



TOWN OF WARRENTON

Department of Community Development

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September 20, 2022

TO: Planning Commission
FROM: Millie Latack, Planner/ Preservation Planner
RE: Special Use Permit 22-4
Oak View National Bank Drive-Thru

I. Summary:

- A. Applicant/Owner: DRH Engineers PLC / Oak View National Bank
- B. Representative: David Hall
- C. Request: The Applicant is requesting approval for a drive-thru to be located in a by-right bank at an empty parcel on the corner of Garrett Street and Waterloo Street (6984-04-7890-000).

	Existing	Proposed Use
Parcel Site Acreage	+/- 1.2378 Acres	+/- 1.2378 Acres
SUP/site area	1.2378 SF	1.2378 SF
Parking	0 Spaces	43 Spaces
Number of Employees	N/A	26 employees
Hours of Operation	Currently Vacant	Mon-Thurs 8:30AM-4PM Fri 8:30AM-6PM Sat 9AM-12PM

- D. Site Location: The site is a currently vacant lot, historically numbered 340 Waterloo Street (see maps in Attachment A), east adjacent to Waterloo Station (GPIN 6984-04-7890-000).
- E. Comprehensive Plan: The site is designated Health and Wellness Mixed-Use within the Health and Wellness Character District.
- F. Zoning: The site is zoned Commercial.
- G. Surrounding Land Uses:

Direction	Zoning	Current Land Use
North	Residential Office	Dok Klaus Computer Care
South	Commercial	Burke Building (Virginia Horse Racing)
East	Residential Office	State Farm Insurance

Direction	Zoning	Current Land Use
		Law Offices
West	Commercial	Waterloo Station

II. Outstanding Issues:

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.

III. Overview:

This request for a Special Use Permit 22-4 to allow for a drive-thru for a new Oak View National Bank building, in accordance with Article 3-4.10.3 and Article 11-3.10 of the Town Zoning Ordinance. The bank building is allowed in the Commercial Zoning District by-right while a drive-thru is permissible by a Special Use Permit approval.

IV. Staff Recommendation:

Staff recommends the Planning Commission hold a Public Hearing and consider the draft Conditions of Approval dated September 20, 2022.

V. Suggested Motions

1. I move that the Planning Commission recommend approval to the Town Council of SUP 22-4 subject to the Conditions of Approval dated September 20, 2022.

OR

2. I move that the Planning Commission forward SUP 22-4 to the next Planning Commission Work Session.

OR

3. I move that the Planning Commission recommend denial of SUP 22-4 for the following reasons: [Insert].

OR

4. I move an alternative motion.

Attachments

- A. Area Maps
- B. SUP Staff Analysis
- C. Draft Conditions of Approval
- D. Application