

STATEMENT OF JUSTIFICATION

Special Exception Amendment

Sully Plaza Shopping Center - Chick-fil-A, Inc.
Tax Map No. 34-4-((1))-16C

October 1, 2025

Introduction

Pursuant to Section 8100.3 of the Fairfax County Zoning Ordinance dated May 10, 2023 (the "Ordinance"), Chick-fil-A, Inc. (the "Applicant"), as lessee, hereby requests approval of a Special Exception Amendment to permit the addition of two (2) drive-thru canopies and a new bypass lane at its existing restaurant in the Sully Plaza Shopping Center.

The property is located on a portion of Tax Map Reference Number 34-4-((1))-16C (the "Property"), which is located within the Sully Place Shopping Center. The overall Property contains 13.01 acres and is zoned C-8, Highway Commercial. It is also located within the Highway Corridor and Water Supply Protection Overlay Districts. The shopping center has been developed since the 1980's with a variety of in-line, fast food restaurant, and bank pad sites. The surrounding area is developed with commercial uses.

Overview of Application Request:

The existing pad site is developed with a 4,792 sf Chick-Fil-A restaurant with drive-thru. It was developed in accordance with SEA 85-C-069-03 approved by the Board of Supervisors on January 24, 2017, and has operated successfully within the shopping center since that time.

The Applicant intends to add a 1,500 sf canopy over the ordering area on the western side of the drive-thru and a second 450 sf canopy at the fulfillment window on the southern side of the building.

In addition, the Applicant is requesting approval to add a small bypass lane to the drive-thru. The current drive-thru configuration consists of dual lanes upon entering the drive-thru, which then decrease to a single lane after customer orders are placed. The Applicant is proposing to add a small bump-out of the drive-thru to serve as a bypass lane at the order pick up area. Adding the bypass lane at this location will help to reduce bottlenecks as orders are picked up.

The proposed canopies will serve to protect customers and employees from the elements as orders are placed and picked up within the drive-thru. They, along with the proposed bypass lane, will also improve drive-thru operations by facilitating vehicles in a more expeditious and efficient manner. Most importantly, the improvements will increase safety and improve work environments where team members are stationed to run food orders to customers for a more personal and faster meal delivery service.

The canopy over the ordering area will be free-standing and constructed of steel framing, cantilevered beams with caisson footings. The supporting columns will be framed and finished to match the adjacent building architecture. The smaller canopy, to be placed over the customer fulfillment window, will be attached to the existing building with a system of heavy-duty rods and steel supports. Both canopies will have a dark bronze metallic texture to complement the existing building. Recessed lighting under the canopies will be installed in accordance with Zoning Ordinance requirements, and where needed, areas within the canopies will be equipped with fans and gas radiant heaters to provide climate control capabilities during extreme heat or cold weather conditions.

The small bypass lane will blend in with existing drive-thru operations and will have minimal visibility from the shopping center parking area and Route 50. It will not extend beyond the shopping center's existing parking field or other accessory structures such as the restaurant's brick trash enclosure. Further, any views will be mitigated with newly proposed and existing landscaping.

This proposal does not change the building square footage and FAR. The existing landscaping and buffers established during original site construction in 2022 will be minimally impacted with this request, except for landscaping in the location of the new bypass lane. The landscaping to be removed will be replaced with new trees and shrubs to the maximum extent possible adjacent to the bypass lane.

Section 8101.3.C(2) of the Fairfax County Zoning Ordinance:

The following information is provided pursuant to Section 8101.3.C(2) of the Fairfax County Zoning Ordinance:

- A. Type of operation: This is an existing fast food restaurant with a drive-thru. The proposed drive-thru canopies and by-pass lane will not impact the type of operation.
- B. Hours of operation: Monday - Saturday: 6:00 am to 10:00 pm
Sunday: Closed
- C. Estimated number of patrons: On average, approximately 500 patrons visit the restaurant per day, and 800 go thru the drive-thru. The proposed drive-thru canopies and by-pass lane will not impact the number of patrons.
- D. Proposed number of employees: There are approximately 75 employees for this site. Per shift, 12-15 employees are expected during peak hours.
- E. Estimate of traffic impact: This is an existing drive-thru restaurant, and the proposed canopies and bypass lane are not expected to increase traffic. With the proposed improvements, the surrounding area will experience little, if any,

transportation changes. In addition, FCDOT has determined a 527 Study is not required.

- F. Vicinity or general area to be served by the use: The use serves the surrounding area within an approximate 15 mile radius.
- G. Architectural compatibility: The design of the new canopies will be compatible with the existing restaurant and commercial uses at the site.
- H. Hazardous and toxic substances: To our knowledge, there are no hazardous or toxic substances as set forth in Title 40, Code of Federal Regulations Parts 116.4, 302.4 to be generated, used, stored, treated, or disposed of on-site.
- I. Statement of conformance: To the best of the Applicant's knowledge, the proposed use conforms to the provisions of all applicable ordinances, regulations, adopted standards, and any applicable conditions. The Applicant has submitted a vested rights determination to the County related to an existing storage shed located on the site.

Conformance with the Comprehensive Plan:

The Property is located in Land Unit E-2 of the Dulles Suburban Center. The land unit is planned for retail uses with ancillary office. Although language exists in the Plan that indicates free-standing, auto-oriented uses are discouraged, no new free-standing, auto-oriented uses are proposed. The proposal is intended to make improvements to an existing use. As such, the proposed canopies and bypass lane will meet the intent of the Plan and will continue to serve the local area.

Waivers and Modifications:

The Applicant requests reaffirmation of the previously approved waiver of the loading space requirement which was approved by the Board of Supervisors on January 24, 2017, as part of SEA 85-C-069-03. Large truck deliveries are scheduled off-hours and do not interfere with parking or circulation.

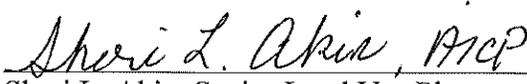
Conclusion:

With approval of this application, the proposed special exception amendment will conform to the provisions of all applicable ordinances, regulations, and standards. The proposed use conforms to the spirit and intent of the Zoning Ordinance and the recommendations of the Comprehensive Plan.

Therefore, for the reasons set forth herein, the Applicant respectfully requests the approval of this application.

Respectfully submitted,

McGUIREWOODS LLP


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Agent for Applicant

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