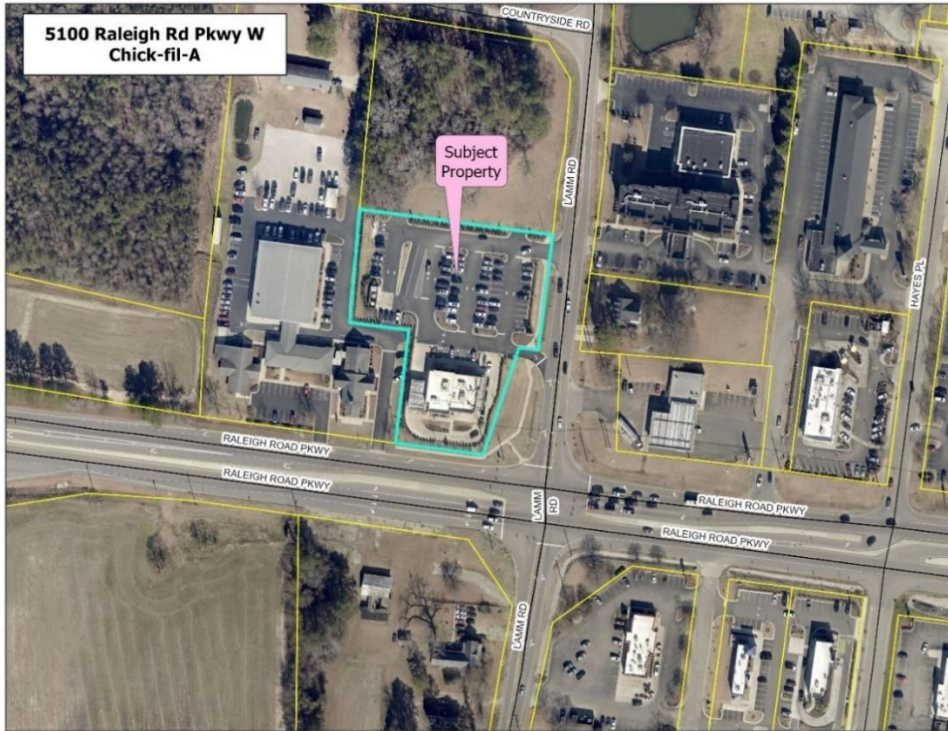


Board of Adjustment – Variance
5100 Raleigh Road Pkwy, W
October 15, 2024

Aerial:



View from Lamm Road:



View from parking lot (north to south):



FACT 1: The property in question is located at 5100 Raleigh Road Parkway, W in Wilson County, North Carolina.

FACT 2: The property is also known as 2793-34-7566.000 (PIN).

FACT 3: The property is zoned GC (General Commercial).

The surrounding properties are zoned:

North – GC (General Commercial)

East – GC (General Commercial) and RA (Rural Agricultural)

South – GC (General Commercial)

West – RA (Rural Agricultural)

FACT 4: On January 15, 2019, a Variance was granted to reduce the street side setback requirement from 30' to 20.7' for the attached canopy.

FACT 5: The applicant is seeking a variance from Section 2.5.1 of the Unified Development Ordinance – Rural and Suburban District Development Standards, specifically Section 2.5.1.4.A – Accessory Structure Side Setback (min). It is shown as follows:

Standard	General Commercial (GC)
1. DEVELOPMENT STANDARDS	
A. District/Development Area (min)	n/a
B. Development/District Exterior Setback/Buffer	n/a
C. Density (max)	n/a
D. Open Space (min) per CH 7	n/a
E. Park Space (min) per CH 7	n/a
F. Building Floor Area (Max)	40,000 sf *
G. Development Floor Area (Max)	80,000 sf *
2. LOT STANDARDS	
A. Lot Area (min)	n/a
B. Lot Width at Front Setback (min)	100 ft
C. Pervious Surface (min)	24%
3. PRINCIPAL BUILDING	
A. Principal Front Setback (min)	30 ft
B. Street Side/Secondary Front Setback (min)	30 ft
C. Side (from adjacent lot) Setback (min)	10 ft
D. Rear Setback (min)	30 ft
4. ACCESSORY STRUCTURE	
A. Side Setback	5 ft
B. Rear Setback	5 ft
C. Other Standards	See Section 4.5

Per Section 2.5.1, the accessory structure should be set back at least 5' from the side/rear property line. The applicant is requesting a variance from the freestanding canopy next to the principal building being set back 4.5 feet from the property line.

FACT 6: The applicant is seeking a variance from Section 4.5.2 of the Unified Development Ordinance - Location, Maximum Number and Maximum Area. It is shown as follows:

Standards	Single-Family/Two-Family Lots – Less than ½ Acre	Single-Family/Two-Family Lots – ½ Acre to 2 Acres	All Other Uses and Lots Larger than 2 Acres
1. Permitted Location	Side/rear yard only	Side/rear yard only	Permitted in all yards – may not be closer than 30 ft to right-of-way
2. Maximum Number Permitted	2	2	No maximum

3. Maximum Building Footprint	Aggregate area no greater than 75% of the principal structure footprint	Aggregate area no greater than 95% of the principal structure footprint	No maximum
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Per Section 4.5.2, the accessory structure can be no closer than 30' from the right-of-way. The applicant is requesting a variance to 4.5' based on the approximate 70' right-of-way of Lamm Road.

FACT 7: Section 4.3.5.B – Encroachments (Awnings and Canopies) of the Unified Development Ordinance states that:

All awnings and canopies, if provided, shall be supported by means of a frame attached directly to the building receiving beneficial use of the awning. In no case shall awnings be supported by a frame attached to a sidewalk or other public right-of-way. Awnings may encroach up to 6 feet into any required front or street yard. Where the required front or street yard is less than 6 feet, awnings may encroach over the sidewalk, but shall not encroach into the street tree planting area or across the street edge of the sidewalk. All awnings and canopies shall allow for a minimum height clearance of at least 8 feet.

The applicant has requested to encroach 0.5' into the 5' side setback for the freestanding canopy. Staff is supportive of this encroachment with the affected portion of the landscape buffer relocating into the NCDOT right-of-way.

FACT 8: The applicant is seeking a variance from Section 3.8.1.A.3 of the Unified Development Ordinance - Drive-Thru/Drive-In Facility Locations - GC, HC, LI, HI, Districts. It states that:

Menu boards, drive-thru service windows, vehicle queuing/stacking areas, and similar facilities located along any street frontage or on any portion of the building facing a street frontage must be buffered from the street by a low wall or edge, minimum of 3 feet tall, and a Type B buffer as set forth in Section 8.7.2.

The applicant has requested a variance of 7.3' to encroach the proposed drive-thru paving into the buffer yard and 3.5' to encroach the proposed canopy into the buffer yard. Encroachment into the required buffer yard will not prevent the applicant from providing adequate screening from the adjacent rights-of-way (Lamm Road and Raleigh Road Pkwy). The proposed variance may result in securing a NCDOT Encroachment agreement for the landscaping in this location.

FACT 9: The North Carolina Department of Transportation (NCDOT) has reviewed the variance request. The District Engineer indicated approval of the

variance with the following condition: An encroachment agreement is to be secured for the request for the landscaping within the right-of-way.

FACT 10: Effective June 19, 2020, North Carolina General Statutes provided conditions necessary for granting a variance as follows:

****Any print in grey italics is the interpretation of the statutes by the City of Wilson Staff.****

1. Unnecessary hardship would result from the strict application of the ordinance. It shall not be necessary to demonstrate that, in the absence of the variance, no reasonable use can be made of the property.

Strict letter of the ordinance would require that all portions of the principal building be at least 30' from the street side property line and all accessory structures be at least 5' from the rear/side property lines. As per Fact 5, the UDO does offer some administrative relief for an encroachment of a canopy up to 6'.

2. The hardship results from conditions that are peculiar to the property, such as location, size, or topography. Hardships resulting from personal circumstances, as well as hardships resulting from conditions that are common to the neighborhood or the general public, may not be the basis for granting a variance.

The lot is peculiar in that it has a large right-of-way area on the Lamm Road side of the property (side for which the variances are in question). This area is approximately 78' from property line to edge of pavement, whereas, this area is typically about 10'-15' in a standard right-of-way. The applicant has indicated that after proposed NCDOT improvements along Lamm Road, the portion of the landscaping encroaching into the setback would still maintain approximately 60' between the landscaping and edge of pavement.

3. The hardship did not result from actions taken by the applicant or the property owner. The act of purchasing property with knowledge that circumstances exist that may justify the granting of a variance shall not be regarded as a self-created hardship.

This hardship did not result in the actions taken by the owner or potential owners of the property.

4. The requested variance is consistent with the spirit, purpose, and intent of the ordinance, such that public safety is secured, and substantial justice is achieved. No change in permitted uses may be authorized by variance. Appropriate conditions may be imposed on any variance,

provided that the conditions are reasonably related to the variance. Any other ordinance that regulates land use or development may provide for variances consistent with the provisions of this subsection.

Staff does not feel that the request would negatively affect public safety should the request be granted. NCDOT has received a copy of the requested variance, has provided comments, and a condition of approval.

FACT 11: Section 15.13.3.A discusses the action of the Board of Adjustment concerning Variances.

15.13.3 Formal Review

A. Action by the Board of Adjustment

1. Upon receipt of the request for a variance from the Administrator, the Board of Adjustment shall hold a quasi-judicial hearing on the request.
2. After conducting the hearing, the Board of Adjustment may: deny the application; conduct an additional public hearing on the application; or grant the application. It shall take a simple majority vote of the Board to grant a variance.
3. A decision by the Board of Adjustment shall be made within 35 days of the date of the hearing.
4. Any approval or denial of the request shall be accompanied by written findings that the variance meets or does not meet each of the standards set forth in Section 15.13.3.B.1, below. Standards for floodplain development regulation variances are set forth in Section 15.13.3.B.2.
5. Any applicant to whom a variance from the floodplain development regulations is granted shall be given written notice signed by the Administrator. This notice shall state that such construction below the base flood level increases risks to life and property and that the issuance of a variance to construct a structure below the base flood level will result in increased premium rates for flood insurance commensurate with the increased risk resulting from the reduced lowest floor elevation (up to amounts as high as \$25 for \$100 of insurance coverage). Such notification shall be maintained with a record of all variance actions. Variances records shall be provided to the Federal Emergency Management Agency upon request, or as required by law.

PROCEDURE: The Board must proceed in accordance with Section 15.13.3.A as quoted in Fact 11.

RECOMMENDATION: Staff recommends the Board proceed as follows:

- Move that Facts 1-11 in the staff findings be adopted as “findings of fact” of the Board (motion-second-and vote).
- Move to Conclude:

NOTE: Choose the **first bolded and underlined verb** if the motion is to **grant** the variance,

Choose the **second bolded and underlined verb** if the motion is to **deny** the variance:

1. Unnecessary hardship **would/would not** result from the strict application of the ordinance. It shall not be necessary to demonstrate that, in the absence of the variance, no reasonable use can be made of the property.
 2. The hardship **results/does not result** from conditions that are peculiar to the property, such as location, size, or topography. Hardships resulting from personal circumstances, as well as hardships resulting from conditions that are common to the neighborhood or the general public, may not be the basis for granting a variance.
 3. The hardship **did/did not** result from actions taken by the applicant or the property owner. The act of purchasing property with knowledge that circumstances exist that may justify the granting of a variance shall not be regarded as a self-created hardship.
 4. The requested variance **is/is not** consistent with the spirit, purpose, and intent of the ordinance, such that public safety is secured and substantial justice is achieved. No change in permitted uses may be authorized by variance. Appropriate conditions may be imposed on any variance, provided that the conditions are reasonably related to the variance. Any other ordinance that regulates land use or development may provide for variances consistent with the provisions of this subsection.
- If the Board grants the Variance, staff recommends that the following conditions be applied:
 1. The applicant and operator of the establishment shall fully comply with all of the requirements of the Order together with any other applicable state or local rules, ordinances, laws and regulations of whatever nature.

Board of Adjustment – Variance
5100 Raleigh Road Pkwy, W
October 15, 2024

2. If any of the conditions affixed to the permit or any part thereof shall be held invalid or void, then the permit shall become void and of no effect.
3. The Variance is granted for Section 2.5.1.4.A to encroach into the 5' setback, Section 4.5.2 to encroach into the required 30' accessory structure setback from the right-of-way, and Section 3.8.1 to encroach within the minimum 8' buffer yard only.
4. Secure an NCDOT encroachment agreement for the landscaping within the right-of-way prior to construction.

ATTACHMENTS: 1) Application. 2) Canopy Rendering. 3) Variance Exhibits. 4) Site Plan Sketch.

VARIANCE APPLICATION

APPLICANT/AGENT INFORMATION:

Name Chick-fil-A, Inc. (Applicant - Meghan Caldwell): Bowman Consulting Group Ltd. (Agent/Engineer)

Address 5200 Buffington Road, Atlanta, GA 30349

Phone 704-449-4530 or 954-552-8984

PROPERTY OWNER INFORMATION (IF DIFFERENT FROM ABOVE):

Name DEALY 2011 LLC

Address 2670 St Catherine Ct, Colorado Springs, CO 80919

Phone 203-979-6314

PROPERTY INFORMATION:

Address 5100 Raleigh Road Parkway West, Wilson, NC 27896

Property Identification Number (PIN) 2793-34-7566.000

Current (or most recent) Use Drive-thru restaurant

Zoning District GC (General Commercial) Proposed Use No change

VARIANCE INFORMATION:

Zoning Ordinance Section(s): Sections 2.5.1, 4.5.2, 4.3.5.B & 3.8.1.A.3

Description of Variance Request:

Section 2.5.1 - Accessory Structure Side Setback - Encroachment of the proposed freestanding canopy into the 5' side accessory setback. Proposed encroachment into the setback is 6".

Section 4.5.2 - Accessory Structure Location - Per table in Section 4.5.2, an accessory structure may not be closer than 30' to the right-of-way. Proposed encroachment into this accessory structure right-of-way setback is 25.5'.

Section 4.3.5.B - Awnings and Canopies Encroachments - Encroachment of the proposed freestanding canopy into the 8' street buffer yard. Proposed encroachment in the street buffer yard is 3.5'.

Section 3.8.1.A.3 - Drive-thru/Drive-in facility in GC district - Encroachment of the vehicular area and freestanding canopy associated with the drive-tru in the 8' buffer yard. Proposed encroachment of the vehicular area is 7.3' into the buffer yard and proposed encroachment of the freestanding canopy is 3.5' into the buffer yard.

Amount of Variance: Amounts included in descriptions above.

APPLICANT'S STATEMENT TO THE BOARD:

I, Chick-fil-A, Inc., hereby petition the Board of Adjustment for a VARIANCE from the literal provisions of the City of Wilson Zoning Ordinance because, under the interpretation given to me by the Zoning Enforcement Officer, I am prohibited from using the property described herein in the manner described herein and in the accompanying attachments.

I request a VARIANCE from the following provisions of the Ordinance (cite section numbers):

Sections 2.5.1, 4.5.2, 4.3.5.B & 3.8.1.A.3 so I can use the property in the manner described herein and in the accompanying attachments.

FACTORS RELEVANT TO THE ISSUANCE OF A VARIANCE:

The Board of Adjustment does not have unlimited discretion in deciding whether to grant a variance. Under the state enabling law, the Board is required to reach three conclusions before it may issue a variance. These conclusions are described below and spaces are provided under each. In these spaces, provide the **FACTS** and **ARGUMENTS** that you feel will convince the Board to reach each of these required conclusions (attach additional pages if you need to).

1. There are practical difficulties or unnecessary hardships in the way of carrying out the spirit of the ordinance because:

A. if the applicant complies with the provisions of the ordinance, he/she cannot secure a reasonable return from, or make ANY reasonable use of, the property. (It is not enough to say that failure to grant the variance makes the property less valuable.)

The strict application of the ordinance leaves on of the busiest restaurants in the City with a breakdown in operations, resulting in challenges to public and employee safety every day the restaurant is open. The proposed dual lane canopy and drive-thru expansion will allow for any traffic backup to be avoided and also assist customers and deliver meals in an efficient way.

B. the hardship results from the application of the ordinance to the applicant's property - there are unique characteristics about the property so that when the ordinance is applied, the hardship results. (Note: Hardships suffered by the applicant in common with his neighbors do not justify a variance. Also, unique personal or family hardships are irrelevant, since a variance, if granted, runs with the land.)

The property boundary is fixed and includes large right-of-way near the intersection along Lamm Road - in the area of the proposed drive-thru lane and freestanding canopy encroachments into the setbacks and buffers. These variances would not be required if more traditional right-of-way at the intersection was present.

C. the hardship is not the result of the applicants own action.

The property boundary, specifically the right-of-way along Lamm Road in which the side setback and street buffer are measured from, did not result in actions taken by the owner/applicant. Additionally, the restaurant's functionality abruptly changed after the pandemic, when due to the circumstances, Chick-fil-A had to adjust to the meal delivery customers. Customers shifted their habits from dining in to driving through by necessity of the pandemic. The new patter remained through the pandemic and continue today.

2. The variance will be in harmony with the general purpose and intent of the ordinance, will preserve its spirit, and will do substantial justice. (Variances which would change the district boundaries shown on the official zoning map, expand or extend a nonconforming use, or permit a use forbidden by the ordinance, conflict with the "spirit" of the ordinance.)

The purpose of the buffer yard adjacent to streets and accessory use structure building setbacks are to create safe distances between pedestrians, buildings, and streets, and to create a visual aesthetic through the installation of vegetation. However, the area of right-of-way adjacent to the encroachment is significantly larger than the rest of the site, providing an approximate distance of 75' between the restaurant property line and the road. Therefore, variance will be in harmony with the general purpose and intent of the ordinance, will preserve its spirit, and will do substantial justice.

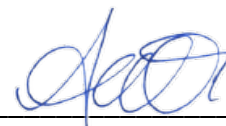
3. The variance will not impair an adequate supply of light and air to adjacent properties; will not materially increase the public danger of fire and safety; will not materially diminish or impair established property values within the surrounding area; and will not otherwise impair the public health, safety or general welfare.

The area of right-of-way adjacent to the encroachment is significantly larger than the rest of the site, providing an approximate distance of 75' between the restaurant property line and the road.

The variance will not impair an adequate supply of light and air to adjacent properties, will not materially increase public danger of fire and safety, and will not materially diminish the established property values within the surrounding areas. Specially, will not impair the public health, safety or general welfare, and instead will make it safer.

CERTIFICATION:

I (We), certify that all of the information presented in this application and in its accompanying attachments is accurate to the best of my (our) knowledge, information, and belief.



Signature (owner/agent)

09/17/2024

Date

NOTE: An incomplete application will be considered invalid and will not be processed.

August 13, 2024

LETTER OF AUTHORIZATION

RE: Chick-fil-A #04269 95 & 264 FSU
5100 Raleigh Road Pkwy W,
Wilson, NC 27896-9708

TO WHOM IT MAY CONCERN:

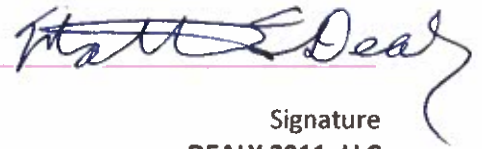
This letter is to designate the following Parties to act as authorized agents/applicants on behalf of the property owner, *DEALY 2011, LLC*, associated with the proposed redevelopment project (hereinafter the "Property Owner"):

Chick-fil-A, Inc.
5200 Buffington Road, Atlanta, GA 30349

JLL, on behalf of Chick-fil-A, Inc.
650 S Tryon Street, Suite 600, Charlotte, NC 28202

Bowman Consulting Group LTD
Andrea Gonzalez, PE & Paul Lawler, PE
10130 Perimeter Parkway, Suite 100, Charlotte, NC 28216

The Property owner grants the above-mentioned Parties authorization to make application submittals and negotiate conditions in matters related to government regulations and permitting activities with the City of Wilson, State of North Carolina, Wilson County, and other government entities in relation to the above-mentioned site (associated with Parcel ID # 2793-34-7566.000).




Signature
DEALY 2011, LLC
2670 ST Catherine Ct,
Colorado Springs, CO 80919

STATE OF Colorado
COUNTY OF El Paso

Sworn to and subscribed before me, the undersigned Notary Public, this 21st day of August 2024.

RYAN J GLOVER
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20174028191
MY COMMISSION EXPIRES 07/16/2025


Notary Public
Ryan J. Glover
Printed Name


Doc ID: 006976670004 Type: CRP
Recorded: 11/10/2022 at 10:16:58 AM
Fee Amt: \$26.00 Page 1 of 4
Revenue Tax: \$0.00
Wilson, NC
Lisa J. Stith Register of Deeds
BK 2992 PG 469-472

SPECIAL WARRANTY DEED

Excise Tax: \$-0-[no consideration in property or money due or paid] Parcel ID Nos. 2793-34-7566.000 & 2793-35-7554.000

Mail to or hold for: DEALY 2011, LLC, 4225 Executive Square, Suite 1150, La Jolla, CA 92037

This instrument was prepared by: Law Offices of Kevin E. McCann, APC, Attn: Kevin E. McCann, Esq.
2604-B El Camino Real #360. Carlsbad, CA 92008

THIS DEED made this 7th day of November, 2022, by and between **5100 WILSON, LLC**, a Delaware limited liability company (the "Grantor"), with an address of 2670 St. Catherine Court, Colorado Springs, Colorado 80919, and **DEALY 2011, LLC**, a Delaware limited liability company ("Grantee"), with an address of 2670 St. Catherine Court, Colorado Springs, Colorado 80919. The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does give, grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in Wilson County, North Carolina and more particularly described on Exhibit "A" attached hereto (the "Property").

The Property herein described is a portion of the land conveyed to the Grantor by Special Warranty Deed dated December 8, 2021, and recorded with the Register of Deeds of Wilson County, North Carolina in Book 2937, Page 710-713.

All of the property herein conveyed does not include the primary residence of Grantor.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever lawfully claiming by or through or under Grantor, other than the exceptions specified on Exhibit "B" attached hereto.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

GRANTOR:

5100 WILSON, LLC, a Delaware limited liability company

By: Matthew E. Dealy
Matthew E. Dealy, its Manager

State of Colorado
 County of El Paso
 Signed before me on 11-7-22, 2022
 by Matthew E. Dealy (name(s) of individual(s) making statement).

[Signature]
 (Notary's official signature)
Notary Public
 (Title of office)
10-24-2026
 (Commission Expiration)

MICHAEL HANLEY
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20184041720
MY COMMISSION EXPIRES 10/24/2026

Exhibit "A"

Legal Description

All that tract or parcel of land lying and being in Wilson County, North Carolina, and being Lot Numbers 1 and 1 A on the Final Plat Southern Village Phase IV, as recorded in Plat Book Plat Book 42, Pages 14-15, Wilson County Register of Deeds.

Together with and subject to all existing matters of record, insofar as the same are in force and affect.

This certifies that there are no delinquent ad valorem real estate taxes, which the Wilson County Tax Collector is charged with collection that a lien on:

Parcel Identification Number: 2793347566.000

This is not a certification that this Wilson County Parcel Identification Number matches this Deed description.

William "Will" Putney Tax Administrator Courtney Williams Clerk

11/18/2022 10:00 AM

This certifies that there are no delinquent ad valorem real estate taxes, which the Wilson County Tax Collector is charged with collection that a lien on:

Parcel Identification Number: 2793357554.000

This is not a certification that this Wilson County Parcel Identification Number matches this Deed description.

William "Will" Putney Tax Administrator Courtney Williams Clerk

11/10/2022 10:00 AM

Exhibit "B"

Permitted Exceptions

- I. Taxes for the year 2020 and subsequent years, a lien not yet due and payable.
2. All matters as would be disclosed by a current survey of the property.
3. Easements, rights of way, boundary lines and improvements as set forth in Plat Book 3 Page 135; Plat Book 32 Page 159; Plat Book 35 Page 114; Plat Book 35 Page 115 and Plat Book 35 Page 182 Wilson County North Carolina Public Registry.
4. Easement from Virginia L. Hayes to the City of Wilson, North Carolina, dated April 22, 2004, recorded Book 2044, Page 477, aforesaid records.
5. Terms and conditions of General Permit granted to Carolina Telephone and Telegraph Company, dated November 7, 1975, recorded in Book 1121, Page 109, aforesaid records.
6. Right of Way Easement from Bessie H. Lamm, et al. to the State Highway Commission, dated July 16, 1970, recorded in Book 1048 Page 479, aforesaid records.
7. Terms and conditions of Rural Line Permit granted to Carolina Telephone and Telegraph Company recorded in Book 673, Page 558 aforesaid records.
8. Terms and conditions of General Permit from Grover T. Lamm to Carolina Telephone & Telegraph Co., Inc., dated December 10, 1936 recorded in Book 233, Page 540 aforesaid records.
9. Right of Way Agreement from Virginia Lamm Hayes and Jack G. Hayes to the State Highway Commission dated March 29, 1963, recorded in Book 811, Page 523, aforesaid records.
10. Rural Line Permit dated January 20, 1958 in favor of Carolina Telephone and Telegraph Company recorded in Book 673 Page 556, aforesaid records.
11. Right of Way Easement from Grover T. Lamm to Wilson County Electric Membership Corporation dated February 20, 1937, recorded in Book 242 Page 148, aforesaid records.
12. Right of Way Easement from Grover T. Lamm to Wilson County Electric Membership Corporation dated November 30, 1936, recorded in Book 238 Page 514, aforesaid records.
13. Easements contained in Deed for Highway Right of Way from Virginia L. Hayes, widow, Tempie Ann Hayes, unmarried and Jack Thomas Hayes, and wife, Phoebe J. Hayes to the Department of Transportation dated February 12, 2007, recorded in Book 2237 Page 465, aforesaid records.
14. Easement Deed from Wilson CFA LLC to City of Wilson dated May 31, 2019 and recorded in Book 2787, Page 543, aforesaid records.
15. Declaration of Easements, Covenants and Restrictions between Wilson CFA, LLC and Chick-Fil-A, Inc., dated September 5, 2019 and recorded in Book 2809, Page 134, aforesaid records, as amended by First Amendment to Declaration of Easements, Covenants and Restrictions for Southern Village Phase IV, dated January 27, 2020 and recorded in Book 2820, Page 111, aforesaid records.



08/26/2024

CANOPY PERSPECTIVE

95 & 264 WILSON SITE IMPROVEMENTS:
DUAL LANE DRIVE-THRU UPGRADE



5100 RALEIGH ROAD PARKWAY WEST
WILSON, NC 27896



Chick-fil-A
5200 Burlington Rd.
Atlanta, Georgia 30349-2998
PH: (404) 765-8000

This drawing and the design shown are the property of Little Diversified Architectural Consulting. The reproduction, copying or other use of this drawing without their written consent is prohibited and any infringement will be subject to legal action.

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615 S College St Suite 1600, Charlotte NC 28202
T: 704.525.6350 F: 704.525.6353

www.littleonline.com

34.4'
FFE=165.68'
BHE = 21.9'

2.1'

42.8'
FFE=165.68'

PIN #2793-34-7566.000

DEALY 2011, LLC
DB 2992, PG 469

LOT 1, FINAL PLAT:
SOUTH VILLAGE, PHASE IV
PB 42, PG 14

#5100 RALEIGH PARKWAY WEST
ZONED: GC

**AREA: 82,723 SQ.FT.
OR 1.90 ACRES**

ONE STORY BRICK AND STUCCO
#5100 RALEIGH ROAD PARKWAY WEST
BUILDING FOOTPRINT: 5,028 SQ. FT.

FFE=165.66'

COL.
TYP.

20.9'

3.4'

35.3'

4" BLF

S 18°28'44" W 177.70'

63'

2.7'
2.7'

36.7'

FFE=165.66'

34.5' 6.4'

CONCRETE

CONCRETE WALK

BIKE
ROUTE

**PROPOSED
FREE-STANDING
CANOPY**

**8.0' STREET
BUFFER YARD**

**3.5' CANOPY STREET BUFFER
YARD ENCROACHMENT**

**33 S.F. CANOPY STREET
BUFFER YARD ENCROACHMENT**

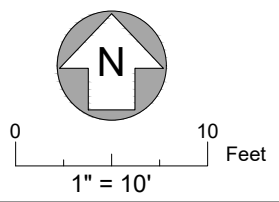
3.5'

8.0'

CHICK-FIL-A 95 & 264 FSU# 04269

VARIANCE EXHIBIT

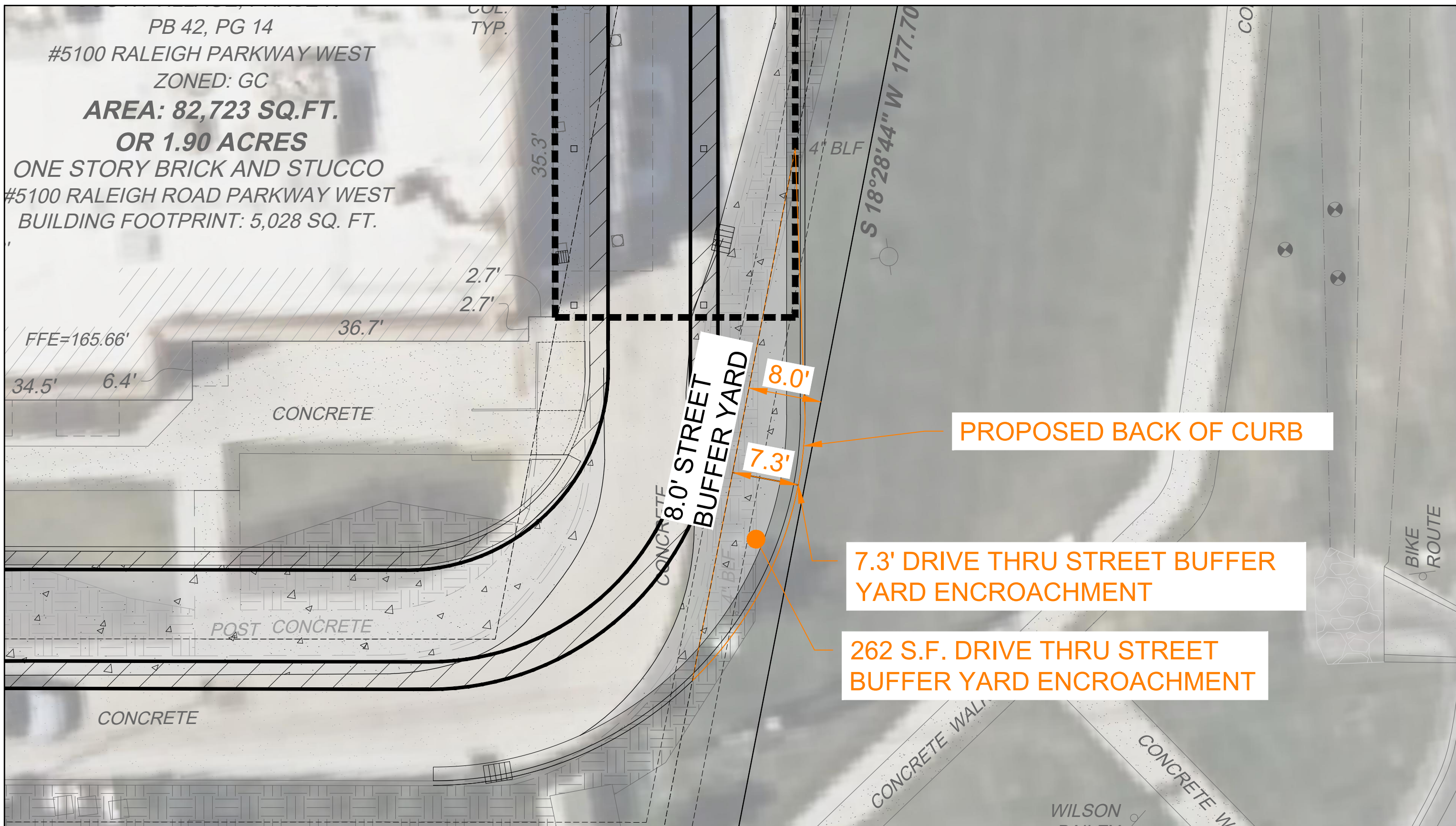
Bowman



July 25, 2024

Drawing Name: V:\180017 - Chick-fil-A\180017-01-024 (ENG) - CFA Raleigh Rd 95 264 Wilson NC\Engineering\Engineering Plans\Exhibits\180017-01-024 C2.0 - Variance Zoom.dwg Last Modified: Sep 17, 2024 - 2:57pm by pmaturan

Drawing Name: V:\180017 - Chick-fil-A\180017-01-024 (ENG) - CFA Raleigh Rd 95 264 Wilson NC\Engineering\Engineering Plans\Exhibits\18017-01-024.C2.0 - Variance Zoom.dwg Last Modified: Sep 17, 2024 - 2:57pm by pmaturan



PB 42, PG 14
#5100 RALEIGH PARKWAY WEST
ZONED: GC
**AREA: 82,723 SQ.FT.
OR 1.90 ACRES**
ONE STORY BRICK AND STUCCO
#5100 RALEIGH ROAD PARKWAY WEST
BUILDING FOOTPRINT: 5,028 SQ. FT.

8.0' STREET
BUFFER YARD

PROPOSED BACK OF CURB

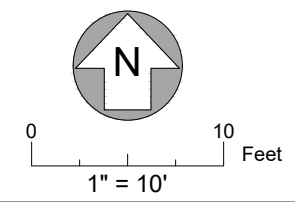
7.3' DRIVE THRU STREET BUFFER
YARD ENCROACHMENT

262 S.F. DRIVE THRU STREET
BUFFER YARD ENCROACHMENT



CHICK-FIL-A 95 & 264 FSU# 04269
VARIANCE EXHIBIT

July 25, 2024



34.4'
FFE=165.68'
BHE = 21.9'

2.1'

42.8'
FFE=165.68'

PIN #2793-34-7566.000

DEALY 2011, LLC
DB 2992, PG 469

LOT 1, FINAL PLAT:
SOUTH VILLAGE, PHASE IV
PB 42, PG 14

#5100 RALEIGH PARKWAY WEST

ZONED: GC

AREA: 82,723 SQ.FT.

OR 1.90 ACRES

ONE STORY BRICK AND STUCCO

#5100 RALEIGH ROAD PARKWAY WEST

BUILDING FOOTPRINT: 5,028 SQ. FT.

63'

FFE=165.66'

36.7'

34.5' 6.4'

CONCRETE

FFE=165.66'

COL.
TYP.

20.9'

3.4'

35.3'

30.0' BSL (PRINCIPAL
STRUCTURE)

5.0' ACCESSORY BSL

S 18°28'44" W 177.70'

5.0'

0.5'

PROPOSED
FREE-STANDING
CANOPY

0.5' ACCESSORY BSL CANOPY
ENCROACHMENT

CONCRETE WALK

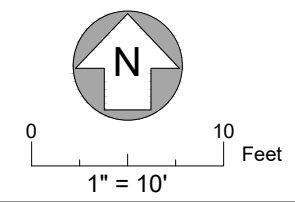
BIKE
ROUTE

CHICK-FIL-A 95 & 264 FSU# 04269

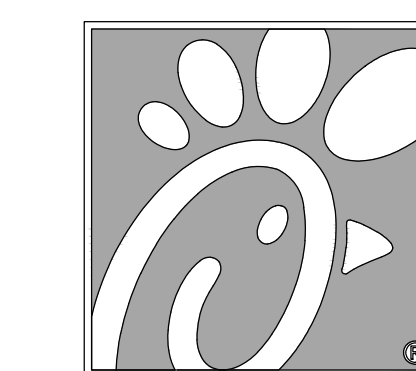
VARIANCE EXHIBIT

Bowman

July 25, 2024



Drawing Name: V:\180017 - Chick-fil-A\180017-01-024 (ENG) - CFA Raleigh Rd 95 264 Wilson NC\Engineering\Plans\Exhibits\180017-01-024 C2.0 - Variance Zoom.dwg Last Modified: Sep 17, 2024 - 2:57pm by pmaturan



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Seal

CHICK-FIL-A
95 & 264 FSU
5100 RALEIGH ROAD PARKWAY WEST
WILSON, NC 27896

FSU# 04269

NO.	DATE	DESCRIPTION
1	06.14.2024	ENGINEERED SITE PLAN
2	06.21.2024	SETBACK/BUFFER YARD REV
3	08.15.2024	OMD CANOPY OVERLAY
4	08.22.2024	OMD CAOPY REV

CURRENT DESIGN	2022-023
NOTE APPLIED	
PROJECT #	180017-01-024
PRINTED FOR	ESP
DATE	08/22/2024
DRAWN BY	GD

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SITE PLAN

SHEET NUMBER

C-2.0

PARKING SUMMARY:		
REQUIREMENT	REQUIREMENT	REQUIREMENT
REQUIRED PARKING	1 SPACE PER 250 SF GFA	4,869 SF, 20 SPACES
EXISTING PARKING		76 SPACES
PROVIDED PARKING		76 SPACES

IMPERVIOUS SUMMARY:	
	AREA
EXISTING IMPERVIOUS	60,906 SF / 1.40 AC
ADDITIONAL IMPERVIOUS	1,268 SF / 0.03 AC
PROPOSED IMPERVIOUS	62,174 SF / 1.43 AC

SITE SUMMARY	
JURISDICTION	CITY OF WILSON
ZONING	GC (GENERAL COMMERCIAL)
USE	DRIVE-THRU RESTAURANT
TYPE OF CONSTRUCTION	COMMERCIAL
PARCEL ID	2793-34-7566.000
	LOT AREA
SITE AREA	1.90
DISTURBED AREA	TBD AC

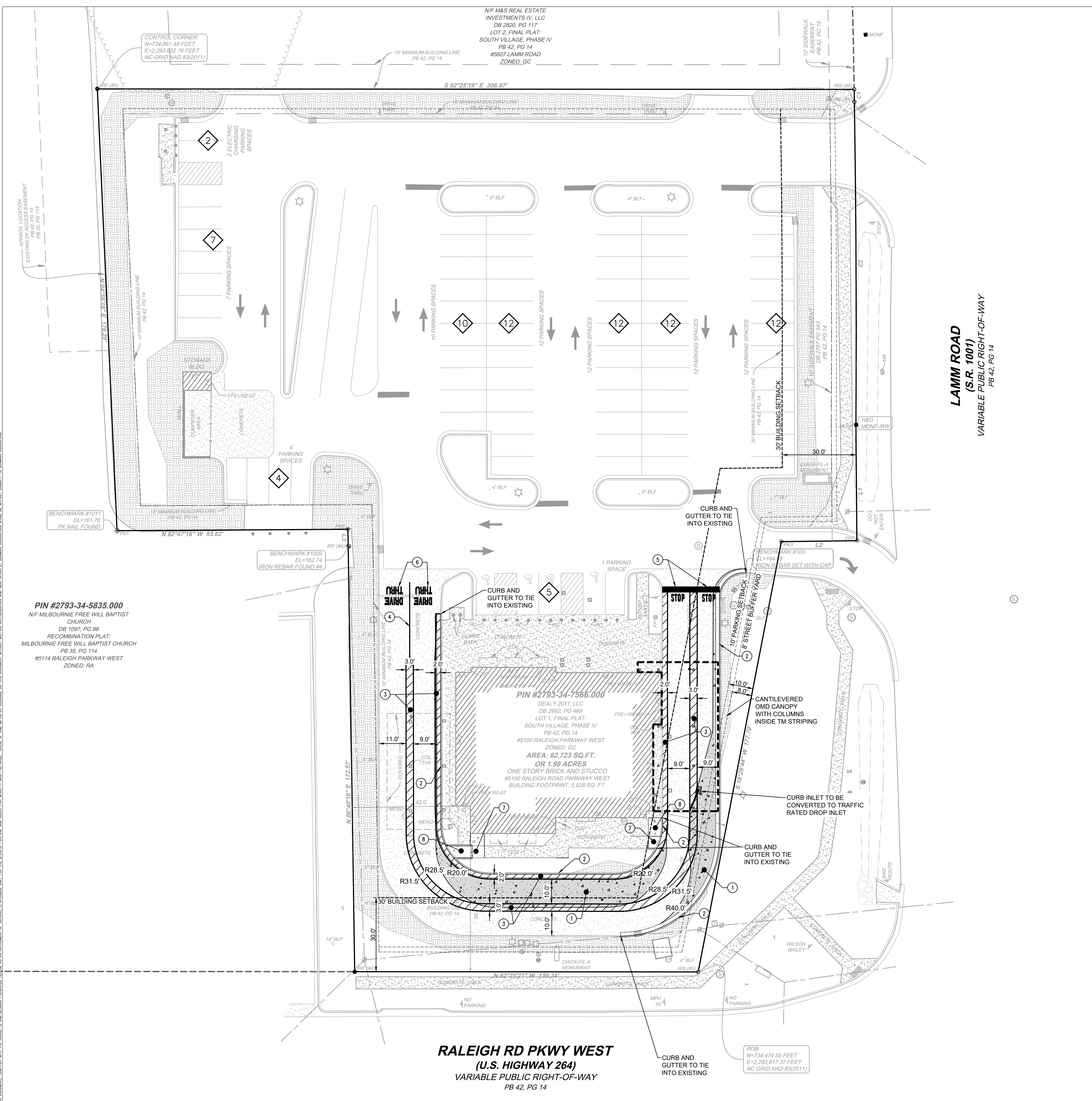
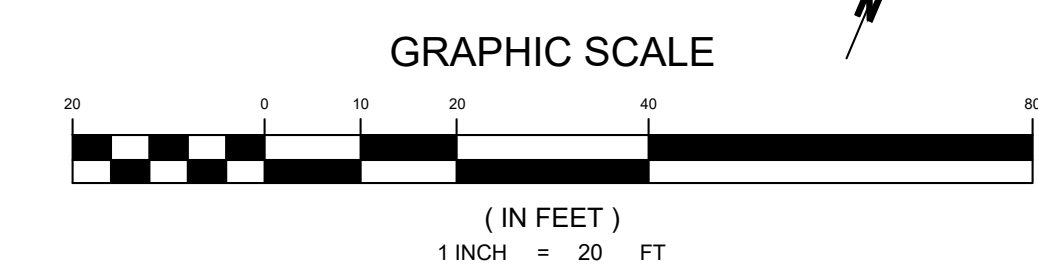
LEGEND

PROP. CONC. PAVEMENT		INDEX CONTOUR	
PROP. SIDEWALK		INTERMEDIATE CONTOUR	
PROP. CURB & GUTTER		EDGE OF PAVEMENT	
PROP. PARKING COUNT		CURB AND GUTTER	

... (Additional symbols for utilities, structures, and markers) ...

- GENERAL NOTES**
- CONTRACTOR TO CONTACT DRY UTILITY COMPANIES FOR CONFLICTS WITH EXISTING DRY UTILITY LINES.
 - CONTRACTOR TO CONTACT ENGINEER OF RECORD FOR CONFLICTS WITH EXISTING WATER AND/OR SEWER LINES.
 - LANDSCAPE REQUIREMENTS TO BE FULFILLED PER CITY OF WILSON ZONING ORDINANCE PRIOR TO SITE PLAN APPROVAL.

- SITE CALLOUTS**
- | | |
|--|--|
| ① PROP. DRIVE-THRU CONCRETE PAVING | ⑤ PROP. YELLOW 24" STOP BAR WITH YELLOW REFLECTIVE PAVEMENT MARKING TEXT |
| ② PROP. 24" CURB AND GUTTER | ⑥ PROP. YELLOW REFLECTIVE PAVEMENT PARKING TEXT |
| ③ PROP. SOLID 4" YELLOW STRIPING ON ENDS W/ 4" WIDE STRIPES @ 4' O.C., YELLOW REFLECTIVE PAINT WITH ANTI-SLIP ADHESIVE | ⑦ PROP. SIDEWALK |
| ④ PROP. 4" SOLID YELLOW REFLECTIVE STRIPING | ⑧ PROP. RETURNED CURB RAMP |



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