



## TOWN COUNCIL REGULAR MEETING

21 Main Street

Wednesday, November 09, 2022 at 6:30 PM

### MINUTES

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#### A REGULAR MEETING OF THE TOWN COUNCIL OF THE TOWN OF WARRENTON, VIRGINIA, WAS HELD ON NOVEMBER 9<sup>TH</sup>, 2022, AT 9:00 A.M.

##### WORKSESSION.

PRESENT Mr. Carter Nevill, Mayor; Ms. Heather Sutphin; Mr. Brett Hamby; Mr. James Hartman, Vice Mayor; Mr. Jay Heroux; Mr. Sean Polster; Mr. Mr. Renard Carlos; Mr. Christopher E. Martino, Interim Town Manager; Mr. Tommy Cureton, Deputy Town Manager; Mr. Stephen Clough, Town Clerk; Mr. Martin Crim, Town Attorney.

PRESENT  
ELECTRONICALLY Mr. William Semple

ABSENT None

##### REGULAR MEETING.

PRESENT Mr. Carter Nevill, Mayor; Ms. Heather Sutphin; Mr. Brett Hamby; Mr. James Hartman, Vice Mayor; Mr. Jay Heroux; Mr. Sean Polster; Mr. Mr. Renard Carlos; Mr. Christopher E. Martino, Interim Town Manager; Mr. Tommy Cureton, Deputy Town Manager; Mr. Stephen Clough, Town Clerk; Mr. Martin Crim, Town Attorney.

PRESENT  
ELECTRONICALLY Mr. William Semple

ABSENT None

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##### **WORKSESSION - 9:01 AM Called to Order.**

Mayor Nevill called the meeting to order at 9:01am and stated that a quorum was present.

Councilmen Semple stated he was at home at 319 Falmouth Street in Warrenton participating electronically because of a medical condition that prohibited him from attending.

##### **1. Closed Session.**

Vice Mayor Hartman moved to convene a closed session under:

**Virginia Code §2.2-3711 (A)(3) to discuss the acquisition of real property within Town limits for the use of a park.**

Councilman Hamby Seconded.

**Ayes: Mr. James Hartman, Vice Mayor; Mr. Sean Polster; Mr. Brett Hamby; Mr. Jay Heroux; Mr. Renard Carlos; Ms. Heather Sutphin; Mr. William Semple**

**Nays:**

**Abstention:**

**Absent:**

The motion passes unanimously. Mayor Nevill stated the meeting will proceed into Closed Session.

At 10:46 AM, Council reconvened in the dais chambers to certify the Closed meeting. Upon reconvening from the closed session, Town Council adopted the following Certification of Closed meeting:

#### **CERTIFICATION OF CLOSED MEETING**

**WHEREAS**, the Town Council of the Town of Warrenton has convened a closed meeting on this date pursuant to an affirmative recorded vote in accordance with the provisions of the Virginia Freedom of Information Act; and

**WHEREAS**, Section 2.2-3172 E of the Code of Virginia requires a certification by the Town Council that such closed meeting was conducted in conformity with Virginia law;

**NOW, THEREFORE, BE IT RESOLVED** that the Town Council hereby certifies that, to the best of each members knowledge, (i) only public business matters lawfully exempted from open meeting requirements by Virginia law were discussed in the closed meeting to which this certification resolution applies, and (ii) only such public business matters as were identified in the motion convening the closed meeting were heard, discussed or considered by the Town Council

Vice Mayor Hartman proposed the certification, Councilmen Hamby seconded, the vote for the motion was unanimous, as follows:

**Ayes: Ms. Heather Sutphin; Mr. William Semple; Mr. Brett Hamby; Mr. James Hartman, Vice Mayor; Mr. Jay Heroux; Mr. Sean Polster, Mr. Renard Carlos.**

**Nays:**

**Abstention:**

Mayor Nevill declared the Council officially certified out of Closed session.

Mayor Nevill suggested the Council begin the Agenda Review.

Interim Town Manager Martino began to review the agenda.

Mayor Nevill suggested pushing the agenda review to the end of the meeting to accommodate the presenters before Council.

## **2. North Rock Harris Teeter Service Station.**

Ms. Denise Harris, Planning Manager introduced the topic before Council.

Ms. Jessica Pfeiffer, a Representative of Harris Teeter was available to answer questions from the Council.

Councilwoman Sutphin addressed safety concerns regarding the North Rock Harris Teeter Service Station project and mentioned that it was within the Ward she represents.

Ms. Pfeiffer presented changes to the project application made to address the Concerns of the Council.

Ms. Pfeiffer discussed a brief history of Harris Teeter in the North Rock Shopping Center and why it wished to move forward with a service station project. She discussed the geography and infrastructure of the area.

Councilmen Sutphin expressed concerns regarding the width of roads in the North Rock Shopping Center.

Ms. Pfeiffer stated additional steps may be taken to investigate addressing infrastructure concerns if the necessary parties agree.

Councilmen Heroux asked Ms. Pfeiffer about the loading and unloading of fuel pumps. Ms. Pfeiffer demonstrated how a truck would drive into the center to load/unload the pumps.

## **3. Broadview Avenue Safety Improvement Project: Waterloo Street Update.**

Mr. Martino introduced Ms. Harris.

Ms. Harris gave a presentation on Waterloo Junction Mixed-Used zoning. She stated the applicant was proposing a mixed-use development and discussed the details of the request, the planned development, the geography, the architecture, and the organization of the proposed development. Ms. Harris introduced Mr. John Foote to discuss the proposal on behalf of the applicant.

Mr. Foote stated he has no presentation and was willing to answer questions.

Councilmen Heroux inquired about the location of the six planned apartments included within the proposal.

Mr. Foote confirmed the location.

Councilmen Heroux questioned whether there were current residents within the mentioned apartments and their occupancy status during a potential renovation.

Mr. Foote stated that he does not know the answer and stated that he believed they would not be permanently evicted. He reiterated that all apartments would be renovated and put to market with a monthly rent.

Councilmen Heroux asked Mr. Foote if monthly rent increased, might current tenants not return.

Mr. Foote stated he does not know.

Councilmen Heroux asked about the relation between the apartments and the proposed homeowner's association.

Mr. Foote stated the apartments are owned by another individual who would be the deciding factor.

Councilmen Polster asked about traffic impacts on the surrounding site, and whether it would be less than a previously proposed shopping center.

Mr. Foote stated his connection to that shopping center proposal and that traffic would be less than that previous proposal.

Councilmen Polster mentioned traffic issues with parcels along Broadview Avenue. he asked about the effects of and plausibility of a proposed roundabout in the surrounding area.

Ms. Harris stated that the proposed roundabout was not considered competitive by VDOT.

Councilmen Polster asked about communication between this project and neighbors. Mr. Foote stated he believes there has been no formal outreach.

Mayor Nevill asked about the direction of housing units on the northwestern side of the property. Councilmen Heroux asked this question, too.

Mr. Foote stated that the front of townhouses will face Norfolk Drive.

Councilmen Polster asked if the built streets were public or private.

Councilmen Hamby inquired about the right turn-only lane onto Bear Wallow Road.

Councilmen Hamby asked whether new apartments will be to housing code.

Mr. Foote affirmed they would be.

Councilmen Hamby asked about a proposed commercial building.

Mr. Foote stated he believes it was speculative.

Councilmen Heroux asked about the timeline of apartment construction.

Mr. Foote gave a tentative timeline.

Councilmen Semple asked about infrastructure connectivity and Norfolk Drive.

Mayor Nevill stated that he believed connectivity was addressed with this proposal.

Councilmen Semple asked if these units were Housing & Urban Development-qualified, reiterating the necessity of this form of housing in Warrenton. Additionally, he asked about affordability related to the surrounding commercial district.

Mr. Foote explained the logic behind using Annual Median Income as a basis for mortgages.

Councilmen Semple asked about HUD standards related to utilities and rent.

Mr. Foote stated that they will examine the HUD standards.

Councilmen Carlos agreed with Councilmen Semple.

#### **4. Agenda Review.**

Mr. Martino continued the review of the agenda with the items on the Consent agenda.

##### **1. Architectural Review Board Appointments.**

Mr. Martino stated that the Chair and Vice Chair positions of the Architectural Review Board will expire at the end of the year, held by Steve Wojcik and Laura Bartee respectively.

Mr. Martino recommended reappointing Mr. Wojcik and Ms. Bartee to the ARB for another Term.

##### **2. Bonds for Assisted Living Communities.**

Mr. Martino gave an update on inspections and recommended release of remaining public improvement bonds for the Warrenton Assisted Living Facility.

##### **3. Quarterly Staff Reports.**

Mr. Martino stated reports for the previous quarter were included in the Council's packets.

**4. Central Business District Zoning Density Amendment Text.**

Mr. Martino stated the decision text of the amendment was before the Council and introduced Mr. Rob Walton, Director of Community Development, to answer questions of the Council.

Councilmen Heroux inquired about numbers stated in the amendment.

Mr. Walton stated the expected density of the applicant Mr. Mothershead.

Councilmen Heroux asked about support or opposition from property owners.

Mr. Walton stated all letters of support have been forwarded to the Council and they had not encountered large opposition.

Councilmen Heroux asked about categories of property related to condition; specifically, 200 new properties. Mr. Walton stated new properties would need to be brought to code.

Councilmen Hamby asked about automobile parking and trash pickup services.

Mr. Walton conversed about parking requirements for new spaces.

Councilmen Hamby said the Town of Warrenton may handle parking if required.

Councilmen Hamby asked about current operations in the Central Business District related to parking and trash.

Mr. Walton spoke about previously existing apartments and their code violations.

Councilmen Hamby asked if there was a database containing apartment violations.

Mayor Nevill asked about costs related to structured parking.

Mr. Walton stated a projected cost of between \$15,000 and \$20,000 per space.

Councilmen Semple asked about the number of spaces that may be converted into apartments.

Mr. Mothershead stated a range of 92 to 200 units over one decade.

**5. Broadview Avenue Safety Improvement Project.**

Mr. Cabbage, a VDOT representative, discussed the timeline of the project between 2012 and 2026. He discussed Frost intersection changes as part of the project.

Mayor Nevill interjected with the mention of a proposal relevant to the design of Frost intersection.

Mr. Cabbage thanked Mayor Nevill for mentioning it and stated there had been discussion regarding said proposal.

Mr. Cabbage mentioned infrastructure changes to the Broadview Avenue safety improvement plan regarding bike lanes and crosswalks.

Councilmen Polster asked about direct communication with businesses.

Mr. Cabbage stated there are various methods to communicate with entities including via construction managers and email lists.

Councilmen Polster asked how to update the project's website.

Mr. Cabbage stated not much had changed since last updated, but they would investigate it.

Mr. Polster asked for a timeline regarding how the project will play out.

Mr. Cabbage stated a two-week look-ahead was best and working with contractors complicates a timeline.

Mayor Nevill stated an opinion regarding communication.

Councilmen Heroux asked about risks that could influence the project.

Mr. Cabbage stated an opinion regarding market influences on materials regarding risks.

## **6. Waterloo Street Update.**

Mr. Martino introduced the topic. He mentioned budgeting for fiscal year 2023 regarding surveying and improvements. He added that Mr. Walton and Ms. Harris were here to answer any questions as well.

Mayor Nevill asked about the costs of a previous rendering.

Mr. Martino affirmed it was an artistic rendering, not engineered drawings.

Mayor Nevill asked about the allocation of \$72,000 in ARPA funds.

Mr. Martino identified the allocation would be used in surveying Waterloo St. and completing full engineering.

Mayor Nevill inquired about safety, engineering, and temporary trials of speed tables. Ms. Harris stated that different renderings represent different forms of traffic calming.

Councilmen Hamby expressed a need for public input on Waterloo St. alterations.

Councilmen Heroux expressed similar thoughts to Councilmen Hamby.

Councilmen Heroux asked for clarification on appropriation of funds.

Ms. Harris clarified a timeline and appropriation of funds for engineering.

Councilmen Heroux stated potential alternative uses of ARPA funds for traffic calming measures.

Mayor Nevill stated an opinion of approval for landscaping, he expressed concerns of ongoing costs associated with landscaping.

Councilmen Polster stated he was in support of sidewalks.

Councilmen Heroux stated a desire for public input.

Councilmen Semple stated approval of physical, non-road-bump, traffic calming solutions and stated the need for public input.

## **7. RollOutWarrenton! Update.**

Mr. Martino introduced Mr. Frank Cassidy, Director of Public Works, and Utilities to introduce the project.

Mr. Cassidy relayed a shortened history of parklets on Main St. in the Town. He stated the reasons as to why the parklets are removed from Main St. in October. He also addressed concerns of the conditions of the parklets as they have lost integrity and begun to fall apart due to being at the end of their lifespan.

Mr. Cassidy relayed plans for potential areas that may be utilized for the public spaces including First and Second streets and expressed the potential for a permanent program.

Mr. Cassidy mentioned that before the Council for consideration was a resolution that ends the temporary timeline of the program and allows First street to remain a plaza and reopen Second street. The second proposed resolution ends the temporary timeline of the program and recognizes First and Second streets as plazas.

Mr. Cassidy asked for questions and input from the Council.

Mayor Nevill asked about a timeline for adopting a resolution.

Councilmen Heroux asked if the intent was to pass one resolution or the other.

Mayor Nevill affirms.

Councilmen Polster asked to delay a vote to allow an opportunity to converse with business owners.

Mayor Nevill agreed.



Councilmen Polster suggested clarifying language within the resolutions.

Councilmen Hamby suggested discussion being postponed until December of 2022.

Vice Mayor Hartman questioned whether the parklets and plazas should be seasonal or year-round.

Councilmen Carlos approved of waiting until 2022.

Mr. Martino mentioned the reopening of Second street.

Councilmen Polster mentioned an opinion regarding reopening Second Street before December.

Mr. Martino mentioned Third, Fourth, and Fifth Streets regarding reopening.

Mayor Nevill expressed approval of reopening Third, Fourth, and Fifth streets.

Mayor Nevill mentioned conflicts between pedestrian and automobile traffic.

Mayor Nevill announced that a resolution to keep Second street closed for one more month to be added to the agenda for the evening.

**8. Introduction of an Ordinance to Amend Article 1 of Chapter 10, Section 10-5 of the Code of Ordinances Town of Warrenton, Virginia (1991) as Amended Related Generally to Speed Limit.**

Mr. Martino introduced Chief of Police Michael Kochis to discuss a proposal for the addition of speed zones near Warrenton Middle School and St. Johns.

Councilmen Polster mentioned inconsistencies with the presented budget presented.

Chief Kochis mentioned that it was an approximate budget and possible mistake.

Councilmen Polster stated that St. Johns may not be willing to put forth funding for equipment.

Councilmen Heroux mentioned traffic issues during pickup from school.

Chief Kochis acknowledged the issues.

Councilmen Polster asked to whom an entity would address to obtain a crossing guard for Warrenton Middle School.

Chief Kochis stated that he could explain the process.

**9. Interim Town Manager's Update.**

Interim Town Manager Martino introduced new staff members Project Coordinator Michael Wharton who was focused on water-based projects and IT-staff Mr. Robert Hughes.

Mayor Nevill announced the meeting adjourned at 12:41 PM.

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### **REGULAR MEETING – 7:33 PM**

Mayor Nevell called the meeting to order, he stated that a quorum was present.

Councilmen Semple stated he was at home at 319 Falmouth Street in Warrenton participating electronically because of a medical condition that prohibited him from attending.

Vice Mayor Hartman had not yet arrived but was en route to Town Hall.

### **INVOCATION.**

Reverend Dr. Reese to lead the invocation.

### **PLEDGE OF ALLEGIANCE.**

Mayor Nevill asked the attendees to remain standing, face the flag, and recited the Pledge of Allegiance.

### **CITIZEN'S TIME.**

Joelle Fryman 6295 Margaret Way addressed the Council regarding RollOutWarrenton!

Jill Evans 351 Preston Drive addressed the Council regarding Ordinance 1 to amend Ch 10, Art 1, Sec 10-5.

Ken Alm 194 Culpeper St addressed the Council regarding Town boundary adjustments.

Kevin Ramundo 9757 Elmwood Road addressed the Council regarding the Amazon Data Center.

Douglas Larson 134 Mosby Circle addressed the Council regarding the Amazon Data Center.

Guy Hinkler 12465 Elk Run Rd addressed the Council regarding outdoor seating and multi-use zoning.

Jason Philipppy 153 Lapis Court addressed the Council regarding a wildlife issue.

Cynthia Burbank 6347 Barn Owl Ct addressed the Council regarding the Amazon Data Center, transparency and FOIA.

David Gibson 7548 Fox View Dr addressed the Council regarding the Amazon Data Center.

Casey Ward 25 N Chestnut St addressed the Council regarding RollOutWarrenton!

Jean Boenish 5473 Camellia Ct addressed the Council regarding the Amazon Data Center.

## **APPROVAL OF THE AGENDA.**

Councilmen Polster motioned to approve the agenda as presented. Councilmen Heroux seconded. There was no discussion on the motion. The vote for the motion to approve the agenda was unanimous, as follows:

**Ayes:** Mr. Renard Carlos; Mr. Brett Hamby; Mr. John Heroux; Mr. Sean Polster; Mr. William Semple; Ms. Heather Sutphin

**Nays:**

**Abstention:**

**Absent:** Mr. James Hartman

The Motion passed 6-0. The agenda was approved as presented.

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## **PUBLIC HEARINGS.**

1. **ZMA/SUP 2021-01 North Rock Harris Teeter Service Station** - The Applicant, Harris Teeter/North Rock Center, LLC, is proposing a revision to the North Rock Planned Unit Development (PUD) Master Plan and a Special Use Permit (SUP) to allow for the construction of an eight-pump service station for Harris Teeter.

Mayor Nevill introduced Ms. Harris from the morning meeting who introduced Ms. Pfeiffer.

Ms. Pfeiffer spoke about infrastructure regarding the North Rock Harris Teeter Service Station and emergency vehicle access. She presented an amendment to Harris Teeter's application which required the applicant to pave the infrastructure in question.

Mayor Nevill thanked Ms. Pfeiffer and opened public hearing at 7:08 PM.

Roy Francis, 147 North View Circle, addressed the Council regarding North Rock Harris Teeter Service Station.

Roxanne Haddon, 110 N View Cir, addressed the Council regarding carcinogens related to gasoline.

R.B. Chadasam, 150 W Lee Hwy, addressed the Council regarding the North Rock Harris Teeter Service Station.

Jean Boenish, 5473 Camellia Ct addressed the Council regarding the North Rock Harris Teeter Service Station.

Mayor Nevill closed public hearing at 7:18 PM.

Councilmen Hamby moved that SUP 2021-01 be approved with the condition that the proffered dates be changed to 9 November 2022. Seconded by Councilmen Heroux. Mayor Nevill opened the floor for discussion.

Councilmen Polster asked for clarification if this was *only* for SUP 2021-01 or also ZMA 98.

Mayor Nevill clarified that the ZMA 2021-01 must be addressed first.

Councilmen Hamby rescinded his motion and moved for approval of ZMA 2021-01. Councilmen Heroux seconded.

Mayor Nevill opened the floor for discussion.

Councilmen Semple discussed health, citizen approval, and infrastructure.

Councilmen Carlos stated agreement with Councilmen Semple.

Councilmen Heroux thanked the citizens of North Rock and discussed the risk of the project.

Councilwoman Sutphin thanked the citizens of North Rock and discussed public welfare and citizen approval.

Councilmen Polster discussed infrastructure of North Rock.

Councilmen Hamby thanked the public for their participation and discussed project risks.

Mayor Nevill called the question.

The motion failed 4-3, the vote was as follows:

<b>Ayes:</b>	Mr. Brett Hamby; Mr. James Hartmann; Mr. John Heroux
<b>Nays:</b>	Mr. Renard Carlos; Mr. Sean Polster; Mr. William Semple; Ms. Heather Sutphin
<b>Abstention:</b>	
<b>Absent:</b>	

**The Motion that SUP 2021-01 be approved with the condition that the proffered dates be changed to 9 November 2022. Failed on a vote of 3-4. The SUP was not approved. Mayor Nevill declared a vote on SUP 2021-01 moot, therefore, SUP 2021-01 failed.**

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- 2. CPA/ZMA/SUP 2022-01 Waterloo Junction Mixed-Use Center** - The Owner/ Applicant, Broadview LLC and Fog Holdings, LLC, are requesting a Comprehensive Plan Amendment (CPA) to revise the Future Land Use Map changing three Low-Density Residential designations to Re-Planned Commercial in the Broadview Character

District; a Zoning Map Amendment (ZMA) for three parcels currently zoned R-15 residential parcels to Commercial (C); and a Special Use Permit (SUP) to allow for residential only structures as part of the Mixed Use development in the Commercial District.

Mayor Nevill introduced Ms. Harris to speak on the issue. Ms. Harris summarized the project application including infrastructure, apartments, and waivers.

Mayor Nevill stated that the application was available online for the public to view.

Mayor Nevill asked if the Council had any questions.

Councilmen Heroux stated that tenants of current apartments need plenty of notice of the potentially impending project.

Mayor Nevill introduced Mr. Foote regarding the project application.

Mr. Foote stated that he recently learned the apartments mentioned in the application are currently vacant.

Mr. Foote stated that the applicants have worked to address concerns raised by the council and believe this project would be beneficial to the Town of Warrenton.

Mr. Foote stated that HUD income levels at a zip-code level do not exist related to this project. He also reiterated that this was a private project on to-be private property.

Mayor Nevill opened public hearing at 7:34 PM.

No one spoke at the public hearing.

Mayor Nevill closed public hearing at 7:34 PM.

Councilmen Polster moved to approve CPA 2022-01. Councilmen Carlos seconded the motion. Mayor Nevill opened the motion for discussion.

Councilmen Semple asked Mayor Nevill to amend the motion to table the issue for 30 days.

Councilmen Polster seconded the motion.

Mayor Nevill opened the motion for discussion.

Councilmen Semple stated that the application was complex and was not yet sure if it offered many benefits to the Town. Additionally, he mentioned an issue of setting a precedent of rezoning along Broadview Ave for similar developments.

Councilmen Polster stated that he did not object to the 30 day table, and that it was a complex application with many notes. He asked the applicant what it would imply for them.

Mr. Foote stated that it would affect contractual negotiations and that it would present a significant contractual issue for Mr. Farish.

Councilwoman Sutphin stated that she did not see a need for a table.

Mr. Polster asked if Mr. Semple would be willing to retract his motion. Mr. Semple said that a vote was still agreeable.

The motion to table the issue for 30 days failed 1-6. The vote was as follows:

**Ayes:** Mr. William Semple

**Nays:** Mr. Renard Carlos; Mr. Brett Hamby; Mr. James Hartman; Mr. John Heroux; Mr. Sean Polster; Ms. Heather Sutphin

**Abstention:**

**Absent:**

Mayor Nevill announced the issue before Council was now the original motion by Councilmen Polster.

Councilmen Polster stated that this project may have great impacts on the community and benefit local businesses. Councilmen Polster asked the applicant to address inter-parcel access.

Councilwoman Sutphin stated she thinks it will be a beneficial addition to the Town of Warrenton.

Councilmen Hamby stated that he agreed with Councilmembers Polster and Sutphin. He referenced previous project proposals and said he thinks it will be beneficial to the Town.

Vice Mayor Hartman stated he agreed with Councilmembers Polster, Sutphin, and Hamby, and referenced his personal connections to this plot of land.

Councilmen Heroux thanked the applicant for their contribution to the Town of Warrenton.

Councilmen Semple stated that he thought this was a great proposal but was concerned with the amount of time the Council has had to review the application; however, it was a beneficial project.

Mayor Nevill compared the project to Main St. Warrenton and stated approval of the project.

The motion passed unanimously. The vote was as follows:

**Ayes:** Mr. Renard Carlos; Mr. Brett Hamby; Mr. James Hartman; Mr. John Heroux; Mr. Sean Polster; Mr. William Semple; Ms. Heather Sutphin

**Nays:**

**Abstention:**

**Absent:**

Councilmen Polster motioned to approve ZMA 2022-01. Seconded by Councilmen Hamby.

Councilmen Polster asked about staffing and if there was anything necessary to be included.

The motion passed unanimously. The vote was as follows:

**Ayes:** Mr. Renard Carlos; Mr. Brett Hamby; Mr. James Hartman; Mr. John Heroux; Mr. Sean Polster; Mr. William Semple; Ms. Heather Sutphin

**Nays:**

**Abstention:**

**Absent:**

Councilmen Polster moved to approve SUP 2022-01. Councilmen Heroux seconded.

There was no discussion.

The motion passed unanimously. The vote was as follows:

**Ayes:** Mr. Renard Carlos; Mr. Brett Hamby; Mr. James Hartman; Mr. John Heroux; Mr. Sean Polster; Mr. William Semple; Ms. Heather Sutphin

**Nays:**

**Abstention:**

**Absent:**

## **CONSENT AGENDA.**

- 1. ARB Reappointments-** Laura Bartee and Steve Wojcik
- 2. Request for release of Public Improvements Bond #SAIFSU0748141** for Warrenton Assisted Living Facility SDP 2018-03.

Councilmen Hamby motioned to approve the consent agenda. Councilmen Heroux seconded.

There was no discussion.

The motion passed unanimously as follows:

**Ayes:** Mr. Renard Carlos; Mr. Brett Hamby; Mr. James Hartman; Mr. John Heroux; Mr. Sean Polster; Mr. William Semple; Ms. Heather Sutphin

**Nays:**

*Abstention:*  
*Absent:*

## **STAFF REPORTS.**

1. Quarterly Finance Department Report
2. Quarterly Parks and Recreation Department Report
3. Quarterly Police Department Report.
4. Quarterly Community Development Report
5. Quarterly Public Works and Utilities Department Report

## **NEW BUSINESS.**

### **1. Temporary Closure of Second Street**

Mr. Martino stated this issue's connection to RollOutWarrenton! and summarized the issue.

Mayor Nevill sought a motion from Council.

Vice Mayor Hartman motioned to approve the resolution for the temporary closure of Second Street. Councilmen Carlos seconded.

Councilmen Hamby motioned to approve the resolution. Councilmen Heroux seconded.

The motion passed unanimously as follows:

**Ayes:** Mr. Renard Carlos; Mr. Brett Hamby; Mr. James Hartman; Mr. John Heroux; Mr. Sean Polster; Mr. William Semple; Ms. Heather Sutphin

**Nays:**

**Abstention:**

**Absent:**

Mayor Nevill announced that Second Street would remain closed until December 2022, when the Council could discuss and decide on the issue further.

### **2. Introduction of an Ordinance to Amend Article 1 of Chapter 10, Section 10-5 of the Code of Ordinances Town of Warrenton, Virginia (1991) as Amended Related Generally to Speed Limit**

Mr. Martino summarized the issue and stated its locations of Warrenton Middle School and St. John's. Mr. Martino also stated additional action would need to be taken in December by the Council.



Mr. Polster complimented the Police Chief for finding another source of funding other than the Town of Warrenton for St. John's school and working with the community.

Councilmen Heroux motioned to approve the resolution initiating a public hearing on an ordinance relating to an Amendment of Chapter 10, Article 1, Section 10-5. Seconded by Councilmen Polster.

Councilmen Hamby motioned to approve the consent agenda. Councilmen Heroux seconded.

The motion passed unanimously as follows:

**Ayes:** Mr. Renard Carlos; Mr. Brett Hamby; Mr. James Hartman; Mr. John Heroux; Mr. Sean Polster; Mr. William Semple; Ms. Heather Sutphin

**Nays:**

**Abstention:**

**Absent:**

#### **UNFINISHED BUSINESS.**

1. **An Applicant Initiated Zoning Ordinance Text Amendment (ZOTA 2022-1)** To Increase the Permitted Density in the Central Business District from Twenty Five (25) Units Per Acre to Fifty (50) Units Per Acre on Parcels Less Than 1/2 Acre and to Update to Fee Schedule

Mr. Walton stated that this was an issue from the previous month. Mr. Walton stated that Ordinance A does not address affordable housing while Ordinance B does.

Councilmen Heroux motioned to reject ZOTA 2022-1. Seconded by Councilmen Hamby.

Councilmen Heroux thanked those who worked for the applications. Mr. Heroux stated it was difficult to understand the impact to current infrastructure, current business owners, and apartments, which are the basis of his concern.

Councilmen Hamby stated he had similar concerns to Councilmen Heroux, specifically stating parking and trash. Councilmen Hamby also stated that affordable housing was not well addressed.

Mayor Nevill stated that both he and Councilmen Polster would recuse themselves from this vote due to personal interests in property ownership.

Councilmen Carlos stated that he thought this was a great opportunity and worked to address an issue often ignored by the Town and focus on needed housing instead of business spaces.

Councilmen Carlos introduced a motion to table ZOTA 2022-1 for 30 days. Vice Mayor Hartman seconded.

Councilmen Semple laid out a timeframe, reminding the Council that this project would take time to come to fruition and therefore impacts would not be instantaneous.

Councilmen Sutphin inquired about a previous Council issue regarding the creation of an affordable housing committee. Councilmen Carlos stated that the Town did try to create an affordable housing committee; however, the previous Town Manager suggested that the Town did not have the resources to support such a project with the other projects the Town was undertaking.

Councilmen Heroux suggested that 30 additional days would not be enough to work out the issues of this project, but additional time would be helpful.

Councilmen Hamby referenced the small geographic area of the Central Business District and the projected increase in housing. Councilmen Hamby stated that parking was the largest issue that he was concerned about.

Councilmen Semple told the Council that the application would not restrain inquiries from the Council regarding issues stemming from the ordinance. Additionally, the ordinance may also be changed in the future.

The motion failed 3-3-1. The vote was as follows:

<b>Ayes:</b>	Mr. Renard Carlos; Mr. James Hartman; Mr. William Semple
<b>Nays:</b>	<b>Mr. Brett Hamby; Mr. John Heroux; Ms. Heather Sutphin</b>
<b>Abstention:</b>	Mr. Sean Polster
<b>Absent:</b>	

Mayor Nevill reminds the Council the motion before the Council was now the original motion by Councilmen Heroux.

Mayor Nevill reminded the Council that both he and Councilmen Poster were recusing themselves due to personal interests in property ownership.

The motion passed 4-2-1. The vote was as follows:

<b>Ayes:</b>	<b>Mr. Brett Hamby; Mr. James Hartman; Mr. John Heroux; Ms. Heather Sutphin</b>
<b>Nays:</b>	Mr. Renard Carlos; Mr. William Semple
<b>Abstention:</b>	Mr. Sean Polster
<b>Absent:</b>	

## **TOWN ATTORNEY'S REPORT.**

Town Attorney Martin Crim spoke about working with Frank Cassidy to bring a Shenandoah Cable Television Franchise to the Town.

Additionally, Mr. Crim commended Mr. Clough for working on the Electronic Meeting Participation Policy.

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## **TOWN MANAGER'S REPORT.**

Mr. Martino spoke about the Town's Halloween Parade, costume contest, the WARF's "Trunk and Treat," and a flashlight candy hunt at Rady Park.

Mr. Martino commended the Parks and Recreation department for coordinating all these events.

Mr. Martino congratulated the Public Works and Utilities Department for evaluating the WARF and Warrenton Police Stations after become polling places, then bringing them to code following the ADA prior to election day.

Mr. Martino also commended the Public Works and Utilities Department for spearheading the new "Hook Lift Trucks Program."

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## **COUNCILMEMBERS TIME.**

**Councilmen Polster** – Mentioned mental health among young adults, specifically referencing a local student's failed attempted suicide, and promoted helping other individuals who need mental health.

**Councilmen Carlos** – Spoke about his personal experience with the WARF's "Trunk and Treat" and commended the Parks and Recreation Department.

**Councilmen Sutphin** – Stated that affordable housing was important and necessary to the Town. Councilmen Sutphin also congratulated the owners of O'Brien's Restaurant for their birth. Councilmen Sutphin reassured that outdoor seating will not end in its entirety. Finally, she referenced a local student's failed attempted suicide, extended her sympathies to the family and teammates, and referenced a fundraising source for said family.

**Councilmen Semple** – Thanked the individuals who worked on ZOTA 2020-01 and ensured that the Council will continue to look for avenues to affordable housing. Councilmen Semple also announced that the Fauquier Community Band, in which he plays, had a free December 12 Christmas Concert at Fauquier High School.

**Vice Mayor Hartman** – Welcomed two new employees to the Town. Thanked and congratulated the reappointments to the Architectural Review Board, and mentioned open positions open for applicants. Vice Mayor Hartman also commended the new truck program. Finally, despite not being a fan of Halloween, he enjoyed the events put on by the Parks and Recreation Department.

**Councilmen Heroux** – Mentioned Piedmont Smiles, a community dental event, and thanked the participants. Thanked individuals for working on ZOTA 2020-01 and how it has educated the council. Finally, told young adults to remain optimistic in reference to mental health.

**Councilmen Hamby** – Spoke about RollOutWarrenton! and ensured that the Council will have issues worked out by the time the program was implemented the following year.

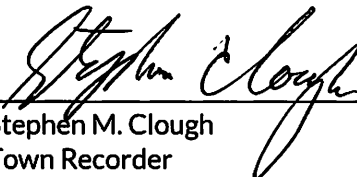
**Mayor Nevill** – Thanked the public for participating in Election Day, and commended Councilmen Carlos for the mayoral race. Mayor Nevill commended the staff who worked to make Election Day run smoothly and stated a need for participation for democracy to run well.

---

#### **ADJOURNMENT.**

**With no further business, this meeting was adjourned at 8:33 PM on Wednesday November 9<sup>th</sup>, 2022.**

**I hereby certify that this is a true and exact record of actions taken by the Town Council of the Town of Warrenton on November 9<sup>th</sup>, 2022.**

  
\_\_\_\_\_  
Stephen M. Clough  
Town Recorder

#### **Attachments:**

- 1) Handouts to Council from Citizen's time. November 9<sup>th</sup>, 2022.
- 2) Citizen Comment Emails and form submissions.
- 3) Signed legislation.



The Town of Warrenton  
P.O. Box 341  
Warrenton, VA 20188  
P (540) 347-1101  
F (540) 349-2414

## **November 9<sup>th</sup>, 2022. Regular Town Council Meeting** **Minutes**

### **Attachment 1: Handouts to Council from Citizen's** **time. November 9th, 2022.**

## Potential Dweling Units in the Cental Business District

	<b>Existing Density (25 units/acre)</b>	<b>Proposed Density (50 units/acre)</b>	<b>Change in Units (difference)</b>
<b>Potential Capacity Analysis</b>	713 *	1108 *	395 (worst case)
<b>Best Estimate</b>	200 - 300 30-45%	330 - 500	130 - 200
<b>Existing units</b>	130 18%	222 20%	92

Realistic Range of New Density :   **92 - 200 Units**

\* Application, Table 2



**COUNTY OF FAUQUIER  
OFFICE OF THE COUNTY ADMINISTRATOR**

**PAUL S. McCULLA**  
*County Administrator*

10 Hotel Street, Suite 204  
Warrenton, Virginia 20186  
PHONE 540-422-8001  
FAX 540-422-8022

**ERIN M. KOZANECKI**  
*Deputy County Administrator*

E-mail: [paul.mcculla@faquiercounty.gov](mailto:paul.mcculla@faquiercounty.gov)

December 17, 2021

Brandie Schaeffer, Town Manager  
Town of Warrenton  
21 Main Street  
Warrenton, Virginia 20186

Re: Boundary Line Adjustment Between Fauquier County and Town of Warrenton

Dear Brandie:

As you are aware from previous discussions, at its November meeting the Board of Supervisors tabled its discussion of the areas proposed by the Town for adjustment into the boundaries of the Town to its December 9, 2021 meeting. At its December 9<sup>th</sup> meeting, the Board passed a resolution authorizing the sending of this letter expressing the Board's willingness to continue a good faith discussion and negotiation of a boundary line adjustment agreement between our localities, pursuant to the authority of *Code of Virginia* § 15.2-3106 et seq. Attached to that resolution are two maps showing the areas under discussion. As the Town and the County go forward with these discussion and negotiations, the Board hopes that an open process will inform the citizens of the Town and the County, particularly those in the areas under discussion, allowing those citizens to offer their input on these potential adjustments. It is the County's belief that proceeding under boundary adjustment authority found in § 15.2-3106 would be the most efficient and cost effective way to find a mutually agreeable decision on the proposed adjustment of the Town's boundaries.

In order to move the discussions forward, the Board and its members offer some questions and thoughts:

- Why does the Town desire the adjustments in each of the areas proposed for adjustment?
- The County is concerned about anticipated future development for some of the areas proposed to be brought into the Town, specifically whether any increase in density would create unanticipated burdens on the schools and the County's taxpayers without the County receiving proffers for those expenses. Is the Town willing to propose protections or compensation to offset any impacts?
- Would the Town consider the creation of a joint planning committee for the adjusted areas?

Brandie Schaeffer, Town Manager

Page 2

December 17, 2021

- Would the Town welcome this as an opportunity to increase coordination in transportation planning around and through Town?
- The County would experience a loss of tax revenues with the adjustment of some of the proposed commercial areas. Is the Town willing to propose measures to offset or soften the impact of such loss of revenue?

The County is looking forward to receiving more information from the Town about Warrenton's intent and purposes for seeking this boundary line adjustment. Once this additional information and a proposed agreement is received, the County would like an opportunity to involve the community in informational meetings prior to the scheduling of public hearings on the proposed ratification of the agreement. As previously stated, the County believes that community engagement is very important and does not need to create any unnecessary delay in negotiation of the agreement.

We look forward to working with you on an agreement that considers the best interests of both of our localities.

Sincerely,



Paul S. McCulla  
County Administrator

cc: Board of Supervisors  
Tracy A. Gallehr, County Attorney  
Holly Meade, Director of Community Development



Remarks by David Gibson, 7548 Foxview Dr, Warrenton VA

- AWS Noise Study was flawed, incomplete and improperly summarized in September 09 SUP submission – the draft identified numerous locations of non-compliance
- Dr. John Lyver's data (below) identifies very substantial violations of the Town and County Standards during daytime and nighttime at all 21 locations beyond AWS' fence line
- The impact on 634 residences and business locations within 2500 feet of AWS will be substantial, pernicious, and will threaten the health and wellbeing of residents
- Without credible and verified proof otherwise, there is no reason to believe that AWS will be able to deliver this facility within the Noise Standards set forth by the Town or County
- There should not be any attempt to kick the can down the road and "condition" these critical requirements to Site Plan Review or Waive or Modify these standards or to otherwise accommodate this application.
- Based on the quality and incompleteness of critical information provided to the Town, and the demonstrated and deleterious consequences of noise and vibration at this location, of the current SUV application should be DENIED.



Figure identifies 21 locations within 2500 feet of proposed AWS location where noise has been modeled. Noise emissions were modeled on several similarly sized and recently built AWS facilities in Prince William County. Yellow tabs identify ambient traffic noise and purple tabs identify expected post-construction operating noise levels. Both are measured in dBA scales.



**List of Noise Ordinance Violations of mapped location after the data center is completed (courtesy of Dr. John Lyver)**

Daytime Violations									Nighttime Violations								
Location	63 Hz	125 Hz	250 Hz	500 Hz	1,000 Hz	2,000 Hz	4,000 Hz	8,000 Hz	Location	63 Hz	125 Hz	250 Hz	500 Hz	1,000 Hz	2,000 Hz	4,000 Hz	8,000 Hz
1		V	V	V	V	V	V	V	1	V	V	V	V	V	V	V	V
2				V	V	V	V	V	2		V	V	V	V	V	V	V
3				V	V	V	V	V	3			V	V	V	V	V	V
4				V	V	V	V		4	V		V	V	V	V	V	V
5				V	V	V	V		5				V	V	V	V	V
6				V	V	V	V		6			V	V	V	V	V	V
7				V	V	V	V	V	7				V	V	V	V	V
8				V	V	V	V		8		V	V	V	V	V	V	V
9			V	V	V	V	V	V	9		V	V	V	V	V	V	V
10		V	V	V	V	V	V	V	10	V	V	V	V	V	V	V	V
11				V	V	V	V	V	11				V	V	V	V	V
12				V	V	V	V	V	12	V			V	V	V	V	V
13				V	V	V	V	V	13				V	V	V	V	V
14				V	V	V	V	V	14	V			V	V	V	V	V
15				V	V	V	V	V	15				V	V	V	V	V
16				V	V	V	V	V	16	V			V	V	V	V	V
17				V	V	V	V		17				V	V	V	V	V
18				V	V	V	V		18	V		V	V	V	V	V	V
19	V	V	V	V	V	V	V	V	19	V	V	V	V	V	V	V	V
20				V	V	V	V		20	V	V	V	V	V	V	V	V
21				V	V	V	V		21	V		V	V	V	V	V	V

- Above results are compared to Warrenton Noise Ordinance limits for each noise frequency octave
- "V" indicates violation, blank is within limits

**Back-up Results of Analysis Conducted by Dr John Lyver (Courtesy of Dr. John Lyver)**

Resulting Noise Levels in  
dBA and dBZ by Frequency Octave

Locations of sites to analyse		Road dBA	DC dBA	Total dBA	Total 63 dBZ	Total 125 dBZ	Total 250 dBZ	Total 500 dBZ	Total 1,000 dBZ	Total 2,000 dBZ	Total 4,000 dBZ	Total 8,000 dBZ
1	725 Arbor Ct	52.1	54.5	66.2	61.5	61.1	57.1	55.3	56.5	52.0	45.3	31.9
2	21 Pepper Tree Ct	56.5	59.3	62.6	56.8	56.5	52.7	52.5	55.5	51.4	43.5	33.2
3	751 Cherry Tree Ln	54.1	56.7	59.5	53.5	53.2	49.5	49.7	52.8	48.8	40.8	30.7
4	721 Acron Ct	52.5	55.0	59.7	54.3	53.9	50.1	49.5	52.1	47.9	40.3	29.5
5	761 Gen Wallace Ct	52.5	55.3	58.0	52.1	51.8	48.0	48.2	51.3	47.2	39.2	29.1
6	141 W. Lee Hwy	52.9	55.7	58.9	53.2	52.9	49.1	48.9	51.8	47.8	39.9	29.5
7	222 North View Circle	55.3	54.4	59.2	52.4	52.2	48.6	49.8	53.4	49.5	41.2	31.6
8	492 Blackwell Rd	52.6	55.4	61.0	55.8	55.4	51.5	50.5	52.8	48.6	41.1	29.8
9	530 Highland Towne Ln	56.2	56.3	64.3	59.1	58.7	54.8	53.9	56.2	52.0	44.5	33.3
10	102 Dorsett Ln	56.0	59.0	67.7	62.9	62.5	58.5	56.9	58.4	54.0	47.1	34.5
11	514 Camden Cir	57.4	57.5	63.8	58.1	57.8	53.9	53.7	56.6	52.5	44.6	34.2
12	534 Estate Ave	53.8	56.2	58.5	52.3	52.0	48.3	48.8	52.2	48.2	40.1	30.2
13	7648 Moven Dr	57.1	57.4	58.7	49.4	49.4	46.7	50.2	54.6	50.7	42.1	33.2
14	7482 Argyll Ct	56.3	55.4	57.8	48.1	48.2	45.6	49.3	53.7	49.9	41.3	32.3
15	7379 Comfort Inn Dr	55.5	53.5	57.2	48.0	48.0	45.2	48.7	53.0	49.2	40.6	31.6
16	7350 Hunton St	56.3	56.1	58.5	50.1	50.0	46.9	49.7	53.9	50.1	41.5	32.4
17	7320 Marr Dr	52.4	54.9	55.9	48.7	48.5	45.1	46.6	50.4	46.5	38.1	28.7
18	6539 Hidden Hollow Ln	52.3	55.0	60.1	54.8	54.4	50.5	49.7	52.2	48.0	40.4	29.4
19	Parcel 6985-60-5718-500	52.3	54.9	70.0	65.3	64.9	60.9	58.9	59.8	55.2	48.7	34.6
20	33 Woodlands Way	52.0	54.7	62.3	57.3	56.9	52.9	51.6	53.4	49.1	41.9	29.9
21	800 Blackwell Rd	52.5	55.0	59.7	54.3	53.9	50.0	49.5	52.1	47.9	40.2	29.5

## **11/9 KJR Comments before Town Council (465)**

Good evening, Mr. Mayor and Town Council Members. I am Kevin Ramundo, President of Citizens for Fauquier County.

When I spoke during citizens time in September, I underscored the tremendous amount of work that CFFC has done on the Amazon Special Use Permit, and our desire to share this work with town officials which has started to happen.

At the town hall CFFC co-hosted in late October, Sean Polster, Jay Heroux and Renard Carlos attended along with over 200 others including several county officials. And last week, I and two others from our board spent ninety minutes with Heather Sutphin. I think she was impressed by how deeply we understand the data center situation and we now better understand her perspectives and where there may be misperceptions. We were encouraged that Heather offered to recommend to others on the Town Council that they meet with us. **We are ready anytime.**

We were also pleased to hear her opinion that the Town Council would not rush to a decision on the data center. That's really important because there is a very strong perception that the town is not doing all the required due diligence, and is relying too heavily on Amazon and going too fast. On this last point, many are wondering why the planning commission has scheduled a public hearing for next Tuesday just three weeks after a contentious work session where it was very obvious that Amazon has a lot more work to do. **How can that be?**

And the Fauquier Times today reported that the planning commission might even vote on the SUP that evening. **So one has to wonder what's the hurry given that this data center is the most important land use issue facing the town in decades if not in its entire history?**

In addition to opposing this data center <sup>AT</sup> ~~as~~ this location, CFFC believes that prior to any action on the SUP:

1. Amazon should be required to submit a complete application.
2. The new planning commission and town council should be in place.
3. A comprehensive and impartial review should be conducted to understand if Amazon and possibility others exerted inappropriate influence on the process.
4. And that town residents should be fully informed about the proposed facility and the town's long-term data center plans.

During our October town hall, there were many who questioned why the town would even consider approving a data center at this location, and who were concerned about the lack of integrity and transparency in how this entire situation has been handled by the town and Amazon.

Someone in the audience made a particular point that stuck with me and I hope it will with you. **"It's never too late to get it right."** Thank you.



The Town of Warrenton  
P.O. Box 341  
Warrenton, VA 20188  
P (540) 347-1101  
F (540) 349-2414

## **November 9<sup>th</sup>, 2022. Regular Town Council Meeting Minutes**

### **Attachment 2: Citizen Comment Emails and Form Submissions**

**From:** "noreply@civicplus.com" on behalf of "noreply@civicplus.com"  
<noreply@civicplus.com>  
**Sent:** 21 Oct 2022 18:37:38 0500  
**To:** "" <lpaul@warrentonva.gov>  
**Subject:** Online Form Submittal: Public Comment

**[EXTERNAL EMAIL]** DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

## Public Comment

Name	CHARLES CARROLL IV
Address	9532 Carr Lane
City	Delaplane
State	VA
Zip Code	20144
Email Address	
Phone Number	
Committee, Board, or Commission Type	Planning Commission
Agenda Item	Amazon
Comment	<p>No to Amazon next round Country Chevrolet!</p> <p>Green space...where does their plan fit?</p> <p>Open space?</p> <p>Energy...can green energy and the aquifer and our Faquier tax dollars support more data and a business that is sketchy on the rules?</p> <p>Infrastructure...Do Faquier tax payers need to pay for towers and look at them? New energy if approved should support equity and the local tax payers and equality.</p>

Water...Can the local aquifer cool their needs without hurting the rest of us?

Who pays for their infrastructure... Amazon that is...

How many more doe we need...Prince William, Brandy Station etc...

This is not Loudon County who has sold their soul...

How much data do we need with towers and substation(s)...

I am happy to speak to all. Warrenton is a lovely city that does not need to support Amazon as the entrance on the east side whether one is a Democrat or Republican.

Say no to Amazon and their towers...

Charles and Geraldine Carroll  
Delaplane, VA

---

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**From:** "noreply@civicplus.com" on behalf of "noreply@civicplus.com"  
<noreply@civicplus.com>  
**Sent:** 24 Oct 2022 18:29:06 0500  
**To:** "" <lpaul@warrentonva.gov>  
**Subject:** Online Form Submittal: Public Comment

**[EXTERNAL EMAIL]** DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

## Public Comment

Name	Michele Husfelt
Address	9067 John Mosby Hwy
City	Upperville
State	Va
Zip Code	20184
Email Address	
Phone Number	
Committee, Board, or Commission Type	Board of Zoning Appeals
Agenda Item	Amazon Warehouse
Comment	Please save the small town appeal and idyllic countryside of Fauquier County by not allowing a monstrous warehouse to invade our beautiful county.

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**From:** "noreply@civicplus.com" on behalf of "noreply@civicplus.com"  
<noreply@civicplus.com>  
**Sent:** 25 Oct 2022 15:50:21 0500  
**To:** "" <lpaul@warrentonva.gov>  
**Subject:** Online Form Submittal: Public Comment

**[EXTERNAL EMAIL]** DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

## Public Comment

Name	Thomas Marshall deButts
Address	1415 Snowden Road
City	Delaplane
State	VA
Zip Code	20144
Email Address	
Phone Number	
Committee, Board, or Commission Type	Town Council
Agenda Item	Amazon Data Center
Comment	<p>I am writing to urge the Council to postpone any action approving the massive data center in town due to the noise and vibration that will be caused by the center. The noise will be a permanent loss of the quiet that is a part of Warrenton and once lost, cannot be regained. Approval of this proposal will permanently change Warrenton's small-town appeal and Fauquier County's rural character, and significant noise and visual impacts will affect citizens and visitors alike. Citizens and visitors will be greeted by a fifty-foot-high building on an elevated site, right at the eastern entry to Warrenton. The data center and power lines will be visible from many parts of both Warrenton itself and the surrounding countryside.</p>

Please don't sell out the town for such a short-term financial gain at the expense of the town and its residents.

---

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**From:** "noreply@civicplus.com" on behalf of "noreply@civicplus.com"  
<noreply@civicplus.com>  
**Sent:** 3 Nov 2022 18:30:15 0500  
**To:** "" <lpaul@warrentonva.gov>  
**Subject:** Online Form Submittal: Public Comment

**[EXTERNAL EMAIL]** DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

## Public Comment

Name	Brooke Scales
Address	15463 Quail Ridge Drive
City	Amissville
State	VA
Zip Code	20106
Email Address	[REDACTED]
Phone Number	[REDACTED]
Committee, Board, or Commission Type	Town Council
Agenda Item	Shutting down street eating at denim and pearls
Comment	Just wanted to say thanks for shutting down the street eating. Hope you can sense the sarcasm. My husband is physically disabled and has a very serious auto immune disease which means not only can we not eat inside he can't climb stairs. So thanks for making our favorite restaurant completely shut down for us. Making the few things we can enjoy just out of reach. Just have to tell my disabled husband that he isn't important and he can't enjoy the same things people who have use of their legs can.

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**From:** "noreply@civicplus.com" on behalf of "noreply@civicplus.com"  
<noreply@civicplus.com>  
**Sent:** 4 Nov 2022 09:44:04 0500  
**To:** "" <lpaul@warrentonva.gov>  
**Subject:** Online Form Submittal: Public Comment

**[EXTERNAL EMAIL]** DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

## Public Comment

Name	KIM PINELLO
Address	7280 BURKE LANE
City	WARRENON
State	VA
Zip Code	20186
Email Address	
Phone Number	
Committee, Board, or Commission Type	Town Council
Agenda Item	OUTDOOR SEATING
Comment	Please bring back the outdoor seating on Main Street. Why in the world would you take these away???

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**From:** "noreply@civicplus.com" on behalf of "noreply@civicplus.com"  
<noreply@civicplus.com>  
**Sent:** 7 Nov 2022 20:05:24 0600  
**To:** "" <lpaul@warrentonva.gov>  
**Subject:** Online Form Submittal: Public Comment

**[EXTERNAL EMAIL]** DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

## Public Comment

Name	Sue Worden
Address	295 Gay Road
City	Warrenton
State	VA
Zip Code	20186
Email Address	
Phone Number	
Committee, Board, or Commission Type	Town Council
Agenda Item	CPA/ZMA/SUP 2022-01 Waterloo Junction Mixed-Use Center
Comment	<p>I have several concerns about this proposal, which do not appear to have been addressed by the Planning Commission.</p> <p>One - I am concerned about the predominance of impervious surfaces in the submitted plans and the corresponding lack of adequate landscaping buffer, for which the developer is requesting a waiver. The plans show that the majority of the property will become buildings, streets, parking areas, sidewalks, and other impervious surfaces. If you've ever driven past this property after a good rain, as I have done many times, you've noticed that this property is "low lying" and subject to ponding throughout. The addition of massive impervious surfaces will only exacerbate the existing drainage issues. I am</p>

further concerned that runoff from this property, if developed as proposed, will flow onto adjacent existing streets and residential properties and create flooding during heavy rainfall that does not occur now.

Two - I am concerned about the public safety impact of what the plans show as concrete walkways leading from each unit along Norfolk Drive to a sidewalk running along Norfolk Drive. This design will create a dangerous situation, in which visitors to these units (and residents with excess vehicles) will want to park along Norfolk Drive and the adjacent Plain Road, in order to avoid Broadview Avenue and thereby more conveniently access the interior of the development "from the backside". Norfolk Drive and Plain Road are narrow two-lane streets that do not, even now, easily or safely handle street parking -- especially not near the busy intersection with Bear Wallow Road. As a matter of public safety, the submitted plans need to be amended to remove the sidewalks leading to and from Norfolk Drive; instead, fencing or other barriers need to be added to the plans, to absolutely preclude resident or visitor access to the development from anywhere along either Norfolk Drive or Bear Wallow Road.

Three - I am concerned about what appears to be inadequate parking in the plans for this development. Just this past Friday evening, November 4 around 8:00 PM, I happened to drive past McMahon's, and I noticed that patrons' vehicles parked at the restaurant had overflowed onto unpaved grassy areas. This was not an uncommon occurrence. I've noticed it many times before. To put this another way, during busy times, McMahon's draws a large crowd, and the parking is already inadequate just for the restaurant crowd. When you add to that the residents of 47 town home units plus 6 apartments, visitors to those homes, plus patrons of the proposed retail establishment, there is no way, just no way, that the parking proposed for this development will be adequate or even close to adequate. Indeed, it will be so inadequate that parking will necessarily spill out onto adjacent streets, and that spillover will unfortunately increase the rate of accidents in the area.

Four - I am concerned about a 3600 square foot retail building being proposed, in addition to everything else, without any hint of what type of retail that might be, how that retail establishment will impact parking and traffic patterns, whether

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the retail building will provide both an attractive and suitable "front" onto Broadview Avenue as well as a "backside" that is not an eyesore for patrons of McMahon's or the residents and visitors to the new town homes and apartments. I don't object to retail, per se, and it could be a positive addition to the development. However, there is also much potential for a retail development that would be detrimental. If and when Town Council approves this development, I urge the inclusion of language to grant to Town Council a strong voice and control over the type of retail occupying the 3600 square foot building and all the particulars.

Five - Finally, I have what I'll characterize as a more philosophical concern about this development. It's not stated in the planning documents made available to us, at least not that I could find, but in the Fauquier Times recently, it was reported that the sales price of the new town homes would be in the neighborhood of \$500,000, not including monthly HOA fees. That price point is quite high for this area, for what are proposed to be smaller town homes only 16 feet wide -- even for new construction with "luxury" features. As such, these new homes will remain out of reach for residents who are employed locally (typically at lower wages than paid elsewhere in Northern Virginia) as well as younger residents and young couples who are just getting started. I suggest that construction of these high priced homes as planned -- presumably crowded together to extract the maximum profit for the developers -- is not in the best interest of the Town of Warrenton or its residents.

---

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**From:** "noreply@civicplus.com" on behalf of "noreply@civicplus.com"  
<noreply@civicplus.com>  
**Sent:** 7 Nov 2022 21:10:48 0600  
**To:** "" <lpaul@warrentonva.gov>  
**Subject:** Online Form Submittal: Public Comment

**[EXTERNAL EMAIL]** DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

## Public Comment

Name	Sue Worden
Address	295 Gay Road
City	Warrenton
State	VA
Zip Code	20186
Email Address	
Phone Number	
Committee, Board, or Commission Type	Planning Commission
Agenda Item	SUP 2022-03 Amazon Data Center
Comment	<p>I support Planning Commission recommending approval of the Amazon Data Center request. Properly designed and constructed data centers make excellent fiscal sense without negative impact to Town or County residents.</p> <p>A number of potential downsides to the Amazon Data Center have been identified, ranging from the possible need for visually unacceptable overhead power transmission lines to the possibility of "humming" noise emanations. In reading through Staff analysis of these and other factors, I see that the Planning Commission has satisfactorily addressed all citizen concerns that I've heard raised. In addition, Amazon has made significant concessions as part of this process, for example, agreeing to</p>



fund burial of power lines to the data center, reflecting their responsiveness to concerns raised by Town and County residents.

My only affiliation with Amazon is that of a "not Prime" customer who occasionally orders merchandise online. I'm an age 65+ retired homeowner. I pay real estate and other taxes to both the Town of Warrenton and Fauquier County. As we all know, taxes go nowhere but up. Even with the Amazon Data Center and other new commercial developments, our taxes will go up, because that's just the way of things. However, without the Amazon Data Center and other commercial developments, our taxes will rise at a truly alarming rate, like what we've seen over the past couple of years. I can't afford more of that! Can you?

In order for the Town and County to maintain the services that we residents expect, two things have to happen: (1) our elected officials must maintain budgetary vigilance and be prudent in spending our tax dollars; and (2) tax revenue must increase to compensate for inflation and other cost drivers. For a number of reasons, the worst way to increase tax revenue is to extract additional taxes from residents. The best way to increase tax revenue is to attract low impact businesses -- businesses that contribute to the tax base while placing few burdens on local resources. A well-designed, well-constructed Amazon Data Center is just such a business, and it deserves our support.

---

Email not displaying correctly? [View it in your browser.](#)

**From:** "Tammy Hartzler" <[REDACTED]>  
**Sent:** Wed, 12 Oct 2022 16:56:45 0400  
**To:** "" <citizencomment@warrentonva.gov>  
**Subject:** Native American Heritage Month Proclamation

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Hello,

I am with the Fauquier Courthouse Chapter of the Daughters of the American Revolution (DAR). Currently, I serve as the Chair for the chapter's American Indians Committee. I am contacting you today, because I would like to request a proclamation from Fauquier County for Native American Heritage month in November. Can you please contact me as soon as feasible to discuss? Below is my contact information. Thank you!

Tammy D. Nuckols-Hartzler, MPA  
[REDACTED]

Sent from my iPad

**From:** "Tammy Hartzler" <[REDACTED]>  
**Sent:** Sat, 15 Oct 2022 12:38:49 0400  
**To:** "citizencomment" <citizencomment@warrentonva.gov>  
**Subject:** Re: Automatic reply: Native American Heritage Month Proclamation

**[EXTERNAL EMAIL]** DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

I do not need my comment read out loud. I have talked to the Mayor and Steven about the proclamation. Thank you so much!

Tammy Hartzler

Excuse my brevity, I am using talk to text.

On Oct 12, 2022, at 4:56 PM, citizencomment  
<citizencomment@warrentonva.gov> wrote:

Thank you for your email, while there is no guarantee your comment will be read aloud please know it will be part of the minutes.

Town of Warrenton

**From:** "Stephen" <[REDACTED]>  
**Sent:** Fri, 21 Oct 2022 20:12:01 +0000  
**To:** "citizencomment@warrentonva.gov"  
<citizencomment@warrentonva.gov>  
**Subject:** Amazon

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Please vote No against Amazons new data center.

Steve Jablonski  
Brandywine Valley Civil War Roundtable

**From:** "CHARLES CARROLL" <[REDACTED]>  
**Sent:** Fri, 21 Oct 2022 17:26:15 0400  
**To:** "" <citizencomment@warrentonva.gov>  
**Subject:** Amazon site

**[EXTERNAL EMAIL]** DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

As a resident of Fauquier County, I oppose the Amazon proposal in Warrenton next to Country Chevrolet. It will ruin the eastern entrance to a country town. The electricity and water consumption from the aquifer are an issue. Where will the power come from as we try to make our grid secure with green energy? The power lines should be built only to help people and not Amazon. The substation for them is not needed for our present needs.

Say no to Amazon and their proposals. The taxpayers of Virginia should not subsidize Amazon.

I am hoping to see that project due much like Disney in Manassas.

Our lovely area can survive without helping Amazon and the insatiable need for data .

Keep it country. We have maintained our open space since 1999.

Charles and Geraldine Carroll  
Delaplane, VA.

[REDACTED]

Cell [REDACTED]

**From:** "Tanina Linden" <[REDACTED]>  
**Sent:** Sun, 23 Oct 2022 12:48:36 0400  
**To:** "" <citizencomment@warrentonva.gov>  
**Subject:** Big threat to the invaluable landscape of the Heritage Area

**[EXTERNAL EMAIL]** DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Dear Town of Warrenton,

Please do not grant Amazon permission to build a 220,000 square-foot data center on the 42-acre tract where Route 17 and Routes 15 & 29 converge. In addition to the data center, project approval would likely lead to the addition of large electrical transmission lines across Fauquier County, as well as a new 8-acre substation. All of this construction will create a gruesome eyesore!

Approval of this proposal will permanently change Warrenton's small-town appeal and Fauquier County's rural character. The significant noise and negative visual impacts will affect citizens and visitors alike, who will be greeted by a fifty-foot-high building on an elevated site at the eastern entry to Warrenton. The data center and power lines will be visible from many parts of both Warrenton itself and the surrounding countryside.

Please help protect the Virginia Piedmont Heritage Area's scenic landscape by turning down this inappropriate proposal. Let Amazon put this monstrosity in an area that has already been ruined by over development. Please protect the beauty that still remains in Virginia!

Thank you!

Sincerely,  
Tanina Linden

Tanina Frouge Linden, CFP®

**From:** "Regan Washer" <[REDACTED]>  
**Sent:** Tue, 25 Oct 2022 14:00:22 +0000  
**To:** "citizencomment@warrentonva.gov"  
<citizencomment@warrentonva.gov>  
**Subject:** Amazon Data Center work session

**[EXTERNAL EMAIL]** DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

I have sent previous emails and will continue to do so on this topic. We MUST NOT approve this amazon data center project. The promise of tax revenue does not justify the demolition of our small town/ rural county. One we open the flood gates to big tech companies, we will see an influx of special exemption allowances, zoning request changes, etc.

Regan Washer  
Residence in Orlean, VA  
[REDACTED]

**From:** "Catherine Johns" <[REDACTED]>  
**Sent:** Wed, 26 Oct 2022 10:11:00 0400  
**To:** "" <citizencomment@warrentonva.gov>  
**Subject:** Amazon Data Center A Voting Citizen's Concern

**[EXTERNAL EMAIL]** DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Dear Sirs,

I am extremely concerned that Amazon is seeking the Warrenton Town Council's permission to build a 220,000 square-foot data center on a 42-acre tract adjacent to Country Chevrolet where Route 17 and Routes 15 & 29 converge.

Approval of this proposal will permanently change Warrenton's small-town appeal and Fauquier County's rural character, and significant noise and visual impacts will affect citizens and visitors alike. Citizens and visitors will be greeted by a fifty-foot-high building on an elevated site, right at the eastern entry to Warrenton. The data center and power lines will be visible from many parts of both Warrenton itself and the surrounding countryside.

This data center is a threat to our incredible historic scenic landscape. It is not what the town, the residents, the visitors and the general public at large want. Please don't be short sighted and blinded by Amazon's attempt to destroy our neighborhoods for profit.

Best regards,

Catherine Johns



**From:** "Karen Belle" <[REDACTED]>  
**Sent:** Fri, 28 Oct 2022 00:57:35 +0000 (UTC)  
**To:** "" <citizencomment@warrentonva.gov>  
**Subject:** Please do not allow data centers

**[EXTERNAL EMAIL]** DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Good Evening - I am a 37 year resident of Loudoun County. I have experienced the changing of our rural, peaceful, almost idyllic area into a fast paced, overcrowded, & unsightly example of greed. Please please please do not do the same to Fauquier County.

The mega centers/ Data centers requested are unsightly. Take a drive on Rt 28 in Sterling, or anywhere in Ashburn, & you will see. And what is to happen when these gigantic gray buildings are deemed to be obsolete in a few years time? What then?

Please do not make the mistakes made in Loudoun. Protect the beauty & history of your county. Say 'no' to data centers.

Karen Belle  
Hamilton

[Sent from the all new AOL app for iOS](#)

**From:** "Denise Schefer" <[REDACTED]>  
**Sent:** Wed, 2 Nov 2022 13:17:14 0400  
**To:** "" <citizencomment@warrentonva.gov>  
**Subject:** Fwd: Planning Commission Meeting 10/25  
**Attachments:** Hampton Inn Parking Lot.jpg, Hampton Inn Top Floor.jpg

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

----- Forwarded message -----

**From:** Denise Schefer <[REDACTED]>  
**Date:** Wed, Nov 2, 2022 at 12:49 PM  
**Subject:** Planning Commission Meeting 10/25  
**To:** Susan Helander <[shelander@warrentonva.gov](mailto:shelander@warrentonva.gov)>, <[jlawrence@warrentonva.gov](mailto:jlawrence@warrentonva.gov)>, <[sainsworth@warrentonva.gov](mailto:sainsworth@warrentonva.gov)>, <[gjohnston@warrentonva.gov](mailto:gjohnston@warrentonva.gov)>, Ali Zarabi <[AZarabi@warrentonva.gov](mailto:AZarabi@warrentonva.gov)>, <[Rstewart@warrentonva.gov](mailto:Rstewart@warrentonva.gov)>

Good Afternoon -

I attended the Planning Commission meeting last week, and would like to offer the following comments:

- The building elevations and renderings shown on October 25th were very different from the ones presented at the July 26th work session. At least one of the renderings shown last week from Route 17 still seems incorrect as the fence that would go around the perimeter was not included. I think it was the second rendering presented.
- Commissioner Lawrences' comments about the photos that Wetland Solutions took around town were warranted. Better photos and line of sight studies should have been provided. Obviously the views would be very different from November-April when all the leaves would be off the trees as Commissioner Johnston noted, and also very different if trees were to be cut down on the proposed data center site.
- Commissioner Stewart was asking about how many households and businesses would have line of sight to the building. A PEC viewshed study indicates that within a three mile radius, 4,094 residences and businesses would see it. 1,699 of those are outside the town limits, so I hope the Planning Commission and the Warrenton Town Council take into account comments from county residents as this project would really impact them if approved.

- A few nearby locations that were not photographed were the Hampton Inn, the Holiday Inn and the Baymont (formerly the Comfort Inn). These are the three major hotels in Warrenton and all three would have views of the proposed data center (according to both the Amazon and PEC viewshed studies), especially the Hampton Inn. See the attached photos showing the view of the proposed data center from the parking lot of the Hampton Inn and from the top floor. The Holiday Inn would also have a direct line of sight to the power lines if those were to go in from Meetze Rd to the Blackwell Road site. This is not the vision that Warrenton wants to portray to visitors coming into town, and perhaps something you have not considered yet.
- John Foote's comment about this building not being the tallest in town was inaccurate, and the comment about "if you were to go to other buildings of roughly similar height or higher you expect to see a similar profile" was irrelevant. At 56' with the equipment on the roof, this building would be the tallest building in Warrenton (topography not being taken into account), the one with the biggest footprint; and the other larger buildings in town aren't surrounded by a security fence and they don't make significant noise 24x7. There are no buildings in Warrenton like this one.
- It seems very unlikely that Amazon could only hire town of Warrenton residents for the data center positions. I think lawyers would have a field day with that one!
- I applaud Commissioner Zarabi's comments as they are completely in line with the majority of town and county residents. A large number of town residents spent 2 1/2 years coming up with the comp plan for the town, and data centers were not included. That was on purpose, and not part of the vision of the town. New Town 2040 called for a mixed use area, not a large data center with a fence around it. Like Commissioner Zarabi, I am confident that John Foote could bring additional applications for that land that are actually consistent with the comp plan.
- The issue of a lot of cars getting in and out of that immediate area was mentioned. Has VDOT or an independent highway engineer done an in depth study to determine solutions for getting larger numbers of people in and out? It seems like we are just throwing our hands up and saying it can't be done, when maybe we just need to take a fresh look at finding an answer, or call on new experts. There is a lot of road frontage with Route 17 and the site is very close to Route 29, so it would seem that with a little creativity it can be done.
- I agree with Commissioner Ainsworth's comments that all the virtual learning and working has to be processed somewhere, however, I disagree with his comments that if we rely on it being in another county that it is "too NIMBYish" and this data center is a "reasonable use." I don't think people have taken a NIMBY approach to this, they have taken a NITWBY (Not In The Wrong Back Yard) approach. This is the wrong back yard, and I think the information presented to you by Protect Fauquier, CFFC and PEC has shown that beyond a doubt, in addition to all the

comments you have received from the general public. The community is telling you that a 56' tall building on a hill as you enter Warrenton with a security fence around it that makes noise and can be seen for up to 3 miles away is not a reasonable use for the property. If data centers are going to be approved in Fauquier they need to be in the areas designated for them in the county (Vint Hill and Remington), and then revenue sharing worked out with the BOS to give some of that money to the town for their spending. I think you would have public support for this. This is the correct backyard.

- I am confused by Commissioner Ainsworth's concern that nothing has been built on this property and there seemed to be a "building something is better than doing nothing" notion. I would suggest that Warrenton is on a slippery slope and if this data center is approved more will likely follow, and there are no "redos" with this decision. "Nothing" on that property is a million times better than the wrong "something" on that property.
- The noise study that Amazon presented is inaccurate. I hope you will review the study done by Dr. John Lyver (noise specialist for the Navy/NASA) as it demonstrates that the proposed data center would be in violation of both town and county noise ordinances during most of the day/night. For this reason alone, this application should be voted against.
- Towards the end of the meeting Commissioner Lawrence seemed encouraged by the prospect of Amazon sharing the cost to bury the distribution lines from the proposed substation to the proposed data center. Burying the distribution lines is already the responsibility of the applicant, so it is not a new concession, and they would only run about 250'. With regards to transmission lines, Amazon and Dominion cannot make any promises that they will be buried. The SCC has the final say as to where the lines would be routed and whether they would be above or below ground. There are 6600 miles of transmission lines in Virginia and only 1% are buried. The Planning Commission and Warrenton Town Council would be making the decision with blinders on if they approve the data center/substation based on Amazon/Dominion assurances that the lines would go underground. The citizens of Fauquier County deserve better than this.

*"It is the citizens who should benefit from the decisions of their elected officials, not special interests such as Amazon, the data center industry, Dominion Power and the landowners who will reap many millions of dollars more for their properties if data centers are built." - CFFC*

Thanks for your consideration and I welcome your comments. I'll be passing on more information about the recent Town Hall soon.

Denise Schefer  
Lake Whippoorwill Resident/Fauquier County

## Highlands Townhouse Owner/Town of Warrenton

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**From:** "Denise Schefer" <[REDACTED]>  
**Sent:** Wed, 2 Nov 2022 13:21:58 0400  
**To:** "" <citizencomment@warrentonva.gov>  
**Subject:** Fwd: Planning Commission Meeting 10/25  
**Attachments:** Hampton Inn Parking Lot.jpg, Hampton Inn Top Floor.jpg

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Please disregard my previous email. Thank you.

----- Forwarded message -----

**From:** Denise Schefer <[REDACTED]>  
**Date:** Wed, Nov 2, 2022 at 1:17 PM  
**Subject:** Fwd: Planning Commission Meeting 10/25  
**To:** <[citizencomment@warrentonva.gov](mailto:citizencomment@warrentonva.gov)>

----- Forwarded message -----

**From:** Denise Schefer <[REDACTED]>  
**Date:** Wed, Nov 2, 2022 at 12:49 PM  
**Subject:** Planning Commission Meeting 10/25  
**To:** Susan Helander <[shelander@warrentonva.gov](mailto:shelander@warrentonva.gov)>, <[jlawrence@warrentonva.gov](mailto:jlawrence@warrentonva.gov)>, <[sainsworth@warrentonva.gov](mailto:sainsworth@warrentonva.gov)>, <[gjohnston@warrentonva.gov](mailto:gjohnston@warrentonva.gov)>, Ali Zarabi <[AZarabi@warrentonva.gov](mailto:AZarabi@warrentonva.gov)>, <[Rstewart@warrentonva.gov](mailto:Rstewart@warrentonva.gov)>

Good Afternoon -

I attended the Planning Commission meeting last week, and would like to offer the following comments:

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- Commissioner Stewart was asking about how many households and businesses would have line of sight to the building. A PEC viewshed study indicates that within a three mile radius, 4,094 residences and businesses would see it. 1,699 of those are outside the town limits, so I hope the Planning Commission and the Warrenton Town Council take into account comments from county residents as this project would really impact them if approved.
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*"It is the citizens who should benefit from the decisions of their elected officials, not special interests such as Amazon, the data center industry, Dominion Power and the landowners who will reap many millions of dollars more for their properties if data centers are built." - CFFC*

Thanks for your consideration and I welcome your comments. I'll be passing on more information about the recent Town Hall soon.

Denise Schefer

Lake Whippoorwill Resident/Fauquier County

Highlands Townhouse Owner/Town of Warrenton







**From:** "Florence Keenan" <[REDACTED]>  
**Sent:** Wed, 2 Nov 2022 15:39:47 0400  
**To:** "" <citizencomment@warrentonva.gov>  
**Cc:** "Holder Trumbo" <holder.trumbo@fauquiercounty.gov>;  
"Gerhardt, Rick" <Rick.Gerhardt@fauquiercounty.gov>;  
"maryleigh.mcdaniel@fauquiercounty.gov"  
<maryleigh.mcdaniel@fauquiercounty.gov>; "kevin.carter@fauquiercounty.gov"  
<kevin.carter@fauquiercounty.gov>; "Butler, Chris"  
<Chris.Butler@fauquiercounty.gov>  
**Subject:** Amazon Data Center Application

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Dear Planning Commissioners and Town Council Members:

I am a resident of Fauquier County and live near Rectortown in the Marshall District on a farm. I am also Chair for Fauquier of the Goose Creek Association, Vice Chair of the Virginia League of Conservation Voters, and a board member of the Citizens for Fauquier County. However, I submit this comment only as a resident and tax payer.

Please delay any vote this year on Amazon's application to build a data center in Warrenton. What's the rush? Why has this Planning Commission meeting been scheduled so close to year-end before newly appointed and elected members of the Planning Commission (PC) and Town Council (TC), as well as the public, have an opportunity to analyze a complete SUP application? If the PC votes on November 15th, the TC likely will have the opportunity to vote in December on the application, regardless of the outcome of the PC vote.

Think about it—is that really appropriate and in the interests of the public that you serve? Will that pass the “smell” test given all that we have learned about the process leading up to this application?

Warrenton is not only the town residents' home, it is our county seat. The residents of this county have worked for over half a century to preserve and protect this county from the environmental depredation and degradation that has occurred in nearby counties. The public and the PC have revealed many flaws in Amazon's application and the process that led to it. To approve such an application now would only breed public mistrust for our elected officials and other irreparable consequences for the town and county.

Do not vote prematurely on this Amazon application. Give this application its due and delay any vote until the application is complete and town staff, officials and the public have had an opportunity to evaluate it fully, fairly and impartially.

Sincerely yours,

Florence/Lori Keenan

**From:** "Jennifer Gray" <[REDACTED]>  
**Sent:** Fri, 4 Nov 2022 11:02:47 0400  
**To:** "" <citizencomment@warrentonva.gov>  
**Subject:** Amazon data centers special use permit, concerned resident opposition

**[EXTERNAL EMAIL]** DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Dear Warrenton Town Officials,

I am writing to express my concern for allowing Amazon the requested Special Use Permit (SUP) 2022-03 Amazon Data Center. I strongly oppose you approving this special use permit.

I was born and raised in Fauquier County and returned to live here again six years ago to raise my own family because of what an agriculturally friendly community it is. We live here to enjoy the countryside and do not want to lose what we hold most dear to us by this kind of harmful development.

**This special use permit should not be approved because:**

1. It does not meet SUP criteria consistent with the town's comprehensive plan.
2. The electrical transmission towers will litter our county and scenic views and lower property values.
3. It will create major noise and viewshed impacts.
4. It will open the door for even more data centers to come and ruin our way of life here.
5. This will not bring the right kind of economic development that we need or long-term job creation.

I urge you to deny Amazon Data Services, Inc. request for this special use permit and protect our way of life in Fauquier County.

Thank you for your time and attention.

Jennifer Gray  
Fauquier County resident

**From:** "Bridget Bradshaw" [REDACTED] >  
**Sent:** Sat, 5 Nov 2022 16:29:17 0400  
**To:** "" <citizencomment@warrentonva.gov>  
**Subject:** Please Keep Outdoor Seating Year Round!!

**[EXTERNAL EMAIL]** DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Hello,

I live just a few blocks away from Main Street, and the highlight of our week is walking over to Molly's to eat at the picnic tables and listen to music. It is such a lovely part of the town, and is most charming when the street is closed down and bustling, with people eating, drinking, and visiting with each other. I love imagining that one day it is closed to cars and exists entirely as a pedestrian walk, like in downtown Winchester. Cars already have to creep along, and there's plenty of parking one street over. I don't know how far of a leap it would be, but I think it would be embraced.

I would love to see Warrenton generally increase walkability and bikeability, as it has clearly already begun to. Part of that is having outdoor meeting spaces, like the eating areas, which remind people how nice it is to live in this small town. I know there are many reasons why you take down the seating in the winter, but as a resident, I want you to know how much we would appreciate and value it.

Thank you for your time and consideration,  
Bridget Bradshaw

**From:** "Stephen Plante" <[REDACTED]>  
**Sent:** Sun, 6 Nov 2022 05:13:43 0500  
**To:** "" <citizencomment@warrentonva.gov>  
**Subject:** Regarding the Amazon Data Center and Electric Towers

**[EXTERNAL EMAIL]** DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

PLEASE, PLEASE, PLEASE, DON'T APPROVE AMAZON'S **SPECIAL USE PERMIT** TO BUILD A DATA CENTER IN HISTORIC WARRENTON!

MAINTAIN THE BEAUTY AND CHARACTER OF WARRENTON!

A CONCERNED CITIZEN OF WARRENTON.

Stephen Plante  
248 Onyx Way, Warrenton, VA 20186



The Town of Warrenton  
P.O. Box 341  
Warrenton, VA 20188  
P (540) 347-1101  
F (540) 349-2414

## **November 9<sup>th</sup>, 2022. Regular Town Council Meeting Minutes**

### **Attachment 3: Signed Legislation**



**RESOLUTION OF THE TOWN OF WARRENTON TOWN COUNCIL TO AMEND THE FUTURE  
LAND USE MAP OF THE COMPREHANSIVE PLAN ("PLAN WARRENTON 2040")**

**WHEREAS**, Broadview Holdings, LLC, ("the Applicant"), is the requesting Comprehensive Plan Amendment to the Future Land Use Map of approximately three parcels identified as GPINs 6984-18-3915-000, 6984-18-2905-000, & 6984-18-2709-000 located on the east side of Norfolk Drive and hereinafter referred to as the "Property"; and

**WHEREAS**, the Town of Warrenton adopted a comprehensive plan, herein referred to as "Plan Warrenton 2040", on April 13, 2021; and

**WHEREAS**, the Applicant is requesting to designate the properties as Re-Planned Commercial within the Experience Broadview Character District of the Future Land Use Map to enable a Mixed Use Development; and

**WHEREAS**, Plan Warrenton 2040 envisioned the Experience Broadview Character District to, "maintain and enhance the existing commercial corridor but add nodal development with mixed use residential anchors and improve transitions to adjacent single-family neighborhoods."

**WHEREAS**, the Applicant proposes to amend the Future Land Use map of Plan Warrenton 2040 in furtherance of meeting the goals of the Experience Broadview Character District; and

**WHEREAS**, upon petition of the Applicant for approval of the Comprehensive Plan Amendment, the Planning Commission held a Public Hearing on October 18, 2022, upon advertisement and notice properly given pursuant to §15.2-2204 of the Virginia Code; and

**WHEREAS**, the Town Council received and considered the recommendation of the Planning Commission for approval of the Comprehensive Plan Amendment; and

**WHEREAS**, the Town Council of the Town of Warrenton held a Public Hearing on November 9, 2022, upon notice properly and duly given; and

**WHEREAS**, the Town Council believes that the general welfare, as well as good planning practices, are served by the approval of the requested Comprehensive Plan Amendment; and

**WHEREAS**, the Town Council, in consideration of all of the foregoing, is of the opinion that the application for requested Comprehensive Plan Amendment be approved; now, therefore, be it

**RESOLVED** by the Town of Warrenton Town Council on this 9<sup>th</sup> day of November 2022, that CPA 2021-01 amends the Future Land Use map by incorporating and designating three parcels identified as GPINs 6984-18-3915-000, 6984-18-2905-000, & 6984-18-2709-000 in the Experience Broadview Character District as Re-Planned Commercial be, and is hereby, approved.

**Votes:**

**Ayes:** Mr. Sean Polster, Mr. Renard Carlos, Ms. Heather Sutphin, Mr. William Semple, Mr. Brett Hamby, Mr. James Hartman, Mr. John Heroux

**Nays:**

**Absent from Vote:**

**Absent from Meeting:**

**For Information:**

Director of ComDev Zoning and Permitting

**ATTEST:**

A handwritten signature in black ink, appearing to read "Christopher Martini", is written over a horizontal line.

**Town Recorder**

November 9, 2022  
Town Council  
Regular Meeting

**A RESOLUTION AUTHORIZING ADVERTISEMENT OF A PUBLIC HEARING ON AN ORDINANCE TO AMEND ARTICLE I OF CHAPTER 10, SECTION 10-5 OF THE CODE OF ORDINANCES, TOWN OF WARRENTON, VIRGINIA (1991) AS AMENDED, RELATED GENERALLY TO SPEED LIMITS**

**WHEREAS**, Warrenton, VA (Hereinafter "the Town") is a municipal corporation located within the County of Fauquier; and

**WHEREAS**, the Code of Virginia §46.2-873D and H permits the Town of Warrenton to pass an ordinance and establish a School Speed Zone and install flashing warning signs at Warrenton Middle School (Waterloo Street) that would reduce speeds to 15 mph during morning drop off and afternoon pickup periods upon receipt of a resolution by the School Board requesting such reduction in speed limits, and the Saint John's School Principal submitted a memorandum requesting the establishment of a School Speed Zone and install flashing warning signs at the Saint John's School (on Winchester Street between 200 feet north of Richards Drive and John E Mann Street), and on (John E Mann Street between Winchester Street and Robinson Street). that would reduce speeds to 15 mph during morning drop off and afternoon pickup periods; and

**WHEREAS**, the Fauquier County School Board passed a resolution requesting the establishment of a School Speed Zone and install flashing warning signs at the Warrenton Middle School (Waterloo Street) that would reduce speeds to 15 mph during morning drop off and afternoon pickup periods; and

**WHEREAS**, the Saint John's School Principle submitted a memorandum requesting the establishment of a School Speed Zone and install flashing warning signs at the Saint John's School (on Winchester Street between 200 feet north of Richards Drive and John E Mann Street), and on (John E Mann Street between Winchester Street and Robinson Street). that would reduce speeds to 20 mph during morning drop off and afternoon pickup periods as recommended by an independent, Engineering, traffic investigation; and

**WHEREAS**, the requested changes would require an Ordinance to amend Article I of Chapter 10, section 10-5 of the Code of Ordinances, Town of Warrenton, Virginia (1991) as amended, related generally to speed limits; and

**WHEREAS**, The Warrenton Town Council wishes to authorize staff to advertise for a Public Hearing to gather Public Comments on the proposed ordinance amendment; and

**NOW, THEREFORE, BE IT RESOLVED** that the Warrenton Town Council Hereby adopts a resolution authorizing advertisement of a Public Hearing on an Ordinance to amend Article I of Chapter 10, section 10-5 of the Code of Ordinances, Town of Warrenton, Virginia (1991) as amended, related generally to speed limits.

**Votes:**

**Ayes:** Mr. Sean Polster, Mr. Renard Carlos, Ms. Heather Sutphin, Mr. William Semple, Mr. Brett Hamby, Mr. James Hartman, Mr. John Heroux

**Nays:**

**Absent from Vote:**

**Absent from Meeting:**

**For Information:**  
Chief of Police

ATTEST:  \_\_\_\_\_  
Town Recorder

November 9, 2022  
Town Council  
Regular Meeting

**A RESOLUTION DIRECTING STAFF TO KEEP SECOND STREET TEMPORARILY CLOSED TO VEHICLE TRAFFIC UNTIL THE COUNCIL HAS THE OPPORTUNITY TO CONSIDER OPTIONS**

**WHEREAS**, Warrenton, VA (Hereinafter "the Town") is a municipal corporation located within the County of Fauquier; and

**WHEREAS**, the Town developed and implemented the RollOutWarrenton! program as a temporary program to assist businesses in navigating the restrictions from the COVID-19 pandemic; and

**WHEREAS**, the 2022 RollOutWarrenton! program is ending for the 2022 season on Nov 1, 2022 after successfully assisting businesses and providing an effective model for increasing pedestrian traffic and additional events along Main St.; and

**WHEREAS**, the existing parklets have been removed from all Town streets; and

**NOW, THEREFORE, BE IT RESOLVED** that the Warrenton Town Council Hereby directs Staff to keep second street temporarily closed to vehicle traffic until the Council has the opportunity to consider options

**Votes:**

**Ayes:** Mr. Sean Polster, Mr. Renard Carlos, Ms. Heather Sutphin, Mr. William Semple, Mr. Brett Hamby, Mr. James Hartman, Mr. John Heroux

**Nays:**

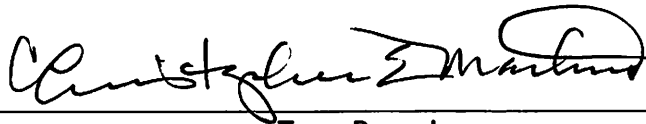
**Absent from Vote:**

**Absent from Meeting:**

**For Information:**

Public Works Director

**ATTEST:** \_\_\_\_\_



Town Recorder

November 9, 2022  
Town Council  
Regular Meeting

November 9, 2022  
Town Council  
Regular Meeting

**RESOLUTION RE-APPOINTING LAURA BARTEE TO THE TOWN OF  
WARRENTON ARCHITECTURAL REVIEW BOARD**

**WHEREAS**, the Town Council of the Town of Warrenton adopted a Zoning Code which sets forth in Section 3-5.3 the Town Council is to appoint persons to the Architectural Review Board; and

**WHEREAS**, the Town of Warrenton has an Architectural Review Board consisting of residents, a majority of which located in the Historic District; and

**WHEREAS**, ARB member, Laura Bartee has shared interest for reappointment, with the current appointment term expired on December 31, 2022; now therefore, be it

**RESOLVED**, that the Town Council of the Town of Warrenton this 9<sup>th</sup> day of November, 2022, appoint Laura Bartee to the Architectural Review Board for a four-year term expiring December 31<sup>st</sup>, 2025.

**Votes:**

**Ayes:** Mr. Sean Polster, Mr. Renard Carlos, Ms. Heather Sutphin, Mr. William Semple, Mr. Brett Hamby, Mr. James Hartman, Mr. John Heroux

**Nays:**

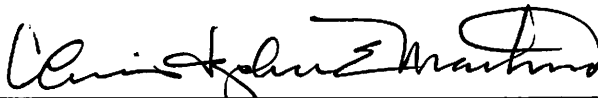
**Absent from Vote:**

**Absent from Meeting:**

**For Information:**

Director of ComDev Zoning and Permitting

**ATTEST:** \_\_\_\_\_



Town Recorder

November 9, 2022  
Town Council  
Regular Meeting

**RESOLUTION RE-APPOINTING STEVE WOJCIK TO THE TOWN OF  
WARRENTON ARCHITECTURAL REVIEW BOARD**

**WHEREAS**, the Town Council of the Town of Warrenton adopted a Zoning Code which sets forth in Section 3-5.3 the Town Council is to appoint persons to the Architectural Review Board; and

**WHEREAS**, the Town of Warrenton has an Architectural Review Board consisting of residents, a majority of which located in the Historic District; and

**WHEREAS**, ARB member, Steve Wojcik has shared interest for reappointment, with the current appointment term expired on December 31, 2022; now therefore, be it

**RESOLVED**, that the Town Council of the Town of Warrenton this 9<sup>th</sup> day of November, 2022, appoint Steve Wojcik to the Architectural Review Board for a four-year term expiring December 31<sup>st</sup>, 2025.

**Votes:**

**Ayes:** Mr. Sean Polster, Mr. Renard Carlos, Ms. Heather Sutphin, Mr. William Semple, Mr. Brett Hamby, Mr. James Hartman, Mr. John Heroux

**Nays:**

**Absent from Vote:**

**Absent from Meeting:**

**For Information:**

Director of ComDev Zoning and Permitting

**ATTEST:**   
Town Recorder

**RESOLUTION PURSUANT TO SECTION 11-3.10 OF THE ZONING ORDINANCE OF THE TOWN OF WARRENTON FOR APPROVAL OF APPLICATION FOR ISSUANCE OF A SPECIAL USE PERMIT**

**WHEREAS**, Broadview Holdings, LLC, ("the Applicant"), is the requesting Special Use Permit approval of approximately 4.81 acres, located on the west side of Broadview Avenue and hereinafter referred to as the "Property"; and

**WHEREAS**, the Applicant submitted a Special Use Permit Plan was prepared by Bohler dated June 3, 2022 and revised through October 18, 2022 hereinafter the "SUP Plan"; and

**WHEREAS**, the Applicant has applied for a Special Use Permit pursuant to Section 11-3.10 of the Zoning Ordinance, for a Mixed-Use Development under Section 9-25 of the Zoning Ordinance within the Town of Warrenton, hereinafter the "Special Use Permit"; and

**WHEREAS**, the Applicant has applied for waivers and modifications to the Zoning Ordinance for a waiver of the five acre requirement (§9-25.1.A), an increase allowable residential density for mixed-use (§9-25.1, allowing for front loaded townhouses, modifying required setback for new residential buildings (§9-25.1.J), modifying required setback for new commercial building (§9-25.1.J), modifying required lot width for residential (§9-25.1.J), and waiving landscape buffer requirements between single-family homes to townhouses and townhouses to commercial (§8-8.5); and

**WHEREAS**, pursuant to §11-3 of the Zoning Ordinance upon petition of the Applicant for approval of the Special Use Permit, the Planning Commission held a Public Hearing on October 18, 2022, upon advertisement and notice properly given pursuant to §15.2-2204 of the Virginia Code; and

**WHEREAS**, the Town Council received and considered the recommendation of the Planning Commission for approval of the Special Use Permit with the SUP Plan conditions; and

**WHEREAS**, the Town Council of the Town of Warrenton held a Public Hearing on November 9, 2022, upon notice properly and duly given; and

**WHEREAS**, the Town Council has considered the impact of the requested use on the Town of Warrenton and on the facilities and systems listed in Section 11-3.10.3 of the Zoning Ordinance for the Town of Warrenton; and

**WHEREAS**, the Town Council, in consideration of all of the foregoing, is of the opinion that the application for the issuance of the requested Special Use Permit be approved subject to the SUP Plan and conditions; now, therefore, be it

**RESOLVED** by the Town of Warrenton Town Council on this 9<sup>th</sup> day of November 2022, that SUP 2021-01 be, and is hereby, approved, subject to the SUP Plan and Conditions of Approval dated October 18, 2022.

**Votes:**



**Ayes:** Mr. Sean Polster, Mr. Renard Carlos, Ms. Heather Sutphin, Mr. William Semple, Mr. Brett Hamby, Mr. James Hartman, Mr. John Heroux

**Nays:**

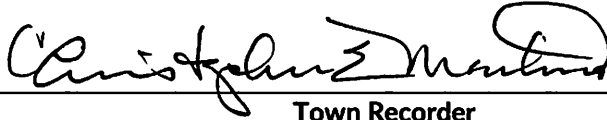
**Absent from Vote:**

**Absent from Meeting:**

**For Information:**

Director of ComDev Zoning and Permitting

**ATTEST:**

A handwritten signature in black ink, appearing to read "Cristy Martinez", is written over a horizontal line.

Town Recorder

November 9, 2022  
Town Council  
Regular Meeting

**RESOLUTION PURSUANT TO SECTION 11-3.9 OF THE ZONING ORDINANCE OF THE TOWN  
OF WARRENTON FOR APPROVAL OF APPLICATION FOR ISSUANCE OF A ZONING MAP  
AMENDMENT**

**WHEREAS**, Broadview Holdings, LLC, ("the Applicant"), seeks to amend the zoning district for R-15 residential parcels identified as GPINs 6984-18-3915-000, 6984-18-2905-000, and 6984-18-2709-000 located on the east side of Norfolk Drive, and hereinafter referred to as the "Property", to C – Commercial district; and

**WHEREAS**, the Applicant further seeks to amend parcels identified as GPINs 6984-18-5649-000, 6984-18-3854-000, and 6984-18-6837-000 currently zoned Commercial to Commercial with Proffers; and

**WHEREAS**, a Rezoning Plan was prepared by Bohler dated June 3, 2022 and revised through October 18, 2022 hereinafter the "Zoning Map Amendment"; and

**WHEREAS**, the Zoning Map Amendment incorporates Applicant requested waivers and modifications from the Zoning Ordinance including an increase allowable residential density for mixed-use (§9-25.1, allowing for front loaded townhouses, modifying required setback for new residential buildings (§9-25.1.J), modifying required setback for new commercial building (§9-25.1.J), modifying required lot width for residential (§9-25.1.J), and waiving landscape buffer requirements between single-family homes to townhouses and townhouses to commercial (§8-8.5); and

**WHEREAS**, pursuant to §11-3.9 of the Zoning Ordinance upon petition of the Applicant for approval of the Zoning Map Amendment, the Planning Commission held a Public Hearing on October 18, 2022, upon advertisement and notice properly given pursuant to §15.2-2204 of the Virginia Code; and

**WHEREAS**, the Town Council received and considered the recommendation of the Planning Commission for approval of the Zoning Map Amendment with proffers; and

**WHEREAS**, the Town Council of the Town of Warrenton held a Public Hearing on November 9, 2022, upon notice properly and duly given; and

**WHEREAS**, the Town Council has considered the impact of the requested use on the Town of Warrenton and on the facilities and systems listed in § 11-3.9-12 of the Zoning Ordinance for the Town of Warrenton; and

**WHEREAS**, the Town Council, in consideration of all of the foregoing, is of the opinion that the application for the issuance of the requested Zoning Map Amendment be approved subject to the Rezoning Plan dated June 3, 2022 with revisions through October 18, 2022, and proffers revised on October 18, 2022.

**NOW THEREFORE BE IT RESOLVED**, by the Town Council of Warrenton, Virginia **APPROVES** the

application by the Applicant for issuance of a Zoning Map Amendment to the properties identified as GPINS 6984-18-3915-000, 6984-18-2905-000, and 6984-18-2709-000 be rezoned from R-15 Residential to C Commercial District with proffers; and

**BE IT FURTHER RESOLVED**, that the Town Council of Warrenton, Virginia hereby **APPROVES** the application by the Applicant for issuance of a Zoning Map Amendment for the properties identified as GPINS 6984-18-5649-000, 6984-18-3854-000, and 6984-18-6837-000 currently zoned Commercial to Commercial with Proffers.

**Votes:**

**Ayes:** Mr. Sean Polster, Mr. Renard Carlos, Ms. Heather Sutphin, Mr. William Semple, Mr. Brett Hamby, Mr. James Hartman, Mr. John Heroux

**Nays:**

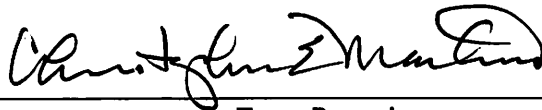
**Absent from Vote:**

**Absent from Meeting:**

**For Information:**

Director of ComDev Zoning and Permitting

**ATTEST:** \_\_\_\_\_



**Town Recorder**

**A PROCLAMATION RECOGNIZING NOVEMBER 27, 2021 AS SMALL BUSINESS  
SATURDAY IN THE TOWN OF WARRENTON, VIRGINIA**

**WHEREAS**, the government of Warrenton, Virginia, celebrates our local small businesses and the contributions they make to our local economy and community; according to the United States Small Business Administration, there are 31.7 million small businesses in the United States, they represent 99.7% of firms with paid employees, and they are responsible for 65.1% of net new jobs created from 2000 to 2019; and

**WHEREAS**, small businesses employ 47.1% of the employees in the private sector in the United States, 88% of U.S. consumers feel a personal commitment to support small businesses in the wake of the pandemic, and 92% of small business owners have pivoted the way they do business to stay open during the pandemic; and

**WHEREAS**, 97% of Small Business Saturday® shoppers recognize the impact they can make by shopping small, 85% of them also encouraged friends and family to do so, too; and

**WHEREAS**, 56% of shoppers reported they shopped online with a small business on Small Business Saturday in 2020; and more than 50% of consumers who reported shopping small endorsed a local business on social media or shopped at a local business because of a social media recommendation; and


**WHEREAS**, Warrenton, Virginia supports our local businesses that create jobs, boost our local economy, and preserve our communities; and

**WHEREAS**, advocacy groups, as well as public and private organizations, across the country have endorsed the Saturday after Thanksgiving as Small Business Saturday.

**NOW, THEREFORE, BE IT PROCLAIMED** we shall join in this initiative and show support for small business owners, recognizing their valuable role and contributions to our economy and our lives; November 27, 2021, shall be known as 'Small Business Saturday.'

**BE IT PROCLAIMED FURTHER**, the Town Council of the Town of Warrenton urges the residents of our community, and communities across the country, to support small businesses and merchants on Small Business Saturday and throughout the year.



  
\_\_\_\_\_  
H. E. Carter Nevill  
Mayor  
Town of Warrenton