



Office of the Town Manager
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Warrenton Town Council

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STAFF REPORT

Council Meeting Date:	October 11, 2022
Agenda Title:	Special Use Permit 2022-04 Oak View National Bank Drive-Thru
Requested Action:	Hold a Public Hearing for SUP 2022-04
Department / Agency Lead:	Community Development
Staff Lead:	Millie Latack, Preservation Planner

EXECUTIVE SUMMARY

The applicant, DHR Engineers PLC, and owner, Oak View National Bank, are requesting, per Article 3-4.10.3 Permissible Uses by Special Use Permit (SUP), to allow for a two-lane drive-thru in a future bank. The application were officially accepted on June 9, 2022. A bank is an allowable use by-right in the current zoning while drive-thrus require approval through an SUP. The property is zoned Commercial, and the Comprehensive Plan identified the property as Health and Wellness Mixed-Use on the Future Land Use Map. The subject parcel (GPIN 6984-04-7890-000) is a vacant parcel located on the corner of Waterloo Street and Garrett Street and is approximately +/- 1.2378 acres. The planning commission discussed grading concerns, by-right versus drive-thru transportation impacts, and the history of the property. The Planning Commission voted to recommend approval to Town Council.

BACKGROUND

The parcel is a currently vacant site located at the corner of Waterloo Street and Garrett Street. The 1.2378 acre site originally had a structure likely demolished in 2005 and has been vacant since. The immediate uses surrounding the parcel include the Burke Building, State Farm Insurance (Mon-Fri 9AM-5PM), and Waterloo Station (varying hours for several businesses ranging Sun-Sat 9AM-10:30PM).

The Applicant has noted the possibility of a future second story, but the provided elevations are single-story. An SUP amendment would be required if the elevations are to be conditioned, as proposed in the draft Conditions of Approval.

The Planning Commission held a Public Hearing September 20, 2022, on the proposal. A few members of the public spoke raising concerns to the transportation impact on Waterloo Street and light pollution. Further discussion of the Commission included grading issues and impact on stormwater with adjoining parcels. In a 4-1 vote with Commissioner Zarabi against, the Planning Commission passed the vote to recommend approval of the SUP 22-4, Oak View Bank Drive-Thru, contingent on the draft Conditions of Approval, dated September 20, 2022, that allows for a drive-thru use.

STAFF RECOMMENDATION

Hold a public hearing and support or modify the Planning Commission recommendation.

Service Level / Policy Impact

The Comprehensive Plan regards the gateway of Waterloo Street as an important transition that speaks to the character of the historic residential neighborhoods and the commercial areas from the Broadview District to the Old Town District. The proposed plan appropriately melds the architectural setting of the residential structures down Waterloo with the existing commercial in the adjoining parcels. The elevations and parcel perimeter landscape strip aid in softening the visibility of the drive-thru, blending it into the structure to create a modern commercial development with historic quality architectural details.

Fiscal Impact

As the parcel has been vacant for so long, the proposal improves upon the economic use with consideration to surrounding uses.

Legal Impact

The parcel owner and neighboring property owner for Waterloo Station have established an agreement to have a joint entrance off Waterloo Street on March 31, 2022.

ATTACHMENTS

1. Attachment A – Maps
2. Attachment B – Staff Analysis
3. Attachment C – Draft Conditions
4. Attachment D – Supporting Materials
5. Attachment E – Resolution