



PLANNING COMMISSION REGULAR MEETING

Tuesday, May 16, 2023 at 7:00 PM

AGENDA

CALL TO ORDER AND ESTABLISHMENT OF A QUORUM.

ADOPTION OF MINUTES.

- [1.](#) Draft April 18, 2023 Planning Commission Minutes

HEARING OF PUBLIC HEARING ITEMS.

- [2.](#) SUP 2022-06 Chick Fil A - the Applicant, Chick Fil A, Inc/Doug Wolfe, and Owner, Warrenton Crossroads LLC, seeks to amend SUP 2006-08 approval to allow for a dual drive through lanes, meal order canopy spanning both lanes, updated elevations, and a building addition of approximately 413 square feet for a total 4,642 square foot building. The existing SUP was granted for the existing drive through and building elevations. The subject parcel is located in the Commercial (C) District of the Town of Warrenton Zoning Ordinance and the New Town Character District of the Future Land Use Map. The subject parcel (GPIN 6984-28-8927-000) is located at 256 W. Lee Highway on approximately 1.21 acres.
- [3.](#) Special Use Permit (SUP) 2023-01 St John the Evangelist, the Applicant, and the Owner, the Catholic Diocese of Arlington (St Johns Catholic School Tees), seeks to amend a June 3, 1986, SUP approval to allow for the demolition of an existing building and the construction of a new 13,000 square foot office building. The subject parcel is located in the Residential (R-10) District of the Town of Warrenton Zoning Ordinance and is designated as Live/Work on the Future Land Use Map. The subject parcel (GPIN 6984-36-7135-000) is located at 271 Winchester Street on approximately 11.0664 acres.

COMMENTS FROM THE COMMISSION.

COMMENTS FROM THE STAFF.

ADJOURN.



**PLANNING COMMISSION REGULAR MEETING
TOWN OF WARRENTON
MINUTES**

A REGULAR MEETING OF THE TOWN OF WARRENTON PLANNING COMMISSION WAS HELD April 18, 2023, AT 7:00 P.M. IN THE MUNICIPAL BUILDING IN WARRENTON, VIRGINIA

P R E S E N T *Mr. James Lawrence, Chair; Mr. Ryan Stewart, Vice Chair; Mr. Steve Ainsworth, Secretary; Mr. Terry Lasher; Ms. Darine Barbour: Mr. Rob Walton, Community Development Director; Ms. Denise Harris, Planning Manager.*

A B S E N T *None*

CALL TO ORDER AND ESTABLISHMENT OF QUORUM

Mr. James Lawrence called the meeting to order at 7:00 P.M.

APPROVAL OF MINUTES

Mr. James Lawrence presents the adoption of three sets of minutes.

January 17th, 2023, Draft Planning Commission Minutes.

February 21st, 2023, Draft Planning Commission Minutes.

February 28th, 2023, Draft Planning Commission Minutes.

Ryan Stewart motions to approve all three sets of Draft Minutes, Terry Lasher seconds. All were in favor, no discussion, vote was unanimous as follows:

Ayes: Mr. James Lawrence, Chair; Mr. Ryan Stewart, Vice Chair; Mr. Steve Ainsworth, Secretary; Mr. Terry Lasher; Ms. Darine Barbour.

Work Session Item

SUP 2023-01 St John the Evangelist

The Applicant, The Catholic Diocese of Arlington, is requesting a Special-Use-Permit (SUP) Amendment to allow for the demolition of an existing office building and construction of a new

office building at 271 Winchester Street. The office building, as an accessory use to the church, requires an SUP per Article 3-4.2.3 of the Zoning Ordinance. The parcel is approximately 11.0664 acres, zoned Residential (R-10), and is located within the Historic District.

Ms. Denise Harris presents a slide show on Special-Use-Permit Amendment to allow for demolition of a previous Classroom/Dormitory Building and construction of a 13,000 Sqft, three floor office building.

Mr. David Norden explains he can provide a parking calculation and reason for the removal of the existing 1940 building, which has no ADA standards or HVAC. The new building will blend in and meet all setbacks.

Mr. Norden explains stormwater will be held Bio retention isolated for the area being disturbed and reasoning for adding parking where the demolished building is.

Mr. James Lawrence explains he will recuse himself as an active Parishioner at St. Johns.

Mr. Bill Chipman of 289 Winchester St explains concerns regarding the parking and expresses it needs buffering against his property.

Mr. Ryan Stewart asks Mr. Chipman do you have any concerns of any impacts that might occur on your property line when this building is demolished.

Mr. Chipman explains he does not. He states there have been some water issues.

Mr. Steve Ainsworth asks Mr. Chipman for clarification of his property.

Mr. Chipman explains his property follows from Winchester Street to the church to near where the pre-school starts.

Mr. Ainsworth asks to clarify how the 2017 expansions occurred and all the utilities that were improved for that expansion.

Mr. Norden explains the pre-school was built with an addition to the old convent on the property.

Mr. Ainsworth explains that adding the building would require increased electrical demand, sewer, and water.

Mr. Ainsworth asks if they are planning on keeping the existing building while they build the new building.

Mr. Norden explains they would like to keep the staff in the existing building during construction.

Mr. Ainsworth explains for some time two buildings will be operational; there will be a need to have electrical demand, sewer, and water services while the other building is demolished.

Mr. Ainsworth explains this will need to be addressed with the Town. This will increase demand to the property.

Mr. Ainsworth asks if the expectation is to demolish the old building.

Mr. Norden explains yes.

Mr. Ainsworth explains that overall, there will be an increased demand for electricity.

Mr. Norden states correct.

Mr. Ainsworth asks if they have discussed with Dominion, the ability to accommodate that.

Mr. Dave Norden states no.

Mr. Stewart and Mr. Ainsworth explain during the construction of the pre-school there were some power issues.

Mr. Ainsworth explains parking overflow and Town residents are complaining.

Mr. Ainsworth asks is there a discussion, anything that needs to be addressed as it was not in the Statement of Justification. Also, the speeding and parking complaints.

Mr. Norden explains speeding is a Police Department issue. The church is willing to work with the circulation to minimize those impacts. They are not adding any intensity to the site.

Mr. Lawrence asks Mr. Roy Francis if the Town and St. Johns had the same discussion regarding traffic, speeding and stop signs.

Mr. Roy Francis explains the church requested a School Zone on John E. Mann St. The church declined to add the Winchester St School Zone but left it open to apply at a later date and the school is not impacting traffic on the weekend.

Mr. Francis explains they are increasing parking.

Mr. Lawrence asks if there will be a School Zone on John E. Mann and asks to clarify when school is in session.

Mr. Francis explains yes.

Mr. Stewart explains there will be more parking along the boundary line and suggests some vegetative screening for the whole frontage to help with headlights into the residences.

Mr. Francis explains he agrees, the issue they have with that is the property line being so close.

Mr. Stewart asks if a condition that demolition be complete for the Certificate of Appropriateness release.

Ms. Harris states a Condition of Approval may be written to address that.

Mr. Lawrence asks Mr. Norden of his understanding that there is a deadline from 1 year from completion of the old new building that the old building needs to be demolished.

Mr. Norden states I do not recall.

Ms. Harris states it is 1 year from the Demo permit being granted.

Mr. Lawrence suggests an understanding of the Condition on Approval regarding the demolition.

Mr. Jim Carson suggests issuing a Temporary Occupancy to occupy but not get a permit until other building is demolished.

Mr. Ainsworth explains in the desire to have this in writing.

Mr. Carson discussed options of the Temporary Occupancy to occupy discussion.

Mr. Walton explains the applicant will have a year on the Certificate of Appropriateness from the Architectural Review Board to begin demolition.

Mr. Norden explains they need the Town Council to approval of the demolition or there is no point in going forward.

Mr. Norden states he doubts they can get the new construction complete in a year, as they have not discussed this with contractors.

Mr. Norden asks if they do not get the new building constructed and occupied within the year would it be difficult to get an extension?

Mr. Walton explains looking at the Ordinance. If Town Council approves the demolition, Town Council could extend the timeline when they need to start, so they wouldn't have to come back, possibly two years if they have an idea of their construction schedule. Town Council could maybe work with them through the approval process.

Mr. Terry Lasher inaudible, questions 5 regulations, imposing nature of 3 story 40' from the street, taken from notes.

Ms. Harris explains that the 2017 school expansion was allowed based on the 1986 Special Use Permit approved.

Ms. Harris explains the Town also said in 2017 that it needs a full accounting of all the uses on the property at the time of the next property improvement.

Ms. Harris explains this SUP should capture all property uses now.

Mr. Lasher questions landscaping, planting, and setbacks.

Mr. Lasher questions the elevations.

Mr. Carlson explains the elevations.

Mr. Lawrence requests an artist's rendering of the view from Winchester St, parking lot and entrance.

Mr. Lasher asks is it appropriate for items like storm water, sediment control, and boundary line adjustments to be a condition of the Special-Use-Permit at this time?

Ms. Harris explains SUPs generally address it conceptually.

Mr. Lasher suggests following Article 8 of the Landscaping Ordinance.

Mr. Carson explains he is "old school" and reluctant to provide information in the SUP plan. He argues he cannot do an SUP without Storm Water Management.

Mr. Lawrence explains to the applicant to work with the Town and staff requests for additional information.

Mr. Carson explains the building was provided in the SUP.

Ms. Harris explains the SUP Plan is an entitlement.

Mr. Lasher asks for a point of clarification to run-off and storm water.

Ms. Harris explains it could be engineered in a way the Planning Commission approves of or may not approve. This is why it is looked at during the SUP stage.

Ms. Darine Barbour questions the visibility from Winchester St. regarding neighbors and suggests addressing any questions upfront, during this process and before the public hearings.

Ms. Barbour suggests reaching out to the neighbors.

Ms. Barbour suggests the Demolition Conditions be met so that the building comes down when the new building is complete to prevent a potential eyesore.

Mr. Lasher asks if we do not have a public hearing in May, can they come back before the Planning Commission again.

Mr. Stewart states June is at the end of our 100-day clock. This will not give us time to address issues that come up.

Mr. Lawrence questions the start of the 100-day clock.

Ms. Harris states 100-days from now is July 27, 2023.

Ms. Harris explains 100-day clock time.

Ms. Harris explains the Chick-Fil-A process as an example.

Ms. Harris explains the 32 Criteria and process.

Mr. Lawrence asks the process for Site Plan approval.

Mr. Walton explains the process and administrative functions for the Site Plan approval in detail.

Mr. Lawrence questions if someone on the staff reviews Storm Water requirements from the state.

Mr. Walton explains in detail the process. And states we should not approve Site Plans unless they meet the Storm Water Requirements of the state.

Mr. Lawrence explains he is trying to understand the process.

Mr. Lawrence thanks Mr. Walton and Ms. Harris for their explanation.

Ms. Barbour explains it does seem to be a bigger process and what the impact could be. Again, what it will look like from Winchester St.

Ms. Harris explains an SUP is not personal to the Applicant, it is an entitlement to the property.

Mr. Lawrence asks with an SUP if it is the obligation of an applicant to notify continuous properties or is it the obligation of the Town's?

Ms. Harris explains it is a state noticing requirement.

Mr. Lawrence asks the timing.

Ms. Harris explains the State Code noticing requirements cover the timelines.

COMMENTS FROM THE COMMISSION

Mr. Lawrence references the Code of Ethics discussed in the Planning Commission training with Dr. Chandler, focusing on conflicts of interest and asks, the Commission to think about it for later discussion.

Ms. Barbour states she supports Mr. Lawrence's suggestion.

Mr. Stewart suggests reviewing the Town's Code of Ethics and adding provisions that are Planning Commission specific. American institute of Public Planners Code of Ethics would be a good place to start.

Mr. Lasher states he supports the idea as the Commission is in a public role.

Mr. Ainsworth states he agrees.

Mr. Lawrence states the Town Council is reviewing the Code of Ethics. The Planning Commission falls under the Town's Code of Ethics but as a body can maybe adopt some from a planning standpoint.

Mr. Stewart asks if Ethics Statements would be a separate code or would that be made part of Planning Commission's By-Laws.

Ms. Harris covers the difference between the American Planning Associations Ethical Principles in Planning that was part of the Planning Commission Training notebook and orientation versus the American Institute of Certified Planners Code of Ethics.

COMMENTS FROM THE STAFF

Ms. Harris states Chick-Fil-A indicated potential interest in going forward next month.

Ms. Harris states the Walmart has filed an SUP Application Amendment that is currently under review.

Ms. Harris states Warrenton Village SUP has been paused.

Ms. Harris states several Pre-Application meetings have been held which may or may not become formal applications.

Ms. Harris states the Taylor Middle School may come forward with an application.

Mr. Stewart asks what the Planning Commission's involvement will be with the Horse Show Grounds.

Ms. Harris states a 2232 will likely be required if it moves forward.

Mr. Lawrence asks Ms. Harris to explain a 2232.

Ms. Harris explains Public Uses/Utility goes through a 2232 (State Code Reference) for the Planning Commission to determine if it is in conformance with the Compressive Plan.

Mr. Steve Ainsworth motions to adjourn. Seconded by Mr. Ryan Stewart. All were in favor, no discussion, vote was unanimous as follows:

Ayes: Mr. James Lawrence, Chair; Mr. Ryan Stewart, Vice Chair; Mr. Steve Ainsworth, Secretary; Mr. Terry Lasher; Ms. Darine Barbour.

Nays: None
Absent During Vote: None
Abstention: None

ADJOURN

With no further business this meeting was adjourned at 8:37 P.M.

DRAFT



Community Development
Department

STAFF REPORT

Commission Meeting Date:	May 16, 2023
Agenda Title:	Special Use Permit 2022-06 Chick Fil A
Requested Action:	Hold a Public Hearing & Recommend to Town Council
Decision Deadline:	July 30, 2023
Staff Lead:	Denise Harris, Planning Manager

EXECUTIVE SUMMARY

Special Use Permit (SUP) 2022-06 Chick Fil A - the Applicant, Chick Fil A, Inc/Doug Wolfe, and Owner, Warrenton Crossroads LLC, seeks to amend SUP 2006-08 approval to allow for a dual drive through lanes, meal order canopy spanning both lanes, updated elevations, and a building addition of approximately 413 square feet for a total 4,642 square foot building. The existing SUP was granted for the existing drive through and building elevations. The subject parcel is located in the Commercial (C) District of the Town of Warrenton Zoning Ordinance and the New Town Character District of the Future Land Use Map. The subject parcel (GPIN 6984-28-8927-000) is located at 256 W. Lee Highway on approximately 1.21 acres.

BACKGROUND

In 2006, Chick Fil A requested a Special Use Permit to allow for a restaurant drive through facility on Lot 2 of the Warrenton Crossroads Subdivision on Lee Highway at Winchester Street. The parcel is located in between the existing Walgreens and Truist Bank (formerly BB&T), both of which also have drive-through facilities. The SUP was granted by the Town Council on May 8, 2007, subject to the Conditions of Approval, SUP Plan, and elevations. In the intervening years, the use has worked to accommodate its demand by instituting new travel patterns on site, working with Truist to consolidate their entrances, and increasing outdoor staffing to guide drive through traffic. The Applicant is now requesting to amend the existing SUP conditions of approval, SUP Plan, and elevations to allow for a permanent second drive through lane and expand the existing building. This request is being made to increase the efficiency of the drive-through and prevent the stacking of vehicles off site.

The Planning Commission held a work session on this proposal on February 21, 2023. During that meeting the Planning Commission discussed transportation circulation, safety of pedestrians, parking, stormwater,

energy, and landscaping. Following the work session, the Applicant requested deferments from upcoming Public Hearings and waived the 100-day Zoning Ordinance Planning Commission action deadline until the May 16, 2023, public hearing.

STAFF RECOMMENDATION

Staff recommends the Planning Commission hold a Public Hearing on SUP 22-6 Chick Fil A.

Suggested Motions

- 1. I move that the Planning Commission recommend approval of SUP 22-6, Chick Fil A, to Town Council to amend SUP 06-08 to allow for a dual drive through and addition to the existing building, subject to the draft Conditions of Approval dated May 16, 2023, sheets 1 through 4 of the Special Use Permit Plan created by Bohler dated August 23, 2022 and revised through April 28, 2023, and elevations Created by Hill Foley Rossi Architecture and Engineering dated September 14, 2022.

OR

- 2. I move that the Planning Commission forward SUP 22-6, Chick Fil A to the next Planning Commission meeting.

OR

- 3. I move an alternative motion.

OR

- 4. I move the Planning Commission recommend denial of SUP 22-06 to the Town Council for the following reasons....

ATTACHMENTS

1. Attachment A – Maps
2. Attachment B – Staff Analysis
3. Attachment C – Special Use Permit Plan
4. Attachment D – Elevations
5. Attachment E – Draft Conditions of Approval
6. Attachment F – Statement of Justification
7. Attachment G – Signage
8. Attachment H – Gorove Slade Technical Memo
9. Attachment I – Land Use Application Affidavit
10. Attachment J – SUP 06-08 Approval Letter

Staff Analysis

This analysis is based on the Comprehensive Plan, Zoning Ordinance, and review comments by Town Departments. The standards/analysis tables in the sections below contain the criteria for Planning Commission and Town Council consideration of Special Use Permits, per Article 11-3.1.3.

This request for a Special Use Permit for Chick Fil A to allow for a second drive-through lane and addition to the existing building approved with SUP 06-08, in accordance with Article 3-4.10 and Article 11-3.10 of the Town Zoning Ordinance.

The following table summarizes the area characteristics (see maps in Attachment A):

Direction	Land Use	Future Land Use Map Designation	Zoning
North	Commercial/Retail	New Town Character District	Commercial
South	Child Care Center	Office	Commercial
East	Commercial/Retail	New Town Character District	Commercial
West	Commercial/Retail	New Town Character District	Commercial

The subject parcel is located in the Commercial (C) District of the Town of Warrenton Zoning Ordinance and the New Town Character District of the Future Land Use Map. The subject parcel (GPIN 6984-28-8927-000) is located at 256 W. Lee Highway on approximately 1.21 acres.

Comprehensive Plan Future Land Use Analysis

Plan Warrenton 2040 labels this parcel in the Future Land Use Map within the New Town Character District. The New Town designation notes the district *“will support the revitalization of the commercial shopping malls with a walkable development pattern that includes a mix of uses.”*

Plan Warrenton also includes the following applicable goals:

Transportation and Circulation Goals

T-1: Improve multi-modal capacity and safety that encourages trips by walking, bicycling, and transit.

T-3 Promote livability in the Town by creating great places for residents and visitors to feel welcome and safe.

Economic and Fiscal Goals

E-1 Grow a strong, diversified, and resilient economy that supports residents and businesses alike.

E-4 Support Character Districts as unique mixed-use neighborhood centers.

Standard	Analysis
<i>Whether the proposed Special Use Permit is consistent with the Comprehensive Plan.</i>	The proposed use falls within the future land use designation of New Town as listed in the Comprehensive Plan.
<i>The compatibility of the proposed use with other existing or proposed uses in the neighborhood, and adjacent parcels.</i>	The proposed parcel is surrounded by existing commercial retail uses.

Staff Findings

The proposed use was approved in 2007 through a Special Use Permit 06-08 to allow for a restaurant and drive-through. The Condition of Approval and SUP Plan restricted the site to a single lane drive-through. The high demand of the use has resulted in vehicles stacking into the adjacent properties, across entrances, and into the public right-of-way. This results in pedestrians needing to navigate through the stacking if they are in parking lots and/or sidewalks. Therefore, staff agrees the requested second drive through lane will help relieve congestion and result in more walkability while supporting the local economy.

Zoning Analysis

The legislative intent of the Commercial District is to simultaneously encourage appropriate and timely land development while assuring suitable design by prohibiting uses that would create undue impacts on the surrounding residential areas.

Standard	Analysis
<i>The level and impact of any noise emanating from the site, including that generated by the proposed use, in relation to the uses in the immediate area.</i>	The proposed use is adjacent to existing commercial uses or commercial district. All non-residential uses must meet the noise standards under Article 9-14.2.
<i>The proposed location, lighting and type of signs in relation to the proposed use, uses in the area, and the sign requirements of this Ordinance.</i>	The photometric plan provided appears to meet Zoning Ordinance requirements; However, fixture details/cut-sheets will be required to be provided and reviewed as part of the Site Development Plan submission.

Standard	Analysis
<p><i>The location and area footprint with dimensions (all drawn to scale), nature and height of existing or proposed buildings, structures, walls, and fences on the site and in the neighborhood.</i></p>	<p>An SUP plan has been provided showing the location of the existing restaurant and proposed structures.</p> <p>The existing 19.7' tall restaurant is noted at approximately 4,754 sq. ft. with a 413.25 sq. ft. addition. The plan shows existing/proposed canopies over the drive-through area.</p>
<p><i>The nature and extent of existing or proposed landscaping, screening and buffering on the site and in the neighborhood.</i></p>	<p>Applicant acknowledges that landscaping must meet Zoning Ordinance requirements and will be reviewed as part of the Site Development Plan.</p>
<p><i>The timing and phasing of the proposed development and the duration of the proposed use.</i></p>	<p>There is no phasing proposed. Timing of construction will depend on receiving site plan approval. Construction will be 1-2 months.</p>
<p><i>Whether the proposed Special Use Permit at the specified location will contribute to or promote the welfare or convenience of the public.</i></p>	<p>Chick-Fil-A tends to be a very busy drive-through and the added length to the lanes may contribute to convenience.</p> <p>The property meets minimum aisle widths, without any additional width as a buffer for larger vehicles.</p>
<p><i>Whether, in the case of existing structures proposed to be converted to uses requiring a Special Use Permit, the structures meet all code requirements of the Town of Warrenton.</i></p>	<p>The existing restaurant is in conformance with current Zoning Ordinance requirements as well as previous SUP requirements for the drive-through.</p>
<p><i>The location, character, and size of any outdoor storage.</i></p>	<p>No outdoor storage is proposed.</p>

Standard	Analysis
<i>The location of any major floodplain and steep slopes.</i>	A small portion of paving is proposed within the Flood-Fringe District. In the Flood-Fringe District the development and/or use of land shall be permitted in accordance with the regulations of the underlying district provided that all such uses, activities, and/or development shall be undertaken in strict compliance with the flood-proofing and related provisions contained in the Virginia Uniform Statewide Building Code and all other applicable codes and ordinances. Staff recommends a Condition that the site development plan shall indicate no off-site floodplain impacts due to the improvement within the floodplain area. If the improvement impacts off-site parcels, and cannot be mitigated, the improvement must be removed.
<i>The location and use of any existing non-conforming uses and structures.</i>	The current structure conforms to all Zoning Ordinance requirements. No structures on site are non-conforming.
<i>The location and type of any fuel and fuel storage.</i>	No fuel storage areas are noted on site.
<i>The location and use of any anticipated accessory uses and structures.</i>	Two canopies are shown on the SUP, one existing and one proposed, to be utilized for cars within the drive through lanes.
<i>The area of each proposed use.</i>	The proposed area for the restaurant is 4,754 square feet.
<i>The location and screening of parking and loading spaces and/or areas.</i>	The site is currently in conformance with landscaping requirements. Any changes will need to remain in conformance with the Zoning Ordinance at time of site plan submission.
<i>The location and nature of any proposed security features and provisions.</i>	Not applicable.
<i>Any anticipated odors which may be generated by the uses on site.</i>	The site must remain in compliance with Article 9-14.5 regarding the control of odors.
<i>Refuse and service areas.</i>	The property will utilize existing screened refuse containers located at the southeastern corner of the site.
<i>Whether the proposed Special Use Permit will result in the preservation or destruction, loss or damage of any significant topographic or physical, natural, scenic, archaeological or historic feature.</i>	No significant or topographic areas are located on site.

Standard	Analysis
<i>The effect of the proposed Special Use Permit on environmentally sensitive land or natural features, wildlife habitat and vegetation, water quality and air quality. The location of any major floodplain and steep slopes.</i>	The property is already developed.
<i>The glare or light that may be generated by the proposed use in relation to uses in the immediate area.</i>	The photometric plan provided appears to meet Zoning Ordinance requirements; However, fixture details/cut-sheets will be required to be provided and reviewed as part of the Site Development Plan submission.

Staff Findings

Staff does not have any Zoning Ordinance concerns that cannot be addressed in the draft Conditions of Approval or at Site Plan.

Transportation and Circulation Analysis

The primary transportation and circulation goal for the Town of Warrenton is to “Promote livability in the Town by integrating multi-modal, interconnected transportation solutions with land use development in each mixed-use Character District and applying traffic calming techniques that foster and protect non-vehicular street activities in established residential neighborhoods.” The Transportation and Circulation section of the Comprehensive Plan sets out policies and objectives that work to further this goal. The section includes recommendations addressing improvements for pedestrian use, new street connections, parking and sidewalks, trails, cost sharing, traffic calming techniques, safety, and signage.

<u>Standard</u>	<u>Analysis</u>
<i>The traffic expected to be generated by the proposed use, the adequacy of access roads and the vehicular and pedestrian circulation elements (on and off-site) of the proposed use, all in relation to the public's interest in pedestrian and vehicular safety, efficient traffic movement and access in case of fire or catastrophe.</i>	Existing entrances and direction of traffic flow through the Chick-fil-A site are maintained with proposed site improvements. The addition of the second drive through lane is proposed and anticipated to relieve congestion along the cross-access drive shared with the adjacent bank and pharmacy businesses. An additional eight stacking spaces are provided with the addition of a second order meal delivery lane to decrease time spent in drive-through lanes per vehicle. The project is not expected to generate an increase in traffic as the additional building square footage will be utilized for kitchen expansion and improvements to increase efficiency of meal delivery.
<i>Whether the proposed use will facilitate orderly and safe road development and transportation.</i>	

Staff Findings

From the beginning of this proposal, staff raised concerns regarding the viability of the two drive-through lanes on a limited size site. Concerns about pedestrians, parked vehicles, emergency vehicles, and deliveries maneuvering the site in a safe fashion were studied extensively. First Bohler Engineering provided delivery and fire truck turn analysis. Then the Town's transportation consultant reviewed the site. And finally, Gorove Slade performed a Technical Memorandum. The Turn analyses concluded the site could accommodate the adjusted parking with the dual drive through and an access lane around the building. The maximum number of vehicles observed waiting in the turn off lane on Lee Highway was four. The intent of a second drive through lane would be to improve the efficiencies so that this stacking would not occur. The study also found the highest parking occupancy was 35 vehicles during a Saturday mid-day peak, while the lowest was 20 vehicles during AM weekday peak period. The SUP Plan provides for 31 parking spaces.

Community Facilities and Services Analysis

Public community facilities in the Town are provided by the Town, Fauquier County, and other public groups for the benefit of all residents. The availability and quality of these facilities, that include, schools, libraries, hospitals, parks, police and fire and rescue services, are evaluated when people are considering moving into the Town or nearby area. The provision of these facilities adds to the desirability of living in the Town. The Comprehensive Plan's primary community facilities and services goals for the Town of Warrenton are:

1. *Foster high-quality, equitable, and accessible community facilities that meet the Town's service requirements and support a high quality of life for the community.*
2. *Make responsible and strategic community facility investments that support the Town's vision for a live/work community, sustaining its fiscal well-being and economic resiliency.*
3. *Promote sustainability in all Town-owned facilities.*
4. *Reinforce the role of County community facilities into the Town fabric.*
5. *Promote livability through properly located Town services, schools, libraries, courts, and County administrative functions.*
6. *Support the connection of residential dwellings to public water and sewer.*
7. *Provide a high quality of life to capture economic benefits through diverse businesses, employers, and residences.*

Public services are essential to the community structure and quality of life, as well as to long-term economic vitality. They support existing and planned developments and contribute to the health, safety, education and general welfare of Warrenton residents.

<u>Standard</u>	<u>Analysis</u>
<i>Whether the proposed Special Use Permit will be served adequately by essential public facilities, services and utilities.</i>	There is an existing water and sewer system on the parcel.
<i>The location of any existing and/or proposed adequate on and off-site infrastructure.</i>	

Staff Findings

The site is developed and adjacent to other commercial retail uses. This is not a redevelopment proposal. As such, it will be using the existing water and sewer service.

Economic Resources Analysis

An economic goal of Plan Warrenton 2040 is to promote a diverse, equitable stable tax base while preserving the character of the community.

<u>Standard</u>	<u>Analysis</u>
<i>Whether the proposed Special Use Permit use will provide desirable employment and enlarge the tax base by encouraging economic development activities consistent with the Comprehensive Plan.</i>	The use falls under the Town's Meals Tax and contributes to the economic vitality of the Town.
<i>The number of employees.</i>	No changes anticipated by Applicant.
<i>The proposed days/hours of operation.</i>	Monday -Saturday 6 AM – 9PM; closed Sunday

Staff Findings

The proposal supports an existing business and contributor to the economic health of the Town.

Conditions of Approval

The previously adopted Conditions of Approval for SUP 06-08 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).

Staff is proposing these conditions be updated to address the revised SUP Plan, transportation, elevations, lighting, stormwater, and refuse. These draft conditions may be attached.

DRAFT SPECIAL USE PERMIT CONDITIONS**Applicant: Chick Fil A****Owner: Warrenton Crossroad, LLC****SUP 22-06 (Supersedes SUP #06-08)****PINs 6984-28-8927-0000 (the "Property")****Special Use Permit Area: ± 1.2139****Zoning: Commercial (C)****Date: May 16, 2023**

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

1. General: This Special Use Permit is issued covering the entire Property pursuant to the provisions of § 11-3.10 of the Town of Warrenton Zoning Ordinance.
2. Site Development: The Property shall be developed in substantial conformance with the Special Use Permit Plan entitled, "SUP Amendment," prepared by Bohler Engineering, dated August 23, 2022, revised April 28, 2023, consisting of four (4) sheets (the "SUP Plan"). Minor changes and adjustments may be made to the road and street alignments, entrances, parking, dimensions and location of SWM/BMP facilities, the exact configuration and location of building footprints, and other similar features as shown on the SUP Plan, provided they meet the intent of these Conditions and are approved by the Director of Community Development or the Zoning Administrator.

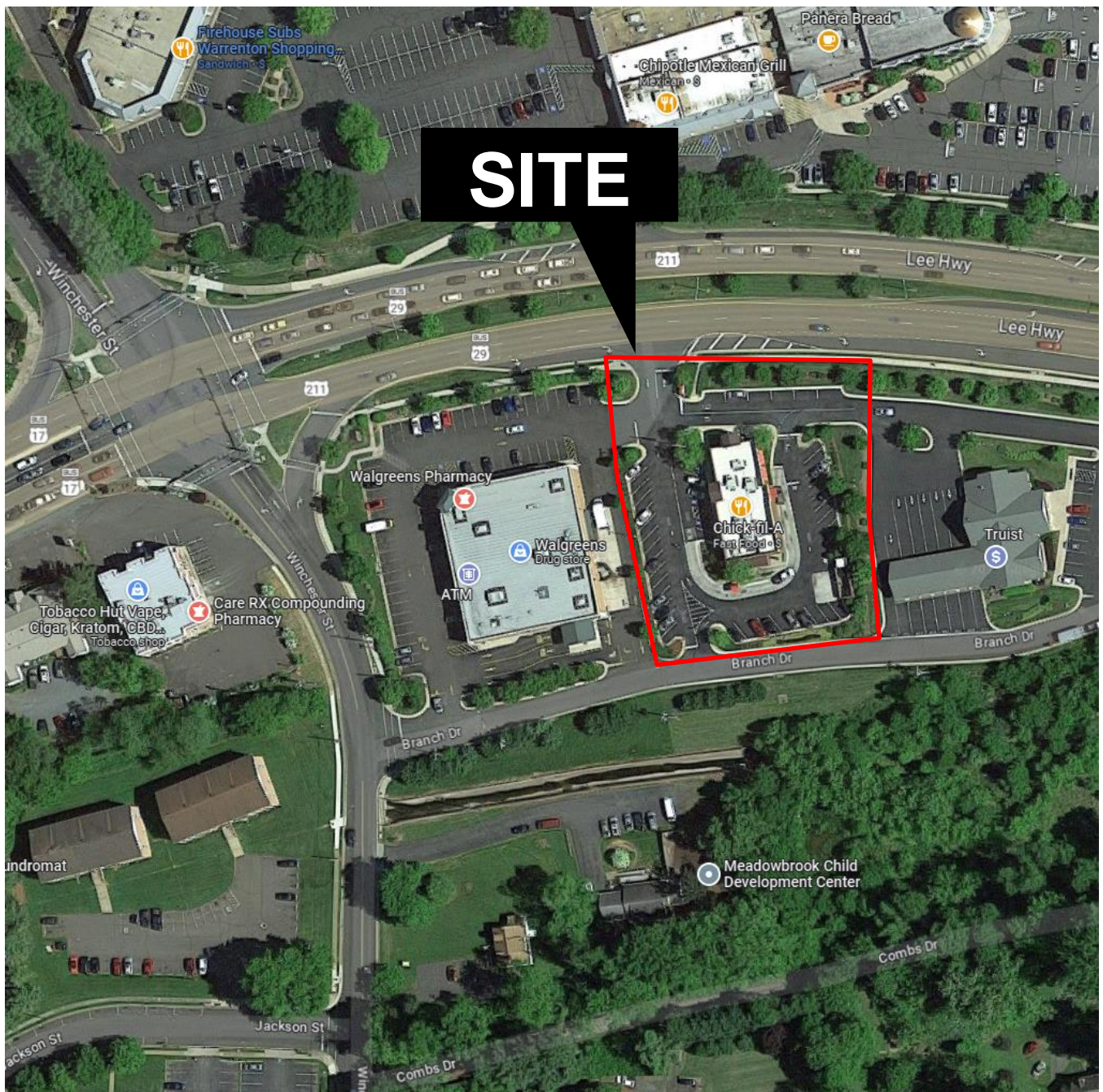
3. Use Parameters:
 - a. Special Use Permit Area – The Special Use Permit shall apply to the entire +/- 1.2139 acre site.
 - b. Use Limitations – The use shall be limited to the dual land drive through and +/- 4,640 square foot commercial building.
4. Elevations: The site shall be developed in general conformance with the elevations submitted by Hill Foley Rossi Architecture and Engineering dated September 14, 2022.
5. Signage: All signage shall comply with the applicable provisions of Article 6 of the Town of Warrenton Zoning Ordinance.
6. Site Maintenance and Refuse Collection: Any refuse storage areas shall be screened with a solid enclosure constructed of materials that are compatible with the buildings on the property. The enclosure shall have gates that prohibit viewing this area from adjoining properties and public rights-of-way. The gates shall remain closed when not in use and the trash containers shall be emptied as necessary to prevent odors or infestation by vermin. Compliance with this condition shall be demonstrated on each final site plan(s). Deliveries and refuse collection shall follow Town Code Section 11-19(9).
7. Environment: All landscaping shall be native and drought-resistant or other species as may be approved on the final site plan(s).
 - a) Landscaping – The Applicant shall make all efforts to maintain and preserve the existing mature vegetation and hardwood trees when feasible.
 - b) Stormwater Management – The Applicant shall provide one hundred percent (100%) of the required stormwater runoff quality and quantity control measures for the site. The locations and specific techniques to be utilized shall be determined at the time of plan review and discussed with Stormwater Management staff prior to submittal of the first final site plan.
8. Lighting: All outdoor lighting shall conform to the Zoning Ordinance and be full cut-off and designed to prevent sky glow and light trespass at time of site plan.
9. Transportation:
 - a) Vehicular Access – The site shall maintain a minimum 12' one way travel lane around the building, except for the north side adjacent to Lee Highway which will maintain a two way travel lane

- b) Delivery trucks shall access and leave the site off Branch There shall be no stacking of vehicles into the public right-of-way.
- c) Drive Through - vehicles on the eastern side of the building adjacent to the bank will be required to take a right turn only to leave the site.
- d) Handicapped Parking and Signage - Handicapped parking and signage for shall be provided in accordance with the PFM and the Americans with Disabilities Act.
- e) Pedestrian Safety - High visibility crosswalks will be installed and maintained on the northern side of the property to the sidewalk on Lee Highway and the western side of the property to the angel parking.
- f) There shall be no vehicle stacking into the public right-of-way awaiting drive-through service.
- g) The property owner is responsible for maintaining all interior directional signage and wayfinding to maintain the safety of pedestrians and vehicles.
- h) The location and number of directional signage and pavement arrows shall be reviewed as a part of the site development plan; a striping and signage plan shall be required for review and approval by the Zoning Administrator in coordination with the Fire Marshal, Warrenton Volunteer Fire Company, and Police Department.

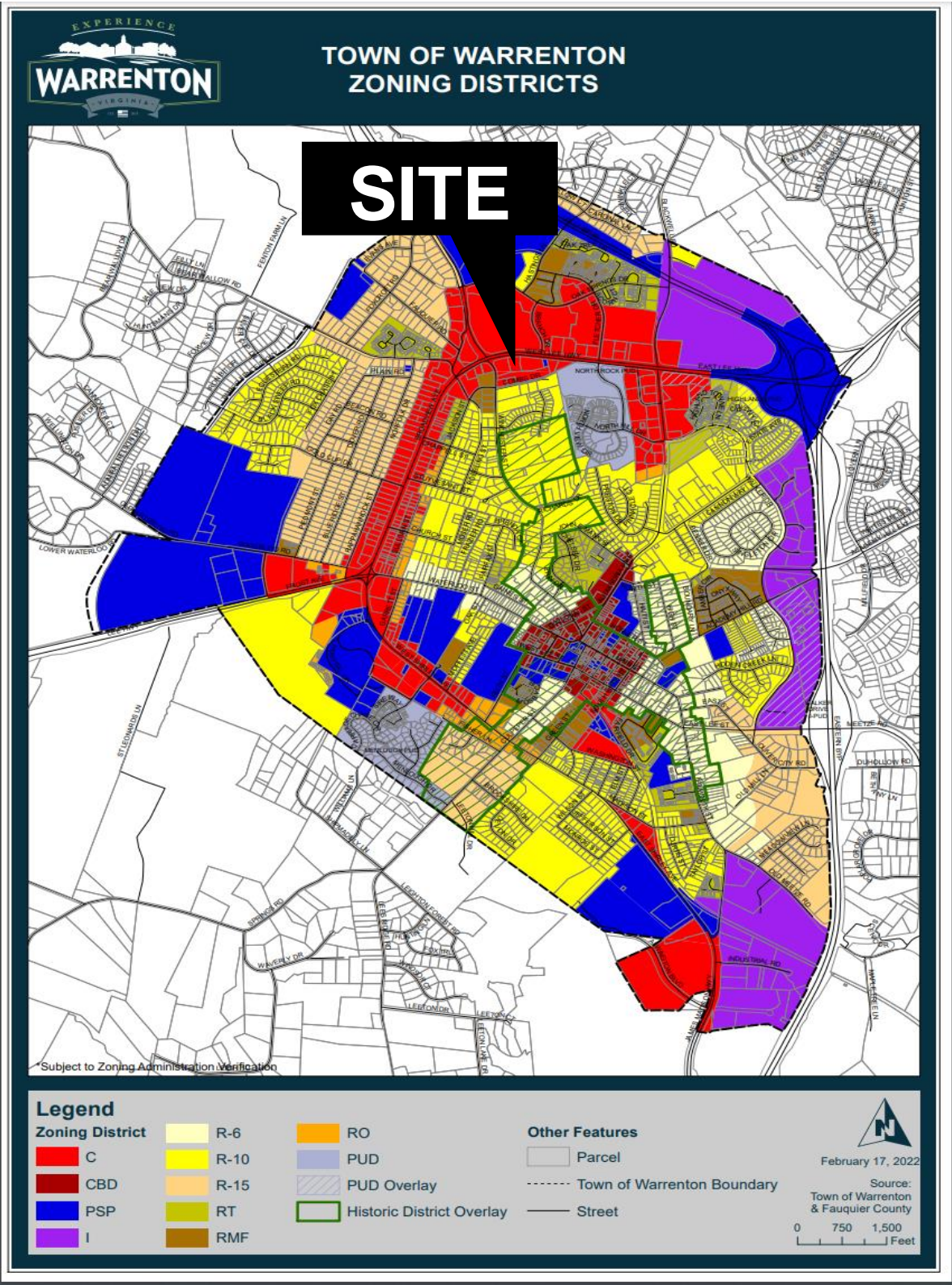
Attachment A - Map
VICINITY MAP



Attachment A - Map AERIAL MAP



Attachment A - Map EXISTING ZONING MAP



Attachment A - Map FUTURE LAND USE MAP

FUTURE LAND USE

Character Districts

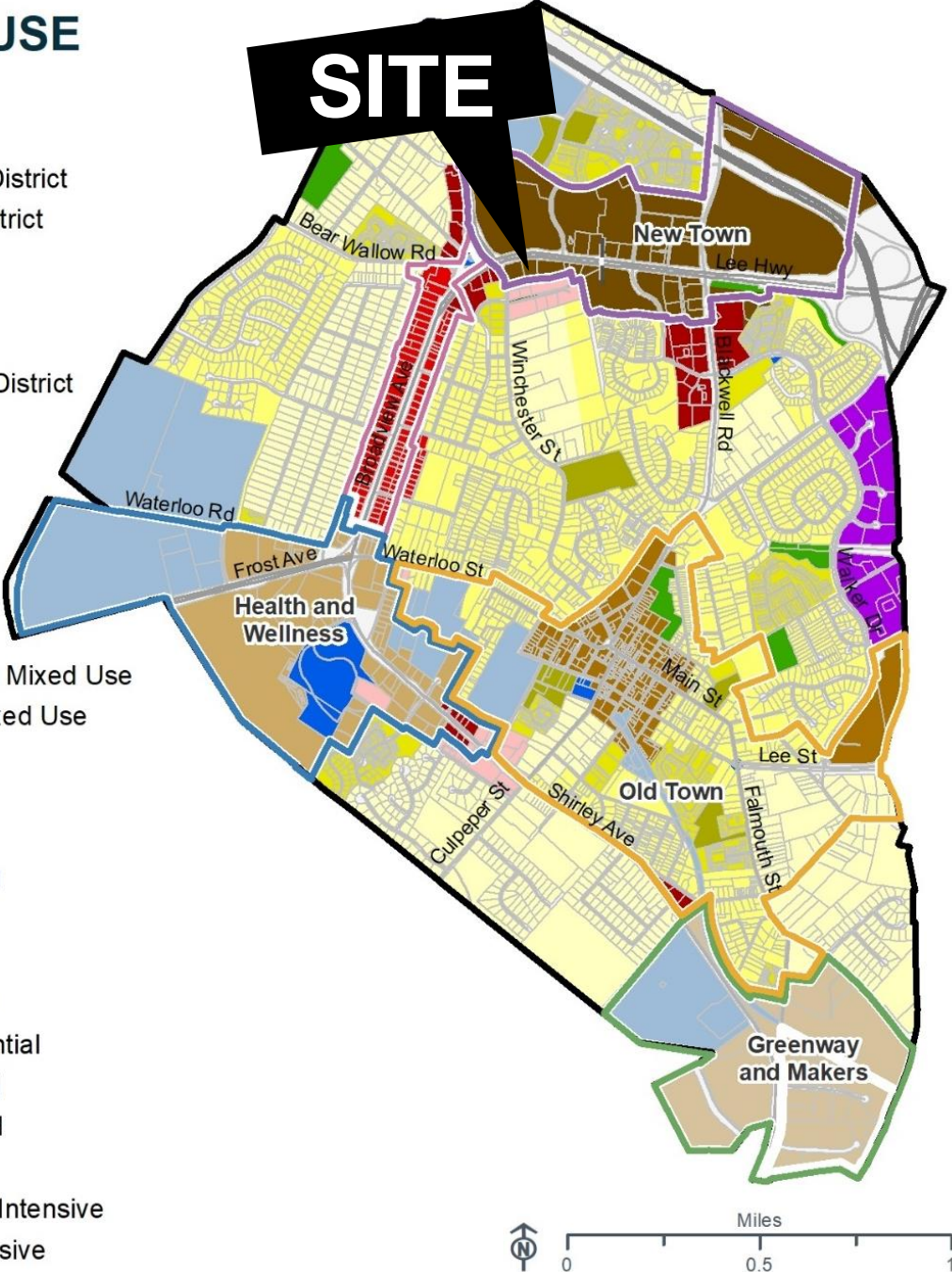
- Greenway and Makers District
- Health and Wellness District
- New Town District
- Old Town District

Overlay Districts

- Broadview Commercial District
- Makers District

Future Land Use

- Greenway and Wellness Mixed Use
- Health and Wellness Mixed Use
- Old Town Mixed Use
- New Town Mixed Use
- Office
- Re-Planned Commercial
- Commercial
- Light Industrial
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Live-Work Neighborhood
- Park
- Public/Semi-Public Non-Intensive
- Public/Semi-Public Intensive



AMENDMENT TO SPECIAL USE PERMIT (SUP #06-08)

FOR



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



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: (770) 977-5939
EMAIL: DOUG.WOLFE@CFACORP.NET

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
1	02/14/2023	PER TOWN COMMENTS	ANB
2	04/28/2023	PER TOWN COMMENTS	ANB
			CDH
			ANB
			CDH



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PROJECT No.: V216512
DRAWN BY: ANB
CHECKED BY: KSR
DATE: 08/29/2022
CAD ID: SUPP - 1

PROJECT:

SUP AMENDMENT

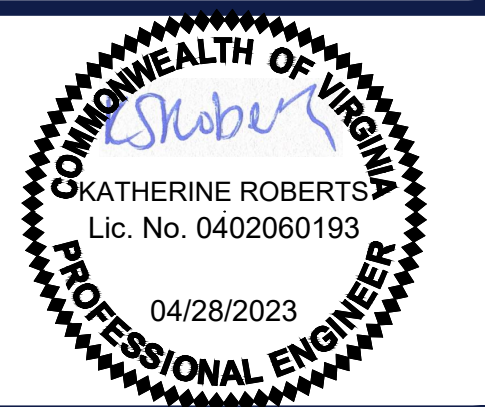
FOR



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



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 2 - 04/28/2023

REVISIONS

REV	DATE	COMMENT	CHECKED BY
1	02/14/2023	PER TOWN COMMENTS	ANB
2	04/28/2023	PER TOWN COMMENTS	ANB

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PROJECT No.: V216512
 DRAWN BY: ANB
 CHECKED BY: KSR
 DATE: 08/29/2022
 CAD ID: SUPP-1

PROJECT:
SUP AMENDMENT

FOR

Chick-fil-A

LOCATION OF SITE

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

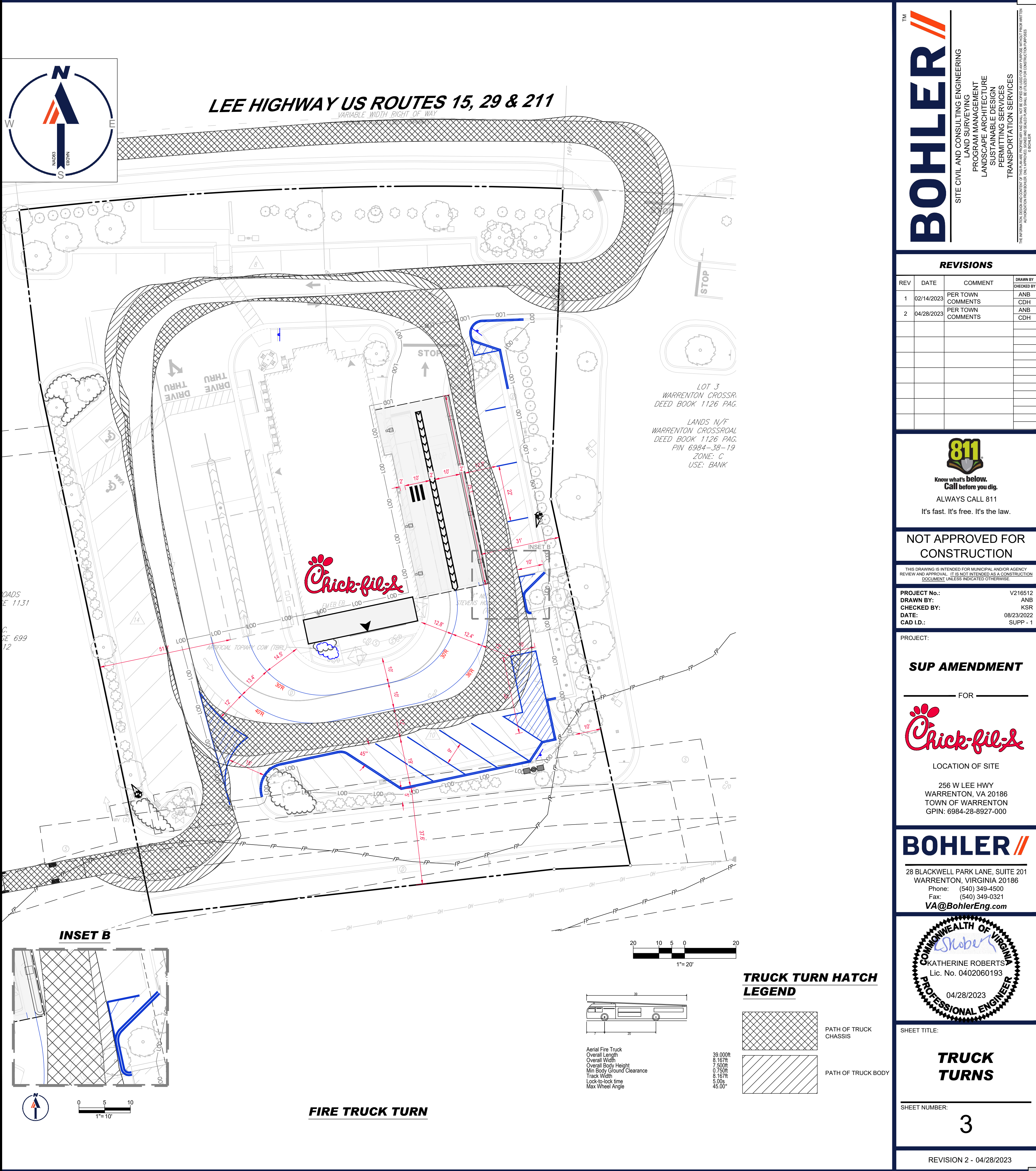
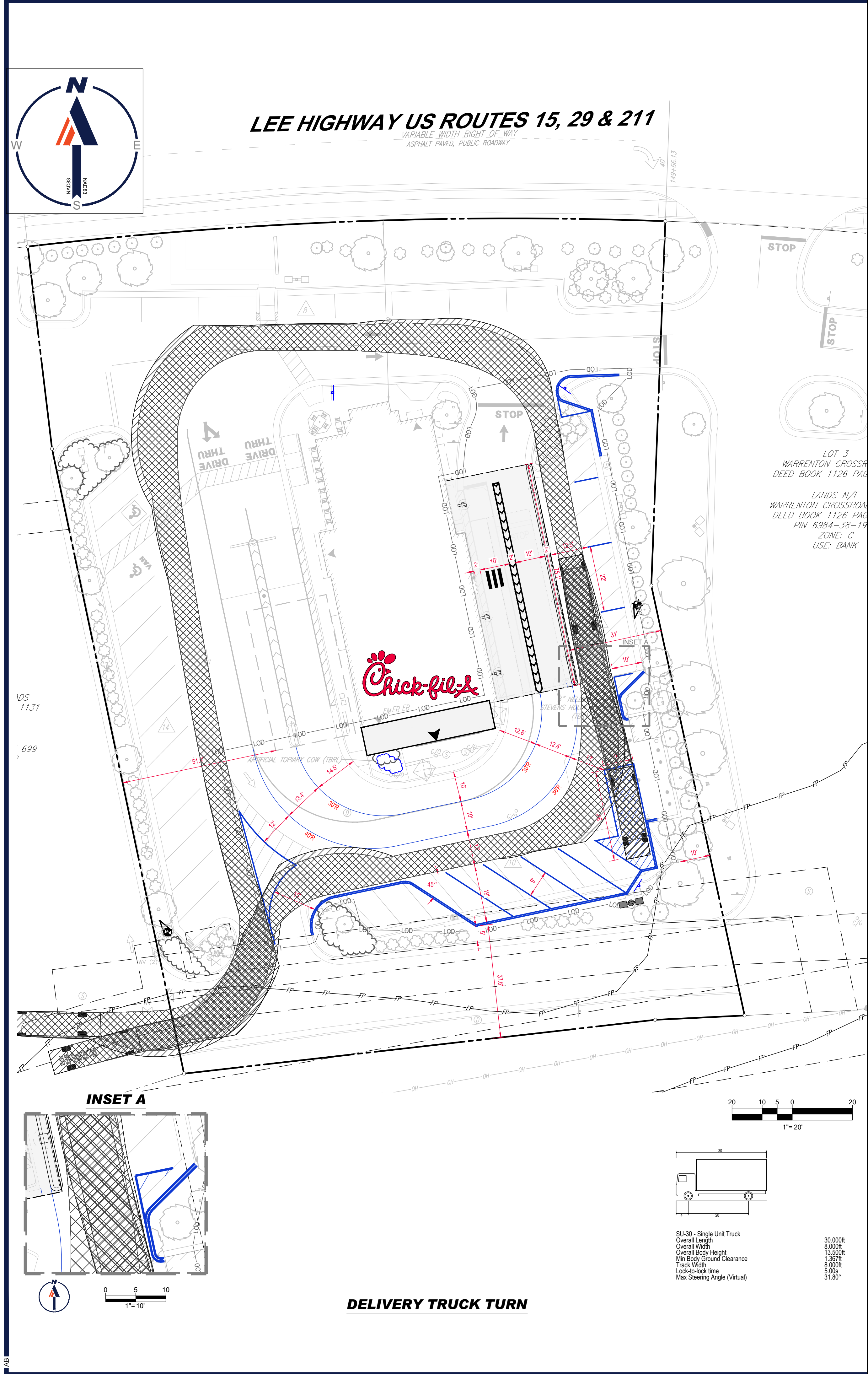
BOHLER

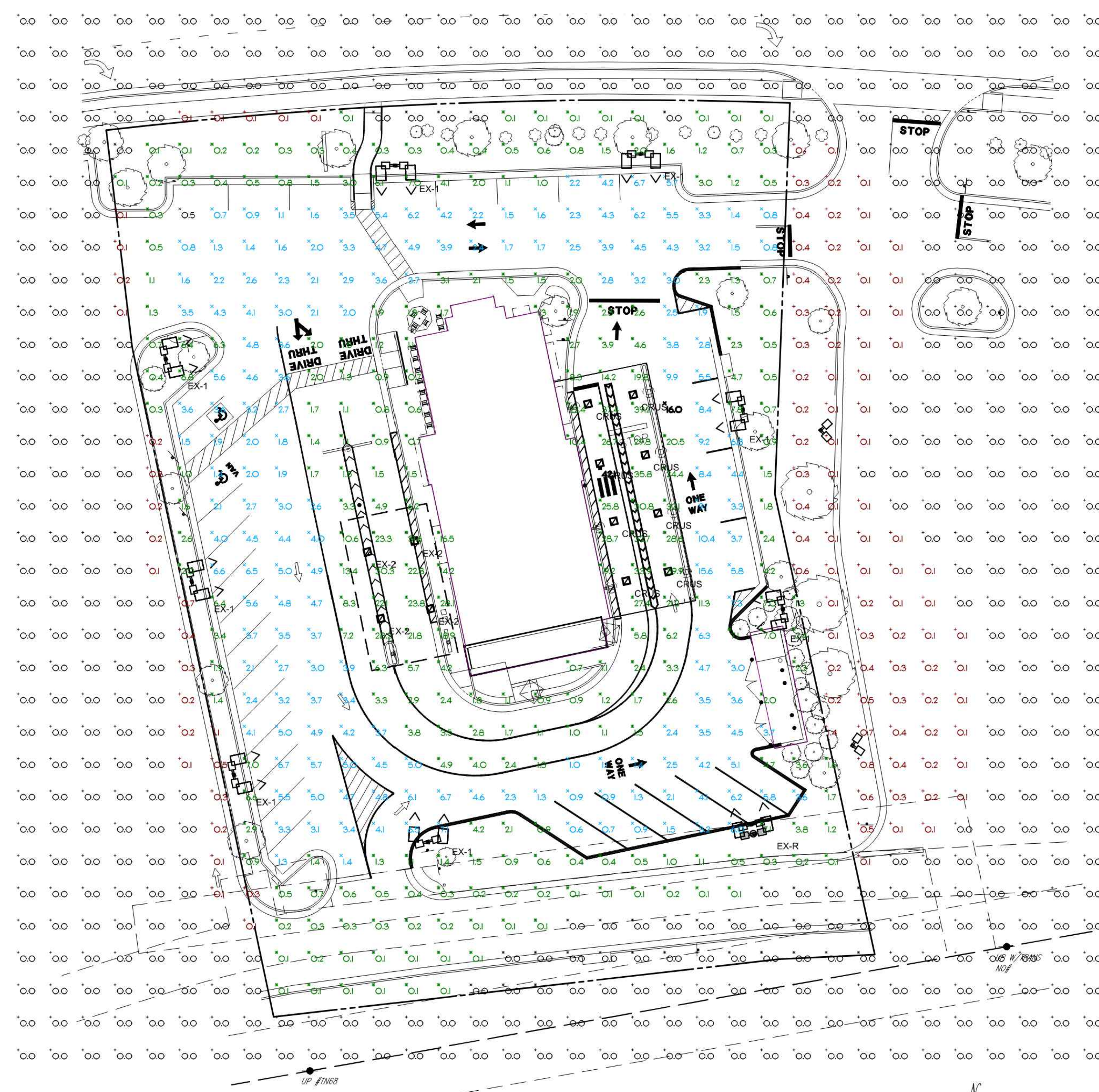
28 BLACKWELL PARK LANE, SUITE 201
 WARRENTON, VIRGINIA 20186
 Phone: (540) 349-4500
 Fax: (540) 349-0321
 VA@BohlerEng.com

COMMONWEALTH OF VIRGINIA
 Katherine Roberts
 Lic. No. 0402060193
 04/28/2023
 PROFESSIONAL ENGINEER

SHEET TITLE:
TRUCK TURNS

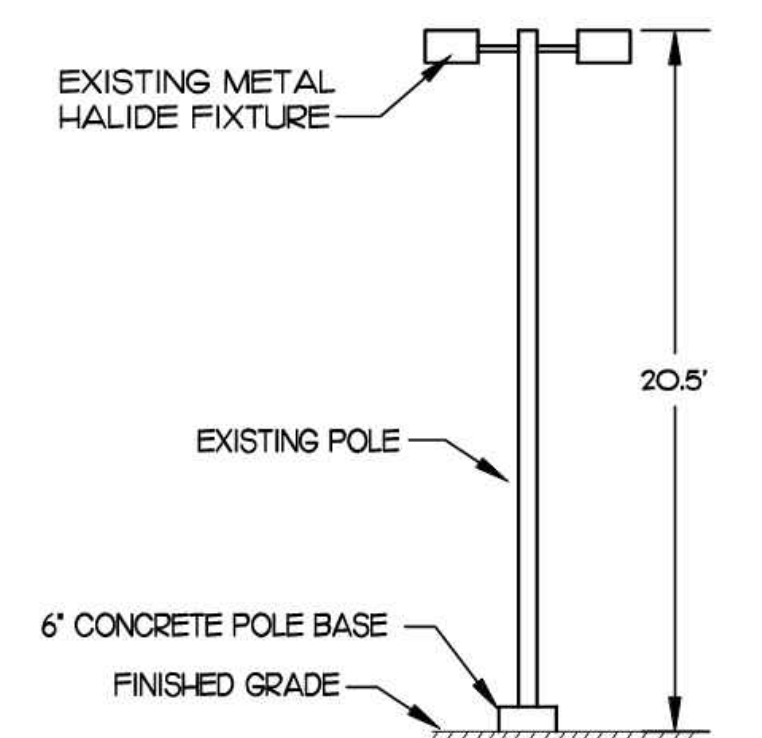
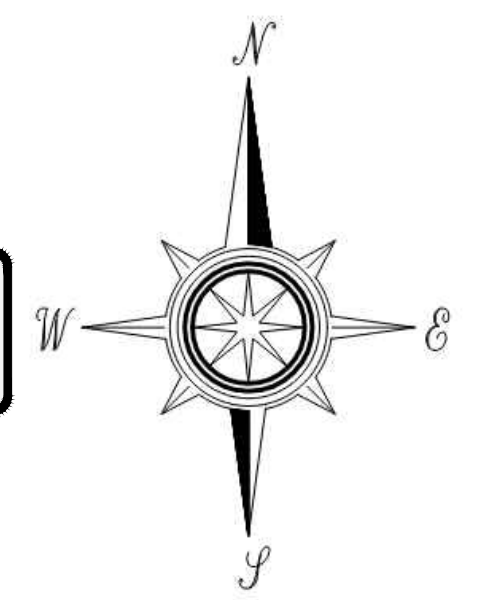
SHEET NUMBER:
3





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	Wattage
EXISTING LITHONIA LIGHTING	⬆	EX-1	8	KSF1 250M R4SC	KSF1 250M R4SC	22500	1	1	0.72	576
RELOCATED LITHONIA LIGHTING	⬆	EX-R	1	KSF1 250M R4SC	KSF1 250M R4SC	22500	1	1	0.72	576
EXISTING LSI INDUSTRIES, INC	⊠	EX-2	4	CRUS-SC-LED-LW-30	CRUS-SC-LED-LW-30	9966	1	1	0.95	73.5
LSI INDUSTRIES, INC	⊠	CRUS	8	CRUS-SC-LED-LW-30	CRUS-SC-LED-LW-30	9966	1	1	0.95	73.5

EX-1 & EX-2 FIXTURES TO REMAIN. EX-R FIXTURE TO BE RELOCATED TO SHOWN LOCATION.

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	*	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

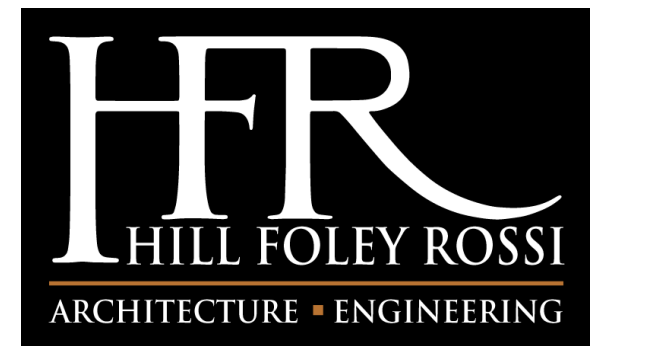
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DATE 10/21/2022
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SHEET
PHOTOMETRIC PLAN
SHEET NUMBER

PERMIT



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



HILL FOLEY ROSSI & ASSOCIATES
3680 Research Hill Road, Suite 200
Duluth, Georgia 30096
770.622.9650
www.HFR.com

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SEALS

CHICK-FIL-A
WARRENTON
256 W. Lee Hwy
Warrenton, VA 20186

FSR# 02116

BUILDING TYPE / SIZE: SR 506
RELEASE: 21.11

REVISION SCHEDULE

NO.	DATE	DESCRIPTION

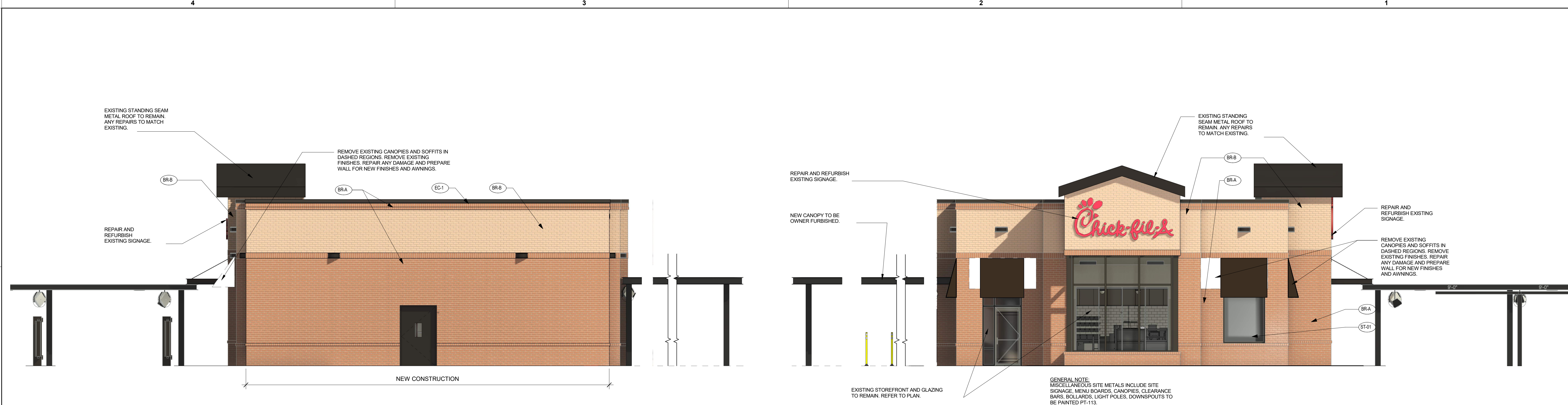
CONSULTANT PROJECT # 22-402.00
PRINTED FOR: [blank]
DATE 09.14.2022
DRAWN BY: BJP

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SHEET Design Development - Exterior Renderings

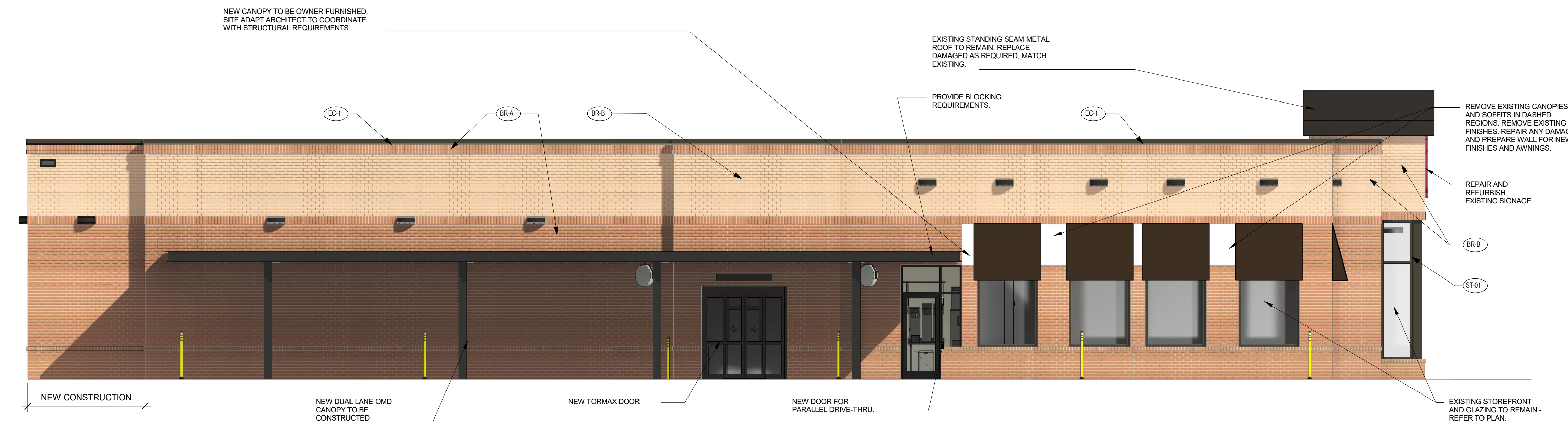
SHEET NUMBER

A-300



EXTERIOR ELEVATION
3/16" = 1'-0"

EXTERIOR ELEVATION
3/16" = 1'-0"



EXTERIOR ELEVATION
3/16" = 1'-0"



EXTERIOR ELEVATION
3/16" = 1'-0"

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

Autodesk Docs://VA_02116_Warrenton FSU_2022.8_REI02116_Warrenton FSU_Remodel_ARC.rvt
12/9/2022 5:35:23 PM
19-505-02116-A-300-Design Development - Exterior Renderings

**STATEMENT OF JUSTIFICATION
CHICK-FIL-A WARRENTON
AMENDMENT TO SPECIAL USE PERMIT SUP#06-08**

GPIN 6984-28-8927-000

**Owner: Warrenton Crossroads, LLC
Applicant: Chick-fil-A, Inc.**

December 13, 2022

Introduction

Chick-fil-A (hereinafter, the "Applicant"), is seeking an amendment to Special Use Permit SUP#06-08 for the parcel identified as GPIN 6984-28-8927-000 to adjust the drive-thru configuration to be dual-lane throughout the entire drive-thru length. In the existing configuration, the restaurant has a dual-lane drive-thru until after the initial order point, merging to one lane until the drive-thru exit. This application seeks to carry the dual-lane configuration until the drive-thru exit by adjusting the adjacent curbing and parking lot. The application also proposed a building addition for kitchen improvements to increase efficiency of the restaurant; total building square footage of 4,642 +/- proposed with the addition.

Land Use and Compatibility with Existing and Proposed Uses Adjacent and in the Vicinity and Economic Impact

The site is an existing Chick-fil-A drive-thru restaurant and the Applicant proposes improvements to the site that will enhance the operations and customer experience for the restaurant. The site is located in a commercial zone where the use of a fast-food restaurant is permitted.

The proposed development is surrounded by a mix of commercial and retail uses:

- To the north, across Lee Highway (Route 29) - Warrenton Village Center shopping center.
- To the east - existing bank.
- To the south - vacant parcel
- To the west - existing pharmacy.

Consistency with Comprehensive Plan

The parcel is located within the New Town Character District in the Future Land Use Map of Plan Warrenton 2040. The area is considered a gateway into Warrenton encouraging redevelopment and improvements on non-vehicular access. The special use permit is consistent with the Comprehensive Plan as the plan promotes pedestrian safety and smooth traffic circulation and maintains the existing pedestrian access from the restaurant to the public sidewalk along Lee Highway.

From an economic standpoint, the Chick-fil-A is an existing restaurant that is frequented by, and which employees, many Town residents and contributes to the Town's tax base. Improving existing, successful business within this area of the Town is expected to encourage redevelopment of nearby parcels of land. The proposed improvements contribute to maintaining the diversity of uses within the New Town Character District area while improving on the transportation and circulation goals laid out in the Comprehensive Plan.

Site Conditions

The existing site is approximately 1.214 acres with an operating Chick-fil-A restaurant and drive through with associated infrastructure. The Special Use Permit plan shows dimensions and locations of existing and proposed conditions, as well as the height of the existing building which is not proposed to be increased.

Impact on Existing Features

The proposed plan does not intend to impact any significant topographic or physical, natural, scenic, archaeological or historic feature existing on the site. It is also not anticipated that the site will impact any environmentally sensitive land or natural features, wildlife habitat and vegetation, water quality and air quality. Floodplains are located to the south of site and are shown on the Special Use Permit plan. No impact to floodplains or steep slopes to be proposed with improvements.

Walkability, Public Welfare and Convenience

Pedestrian sidewalks are existing along Lee Highway (Route 29) to facilitate safe pedestrian accessibility. The sidewalk connection from the Chick-fil-A restaurant to the sidewalk along Lee Highway was recently updated with improvements proposed under a separate Chick-fil-A application. This application does not propose pedestrian walkway improvements and is primarily focused on enhancing the drive-thru operations.

Construction Timeline - Construction will take approximately **1-2 months**. Plan not phased.

Parking and Loading

Required Parking: 1 Space Per 150 SF of GFA; 4,640 SF/150 SGA = 31 spaces

Provided: 31 spaces

Loading: one (1) 300 SF space

Reconfiguration of the south and east parking rows is proposed to allow sufficient drive aisle widths between the additional drive-thru lane and the parking rows.

A loading space is proposed to the south east corner of the site. The designated loading space location allows room for a ramp from the delivery truck; a truck turn for delivery truck movement into this parking space is included on the Special Use Permit plan.

Transportation Impact

Existing entrances and direction of traffic flow through the Chick-fil-A site are maintained with proposed site improvements. The addition of the second drive through lane is proposed and anticipated to relieve congestion along the cross-access drive shared with the adjacent bank and pharmacy businesses. An additional eight stacking spaces are provided with the addition of a second order meal delivery lane to decrease time spent in drive thru lanes per vehicle. The project is not expected to generate an increase in traffic as the additional building square footage will be utilized for kitchen expansion and improvements to increase efficiency of meal delivery.

Impact on Community Facilities

Stormwater Management will be included for any increase in impervious area created by the proposed improvements. Existing drainage divides will be maintained to the extent possible and efforts will be made to not increase impervious onsite.

Hours of Operation

Hours of operation to remain as is. Open Monday – Saturday, 6AM-9PM; Closed Sunday

Fire, Rescue, and Police Services

The proposed development will rely on Town Services such as fire, rescue, and police services. It is anticipated that the property taxes collected will offset the impact to the Town—no changes proposed with the application would inhibit the Town’s ability to provide emergency services.

A sheet within the Special Use Permit plan is included to show how a fire truck / emergency vehicle can adequately maneuver through the site in case of an emergency without impacting proposed canopy or parking spaces.

Lighting

The Applicant will prepare a detailed lighting plan in conformance with § 9-8 of the Zoning Ordinance and will install lighting in accordance with the plan. All fixtures on site will require conformance to current lighting standards and be properly shielded so glare doesn’t affect adjacent traffic. A photometric plan has been provided for reference only with the Special Use Permit plan and will be updated at Site Plan reviews to address any concerns.

Noise

No changes anticipated from status of existing restaurant business. The improvements are not anticipated to generate additional traffic to the site, only increase efficiency and reduce time spent in the drive thru by each vehicle. The proposed improvements will comply with noise standards under Article 9-14.2.

Screening, Buffering, and other Applicable Development Standards

The Applicant proposes a one to one replacement of any existing landscaping to be removed with site reconfiguration. A required five-foot landscape buffer along the southern parking is maintained in proposed conditions.

Modifications

The Applicant is requesting the following modifications from Town Council:

- Additional drive-thru lane and meal delivery canopy
- Building expansion of about 413 square feet
- Parking reconfiguration (to include additional parallel spaces)

Safety from Fire Hazards – Existing fire preventative measures and hydrants to remain.

Security Features – No changes anticipated from status of existing restaurant business.

Signage

The existing wall signs are to be replaced with new, same style signs. Additionally, the existing monument sign face will be replaced. Other site and traffic signs throughout the site will remain and/or be replaced if removed during construction, as depicted on the Special Use Permit plan. Signage will conform with Article 6 of the Zoning Ordinance.

One of the goals of the proposed improvements is to accommodate more vehicles through the drive-thru operations, to alleviate stacking outside of the drive-thru lanes and encourage clear inter-parcel connectivity. Additional signage is proposed to encourage vehicles not to block the intersection with drive-thru traffic to maintain the inter-parcel connectivity.

Utilities

The subject site is currently served by public facilities, services and utilities. Minor utility reconfiguration will be required with proposed improvements. Existing water meter, sanitary cleanouts, and storm sewer infrastructure to be utilized.

Code Requirements

All proposed features to the subject site are to meet all Town of Warrenton code requirements.

Accessory Uses and Structures

The plan proposes a new canopy for meal delivery on the east side of the existing building, as depicted on the Special Use Permit plan.

Odor

No changes anticipated from status of existing restaurant business. Site is to remain in compliance with Article 9-14.5 regarding the control of odors.

Refuse and Service Areas

Trash enclosure to remain in existing location. No changes anticipated.

Number of Employees - No changes anticipated from status of existing restaurant business.

Economic Impacts - No changes anticipated from status of existing restaurant business.

Outdoor Storage - No changes anticipated from status of existing restaurant business.

Use of Open Space - No changes anticipated from status of existing restaurant business.

Non-conforming Uses and Structures - Not applicable to this application.

Conversion of Existing Structures – Not applicable to this application.

Fuel and Fuel Storage – Not applicable to this application.

Affordable Shelter Opportunities for Residents – Not applicable to this application.

TECHNICAL MEMORANDUM

To: Christina Hughes, PE
From: Pankaj Singla
Kevin Sitzman, PE
Date: April 26, 2023
Subject: Chick-fil-A Warrenton Traffic Memorandum

Bohler Engineering

Introduction

This memorandum presents the findings of the data collection performed for an existing Chick-fil-A restaurant with a drive-thru, with a focus on the total number of trips, parking occupancy, and length of queues during the different peak periods throughout the week.

The site is located south of Broadway Avenue (Route 17 / 29 / 211) and east of Winchester Street in the Town of Warrenton, Virginia. Chick-fil-A has a planned investment in the restaurant, and this assessment was prepared in conjunction with that effort. The site is designated as parcel identification number (PIN) 6984-28-8927-000 on Town of Warrenton GIS and is currently zoned as a Commercial/Limited Residential Office. Access to the site is shared with adjacent parcels and is provided via two entrances on Broadway Avenue and one access on Winchester Street.

Existing Site Traffic Counts and Observations

In order to determine the weekday AM peak, weekday mid-day peak, weekday PM peak, and Saturday mid-day peak hour trips, traffic counts were conducted at all the entrances and exits around Chick-fil-A on Saturday, March 18, 2023, from 11:00 AM to 3:00 PM and Tuesday, March 21, 2023, throughout the day. The raw data was tabulated in 15-minute increments for all four peak periods.

From the data collected, the following peak hours were determined. It is noted the traffic counts collected include drive-thru trips, dine-in trips, and pickup order trips.

- Weekday AM Peak Hour: 8:15 AM to 9:15 AM
- Weekday Mid-day Peak Hour: 12:00 PM to 1:00 PM
- Weekday PM Peak Hour: 4:45 PM to 5:45 PM
- Saturday Mid-day Peak Hour: 11:30 AM to 12:30 PM

The existing peak hour site trips for each of the entrances and exits serving Chick-fil-A are illustrated in Figure 1 and are combined in Table 1. The raw data for the existing turning movement counts are provided in Appendix A.



Figure 1: 2023 Existing Vehicular Traffic Volumes

Table 1: 2023 Existing Peak Hour Trips

Peak Hour	Time	Inbound Trips	Outbound Trips	Total Trips
AM Weekday	8:15 AM to 9:15 PM	137	136	273
Mid-day Weekday	12:00 PM to 1:00 PM	210	207	417
PM Weekday	4:45 PM to 5:45 PM	173	176	349
Mid-day Saturday	11:30 AM to 12:30 PM	209	199	408

Note: Trips includes customers using drive-thru , dine-in, and pickup option.

As presented in the above table, the highest maximum number of total trips observed were 417 trips and 408 trips during the mid-day weekday peak hour and mid-day Saturday peak hour, respectively. Whereas, the lowest maximum number of total trips was 273 trips during the AM weekday peak hour.

Existing Drive-Thru Queues and Observations

Drive-thru queuing counts were also collected on Saturday, March 18, 2023, from 11:00 AM to 3:00 PM and Tuesday, March 21, 2023, throughout the day, during the same period as site trip data collection. The raw data was tabulated in 5-minute increments for all four peak periods. The peak periods for which maximum and average queues were observed are mentioned below.

- Weekday AM Peak Hour: 7:00 AM to 10:00 AM
- Weekday Mid-day Peak Hour: 11:00 AM to 3:00 PM
- Weekday PM Peak Hour: 4:00 PM to 7:00 PM
- Saturday Mid-day Peak Hour: 11:00 AM to 3:00 PM

The queue lengths were measured by counting the number of cars in the lane with the most cars, starting from the food service window until the end of the queue. The queues spilling beyond the circulation area (denoted as Zone 1) were also observed and were categorized into different sections as shown in Figure 2.

The maximum and average drive-thru queues observed during each peak period were combined from all zones and are summarized in Table 2. The raw data for the existing drive-thru queues are provided in Appendix B. In addition, the total number of cars in the system, that is, combining the cars from both ordering lanes was also summarized in the table below.

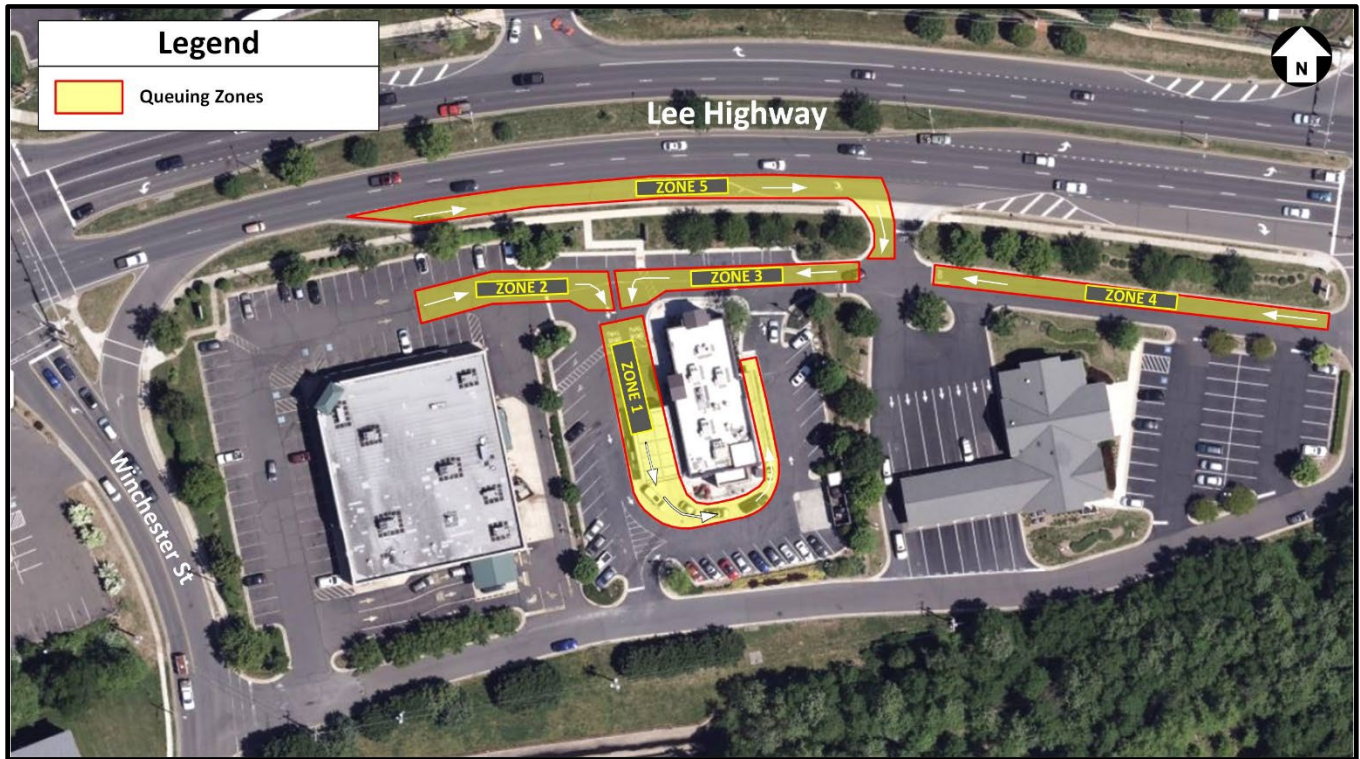


Figure 2: Queuing Observation Area and Zones

Table 2: Average and Maximum Queue Lengths

Peak Period	Time	Average Queue Length (cars)	Maximum Queue Length (cars)	Maximum Number of cars in system
AM Weekday	7:00 AM to 10:00 PM	7	12	15
Mid-day Weekday	11:00 AM to 3:00 PM	11	23	29
PM Weekday	4:00 PM to 7:00 PM	10	19	24
Mid-day Saturday	11:00 AM to 3:00 PM	12	23	27

Note: Average and maximum queue lengths are based order lanes with highest number of cars.

As presented in the above table, the highest maximum number of cars in the queue was 23 cars during the mid-day weekday peak period and during mid-day Saturday peak period. Whereas the lowest maximum number of cars in the queue was 12 cars during the AM weekday peak period. It should be noted that since all the Zones in Figure 2 are not aligned consecutive to each other, it could be difficult to visualize the data summarized from all zones together.

In addition, the highest maximum number of cars in the system was 29 cars during the mid-day weekday peak period and the lowest maximum number of cars in the queue was 15 cars during the AM weekday peak period.

In addition, no cars were found waiting in Zone 2 during the data collection process. The maximum number of cars waiting in Zones 3, 4, and 5 were 6, 3, and 4 cars, respectively over the entire data collection process. The maximum total number of cars waiting in the queue beyond the circulating drive-thru lanes (Zone 1) never exceeded 10 vehicles.

Parking Occupancy and Observations

Parking occupancy counts were collected on Saturday, March 18, 2023, from 11:00 AM to 3:00 PM and Tuesday, March 21, 2023, throughout the day, during the same period as the other data collection. The raw data was tabulated in 10-minute

increments for all four peak periods. The peak periods for which maximum and average parking occupancy were observed are mentioned below.

- Weekday AM Peak Hour: 7:00 AM to 10:00 AM
- Weekday Mid-day Peak Hour: 11:00 AM to 3:00 PM
- Weekday PM Peak Hour: 4:00 PM to 7:00 PM
- Saturday Mid-day Peak Hour: 11:00 AM to 3:00 PM

It is noted that some employees and customers using the adjacent property’s parking spaces were not included in the counts, as it is not always possible to differentiate between restaurant and pharmacy parkers. The restaurant’s dedicated parking spaces that were observed during the parking occupancy data collection are marked in Figure 3 and total 40 spaces. The maximum and average parking occupancy observed during each peak period is summarized in Table 3. The raw data for the parking occupancy are provided in Appendix C.



Figure 3: Chick-fil-A Parking Spaces

Table 3: Average and Maximum Parking Occupancy

Peak Period	Time	Average Occupancy	Maximum Occupancy	Total Spaces
AM Weekday	7:00 AM to 10:00 PM	16	20	40
Mid-day Weekday	11:00 AM to 3:00 PM	24	28	40
PM Weekday	4:00 PM to 7:00 PM	20	26	40
Mid-day Saturday	11:00 AM to 3:00 PM	26	35	40

Note: Parking occupancy includes parking in Chick-fil-A designated parking only.

As presented in the above table, the highest maximum parking occupancy was 35 cars during the mid-day Saturday peak period whereas the lowest maximum parking occupancy was 20 cars during AM weekday peak period. Though the data collection doesn’t take into account the parking spaces used in the adjacent parcels, there were always five or more parking spaces

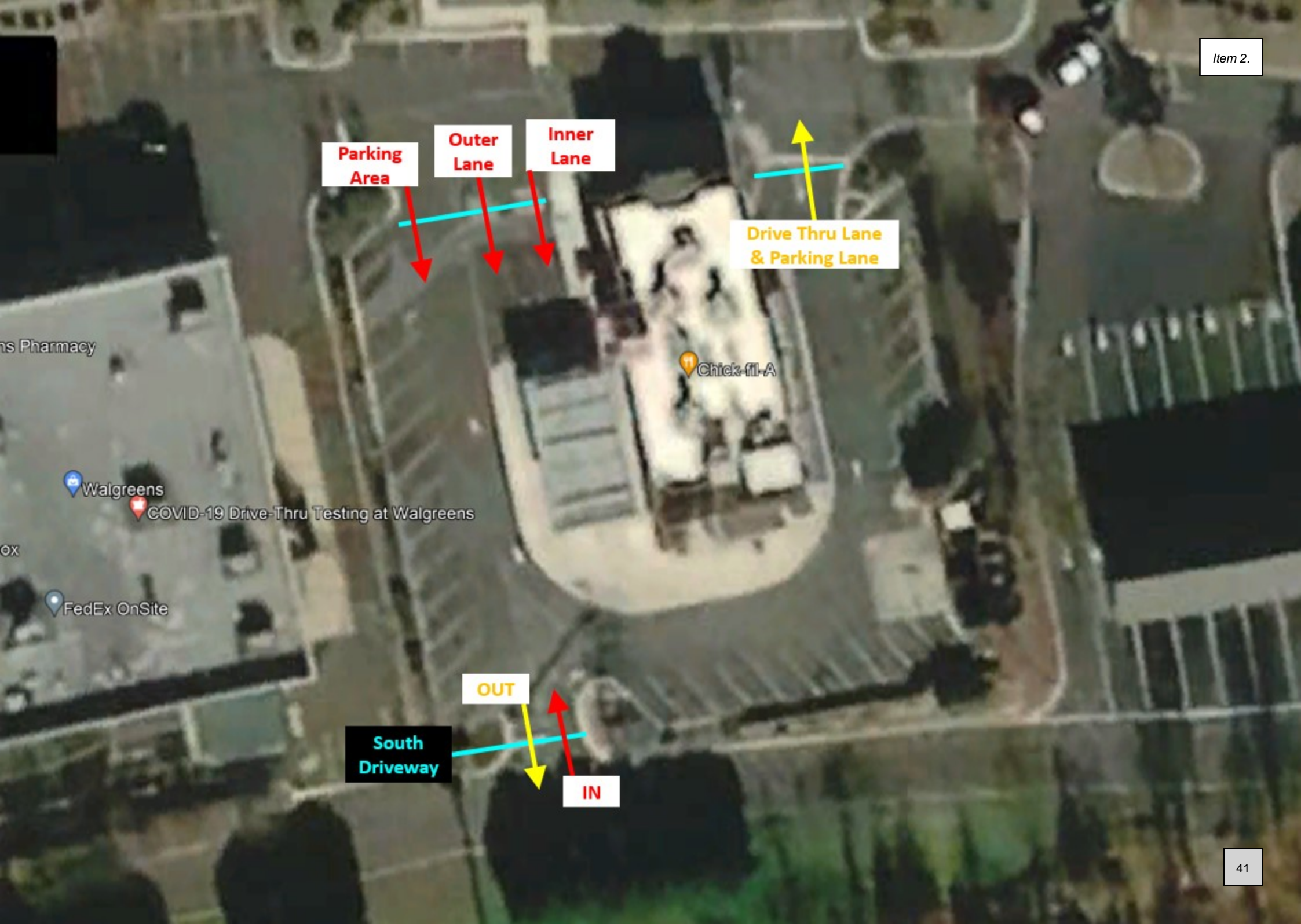
available during the mid-day Saturday and 12 or more parking spaces available during the weekday, indicating an adequate parking supply on-site.

Summary

This memorandum presents the findings of the data collection performed for the existing Chick-fil-A restaurant with a drive-thru in Warrenton, with a focus on the total number of trips, parking occupancy, and length of queues during the different peak periods throughout the week.

Based on the data presented here, it can be determined that the maximum number of trips and maximum queues were observed during the mid-day weekday peak hour, with similar (but slightly lower) activity during the mid-day Saturday peak hour. The parking occupancy was approximately 88% during the mid-day Saturday peak period but at all other times, 12 or more parking spaces were available in the lot. The maximum number of cars waiting in the queue beyond the circulating drive-thru lanes never exceeded 10 vehicles.

TECHNICAL APPENDIX



Parking Area

Outer Lane

Inner Lane

Drive Thru Lane & Parking Lane

Chick-fil-A

Walgreens

COVID-19 Drive-Thru Testing at Walgreens

FedEx OnSite

South Driveway

OUT

IN

Prepared by National Data & Surveying Services

Trip Gen Study

Location: Chick-fil-A, 256 W Lee Hwy
 City: Warrenton, VA

Date: 3/18/2023
 Day: Saturday

TIME	Drive Thru IN				Drive Thru & Parking OUT	South Driveway		Trip Gen		
	Inner Lane	Outer Lane	Parking Area IN	Parking Area OUT	Drive Thru Lane & Parking Lane	INBOUND	OUTBOUND	INBOUND	OUTBOUND	OUTCOME
11:00 AM	14	11	9	0	28	3	4	37	32	5
11:15 AM	17	12	6	0	30	2	4	37	34	3
11:30 AM	18	15	15	0	41	5	11	53	52	1
11:45 AM	16	18	6	0	36	5	3	45	39	6
12:00 PM	17	21	11	0	52	7	7	56	59	-3
12:15 PM	17	17	14	0	45	7	4	55	49	6
12:30 PM	15	14	10	0	40	2	5	41	45	-4
12:45 PM	15	11	8	0	37	5	7	39	44	-5
1:00 PM	14	15	8	0	38	4	8	41	46	-5
1:15 PM	16	20	4	0	30	5	1	45	31	14
1:30 PM	17	15	6	0	43	8	11	46	54	-8
1:45 PM	16	19	4	0	37	3	4	42	41	1
2:00 PM	16	19	4	0	47	5	3	44	50	-6
2:15 PM	15	12	4	0	28	4	2	35	30	5
2:30 PM	15	15	8	0	35	5	2	43	37	6
2:45 PM	15	13	11	0	34	4	13	43	47	-4
Totals	253	247	128	0	601	74	89	702	690	12

Prepared by National Data & Surveying Services

Trip Gen Study

Location: Chick-fil-A, 256 W Lee Hwy
City: Warrenton, VA

Date: 3/21/2023
Day: Tuesday

TIME	Drive Thru IN				Drive Thru & Parking OUT	South Driveway		Trip Gen		
	Inner Lane	Outer Lane	Parking Area IN	Parking Area OUT	Drive Thru Lane & Parking Lane	INBOUND	OUTBOUND	INBOUND	OUTBOUND	OUTCOME
7:00 AM	17	0	3	0	19	2	3	22	22	0
7:15 AM	16	9	4	0	26	2	5	31	31	0
7:30 AM	15	16	1	0	31	0	1	32	32	0
7:45 AM	10	11	1	0	23	3	2	25	25	0
8:00 AM	10	17	2	1	23	4	1	33	25	8
8:15 AM	13	7	7	0	28	5	6	32	34	-2
8:30 AM	12	17	6	0	27	3	7	38	34	4
8:45 AM	10	14	5	0	31	1	3	30	34	-4
9:00 AM	17	14	5	0	29	1	5	37	34	3
9:15 AM	10	11	2	0	22	0	4	23	26	-3
9:30 AM	12	18	8	0	23	0	6	38	29	9
9:45 AM	9	7	6	0	28	5	9	27	37	-10
10:00 AM	8	10	4	0	23	2	6	24	29	-5
10:15 AM	13	14	2	0	17	2	3	31	20	11
10:30 AM	11	7	6	0	27	3	4	27	31	-4
10:45 AM	9	11	8	0	19	1	10	29	29	0
11:00 AM	14	17	3	0	21	2	3	36	24	12
11:15 AM	12	18	11	0	33	3	8	44	41	3
11:30 AM	15	16	8	1	40	6	6	45	47	-2
11:45 AM	15	13	3	0	35	2	2	33	37	-4
12:00 PM	21	25	4	0	40	4	5	54	45	9
12:15 PM	19	21	8	0	44	7	7	55	51	4
12:30 PM	19	17	13	0	53	3	7	52	60	-8
12:45 PM	17	21	5	0	46	6	5	49	51	-2
1:00 PM	17	19	6	0	36	3	4	45	40	5
1:15 PM	19	19	4	0	48	2	5	44	53	-9
1:30 PM	13	17	4	0	30	2	5	36	35	1
1:45 PM	14	10	6	0	28	2	5	32	33	-1
2:00 PM	16	12	6	0	27	4	7	38	34	4
2:15 PM	9	12	2	0	26	3	4	26	30	-4
2:30 PM	16	12	3	0	28	2	3	33	31	2
2:45 PM	17	14	11	0	39	2	6	44	45	-1
3:00 PM	18	13	7	0	30	2	6	40	36	4
3:15 PM	13	13	2	0	30	3	6	31	36	-5
3:30 PM	12	8	4	0	31	6	5	30	36	-6
3:45 PM	11	13	4	0	26	7	4	35	30	5
4:00 PM	13	11	1	0	30	5	4	30	34	-4
4:15 PM	14	7	1	0	24	2	2	24	26	-2
4:30 PM	13	15	4	0	29	6	2	38	31	7
4:45 PM	19	14	3	0	34	1	3	37	37	0
5:00 PM	18	19	6	0	44	7	4	50	48	2
5:15 PM	16	18	7	0	40	7	7	48	47	1
5:30 PM	17	17	2	0	39	2	5	38	44	-6
5:45 PM	13	15	3	0	33	6	0	37	33	4
6:00 PM	16	16	8	0	40	7	4	47	44	3
6:15 PM	9	9	5	0	28	4	5	27	33	-6
6:30 PM	14	14	4	0	28	3	6	35	34	1
6:45 PM	9	13	4	0	26	6	3	32	29	3
Totals	670	661	232	2	1482	161	223	1724	1707	17

Peak Hour	TIME	Drive Thru IN				Drive Thru & Parking OUT	South Driveway		Trip Gen		
		Inner Lane	Outer Lane	Parking Area IN	Parking Area OUT	Drive Thru Lane & Parking Lane	INBOUND	OUTBOUND	INBOUND	OUTBOUND	OUTCOME
AM Weekday	8:15 AM to 9:15 PM	52	52	23	0	115	10	21	137	136	1
Mid-day weekday	12:00 PM to 1:00 PM	76	84	30	0	183	20	24	210	207	3
PM Weekday	4:45 PM to 5:45 PM	70	68	18	0	157	17	19	173	176	-3
Weekend	11:30 AM to 12:30 PM	68	71	46	0	174	24	25	209	199	10

Prepared by National Data & Surveying Services

Max Queue

Location: Chick-fil-A, 256 W Lee Hwy
 City: Warrenton, VA
 Date: 3/21/2023 (Tue)

Time	Max Queue Length (# of Vehicles)			
	Drive Thru			Total Queue
	From Order Board to End of Section 1	From Pickup to Order Board		
Lane 1	Lane 2			
7:00 AM	3	0	3	6
7:05 AM	4	0	2	6
7:10 AM	2	0	2	4
7:15 AM	3	2	1	6
7:20 AM	1	1	5	7
7:25 AM	2	2	3	7
7:30 AM	2	2	6	10
7:35 AM	4	1	6	11
7:40 AM	2	2	6	10
7:45 AM	1	2	2	5
7:50 AM	2	1	3	6
7:55 AM	2	1	5	8
8:00 AM	1	1	2	4
8:05 AM	3	1	3	7
8:10 AM	2	2	5	9
8:15 AM	1	2	6	9
8:20 AM	2	1	3	6
8:25 AM	2	0	5	7
8:30 AM	2	3	3	8
8:35 AM	2	2	4	8
8:40 AM	2	1	6	9
8:45 AM	1	1	6	8
8:50 AM	0	0	6	6
8:55 AM	4	2	2	8
9:00 AM	1	1	6	8
9:05 AM	2	2	3	7
9:10 AM	2	3	5	10
9:15 AM	3	2	7	12
9:20 AM	2	2	5	9
9:25 AM	1	1	5	7
9:30 AM	2	3	4	9
9:35 AM	3	2	6	11
9:40 AM	3	5	7	15
9:45 AM	3	4	7	14
9:50 AM	4	0	4	8
9:55 AM	2	1	3	6
10:00 AM	2	2	5	9
10:05 AM	1	1	6	8
10:10 AM	1	0	3	4
10:15 AM	3	3	2	8
10:20 AM	0	1	5	6
10:25 AM	2	3	8	13
10:30 AM	1	1	8	10
10:35 AM	2	1	4	7
10:40 AM	1	2	4	7
10:45 AM	3	2	2	7
10:50 AM	3	4	3	10
10:55 AM	2	2	6	10
11:00 AM	2	2	5	9
11:05 AM	3	2	7	12
11:10 AM	5	4	9	18
11:15 AM	5	4	9	18
11:20 AM	4	4	7	15
11:25 AM	4	5	8	17
11:30 AM	3	5	7	15
11:35 AM	5	4	5	14
11:40 AM	4	5	5	14
11:45 AM	4	3	6	13
11:50 AM	3	3	5	11
11:55 AM	3	1	3	7
12:00 PM	5	5	4	14
12:05 PM	5	5	5	15
12:10 PM	4	5	5	14
12:15 PM	6	6	8	20
12:20 PM	5	6	7	18
12:25 PM	4	4	9	17
12:30 PM	4	5	8	17
12:35 PM	5	4	7	16
12:40 PM	3	4	5	12
12:45 PM	3	4	8	15
12:50 PM	4	3	8	15
12:55 PM	4	3	8	15
1:00 PM	4	3	6	13
1:05 PM	5	3	7	15
1:10 PM	5	5	7	17
1:15 PM	5	4	7	16



1:20 PM	5	5	7	17
1:25 PM	3	3	6	12
1:30 PM	3	3	3	9
1:35 PM	3	2	6	11
1:40 PM	4	2	7	13
1:45 PM	2	2	5	9
1:50 PM	2	2	4	8
1:55 PM	1	1	4	6
2:00 PM	1	1	5	7
2:05 PM	3	3	3	9
2:10 PM	3	2	5	10
2:15 PM	3	2	7	12
2:20 PM	3	3	7	13
2:25 PM	2	1	6	9
2:30 PM	3	2	0	5
2:35 PM	3	1	7	11
2:40 PM	2	2	7	11
2:45 PM	3	3	5	11
2:50 PM	3	3	5	11
2:55 PM	2	2	6	10
3:00 PM	2	1	2	5
3:05 PM	3	4	3	10
3:10 PM	3	3	4	10
3:15 PM	3	3	6	12
3:20 PM	2	3	6	11
3:25 PM	2	2	6	10
3:30 PM	2	1	4	7
3:35 PM	2	1	5	8
3:40 PM	1	1	4	6
3:45 PM	1	2	3	6
3:50 PM	3	2	3	8
3:55 PM	2	1	6	9
4:00 PM	2	3	7	12
4:05 PM	3	2	6	11
4:10 PM	3	2	5	10
4:15 PM	2	1	3	6
4:20 PM	3	2	2	7
4:25 PM	2	0	6	8
4:30 PM	4	2	3	9
4:35 PM	4	4	6	14
4:40 PM	3	3	6	12
4:45 PM	3	2	6	11
4:50 PM	5	5	5	15
4:55 PM	6	6	7	19
5:00 PM	6	5	5	16
5:05 PM	5	5	7	17
5:10 PM	6	5	8	19
5:15 PM	5	6	8	19
5:20 PM	5	5	8	18
5:25 PM	5	5	7	17
5:30 PM	5	4	7	16
5:35 PM	5	5	8	18
5:40 PM	4	4	8	16
5:45 PM	4	4	4	12
5:50 PM	5	4	3	12
5:55 PM	5	5	4	14
6:00 PM	2	3	8	13
6:05 PM	3	3	6	12
6:10 PM	3	2	8	13
6:15 PM	2	2	8	12
6:20 PM	2	2	5	9
6:25 PM	2	3	2	7
6:30 PM	2	3	4	9
6:35 PM	2	2	5	9
6:40 PM	4	5	4	13
6:45 PM	5	5	5	15
6:50 PM	3	4	7	14
6:55 PM	4	4	7	15
Totals	429	385	763	1577

Prepared by National Data & Surveying Services

Max Queue

Location: Chick-fil-A, 256 W Lee Hwy
 City: Warrenton, VA
 Date: 3/18/2023 (Sat)

Time	Max Queue Length (# of Vehicles)			
	Drive Thru			Total Queue
	From Order Board to End of Section 1		From Pickup to Order Board	
Lane 1	Lane 2			
11:00 AM	3	3	4	10
11:05 AM	3	2	7	12
11:10 AM	2	2	5	9
11:15 AM	4	3	6	13
11:20 AM	4	3	6	13
11:25 AM	2	2	7	11
11:30 AM	4	5	5	14
11:35 AM	4	5	7	16
11:40 AM	3	3	9	15
11:45 AM	4	5	6	15
11:50 AM	4	4	7	15
11:55 AM	4	3	8	15
12:00 PM	4	4	7	15
12:05 PM	4	4	8	16
12:10 PM	5	3	8	16
12:15 PM	2	2	7	11
12:20 PM	5	5	4	14
12:25 PM	5	5	3	13
12:30 PM	4	3	6	13
12:35 PM	3	2	5	10
12:40 PM	3	4	4	11
12:45 PM	3	4	8	15
12:50 PM	4	4	7	15
12:55 PM	5	5	5	15
1:00 PM	3	2	8	13
1:05 PM	5	6	8	19
1:10 PM	5	3	8	16
1:15 PM	5	4	7	16
1:20 PM	5	6	7	18
1:25 PM	5	5	6	16
1:30 PM	4	6	7	17
1:35 PM	4	6	5	15
1:40 PM	5	6	6	17
1:45 PM	3	4	7	14
1:50 PM	6	5	8	19
1:55 PM	5	5	6	16
2:00 PM	6	5	7	18
2:05 PM	5	5	7	17
2:10 PM	3	3	7	13
2:15 PM	5	3	1	9
2:20 PM	4	4	6	14
2:25 PM	4	4	5	13
2:30 PM	3	4	6	13
2:35 PM	3	1	7	11
2:40 PM	4	3	6	13
2:45 PM	5	4	7	16
2:50 PM	6	5	4	15
2:55 PM	4	5	6	15
Totals	195	189	301	685



Prepared by National Data & Surveying Services

Parking Study

Location: Chick-fil-A - 256 W Lee Hwy
 City: Warrenton, VA

Date: 3/21/2023
 Day: Tuesday

Inventory	Parking Occupancy (Number of Vehicles)							
	14	10	8	8	Parking Turnover Rate			
	Occupancy Per Sweep							
INTERVAL	LOT-001	LOT-002	LOT-003	LOT-004	LOT-001	LOT-002	LOT-003	LOT-004
7:00 AM	7	4	3	0	0.50	0.40	0.38	0.00
7:10 AM	7	4	2	0	0.50	0.40	0.25	0.00
7:20 AM	3	4	3	0	0.21	0.40	0.38	0.00
7:30 AM	4	4	2	0	0.29	0.40	0.25	0.00
7:40 AM	4	4	2	0	0.29	0.40	0.25	0.00
7:50 AM	4	5	2	0	0.29	0.50	0.25	0.00
8:00 AM	5	5	2	1	0.36	0.50	0.25	0.13
8:10 AM	7	5	3	1	0.50	0.50	0.38	0.13
8:20 AM	10	5	3	1	0.71	0.50	0.38	0.13
8:30 AM	7	6	3	3	0.50	0.60	0.38	0.38
8:40 AM	9	6	2	2	0.64	0.60	0.25	0.25
8:50 AM	6	5	4	4	0.43	0.50	0.50	0.50
9:00 AM	6	5	3	5	0.43	0.50	0.38	0.63
9:10 AM	7	4	2	4	0.50	0.40	0.25	0.50
9:20 AM	6	4	2	3	0.43	0.40	0.25	0.38
9:30 AM	9	4	2	3	0.64	0.40	0.25	0.38
9:40 AM	10	3	2	5	0.71	0.30	0.25	0.63
9:50 AM	7	4	2	5	0.50	0.40	0.25	0.63
10:00 AM	7	4	3	3	0.50	0.40	0.38	0.38
10:10 AM	4	4	2	3	0.29	0.40	0.25	0.38
10:20 AM	6	4	4	4	0.43	0.40	0.50	0.50
10:30 AM	5	4	4	3	0.36	0.40	0.50	0.38
10:40 AM	6	6	2	2	0.43	0.60	0.25	0.25
10:50 AM	5	6	3	1	0.36	0.60	0.38	0.13
11:00 AM	7	6	2	3	0.50	0.60	0.25	0.38
11:10 AM	7	6	2	3	0.50	0.60	0.25	0.38
11:20 AM	8	7	2	5	0.57	0.70	0.25	0.63
11:30 AM	10	9	3	2	0.71	0.90	0.38	0.25
11:40 AM	10	8	4	2	0.71	0.80	0.50	0.25
11:50 AM	10	9	3	1	0.71	0.90	0.38	0.13
12:00 PM	11	9	3	1	0.79	0.90	0.38	0.13
12:10 PM	10	9	2	1	0.71	0.90	0.25	0.13
12:20 PM	9	9	3	2	0.64	0.90	0.38	0.25
12:30 PM	8	9	6	5	0.57	0.90	0.75	0.63
12:40 PM	12	8	5	3	0.86	0.80	0.63	0.38
12:50 PM	12	10	2	3	0.86	1.00	0.25	0.38
1:00 PM	11	9	3	3	0.79	0.90	0.38	0.38
1:10 PM	10	9	3	5	0.71	0.90	0.38	0.63
1:20 PM	11	8	5	3	0.79	0.80	0.63	0.38
1:30 PM	10	8	3	2	0.71	0.80	0.38	0.25
1:40 PM	10	8	2	3	0.71	0.80	0.25	0.38
1:50 PM	9	8	2	3	0.64	0.80	0.25	0.38
2:00 PM	11	8	3	3	0.79	0.80	0.38	0.38
2:10 PM	8	10	2	4	0.57	1.00	0.25	0.50

2:20 PM	9	10	2	4	0.64	1.00	0.25	0.50
2:30 PM	9	10	4	4	0.64	1.00	0.50	0.50
2:40 PM	8	10	3	2	0.57	1.00	0.38	0.25
2:50 PM	9	9	2	2	0.64	0.90	0.25	0.25
3:00 PM	12	9	3	1	0.86	0.90	0.38	0.13
3:10 PM	11	8	3	2	0.79	0.80	0.38	0.25
3:20 PM	10	8	2	3	0.71	0.80	0.25	0.38
3:30 PM	8	7	2	0	0.57	0.70	0.25	0.00
3:40 PM	6	7	2	0	0.43	0.70	0.25	0.00
3:50 PM	7	6	4	0	0.50	0.60	0.50	0.00
4:00 PM	7	7	2	0	0.50	0.70	0.25	0.00
4:10 PM	7	7	1	0	0.50	0.70	0.13	0.00
4:20 PM	8	7	1	1	0.57	0.70	0.13	0.13
4:30 PM	6	6	2	0	0.43	0.60	0.25	0.00
4:40 PM	8	6	2	1	0.57	0.60	0.25	0.13
4:50 PM	8	6	3	3	0.57	0.60	0.38	0.38
5:00 PM	8	6	1	2	0.57	0.60	0.13	0.25
5:10 PM	11	7	0	5	0.79	0.70	0.00	0.63
5:20 PM	9	7	1	4	0.64	0.70	0.13	0.50
5:30 PM	8	7	1	4	0.57	0.70	0.13	0.50
5:40 PM	7	6	1	5	0.50	0.60	0.13	0.63
5:50 PM	9	6	1	4	0.64	0.60	0.13	0.50
6:00 PM	9	9	3	3	0.64	0.90	0.38	0.38
6:10 PM	9	8	0	2	0.64	0.80	0.00	0.25
6:20 PM	11	8	3	4	0.79	0.80	0.38	0.50
6:30 PM	11	8	3	4	0.79	0.80	0.38	0.50
6:40 PM	9	6	3	5	0.64	0.60	0.38	0.63
6:50 PM	9	7	6	4	0.64	0.70	0.75	0.50
7:00 PM	9	8	3	2	0.64	0.80	0.38	0.25
Totals	597	492	186	181	0.45	0.46	0.32	0.28

Prepared by National Data & Surveying Services

Parking Study

Location: Chick-fil-A - 256 W Lee Hwy
 City: Warrenton, VA

Date: 3/18/2023
 Day: Saturday

	Parking Occupancy (Number of Vehicles)							
Inventory	14	10	8	8	Parking Turnover Rate			
INTERVAL	Occupancy Per Sweep				Parking Turnover Rate			
	LOT-001	LOT-002	LOT-003	LOT-004	LOT-001	LOT-002	LOT-003	LOT-004
11:00 AM	5	8	2	3	0.36	0.80	0.25	0.38
11:10 AM	8	9	2	3	0.57	0.90	0.25	0.38
11:20 AM	8	9	2	2	0.57	0.90	0.25	0.25
11:30 AM	11	9	2	4	0.79	0.90	0.25	0.50
11:40 AM	11	10	3	5	0.79	1.00	0.38	0.63
11:50 AM	12	10	2	5	0.86	1.00	0.25	0.63
12:00 PM	12	10	2	5	0.86	1.00	0.25	0.63
12:10 PM	13	10	6	6	0.93	1.00	0.75	0.75
12:20 PM	14	10	3	6	1.00	1.00	0.38	0.75
12:30 PM	14	10	4	6	1.00	1.00	0.50	0.75
12:40 PM	13	9	4	6	0.93	0.90	0.50	0.75
12:50 PM	11	10	5	5	0.79	1.00	0.63	0.63
1:00 PM	11	7	4	3	0.79	0.70	0.50	0.38
1:10 PM	11	7	3	4	0.79	0.70	0.38	0.50
1:20 PM	9	7	3	4	0.64	0.70	0.38	0.50
1:30 PM	10	8	5	3	0.71	0.80	0.63	0.38
1:40 PM	7	9	3	2	0.50	0.90	0.38	0.25
1:50 PM	5	8	2	4	0.36	0.80	0.25	0.50
2:00 PM	8	8	2	3	0.57	0.80	0.25	0.38
2:10 PM	8	8	2	4	0.57	0.80	0.25	0.50
2:20 PM	10	9	1	4	0.71	0.90	0.13	0.50
2:30 PM	11	9	1	5	0.79	0.90	0.13	0.63
2:40 PM	10	8	2	4	0.71	0.80	0.25	0.50
2:50 PM	14	7	2	4	1.00	0.70	0.25	0.50
3:00 PM	10	8	3	4	0.71	0.80	0.38	0.50
Totals	256	217	70	104	0.73	0.87	0.35	0.52

Date Stamp

TOWN OF WARRENTON

P.O. Drawer 341
Warrenton, VA 20188
(540) 347-1101 x106
Permittech@warrentonva.gov



LAND USE APPLICATION: AFFIDAVIT

NO. _____

This affidavit certifies that the party listed, who is listed as the Applicant's Representative on a land use application, has been granted authorization to make an application and act on behalf of a property owner. It must be filled out completely by the property owner if another party is submitting an application(s) on the owner's behalf. This form must be notarized and must be submitted prior to issuance. Copies of affidavits are unacceptable.

I, Dorothy L. Wood am the owner of the property listed below and I certify that I have granted, Chick-fil-A, Doug Wolfe as my duly authorized agent and give permission to make a land use application and act on my behalf for the following address:

256 W Lee Highway, Warrenton VA 20186-2501

for the land use application of Addition of second drive thru lane starting after order point menu board, and continuing through drive thru exit; Reduction of parking; Building addition

Signature of Property Owner: Dorothy L. Wood Date: 13 July 2022

(FOR NOTARY USE ONLY)

State/District of Virginia City/Town/County of Fauquier
a Notary Public in and for the aforesaid hereby certify that the following person:

Dorothy L. Wood

appeared before me in the State/District and City/Town/County aforesaid and executed this affidavit on the following date (month, day, and year): July 13, 2022

Notary Signature: Rebecca A. Atkins Registration Number: 137002

My Commission Expires: 03/31/2026

**REBECCA A. ATKINS
NOTARY PUBLIC 137002
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES 03-31-2026**



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



Community Development
Department

STAFF REPORT

Commission Meeting Date:	May 16, 2023
Agenda Title:	Special Use Permit 2023-01 St John the Evangelist
Requested Action:	Hold a Public Hearing & Recommend to Town Council
Decision Deadline:	July 27, 2023
Staff Lead:	Denise Harris, Planning Manager

EXECUTIVE SUMMARY

Special Use Permit (SUP) 2023-01 St John the Evangelist, the Applicant, and the Owner, the Catholic Diocese of Arlington (St Johns Catholic School Tees), seeks to amend a June 3, 1986, SUP approval to allow for the demolition of an existing building and the construction of a new 13,000 square foot office building. The subject parcel is located in the Residential (R-10) District of the Town of Warrenton Zoning Ordinance and is designated as Live/Work on the Future Land Use Map. The subject parcel (GPIN 6984-36-7135-000) is located at 271 Winchester Street on approximately 11.0664 acres.

BACKGROUND

In 1986, St Johns the Evangelist received a Special Use Permit for a school. The minutes from the Town Council meeting indicate the intent was to allow:

1. Construction of the School in two phases
2. Phase 1 enrollment 270
3. Phase 2 enrollment 540
4. Relocate the convent
5. Obtain Right of way dedication to centerline of King Street (aka John E Mann Street) and Winchester

When the church school sought an expansion in 2017, a Zoning Determination letter found the building expansion could proceed without a Special Use Permit amendment as the enrollment numbers were not changing. However, during the Site Development Plan (SDP 2017-01), the Town indicated that *“as new projects are proposed by the Church, the additional work will be considered accumulative to this plan and will trigger the Commonwealth’s SWM Regulations.”* The Town’s willingness to work with the applicant in 2017 was predicated on the shared knowledge that the next proposed improvement would include a comprehensive update of the site’s uses and existing conditions.

In reviewing the SUP application and existing conditions plan, which serves as a base to the SUP Plan, staff found many site improvements missing, such as pavement striping in front of the school to confirm parking and ADA needs, documentation of existing playgrounds and pavilions, as well as other items that may impact stormwater, impervious surfaces, and buffer requirements. The SUP plans are also out of date in documenting adjacent subdivisions and neighboring properties. As a legal entitlement document, the SUP plans should indicate notes of what the use of each building is on the site.

During agency review of the application, staff raised several potential issues and asked the applicant to address them. Highlights of issues include the potential inability to meet landscaping buffer requirements, no details on lighting, preliminary stormwater design, proposed refuse locations, and no height and dimensions of the building, retaining walls, parking, travelways, setbacks, and landscape buffers for staff to ensure the proposal will meet requirements. Staff is aware that stormwater and landscape buffer solutions can be expensive to engineer. Staff sought to help the applicant understand that staff cannot ensure this proposal works without more information and/or requested waivers.

The Planning Commission held a work session on this proposal on April 18, 2023. During that meeting the Planning Commission discussed buffers and landscaping along the length of the northern boundary of the property; energy, water, and sewer demands; intentions of existing building and timing of demolition; parking overflow into adjacent neighborhoods and stacking in the public right-of-way; elevations from Winchester Street and the request for artist's rendering; appropriate stormwater, sediment control, and boundary line adjustments; and ARB approvals.

This Special Use Permit application is the opportunity for the applicant to bring the last 37 years of property uses up to date. Similar SUPs in recent years have included notes on SUP Plans that include number of students, parking calculations, stacking and movement of vehicles, stormwater locations, dimensions, refuse locations and screening, and acknowledgement of the waivers that will be required as part of the Site Plan approval.

STAFF RECOMMENDATION

Staff recommends the Planning Commission hold a Public Hearing on SUP 23-01 St John Catholic Church.

Suggested Motions

1. I move that the Planning Commission recommend approval of SUP 23-1, St John Catholic Church, to Town Council to amend the approved SUP in June 3, 1986, to allow for the 13,000 square foot accessory use building the church and school, subject to the draft Conditions of Approval dated May 16, 2023, sheets 1 through 4 of the Special Use Permit Plan created by Carson Land Consultants dated February 10, 2023 and revised through April 27, 2023.

OR

2. I move that the Planning Commission forward SUP 23-1, St John the Evangelist to the next Planning Commission meeting.

OR

3. I move an alternative motion.

OR

4. I move to recommend denial of SUP 23-01 to the Town Council for the following reasons...

ATTACHMENTS

1. Attachment A – Maps
2. Attachment B – Staff Analysis
3. Attachment C – Special Use Permit Plan
4. Attachment D – Draft Conditions of Approval
6. Attachment F – Statement of Justification
7. Attachment G – Overall Site Access Plan
8. Attachment H – March 23, 2023/Revised April 27, 2023 Comment Response Letter
9. Attachment I – Applicant Draft Conditions and Town Council 1986 Meeting Minutes
10. Attachment J – Artist Renderings from Winchester Street

Staff Analysis

This analysis is based on the Comprehensive Plan, Zoning Ordinance, and review comments by Town Departments. The standards/analysis tables in the sections below contain the criteria for Planning Commission and Town Council consideration of Special Use Permits, per Article 11-3.1.3.

This request for a Special Use Permit for St John the Evangelist to amend the exiting 1986 SUP to allow for a new building in accordance with Article 3-4.2 and Article 11-3.10 of the Town Zoning Ordinance. The proposal is to demolish an existing approximately 11,000 square foot building with a new 13,000 square foot building. The property is operating under a Special Use Permit that was approved to allow for a school. The Special Use Permit has not been updated since 1986 to reflect the uses and needs of the property. However, through time, multiple improvements have been made to the property, including the church expanded in 2002/3, modifications to the stone wall in 2007, improvements were done to the Parish Activity Center in 2015, and the school expanded in 2017. This SUP application is the opportunity to update the 11 acres to reflect the proposed new building and provide an accounting stormwater, parking, refuse, open space, and lighting for the uses contained on the parcel.

The following table summarizes the area characteristics (see maps in Attachment A):

Direction	Land Use	Future Land Use Map Designation	Zoning
North	SF Residential	Residential	R-10 Residential
South	SF Residential	Residential	RT Multi-Family
East	SF Residential	Residential	R-10 Residential
West	SF Residential	Residential	R-10 Residential

The subject parcel is zoned to the R-10 Residential District of the Town of Warrenton Zoning Ordinance and is designated as Live Work Neighborhood on the Future Land Use Map. The subject parcel (GPIN 6984-36-7135-000) is located at 271 Winchester Street on approximately 11.0664 acres.

Comprehensive Plan Future Land Use and Historic Resources Analysis

Plan Warrenton 2040 labels this parcel in the Future Land Use Map is designated as Live Work outside of a Character District. It is also located within the Historic District. The Historic District goals state:

- Conserve, reuse, and promote historic resources to enhance the Town’s sense of place and grow the economy.
- Preserve the authenticity and tell the stories of historic resources for generations to come through documentation. Educate the community on the value of historic resources.
- Enhance the environment through preservation and sustainability best practices.

- Protect the rich histories of existing neighborhoods.
- Promote asset-based economic development through historic resources.

Standard	Analysis
<i>Whether the proposed Special Use Permit is consistent with the Comprehensive Plan.</i>	The proposed use falls within the future land use designation of Live Work as listed in the Comprehensive Plan and is located within the Historic District.
<i>The compatibility of the proposed use with other existing or proposed uses in the neighborhood, and adjacent parcels.</i>	The church property is adjacent to existing residential single-family homes. A church and school are permissible uses within the Residential R-10 zoning district, requiring a Special Use Permit.

Staff Findings

The historical survey of the existing building found it to be non-contributing. The applicant has held a work session with the Architectural Review Board to begin the process of discussion for the new building scale, massing, and materials. A Condition of Approval for the SUP addresses the need to obtain a Certificate of Appropriateness. The applicant intends to develop a building up that meets new building codes, in keeping with the context and character of the area.

Zoning Analysis

The legislative intent of the Residential R-10 District is this district is composed of certain low concentrations of residential uses, plus certain open space areas where similar development would be consistent with the provisions of the Town’s Comprehensive Plan. The regulations of this district are designed to stabilize and protect the essential characteristics of the district and promote and encourage suitable environment for single-family residential units and prohibit all activities of a commercial nature, except neighborhood professional businesses. To these ends, development in low density single unit dwellings, plus certain compatible uses by special use permit.

Standard	Analysis
<i>The level and impact of any noise emanating from the site, including that generated by the proposed use, in relation to the uses in the immediate area.</i>	The proposed use is adjacent to existing residential single-family detached dwellings. All non-residential uses must meet the noise standards under Article 9-14.2. No change of use is proposed.
<i>The proposed location, lighting and type of signs in relation to the proposed use, uses in the area, and the sign requirements of this Ordinance.</i>	The applicant has not proposed any new signage with the new building.

Standard	Analysis
<p><i>The location and area footprint with dimensions (all drawn to scale), nature and height of existing or proposed buildings, structures, walls, and fences on the site and in the neighborhood.</i></p>	<p>An SUP plan has been provided showing the location of the existing church, associated accessory buildings and proposed office building.</p> <p>The proposed 3-story office building is noted at 13,000 square feet. The plan shows an existing church, 1-story school, rectory, and 1 story building with a basement. No height or square footage is provided for these buildings.</p> <p>There is an existing retaining wall located at the northwestern corner of the property, and a proposed retaining wall is noted along the proposed office building, but no height is noted for other than “the proposed building height will be approximately 35’ or less” based on a calculation using the average proposed grade along the outside of the building. The applicant states “variations in the final site grading will change the building height calculation.”</p> <p>The ARB will review the retaining wall to ensure compliance with the Historic District.</p>
<p><i>The nature and extent of existing or proposed landscaping, screening and buffering on the site and in the neighborhood.</i></p>	<p>No new landscaping detail is proposed on the SUP Plan, except a call out for the area around the existing retaining wall. Staff is unable to verify ordinance requirements, which will be required at time of site plan submission</p>
<p><i>The timing and phasing of the proposed development and the duration of the proposed use.</i></p>	<p>Timing of construction will depend on receiving site plan approval. The applicant has proposed a condition that would call for the demolition of the existing building prior to final occupancy of the new building.</p>
<p><i>Whether the proposed Special Use Permit at the specified location will contribute to or promote the welfare or convenience of the public.</i></p>	<p>The additional office space may allow the church to better serve the community. Updating the Conditions of Approval to address stacking in the public right-of-way will promote safety on John E. Mann Street.</p>

Standard	Analysis
<i>Whether, in the case of existing structures proposed to be converted to uses requiring a Special Use Permit, the structures meet all code requirements of the Town of Warrenton.</i>	Any new structures will be required to meet current codes.
<i>The location, character, and size of any outdoor storage.</i>	No outdoor storage is shown on the SUP plan.
<i>The location of any major floodplain and steep slopes.</i>	No floodplain is located on site.
<i>The location and use of any existing non-conforming uses and structures.</i>	The proposed structure must meet all required setbacks and permissible uses should the SUP be granted.
<i>The location and type of any fuel and fuel storage.</i>	No fuel storage areas are noted on site.
<i>The location and use of any anticipated accessory uses and structures.</i>	The office building is proposed to be built at the Northwest corner of the site. It is not clear what services the office building will be utilized for.
<i>The area of each proposed use.</i>	The proposed area for the new office building is 13,000 square feet.
<i>The location and screening of parking and loading spaces and/or areas.</i>	Staff cannot verify parking and loading space requirements are met throughout the site. No new landscaping is proposed on the SUP Plan. Staff is unable to verify ordinance requirements, which will be required at time of site plan submission. Perimeter parking lot landscaping is required between the 14 new parking spaces and the northern boundary line, to consist of a minimum 5-foot wide buffer area planted with one canopy tree and three shrubs per 50 linear feet. A retaining wall is located between the parking area and the property, reducing the available area to provide the required buffer. The applicant provided a “Typical Wall and Landscape Detail” on the SUP Plan but does not include dimensions.
<i>The location and nature of any proposed security features and provisions.</i>	Not applicable.
<i>Any anticipated odors which may be generated by the uses on site.</i>	The site must remain in compliance with Article 9-14.5 regarding the control of odors.
<i>Refuse and service areas.</i>	Refuse is not addressed on the SUP plan. The statement of justification acknowledges conformance with refuse storage requirements will be verified at the time of site plan.

Standard	Analysis
<i>Whether the proposed Special Use Permit will result in the preservation or destruction, loss or damage of any significant topographic or physical, natural, scenic, archaeological or historic feature.</i>	No significant or topographic areas are noted on site.
<i>The effect of the proposed Special Use Permit on environmentally sensitive land or natural features, wildlife habitat and vegetation, water quality and air quality. The location of any major floodplain and steep slopes.</i>	The applicant has not provided a preliminary stormwater plan, dimensions of building, parking, and travelways. Nor has the applicant provided how the improvements on site will be constructed or if blasting is anticipated.
<i>The glare or light that may be generated by the proposed use in relation to uses in the immediate area.</i>	The applicant has provided no information for lighting. Staff and the Planning Commission have raised concerns regarding the parking on the northern side of the property.

Staff Findings

Staff continues to be concerned about the lack of information included on the SUP Plan. In reviewing the SUP application and existing conditions plan, which serves as a base to the SUP Plan, staff found many site improvements missing, such as pavement striping in front of the school to confirm parking and ADA needs, documentation of existing playgrounds and pavilions, as well as other items that may impact stormwater, impervious surfaces, and buffer requirements. The SUP plans are also out of date in documenting adjacent subdivisions and neighboring properties. As a legal entitlement document, the SUP plans should indicate notes of what the use of each building is on the site.

During agency review of the application, staff raised several potential issues and asked the applicant to address them. Highlights of issues include the potential inability to meet landscaping buffer requirements, no details on lighting, preliminary stormwater design, proposed refuse locations, and no height and dimensions of the building to confirm required setbacks, retaining walls, parking, travelways, and landscape buffers for staff to ensure the proposal will meet requirements. Staff is aware that stormwater and landscape buffer solutions can be expensive to engineer. Staff sought to help the applicant understand that staff cannot ensure this proposal works at Site Development Plan without more information and/or requested waivers.

As part of the agreement between the church for the pre-school expansion in 2017, in an email from Carson Land Consultants to the Town on August 4, 2017, the applicant’s engineer confirmed “but if and when St John’s does anything else in the future, the land disturbance from this project plus the next will trigger the VPDES permit.” The Town engineer responded with the statement “However, when they move to the next phase, we will go back to any upgrade during and after 2014.”

Normally staff is able to work with the applicant to do a baseline determination during the SUP approval process that allows what the applicant seeks to accomplish is feasible within the adopted ordinances and regulations. However, without additional information on the SUP Plan, staff is unable to confirm the feasibility without the applicant requesting waivers and modifications in the future.

Draft Conditions of Approval have been drafted to attempt to address potential lighting issues. The Town of Warrenton Police suggested information regarding LED lighting that the Community Development Department worked to address.

Transportation and Circulation Analysis

The Transportation and Circulation goals for the Town of Warrenton are:

- Improve multi-modal capacity and safety that encourages trips by walking, bicycling, and transit. Enhance the traveling experience by creating great streets.
- Promote livability in the Town by creating great places where residents and visitors feel welcome and safe.
- Provide an equitable and connected Multi-Modal Network.

<u>Standard</u>	<u>Analysis</u>
<i>The traffic expected to be generated by the proposed use, the adequacy of access roads and the vehicular and pedestrian circulation elements (on and off-site) of the proposed use, all in relation to the public's interest in pedestrian and vehicular safety, efficient traffic movement and access in case of fire or catastrophe.</i>	The church site is used for multiple uses including a pre-school – 8 th grade school, parish activity center for community events, outdoor managed turf fields, a rectory, and the multi-use office building. The applicant has not provided information related to the proposed width of travelways or a turn analysis throughout the site. The proposal states approximately 38 additional parking spaces will be added.
<i>Whether the proposed use will facilitate orderly and safe road development and transportation.</i>	

Staff Findings

The Warrenton Volunteer Fire Department requested consideration of wider access roads, strict enforcement of no parking areas, more fire hydrants, and ensuring flat areas 1/4th of the height of the building. Community Development staff raised concerns about perimeter parking, understanding of the impervious surface dimensions (e.g. parking and travelways), and information regarding school pick off and drop off to prevent stacking in the public right-of-way. Public Works and Utilities raised the 1986 condition of dedicating the right-of-way to the centerline of Winchester Street. The applicant acknowledged these items and stated they would be addressed at site plan. Staff has worked to try to develop a set of draft conditions of approval to address the right of way, potential maintenance needs and who is responsible for them, and vehicle stacking in the public right-of-way. However, staff cannot speak to the needs of the Fire Department without more information. It should also be noted there is no proposed sidewalk along the frontage of Winchester Street. The Planning Commission should discuss if this would be appropriate given the Town’s goal of walkability and improving Winchester Street as a designated Signature Street in Plan Warrenton 2040. Normally a subdivision is the trigger for installing a sidewalk. In this case, the applicant is not subdividing the property.

Community Facilities and Environmental Analysis

Plan Warrenton 2040 outlines Community Facilities goals and Environmental goals by stating:

- Green infrastructure and sustainability are incorporated into community facilities to promote energy efficiency and environmental protections.
- Ensure healthy, safe, adequate water and wastewater services.
- Preserve, enhance, and protect the environmental, scenic, and natural quality of the Town.

<u>Standard</u>	<u>Analysis</u>
<i>Whether the proposed Special Use Permit will be served adequately by essential public facilities, services and utilities.</i>	There is an existing water and sewer system on the parcel. The applicant has indicated a “potential stormwater management area to discharge into the storm drain on Winchester Street” with a note that stormwater is subject to change with final design on the SUP Plan.
<i>The location of any existing and/or proposed adequate on and off-site infrastructure.</i>	

Staff Findings

The Town Public Works and Utilities Department cannot verify the disturbance work or the erosion and sediment control measures and calculations without more information provided. The applicant was provided information from 2017 site development plan that stated the additional disturbance related to the recently constructed education building (per SDP 2017-01) will be considered accumulative to this new SUP application (per SUP-23-01) and will trigger the Commonwealth’s SWM Regulations, as indicated in General Note 12 of the 2017 of the Saint John the Evangelist Roman Catholic Church SDP sheet 2. Public Works and Utilities also informed the applicant that at least a 10% reduction in runoff and nutrients from the site. Per February 2, 2017, memorandum (SDP 2017-01 St. John’s Catholic Church Pre-School Addition letter), the additional disturbance will be considered accumulative to this SUP application and will trigger the Commonwealth’s SWM Regulations, as indicated in General Note 12 of the 2017 of the Saint John the Evangelist Roman Catholic Church SDP sheet 2. Further concern from Public Works is the site plan must ensure that the existing drainage on Winchester Street has adequate capacity to convey drainage from this improved site.

Public Works requested a Stormwater Master Plan for the site showing how stormwater is proposed to leave the site and how it meets the Stormwater Town’s Ordinance criteria. This relates to the recently constructed education building (per SDP 2017-01) and the proposed new building.

As is stated in the Zoning Analysis section, without an up to date Existing Conditions Plan and dimensions, height, and locations of improvements on the SUP Plan, staff is unable to ensure all these concerns have been addressed to the satisfaction of a SUP approval.

Previous SUP applications have been forthcoming as to whether blasting will be required to achieve the proposal. In this case, staff is unsure how the applicant intends to proceed with building, parking, demolition, and stormwater improvements. The site is surrounded by residences that could be impacted if blasting was required on the site.

The applicant states they will address all outstanding issues at time of Site Development Plan. Staff suggests the Planning Commission consider appropriate Conditions of Approval if this application is to move forward to ensure the concerns are properly addressed.

Economic Resources Analysis

An economic goal of Plan Warrenton 2040 is to promote a diverse, equitable stable tax base while preserving the character of the community.

<u>Standard</u>	<u>Analysis</u>
<i>Whether the proposed Special Use Permit use will provide desirable employment and enlarge the tax base by encouraging economic development activities consistent with the Comprehensive Plan.</i>	The proposed use does not change the existing uses on the property.
<i>The number of employees.</i>	Unknown. Students is capped at 540.
<i>The proposed days/hours of operation.</i>	Unknown.

Staff Findings

The proposal does not change the existing economic use of the site.

Conditions of Approval

Staff is proposing these conditions be updated to address the revised SUP Plan, transportation, elevations, lighting, stormwater, and refuse. These draft conditions are attached. Other items for Planning Commission consideration include:

1. Warrenton Volunteer Fire Company requests
2. Concerns from Public Works and Utilities regarding Winchester Street storm drainage availability and meeting accumulative stormwater requirements.
3. Zoning concerns of landscaping buffer requirements, retaining wall heights, and setbacks.
4. Potential blasting needs
5. Sidewalk potential on Winchester Street.
6. Refuse location to ensure it is not located adjacent to residences.

DRAFT SPECIAL USE PERMIT CONDITIONS
Applicant: ST. JOHN THE EVANGELIST CATHOLIC
CHURCH
Owner: CATHOLIC DIOCESE OF ARLINGTON
(ST JOHNS CATHOLIC SCHOOL TEES)
SUP 23-01 (Supersedes SUP Dated June 3, 1986)
PINs 6984-36-7135-0000 (the "Property")
Special Use Permit Area: ± 11.0664 Zoning: R-10
Residential
Date: May 16, 2023

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

1. General: This Special Use Permit is issued covering the entire Property pursuant to the provisions of § 11-3.10 of the Town of Warrenton Zoning Ordinance.
2. Site Development: The Property shall be developed in substantial conformance with the Special Use Permit Plan entitled, "Special Use Permit Plat," prepared by Carson Land Consultants, dated March 27, 2023, revised April 27, 2023, consisting of four (4) sheets (the "SUP Plan"). Minor changes and adjustments may be made to the road and street alignments, entrances, parking, dimensions and location of SWM/BMP facilities, the exact configuration and location of building footprints, and other similar features as shown on the SUP Plan, provided they meet the intent of these Conditions and are approved by the Director of Community Development or the Zoning Administrator.

3. Use Parameters:
 - a. Special Use Permit Area – The Special Use Permit shall apply to the entire +/- 11.0664 acre site.
 - b. Use Limitations – The use shall be limited to a religious institution and related facilities including the church, school, and those accessory uses customarily incidental to the primary uses.
 - c. Maximum Students – The maximum number of students shall be 540 as approved in the previous SUP dated June 3, 1986.
4. Architecture: The site is located within the Historic District and is subject to Architectural Review Board, Certificates of Appropriateness (COA), and the Town of Warrenton Guide to Historic Resources. No structures shall be modified or erected until a COA has been issued. This includes walls and fences exceeding 36” in height.
5. Signage: All signage shall comply with the applicable provisions of Article 6 of the Town of Warrenton Zoning Ordinance.
6. Site Maintenance and Refuse Collection: Any refuse storage areas shall be screened with a solid enclosure constructed of materials that are compatible with the buildings on the property. The enclosure shall have gates that prohibit viewing this area from adjoining properties and public rights-of-way. The gates shall remain closed when not in use and the trash containers shall be emptied as necessary to prevent odors or infestation by vermin. Compliance with this condition shall be demonstrated on each final site plan(s). Deliveries and refuse collection shall follow Town Code Section 11-19(9).
7. Environment: All landscaping shall be native and drought-resistant or other species as may be approved on the final site plan(s).
 - a) Landscaping – The Applicant shall make all efforts to maintain and preserve the existing mature vegetation and hardwood trees when feasible.
 - b) Minimize Clearing and Grading – The Applicant shall show the limits of clearing and grading for the site on the approved final site plan(s). For portions of buffers located outside the limits of clearing and grading, the existing vegetation shall be preserved and supplemented to meet the intent the buffer as noted above. In addition, existing trees and shrubs shall be incorporated into the landscaping plan. This does not preclude the removal of diseased, noxious and/or invasive vegetation.
 - c) Stormwater Management – The Applicant shall provide one hundred percent (100%) of the required stormwater runoff quality and quantity control measures for the site. The locations and specific techniques to be utilized shall be determined at the time of plan review and discussed with Stormwater

Management staff prior to submittal of the first final site plan.

8. Lighting:

- a. Proposed lighting shall be reviewed during the review of the Certificate of Appropriateness and at the time of site plan in accordance with the Zoning Ordinance.
- b. Building-mounted security lighting, which is full cut-off and directed toward the building and in compliance with the Zoning Ordinance, shall be permitted.
- c. All new and replacement light fixtures shall consist of full cut-off fixtures with a color temperature of 3,000 K or lower, and a maximum mounting height of 14 feet.
- d. Lighting on the school managed turf fields is prohibited.
- e. All other proposed lighting shall be addressed at site plan in accordance with the Zoning Ordinance.

9. Transportation:

- a) Vehicular Access – The site shall be accessed from the Winchester Street and John E. Mann entrances. Egress shall be controlled via a stop sign traffic control with stop bar at the exits.
- b) There shall be no stacking of vehicles into the public right-of-way. The school is responsible for ensuring drop off and pick up from the school do not result in backs ups on the public streets. Stacking on the property by accessing the school by way of Winchester Street or staggering times is required to achieve this condition.
- c) Handicapped Parking and Signage – Handicapped parking and signage for shall be provided in accordance with the PFM and the Americans with Disabilities Act.
- d) Dedication of public right-of-way on Winchester Street shall be included on the Site Development Plan and be recorded prior to occupancy permit. With the dedication of the right-of-way frontage, the property owner will submit with the site plan an agreement to retain the maintenance of the existing perimeter wall and entrance features, including the entrance apron on Winchester Street for Town review and approval.

10. Parking: Parking located on the north side of the property, adjacent to Richards Lane shall buffer and shield the headlights of vehicles from the adjacent residences. Headlights shall be screened from view from the residential-zoned property located to the north to at least 3.5 feet in height above the parking surface elevation with a solid wall, sight-tight fence, or other method as approved by the Zoning Administrator as a part of the Site Development Plan, to extend the length of the parking on the north side.

11. Water and Sewer: The site shall continue to be served by public water, with the property owner bearing all costs associated with providing the additional services that will be required. Construction of a new 3-story building, +/- 13,000 square foot located at the northwest corner of the property on Winchester Street will require a separate water meter, per Town code.
12. Demolition: Demolition of the existing 3 story stone and block building located in the northwest portion of the property adjacent to Richards Lane shall require a permit from the Town. No final occupancy permit shall be issued on a new 3-story building, +/- 13,000 square foot located at the northwest corner of the property on Winchester Street until the above existing building has been demolished.

DRAFT

SPECIAL USE PERMIT PLAT

ST JOHN THE EVANGELIST CATHOLIC CHURCH

SUP 2023-1 (AMENDMENT TO SUP DATED JUNE 3, 1986)

271 WINCHESTER STREET

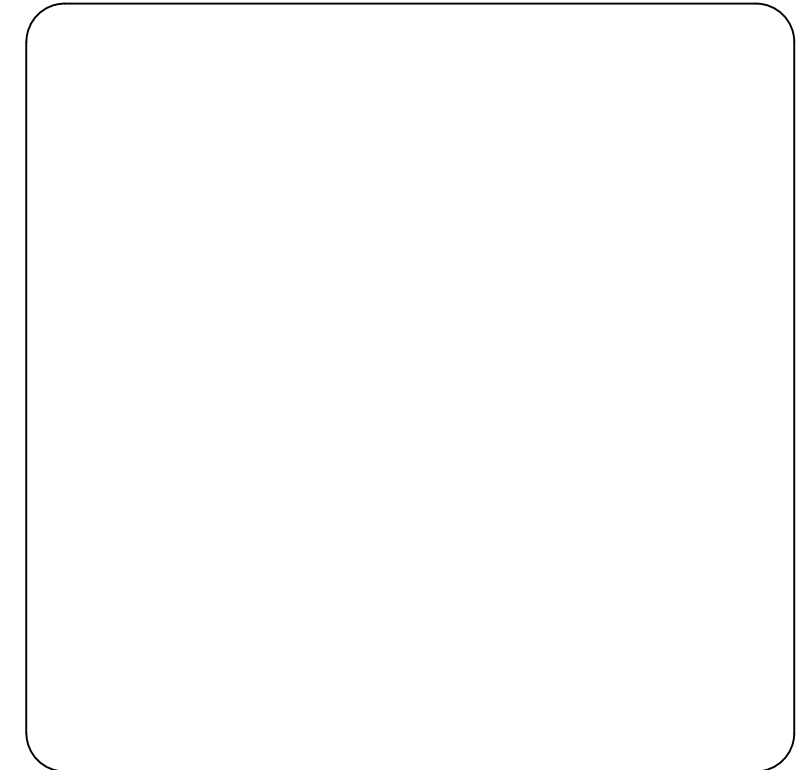
TOWN OF WARRENTON

FAUQUIER COUNTY, VIRGINIA

FEBRUARY 10, 2023

LAST REVISED: APRIL 27, 2023

APPROVAL BLOCK



LEGEND	
Q	CENTERLINE
CO	CLEANOUT
EX	EXISTING
HC	HANDICAPPED
EP	EDGE OF PAVEMENT
S/C	SIAMESE YARD CONNECTION
IPS	IRON PIPE SET
IPF	IRON PIPE FOUND
RET	RETAINING
PKS	PK-NAIL SET
DHS	DRILL HOLE MADE
CONC	CONCRETE
CONN	CONNECTION
TELE	TELEPHONE
STM STR	STORM SEWER STRUCTURE
STM MH	STORM SEWER MANHOLE
SAN MH	SANITARY SEWER MANHOLE
ELEC TRANS	ELECTRIC TRANSFORMER
O	WATER VALVE UNLESS NOTED
Q	SIGN
⊕	FIRE HYDRANT
⊕	LIGHT OR UTILITY POLE
FC	FACE OF CURB
7	NUMBER OF PARKING SPACES
1 S	NUMBER OF LOADING SPACES
5 HC	NUMBER OF HANDICAP SPACES
---	PROPERTY OR RW LINES
---	CENTER LINE
---	EASEMENT LINE
---	EXISTING TRAVEL WAY/ EDGE OF PAVEMENT
---	PROPOSED EDGE OF PAVEMENT
---	EXISTING CURB AND GUTTER
---	PROPOSED CURB AND GUTTER
---	FENCE LINE
---	ROADSIDE DELINEATORS
---	RAILROAD
---	ADJACENT PROPERTY OWNERS
---	EXISTING CULVERT OR STORM LINE
---	PROPOSED CULVERT OR STORM LINE
---	STORM SEWER (PROPOSED BY OTHERS)
---	EXISTING WATERLINE
---	PROPOSED WATERLINE
---	WATERLINE (PROPOSED BY OTHERS)
---	EXISTING FIRE HYDRANT
---	PROPOSED FIRE HYDRANT
---	EXISTING SANITARY SEWER
---	PROPOSED SANITARY SEWER
---	SANITARY SEWER (PROPOSED BY OTHERS)
---	EXISTING GAS LINE
---	PROPOSED GAS LINE
---	EXISTING OVERHEAD TELEPHONE
---	EXISTING OVERHEAD ELECTRIC
---	EXISTING OVERHEAD TELEPHONE & ELECTRIC
---	EXISTING UNDERGROUND TELEPHONE
---	EXISTING UNDERGROUND ELECTRIC
---	EXISTING RETAINING WALL
---	PROPOSED RETAINING WALL
---	EXISTING POWER OR TELEPHONE POLE
---	LIGHT POLE
---	EXISTING CONTOUR W/ ELEVATION
---	PROPOSED CONTOUR W/ ELEVATION
---	EXISTING SPOT ELEVATION
---	PROPOSED SPOT ELEVATION
---	EARTH DEPRESSION
---	DITCH, SWALE, STREAM OR SPRING
---	SWAMP OR MARSH AREA
---	DRAINAGE DIVIDE
---	PATH (DIRT, GRAVEL, CRUSHED STONE, ETC.)
---	TREE LINE
---	LIMITS OF CLEARING & GRADING
---	NORTH ARROW
---	TREES AND SHRUBS
---	STD. VDOT CG-12, CURB RAMP
---	PROPOSED CONCRETE
---	PROPOSED GRAVEL
---	PROPOSED UNDERDRAIN

ADJACENT OWNERS

6984-45-0901-000
MANN, FAYE A/K/A, MANN, FAYE O
101 JOHN E MANN ST
WARRENTON VA 20186
BK 265 / PG 1584
ZONING: R-10

6984-45-1877-000
ELLIOTT, KELSEY A
216 ROBINSON ST
WARRENTON VA 20186
BK 1453 / PG 2270
ZONING: R-10

6984-45-2940-000
JAMES, CHERYL M
220 ROBINSON ST
WARRENTON VA 20186
BK 1458 / PG 1263
ZONING: R-10

6984-45-3912-000
PAYNE, MICHELLE A TRUSTEE;
PAYNE, MICHELLE ANN TRUST;
PAYNE, STEVEN C TRUSTEE;
PAYNE, STEVEN CARL TRUST
232 ROBINSON ST
WARRENTON VA 20186
BK 1587 / PG 69
ZONING: R-10

6984-46-1478-000
DEMBOVSKI, CHANTHELLE;
PEPIN, THOMAS G
348 PRESTON DR
WARRENTON VA 20186
BK 1694 / PG 1231
ZONING: R-10

6984-46-2402-000
CHESLEY, COLLEEN M;
CHESLEY, MICHAEL R
340 PRESTON DR
WARRENTON VA 20186
BK 1203 / PG 234
ZONING: R-10

6984-46-2324-000
MUSSER, COURTNEY CANFIELD
332 PRESTON DR
WARRENTON VA 20186
BK 1587 / PG 2406
ZONING: R-10

6984-46-2257-000
BARAHONA, ANGEL E, BARAHONA,
JHESSY CRYSL LAGUNA DE
324 PRESTON DR
WARRENTON VA 20186
BK 1209 / PG 1125
ZONING: R-10

6984-46-2280-000
EVANS, LIDA FULFORD
316 PRESTON DR
WARRENTON VA 20186
BK 1197 / PG 2207
ZONING: R-10

6984-46-3113-000
FAZENBAKER, ROBERT EUGENE;
STAFFORD, ANNALISA
308 PRESTON DR
WARRENTON VA 20186
BK 1321 / PG 2263
ZONING: R-10

6984-46-3056-000
WRIGHT, ANDREA J, WRIGHT, JOHN C
300 PRESTON DR
WARRENTON VA 20186
BK 1440 / PG 1211
ZONING: R-10

6984-36-9591-000
CHIPMAN, ALBERT W III;
CHIPMAN, KAREN S
287 WINCHESTER ST
WARRENTON VA 20186
BK 1249 / PG 2301
ZONING: R-10

6984-36-9684-000
CHIPMAN, ALBERT W III;
CHIPMAN, KAREN S
289 WINCHESTER ST
WARRENTON VA 20186
BK 1171 / PG 2455
ZONING: R-10

PARKING TABULATION

IN ACCORDANCE WITH ARTICLE 7 OF THE TOWN OF WARRENTON ZONING ORDINANCE THE PARKING REQUIRED FOR THE SITE ARE AS FOLLOWS:

CHURCH: ONE (1) SPACE PER FOUR (4) SEATS DESIGN CAPACITY OF THE PRINCIPLE PLACE OF WORSHIP
SCHOOL: ONE (1) SPACE PER TWENTY-FIVE (25) CLASSROOM SEATS PLUS ONE (1) PER EMPLOYEE CALCULATED FOR THE WORK PERIOD CONTAINING THE LARGEST NUMBER OF EMPLOYEES.

REQUIREMENTS

CHURCH = 793 SEATS (PER APPROVED AMENDED SITE PLAN)
PARKING REQUIRED: 750 SEATS / 4 = 187.5 = 188 SPACES
HC PARKING REQUIRED: 7 SPACES (PER ADA)

PRESCHOOL = 100 CLASSROOM SEATS / 25 = 4 SPACES
12 EMPLOYEES = 12 SPACES
= 16 SPACES TOTAL

ST. JOHN'S SCHOOL (K-8) = 250 CLASSROOM SEATS / 25 = 10 SPACES
30 EMPLOYEES = 30 SPACES
= 40 SPACES

TOTAL NUMBER OF PARKING SPACES REQUIRED:
CHURCH 188
PRE-SCHOOL 16
SCHOOL 40
SPACES 244

TOTAL NUMBER OF PARKING SPACES PROVIDED: 244 SPACES PROVIDED (CURRENTLY)
TOTAL NUMBER OF PARKING SPACES PROVIDED: 286 SPACES PROPOSED (WITH THIS SUP AMENDMENT)

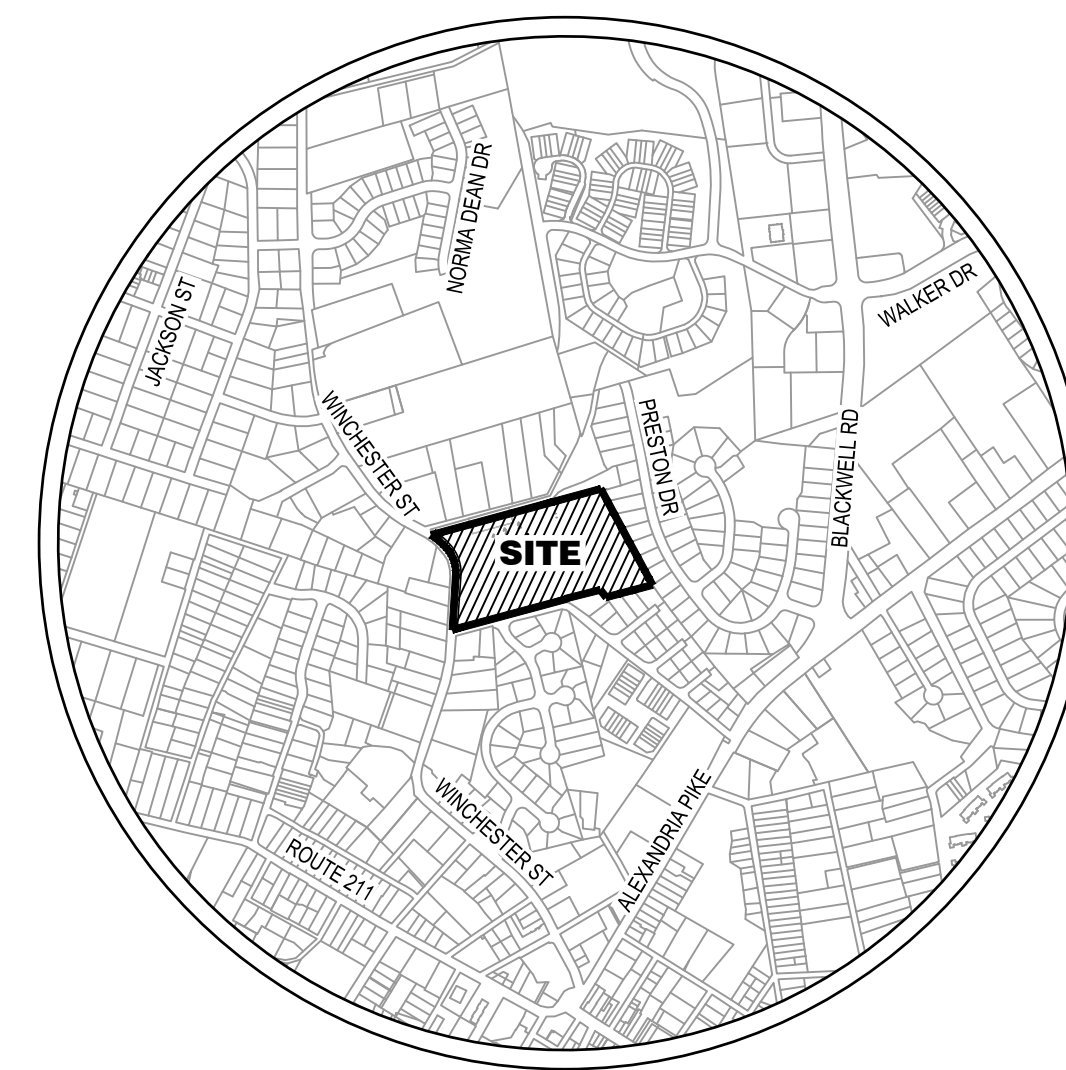
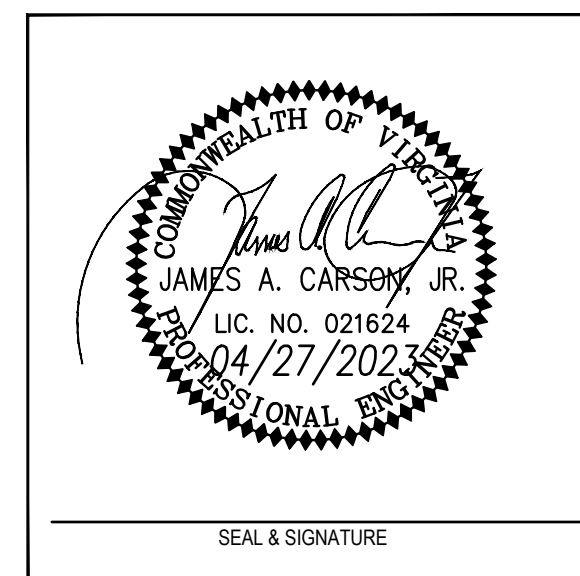
TOTAL CHANGE WITH THIS SUP AMENDMENT: ADDITION OF 42 SPACES (SUBJECT TO CHANGE)

ENGINEER'S CERTIFICATE

I, JAMES A. CARSON, JR., A LICENSED PROFESSIONAL ENGINEER IN THE COMMONWEALTH OF VIRGINIA, DO HEREBY CERTIFY THAT THE PROPERTIES UPON WHICH THIS SITE PLAN IS PROPOSED LIE IN THE NAME OF ST. JOHN'S CATHOLIC SCHOOL TEES, AS FOUND AMONG THE LAND RECORDS OF FAUQUIER COUNTY, VIRGINIA, IN DEED BOOK 205, PAGE 59.

JAMES A. CARSON, JR. P.E. NO. 021624

NOT FOR CONSTRUCTION
UNDER REVIEW



VICINITY MAP

SCALE 1"= 100'

SHEET INDEX

SHEET NO.	DESCRIPTION
1	COVER SHEET
2	EXISTING CONDITIONS PLAN
3	SPECIAL USE PERMIT PLAT
4	BUILDING ELEVATIONS
4	TOTAL NUMBER OF SHEETS IN PLAN

GENERAL NOTES

- PROJECT DESCRIPTION: THIS PROJECT PROPOSES THE CONSTRUCTION OF AN APPROXIMATELY 13,000 SQUARE FOOT, THREE FLOOR OFFICE BUILDING, SIDEWALK, SITE GRADING AND PARKING LOT IMPROVEMENTS ARE ALSO A PART OF THE PROPOSED PROJECT. APPROXIMATE 0.90 ACRE WILL BE DISTURBED DURING THE CONSTRUCTION OF THE PROJECT.
- PINS: 6984-36-7135-000
- ACREAGE: 11.0664 AC
- CURRENT USE: CHURCH, SCHOOL
- PROPOSED USE: CHURCH, SCHOOL
- OWNERS/APPLICANT:
ST. JOHN'S CATHOLIC SCHOOL TEES
271 WINCHESTER STREET
WARRENTON VIRGINIA 20186
DEED BOOK 205, PAGE 59
- ZONING: RESIDENTIAL (R-10)
- ZONING REQUIREMENTS:
MINIMUM LOT AREA: 10,000 SQ. FT
MINIMUM LOT FRONTAGE: 75 FEET
FRONT SETBACK:
MINIMUM 25 FEET
SIDE SETBACKS: 15 FEET
REAR SETBACK: 20 FEET
MAXIMUM LOT COVERAGE: 65% IMPERVIOUS SURFACE
MAXIMUM BUILDING HEIGHT: 35 FEET
- TOPOGRAPHIC INFORMATION FIELD RUN BY CARSON LAND CONSULTANTS.
CONTOUR INTERVAL: 2 FT
DATUM: NAVD 88
- THE SUBJECT PROPERTY IS LOCATED ON FEMA FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NUMBER 51061C 0306 C, DATED FEB. 6, 2008. THE PROPERTY IS LOCATED IN ZONE "X". THIS DOES NOT CONSTITUTE A FLOOD STUDY BY THIS FIRM.
- STORMWATER MANAGEMENT WILL BE ADDRESSED WITH FINAL SITE DEVELOPMENT PLAN. THE PROPOSED OFFICE BUILDING AND ASSOCIATED PARKING AND CIRCULATION IMPROVEMENTS WILL BE TREATED AS A COMMON PLAN OF DEVELOPMENT. STORMWATER MANAGEMENT WILL BE ADDRESSED BY A COMBINATION OF ONSITE TREATMENT WITH STRUCTURAL BMPs SUCH AS BIORETENTION, DETENTION, AND/OR PURCHASE OF OFFSITE NUTRIENT CREDITS. AS CONSULT WITH THE TOWN WILL BE REQUIRED TO DETERMINE AND APPROVE ALLOWABLE DISCHARGE INTO THE EXISTING STORM SEWER SYSTEM. THE LOCATION AND ORIENTATION OF ONSITE FACILITIES WILL BE DETERMINED WITH THE SITE DEVELOPMENT PLANS. LOCATION AND SIZE HAVE NOT BEEN INDICATED ON THIS PLAN AS SUBSTANTIAL COMPLIANCE WITH THE SUP AMENDMENT LAYOUT WOULD BE REQUIRED. PLANS FOR STORMWATER MANAGEMENT ARE TENTATIVE AND SUBJECT TO CHANGE.

SPECIAL USE PERMIT PLAT
ST JOHN THE EVANGELIST CATHOLIC CHURCH
SUP 2023-1 (AMENDMENT TO SUP DATED JUNE 3, 1986)
271 WINCHESTER STREET
TOWN OF WARRENTON
FAUQUIER COUNTY, VIRGINIA
FEBRUARY 10, 2023
LAST REVISED: APRIL 27, 2023



45 Main Street, 1st Floor • Warrenton VA 20186 • (540) 347-9191
CarsonLC

NOT FOR CONSTRUCTION

SAINT JOHN THE EVANGELIST CATHOLIC CHURCH
WARRENTON, VA

SAINT JOHN THE EVANGELIST CATHOLIC CHURCH
WARRENTON, VA

SAINT JOHN THE EVANGELIST CATHOLIC CHURCH
WARRENTON, VA

SAINT JOHN THE EVANGELIST CATHOLIC CHURCH
WARRENTON, VA

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WARRENTON, VA

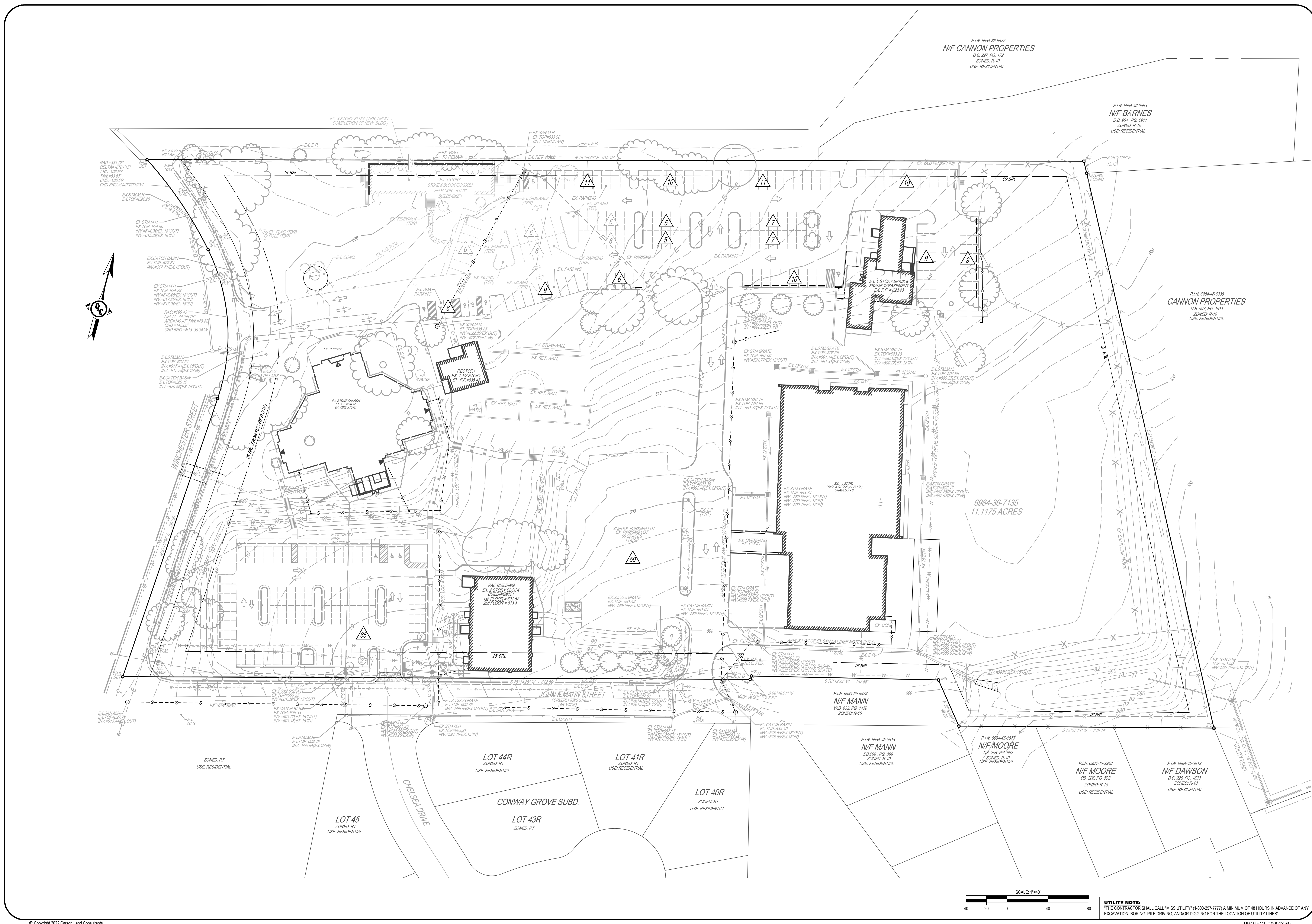
SAINT JOHN THE EVANGELIST CATHOLIC CHURCH
WARRENTON, VA

SAINT JOHN THE EVANGELIST CATHOLIC CHURCH
WARRENTON, VA

SAINT JOHN THE EVANGELIST CATHOLIC CHURCH
WARRENTON, VA

SAINT JOHN THE EVANGELIST CATHOLIC CHURCH
WARRENTON, VA

SAINT JOHN'S OFFICE BUILDING



P.I.N. 6984-35-897
N/F CANNON PROPERTIES
D.B. 991, PG. 172
ZONED: R-10
USE: RESIDENTIAL

P.I.N. 6984-46-083
N/F BARNES
D.B. 994, PG. 1911
ZONED: R-10
USE: RESIDENTIAL

P.I.N. 6984-46-638
CANNON PROPERTIES
D.B. 997, PG. 1911
ZONED: R-10
USE: RESIDENTIAL

6984-36-7135
11.1175 ACRES

P.I.N. 6984-35-8973
N/F MANN
D.B. 932, PG. 1450
ZONED: R-10
USE: RESIDENTIAL

P.I.N. 6984-45-8918
N/F MANN
D.B. 206, PG. 592
ZONED: R-10
USE: RESIDENTIAL

P.I.N. 6984-45-1977
N/F MOORE
D.B. 206, PG. 592
ZONED: R-10
USE: RESIDENTIAL

P.I.N. 6984-45-2940
N/F MOORE
D.B. 206, PG. 592
ZONED: R-10
USE: RESIDENTIAL

P.I.N. 6984-45-3912
N/F DAWSON
D.B. 206, PG. 1630
ZONED: R-10
USE: RESIDENTIAL

ZONED: RT
USE: RESIDENTIAL

LOT 44R
ZONED: RT
USE: RESIDENTIAL

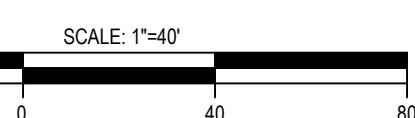
LOT 41R
ZONED: RT
USE: RESIDENTIAL

LOT 40R
ZONED: RT
USE: RESIDENTIAL

LOT 45
ZONED: RT
USE: RESIDENTIAL

LOT 43R
ZONED: RT

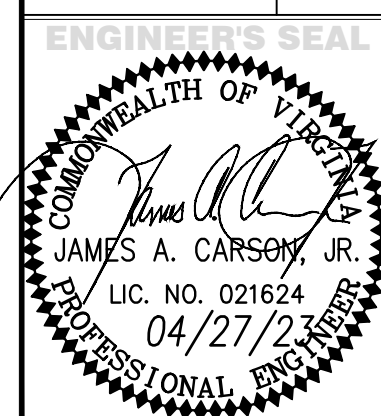
CONWAY GROVE SUBD.



UTILITY NOTE:
THE CONTRACTOR SHALL CALL "MISS UTILITY" (1-800-257-7777) A MINIMUM OF 48 HOURS IN ADVANCE OF ANY EXCAVATION, BORING, PILE DRIVING, AND/OR DIGGING FOR THE LOCATION OF UTILITY LINES.

REVISIONS

DESCRIPTION	DATE
TOWN COMMENTS	03/21/23
TOWN COMMENTS	04/27/23



EXISTING CONDITIONS PLAN

DATE: 12/6/22
SCALE: 1"=40'
SHEET 2 OF 4

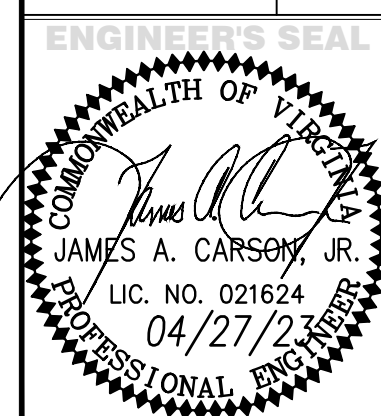
NOT FOR CONSTRUCTION

SAINT JOHN THE EVANGELIST CATHOLIC CHURCH
WARRENTON, VA

SAINT JOHN THE EVANGELIST CATHOLIC CHURCH
WARRENTON, VA

FAUQUIER COUNTY VIRGINIA
CENTER MAGISTERIAL DISTRICT

REVISIONS	
DESCRIPTION	DATE
TOWN COMMENTS	02/23/23
TOWN COMMENTS	04/27/23



SPECIAL USE PERMIT PLAN

DATE: 12/6/22
 SCALE: 1"=40'
 SHEET: 3 OF 4

SANIT JOHNS OFFICE BUILDING

P.I.N. 6984-36-8527
N/F CANNON PROPERTIES
 D.B. 897, PG. 172
 ZONED: R-10
 USE: RESIDENTIAL

P.I.N. 6984-46-2593
N/F BARNES
 D.B. 894, PG. 1911
 ZONED: R-10
 USE: RESIDENTIAL

P.I.N. 6984-46-6336
CANNON PROPERTIES
 D.B. 897, PG. 1911
 ZONED: R-10
 USE: RESIDENTIAL

6984-36-7135
 11.1175 ACRES

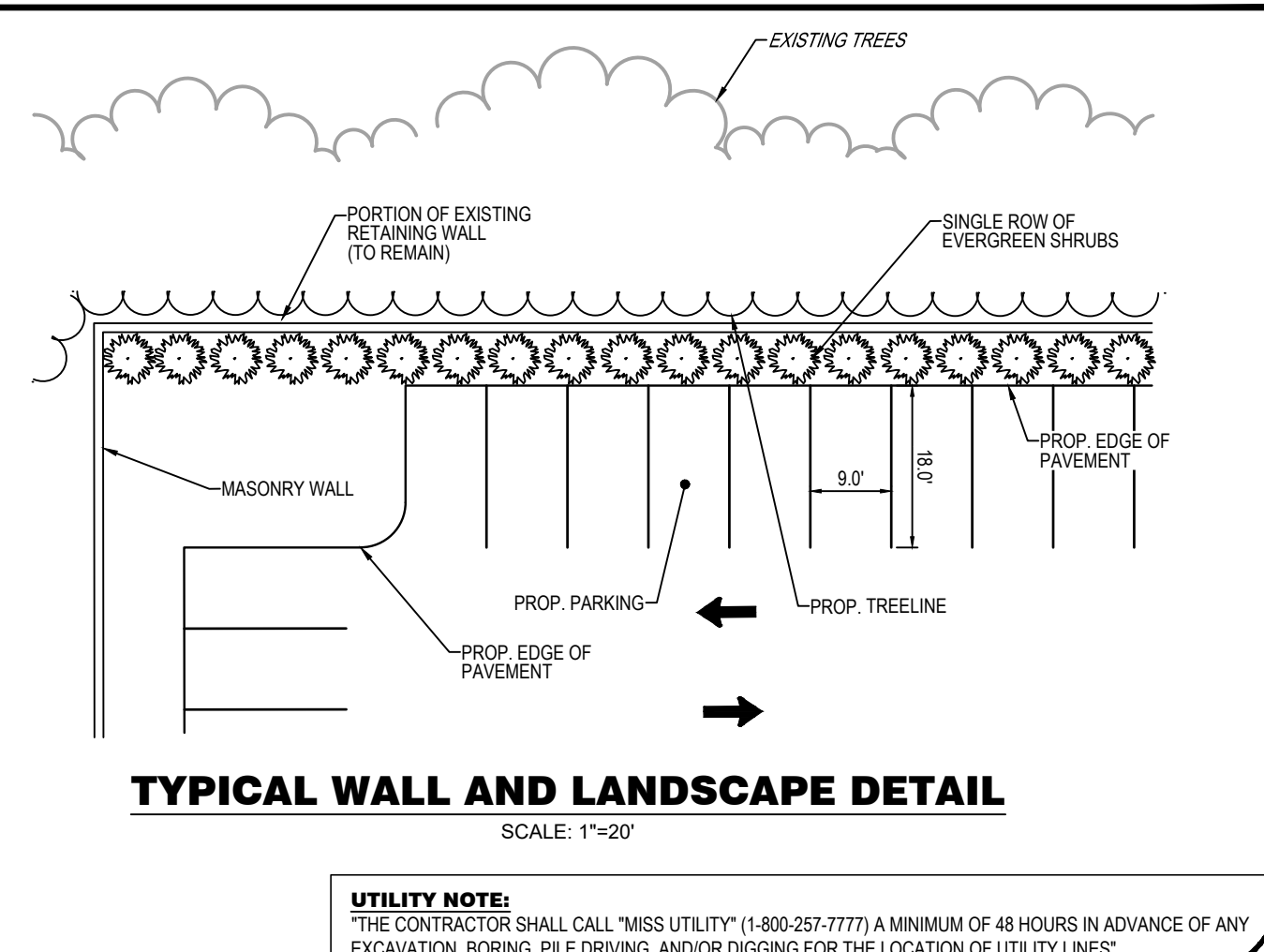
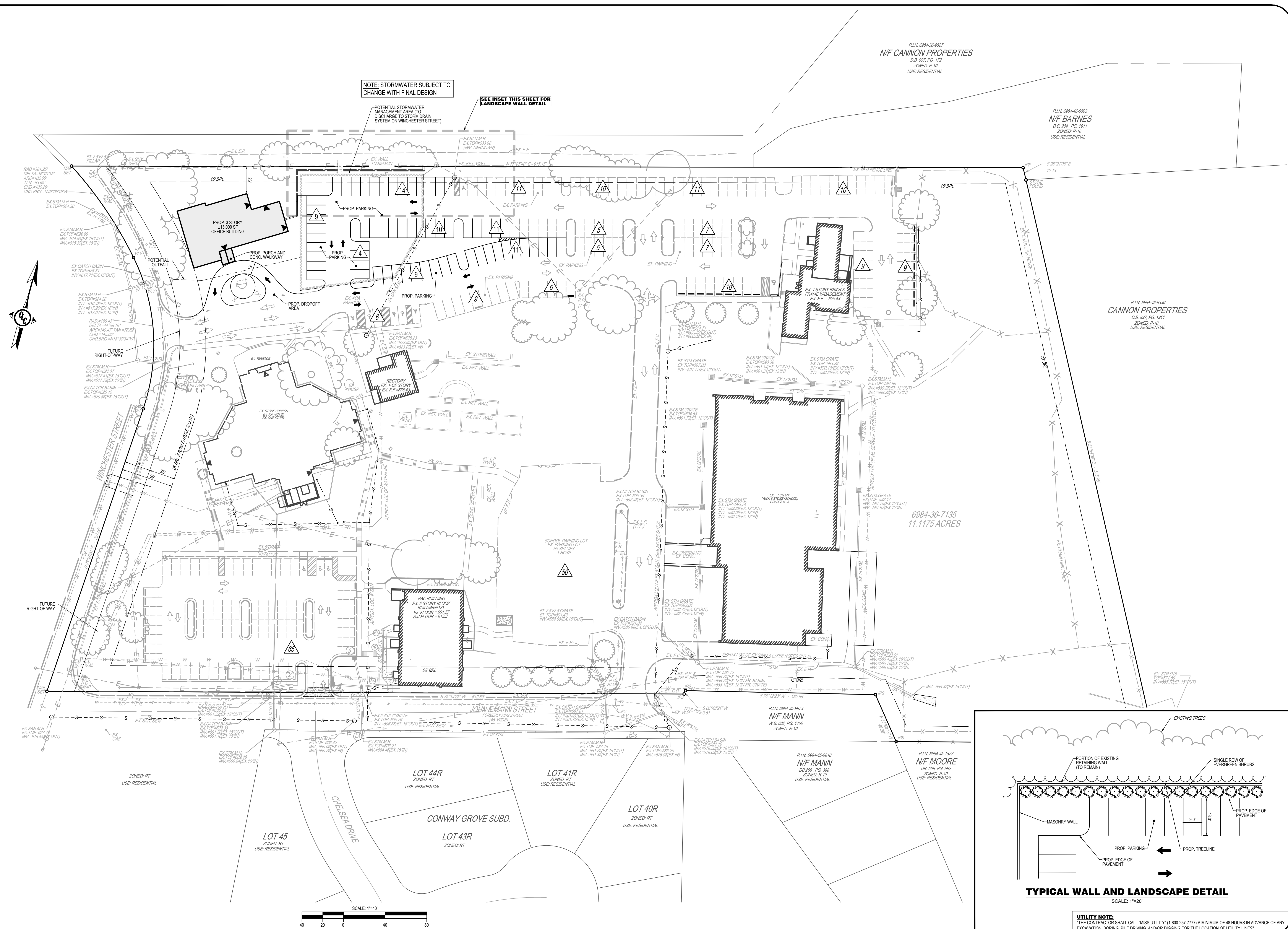
P.I.N. 6984-35-9973
N/F MANN
 W.B. 632, PG. 1420
 ZONED: R-10

P.I.N. 6984-45-1877
N/F MOORE
 D.B. 206, PG. 592
 ZONED: R-10
 USE: RESIDENTIAL

NOTE: STORMWATER SUBJECT TO CHANGE WITH FINAL DESIGN

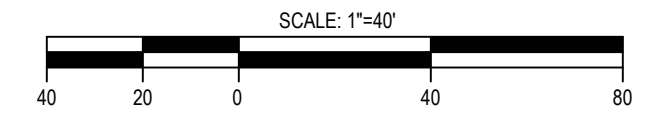
SEE INSET THIS SHEET FOR LANDSCAPE WALL DETAIL

POTENTIAL STORMWATER MANAGEMENT AREA TO DISCHARGE TO STORM DRAIN SYSTEM ON WINCHESTER STREET



TYPICAL WALL AND LANDSCAPE DETAIL
 SCALE: 1"=20'

UTILITY NOTE:
 THE CONTRACTOR SHALL CALL "MISS UTILITY" (1-800-257-7777) A MINIMUM OF 48 HOURS IN ADVANCE OF ANY EXCAVATION, BORING, PILE DRIVING, AND/OR DIGGING FOR THE LOCATION OF UTILITY LINES.



P:\00013\50 - Office Building\Engineering\Special Permit Plan\Presentation Drawings\00013-50_Special Permits.dwg, 4/27/2023, 4:19:05 PM

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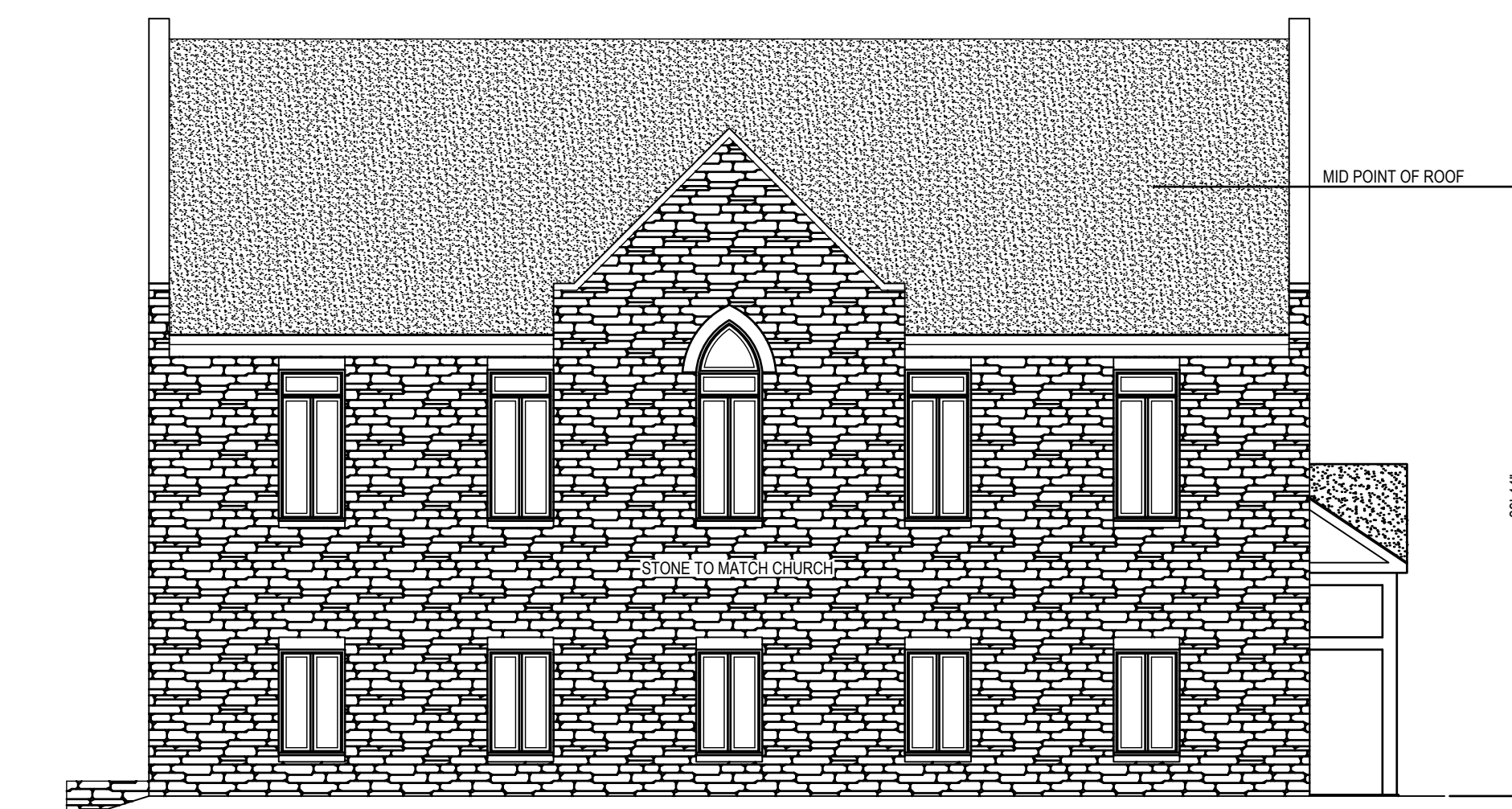
FAUQUIER COUNTY VIRGINIA

**SAINT JOHN THE EVANGELIST
 CATHOLIC CHURCH**
 WARRENTON, VA

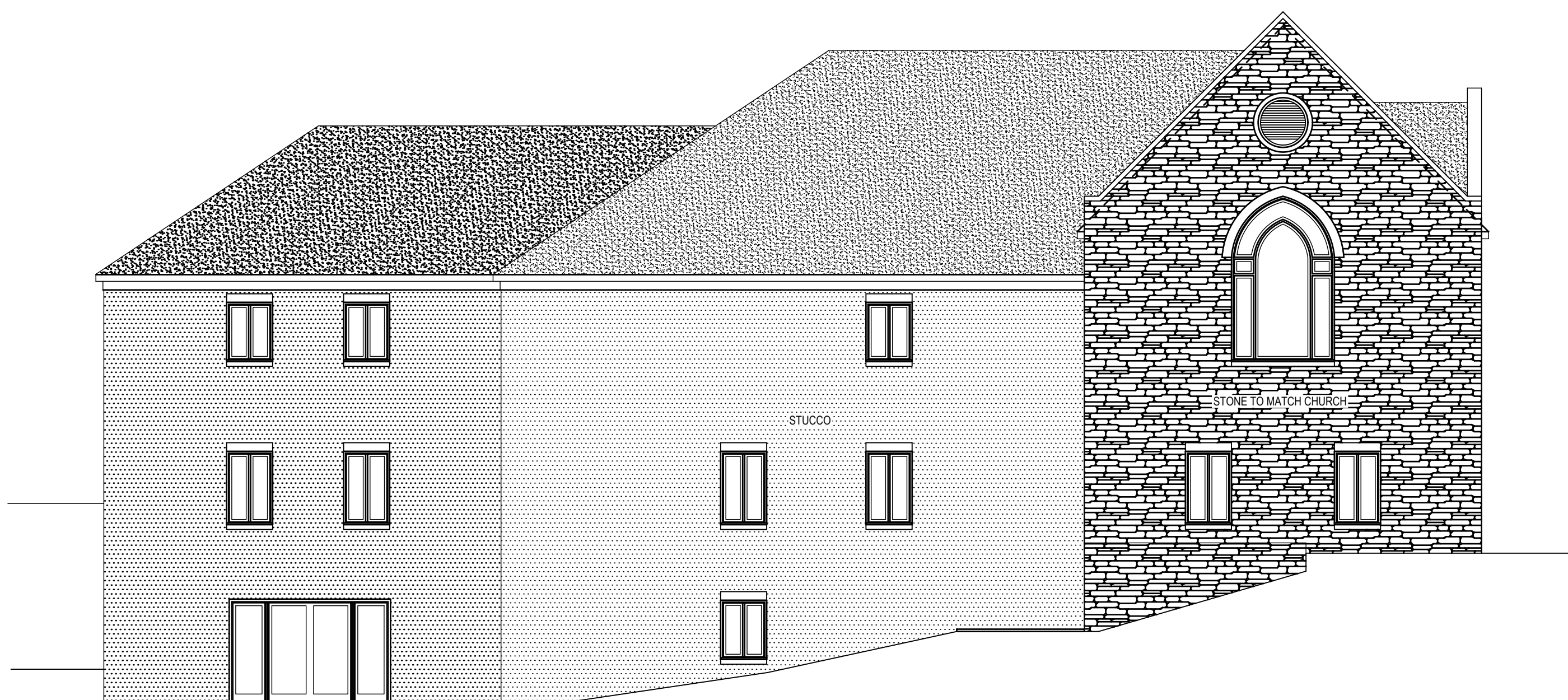
CENTER MAGISTERIAL DISTRICT



EAST ELEVATION
SCALE: 1/8" = 1'-0"



WEST ELEVATION - FACING WINCHESTER STREET
SCALE: 1/8" = 1'-0"

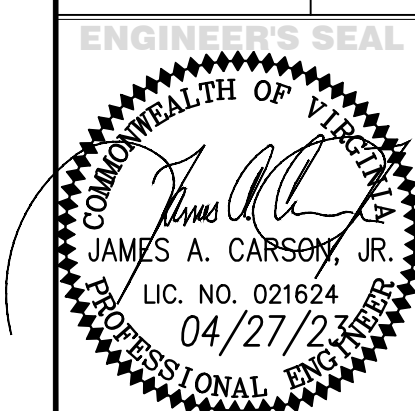


NORTH ELEVATION
SCALE: 1/8" = 1'-0"



SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

REVISIONS	
DESCRIPTION	DATE
TOWN COMMENTS	04/27/23
TOWN COMMENTS	04/27/23



BUILDING ELEVATIONS

DATE: 12/6/22

SCALE: 1"=20'

SHEET 4 OF 4

UTILITY NOTE:
THE CONTRACTOR SHALL CALL "MISS UTILITY" (1-800-257-7777) A MINIMUM OF 48 HOURS IN ADVANCE OF ANY EXCAVATION, BORING, PILE DRIVING, AND/OR DIGGING FOR THE LOCATION OF UTILITY LINES.

PROJECT # 00013-50

SAINT JOHN THE EVANGELIST CHURCH

271 Winchester Street
Warrenton, Virginia 20186
(540) 347-2922



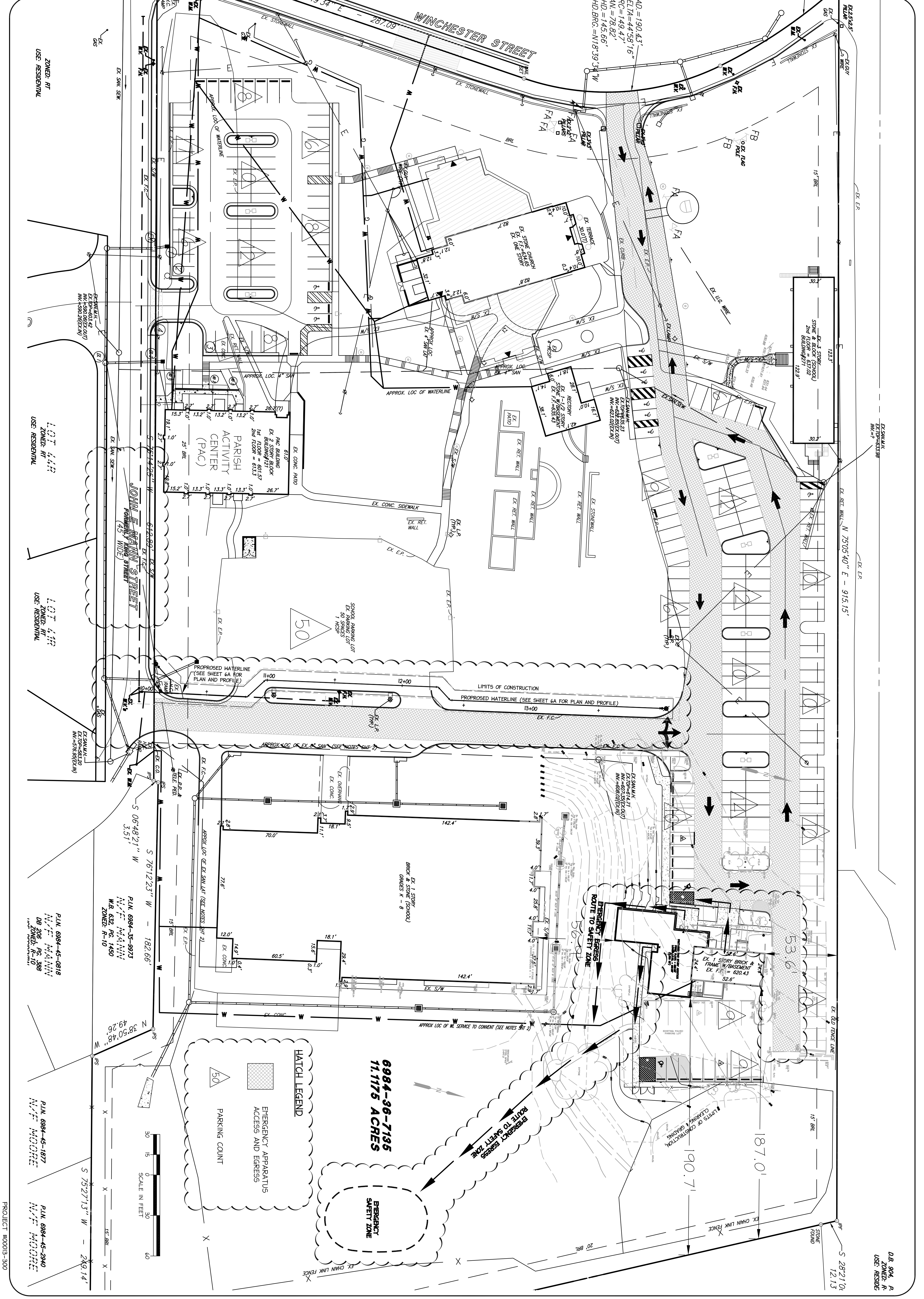
Statement of Justification

The church has an existing Special Use Permit for all the current uses on this property and has been operating on this site for 63 years. No new use is being requested. The church would like to demolish the existing cinder block office building and replace it with a new office building of similar size. The existing building was constructed as classroom and dormitory space in the early '40's and is located right on the property line abutting a residential neighborhood with no setback. The church has worked for the past two years to develop a plan to renovate the existing building to make it ADA accessible, install central HVAC, and manipulate the configuration to accommodate the modern needs of the church, but the cost was tremendous and given the shape of the existing building, the space was still not suitable for current needs.

The new building would be placed on the site to be on axis with the church and will meet all current setbacks. It will be finished in stone and stucco to match the church. The demolition of the existing building will allow for increased parking on the site to help mitigate any overflow onto neighboring streets. All new landscaping and any change in parking lot lighting will be presented on the site development plan and will be in accordance with all town ordinances. The schematic design of the building has already been presented to the town Architectural Review Board and has received their blessing.

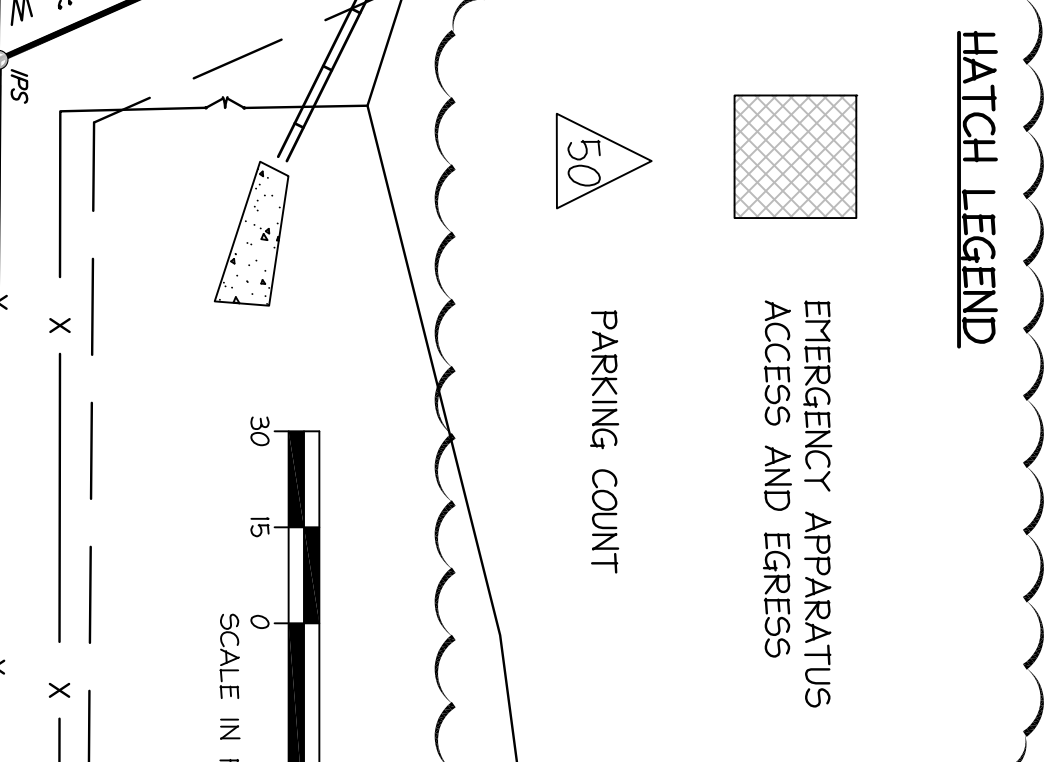
The new building will provide a much better, fully accessible work environment, but will not increase the number of employees or increase the hours of operation. There will be no change to the service or refuse areas already located on the site.

As mentioned above, the church has had this use on the property for 63 years and it was used as the Stuyvesant School for decades before that. For as far back in the records as we could find, the future land use map has designated this parcel as Public/Semi Public – Intense. Only recently, and undisclosed to the church, this was changed to Live/Work Neighborhood. The church is an established use and has no intention of vacating this property. The zoning on the ground is still R-10 and allows for this use with a Special Use Permit which the church already possesses. Therefore, we are requesting that the existing Special Use Permit be amended to allow the existing office building to be demolished and reconstructed in a more favorable location on the site.



ZONED: RT
 USE: RESIDENTIAL
 L.O.T. 4.48
 ZONED: RT
 USE: RESIDENTIAL
 L.O.T. 4.18
 ZONED: RT
 USE: RESIDENTIAL
 P.L.N. 6984-45-0818
 D.B. 206, PG. 388
 ZONED: R-10
 P.L.N. 6984-45-1877
 D.B. 206, PG. 389
 ZONED: R-10
 P.L.N. 6984-45-2940
 D.B. 206, PG. 390
 ZONED: R-10

6984-36-7185
11.175 ACRES
 EMERGENCY SAFETY ZONE



COMMONWEALTH OF VIRGINIA
 PROFESSIONAL ENGINEER
 JAMES A. CARSON, JR.
 I.C. NO. 021624
 6-12-17
 REVISIONS: DATE DESCRIPTION
 PARKING & ACCESS 5/9/17

OVERALL SITE & EMERGENCY ACCESS PLAN
SAINT JOHN THE EVANGELIST
ROMAN CATHOLIC CHURCH
 TOWN OF WARRENTON
 FAUQUIER COUNTY, VIRGINIA

CARSON
LAND CONSULTANTS
 Land Planning, Surveying & Site Design
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Saint John – Draft Conditions of Approval

March 27, 2023

Attached are the Minutes of the Regular Meeting of the Council of the Town of Warranton Held on Tuesday, June 3, 1986.

The minutes do not specify which items of discussion in these minutes are conditions of approval. However, Town staff is requiring the Applicant to provide proposed draft conditions of approval.

No changes to the information in the Town Council meeting minutes and/or existing conditions of approval are proposed. **As such, we infer the following conditions from the meeting minutes, subject to final approval by the Applicant.**

1. Approval of site development plan.
2. Dedication of Winchester Street public right-of-way.

There being no further business, the meeting adjourned.

Respectfully submitted,

Evelyn J. Weimer
Evelyn J. Weimer
Recorder

MINUTES OF THE REGULAR MEETING OF THE COUNCIL OF THE TOWN OF
WARRENTON HELD ON TUESDAY, JUNE 3, 1986

The regular meeting of the Council of the Town of Warrenton was held on Tuesday, June 3, 1986 at 7:00 p.m. in the Council Chambers of the Municipal Building.

The following members were present: Mr. J. W. Lineweaver, Mayor; Benjamin T. Harris, Vice-Mayor; Councilmen J. Frederick Austin, Jr.; Frank S. Foley; Robert J. Hockensmith; John L. Mann, Sr.; Councilwoman Kathryn A. Carter; Donald A. Smith, Acting Town Manager; Carroll J. Martin, Jr., Town Attorney, and Evelyn J. Weimer, Town Recorder.

The meeting was opened with invocation by Reverend Donald W. Pickens, Pastor, Warrenton Assembly of God.

All members received copies of the minutes of the regular meeting of May 6, 1986 and the recessed meeting of May 8, 1986. Miss Carter requested that page 3, paragraph 2 of the minutes of the recessed meeting of May 8, 1986 be corrected to read: "On a motion by Miss Carter, seconded by Mr. Austin, Council voted to ask Mr. Bendall to see if elections could be held the first Tuesday in May. If this is not possible, Council requested elections take place the last Tuesday in April preceding April 22nd."

On a motion by Mr. Hockensmith, seconded by Mr. Foley, Council approved the minutes of the regular meeting as presented and the minutes of the recessed meeting of May 8, 1986 as corrected.


Next on the agenda was to hear from visitors. Mrs. Beverly K. Hunsaker, Secretary of the Baha'i Local Spiritual Assembly of Fauquier County, appeared before Council to request Council passage of a proclamation declaring 1986 the year of Peace in the Town of Warrenton. Miss Carter expressed concern that the Town would be setting a precedent to allow visitors to speak on matters other than Town business. The Mayor told Mrs. Hunsaker it was not Council policy to pass a proclamation without first reviewing it. Mrs. Hunsaker left a copy of the proclamation for consideration.

Next was the Public Hearing on the application of Arlington Catholic Diocese for a special use permit for expansion of the St. John Catholic School and Church at 271 Winchester Street.

The Mayor stated the Public Hearing had been properly advertised.

The Mayor declared the Public Hearing open at 7:08 p.m. Mr. James Downey, Attorney, addressed Council on behalf of the Arlington Catholic Diocese. Mr. Downey stated the Church had been at its present location for 25 years. The current enrollment of the school is 203. Mr. Downey stated the school would be constructed in two phases. In Phase I, the present school would be closed and used for meetings and special functions. Phase I would increase enrollment to 270 students and would be completed in approximately 1 1/2 years. Phase II, would increase enrollment to 540 and include a relocation of the convent. The church would be constructed over a period of ten years or more.

There being no one other person to speak for and no one to speak against the application, the Mayor declared the Public Hearing closed at 7:15 p.m.



The Acting Town Manager stated that the architect's plans had been submitted indicating that the Church owned all of King Street and to the centerline of Winchester Street. Town Staff recommended a special use permit be granted only if the Arlington Diocese agreed to construct the public improvements and submit a plan prepared by a registered surveyor.

On a motion by Mr. Hockensmith, seconded by Mr. Mann, Council approved the special use permit for expansion of St. John's Church and School located at 271 Winchester Street subject to proper site plan review and resolution of the street right-of-ways.

Next was the Public Hearing on the application of the Warrenton Assembly of God Church for a special use permit to operate a pre-school program in the Church located at 276 Cleveland Street.

The Public Hearing had been properly advertised and the Mayor opened the Public Hearing at 7:28 p.m.

Reverend Donald Pickens stated that the Warrenton Assembly of God would like to operate a pre-school for children ages 2-5. He stated they were going through the process of obtaining all necessary permits.

There being no one else to speak for and no one to speak against the application, the Mayor declared the Public Hearing closed at 7:29 p.m.

On a motion by Mr. Harris, seconded by Miss Carter, Council approved the application of Warrenton Assembly of God for a special use permit to operate a pre-school program in the Church located at 276 Cleveland Street.

Next on the agenda was a Public Hearing on the application of Fauquier Temporary Family Shelter Coalition for a special use permit to operate a temporary shelter in an RMF zone on land owned by the County of Fauquier located at Keith and E. Franklin Streets.

The Public Hearing had been properly advertised and the Mayor declared the public hearing open at 7:31 p.m.

Mr. Steve Crosby, Fauquier County Administrator, stated the Board of Supervisors approved a portion of County land to be used by the shelter. The costs of relocation of the house will be funded by the Department of Social Services and FISH. The County will be responsible for the maintenance of the house after relocation.

Mrs. Jan Selbo, Director of the Department of Social Services, stated that her agency would be responsible for admissions to the shelter. She stated they would receive referrals from other community service organizations such as FISH, Community Action, and the Health Department. Social Services would use the services of the Town Police Department to screen people who would be using the shelter. Department of Social Services will make daily visits to the shelter when it is occupied and would be on call for emergencies.

Mrs. Jean Davis of FISH stated her organization is all-volunteer. They provide food, transportation, fuel, pay utility bills, purchase medical supplies and subscriptions and supply emergency housing for those who cannot obtain it through other sources. She stated the need was great for a shelter of this kind. She stated from July 1 through December 31, 1985, FISH received 41 requests for emergency housing assistance, but they only handled 7 of these, involving 14 people. FISH volunteers housed these 14 people in their own homes. She stated the Social Services Department has received 45 calls this year and only helped 2. Fauquier Community Action receives 5-10 calls per week for this kind of assistance.

Moving and renovating the house will be financed entirely by donations.



Civil Engineering ♦ Land Surveying ♦ Land Planning

March 23, 2023
Revised April 27, 2023

Town of Warrenton
Department of Community Development
PO Box 341
Warrenton, Virginia 20188

**RE: St. John The Evangelist Office Building
Special Use Permit Application (SUP 23-1)
Amendment to SUP dated June 3, 1986
Comment Response – Planning 1st Review Comments dated March 13, 2023
Carson LC Project # 00013-500**

Dear Town Staff;

This letter is in response to the comment letter dated March 13, 2023 regarding the above-referenced SUP Amendment submission. In the letter you provided plan review comments from staff for the 1st submission review. The following are the review comments, followed by our responses to those comments.

Zoning Review

Article 2-19 - Fences and Walls

No height is noted for the proposed retaining wall. Be aware that retaining walls cannot exceed 6' in height. (2-19.1 ZO)

Response: The exact height of the retaining wall is undetermined at this stage of development. Before the expense of final design and site and structural engineering, approval of the new building location is appropriate. Upon SUP approval then final design process will determine the exact wall height. All effort will be made to reduce the wall height below 6' height. It should be noted that the existing building foundation wall is driving this retaining wall location, an attempt to preserve the stone façade will be made. Additionally, the ordinance in this section provides remedies for walls exceeding 6' in height. If the wall height is determined to be over 6', then the appropriate process and permits will be obtained.

45 Main Street, 1st Floor ♦ Warrenton, VA 20186

(540) 347-9191

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Article 3.4.2- Residential (R-10) District

Note the building height being requested and if over the maximum height, indicate whether the setback was increased to accommodate the additional building height. In addition, please provide building height dimensions on all elevations shown on Sheet 4 of the plan. (3-4.2.5.1 ZO)

Clarification: Staff cannot verify building height and setback requirements have been met based on the information provided; further review will be required as a part of the site development plan.

Response: The building height calculation will be calculated using the average proposed grade along the outside of the building. Variations in the final site grading will change the building height calculation. In general, the proposed building height will be approximately 35' or less. No additional setback will be required.

Article 3-5.3- Historic District (HD)

The subject property is located within the Historic District; the applicant must obtain a Certificate of Appropriateness from the Architectural Review Board for proposed improvements. (3-5.3.4.2 ZO)

Response: The applicant has worked with ARB and will provide application following the SUP process.

Article 7 – Parking

Staff cannot verify parking and loading space requirements are met throughout the site. No parking tabulation has been provided. The statement of justification states parking requirements will be addressed at the time of site development plan.

Clarification: Applicant acknowledges that parking requirements must be met at the time of site development plan.

Response: The overall parking tabulation has been provided on sheet 1 of the plat. The approximate number of parking spaces has been provided. It is estimated that approximately (±) 38 spaces will be added to the site. The final parking tabulation for the overall site will be determined at time of site development plan.

Article 8 - Landscaping

No new landscaping is proposed on the SUP Plan. Staff is unable to verify ordinance requirements, which will be required at time of site plan submission. (8-4.1 ZO)

Clarification: Applicant acknowledges that landscaping requirements must be reviewed as part of the site development plan.

Response: Perimeter and internal landscaping requirements cannot be determined until final site design. It is inappropriate to provide detailed locations of tree and shrub

plantings at this stage of development. Dimensional and grading details will alter the location and types of plantings in final design stage. The Applicant proposes to provide all required landscaping and buffering at time of final site plan.

Perimeter parking lot landscaping is required between the 14 new parking spaces and the northern boundary line, to consist of a minimum 5-foot wide buffer area planted with one canopy tree and three shrubs per 50 linear feet. A retaining wall is located between the parking area and the property, reducing the available area to provide the required buffer. The special permit plat should be revised to show an alternate method to decrease the visibility of the parking lot to an equal or better degree than the required trees and shrubs. (8-6.1 20)

Clarification: Staff cannot verify that landscaping requirements can be met as a part of the site development plan with the information provided; applicant acknowledges that landscaping requirements must be reviewed as part of the site development plan.

Response: A typical detail has been added to the plan to address this area of concern. As stated in a previous comment concerning the existing wall to remain, it is the Applicant's intent (if possible) to utilize the existing wall as a retaining wall. It is proposed to use the wall to partially block the parking area from view in addition to a single row of evergreen shrubs. This will provide adequate screening of the parking adjacent to the property line.

A buffer yard is required between the proposed office building and the northern property line, to consist of 25 feet, plus 1 foot for each foot of building height over 35 feet, per Table 8-8.5; from the information provided this requirement is not met. The special permit plat should be revised to show that the required buffer width is provided. (8-8.4.1 20)

Clarification: Applicant acknowledges that landscaping requirements must be reviewed as part of the site development plan.

Response: The minimum buffer yard of 25' has been provided on the plat. Building height will be under 35 feet. The Applicant intends to meet the buffer requirements as set forth in the zoning ordinance. The exact buffering plantings are not indicated on the plat at this time, because exact plantings will be subject to change. Locations and number of plantings, meeting ordinance requirements, will be provided at time of final site plan.

Article 9-8 - Lighting

No lighting plan or fixture details are provided on the SUP plan. Staff is unable to verify Ordinance requirements are met. Lighting plan review will be required as part of the Site Development Plan. Given that the proposed office building and parking areas are located adjacent to and up-slope from residential-use areas, the approval authority may wish to consider an approval condition aimed at decreasing potential negative impacts on neighboring residences, such as limiting the height of parking lot pole lights and building-mounted fixtures, or limiting the average horizontal illumination level.

Response: *The Town already has requirements to reduce illumination level onto adjacent property. At the time of final site plan a photometric plan will be required meeting the zoning ordinance. Applicant will address lighting with the final site plan and the Town will be able to review and approve the lighting plan in accordance with current zoning ordinance.*

Planning Review

1986 SUP Approval

Town Council Meeting Minutes from June 3, 1986, indicate St. John Catholic School and Church at 271 Winchester Street obtained approval in two phases with the condition of resolution of the street right-of-ways. The Arlington Diocese owned to the centerline of Winchester and King(now John E. Mann) streets.

Staff Comment:

Since the SUP was approved, the church and school have both been expanded. The Town worked with the Applicant during the intervening years until the latest expansion when it was noted that any further activities on the property would require a comprehensive site plan update to ensure the total uses on the property are compiled on one approved master site plan (see PW Memo dated 2/2/2017). While it appears the right-of-way to the centerline of King Street was addressed previously, the property line still extends to the centerline of Winchester Street.

Clarification: The Applicant included the right-of-way on Winchester Street on Sheet 3 of the SUP Plan. However, the proposed dedication includes the existing stone wall and apron on to the parcel that is currently owned and maintained by the property owner. The staff proposed Conditions of Approval will address at time of public hearing Staff Analysis.

Response: *Currently the standard required 25' dedication is shown on the Plat. Perhaps the Town would be open to a reduced dedication such that the existing stone wall remains on the subject property.*

Transportation and Circulation Goals

Winchester Street is designated as a Signature Street with a desired multi-modal Complete Street in Plan Warrenton 2040. Among the many goals, this includes:

T-1: Improve multi-modal capacity and safety that encourages trips by walking, bicycling, and transit.

T-3 Promote livability in the Town by creating great places for residents and visitors to feel welcome and safe.

Staff Comment:

The Applicant does not provide any analysis within the Statement of Justification as to whether the proposal is consistent with the comprehensive plan. Further, the church is in a location that is a gateway to Old Town and adjacent to residential neighborhoods. The school backs up traffic daily during drop off and pick up times. The church hosts many popular

community events with parking overflowing into the adjacent Conway Grove neighborhood, and Town residents complain about speeding along the roadways adjacent to the church. Please address how this SUP meets the goals of the comprehensive plan.

Clarification: The Applicant has not addressed the transportation issues that exist with the uses on the property. Staff will include in Staff Analysis provided at time of public hearing.

Response: The applicant has addressed the comprehensive plan in the statement of justification. Additional parking is being provided on the site which should alleviate overflow parking into neighborhoods. See previous zoning comment on parking. John E Mann Street connects Alexandria Pike and Winchester Street. All three roads are public right of way. Enforcement of speeding on public road system is best enforced by the proper authority. We are unsure of the connection to this complaint and the current application for relocation of the existing office building.

Overall Criteria for Evaluation

The Statement of Justification includes the 32 criteria but does not provide analysis, information, or evaluation for decision makers. For example, the Applicant does not provide hours of operation, number of employees, timing or anticipated length of development, the location of refuse and service areas, or the proposed landscaping. These items, and others not answered, are commonly provided with SUP applications and considered by the decision makers as part of the process. Please address in the resubmission.

Comment Remains/Clarification: The staff will include in Staff Analysis provided at time of public hearing.

Response: The applicant has addressed the overall criteria in the statement of justification. It is important to note that this SUP amendment proposes no changes to the existing application only change in location of the building and additional parking which would help to alleviate a transportation/parking concern. Additionally, no new refuse location for this use is needed on site, as such no location proposed with this application.

Conditions of Approval and SUP Plan

The second submission normally includes the Applicant's suggested Conditions of Approval with the SUP Plan Amendment. Please include the previously approved documents with redlines to illustrate the proposed changes with the SUP Amendment.

Clarification: The staff proposed Conditions of Approval will be addressed at time of public hearing Staff Analysis.

Response: Provided suggested language for a demolition commitment condition.

Should you have any questions or need additional information, please feel free to contact Carson LC by email at jonc@carsonlc.com, or jim@carsonlc.com, or by telephone at 540-347-9191.

On behalf of Carson Land Consultants,



By: Jonathan Castellano, PE, Senior Engineer

