

## STATEMENT OF JUSTIFICATION

Oak View National Bank  
Special Use Permit  
Revised 07/20/22

Applicant, Oak View National Bank, requests Special Use Permit approval for a drive-through window in connection with its development of a new banking location on its property located at the intersection of Waterloo Street and Garrett Street in the Town of Warrenton, Virginia. The property is shown as Fauquier P.I.N. 6984-04-7890-000 containing 1.2378 acres and is zoned to the C-Commercial zoning district. The preliminary proposed site plan showing the location of the new bank building with other pertinent exterior features including the location of the proposed drive-through window, two drive-through lanes, parking, landscaping, future ATM location, etc. is as shown on the proposed site plan prepared by DRH Engineers, PLC enclosed with the application materials.

The property which is the subject of this Application is bordered on the south and west by properties in the C- Commercial zoning district. The properties immediately across Waterloo Street to the north and across Garrett Street to the east of the property are zoned to the RO-Residential Office zoning district.

The proposed use of Applicant's property is consistent with the Town of Warrenton's Comprehensive Plan in that banks and other financial institutions are by right permitted uses (Section 3-4.10.2) in the C-Commercial zoning district. In fact, the only use triggering the requirement for review and issuance of a Special Use Permit is the drive-through feature of the project.

As shown on the preliminary site plan, Applicant seeks approval for two side-by-side drive-through lanes served by one drive-through window in the lane closest to the building with a deal drawer, and a pneumatic tube delivery system in the lane furthest from the bank building. Two pneumatic tubes are depicted on the plans: one to be implemented at inception, with the capacity for a second tube later as dictated by customer volume.

Applicant's proposed hours of operations for the drive-through are Monday through Thursday 8:30 to 4:00, Friday 8:30 to 6:00 and Saturday 9 a.m. to 12 noon with no operations on Sunday. Based upon its current customer flow in its existing location on Broadview Avenue plus anticipated increased flow once the drive-through is established, Applicant anticipates a volume estimate of approximately 783 vehicle trips per day.

The level and impact of noise is expected to be minor consistent with typical vehicular traffic at a very slow moving or stopped level generated as customers approach and move through the drive-through lanes. Bank tellers will communicate with drivers through a speaker

system set to levels only sufficient to allow driver customers to communicate effectively with the teller in the building.

All lighting associated with the proposed Special Permit Use will be properly situated and shielded with levels complying with the Town of Warrenton lighting requirements. No additional signs beyond those depicted in the submitted plans will be required in connection with the proposed use. As shown in the design plans, a landscaped buffer along the frontage with Garrett Street will assist in screening the drive-through use from the properties opposite Garrett Street.

Traffic generated by the proposed use will be consistent with the pattern established by the entry and exit points to the property as depicted in the DRH Engineering design plans. Applicant and the adjoining property of ABC and J, LLC (the Rankins Shopping Center property) have entered into agreement to have a joint entrance off of Waterloo Street to mitigate traffic impact by avoiding having two separate commercial entrances in close proximity to each other along the Waterloo Street frontage. There will be one entry and one exit access point at opposite corners of the properties Garrett Street frontage again to minimize traffic conflicts.

The Applicant proposes to construct and open the drive-through feature of the bank structure simultaneously with the rest of the bank building. The ATM depicted will not be installed at inception but will be implemented later if the bank's operations and customer demands dictate. The drive-through feature will not result in the destruction, loss or damage of any significant topographic or natural, scenic, architectural or historic feature on the property which is an unimproved lot.

The proposed Special Use Permit activity will not be required to be served by any public facilities services and utilities other than electric service to the property. Applicant suggests that a Special Use Permit allowing it to provide drive-through banking services to its customers at this location contributes to and promotes the convenience of the public.