



PLANNING COMMISSION REGULAR MEETING

Tuesday, November 15, 2022 at 7:00 PM

MINUTES

CALL TO ORDER AND ESTABLISHMENT OF A QUORUM.

Chairwoman Susan Helander called the meeting to order at 7:01 p.m.

PRESENT

Chairwoman Susan Helander
Vice Chair James Lawrence
Mr. Steve Ainsworth
Mr. Ali Zarabi

ABSENT

Mr. Ryan Stewart attended later in the evening.

ADOPTION OF MINUTES.

Ms. Susan Helander presents the Adoption of Minutes for:

July 19, 2022 Regular Meeting Minutes.

September 20, 2022 Regular Meeting Minutes.

October 25, 2022 Work Session Minutes.

Ms. Helander motions to approve them as one vote.

Mr. James Lawrence moved to approve all three sets of minutes and Mr. Ali Zarabi seconded. All were in favor, no discussion, vote was unanimous.

Mr. Stewart was absent.

1. July 19, 2022 Regular Meeting Minutes

PRESENT

Chairwoman Susan Helander
Vice Chair James Lawrence
Mr. Steve Ainsworth
Mr. Ali Zarabi

ABSENT

Mr. Ryan Stewart

2. August 20, 2022 Regular Meeting Minutes

PRESENT

Chairwoman Susan Helander
Vice Chair James Lawrence
Mr. Steve Ainsworth
Mr. Ali Zarabi

ABSENT

Mr. Ryan Stewart

3. October 25, 2022 Work Session Meeting Minutes

PRESENT

Chairwoman Susan Helander
Vice Chair James Lawrence
Mr. Steve Ainsworth
Mr. Ali Zarabi

ABSENT

Mr. Ryan Stewart

HEARING OF PUBLIC HEARING ITEMS.

Ms. Susan Helander explains the purpose of this Public Hearing for SUP 2022-03 Amazon Data Center.

Ms. Helander explains Equipment, Speaking Times and order of the Public Hearing.

Ms. Helander states the Planning Commission has received all written comments by noon on November 15th, 2022. Approximately 410 pages.

Ms. Helander explains this meeting will be continued to another date at the discretion of the Planning Commission and request of the applicant if all the speakers do not speak.

Ms. Helander explains if the applicant requests a continuance they will have another meeting on November 22nd, 2022.

Ms. Helander explains the Public Hearing Rules and requests order and decorum for the speakers and toward the applicant.

Ms. Helander explains the Planning Commission will forgo staff presentations and comments until the end of the Public Hearing.

Ms. Helander introduces and invites the applicant Mr. John Foote to present SUP 2022-03 Amazon Data Center Special Use Permit.

4. **SUP 2022-03 Amazon Data Center** - The Applicant is requesting a Special Use Permit for a 220,200 square foot data center on Industrial zoned property designated in the New Town Character District on the Future Land Use Map located off Blackwell Road and Lee Highway. This will be the second work session held by the Planning Commission. GPIN 6984-69-2419-000.

Mr. Foote presents an overview of Special Use Permit SUP 2022-03 for a 220,200 square foot Amazon Data Center focusing on Dominion Power, Visual and Noise Studies.

Ms. Susan Helander calls the Public Hearing for SUP 2022-03 Amazon Data Center to order at 7:23 P.M.

Legal First & Last name	Opposed/In Favor	Organization Name Resident	
Steven Wojcik	Opposed		Yes
Calvin Hickey	Opposed		Yes
Barbara Amster	Opposed		Yes
Charles Cross	Opposed		Yes
Bruce Alan Campbell	Opposed		Yes
Roy Francis	Opposed	Northrock Residential Association	Yes
Dirk Nyren	Opposed		Yes
Mark Smith	Opposed		Yes
Bernardine Clark	Opposed		Yes
Geraldine (Gerry) Eitner	Opposed	Communities of Peace	Yes
Richard Crow	Opposed		Yes
Karolyn Elmenhurst	Opposed		Yes
Scott Wehner	Opposed		Yes
Wendy Wheatcraft	Opposed		Yes
Christina Gagnon	Opposed		Yes
Walter Hitchcock	Opposed		Yes
Katherine Nevill	Opposed		Yes
Robin C Lohnes	Opposed	Oak Springs Homeowners Association, Inc. and property owner.	Yes
Marygay Cross	Opposed		Yes
Justin Hersh	Opposed		Yes
Justin O'Donnell	Opposed		Yes

Larry Kovalik	Opposed		Yes
David Fox	Opposed		Yes
David Daubert	Opposed		Yes
John W. Lyver, IV	Opposed	Homeowners Association	No
Roundtable of PWC			
Spencer Snakard	Opposed	Protect Fauquier	No
Sandra Brannock	Opposed		No
Kevin Kask	Opposed	Piedmont Environmental Council	No
Julie Bolthouse	Opposed		No
David Dobson	For		No
Denise Schefer	Opposed		No
Owen Schefer	Opposed		No
David Winn	Opposed		No
Kenneth Thomas	Opposed	SCC	No
Kevin Ramundo	Opposed	Citizens for Fauquier County	No
Juan Archilla	Opposed		No
Cynthia Burbank	Opposed		No
Michael Fultz	Opposed		No
David Gibson	Opposed	Citizens for Fauquier County	No
Albert Mudrian	Opposed		No
Rebecca Garber	Opposed		No
Elizabeth Swartz	Opposed		No
Christen Snow	Opposed		No
Tanya Perry	Opposed		No
Dale Sites	Opposed		No
Judy Lamana	Opposed		No

Julie Broaddus	Opposed		No
Joshua McCraw	Opposed		No
Kevin O'Neill	Opposed	Fauquier Climate Change Group	No
Amy Trotto	Opposed		No
Amber McCraw	Opposed		No
Bridget Wolfe	Opposed		No
Laurey Branner	Opposed		No
Daniel Bliss	Opposed		No
Roy Stefanik	Opposed		No
William Ziegler	Opposed		No
Jean Boenish	Opposed		No

Mr. Foote thanks the Planning Commission.

Mr. Lawrence asks Mr. Foote if Amazon has intention to provide Jobs and Job Programs exclusively to the Town of Warrenton Community and Education System.

Mr. Foote explains he can discuss this with Amazon but cannot bind them to it.

Mr. Foote explains Amazon has invested in these programs in other jurisdictions.

Mr. Ali Zarabi explains concerns, the application has not been presented with clarity nor clearly and does not utilize the characteristics for what people of the Town of Warrenton have called for.

Mr. Ali Zarabi requests consideration for the people.

Ms. Helander asks if there is anyone present who has not signed up who wishes to speak tonight.

No Response.

Ms. Helander asks if there is anyone else who has not signed up who wishes to speak tonight.

Ms. Helander explains there are several people who did sign up who may have left because of the late hour. Our goal was to have any and all who wished to speak be heard tonight.

Mr. Lawrence motions to approve this meeting be adjourned to Tuesday November 22nd, 2022, at 7:00PM as a continuation of today's regular meeting.

Seconded by Mr. Ryan Stewart. All were in favor, no discussion.

*Ayes: Ms. Susan Helander, Chair; Mr. James Lawrence, Vice Chair;
Mr. Ali Zarabi; Mr. Ryan Stewart; Mr. Steven Ainsworth.*

Nays: None

Absent During Vote: None

Abstention: None

Mr. Foote requests for the record, that the applicant does agree to an extension of this hearing to Tuesday November 22nd, 2022, at 7:00PM.

Mr. Ali Zarabi questioned the purpose of this extension. Is this for those who wanted to speak and invite additional comments.

Ms. Helander verified those who were where signed up tonight and did not speak and those who would like to speak will have an opportunity to do so.

Mr. Steven Ainsworth asks after which we will still get a presentation from the Town, correct.

Ms. Helander states that is correct.

Ms. Helander states this motion does pass. All say Aye and is adjourned until Tuesday November 22nd at 7:00 pm.

If this regular meeting is concluded on Tuesday November 22nd at 7:00 pm. we will continue and conduct our work session agenda.

Motion to adjourn Mr. Ali Zarabi, Mr. Ryan Stewart Seconds.

This meeting was adjourned at **10:36 P.M.**

COMMENTS FROM THE COMMISSION.

COMMENTS FROM THE STAFF.

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