

REPORT TO THE BOARD OF MAYOR & ALDERMEN

DATE: March 23, 2026

FROM: Donquetta M. Singleton, AICP, Assistant Town Planner

SUBJECT: Preliminary Site Plan for Cartwright Place Business Center Planned Development, Phase 6, Lot 2B (Chick-fil-A), Case #233183

INTRODUCTION:

GBC Design Inc. (Allan Wiley, P.E.) is requesting approval of the Preliminary Site Plan for a restaurant with a drive-through located north of Poplar Avenue, west of Bray Station Road and east of Cartwright Farm Lane (see Exhibit 4). The property is owned by Cartwright Clara S. Exempt Residuary Trust (Woods Weathersby).

BACKGROUND:

The property was rezoned from R-L: Large Lot/Estate Residential zoning district to MPO: Medical Professional Office and SCC: Shopping Center Commercial in 1999. The Cartwright Place Business Center Planned Development (PD) was approved in 2018 for the property, allowing uses permitted in the MPO and SCC Districts. A restaurant is allowed "by right" in the SCC District.

In December 2023 the Planning Commission (PC) and Design Review Commission (DRC) both recommended approval of the Preliminary Site Plan, with conditions (see Exhibits 2 & 3). On January 8, 2024, the Board of Mayor and Aldermen (BMA) voted to deny the Preliminary Site Plan for the proposed Chick-fil-A. On March 22, 2024, the property owner filed a legal petition (writ of certiorari) challenging the BMA's denial. The Court heard the matter and ordered the parties to mediation. Mediation was held but did not result in a settlement. On February 23, 2026, the Chancellor issued a Final Order reversing the BMA's 2024 denial (see Exhibit 1). The Court mandated the Town approve the Preliminary Site Plan with the conditions previously recommended by the PC and DRC in December 2023. On March 23, 2026, the item will appear on the BMA's Consent Agenda.

A separate Final Subdivision Plat to create the lot and needed easements for the restaurant is still pending. The Final Plat will be reviewed administratively to affirm compliance with the Town's standard requirements and is not being approved at this time.

DISCUSSION:

1. Site Overview & Design:

- The Preliminary Site Plan proposes a 6,110-square-foot Chick-fil-A restaurant fronting a future private drive (Greenhouse Way) (see Exhibit 5).
- All vehicular access is from the private drive between Cartwright Farm Lane and Bray Station Road.
- The drive-thru circulates between Poplar Avenue and the rear of the building, with no Poplar Avenue or Bray Station Road access.
- The development meets the bulk requirements of the Cartwright Place Business Center PD.

2. Building Orientation & Design:

- The south facade faces Poplar Avenue and does not meet Design Guideline requirements for a primary entrance facing the street; however, the DRC recommended approval of the building placement and added conditions to enhance the Poplar-facing façade (see Exhibit 3).
- The building is fully masonry and is compliant with the Town's Zoning Ordinance.
- Revisions to brick colors, stone base materials, and storefront finishes will be required to better align with the nearby hospital and medical office developments, as required by the PD, and to meet DRC conditions (see Exhibit 3).
- Patio umbrellas and bollards must be revised to meet Design Guidelines.

4. Landscaping & Open Space:

- Approximately 36.7% green space is provided.
- Additional screening is provided along Poplar Avenue, and landscape buffers are adequate.
- Foundation planting requirements are not met, and the plans must be revised at the Final Site Plan stage.
- The DRC required usable open space to be provided on this lot per the approved Cartwright Place Business Center PD (see Exhibit 3).

5. Parking, Traffic & Infrastructure:

- The site proposes 72 parking spaces, including 4 accessible spaces, and 10 curbside pickup spaces. An area reserved for future parking (16 spaces) is shown but are not being approved with this application. Changes would be needed to the Town's parking regulation to add more than 74 parking spaces to the site.
- Required improvements include construction of the private drive, turn lanes, roadway re-striping, and cost-in-lieu contributions for needed road improvements to be collected at the Development Agreement stage.

6. Stormwater Management:

- Stormwater will be managed by an off-site regional detention pond.
- There are expected to be no anticipated negative impacts.

STAFF RECOMMENDATION: Approval of the Preliminary Site Plan (Exhibit 5) is recommended for Cartwright Place Business Center PD, Phase 6, Lot 2B (Chick-fil-A), per the chancery court order in Exhibit 1. The December 2023 PC and DRC conditions (Exhibits 2 & 3) should be applied to the project and not amended in any way. The references in PC Condition #10 to needed traffic improvements refer to exhibits in the January 8, 2024, BMA Staff Report.

ATTACHMENTS:

[Exhibit 1 Chancery Court Final Order 2.24.26.pdf](#)

[Exhibit 2 Planning Commission Conditions of Approval 12.7.23.pdf](#)

[Exhibit 3 Design Review Commission Conditions of Approval 12.14.23.pdf](#)

[Exhibit 4 Cover Letter 11.29.23.pdf](#)

[Exhibit 5 Revised Preliminary Site Plan 10.30.23.pdf](#)

PROPOSED MOTION:

To approve the Preliminary Site Plan for Cartwright Place Business Center PD, Phase 6, Lot 2B (Chick-fil-A), subject to the conditions in Exhibits 2 & 3.

Board Action: Motion By_____ Seconded By_____

Vote Total	Hall	Jordan	Robbins	Marshall	Stamps	Fraser
Yes						
No						
Abstain						