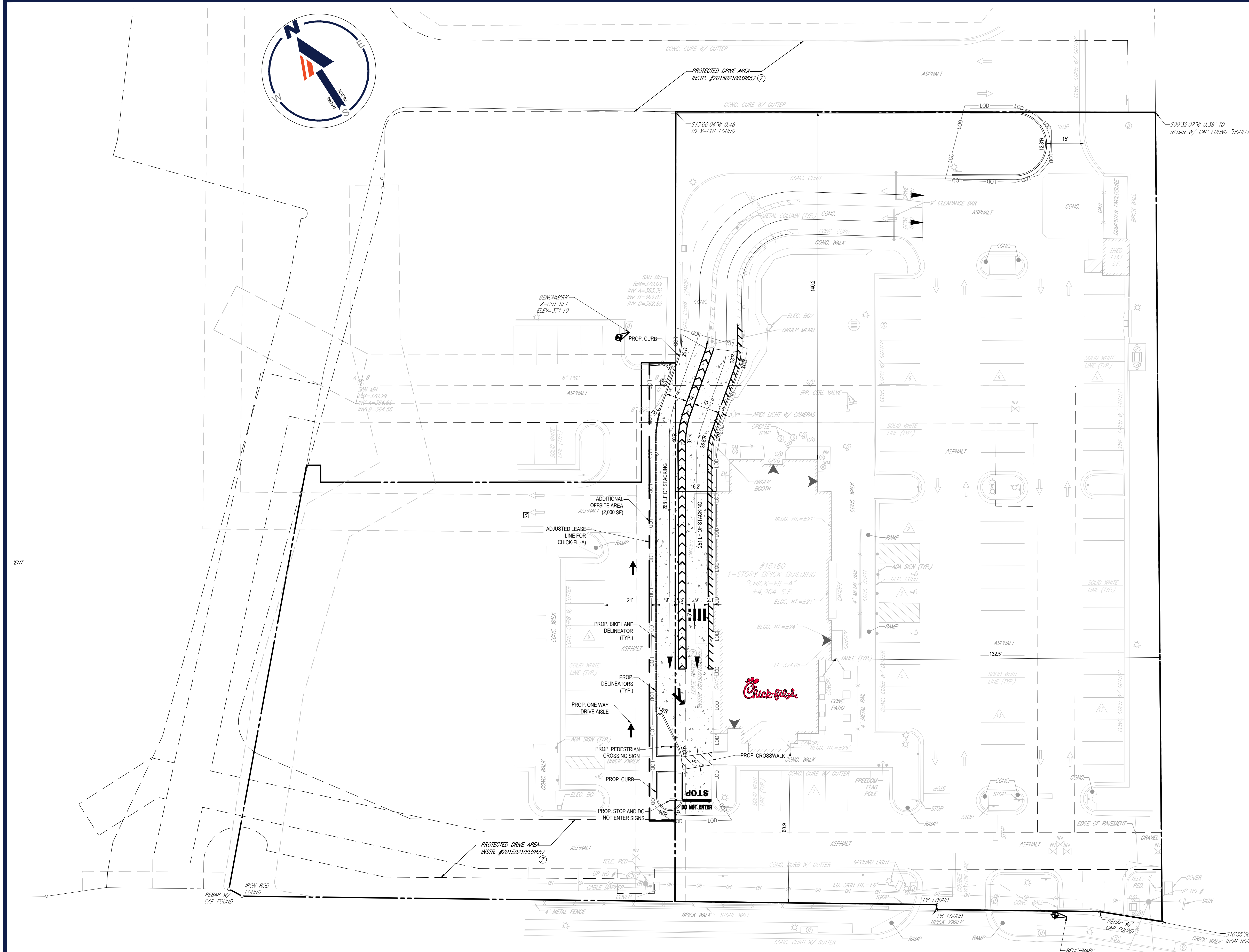
SHEET TITLE:

SPECIAL USE PERMIT PLAN

SHEET NUMBER:

2

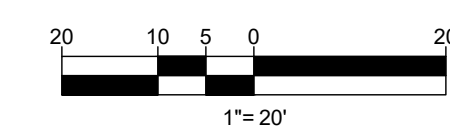
REVISION 1 - 05/02/2024



LEGEND:

— LOD — LIMITS OF DISTURBANCE

FUNCTIONAL CLASSIFICATION:
 WASHINGTON STREET: 25 MPH DESIGN SPEED

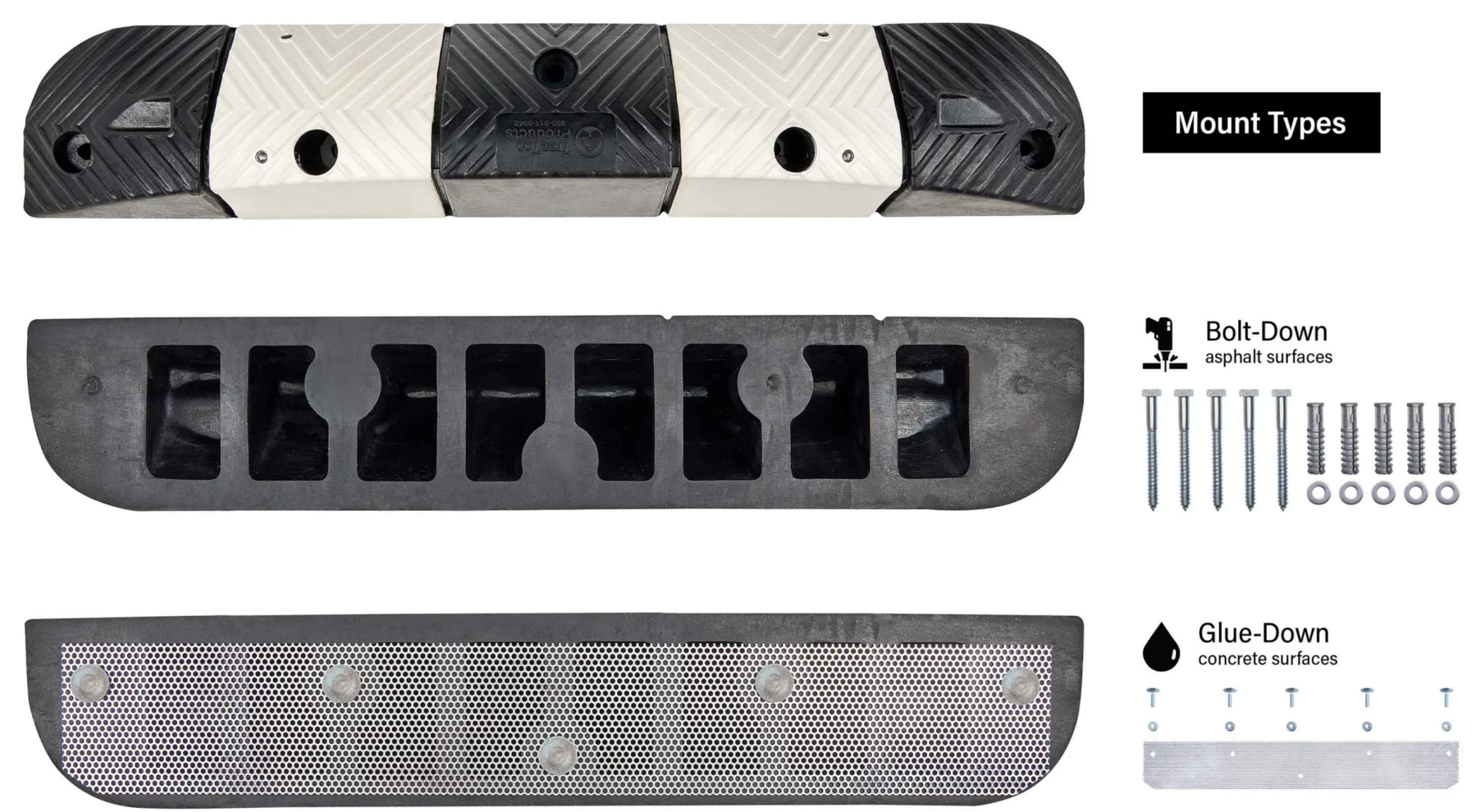


WASHINGTON ST

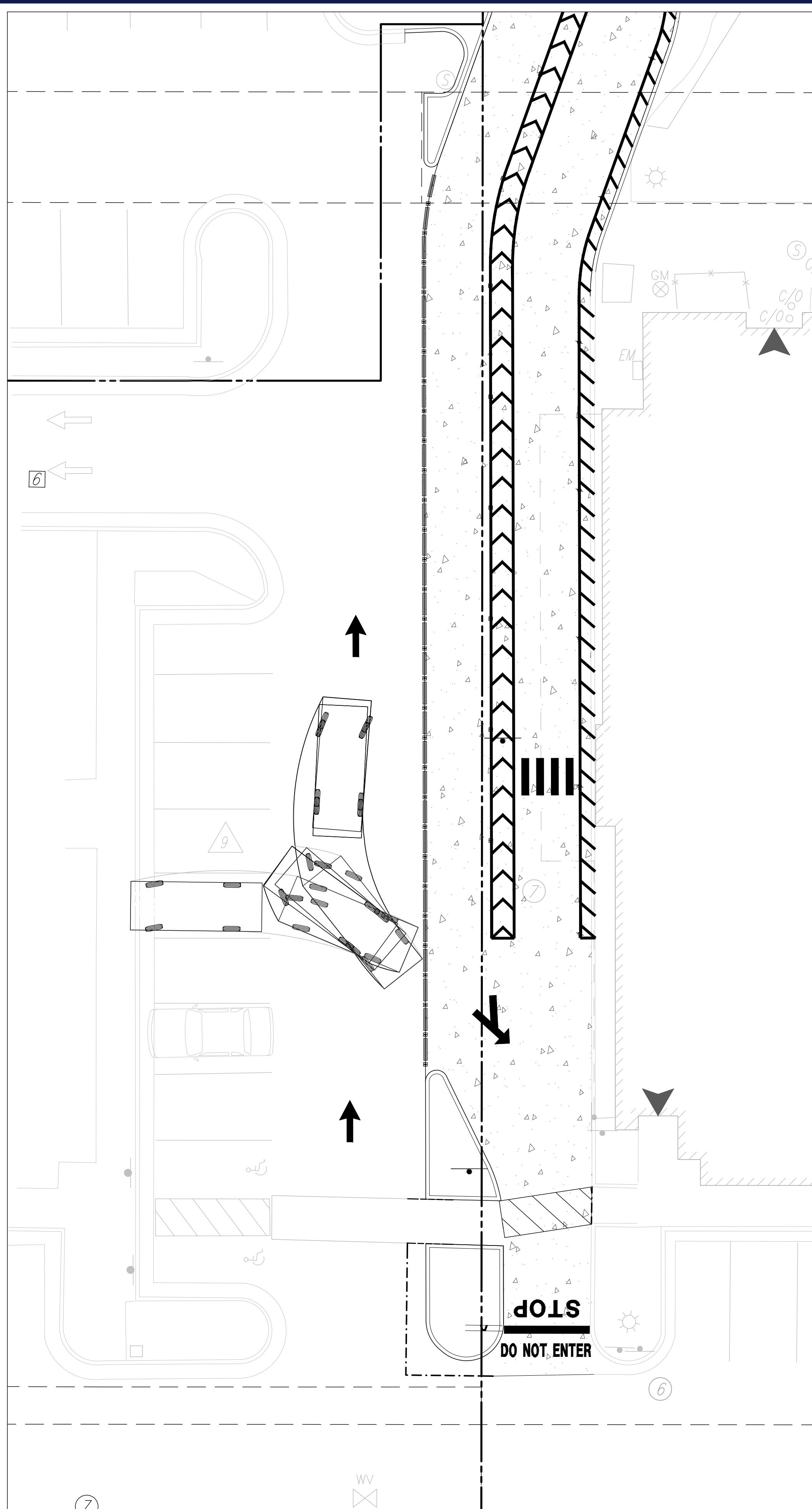
VARIABLE WIDTH PUBLIC RIGHT-OF-WAY
 ASPHALT PAVED ROADWAY
 SPEED LIMIT: 25 MPH

8/6/05, 2024
 C:\PROGRAMS\BOHLER\2024\23022\TEMP\PCP\BLSH_17048\VA\230141.00 - SUP - 0 - JAVOIT - 2 SUP

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NOT TO SCALE



VEHICLE REVERSE MOVEMENT
NOT TO SCALE

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 CHECKED BY: KSR
 DATE: 01/26/2024
 CAD ID: SUP - 0

PROJECT:
SPECIAL USE PERMIT
 FOR

 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

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

SHEET TITLE:
VEHICLE MOVEMENT PLAN

SHEET NUMBER:
3

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 BUFFINGTON ROAD
 - ATLANTA, GA 30349-2988
 - 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	69 (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.
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- 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.

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 DRAWN BY: TAL
 CHECKED BY: KSR
 DATE: 01/26/2024
 CAD ID: SUP-0

PROJECT:

EXHIBIT #2

FOR

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:

EXHIBIT #2

SHEET NUMBER:

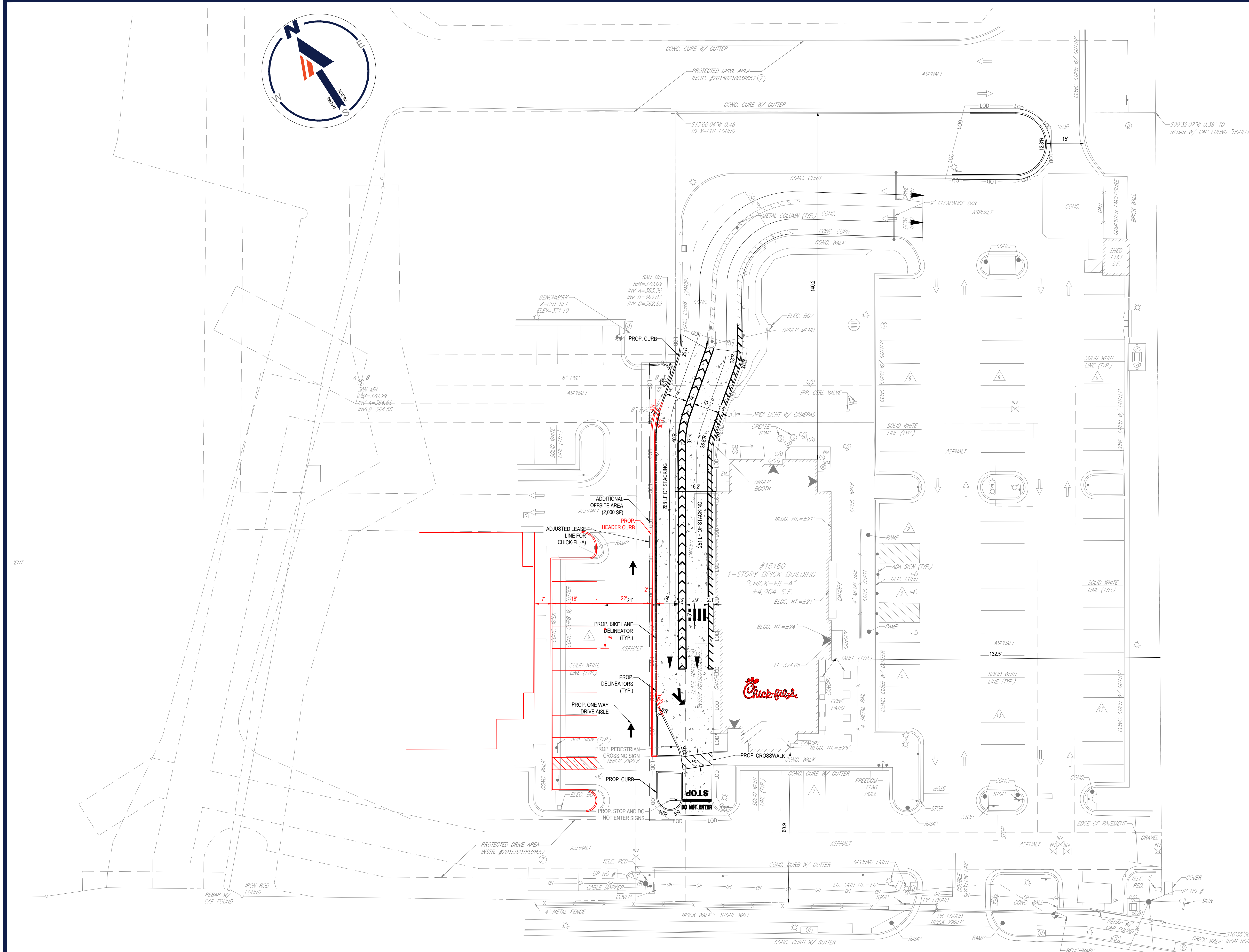
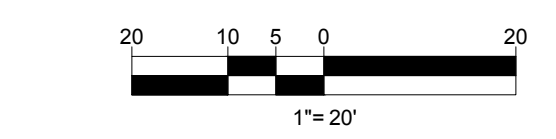
1 OF 1

ORG. DATE - 01/26/2024

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

NO ACCESS, VDOT PLAN #0066-076-074, PE101,C501, RW201, B67B, B686 TRAFFIC



GENERAL NOTES:

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 - 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 BUFFINGTON ROAD
 - ATLANTA, GA 30349-2988
 - 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 |
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GFA: 0.75 X 4,874 = 3,656 SF) | 50 | 69 (UNCHANGED) | | |
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| E. MIN. PARKING SPACE DIMENSIONS | 9' X 18' | 9' X 18' (UNCHANGED) | | |
| F. BUILDING HEIGHT | 35' | ±25' | | |
| G. NUMBER OF STORIES | N/A | 1 | | |
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 - THE PROPERTY IS SERVED BY PUBLIC WATER AND SEWER.
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SITE CIVIL AND CONSULTING ENGINEERING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS

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

PROJECT:
EXHIBIT #3

FOR

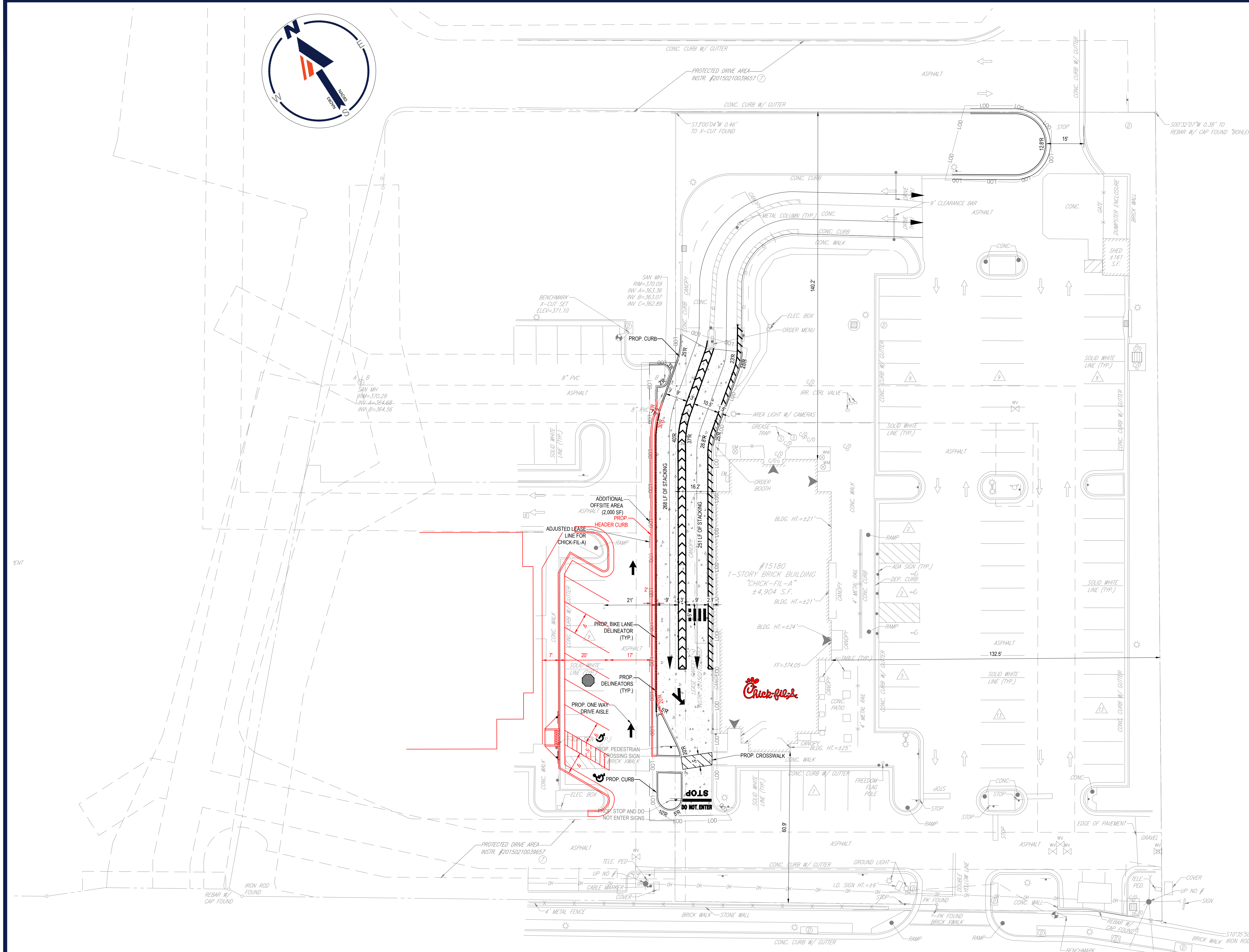
STORE #3197
PROPOSED DEVELOPMENT
15180 WASHINGTON STREET
TOWN OF HAYMARKET, VA

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

SHEET TITLE:
EXHIBIT #3

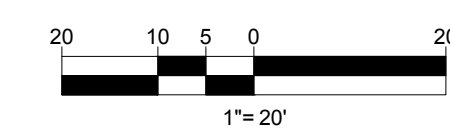
SHEET NUMBER:
1 OF 1

ORG. DATE - 01/26/2024



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

NO ACCESS, VDOT PLAN #0066-076-074, PE101,C501, RW201, B67B, B686 TRAFFIC



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



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

PROJECT:

SPECIAL USE PERMIT

FOR



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
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SHEET TITLE:

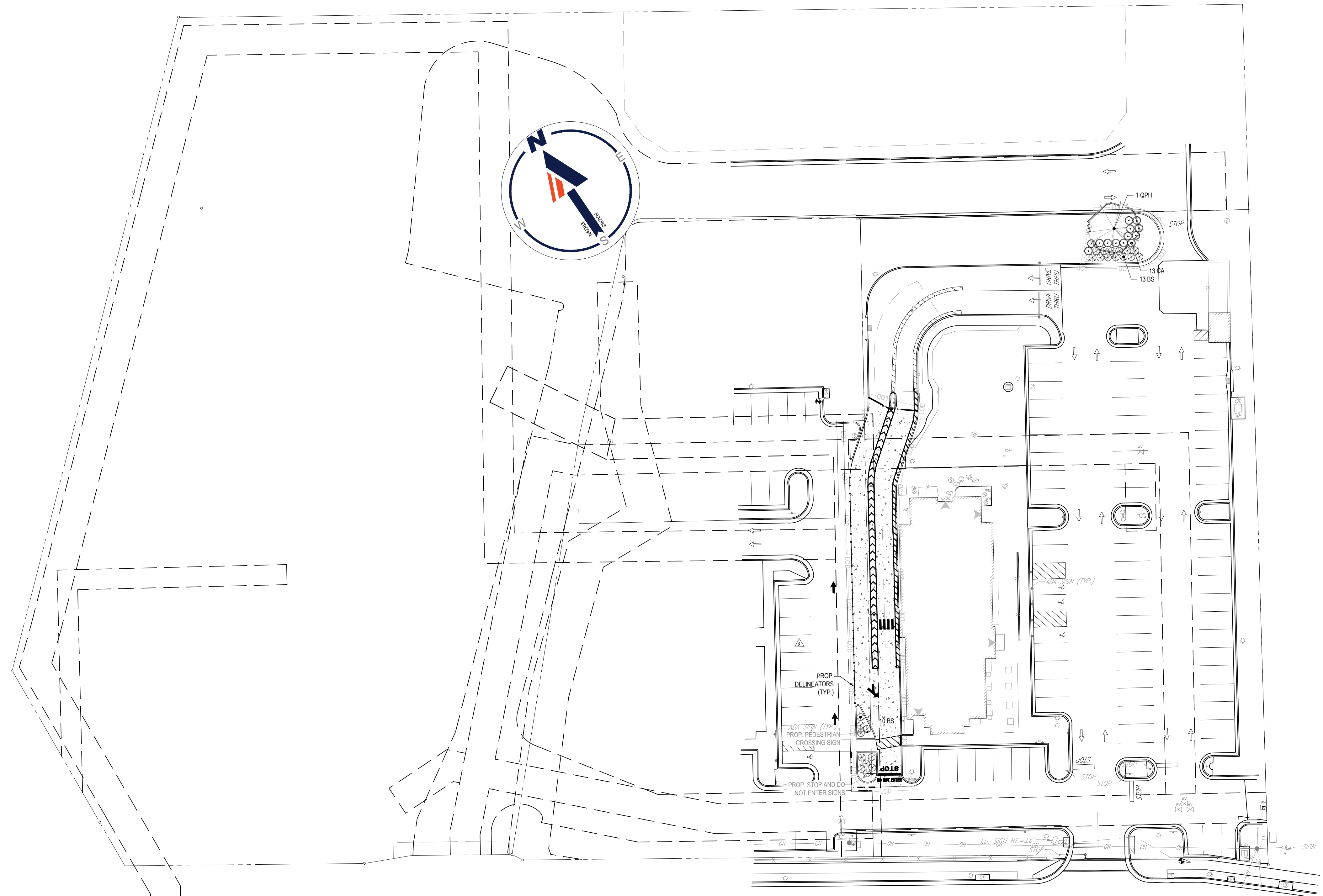
SPECIAL USE PERMIT PLAN

SHEET NUMBER:

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REVISION 1 - 05/02/2024

JAMES MADISON HIGHWAY

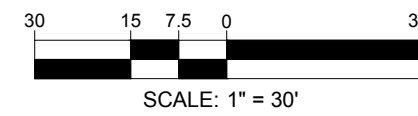


WASHINGTON ST
 PUBLIC UTILITY PUBLIC RIGHT-OF-WAY
 ASPHALT PAVED ROADWAY
 SPEED LIMIT: 25 MPH
 VDOT PLAN #0066-076-074, PE101,C501, RW201, B678, B686

LANDSCAPE SCHEDULE

SYM.	KEY	QTY.	BOTANICAL NAME	COMMON NAME	CAL.	CONT.
○	OPH	1	QUERCUS PHELLOS	WILLOW OAK	25" 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.





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

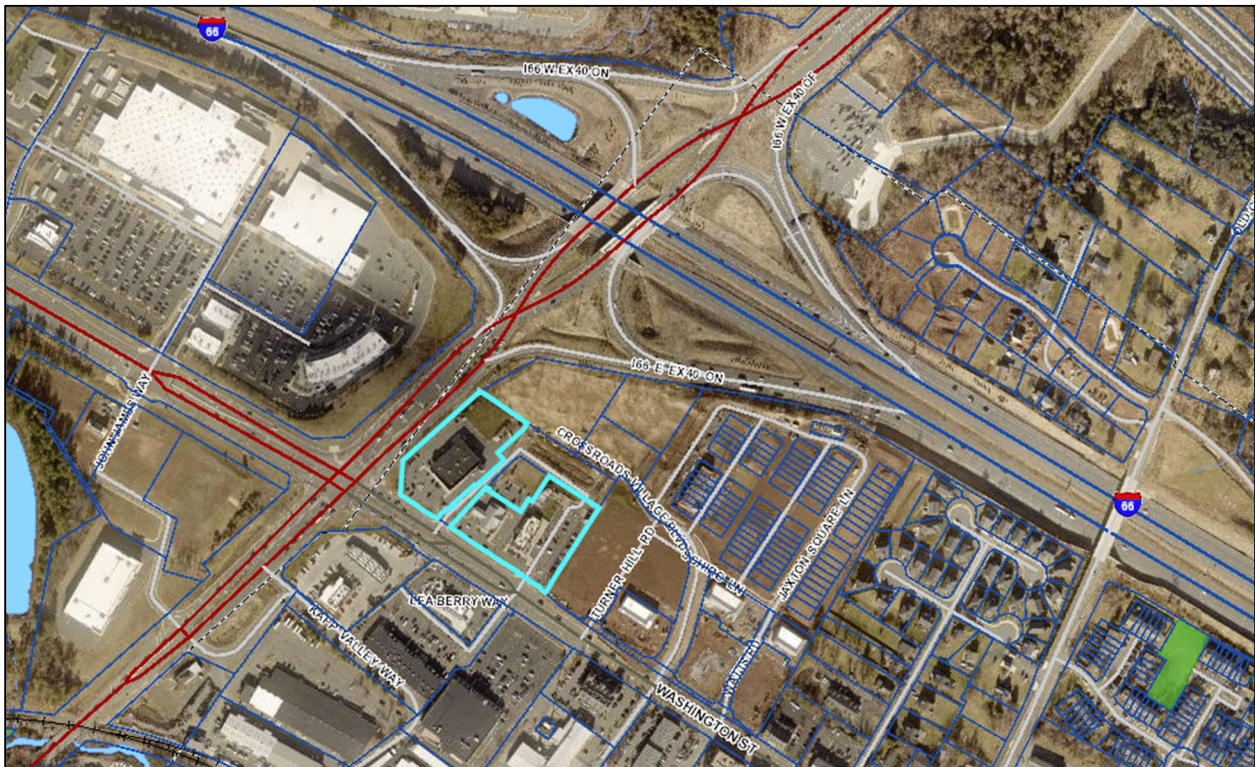
RE: Chick-fil-A Haymarket – Special Use Permit
Town of Haymarket, Virginia

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



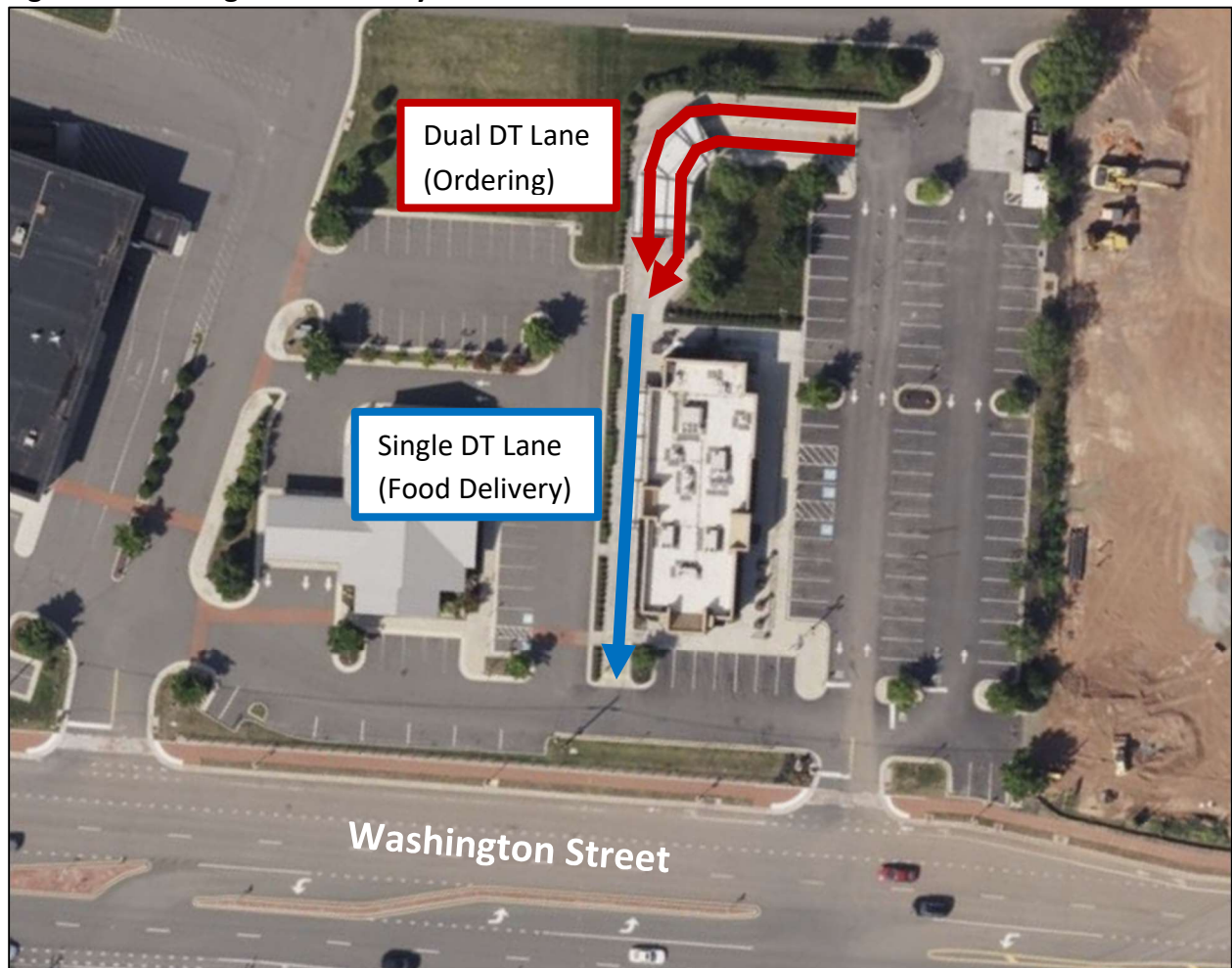
MEMORANDUM

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



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 Daily Trips ⁽²⁾	SAT Peak Hour ⁽¹⁾		
			In	Out	Total	In	Out	Total		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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 CAD ID:

PROJECT:

SPECIAL USE PERMIT

FOR



STORE #3197
 PROPOSED DEVELOPMENT

15180 WASHINGTON STREET
 TOWN OF HAYMARKET, VA

BOHLER

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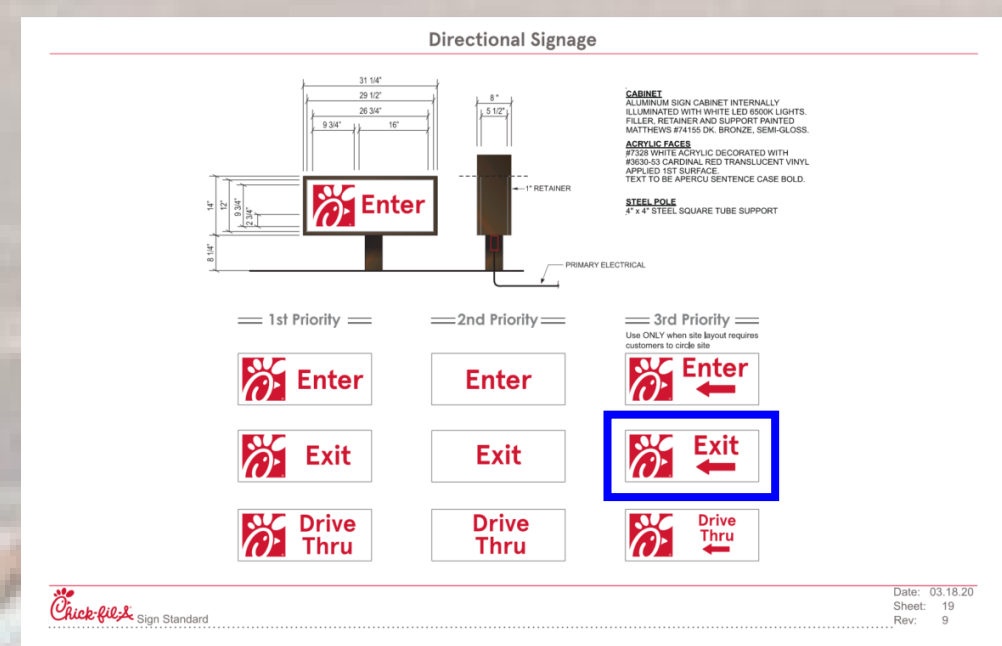
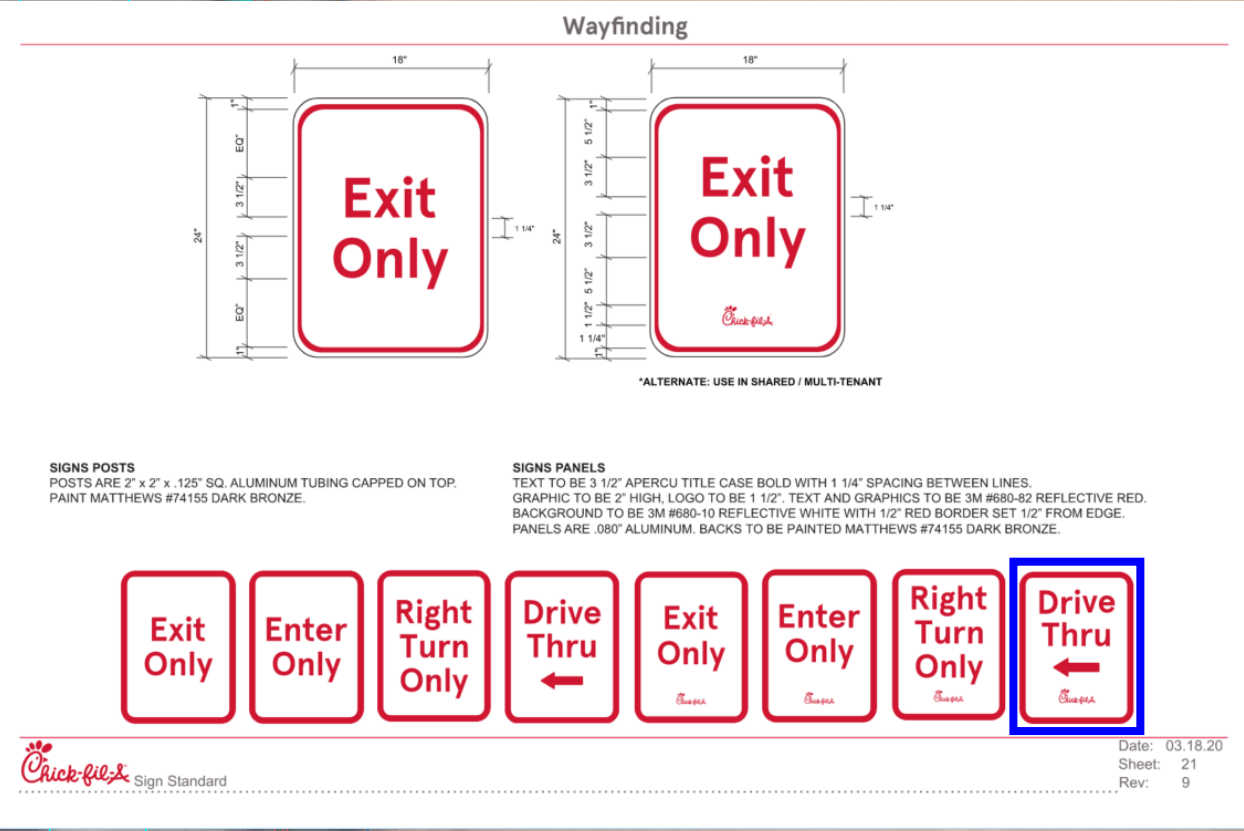
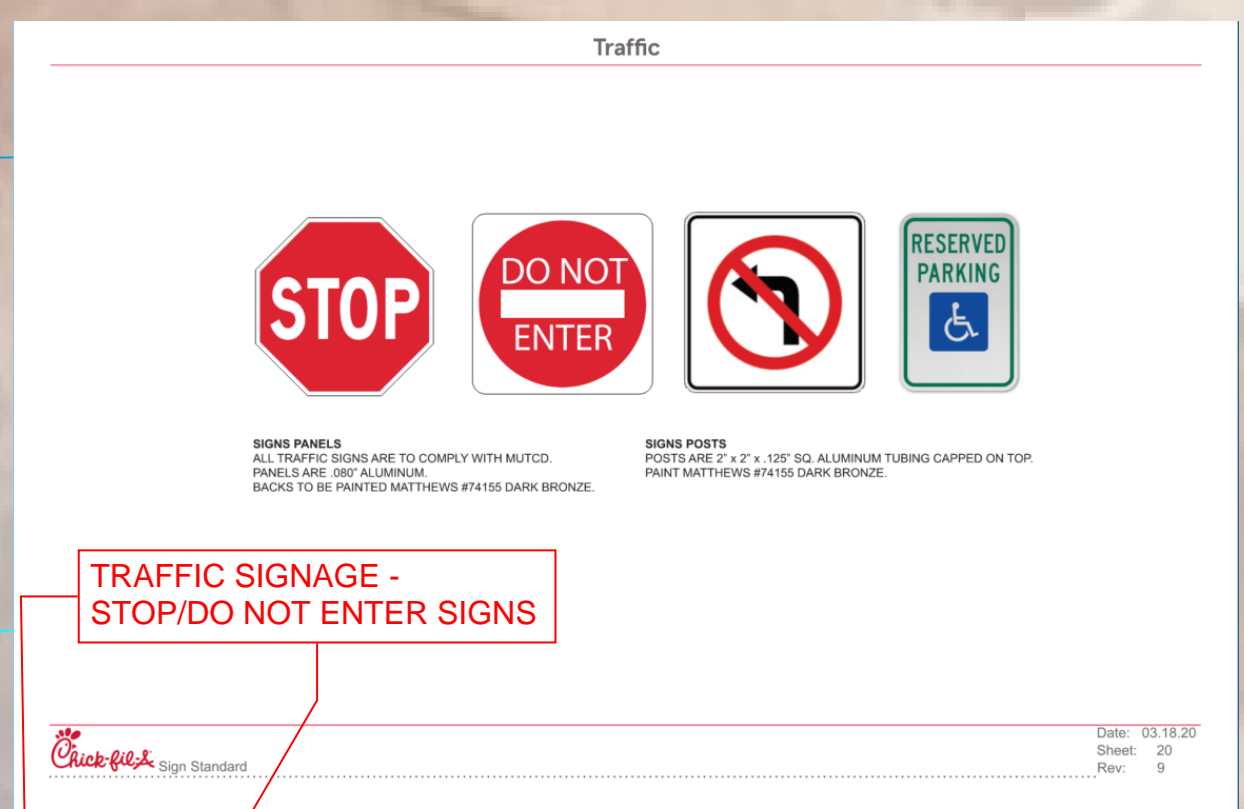
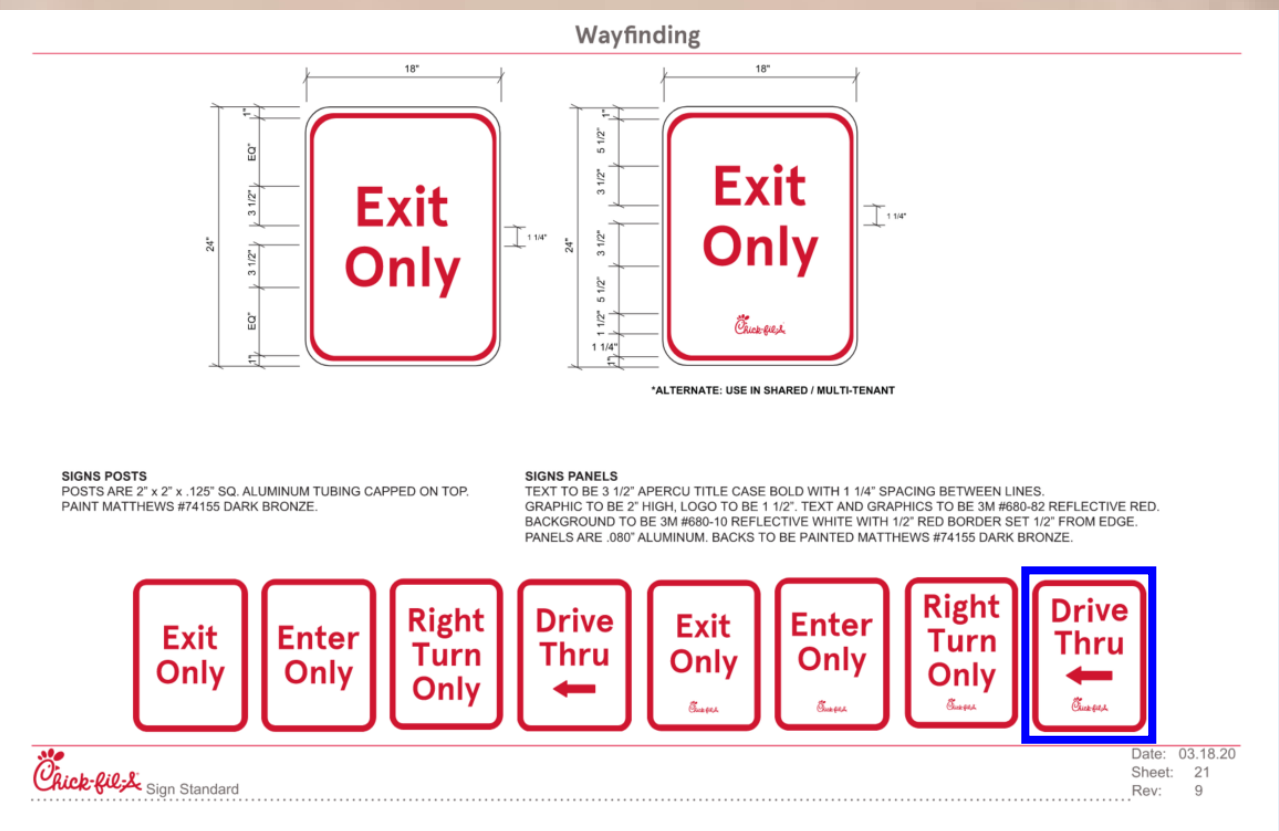
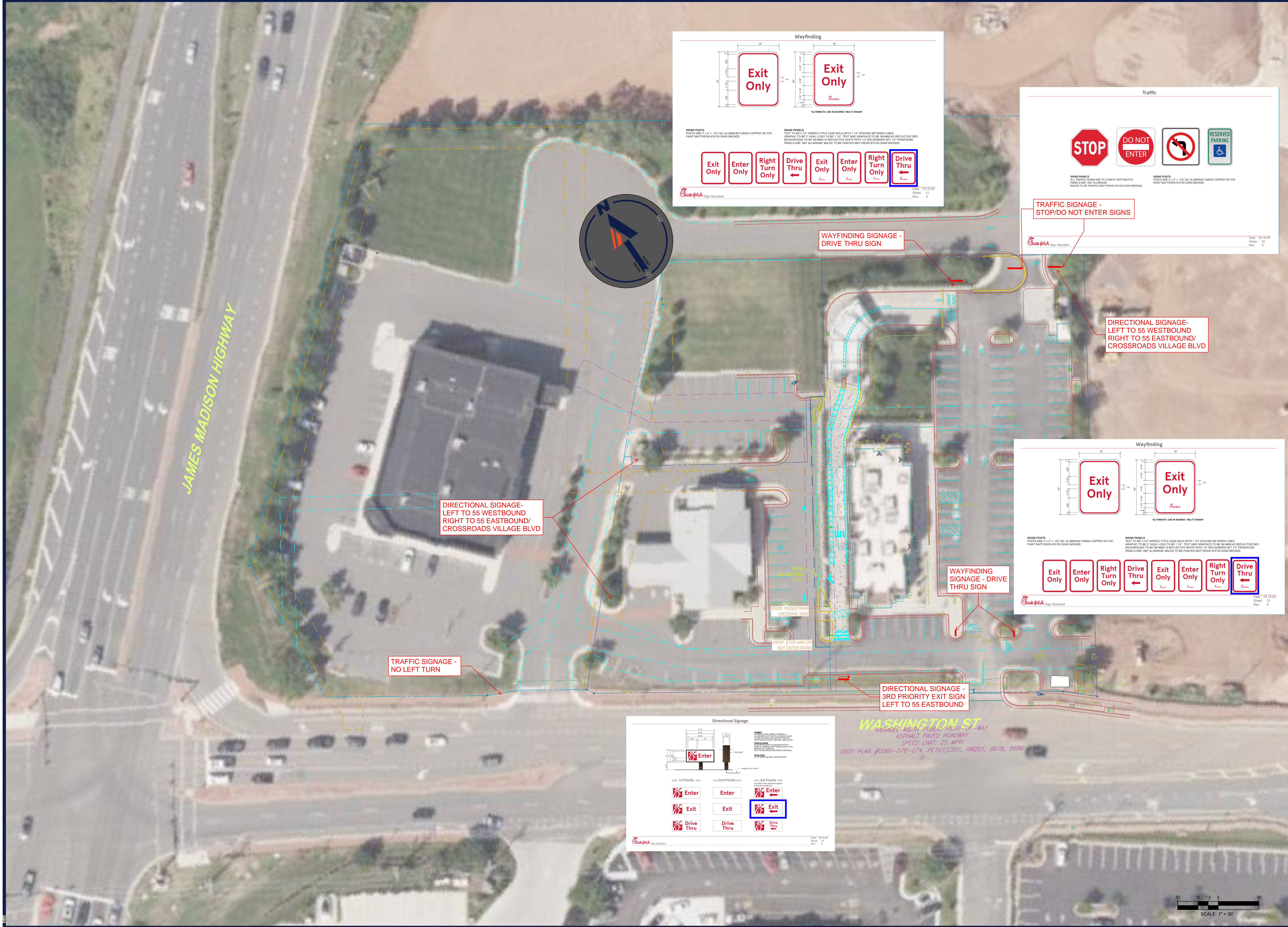
SHEET TITLE:

SPECIAL USE PERMIT PLAN

SHEET NUMBER:

1

REVISION 1 - 05/02/2024



JUL 26, 2024
 V:\BOHLER\NET\SHARES\VA\PROJECTS\2023\VA230141_00\CAD\DRAWINGS\EA\HIBTS\BP_EXHIBIT\VA230141_00 - SUP - LAYOUT - C-2011.EXD
 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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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/>

MINUTES

I. CALL TO ORDER

A Regular Monthly Meeting of the Town of Haymarket 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 Walt Young
- Commissioner Justin Baker

ABSENT

- Commissioner Pankaj Singla

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

Commissioner Young moved to approve the August 13, 2024 Planning Commission minutes as presented. Commissioner Gonzalez seconded the motion. The motion carried.

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

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

V. AGENDA ITEMS

1. SUP Application Chick Fila Drive Thru Expansion

Town Planner Thomas Britt gave a brief update on the application and what was discussed at the last meeting. He also shared the deliverables that were discussed with the representatives from Bohler Engineering and JLL. He shared that the concerns from the past meeting were traffic concerns, safety concerns and parking issues with the Virginia National Bank parcel. He clarified that he might have been too general with the Planning Commission on the delineator

term. He stated that although it is not a solid physical barrier, it is a physical barrier between the Chick Fil-a parcel and the bank parcel. He also shared that Bohler presented a curb installation option as well for the Planning Commission to consider. Mr. Britt also provided an email conversation between Mr. Chad Baker from Chick Fil-a and staff, including Town Manager Emily Kyriazi. Mr. Britt stated that the zoning items have been addressed and resolved in terms of landscaping buffers. But it was up to the Planning Commission if they are satisfied with the safety concerns, particularly the delineators and traffic patterns. He asked the Planning Commission to consider if the addition or alteration is necessary for the business and the surrounding lots, in particular. Mr. Britt stated that he still recommends the denial of the SUP. He stated that upon the Planning Commission's decision, the Town Council would have the final say on the application. At this time, the Planning Commission continued to ask questions to the applicants regarding the delineators between the drive thru lanes. Mr. Lee from JLL stated that there would be a 3 foot stripping between lanes for employees. There was a question on capacity and current procedures on larger orders that would hold up the delivery process. Mr. Lee agreed with the Planning Commission observation that currently the customer with the big order is asked to drive to a designated parking spot and the team member would deliver the order to that customer to keep the traffic going. Mr. Lee stated that this is not the preferred method. Chairman Beyene voiced his concerns with pedestrian and vehicular safety on and around the site. Commissioner Young questioned the Town Planner on the bank parking lot and if this space would still allow the customers to back out of a space safely. Mr. Britt stated that the plans in the packet are shown with the delineators installed and is the preferred option from the applicant. There was a question if staff was still recommending denial. Mr. Britt confirmed the recommendation to deny. Commissioner Baker thanked the applicant for coming back each time with requested alternations to the plans but still stated his concerns. His concerns was the capacity and increase traffic volume at the site. He stated that he doesn't think the expansion is functional on that site and taking space from the bank parcel. The representative stated that they are addressing the traffic issues by narrowing the northern entrance to one way and reducing the bank parking lot to one way. They stated that they are also adding wayfinding signs within the development. Commissioner Gonzalez stated that there are a lot of positives but his concerns was the pedestrian and vehicular traffic safety. He stated that the trips per day could remain the same but the demands could shift. He addressed the safety at the entrance point to the parcel. He also has concerns with the lack of a landscaping buffer between the parcels.

With no further discussion, Chairman Beyene moved to recommend denial of Special Use Permit Application #2024-001 for the following reasons: The proposed drive thru expansion will have the following negative effects on the site and surrounding area, will result in: 1. Increase of vehicular traffic or trips per day as a result of increasing the capacity and the eventual dedication of one of the drive thru lanes for mobile order pick up; 2. Increase in potential safety hazards to pedestrians and employees as a result of the drive thru design and increase in vehicular traffic; 3. Decrease in driver access to the site and adjacent businesses, and 4. Negative effects to the operation of the adjacent businesses. Commissioner Young seconded the motion. The motion carried by a roll call vote.

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

VI. OLD BUSINESS

Town Planner Thomas Britt gave the updates on Old Business items. He stated that staff and the Architectural Review Board is still making adjustments on the Historic District Overlay making sure