



PLANNING COMMISSION REGULAR MEETING

Tuesday, September 19, 2023 at 7:00 PM

AGENDA

CALL TO ORDER AND ESTABLISHMENT OF A QUORUM.

ADOPTION OF MINUTES.

- [1.](#) EnterTextHere
- [2.](#) EnterTextHere

WORKSESSION ITEMS.

- [3.](#) The Applicant, Wal-Mart, is requesting a Special Use Permit (SUP) Amendment to SUP #10-04 to allow for upgrades to the existing store by implementing the following improvements: 1) expanding the store by approximately 6,151 square feet to accommodate a merchandise pick-up staging area, which will require the relocation of an existing outdoor storage area, 2) re-stripping portions of the parking area in order to provide spaces for customers picking up pre-ordered merchandise, and 3) modifying the exterior Store elevations to include an addition and new colors at 700 James Madison Highway.
- [4.](#) ZOTA-23-2 - A Zoning Ordinance Text Amendment Regarding Assembly Uses in the Industrial District. A work session to discuss potential revisions to Zoning Ordinance Article 3, Section 3-4.12 – *Industrial District* to address allowable Assembly uses in the District. The Ordinance currently permits several uses as by-right Permitted Uses where people gather for social, entertainment, cultural, educational and recreational purposes, where these uses are classified as Assembly uses by the Building Code. The Building Code classifies Churches as an Assembly use, however Churches are not listed as either a Permitted Use or a Permissible Use in the Industrial District. A text amendment to Section 3-4.12 was initiated by Town Council on May 9, 2023 to allow staff to begin work on potential revisions to the list of Assembly uses that are allowable in the Industrial District; the Planning Commission held a work session on August 22, 2023. This work session is to provide additional information to the Planning Commission for their consideration as requested at the previous work session.

COMMENTS FROM THE COMMISSION.

COMMENTS FROM THE STAFF.

ADJOURN.



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

December 20, 2022. Planning Commission Regular Meeting Minutes

Attachments:

**ICR Rudiger & Green Meeting Transcript
Submitted Written Citizen Comments**



PLANNING COMMISSION REGULAR MEETING

21 Main Street

Tuesday, December 20, 2022, at 7:00 PM

MINUTES

A REGULAR MEETING OF THE PLANNING COMMISSION OF THE TOWN OF WARRENTON, VIRGINIA, WAS HELD ON DECEMBER 20th, 2022, AT 7:00 P.M.

Regular Meeting

PRESENT

Ms. Susan Helander, Chair; Mr. James Lawrence, Vice Chair; Mr. Ryan Stewart; Mr. Ali Zarabi; Mr. Steve Ainsworth; Mr. Martin Crim, Town Attorney; Mr. Rob Walton, Community Development Director; Ms. Denise Harris, Planning Manager

ABSENT

None

The minutes laid out will be a brief recap of the agenda items. Please see the included Transcript for more in-depth information.

REGULAR MEETING - 7:00 PM

At 7:04 pm on Tuesday, December 20th, 2022. The Planning Commission meeting was called to order.

APPROVAL OF THE MINUTES.

Chair Helander sought a motion to approve the meeting minutes from November 15, 2022, and November 22, 2022.

Commissioner Stewart pointed out one misspelling and then made a motion to approve. Commissioner Zarabi seconded.

The vote was as follows:

Ayes: Chair Susan Helander; Vice Chair James Lawrence; Mr. Ryan Stewart; Mr. Zarabi; Mr. Steve Ainsworth

Nays:

Abstention:

Absent:

The motion passed unanimously; minutes were approved.

PUBLIC HEARINGS.

- SUP 2022-03 Amazon Data Center - The Owner/Applicant, Amazon Data Services, Inc., seeks a Special Use Permit under Article 3-4.12.3 of the Zoning Ordinance for an approximately 220,200 square foot data center on Industrial zoned parcel consisting of approximately 41.793 acre parcel identified as GPIN 6984-69-2419-000. Designated in the New Town Character District on the Future Land Use Map located off Blackwell Road and Lee Highway. The Owner/Applicant is requesting modifications for building height allowance, parking, and fence height allowance as part of the Special Use Permit.**

Chair Helander reconvened the Public Hearing.

Commissioner Zarabi requested updates from the Applicant and staff.

Ms. Jessica Pfeiffer and Mr. John Wright presented on behalf of the Applicant.

Ms. Denise Harris and Mr. Rob Walton presented on behalf of staff.

Each of the following speakers came forward to address the application:

Legal First & Last name	Legal Address	Org?	Organization Name	Resident?	For/Against
Ann Vawter Kehoe	7000 Beaconsfield Lane Warrenton Va	No		No	Against
Anne ziegler	5577 old bust head rd, broad run, 20137	No		No	Against
Arthur von Keller IV	7791 Leeds Manor Road Marshall, VA.	No		No	Against
Carol Collins	490 Winchester Street	No		No	Against
Cheryl Duwe	6533 Bob White Dr, Warrenton VA 20187	No		No	Against
Christina Ganon	200 Winchester Street	No		No	Against
Sally Lahm	7035 Low Court New Baltimore VA	No		No	Against
David Winn	7960 wellington dr., warrenton	No		No	Against
Donald Middleton	530 Woodley Lane, Berryville, VA 22611	No		No	Against
Elizabeth Tessandori	96 Meadowview Lane	No		Yes	Against
Eric Gagnon	200 Winchester Street	No		Yes	Against
Erin O'Donnell	52 Blue Ridge St, Warrenton VA 20186	No		Yes	Against
Florence Keenan	3124 Little Heron Lane, Marshall, Va 20115	No		No	Against
Frank Micahel Kokoszka	559 highland town Lane Warrenton Virginia 21	Yes	Highland Commons H O A	Yes	Against
Fred M. Smith	6343 Old Bust Head Road, Broad Run, VA	No		No	Against
Geoffrey Grambo	300 Winchester St, Warrenton, VA 20186	No		Yes	Against
Gislayne Pincosy	3604 Sutherland ct Warrenton, VA	No		No	Against
Ike Broaddus	6437 Old Bust Head Road	No		No	Against
J. Bert Harris	7781 Leeds Manor Rd	No		No	Against
James L. Spencer	614 Ann Pitts Road Caret Virginia 2243	Yes	UA Local 5 Plumbers	No	For
Jared Nieters	6452 Duhollow Road, Warrenton, vA	No		No	Against
Jean Boenish	Scott District	No		No	Against
Jennifer Dorah	6064 Whippoorwill Drive	No		No	Against
Jesse Straight	8717 Springs Road, Warrenton, VA 20186	No		No	Against
John Benedict	23349 Parsons Road Middleburg VA 20117	No		No	Against
Julianne sonnenburg	5381 Farmington lane, broad run va 20137	No		No	Against

Kevin Ramundo	9757 Elmwood Road, Upperville, VA, 20184	No	No	Against
Laura hettinger	7280 Waverly drive Warrenton	No	No	Against
Lee Owsley	54 Winchester St.	No	Yes	Against
Mary Page	4318 Buckminster Lane Warrenton VA 20187	No	No	Against
Melissa Wiedenfeld	12 Fishback Court, Warrenton, VA	No	Yes	Against
Michael Cross	606 Galina Way Warrenton VA 20186	No	Yes	Against
Michael Housley	58 Winchester Street Warrenton, VA	No	Yes	Against
Mike Fox	7241 Hastings Ln, Warrenton, VA 20187	No	No	Against
Pat Kane	7142 Lake Dr, Warrenton, VA 20187	No	No	Against
Rebecca Cross	606 Galina Way, Warrenton VA 20186	No	Yes	Against
Richard Kiester	562 Highlandtowne La Warrenton, VA	No	Yes	Against
Rosanne L Woodroof	9255 Tournament Drive Warrenton VA 20186	No	No	Against
Sandra sites	6642 Riley road	No	No	Against
Stephen Byfield	538 Colony Court, Warrenton, VA 20186	No	Yes	Against
Susan Russell	7569 Lower Waterloo Rd. Warrenton, VA 201	No	No	Against
Tim Hoffman	4191 Cray Dr, Vint Hill, Va	No	No	Against
Waldo Ward	192 Pinnacle Ct. Warrenton VA	No	Yes	Against

Chair Helander closed the Public Hearing at 9:42 PM.

Commissioner Zarabi made a motion to table and defer until the majority of Commissioners were satisfied with the status of the application.

Commissioner Stewart seconded for purposes of discussion.

The Planning Commission sought advice from the Town Attorney who restated the Planning Commission does not have the ability to postpone its decision indefinitely; that a reasonable time is implied; the Applicant agreed to continue past 100 days until this meeting; and Town Council will be holding a Public Hearing on the application in January. The Planning Commission discussed.

The vote was as follows:

Ayes: Mr. Zarabi

Nays: Chair Susan Helander; Vice Chair James Lawrence; Mr. Ryan Stewart; Mr. Steve Ainsworth

Abstention:

Absent:

The motion failed.

Vice Chair Lawrence motioned to recommend to Town Council denial of the application due to the Applicant not providing sufficient information on sound, power, tax justification, or visual impacts on the Town’s scenic gateways.

Commissioner Stewart seconded the motion with a friendly amendment to include non-compliance with the Comprehensive Plan, issues with viewshed, power needs, and a lack of a plan around decommissioning the building to be included as reasons to recommend denial.

Vice Chair Lawrence accepted the friendly amendment.

The Planning Commission discussed.

The vote was as follows:

Ayes: *Chair Susan Helander; Vice Chair James Lawrence; Mr. Ryan Stewart*

Nays: *Mr. Steve Ainsworth*

Abstention: *Mr. Zarabi*

Absent:

The motion passed 3-1-1

COMMENTS FROM THE COMMISSION.

COMMENTS FROM THE STAFF.

Ms. Harris states in January the Planning Commission will have an organizational meeting to vote in a new Chair and Vice chair. The agenda has not yet been set.

ADJOURN.

Ms. Helander with no further business this meeting was adjourned at 10:19 P.M.

I hereby certify that this is a true and exact record of actions taken by the Planning Commission of the Town of Warrenton on December 20, 2022.

Steve Ainsworth
Planning Commission Secretary

Attachments:

- 1) Planning Commission Regular Meeting December 20, 2022, Transcript
- 2) Citizen Comment Emails and form submissions

IN-TOWN

Brittany Latack

From: Mille Baldwin <mbaldwin1906@gmail.com>
Sent: Tuesday, November 15, 2022 10:26 AM
To: citizencomment
Cc: Spencer Snakard
Subject: I OPPOSE Amazon data center in Warrenton!

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

To Whom it may concern,

I live and own a home in Warrenton, Virginia/Fauquier County.

As I am fully occupied as caregiver to my adult daughter with advanced mitochondrial disease and remain, by her doctor's orders, in isolation with her at this time, I am unable to attend today's meeting in person. Therefore, I am sending this email in my place.

I strongly OPPOSE the construction of the Amazon Towers data center and Dominion's expansion as a related result.

Fauquier County is a jewel in the heart of rolling Virginia hills and what drew me and many others to settling here is its "Norman Rockwell" type environment.

It is known that the Amazon towers will be obsolete-abandoned within 10 years—yet their impact will be for generations. The problems and detriments it will bring to our town are more numerous than any potential gains. From the dramatic increase of road traffic with daily trucks, the energy surge, the noise pollution it will cause, harm to local wild life, the huge water requirement needed to operate the center, the very few jobs it will bring—are completely against all the qualities and principals that attracted me to move to Warrenton many years ago. I believe it will completely ruin our town and harm my property values, not to mention my quality of life.

Furthermore, Amazon and Dominion are only interested in their financial bottom line and projects to their boards/share holders. You, as an elected official of the town, were elected in good faith and belief that you would protect the people of Fauquier County—and make decisions based on the happiness and well being of the community you represent. These data centers are completely opposite to all the qualities and benefits that Fauquier County represents and stands for.

So please vote NO against the proposed amendment to allow the data center.

Sincerely,

Eileen Baldwin
Home Owner , Woods at Warrenton
mbaldwin1906@gmail.com

Sent from my iPhone

Brittany Latack

From: Mille Baldwin <mbaldwin1906@gmail.com>
Sent: Friday, December 16, 2022 11:36 AM
To: citizencomment
Subject: Vote NO to Amazon Data Center

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

To Whom it may concern,

The Town Council is railroading a bad, incomplete, untrustworthy, and damaging Amazon project through an invalid process. There is overwhelming citizen opposition to this invalid process and this damaging project.

We ask the PC to hold its ground, to stand firm on the necessity of complete information, particularly a valid noise study. Every indication is that Amazon's data center will not meet the Town Noise Ordinance. And there is other missing information: lack of two required land use documents, lack of a meaningful "balloon test," lack of updated information on tree removal, and lack of updated information on elevations, among other things.

Members of the Planning Commission, please do not be railroaded into a vote before Amazon has submitted sufficient, adequate, trustworthy, and complete information. Stand your ground. We citizens are counting on you.

Eileen Baldwin
Home owner, Resident and voter of Fauquier County

Sent from my iPhone

Brittany Latack

From: jimena.espinoza@everyactioncustom.com on behalf of Jimena Espinoza
<jimena.espinoza@everyactioncustom.com>
Sent: Tuesday, November 22, 2022 3:00 PM
To: Rob Walton
Subject: Please Deny the Amazon Data Center Special Use Permit:

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

Dear Director of Community Development Rob Walton,

I am writing to urge you to vote against the Special Use Permit application for an Amazon data center on Blackwell Road.

If someone told you that some loud data center would be incessantly buzzing half a mile from your home you'd be irritated off too. My mom purchased this home in 2014 and it's the home that she plans on retiring in. Constant buzzing will be not only annoying and irritable, it will be unsupportable. If you don't care about the hundreds of people this will be affecting, maybe you'll be sympathetic to our pets. Dogs and cats have a keen sense of hearing and this will affect them too.

This data center means a reduced quality of life for the citizens of the town that you guys are supposed to represent. You need to listen to the voices of the people who will be directly affected by this. And you also need to listen to the experts who have pointed out the flaws in Amazon's noise study. I know Amazon is a business giant. And I know there is likely some incentive to letting them build a data center here. But why are we crawling closer and closer towards another crowded, unaffordable, and unlivable northern Virginia town?

With so many unknowns, I ask that the Town please deny this application.

Thank you for hearing my concerns.

Sincerely,
Jimena Espinoza
501 Highland Towne Ln Warrenton, VA 20186-2636 jimena.espinoza@icloud.com

Brittany Latack

From: Jimena Espinoza <jimena.espinoza@me.com>
Sent: Tuesday, November 22, 2022 3:01 PM
To: citizencomment
Subject: Amazon datacenter public comment

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

Hello,

If someone told you that some loud data center would be incessantly buzzing half a mile from your home you'd be irritated off too. My mom purchased this home in 2014 and it's the home that she plans on retiring in. Constant buzzing will be not only annoying and irritable, it will be unsupportable. If you don't care about the hundreds of people this will be affecting, maybe you'll be sympathetic to our pets. Dogs and cats have a keen sense of hearing and this will affect them too.

This data center means a reduced quality of life for the citizens of the town that you guys are supposed to represent. You need to listen to the voices of the people who will be directly affected by this. And you also need to listen to the experts who have pointed out the flaws in Amazon's noise study. I know Amazon is a business giant. And I know there is likely some incentive to letting them build a data center here. But why are we crawling closer and closer towards another crowded, unaffordable, and unlivable northern Virginia town?

Jimena Espinoza

501 Highland Towne Ln

20186 Warrenton VA

Brittany Latack

From: Stephen Clough
Sent: Monday, November 28, 2022 9:42 AM
To: citizencomment
Subject: FW: Posting of handwritten letter
Attachments: Letter from Warrenton Resident.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Stephen Clough

Town Clerk / FOIA Officer
 Town of Warrenton, VA



21 Main Street
 Warrenton, VA 20186
 M: (540)-714-9270
warrentonva.gov

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From: William Semple <wsemple@warrentonva.gov>
Sent: Sunday, November 27, 2022 12:29 PM
To: Town Council <TownCouncil@warrentonva.gov>
Cc: Stephen Clough <sclough@warrentonva.gov>
Subject: Posting of handwritten letter

Council:

About two months ago, I received the attached handwritten note regarding the Amazon application.

I notified Councilman Hartman since the writer lives in Ward 4. He said he would follow up with the resident but it would be okay to go ahead and publish this as requested.

So that's what I am doing.

William T. Semple
Town Council, Ward 2
Warrenton, VA
cell: 1 (540)-422-5031 (government)
office: 1 (540) 347-4378
wsemp@warrentonva.gov

Item 1.

MRS. NELSON CHILTON NOLAND
POST OFFICE BOX 487
WARRENTON, VIRGINIA 20188-0487

Item 1.

701 Fauquier Road, Warr.
Telephone 540-347-1243

Mr. William T. Semples II
319 Falmouth Street
Warrenton, Virginia 20186

September 27, 2022

Re: AMAZON

Dear Mr. Semples,

So sorry to bother you in the telephone,
but Mr. Hartman (w/o I think is my WARD)
was unavailable, as his voice mail had not
yet been set up.

Also, sorry my bad voice problem, was
so difficult for you to understand.

Perhaps you would put the enclosed
article - from The Baltimore Sun into
the proper hands. The research is informative
and it is also interesting that this subject,
which we are concerned about, is
aware beyond our borders.

I know you are well aware of
the many points against this move -
I will not repeat. I will just say that
I hope Grant Amazon will not be allowed
to "walk all over" our small town and
destroy something that cannot be undone.
Remember - Amazon does not care
about us !!! We do care!!!

If Amazon would build and
in time, realize it was a mistake and
move out to something bigger and better -
what then? (OR) In time Data Centers
must need some updating - what then?
- need more water, electricity, more
adjacent space, more noisy equipment
etc, etc etc.

So many thanks for your help
and your efforts.

Yours very truly,

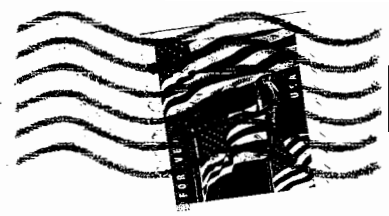
Jane Mathias Noland



Ms. Jane M. Noland
PO Box 487
Warrenton, VA 20188

NOVA 220

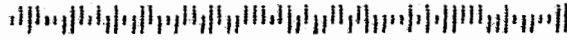
28 SEP 2022 PM 2 L



Item 1.

Mr. William T. Semple II
319 Falmouth Street
Warrenton, Virginia
20186

20186-360612



Va. data centers create cloud of noise for nearby residents

By Matthew Barakat
Associated Press

MANASSAS, Va. — In a universe of cloud computing, northern Virginia might be in a perpetual fog.

More of the data centers that feed the cloud are clustered in the region outside the nation's capital than anywhere else in the world.

As cloud computing — which enables data storage and other services to be delivered over the internet — continues its exponential increase, the appetite for new data centers continues to grow. And increasingly, communities that abut the centers are complaining about their new neighbors, mostly about the noise from constantly whirring fans needed to cool the computers and servers warehoused within.

"It's just a constant whir at a frequency that's obnoxious," said Dale Browne, president of the Great Oak Homeowners Association. Residents there led a protest recently outside a nearby data center in Prince William County, newly built to support Amazon Web Services.

Browne said he preferred the quarry that used to occupy the land over the data center. And he's worried that the noise will only get worse in winter, when a line of trees that provides something of a buffer sheds its leaves.

Speakers at the protest said they fear Prince William County is on the verge of joining its neighbor, Loudoun County, which is known as the data center capital of the world.

"We are the canary in the coal mine," Browne said.



Spencer Snakard, president of Protect Fauquier, speaks at an Aug. 29 rally near Manassas, Va., protesting a new Amazon Web Services data center in the area. **MATTHEW BARAKAT/AP**

Collectively, the northern Virginia data centers demand about 1,900 megawatts of power, said Josh Levi, president of the Data Center Coalition, an industry trade group. That's roughly equivalent to the entire output of Dominion Energy's nuclear reactors at its North Anna power plant.

Browne and his neighbors say noise from the data center regularly exceeds the local limit of 60 decibels for noise — a study by Amazon disputes this — but it's largely a moot point because the county noise ordinance exempts air conditioning units. Activists say the ordinance was written more than 30 years ago and never anticipated the massive cooling systems used in data centers.

Amazon Web Services, for its part, said it's installing acoustical shrouds at the site as part of its noise-re-

worries that more data centers will require more high-voltage transmission lines to deliver the massive amounts of electricity they require, destroying views and posing their own potential health risks.

"I see these noisy monstrosities much like computers of the 1960s and 70's: massive, bulky, ugly and in their infant stage," she said.

Counties that snub data centers would be turning down a lucrative source of tax revenue. Data centers now provide for more than 30 percent of the general fund budget of Loudoun County, a suburb of the nation's capital with more than 400,000 residents.

While the windfall has been a boon to Loudoun, Phyllis Randall, chair of the county's Board of Supervisors, has raised concerns about overreliance on the industry.

From: David Dobson
 To: Planning Department; susan.FVcmanagement; electzarabiward1@gmail.com
 Subject: Follow-Up Points: Planning Commission meeting on AWS data center request
 Date: Monday, November 28, 2022 5:19:53 PM

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

Susan Rae Helander, Chair
 James Lawrence, Vice Chair
 Ali Zarabi, Member
 Steve Ainsworth, Member
 Ryan J. Stewart, Member
Town of Warrenton Planning Commission

Hi Sue, Jim, Ali, Steve, and Ryan - **First, I hope everyone had a very Happy Thanksgiving!**

I am reaching out following the recent deferral of the Planning Commission's work on the AWS Data Center. I have been following this review carefully, as I try to make a decision on what to do with my two large tracts abutting and near the AWS one. I am regularly solicited by many alternatives, and sincerely believe that the best use here is a carefully conditioned data center. There are many reasons why - for example, virtually every week I am contacted by teams having alternatives for using the large I Industrial tracts inside the Town, the one owned by AWS-Amazon, and the two I own, one on Blackwell Road, next to the AWS-Amazon property and the one at 615 Falmouth Street. I want there to be a better way than what they are all suggesting in their various wanted uses and what they are looking for, something that brings better value to the Town of Warrenton and residents through large steady tax revenues to the Town and County, jobs, services, use of local suppliers with attractive architecture, community educational and other support from data center users, plus large sewer and water taps and monthly payments for the Town.

I always ask myself - Does the Town really need yet another big unattractive and constantly moving grocery store box with large parking lots, or more big box stores, more used and new car lots and dealerships, huge distribution centers, or yet another busy Sheetz, Wawa, Royal Farms or 7-Eleven 24-hour C-Store and fueling operations? These are just not better for the Town and residents, but just so you know, here is what companies ask me for their intended By-Right I Industrial permitted uses here. Here is what they are regularly asking: large e-commerce distribution/logistics centers for fulfillment and distribution center using US 29, 15, 17, 211 and nearby I-66, US 3 and 28. These would be similar to the large distribution centers recently done by Amazon in the northern Baltimore area and southern Richmond area, with one at 1,200,000 SF of By-Right industrial distribution space, several hundred employees, 24/7 operations, large brightly lit parking lots, and around the clock transfer truck deliveries and cars and trucks coming and going constantly. The northern Baltimore area and the southern Richmond area both recently have these, and I have streamed newspaper articles below on both for a better understanding of what they do. There would be By-Right over 1,200,000 -1,300,000 sf of buildings, with only 50' setbacks/buffers as permitted By-Right. Another series of callers involve the placing of regional gun ranges and military and public safety training facilities here, like Crucible and GT Tactical are proposing in Spotsylvania, but they are asking for rezoning there, while here they realize that I Industrial tracts in the Town of Warrenton are By-Right uses, so straightforward with no rezoning required. And I have been contacted repeatedly by large commercial-retail groups wanting to use the 15% By-Right commercial rights which permit over 250,000 sf By-Right commercial-retail use here. Over 250,000 sf By-Right (larger than AWS 220,000 sf) so yet another busy commercial-retail center or unattractive big boxes with 24/7 traffic, large heavily lit parking lots and tractor-trailer bays, like Walmart, Home Depot or Giant Supermarket, only much larger. Then there is the critically need slaughterhouse for the east coast, especially Virginia and Maryland, as suggested recently even for Marshall, and based on the large new slaughterhouse and meat packing plant going into North Platte, NE with the support, equity investment and pre-purchasing of all output by Walmart. They will solve some of their needs out west with that, but are searching for a solution in this general area for their east coast needs. And the Governors of both VA and MD are supporting this for cattle, sheep and hog producers in both states, and for obtaining better prices for producers and better meat prices for consumers here too. The Walmart Company is very serious about controlling meat costs, and in my work with Walmart they are very professional and straightforward. **But so far, I have always said no to all these By-Right proposals. So far I have always said no, as a carefully conditioned data center use has seemed better fiscally and morally for the Town compared to these other very wide-ranging 24/7 By-Right uses. These other By-Right uses will have more impact on the Town but without the desired Town and community benefits. Fortunately, the Planning Commission can avoid these. I sincerely believe that Warrenton and its residents can do better with a very careful data center SUP.**

The Planning Commission has already done a very good and thorough job on the AWs request. Just look at these community-friendly results agreed already with your successful work here - with just one more improvement to make on noise and humming. So far, the Planning Commission and AWS have agreed that - 1.) NO lattice tower transmission line as all OUT now, 2.) no water for cooling use, 3.) better architecture, 4.) more vegetation, 5.) more trees, 6.) no substation, 7.) large \$3M+ annual tax payments to both the Town and County, 8.) multi-million water & sewer tap availability fees plus monthly payments to the Town, 9.) many well-paid high-tech jobs, 10.) use of many local Town business services and suppliers, 11.) community planned initiatives like STEM programs, college, charitable help and resident job and training preferences planned too, and especially 12.) respect of Town Noise Ordinance and binding SUP Condition to meet the best residential standards. All this and an achievable noise and humming solution by now using best technology like the improved Fauquier Hospital large chilling, cooling, and heating plant and the large OVH Data Center in Vint Hill. That is a tremendous result - all super positive, and achievable. **So done in this very careful way - AWS will be a very Big Win for Warrenton, with community funding, large yearly tax revenues, large tap fees, and local business and community support. And all on an Industrial parcel only - a purely I Industrial parcel.**

Technology works! For example, OVH's Liquid Immersion Cooling/LIC is another type of solution operating already in Fauquier. OVH shows how straightforward and effective. It eliminates noise, vibrations, and humming, so simple, effective, and OVH and Fauquier Hospital-used solutions here successfully. There are many other good solutions too. For one OVH shows one way - so one answer is to just use super quiet Liquid Immersion Cooling/LIC. Simple, effective, and super quiet. Same for the Fauquier Hospital. Here is the link to some aerials and photos of the Fauquier Hospital's large chilling, cooling & heating plant right on hospital grounds, with two very large blue chemical tanks too, right next to numerous residences, offices and the hospital itself - with all its hundreds of patients, visitors, employees, healthcare professionals 24/7, from Google Maps: <https://bit.ly/3EHift>. As you can see, they abut many residences and offices, and hospital itself with all its patients, visitors and workers. Nobody complains as sound technology works.

I thought you would also like to watch this short 2-minute video on Liquid Immersion Cooling/LIC for Data Centers in the article below, **CLICK HERE and see for yourself**, as used by the large OVH Data Center right here in Vint Hill. No water is needed for cooling and no noise, vibrations, or humming. In short, all you need is electricity, and do not need water. And the "footprint" and CapEx for the data center can be reduced, so works well for Warrenton. And super, super quiet and no vibrations or humming. More articles on this Liquid Immersion Cooling streamed below.

So, the large OVH Data Center in Vint Hill already uses Immersion Liquid Cooling at Vint Hill. NO water use, **AND most importantly, this removes outside noise, frequency and humming**. This is very efficient at handling high thermal loads in smaller "footprints" too. And it works - the large OVH Data Center at Vint Hill proves it with no outside noise, vibrations, or humming. The same in a different way for the Fauquier Hospital improved large chilling, cooling, and heating plant with **virtually no noise, and no vibrations or humming**.

There are many, many good community reasons to grant AWS an SUP here, especially as concerns have been fairly resolved for the Town and neighbors - as virtually everything has been well agreed now, namely - NO lattice transmission line towers, essentially no water use, good architecture, no substation, more trees, more vegetation, much smaller 220,000 sf building at only 15% of By-Right building size compared to a very large unattractive 1,300,000+ sf industrial-distribution building complex that could be built here By-Right instead. Plus, AWS means no traffic, no tractor trailer trucks, no big paved and busy brightly lit parking lots in constant use or other unattractive result. And the record shows that Amazon-AWS contributes well to local education, charitable, job training and STEM activities. That has always been their case for community support and contributions, as you see just some of the actual local examples streamed below. So many issues have been fully fixed and well solved. Town and County taxpayers and citizen will greatly benefit every year - every year - from the high annual \$3M+ tax revenues, and the Town can use the multi-million sewer & water taps fees and monthly use payments too that definitely help the Town's Public Works needs and budget. No other I Industrial use will do that, even though By-Right. And most importantly - technology has and can eliminate noise, vibrations and humming as the large Fauquier Hospital chilling, cooling, and heating plant shows, and as the large OVH Data Center in Vint Hill shows - no one has talked about them, as they show this point that noise, vibrations and humming can indeed be solved and has already been solved here. The answer is to use the best technology - that solves the last point, as all other points raised have all been well and fully solved. Everything has been done already as asked, and the science and technology solve everything left to do here. Everything. Today the large Fauquier Hospital chilling, cooling, and heating plant is super quiet and definitely no vibrations and humming. Technology fixed and prevented all that. Same for the large quiet OVH Data Center in Vint Hill. No outdoor noise, vibrations, humming or complaints there.

The Town and its residents deserve the many good things AWS will bring. AWS does BETTER than all other ordinary and huge busy 24/7 industrial distribution, warehouse, logistics alternative here, and others with high traffic, high employee, low taxed, very noisy and fully lit 24/7 alternatives. AWS has solved citizen concerns to date, all of the issues fully one by one. And AWS can now solve outdoor noise, vibrations and humming too as have OVH Data Center in Vint Hill and the large Fauquier Hospital chilling, cooling, and heating plant too which has been improved to better take out noise. Technology, science, Town Noise Ordinance to residential standards, and written binding SUP Conditions will do this well. And this would be more beneficial to the Town than a By-Right gun range

And the Town and neighbors have the chance to obtain the best - as this parcel could easily revert to a massive fully By-Right distribution, logistics and e-commerce center, recycling, bitcoin mining, slaughterhouse, gun range, commercial-retail unattractive big boxes, or other less attractive use with hundreds and hundreds of car-driving round the clock employees, large and noisy tractor trailers with lights and horns, terrible traffic, huge brightly lit paved parking lots and no extra setbacks or buffers or trees - and all fully built out here all By-Right to over 1,300,000 SF compared to the only 220,000 SF that AWS wants to do here instead. This avoids what Amazon did for a 1,200,000 SF distribution center opened last week in the Baltimore area and the same in Richmond recently. Let's not have AWS do worse to neighbors and the Town (and NO large annual tax and taps benefits) as they can do much, much larger By-Right buildings here instead, 1,300,000+ SF completely By-Right here, larger than both the Baltimore and Richmond distribution-fulfillment buildings.

Finally, AWS-Amazon will be a major taxpayer for County and Town needs, and subject to upwards reassessments too, so would be good for Fauquier County and Town of Warrenton now and in the long future. Good for \$3M+ regular tax revenues every year (and more with regular reassessments), plus well over \$1M of sanitary sewer & water taps fees to the Town with high minimum monthly sewer & water charges to the Town even with low water/sewer use. Plus the high-tech well-paid jobs and regular community support from AWS for education, workforce training, STEM and community colleges here as AWS has regularly done near each data center, and their regular use of local Town services and products from many Warrenton and Fauquier companies. The long lattice towers transmission line is now out, only low/no water use, and attractive proposed building. Remaining issue seems to be noise, and a visit Fauquier Hospital shows how they eliminate noise, vibrations and humming like they did at their very large cooling, heating, and energy plant there - it really is quiet, and a good example of what good sound-deadening technology can do. AWS has many engineers who should be able to do this. And AWS has already agreed in a binding Condition to respect the Town's lowest sound and toughest "residential" noise rules. **Plus, like the large OVH Data Center in Vint Hill does - the answer is technology. It is already operating quietly at Vint Hill. And OVH shows the way! Just like the large Fauquier Hospital** at their noticeably quiet large cooling, heating, and energy plant there. Technology works.

As the Prince William Times newspaper itself stated recently - sound, noise, vibrations, and humming can be eliminated/greatly suppressed using today's better technology. It definitely can be done. Town just needs to hold AWS-Amazon to it, as one of the express written Conditions for the SUP. Technology solves this - the large OVH Data Center in Vint Hill and large chilling plant at the Fauquier Hospital prove that - just need to use today's better technology. It works - and the Town and neighbors get something better, not a massive 24/7 Amazon distribution-fulfillment center like Richmond or Baltimore.

The Town just needs to hold AWS-Amazon to it, as one of the express written Conditions for the SUP. Technology solves this - the large OVH Data Center in Vint Hill and large chilling plant at the Fauquier Hospital both prove it - just need to use today's better technology. Technology works - and the Town and neighbors get something better, a lot better, not a massive heavy car and employee 24/7 Amazon distribution-fulfillment center. **Think of a super quiet EV vehicle today compared to a loud pick-up truck!** AWS-Amazon can make a quiet EV style Data Center with today's better technology. Technology works as seen here and elsewhere, and the Town's binding Conditions and Noise Ordinance will enforce it.

It may even be a good idea to do a visit and a walk-through of the large OVH Data Center in Vint Hill to see this in person. You will be very impressed at how very quiet, vibration and outdoor humming-free the OVH Data Center is. Good outdoor results. It shows how technology works to meet citizens' and neighbor's needs well. And OVH is right next to numerous homes, businesses and entertainment-outdoor seating areas like Old Bust Head Brewing Company, Vint Hill Winery, The Covert Cafe, Cafe at Farm Station and many other businesses and hundreds of homes near the OVH Data Center, all with abundant outdoor seating - and everyone seems very happy with things, and no outdoor noise, vibration, or humming complaints. **Technology works well** as shown here with no outdoor noise, vibration or humming problems. **Think of a super quiet EV vehicle today compared to a loud regular old pick-up truck!** Best regards, David

David Dobson
Premium Business Parks International LLC
Office: 540-937-7010
Cell & Text: 540-229-7010
Email: dobsondm@aol.com

[Amazon gives \\$250K to 3 DC area organizations to combat food insecurity among students](#)

<https://wjla.com/news/local/amazon-donation-250...>

Sep 20, 2022 — WASHINGTON (7News) — To help address food insecurity in the D.C. area, Amazon announced a donation of more than \$250,000.

[Amazon donates to accelerator for early childhood education ...](#)

<https://www.bizjournals.com/news/2021/11/10/amaz...>

Nov 10, 2021 — Amazon, PNC Foundation fund business accelerator for early childhood education providers ... Amazon granted \$25,000 and the PNC Foundation gave ...

[Amazon donates \\$10 million to organizations supporting ...](#)

<https://www.aboutamazon.com/policy-news-views/a...>

Jul 14, 2020 — As part of that effort, Amazon will donate a total of \$10 million to organizations that are working to bring about social justice and improve ...

[Amazon donates \\$3 million for Arlington housing, backs new ...](#)

<https://www.washingtonpost.com/local/2019/06/10>

Jun 11, 2019 — Amazon will donate \$3 million to support affordable housing in ... Amazon is helping GMU and NOVA with the cloud-computing degree to expand ...

[Amazon, the Marines and community college partner on data ...](#)

<https://www.highereddive.com/news/amazon-the-m...>

Jul 11, 2019 — Offered through NOVA and billed as a "non-traditional (military) training solution," the courses cover topics such as cloud computing and ...

[OVH Expands Presence in Northern Virginia - Press Releases ...](#)

OVH US is dual-headquartered in Vint Hill, Va, the site of the company's first US-based data center, and Reston, Va. Since its launch in March 2017,

[Office of Governor Pete Ricketts - Nebraska.gov](#)



Oct 4, 2022 — LINCOLN COUNTY — This afternoon, Governor Pete Ricketts gave remarks at the ceremonial groundbreaking of Sustainable Beef, a meat processing

[Ceremonial groundbreaking held at ... - Nebraska Examiner](#)



Oct 5, 2022 — A new, \$325 million beef processing facility in North Platte, Nebraska, got off the ground

Wednesday.

New Packing Plant in North Platte Will Impact Us Too | News

Sep 7, 2022 — A group of area cattlemen and businessmen have formed a partnership with plans to open a new **beef processing plant** in the city of **North Platte**, ...



Hi David,

You know what's cool? Seeing IT hardware operating while submerged in liquid.

This [2-minute video](#) from LiquidStack shows the process of 2-phase immersion cooling and why it is undeniably the most efficient data center cooling system in the world.

2-phase immersion is the cornerstone of tomorrow's data centers:

- **28 times more heat rejection than air cooling**
- **41% reduction in energy use vs. air cooling**
- **Zero water consumption**

CLICK HERE - See for yourself! [Watch here](#)

Kind Regards,

Alexandria Madamba
Marketing & Sales Operations Coordinator | LiquidStack Inc.

LiquidStack has the world's largest install base of liquid cooling for data centers, edge and high-performance computing. LiquidStack's 2-phase immersion liquid cooling is the only proven, highly scalable, environmentally safe and sustainable solution to meet the growing thermal challenges of cloud, enterprise, 5G and edge computing applications. Find out more at www.LiquidStack.com.

LiquidStack, 11 Apex Drive, Suite 300A, Marlborough, MA 01752, United States, +1 508-231-4675

Quiet of Immersion Cooling Improves Quality of Life

<https://www.datacenterknowledge.com/sounds-data-ce...>

Apr 14, 2022 — Data centers are **noisy places** – both inside and out. On the inside, high velocity fans on IT equipment and the HVAC system create an ...

Immersion Cooling Solution for Data Centers - Gigabyte

The scalable, faster, and energy-efficient way to cool your data center, immersion cooling can save more for your business and is overall more reliable.

Liquid Immersion Cooling for Data Centers | ICeraQ | GRC

GRC is the leader in liquid immersion cooling for data centers. Our ICeraQ™ micro-modular systems increase efficiency and lower CAPEX & OPEX by 50%.

Immersion Cooling with 3M Fluids for Data Centers


Immersion cooling is a method for cooling data center IT hardware by directly immersing the hardware in a non-conductive liquid such as 3M™ Fluorinert™ ...

Welcome to the [Schneider Electric Blog](#)
Global Specialist in Energy Management and Automation

Data Center

Silencing Your Noisy Data Center Infrastructure – with Liquid Cooling

Welcome to the [Schneider Electric Blog](#)
Global Specialist in Energy Management and Automation **3 min read**

 Steven Carlini

The Silent Data Center is Possible – Achieve it with Liquid Cooling

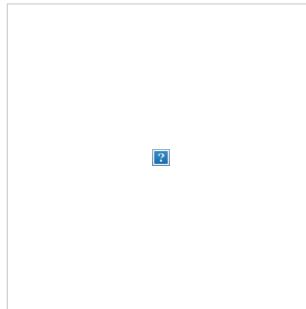
What if all of the server fan noise and all the noise emanating from the cooling equipment went away? **The data center would be virtually silent! Is that possible? It is possible by going with [liquid cooling](#) servers.**

The world is generally a noisy place that is sometimes soothing or relaxing, but most often unpleasant with excessive levels of noise. In urban areas, there is constant noise emanating from car engines, bus and delivery truck engines, and even noise from jet engines in the sky. In the suburbs, it's the lawn mower, grass trimmer engines or snow blower engines (in colder climate areas). In warmer climates, especially along the coast, it's quite common to hear the Harley Davidson motorcycle engines reverberating down the strip.

Conversely, if you've ever almost been run over by an electric car in a parking lot, you know it's virtually silent. Regarding the other noise generating devices I mentioned, I recently purchased an electric lawn trimmer and I have to say that this gen 3 product with advanced Lithium Ion batteries replicates the power of an old gas trimmer and is much lighter to boot – without the super load gas engine. Electric push lawn mowers have been around for a while, but now there are riding lawn mowers powered by Lithium Ion. Believe it or not Harley Davidson has announced that an electric "hog" is in development. Also, there has been a flurry of electric airplane engine testing successes and commercial flights up to 1,000 miles will be technically possible by 2024. It seems like the world is about to be a quieter place.

Why Typical Data Center Infrastructure Noise is Above Average

Data centers are famous for being very noisy, surprisingly noisy in fact. If you have ever visited one or often work with [data center infrastructure](#), you are very familiar with how unpleasantly loud they can be. I recently visited one where the noise readings ranged from a low of 75 dBA to a high of 95 dBA. In comparison, normal conversation is about 60 dB, a power lawn mower is about 90 dB, and a jet engine at takeoff is 140 dB, according to the [National Institute for Occupational Safety and Health](#) (NIOSH). The federal government sets workplace standards for noise and doesn't require action until workers are exposed to average noise levels of 85 dB or greater during an eight-hour day.



Where does the sound in data centers come from? The servers themselves generate noise coming from the high velocity fans, but the highest levels come from the HVAC equipment (air conditioners) from the fans, condensers, compressors and evaporators. Some efforts can be made to lower this noise in a reactive way by installing sound-deadening acoustic tiles on the ceiling and data center's walls. However, data centers today (small and large), are extremely noisy environments

The Silent Data Center is Possible – Achieve it with Liquid Cooling

What if all of the server fan noise and all the noise emanating from the cooling equipment went away? **The data center would be virtually silent! Is that possible? It is possible by going with [liquid cooling](#) servers.** Liquid cooling servers do not have fans and make zero noise. There are two different types – emersion and direct to chip (sometimes called cold plate). Emersion technology floods the server with a liquid designed to collect and dissipate heat. This liquid circulates around the server and heat is rejected to a heat exchanger usually on the back of the server. With direct to chip, fluid (usually water) is sprayed on the plate on the back of the microprocessor in the server. Both of these are dependent on a cold-water supply from outside the building. This cold-water supply also is silent inside the data center. Plus, all of those noisy fans, condensers, compressors and evaporators go away.

Learn More about the Impact of Liquid Cooling in the Data Center Industry

There you have it, technology advancements are eliminating unpleasant sounds that you hear every day and now we can have silent data centers with liquid cooling – a world without noise. Check out my other [blog on liquid cooling](#) and why aside from the reduction of noise pollution, it is making its way back in the mainstream of the data center industry.

Why are data centers so noisy? Loose rules, pricey solutions...

<https://www.princewilliamtimes.com/news/why-are-dat...>

4 days ago — The answer, experts on noise reduction say, is that they could be, but regulation by municipalities and counties is often lax and dampening the ...

Amazon's Baltimore fulfillment center gears up for busy season

<https://www.bizjournals.com/news/2022/11/09/amaz...>

Nov 9, 2022 — During the busy holiday season, employees will work 10-hour shifts at Amazon's fulfillment center on Broenig Highway in Baltimore.

Goochland poised for another big Virginia fulfillment center

<https://richmond.com/news/govt-and-politics/goochl...>

Aug 8, 2022 — A giant fulfillment center set to employ more than 1,000 people is poised to come to Goochland County. County supervisors approved plans for ...

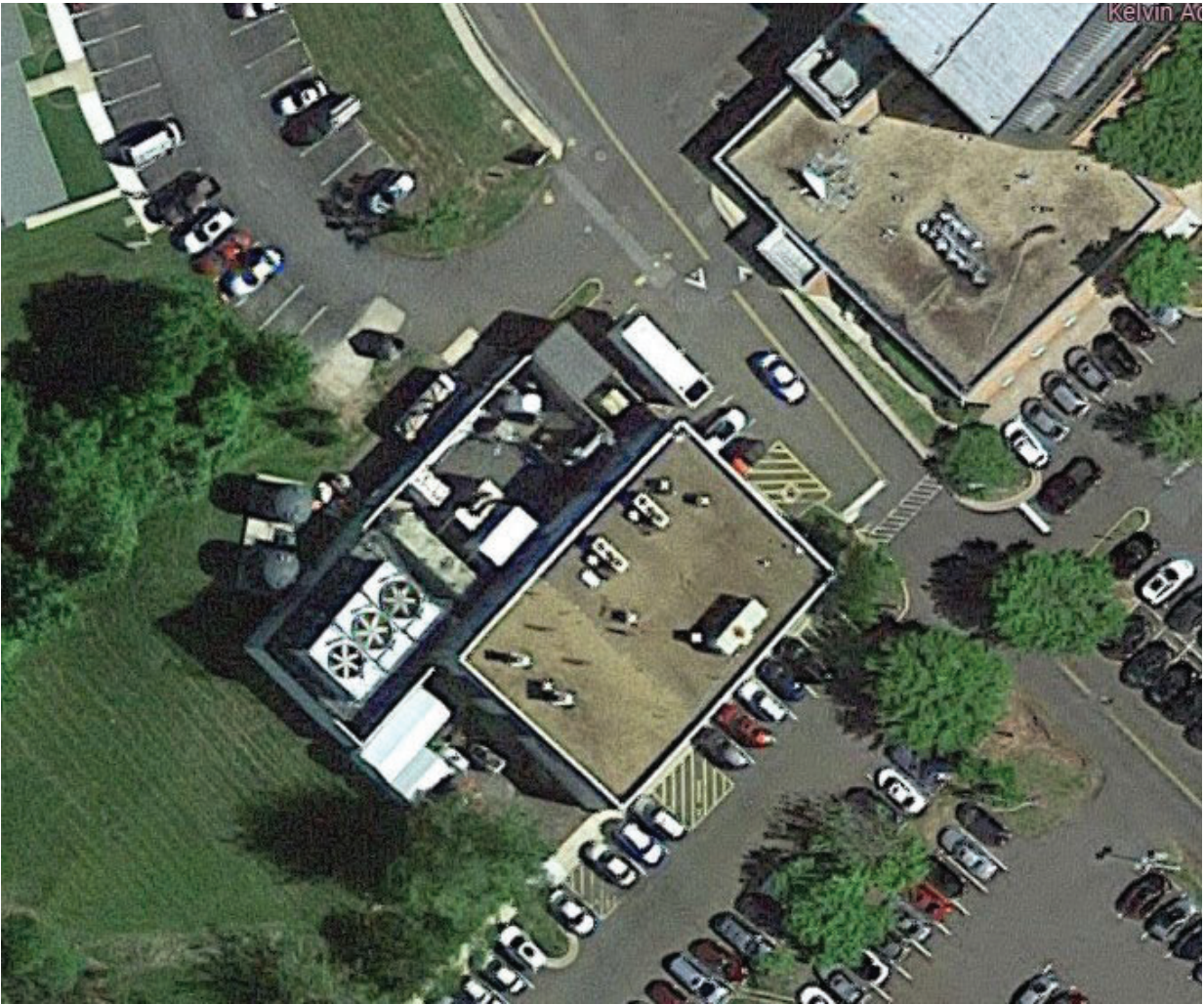
Fauquier Health

<https://www.fauquierhealth.org>

Fauquier Health is a 97-bed acute care hospital offering surgical services (including robotics), a 24-hour Emergency Department, extensive medical imaging ...









Brittany Latack

From: Mary Judkins <maryjdkns@gmail.com>
Sent: Monday, November 28, 2022 8:04 PM
To: citizencomment
Subject: UPDATED: The Town Council announced Monday it will consider Amazon's application on Dec. 13 without an opinion from the Planning Commission.

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

Well.....having become aware of so many of our citizens' opposition to the building of an Amazon Data Center in our midst, we can only hope that allowing a technicality to hurry the decision means that you will have the common sense to deny the special use permit.

Mary Judkins
Warrenton Va

Brittany Latack

From: sallyjaneburke@everyactioncustom.com on behalf of Sally Burke
<sallyjaneburke@everyactioncustom.com>
Sent: Wednesday, December 7, 2022 8:54 PM
To: Rob Walton
Subject: Please Deny the Amazon Data Center Special Use Permit:

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

Dear Director of Community Development Rob Walton,

I am writing to urge you to vote against the Special Use Permit application for an Amazon data center on Blackwell Road.

The health risks alone should be enough to deny this application.

In addition to the numerous flaws of Amazon's application, including the lack of a completed noise study and the known visual impacts to the Town's gateway, Dominion has revealed plans for one of two potential offsite substations to serve the data center less than a week before the scheduled Planning Commission hearing. This recent development calls into question what new impacts the proposed data center and its associated energy infrastructure might have on Warrenton's historic downtown, property values and the rural character that draws residents and visitors both to the Town and County.

With so many unknowns, I ask that the Town please deny this application.

Thank you for hearing my concerns.

Sincerely,
Sally Burke
155 N View Cir Warrenton, VA 20186-2654 sallyjaneburke@gmail.com

Brittany Latack

From: ggrambo@everyactioncustom.com on behalf of Geoffrey Grambo
<ggrambo@everyactioncustom.com>
Sent: Wednesday, December 7, 2022 7:53 PM
To: Rob Walton
Subject: Please Deny the Amazon Data Center Special Use Permit:

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

Dear Director of Community Development Rob Walton,

I am writing to urge you to vote against the Special Use Permit application for an Amazon data center on Blackwell Road.

In addition to the numerous flaws of Amazon's application, including the lack of a completed noise study and the known visual impacts to the Town's gateway, Dominion has revealed plans for one of two potential offsite substations to serve the data center less than a week before the scheduled Planning Commission hearing. This recent development calls into question what new impacts the proposed data center and its associated energy infrastructure might have on Warrenton's historic downtown, property values and the rural character that draws residents and visitors both to the Town and County.

If the data center is approved will home values of residents within hearing distance of the data center increase or decrease? The answer is not hard. I can see my property going up for sale. Think of the listing: 3 bedrooms, 3 baths, 1.5 acre property in-town, able to hear the data center 24/7!

With so many unknowns, Vote against the Special Use Permit!

Thank you for hearing my concerns.

Sincerely,
Mr. Geoffrey Grambo
300 Winchester St Warrenton, VA 20186-2504 ggrambo@gmail.com

Brittany Latack

From: amyhampton11@everyactioncustom.com on behalf of Amy Hampton <amyhampton11@everyactioncustom.com>
Sent: Wednesday, December 7, 2022 11:30 PM
To: Rob Walton
Subject: Please Deny the Amazon Data Center Special Use Permit:

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

Dear Director of Community Development Rob Walton,

Hi, my name is Amy Hampton. I live at 90 Dorset Ln., in the Highlands community. If the data center is constructed, I will have a front row seat as my house backs to Business 29.

My biggest concern with the data center is the noise that it will produce. My health is already deteriorating and I'm afraid that the stress caused by the noise 24 hours a day will only exacerbate my health issues. I want nothing more than to watch my 10 year old son grow into adulthood so I beg you to please deny Amazon their special use permit.

Thank you for hearing my concerns.

Sincerely,
Mrs. Amy Hampton
90 Dorset Ln Warrenton, VA 20186-2634
amyhampton11@gmail.com

From: David Dobson
To: Planning Department; Susan P/Management; electzarabward@gmail.com; stewartr@me.com
Subject: Follow-up: Upcoming Dec. 20 Planning Commission meeting on AWS data center request
Date: Thursday, December 8, 2022 2:22:16 PM
Attachments: Blackwell Road 230KV Electric Transmission Line & Substation Project Update.pdf

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

Susan Rae Helander, Chair
James Lawrence, Vice Chair
Ali Zarabi, Member
Steve Ainsworth, Member
Ryan J. Stewart, Member
Town of Warrenton Planning Commission

Hi Sue, Jim, Ali, Steve, and Ryan - Good to see that the Planning Commission will have its Public Hearing on AWS this December 20. That is a great step. A large number of conditions and positive changes have been achieved by Planning Commission's work. The package is very reasonable now.

And just in yesterday's mail, I received the attached public information from Dominion Energy saying formally and publicly that there will be **NO Towers**, and saying instead underground lines as you see in the attached materials, coming from their current Warrenton substation. All well detailed and described. This public news probably went out to many hundreds of landowners, so definitely public information and their formal public position now. **Major good change and great improvement from the original lattice towers, so no more towers. No more towers! They're formally and publicly gone now.**

And any noise, vibrations and humming are already shown to be taken care of with straightforward technology just like was done in Warrenton at the Fauquier Hospital's very large chilling, cooling and heating plant - which has negligible outdoor sounds, and is near many hundreds of homes, offices and many patients and employees in the Hospital itself - all with no complaints. No complaints or problems despite its very large size. The same is true for the large OVH Data Center in Vint Hill which has no outdoor noise, vibrations or humming, and is next to hundreds of homes outdoor restaurants and shops and businesses with numerous outdoor guests, with no complaints from homes, businesses or outdoor patrons. No complaints. OVH Data Center shows that technology solves outdoor concerns. OVH at Vint Hill is a real large data center in Fauquier with no outdoor noise, vibrations or humming - none, and the large OVH Data Center is easily verifiable too, just like Fauquier Hospital's large chiller plant. Two good local examples.

In short, the Planning Commission has achieved many strong community-friendly results with your successful work here - 1.) NO lattice tower transmission line as all OUT now, 2.) no water for cooling use, 3.) better architecture, 4.) more vegetation, 5.) more trees, 6.) no substation, 7.) very large \$3M+ annual tax payments to both the Town and County for millions of dollars of critically needed school facility work and staff, public needs, parks, EMS, community, utility improvements, etc., 8.) multi-million water & sewer tap availability fees plus monthly payments to the Town, 9.) many well-paid high-tech jobs, 10.) use of many local Town business services and suppliers, 11.) community planned initiatives like STEM programs, data center high-tech local high school and college programs, charitable help and resident job and training and job preferences planned too, and especially 12.) respect of Town Noise Ordinance and binding SUP Condition to meet the best residential standards. All this and an achievable noise and humming solution for no outdoor problems by using best technology like the improved Fauquier Hospital's own very large chilling, cooling, and heating plant and the large OVH Data Center in Vint Hill. That is a tremendous result - all super positive. **All Conditions achieved, and a good time to reasonably support an SUP now. Done in this careful way, AWS will be a very Big Win for Warrenton, with key community funding, large yearly tax revenues, large Town tap fees, local business and community support, high-tech school programs and jobs. And all on an Industrial parcel - a purely Industrial parcel so AWS avoids all other bigger less desirable By-Right uses such as round the clock logistics, distribution e-commerce warehouse operations are all avoided, so no By-Right an Amazon 1,300,000+ SF distribution center as recently launched outside Baltimore and another outside Richmond. Those and other huge By-Right facilities, buildings and constant activities can be totally avoided. They and many other Permitted Uses By-Right with their much, much larger buildings, parking lots, constant tractor trailer trucks, delivery bays and continuous activities more than AWS. Those worse uses would give the Town instead heavy traffic, tractor trailers, 24/7 coming and going, hundreds or employees coming and going in their cars at all hours, lights and noise, smaller setbacks, and all By-Right over 6 (Six) Times Larger than the much smaller AWS building. All this can simply be completely avoided here with a carefully controlled data center instead.**

Technology works! For example, OVH's Liquid Immersion Cooling/LIC is another type of solution operating already in Fauquier. OVH shows how straightforward and effective. It eliminates noise, vibrations, and humming, so simple, effective, and OVH and Fauquier Hospital-used solutions here successfully. There are many other good solutions too. The Fauquier OVH shows one way - so one answer is to just use super quiet Liquid Immersion Cooling/LIC. Simple, effective, and super quiet. Same for the Fauquier Hospital. Here is the link to some aeriels and photos of the Fauquier Hospital's large chilling, cooling & heating plant right on hospital grounds, with two very large blue chemical tanks too, right next to numerous residences, offices and the hospital itself - with all its hundreds of patients, visitors, employees, healthcare professionals 24/7, from Google Maps: <https://bit.ly/3EHlftt>. As you can see, they abut many residences and offices, and hospital itself with all its patients, visitors and workers. Nobody complains as sound technology works. I thought you would also like to watch this short 2-minute video on Liquid Immersion Cooling/LIC for Data Centers in the article below, [CLICK HERE and see for yourself](#), as used by the large OVH Data Center right here in Vint Hill. No water is needed for cooling and there is no outdoor noise, vibrations, or humming. Super, super quiet with no outdoor noise, vibrations or humming.

All Conditions have been well achieved by the Planning Commission, and a good time to reasonably support an SUP now. Best regards, David

David Dobson
Premium Business Parks International LLC
Office: 540-937-7010
Cell & Text: 540-229-7010
Email: dobsondm@aol.com

Attachment: Blackwell Road 230 KV Electric Transmission Line & Substation Project Update from Dominion Energy - Underground Distribution Route, No Towers



Tuesday, December 6, 2022

Fauquier County Public Schools' infrastructure in critical condition; superintendent says more funding needed from supervisors

Superintendent David Jeck explains the challenges the school system has had funding critical infrastructure projects because of inflation and "flat funding" from the county to the School Board during its annual planning summit on Nov. 30. [James Jarvis | FauquierNow](#)

Fauquier County Superintendent David Jeck signaled he may request millions more dollars from the county in fiscal 2024 to continue to fund staff pay raises and address critical infrastructure projects that the division has deferred the last several years. During its annual planning summit on Nov. 30, hosted at the Fauquier Springs Country Club, the School Board received a status report from division staff that outlined several areas where the school system will eventually need to allocate more funding, including aging infrastructure, fire alarms, low voltage equipment, HVAC systems and buses, which school leaders say were deferred due to a shrinking budget....

With \$77 million in school repairs needed, school officials ...

<https://www.fauquier.com/news/with-77-million-in-sc...>
The school's \$3.9 million facility maintenance budget will provide \$600,000 in funding for critical school repairs next year. The rest, however, is allocated to ...

Quiet of Immersion Cooling Improves Quality of Life

<https://www.datacenterknowledge.com/sounds-data-ce...>
Apr 14, 2022 — Data centers are noisy places — both inside and out. On the inside, high velocity fans on IT equipment and the HVAC system create an ...

Immersion Cooling Solution for Data Centers - Gigabyte

The scalable, faster, and energy-efficient way to cool your data center. Immersion cooling can save more for your business and is overall more reliable.

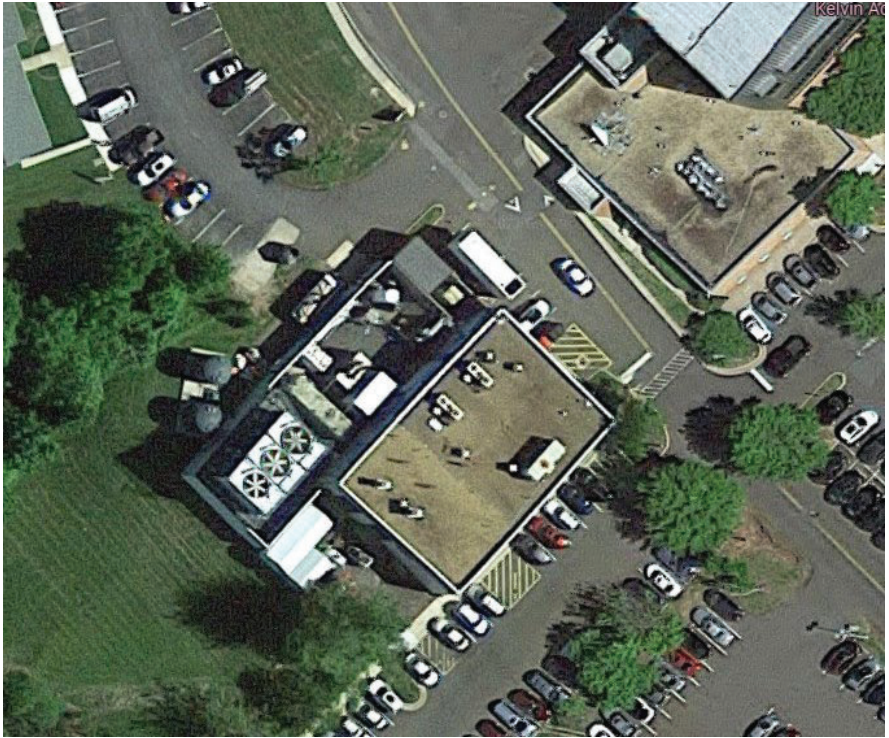
Liquid Immersion Cooling for Data Centers | ICeraQ | GRC

GRC is the leader in liquid immersion cooling for data centers. Our ICeraQ™ micro-modular systems increase efficiency and lower CAPEX & OPEX by 50%.

Immersion Cooling with 3M Fluids for Data Centers

Immersion cooling is a method for cooling data center IT hardware by directly immersing the hardware in a non-conductive liquid such as 3M™ Fluorinert™ ...

Fauquier Hospital Large Campus Chilling, Cooling & Heating Plant - off Hospital Drive





-----Original Message-----
 From: David Dobson <dobsondm@aol.com>
 To: planning@warrentonva.gov <planning@warrentonva.gov>; susan@fvmanagement.com <susan@fvmanagement.com>; electzarabiward1@gmail.com <electzarabiward1@gmail.com>
 Sent: Mon, Nov 28, 2022 5:18 pm
 Subject: Follow-Up Points: Planning Commission meeting on AWS data center request

Susan Rae Helander, Chair
 James Lawrence, Vice Chair
 Ali Zarabi, Member
 Steve Ainsworth, Member
 Ryan J. Stewart, Member
Town of Warrenton Planning Commission

Hi Sue, Jim, Ali, Steve, and Ryan - First, I hope everyone had a very Happy Thanksgiving!

I am reaching out following the recent deferral of the Planning Commission's work on the AWS Data Center. I have been following this review carefully, as I try to make a decision on what to do with my two large tracts abutting and near the AWS one. I am regularly solicited by many alternatives, and sincerely believe that the best use here is a carefully conditioned data center. There are many reasons why - for example, virtually every week I am contacted by teams having

alternatives for using the large I Industrial tracts inside the Town, the one owned by AWS-Amazon, and the two I own, one on Blackwell Road, next to the AWS-Amazon property and the one at 615 Falmouth Street. I want there to be a better way than what they are all suggesting in their various wanted uses and what they are looking for, something that brings better value to the Town of Warrenton and residents through large steady tax revenues to the Town and County, jobs, services, use of local suppliers with attractive architecture, community educational and other support from data center users, plus large sewer and water taps and monthly payments for the Town.

I always ask myself - Does the Town really need yet another big unattractive and constantly moving grocery store box with large parking lots, or more big box stores, more used and new car lots and dealerships, huge distribution centers, or yet another busy Sheetz, Wawa, Royal Farms or 7-Eleven 24-hour C-Store and fueling operations? These are just not better for the Town and residents, but just so you know, here is what companies ask me for their intended By-Right I Industrial permitted uses here. Here is what they are regularly asking: large e-commerce distribution/logistics centers for fulfillment and distribution center using US 29, 15, 17, 211 and nearby I-66, US 3 and 28. These would be similar to the large distribution centers recently done by Amazon in the northern Baltimore area and southern Richmond area, with one at 1,200,000 SF of By-Right industrial distribution space, several hundred employees, 24/7 operations, large brightly lit parking lots, and around the clock transfer truck deliveries and cars and trucks coming and going constantly. The northern Baltimore area and the southern Richmond area both recently have these, and I have streamed newspaper articles below on both for a better understanding of what they do. There would be By-Right over 1,200,000 +1,300,000 sf of buildings, with only 50' setbacks/buffers as permitted By-Right. Another series of callers involve the placing of regional gun ranges and military and public safety training facilities here, like Crucible and GT Tactical are proposing in Spotsylvania, but they are asking for rezoning there, while here they realize that I Industrial tracts in the Town of Warrenton are By-Right uses, so straightforward with no rezoning required. And I have been contacted repeatedly by large commercial-retail groups wanting to use the 15% By-Right commercial rights which permit over 250,000 sf By-Right commercial-retail use here. Over 250,000 sf By-Right (larger than AWS 220,000 sf) so yet another busy commercial-retail center or unattractive big boxes with 24/7 traffic, large heavily lit parking lots and tractor-trailer bays, like Walmart, Home Depot or Giant Supermarket, much larger. Then there is the critically need slaughterhouse for the east coast, especially Virginia and Maryland, as suggested recently even for Marshall, and based on the large new slaughterhouse and meat packing plant going into North Platte, NE with the support, equity investment and pre-purchasing of all output by Walmart. They will solve some of their needs out west with that, but are searching for a solution in this general area for their east coast needs. And the Governors of both VA and MD are supporting this for cattle, sheep and hog producers in both states, and for obtaining better prices for producers and better meat prices for consumers here too. The Walmart Company is very serious about controlling meat costs, and in my work with Walmart they are very professional and straightforward. **But so far, I have always said no to all these By-Right proposals. So far I have always said no, as a carefully conditioned data center use has seemed better fiscally and morally for the Town compared to these other very wide-ranging 24/7 By-Right uses. These other By-Right uses will have more impact on the Town but without the desired Town and community benefits. Fortunately, the Planning Commission can avoid these. I sincerely believe that Warrenton and its residents can do better with a very careful data center SUP.**

The Planning Commission has already done a very good and thorough job on the AWS's request. Just look at these community-friendly results agreed already with your successful work here - with just one more improvement to make on noise and humming. So far, the Planning Commission and AWS have agreed that - 1.) NO lattice tower transmission line as all OUT now, 2.) no water for cooling use, 3.) better architecture, 4.) more vegetation, 5.) more trees, 6.) no substation, 7.) large \$3M+ annual tax payments to both the Town and County, 8.) multi-million water & sewer tap availability fees plus monthly payments to the Town, 9.) many well-paid high-tech jobs, 10.) use of many local Town business services and suppliers, 11.) community planned initiatives like STEM programs, college, charitable help and resident job and training preferences planned too, and especially 12.) respect of Town Noise Ordinance and binding SUP Condition to meet the best residential standards. All this and an achievable noise and humming solution by now using best technology like the improved Fauquier Hospital large chilling, cooling, and heating plant and the large OVH Data Center in Vint Hill. That is a tremendous result - all super positive, and achievable. **So done in this very careful way - AWS will be a very Big Win for Warrenton, with community funding, large yearly tax revenues, large tap fees, and local business and community support. And all on an industrial parcel only - a purely I industrial parcel.**

Technology works! For example, OVH's Liquid Immersion Cooling/LIC is another type of solution operating already in Fauquier. OVH shows how straightforward and effective. It eliminates noise, vibrations, and humming, so simple, effective, and OVH and Fauquier Hospital-used solutions here successfully. There are many other good solutions too. For one OVH shows one way - so one answer is to just use super quiet Liquid Immersion Cooling/LIC. Simple, effective, and super quiet. Same for the Fauquier Hospital. Here is the link to some aeriels and photos of the Fauquier Hospital's large chilling, cooling & heating plant right on hospital grounds, with two very large blue chemical tanks too, right next to numerous residences, offices and the hospital itself - with all its hundreds of patients, visitors, employees, healthcare professionals 24/7, from Google Maps: <https://bit.ly/3EHtftt>. As you can see, they abut many residences and offices, and hospital itself with all its patients, visitors and workers. Nobody complains as sound technology works.

I thought you would also like to watch this short 2-minute video on Liquid Immersion Cooling/LIC for Data Centers in the article below. [CLICK HERE and see for yourself](#), as used by the large OVH Data Center right here in Vint Hill. No water is needed for cooling and no noise, vibrations, or humming. In short, all you need is electricity, and do not need water. And the "footprint" and CapEx for the data center can be reduced, so works well for Warrenton. And super, super quiet and no vibrations or humming. More articles on this Liquid Immersion Cooling streamed below.

So, the large OVH Data Center in Vint Hill already uses Immersion Liquid Cooling at Vint Hill. NO water use. AND most importantly, this removes outside noise, frequency and humming. This is very efficient at handling high thermal loads in smaller "footprints" too. And it works - the large OVH Data Center at Vint Hill proves it with no outside noise, vibrations, or humming. The same in a different way for the Fauquier Hospital improved large chilling, cooling, and heating plant with **virtually no noise, and no vibrations or humming.**

There are many, many good community reasons to grant AWS a SUP here, especially as concerns have been fairly resolved for the Town and neighbors - as virtually everything has been well agreed now, namely - NO lattice transmission line towers, essentially no water use, good architecture, no substation, more trees, more vegetation, much smaller 220,000 sf building at only 15% of By-Right building size compared to a very large unattractive 1,300,000+ sf industrial-distribution building complex that could be built here By-Right instead. Plus, AWS means no traffic, no tractor trailer trucks, no big paved and busy brightly lit parking lots in constant use or other unattractive result. And the record shows that Amazon-AWS contributes well to local education, charitable, job training and STEM activities. That has always been their case for community support and contributions, as you see just some of the actual local examples streamed below. So many issues have been fully fixed and well solved. Town and County taxpayers and citizen will greatly benefit every year - every year - from the high annual \$3M+ tax revenues, and the Town can use the multi-million sewer & water taps fees and monthly use payments too that definitely help the Town's Public Works needs and budget. No other I Industrial use will do that, even though By-Right. And most importantly - technology has and can eliminate noise, vibrations and humming as the large Fauquier Hospital chilling, cooling, and heating plant shows, and as the large OVH Data Center in Vint Hill shows - no one has talked about them, as they show this point that noise, vibrations and humming can indeed be solved and has already been solved here. The answer is to use the best technology - that solves the last point, as all other points raised have all been well and fully solved. Everything has been done already as asked, and the science and technology solve everything left to do here. Everything. Today the large Fauquier Hospital chilling, cooling, and heating plant is super quiet and definitely no vibrations and humming. Technology fixed and prevented all that. Same for the large quiet OVH Data Center in Vint Hill. No outdoor noise, vibrations, humming or complaints there.

The Town and its residents deserve the many good things AWS will bring. AWS does BETTER than all other ordinary and huge busy 24/7 industrial distribution, warehouse, logistics alternative here, and others with high traffic, high employee, low taxed, very noisy and fully lit 24/7 alternatives. AWS has solved citizen concerns to date, all of the issues fully one by one. And AWS can now solve outdoor noise, vibrations and humming too as have OVH Data Center in Vint Hill and the large Fauquier Hospital chilling, cooling, and heating plant too which has been improved to better take out noise. Technology, science, Town Noise Ordinance to residential standards, and written binding SUP Conditions will do this well. And this would be more beneficial to the Town than a By-Right gun range

And the Town and neighbors have the chance to obtain the best - as this parcel could easily revert to a massive fully By-Right distribution, logistics and e-commerce center, recycling, bitcoin mining, slaughterhouse, gun range, commercial-retail unattractive big boxes, or other less attractive use with hundreds and hundreds of car-driving around the clock employees, large and noisy tractor trailers with lights and horns, terrible traffic, huge brightly lit paved parking lots and no extra setbacks or buffers or trees - and all fully built out here all By-Right to over 1,300,000 SF compared to the only 220,000 SF that AWS wants to do here instead. This avoids what Amazon did for a 1,200,000 SF distribution center opened last week in the Baltimore area and the same in Richmond recently. Let's not have AWS do worse to neighbors and the Town (and NO large annual tax and taps benefits) as they can do much, much larger By-Right buildings here instead, 1,300,000+ SF completely By-Right here, larger than both the Baltimore and Richmond distribution-fulfillment buildings.

Finally, AWS-Amazon will be a major taxpayer for County and Town needs, and subject to upwards reassessments too, so would be good for Fauquier County and Town of Warrenton now and in the long future. Good for \$3M+ regular tax revenues every year (and more with regular reassessments), plus well over \$1M of sanitary sewer & water taps fees to the Town with high minimum monthly sewer & water charges to the Town even with low water/sewer use. Plus the high-tech well-paid jobs and regular community support from AWS for education, workforce training, STEM and community colleges here as AWS has regularly done near each data center, and their regular use of local Town services and products from many Warrenton and Fauquier companies. The long lattice tower transmission line is now out, only low/no water use, and attractive proposed building. Remaining issue seems to be noise, and a visit Fauquier Hospital shows how they eliminate noise, vibrations and humming like they did at their very large cooling, heating, and energy plant there - it really is quiet, and a good example of what good sound-deadening technology can do. AWS has many engineers who should be able to do this. And AWS has already agreed in a binding Condition to respect the Town's lowest sound and toughest "residential" noise rules. **Plus, like the large OVH Data Center in Vint Hill does - the answer is technology. It is already operating quietly at Vint Hill. And OVH shows the way! Just like the large Fauquier Hospital at their noticeably quiet large cooling, heating, and energy plant there. Technology works.**

As the Prince William Times newspaper itself stated recently - sound, noise, vibrations, and humming can be eliminated/greatly suppressed using today's better technology. It definitely can be done. Town just needs to hold AWS-Amazon to it, as one of the express written Conditions for the SUP. Technology solves this - the large OVH Data Center in Vint Hill and large chilling plant at the Fauquier Hospital prove that - just need to use today's better technology. It works - and the Town and neighbors get something better, not a massive 24/7 Amazon distribution-fulfillment center like Richmond or Baltimore.

The Town just needs to hold AWS-Amazon to it, as one of the express written Conditions for the SUP. Technology solves this - the large OVH Data Center in Vint Hill and large chilling plant at the Fauquier Hospital both prove it - just need to use today's better technology. Technology works - and the Town and neighbors get something better, a lot better, not a massive heavy car and employee 24/7 Amazon distribution-fulfillment center. **Think of a super quiet EV vehicle today compared to a loud pick-up truck!** AWS-Amazon can make a quiet EV style Data Center with today's better technology. Technology works as seen here and elsewhere, and the Town's binding Conditions and Noise Ordinance will enforce it.

It may even be a good idea to do a visit and a walk-through of the large OVH Data Center in Vint Hill to see this in person. You will be very impressed at how very quiet, vibration and outdoor humming-free the OVH Data Center is. Good outdoor results. It shows how technology works to meet citizens' and neighbor's needs well. And OVH is right next to numerous homes, businesses and entertainment-outdoor seating areas like Old Bust Head Brewing Company, Vint Hill Winery, The Covert Cafe, Cafe at Farm Station and many other businesses and hundreds of homes near the OVH Data Center, all with abundant outdoor seating - and everyone seems very happy with things, and no outdoor noise, vibration, or humming complaints. **Technology works well as shown here with no outdoor noise, vibration or humming problems. Think of a super quiet EV vehicle today compared to a loud regular old pick-up truck!** Best regards, David

David Dobson
Premium Business Parks International LLC
Office: 540-937-7700
Cell & Text: 540-229-7010
Email: dobsondm@aol.com

[Amazon gives \\$250K to 3 DC area organizations to combat food insecurity among students](#)

<https://wjla.com/news/local/amazon-donation-250>
Sep 20, 2022 — WASHINGTON (7News) — To help address food insecurity in the D.C. area, Amazon announced a donation of more than \$250,000.

[Amazon donates to accelerator for early childhood education ...](#)

<https://www.bizjournals.com/news/2021/11/10/amazon>
Nov 10, 2021 — Amazon, PNC Foundation fund business accelerator for early childhood education providers ... Amazon granted \$25,000 and the PNC Foundation gave ...

[Amazon donates \\$10 million to organizations supporting ...](#)

<https://www.aboutamazon.com/policy-news-views/a> ...
Jul 14, 2020 — As part of that effort, Amazon will donate a total of \$10 million to organizations that are working to bring about social justice and improve ...

[Amazon donates \\$3 million for Arlington housing, backs new ...](#)

<https://www.washingtonpost.com/local/2019/06/10>
Jun 11, 2019 — Amazon will donate \$3 million to support affordable housing in ... Amazon is helping GMU and NOVA with the cloud-computing degree to expand ...

[Amazon, the Marines and community college partner on data ...](#)

<https://www.highereducation.com/news/amazon-the-marines>
Jul 11, 2019 — Offered through NOVA and billed as a "non-traditional (military) training solution," the courses cover topics such as cloud computing and ...

[OVH Expands Presence in Northern Virginia - Press Releases ...](#)

OVH US is dual-headquartered in Vint Hill, Va, the site of the company's first US-based data center, and Reston, Va. Since its launch in March 2017,

[Office of Governor Pete Ricketts - Nebraska.gov](#)



Oct 4, 2022 — LINCOLN COUNTY — This afternoon, Governor Pete Ricketts gave remarks at the ceremonial groundbreaking of Sustainable Beef, a meat processing

Ceremonial groundbreaking held at ... - Nebraska Examiner



Oct 5, 2022 — A new, \$325 million beef processing facility in North Platte, Nebraska, got off the ground Wednesday.

New Packing Plant in North Platte Will Impact Us Too | News

Sep 7, 2022 — A group of area cattlemen and businessmen have formed a partnership with plans to open a new beef processing plant in the city of North Platte, ...



Hi David,

You know what's cool? Seeing IT hardware operating while submerged in liquid.

This [2-minute video](#) from LiquidStack shows the process of 2-phase immersion cooling and why it is undeniably the most efficient data center cooling system in the world.

2-phase immersion is the cornerstone of tomorrow's data centers:

- 28 times more heat rejection than air cooling
- 41% reduction in energy use vs. air cooling
- Zero water consumption

CLICK HERE - See for yourself! [Watch here](#)

Kind Regards,

Alexandria Madamba
Marketing & Sales Operations Coordinator | LiquidStack Inc.

LiquidStack has the world's largest install base of liquid cooling for data centers, edge and high-performance computing. LiquidStack's 2-phase immersion liquid cooling is the only proven, highly scalable, environmentally safe and sustainable solution to meet the growing thermal challenges of cloud, enterprise, 5G and edge computing applications. Find out more at www.LiquidStack.com.

LiquidStack, 11 Apex Drive, Suite 300A, Marlborough, MA 01752, United States, +1 508-231-4675

Quiet of Immersion Cooling Improves Quality of Life

<https://www.datacenterknowledge.com> ... sounds-data-ce...
Apr 14, 2022 — Data centers are noisy places — both inside and out. On the inside, high velocity fans on IT equipment and the HVAC system create an ...

Silencing Your Noisy Data Center Infrastructure – with Liquid ...

<https://blog.se.com> ... datacenter ... 2019/01/18 ... silencin...
Jan 18, 2019 — Data centers are famous for being very noisy, surprisingly noisy in fact. If you have ever visited one or often work with data center ...

Immersion Cooling Solution for Data Centers - Gigabyte

The scalable, faster, and energy-efficient way to cool your data center, immersion cooling can save more for your business and is overall more reliable.

Liquid Immersion Cooling for Data Centers | ICeraQ | GRC

GRC is the leader in liquid immersion cooling for data centers. Our ICeraQ™ micro-modular systems increase efficiency and lower CAPEX & OPEX by 50%.

Immersion Cooling with 3M Fluids for Data Centers

Immersion cooling is a method for cooling data center IT hardware by directly immersing the hardware in a non-conductive liquid such as 3M™ Fluorinert™ ...

Welcome to the Schneider Electric Blog

Global Specialist in Energy Management and Automation[Search]

Data Center

Silencing Your Noisy Data Center Infrastructure – with Liquid Cooling

Welcome to the Schneider Electric Blog

Global Specialist in Energy Management and Automati3 min read  Steven Carlini | January 18, 2019 | 5803 views

The Silent Data Center is Possible – Achieve it with Liquid Cooling

What if all of the server fan noise and all the noise emanating from the cooling equipment went away? **The data center would be virtually silent! Is that possible? It is possible by going with [liquid cooling](#) servers.**

The world is generally a noisy place that is sometimes soothing or relaxing, but most often unpleasant with excessive levels of noise. In urban areas, there is constant noise emanating from car engines, bus and delivery truck engines, and even noise from jet engines in the sky. In the suburbs, it's the lawn mower, grass trimmer engines or snow blower engines (in colder climate areas). In warmer climates, especially along the coast, it's quite common to hear the Harley Davidson motorcycle engines reverberating down the strip.

Conversely, if you've ever almost been run over by an electric car in a parking lot, you know it's virtually silent. Regarding the other noise generating devices I mentioned, I recently purchased an electric lawn trimmer and I have to say that this gen 3 product with advanced Lithium Ion batteries replicates the power of an old gas trimmer and is much lighter to boot – without the super load gas engine. Electric push lawn mowers have been around for a while, but now there are riding lawn mowers powered by Lithium Ion. Believe it or not Harley Davidson has announced that an electric "hog" is in development. Also, there has been a flurry of electric airplane engine testing successes and commercial flights up to 1,000 miles will be technically possible by 2024. It seems like the world is about to be a quieter place.

Why Typical Data Center Infrastructure Noise is Above Average



Data centers are famous for being very noisy, surprisingly noisy in fact. If you have ever visited one or often work with [data center infrastructure](#), you are very familiar with how unpleasantly loud they can be. I recently visited one where the noise readings ranged from a low of 75 dBA to a high of 95 dBA. In comparison, normal conversation is about 60 dB, a power lawn mower is about 90 dB, and a jet engine at takeoff is 140 dB, according to the [National Institute for Occupational Safety and Health](#) (NIOSH). The federal government sets workplace standards for noise and doesn't require action until workers are exposed to average noise levels of 85 dB or greater during an eight-hour day.

Where does the sound in data centers come from? The servers themselves generate noise coming from the high velocity fans, but the highest levels come from the HVAC equipment (air conditioners) from the fans, condensers, compressors and evaporators. Some efforts can be made to lower this noise in a reactive way by installing sound-deadening acoustic tiles on the ceiling and data center's walls. However, data centers today (small and large), are extremely noisy environments

The Silent Data Center is Possible – Achieve it with Liquid Cooling

What if all of the server fan noise and all the noise emanating from the cooling equipment went away? **The data center would be virtually silent! Is that possible? It is possible by going with [liquid cooling](#) servers.** Liquid cooling servers do not have fans and make zero noise. There are two different types – emersion and direct to chip (sometimes called cold plate). Emersion technology floods the server with a liquid designed to collect and dissipate heat. This liquid circulates around the server and heat is rejected to a heat exchanger usually on the back of the server. With direct to chip, fluid (usually water) is sprayed on the plate on the back of the micro processor in the server. Both of these are dependent on a cold-water supply from outside the building. This cold-water supply also is silent inside the data center. Plus, all of those noisy fans, condensers, compressors and evaporators go away.

Learn More about the Impact of Liquid Cooling in the Data Center Industry

There you have it, technology advancements are eliminating unpleasant sounds that you hear every day and now we can have silent data centers with liquid cooling – a world without noise. Check out my other [blog on liquid cooling](#) and why aside from the reduction of noise pollution, it is making its way back in the mainstream of the data center industry.

Why are data centers so noisy? Loose rules, pricey solutions ...

<https://www.princewilliamtimes.com/news/why-are-dat...>
4 days ago — The answer, experts on noise reduction say, is that they could be, but regulation by municipalities and counties is often lax and dampening the ...

Amazon's Baltimore fulfillment center gears up for busy season

<https://www.bizjournals.com/news/2022/11/09/amaz...>
Nov 9, 2022 — During the busy holiday season, employees will work 10-hour shifts at Amazon's fulfillment center on Broening Highway in Baltimore.

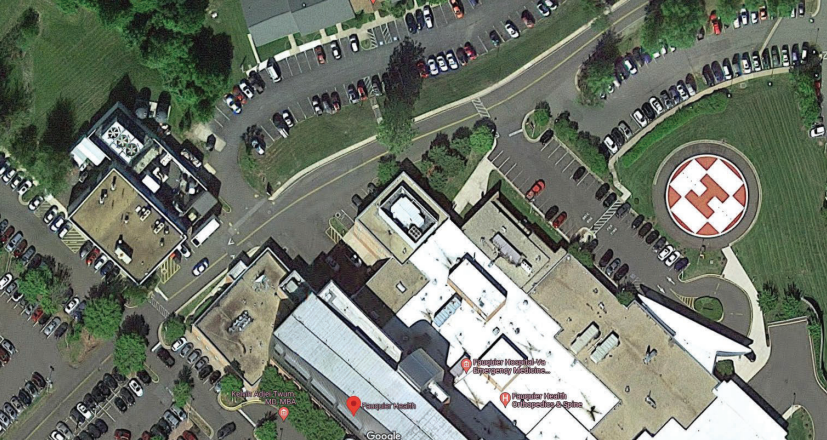
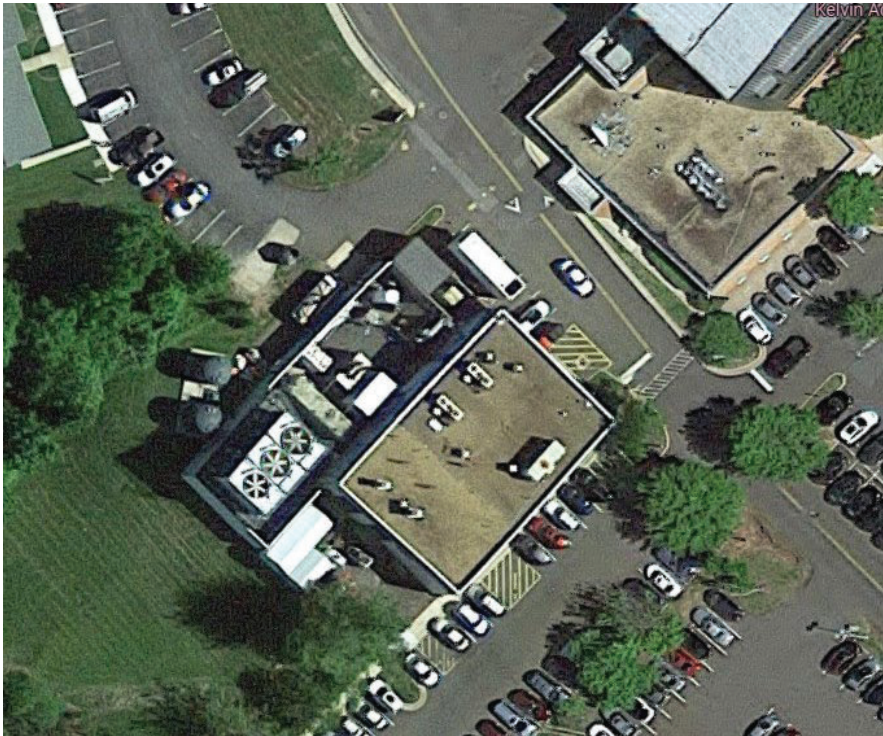
Goochland poised for another big Virginia fulfillment center

<https://richmond.com/news/govt-and-politics/goochl...>
Aug 8, 2022 — A giant fulfillment center set to employ more than 1,000 people is poised to come to Goochland County. County supervisors approved plans for ...

Fauquier Health

<https://www.fauquierhealth.org>
Fauquier Health is a 97-bed acute care hospital offering surgical services (including robotics), a 24-hour Emergency Department, extensive medical imaging ...







Dominion Energy Virginia
Electric Transmission
P.O. Box 26666, Richmond, VA 23261
DominionEnergy.com



November 22, 2022

Update: Blackwell Road 230 kV Electric Transmission Line and Substation Project

Dear Neighbor:

At Dominion Energy, we are committed to keeping the communities we serve informed of project developments. Over the course of the last year, we have been working to develop an electrical solution to meet the increased energy demand tied to economic growth in Fauquier County.

Over the past several months, we have met with many neighbors and community groups in an effort to hear what is important to you, as local residents. Those discussions yielded thousands of comments. This engagement led the team to consider and evaluate how we could most effectively fulfill our legal obligation to serve, as well as recognize your priorities. Therefore, we are proposing **a new solution** which includes the development of a substation off-site from the proposed data center property on the corner of Blackwell Road and Lee Highway in the Town of Warrenton. **To confirm, we are no longer considering any of our previously proposed transmission line routes.**

This off-site substation would now be located much closer to the existing transmission lines near Dominion Energy's Warrenton office off Meetze Road. We are also proposing to run in-road, underground distribution lines from the new substation to the proposed data center. The Dominion team continues to evaluate viable routing possibilities from two potential substation sites to the Blackwell site. We will continue to engage with the community in the coming weeks and months to talk with you about our plans and answer your questions. Included with this letter are new maps with those potential routes we're studying, and which we presented at the Fauquier County Board of Supervisors work session earlier this month.

Please visit our website at <https://www.dominionenergy.com/blackwellroad> for details and project updates. Click on the *Virtual Open House* link for the latest maps and visit the "We Want to Hear From You" comment station. You may also contact us by calling 888-291-0190 or sending an email to powerline@dominionenergy.com.

Thank you for your patience as we continue to work toward finding the most effective electrical solution.

Sincerely,

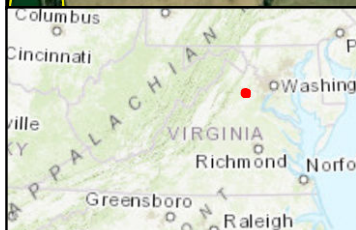
A handwritten signature in black ink that reads "Steve Precker".

Steve Precker
Communications Consultant
The Electric Transmission Project Team

Preliminary Information for Review Purposes Only – Public Feedback Pending



Figure 1
Offsite Substation Option 1 - Overview
Blackwell Road 230 kV Transmission Line
and Substation Project
 Fauquier County, Virginia



Preliminary Information for Review Purposes Only – Public Feedback Pending



Figure 2
Offsite Substation
Option 1 - Overhead
Transmission Routes
Blackwell Road 230 kV
Transmission Line and
Substation Project
Fauquier County, Virginia

△ Proposed Substation

— Proposed Underground Distribution Route

— Existing Dominion Transmission Line

Overhead Transmission Route

- Route 1 (Double Circuit)
- Route 1 (Single Circuit)
- Route 2 (Double Circuit)
- Route 2 (Single Circuit)
- Route 3 (Double Circuit)
- Route 4 (Double Circuit)

Parcel Ownership

- Fauquier County
- VEPCO
- Town of Warrenton
- Private

0 100 200
Feet

1:2,400



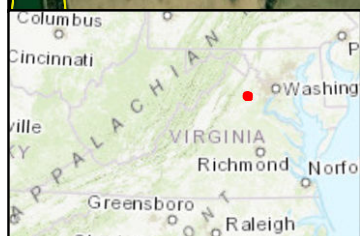
Preliminary Information for Review Purposes Only – Public Feedback Pending



FIGURE 4

Figure 3
Offsite Substation Option 2 - Overview
Blackwell Road 230 kV Transmission Line
and Substation Project
 Fauquier County, Virginia

- ▲ Existing Substation
- △ Proposed Substation
- Existing Dominion Transmission Line

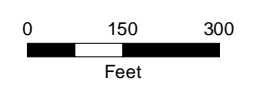


Preliminary Information for Review Purposes Only – Public Feedback Pending

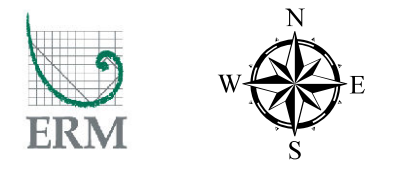


Figure 4
Offsite Substation
Option 2 - Route Detail
Blackwell Road 230 kV
Transmission Line and
Substation Project
Fauquier County, Virginia

- Proposed Substation
- Existing Dominion Transmission Line
- Underground Distribution Route**
 - Route 1
 - Route 2
 - Route 3
 - Route 4
- Parcel Ownership**
 - Fauquier County
 - VEPCO
 - Town of Warrenton
 - Private



1:3,600



OPTION 2

This information is for environmental review purposes only.

Brittany Latack

From: Stephen Plante <splante.btp@gmail.com>
Sent: Saturday, December 10, 2022 9:06 AM
To: citizencomment
Subject: Regarding Domion's new proposals to power Amazon't proposed data center

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

Yesterday I received a notice from Dominion indicating that it has narrowed its proposals to 2 options, an overhead transmission route and an underground route. Both will pass by our house off of Walker Road. Walker road is a beautiful road and these actions will surely destroy that beauty. I understand that these proposals will be considered on December 13.

These proposals will be moot should Warrenton not grant the Special Use Permit (SUP) for Amazon to build its data center.

Please, I urge you to not grant this SUP! The target location for the data center is adjacent to Warrenton town centers for shopping, etc. It is largely a residential area! Data centers should be planned and built in areas set aside for industry, and should be banned from Fauquier altogether.

Please do not grant the SUP!!!!

Steve Plante
A concerned citizen of Warrenton
248 Onyx Way
Warrenton 20186

From: David Dobson
To: Planning Department; Susan P (Management); electrabawerdt@gmail.com; stewartr@me.com
Subject: Upcoming Dec. 20 Planning Commission meeting on AWS data center request - Terremark-Equinix Data Center in Culpeper, OVH Data Center in Vint Hill & Fauquier Hospital's Chilling Plant in Warrenton
Date: Monday, December 17, 2012 11:27:29 AM
Attachments: Blackwell Road 230KV Electric Transmission Line & Substation Project Update.pdf

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

Hi Sue, Jim, Ali, Steve, and Ryan - It will also be helpful to visit the Terremark-Equinix Data Center in Culpeper, directly on US 29. By chance, I was by the Terremark-Equinix Data Center when visiting the new Germanna Community College - Daniel Technology Center abutting it. Germanna Community College does large classes here for cybersecurity, healthcare, skilled trades, transportation, and high-tech careers.

Most importantly all these large classrooms are right next to the large Terremark-Equinix Data Center built almost 20 years ago. And there is just no outdoor noise, vibrations, or bad humming there. None noticed or detected, and the Terremark Data Center is immediately next door directly on US 29 with architecture that is pleasant and blends in. It is attractive and normal looking, and visible directly on US 29, while AWS in Warrenton would be setback much more, have much larger 100' setbacks and substantial trees and vegetation in comparison. And Terremark-Equinix is now 20 Years Old! Yes, a long 20 Years Old! and with no noise, no vibrations and no bad humming using 20-year-old technology - while today's technology is dramatically better for no noise, vibrations or bad humming using today's dramatically better best technology. Yet Terremark blends in quietly as you can verify and see in person. It is another a local Data Center to visit to see the facts, and not hear noise - just like the OVH Data Center in Vint Hill and the Fauquier Hospital's large chilling, cooling, and heating plant on the Hospital campus next to so many homes, offices and hospital patients, and employees there. The facts of all 3 of these large facilities show that today's technology eliminates outdoor noise, vibrations and bad humming. These are 3 large direct examples showing this, that can be easily visited and verified to see this directly. No home AC and Heating Compressor units constantly cycling in and out for cooling and heating homes at all hours on homes, something worse. No pick-up truck or car idling, start/stop, horns, lights, or braking. Good technology and facts have regularly solved concerns. The same technology and the tight SUP Conditions will do the same for AWS in Warrenton, so you have all the good benefits and careful development and operations. All SUP Conditions have been well achieved by the Planning Commission to reasonably support an SUP now, an SUP that strongly benefits the Town and protects the community.

This is I Industrial Zoned By-Right land with over 1,300,000 SF of very wide ranging Permitted Uses By-Right for some 40 large purposes directly permitted by Ordinances, that is 6 Times larger than the small AWS 220,000 SF, and worse, with no Planning Commission input, if done just for those By-Right Permitted Uses. Please avoid a worse solution here - please avoid it. No one wants a massive distribution center or other Permitted Uses here that will be up to 1,300,000 SF By-Right for who knows what. Let us go for the better route of an SUP with AWS. Don't want a huge distribution center here instead with pickup trucks, tractor trailers and cars idling and coming and going at all hours with start/stop, horns, lights or braking. Facts and technology show the way, and strongly support and give good fair reason to follow the science here with a carefully conditioned SUP. No idling tractor trailer trucks dropping off or waiting for delivery items, no lights, honking horns or constant coming and going of tractor trailer trucks and hundreds of employee cars. I remember one person's playing a sound track of an old data center humming - an old one to say there was humming, but old soundtracks, like a heavy metal band soundtrack from the 70's, are like comparing an old pick-up truck with a bad muffler to today's EV cars. It is not a good or fair comparison, NOT the same thing at all - as today's technology addresses concerns on sound, vibrations, and humming - it is all shown in modern OVH Data Center at Vint Hill, the Fauquier Hospital's large chilling, cooling and heating plant that is so quiet, and at the no noise Terremark-Equinix 20-year-old data center in Culpeper on US 29. Even with 20 years old technology, it is still quiet! The speaker did NOT tell you that, as it completely disproves his old data center soundtrack. And the speaker left out all the hundreds of home and business AC and Heating Compressor units constantly cycling in and out noisily for cooling and heating homes at all hours night and day, something loud and full of vibrations and humming from all home and business compressors. No mention of them. As you will see with a visit, Terremark-Equinix, OVH and the Fauquier Hospital have new technology - and even 20-year-old technology - can remove noise, vibrations and bad humming. And today's sound technology is dramatically better - 20 years better. Dramatically better for removing noise, vibrations and humming. That's the good science and technology of today. Think of today's EV vehicles - super-quiet due to better technology. The same can be done for this AWS data center SUP with Conditions. Sincerely, David

David Dobson
Premium Business Parks International LLC
Office: 540-937-7010
Cell & Text: 540-229-7010
Email: dobsontdm@aol.com

Equinix Culpeper Campus Data Center - Baxtel_
<https://baxtel.com> · Sites · Equinix Culpeper Campus



Terremark first built the site before being acquired by Verizon. The 72,000 square-foot main office building includes a 150-seat auditorium built to federal ...

OVH Expands Presence in Northern Virginia - Press Releases____
OVH US is dual-headquartered in Vint Hill, Va, the site of the company's first US-based data center, and Reston, Va. Since its launch in March 2017,

Fauquier Hospital - Hospital in Northern Virginia <https://www.vhi.org> ·
General Info ; Address: 500 Hospital Drive Warrenton, VA 20186. Get Directions (540) 316-5000 ;
Administrator: Rebecca Segal CEO ; Medicare Provider Number: 490023

Licensed beds: 97

Fauquier Health - Home | Facebook



A 97-bed acute care hospital offering surgical services, a 24-hour Emergency Department, medical...
500 Hospital Dr, Warrenton, VA 20186

Fauquier Health System | Hospital



500 Hospital Drive Warrenton VA 20186 · (540) 316-5000 · Send Email · FauquierHealth.org.



Hi David,
You know what's cool? Seeing IT hardware operating while submerged in liquid.

This 2-minute video from LiquidStack shows the process of 2-phase immersion cooling and why it is undeniably the most efficient data center cooling system in the world.

2-phase immersion is the cornerstone of tomorrow's data centers:

- 28 times more heat rejection than air cooling
- 41% reduction in energy use vs. air cooling
- Zero water consumption

CLICK HERE - See for yourself! Watch here

Kind Regards,
Alexandria Madamba
Marketing & Sales Operations Coordinator | LiquidStack Inc.

LiquidStack has the world's largest install base of liquid cooling for data centers, edge and high-performance computing. LiquidStack's 2-phase immersion liquid cooling is the only proven, highly scalable, environmentally safe and sustainable solution to meet the growing thermal challenges of cloud, enterprise, 5G and edge computing applications. Find out more at www.LiquidStack.com.

LiquidStack, 11 Apex Drive, Suite 300A, Marlborough, MA 01752, United States, +1 508-231-4675

Quiet of Immersion Cooling Improves Quality of Life

<https://www.datacenterknowledge.com/sounds-data-ce>
Apr 14, 2022 — Data centers are noisy places – both inside and out. On the inside, high velocity fans on IT equipment and the HVAC system create an ...

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Immersion cooling is a method for cooling data center IT hardware by directly immersing the hardware in a non-conductive liquid such as 3M™ Fluorinert™ ...

Welcome to the **Schneider Electric Blog**
Global Specialist in Energy Management and Automation

Data Center

Silencing Your Noisy Data Center Infrastructure – with Liquid Cooling

-----Original Message-----

From: David Dobson <dobsondm@aol.com>
To: planning@warrentonva.gov <planning@warrentonva.gov>; susan@fvcmanagement.com <susan@fvcmanagement.com>; electzarabiward1@gmail.com <electzarabiward1@gmail.com>; stewartj@me.com <stewartj@me.com>
Sent: Thu, Dec 8, 2022 2:21 pm
Subject: Follow-Up Points: Upcoming Dec. 20 Planning Commission meeting on AWS data center request

Susan Rae Helander, Chair
James Lawrence, Vice Chair
Ali Zarabi, Member
Steve Ainsworth, Member
Ryan J. Stewart, Member
Town of Warrenton Planning Commission

Hi Sue, Jim, Ali, Steve, and Ryan - Good to see that the Planning Commission will have its Public Hearing on AWS this December 20. That is a great step. A large number of conditions and positive changes have been achieved by Planning Commission's work. The package is very reasonable now.

And just in yesterday's mail, I received the attached public information from Dominion Energy saying formally and publicly that there will be **NO Towers**, and saying instead underground lines as you see in the attached materials, coming from their current Warrenton substation. All well detailed and described. This public news probably went out to many hundreds of landowners, so definitely public information and their formal public position now. **Major good change and great improvement from the original lattice towers, so no more towers. No more towers! They're formally and publicly gone now.**

And any noise, vibrations and humming are already shown to be taken care of with straightforward technology just like was done in Warrenton at the Fauquier Hospital's very large chilling, cooling and heating plant - which has negligible outdoor sounds, and is near many hundreds of homes, offices and many patients and employees in the Hospital itself - all with no complaints. No complaints or problems despite its very large size. The same is true for the large OVH Data Center in Vint Hill which has no outdoor noise, vibrations or humming, and is next to hundreds of homes, outdoor restaurants and shops and businesses with numerous outdoor guests, with no complaints from homes, businesses or outdoor patrons. No complaints. OVH Data Center shows that technology solves outdoor concerns. OVH at Vint Hill is a real large data center in Fauquier with no outdoor noise, vibrations or humming - none, and the large OVH Data Center is easily verifiable too, just like Fauquier Hospital's large chiller plant. Two good local examples.

In short, the Planning Commission has achieved many strong community-friendly results with your successful work here - 1.) NO lattice tower transmission line as all OUT now, 2.) no water for cooling use, 3.) better architecture, 4.) more vegetation, 5.) more trees, 6.) no substation, 7.) very large \$3M+ annual tax payments to both the Town and County for millions of dollars of critically needed school facility work and staff, public needs, parks, EMS, community, utility improvements, etc., 8.) multi-million water & sewer tap availability fees plus monthly payments to the Town, 9.) many well-paid high-tech jobs, 10.) use of many local Town business services and suppliers, 11.) community planned initiatives like STEM programs, data center high-tech local high school and college programs, charitable help and resident job and training and job preferences planned too, and especially 12.) respect of Town Noise Ordinance and binding SUP Condition to meet the best residential standards. All this and an achievable noise and humming solution for no outdoor problems by using best technology like the improved Fauquier Hospital's own very large chilling, cooling, and heating plant and the large OVH Data Center in Vint Hill. That is a tremendous result - all super positive. All Conditions achieved, and a good time to reasonably support an SUP now. Done in this careful way, AWS will be a very Big Win for Warrenton, with key community funding, large yearly tax revenues, large Town tap fees, local business and community support, high-tech school programs and jobs. And all on an Industrial parcel - a purely I Industrial parcel so AWS avoids all other bigger less desirable By-Right uses such as round the clock logistics, distribution e-commerce warehouse operations are all avoided, so no By-Right an Amazon 1,300,000+ SF distribution center as recently launched outside Baltimore and another outside Richmond. Those and other huge By-Right facilities, buildings and constant activities can be totally avoided. They and many other Permitted Uses By-Right with their much, much larger buildings, parking lots, constant tractor trailer trucks, delivery bays and continuous activities more than AWS. Those worse uses would give the Town instead heavy traffic, tractor trailers, 24/7 coming and going, hundreds of employees coming and going in their cars at all hours, lights and noise, smaller setbacks, and all By-Right over 6 (Six) Times Larger than the much smaller AWS building. All this can simply be completely avoided here with a carefully controlled data center instead.

Technology works! For example, OVH's Liquid Immersion Cooling/LIC is another type of solution operating already in Fauquier. OVH shows how straightforward and effective. It eliminates noise, vibrations, and humming, so simple, effective, and OVH and Fauquier Hospital-used solutions here successfully. There are many other good solutions too. The Fauquier OVH shows one way - so one answer is to just use super quiet Liquid Immersion Cooling/LIC. Simple, effective, and super quiet. Same for the Fauquier Hospital. Here is the link to some aerials and photos of the Fauquier Hospital's large chilling, cooling & heating plant right on hospital grounds, with two very large blue chemical tanks too, right next to numerous residences, offices and the hospital itself - with all its hundreds of patients, visitors, employees, healthcare professionals 24/7, from Google Maps: <https://bit.ly/3EHjift>. As you can see, they abut many residences and offices, and hospital itself with all its patients, visitors and workers. Nobody complains as sound technology works. I thought you would also like to watch this short 2-minute video on Liquid Immersion Cooling/LIC for Data Centers in the article below, [CLICK HERE and see for yourself](#), as used by the large OVH Data Center right here in Vint Hill. No water is needed for cooling and there is no outdoor noise, vibrations, or humming. Super, super quiet with no outdoor noise, vibrations or humming.

All Conditions have been well achieved by the Planning Commission, and a good time to reasonably support an SUP now. Best regards, David

David Dobson
Premium Business Parks International LLC
Office: 540-937-7010
Cell & Text: 540-229-7010
Email: dobsondm@aol.com

Attachment: Blackwell Road 230 kV Electric Transmission Line & Substation Project Update from Dominion Energy - Underground Distribution Route, No Towers



Tuesday, December 6, 2022

Fauquier County Public Schools' infrastructure in critical condition; superintendent says more funding needed from supervisors

Superintendent David Jeck explains the challenges the school system has had funding critical infrastructure projects because of inflation and "flat funding" from the county to the School Board during its annual planning summit on Nov. 30.
[James Jarvis | FauquierNow](#)

Fauquier County Superintendent David Jeck signaled he may request millions more dollars from the county in fiscal 2024 to continue to fund staff pay raises and address critical infrastructure projects that the division has deferred the last several years. During its annual planning summit on Nov. 30, hosted at the Fauquier Springs Country Club, the School Board received a status report from division staff that outlined several areas where the school system will eventually need to allocate more funding, including aging infrastructure, fire alarms, low voltage equipment, HVAC systems and buses, which school leaders say were deferred due to a shrinking budget...

With \$77 million in school repairs needed, school officials ...

<https://www.fauquier.com/news/with-77-million-in-sc->

The school's \$3.9 million facility maintenance budget will provide \$600,000 in funding for critical school repairs next year. The rest, however, is allocated to ...

Quiet of Immersion Cooling Improves Quality of Life

<https://www.datacenterknowledge.com/sounds-data-ca->

Apr 14, 2022 — Data centers are noisy places – both inside and out. On the inside, high velocity fans on IT equipment and the HVAC system create an ...

Immersion Cooling Solution for Data Centers - Gigabyte

The scalable, faster, and energy-efficient way to cool your data center, immersion cooling can save more for your business and is overall more reliable.

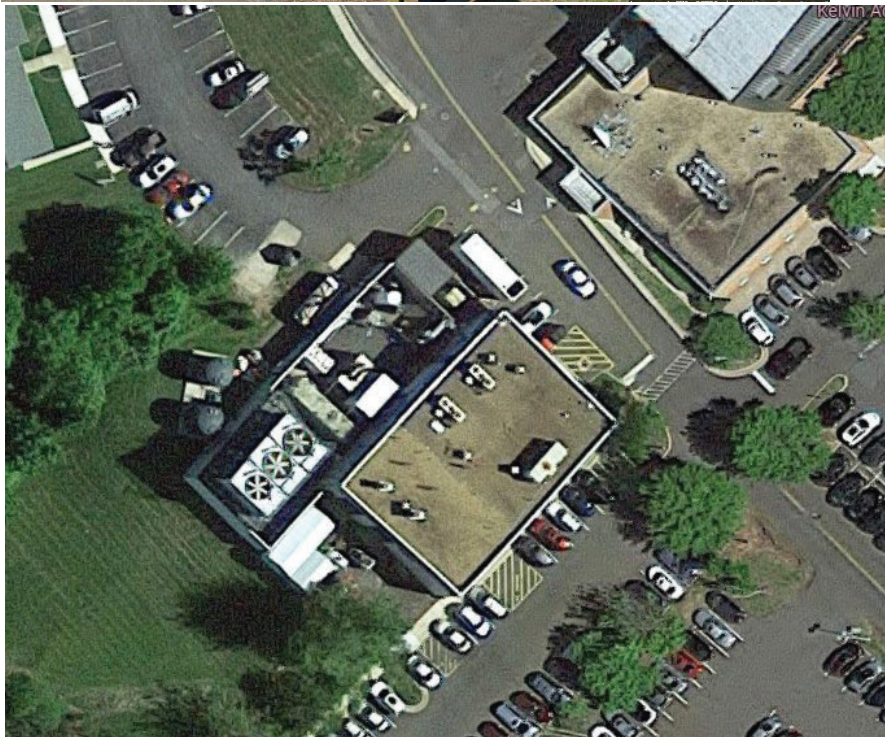
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Immersion Cooling with 3M Fluids for Data Centers

Immersion cooling is a method for cooling data center IT hardware by directly immersing the hardware in a non-conductive liquid such as 3M™ Fluorinert™ ...

Fauquier Hospital Large Campus Chilling, Cooling & Heating Plant - off Hospital Drive





-----Original Message-----
 From: David Dobson <dobsondm@aol.com>
 To: planning@warrentonva.gov <planning@warrentonva.gov>; susan@fvmanagement.com <susan@fvmanagement.com>; electzarabiward1@gmail.com <electzarabiward1@gmail.com>
 Sent: Mon, Nov 28, 2022 5:18 pm
 Subject: Follow-Up Points: Planning Commission meeting on AWS data center request

Susan Rae Helander, Chair
 James Lawrence, Vice Chair
 Ali Zarabi, Member
 Steve Ainsworth, Member
 Ryan J. Stewart, Member
Town of Warrenton Planning Commission

Hi Sue, Jim, Ali, Steve, and Ryan - First, I hope everyone had a very Happy Thanksgiving!

I am reaching out following the recent deferral of the Planning Commission's work on the AWS Data Center. I have been following this review carefully, as I try to make a decision on what to do with my two large tracts abutting and near the AWS one. I am regularly solicited by many alternatives, and sincerely believe that the best use here is a carefully conditioned data center. There are many reasons why - for example, virtually every week I am contacted by teams having

alternatives for using the large I Industrial tracts inside the Town, the one owned by AWS-Amazon, and the two I own, one on Blackwell Road, next to the AWS-Amazon property and the one at 615 Falmouth Street. I want there to be a better way than what they are all suggesting in their various wanted uses and what they are looking for, something that brings better value to the Town of Warrenton and residents through large steady tax revenues to the Town and County, jobs, services, use of local suppliers with attractive architecture, community educational and other support from data center users, plus large sewer and water taps and monthly payments for the Town.

I always ask myself - Does the Town really need yet another big unattractive and constantly moving grocery store box with large parking lots, or more big box stores, more used and new car lots and dealerships, huge distribution centers, or yet another busy Sheetz, Wawa, Royal Farms or 7-Eleven 24-hour C-Store and fueling operations? These are just not better for the Town and residents, but just so you know, here is what companies ask me for their intended By-Right I Industrial permitted uses here. Here is what they are regularly asking: large e-commerce distribution/logistics centers for fulfillment and distribution center using US 29, 15, 17, 211 and nearby I-66, US 3 and 28. These would be similar to the large distribution centers recently done by Amazon in the northern Baltimore area and southern Richmond area, with one at 1,200,000 SF of By-Right industrial distribution space, several hundred employees, 24/7 operations, large brightly lit parking lots, and around the clock transfer truck deliveries and cars and trucks coming and going constantly. The northern Baltimore area and the southern Richmond area both recently have these, and I have streamed newspaper articles below on both for a better understanding of what they do. There would be By-Right over 1,200,000 -1,300,000 sf of buildings, with only smaller 50' setbacks/buffers as fully permitted By-Right. Another series of callers involve the placing of regional gun ranges and military and public safety training facilities here, like Crucible and GT Tactical are proposing in Spotsylvania, but they are asking for rezoning there, while here they realize that I Industrial tracts in the Town of Warrenton are By-Right uses, so straightforward with no rezoning required here. And there are many churches, religious and international denominations seeking church and worship and educational grounds here for regional facilities, and all with their large parking lots, traffic and multiple days and hours of operations and services. And I have been contacted repeatedly by large commercial-retail groups wanting to use the 15% By-Right commercial rights which permit over 250,000 sf of By-Right commercial-retail use here. Over 250,000 SF By-Right (larger than AWS 220,000 sf), in addition to the completely By-Right distribution, fulfillment, e-commerce and logistics center here of over 1,300,000 SF (One Million Three Hundred Thousand SF) permitted here) so yet another busy commercial-retail center or unattractive big boxes with 24/7 traffic, large heavily lit parking lots and tractor-trailer bays, like Walmart, Home Depot or Giant Supermarket, only much larger. Then there is the critically need slaughterhouse for the east coast, especially Virginia and Maryland, as suggested recently even for Marshall, and based on the large new slaughterhouse and meat packing plant going into North Platte, NE with the support, equity investment and pre-purchasing of all output by Walmart. They will solve some of their needs out west with that, but are searching for a solution in this general area for their east coast needs. And the Governors of both VA and MD are supporting this for cattle, sheep and hog producers in both states, and for obtaining better prices for producers and better meat prices for consumers here too. The Walmart Company is very serious about controlling meat costs, and in my work with Walmart they are very professional and straightforward. But so far, I have always said no to all these many By-Right proposals. So far I have always said no so far, as a carefully conditioned data center use and SUP have seemed better fiscally and morally for the Town compared to these other very wide-ranging 24/7 By-Right uses. These other By-Right uses will certainly have more impact on the Town and neighborhoods, are completely By-Right so do not require Planning Commission review, but come without the desired Town and community benefits. Fortunately, the Planning Commission can avoid these. I sincerely believe that Warrenton and its residents can do better with a very careful data center SUP for AWS.

The Planning Commission has already done a very good and thorough job on the AWS request. Just look at these community-friendly results agreed already with your successful work here - with just one more improvement to make on noise and humming. So far, the Planning Commission and AWS have agreed that - 1.) NO lattice tower transmission line as all OUT now, 2.) no water for cooling use, 3.) better architecture, 4.) more vegetation, 5.) more trees, 6.) no substitution, 7.) large \$3M+ annual tax payments to both the Town and County, 8.) multi-million water & sewer tap availability fees plus monthly payments to the Town, 9.) many well-paid high-tech jobs, 10.) use of many local Town business services and suppliers, 11.) community planned initiatives like STEM programs, college, charitable help and resident job and training preferences planned too, and especially 12.) respect of Town Noise Ordinance and binding SUP Condition to meet the best residential standards. All this and an achievable noise and humming solution by now using best technology like the improved Fauquier Hospital large chilling, cooling, and heating plant and the large OVH Data Center in Vint Hill. That is a tremendous result - all super positive, and achievable. So done in this very careful way - AWS will be a very Big Win for Warrenton, with community funding, large yearly tax revenues, large tap fees, and local business and community support. And all on an industrial parcel only - a purely I Industrial parcel.

Technology works! For example, OVH's Liquid Immersion Cooling/LIC is another type of solution operating already in Fauquier. OVH shows how straightforward and effective. It eliminates noise, vibrations, and humming, so simple, effective, and OVH and Fauquier Hospital-used solutions here successfully. There are many other good solutions too. For one OVH shows one way - so one answer is to just use super quiet Liquid Immersion Cooling/LIC. Simple, effective, and super quiet. Same for the Fauquier Hospital. Here is the link to some aeriels and photos of the Fauquier Hospital's large chilling, cooling & heating plant right on hospital grounds, with two very large blue chemical tanks too, right next to numerous residences, offices and the hospital itself - with all its hundreds of patients, visitors, employees, healthcare professionals 24/7, from Google Maps: <https://bit.ly/3EHtftt>. As you can see, they abut many residential areas and offices, and hospital itself with all its patients, visitors and workers. Nobody complains as sound technology works.

I thought you would also like to watch this short 2-minute video on Liquid Immersion Cooling/LIC for Data Centers in the article below, [CLICK HERE and see for yourself](#), as used by the large OVH Data Center right here in Vint Hill. No water is needed for cooling and no noise, vibrations, or humming. In short, all you need is electricity, and do not need water. And the "footprint" and CapEx for the data center can be reduced, so works well for Warrenton. And super, super quiet and no vibrations or humming. More articles on this Liquid Immersion Cooling streamed below.

So, the large OVH Data Center in Vint Hill already uses Immersion Liquid Cooling at Vint Hill. NO water use, AND most importantly, this removes outside noise, frequency and humming. This is very efficient at handling high thermal loads in smaller "footprints" too. And it works - the large OVH Data Center at Vint Hill proves it with no outside noise, vibrations, or humming. The same in a different way for the Fauquier Hospital improved large chilling, cooling, and heating plant with **virtually no noise, and no vibrations or humming**.

There are many, many good community reasons to grant AWS an SUP here, especially as concerns have been fairly resolved for the Town and neighbors - as virtually everything has been well agreed now, namely - NO lattice transmission line towers, essentially no water use, good architecture, no substation, more trees, more vegetation, much smaller 220,000 sf of building at only 15% of By-Right building size compared to a very large unattractive 1,300,000+ sf industrial-distribution building complex that could be built here By-Right instead. Plus, AWS means no traffic, no tractor trailer trucks, no big paved and busy brightly lit parking lots in constant use or other unattractive result. And the record shows that Amazon-AWS contributes well to local education, charitable, job training and STEM activities. That has always been their case for community support and contributions, as you see just some of the actual local examples streamed below. So many issues have been fully fixed and well solved. Town and County taxpayers and citizen will greatly benefit every year - every year - from the high annual \$3M+ tax revenues, and the Town can use the multi-million sewer & water taps fees and monthly use payments too that definitely help the Town's Public Works needs and budget. No other I Industrial use will do that, even though By-Right. And most importantly - technology has and can eliminate noise, vibrations and humming as the large Fauquier Hospital chilling, cooling, and heating plant shows, and as the large OVH Data Center in Vint Hill shows - no one has talked about them, as they show this point that noise, vibrations and humming can indeed be solved and has already been solved here. The answer is to use the best technology - that solves the last point, as all other points raised have all been well and fully solved. Everything has been done already as asked, and the science and technology solve everything left to do here. Everything. Today the large Fauquier Hospital chilling, cooling, and heating plant is super quiet and definitely no vibrations and humming. Technology fixed and prevented all that. Same for the large quiet OVH Data Center in Vint Hill. No outdoor noise, vibrations, humming or complaints there.

The Town and its residents deserve the many good things AWS will bring. AWS does BETTER than all other ordinary and huge busy 24/7 industrial distribution, warehouse, logistics alternative here, and others with high traffic, high employee, low taxed, very noisy and fully lit 24/7 alternatives. AWS has solved citizen concerns to date, all of the issues fully one by one. And AWS can now solve outdoor noise, vibrations and humming too as have OVH Data Center in Vint Hill and the large Fauquier Hospital chilling, cooling, and heating plant too which has been improved to better take out noise. Technology, science, Town Noise Ordinance to residential standards, and written binding SUP Conditions will do this well. And this would be more beneficial to the Town than a By-Right gun range

And the Town and neighbors have the chance to obtain the best - as this parcel could easily revert to a massive fully By-Right distribution, logistics and e-commerce center, recycling, bitcoin mining, slaughterhouse, gun range, commercial-retail unattractive big boxes, or other less attractive use with hundreds and hundreds of car-driving round the clock employees, large and noisy tractor trailers with lights and horns, terrible traffic, huge brightly lit paved parking lots, and no extra setbacks or buffers or trees - and all fully built out here all By-Right to over 1,300,000 SF compared to the only 220,000 SF that AWS wants to do here instead. This avoids what Amazon did for a 1,200,000 SF distribution center opened last week in the Baltimore area and the same in Richmond recently. Let's not have AWS do worse to neighbors and the Town (and NO large annual tax and taps benefits) as they can do much, much larger By-Right buildings here instead, 1,300,000+ SF completely By-Right here, larger than both the Baltimore and Richmond distribution-fulfillment buildings.

Finally, AWS-AWS will be a major taxpayer for County and Town needs, and subject to upwards reassessments too, so would be good for Fauquier County and Town of Warrenton now and in the long future. Good for \$3M+ regular tax revenues every year (and more with regular reassessments), plus well over \$1M of sanitary sewer & water taps fees to the Town with high minimum monthly sewer & water charges to the Town even with low water/sewer use. Plus the high-tech well-paid jobs and regular community support from AWS for education, workforce training, STEM and community colleges here as AWS has regularly done near each data center, and their regular use of local Town services and products from many Warrenton and Fauquier companies. The long lattice towers transmission line is now out, only low/no water use, and attractive proposed building. Remaining issue seems to be noise, and a visit Fauquier Hospital shows how they eliminate noise, vibrations and humming like they did at their very large cooling, heating, and energy plant there - it really is quiet, and a good example of what good sound-deadening technology can do. AWS has many engineers who should be able to do this. And AWS has already agreed in a binding Condition to respect the Town's lowest sound and toughest "residential" noise rules. Plus, like the large OVH Data Center in Vint Hill does - the answer is technology. It is already operating quietly at Vint Hill. And OVH shows the way! Just like the large Fauquier Hospital at their noticeably quiet large cooling, heating, and energy plant there. Technology works.

As the Prince William Times newspaper itself stated recently - sound, noise, vibrations, and humming can be eliminated/greatly suppressed using today's better technology. It definitely can be done. Town just needs to hold AWS-Amazon to it, as one of the express written Conditions for the SUP. Technology solves this - the large OVH Data Center in Vint Hill and large chilling plant at the Fauquier Hospital prove that - just need to use today's better technology. It works - and the Town and neighbors get something better, not a massive 24/7 Amazon distribution-fulfillment center like Richmond or Baltimore.

The Town just needs to hold AWS-Amazon to it, as one of the express written Conditions for the SUP. Technology solves this - the large OVH Data Center in Vint Hill and large chilling plant at the Fauquier Hospital both prove it - just need to use today's better technology. Technology works - and the Town and neighbors get something better, a lot better, not a massive heavy car and employee 24/7 Amazon distribution-fulfillment center. Think of a super quiet EV vehicle today compared to a loud pick-up truck! AWS-Amazon can make a quiet EV style Data Center with today's better technology. Technology works as seen here and elsewhere, and the Town's binding Conditions and Noise Ordinance will enforce it.

It may even be a good idea to do a visit and a walk-through of the large OVH Data Center in Vint Hill to see this in person. You will be very impressed at how very quiet, vibration and outdoor humming-free the OVH Data Center is. Good outdoor results. It shows how technology works to meet citizens' and neighbor's needs well. And OVH is right next to numerous homes, businesses and entertainment-outdoor seating areas like Old Bust Head Brewing Company, Vint Hill Winery, The Covert Cafe, Cafe at Farm Station and many other businesses and hundreds of homes near the OVH Data Center, all with abundant outdoor seating - and everyone seems very happy with things, and no outdoor noise, vibration, or humming complaints. Technology works well as shown here with no outdoor noise, vibration or humming problems. Think of a super quiet EV vehicle today compared to a loud regular old pick-up truck! Best regards, David

David Dobson
Premium Business Parks International LLC
Office: 540-937-7010
Cell & Text: 540-229-7010
Email: dobsndm@aol.com

[Amazon gives \\$250K to 3 DC area organizations to combat food insecurity among students](#)

<https://wfla.com/news/local/amazon-donation-250>
Sep 20, 2022 — WASHINGTON (7News) — To help address food insecurity in the D.C. area, Amazon announced a donation of more than \$250,000.

[Amazon donates to accelerator for early childhood education ...](#)

<https://www.bigideas.com/news/2021/11/10/amazon>
Nov 10, 2021 — Amazon, PNC Foundation fund business accelerator for early childhood education providers ... Amazon granted \$25,000 and the PNC Foundation gave ...

[Amazon donates \\$10 million to organizations supporting ...](#)

<https://www.aboutamazon.com/policy-news-views/a>
Jul 14, 2020 — As part of that effort, Amazon will donate a total of \$10 million to organizations that are working to bring about social justice and improve ...

[Amazon donates \\$3 million for Arlington housing, backs new ...](#)

<https://www.washingtonpost.com/local/2019/08/10>
Jun 11, 2019 — Amazon will donate \$3 million to support affordable housing in ... Amazon is helping GMU and NOVA with the cloud-computing degree to expand ...

[Amazon, the Marines and community college partner on data ...](#)

<https://www.highereddiver.com/news/amazon-the-m>
Jul 11, 2019 — Offered through NOVA and billed as a "non-traditional (military) training solution," the courses cover topics such as cloud computing and ...

[OVH Expands Presence in Northern Virginia - Press Releases ...](#)

OVH US is dual-headquartered in Vint Hill, Va, the site of the company's first US-based data center, and Reston, Va. Since its launch in March 2017,

[Office of Governor Pete Ricketts - Nebraska.gov](#)



Oct 4, 2022 — LINCOLN COUNTY — This afternoon, Governor Pete Ricketts gave remarks at the ceremonial groundbreaking of Sustainable Beef, a meat processing

Ceremonial groundbreaking held at ... - Nebraska Examiner



Oct 5, 2022 — A new, \$325 million beef processing facility in North Platte, Nebraska, got off the ground Wednesday.

New Packing Plant in North Platte Will Impact Us Too | News

Sep 7, 2022 — A group of area cattlemen and businessmen have formed a partnership with plans to open a new beef processing plant in the city of North Platte, ...



Hi David,

You know what's cool? Seeing IT hardware operating while submerged in liquid.

This 2-minute video from LiquidStack shows the process of 2-phase immersion cooling and why it is undeniably the most efficient data center cooling system in the world.

2-phase immersion is the cornerstone of tomorrow's data centers:

- 28 times more heat rejection than air cooling
- 41% reduction in energy use vs. air cooling
- Zero water consumption

CLICK HERE - See for yourself! Watch here

Kind Regards,

Alexandria Madamba
Marketing & Sales Operations Coordinator | LiquidStack Inc.

LiquidStack has the world's largest install base of liquid cooling for data centers, edge and high-performance computing. LiquidStack's 2-phase immersion liquid cooling is the only proven, highly scalable, environmentally safe and sustainable solution to meet the growing thermal challenges of cloud, enterprise, 5G and edge computing applications. Find out more at www.LiquidStack.com.

LiquidStack, 11 Apex Drive, Suite 300A, Marlborough, MA 01752, United States, +1 508-231-4675

Quiet of Immersion Cooling Improves Quality of Life

<https://www.datacenterknowledge.com › sounds-data-ce...>

Apr 14, 2022 — Data centers are noisy places – both inside and out. On the inside, high velocity fans on IT equipment and the HVAC system create an ...

Silencing Your Noisy Data Center Infrastructure – with Liquid ...

<https://blog.se.com › datacenter › 2019/01/18 › silencin...>

Jan 18, 2019 — Data centers are famous for being very noisy, surprisingly noisy in fact. If you have ever visited one or often work with data center ...

Immersion Cooling Solution for Data Centers - Gigabyte

The scalable, faster, and energy-efficient way to cool your data center. Immersion cooling can save more for your business and is overall more reliable.

Liquid Immersion Cooling for Data Centers | ICERAQ | GRC

GRC is the leader in liquid immersion cooling for data centers. Our ICERAQ™ micro-modular systems increase efficiency and lower CAPEX & OPEX by 50%.

Immersion Cooling with 3M Fluids for Data Centers

Immersion cooling is a method for cooling data center IT hardware by directly immersing the hardware in a non-conductive liquid such as 3M™ Fluorinert™ ...

Welcome to the Schneider Electric Blog

Global Specialist in Energy Management and Automation[Search]

Data Center

Silencing Your Noisy Data Center Infrastructure – with Liquid Cooling

Welcome to the Schneider Electric Blog

Global Specialist in Energy Management and Automation3 min read



Steven Cardin | January 18, 2019 | 9803 views

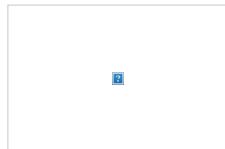
The Silent Data Center is Possible – Achieve it with Liquid Cooling

What if all of the server fan noise and all the noise emanating from the cooling equipment went away? The data center would be virtually silent! Is that possible? It is possible by going with liquid cooling servers.

The world is generally a noisy place that is sometimes soothing or relaxing, but most often unpleasant with excessive levels of noise. In urban areas, there is constant noise emanating from car engines, bus and delivery truck engines, and even noise from jet engines in the sky. In the suburbs, it's the lawn mower, grass trimmer engines or snow blower engines (in colder climate areas). In warmer climates, especially along the coast, it's quite common to hear the Harley Davidson motorcycle engines reverberating down the strip.

Conversely, if you've ever almost been run over by an electric car in a parking lot, you know it's virtually silent. Regarding the other noise generating devices I mentioned, I recently purchased an electric lawn trimmer and I have to say that this gen 3 product with advanced Lithium Ion batteries replicates the power of an old gas trimmer and is much lighter to boot – without the super load gas engine. Electric push lawn mowers have been around for a while, but now there are riding lawn mowers powered by Lithium Ion. Believe it or not Harley Davidson has announced that an electric "hog" is in development. Also, there has been a flurry of electric airplane engine testing successes and commercial flights up to 1,000 miles will be technically possible by 2024. It seems like the world is about to be a quieter place.

Why Typical Data Center Infrastructure Noise is Above Average



Data centers are famous for being very noisy, surprisingly noisy in fact. If you have ever visited one or often work with data center infrastructure, you are very familiar with how unpleasantly loud they can be. I recently visited one where the noise readings ranged from a low of 75 dBA to a high of 95 dBA. In comparison, normal conversation is about 60 dB, a power lawn mower is about 90 dB, and a jet engine at takeoff is 140 dB, according to the National Institute for Occupational Safety and Health (NIOSH). The federal government sets workplace standards for noise and doesn't require action until workers are exposed to average noise levels of 85 dB or greater during an eight-hour day.

Where does the sound in data centers come from? The servers themselves generate noise coming from the high velocity fans, but the highest levels come from the HVAC equipment (air conditioners) from the fans, condensers, compressors and evaporators. Some efforts can be made to lower this noise in a reactive way by installing sound-deadening acoustic tiles on the ceiling and data center's walls. However, data centers today (small and large), are extremely noisy environments

The Silent Data Center is Possible – Achieve it with Liquid Cooling

What if all of the server fan noise and all the noise emanating from the cooling equipment went away? The data center would be virtually silent! Is that possible? It is possible by going with liquid cooling servers. Liquid cooling servers do not have fans and make zero noise. There are two different types – emersion and direct to chip (sometimes called cold plate). Emersion technology floods the server with a liquid designed to collect and dissipate heat. This liquid circulates around the server and heat is rejected to a heat exchanger usually on the back of the server. With direct to chip, fluid (usually water) is sprayed on the plate on the back of the micro processor in the server. Both of these are dependent on a cold-water supply from outside the building. This cold-water supply also is silent inside the data center. Plus, all of those noisy fans, condensers, compressors and evaporators go away.

Learn More about the Impact of Liquid Cooling in the Data Center Industry

There you have it, technology advancements are eliminating unpleasant sounds that you hear every day and now we can have silent data centers with liquid cooling – a world without noise. Check out my other blog on liquid cooling and why aside from the reduction of noise pollution, it is making its way back in the mainstream of the data center industry.

Why are data centers so noisy? Loose rules, pricey solutions ...

<https://www.princewilliamtimes.com/news/why-are-dal...>
4 days ago — The answer, experts on noise reduction say, is that they could be, but regulation by municipalities and counties is often lax and dampening the ...

Amazon's Baltimore fulfillment center gears up for busy season

<https://www.bizjournals.com/news/2022/11/09/amaz...>
Nov 9, 2022 — During the busy holiday season, employees will work 10-hour shifts at Amazon's fulfillment center on Broenig Highway in Baltimore.

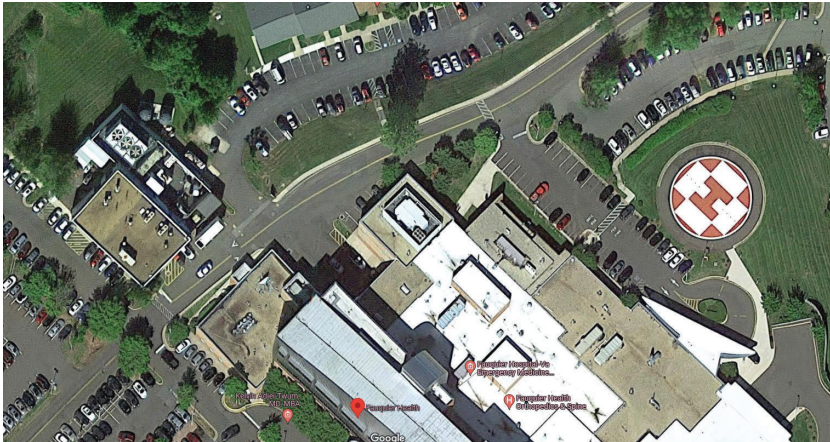
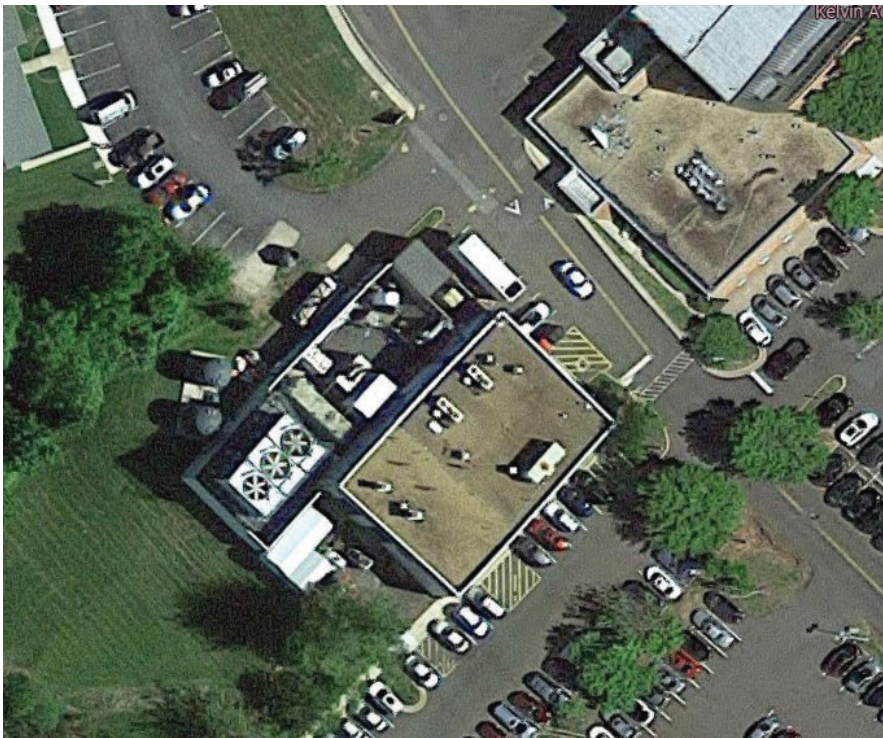
Goochland poised for another big Virginia fulfillment center

<https://richmond.com/news/govt-and-politics/gooch...>
Aug 8, 2022 — A giant fulfillment center set to employ more than 1,000 people is poised to come to Goochland County. County supervisors approved plans for ...

Fauquier Health

<https://www.fauquierhealth.org>
Fauquier Health is a 97-bed acute care hospital offering surgical services (including robotics), a 24-hour Emergency Department, extensive medical imaging ...







Dominion Energy Virginia
Electric Transmission
P.O. Box 26666, Richmond, VA 23261
DominionEnergy.com



November 22, 2022

Update: Blackwell Road 230 kV Electric Transmission Line and Substation Project

Dear Neighbor:

At Dominion Energy, we are committed to keeping the communities we serve informed of project developments. Over the course of the last year, we have been working to develop an electrical solution to meet the increased energy demand tied to economic growth in Fauquier County.

Over the past several months, we have met with many neighbors and community groups in an effort to hear what is important to you, as local residents. Those discussions yielded thousands of comments. This engagement led the team to consider and evaluate how we could most effectively fulfill our legal obligation to serve, as well as recognize your priorities. Therefore, we are proposing **a new solution** which includes the development of a substation off-site from the proposed data center property on the corner of Blackwell Road and Lee Highway in the Town of Warrenton. **To confirm, we are no longer considering any of our previously proposed transmission line routes.**

This off-site substation would now be located much closer to the existing transmission lines near Dominion Energy's Warrenton office off Meetze Road. We are also proposing to run in-road, underground distribution lines from the new substation to the proposed data center. The Dominion team continues to evaluate viable routing possibilities from two potential substation sites to the Blackwell site. We will continue to engage with the community in the coming weeks and months to talk with you about our plans and answer your questions. Included with this letter are new maps with those potential routes we're studying, and which we presented at the Fauquier County Board of Supervisors work session earlier this month.

Please visit our website at <https://www.dominionenergy.com/blackwellroad> for details and project updates. Click on the *Virtual Open House* link for the latest maps and visit the "We Want to Hear From You" comment station. You may also contact us by calling 888-291-0190 or sending an email to powerline@dominionenergy.com.

Thank you for your patience as we continue to work toward finding the most effective electrical solution.

Sincerely,

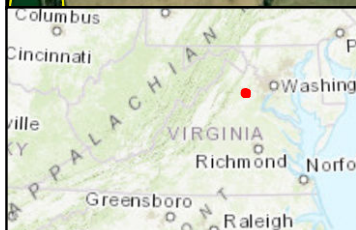
A handwritten signature in black ink that reads "Steve Precker".

Steve Precker
Communications Consultant
The Electric Transmission Project Team

Preliminary Information for Review Purposes Only – Public Feedback Pending



Figure 1
Offsite Substation Option 1 - Overview
Blackwell Road 230 kV Transmission Line
and Substation Project
 Fauquier County, Virginia



Preliminary Information for Review Purposes Only – Public Feedback Pending



Figure 2
Offsite Substation
Option 1 - Overhead
Transmission Routes
Blackwell Road 230 kV
Transmission Line and
Substation Project
Fauquier County, Virginia

△ Proposed Substation

— Proposed Underground Distribution Route

— Existing Dominion Transmission Line

Overhead Transmission Route

- Route 1 (Double Circuit)
- Route 1 (Single Circuit)
- Route 2 (Double Circuit)
- Route 2 (Single Circuit)
- Route 3 (Double Circuit)
- Route 4 (Double Circuit)

Parcel Ownership

- Fauquier County
- VEPCO
- Town of Warrenton
- Private

0 100 200
Feet

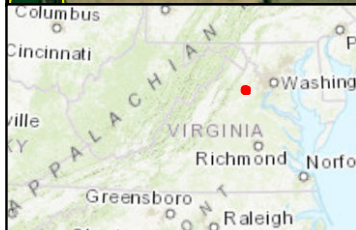
1:2,400



Preliminary Information for Review Purposes Only – Public Feedback Pending



Figure 3
Offsite Substation Option 2 - Overview
Blackwell Road 230 kV Transmission Line
and Substation Project
 Fauquier County, Virginia



- ▲ Existing Substation
- △ Proposed Substation
- Existing Dominion Transmission Line

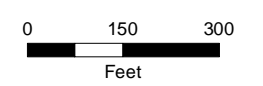


Preliminary Information for Review Purposes Only – Public Feedback Pending

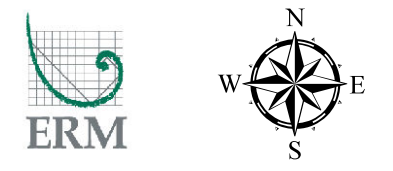


Figure 4
Offsite Substation
Option 2 - Route Detail
Blackwell Road 230 kV
Transmission Line and
Substation Project
Fauquier County, Virginia

- Proposed Substation
- Existing Dominion Transmission Line
- Underground Distribution Route**
 - Route 1
 - Route 2
 - Route 3
 - Route 4
- Parcel Ownership**
 - Fauquier County
 - VEPCO
 - Town of Warrenton
 - Private



1:3,600



OPTION 2

This information is for environmental review purposes only.

December 12, 2022

Dear Director Walton

We have lived in Warrenton for 24 years and we love our town. We also have family members with a business on Main St. We are writing to urge you to vote against the Special Use Permit application for an Amazon data center on Blackwell Road.

In addition to the numerous flaws of Amazon's application, including the lack of a completed noise study and the known visual impacts to the Town's gateway, Dominion has revealed plans for one of two potential offsite substations to serve the data center less than a week before the scheduled Planning Commission hearing. This recent development calls into question what new impacts the proposed data center and its associated energy infrastructure might have on Warrenton's historic downtown, property values and the rural character that draws residents and visitors both to the Town and County.

With so many unknowns, we ask that the Town please deny this application.

Thank you for hearing our concerns.



Steven and Christine Rogers
19 Brookshire Dr.
Warrenton, VA 20186

Brittany Latack

From: BETHTESSANDORI@everyactioncustom.com on behalf of Beth Tessandori
<BETHTESSANDORI@everyactioncustom.com>
Sent: Monday, December 12, 2022 10:46 AM
To: Rob Walton
Subject: Please Deny the Amazon Data Center Special Use Permit:

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

Dear Director of Community Development Rob Walton,

I am writing to urge you to vote against the Special Use Permit application for an Amazon data center on Blackwell Road.

In addition to the numerous flaws of Amazon's application, including the lack of a completed noise study and the known visual impacts to the Town's gateway, Dominion has revealed plans for one of two potential offsite substations to serve the data center less than a week before the scheduled Planning Commission hearing. This recent development calls into question what new impacts the proposed data center and its associated energy infrastructure might have on Warrenton's historic downtown, property values and the rural character that draws residents and visitors both to the Town and County.

With so many unknowns, I ask that the Town please deny this application.

Thank you for hearing my concerns.

Sincerely,

Beth Tessandori

96 Meadowview Ln Warrenton, VA 20186-3860 BETHTESSANDORI@GMAIL.COM

Brittany Latack

From: mcmstudio@everyactioncustom.com on behalf of May Miculis
<mcmstudio@everyactioncustom.com>
Sent: Tuesday, December 13, 2022 3:00 AM
To: Rob Walton
Subject: Please Deny the Amazon Data Center Special Use Permit:

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

Dear Director of Community Development Rob Walton,

I am writing to urge you to vote against the Amazon Data Center on Blackwell Road.

An industrial big-box building, with a constant hum, low frequency electrical or vibration known to cause mental or physical distress -- is not a good use for a residential or mixed-use in-town area. These types of industrial buildings actually blight and disadvantage surrounding areas, aggressively dividing and cutting-off access for the community by forming a negatively charged field and physical barrier. Once the change has been made from residential or consumer-access commercial (i.e. car dealer, fast food) -- to more industrial uses, the surrounding land and values are forever impacted. Housing will decline and values fall, more big-box and industrial will follow, forming an 'industrial zone' that starts to form a solid wall of large structures. These are usually placed along highways in more open areas (or truck distribution warehouse areas) a little way out of town -- not in town. Look at Culpeper for example. Warrenton is now on the leading edge of development, as it pushes past Gainesville, Haymarket and Culpeper, along Rt 29, 66 and the rail line. The demand for housing, schools and a friendly small-town environment outstrips supply. The pressure to grow is inevitable. Why not look at more compact housing developments or attractive multi-family units? There is a great need for modern single-dweller units for all ages, young workers, empty-nesters, retirees and starter families, and for affordable housing. This can be built along a highway, near car dealers or shopping centers. These can be styled with interior walking-biking paths, linked to services and the surrounding community, a housing buffer seamlessly integrating commercial with older single family homes. These new multi-level housing complexes link the community and local food & shopping resources, and are a bridge to housing the next generation. They add population and jobs, as many singles now work from home. This adds growth in a family-friendly organic way. "People" uses add safety, support local business development and local farmers. This builds an active community, for all ages, and the services and shops that go with them. From this site, services would be within walking distance. This is the new ideal for many people who want to get off the highway, out of cars and walk to restaurants, the gym or shops. Multi-family housing is the ideal for a close-in mixed use area like this.

Resist Amazon Pressure and Money. There is no reason to accept an industrial use that will blight the surrounding areas. Amazon seems unresponsive to community concerns and aggressive to the point of lawsuits demanding they be granted permits and votes, without resolving outstanding issues here or at their other sites. Amazon offers little in the way of employment, and much in the way of maximum site mass and height, a physical and visual barrier. Thank you for your consideration and careful planning, that has maintained this lovely town for so many years while sensitively developing from the core outward, in ways that benefit all who live here.

With so many unknowns yet to be addressed by Amazon, the public comments posted on the noise at other Amazon locations, and the issues carefully laid out in the PEC letter -- I ask that the Town please deny this application. Thank you for your service and support.

Sincerely,

Ms May Miculis

41 W Lee Hwy Ste Pm 59 Warrenton, VA 20186-2200 mcmstudio@earthlink.net

Brittany Latack

From: Denise Harris
Sent: Thursday, December 15, 2022 2:23 PM
To: Christopher Martino; Tommy Cureton; Rob Walton
Cc: Brittany Latack; Stephen Clough
Subject: FW: Additional Information on Property in Town that Dominion Is Considering in Option 1
Attachments: IMG_2056.JPG

FYI

From: Steven and Ann Rose Wojcik <wojcik8@verizon.net>
Sent: Thursday, December 15, 2022 2:11 PM
To: Denise Harris <dharris@warrentonva.gov>
Subject: Fw: Additional Information on Property in Town that Dominion Is Considering in Option 1

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

Forgot to include you in the cc.

----- Forwarded Message -----

From: Steven and Ann Rose Wojcik <wojcik8@verizon.net>
To: cnevill@warrentonva.gov <cnevill@warrentonva.gov>; jhartman@warrentonva.gov <jhartman@warrentonva.gov>; jheroux@warrentonva.gov <jheroux@warrentonva.gov>; hsutphin@warrentonva.gov <hsutphin@warrentonva.gov>; bhamby@warrentonva.gov <bhamby@warrentonva.gov>; William Semple <wsemple@warrentonva.gov>; Renard Carlos <rcarlos@warrentonva.gov>; spolster@warrentonva.gov <spolster@warrentonva.gov>
Cc: paul.w.mooney@gmail.com <paul.w.mooney@gmail.com>; votes4mcguire@gmail.com <votes4mcguire@gmail.com>
Sent: Thursday, December 15, 2022 at 02:09:44 PM EST
Subject: Additional Information on Property in Town that Dominion Is Considering in Option 1

Dear Mr. Mayor, Members of the Town Council, and copied to Incoming Council Members and Denise Harris:

Thank you again for the opportunity to speak at the Town Council meeting on Tuesday. I also attended the morning work session and would like to share the following information regarding the property bounded by the Greenway, Route 29, Old Meetze Rd, and Falmouth St. This information comes from the marketing materials of the landowner, available in several places publicly including a Data Center Dynamics article last June.

At the work session, the Dominion Energy spokesperson mentioned that the following are some criteria they considered in choosing Options 1 and 2:

- 1) avoiding wetlands,
- 2) avoiding areas of storm water drainage, and
- 3) access (which includes expansion as he stated)

The attached conceptual layout of the property, created by Bowman Consulting, which I am relying on, shows wetland areas and an underground swamp bisecting the middle of the property. This includes the pond I referenced Tuesday evening and a smaller pond to its right. There is tape on the property marking wetland areas that was done after survey work several months ago.

If we take what the Dominion representative said, that means that there are likely only two places to put a 5-10 acre substation on the property. The first one is on the western end next to Falmouth St around Alwington Manor roughly where the existing warehouse is located. This would be highly visible from Falmouth Street and the Greenway. It would also make further expansion of the substation east on the property unlikely unless they built over the wetlands.

The second site, would be next to Route 29, That would also likely be visible from the Greenway and possibly Old Meetze Rd in addition to Route 29.. The wetlands would limit further expansion of the substation to the east.

The Town of Warrenton takes advantage of the wetlands and the slope of the ground on that property through several storm drainage tunnels that run from the storm drainage ditch on the north side of Old Meetze Rd, the side we live on, and go under the street and feed into the landowner's property. One such tunnel is located by my neighbors two doors in one direction and the other is located by my neighbors two doors down in the other direction. Furthermore, the town takes advantage of the wetlands with an additional tunnel across from the Old Town Woodworking shop and the first home in Monroe Estates, to the town right of way adjacent to Alwington Manor. The drainage ditch it feeds into curves around behind Alwington Manor to the property in question along the side of the existing warehouse. In addition, there is a drainage ditch under the Greenway that drains water away from the property into the property on the other side of the Greenway, which is also likely a wetland area fed by water from the property given it's elevation. It would also likely be impacted if the wetland on the landowner's property is disturbed.

The wetland areas on the property should be protected and not developed by a substation or computer server warehouses. The landowner's promotional conceptual layout shows several buildings built over the ponds, the underground swamp, and the wetland areas. I would urge you to talk with Dominion about the wetlands on the property and voice concerns about that too. In addition to the disregard for protection of wetlands, it appears to show computer warehouse buildings very close to Old Meetze Rd and possibly within the setback area (which I believe is 100 ft--all to inadequate for the noise). I would also consider what you can do before a data center developer or client relies on the conceptual layout and then pressures the town to accommodate them and disregard the wetlands. Housing on that property would be much less disruptive and the wetland and ponds could be incorporated into the residential area and the Greenway as recreational and green space.

Thank you for considering this as you decide on the AWS computer server warehouse, which now directly implicates what is likely to happen on the property across from if both Amazon and Dominion go forward in this latest round of proposals presented to the town. As always, I look forward to your response and am happy to talk with any of you.

Sincerely,

Steve Wojcik

Brittany Latack

From: Cal Hickey <tgteer@comcast.net>
Sent: Friday, December 16, 2022 11:57 AM
To: citizencomment
Subject: Comment for Warrenton Planning Commission

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

Our Town Council is forcing a bad, incomplete, untrustworthy, and damaging Amazon data center project upon Warrenton residents through a process riddled with ethical improprieties. You have heard an overwhelming outcry of citizen opposition to this highly questionable process and this damaging project. Yet our elected officials seem to be indifferent to the profound objections of the very constituents who voted them into office. This callous indifference to the expressed opposition of constituencies represents nothing less than a complete abnegation of the compact critical to the functioning of representative governance.

You, the members of the Warrenton Planning Commission must resolutely refuse to give ground on the necessity of complete, verifiable and technically accurate information on all aspects of this project, and, in particular, as such information pertains to health-related issues associated with noise pollution, a well documented hazard associated with data centers. At present, there is every indication, including expert technical review and testimony previously provided to you, that the proposed Amazon data center will not meet the Town Noise Ordinance. Furthermore, there is a disqualifying absence of other critical documentation involving this proposed project that must be accessible for public review, including: the lack of two required land use documents; the failure to conduct a realistically valid test of line-of-sight visibility between the proposed facility and surrounding areas (i.e., a farcical and comically meaningless "balloon test"); the lack of updated information on tree removal; and, lack of updated information on elevations.

The Planning Commission is obliged to provide guidance on development in our community that will first and foremost do no harm. Please honor this obligation which is the core of your mission as part of our Town government. Do not succumb to political pressure to approve this project without sufficient, technically competent, and independently verifiable information.

We, your fellow residents of Warrenton, are counting on you.

Respectfully,
Calvin W. Hickey
183 North View Circle
Ward 1

Brittany Latack

From: Mary Judkins <maryjdkns@gmail.com>
Sent: Friday, December 16, 2022 8:08 AM
To: citizencomment
Subject: Amazon SUP

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

The Town Council is railroading a bad, incomplete, untrustworthy, and damaging Amazon project through an invalid process. There is overwhelming citizen opposition to this invalid process and this damaging project.

We ask the PC to hold its ground, to stand firm on the necessity of complete information, particularly a valid noise study. Every indication is that Amazon's data center will not meet the Town Noise Ordinance. And there is other missing information: lack of two required land use documents, lack of a meaningful "balloon test," lack of updated information on tree removal, and lack of updated information on elevations, among other things.

Members of the Planning Commission, please do not be railroaded into a vote before Amazon has submitted sufficient, adequate, trustworthy, and complete information. Stand your ground. We citizens are counting on you.

Mary Judkins
Warrenton Va

Brittany Latack

From: Doug Larson <dlarson@pecva.org>
Sent: Friday, December 16, 2022 12:00 PM
To: citizencomment
Subject: Warrenton Planning Commission

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

Dear Members of the Planning Commission,

I will be unable to attend the Dec. 20th hearing on the subject of the Amazon SUP, but wanted to make my opposition to the SUP clear on the record.

I commend the Planning Commission for suspending action on the SUP while waiting for a complete application that meets the minimum requirements for consideration. I urge you to continue to demand that the applicant provide the information you require to provide a well informed recommendation to the Town Council. To date the lack of a credible noise study alone is sufficient reason to delay further consideration of the proposal. There are other issues that also require further study and explanation.

This SUP will serve as such a significant precedent for the Town that I believe it is your responsibility to fully consider all aspects of the project prior to making a recommendation. Please, take your time, do not be bullied into thinking you must comply with some artificial deadline presented by the Town Council.

Respectfully Submitted,
Douglas Larson
134 Mosby Circle
Warrenton, 20186

December 19, 2022

Re: Amazon Data Center Application

Chair Helander and Members of the Warrenton Planning Commission,

We are residents of Warrenton. We live, work and raise our children here. Thank you for continuing to hold important hearings related to Amazon's application for a data center in Warrenton. Not only are your citizens' voices necessary in this process ... they are required. We, along with other citizens, applaud the Planning Commission's refusal to move forward on an incomplete application.

We ask you to hold firm, insist on the information necessary to make an informed decision, and do not buckle to the pressures of an overzealous Town Council or Amazon's corporate interests. You may not be able to stop the juggernaut bearing down on Warrenton, but your legacy can be that you did what you could to make the process fair and right.

In addition to hearing the concerns of citizens, there are other significant responsibilities and requirements of the commission that we would like to state for the record:

Warrenton Comprehensive Plan 2040, Town Code, and State Law

Superseding and controlling town code is the Code of Virginia, §15.2-2232, which states "Whenever a local planning commission recommends a comprehensive plan or part thereof for the locality and such plan has been approved and adopted by the governing body, it shall control the general or approximate location, character and extent of each feature shown on the plan." As you know, Warrenton has established its Comprehensive Plan 2040. While the plan provides extensive direction and description to the type of businesses and structures that are allowed within Warrenton, nowhere in the plan are data centers, or structures resembling the size, appearance and noise of data centers contemplated or proposed. With data centers already sitting in communities near ours, it is hard to imagine that this exclusion was not intentional and deliberate. We ask you to identify anywhere in the Comprehensive Plan that envisions something like a data center.

Over and over, your constituents have written or come before you to stress that "their" Comprehensive Plan is not consistent with the specter of data centers. Warrenton Town Code, Article 11-3.8 restates VA law, making it crystal clear that the Planning Commission is held to the requirement that the Comprehensive Plan shall control the decisions you make concerning the appropriateness of the Amazon application.

In its application, Amazon is required to make a Statement of Justification and address "Whether the proposed Special Use Permit is consistent with the Comprehensive Plan." While they have done their best to convince you that data centers are consistent with the Comprehensive Plan, their attempt falls far short of the Land Use and Character Description of

New Town: "The New Town Character District will support the revitalization of the commercial shopping malls with a walkable development pattern that includes a mix of uses, green space and public amenities, as well as provide a location for a major employer."

- A data center is not remotely similar to a shopping mall, despite Amazon's claim that a data center is a "comparable use" to other businesses in the area. At a fundamental level, the other businesses in New Town are organizations that consumers can enter. A data center is a large, highly secure, fenced area with no legal access for consumers.
- A data center is not part of a walkable development pattern. We're not even certain if citizens can a walk around data center property without challenge from security or law enforcement.
- A data center is not part of green space or public amenity. Although Amazon may propose retaining trees and other green buffer within the property boundary, none of this is accessible by citizens.
- A data center, by Amazon's own statements, is not a major employer.

A data center fails all of the land use and character descriptions for New Town in the Comprehensive Plan. The fact that New Town contains light industrial zoning is not an exception to the Comprehensive Plan. In fact, the Comprehensive Plan clearly describes the type of use expected for this area: "Class A Office, Future University satellite campus, and Employment Center." Where do you find a data center in any of these examples?

Further, Town Code and the SUP application process require a consideration of "Noise impact and abatement studies to determine potential impact on adjoining properties and neighborhoods." You are already aware from extensive testimony and Amazon's own admission that the noise study submitted is unsatisfactory. In fact, the commission should consider this submission by the second largest corporation in the world [see Fortune 500's 2022 list] an affront to your duties and responsibilities, deserving rebuke by the commission in the most serious tone.

Beyond Amazon's responsibility in Article 11-3.10.2 to "provide all of the information, data, and studies needed," the Planning Commission has its own responsibility "to reach conclusive evaluations" based on "Noise impact and abatement studies to determine potential impact on adjoining properties and neighborhoods." Again, please do not vote on this application until you have received the information necessary to do your job.

Town Code of Ethics

In 2016, the Town Council adopted the Town Code of Ethics, applicable to each elected or appointed member of a town body, including the Planning Commission. The Ethics opening

states, "The Code addresses how members will conduct themselves in an ethical manner to earn and maintain the public's full confidence for integrity."

The Code of Ethics opens with a Mission statement that begins with: "In Cooperation With and For Our Citizens". These hearings exhibit cooperation. But the code is clear that the ethical requirements to be exhibited are for citizens, not for the benefit of any corporate applicant seeking to advance its own agenda.

The Values in the Code of Ethics begin with statements around obligations: " ... display honesty, respectfulness, and fairness in all relationships; support the health and economic well-being of our citizens and businesses; preserve our historic small-town character; encourage opportunities, services and infrastructure that allow people of all means to live, work and visit here; and address public concerns and opportunities promptly and effectively." The work you do on our behalf in reviewing the Amazon application must be performed with these values. Using or acting on incomplete or withheld information, especially when that information is explicitly required by the law of the town, does not uphold these values. Supporting the health and economic well-being of citizens does not include approving data centers that are known to have negative community impacts. Certainly, it cannot be successfully argued that data centers in anyway "preserve our historic small-town character."

The Code of Ethics states: "We recognize our Mission can be achieved only by the exchange of information ..." Yet Amazon has refused to exchange all information with the Planning Commission. If nothing else, this refusal to produce a complete application has failed the Code of Ethics.

The Preamble to the Code of Ethics states: "The citizens and businesses of the Town of Warrenton, Virginia, are entitled to have fair, ethical and accountable local government, which has earned the public's full confidence for integrity. In keeping with the Town of Warrenton's Commitment to Excellence, the effective functioning of democratic government therefore requires that public officials, both elected and appointed, comply with both the letter and spirit of the laws and policies affecting the operations of government; that public officials be independent, impartial and fair in their judgment and actions; that public office be used for the public good, not for personal gain; and that public deliberations and processes be conducted openly, unless legally confidential, in an atmosphere of respect and civility."

Although we are not alleging that this Planning Commission has acted inappropriately, you are an important part of a governance mechanism that at best, has become suspect due to lack of transparency, accountability, completeness, integrity, and impartiality. The Planning Commission was attempting to adhere to its responsibilities when it did not move to vote on the Amazon application in November. We hope that you understand that moving forward on the Amazon application fails the test of complying with "both the letter and spirit of the laws and policies" of Warrenton. The very existence of non-disclosure agreements signed by town officials means that "deliberations and processes" have not been "conducted openly." This lack

of adherence to the Code of Ethics by others in the town is not precedence for you to abdicate your responsibilities.

The Code of Ethics further details the Preamble:

1. Act in the Public Interest: Recognizing that stewardship of the public interest must be their primary concern, members will work for the common good of the people of the Town of Warrenton and not for any private or personal interest, and they will assure fair and equal treatment of all persons, claims, and transactions coming before the Town of Warrenton Town Council, boards, commissions, and committees.

Dozens upon dozens of citizens have come before you, in person and in writing, stating that the Amazon data center will not be for our common good. Who better than the citizens themselves know what is for their own common good? Which citizens have come before you arguing the good of data centers? This ethics test alone was failed at the outset of the ordinance change and continues to fail as the matter proceeds.

2. Comply with the Law: Members shall comply with the laws of the nation, the Commonwealth of Virginia and the Town of Warrenton in the performance of their public duties. These laws include but are not limited to: the United States and Virginia constitutions; the Code of the Town of Warrenton; laws pertaining to conflicts of interest, election campaigns, financial disclosures, employer responsibilities, and open processes of government; and Town ordinances and policies.

Town code 11-3.10.1 states: "Special use permits may be granted to establish or construct uses or structures which have the potential for a harmful impact upon the health, safety, and welfare of the public upon finding that the use, with conditions, will not have a deleterious impact, and will reflect the spirit and intent of the Comprehensive Plan as well as this Ordinance." Can you and the town ethically resolve the underlined conflicts?

6. Decisions Based on Merit: Members shall base their decisions on the merits and substance of the matter at hand, rather than on unrelated considerations. AND

7. Communication: Members shall publicly share substantive information that is relevant to a matter under consideration by the Town Council or boards, committees and commissions, which they may have received from sources outside of the public decision-making process.

The citizens of Warrenton have no line of sight into the backroom dealings and negotiations between Amazon and town officials. The town continues to withhold requested information related to this while the Council presses unreasonably hard for forward movement on the application. We are left with an assumption that there must be considerations at hand that are unrelated to those required to be addressed by Amazon in its application.

8. Conflict of Interest: In order to assure their independence and impartiality on behalf of the common good, members shall not use their official positions to influence government decisions in which they have a material financial interest, or where they have an organizational responsibility or personal relationship that may give the appearance of a conflict of interest.

The employment by Amazon of the presiding town manager, who was in control throughout much of this process, should make you question whether everything before you is tainted by conflicts of interest.

In closing, you must understand that decisions made today will set precedent for tomorrow. If you allow the Amazon application to move beyond this commission without all pertinent information, how will you be able to hold this ground in the next applications that come before you? Please, continue to do the right thing. Insisting that all questions be answered in a satisfactory way is reasonable, logical, legal, and ethical. To do otherwise is not. Do not let their pressures become your legacy.

Thank you.

Chuck and Marygay Cross
Warrenton, VA

Brittany Latack

From: Chuck Cross <CCross@csbs.org>
Sent: Monday, December 19, 2022 2:39 PM
To: Susan Helander; James Lawrence; Steve Ainsworth; Ali Zarabi; Ryan Stewart; Planning Department
Subject: Amazon Data Center Application
Attachments: Planning Commission Letter - Cross 12-19-22.docx

Follow Up Flag: Follow up
Flag Status: Flagged

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Internal Use Only

December 19, 2022

Re: Amazon Data Center Application

Chair Helander and Members of the Warrenton Planning Commission,

We are residents of Warrenton. We live, work and raise our children here. Thank you for continuing to hold important hearings related to Amazon's application for a data center in Warrenton. Not only are your citizens' voices necessary in this process ... they are required. We, along with other citizens, applaud the Planning Commission's refusal to move forward on an incomplete application.

We ask you to hold firm, insist on the information necessary to make an informed decision, and do not buckle to the pressures of an overzealous Town Council or Amazon's corporate interests. You may not be able to stop the juggernaut bearing down on Warrenton, but your legacy can be that you did what you could to make the process fair and right.

In addition to hearing the concerns of citizens, there are other significant responsibilities and requirements of the commission that we would like to state for the record:

Warrenton Comprehensive Plan 2040, Town Code, and State Law

Superseding and controlling town code is the Code of Virginia, §15.2-2232, which states "Whenever a local planning commission recommends a comprehensive plan or part thereof for the locality and such plan has been approved and adopted by the governing body, it shall control the general or approximate location, character and extent of each feature shown on the plan." As you know, Warrenton has established its Comprehensive Plan 2040. While the plan provides extensive direction and description to the type of businesses and structures that are allowed within Warrenton, nowhere in the plan are data centers, or structures resembling the size, appearance and noise of data centers contemplated or proposed. With data centers already sitting in communities near ours, it is hard to imagine that this exclusion was not intentional

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Thank you.

Chuck and Marygay Cross
Warrenton, VA

Confidentiality Notice: This email, including attachments, may include non-public, proprietary, confidential or legally privileged information. If you are not an intended recipient or an authorized agent of an intended recipient, you are hereby notified that any dissemination, distribution or copying of the information contained in or transmitted with this e-mail is unauthorized and strictly prohibited. If you have received this email in error, please notify the sender by replying to this message and permanently delete this e-mail, its attachments, and any copies of it immediately. You should not retain, copy or use this e-mail or any attachment for any purpose, nor disclose all or any part of the contents to any other person. Thank you.

OUT OF TOWN

Brittany Latack

From: Marionette Jones <marionettepjones@gmail.com>
Sent: Tuesday, November 22, 2022 5:35 PM
To: citizencomment
Subject: Opposition to the Data Centers

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

Dear Fauquier Planning Commission members,

At last Tuesday's meeting, many well-informed town residents gave convincing reasons for not rushing into granting the Supplementary Utility Permit (SUP) that is a prerequisite for building a data center on land originally designated for multi purpose uses. Too much secrecy shrouds what appears to have been a hurried "deal" with Amazon. An abundance of evidence gathered from other localities illustrates that noise pollution is potentially a very big problem. Understandably, trying to make adjustments after the center begins operation is not a viable solution. Now there is talk of perhaps one or more data centers within the town limits. These and their connecting power lines have the capacity to disrupt the peace and tranquility that the Greenway has been providing since its completion. That "green space" in itself is a treasured resource that we choose NOT to surrender under Amazon/Dominion's recommended plan of action. VOTE 'NO!' Don't allow data centers to proliferate within Warrenton!!!

Because I live just outside the town's southern boundary, I don't have a vote in town elections. There's a deep community spirit within Warrenton that both town and county residents respect. The Commission needs to take its time in reviewing the data that has already been presented before making an irreversible decision.

Marionette Jones
8415 Lees Ridge Road
Warrenton, VA 20186

Brittany Latack

From: Marionette Jones <marionettepjones@gmail.com>
Sent: Tuesday, November 22, 2022 8:36 PM
To: citizencomment
Subject: Re: Opposition to the Data Centers

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

Oops! I misidentified SUP or Special Use Permit.
Apologies.

Thank you for not calling for a vote prematurely.

Marionette Jones

On Tue, Nov 22, 2022 at 5:34 PM Marionette Jones <marionettepjones@gmail.com> wrote:

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Marionette Jones
8415 Lees Ridge Road
Warrenton, VA 20186

Brittany Latack

From: Peter Hoagland <peter@hoagland.us>
Sent: Wednesday, November 23, 2022 10:36 AM
To: Planning Department
Subject: Amazon Data Center Application

Follow Up Flag: Follow up
Flag Status: Completed

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

Thank you for your vote to indefinitely postpone the Amazon data center application.

Like many citizens in the town and county, this is the *wrong direction* for our area.

We appreciate that the Planning Commission is listening to the majority of citizens. Do not let Fauquier County turn into PWC west.

Thank you,
Peter Hoagland
Warrenton, VA

(703) 989-3680 Phone & Text
Peter@Hoagland.us

Brittany Latack

From: Kevin Ramundo <ramundok@gmail.com>
Sent: Wednesday, November 23, 2022 10:54 AM
To: Planning Department
Subject: Last Night's Vote

Follow Up Flag: Follow up
Flag Status: Completed

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

Dear Planning Commissioners,

I would like to applaud you all as loudly as I can for last night's unanimous decision. Citizens for Fauquier County hoped that you would decide as you did, and we couldn't agree more with what Commissioner Lawrence laid out in his motion. The commission is living up to its responsibilities by requiring a complete application so that town staff can do a thoughtful analysis, and the planning commission can apply its experience and judgment in making a recommendation to the Town Council that is in the best interest of the town and its citizens. Maybe, just maybe, your decision will mute some of the concerns and controversy around this application. There is absolutely no reason to rush such a consequential decision.

Please know that CFFC wants to be helpful and members of our team, including experts in noise and viewshed analysis, would be more than happy to share what we know. Happy Thanksgiving!

Kevin Ramundo
President, Citizens for Fauquier County

Brittany Latack

From: Kevin Kask <kkask@pecva.org>
Sent: Monday, November 28, 2022 3:20 PM
To: Planning Department; Susan Helander; James Lawrence; Ali Zarabi; Steve Ainsworth; Ryan Stewart
Subject: Re: PEC Comments on SUP 2022-03

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

Good Afternoon Planning Commissioners,

I hope you all were able to enjoy the Thanksgiving Holiday. On behalf of PEC, I wanted to extend our gratitude for your recent decision to postpone a ruling on the Amazon SUP. We applaud your willingness to exercise your discretion and to listen to your constituents. As always, we are happy to discuss the issues or answer any questions.

Regards,

Kevin Kask, AICP
Fauquier County Field Representative

Piedmont Environmental Council
www.pecva.org
45 Horner St.
Warrenton, VA 20186
Office: 540-347-2334 ext. 7046
Cell 703-863-2663

On Tue, Nov 15, 2022 at 11:38 AM Kevin Kask <kkask@pecva.org> wrote:

Good Afternoon,

Please find comments from the Piedmont Environmental Council regarding SUP2022-03 along with supplemental materials attached for your review. We would be happy to discuss or answer any questions you may have.

Thank you,

On Tue, Aug 16, 2022 at 4:53 PM Kevin Kask <kkask@pecva.org> wrote:

Good Afternoon,

Please find comments from the Piedmont Environmental Council on SUP 2022-03 for the Amazon Data Center on Blackwell Road. We would be happy to discuss or answer any questions you may have.

Thank you,

--

Kevin Kask, AICP
Fauquier County Field Representative

Piedmont Environmental Council
www.pecva.org
45 Horner St.
Warrenton, VA 20186
Office: 540-347-2334 ext. 7046
Cell 703-863-2663

--

Kevin Kask, AICP
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Office: 540-347-2334 ext. 7046
Cell 703-863-2663

Brittany Latack

From: Spencer Snakard <spencer.snakard@gmail.com>
Sent: Monday, November 28, 2022 12:59 PM
To: James Lawrence; Ryan Stewart; Ali Zarabi; Susan Helander; Steve Ainsworth; Planning Department
Subject: THANK YOU!

Follow Up Flag: Follow up
Flag Status: Flagged

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

I want to personally extend an overdue "THANK YOU" with huge appreciation and respect for all of you for how the Amazon hearings have been conducted thus far.

In the first session, your clear attention and active listening to each of the speakers for hours on end - often times with the same essential points being made again and again - was very impressive.

I also am exceptionally grateful for the motion and unanimous vote to send the application back to Amazon for all the reasons cited by Vice Chair Lawrence.

While it may have been the umpteenth hearing you have sat through, the 1st session on the 15th was a first for me and I was struck by how incredible our system of government is that allows individual citizens to voice their opinion and be considered by their representatives... Even citizens from outside the hearing jurisdiction. :)

It was very clear through the meeting and the decision to extend to the following week that you all wanted to give everyone an opportunity to be heard. The motion to send it back to the applicant clearly showed that we were heard, which is far more than can be said of recent hearings in neighboring counties.

Thank you for that, and thank you for your service to the town and the public.

I hope that you are all truly soaking in the unified opposition to this project. That can not be overlooked, along with the fact that the only 1 person who spoke in favor of the proposed data center is Mr.Dobson - of the family that stands to make many millions of dollars (easily up to \$100,000,000) if they sell the properties they are actively marketing to the data center industry. Clearly his interests are not for the people of the town, but for his own personal bank account.

Many thanks,
Spencer Snakard
President, Protect Fauquier

Brittany Latack

From: Susan Whiteis <s.p.whiteis@gmail.com>
Sent: Monday, November 28, 2022 6:41 PM
To: citizencomment
Subject: Stop Amazon!

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

Please keep our community beautiful and desirable.
Don't harm our home with these monstrous data centers.

Thank you,
Susan W.

Brittany Latack

From: A Z <ravzie@yahoo.com>
Sent: Monday, November 28, 2022 8:52 PM
To: citizencomment
Subject: AWS

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

Your citizens do not want this data center shoved down our throats. We have been speaking out repeatedly. No one without property to sell has spoken in favor at any of the meetings I have attended.

The planning commission made the right call to DEMAND a full application. At least two said without one, they would have to vote no. Please realize the consequences of agreeing to this thing without all the data - of which you have precious little.

Somehow, I am beginning to think you wouldn't care what the commission says... You sure don't seem to care what your people say.

Anne Ziegler
Scott district

Sent from my iPad

Brittany Latack

From: Anne Ziegler <ravzie@mail.com>
Sent: Tuesday, November 29, 2022 9:16 AM
To: citizencomment
Subject: Foote says noise study was a draft

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

On 11/15/22 during the Planning Commission meeting, Mr Foote himself stated, "We were not aware, as I've told you on a couple of occasions, that it was in fact a draft that polySonics had not finished it. That information was conveyed to the architect, but not to us or Amazon. And so consequently we submitted a draft report that led us to make some mistake and conclusions and mistaken representations because it was a draft."

HOW CAN YOU SAY THE APPLICATION WAS COMPLETE? HOW CAN YOU SAY THE SUPPOSED 100 DAYS CLOCK HAS EVEN STARTED?

You cannot vote to build this thing without knowing just how badly it will affect your town!

Anne Ziegler

Brittany Latack

From: crystalscontract@aol.com
Sent: Thursday, December 1, 2022 12:11 PM
To: Planning Department
Subject: Blessings & Huge Thanks

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

Dear Planning Commission,

Thank your for last week's voting regarding the Amazon data center.

The people of Warrenton want you to know that your care for the people of Warrenton has been acknowledged, and immensely appreciated for having all of our best interests at heart.

Keep up your angle work for the people of Warrenton.

Love & blessings,

Crystal Martinez

Brittany Latack

From: Smolinski, Jason <jtsmolinski@fcps.edu>
Sent: Thursday, December 1, 2022 1:45 PM
To: Planning Department
Subject: Thank You

Follow Up Flag: Follow up
Flag Status: Completed

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

Thank you for sending the Amazon application back to Amazon.
Sincerely, Warrenton resident of 12 years.

Jason Smolinski | [Fairfax High School](#)
Geospatial Analysis Teacher | [JMU Geospatial Semester](#)
Website Curator | fairfaxhs.fcps.edu
Geospatial Science & Technology Educator Certified (GSTEdC)



CrisisText: text NEEDHELP to 85511

Brittany Latack

From: patricia fitch <pbf1028@gmail.com>
Sent: Tuesday, December 6, 2022 11:28 AM
To: Planning Department
Subject: RE: Bravo!!!

Follow Up Flag: Follow up
Flag Status: Flagged

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

Members of the Warrenton Va planning commision,

Thank you for standing firm on the Amazon application.
There are so many questions that need to be answered.
Patricia Fitch
Warrenton.

Brittany Latack

From: anvermr@everyactioncustom.com on behalf of Miriam Anver <anvermr@everyactioncustom.com>
Sent: Wednesday, December 7, 2022 8:00 PM
To: Rob Walton
Subject: Please Deny the Amazon Data Center Special Use Permit:

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

Dear Director of Community Development Rob Walton,

I am writing to urge you to vote against the Special Use Permit application for an Amazon data center on Blackwell Road.

In addition to the numerous flaws of Amazon's application, including the lack of a completed noise study and the known visual impacts to the Town's gateway, Dominion has revealed plans for one of two potential offsite substations to serve the data center less than a week before the scheduled Planning Commission hearing. This recent development calls into question what new impacts the proposed data center and its associated energy infrastructure might have on Warrenton's historic downtown, property values and the rural character that draws residents and visitors both to the Town and County.

With so many unknowns, I ask that the Town please deny this application.

Thank you for hearing my concerns. I have sent multiple letters concerning this application. I hope that you will heed this one

Sincerely,
Dr. Miriam Anver
2789 Crenshaw Rd Marshall, VA 20115
anvermr@gmail.com

Brittany Latack

From: maggie.bausch@everyactioncustom.com on behalf of Maggie Bausch
<maggie.bausch@everyactioncustom.com>
Sent: Wednesday, December 7, 2022 6:38 PM
To: Rob Walton
Subject: Please Deny the Amazon Data Center Special Use Permit:

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

Dear Director of Community Development Rob Walton,

I am writing to urge you to vote against the Special Use Permit application for an Amazon data center on Blackwell Road. My biggest concern is the cost to wildlife and the personal character of this region that I have made my home for my entire life. My family moved to the area when I was two years old and I have returned to this place to make my home as an adult. Though I lived in the extremely cool city of Memphis Tennessee, I yearned to be back in Warrenton with its beautiful views of the Blue Ridge and its quiet nights and days. I moved back in 2014 and have since become an active member of the community: I have directed and acted in plays at the community theatre, and I have worked for Laurel Ridge Community College as an adjunct professor of English and a Library Specialist. Through my work in all of these places, I have gotten to know many people in the community. Most of us live here because it is rural and beautiful and quiet and a break from the hectic world that you can find if you travel north on 29 too far. While I love to visit places further north, I always breathe a sigh of relief when I take my exit off of 66 and find myself driving past farms and trees and cows. This is home, and the decisions to expand have recently had me considering moving away from the place I so dearly have loved.

29 is congested enough as it is. Warrenton has been built up far beyond the one grocery memories of my childhood. Mostly, I like these changes. But I think enough is enough at this point and I think disturbing the wildlife and historic charm any further is too much. I also am mistrustful of Amazon and the big business of this massive corporation that has already negatively affected small businesses across this country. Warrenton should say no to anything that would further negatively impact the character of this place. It's like a cute little town from a TV show and it should stay that way.

In addition to the numerous flaws of Amazon's application, including the lack of a completed noise study and the known visual impacts to the Town's gateway, Dominion has revealed plans for one of two potential offsite substations to serve the data center less than a week before the scheduled Planning Commission hearing. This recent development calls into question what new impacts the proposed data center and its associated energy infrastructure might have on Warrenton's historic downtown, property values and the rural character that draws residents and visitors both to the Town and County.

With so many unknowns, I ask that the Town please deny this application.

Thank you for hearing my concerns.

Sincerely,
 Maggie Bausch
 5555 Old Bust Head Rd Broad Run, VA 20137-1926 maggie.bausch@gmail.com

Brittany Latack

From: cab.grayson@everyactioncustom.com on behalf of Cabell Grayson
<cab.grayson@everyactioncustom.com>
Sent: Wednesday, December 7, 2022 9:05 PM
To: Rob Walton
Subject: Please Deny the Amazon Data Center Special Use Permit:

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

Dear Director of Community Development Rob Walton,

I am writing to urge you to vote against the Special Use Permit application for an Amazon data center on Blackwell Road.

In addition to the numerous flaws of Amazon’s application, including the lack of a completed noise study and the known visual impacts to the Town’s gateway, Dominion has revealed plans for one of two potential offsite substations to serve the data center less than a week before the scheduled Planning Commission hearing. This recent development calls into question what new impacts the proposed data center and its associated energy infrastructure might have on Warrenton's historic downtown, property values and the rural character that draws residents and visitors both to the Town and County.

With so many unknowns, I ask that the Town please deny this application.

Thank you for hearing my concerns.

Sincerely,
Mr. Cabell Grayson
1864 Blue Ridge Farm Rd Upperville, VA 20184-1906 cab.grayson@gmail.com

Brittany Latack

From: marciawoolman@everyactioncustom.com on behalf of Marcia Woolman
<marciawoolman@everyactioncustom.com>
Sent: Wednesday, December 7, 2022 10:25 PM
To: Rob Walton
Subject: Please Deny the Amazon Data Center Special Use Permit:

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

Dear Director of Community Development Rob Walton,

I am writing to urge you to vote against the Special Use Permit application for an Amazon data center on Blackwell Road.

In addition to the numerous flaws of Amazon's application, including the lack of a completed noise study and the known visual impacts to the Town's gateway, Dominion has revealed plans for one of two potential offsite substations to serve the data center less than a week before the scheduled Planning Commission hearing. This recent development calls into question what new impacts the proposed data center and its associated energy infrastructure might have on Warrenton's historic downtown, property values and the rural character that draws residents and visitors both to the Town and County.

With so many unknowns, I ask that the Town please deny this application.

Thank you for hearing my concerns.

Sincerely,

Mrs. Marcia Woolman

3085 Burrland Ln The Plains, VA 20198-1905 marciawoolman@gmail.com

Brittany Latack

From: aleta.gardens@everyactioncustom.com on behalf of Aleta Daniels
<aleta.gardens@everyactioncustom.com>
Sent: Thursday, December 8, 2022 2:02 PM
To: Rob Walton
Subject: Please Deny the Amazon Data Center Special Use Permit:

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

Dear Director of Community Development Rob Walton,

I am writing to urge you to vote against the Special Use Permit application for an Amazon data center on Blackwell Road.

Fauquier residents do not wish to see our beautiful county turn into another Prince William or Loudoun county. It is pretty much a guarantee that once you let one be built, more will come. Protect our town, protect our people; vote NO on Amazon's proposal!

Sincerely,
Aleta Daniels
8586 Lees Ridge Rd Warrenton, VA 20186-8743 aleta.gardens@gmail.com

Brittany Latack

From: roughroadfarm@everyactioncustom.com on behalf of Elaina Evans
<roughroadfarm@everyactioncustom.com>
Sent: Thursday, December 8, 2022 9:07 AM
To: Rob Walton
Subject: Please Deny the Amazon Data Center Special Use Permit:

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

Dear Director of Community Development Rob Walton,

I am writing to urge you to vote against the Special Use Permit application for an Amazon data center on Blackwell Road. Although I am not a resident of Warrenton, I travel & shop the town from my Marshall home many times a week.

In addition to the numerous flaws of Amazon's application, including the lack of a completed noise study and the known visual impacts to the Town's gateway, Dominion has revealed plans for one of two potential offsite substations to serve the data center less than a week before the scheduled Planning Commission hearing. This recent development calls into question what new impacts the proposed data center and its associated energy infrastructure might have on Warrenton's historic downtown, property values and the rural character that draws residents and visitors both to the Town and County.

It would be a tragedy to have Warrenton & potentially Fauquier county become more of the appalling data center "take over" that has happened in our neighboring counties. With so many unknowns, I ask that the Town please deny this application.

Thank you for hearing my concerns.

Sincerely,
Ms. Elaina Evans
10222 Valley Dale Ln Marshall, VA 20115-2874 roughroadfarm@blazebroadband.com

Brittany Latack

From: rpkane73@everyactioncustom.com on behalf of Robert Kane <rpkane73@everyactioncustom.com>
Sent: Thursday, December 8, 2022 7:16 AM
To: Rob Walton
Subject: Please Deny the Amazon Data Center Special Use Permit:

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

Dear Director of Community Development Rob Walton,

I am personally writing to urge you to vote against the Special Use Permit application for an Amazon data center on Blackwell Road.

In addition to the numerous flaws of Amazon's application, including the lack of a completed noise study and the known visual impacts to the Town's gateway, Dominion has revealed plans for one of two potential offsite substations to serve the data center less than a week before the scheduled Planning Commission hearing. This recent development calls into question what new impacts the proposed data center and its associated energy infrastructure might have on Warrenton's historic downtown, property values and the rural character that draws residents and visitors both to the Town and County.

With so many unknowns, I ask that the Town please deny this application.

Thank you for hearing my concerns.

Sincerely,
Robert Kane
7142 Lake Dr Warrenton, VA 20187-2504
rpkane73@gmail.com

Brittany Latack

From: rpkane73@everyactioncustom.com on behalf of Robert Kane <rpkane73@everyactioncustom.com>
Sent: Thursday, December 8, 2022 7:16 AM
To: Rob Walton
Subject: Please Deny the Amazon Data Center Special Use Permit:

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

Dear Director of Community Development Rob Walton,

I am personally writing to urge you to vote against the Special Use Permit application for an Amazon data center on Blackwell Road.

In addition to the numerous flaws of Amazon's application, including the lack of a completed noise study and the known visual impacts to the Town's gateway, Dominion has revealed plans for one of two potential offsite substations to serve the data center less than a week before the scheduled Planning Commission hearing. This recent development calls into question what new impacts the proposed data center and its associated energy infrastructure might have on Warrenton's historic downtown, property values and the rural character that draws residents and visitors both to the Town and County.

With so many unknowns, I ask that the Town please deny this application.

Thank you for hearing my concerns.

Sincerely,
Robert Kane
7142 Lake Dr Warrenton, VA 20187-2504
rpkane73@gmail.com

Brittany Latack

From: willardby@everyactioncustom.com on behalf of Katherine McLeod
<willardby@everyactioncustom.com>
Sent: Thursday, December 8, 2022 11:35 AM
To: Rob Walton
Subject: Please Deny the Amazon Data Center Special Use Permit:

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

Dear Director of Community Development Rob Walton,

I am writing to urge you to vote against the Special Use Permit application for an Amazon data center on Blackwell Road.

In addition to the numerous flaws of Amazon's application, including the lack of a completed noise study and the known visual impacts to the Town's gateway, Dominion has revealed plans for one of two potential offsite substations to serve the data center less than a week before the scheduled Planning Commission hearing. This recent development calls into question what new impacts the proposed data center and its associated energy infrastructure might have on Warrenton's historic downtown, property values and the rural character that draws residents and visitors both to the Town and County.

With so many unknowns, I ask that the Town please deny this application.

Thank you for hearing my concerns.

Sincerely,
Ms. Katherine McLeod
7434 Oak Grove Rd Marshall, VA 20115-3614 willardby@gmail.com

Brittany Latack

From: janet_zaso@everyactioncustom.com on behalf of Janet Zaso <janet_zaso@everyactioncustom.com>
Sent: Thursday, December 8, 2022 9:03 AM
To: Rob Walton
Subject: Please Deny the Amazon Data Center Special Use Permit:

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

Dear Director of Community Development Rob Walton,

I am writing to urge you to vote against the Special Use Permit application for an Amazon data center on Blackwell Road.

In addition to the numerous flaws of Amazon's application, including the lack of a completed noise study and the known visual impacts to the Town's gateway, Dominion has revealed plans for one of two potential offsite substations to serve the data center less than a week before the scheduled Planning Commission hearing. This recent development calls into question what new impacts the proposed data center and its associated energy infrastructure might have on Warrenton's historic downtown, property values and the rural character that draws residents and visitors both to the Town and County.

With so many unknowns, I ask that the Town please deny this application.

Thank you for hearing my concerns.

Sincerely,
Janet Zaso
8065 Tinsley Pl Culpeper, VA 22701-9752 janet_zaso@ymail.com

Brittany Latack

From: winny@everyactioncustom.com on behalf of Winny Buursink <winny@everyactioncustom.com>
Sent: Friday, December 9, 2022 2:04 PM
To: Rob Walton
Subject: Please Deny the Amazon Data Center Special Use Permit:

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

Dear Director of Community Development Rob Walton,

I am writing to urge you to vote against the Special Use Permit application for an Amazon data center on Blackwell Road.

I really wonder who on the Town Council will financially benefit from this deal. This is so outrageous that I cannot imagine you even seriously thinking of approving this. If you do, and go against the opinion of the majority of your constituents, you should plan on moving out of Fauquier County because your name and reputation will be tarnished forever.

This are the main concerns brought forth now many times by the citizens of Warrenton and Fauquier County: In addition to the numerous flaws of Amazon's application, including the lack of a completed noise study and the known visual impacts to the Town's gateway, Dominion has revealed plans for one of two potential offsite substations to serve the data center less than a week before the scheduled Planning Commission hearing. This recent development calls into question what new impacts the proposed data center and its associated energy infrastructure might have on Warrenton's historic downtown, property values and the rural character that draws residents and visitors both to the Town and County.

With so many unknowns, I ask that the Town please deny this application.

Thank you for hearing my concerns.

Sincerely,
Mrs. Winny Buursink
8495 Meadows Rd Warrenton, VA 20186-7433 winny@buursink.org

Brittany Latack

From: puaraque@everyactioncustom.com on behalf of Hope Woodward
<puaraque@everyactioncustom.com>
Sent: Saturday, December 10, 2022 2:13 PM
To: Rob Walton
Subject: Please Deny the Amazon Data Center Special Use Permit:

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

Dear Director of Community Development Rob Walton,

I am writing to urge you to vote against the Special Use Permit application for an Amazon data center on Blackwell Road.

With so many unknowns, I ask that the Town please deny this application.

Thank you for hearing my concerns.

Sincerely,
Hope Woodward
15120 Planck Ln Hillsboro, VA 20132-3749 puaraque@gmail.com

Brittany Latack

From: anvermr@everyactioncustom.com on behalf of Miriam Anver <anvermr@everyactioncustom.com>
Sent: Monday, December 12, 2022 2:13 PM
To: Rob Walton
Subject: Please Deny the Amazon Data Center Special Use Permit:

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

Dear Director of Community Development Rob Walton,

I am writing to urge you to vote against the Special Use Permit application for an Amazon data center on Blackwell Road.

In addition to the numerous flaws of Amazon's application, including the lack of a completed noise study and the known visual impacts to the Town's gateway, Dominion has revealed plans for one of two potential offsite substations to serve the data center less than a week before the scheduled Planning Commission hearing. This recent development calls into question what new impacts the proposed data center and its associated energy infrastructure might have on Warrenton's historic downtown, property values and the rural character that draws residents and visitors both to the Town and County.

With so many unknowns, I ask that the Town please deny this application.

Thank you for hearing my concerns.

Sincerely,
Dr. Miriam Anver
PO Box 147 Rectortown, VA 20140-0147
anvermr@gmail.com

Brittany Latack

From: Suzan Fultz <suzan.fultz@gmail.com>
Sent: Monday, December 12, 2022 11:59 AM
To: citizencomment
Cc: Carter Nevill; James Hartman; Sean Polster; Heather Sutphin; William Semple; John B. Heroux; Renard Carlos; Brett Hamby; Susan Helander; Ali Zarabi; James Lawrence; Ryan Stewart; Steve Ainsworth; townmanager; Tommy Cureton; Denise Harris; Rob Walton; Kelly Machen
Subject: Suzan Fultz Public Comment for 12/13/22 Town Council Meeting
Attachments: Suzan Fultz 12-13-22 TC Meeting Public Comment.pdf

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

Hello Mayor, Council Members, Planning Commissioners, Town Manager, Deputy Town Manager, Town Staff, Zoning Administrator,

Attached please find my public comment for the Dec 13, 2022 Town Council Meeting, submitted to the email address on your website, with copy to you. I am unable to attend in person, and greatly appreciate your time in reading my comments.

Thank you in advance to all, for all of the time and consideration you will be extending to the public tomorrow evening and beyond in listening to their continued concerns.

Kindly,
Suzan Fultz
7020 Beaconsfield Lane
Warrenton, Va 20187

Sent from my iPad

Good Evening,

My name is Suzan Fultz; I live on Beaconsfield Lane, Warrenton, Va. I ask the Town Council to follow the process as promised these many months- the promise of Council awaiting Planning Commission's recommendation. Please do so now by honoring James Lawrence's motion "... to change the agenda. I move to postpone indefinitely the review of SUP 2022-03 until we get more information." This was not an indefinite postponement as some mistakenly believe; the Planning Commission is simply asking for all necessary information in order to make a responsibly informed recommendation to Council.

Here is a sampling of what we know so far...

1) August 10, 2021, Mayor Nevill said in response to Mr. Wojcik's noise cautions and concerns, "...Council took a great length to try to address and make sure of that, to point out as you point out, you know it's not feasible or not ideal for data centers to choose to locate during [near] residential neighborhoods ..."

"...if we put in provisions, um, we'll ensure a positive outcome that will protect your neighborhood, and all within earshot of that "

"noise impact studies being a part of the [SUP] condition...we will be able to have all that indication...as Vice-Mayor said, that should an application come, we have the opportunity to stand in protection of, of the quality of life our residents ensure"

2) Despite the Mayor's promises, we are facing a data center adjacent to several large neighborhoods, and the Applicant has put into play a Zoning Determination Request, which is an avenue for circumventing both our noise ordinance protections; and the public process of a variance request which would itself require a Zoning Public Hearing.

Applicant's Oct 28 submission Cover Letter, P. 2

"...the noise study that was previously submitted, was you are now aware, only a preliminary version of that document and not a final report, but is in any event out of date, as the Applicant is seeking a zoning determination related to noise and has included a specific condition to address noise ordinance compliance."

Applicant's Oct. 17 Zoning Determination Request - two examples

7 - Applicant asks for a "+5dB noise correction".

#6 - Applicants assert that the noise ordinance's "lot line" language sets the requirement for noise measurement to be allowable at ground "height" - an interpretation that would grossly mis-represent the noise impact on surrounding neighborhoods. Reasonable thinking would argue "lot line" in zoning language refers to the legal boundary of a property, not to *height* from ground.

3) The Town's Zoning Determination Response is a closed-door process, with the outcome only available once signed.

From Town Zoning Administrator:

"The zoning administrator is generally responsible for making official determinations on the Zoning Ordinance. We have community development staff that is helping with research, and the Town Attorney will review/provide counsel on the determination letter before it becomes official. The official determination letter will be available to the public once it has been signed. The letter is due to the applicant on or before January 16, 2023. I cannot estimate if the letter will be completed before the January due date. I have also been advised that documents requiring the advice of legal counsel are exempt from FOIA when in the draft stage."

4) The Town is giving the Applicant an open-ended date to comply to noise standards.
Nov 15th Draft Conditions of Approval for SUP, Page B-24:

"16. Noise: ... if 60 days is insufficient to achieve compliance, the Applicant shall promptly begin and diligently pursue mitigation until compliance has been achieved."

5) Dominion's plan are solely in response to Amazon's absent load letter, thus the Amazon SUP cannot be divorced from Dominion's plans.

June 15 Dominion Webex Transcript P. 18

Steve Precker: Yes. So if the customer's land use application is not approved, then at this point we don't build any, we don't have any customer to serve in that area.

Steve Precker: So what you're seeing on your screen would not be built to service that customer because then we wouldn't have a customer to serve if that land use application is rejected.

6) Citizens only received the mailings from Dominion second week of December, and Dominion has neither held nor scheduled community outreach meetings on their new proposals.

Dominion Blackwell website

We plan to host an additional, in-person community meeting early in 2023. Please stay tuned for additional details and logistics.

7) Dominion's proposal last Thursday is set to destroy the serenity of the Greenway with a new substation that will accommodate the proposed and future data centers with additional overhead power towers. Applicant, despite their own proposals, admits power lines will be decided by others...SCC? Town? County? Dominion plans to file project with SCC first quarter 2023.

Applicant Oct. 28, 2022 Submission Cover Letter p. 1

"...final decision on this rests with others"

Dominion Blackwell Website Timeline and Maps

First Quarter 2023

File project with the State Corporation Commission (SCC)

<https://www.dominionenergy.com/projects-and-facilities/electric-projects/power-line-projects/blackwell-road/maps>

In summary, Council's decision to schedule a Public Hearing Jan 10, 2022, would be a disservice to Planning Commissioners, Council Members, Citizens, and to the ideals of Democratic Government. Before you act, please recall the words of Mayor Nevill on Aug 10, 2021 in Council Evening Session:

"...we understand that uhh the quality of life is the one driving reason why we have residents in the first place, and we don't want to disturb that"

Finally, if a Hearing is held Jan 10, 2022, the only reasonable action by all Council Member's will be a resounding NO, to be in step with the community, and in keeping with what our Lord God wishes us all to guard in our hearts: "whatever is true, whatever is honorable, whatever is just, whatever is pure, whatever is lovely, whatever is gracious, if there is any excellence and if there is anything worthy of praise, think about these things....Then the God of Peace will be with you." Philippians 4:8-9.

Many have said upon visiting Warrenton and Fauquier, that this is God's Country, His lovely and pure landscape, a piece of Heaven. What He has created, let us Protect, Fauquier!

Sincerely,

Suzan Fultz
7020 Beaconsfield Lane
Warrenton, Va 20187

Brittany Latack

From: Dave Hettinger <davehettinger@hotmail.com>
Sent: Monday, December 12, 2022 11:10 PM
To: Planning Department; citizencomment; Sean Polster; Renard Carlos; Carter Nevill; Heather Sutphin; William Semple; Brett Hamby; James Hartman; Kevin Carter
Subject: Amazon Data Storage Building in Warrenton

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

Mayor and City Council members,

It is with a heavy heart that I find myself writing to you tonight. A year and a half ago my wife and I moved to beautiful Warrenton - nestled in between the Shenandoah mountains and the "Big" city. When we heard about Amazon wanting to put a data storage warehouse in Warrenton city limits, I thought that can't possibly be right - "WHO" would want a huge, sterile, loud and ugly building (and possibly more) in this picturesque setting. I have been to two of the planning commission meetings concerning this special permit request and am just appalled by the lack of transparency by the city government (signing of NDAs - sounds illegal and if it isn't it should be!); the lack of a completed application from Amazon; the lack of real information from Amazon; and the lack of council members' thought processes (why do you think this is good for Warrenton). I have read that most council members have lived in Warrenton for years and it boggles the mind why you have even engaged with Amazon to begin with!

I grew up in Northern Va and like many people wanted to get away from the never ending crazy growth and building of mega centers. 30 years ago I loved driving through Warrenton on the way to the Shenandoah to hike, canoe, or fish, but I'm afraid that I will no longer like what I may see if we let Amazon and others make Warrenton look like Ashburn. I implore you to vote against this special permit and let's keep Warrenton special.

Thank you,

Dave Hettinger
7280 Waverly Dr.
Warrenton, VA 20186

Brittany Latack

From: Dave Hettinger <davehettinger@hotmail.com>
Sent: Monday, December 12, 2022 11:10 PM
To: Planning Department; citizencomment; Sean Polster; Renard Carlos; Carter Nevill; Heather Sutphin; William Semple; Brett Hamby; James Hartman; Kevin Carter
Subject: Amazon Data Storage Building in Warrenton

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Mayor and City Council members,

It is with a heavy heart that I find myself writing to you tonight. A year and a half ago my wife and I moved to beautiful Warrenton - nestled in between the Shenandoah mountains and the "Big" city. When we heard about Amazon wanting to put a data storage warehouse in Warrenton city limits, I thought that can't possibly be right - "WHO" would want a huge, sterile, loud and ugly building (and possibly more) in this picturesque setting. I have been to two of the planning commission meetings concerning this special permit request and am just appalled by the lack of transparency by the city government (signing of NDAs - sounds illegal and if it isn't it should be!); the lack of a completed application from Amazon; the lack of real information from Amazon; and the lack of council members' thought processes (why do you think this is good for Warrenton). I have read that most council members have lived in Warrenton for years and it boggles the mind why you have even engaged with Amazon to begin with!

I grew up in Northern Va and like many people wanted to get away from the never ending crazy growth and building of mega centers. 30 years ago I loved driving through Warrenton on the way to the Shenandoah to hike, canoe, or fish, but I'm afraid that I will no longer like what I may see if we let Amazon and others make Warrenton look like Ashburn. I implore you to vote against this special permit and let's keep Warrenton special.

Thank you,

Dave Hettinger
7280 Waverly Dr.
Warrenton, VA 20186

Brittany Latack

From: Rona Smith <ronna25@gmail.com>
Sent: Monday, December 12, 2022 5:26 PM
To: citizencomment
Subject: NO DATA CENTERS

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

I ENCOURAGE OUR TOWN COUNCIL WOMEN, HEATHER SUTPHIN TO VOTE NO FOR THE AMAZON DATA CENTER. FAUQUIER COUNTY IS A WONDERFUL RURAL AREA. LET'S KEEP IT FREE OF DATA CENTERS.

Sent from [Mail](#) for Windows

Brittany Latack

From: Tom Daily <tomrdee@comcast.net>
Sent: Tuesday, December 13, 2022 10:58 AM
To: citizencomment
Subject: Amazon Data Center Consideration...

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

December 13, 2022
Warrenton Town Council

There is probably nothing in the comments offered below that the members of the Town Council or the Planning Commission have not heard recently regarding opposition to the proposed Amazon Data Center in the area up behind Country Chevrolet. The purpose of submitting the comments is to add yet another voice to the opposition and reinforce the various points that have been raised.

In addition to the many who have spoken at recent events, the Petition that has been signed by, reportedly, 1800 or more residents of the Town and County, is evidence that there is widespread opposition to the Amazon Data Center based on a number of factors that have been raised. The merits of the objections/concerns that have been raised should be taken into consideration based on their objective validity and regardless of the locations of their sources.

To begin, the current approach seems to contradict plans previously arrived at as a result of Comprehensive Planning by the Town and the County. Two industrialized zones (PCIDs) were identified in the County for uses such as Data Centers. It would seem that some coordination with the County would have been in order to assess whatever justification was used to motivate the Town to deviate from the original plans. The current situation, with respect to the proposed Amazon (and eventually other) Data Center(s), along with the attendant Substations and Transmission Power Lines, has the potential to do irreversible damage to the rural, small-town and overall scenic character of the Town and the County.

The overall conduct of the process itself has been the subject of some concern/criticism. There have been complaints of matters being addressed without public input and allegations of Amazon undue influence. One example is the recognized mishandling and uncertainty regarding the whole noise issue. The hiring of the former Town Manager by Amazon only amplifies these kinds of concerns.

The noise compliance issue is a major concern, as you must be aware; but, it is understood that there are other parts/ sections/issues regarding the Amazon application that are not addressed or are inadequate. Given the level of scrutiny this whole Amazon Data Center project has attained, it is crucial that, as the saying goes, ‘every T must be crossed and every ‘I’ dotted’. At this point, that is not the case and, therefore, the Special Use Permit (SPU) should be denied.

Respectfully submitted,

Tom Daily

Thomas R. Daily
Chair BOD/President Vint Hill Manor HOA

Brittany Latack

From: Laura HETTINGER <lhettinger@comcast.net>
Sent: Tuesday, December 13, 2022 8:46 AM
To: Planning Department; citizencomment; Sean Polster; Renard Carlos; Carter Nevill; Heather Sutphin; William Semple; Brett Hamby; James Hartman; Kevin Carter
Subject: Re: AMAZON SUP

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

Dear Mayor and City Council Members,

I lived in NOVA for twenty years, moved away due to my husband's job and we returned a year and a half ago. Previously living in Fairfax and Centreville, **WE CHOSE WARRENTON to be our home** because we loved it's idyllic atmosphere. **Your job is represent the people of Warrenton** and I think it's very clear that the **residents DO NOT want the Amazon Data Centers** and the power lines that come along with it. In your good conscience, how could you even entertain the thought of it?

No amount of revenue is worth ruining what Warrenton and Fauquier County represent--a break from the hectic NOVA area...a gateway to the mountains, wine and horse country. And we have yet to hear exactly what kind of revenue it will bring!

There are many downsides:

- The beautiful nature of Warrenton will be forever ruined--there's no going back to correct it later. Think Ashburn. Rt. 29/66 and all of the warehouse buildings.
- Unsightly huge structures seen from miles away (not idyllic)
- Noise pollution
- Property values of ALL the residents will go down
- People will not want to move here (how does that help revenue?)
- Does not bring jobs

It seems so unjust that the fate of all of the residents is held in the hands of several people. You signed NDA's? There's been such a lack of transparency, but yet you were elected to protect the people of Warrenton. This is a decision that will affect the fate of Warrenton forever more.

Something has to be preserved...almost be sacred. Think about our National Parks and the pristine beauty that lies within. President Roosevelt and John Muir had a vision --and COURAGE--100 years ago to preserve that land. Thank God they did, because can you imagine how ruined it be today? They had the foresight to think about the residents of this country and the future beauty of this land.

Please have the foresight--and courage-- to preserve Warrenton and Fauquier County--it's fate is in your hands--PLEASE VOTE NO TO THE AWS SUP!!

Respectfully,
 Laura Hettinger
 7280 Waverly Drive

Brittany Latack

From: Laura HETTINGER <lhettinger@comcast.net>
Sent: Tuesday, December 13, 2022 8:29 AM
To: Planning Department; citizencomment; Sean Polster; Renard Carlos; Carter Nevill; Heather Sutphin; William Semple; Brett Hamby; James Hartman; Kevin Carter
Subject: AMAZON SUP

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

Dear Mayor and City Council Members,

I lived in NOVA for twenty years, moved away due to my husband's job and we returned a year and a half ago. Previously living in Fairfax and Centreville, WE CHOSE WARRENTON to be our home because we loved it's idyllic atmosphere. **Your job is represent the people of Warrenton** and I think it's very clear that the residents DO NOT want the Amazon Data Centers and the power lines that come along with it. In your good conscience, how could you even entertain the thought of it?

No amount of revenue is worth ruining what Warrenton and Fauquier County represent--a break from the hectic NOVA area...a gateway to the mountains, wine and horse country. And we have yet to hear exactly what kind of revenue it will bring!

There are many downsides:

-Unsightly huge structures seen from miles away (not idyllic)

-

Brittany Latack

From: marionettepjones@everyactioncustom.com on behalf of Marionette Jones
<marionettepjones@everyactioncustom.com>
Sent: Tuesday, December 13, 2022 11:27 AM
To: Rob Walton
Subject: Please Deny the Amazon Data Center Special Use Permit:

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

Dear Director of Community Development Rob Walton,

I am writing to urge you to vote against the Special Use Permit application for an Amazon data center on Blackwell Road.

In addition to the numerous flaws of Amazon's application, including the lack of a completed noise study and the known visual impacts to the Town's gateway, Dominion has revealed plans for one of two potential offsite substations to serve the data center less than a week before the scheduled Planning Commission hearing. This recent development calls into question what new impacts the proposed data center and its associated energy infrastructure might have on Warrenton's historic downtown, property values and the rural character that draws residents and visitors both to the Town and County.

With so many unknowns, I ask that the Town please deny this application.

Thank you for hearing my concerns.

Sincerely,
Mrs Marionette Jones
8415 Lees Ridge Rd Warrenton, VA 20186-8745 marionettepjones@gmail.com

Brittany Latack

From: marionettepjones@everyactioncustom.com on behalf of Marionette Jones
<marionettepjones@everyactioncustom.com>
Sent: Tuesday, December 13, 2022 12:35 PM
To: Rob Walton
Subject: Please Deny the Amazon Data Center Special Use Permit:

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

Dear Director of Community Development Rob Walton,

Please VOTE NO regarding the Special Use Permit application for an Amazon data center on Blackwell Road.

I live just beyond the town limits and care deeply about the negative implications for locating a data center on Blackwell Road, quickly followed by plans for at least one other in Warrenton. Building first and then later trying to adjust existing noise pollution that engineering experts in the field have previously predicted is not a reasonable course to follow. It's quite simply an untenable suggestion.

In addition to the numerous flaws of Amazon's application, including the lack of a completed noise study (to which I refer above) AND the known visual impacts to the Town's gateway, Dominion revealed plans for one of two potential offsite substations to serve the data center less than a week before the scheduled Planning Commission hearing. This recent development calls into question what new impacts the proposed data center and its associated energy infrastructure might have on Warrenton's historic downtown, property values and the rural character that draws residents and visitors both to the Town and County.

With so many unknowns, I request that the Town please deny this application. We had a night of vehement and very reasonable objections made by town residents back in November. Only one landowner who stands to benefit from this plan spoke in favor. Were were the other voices explaining why one or more data centers should be built here in Warrenton?!? To town council members who favor the plan, please give us your reasons for supporting it.

Thank you for hearing my concerns.

Sincerely,
Mrs. Marionette Jones
8415 Lees Ridge Rd Warrenton, VA 20186-8745 marionettepjones@gmail.com

Brittany Latack

From: Brian Smith <briantsmith99@gmail.com>
Sent: Tuesday, December 13, 2022 1:10 PM
To: citizencomment
Subject: Do not vote for the Amazon data center

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

Dear Sirs,

Please do not vote for the Blackwell Data Center. We do not need to trash Warrenton by letting them in. So many reasons in addition to the application being incomplete.

Thank you,
Brian Smith

Brittany Latack

From: Rebecca Benoit <rebecca.s.benoit@gmail.com>
Sent: Thursday, December 15, 2022 6:25 PM
To: citizencomment
Subject: Amazon Data Center Application before the Planning Commission

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

To the Planning Commission Members:

I am a resident of Fauquier County and I moved here from the "data center" capital of Virginia -- Loudoun County. I used to live in Ashburn and saw first-hand the detrimental effects of data centers built in that area.

The noise and unsightliness of these buildings are unacceptable. The issue of allowing Dominion Power to build above-ground power lines to this location is unacceptable as well. This will destroy the property values of those homes in the path of construction of these lines.

I am a member of the Piedmont Environmental Council and Project Fauquier and I support the active stance they are taking against this project in our County.

The Town Council is railroading a bad, incomplete, untrustworthy, and damaging Amazon project through an invalid process. There is overwhelming citizen opposition to this invalid process and this damaging project.

We ask the PC to hold its ground, to stand firm on the necessity of complete information, particularly a valid noise study. Every indication is that Amazon's data center will not meet the Town Noise Ordinance. And there is other missing information: lack of two required land use documents, lack of a meaningful "balloon test," lack of updated information on tree removal, and lack of updated information on elevations, among other things.

Members of the Planning Commission, please do not be railroaded into a vote before Amazon has submitted sufficient, adequate, trustworthy, and complete information. Stand your ground. We citizens are counting on you.

Thank you for the opportunity to submit my opinion.

Becky Benoit
5092 Leeds Manor Road
Hume, VA 22639

--

Becky Benoit
703-618-0868

Brittany Latack

From: Cindy Burbank <cindy.burbank@comcast.net>
Sent: Thursday, December 15, 2022 3:55 PM
To: Ali Zarabi; James Lawrence; Steve Ainsworth; Ryan Stewart; Susan Helander; citizencomment
Subject: Amazon SUP: Hold Your Ground -- Amazon SUP is incomplete, insufficient, and untrustworthy

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

To the Warrenton Planning Commission and each of you individually:

I am writing as a concerned citizen to applaud your unanimous decision on 11/22/23 to send the Amazon SUP application back to Amazon and suspend further action until all required information is provided to you.,

Hold your ground. That was and is the right action. The Town Attorney, Town Manager, and majority of the Town Council are trying to bully you into voting, against your own consciences, so that they can advance the SUP prematurely to the Town Council for a vote on January 10.

From the very beginning, Amazon's initial application has all the hallmarks of Amazon's expectation that approval was a slam dunk, that they had assurances their application would be approved without normal requirements, that Amazon did not have to comply with all the SUP requirements that are necessary for any other applicant.

The original Amazon application was NOT COMPLETE. **The Application did not have a noise study, nor a water, sewer, stormwater impact analysis studies or lighting plan and Staff was unable to provide an analysis on all of those due to the omissions in the file even as of 11/15/22 in their Staff Report and Analysis.**

The fact that Town staff certified the application as complete does not make it so, when the evidence of incompleteness is overwhelming. In good conscience, you should not acquiesce in this falsehood.

Even a month after the staff accepted Amazon's application on May 6, Denise Harris identified a list of items that are missing from the SUP criteria - many of which still are.

You are well aware of the missing items and the inadequate, unreliable, and insufficient information. It is a long list, including the lack of a noise study, an unreliable and unacceptable balloon test, missing information on elevations, tree information that has not been updated for the deleted substation, missing land use documents, and nothing on what happens to the data center when Amazon ceases operation. Most important of all, the only noise study ever submitted was quickly acknowledged by Amazon to have been a mistake, which should not have been submitted, after the study was shredded by Dr. John Lyver for invalid physics, incorrect use of tables, irrelevant information from Gainesville, and myriad other failings.

Citizens in this town and county are watching closely. We have done our homework and watched closely what happened in 2021 and what is happening today. There is anger and outrage about the abuse of process, the Town's closed door meetings with Amazon, the preferential treatment of

Amazon, FOIA redactions that withhold information from public view, the prospect that the Town noise ordinance will be ignored and violated, and the precedent that all of this sets of the future.

It is unconscionable. Do not condone it. On behalf of good government and the citizens who are watching closely, stand your ground and do the right thing: Do not vote up or down on the Amazon SUP. Insist that Amazon submit the required and necessary information, so that you can give it the careful review it warrants.

This is almost certainly the most important Planning decision ever to be made in the Town of Warrenton. It will have consequences and precedents that will reverberate forever. Do the right thing.

Cynthia Burbank
6347 Barn Owl Ct
Warrenton VA 20187

Brittany Latack

From: Winny Buursink <winny@buursink.org>
Sent: Thursday, December 15, 2022 6:31 PM
To: citizencomment
Subject: Amazon project

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

Please, save yourself the embarrassment! Do not let this very bad project go forward. We the citizens of Fauquier County absolutely do not want it.

This is why:

The Town Council is railroading a bad, incomplete, untrustworthy, and damaging Amazon project through an invalid process. There is overwhelming citizen opposition to this invalid process and this damaging project.

We ask the PC to hold its ground, to stand firm on the necessity of complete information, particularly a valid noise study. Every indication is that Amazon's data center will not meet the Town Noise Ordinance. And there is other missing information: lack of two required land use documents, lack of a meaningful "balloon test," lack of updated information on tree removal, and lack of updated information on elevations, among other things.

Members of the Planning Commission, please do not be railroaded into a vote before Amazon has submitted sufficient, adequate, trustworthy, and complete information. Stand your ground. We citizens are counting on you.

Winny and John Buursink

Brittany Latack

From: Cecilia Baldwin <ceciliabaldwin02@gmail.com>
Sent: Friday, December 16, 2022 11:34 AM
To: citizencomment
Subject: Vote No against Amazon Data Center!

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

To Whom it may concern,

The Town Council is railroading a bad, incomplete, untrustworthy, and damaging Amazon project through an invalid process. There is overwhelming citizen opposition to this invalid process and this damaging project.

We ask the PC to hold its ground, to stand firm on the necessity of complete information, particularly a valid noise study. Every indication is that Amazon's data center will not meet the Town Noise Ordinance. And there is other missing information: lack of two required land use documents, lack of a meaningful "balloon test," lack of updated information on tree removal, and lack of updated information on elevations, among other things.

Members of the Planning Commission, please do not be railroaded into a vote before Amazon has submitted sufficient, adequate, trustworthy, and complete information. Stand your ground. We citizens are counting on you.

Cecilia Baldwin
Resident and voter of Fauquier County

Please forgive the typos
Sent from my mobile device

Please forgive the typos
Sent from my mobile device

Brittany Latack

From: J Benedict <jbenedict5187@gmail.com>
Sent: Friday, December 16, 2022 12:17 PM
To: citizencomment
Subject: SUP 2022-03 Amazon Data Center COMMENT
Attachments: Warrenton Data Center Ltr 12-16-22.pdf

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

Please accept and review my comment for this proceeding, addressed to the Commissioners, and attached here.

Thank you

John E Benedict
23349 Parsons Road
Middleburg VA 20117

December 16, 2022

Submitted electronically

Hon. Susan Rae Helander, Chair
Hon. James Lawrence, Vice Chair
Hon. Steve Ainsworth
Hon. Ryan J. Stewart
Hon. Ali Zarabi
Town of Warrenton Planning Commission
21 Main Street
Warrenton, VA 20186

Re: SUP 2022-03 Amazon Data Center

To the Commissioners:

I'm one of many people in the greater Fauquier neighborhood who are concerned by the Amazon data center proposal.

Even those of us who do not live in the town value Warrenton's unique character and its close ties to the surrounding countryside. I believe most people agree that it'd be a serious mistake to build such a massive structure, and at such a conspicuous location, at the gateway to historic Warrenton. There are too many unresolved questions, also, about changes to the proposal, its harmful impacts to residents, the community, and the environment, and the massive transmission towers or substations that it would require. I've listened to comments from your public hearing on November 15. I believe sixty people spoke, and all but one were vehemently opposed. The only supporter is someone actively marketing property for data centers.

I applaud the Commission's decision to send the application back for further work. Your procedural decision was wholly appropriate; the "100 day rule" doesn't apply when an application is found incomplete. Of course, the applicant wants to hurry the proceeding, but a special use proposal as major as this one needs an unquestionably complete application. The data center proposal was predictably controversial; it is the most important application the town has ever seen. The applicant clearly owed the people of Warrenton -- and this Commission -- a more thorough application than has yet been submitted.

This proceeding involves more than a widely unpopular land use proposal. It addresses the function of the Warrenton Planning Commission under Virginia law. I'm a lawyer with some experience in land use issues, just over the line in Loudoun County. And I assure you the Commission has a deeply important, independent role under Virginia law, not least to ensure that land use applications are complete and appropriately vetted. The Commission is acting appropriately and within its rights and responsibilities by declining to vote on an incomplete application and instead sending it back to the applicant. And that decision is important not simply for this application but also as precedent for other land use proposals that Warrenton will see in the future.

Respectfully,

John E. Benedict
23349 Parsons Road
Middleburg VA 20117

Brittany Latack

From: Kimberly DeBaise <kimberly.debaise@gmail.com>
Sent: Friday, December 16, 2022 4:46 PM
To: citizencomment
Subject: Amazon in Fauquier

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

The Town Council is railroading a bad, incomplete, untrustworthy, and damaging Amazon project through an invalid process. There is overwhelming citizen opposition to this invalid process and this damaging project.

We ask the PC to hold its ground, to stand firm on the necessity of complete information, particularly a valid noise study. Every indication is that Amazon's data center will not meet the Town Noise Ordinance. And there is other missing information: lack of two required land use documents, lack of a meaningful "balloon test," lack of updated information on tree removal, and lack of updated information on elevations, among other things.

Members of the Planning Commission, please do not be railroaded into a vote before Amazon has submitted sufficient, adequate, trustworthy, and complete information. Stand your ground. We citizens are counting on you.

Brittany Latack

From: Katie Grazier <katiemgrazier@gmail.com>
Sent: Friday, December 16, 2022 8:28 AM
To: citizencomment
Subject: Amazon Data Center

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

Good morning.

The Town Council is railroading a bad, incomplete, untrustworthy, and damaging Amazon project through an invalid process. There is overwhelming citizen opposition to this invalid process and this damaging project.

We ask the PC to hold its ground, to stand firm on the necessity of complete information, particularly a valid noise study. Every indication is that Amazon's data center will not meet the Town Noise Ordinance. And there is other missing information: lack of two required land use documents, lack of a meaningful "balloon test," lack of updated information on tree removal, and lack of updated information on elevations, among other things.

Members of the Planning Commission, please do not be railroaded into a vote before Amazon has submitted sufficient, adequate, trustworthy, and complete information. Stand your ground. We citizens are counting on you.

*Sincerely,
Katie Grazier
8178 poplar grove drive
Warrenton VA 20187*

Brittany Latack

From: Phil & Mary <pmkasky@gmail.com>
Sent: Friday, December 16, 2022 8:16 AM
To: citizencomment
Subject: Vote No on Amazon Data Center

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

Dear Planning Commission,

At your public hearing continuation meeting to be held on Tuesday 20 December, please consider the will of our town and county citizens and vote accordingly.

- The Town Council is railroading a bad, incomplete, untrustworthy, and damaging Amazon project through an invalid process. There is overwhelming citizen opposition to this invalid process and this damaging project.
- We ask the PC to hold its ground, to stand firm on the necessity of complete information, particularly a valid noise study. Every indication is that Amazon's data center will not meet the Town Noise Ordinance. And there is other missing information: lack of two required land use documents, lack of a meaningful "balloon test," lack of updated information on tree removal, and lack of updated information on elevations, among other things.
- Members of the Planning Commission, please do not be railroaded into a vote before Amazon has submitted sufficient, adequate, trustworthy, and complete information. Stand your ground. We citizens are counting on you.

Thank you.

Phil & Mary Kasky
3605 Sutherland Ct.
Warrenton, VA 20187

Brittany Latack

From: joe lowe <joeinbolivia@yahoo.com>
Sent: Friday, December 16, 2022 6:24 PM
To: citizencomment
Subject: Amazon Proposal

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

Dear Planning Commission,

The Town Council is railroading a bad, incomplete, untrustworthy, and damaging Amazon project through an invalid process. There is overwhelming citizen opposition to this invalid process and this damaging project.

We ask the PC to hold its ground, to stand firm on the necessity of complete information, particularly a valid noise study. Every indication is that Amazon's data center will not meet the Town Noise Ordinance. And there is other missing information: lack of two required land use documents, lack of a meaningful "balloon test," lack of updated information on tree removal, and lack of updated information on elevations, among other things.

Members of the Planning Commission, please do not be railroaded into a vote before Amazon has submitted sufficient, adequate, trustworthy, and complete information. Stand your ground. We citizens are counting on you. Thank you,

Joe Lowe

7036 Low Ct.
Warrenton, VA
20187

Brittany Latack

From: Katherine McLeod <willardby@gmail.com>
Sent: Friday, December 16, 2022 12:10 PM
To: citizencomment
Subject: Amazon Data Center

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

The Town Council is railroading a bad, incomplete, untrustworthy, and damaging Amazon project through an invalid process. There is overwhelming citizen opposition to this invalid process and this damaging project.

We ask the PC to hold its ground, to stand firm on the necessity of complete information, particularly a valid noise study. Every indication is that Amazon's data center will not meet the Town Noise Ordinance. And there is other missing information: lack of two required land use documents, lack of a meaningful "balloon test," lack of updated information on tree removal, and lack of updated information on elevations, among other things.

Members of the Planning Commission, please do not be railroaded into a vote before Amazon has submitted sufficient, adequate, trustworthy, and complete information. Stand your ground. We citizens are counting on you.

Brittany Latack

From: Lorrie Ness <lorrie.a.ness@gmail.com>
Sent: Friday, December 16, 2022 7:54 AM
To: citizencomment
Subject: Comment on Amazon data center
Attachments: signature.asc

I am unable to attend the December. 20th meeting, but I wanted to comment that I moved to Warrenton as a refuge from my work in the greater DC area. The drive home to this rural paradise far outweighs the commute and I'm devastated that allowing a data center to be placed in Warrenton is being considered. Our town is worth more than tax revenue. You are being asked to sell out the most valuable feature our town possesses...the rural, home-town feel. The whole reason we chose to live here is for that feeling. Please do not alienate the citizens who call Warrenton our home. There is overwhelming citizen consensus that the data center is not something we want.

Sincerely,

Lorrie Ness

Brittany Latack

From: Scott Ness <shness@gmail.com>
Sent: Friday, December 16, 2022 8:53 AM
To: citizencomment
Subject: Comment on Amazon data center

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

I am unable to attend the December. 20th meeting, but I wanted to comment that I moved to Warrenton as a refuge from my work in the greater DC area. The drive home to this rural paradise far outweighs the commute and I'm devastated that allowing a data center to be placed in Warrenton is being considered. Our town is worth more than tax revenue. You are being asked to sell out the most valuable feature our town possesses...the rural, home-town feel. The whole reason we chose to live here is for that feeling. Please do not alienate the citizens who call Warrenton our home. There is overwhelming citizen consensus that the data center is not something we want.

Sincerely,
Scott Ness

Brittany Latack

From: Richard Polizzotto <polizzottor@gmail.com>
Sent: Friday, December 16, 2022 9:41 AM
To: citizencomment
Subject: Planning Commission Meeting on 12/20/22

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

I would be attending the 12/20 meeting but due to family health reasons I cannot attend, but trust the members will accept my comments here as a valid substitute. For the same health reasons, I have not been able to attend any previous meeting. I urge you to **ABSTAIN** from voting at the 12/20 meeting for the reasons below.

I believe that the Town Council is railroading a bad, incomplete, untrustworthy, and damaging Amazon project through an invalid process. There is overwhelming citizen opposition to this invalid process and this damaging project.

We ask the PC to hold its ground, to stand firm on the necessity of complete information, particularly a valid noise study. Every indication is that Amazon's data center will not meet the Town Noise Ordinance. And there is other missing information: lack of two required land use documents, lack of a meaningful "balloon test," lack of updated information on tree removal, and lack of updated information on elevations, among other things.

Members of the Planning Commission, please do not be railroaded into a vote before Amazon has submitted sufficient, adequate, trustworthy, and complete information. Stand your ground. We citizens are counting on you. I am asking that you **ABSTAIN from voting** as a "No" vote for a recommendation, the Town Council will succeed in forcing a premature vote from the Commission, to set up their own hearing to approve the Amazon SUP on Jan. 10.

Thank you,

Richard Polizzotto

Brittany Latack

From: Jeneanne Rae <jmmrae@gmail.com>
Sent: Friday, December 16, 2022 9:42 AM
To: citizencomment
Subject: Amazon project

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

I have lived in Fauquier County for more than 20 years. I enjoy its many communities, agricultural orientation, and the protection for the environment offered by the PEC. I am fervently against the development of Amazon's data center and believe :

The Town Council is railroading a bad, incomplete, untrustworthy, and damaging Amazon project through an invalid process. There is overwhelming citizen opposition to this invalid process and this damaging project.

We ask the PC to hold its ground, to stand firm on the necessity of complete information, particularly a valid noise study. Every indication is that Amazon's data center will not meet the Town Noise Ordinance. And there is other missing information: lack of two required land use documents, lack of a meaningful "balloon test," lack of updated information on tree removal, and lack of updated information on elevations, among other things.

Members of the Planning Commission, please do not be railroaded into a vote before Amazon has submitted sufficient, adequate, trustworthy, and complete information. Stand your ground. We citizens are counting on you.

Thank you for the opportunity to make my opinion against this project known to you.

Sincerely,
Jeneanne M. Rae
3005 Delaplane Grade Road
Delaplane, VA 20144

Brittany Latack

From: Diane Reeder <dreeder3@yahoo.com>
Sent: Friday, December 16, 2022 9:20 AM
To: citizencomment
Subject: Please - listen to us

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

To the Town Council,

You are railroading a bad, incomplete, untrustworthy, and damaging Amazon project through an invalid process. There is overwhelming citizen opposition to this invalid process and this damaging project.

We ask the PC to hold its ground, to stand firm on the necessity of complete information, particularly a valid noise study. Every indication is that Amazon's data center will not meet the Town Noise Ordinance. And there is other missing information: lack of two required land use documents, lack of a meaningful "balloon test," lack of updated information on tree removal, and lack of updated information on elevations, among other things.

Members of the Planning Commission, please do not be railroaded into a vote before Amazon has submitted sufficient, adequate, trustworthy, and complete information. Stand your ground. We citizens are counting on you.

Please listen to the citizens of Warrenton. It's your job to hear us and act in the best interest of the citizens of Warrenton.

Regards,
Diane Reeder
3348 Boathouse Rd
Warrenton, VA 20187
540 359 6551

Brittany Latack

From: sardonel@aol.com
Sent: Friday, December 16, 2022 12:21 PM
To: citizencomment
Subject: Please Hear Us!

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

Please do not go forward with the Amazon project!

We ask the PC to hold its ground, to stand firm on the necessity of complete information, particularly a valid noise study. Every indication is that Amazon's data center will not meet the Town Noise Ordinance. And there is other missing information: (1) lack of two required land use documents, (2) lack of a meaningful "balloon test," (3) lack of updated information on tree removal, and (4) lack of updated information on elevations, among other things.

Members of the Planning Commission, please do not be railroaded into a vote before Amazon has submitted sufficient, adequate, trustworthy, and complete information. Stand your ground. We citizens are counting on you.

Thank you for your time,
Laura Sanborn

Sent from myMail for iOS

Brittany Latack

From: Keith Scott <ffxpt@yahoo.com>
Sent: Friday, December 16, 2022 11:28 AM
To: citizencomment
Subject: Amazon Data Center

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

My name is Keith Scott. I have lived in Fauquier County for 18 years. I was shocked to hear about how close the Amazon project is to Warrenton. I was saddened to hear how the process was down behind the peoples backs. Please stop Amazon now.

Keith Scott, PT
7727 Leeds Manor Road
Marshall, Va. 20115

Brittany Latack

From: Kelly Williams <kellysells@aol.com>
Sent: Friday, December 16, 2022 12:15 PM
To: citizencomment
Subject: Please stop Amazon!

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

I urge the city council to put an end to this heinous proposal for an Amazon Data Center. It is obvious that the majority of residents do not want this! Act for the citizens as you were elected. Please!

Kelly Williams

Vice President
TTR Sotheby's Realty
202 744 1675
Top 1% Nationwide

Sent from my iPhone

Brittany Latack

From: Linda Ciba <lciba@comcast.net>
Sent: Saturday, December 17, 2022 6:56 PM
To: citizencomment
Subject: Proposed Amazon data center

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

Member of the Planning Commission:

I will not be able to make the December 20th meeting but would like to express my opinion on this proposed project.

The citizens of Warrenton Va have been drawn to this town for many reasons but mostly for its small town feel. A good place to raise children with a country atmosphere. This data center does not fit this feeling. It is intrusive and does not fit the vision for this community. It will be an albatross at the entrance to town.

Aside from the obvious misfit in its location, it does not comply with the noise ordinance of the town. Your positions on the commission is to ensure the ordinance are enforced for the benefit of the whole community not to arbitrarily ignore them for what you feel maybe some financial gain for the township government. It has been clear that the majority of the residence of Warrenton are against the placement of the Amazon data center.

I respectfully request that you vote to turn down Amazon data center project application until they find a more suitable site.

Thank you
Linda Ciba
7475 Lake Willow Ct
Warrenton,Va 20187

Sent from my iPad

Brittany Latack

From: Clare Smith <clonmel101@yahoo.com>
Sent: Saturday, December 17, 2022 11:04 AM
To: citizencomment
Subject: Amazon Data Center

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

The Town Council is needlessly forcing a bad, incomplete, untrustworthy, and damaging Amazon project through an invalid process. There is overwhelming citizen opposition to this invalid process and this damaging project.

I am certain there will be law suits if certain members of the town council persist in denying the desires of the community, instead promoting the ruin of our town for the greed of corporate interests and their lackeys.

Putting this toxic polluter on our doorstep is an egregious affront to all who love our town.

[Sent from Yahoo Mail for iPhone](#)

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Item 1.

<https://www.wsj.com/articles/why-returns-on-digital-real-estate-dont-compute-11671128381>

MARKETSHEARD ON THE STREET

Why Returns on Digital Real Estate Don't Compute

Data centers promise a heady combination of growth and income, but investors need to crunch the numbers



A Google data center in Council Bluffs, Iowa.

PHOTO: BRIAN SNYDER/REUTERS

By *Spencer Jakab* [Follow](#)

Dec. 16, 2022 5:30 am ET

The internet never forgets.

Well, at least it has a very long memory, so that silly selfie from five years ago, your old bank statements and the flight reservations for next summer's big vacation all have to live somewhere. Odds are they live in northern Virginia.

Handling the explosion of data and cloud computing are hundreds of nondescript buildings filled with servers, kept at a constant temperature and humidity and hooked up to massive power lines. For reasons including utility connections and zoning rules, the region south of Washington, D.C. is now bigger than Silicon Valley as a host for our digital lives. It is approaching 2 gigawatts of capacity, according to real estate services company Cushman & Wakefield PLC—enough to power 1.5 million homes.

The biggest creators and processors of all that data are known in the business as hyperscale Item 1.
Alphabet Inc.'s GOOG **-1.68%** ▼ Google, Amazon.com Inc.'s AMZN **-3.22%** ▼ Amazon Web
Services, Microsoft Corp.'s MSFT **-2.38%** ▼ Azure, Oracle Corp., Facebook owner Meta
Platforms Inc. and Apple Inc. They spend heavily on their own data centers, but their needs are
so massive that they have also outsourced tens of billions of dollars in investment in digital real
estate to specialized investors.

“It’s difficult for those companies, as sophisticated as they are, to procure the land, sit on it, get
the power and permits,” explains Kristina Metzger, who leads data center capital markets for
real-estate firm CBRE Group Inc.

Mom and pop have gotten in on the action through real-estate investment trusts which, in addition to dividend checks in a yield-starved world, held out the promise of tech-like growth. Private-equity investors pounced just as valuations peaked. KKR & Co. and Global Infrastructure Management LLC paid \$15 billion including debt—a 25% premium—for publicly traded REIT CyrusOne Inc., in a deal signed in 2021 and completed this spring. That deal was made just weeks after Blackstone Inc. closed its \$10 billion deal for data center REIT QTS Realty Trust Inc., at a 21% premium. There were many smaller transactions. Synergy Research Group calculates that 209 deals closed in 2021 alone with a value of \$48 billion.

Now, though, with interest rates rising, data-hungry tech startups folding and even stalwarts like Meta, Twitter Inc. and Amazon's AWS tapping the brakes on cloud investments, remaining data center REITs like Digital Realty Trust Inc. and Equinix Inc. don't look as attractive. The real story might be that they never really were.

Their return on invested capital is meager, yet they also have had to raise mountains of cash to keep up with growth while paying dividends. Both of those weaknesses are normally a feature of REITs, though, not a bug. Unlike a normal operating company that might buy machinery or sink cash into designing a new product, both of which depreciate, real estate tends to go up in value if maintained. REITs are also pass-through entities that, in exchange for owing no corporate taxes, must distribute 90% of their profits. Seizing the sort of rapid growth digital landlords have experienced therefore requires lots of fresh debt and equity. Digital Realty has, since the start of 2012, gone from 103 million shares outstanding to 287 million, and its net debt has grown from less than \$3 billion to almost \$16 billion, not including operating leases.

But that cash was raised during the very best of times with tech booming and investors starved for yield. Even while many other REITs struggled when Covid-19 arrived, an explosion in online activity boosted data centers' shares and creative financing like securitizing leases helped son

raise money for new facilities. Data center REITs have lagged their peers since the end of 2020, though, despite all the deal activity. Anyone fueling their growth with new shares or bonds today requires a lot more return.

Item 1.

They still aren't asking for enough according to short seller Jim Chanos, who has made a large bet against them. One criticism is that they overstate returns by classifying some maintenance spending as being for growth—a complicated point that the data centers refute. A more clear-cut one is that, unlike well-maintained apartments, rents have been slipping. They went from an average of \$145 per kilowatt a month in primary markets to about \$120 last year, according to CBRE. That slide has reversed sharply recently in some hot markets as power companies and construction crews struggle to keep up and inflation hits building costs. The scarcity could give data center values a reprieve but, in a worrying sign, Digital Realty Chief Executive A. William Stein was dismissed from his management and board roles this week without explanation.

Mr. Chanos's other critique is that data centers' big customers, the hyperscalers, are their competitors too. Their ability to "self-build" makes them different from, say, a bank leasing office space. Thomas Dakich, a lawyer who has worked on death row cases and is now managing director and general counsel of data center company Digital Crossroad, was asked at a panel last month about his hyperscale clients.

"Negotiating with these guys is tough. They are literally: 'What's mine is mine, what's yours is mine, but I don't want the liability of yours, so you take the liability and I'll take the asset.'"

Normally in a gold rush, the people selling picks and shovels are investors' best bet. Digital landlords are just renting them out, though. If cloud computing demand keeps slowing or prospects like the metaverse fail to pan out then it will be bad for companies like Meta and Amazon, but it is the people who own those giant boxes in Virginia who could really get buried.

Write to Spencer Jakab at Spencer.Jakab@wsj.com

Brittany Latack

From: Cindy Burbank <cindy.burbank@comcast.net>
Sent: Monday, December 19, 2022 3:19 PM
To: Steve Ainsworth; Ali Zarabi; Ryan Stewart; James Lawrence; Susan Helander; Planning Department
Cc: fredaprl@infionline.net; Julie Bolthouse; Peter Cary; Spencer Snakard; kkask@pecva.org; yaksbox@msn.com; Mike Fultz
Subject: AMAZON: Need for provisions to protect Town in event of technological or economic obsolescence
Attachments: Why Returns on Digital Real Estate Don't Compute - WSJ.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

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

To the Warrenton Planning Commission -

While you and many others have highlighted a significant number of incomplete, insufficient, and untrustworthy defects in Amazon's SUP application, one important area has yet to get any attention in your work sessions or discussions with Amazon:

The risk of technological or economic obsolescence of the Amazon data center on Blackwell -- and the risk that Warrenton is left with a hulking warehouse in a prime location on the gateway to town.

Fred Smith and I have both sent you detailed comments on this risk. It is real, both the real possibility of **technological** obsolescence and the real possibility of **economic** obsolescence.

To reinforce that concern, I attach a pdf of a 12/16/22 Wall Street Journal article
The article ends with this statement:

If cloud computing demand keeps slowing or prospects like the metaverse fail to pan out then it will be bad for companies like Meta and Amazon, but it is the people who own those giant boxes in Virginia who could really get buried.

In view of this and other evidence of potential obsolescence, a key part of your review of the Amazon SUP is to seek SUP conditions that provide protections for the town and the nearby neighborhoods in the event that Amazon abandons this massive data warehouse in the "New Town" area envisioned in the Town Comprehensive Plan.

You don't necessarily need to nail down the percent likelihood of obsolescence/abandonment, or the likely year. But you should proceed on the assumption that **there is such a risk** -- and that shuttering or abandonment will occur at some point -- and therefore **it is imperative for the SUP to contain protective provisions for what happens to the massive structure, generators, mechanical equipment, and diesel fuel containers on the property.**

Brittany Latack

From: Suzan Fultz <suzan.fultz@gmail.com>
Sent: Monday, December 19, 2022 11:01 AM
To: citizencomment; Susan Helander; Ryan Stewart; James Lawrence; Ali Zarabi; Steve Ainsworth
Subject: Citizen Comment for Dec 20. 2022
Attachments: Suzan Fultz 12-20-22 Planning Commission Public Comment.pdf

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

Dear Planning Commissioners,

Please accept the attached as my comments for the upcoming Dec. 20, 2022 Planning Commission meeting. I appreciate your time and consideration of my attached remarks, and most especially the time you will extend to our community tomorrow evening.

Kindest Regards,
Suzan Fultz

Sent from my iPad

Good Evening Planning Commissioners,

The settlement which would grow into the Town of Warrenton began as a “Crossroads”, and over 200 years later on Dec 20, 2022, the Planning Commission and Town are indeed at a “Crossroads”. I appreciate the weighty decision that each of you has... to Abstain or to Vote on a recommendation for SUP 2022-03 for the Amazon Data Center. May I interject a few thoughts...

To Vote means granting the Town Council a precedential decision to patently disregard the Planning Commission’s authority and usurp power from the Commission as a governing body.

To Vote means sending a flawed and inadequate application to the Council.

To Vote means yielding; giving the Council carte blanche to hold their prematurely planned Public Hearing, and most assuredly vote a unanimous ‘Yes’ to the SUP “as-is” on Jan. 10, 2022.

To Vote means to put aside the citizens’ continuing concerns, as the Council did on Dec. 13 by passing the resolution to hold a public hearing Jan. 10, regardless of the Planning Commission’s actions this evening.

To Vote means to set precedent of allowing noisy data centers near residential communities in the Town, thus sealing the fate for data centers at the old Wire Factory, with more SCC-driven power lines in Town.

Please hold your ground and Abstain from voting Dec. 20. Hold your ground, and send the clear message to Council that they are out of order in their claims and actions.

As always, I appreciate your service, time and consideration of my letter, and the time you will be extending to the public to hear their voices during the Dec. 20 meeting.

Respectfully,

Suzan Fultz
7020 Beaconsfield Lane
Warrenton, Va 20187

Brittany Latack

From: Ruth Garretson <ruthymin4@gmail.com>
Sent: Monday, December 19, 2022 11:30 AM
To: citizencomment
Subject: Fwd: Time Sensitive: Amazon Update -- and Request for You to Attend 12/20 Public Hearing

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

Sent from my iPhone

Begin forwarded message:

From: Cindy Burbank <cindy.burbank@comcast.net>
Date: December 16, 2022 at 7:57:21 AM EST
To: emmetg@gmail.com, gallagher_james@hotmail.com, mudrian.albert@gmail.com, agrolbert@gmail.com, sgallogly@gmail.com, bnbnlz@yahoo.com, stevo1264@yahoo.com, tammy.gaouette@gmail.com, beckygarber@gmail.com, c.obsidian@gmail.com, garciarjaime@gmail.com, garonzik.jeff@gmail.com, terrigaronzik@yahoo.com, ruthymin4@gmail.com, aegelder@vt.edu, slgendron@gmail.com, dawnnycox@yahoo.com, nismo3.5@hotmail.com, jepper20@hotmail.com, tgeozeff@yahoo.com, doceg@yahoo.com, christine@geurkinkva.com, donna.giampa@yahoo.com, thomas.giampa@comcast.net, capt.davidgibb@gmail.com, egibb5184@gmail.com, gibbskristin@yahoo.com, davegibson3@gmail.com, kklgibson@verizon.net, gilbertgail@comcast.net, joinvienna@gmcil.com, jlgdesigner@yahoo.com, susanmgivens@gmail.com, ljglassa8@gmail.com, mgodfre@gmail.com, debellsk@gmail.com, darbyagolec@gmail.com, jongolec@gmail.com, kelle1938@comcast.net, starbright1613@yahoo.com, jrgchnic@gmail.com, shavette76@gmail.com, megangosseling@gmail.com, just-gen@hotmail.com, bfc6mail@gmail.com, ggrambo@gmail.com, cgrammick@gmail.com, diana.valemuela@ymail.com, ggrando@gmail.com, eric@jumpcode.com
Subject: Time Sensitive: Amazon Update -- and Request for You to Attend 12/20 Public Hearing

To members and friends of Protect Fauquier-

On Tuesday 12/13, the Town Council voted 4-3 to direct staff to issue notice of a Town Council Amazon public hearing on 1/10/23. (Unless Amazon requests a deferral, which is unlikely.)

Voting for this motion were Council members Sutphin, Heroux, Hamby, and Hartman. The Mayor does not vote, but clearly supports this move. We are grateful to Council members Bill Semple, Renard Carlos, and Sean Polster for voting against the motion.

Looking ahead, the Protect Fauquier Leadership Team expects the same 4 Council members to vote for the Amazon SUP on 1/10/23, immediately after the public hearing concludes. That will be a majority vote approving the SUP.

If the SUP is approved, Amazon not only gets the green light to build the Data Center, but is explicitly allowed to build and operate without meeting the Town's noise ordinance -- something we doubt that any other applicant has ever been allowed. Amazon and Town staff propose conditions in the SUP that would require Amazon to "diligently pursue" noise compliance -- but without ever setting a date for compliance. Moreover, Amazon has asked Town staff for "clarifications" about noise which could lead to gutting the noise ordinance, with absolutely no public notice or input.

You have a chance next week to speak against this travesty. On Tuesday 12/20, at 7 pm, the Planning Commission will hold a continuation of its public hearing, as demanded by the Town Council. Once again, we ask you to attend in numbers, wear red, and speak in opposition to the process.

***** IMPORTANT: Please ask the PC to hold their ground and ABSTAIN from voting on Dec 20. Commissioners reasonably asked on Nov. 22 for more information in order to make an informed recommendation. If, on Dec. 20, they simply vote "No" for a recommendation, the Town Council will succeed in forcing a premature vote from the Commission, to set up their own hearing to approve the Amazon SUP on Jan. 10.*****

As it stands now, those of us who spoke at the 11/15 PC hearing are not allowed to speak again to the PC on 12/20. That means **those of you who did not speak on 11/15 are absolutely critical. We need your voices on 12/20, to speak for all of us, and send this message:**

The Town Council is railroading a bad, incomplete, untrustworthy, and damaging Amazon project through an invalid process. There is overwhelming citizen opposition to this invalid process and this damaging project.

We ask the PC to hold its ground, to stand firm on the necessity of complete information, particularly a valid noise study. Every indication is that Amazon's data center will not meet the Town Noise Ordinance. And there is other missing information: lack of two required land use documents, lack of a meaningful "balloon test," lack of updated information on tree removal, and lack of updated information on elevations, among other things.

Members of the Planning Commission, please do not be railroaded into a vote before Amazon has submitted sufficient, adequate, trustworthy, and complete information. Stand your ground. We citizens are counting on you.

For those of you who have already spoken, and those who will not be able to attend the 12/20 hearing, please email this same message to the Planning Commission now, before the hearing, at citizencomment@warrentonva.gov. Your voice is powerful, and makes our collective voice even more powerful.

Please also mark your calendar to attend and speak out at the Town Council Public Hearing January 10.

If you have any questions or suggestions, feel free to contact any member of the PF Leadership Team.

Have a wonderful holiday season, and take pride in standing up for what is right.

PF Leadership Team

Item 1.

122022 Dear Current and Future Planning Commission Members:

As attorney and Council Member Semple said at the last Town Council meeting, it is important that the Planning Commission not be **“buffaloed”** into taking a vote, any vote, on the current Amazon Data Center SUP.

The town attorney, among others, is promoting improper advancement and accommodation of the applicant’s SUP to effectively **bypass proper Planning Commission review** so the Town Council can narrowly pass the SUP even in its currently incomplete and dishonest state, which is **totally unacceptable to the vast majority of this community** and would promote a succession of similar SUPs that would rob individuals of their quality of life, as well as the rights guaranteed them by the Virginia state constitution.

There is more than just a ground swell of Warrenton residents working against this SUP. The greater issue is prevention of bad governance and corrupting influences. The community needs the **time that your continuing maintenance of your last unified decision** will afford us, in order to initiate necessary improvements to protect ourselves from current maladministration. Know that your true community is supporting you standing by your entirely reasonable and legal original decision.

Even the local news outlets have for months presented sterilized coverage in a way that selectively withholds important information from the public and so effectively supports the status quo and illogic of government-by-intimidation. This is neither criticism of where we live nor of neighbors we should love; it is simply necessary, caring awareness to enable conscientious corrections that promote stewardship of a healthy community and to provide a

real template for the protection of the health of communities everywhere.

We are not just here with you holding the line against an **invalid Resolution of the Town Council** that is trying to bypass your careful consideration and conclusions, but we are out there working as well, as a community of neighbors caring for each other. Please protect only good government by affording the community residents the **time** necessary to be able to protect ourselves against maladministration. The Town Council's latest Resolution to intimidate you to vote is **nullified by its violation of the Town Charter.**

Stave off making any motion to vote on the SUP; certainly refuse to second any motion to vote on the SUP. If there is a second of a motion to vote, get up and leave to deny it the validity of a quorum.

We all need reminders that the Virginia Constitution states:

That all power is vested in, and consequently derived from, the people, that magistrates are their trustees and servants, and at all times amenable to them.

Do not break faith or trust with your community. The vast majority of the community desires you each and all not to support the corrupt efforts that are trying to intimidate you into voting on this SUP simply so that unchecked Town Council members can succeed at wresting control of it to immediately approve it.

Sincerely,

Jean Boenish



Brittany Latack

From: Cindy Burbank <cindy.burbank@comcast.net>
Sent: Tuesday, December 20, 2022 1:11 PM
To: Steve Ainsworth; Ali Zarabi; Ryan Stewart; James Lawrence; Susan Helander; Planning Department; kkask@pecva.org
Cc: Julie Bolthouse; Mike Fultz; fredaprl@infionline.net; Spencer Snakard; yaksbox@msn.com; Peter Cary
Subject: Amazon SUP -- Need for Review and Input on Town's 12/16/22 Zoning Determination Letter on Noise

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

To the Planning Commission -

Just 4 days ago, on Friday 12/16, the Town staff responded to Amazon's Zoning Determination letter on the Town's noise ordinance.

Citizens groups and concerned residents did not see this letter until last night -- Monday night. So we have had less than 24 hours to review a highly technical four-page document on how to interpret and apply the noise ordinance.

Initial review by citizens and our expert noise advisor indicates the response was professional, technically well-grounded, and largely fair and reasonable.

Yet our expert noise advisor has pointed out key areas where there are legitimate questions and also key areas where it would be easy for the applicant to "game" the noise measurements and undermine the ordinance, at the risk of the families in neighborhoods near the proposed data center.

The Amazon SUP must not be allowed to move to the Town Council for a vote before the Planning Commission and citizens can provide recommendations relating to this zoning/noise determination. Failing to provide that opportunity will be yet another indictment of a rushed process, in which citizens are locked out in order to favor Amazon. Without careful scrutiny based on the latest development in this case, there is a high risk of endangering the health, well-being, and property values of hundreds of families in adjoining neighborhoods. And an equally high risk of putting another nail in the coffin of citizen trust of their government.

This latest development underscores that the Planning Commission must hold its ground. Insist that time be allowed for yourselves and for citizens to digest, understand, and weigh in on the Town's Zoning Determination Letter as it affects the Amazon SUP application.

Brittany Latack

From: suseast <suseast@erols.com>
Sent: Tuesday, December 20, 2022 12:55 PM
To: citizencomment
Subject: meeting tonight on Amazon data center

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

Mr. Hartman,
Please do your duty tonight and reject the proposed data center. We elected you to protect our town from this kind of abuse.

The plan set in place and approved by us does not allow this kind of use. It is to be mixed use, not a data center building with power lines, noise, and overwhelming structures invading the gateway to our town. The precedent set by this monster will see more and more of these data centers encroaching on the peaceful, rural surroundings of our entire county.

We do not want this. Our children need us to protect their future homes by denying this now before it is too late.

Please listen to your community's wishes and deny Amazon.

Susann Eastridge
166 Rappahannock St.
Warrenton, VA 20186

Brittany Latack

From: Susan Hayes <susan.v.hayes@gmail.com>
Sent: Tuesday, December 20, 2022 10:39 AM
To: citizencomment
Subject: Amazon

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

I believe that the Amazon facility is a poor choice for Warrenton and Fauquier as a whole. This facility will change the landscape of Fauquier and will open the door for similar facilities. It is important to keep Fauquier green for future generations. Susan Hayes

Brittany Latack

From: Florence Keenan <keenanlori@gmail.com>
Sent: Thursday, December 15, 2022 2:29 PM
To: Planning Department
Subject: Comments for 12/20/22 Planning Commission Meeting

Good evening, my name is Florence Keenan, and I have been a resident of Fauquier County for over 20 years. Warrenton is my county seat where I shop, do business, exercise and meet friends.

I must reiterate what you've heard from so many speakers: this application is inaccurate, incomplete and premature—the noise study won't be ready until next year and noise is a significant issue. You cannot rely on Amazon to adhere to its proposed noise conditions that lack a deadline for compliance, without detrimentally impacting Warrenton residents and the surrounding community.

All of Amazon's amendments, modifications, changes and resubmission over the course of this application process not only belie that the application was ever sufficiently complete to be considered, but also have undermined Amazon's credibility, while wasting our time analyzing half-baked proposals and factoids.

Moreover, Amazon has never credibly demonstrated how this data center is consistent with the recently passed Plan Warrenton 2040 — because it can't. The strategic plan for the town is Plan Warrenton, where the only mention of data centers is to state that data centers are not appropriate for light industrial zoned areas (see page 70) due to their voracious appetites for public utilities. Planning Staff has also asked Amazon to consider green infrastructure and LEED standards as encouraged in Plan Warrenton, but the draft conditions for approval do not address these standards.

Town documents demonstrate that discussions about data centers were on-going during the drafting of Plan Warrenton, so why didn't the Plan provide for them? Instead, just four months after Plan Warrenton was passed, Amazon had a zoning amendment passed to allow a huge, closed data center on a site that the Plan called for becoming a community friendly mixed-use area.

This data center is totally contrary to the plan for Warrenton's New Town Character. Neither Loudoun nor Prince William counties have allowed data centers smack dab in their historic county seats of Leesburg or Manassas for obvious reasons— data centers are huge, unfriendly, noisy, locked fortresses that use enormous amounts of electricity while increasing air pollution. This would be the first of several data centers ringing Warrenton, irrevocably changing its friendly, historic character.

Community development should be a win-win for Warrenton. It shouldn't result in a divisive and inappropriate win-lose proposition. Due process requires that the people's objections be addressed and that only a complete application be voted upon.

If the town is so desperate for more revenues, then negotiate with the county for a greater cost-share portion of revenues from county data centers. Take the time to get this right.

Amazon should withdraw this application, at least until all the studies are finished and the application is complete. Amazon should also meet with representatives of the county, town and residents to find a more appropriate location for any truly necessary data center.

Finally, Amazon should donate the Blackwell Road site to the town for a park, in exchange for tax deductions and perhaps even naming rights — “Amazon Park” could go a long way to heal the civic wounds and distrust that this application has generated. That would be a win-win.

Thank you.

Brittany Latack

From: Bébhinn Cecilia Rowland <bsktblbebhinn@gmail.com>
Sent: Tuesday, December 20, 2022 9:31 AM
To: James Lawrence; Ali Zarabi; Steve Ainsworth; Ryan Stewart; Susan Helander; citizencomment
Subject: Please DO NOT vote on Amazon tonight!

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

Dear Commissioners,

I was so incredibly encouraged by your integrity last month in the unanimous vote to postpone a decision regarding Amazon until they have completed all aspects of their application thoroughly. I implore you to stand your ground this evening and WAIT to vote until Amazon has given us all the information needed to make an informed decision for the people of Warrenton. It would be an egregious dereliction of duty for either the Planning Commission or the Town Council to vote on this matter without understanding the full impact that it could have on our town for decades to come.

If a vote were to take place without a completed application, the precedent that would set going forward, and the appearance of shady backroom deals that it would project to everyone, would be devastating for our community.

Please do the right thing.

Thank you,
Bébhinn Rowland
540-692-0061

Brittany Latack

From: Andrea Supp <asupp2010@gmail.com>
Sent: Tuesday, December 20, 2022 1:01 PM
To: citizencomment
Subject: Amazon Data Center

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

To the Planning Commission:

I, respectfully, request that you require Amazon to provide a complete application, including but not limited to, a valid noise study. Please stand firm and abstain from voting until Amazon provides the previously requested information.

I am a resident of North Rock and will be directly affected by noise and the unsightly view if this Data Center is approved.

Andrea Supp
asupp2010@gmail.com
540-216-4577 (cell)
540-216-3755 (home)

Brittany Latack

From: Ken Thomas <ken.thomas@comcast.net>
Sent: Tuesday, December 20, 2022 12:26 PM
To: citizencomment
Cc: Ken Thomas
Subject: Our local Economic Development

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

We all want to see Warrenton and Fauquier County grow intelligently. Pay our teachers more, invest in new businesses and provide for our citizens. No one can argue against this.

We now are dealing with the big question of the data center industry that requires very large amounts of electricity to operate. The electric power requires very big transmission line towers and lines to supply the data centers. And the data centers create noise levels that can damage our way of life. We know this from the experiences of our neighbors in Loudoun and Prince William counties. The VA State Corporation Commission makes all the final decisions.

The statements to change the power line routes and sub-station location from Dominion Energy and Amazon have been in response to local citizen pressure for the single data center at Blackwell Road. But we all know now that this is about not one, but many data centers in Warrenton and Fauquier county. If the Blackwell Road/Amazon data center is approved, **then the doors swing wide open for many other data centers** and the transmission lines/towers and sub-stations that will be needed to support their electric power requirements. These many additional data centers will generate 24x7x365 noise levels that Warrenton and Fauquier County have never experienced.

The quiet country town (and county), look and feel will be destroyed forever. We cannot allow this to happen. You have the ability to stop it now.

Please do your job and support your citizens and the intelligent growth we all desire.

Ken and Corinne Thomas
Warrenton



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

June 20, 2023 Planning Commission Regular Meeting Minutes



PLANNING COMMISSION REGULAR MEETING

21 Main Street

Tuesday, June 20, 2022, at 7:00 PM

MINUTES

A REGULAR MEETING OF THE PLANNING COMMISSION OF THE TOWN OF WARRENTON, VIRGINIA, WAS HELD ON JUNE 20th, 2023, AT 7:00 P.M.

Regular Meeting

PRESENT

Mr. James Lawrence, Chair; Mr. Ryan Stewart, Vice Chair; Mr. Steve Ainsworth; Ms. Darine Barbour; Mr. Terry; Ms. Denise Harris, Planning Manager

ABSENT

None

REGULAR MEETING - 7:00 PM

At 7:01 pm on Tuesday, June 20th, 2023. The Planning Commission meeting was called to order.

APPROVAL OF THE MINUTES.

Draft December 20, 2023, Planning Commission Regular Meeting Minutes (Transcribed)

Chair Lawrence explains there are transcript errors to be corrected and these minutes will be reviewed again later.

Draft May 16, 2023, Planning Commission Regular Meeting Minutes.

Chair Lawrence explains he and Commissioner Lasher were not present for the May 16th, 2023, meeting and asks the Commission for a Motion.

Commissioner Stewart motions to approve the May 16th, 2023, set of Draft Minutes.

Commissioner Lasher seconds the motion.

The vote was as follows:

Ayes: Mr. Ryan Stewart, Vice Chair; Mr. Steve Ainsworth; Ms. Darine Barbour

Nays:

Abstention: Mr. James Lawrence, Chair; Mr. Terry Lasher

Absent:

The motion passed 3-0-2; minutes were approved.

PUBLIC HEARINGS.

1. **SUP Special Use Permit (SUP) 2023-01 St John the Evangelist, the Applicant, and the Owner, the Catholic Diocese of Arlington (St Johns Catholic School Tees), seeks to amend a June 3, 1986, SUP approval to allow for the demolition of an existing building and the construction of a new 13,000 square foot office building. The subject parcel is located in the Residential (R-10) District of the Town of Warrenton Zoning Ordinance and is designated as Live/Work on the Future Land Use Map. The subject parcel (GPIN 6984-36-7135-000) is located at 271 Winchester Street on approximately 11.0664 acres. Public Hearing was held open by the Planning Commission on its May 16, 2023, Public Hearing.**

Chair Lawrence reconvenes the Public Hearing.

Ms. Harris reviews the May 30, 2023, submission by the Applicant.

Chair Lawrence asks if the Applicant would like to speak before the Public Hearing.

Mr. David Norden, the architect on the project, representing the Church introduces himself and explains he does not have anything new to add that what Ms. Harris has presented.

Chair Lawrence asks if the Planning Commission has any questions.

The Planning Commission asks questions regarding parking, green space, demolition of existing building, timing of demolition, impact on adjacent properties, stormwater, and existing water runoff issues.

Mr. Norden addressed the Planning Commission.

Chair Lawrence opens the Public Hearing at 7:17 PM.

Public Hearing: SUP Special Use Permit (SUP) 2023-01 St John the Evangelist, the Applicant, and the Owner, the Catholic Diocese of Arlington (St Johns Catholic School Tees), seeks to amend a June 3, 1986, SUP		
Name	Address	Topic
Ali Zarabi	344 Richards Drive	Keeping existing building hinders grading of new building; existing water issues on to property; illumination and glare issues.
Craig Wilt	228 Chelsea Drive	Support of project
Bill Chipman	289 Winchester Street	Stormwater and runoff concerns; parking and loss of green space.

Planning Commission discusses stormwater and draft Conditions of Approval, specifically the wording of Condition 12 related to the timing of the demolition and a timeline on the temporary permit.

Chair Lawrence closes the Public Hearing at 7:40 PM.

Chair Lawrence asks the Commission for agreement on six months from start of the temporary occupancy the old building be demolished. The draft Condition is amended.

Commissioner Stewart motions the Planning Commission to recommend approval of SUP 2023-01 St John the Evangelist to Town Council to amend the approved SUP dated June 3rd, 1986, to allow for the 13,000 square foot office building, the Church and the School subject to the draft Conditions of Approval dated June 20th, 2023, as amended sheets 1-4 of the Special Use Permit plan created by Carson Land Consultants date February 10th, 2023, and reviewed through May 30th, 2023.

Commissioner Barbour seconds the motion.

Ayes: *Mr. Ryan Stewart, Vice Chair; Mr. Steve Ainsworth; Ms. Darine Barbour; Mr. Terry Lasher*

Nays:

Abstention: *Mr. James Lawrence, Chair*

Absent:

The motion passes to recommend approval to the Town Council.

COMMENTS FROM THE COMMISSION

Mr. Lawrence opens the floor to comments.

No comments from the Commission.

Mr. Lawrence explains the potential joint meeting between the Town Council and the Planning Commission trying to be scheduled. Please respond to the Town clerk with availability.

COMMENTS FROM STAFF

Ms. Harris explains the budget was passed by the Town Council.

Ms. Harris explains Walmart has submitted a SUP Amendment. VDOT Pipeline Study kicked on Shirley Avenue. Waterloo Junction easement issues for the new building. Kicked off the local Historic District survey.

Chair Lawrence asks where the two Smartscale roundabout locations.

Ms. Harris explains the Lee Highway/Blackwell Road and Lee/Broadview/Winchester intersections. budget was passed by the Town Council.

Chair Lawrence asks if Walker Drive and Lee Street are on the near horizon.

Ms. Harris explains VDOT to study and not fully funded at this time.

Vice Chair Stewart questions the roundabouts funding process.

Ms. Harris explains VDOT Revenue Sharing and Smartscale.

Commissioner Lasher questions the Waterloo Junction easements.

Ms. Harris explains.

ADJOURN.

Commissioner Lasher motions to adjourn. Seconded by Mr. Ainsworth. Motion passes unanimously.

Chair Lawrence with no further business this meeting was adjourned at 8:03 P.M.

I hereby certify that this is a true and exact record of actions taken by the Planning Commission of the Town of Warrenton on June 20, 2023.

Steve Ainsworth
Planning Commission Secretary



STAFF REPORT

Planning Commission Meeting Date:	September 19, 2023
Agenda Title:	SUP 2023-02 Wal-Mart
Requested Action:	Hold a Work Session
Department / Agency Lead:	Community Development
Staff Lead:	Casey Squyres, Historic Preservation Planner

EXECUTIVE SUMMARY

The Applicant, Wal-Mart, is requesting a Special Use Permit (SUP) Amendment to allow for upgrades to the existing Store by implementing the following improvements: 1) expanding the Store by approximately 6,151 square feet to accommodate a merchandise pick-up staging area, which will require the relocation of an existing outdoor storage area, 2) re-striping portions of the parking area in order to provide spaces for customers picking up pre-ordered merchandise, and 3) modifying the exterior Store elevations to include an addition and new colors at 700 James Madison Highway. Currently, Wal-Mart encompasses an approximate 157,345 square foot retail Store on two parcels that together contain approximately 18.434 acres. The expansion of the existing Store requires an SUP per Article 11-3.1.3. of the Zoning Ordinance. The parcel is zoned Commercial (C) and is located outside of the Historic District. The site is occupied by a retail use exceeding 50,000 square feet under Special Use Permit #10-04. A Home Depot store is located to the southwest of the property and James G. Brumfield Elementary is located north of the parcels.

BACKGROUND

In 2011 the Town Council approved a Special Use Permit authorizing the Warrenton Wal-Mart to undergo an expansion. The SUP was then modified in 2013 and 2017 for outdoor holiday storage containers. In 2020, the Applicant requested an additional expansion of 1,495 square feet to accommodate online grocery pick-up storage and staging. The proposed elevation changes included the new expansion and new colors.

STAFF RECOMMENDATION

Hold a work session. The Applicant is in receipt of agency comments relating to SUP Criteria for Consideration, including transportation circulation, elevations, and relocation of seasonal outdoor storage.

Service Level / Policy Impact

The proposed use is designated as Greenway and Makers District in Plan Warrenton 2040.

Legal Impact

Conditions of Approval run with the land so as to bind future. Any party or officer identified by title shall mean and include any successor to that person or entity's powers or responsibilities.

ATTACHMENTS

1. Statement of Justification
2. Addendum to the Statement of Justification
3. March 23, 2023 SUP Plan Sheets 1-4
4. Applicant Representative's March 23, 2023 Comment Response Letter
5. March 27, 2023 Applicant Representative's Proposed Conditions of Approval and Town Council Meeting Minutes from June 3, 1986.



**Planning Commission Work Session
SUP 23-02 Walmart
Pick-up Expansion – 2nd Submission
August 22, 2023**

Request

Item 3.

Amendment to SUP 10-04

- GPIN Applicant:
- Property Owner: Wal-Mart Estate Business Trust
- Representative: Robert P. Beaman III, Esq.
- Zoning: C - Commercial
- Comprehensive Plan: Limited Commercial
- SUP Amendment to allow for modification of Special Use Permit for expansion of existing store, together with modifications to parking area and building façade.

Proposed Location



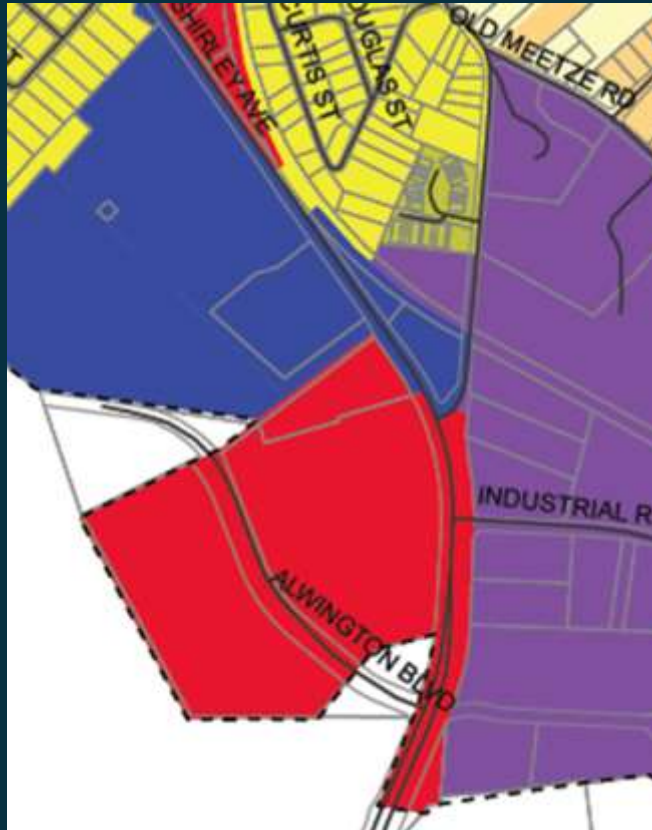
Current Request

Item 3.

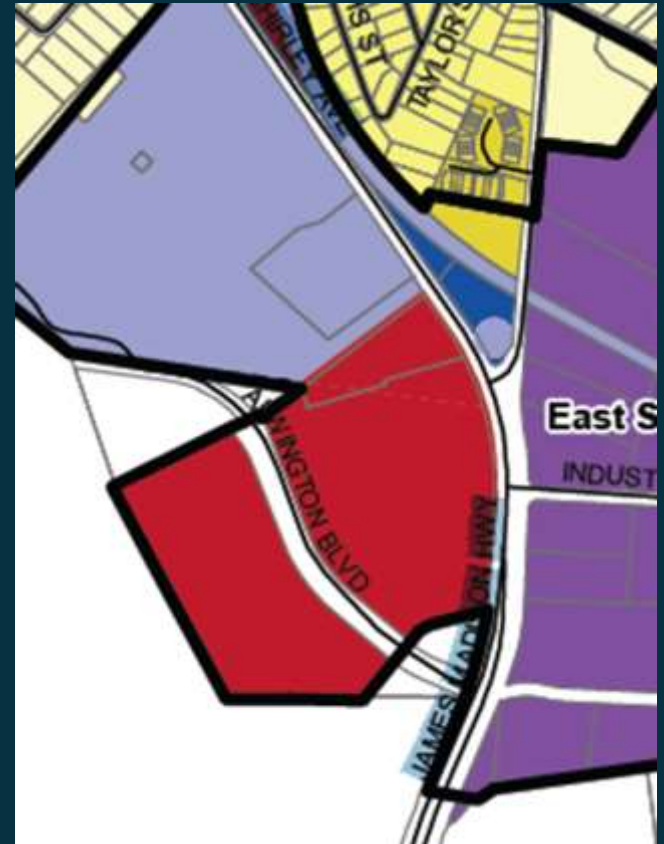
- Previously granted Special Use Permit (SUP #10-04) – modification necessary.
- Prior proposed expansion of store was not undertaken and is intended to be replaced by current project.
 1. Expanding the store by approximately 6,151 square feet to accommodate a merchandise pick-up staging area.
 2. Re-stripping portions of the parking area in order to provide spaces for customers picking up pre-ordered merchandise.
 3. Modifying the exterior store elevations as shown on enclosed architectural elevations.
 4. Proposed elevation includes addition and new color.
 5. Requires shifting temporary outdoor storage location approved in 2017

Adjacent Uses

Zoning Map



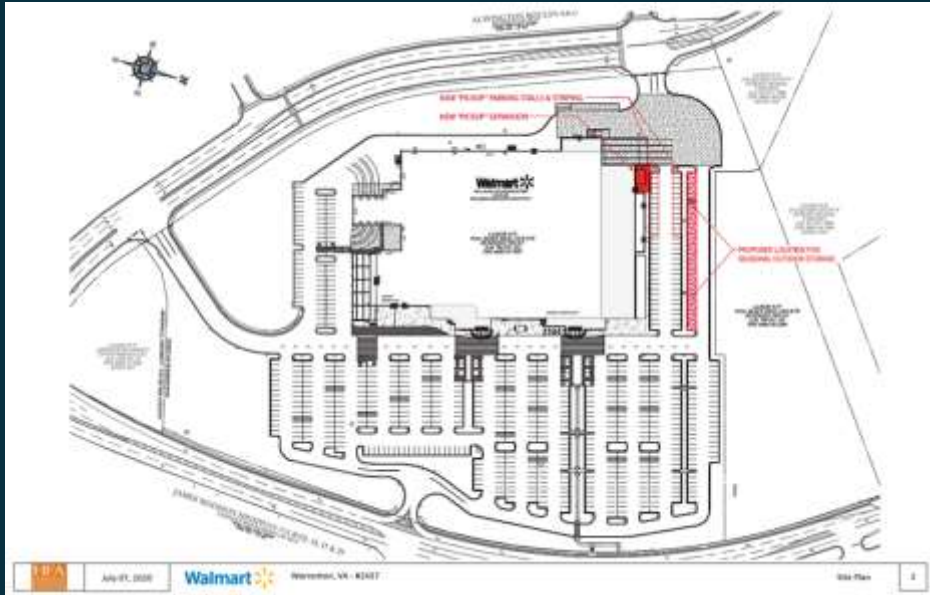
Future Land Use



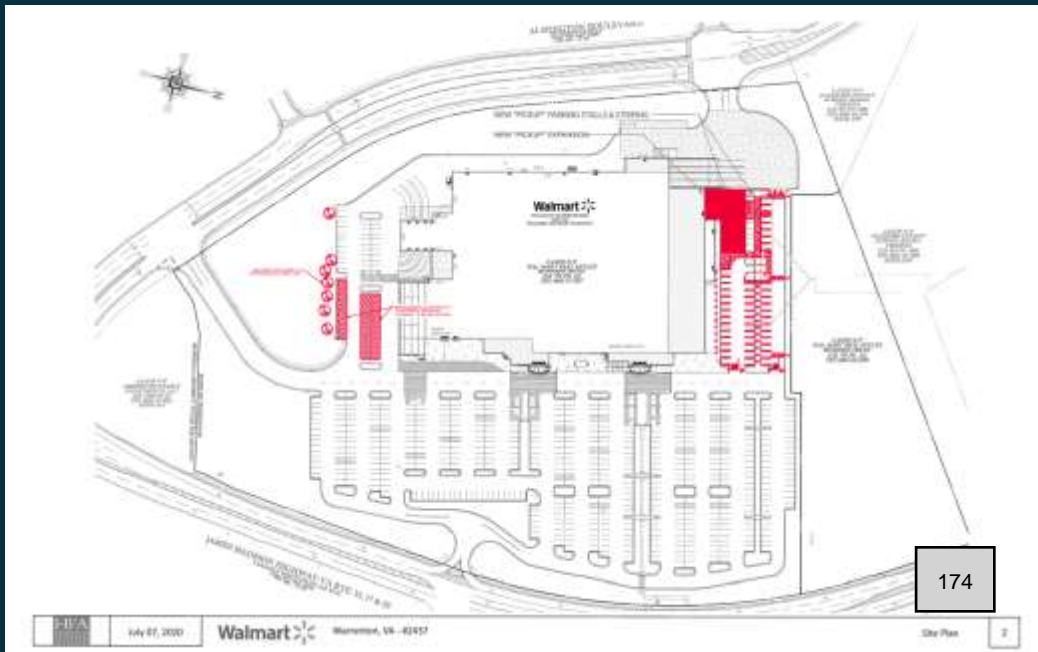
Zoning Districts

	R-15
	R-10
	R-6
	RT
	RMF
	RO
	PSP
	C

SUP Plan



Previous SUP Plan



Revised SUP Plan

Site Plan

SITE PLAN



PICKUP
DIRECTIONAL

OUTDOOR

DISCLOSURES

- **PAINT RESTRICTIONS:** BUILDING IS CURRENTLY PAINTED IN BROWN COLOR. ACTUAL YEAR OF LAST PAINT IS UNKNOWN. WE RECOMMEND FULL PAINT TO MATCH EXISTING BROWN COLOR SCHEME.
- **ALLOWED SIGNAGE SF:** 150 SQUARE FEET FOR EACH WALL FRONTING ON A STREET OR 1.5 SQUARE FEET PER FACADE WIDTH, WHICHEVER IS LESS
- **EXISTING SIGNAGE SF:** 359.34 SQFT
- **PROPOSED SIGNAGE SF:** 587.52 SQFT
- **VARIANCE / PROCESS:** VARIANCES IN PAINT SCHEME REQUIRE SPECIAL USE PERMIT, 4 WEEK WAIT.

Staff Requests for Additional Information

Item 3.

- Outdoor storage relocation
- Elevations
- Transportation Circulation

Special Use Permit Application of Wal-Mart Real Estate Business Trust

Statement of Justification

Wal-Mart currently owns and operates an approximate 157,345 square foot retail store (the “Store”) on 2 parcels that together contain approximately 18.434 acres located at 700 James Madison Highway (the “Property”) in the Town of Warrenton (the “Town”). Wal-Mart proposes to upgrade the existing Store by implementing the following improvements (the “Proposed Improvements”): (a) expanding the Store by approximately 6,151 square feet to accommodate a merchandise pick-up staging area, (b) re-striping portions of the parking area in order to provide spaces for customers picking-up pre-ordered merchandise, and (c) modifying the exterior store elevations as shown on the enclosed architectural elevations. This project is similar to a prior proposed expansion of the store, which was the subject of a previous modification of SUP #10-04 in 2020. The previously-proposed expansion has not been constructed, and is intended to be replaced by the current project.

Under the Town Code, in order to implement the Proposed Improvements, the modification of a previously granted Special Use Permit (SUP #10-04) will be necessary. According to the Town Zoning Ordinance, a Special Use Permit may be approved by the Town Council “upon a finding that the use, with conditions, will not have a deleterious impact, and will reflect the spirit and intent of the Comprehensive Plan as well as [the Zoning] Ordinance.” As discussed in more detail below, the proposed Special Use Permit modification (1) is consistent with applicable codes and the Town Comprehensive Plan, (2) is compatible with surrounding land uses, (3) will positively impact the economy and public welfare of the Town, and (4) will not adversely impact surrounding traffic patterns, Town utilities infrastructure, or local environmental or historical resources.

Section 11-3.10.3 of the Town Zoning Ordinance provides a list of factors that are to be addressed in a Statement of Justification accompanying a Special Use Permit Application. Each of these factors is addressed below.

1. Consistency with Comprehensive Plan. The proposed Special Use Permit is consistent with the Town Comprehensive Plan. The Property is designated on the Future Land Use Map as “Limited Commercial,” which is defined on page 3-62 of the Comprehensive Plan as follows: “planned retail and service commercial centers. Such areas should be well planned with a coordinated integration of different uses. . . . The areas previously designated as limited commercial have been developed as community shopping centers as opposed to the general commercial areas which contain individual businesses on small parcels of land.”

The existing Wal-Mart Store offers a wide variety of retail goods and services on a 18.434 acre site. In this way, the Store functions as a well-coordinated and planned retail and service commercial center comparable to a traditional shopping center. The Proposed Improvements will increase the efficiency of the Store operation.

The Comprehensive Plan also generally establishes a “Retail Goal” of “provid[ing] a competitive choice in the supply of retail goods and services for residents of Warrenton and surrounding areas, in a manner that will decrease retail ‘leakage’ while maintaining the small-town character of Warrenton” (page 3-290). The enhanced merchandise pick-up proposed for this store will increase competitive choice and decrease retail “leakage” to stores located outside of the Town. Additionally, the Store’s location at the edge of the Town limits on James Madison Highway (outside of the downtown area) is consistent with the Comprehensive Plan’s goal of maintaining Warrenton’s “small town character.”

2. **Safety from Fire Hazards.** The expanded Store and site layout will be designed in accordance with applicable fire codes in order to provide safety from fire hazards and to provide effective measures of fire control.

3. **Impact of Noise from Site.** The Proposed Improvements are not expected to generate more noise than the existing Store.

4. **Glare from Site Lighting.** All site lighting will be in compliance with applicable codes, and will be downward directed and full cut-off to minimize glare and spill-over onto adjacent properties. A lighting plan will be submitted as part of site plan submittal.

5. **Compatibility with Adjacent Uses.** The expanded Store will be compatible with adjacent uses. The Property is located directly adjacent to a right of way and an industrial park to the east, and a Home Depot retail store to the south and west. The school facility located to the north of the Property is separated from the Store by a considerable amount of landscape buffering and open space.

6. **Description of Proposed Structures.** The expanded Store building and proposed elevations are depicted in detail on the site plan and elevations enclosed with this application.

7. **Existing and Proposed Landscaping, Screening, and Buffering.** Landscaping installed in the modified portion of the parking area will meet applicable Town Codes. Existing landscaping in other portions of the site will remain in place.

8. **Timing/Phasing of Development and Duration of Use.** The Proposed Improvements would be completed in one phase. Wal-Mart intends to complete the Proposed Improvements within approximately 1 year after receiving final building permits necessary to commence construction. Once open, Wal-Mart would intend to operate the expanded Store indefinitely.

9. **Destruction of Significant Features.** The Proposed Improvements will not result in destruction, loss, or damage to significant scenic, archaeological, or historic features.

10. **Public Welfare and Convenience.** The Proposed Improvements will contribute to the welfare and convenience of the public, as they will improve site circulation and provide more efficient customer service.

11. **Traffic Impacts.** Wal-Mart's proposed expansion of this Store will not increase the existing retail sales area, but will provide a pick-up option for customers who would otherwise park and enter the store. This project will also involve the closing of one of the existing drive aisles located along the northern side of the store to through traffic, together with the addition of traffic calming measures in the remaining drive aisles, improving pedestrian and vehicular safety. Finally, multiple crosswalks and expanded parking stalls are proposed within the designated merchandise pick-up area in order to provide for the safe and efficient delivery of merchandise to customer vehicles.

12. **Orderly Road Development/Transportation.** Due to the minimal impact that the Proposed Improvements will have on the surrounding transportation network, no transportation improvements are proposed as part of this project. Additionally, please note that on-site vehicular and pedestrian circulation will be improved by the proposed parking lot improvements.

13. **Whether Existing Structures Meet Code Requirements.** The existing Store was constructed in compliance with applicable code requirements.

14. **Adequate Public Facilities.** The existing public facilities, services, and utilities are sufficient to accommodate the expanded Store. An existing water line will be re-aligned as part of this project.

15. **Impact on Environment/Natural Features.** The Proposed Improvements are not expected to adversely impact environmentally sensitive land, natural features, wildlife habitats, vegetation, water quality or air quality.

16. **Employment Opportunities/Tax Base.** The expanded Store will provide additional employment opportunities, will increase the overall value of the Property, and we believe will increase sales at this location, thereby enlarging the Town tax base. For these reasons, the Proposed Improvements will have a positive economic impact on the Town.

17. **Affordable Shelter Opportunities.** The Proposed Improvements are not expected to have any impact on affordable shelter opportunities for residents of the Town.

18. **Outdoor Storage.** Outdoor storage of bales and pallets will be located at the rear of the Store as shown on the enclosed site plan, and will be screened by an enclosure. Additionally, portions of the parking area will be used for seasonal display and storage, as shown on the site plan.

19. **Use of Open Space.** Open space located on the Property, which is largely concentrated along the northern, southern, and western sides of the Store, are primarily used for landscape buffering and stormwater detention facilities. On-site open space is depicted in more detail on the site plan enclosed with this application.

20. **Location of Flood Plain/Steep Slopes.** This store was previously granted a Special Use Permit for the grading of a slope greater than twenty-five percent (25%), and no additional impacts to steep slopes are proposed as part of this project.

21. **Existing Non-Conforming Uses/Structures.** We have not obtained a determination from the Town as to whether there are any non-conforming uses or structures on the Property.

22. **Fuel/Fuel Storage.** No fuel sales or storage is proposed on the Property.

23. **Accessory Uses and Structures.** With the exception of the existing bale and pallet storage enclosure, no new accessory structures or uses are proposed.

24. **Area of Proposed Uses.** The proposed expansion area will be used for staging of merchandise pick-up services for customers.

25. **Days/Hours of Operation.** The day and hours of operation of the Store will be the same as those of the existing Store. The Store will operate 7 days a week, between the hours of 7:00 a.m. until midnight.

26. **Location/Screening of Parking and Loading Areas.** The existing parking facilities servicing the store will be modified as shown on the enclosed site plan. Existing and proposed parking areas will contain interior and perimeter landscaping and buffering in accordance with applicable Town Codes.

27. **Security Features.** Wal-Mart maintains a loss prevention program for each of its stores that includes surveillance equipment and other measures designed to protect against theft and to provide a safe shopping environment for customers and associates.

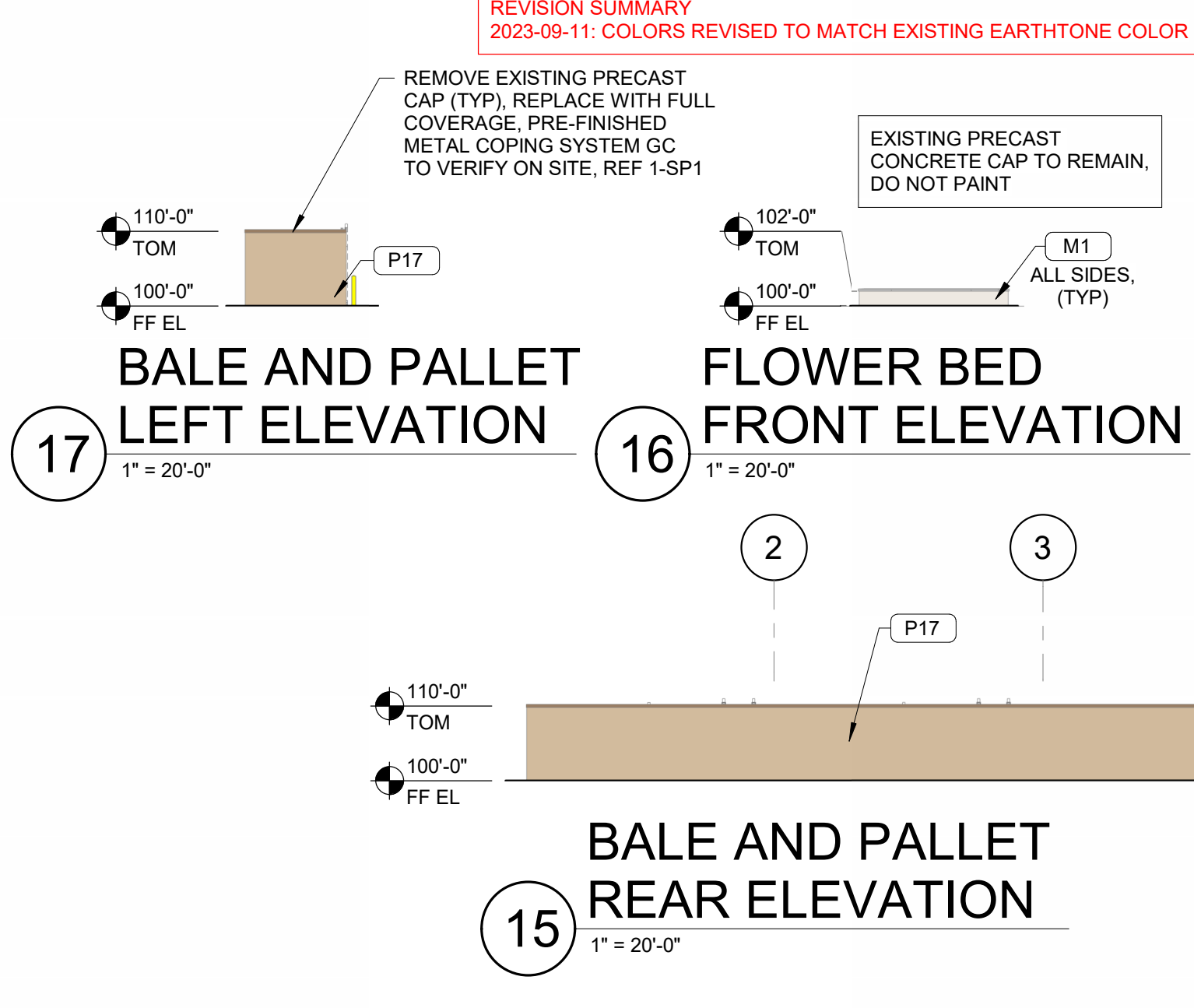
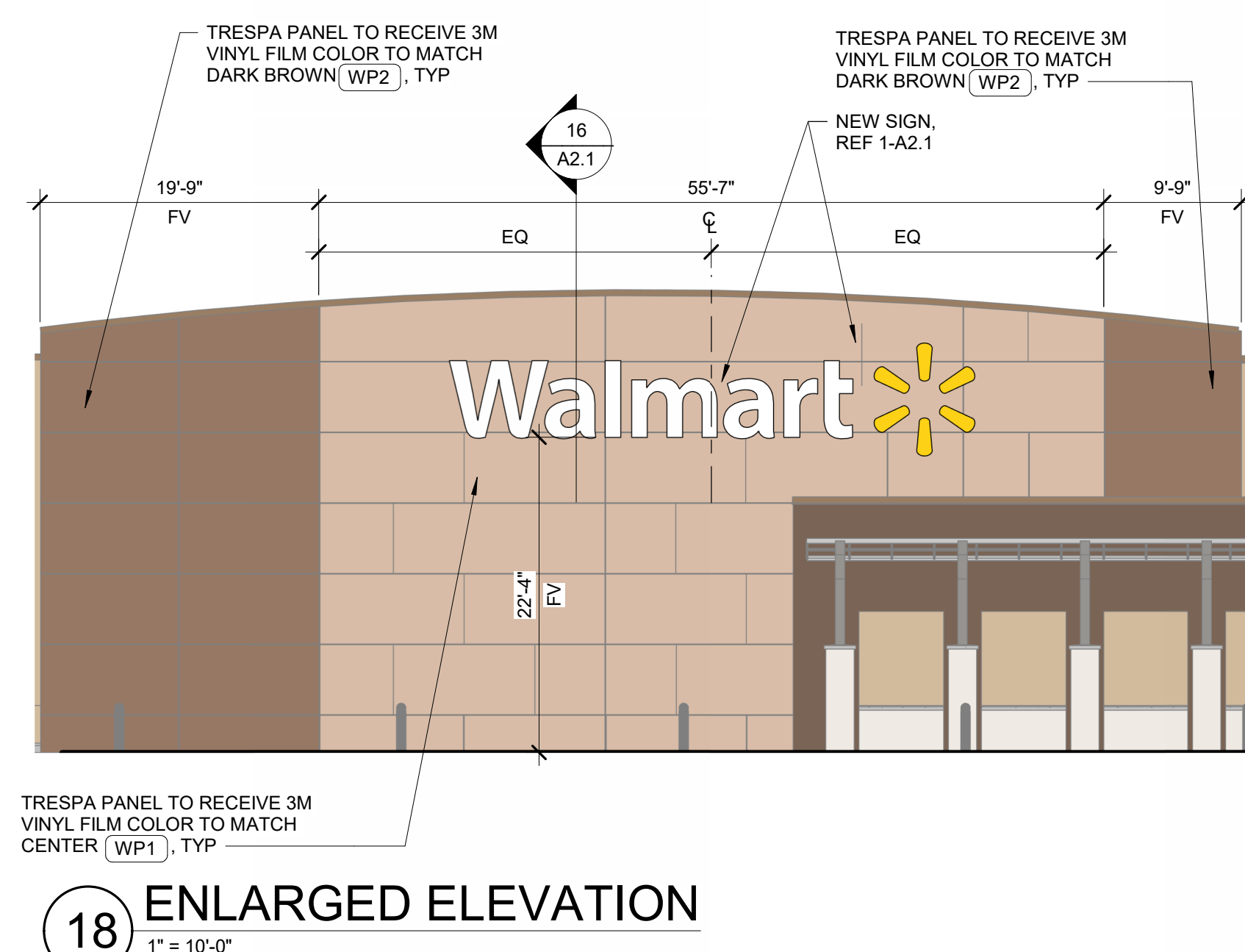
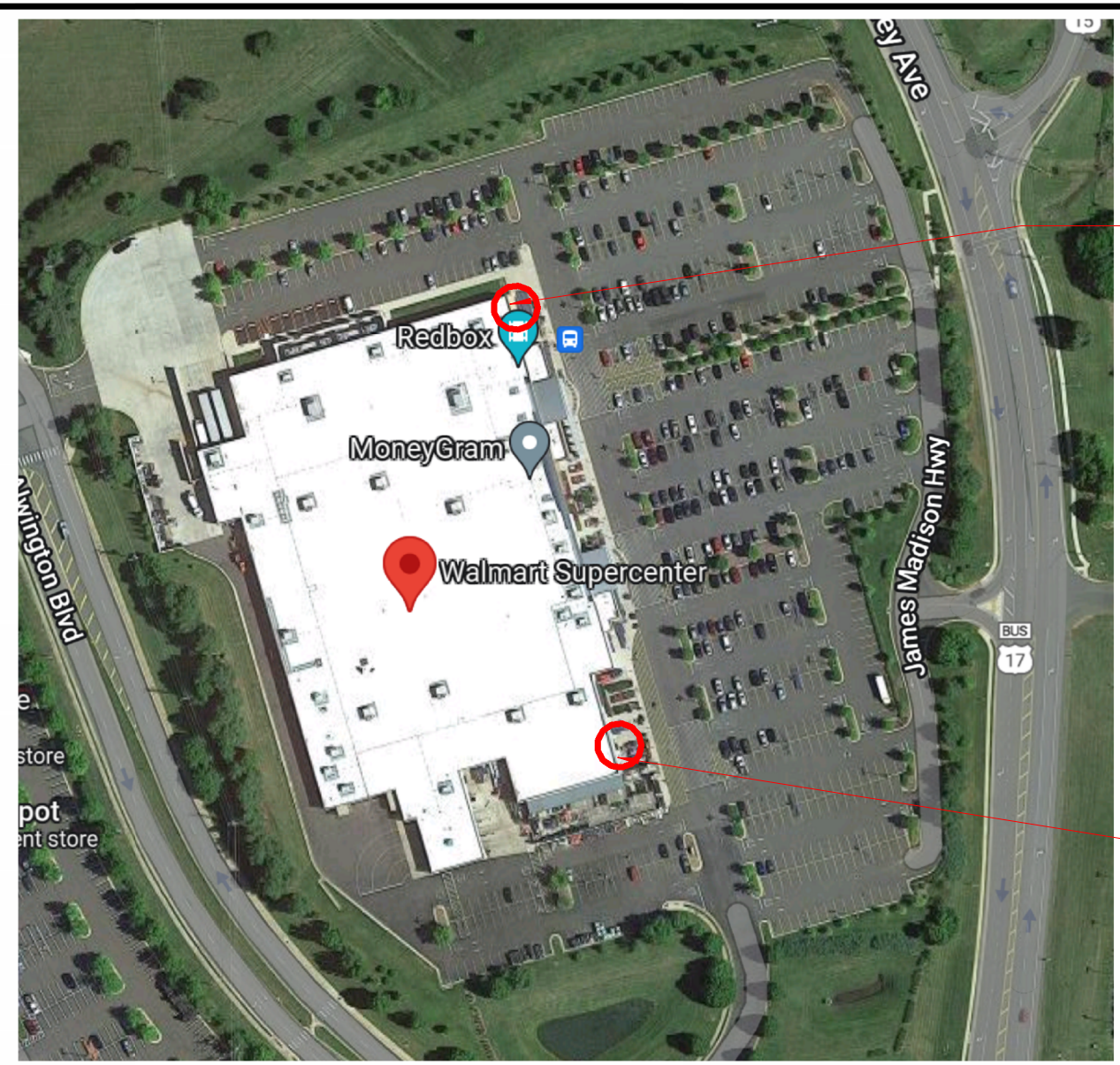
28. **Number of Employees.** At this time, we have not determined the precise number of employees anticipated following the expansion of the Store. We will supplement the record with this information.

29. **Adequate On and Off-Site Infrastructure.** Other than the necessary re-alignment of a water line serving the store, all other existing on and off-site infrastructure is adequate for the proposed project.

30. **Anticipated Odors.** Proposed uses for the site are very similar to those already existing on the Property. Therefore, no odors are expected to be generated by the uses proposed for the site.

31. **Refuse and Service Areas.** The existing refuse and service facilities servicing the store will remain in place.

SITE PLAN

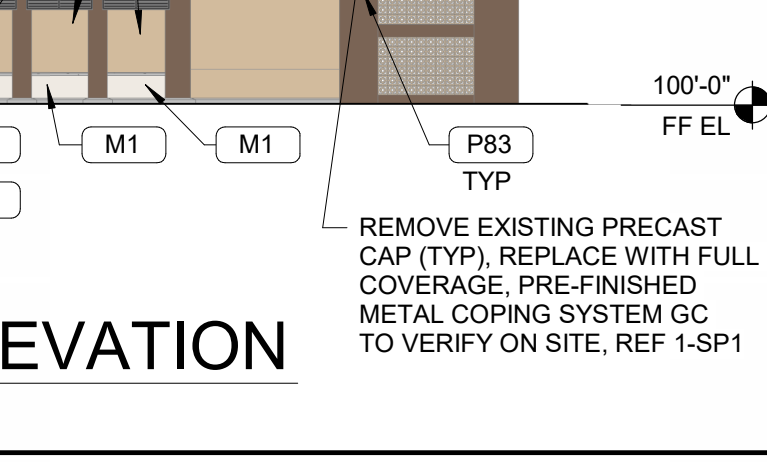
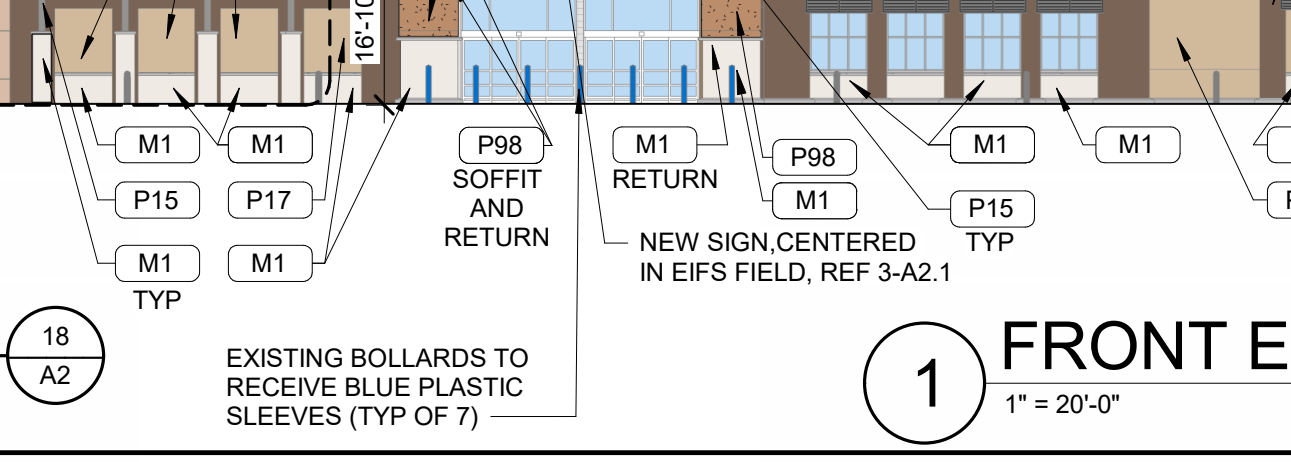
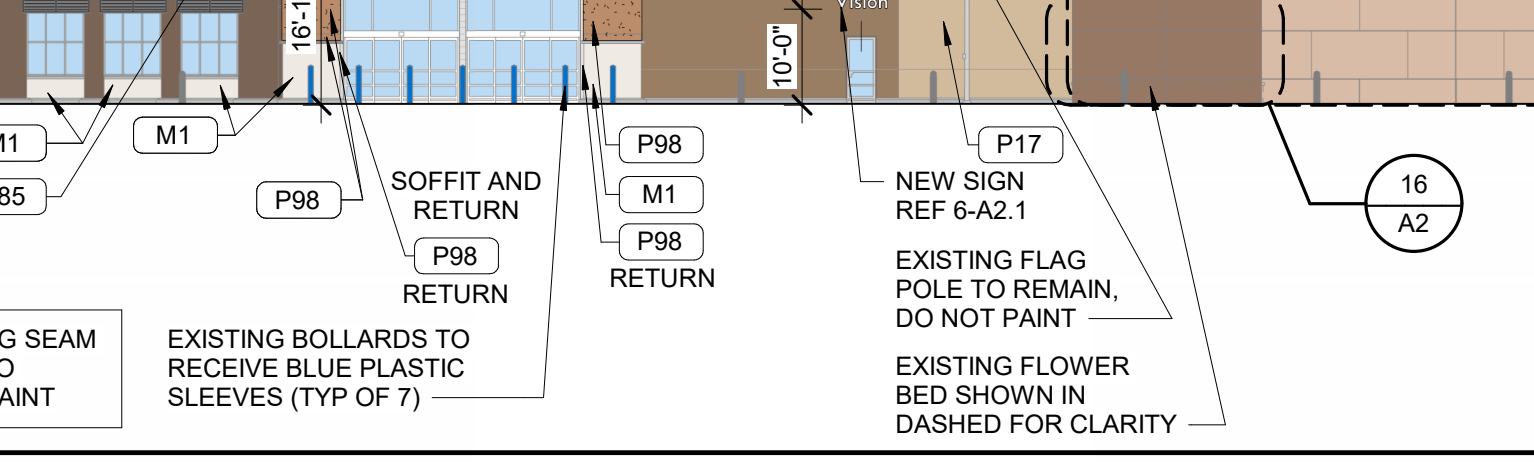
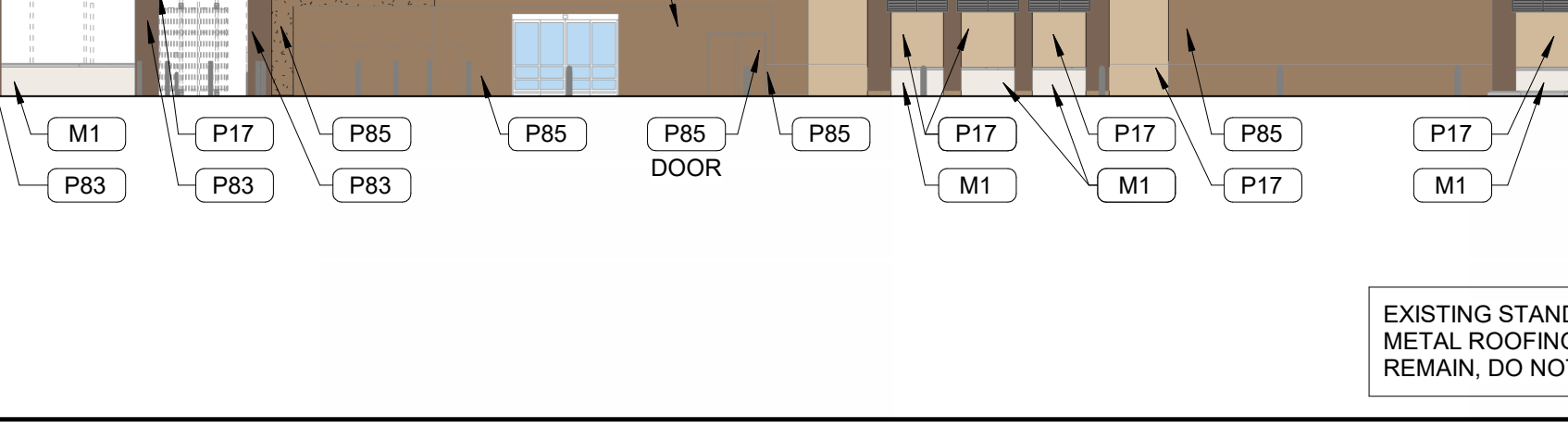
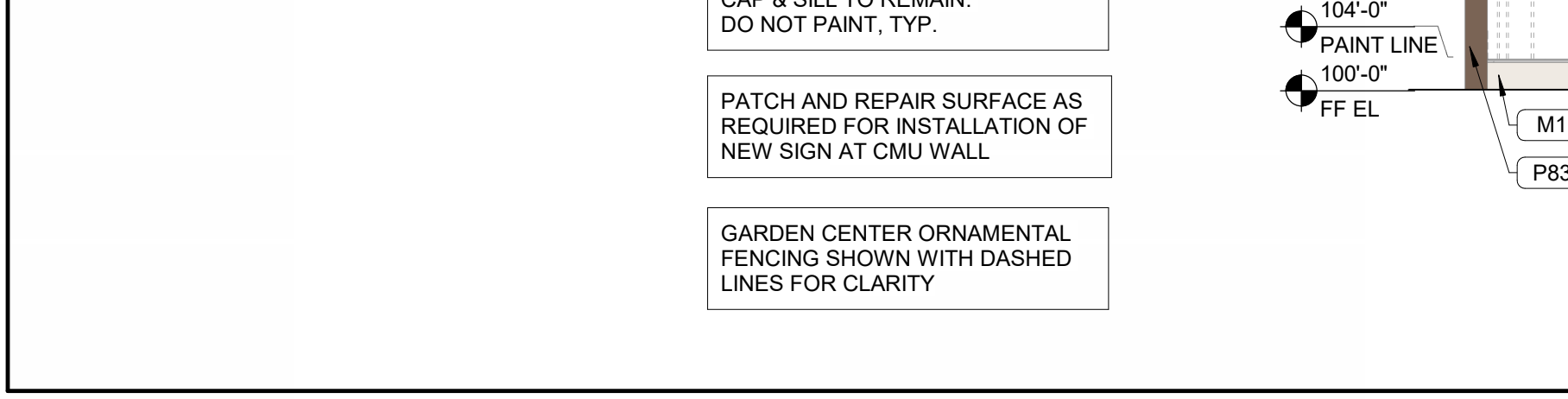
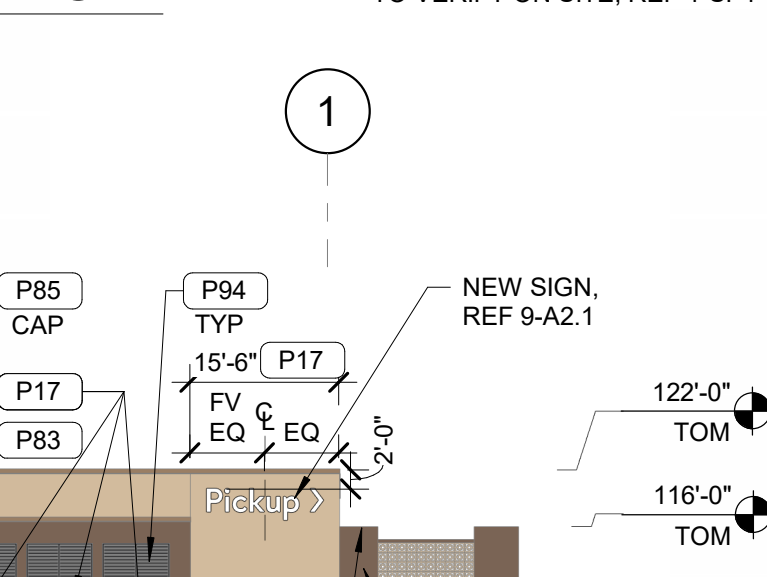
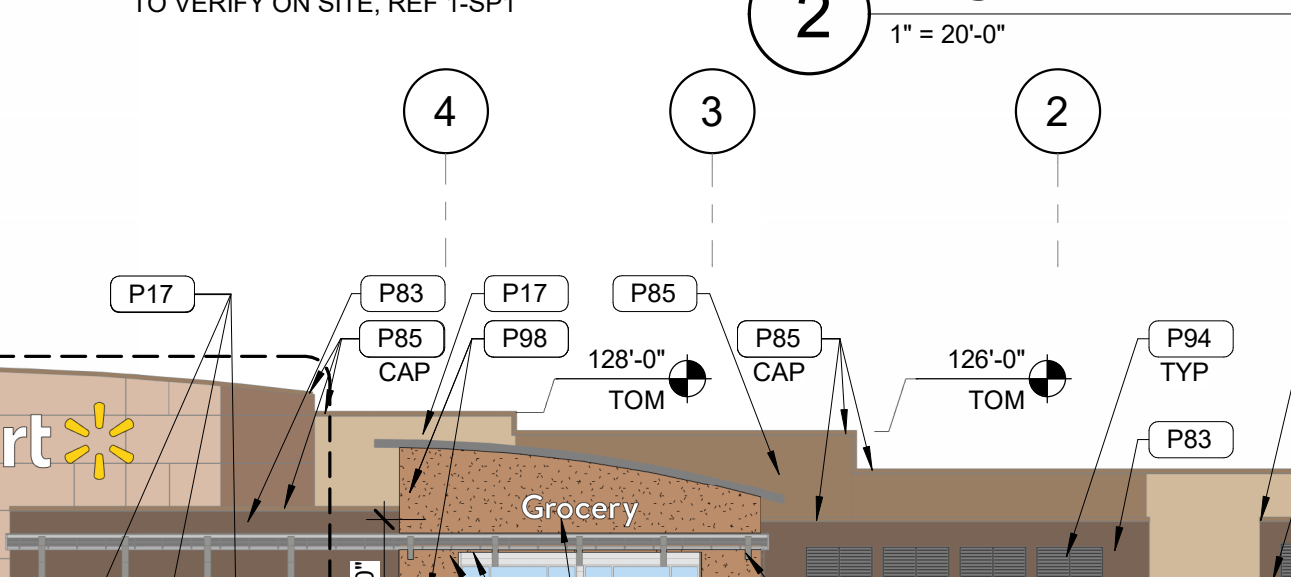
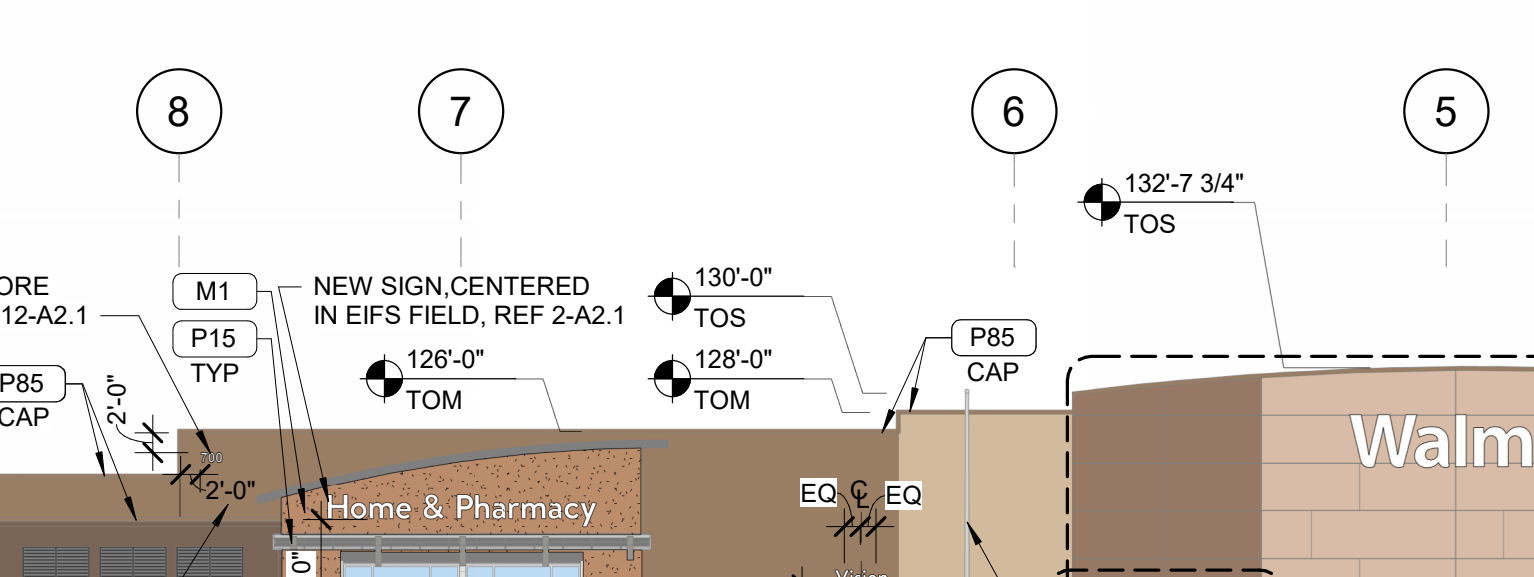
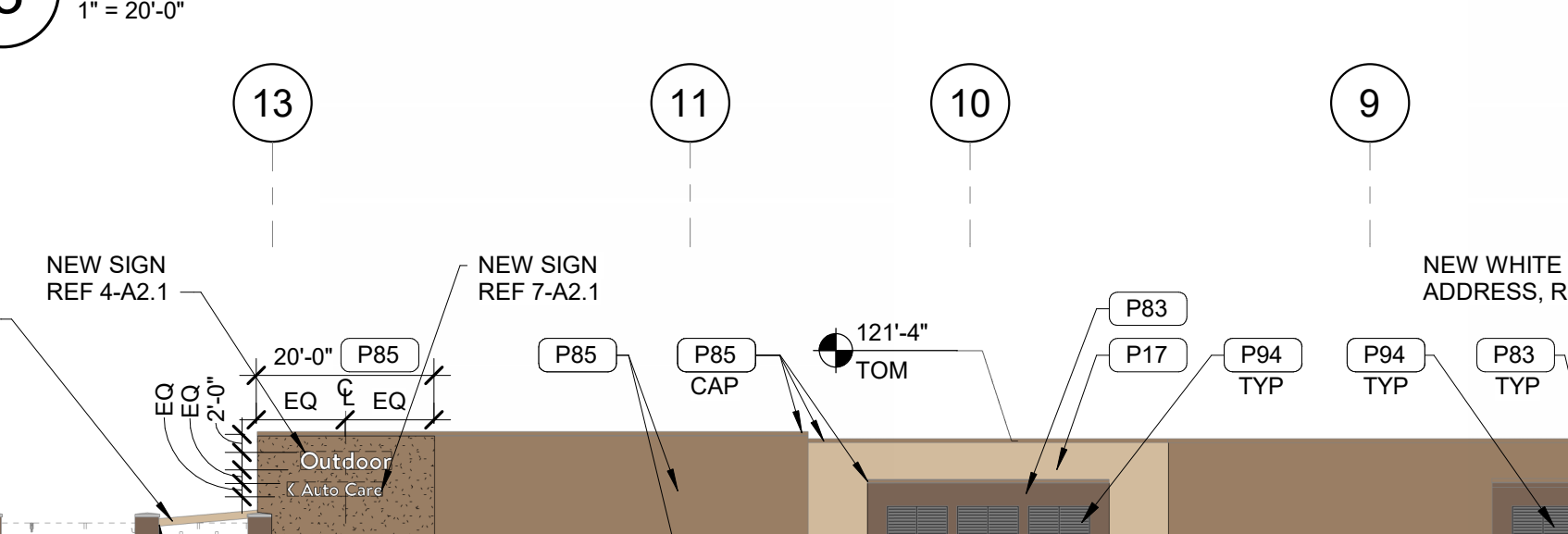
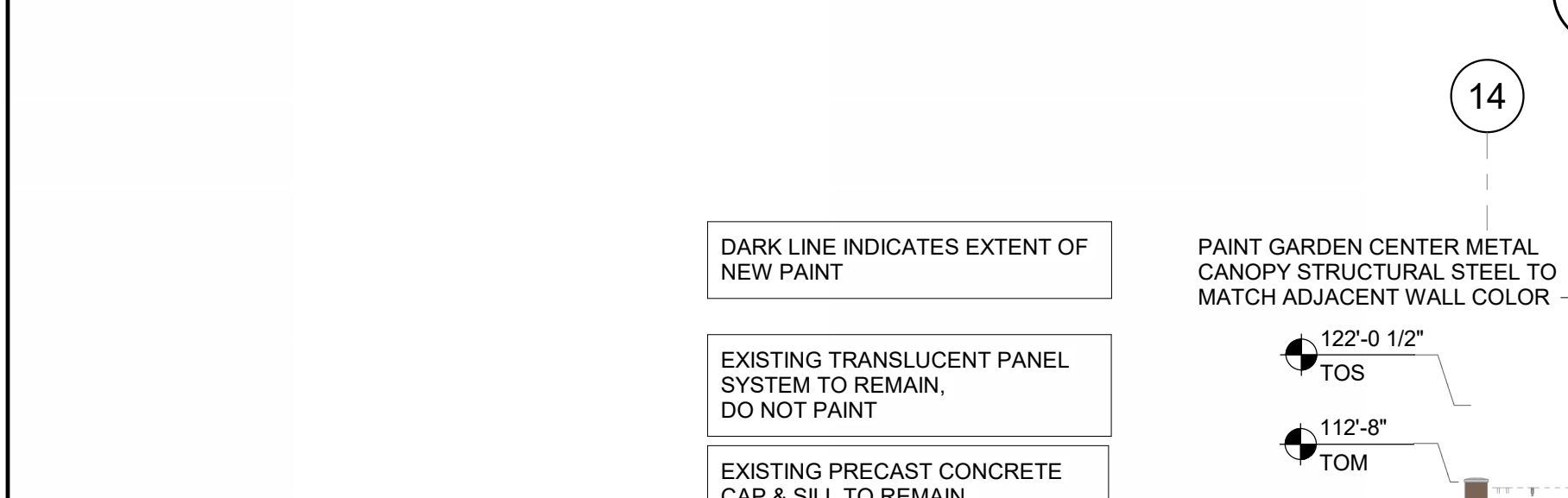
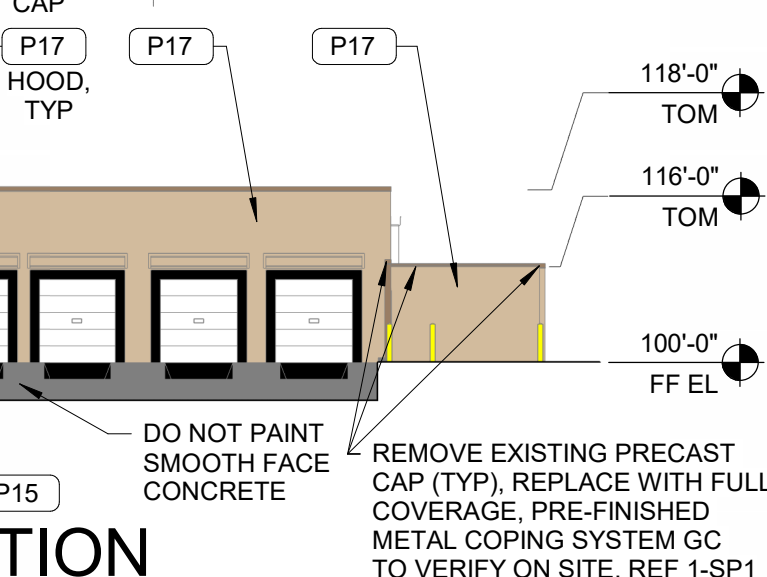
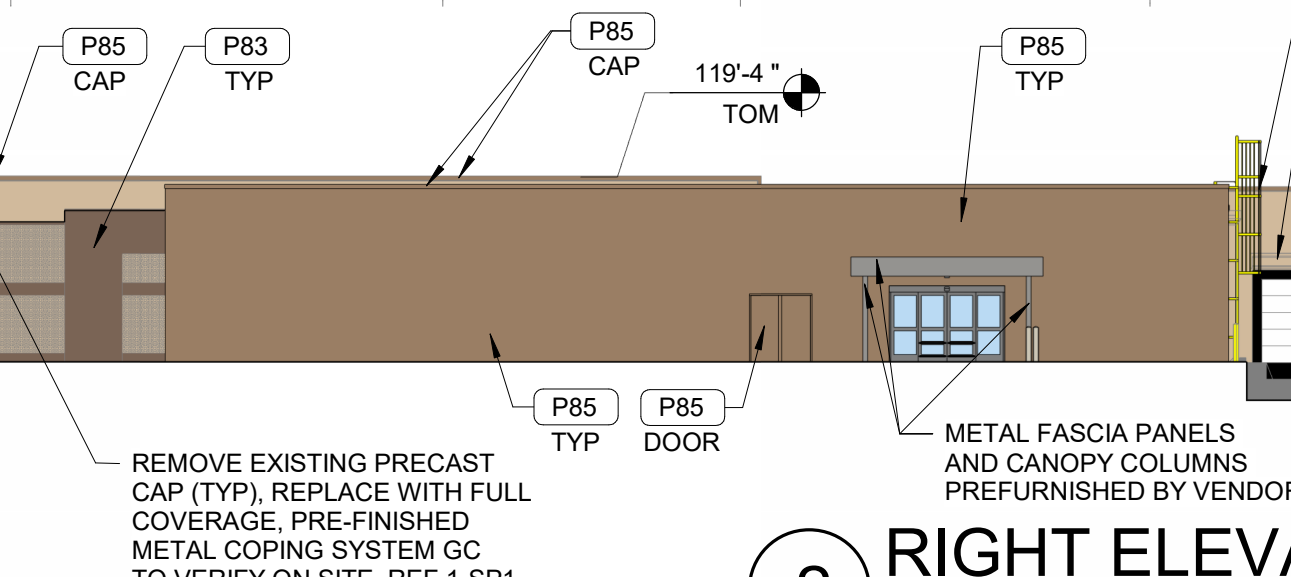
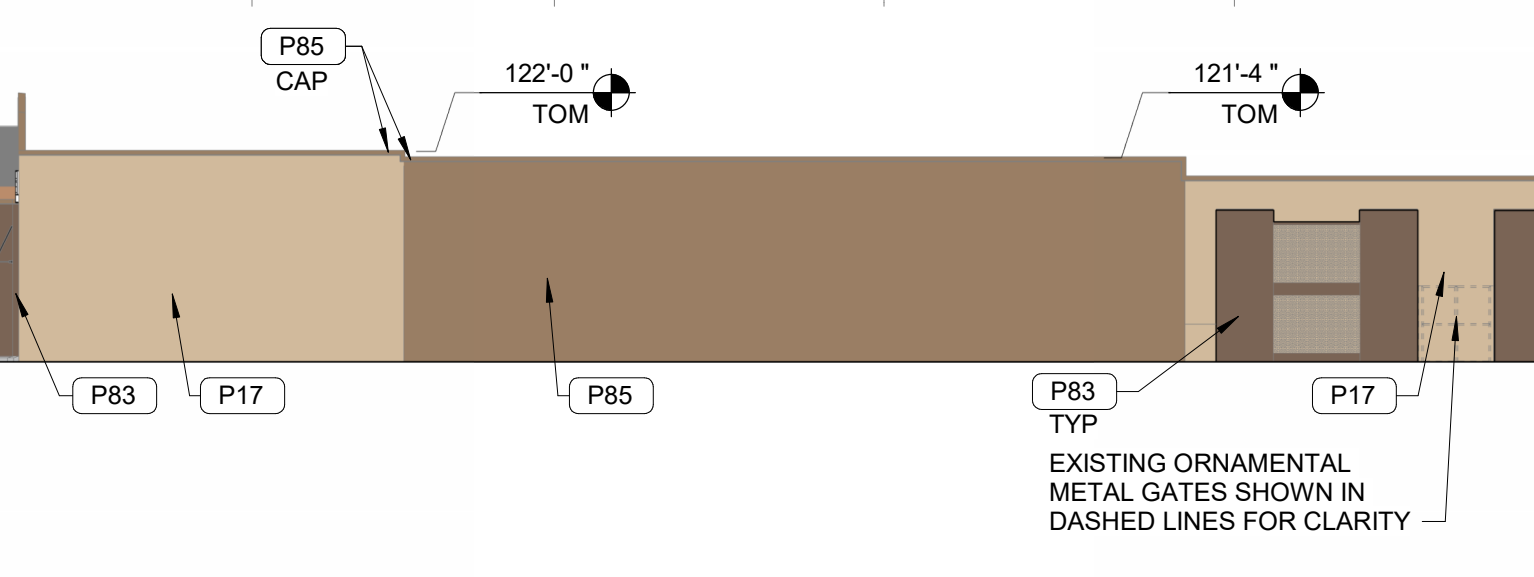
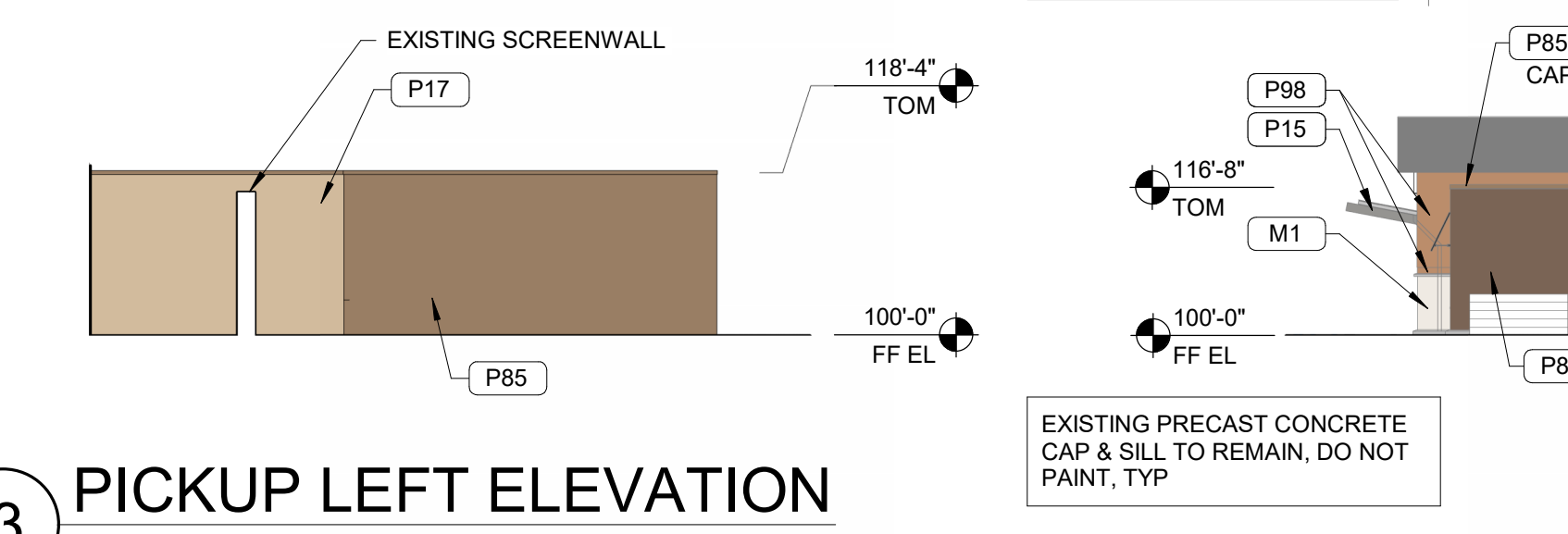
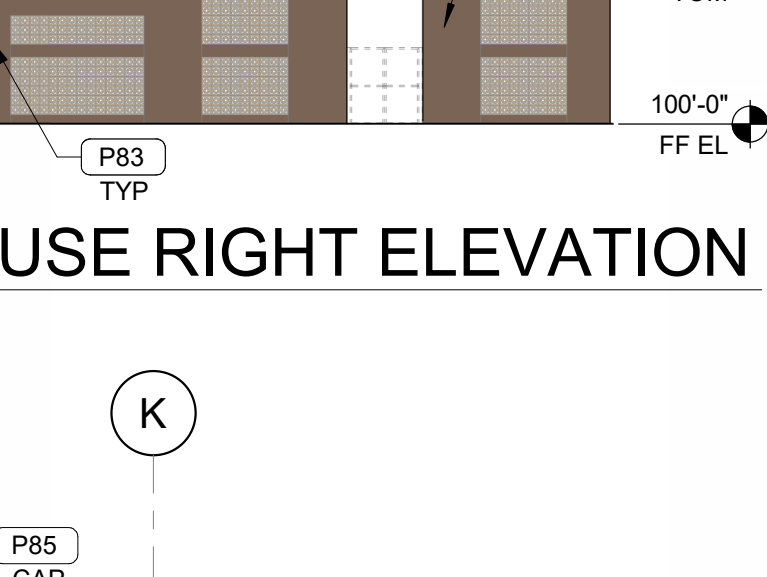
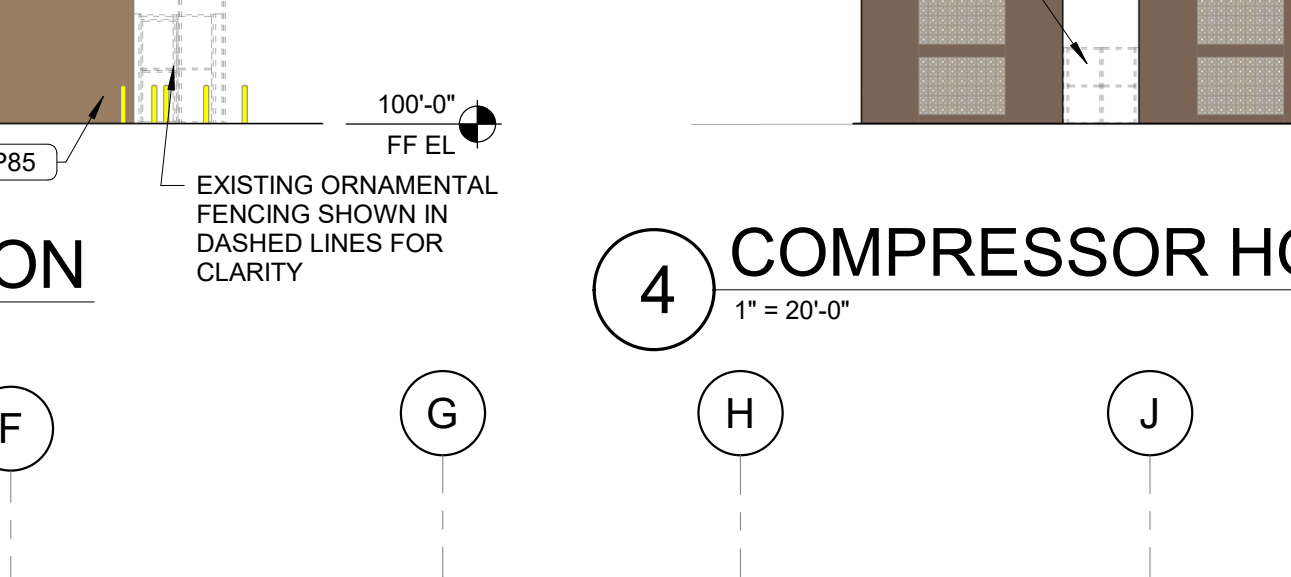
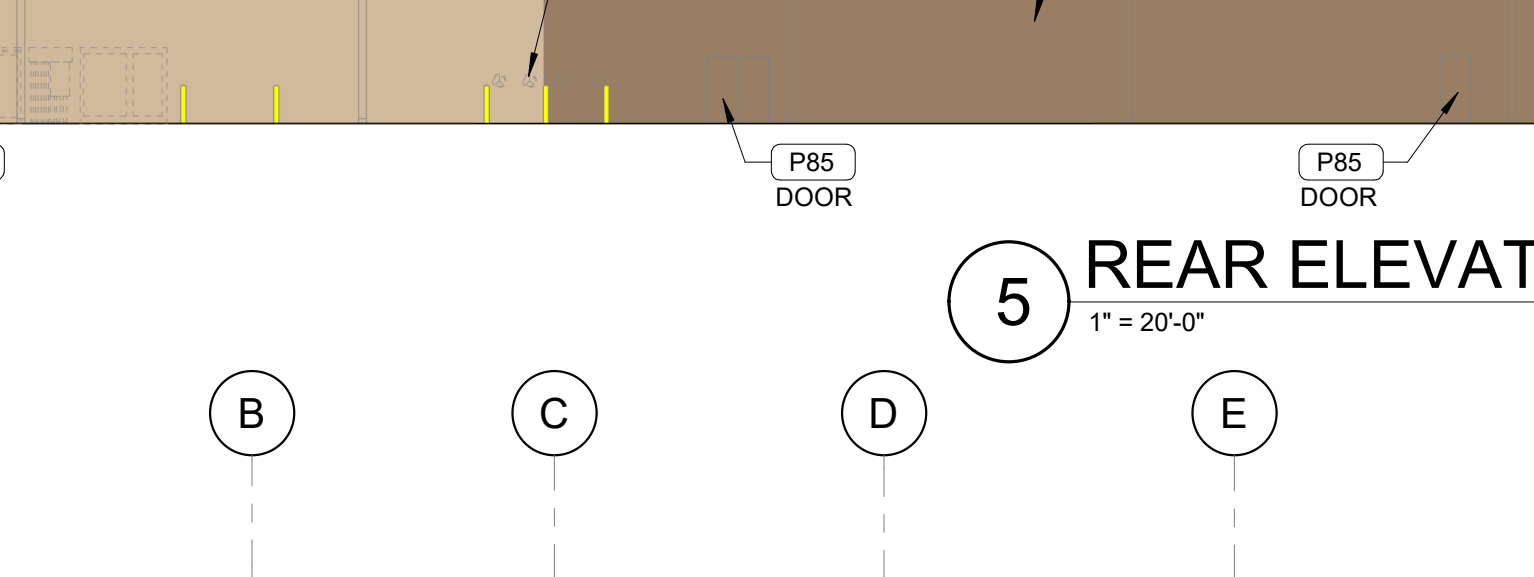
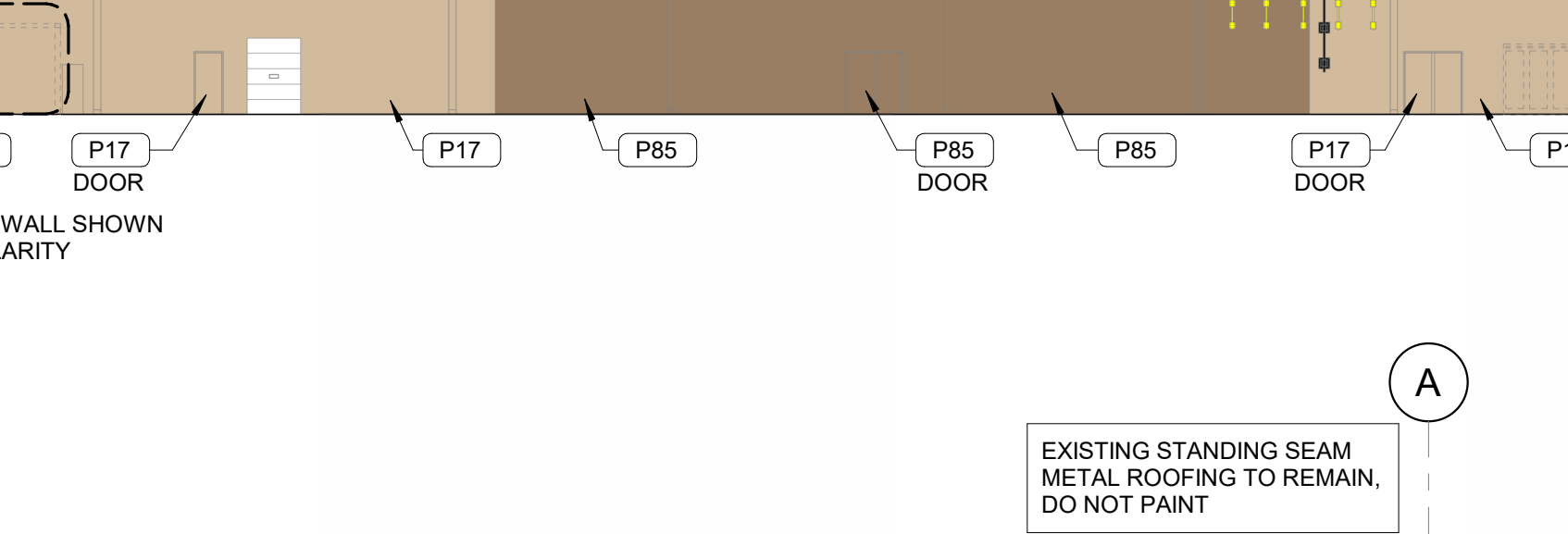
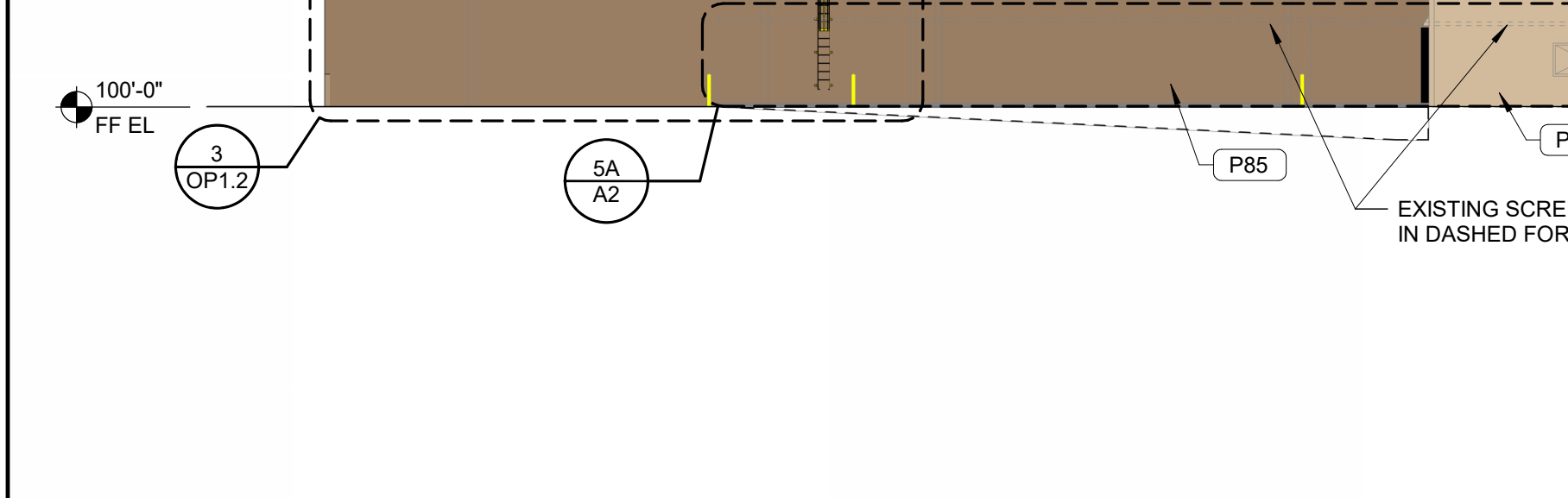
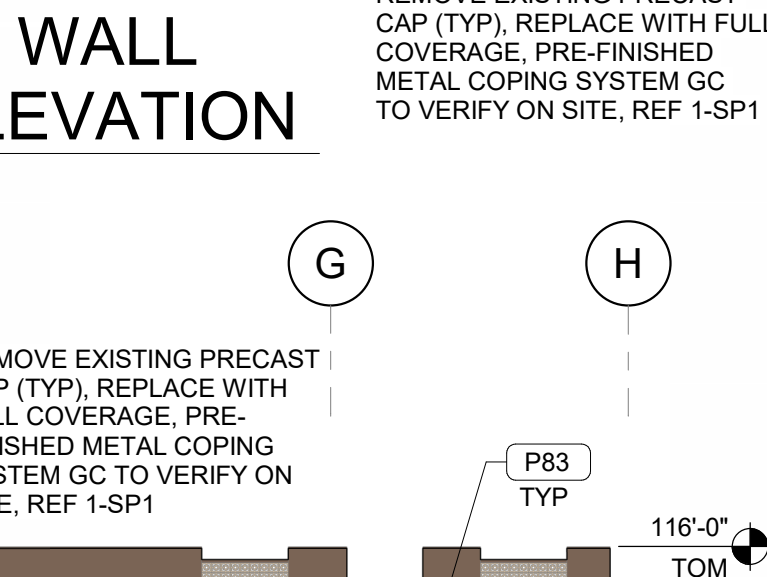
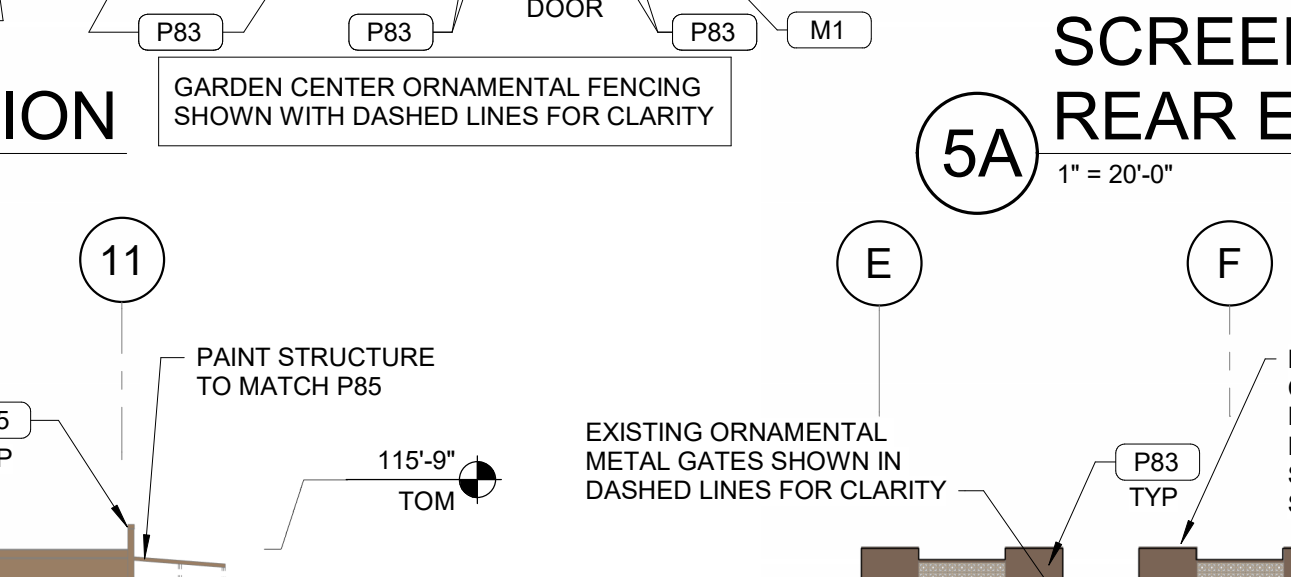
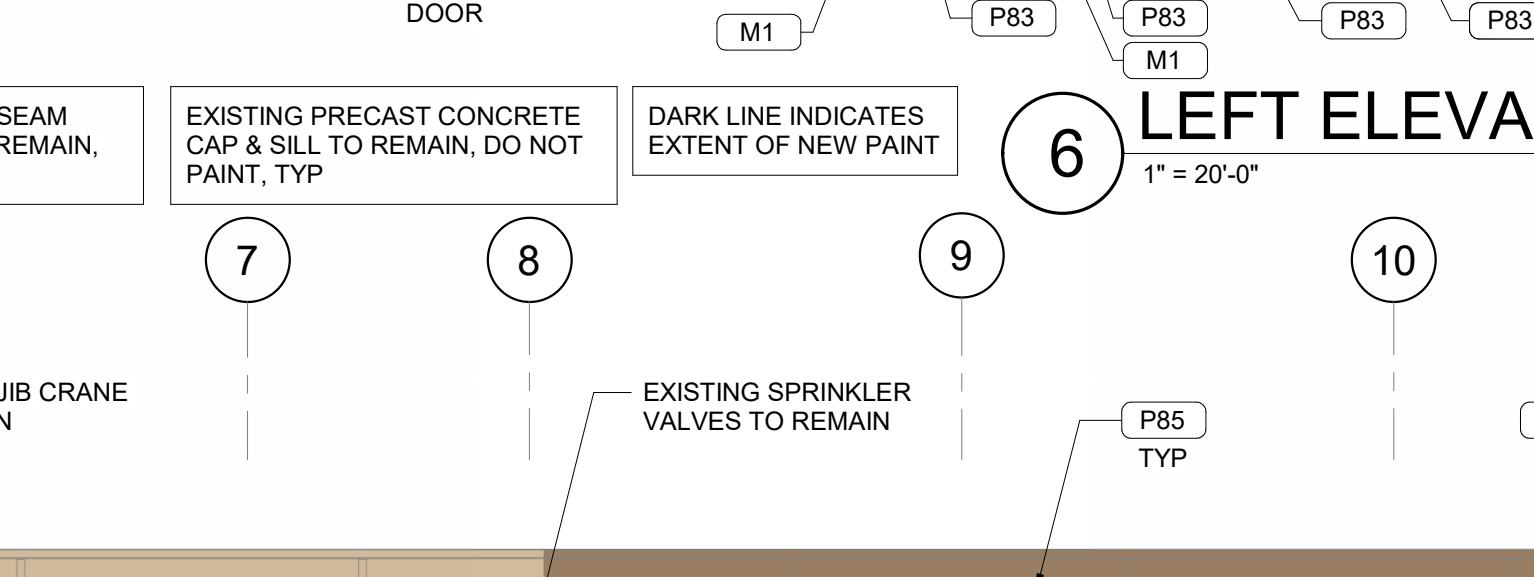
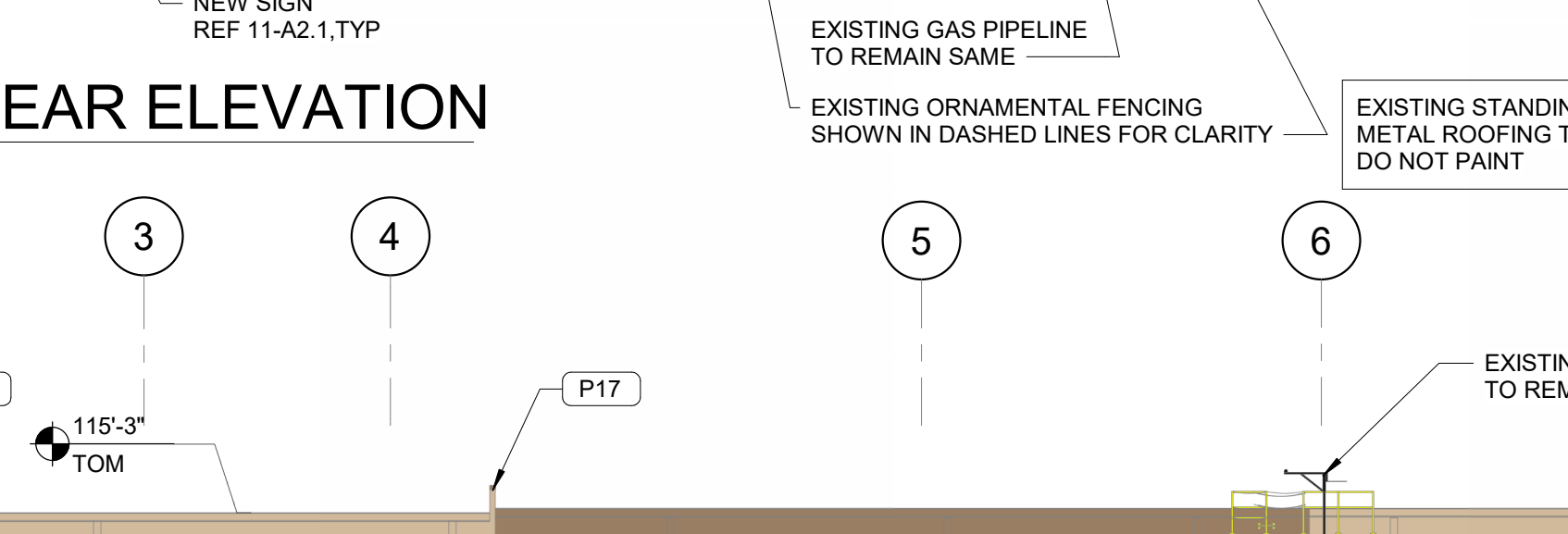
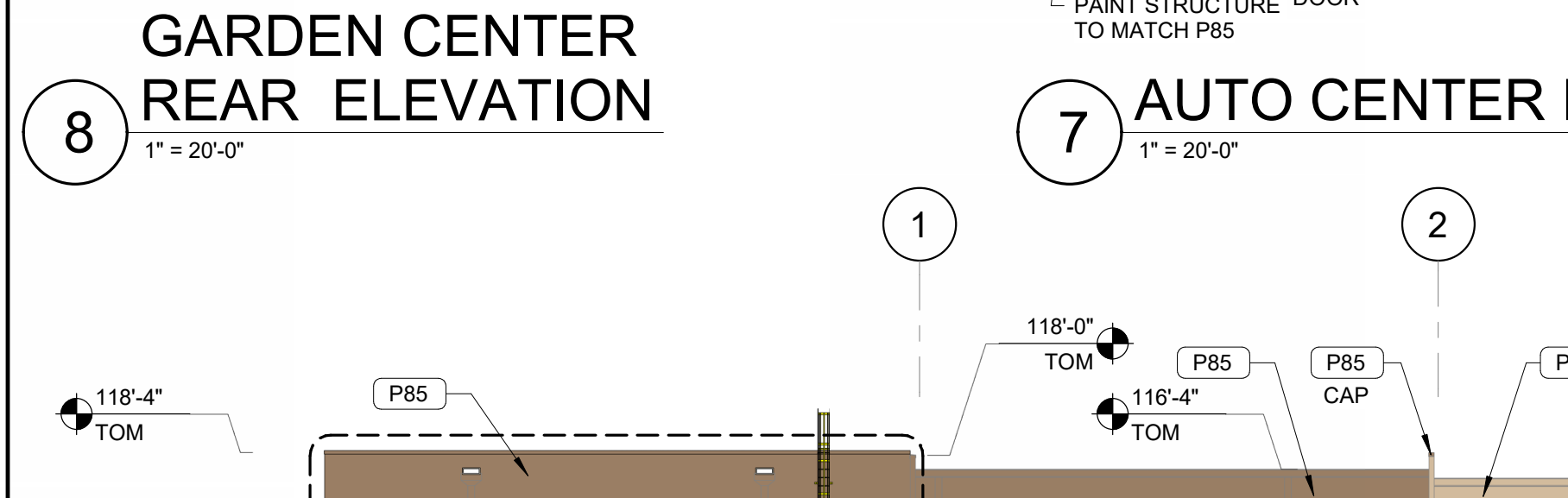
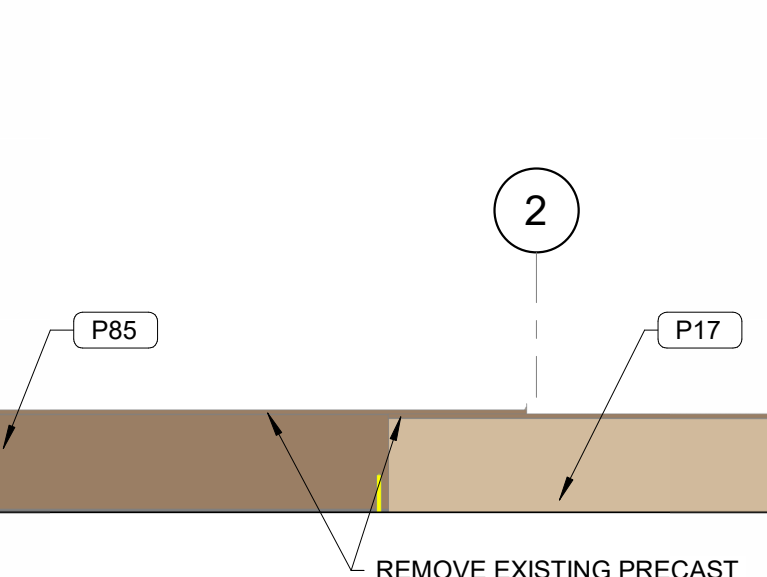
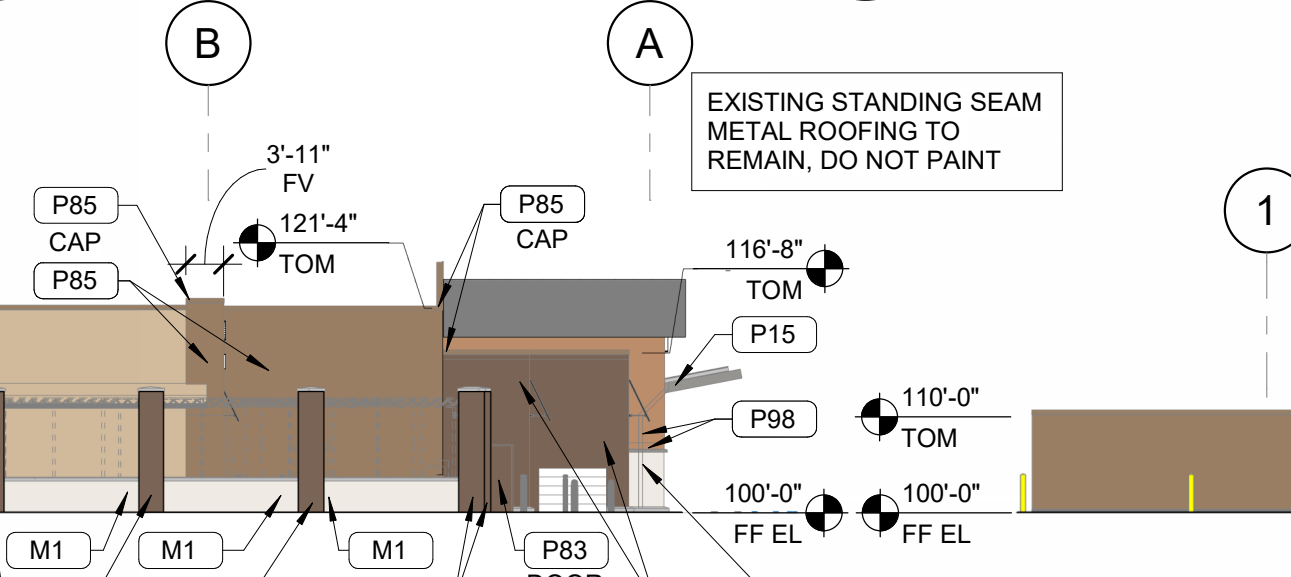
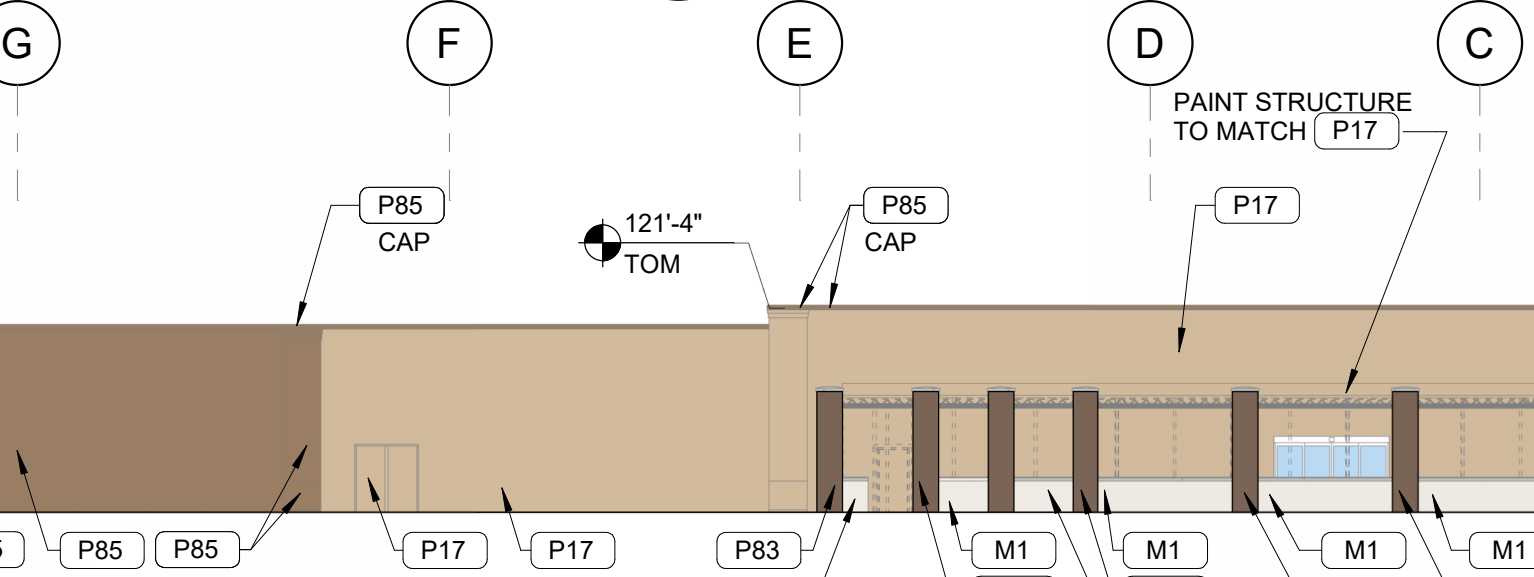
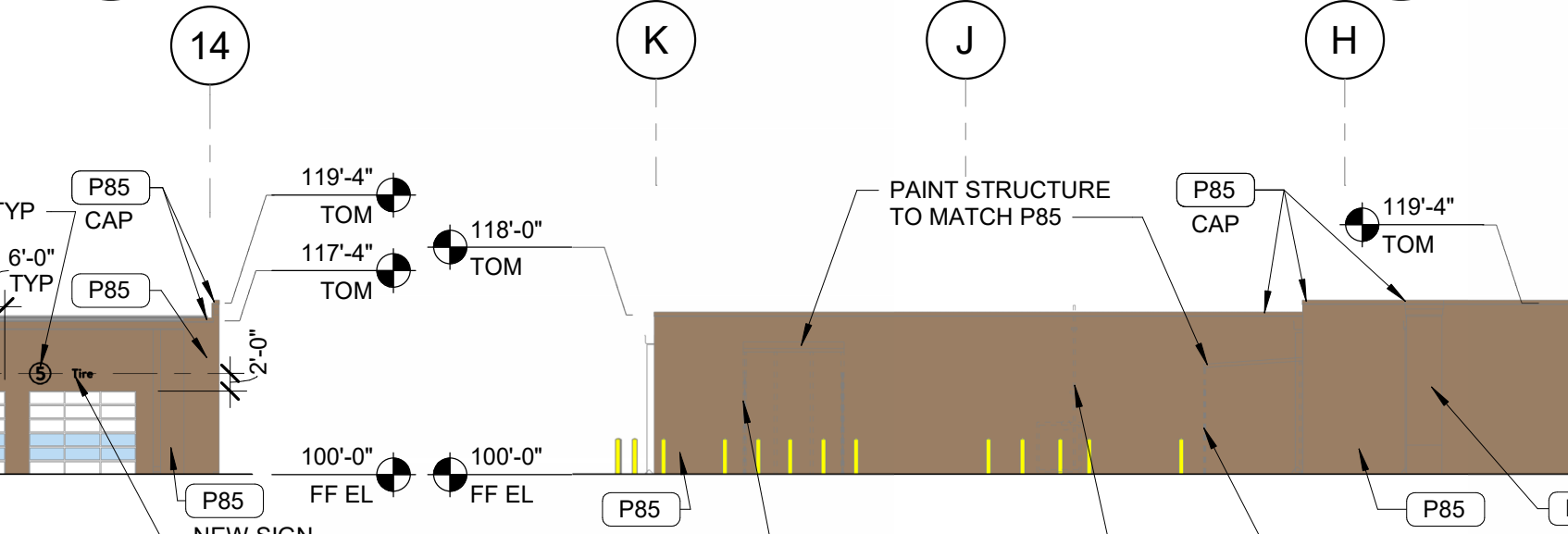
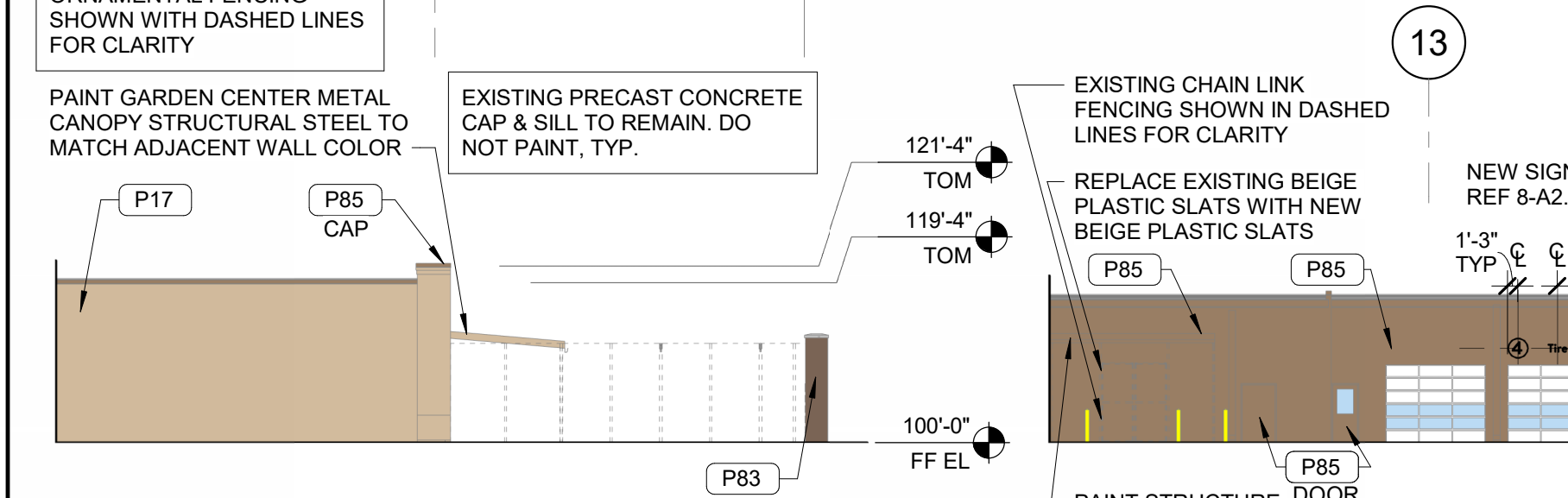
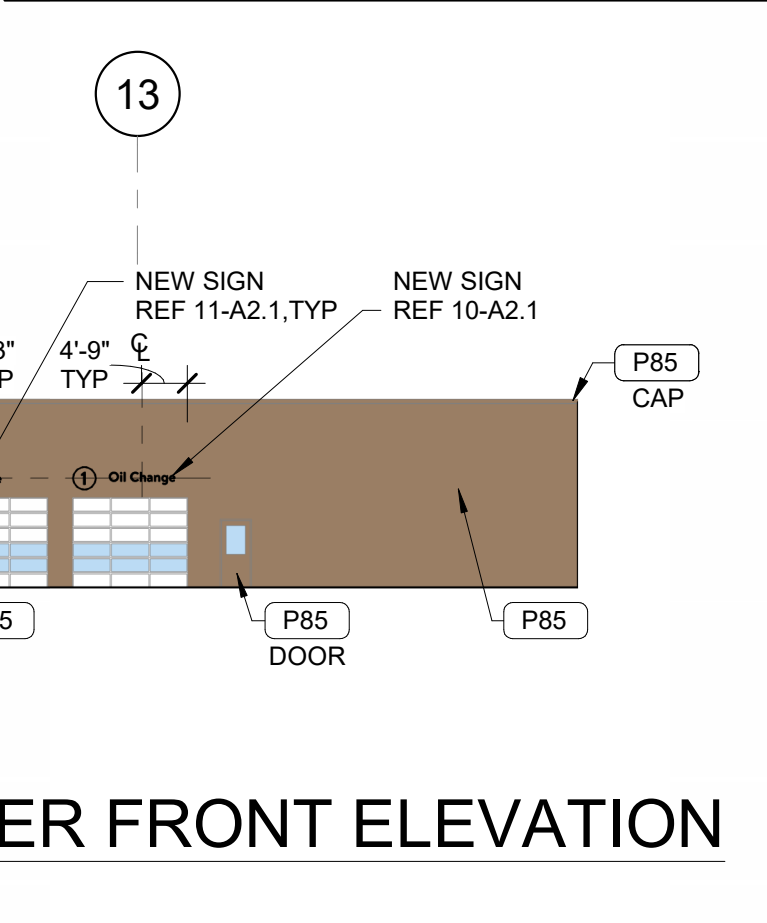
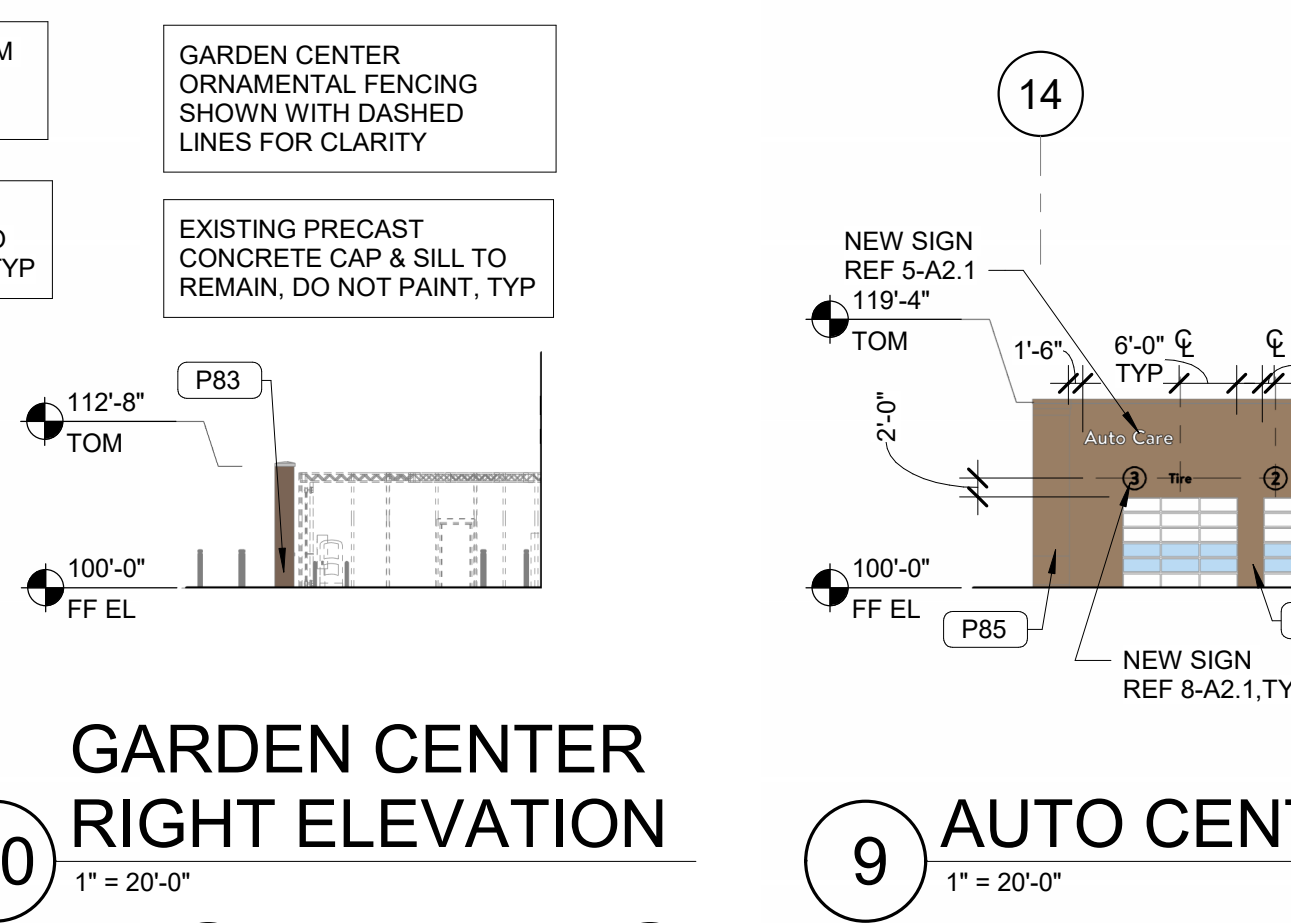
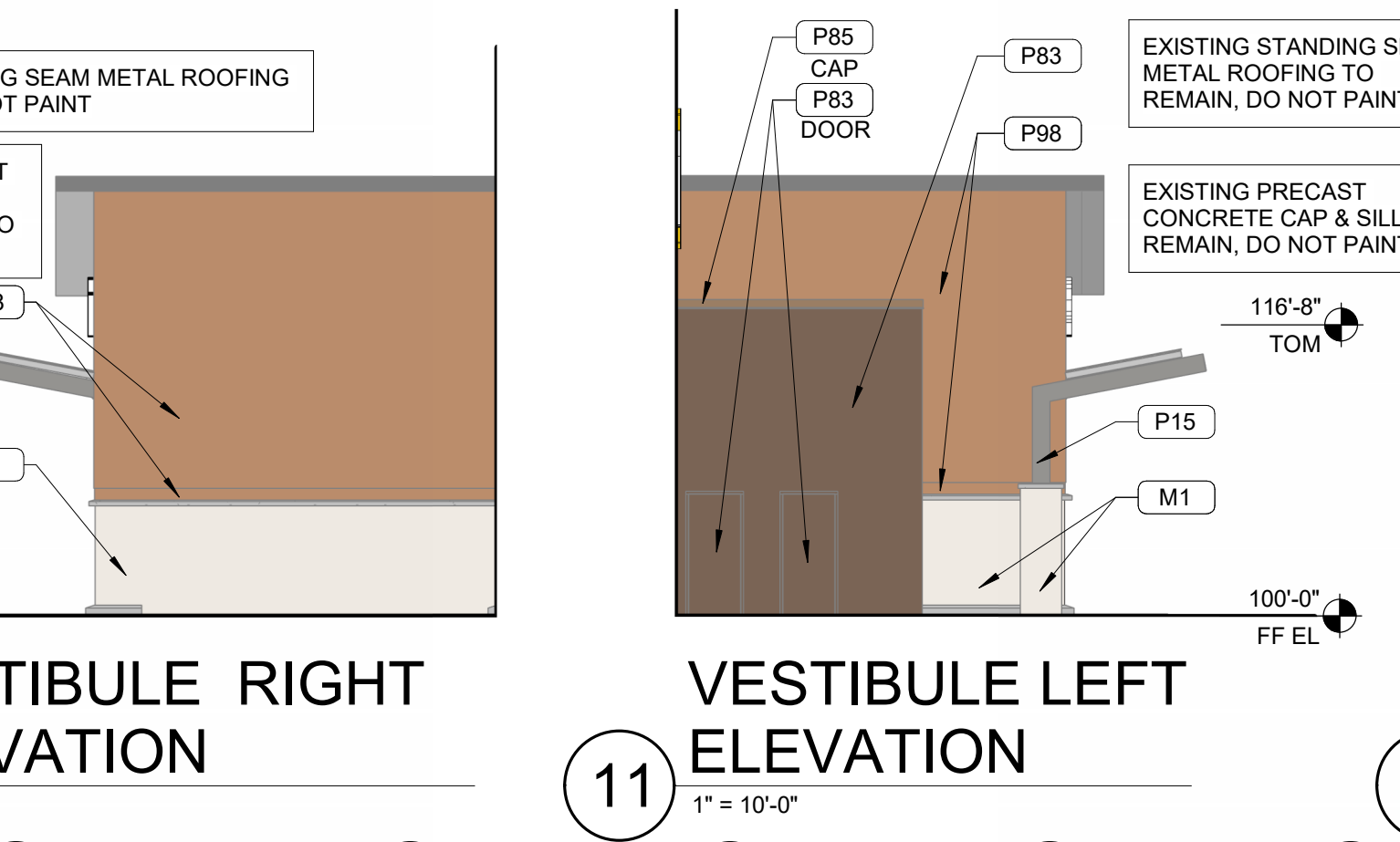
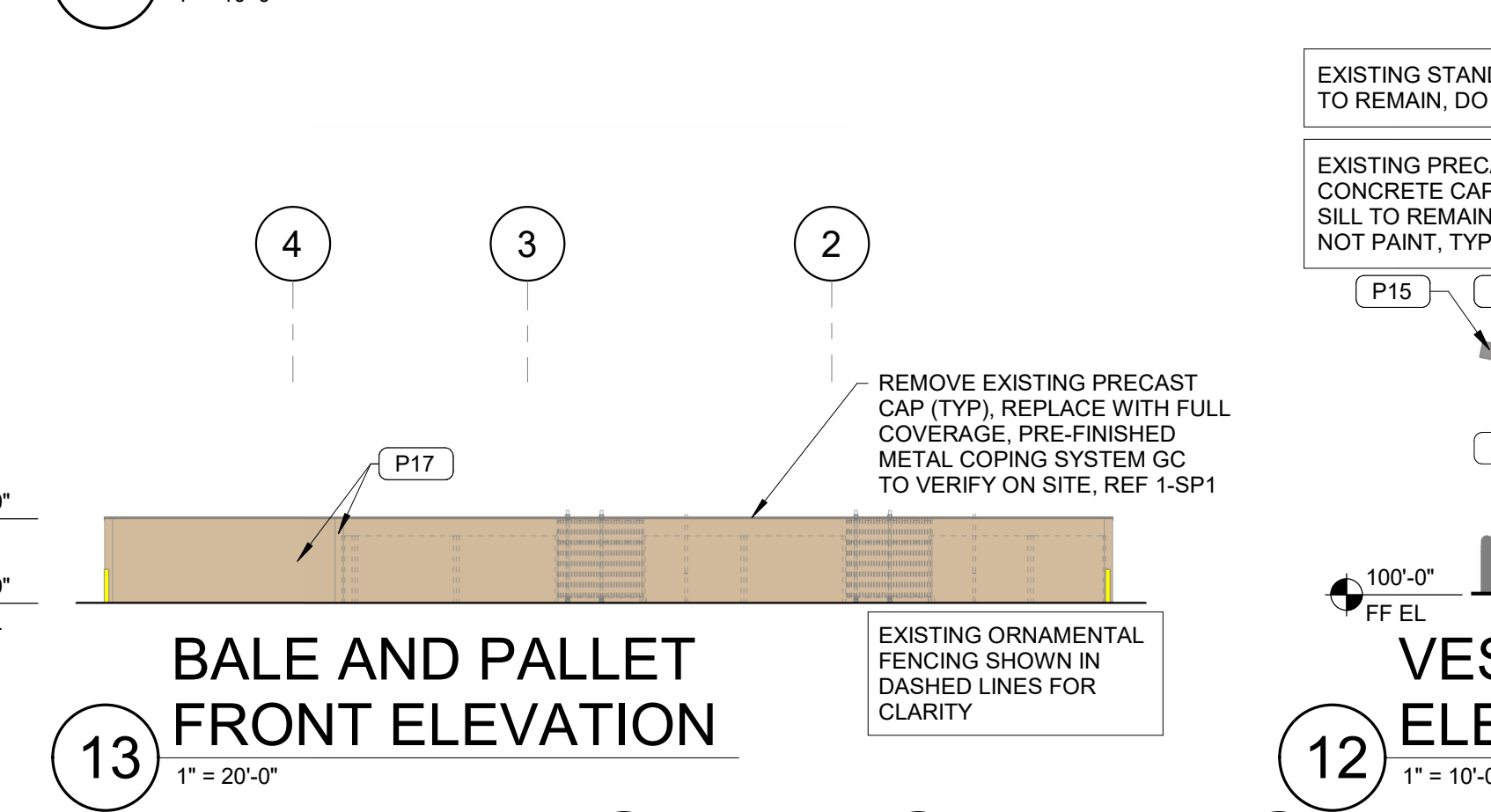


COLOR LEGEND table with color swatches and material names: SADDLE TAN BY OLDCASTLE, SAFETY YELLOW, SUMMIT GRAY SW#7669, ROW HOUSE TAN SW#7680, CREAM, BLACK, COBBLE BROWN, ROCKWOOD CLAY SW#2823, TRICORN BLACK SW#6258, OAK CREEK SW#7718, CENTER BY TRESPA, DARK BROWN BY TRESPA.

- DEMOLITION NOTES: 1. NOT USED. 2. REMOVAL OF BUILDING MOUNTED ITEMS, SHOWN OR NOTED TO BE DEMOLISHED OR AS REQUIRED BY SCOPE OF WORK, SHALL OCCUR PRIOR TO PAINTING BUILDING. COORDINATE DEMOLITION WORK SO EXTERIOR PAINTING WILL OCCUR PRIOR TO INSTALLATION OF BUILDING MOUNTED ITEMS.

- SHEET NOTES: 1. PATCH AND REPAIR EXTERIOR WALL SURFACES, DAMAGED OR EXPOSED DUE TO REMOVAL OF BUILDING MOUNTED ITEMS. TO MATCH ADJACENT AS REQUIRED. REFER TO DETAILS ON SHEET A2.1 FOR SUBSTRATE AND FINISH REQUIREMENTS AT LOCATIONS OF BUILDING MOUNTED SIGNS.

DISCLOSURES table with 4 rows: PAINT RESTRICTIONS, ALLOWED SIGNAGE SF, EXISTING SIGNAGE SF, PROPOSED SIGNAGE SF, VARIANCE / PROCESS.



Vertical sidebar containing: WDM logo, address (7007 DISCOVERY BLVD, DUBLIN, OH 43017), Walmart logo, address (WARRENTON, VIRGINIA, 700 JAMES MADISON HWY, WARRENTON, VA 20186), ISSUE BLOCK table, CHECKED BY, DRAWN BY, PROTO CYCLE, DOCUMENT DATE, EXTERIOR ELEVATIONS SHEET: A2.

ZONING TABULATION AND SITE DATA TABLE:

SITE INFORMATION

PIN:	6983-57-7857-000	
ZONING DISTRICT:	C - COMMERCIAL	
LAND USE:	RETAIL SALES	
BUILDING AREA:	EXISTING: ±157,345 SF PROPOSED: ±163,496 SF	
SITE AREA:	18.434 AC	
BUILDING HEIGHT:	<u>MAXIMUM</u>	<u>PROPOSED</u>
	45'	19.33± (EXPANSION)
<u>LOT SIZE AND YARD SETBACK REQUIREMENTS:</u>		
MINIMUM LOT SIZE:	6,000 SF	
SETBACK REQUIREMENTS:	<u>REQUIRED</u>	<u>PROVIDED</u>
FRONT YARD (E) BUILDING	60'	359.0'±
SIDE YARD (N) BUILDING	<u>REQUIRED</u>	<u>PROVIDED</u>
	10'	80.3'±
SIDE YARD (S) BUILDING	<u>REQUIRED</u>	<u>PROVIDED</u>
	10'	391.6'±
FRONT YARD (W) BUILDING	<u>REQUIRED</u>	<u>PROVIDED</u>
	60'	96.7'±
<u>LOT COVERAGE REQUIREMENTS</u>		
	<u>MAXIMUM</u>	<u>PROVIDED</u>
PROPOSED IMPERVIOUS AREA:	85%	75%
<u>NONRESIDENTIAL STRUCTURES</u>		
SITE LOCATED IN A FLOODPLAIN OR RPA (Y/N): N		
WETLANDS ON SITE (Y/N): N		
KNOWN HISTORIC BUILDINGS/ FEATURES (Y/N): N		
KNOWN PLACE OF BURIAL (Y/N): N		

SPECIAL USE PERMIT

FOR



LOCATION OF SITE
STORE #2437-276

700 JAMES MADISON HIGHWAY
TOWN OF WARRENTON
FAUQUIER COUNTY, VIRGINIA 20186



LOCATION MAP
COPYRIGHT 2018
MICROSOFT CORPORATION
SCALE: 1" = 2,000'



PLAN REFERENCES AND CONTACTS

REFERENCES

- BOUNDARY & TOPOGRAPHIC SURVEY:
WALMART WARRENTON 700 JAMES MADISON HIGHWAY,
TOWN OF WARRENTON, FAUQUIER COUNTY, VIRGINIA*
PREPARED BY: BOHLER
DATED: 7/19/2022
PROJECT NO.: VAB220093.00
DATUM: NAVD 88, NAD 83
- ARCHITECTURAL PLANS:
2022-08-16 FOOTPRINT_UPDATED OGP
PREPARED BY: WD PARTNERS
(980) 232-1453
PROVIDED: 8/10/2022
- GOVERNING AGENCIES
• DEPARTMENT OF PLANNING AND
COMMUNITY DEVELOPMENT
HEATHER JENKINS, ZONING ADMINISTRATOR
EMAIL: HJENKINS@WARRENTONVA.GOV
(540) 347-1101 (P) EXT. 312
21 MAIN STREET
WARRENTON, VA 20186

THE ABOVE REFERENCED DOCUMENTS ARE INCORPORATED BY REFERENCE AS PART OF THESE PLANS. HOWEVER, BOHLER DOES NOT CERTIFY THE ACCURACY OF THE WORK REFERENCED OR DERIVED FROM THESE DOCUMENTS, BY OTHERS.

SHEET INDEX	
SHEET TITLE	SHEET NUMBER
COVER SHEET	1
STOP SIGNS AND MARKING PLAN	2
STORE ENTRANCE SITE PLAN	3
SPECIAL USE PERMIT	4
LANDSCAPE PLAN	5
CONSTRUCTION DETAILS	6
PREVIOUS OVERALL SUP PLAN REDLINE EXHIBIT	7

OWNER/DEVELOPER
WAL-MART REAL ESTATE BUSINESS TRUST
PO BOX 8150
BENTONVILLE, ARKANSAS 72716-0550
CONTACT NAME: DAVID PENNY
TEL: (479) 273-4000

ENGINEER
BOHLER
28 BLACKWELL PARK LN
SUITE 201
WARRENTON, VA 20186
CONTACT NAME: KATHERINE ROBERTS
TEL: (540) 349-4500

PREPARED BY



CONTACT: KATHERINE S. ROBERTS, P.E.

COVER SHEET

REVISIONS	BY	Item 3.
REV 1 - 6/13/2023	NBC	
COUNTY COMMENTS		

BOHLER
28 BLACKWELL PARK LANE, SUITE 201
WARRENTON, VIRGINIA 20186
Phone: (540) 349-4500
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COMMONWEALTH OF VIRGINIA
Katherine Roberts
KATHERINE ROBERTS
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6/13/2023
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SUPERCENTER #2437-276
700 JAMES MADISON HIGHWAY
WARRENTON, VIRGINIA 20186
WAL-MART STORES, INC
BENTONVILLE, AR 72716

DRAWN	DSH
CHECKED	KSR
DATE	6/8/2023
JOB No.	VAB220093.00 -0
SHEET NUMBER	

1



NOTE: EXISTING CONDITIONS ARE BASED ON FIELD OBSERVATIONS AND AERIAL IMAGERY. DIMENSIONS SHOWN ARE APPROXIMATE. CONTRACTOR TO NOTIFY BOHLER IMMEDIATELY, IN WRITING, OF ANY DISCREPANCIES.

PARKING ANALYSIS

USE: COMMERCIAL
REQUIREMENT: ONE (1) SPACE PER THREE HUNDRED (300) SQUARE FEET GROSS FLOOR AREA FOR THE FIRST TWELVE THOUSAND (12,000) SQUARE FEET, PLUS TWO (2) SPACES PER EACH ADDITIONAL ONE THOUSAND (1,000) SQUARE FEET GROSS FLOOR AREA, MINIMUM FOUR (4) SPACES FOR EACH ESTABLISHMENT.
EXISTING BUILDING SF: +157,345 SF PROPOSED BUILDING SF: +163,496 SF [12,000 SF X 1 SPACE / 300 SF + 151,496 SF X 2 SPACE / 1,000 SF] = 343 SPACES REQUIRED
731 TOTAL EXISTING SPACES
43 SPACES LOST
23 SPACES DEDICATED FOR TEMPORARY SEASONAL STORAGE
665 PROVIDED SPACES
PARKING RATIO: 4.07/1,000
NUMBER OF PROPOSED PICKUP SPACES: 45
ADA PARKING SPACE REQUIREMENT: REQUIRED: 665 SPACES * 0.02 = 13 SPACES PROVIDED: 16 SPACES

SITE AND DEMOLITION LEGEND

REFERENCE DETAIL SHEET

- | | |
|---|--|
| (A) EXISTING PEDESTRIAN CROSSING SIGN TO BE REMOVED. | (W) EXISTING STOP SIGN TO REMAIN/ BE REUSED. |
| (B) EXISTING STOP SIGN TO BE REMOVED. | (W1) EXISTING TREE LIMBS TO BE TRIMMED FOR SIGN VISIBILITY. |
| (C) EXISTING SIGN POST AND BASE TO BE REMOVED. | (W2) EXISTING TREE LIMBS TO BE TRIMMED TO ALLOW FOR INCREASED DRIVER VISIBILITY. |
| (D) EXISTING SIGN POST AND BASE TO REMAIN. | (X) EXISTING STOP SIGN TO BE RAISED/ RELOCATED TO MATCH CURRENT DETAILS/ GUIDELINES. |
| (E) EXISTING CROSSWALK STRIPING TO BE REMOVED. | (Y) EXISTING SIGN POST AND BOLLARD TO BE REPAINTED. |
| (F) EXISTING YIELD / FIRE LANE PAVEMENT MARKING TO BE REMOVED. | (Z) NEW SIGN MOUNTING AND BASE WITH BREAK AWAY POST. |
| (G) EXISTING CENTERLINE STRIPING TO REMAIN/ BE REFRESHED. | (a) EXISTING PARKING STALL PAVEMENT MARKINGS TO BE REMOVED. |
| (H) NEW "STOP HERE FOR PEDESTRIANS" SIGN. | (b) EXISTING PAVEMENT MARKING STRIPING TO BE REMOVED. |
| (J) NEW 30"X30" STOP SIGN. | (c) NEW 4" WIDE PAINTED WHITE STRIPES AT 45" @ 2'-0" O.C. |
| (K) NEW SIGN MOUNTING AND BASE WITH BOLLARD. | (e) NEW 36" STOP SIGN ON DOUBLE POST WITH BREAK AWAY POSTS. |
| (L) NEW STOP AND/OR "ONLY" TEXT AND/OR STOP BAR WITH 4" WIDE DOUBLE SOLID YELLOW STRIPE. | (f) NEW ASSOCIATE COVER CANOPY. SEE ARCH. PLANS FOR DETAILS. |
| (M) NEW 4" WIDE PAINTED YELLOW STRIPES AT 45" @ 2'-0" O.C. | (g) EXISTING STOP PAVEMENT MARKINGS, STOP BAR, "STOP" TEXT AND/OR "ONLY" TEXT TO BE REVISED/ REFRESHED TO MATCH CURRENT DETAILS. |
| (N) NEW CROSSWALK MARKINGS - 6" WIDE PAINTED WHITE STRIPING PARALLEL TO DIRECTION OF TRAFFIC AT 2'-0" O.C. AND (1)-8" WHITE STRIPE PERPENDICULAR ON BOTH ENDS UNLESS NOTED OTHERWISE. SEE SITE PLAN FOR DIMENSIONS. ENTIRE CROSSWALK SHALL BE RE-STRIPED, INCLUDING "NO PARKING FIRE LANE" AND/OR RED STRIPE TO MATCH EXISTING. | (h) EXISTING OPEN ARROW PAVEMENT MARKING TO REMAIN/ BE REFRESHED. |
| (P) LIMITS OF SEAL COAT. APPLY SEAL COAT WHERE STRIPING AND PAVEMENT MARKINGS WERE REMOVED AND WHERE NEW STRIPING AND PAVEMENT MARKINGS WILL BE APPLIED. APPLY NEW STRIPING AND PAVEMENT MARKINGS OVER SEAL COAT. | (i) EXISTING PEDESTRIAN CROSSING SIGN AND BASE TO REMAIN/ BE REUSED |
| (Q) NEW 4" WIDE PAINTED YELLOW STRIPES - 6' LONG WITH 18' GAPS. | (n) NEW PICKUP PARKING STALL STRIPING. SEE DETAIL. |
| (R) EXISTING STOP BAR/ STOP TEXT PAVEMENT MARKINGS/ DOUBLE YELLOW STRIPE TO BE REMOVED. | (o) EXISTING PICKUP SIGN AND POST TO BE REMOVED |
| (S) NEW OPEN ARROW PAVEMENT MARKINGS. | (r) EXISTING MISCELLANEOUS TRAFFIC INFORMATION SIGN TO REMAIN. |
| (T) EXISTING ARROW PAVEMENT MARKINGS TO BE REMOVED. | (1) EXISTING SOLID ARROW PAVEMENT MARKING TO REMAIN/ BE REFRESHED. |
| (U) EXISTING FIRE LANE STRIPING AND/ OR YELLOW STRIPING TO REMAIN/ BE REFRESHED. | (u) EXISTING CROSSWALK TO BE REVISED/ REFRESHED TO MATCH CURRENT DETAILS. |
| (V) NEW 4" WIDE DOUBLE SOLID YELLOW STRIPE AND/ OR SINGLE WHITE. | (y) NEW PICKUP PARKING SIGNAGE. SEE DETAIL. |
| | (z) NEW 7" CONCRETE SPEED CUSHION (SEE DETAIL). |
| | (zi) NEW "SPEED HUMP" SIGN AND POST (SEE DETAIL). |

NOTES TO CONTRACTOR:

- BFR (BUILDING FRONTAGE ROAD)
OCR (OUTER CIRCULATION ROAD)
- CONTRACTOR SHALL INSTALL "NEW" STOP BARS, SIGNS, AND TEXT TO MATCH CURRENT DETAILS AT THE LOCATIONS SHOWN ON THESE PLANS.
- ALL SIGNS LOCATED ON THE BUILDING SIDE OF THE BFR SHALL BE INSTALLED ON A SINGLE POST WITH BOLLARD.
- FOR PAVEMENT MARKINGS PROPOSED TO BE REMOVED, CONTRACTOR SHALL REMOVE THE PAVEMENT MARKINGS IN THEIR ENTIRETY PRIOR TO SEAL COAT

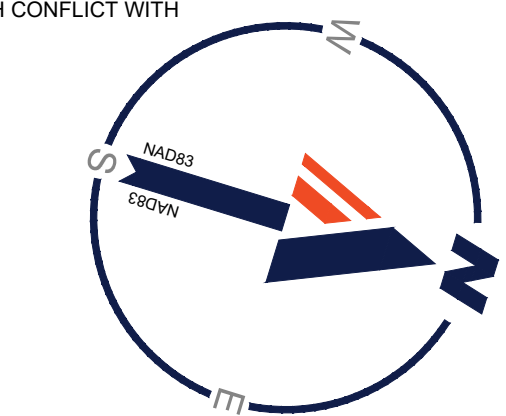
CAUTION - NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE IMPROVEMENTS SHOWN BY THESE PLANS.

ALERT TO CONTRACTOR:

ALL WM GENERAL CONTRACTOR WORK TO BE COMPLETED (EARTHWORK, FINAL UTILITIES, AND FINAL GRADING) BY THE MILESTONE DATE IN PROJECT DOCUMENTS. OUTLOT AREA TO BE KEPT FREE OF JOB TRAILERS AND STORAGE AFTER THE CONTRACT MILESTONE DATE FOR THE OUTLOT. WM GENERAL CONTRACTOR TO PROVIDE CLEAR ACCESS FOR OUTLOT CONTRACTOR TO THE SPECIFIC PARCEL AT ALL TIMES AFTER MILESTONE DATE. PURCHASER OF OUTLOT TO PROVIDE PERMIT DOCUMENTS AND SWPPP REQUIRED BY STATE/LOCAL REQUIREMENTS FOR SPECIFIC OUTLOT.

CONTRACTOR SHALL CONTACT 811 FOR LOCATION OF ALL UTILITIES, AT LEAST 72 HOURS PRIOR TO BEGINNING CONSTRUCTION



STOP SIGNS AND MARKING PLAN

REVISIONS	BY	DATE
REV 1 - 6/13/2023	NBC	
COUNTY COMMENTS		

BOHLER
28 BLACKWELL PARK LANE, SUITE 201
WARRENTON, VIRGINIA 20186
Phone: (540) 349-4500
Fax: (540) 349-0321
VA@BohlerEng.com

COMMONWEALTH OF VIRGINIA
Katherine Roberts
Lic. No. 0402060193
6/13/2023
PROFESSIONAL ENGINEER

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SUPERCENTER #2437-276
700 JAMES MADISON HIGHWAY
WARRENTON, VIRGINIA 20186
WAL-MART STORES, INC
BENTONVILLE, AR 72716

Walmart

DRAWN	DSH
CHECKED	KSR
DATE	6/8/2023
JOB No.	VAB220093.00 -0
SHEET NUMBER	

2

REVISIONS	BY	Item
REV 1 - 6/13/2023	NBC	
COUNTY COMMENTS		

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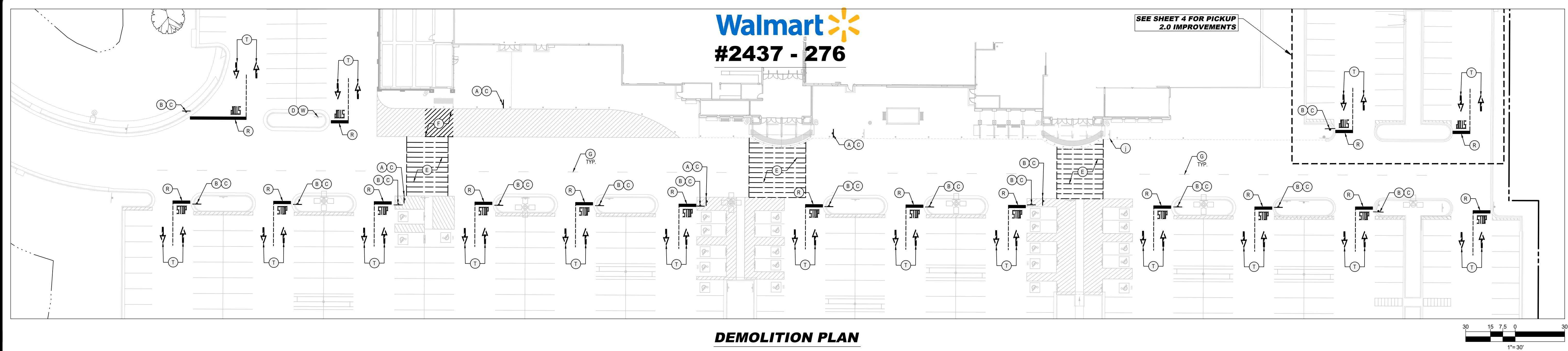
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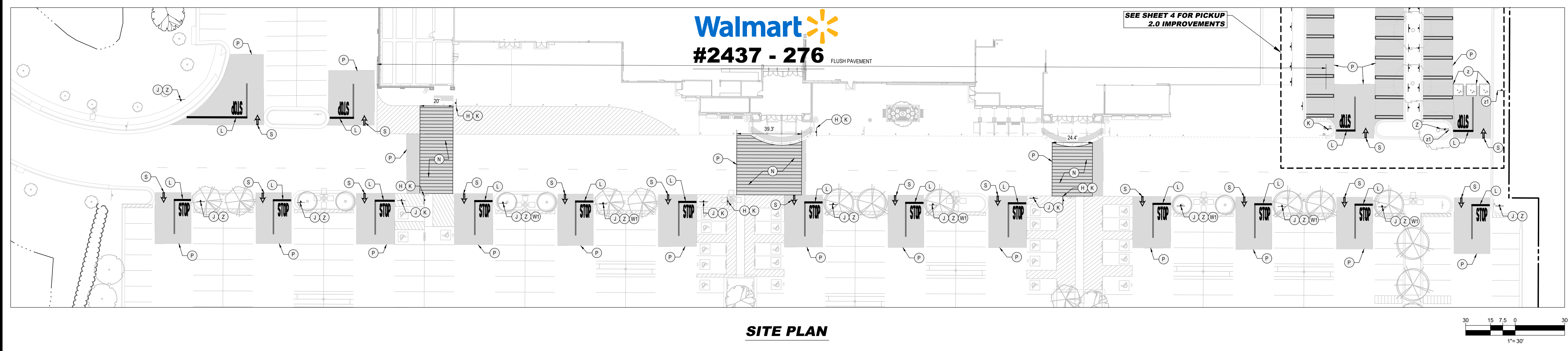
Walmart

DRAWN	DSH
CHECKED	KSR
DATE	6/8/2023
JOB No.	VAB220093.00 -0
SHEET NUMBER	

3



DEMOLITION PLAN



SITE PLAN

SITE AND DEMOLITION LEGEND

REFERENCE DETAIL SHEET

- | | | |
|---|---|---|
| (A) EXISTING PEDESTRIAN CROSSING SIGN TO BE REMOVED. | (Q) NEW 4" WIDE PAINTED YELLOW STRIPES - 6' LONG WITH 18" GAPS. | (E) NEW 36" STOP SIGN ON DOUBLE POST WITH BREAK AWAY POSTS. |
| (B) EXISTING STOP SIGN TO BE REMOVED. | (R) EXISTING STOP BAR/ STOP TEXT PAVEMENT MARKINGS/ DOUBLE YELLOW STRIPE TO BE REMOVED. | (F) NEW ASSOCIATE COVER CANOPY. SEE ARCH. PLANS FOR DETAILS. |
| (C) EXISTING SIGN POST AND BASE TO BE REMOVED. | (S) NEW OPEN ARROW PAVEMENT MARKINGS. | (G) EXISTING STOP PAVEMENT MARKINGS, STOP BAR, "STOP" TEXT AND/ OR "ONLY" TEXT TO BE REVISED/ REFRESHED TO MATCH CURRENT DETAILS. |
| (D) EXISTING SIGN POST AND BASE TO REMAIN. | (T) EXISTING ARROW PAVEMENT MARKINGS TO BE REMOVED. | (H) EXISTING OPEN ARROW PAVEMENT MARKING TO REMAIN/ BE REFRESHED. |
| (E) EXISTING CROSSWALK STRIPING TO BE REMOVED. | (U) EXISTING FIRE LANE STRIPING AND/ OR YELLOW STRIPING TO REMAIN/ BE REFRESHED. | (I) EXISTING PEDESTRIAN CROSSING SIGN AND BASE TO REMAIN/ BE REUSED |
| (F) EXISTING YIELD / FIRE LANE PAVEMENT MARKING TO BE REMOVED. | (V) NEW 4" WIDE DOUBLE SOLID YELLOW STRIPE AND/ OR SINGLE WHITE. | (J) NEW PICKUP PARKING STALL STRIPING. SEE DETAIL. |
| (G) EXISTING CENTERLINE STRIPING TO REMAIN/ BE REFRESHED. | (W) EXISTING STOP SIGN TO REMAIN/ BE REUSED. | (K) EXISTING PICKUP SIGN AND POST TO BE REMOVED |
| (H) NEW "STOP HERE FOR PEDESTRIANS" SIGN. | (W1) EXISTING TREE LIMBS TO BE TRIMMED FOR SIGN VISIBILITY. | (L) EXISTING MISCELLANEOUS TRAFFIC INFORMATION SIGN TO REMAIN. |
| (J) NEW 30"x30" STOP SIGN. | (W2) EXISTING TREE LIMBS TO BE TRIMMED TO ALLOW FOR INCREASED DRIVER VISIBILITY. | (M) EXISTING SOLID ARROW PAVEMENT MARKING TO REMAIN/ BE REFRESHED. |
| (K) NEW SIGN MOUNTING AND BASE WITH BOLLARD. | (X) EXISTING STOP SIGN TO BE RAISED/ RELOCATED TO MATCH CURRENT DETAILS/ GUIDELINES. | (N) EXISTING CROSSWALK TO BE REVISED/ REFRESHED TO MATCH CURRENT DETAILS. |
| (L) NEW STOP AND/OR "ONLY" TEXT AND/OR STOP BAR WITH 4" WIDE DOUBLE SOLID YELLOW STRIPE. | (Y) EXISTING SIGN POST AND BOLLARD TO BE REPAINTED. | (O) NEW PICKUP PARKING SIGNAGE. SEE DETAIL. |
| (M) NEW 4" WIDE PAINTED YELLOW STRIPES AT 45° @ 2'-0" O.C. | (Z) NEW SIGN MOUNTING AND BASE WITH BREAK AWAY POST. | (P) NEW 7" CONCRETE SPEED CUSHION (SEE DETAIL). |
| (N) NEW CROSSWALK MARKINGS - 6" WIDE PAINTED WHITE STRIPING PARALLEL TO DIRECTION OF TRAFFIC AT 2'-0" O.C. AND (1)-8" WHITE STRIPE PERPENDICULAR ON BOTH ENDS UNLESS NOTED OTHERWISE. SEE SITE PLAN FOR DIMENSIONS. ENTIRE CROSSWALK SHALL BE RE-STRIPED, INCLUDING "NO PARKING FIRE LANE" AND/OR RED STRIPE TO MATCH EXISTING. | (a) EXISTING PARKING STALL PAVEMENT MARKINGS TO BE REMOVED. | (Q) NEW "SPEED HUMP" SIGN AND POST (SEE DETAIL). |
| (P) LIMITS OF SEAL COAT. APPLY SEAL COAT WHERE STRIPING AND PAVEMENT MARKINGS WERE REMOVED AND WHERE NEW STRIPING AND PAVEMENT MARKINGS WILL BE APPLIED. APPLY NEW STRIPING AND PAVEMENT MARKINGS OVER SEAL COAT. | (b) EXISTING PAVEMENT MARKING STRIPING TO BE REMOVED. | |
| | (d) NEW 4" WIDE PAINTED WHITE STRIPES AT 45° @ 2'-0" O.C. | |

NOTES TO CONTRACTOR:

- REFERENCE SITE CONSTRUCTION PLAN FOR SITE SPECIFIC DIMENSIONS OF CROSSWALK STRIPING AND LOCATION OF SIGNAGE.
- PROVIDE A COMPREHENSIVE CONSTRUCTION PHASING PLAN FOR THIS WORK TO THE STORE MANAGER 7 DAYS PRIOR TO STARTING ANY WORK. IT IS TO PROVIDE FOR DATES, TIMES AND DURATION OF LANE CLOSURES, TEMPORARY VEHICLE AND PEDESTRIAN TRAFFIC CONTROL.
- ALL EXISTING STRIPING AND PAVEMENT MARKINGS OR TEXT ALONG THE BFR (BUILDING FRONTAGE ROAD) SHALL BE REMOVED. GRIND OUT ANY DIRECTIONAL ARROWS OR STOP BARS/TEXT THAT ARE NOT CORRECTLY LOCATED OR INCONSISTENT WITH THE DETAILS PROVIDED. APPLY SEAL COAT TO THE COMPLETE EXTENT THAT THE STRIPING OR TEXT HAS BEEN REMOVED IN A SINGLE COMPLETE RECTANGLE TO COVER ALL REMOVED STRIPING (DO NOT APPLY SEAL COAT OVER EXISTING STRIPING OR CONCRETE). INSTALL NEW STRIPING AND SIGNAGE AS SHOWN ON THE SITE CONSTRUCTION PLAN. FOR PAVEMENT MARKINGS PROPOSED TO BE REMOVED, CONTRACTOR SHALL REMOVE THE PAVEMENT MARKINGS IN THEIR ENTIRETY PRIOR TO SEAL COAT.
- ALL SIGNS LOCATED ON THE BUILDING SIDE OF THE BFR SHALL BE INSTALLED ON A SINGLE POST WITH BOLLARD.

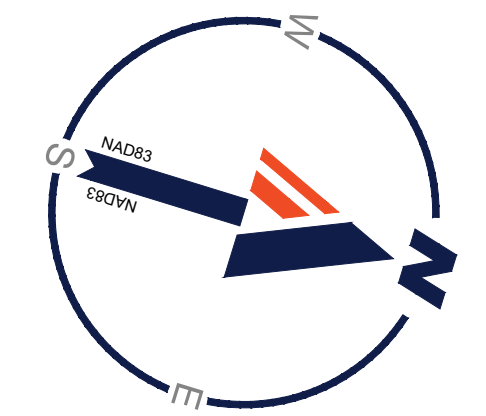
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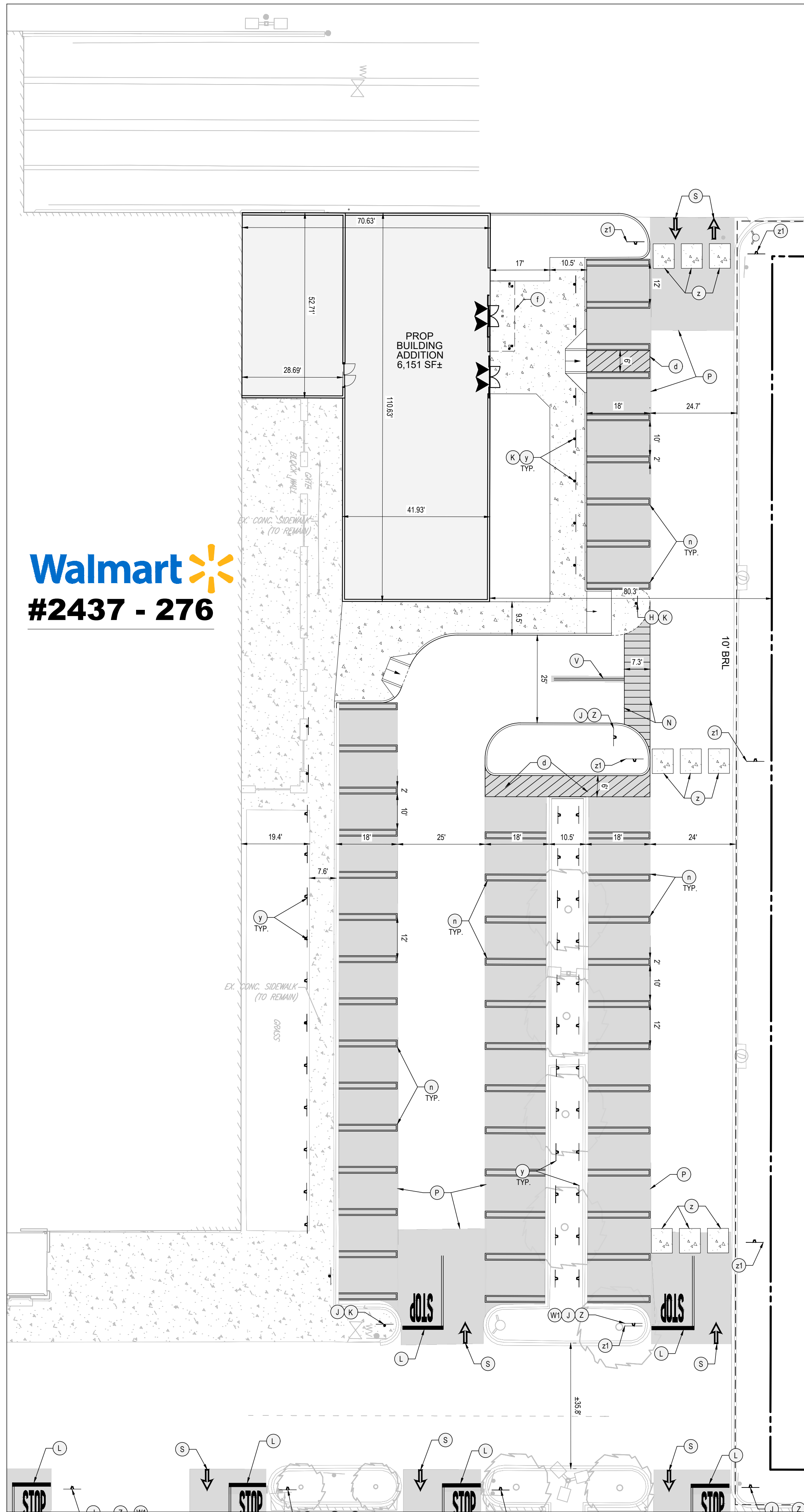
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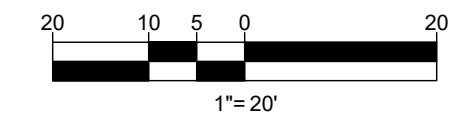


STORE ENTRANCE SITE PLAN

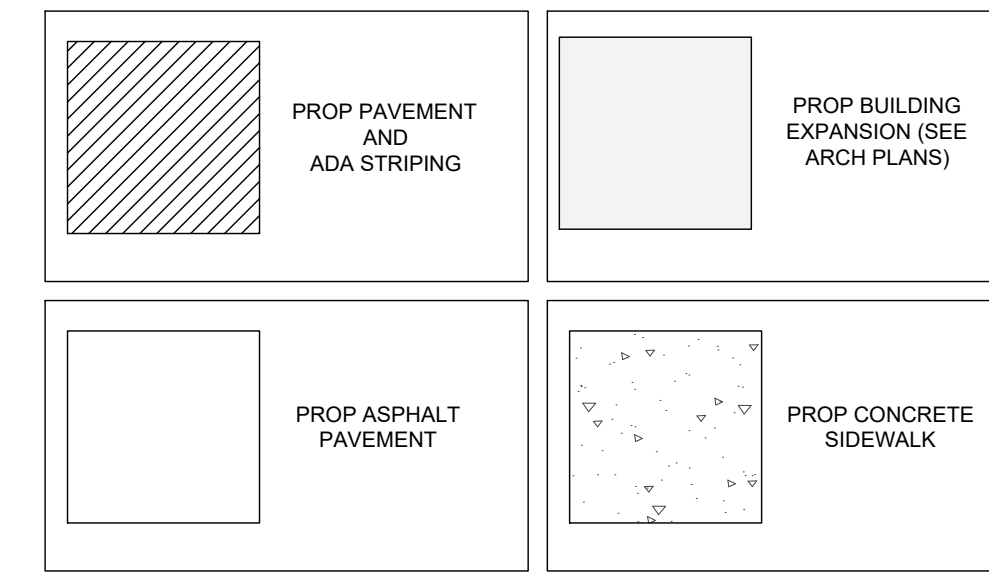


Walmart
#2437 - 276

SITE PLAN



HATCH LEGEND



NOTE: EXISTING CONDITIONS ARE BASED ON FIELD OBSERVATIONS AND AERIAL IMAGERY. DIMENSIONS SHOWN ARE APPROXIMATE. CONTRACTOR TO NOTIFY BOHLER IMMEDIATELY, IN WRITING, OF ANY DISCREPANCIES.

PARKING ANALYSIS

USE: COMMERCIAL
REQUIREMENT: ONE (1) SPACE PER THREE HUNDRED (300) SQUARE FEET GROSS FLOOR AREA FOR THE FIRST TWELVE THOUSAND (12,000) SQUARE FEET, PLUS TWO (2) SPACES PER EACH ADDITIONAL ONE THOUSAND (1,000) SQUARE FEET GROSS FLOOR AREA, MINIMUM FOUR (4) SPACES FOR EACH ESTABLISHMENT.
EXISTING BUILDING SF: ±157,345 SF PROPOSED BUILDING SF: ±163,496 SF [12,000 SF X 1 SPACE / 300 SF + 151,496 SF X 2 SPACE / 1,000 SF] = 343 SPACES REQUIRED
731 TOTAL EXISTING SPACES
43 SPACES LOST
23 SPACES DEDICATED FOR TEMPORARY SEASONAL STORAGE
665 PROVIDED SPACES
PARKING RATIO: 4.07/1,000
NUMBER OF PROPOSED PICKUP SPACES: 45
ADA PARKING SPACE REQUIREMENT: REQUIRED: 665 SPACES * 0.02 = 13 SPACES PROVIDED: 16 SPACES

SITE NOTES:

- SIGNAGE REQUIREMENTS WILL BE ADDRESSED AT THE TIME OF SITE DEVELOPMENT PLAN REVIEW.

SITE AND DEMOLITION LEGEND

REFERENCE DETAIL SHEET

- | | |
|---|---|
| (A) EXISTING PEDESTRIAN CROSSING SIGN TO BE REMOVED. | (W) EXISTING STOP SIGN TO REMAIN/ BE REUSED. |
| (B) EXISTING STOP SIGN TO BE REMOVED. | (W1) EXISTING TREE LIMBS TO BE TRIMMED FOR SIGN VISIBILITY. |
| (C) EXISTING SIGN POST AND BASE TO BE REMOVED. | (W2) EXISTING TREE LIMBS TO BE TRIMMED TO ALLOW FOR INCREASED DRIVER VISIBILITY. |
| (D) EXISTING SIGN POST AND BASE TO REMAIN. | (X) EXISTING STOP SIGN TO BE RAISED/ RELOCATED TO MATCH CURRENT DETAILS/ GUIDELINES. |
| (E) EXISTING CROSSWALK STRIPING TO BE REMOVED. | (Y) EXISTING SIGN POST AND BOLLARD TO BE REPAINTED. |
| (F) EXISTING YIELD / FIRE LANE PAVEMENT MARKING TO BE REMOVED. | (Z) NEW SIGN MOUNTING AND BASE WITH BREAK AWAY POST. |
| (G) EXISTING CENTERLINE STRIPING TO REMAIN/ BE REFRESHED. | (Z1) EXISTING PARKING STALL PAVEMENT MARKINGS TO BE REMOVED. |
| (H) NEW "STOP HERE FOR PEDESTRIANS" SIGN. | (Z2) EXISTING PAVEMENT MARKING STRIPING TO BE REMOVED. |
| (J) NEW 30"x30" STOP SIGN. | (Z3) NEW 4" WIDE PAINTED WHITE STRIPES AT 45° @ 2'-0" O.C. |
| (K) NEW SIGN MOUNTING AND BASE WITH BOLLARD. | (Z4) NEW 36" STOP SIGN ON DOUBLE POST WITH BREAK AWAY POSTS. |
| (L) NEW STOP AND/OR "ONLY" TEXT AND/OR STOP BAR WITH 4" WIDE DOUBLE SOLID YELLOW STRIPE. | (Z5) NEW ASSOCIATE COVER CANOPY. SEE ARCH. PLANS FOR DETAILS. |
| (M) NEW 4" WIDE PAINTED YELLOW STRIPES AT 45° @ 2'-0" O.C. | (Z6) EXISTING STOP PAVEMENT MARKINGS, STOP BAR, "STOP" TEXT AND/OR "ONLY" TEXT TO BE REVISED/ REFRESHED TO MATCH CURRENT DETAILS. |
| (N) NEW CROSSWALK MARKINGS - 6" WIDE PAINTED WHITE STRIPING PARALLEL TO DIRECTION OF TRAFFIC AT 2'-0" O.C. AND (1)-8" WHITE STRIPE PERPENDICULAR ON BOTH ENDS UNLESS NOTED OTHERWISE. SEE SITE PLAN FOR DIMENSIONS. ENTIRE CROSSWALK SHALL BE RE-STRIPED, INCLUDING "NO PARKING FIRE LANE" AND/OR RED STRIPE TO MATCH EXISTING. | (Z7) EXISTING OPEN ARROW PAVEMENT MARKING TO REMAIN/ BE REFRESHED. |
| (P) LIMITS OF SEAL COAT. APPLY SEAL COAT WHERE STRIPING AND PAVEMENT MARKINGS WERE REMOVED AND WHERE NEW STRIPING AND PAVEMENT MARKINGS WILL BE APPLIED. APPLY NEW STRIPING AND PAVEMENT MARKINGS OVER SEAL COAT. | (Z8) EXISTING PEDESTRIAN CROSSING SIGN AND BASE TO REMAIN/ BE REUSED. |
| (Q) NEW 4" WIDE PAINTED YELLOW STRIPES - 6" LONG WITH 18" GAPS. | (Z9) NEW PICKUP PARKING STALL STRIPING. SEE DETAIL. |
| (R) EXISTING STOP BAR/ STOP TEXT PAVEMENT MARKINGS/ DOUBLE YELLOW STRIPE TO BE REMOVED. | (Z10) EXISTING PICKUP SIGN AND POST TO BE REMOVED. |
| (S) NEW OPEN ARROW PAVEMENT MARKINGS. | (Z11) EXISTING MISCELLANEOUS TRAFFIC INFORMATION SIGN TO REMAIN. |
| (T) EXISTING ARROW PAVEMENT MARKINGS TO BE REMOVED. | (Z12) EXISTING SOLID ARROW PAVEMENT MARKING TO REMAIN/ BE REFRESHED. |
| (U) EXISTING FIRE LANE STRIPING AND/ OR YELLOW STRIPING TO REMAIN/ BE REFRESHED. | (Z13) EXISTING CROSSWALK TO BE REVISED/ REFRESHED TO MATCH CURRENT DETAILS. |
| (V) NEW 4" WIDE DOUBLE SOLID YELLOW STRIPE AND/ OR SINGLE WHITE. | (Z14) NEW PICKUP PARKING SIGNAGE. SEE DETAIL. |
| | (Z15) NEW 7" CONCRETE SPEED CUSHION (SEE DETAIL). |
| | (Z16) NEW "SPEED HUMP" SIGN AND POST (SEE DETAIL). |

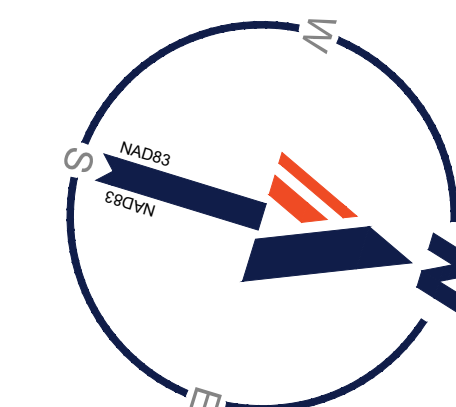
CAUTION - NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE IMPROVEMENTS SHOWN BY THESE PLANS.

ALERT TO CONTRACTOR:

ALL WM GENERAL CONTRACTOR WORK TO BE COMPLETED (EARTHWORK, FINAL UTILITIES, AND FINAL GRADING) BY THE MILESTONE DATE IN PROJECT DOCUMENTS. OUTLOT AREA TO BE KEPT FREE OF JOB TRAILERS AND STORAGE AFTER THE CONTRACT MILESTONE DATE FOR THE OUTLOT. WM GENERAL CONTRACTOR TO PROVIDE CLEAR ACCESS FOR OUTLOT CONTRACTOR TO THE SPECIFIC PARCEL AT ALL TIMES AFTER MILESTONE DATE. PURCHASER OF OUTLOT TO PROVIDE PERMIT DOCUMENTS AND SWPPP REQUIRED BY STATE/LOCAL REQUIREMENTS FOR SPECIFIC OUTLOT.

CONTRACTOR SHALL CONTACT 811 FOR LOCATION OF ALL UTILITIES, AT LEAST 72 HOURS PRIOR TO BEGINNING CONSTRUCTION



SPECIAL USE PERMIT

REVISIONS	BY	Item
REV 1 - 6/13/2023	NBC	
COUNTY COMMENTS		

BOHLER
28 BLACKWELL PARK LANE, SUITE 201
WARRENTON, VIRGINIA 20186
Phone: (540) 349-4500
Fax: (540) 349-0321
VA@BohlerEng.com

COMMONWEALTH OF VIRGINIA
Katherine Roberts
Lic. No. 0402060193
6/13/2023
PROFESSIONAL ENGINEER

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NOT APPROVED FOR CONSTRUCTION

SUPERCENTER #2437-276
700 JAMES MADISON HIGHWAY
WARRENTON, VIRGINIA 20186
WAL-MART STORES, INC
BENTONVILLE, AR 72716

Walmart

DRAWN	DSH
CHECKED	KSR
DATE	6/8/2023
JOB No.	VAB220093.00 -0
SHEET NUMBER	

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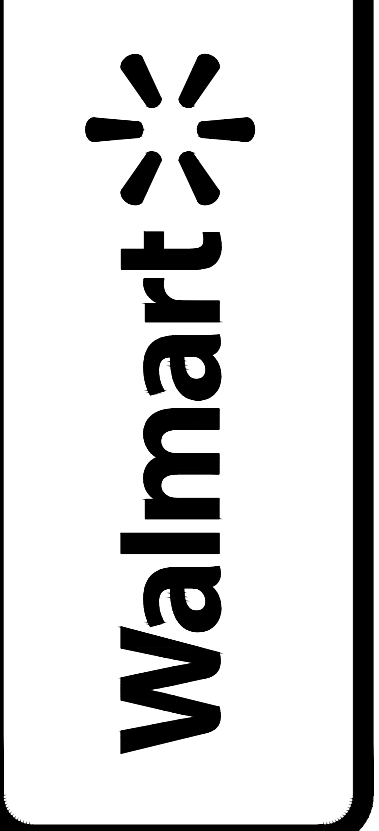
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COUNTY COMMENTS		

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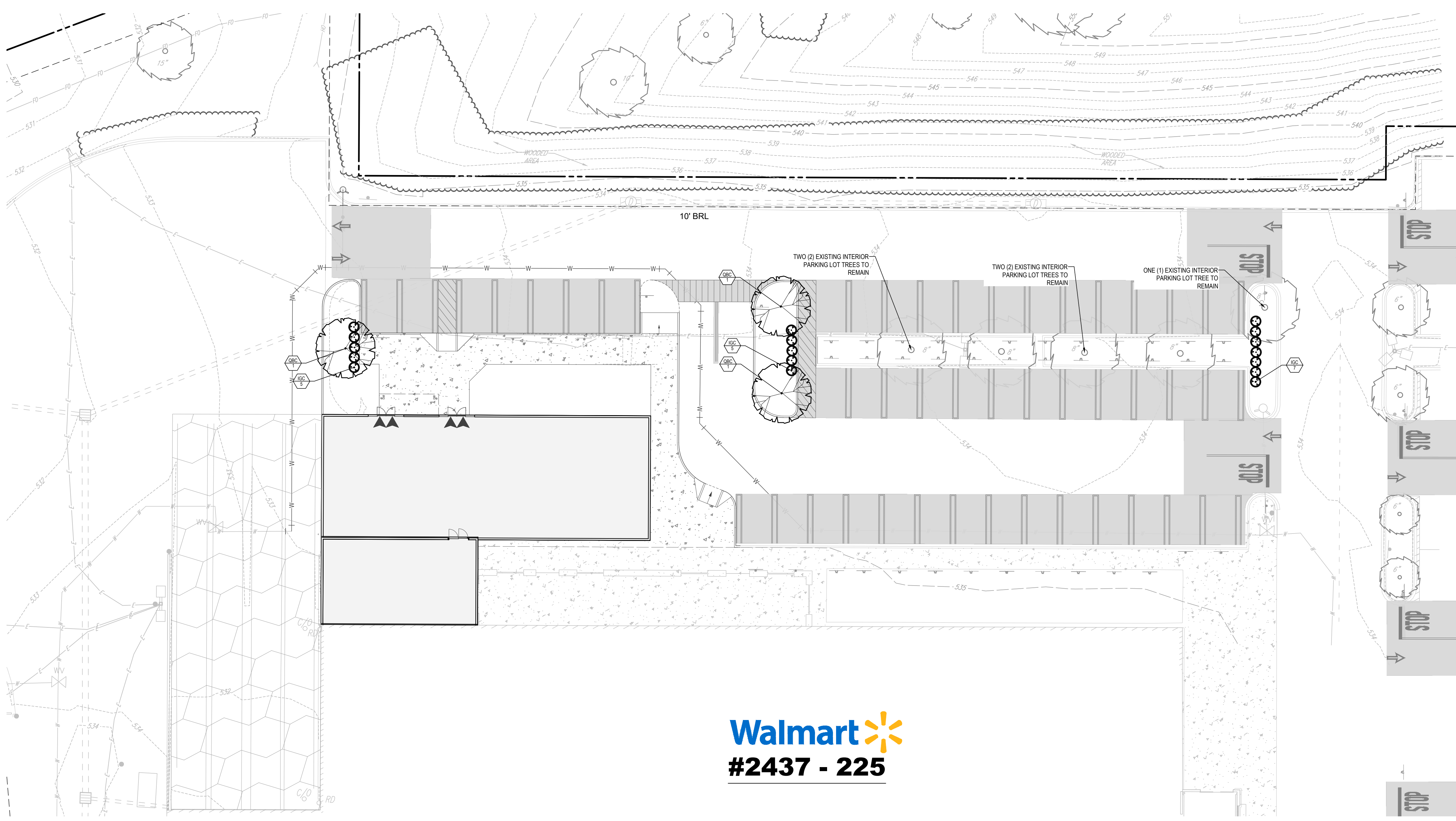
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 700 JAMES MADISON HIGHWAY
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 WAL-MART STORES, INC
 BENTONVILLE, AR 72716



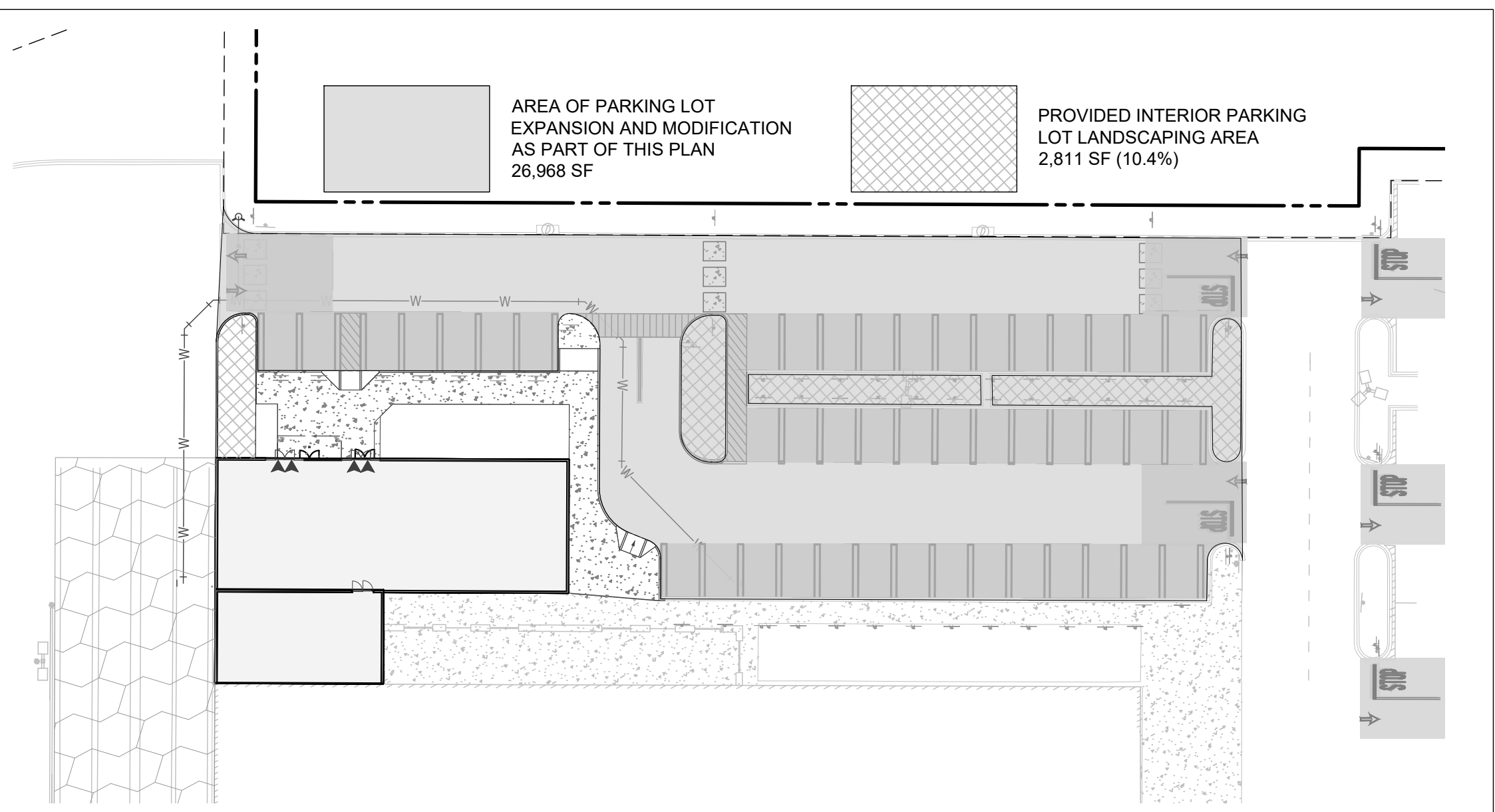
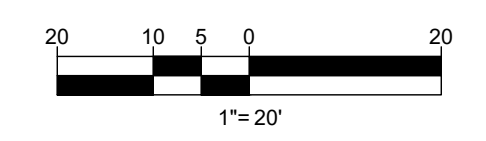
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 CHECKED
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 DATE
 6/8/2023
 JOB No.
 VAB220093.00 -0
 SHEET NUMBER

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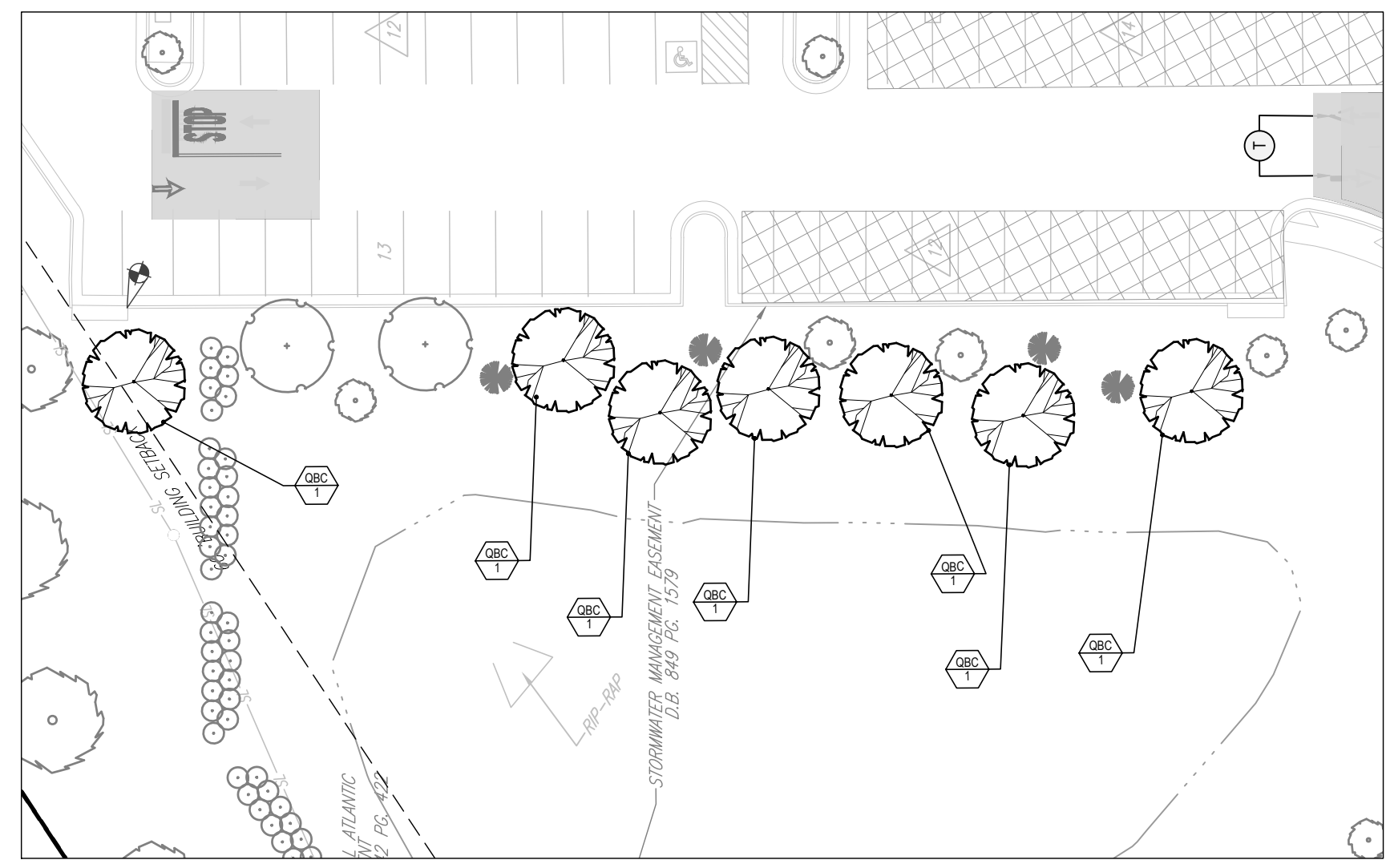
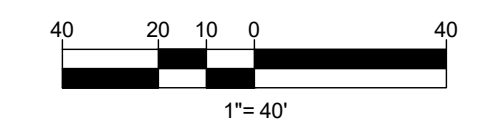


Walmart
#2437 - 225

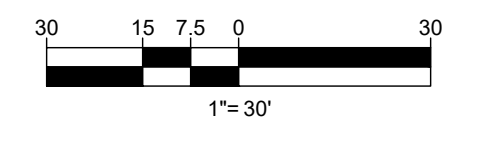
LANDSCAPE PLAN



INTERIOR PARKING LOT LANDSCAPING DIAGRAM



INSET B: PROPOSED TREE LINE



LANDSCAPE SCHEDULE					
KEY	QTY.	BOTANICAL NAME	COMMON NAME	CAL.	CONT.
SHADE TREES					
QRC	10	QUERCUS BICOLOR	SHAW WHITE OAK	2 1/2" CAL. 14' HT	B+B
SUBTOTAL:	10				
EVERGREEN SHRUBS					
IGC	17	ILEX GLABRA COMPACTA	DWARF INKBERY HOLLY	24" HT	65 CAN
SUBTOTAL:	17				

TOTAL NUMBER OF PARKING SPACES WITHIN WORK AREA: 45
 1 TREE / 8 PARKING SPACES = 6 TREES REQUIRED
 3 SHRUBS / 8 PARKING SPACES = 17 SHRUBS REQUIRED

8 TREES CREDITED FOR INTERIOR PARKING LOT LANDSCAPING
 17 SHRUBS CREDITED FOR INTERIOR PARKING LOT LANDSCAPING



LANDSCAPE PLAN

REVISIONS	BY	Item 3.
REV 1 - 6/13/2023	NBC	
COUNTY COMMENTS		

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 WARRENTON, VIRGINIA 20186
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 Fax: (540) 349-0321
 VA@BohlerEng.com

COMMONWEALTH OF VIRGINIA
 K. S. Roberts
 CATHERINE ROBERTS
 Lic. No. 0402060193
 6/13/2023
 PROFESSIONAL ENGINEER

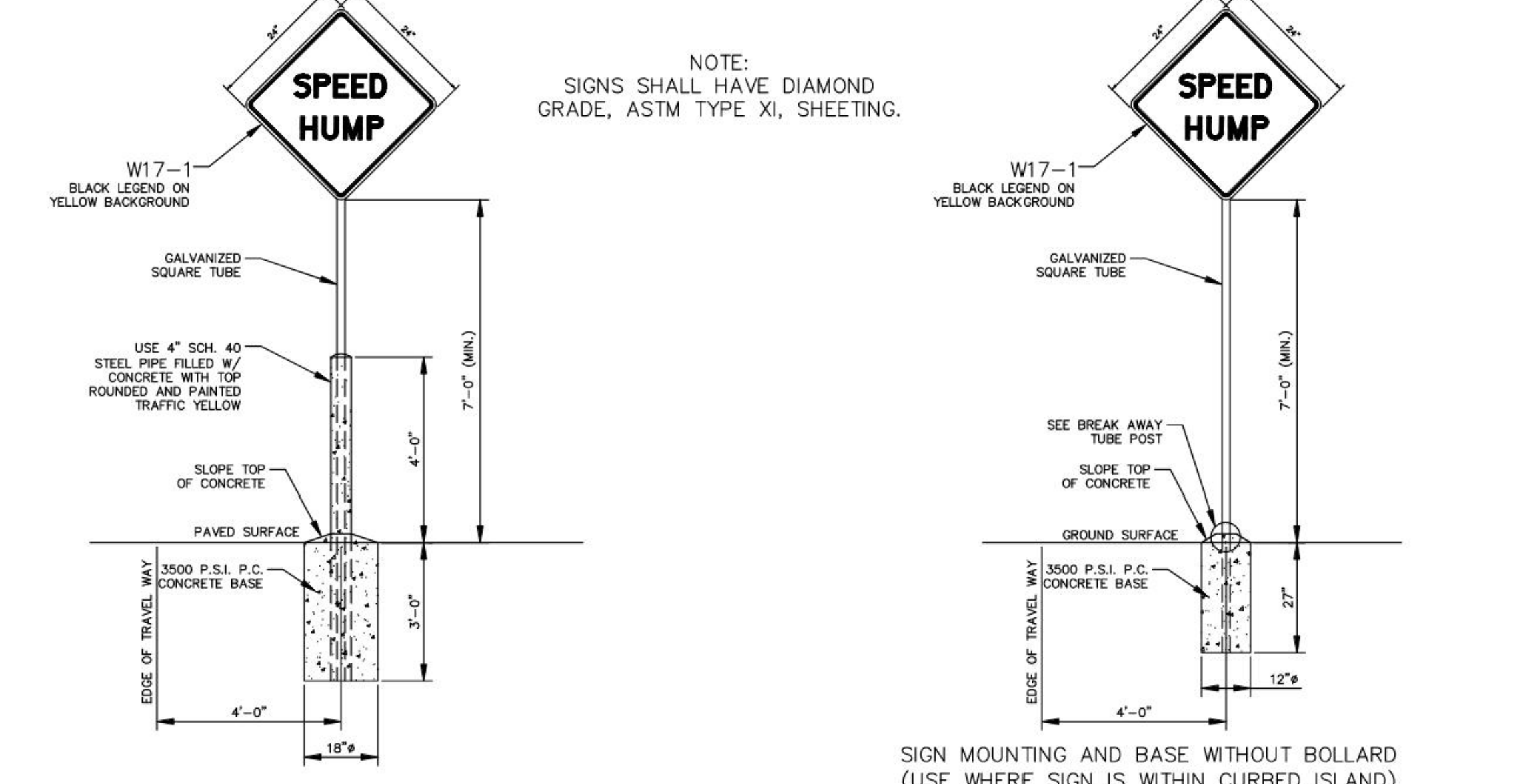
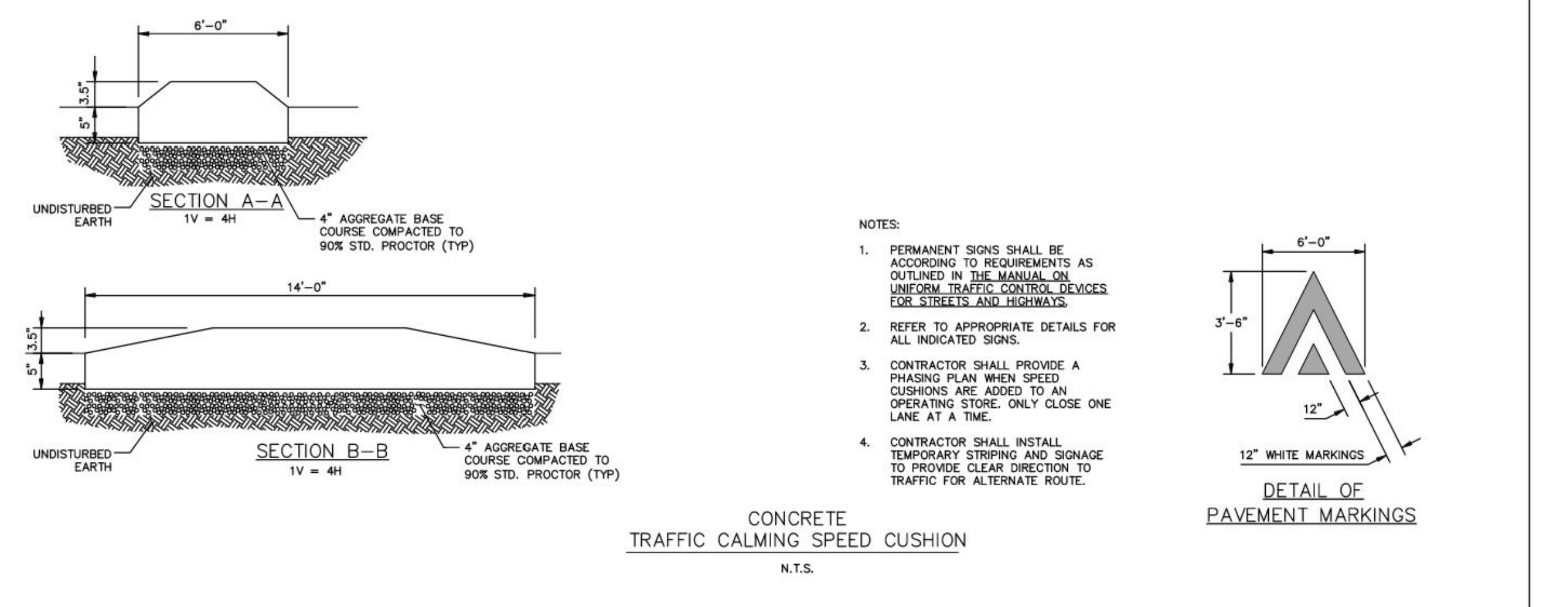
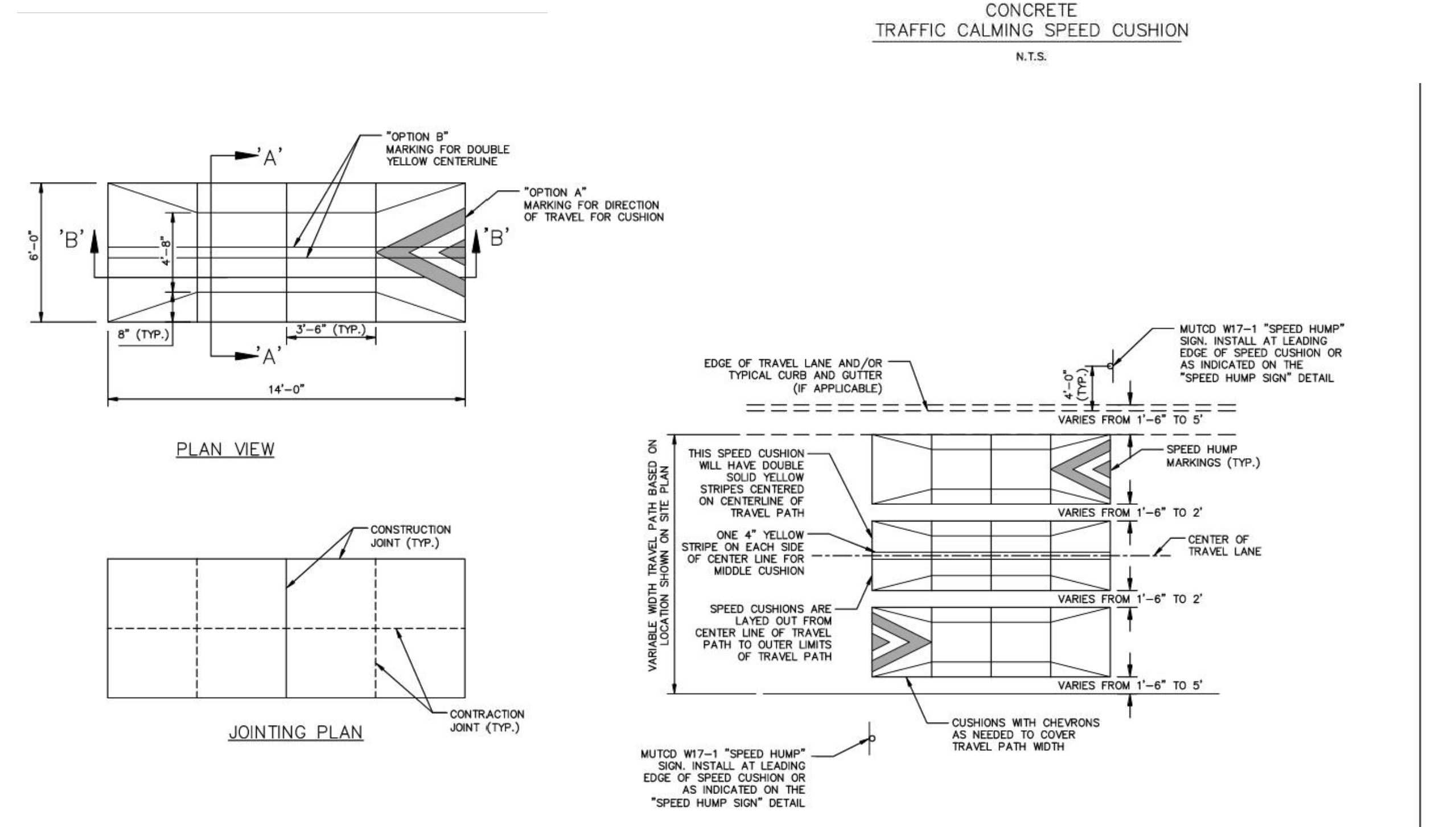
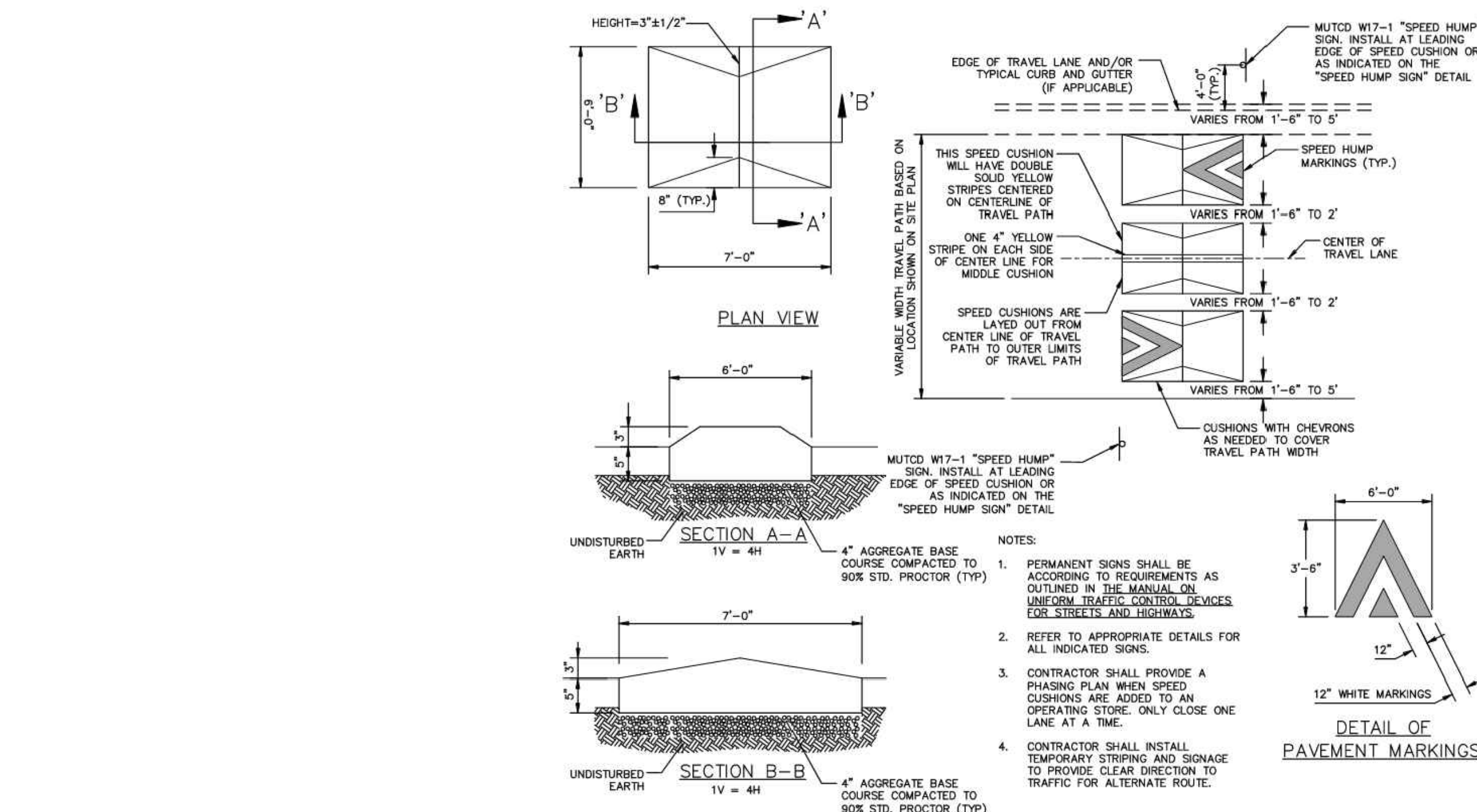
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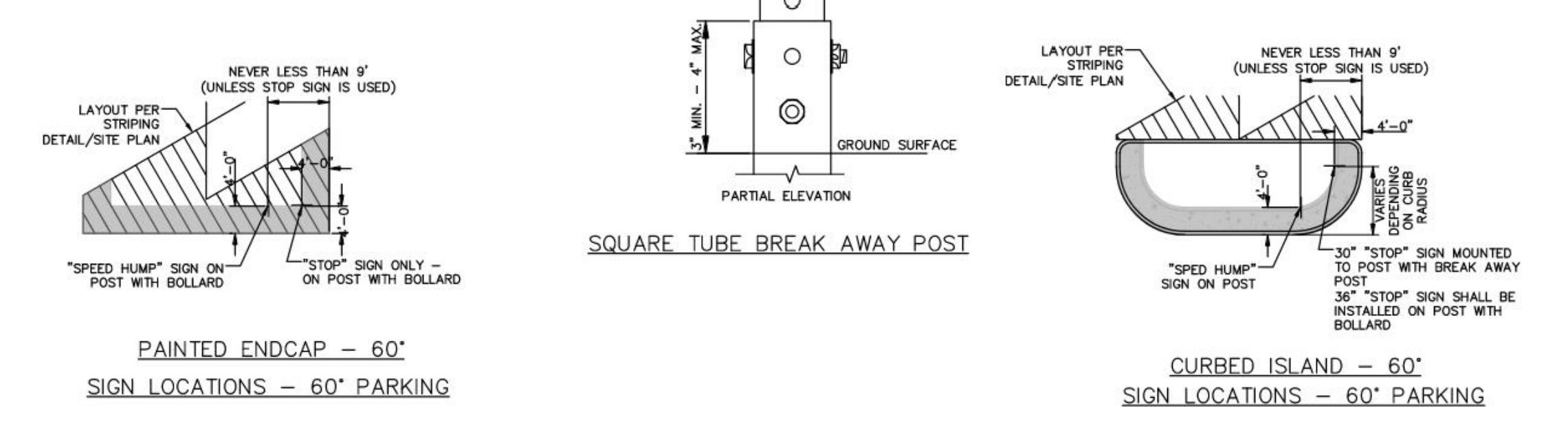
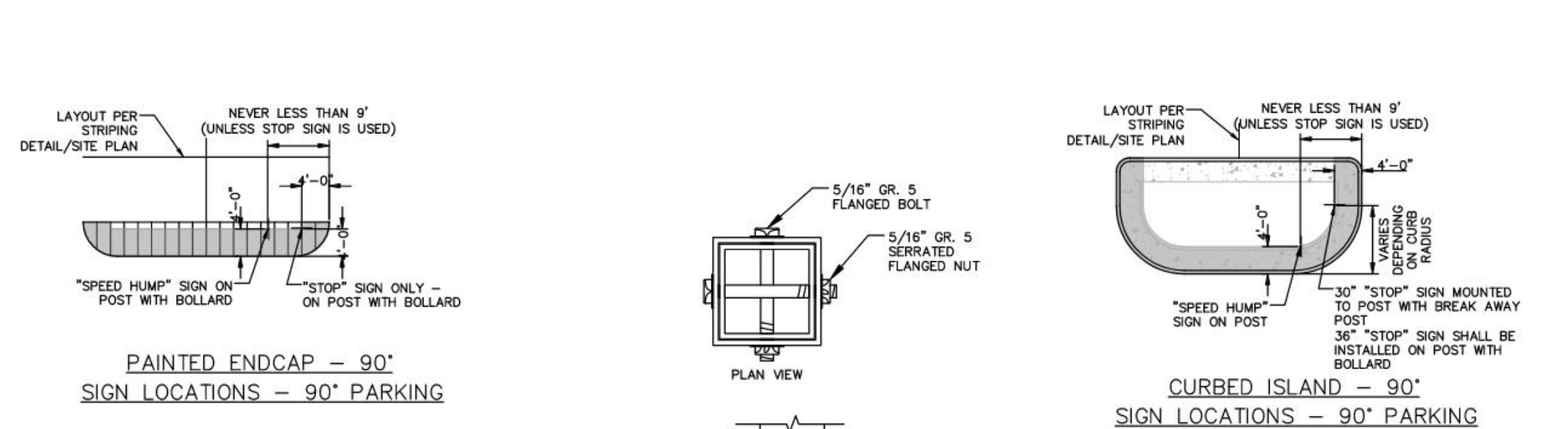
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 BENTONVILLE, AR 72716

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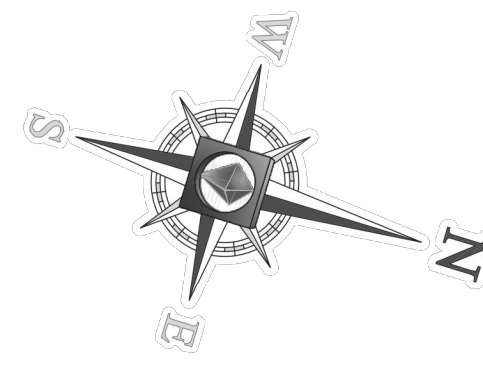
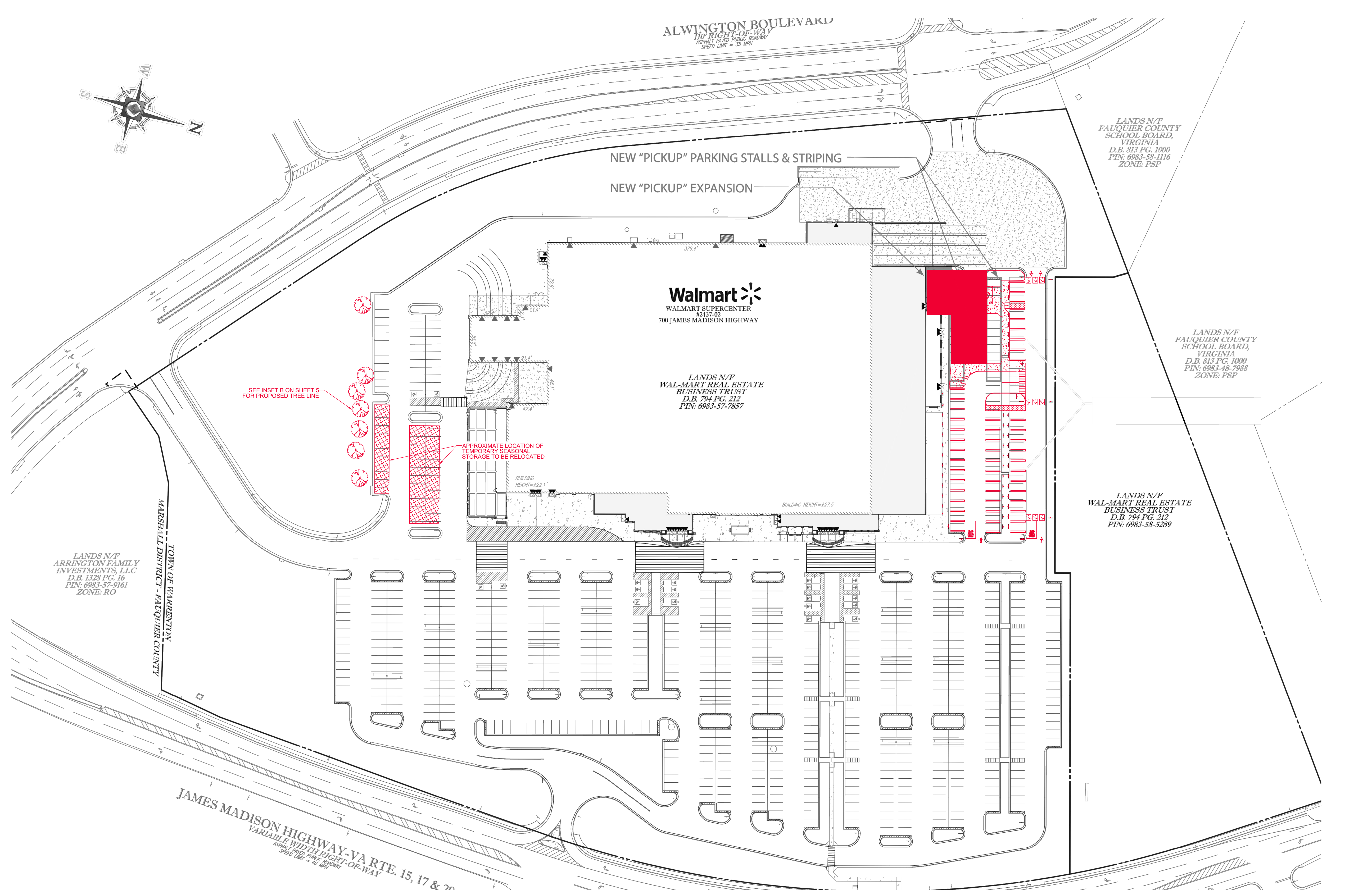
DRAWN	DSH
CHECKED	KSR
DATE	6/8/2023
JOB No.	VAB220093.00
SHEET NUMBER	-0



NOTES:
 1. ALL SIGNS SHALL COMPLY WITH U.S. DEPARTMENT OF TRANSPORTATION, FEDERAL HIGHWAY ADMINISTRATION'S "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES", LOCAL CODES AND AS SPECIFIED. MOUNT SIGNS TO POST IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
 2. GALVANIZED SQUARE TUBE
 POST TUBES - 2"x2" 12ga
 POST TUBE SHALL MEET ASTM A1011 GRADE 50.
 POST TUBE GALVANIZED AS PER ASTM A653 GRADE 90.
 ANCHOR TUBE - 2-1/2"x2-1/4" 12ga
 HEAVY DUTY ANCHOR TUBE SHALL MEET ASTM A500 GRADE B.
 STRUCTURAL TUBE AND STEEL SHALL BE HOT DIP GALVANIZED PER ASTM A123.
 THE UPPER SIGN POST SHALL TELESCOPE INSIDE THE ANCHOR TUBE A MINIMUM OF 12". THE ANCHOR TUBE SHALL BE A MINIMUM 27" DEEP WITH 3" MIN. 4" MAX. EXPOSED ABOVE FINISH GRADE.



CONSTRUCTION DETAILS



REVISIONS	BY	Item
REV 1 - 6/13/2023	NBC	
COUNTY COMMENTS		

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28 BLACKWELL PARK LANE, SUITE 201
WARRENTON, VIRGINIA 20186
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K. Roberts
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6/13/2023
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WAL-MART STORES, INC
BENTONVILLE, AR 72716

Walmart



July 07, 2020

Walmart Warrenton, VA - #2437

Site Plan 2

THIS PLAN TO BE UTILIZED FOR INFORMATIONAL PURPOSES ONLY

PREVIOUS OVERALL SUP PLAN REDLINE EXHIBIT

DRAWN	DSH
CHECKED	KSR
DATE	6/8/2023
JOB No.	VAB220093.00
SHEET NUMBER	-0

7



STAFF REPORT

Council Meeting Date:	September 19, 2023
Agenda Title:	Zoning Ordinance Text Amendment - Assembly Uses in the Industrial District
Requested Action:	Hold a Work Session
Department / Agency Lead:	Community Development
Staff Lead:	Heather Jenkins, Zoning Administrator

EXECUTIVE SUMMARY

Article 3, Section 3-4.12 – *Industrial District* currently permits several uses as by-right Permitted Uses where people gather for social, entertainment, cultural, educational and recreational purposes, such as Conference Centers, Institutional Buildings, and Private clubs, lodges, meeting halls, labor unions, fraternal organizations and sororities. The Building Code classifies Churches as an Assembly use, the same category as Conference Centers, Meeting Halls, Lodges, and other uses listed in the Ordinance as by-right Permitted Uses in the Industrial District. However, Churches are not listed as either a Permitted Use or a Permissible Use in the Industrial District.

The Religious Land Use and Institutionalized Persons Act (RLUIPA) is a federal law that prohibits a locality from imposing undue burdens or restrictions on land use for churches and other religious institutions through zoning regulations. Treating churches or other places of worship differently from other, similar uses, is a recognized claim of discrimination under RLUIPA.

Town Council initiated a text amendment to Section 3-4.12 Industrial District on May 9, 2023, to authorize staff to research possible changes to the Ordinance to address Assembly uses in the Industrial District. Potential ordinance changes include:

- a. Adding Churches as a Permitted (by-right) Use in the Industrial District so that the use requires administrative approval by the Zoning Administrator and/or Building Official; *or*
- b. Modifying the Ordinance to state that all Assembly-type uses in the Industrial District are Permissible Uses that require the approval of a Special Use Permit by Town Council through the public hearing process; *or*
- c. Removing all Assembly-type uses from the list of Permitted and Permissible Uses so that these uses are prohibited altogether in the Industrial District; *or*
- d. Making no change to the Ordinance, so that Churches are not an allowable use in the Industrial District in contrast with other Assembly-type uses.

UPDATE - SEPTEMBER 19, 2023

On August 22, 2023 the Planning Commission held a work session to discuss a proposed Zoning Ordinance text amendment to Article 3, Section 3-4.12 – *Industrial District*, regarding assembly uses in the district. During the work session additional information was requested to inform the Commission in their discussion and staff's preparation of draft Ordinance language.

BACKGROUND

A Church (or place of religious worship) is defined in Article 12 of the Ordinance as:

A building or structure, or group of buildings or structures, which by design and construction are primarily intended for activities that people regularly attend to participate in or hold religious services, meetings, and other activities. The term “church” shall not carry a secular connotation and shall include buildings in which religious services of any denomination are held.

Section 3-4 Requirements for Base Zoning Districts allows Churches in all zoning districts except the Industrial district, as follows:

Ordinance Section	Zoning District	Approval Process
3-4.1	R-15 Residential District	Permissible with the approval of a Special Use Permit
3-4.2	R-10 Residential District	Permissible with the approval of a Special Use Permit
3-4.3	R-6 Residential District	Permitted with administrative approval
3-4.4	RT Residential Townhouse District	Permissible with the approval of a Special Use Permit
3-4.5	RMF Residential Multifamily District	Permissible with the approval of a Special Use Permit
3-4.6	R-40 Residential District	Permissible with the approval of a Special Use Permit
3-4.7	R-E Residential District	Permissible with the approval of a Special Use Permit
3-4.8	RO Residential Office District	Permissible with the approval of a Special Use Permit
3-4.9	PSP Public-Semi-Public Institutional District	Permitted with administrative approval
3-4.10	C Commercial District	Permitted with administrative approval
3-4.11	CBD Central Business District	Permitted with administrative approval
3-4.12	I Industrial District	Not Permitted

The Ordinance currently allows other assembly-type uses in the Industrial District. Section 3-4.12.2 includes Conference Centers, Institutional Buildings, and Private club, lodge, meeting hall, labor union or fraternal organization or sorority as Permitted Uses (by-right), where these uses are classified as assembly uses.

Use categories that are listed as Permitted Uses (by-right) within the Ordinance require administrative approvals prior to commencement of the use. Administrative approvals include approval of a Site Development Plan per Article 10, approval of a Building Permit for any changes to existing structures or construction of new buildings, and approval of a Zoning Permit for any new or altered use within an existing structure.

Staff was approached by a property owner seeking to lease an existing building located within the Industrial district to a group that desire to establish a Church. As the Zoning Ordinance does not list Churches as either a permitted or permissible use in the district, staff is not able to process and approve a change of use permit. Staff has been advised by legal counsel that the Ordinance must be amended to permit a Church within the Industrial district prior to the issuance of any administrative approval to allow the commencement of a Church use.

Town Council's initiation of a text amendment to Article 3 was the first step in the process to revise the Ordinance as prescribed in Article 11, Section 11-3.9 *Zoning Amendments*. Following the work session by the Planning Commission, the next step in the text amendment process is to schedule the item for public hearing where the Planning Commission may hear public input and make a recommendation of approval or denial. Per Section 11-3.9.7 *Planning Commission Review*, the planning commission must make a recommendation to Town Council within 100 days after the first public hearing. Upon recommendation by the Planning Commission, the text amendment will then be placed on the Town Council agenda for public hearing and final decision.

UPDATE - SEPTEMBER 19, 2023

During the work session, members of the Commission asked for additional information for discussion. The questions and summaries are provided below.

Undeveloped Parcels in the Industrial District

There are currently 76 industrial-zoned parcels within the Town, totaling approximately 290 acres of industrial-zoned tax parcel land. There are a total of 18 parcels that are either undeveloped or are currently developed with structures but are likely candidates for redevelopment. These 18 parcels total approximately 151 acres of industrial-zoned land, or approximately 52 percent of all industrial-zoned parcel area within the Town. The 151 acres includes the Walker Drive rezoning area and the Amazon Data Services property, where legislative approvals have been granted but no site plan approvals or building/zoning permits have been issued to vest the use. A tabulation of the undeveloped parcels along with location, ownership, and acreage, has been provided as [Attachment A](#).

Benchmark Communities - Assembly Uses in Industrial Districts

The Town currently allows several uses within the Industrial District that are categorized as Assembly uses by the Statewide Uniform Building Code, to include recreational facilities, conference centers, and clubs; however, the Town does not allow Churches within the Industrial District, which is a religious assembly use. Staff reviewed other jurisdictions within the region, and found that most jurisdictions either allow assembly uses, as well as religious assembly uses, within their respective industrial zoning districts, or, do not allow any type of assembly use to be established in an industrial-zoned district. Similar to the Town, Fauquier County allows several assembly uses such as recreational facilities, museums, and restaurants within industrial-zoned areas, but churches (*Places of Worship*) are not permitted. A tabulation of five other benchmark towns and cities, as well as Fauquier County, has been provided as [Attachment B](#), to show whether assembly uses and religious assembly uses are allowed in industrial-zoned areas, as well as the general approval process.

Permitted and Permissible Uses in the Industrial District

Article 3 of the Zoning Ordinance states the intent of the Industrial District as:

*It is the intent of this district to implement the Town's Comprehensive Plan by providing for a variety of **light manufacturing, fabricating, processing, wholesale distributing, and warehousing uses** appropriately located for access by highways and providing a controlled environment within which signing is limited, uses are to be conducted generally within completely enclosed buildings, and a moderate amount of landscaping is required. In order to preserve the land for industry, to reduce extraneous traffic, and avoid future conflicts between industry and other uses, **business and service uses are limited primarily to those which will be useful to employees in the district** and future residential uses are restricted. [emphasis added]*

The list of permitted and permissible uses found in Sections 3-4.12.2 and 3-4.12.3 include uses that align with main intent of the District as stated above as '*light manufacturing, fabricating, processing, wholesale distributing, and warehousing*', to include such listed uses as Contractor's Office and Warehouse, Laboratories, Light Manufacturing, Fuel Distribution Storage Yards, and Lumber and Building Supply. The list of permitted and permissible uses also include those use categories that are '*useful to employees in the district*' such as Cafeteria or Snack Bar for Employees, Restaurant, Health and Fitness Facilities, and Mobile Food Vendors.

There are permitted and permissible use categories listed in Sections 3-4.12.2 and 3-4.12.3 which do not appear to strictly align with the stated intent of the Industrial District, nor do they appear to be limited to those businesses that would be *useful to employees*, to include Private Club, Lodge or Meeting Hall, Institutional Buildings (museums, libraries, art galleries), or Conference Center. The list of permitted and permissible uses found in the Ordinance also include use categories that do not appear to align with the stated intent of the district for *light manufacturing, fabricating, processing, wholesale distributing, and warehousing*, to include Medical or Dental Clinics, and Business, Professional or Administrative Offices. A tabulation of all Permitted and Permissible Uses as allowed in Sections 3-

4.12.2 and 3-4.12.3, along with the associated Uniform Statewide Building Code Use Group, is provided as Attachment C.

Existing Businesses Located in the Industrial District

A tabulation of the existing businesses that are located within the Industrial District areas is provided as Attachment D. As shown in this tabulation, there are numerous professional offices and medical/dental clinics located in the Industrial-zoned area that extends from Academy Hill Extended, to East Lee Street (Area B on the included map). Of the existing businesses that are established within the Industrial-zoned area that extends from Old Meetze Road to the southern boundary of the Town, these existing businesses are primarily those that are more closely aligned with industrial-type activities, such as warehousing, contracting businesses, and fuel storage.

Walker Drive Rezoning - Proposed Use Chart

The area of the Walker Drive rezoning, divided into six land bays, extends from Academy Hill Road to East Lee Street. The project was approved as Planned Unit Development District (PUD), overlaying parcels located within the Industrial District per Ordinance Section 3-5.2. The approved rezoning, case number ZMA-2016-01, included a list of proposed uses within each land bay. The proposed uses, listed as general office, retail, restaurant, entertainment, multi-family, and health club, include uses that are categorized as Assembly-type uses per the Statewide Uniform Building Code, specifically *restaurant* and *entertainment*. This project has received the required legislative approval, however has not yet received site development plan approval or building/zoning permit issuance to vest the project; as such, any changes to Section 3-4.12 - *Industrial District* as a part of this text amendment may affect this project. A copy of the chart of proposed uses for the Walker Drive Rezoning as well as the land bay map has been included as Attachment E.

STAFF RECOMMENDATION

Staff is requesting that the Planning Commission hold the work session, and provide guidance to staff on what ordinance language is most appropriate to promote the health, safety and general welfare of the public as required by Section 15.2-2283 of the Code of Virginia, and to ensure that public necessity, convenience, general welfare and good zoning practice is achieved as stated in Ordinance Section 11-3.9.1 *Authority for Change*.

UPDATE - SEPTEMBER 19, 2023

Staff requests that the Planning Commission provide guidance on the following:

1. What draft ordinance language is preferred by the Commission members, such as options a-d, or otherwise?
 - a. Adding Churches as a Permitted (by-right) Use in the Industrial District so that the use requires administrative approval by the Zoning Administrator and/or Building Official; *or*
 - b. Modifying the Ordinance to state that all Assembly-type uses in the Industrial District are Permissible Uses that require the approval of a Special Use Permit by Town Council through the public hearing process; *or*
 - c. Removing all Assembly-type uses from the list of Permitted and Permissible Uses so that these uses are prohibited altogether in the Industrial District; *or*
 - d. Making no change to the Ordinance, so that Churches are not an allowable use in the Industrial District in contrast with other Assembly-type uses.
2. Should the stated intent of the Industrial District, as found in Section 3-4.12.1 - Legislative Intent, be revised to reflect the mix of uses that are allowed or established in the district?
3. Given guidance on the above two questions, is this text amendment ready to proceed to public hearing?

Service Level / Policy Impact

None

Fiscal Impact

None

Legal Impact

Ordinance Section 3-4.12 Industrial District allows several assembly-type uses as Permitted Uses (by-right) with administrative approval. Treating churches or other places of worship differently from other, similar uses, is a recognized claim of discrimination under the Religious Land Use and Institutionalized Persons Act.

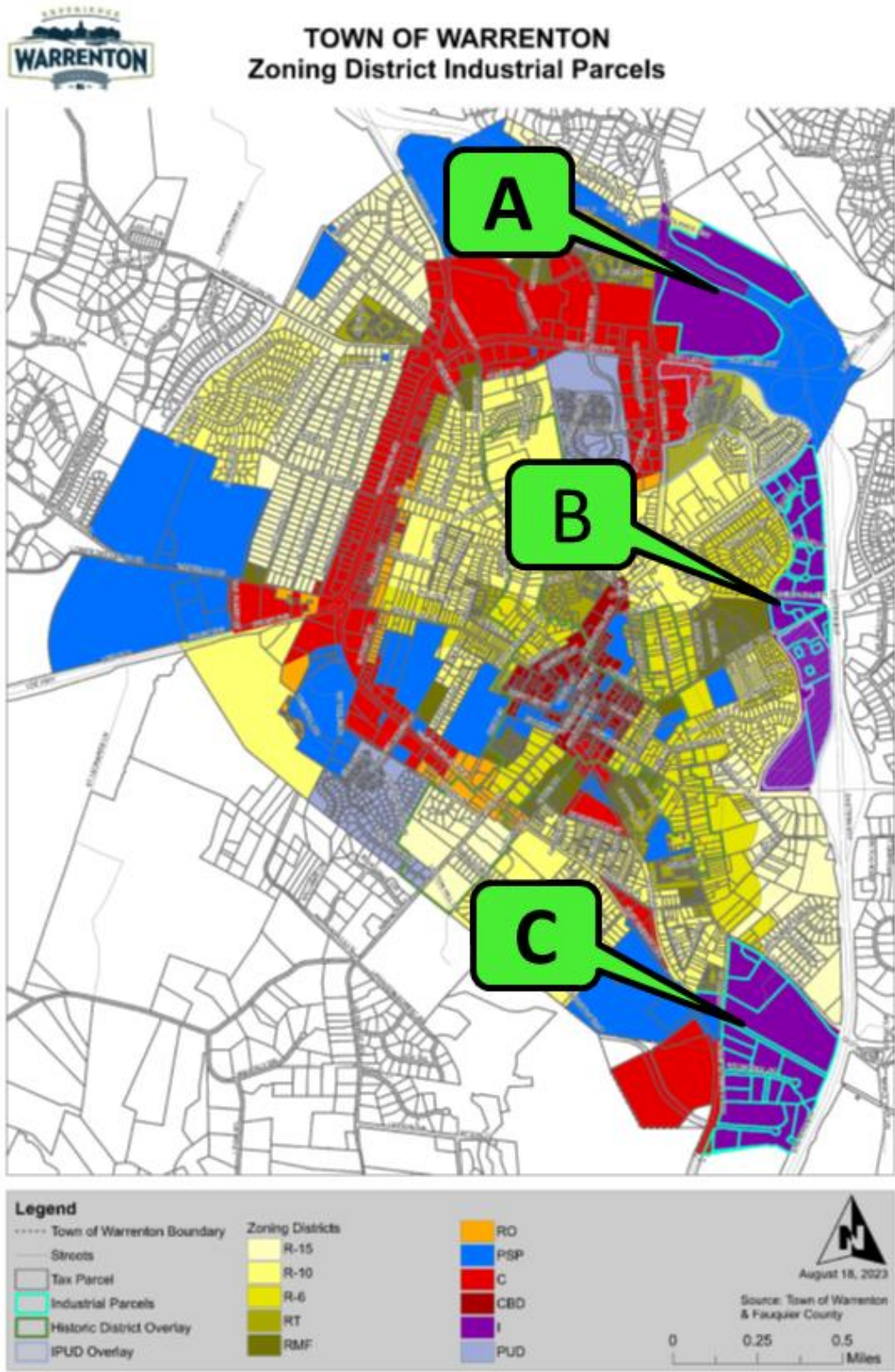
ATTACHMENTS

1. Attachment A: Undeveloped Parcels in the Industrial District
2. Attachment B: Benchmark Communities – Assembly Uses in Industrial Districts
3. Attachment C: Permitted and Permissible Uses in the Industrial District
4. Attachment D: Existing Businesses Located in the Industrial District
5. Attachment E: Walker Drive Rezoning – Proposed Use Chart



ATTACHMENT A

Undeveloped Parcels In The Industrial District				
<i>See Map on Next Page for Area Location</i>				
Area	Location	Owner	PIN	Acreage
A	Blackwell Road/Woodlands Way	Dobson, David M	6985-60-5718-000	21.7730
A	Blackwell Road/East Lee Highway	Amazon Data Services	6984-69-2419-000	41.7050
			Total Area - Area A	63.4780
B	Walder Drive/Holiday Court	Brandon Land Investments, LLC	6984-76-2606-000	1.1907
B	Academy Hill Ext./Academy Hill Road	Town of Warrenton	6984-74-6947-000	1.9321
B	Academy Hill Extended	Gibson, Lori	6984-74-4879-000	0.4974
B	321 Walker Drive	Walker Drive Investment Group, LLC	6984-74-4588-000	3.5350
B	341 Academy Hill Road	341 Academy Hill Road, LLC	6984-74-7799-000	1.7770
B	Walker Drive	Springfield Properties, LLC	6984-73-7494-000	8.5222
B	387 Portman Drive	Remland, LLC	6984-72-3635-000	11.5655
			Total Area - Area B	29.0199
C*	511 Falmouth Street	Worsham, Suzanne & Worsham, William	6983-69-5456-000	4.2000
C*	511 Falmouth Street	Worsham, Suzanne & Worsham, William	6983-69-7548-000	1.0000
C*	615 Falmouth Street	Premium Business Parks International, LLC	6983-69-8183-000	9.6542
C*	615 Falmouth Street	Premium Business Parks International, LLC	6983-78-1685-000	27.8056
C	Industrial Road/James Madison Highway	Red Road, INC	6983-67-5509-000	2.1722
C	710 Industrial Road	Brown, Ricky	6983-77-3316-000	2.2108
C	819 James Madison Highway	819 JMH, LLC	6983-66-3731-000	3.0000
C	James Madison Highway/Unnamed Road	The Drew Corporation	6983-66-9788-000	6.4760
C	Eastern Bypass	The Drew Corporation	6983-76-5917-000	2.0800
* Redevelopment Potential			Total Area - Area C	58.5988
18	Total Number of Undeveloped Parcels	Total Area - Undeveloped Parcels in the Industrial District		151.0967
76	Total Number of Industrial-Zoned Parcels	Total Area of Industrial-Zoned Tax Parcel Land		~290





ATTACHMENT B

Benchmark Communities – Assembly Uses in Industrial Districts							
Jurisdiction	Assembly Uses Allowed	Religious Assembly Allowed	Religious Assembly By-Right	Special Use Permit Required	Size Limitation	Occupancy Limitation	Notes
Town of Warrenton	Yes	No					Recreational Facilities, Conference Center, Club
Fauquier County	Yes	No					Recreational Facilities, Museum, Restaurant
Town of Culpeper	Yes	Yes	X				Restaurant, Dormitory, Wedding Chapel, Church
Town of Leesburg	Yes	Yes	X Existing Building Only	X			Church
City of Manassas	Yes	Yes		X		Less than 50/50 or More	Assembly, Cultural Facility, Church, Dancehall
Town of Vienna	No	No					
City of Charlottesville	Yes	Yes	X				Convent/Monastery, Theaters, Church, Recreational Facilities



ATTACHMENT C

Permitted and Permissible Uses in The Industrial District			
<i>Key: General Use-Type per Zoning</i>	<i>Assembly</i>	<i>Light industrial/Office</i>	<i>Industrial</i>
Use As Listed in the Ordinance		Building Code Group	
Permitted Uses (by-right) – Section 3-4.12.2			
Accessory Buildings			
Active and Passive Recreation and Recreational Facilities		Assembly (Facilities Only)	
Banks and savings and loan offices		Business	
Broadcasting studios and offices		Business Assembly (Audience Only)	
Business and office supply establishments		Business	
Cabinet, upholstery, and furniture shops		Factory	
Cafeteria or snack bar for employees		Assembly	
Clinics, medical or dental		Business	
Commercial uses constituting up to 15% of permitted site or building area		Business	
Conference Centers		Assembly	
Contractor's office and warehouse without outdoor storage		Business or Storage	
Crematory		Business or Factory	
Dwellings for resident watchmen and caretakers employed on the premises		Residential	
Employment service or agency		Business	
Flex Office and Industrial uses		Business	
Health and Fitness Facilities		Assembly	
Institutional buildings		Assembly	
Janitorial service establishment		Business	
Laboratories, research, experimental or testing, but not testing explosives, rockets, or jet engines		Business	
Light manufacturing uses which do not create danger to health and safety in surrounding areas and which do not create offensive noise, vibration, smoke, dust, lint, odor, heat, glare, or electrical impulse than that which is generally associated with light industries		Business	
Monument sales establishments with incidental processing to order but not including shaping of headstones		Business	
Motion picture studio		Business or Assembly (Audience Only)	
Nurseries and greenhouses		Business	
Offices- business, professional, or administrative		Business	
Off-street parking and loading subject to Article 7		N/A	
Open space subject to Article 9		N/A	
Printing, publishing, and engraving establishment; photographic processing; blueprinting; photocopying; and similar uses		Business	
Private club, lodge, meeting hall, labor union, or fraternal organization or sorority		Assembly	
Rental service establishment		Business	

Retail or wholesale sales and service incidental to a permitted manufacturing, processing, storing, or distributing use	Business or Mercantile
Rug and carpet cleaning and storage with incidental sales of rugs and carpets	Factory
Security service office or station	Business
Sign fabricating and painting	Factory
Signs, subject to Article 6	N/A
Studios	Business
Transmission and receiving towers of height not exceeding one hundred twenty-five (125) feet	Utility
Utilities related to and necessary for service within the Town, including poles, wires, transformers, telephone booths, and the like for electrical power distribution or communication service, and underground pipelines or conduits for local electrical, gas, sewer, or water service, but not those facilities listed as requiring a special use permit	Utility
Wholesale establishment, storage warehouse, or distribution center. furniture moving	Storage or Mercantile
Permissible Uses (by special use permit upon approval of the Town Council - Section 3-4.12.3)	
Automobile body shop	Factory
Automobile and truck repair and service	Factory
Commercial Kennels	Business
Contractor's storage yard	N/A
Farm equipment, motorcycle, boat and sport trailer sales and service	Factory
Fuel, coal, oil distribution storage yards	Utility
Lumber and building supply with undercover storage.	Storage
Maintenance and equipment shops with screened outside storage	Factory
Outdoor storage of any kind	
Plumbing and electrical supply with undercover storage	Business or Storage
Restaurant or cafeteria, drive-thru or otherwise	Assembly
Self-service mini-warehouse	Storage
Temporary fair and show grounds	Assembly
Tire and battery sales and service, tire recapping and retreading	Factory
Transmission and receiving towers of height greater than one hundred twenty-five (125) feet.	Utility
Treatment plants, water storage tanks, major transmission lines or pipelines, pumping or regulator stations, communications towers, storage yards and substations, and cable television facilities and accessory buildings	Utility

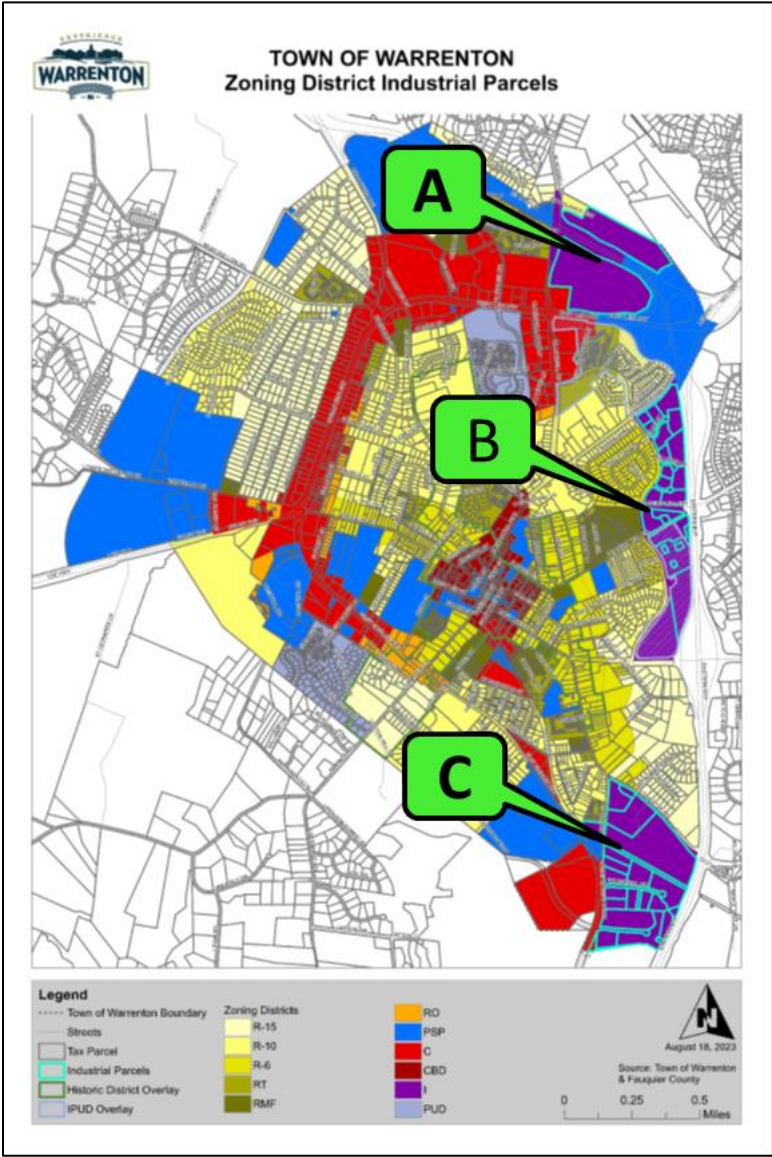


ATTACHMENT D

Existing Businesses Located in The Industrial District			
See Map on Next Page for Area Location			
Key: General Use-Type per Zoning		Assembly	Light Industrial/Office
Area	Business Name	Use Category*	Notes
Area A – Adjacent to Eastern Bypass Interchange			
A	Currently Undeveloped		
Area B – Alexandria Pike to East Lee Street			
B	VDACS Regional Animal Health Facility	Laboratory, Office	Industrial
B	Dominion Construction Group	Contractor's Office & Warehouse	Industrial
B	Palmers Construction Group	Contractor's Office	Industrial
B	Peak Roofing	Contractor's Office	Industrial
B	Screen Printing	Printing	Industrial
B	Piedmont Press	Printing	Industrial
B	Cube Smart	Mini-Warehouse	Industrial
B	EMO Agency	Office	Light Industrial/Office
B	RE/MAX	Office	Light Industrial/Office
B	Dermatology Institute	Office/Clinic	Light Industrial/Office
B	Fauquier Health	Office	Light Industrial/Office
B	Blackcomb Center	Office	Light Industrial/Office
B	Virginia Social Services	Office	Light Industrial/Office
B	Warrenton Dental Services	Office	Light Industrial/Office
B	Progressions Dance School	Studio	Light Industrial/Office
B	Groups Recover Together	Office	Light Industrial/Office
B	Woodside Dentistry	Office/Clinic	Light Industrial/Office
B	Miller Orthodontics	Office/Clinic	Light Industrial/Office
B	Woodside Pediatric Dentistry	Office/Clinic	Light Industrial/Office
B	Virginia Sports Chiropractic	Office/Clinic	Light Industrial/Office
B	Craniofacial Center	Office/Clinic	Light Industrial/Office

B	Holiday Inn Express	Hotel; Conference Center	Assembly Uses: 206 (conference center); 146 (pool/deck)
B	Old Town Athletic Club & Campus	Health & Fitness Facility	Assembly Use: 16,653 sq.ft. ; 434 max. occupants (1 st Floor)
B	PATH	Office; Institutional/Philanthropic	Some Assembly Uses: 78,444 sq.ft.; 390 max. occupancy (Upper Floors)
B	Walker Drive Rezoning PUD	<i>not constructed</i>	Potential Assembly Uses: Restaurant, Entertainment
Area C - Old Meetze Road to Southern Boundary			
C	Pump Station	Utility	Industrial
C	Cube Smart	Mini-Warehouse	Industrial
C	Carter CAT	Contractor's Office & Warehouse	Industrial
C	VAMAC	Contractor's Office & Warehouse	Industrial
C	EW Electrical	Contractor's Office	Industrial
C	Country Deisel	Auto Dealership	Industrial
C	Cecil's Tractor	Farm Equipment Sales & Storage	Industrial
C	Blossman Gas	Bulk Fuel Storage	Industrial
C	Advance Auto	Retail	Light Industrial/Retail
C	Alwyngton Manor	Conference Center	Assembly Use: 300 max. (per SUP)
C	Fauquier FISH	Storage & Distribution; Institutional/Philanthropic	Potential for Future Assembly Use: 26,318 sq.ft.

*Note - each business is noted by the **general** use category listed in the Zoning Ordinance that appears to be the best fit; **this is not an official determination.**

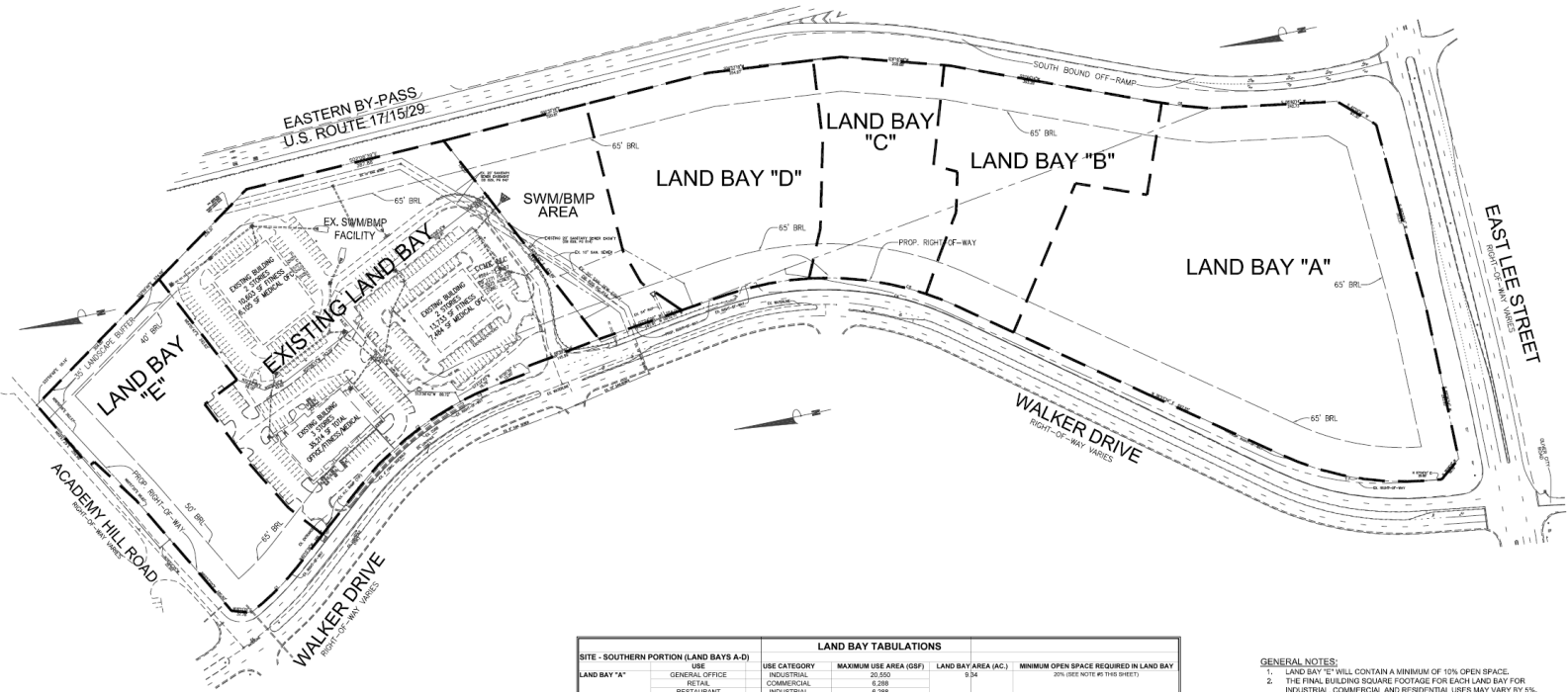




ATTACHMENT E

Walker Drive Rezoning – Proposed Use Chart

SITE – SOUTHERN PORTION (LAND BAYS A-D) NORTHERN PORTION (LAND BAY E & EXISTING LAND BAY)			
LAND AREA	USE	USE CATEGORY	MAXIMUM USE AREA (GSF)
LAND BAY “A”	GENERAL OFFICE	INDUSTRIAL	20,550
	RETAIL	COMMERCIAL	6,288
	RESTAURANT	INDUSTRIAL	6,288
	ENTERTAINMENT	COMMERCIAL	35,000
LAND BAY “B”	ENTERTAINMENT	COMMERCIAL	21,000
	RETAIL	COMMERCIAL	14,263
	RESTAURANT	INDUSTRIAL	14,263
LAND BAY “C”	GENERAL OFFICE	INDUSTRIAL	6,703
	RETAIL	COMMERCIAL	15,814
	RESTAURANT	INDUSTRIAL	2,500
LAND BAY “D”	GENERAL OFFICE	INDUSTRIAL	10,103
	RETAIL	COMMERCIAL	7,603
	RESTAURANT	INDUSTRIAL	2,500
	MULTIFAMILY RESIDENTIAL	MIXED USE RESIDENTIAL	76 UNITS (80,824 GSF)
LAND BAY “E”	GENERAL OFFICE	INDUSTRIAL	20,000
	MULTIFAMILY RESIDENTIAL	MIXED USE RESIDENTIAL	40 UNITS (60,000 GSF)
EXISTING LAND BAY	OFFICE/HEALTH CLUB	INDUSTRIAL	73,139



SITE - SOUTHERN PORTION (LAND BAYS A-D)		LAND BAY TABULATIONS			
LAND BAY "A"	USE	USE CATEGORY	MAXIMUM USE AREA (GSF)	LAND BAY AREA (AC.)	MINIMUM OPEN SPACE REQUIRED IN LAND BAY
	GENERAL OFFICE	INDUSTRIAL	20,500	0.34	20% (SEE NOTE #3 THIS SHEET)
	RETAIL	COMMERCIAL	6,288		
	OFFICE/RETAIL	INDUSTRIAL	4,100		

GENERAL NOTES:
 1. LAND BAY "E" WILL CONTAIN A MINIMUM OF 10% OPEN SPACE.
 2. THE FINAL BUILDING SQUARE FOOTAGE FOR EACH LAND BAY FOR INDUSTRIAL, COMMERCIAL, AND RESIDENTIAL USES MAY VARY BY 5%.