



PLANNING COMMISSION REGULAR MEETING

Tuesday, February 21, 2023 at 7:00 PM

AGENDA

CALL TO ORDER AND ESTABLISHMENT OF A QUORUM.

ADOPTION OF MINUTES.

WORKSESSION ITEMS.

1. A work session to discuss the Applicant's proposal to amend an existing Special Use Permit #06-08 to accommodate a second drive through lane and an expansion of the Chick Fil A building on Lee Highway.

NEW BUSINESS.

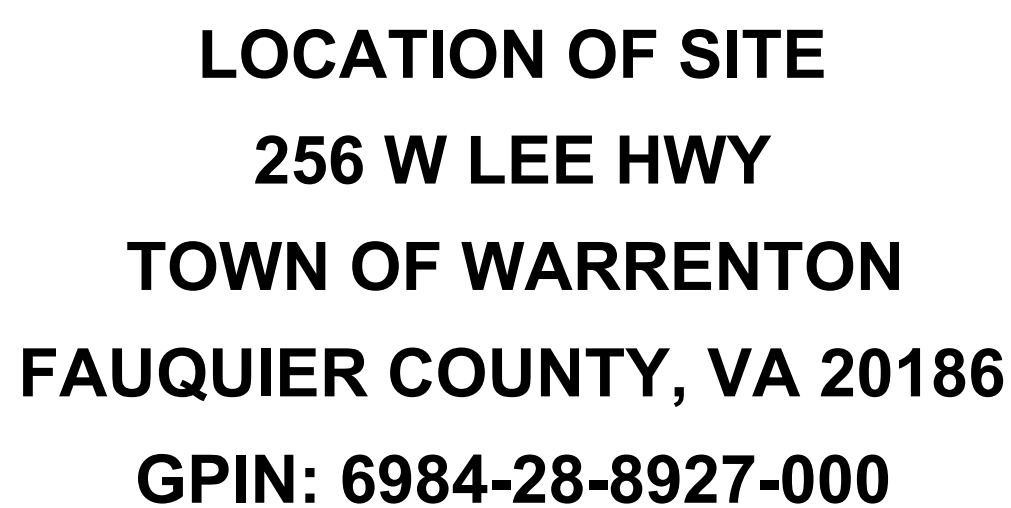
2. The Planning Commission will revise their previously adopted meeting schedule for 7:00 PM Tuesday, February 28, 2023 to accommodate Certified Planning Commissioner training. The Work Session is scheduled to begin at approximately 3:00 PM and will end at approximately 9:30 PM. The Work Session is for educational purposes only. The Planning Commission will not take up any other type of business at this meeting.

COMMENTS FROM THE COMMISSION.

COMMENTS FROM THE STAFF.

ADJOURN.

_____ FOR _____



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

OWNER

WARRENTON CROSSROADS LLC
4457 RINGWOOD ROAD
NOKESVILLE, VA 20181
CONTACT: DOROTHY WOOD
PHONE: (540) 220-3840
EMAIL: DWOODLAM@COMCAST.NET

DEVELOPER

CHICK-FIL-A, INC.
5200 BUFFINGTON ROAD
ATLANTA, GA 30349-2998
CONTACT: DOUG WOLFE
PHONE: (717) 877-5939
EMAIL: DOUG.WOLFE@CFACORP.COM

PREPARED BY



<i>SHEET INDEX</i>	
SHEET TITLE	SHEET NUMBER
COVER SHEET	1
SITE PLAN	2
TRUCK TURNS	3
PHOTOMETRIC PLAN (BY OTHERS - FOR REFERENCE ONLY)	4



ALWAYS CALL 811
It's fast. It's free. It's the law.

NOT APPROVED FOR
CONSTRUCTION

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

PROJECT No.:	V2165
DRAWN BY:	AM
CHECKED BY:	K3
DATE:	08/23/20
CAD I.D.:	SUPP

PROJECT:

SUP AMENDMENT

— FOR



LOCATION OF SITE

256 W LEE HWY
WARRENTON, VA 20186
TOWN OF WARRENTON
GPIN: 6984-28-8927-000

BOHLER //

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



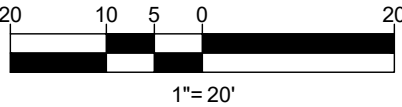
SHEET TITLE:

COVER SHEET

SHEET NUMBER:

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REVISION 1 - 02/14/202



1.	SITE OWNER: WARRENTON CROSSROADS LLC	
2.	PIN: 6984-28-8927-000	
3.	GAPIN AREA: +/- 1.214 AC	
4.	EXISTING ZONING: C	PROPOSED
	MINIMUM LOT SIZE: 6,000 SF	+/- 52,881 SF
	MINIMUM LOT FRONTAGE: 50 FT	212.01 FT
	MAXIMUM LOT COVERAGE: 85%	+/-78%
	FRONT SETBACK: 40 FT	60.1 FT
	REAR SETBACK: 20 FT	98.9 FT
	WEST SIDE SETBACK: 10 FT	80.9 FT
	EAST SIDE SETBACK: 10 FT	58.1 FT
	MAXIMUM BUILDING HEIGHT: 45 FT	45 FT
	REQUIRED PARKING: 1 SPACE PER 150 SF OF GROSS FLOOR AREA = 1 SPACE X (4,640 SF/150 SF) = 31 SPACES	31 SPACES
	REQUIRED ADA SPACES: 2	2
	REQUIRED LOADING SPACE: A 300 SF SPACE FOR THE FIRST 6,000 SF OF RETAIL, GROSS LEASABLE AREA = 1 SPACE	1
5.	NO MAPPED RPA WITHIN SITE SUP BOUNDARY.	
6.	100 YEAR FLOODPLAIN FOUND ON SOUTHERN PORTION OF SITE, PER FEMA MAP #5106C10306C DATED FEBRUARY 6, 2008.	
7.	TRASH PICKUP WILL OCCUR DURING OFF-PEAK TIMES OR WHEN THE STORE IS CLOSED.	
8.	ANY EXISTING SHRUBS AND TREES REMOVED OR IRREPARABLY DAMAGED WITH PROPOSED IMPROVEMENTS TO BE REPLACED IN KIND.	



**Know what's below.
Call before you dig.**

ALWAYS CALL 811

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

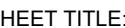
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DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT:

FOR -



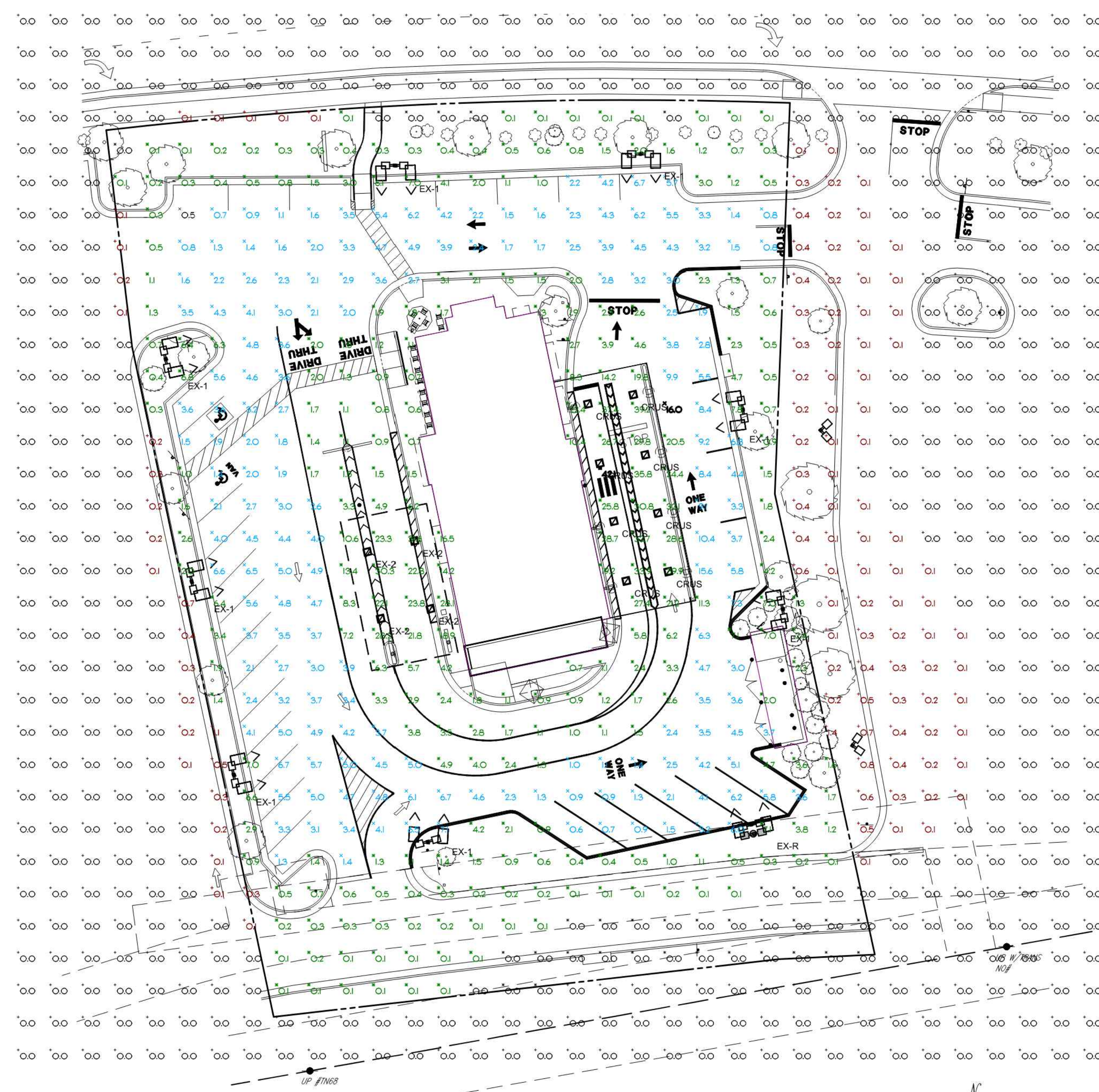
28 BLACKWELL PARK LANE, SUITE 201
WARRENTON, VIRGINIA 20186
Phone: (540) 349-4500
Fax: (540) 349-0321
VA@BohlerEng.com



HEET NUMBER

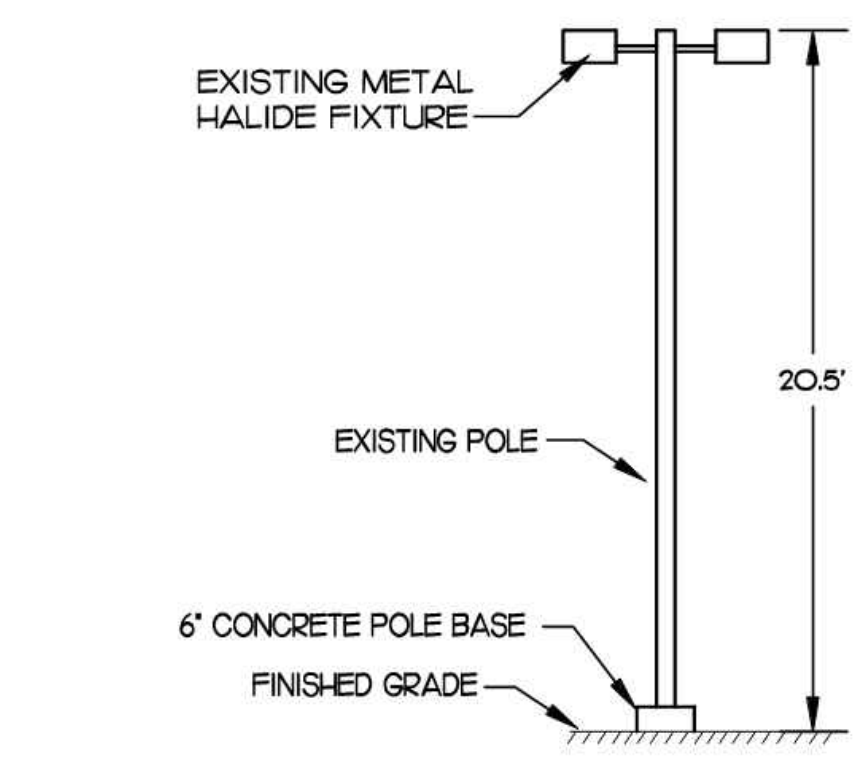
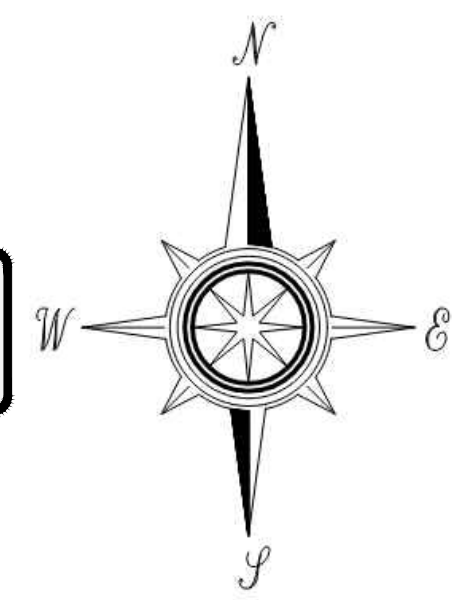
2

REVISION 1 - 02/14/2023



I PHOTOMETRIC PLAN

THIS PLAN TO BE UTILIZED FOR LIGHTING PURPOSES ONLY



2 SITE LIGHTING POLE DETAIL
NOT TO SCALE

Description								
Symbol	Label	QTY	Manufacturer	Catalog Number	Lumens per Lamp	Lumen Multiplier	Number Lamps	LLF
⬆	EX-1	8	EXISTING LITHONIA LIGHTING	KSF1 250M R4SC	22500	1	1	0.72
⬆	EX-R	1	RELOCATED LITHONIA LIGHTING	KSF1 250M R4SC	22500	1	1	0.72
⬆	EX-2	4	EXISTING LSI INDUSTRIES, INC	CRUS-SC-LED-LW-30	9966	1	1	0.95
⬆	CRUS	8	LSI INDUSTRIES, INC	CRUS-SC-LED-LW-30	9966	1	1	0.95
EX-1 & EX-2 FIXTURES TO REMAIN. EX-R FIXTURE TO BE RELOCATED TO SHOWN LOCATION.								
Statistics								
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min		
Calc Zone #1	+	1.3 fc	42.1 fc	0.0 fc	N/A	N/A		
Lot Summary	x	4.3 fc	42.1 fc	0.0 fc	N/A	N/A		
Parking Lot Summary	x	3.8 fc	16.0 fc	0.5 fc	32.0:1	7.6:1		



Chick-fil-A
5200 Buffington Road
Atlanta, Georgia 30349

Kurzynske & Associates
CONSULTING ENGINEERS
2705 Lebanon Pike - Suite One
Nashville, Tennessee 37214
Telephone: (615) 255-5203



CHICK-FIL-A
WARRENTON
256 W LEE HWY
WARRENTON, VA 20186

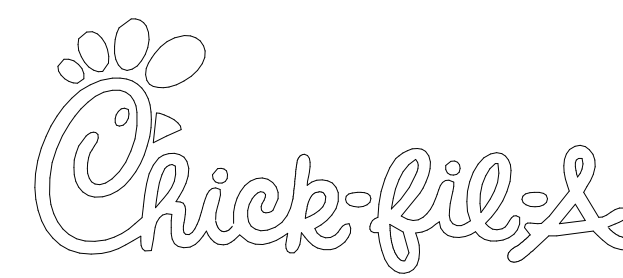
FSR#02116
BUILDING TYPE / SIZE: S06C
RELEASE: v05.22

REVISION SCHEDULE		
NO.	DATE	DESCRIPTION

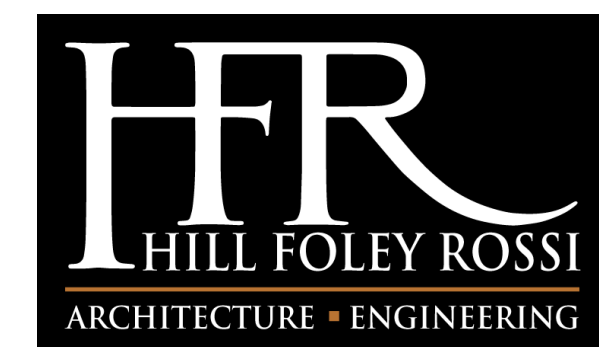
CONSULTANT PROJECT #	22120.HF.R
PRINTED FOR	PERMIT
DATE	10/21/2022
DRAWN BY	ML

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SHEET
PHOTOMETRIC PLAN
SHEET NUMBER



Chick-fil-A
5200 Buffington Road
Atlanta, Georgia
30349-2998



HILL FOLEY ROSSI & ASSOCIATES
3480 Pleasant Hill Road, Suite 200
Duluth, Georgia 30096
770.622.9650
www.hfrna.com

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SEALS

CHICK-FIL-A
WARRENTON

256 W. Lee Hwy
Warrenton, VA 20186

FSR# 02116

BUILDING TYPE / SIZE: SRJ S06
RELEASE: 21.11

REVISION SCHEDULE		
NO.	DATE	DESCRIPTION

CONSULTANT PROJECT # 22.402.00

PRINTED FOR

DATE 09.14.2022

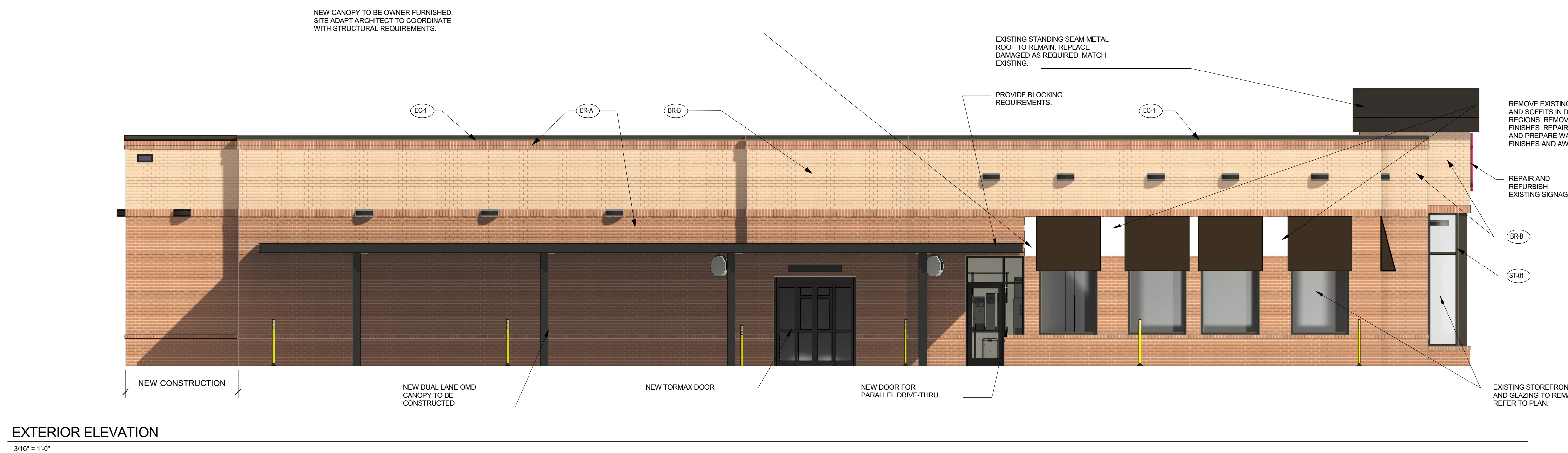
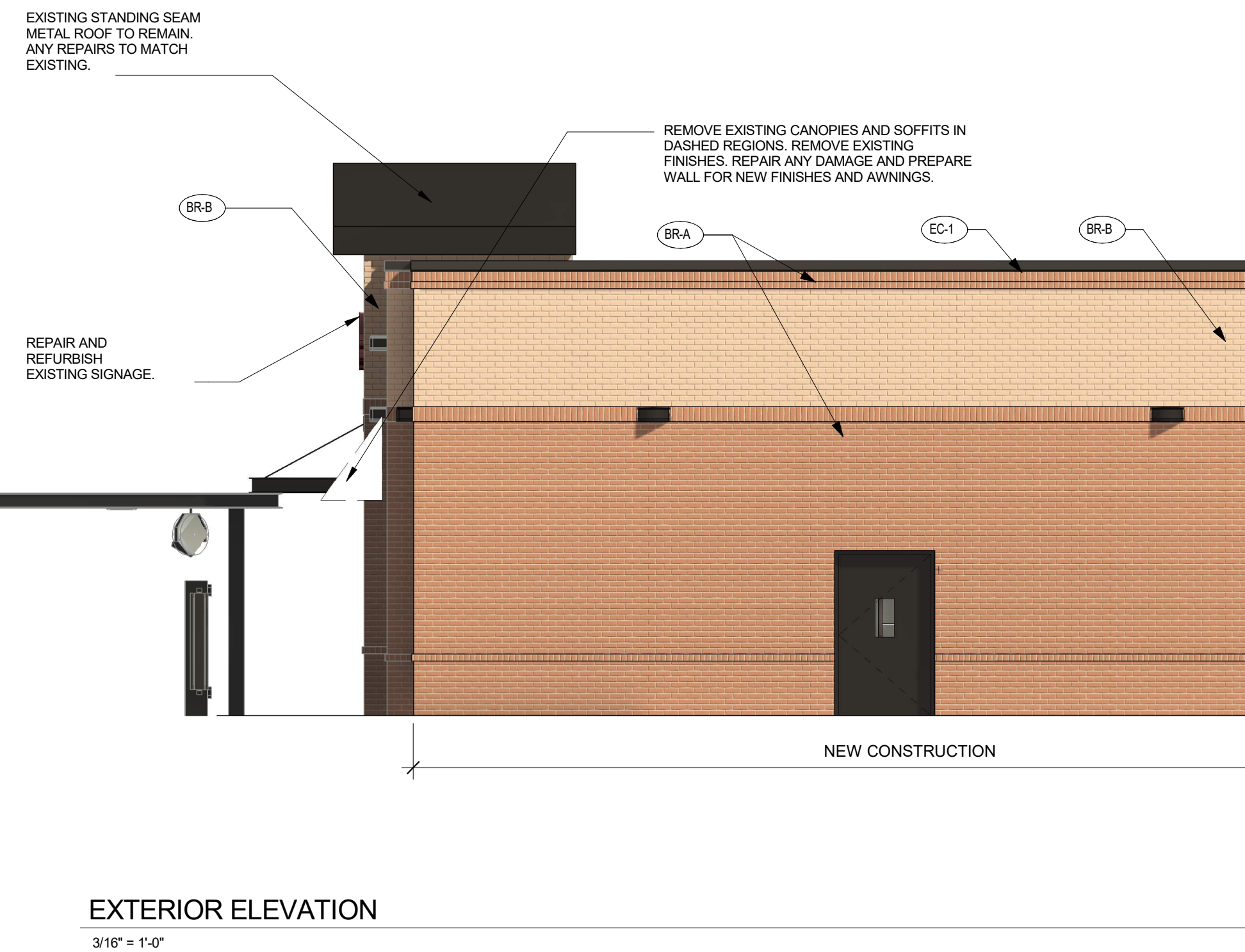
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SHEET
Design Development -
Exterior Renderings

SHEET NUMBER

A-300

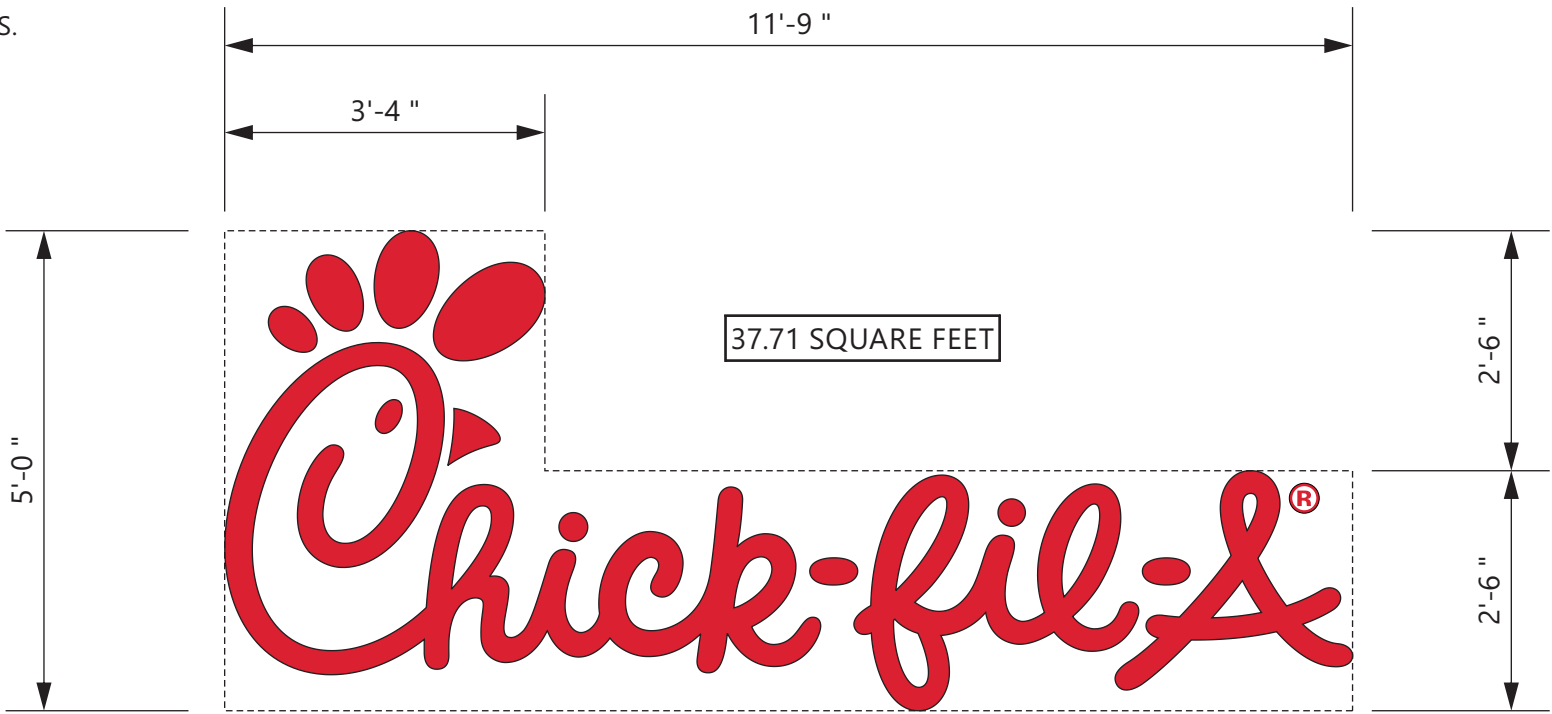


EXTERIOR FINISHES	
 BR-A BRICK VENEER COLOR: RED VELOUR SIZE: MODULAR	 EC-1 PREFINISHED METAL COPING COLOR: DARK BRONZE
 BR-B BRICK VENEER COLOR: TAN SIZE: MODULAR	 PT-9 EXTERIOR PAINT COLOR: DARK BRONZE FINISH: SEMI-GLOSS
	 ST-1 STOREFRONT COLOR: DARK BRONZE

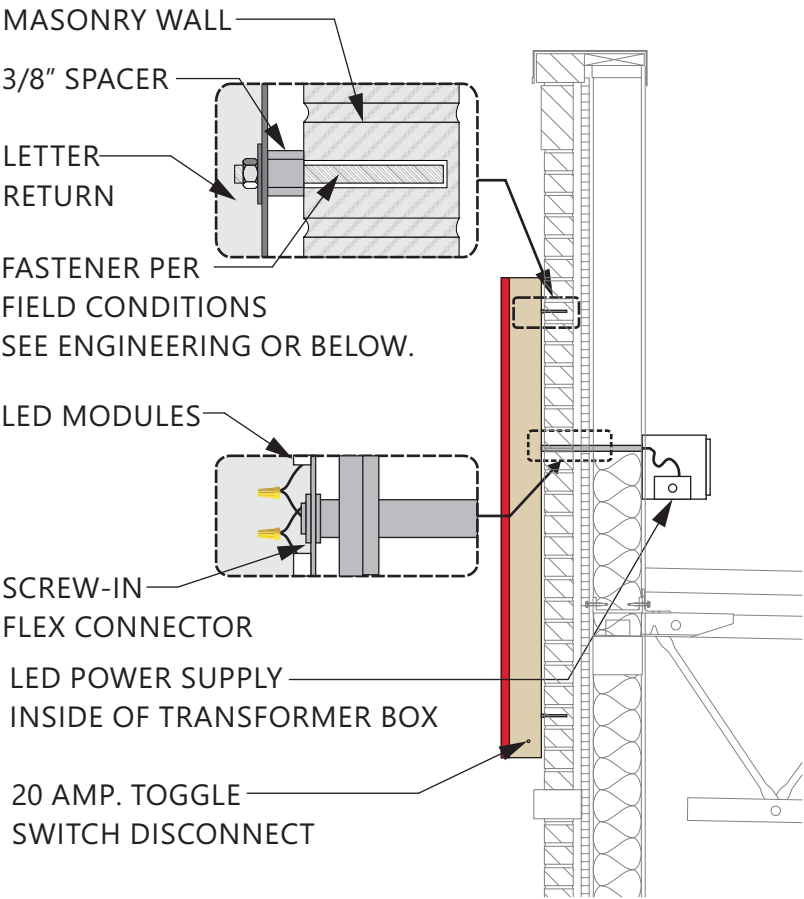
SPECIFICATIONS

CHICK-FIL-A SCRIPT LETTERS
LETTERS ARE LED-ILLUMINATED
CHANNEL LETTERS MOUNTED
ON ALUMINUM SURFACE OF BUILDING
WITH TRANSFORMERS REMOTELY
LOCATED BEHIND THE WALL IN
UL APPROVED TRANSFORMER BOXES.
FACES ARE 3/16" ACRYLIC
RETURNS ARE .063 ALUMINUM
BACKS ARE .080 ALUMINUM
ALL RETURNS ARE ARC-WELDED TO
LETTER BACKS

- CHANNEL LETTER FACES
2793 RED ACRYLIC
TRIMCAP RETAINER-
1" RED JEWELITE TRIMCAP
- ALUMINUM RETURNS
PAINTED TO MATCH
SHERWIN WILLIAMS
SW6108 LATTE



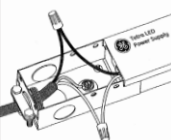


ELEVATION
SCALE - 1/2" = 1'- 0"



FASTENER NOTE:
USE 18-8 STAINLESS STEEL BOLTS W/ SPACERS THRU EIFS.
EXPANSION BOLTS IN CONCRETE OR BRICK WALLS.
TOGGLE BOLTS IN CONCRETE BLOCK OR PANEL WALLS.
TEK SCREWS IN METAL STUDS. LAG-BOLTS IN WOOD STUDS.
ALL THREAD BOLTS WITH BLOCKING BETWEEN STUDS.

CROSS-SECTION
SCALE - 1/2" = 1'- 0"

 	CHANNEL LETTERS (RED ILLUMINATION)		WET LOCATION
	LED's JTSLS016R-0.4 RED LED POWER SUPPLY BL-120-12-60 POWER SUPPLY		CONNECT THE AC LINE TO THE BLACK (LINE) AND WHITE (NEUTRAL) INPUT WIRES OF THE POWER SUPPLY USING 18-14 AWG TWIST ON WIRE CONNECTORS. GROUND POWER SUPPLY GREEN WIRE TO GROUNDING SCREW. REPLACE JUNCTION BOX COVER.
THIS SIGN IS ITENDED TO BE INSTALLED IN ACCORDANCE WITH REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING & BONDING OF THE SIGN.			



5198 North Lake Drive
Lake City, GA 30260
404.361.3800
www.claytonsigns.com

LED-ILLUMINATED
CHANNEL LETTERS

LOCATION
C,D,E



Planning Commission Work Session
SUP 22-6 Chick Fil A 2nd Drive-Thru
February 21, 2023

Request

Item 1.

Chick Fil A 2nd Drive-Thru

- GPIN 6984-28-8927-000
- **Applicant:** Chick Fil A
- **Property Owner:** Chick Fil A
- Representative: Katherine Roberts, PE Bohler
- **Zoning:** C – Commercial
- **Comprehensive Plan:** New Town Character District
- SUP for a 4,642 square foot building and a dual drive-thru on 1.214 acres

Proposed Location



Previous SUP 06-08 Approval Item 1.

- May 8, 2007 SUP Approval for Restaurant with Drive Through
- Conditions of Approval
 1. A Site Development Plan submission to the Town of Warrenton consistent with the March 29, 2007 Development Plan from Bohler Engineering, PC.
 2. Ten (10), 10 foot x 20 foot drive-through stacking spaces will be provided on the site development plan; total storage length from the service window shall be 200 feet and avoid the blocking of any of the parking spaces on the site.
 3. Revise the parking spaces on the north service drive to remove the spaces in front of the building and revise parking along the service road to six (6) parallel spaces for traffic safety.
 4. Direct the drive-through traffic into the one-way travel stream of the parking lot at exit in order to extend the landscape island and screen the drive-through window/vehicles from the street.
 5. Incorporate the revised building elevations to include the use of materials as specified in the façade drawings and the use of a standing seam roof as depicted (E+H Architects, 12/15/06).

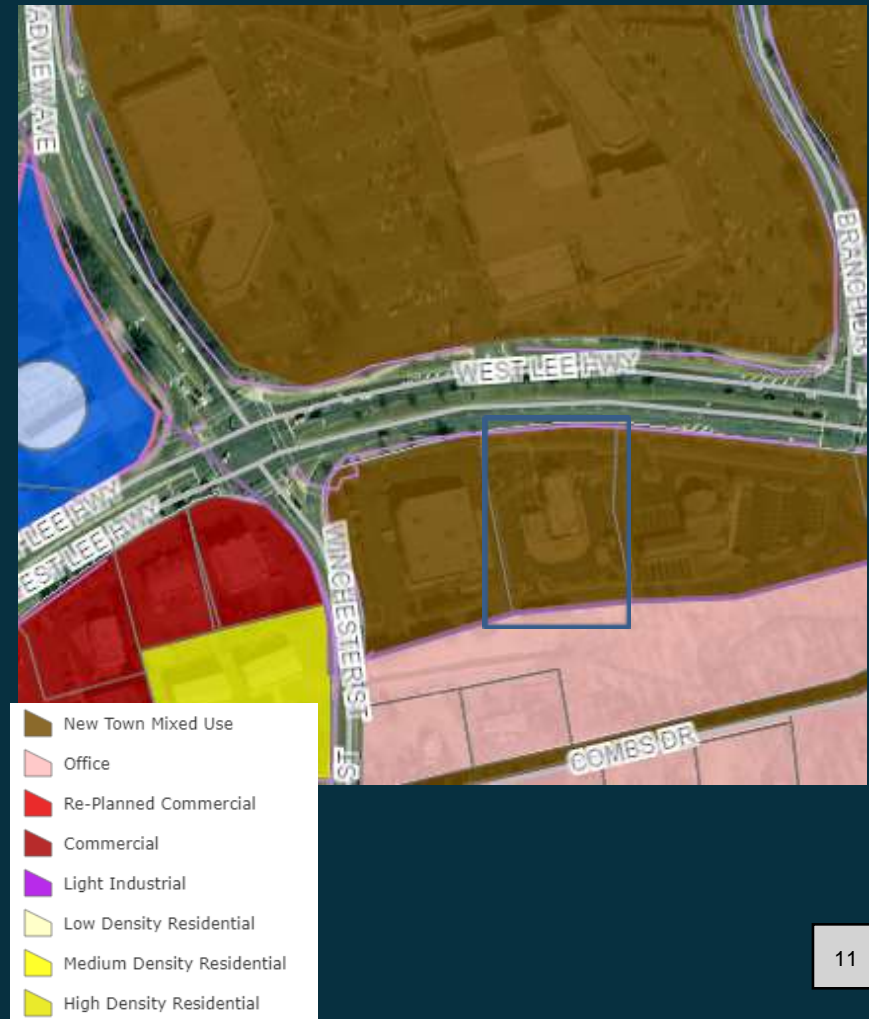
Adjacent Uses

Item 1.

Zoning Map

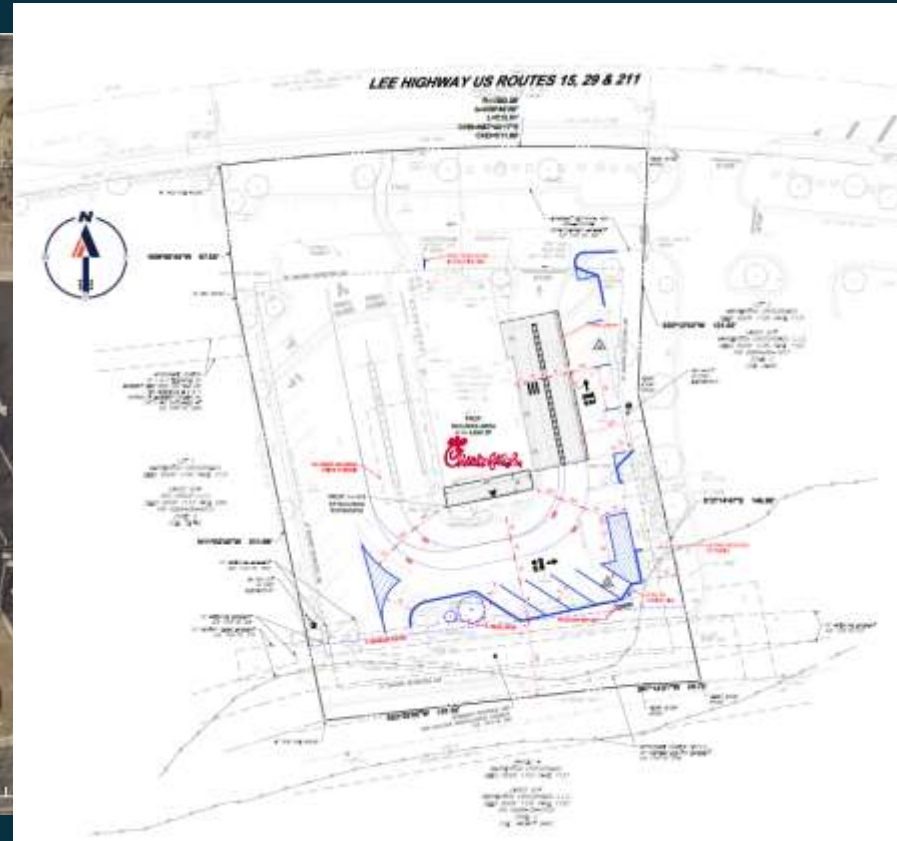


Future Land Use



SUP Plan

Item 1.



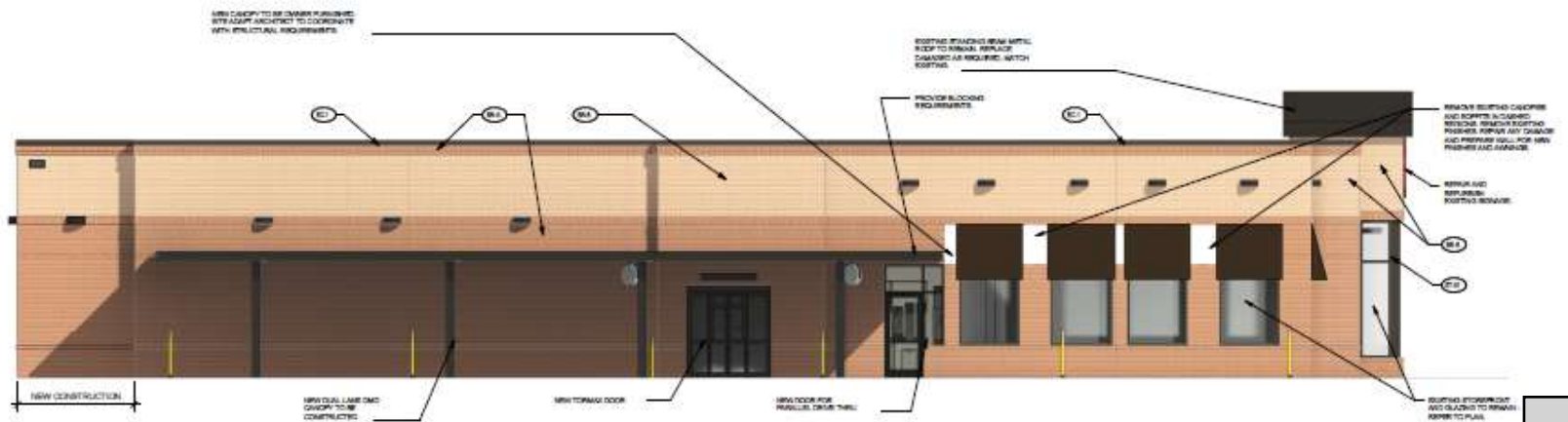
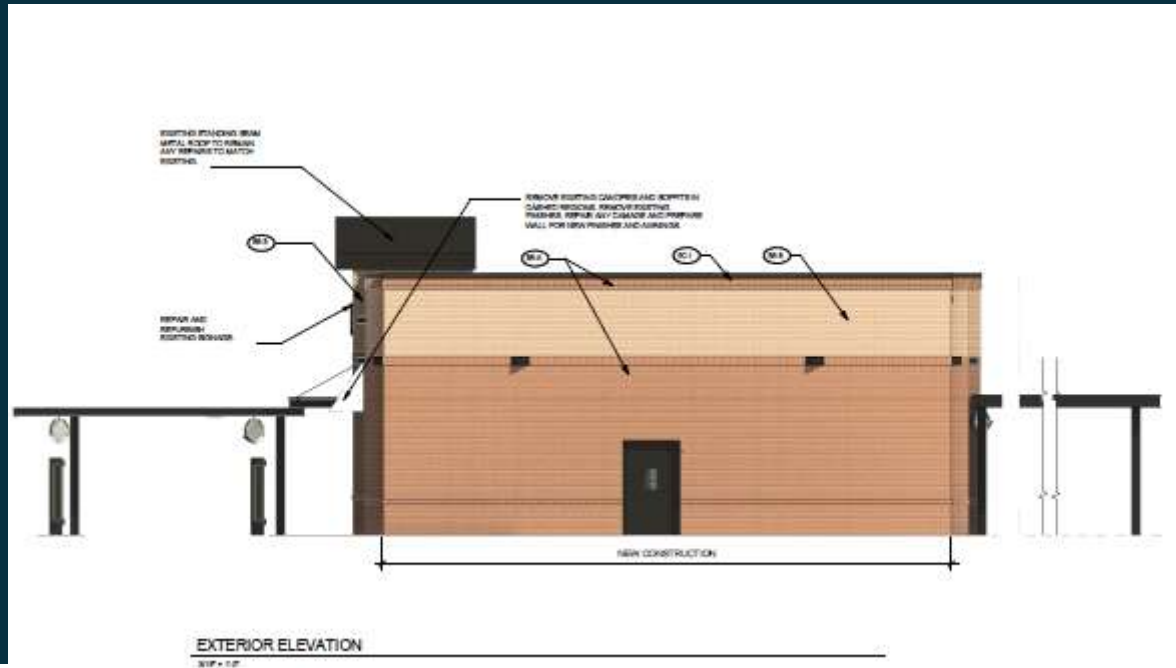
Elevations

Item 1.



Elevations

Item 1.



Example Stores

Item 1.



Customers go through the new drive through lanes at the Chick-fil-A store in Hanover Center Friday Nov. 6, 2020 after renovations were completed this week. The inside of the Chick-fil-A remains closed to diners due to concerns over COVID-19. (KEN BLEVINS/STARNEWS) WIS



Chick-fil-A in Beckley is back open for business. (wvva)

By Annie Moore



The Chick-fil-A at 1579 Fruitville Pike has indoor seating for 130 and features a drive-thru with two lanes for ordering

CHAD UMBLE | STAFF WRITER

BY TIM ATEN JANUARY 30, 2023 PHOTO CREDIT:TIM ATEN



Item 1.



Item 1.



Signage Proposal

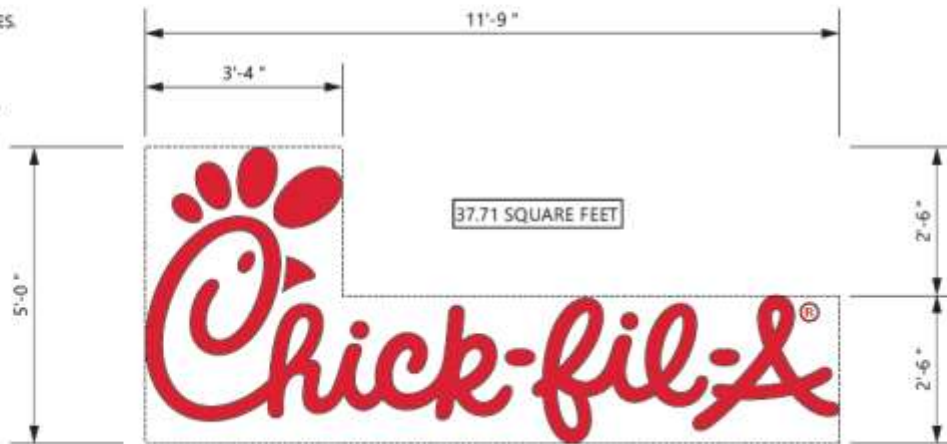
Item 1.

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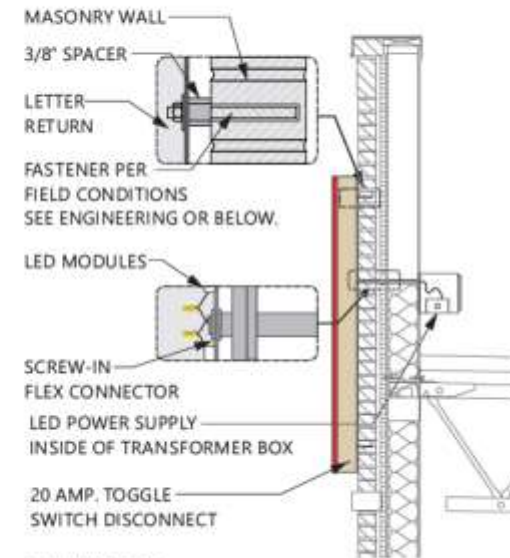
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ALUMINUM RETURNS
PAINTED TO MATCH
SHERWIN WILLIAMS
SW6108 LATTE



ELEVATION

SCALE - 1/2" = 1'-0"



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CROSS-SECTION

SCALE - 1/2" = 1'-0"

CHANNEL LETTERS (RED ILLUMINATION)		WET LOCATION
<p>LED'S JUL 2015 UL LISTED POWER SUPPLY UL-125-01-00 POWER SUPPLY</p>	<p>CONNECT THE AS LINE TO THE BLACK LINE AND WHITE NEUTRAL (WHITE) WIRE OF THE POWER SUPPLY (WIRE 18-14 AWG) TWIST OR WELD CONNECT GROUND POWER SUPPLY GND WIRE TO GROUNDING SYSTEM REPLACE JUNCTION BOX COVER</p>	<p>WET LOCATION</p>

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH REQUIREMENTS OF ARTICLE 600
ELECTRICAL CODE AND/OR APPLICABLE LOCAL CODES. THIS INCLUDES PROPER WIRING AND BONDING OF THE SIGN.

Considerations

Item 1.

- Transportation & Pedestrian Access
- Internal Circulation
- Elevations
- Landscaping
- Lighting
- Signage



Planning Commission Work Session
SUP 22-6 Chick Fil A 2nd Drive-Thru
February 21, 2023



TOWN OF WARRENTON

POST OFFICE DRAWER 341
WARRENTON, VIRGINIA 20188-0341
<http://ci.warrenton.va.us>
TELEPHONE (540) 347-1101
FAX (540) 349-2414
TDD 1-800-828-1120

May 10, 2007

Keith G. Simpson, PE
Bohler Engineering, PC
22630 Davis Drive
Suite 200
Sterling, Virginia 20164

Re: Chick-fil-A Drive-Through - SUP # 06-08

Dear Mr. Simpson:

The Town of Warrenton Town Council reviewed the above request at their meeting on May 8, 2007 to allow the construction of a restaurant with a drive-through facility in the Warrenton Crossroads Subdivision, Lot 2. The Council approved the request as revised and authorized the Special Use Permit for the Drive-through.

The approval included conditions as recommended by the Planning Commission. These included:

1. A Site Development Plan submission to the Town of Warrenton consistent with the March 29, 2007 Development Plan from Bohler Engineering, PC.
2. Ten (10), 10 foot x 20 foot drive-through stacking spaces will be provided on the site development plan; total storage length from the service window shall be 200 feet and avoid the blocking of any of the parking spaces on the site.
3. Revise the parking spaces on the north service drive to remove the spaces in front of the building and revise parking along the service road to six (6) parallel spaces for traffic safety.
4. Direct the drive-through traffic into the one-way travel stream of the parking lot at exit in order to extend the landscape island and screen the drive-through window/vehicles from the street.
5. Incorporate the revised building elevations to include the use of materials as specified in the façade drawings and the use of a standing seam roof as depicted (E+H Architects, 12/15/06).

Please review the above and feel free to request clarification from the Staff. You are now eligible to submit the site plan for the development consistent with the use permit conditions. The administrative approval of the site plan and the acceptance of the appropriate bonds for any public improvements associated with the project will complete the planning process and enable you to apply for the construction permits necessary to build the restaurant.

Thank you for your cooperation and professionalism throughout the process. Feel free to contact me with any question regarding the above.

Respectfully,



C. Christopher Mothersead
Director of Planning and
Community Development

cc: Evelyn Weimer, Town clerk
Edward Ticker, DPW Director