

Attachment C – Special Use Permit Plan  
**Dated September 20, 2022**

**STAFF PROPOSED CONDITIONS OF APPROVAL**

Owner: Oak View National Bank  
Applicant: DRH Engineers PLC  
Special Use Permit: SUP 22-4  
Address: 340 Waterloo Street  
GPIN 6984-04-7890-000 (the "Property")  
Special Use Permit Area: approximately 1.2378 acre parcel  
Zoning: Commercial  
Date: September 20, 2022

In approving a Special Use Permit, the Town Council may impose such conditions, safeguards and restrictions as may be necessary to avoid, minimize or mitigate any potentially adverse or injurious effect of such special uses upon other properties in the neighborhood, and to carry out the general purpose and intent of this Ordinance. The Council may require a guarantee or bond to ensure that compliance with the imposed conditions. All required conditions shall be set out in the documentation approving the Special Use Permit (SUP).

1. Site Development – The property shall be developed in general conformance with these conditions and the Special Use Permit 22-4, Special Use Permit Plans for Oak View National Bank (the "Plan"), pages 1-7, prepared by DRH Engineers, PLC dated July 20, 2022. The Town shall review the site plan, as built, and all associated permits for such conformance.
2. Use Parameters –
  - a. Special Use Permit Area – The special use permit shall apply to the identified area on the Plan consisting of approximately 1.2378 acres located on the corner of Garrett Street and Waterloo Street on the vacant property (GPIN 6984-04-7890-000).
  - b. Use Limitations – The use shall be limited to a two-lane drive through facility.
3. Deliveries and Refuse – All refuse and recycling pickup is the responsibility of the applicant/owner as the Town does not supply commercial trash service. Deliveries, recycling, and refuse/ solid waste pick-up shall follow the Town Code Section 11-19(9). All refuse and recycling shall be screened.
4. Lighting – All outdoor lighting shall conform to the Zoning Ordinance and be full cut-off and designed to prevent sky glow and light trespass at time of site plan.
5. Signs –
  - a. All signage shall be constructed in general conformance with the SUP Plans referenced in Condition 1, as shown and shall comply with any Zoning Ordinance regulations at that time.
  - b. Unless otherwise permitted by the Zoning Ordinance, temporary signs, banners, balloons, streamers, garrison flags, or similar attention-getting devices shall be strictly prohibited.
6. Topography – no retaining walls shall be constructed adjacent and parallel to the sidewalk.

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7. Stormwater Management – The site is to be planned and designed under the State’s Runoff Reduction requirements for Stormwater Management (SWM) and in compliance with the Town of Warrenton’s SWM Ordinance. The Town shall review the site plan, as built, and all associated permits for such conformance.
  
8. Transportation and Traffic –
  - a. There shall be no vehicle stacking into the public right-of-way awaiting drive-through service.
  - b. The property owner is responsible for maintaining all interior directional signage and wayfinding to maintain the safety of pedestrians and vehicles.
  - c. The Owner shall be responsible for the installation of a high visibility crosswalk from the property’s ADA compliant sidewalk across Garrett Street in coordination with the Town Public Works Department prior to occupancy.
  - d. At time of site plan, an easement shall be recorded in conformance with the Joint Entrance Agreement dated March 31, 2022.