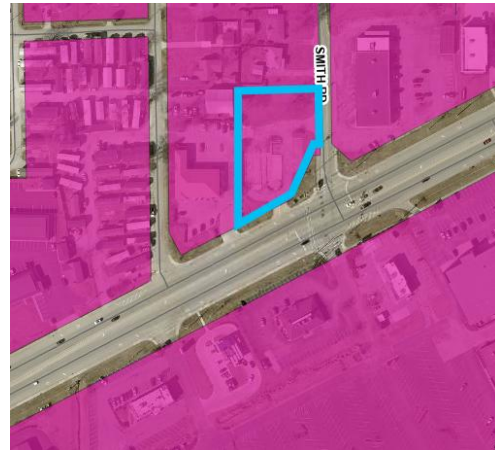


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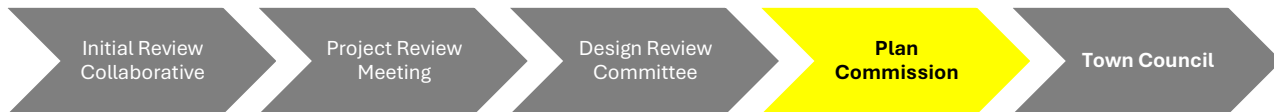
DATE: 02-02-2026
Project Page: [Zaxbys Main at Smith](#)
CASE NO.: DP-25-072
PETITIONER: Jessica Hood, Carter Engineering
REQUESTED ACTIONS: Architectural and Site Design Review for a proposed 2,300 (+/-) square foot Zaxby's restaurant with drive through on a 1.30-acre (+/-) parcel zoned GC: General Commercial
LOCATION: Northwest corner of Smith Road and East Main Street (former Rally's location)
PARCEL SIZE: 1.30 acres (+/-)



EXISTING ZONING AND LAND USE		THRIVE! COMPREHENSIVE PLAN	
Site:	GC: General Commercial	Site:	CMN: Community Mixed Node
North:	R4: Medium Density Residential	North:	CMN: Community Mixed Node
South:	GC: General Commercial	South:	CMN: Community Mixed Node
East:	GC: General Commercial	East:	CMN: Community Mixed Node
West:	GC: General Commercial	West:	CMN: Community Mixed Node

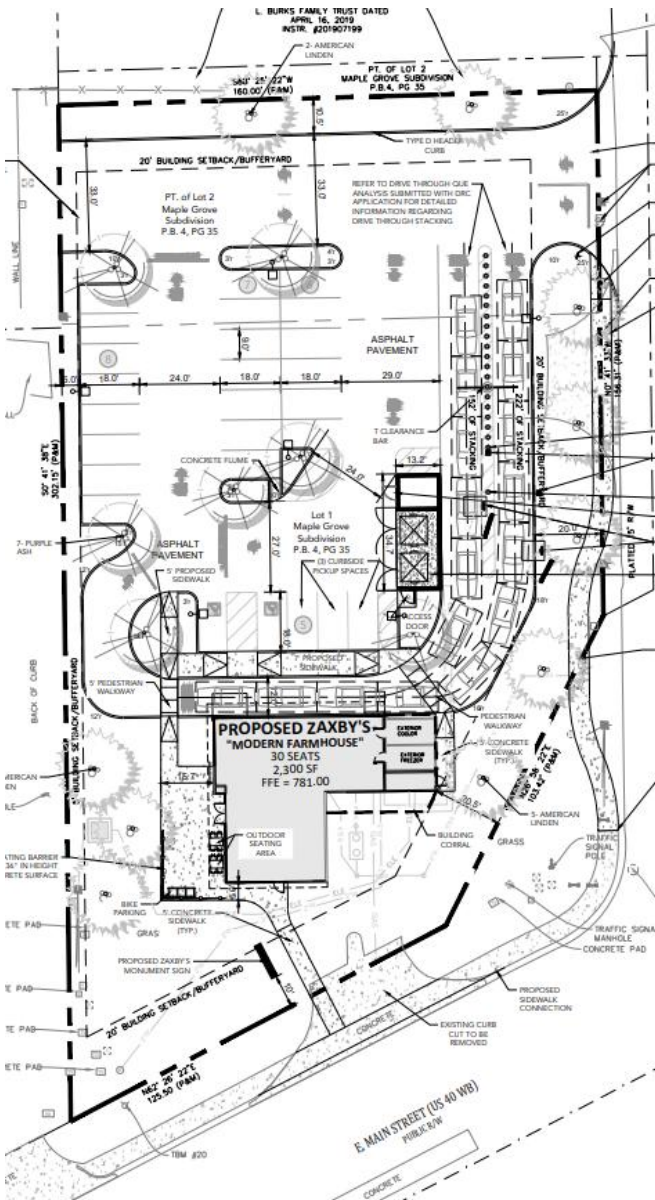
PROJECT DESCRIPTION

- Requested Action:**
- Architectural and Site Design Review for a proposed 2,300 (+/-) square foot Zaxby's restaurant with drive through.
-
- Concurrent Actions:**
- None
-
- Future Action(s):**
- Improvement Location Permit and other necessary permits (Administrative)



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PROJECT REVIEW



Zaxby's is requesting to construct a 2,300 (+/-) square foot restaurant with associated drive through at the northwest corner of Smith Road and Main Street. This site was previously home to a Rally's drive through, which was demolished in the last two years.

The site (shown on the left) includes a double-stacked drive through. The applicant has been creative in making this site function properly while also adhering to the Town's drive through standards in keeping the drive lanes located behind the building. The site will be adequately connected for pedestrians.

The architecture of the building has undergone multiple revisions throughout this process. Those changes are documented in the table on the following page. The left column, labeled '**Initial Submittal**', shows the architecture and signage of the building when it was originally submitted to Town staff on 9-11-25. Through discussion with staff and feedback from the Design Review Committee, the applicant returned with the design shown under the '**Current Design**' column.

It should be noted that the "back end" of the restaurant, including back-of-house operations such as an exterior cooler/freezer, are directed towards the Smith Road/Main Street intersection. The applicant states that this positioning was necessary to comply with the Town's drive through standards. Significant landscaping has been provided to help improve the overall look of the site from this primary intersection. Additionally, improvements to the overall style and look of the building work to mitigate any potential site line concerns.

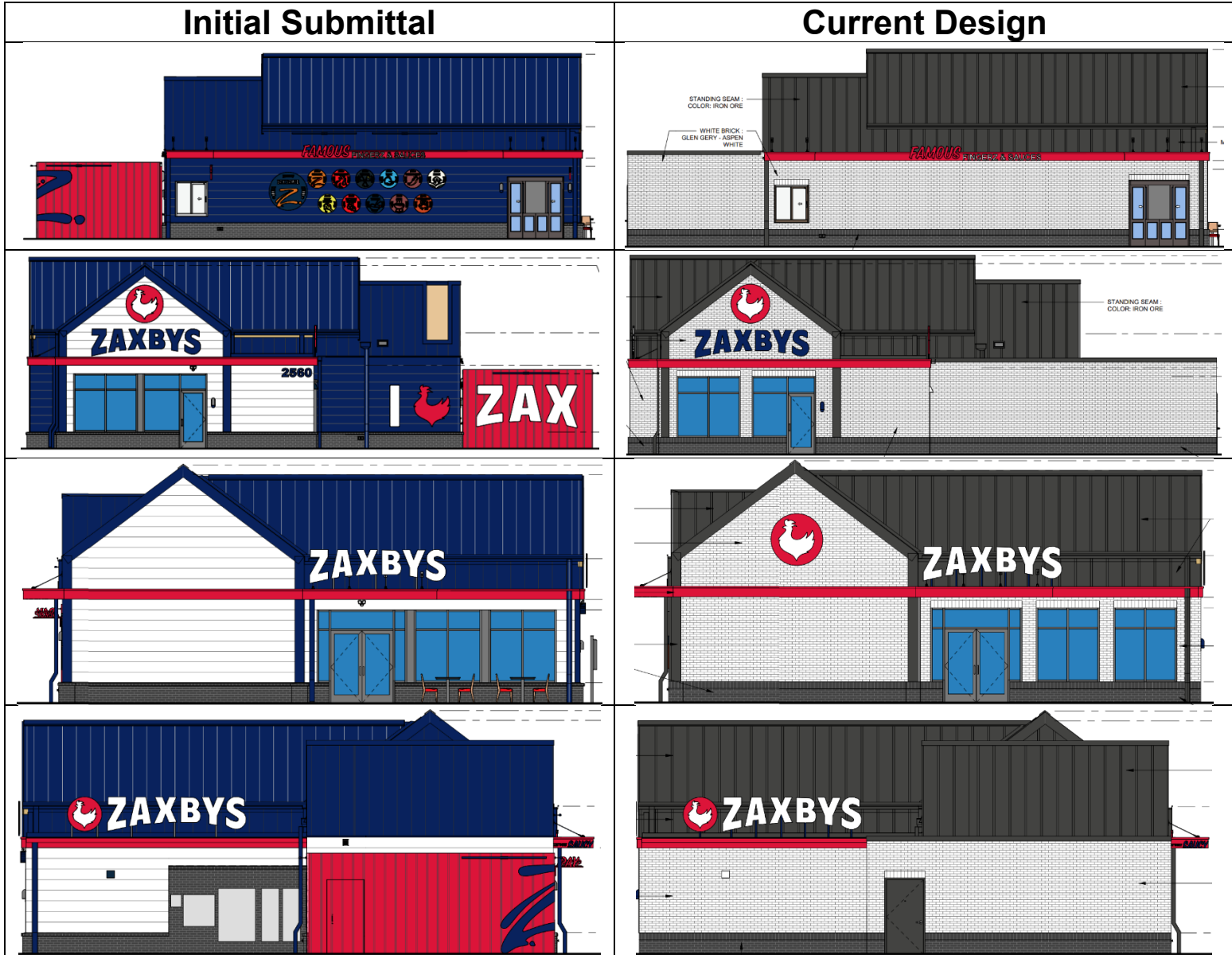
Considerations for future improvements to U.S. 40 have been taken into consideration for this site design. The applicant understands that the existing curb cut on the site from U.S. 40 will be eliminated and are designing the site with that future improvement in mind. Additionally, the curb cut currently located on Smith Road for the site is being relocated to the north at the Town's request.

Design Review

This request was reviewed by the Design Review Committee (DRC) at its January 6, 2026, meeting. The committee recommended approval of the petition subject to the following comments:

1. Modify the materials of the outdoor cooler enclosure to match the primary building. **Complete**
2. Evergreen trees added to the property line bordering residential to the north. **Complete**
3. Creating a seamless roof access door. **Complete**
4. Relocation and/or screening of utility boxes. **Complete**
5. Address lot-line lighting concerns. **Complete**
6. Relocate transformer away from primary intersection. **Complete**

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STAFF COMMENTS

TRANSPORTATION: As noted, this site has historically operated with a fast food drive-thru. The Petitioner has taken reasonable steps with their redesign to provide ample queuing, though you may note that the Drive-Through Queue Analysis maximum expectations are pushing right up against the available length for the site. Admittedly, some relatively minor assumptions taken could impact the overall queue distance this site could see, but it also would be an indication that the business is finding success here in Plainfield. Due to concerns that excessive queuing could reach a point where vehicles entering from the right-of-way would not be able to readily enter the site, added signing to indicate to customers to not block the access is prudent. The Operator having a plan to have staff flagging traffic has also been proven to be an effective method for managing this potential concern at other similar businesses.

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UTILITIES: Based upon the previous business operating at the site, no significant utility service issues are expected.

POTENTIAL MOTIONS.

The following motions are provided to the Plan Commission for the possible decisions that can be made on each of the petitions: **approve**, **deny**, or **continue**.

Conditions and/or commitments can be added as the Commission deems appropriate, even if no conditions or commitments have been provided/proposed by the applicant or Town Staff.

MOTION: Development Plan—Zaxby’s Smith at Main

I move that the Plan Commission approve / deny / continue petition DP-25-072: Architecture and Site Design review for a 2,300 (+/-) square foot building on a 1.30-acre (+/-) parcel, finding that:

1. The Development Plan **complies** / **does not comply** with all applicable Development Standards of the District in which the site is located;
2. The Development Plan **complies** / **does not comply** with all applicable provisions of the Subdivision Control Ordinance for which a waiver has not been granted;
3. The Development Plan **complies** / **does not comply** with all applicable provisions for Architectural and Site Design Review for which a waiver has not been granted;
4. The proposed development **is** / **is not** appropriate to the site and its surroundings; and,
5. The proposed development **is** / **is not** consistent with the intent and purpose of this Ordinance.

And that such approval shall be subject to the following condition(s):

1. Substantial compliance with the development plan file as of February 2, 2026.