



PLANNING COMMISSION WORK SESSION MEETING

Tuesday, April 22, 2025 at 7:00 PM

AGENDA

CALL TO ORDER.

WORK SESSION ITEMS.

- 1. Zoning Ordinance Text Amendment - ZOTA-25-1 – A Text Amendment to Remove Data Centers as a Permissible Use within the Industrial District.** On March 22, 2025, Town Council adopted a Resolution to initiate a text amendment to Articles 3, 9, and 12 of the Town of Warrenton Zoning Ordinance. This text amendment is for the purpose of removing Data Centers as a Permissible Use within the Industrial District, and therefore make Data Centers an impermissible Use within the Town of Warrenton. Staff requests that the Planning Commission hold a work session to discuss this item.

ADMINISTRATIVE ITEMS.

COMMENTS FROM THE COMMISSION.

COMMENTS FROM THE STAFF.

ADJOURN.



STAFF REPORT

Planning Commission Meeting Date:	April 15, 2025
Agenda Title:	ZOTA-25-1 – A Text Amendment to Remove Data Centers as a Permissible Use within the Industrial District
Requested Action:	Hold a Work Session
Department / Agency Lead:	Community Development
Staff Lead:	Heather Jenkins, Zoning Administrator

EXECUTIVE SUMMARY

On March 22, 2025, Town Council adopted a Resolution to initiate a text amendment to Articles 3, 9, and 12 of the Town of Warrenton Zoning Ordinance. This text amendment is for the purpose of removing Data Centers as a Permissible Use within the Industrial District, and therefore make Data Centers an impermissible Use within the Town of Warrenton.

BACKGROUND

On August 10, 2021 Town Council adopted an Ordinance to add Data Centers as a Permissible Use within the Industrial District with the approval of a Special Use Permit by Town Council. This text amendment added Data Centers as an allowable use under Section 3-4.12.3 *Permissible Uses*, as defined in Article 12 *Definitions*, and subject to the standards listed in Section 9-26 *Data Centers*. A copy of the adopted text amendment is included with this staff report as Attachment A – Ordinance to Adopt ZNG 2021-0321. A brief timeline of the text amendment process for the Data Center text amendment is as follows:

Data Center Text Amendment (ZNG 2021-0321) Timeline:

- July 11, 2017 – Town Council initiates a Zoning Ordinance Text Amendment to research industrial areas and the possibility of adding data centers.
- The originally initiated Text Amendment was not pursued with the Planning Commission nor Town Council.
- April 13, 2021 - Town Council initiates a Zoning Ordinance Text Amendment to allow data centers in the I District with the approval of a Special Use Permit.
- April 21, 2021 – John Foote asks about data centers in the Town of Warrenton. Mr. Foote provides standards required in Loudoun County as guidance for Staff. Staff is currently working on the Mixed-Use Text Amendment at the moment.
- May 25, 2021 – Planning Commission hold a work session on the text amendment.
- June 15, 2021 – Planning Commission holds a public hearing on the text amendment.
- July 20, 2021 – Planning Commission holds a public hearing on the text amendment. Recommended approval 5-1.
- August 10, 2021 – Town Council holds a public hearing on the text amendment. Approves text amendment 7-0.

Following approval of this text amendment on August 10, 2021, one Special Use Permit application for a Data Center was submitted for consideration by the Planning Commission and Town Council, application number SUP-22-3, located at 719 Blackwell Road (PIN 6984-69-2419-000). On February 14, 2023, Town Council approved this Special Use Permit application subject to the associated Conditions of Approval. The Special Use Permit SUP-22-3 and the associated Site Development Plan, case number SDP-23-6 approved on April 18, 2024, remains the sole approved Data Center Use within the Town. A copy of the resolution to approve SUP-22-3 is included with this staff report as Attachment B – Resolution to Approve SUP-22-3.

On March 22, 2025, Town Council adopted a Resolution to initiate a text amendment to Articles 3, 9, and 12 of the Town of Warrenton Zoning Ordinance. This Resolution includes the statement that a Data Center is a Use that does not further the health, safety and welfare of the public, nor does a Data Center Use promote public necessity or public convenience within the Town of Warrenton. A copy of this Resolution is included with this staff report as Attachment C – Resolution to Initiate ZOTA-25-1.

STAFF RECOMMENDATION

Staff requests that the Planning Commission hold a work session to discuss this matter, and then provide guidance to staff. This text amendment can return to the Planning Commission the following month for either a second work session, or as a public hearing, should the Commission be ready to make a recommendation.

Service Level/Collaborative Impact

There are no known service level or collaborative impacts.

Policy Direction/Warrenton Plan 2040

The Zoning Ordinance currently allows for Data Centers as a Permissible Use within the Industrial District. Industrial Zoned parcels within the Town are located along the eastern boundary of the Town jurisdictional limits, adjacent to the Eastern Bypass and Route 17 Spur. The Comprehensive Plan, Future Land Use Map shows that Industrial Zoned properties are located within the New Town Mixed Use/New Town Character District, Old Town Mixed Use/Old Town Character District, and Greenway and Wellness Mixed Use/Greenway and Makers District. The desired development for these character districts is described in the Comprehensive Plan, Town Warrenton 2040, in Goals L2, L3, and L5, predominantly as mixed-use and walkable.

While the New Town Character District, Goal L3, calls for the establishment of a major employer, a Data Center was not specifically listed in any of the Future Land Use or Character Districts. This issue was raised during the initial Zoning Ordinance Text Amendment public hearing process for *ZNG 2021-0321*. As such, Town Council has asked staff to prepare a Text Amendment to remove Data Centers as a Permissible Use within the Industrial District.

Fiscal Impact

A Fiscal Impact assessment has not been completed.

Legal Impact

Should a text amendment be approved to remove Data Centers as a Permissible Use within the Industrial District, the Data Center approved as a part of case number SUP-22-3 may become a non-conforming use, subject to the standards found in Zoning Ordinance Section 11-4 *Non-Conforming Uses and Structures*. A determination of non-conformity requires the concurrence of the Zoning Administrator and the Town Attorney; however, staff defers to the Town Attorney for any questions as to how this text amendment may or may not affect any existing Data Center approvals.

There are multiple court cases currently filed within the Circuit Court that may or may not be impacted by this proposed text amendment to remove Data Centers as a Permissible Use. Staff defers to the Town Attorney for all questions related to on-going litigation.

ATTACHMENTS

- [Attachment A](#) – *Ordinance to Adopt ZNG 2021-0321*
- [Attachment B](#) – *Resolution to Approve SUP-22-3*
- [Attachment C](#) – *Resolution to Initiate ZOTA-25-1*

ORDINANCE

AN ORDINANCE TO APPROVE A ZONING ORDINANCE TEXT AMENDMENT TO ARTICLES 3, 9 AND 12 TO ALLOW A DATA CENTER USE WITH THE APPROVAL OF A SPECIAL USE PERMIT

WHEREAS, the Town of Warrenton seeks to update Articles 3, 9 and 12 of the Zoning Ordinance to allow a Data Center with the approval of a special use permit; and

WHEREAS, in addition to allowing the Data Center use, supplemental standards and a definition are being added to Articles 9 and 12 respectively; and

WHEREAS, the text amendment seeks to require legislative action for a data center proposal in the Industrial District; and

WHEREAS, the Town Council of the Town of Warrenton feels a data center use is appropriate for the Town's Industrial District with the appropriate safeguards as proposed as part of the Supplemental Use Regulations; and

WHEREAS, the Town Council has determined that the health, safety, general welfare of the public and good zoning practice warrant this amendment; and

WHEREAS, the Town Council initiated this text amendment on April 13, 2021; and

WHEREAS, the Town of Warrenton Planning Commission held a work session on the proposed amendment on May 25, 2021; and

WHEREAS, the Town of Warrenton Planning Commission held a public hearing on the proposed amendment on June 22, 2021 where the applicant's representative spoke and the Commission deferred recommendation until the next scheduled Regular Meeting; and

WHEREAS, the Town of Warrenton Planning Commission discussed this text amendment as part of their Unfinished Business portion of the agenda on July 20, 2021 and recommended approval by a 5-1 vote; and

WHEREAS, on August 10, 2021, the Town of Warrenton Town Council held a public hearing and considered written and oral testimony on the proposed text amendment; now, therefore, be it

ORDAINED by the Town Council of the Town of Warrenton this 10th day of August 2021, That the Town Council hereby approves the following text amendment to Articles 3, 9 and 12 of the Zoning Ordinance:

Town Clerk

Article 3 Zoning Districts and Map

Amended by Town Council: **March 11, 2008**
 February 12, 2013
 April 12, 2016
 June 14, 2016
 August 9, 2016
 December 11, 2018
 August 11, 2020
 August 10, 2021

3-4.12 I Industrial District

3-4.12.1 Legislative Intent

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.

3-4.12.2 Permitted Uses (by-right)

- Accessory buildings
- Active and Passive Recreation and Recreational Facilities
- Banks and savings and loan offices
- Broadcasting studios and offices
- Business and office supply establishments
- Cabinet, upholstery, and furniture shops
- Cafeteria or snack bar for employees
- Clinics, medical or dental
- Commercial uses constituting up to 15% of permitted site or building area
- Conference Centers
- Contractor's office and warehouse without outdoor storage
- Crematory
- Dwellings for resident watchmen and caretakers employed on the premises
- Employment service or agency

- Flex Office and Industrial uses
- Health and Fitness Facilities
- Institutional buildings
- Janitorial service establishment
- Laboratories, research, experimental or testing, but not testing explosives, rockets, or jet engines
- 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
- Mobile Food Vendors subject to Article 9-24
- Monument sales establishments with incidental processing to order but not including shaping of headstones
- Motion picture studio
- Nurseries and greenhouses
- Offices- business, professional, or administrative
- Off-street parking and loading subject to Article 7
- Open space subject to Article 9
- Printing, publishing, and engraving establishment; photographic processing; blueprinting; photocopying; and similar uses
- Private club, lodge, meeting hall, labor union, or fraternal organization or sorority
- Rental service establishment
- Retail or wholesale sales and service incidental to a permitted manufacturing, processing, storing, or distributing use
- Rug and carpet cleaning and storage with incidental sales of rugs and carpets
- Security service office or station
- Sign fabricating and painting
- Signs, subject to Article 6
- Studios
- Transmission and receiving towers of height not exceeding one hundred twenty-five (125) feet
- 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
- Wholesale establishment, storage warehouse, or distribution center. furniture moving

3-4.12.3 Permissible Uses (by special use permit upon approval of the Town Council)

- Automobile body shop

- Automobile and truck repair and service
- Commercial Kennels
- Contractor's storage yard
- **Data Center**
- Farm equipment, motorcycle, boat and sport trailer sales and service
- Fuel, coal, oil distribution storage yards
- Lumber and building supply with undercover storage.
- Maintenance and equipment shops with screened outside storage
- Outdoor storage of any kind
- Plumbing and electrical supply with undercover storage
- Restaurant or cafeteria, drive-thru or otherwise
- Self-service mini-warehouse
- Temporary fair and show grounds
- Tire and battery sales and service, tire recapping and retreading
- Transmission and receiving towers of height greater than one hundred twenty-five (125) feet.
- 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

3-4.12.4 Lot and Yard Regulations

Use	Minimum Lot Size (sq. ft.)	Minimum Lot Frontage (at front setback)	Maximum Lot Coverage (impervious surfaces and accessory buildings)
All principal manufacturing and processing uses in industrial parks	One (1) acre	100 ft.	75%
Other uses, including permitted retail and service establishments	10,000 square feet	100 ft.	75%

Minimum Setbacks			
Use	Front	Side	Rear
All principal manufacturing and processing uses in industrial parks	Fifty (50) feet from the right-of-way of a local street having a right-of-way of fifty (50) feet or less.	Twenty-five (25) feet on an interior lot or adjacent to any C or I district including accessory buildings or parking structures, ten (10) feet for parking lots.	Forty (40) feet on an interior lot or adjacent to any C or I district including accessory buildings or parking structures, ten (10) feet for parking lots.
	Sixty-five (65) feet from the right-of-way of a major thoroughfare or collector street having a right-of-way greater than fifty (50) feet.	Fifty (50) feet adjacent to any R district including accessory buildings or parking structures, thirty (30) feet for parking lots.	Sixty-five (65) feet adjacent to any R district including accessory buildings or parking structures, fifty (50) feet for parking lots.
	Forty (40) feet from the right-of-way of a service drive. Accessory buildings shall not be permitted forward of the setback line.		
Other uses, including permitted retail and service establishments	same	same	same

3-4.12.5 Building Regulations

Use	Maximum Height
All buildings	35 feet
Accessory buildings	Within 20 feet of any lot line shall not exceed 15 feet in height. All accessory buildings shall be less than the main building in height.

3-4.12.6 Special Regulations for Manufacturing and Commercial Buildings

3-4.12.6.1 Enclosed Buildings. All uses shall be conducted within a completely enclosed building of permanent and durable construction, with no open storage of raw, in process, or finished material and supplies or waste material. Finished or semi-finished products manufactured on the premises may be stored in the open if screened from the street or from a residence district by landscaping, fences, or walls.

3-4.12.6.2 Landscaping. In general, where approval of a site plan is required, the landscape plan shall be designed to promote harmonious

relationships with adjacent and nearby residential properties, developed or undeveloped, and to this end may provide effective screening along side and rear property lines by means of fences, walls, hedges, planting screen, or natural vegetation as outlined in Article 8, General Provisions for Landscaping.

- 3-4.12.6.3 Fencing. All fencing shall have a uniform and durable character and shall be properly maintained.

Article 9 Supplemental Use Regulations

Amended by Town Council: February 12, 2013
 July 8, 2014
 August 9, 2016
 December 11, 2018
 April 9, 2019
 August 10, 2021

Contents (Sections)

- 9-1 Accessory Structures and Uses; Parcel Limitations
- 9-2 Additional Regulations Where a Grouping or More than One Use is Planned for a Tract
- 9-3 Affordable Dwelling Unit Provisions
- 9-4 Apartment Buildings, Special Regulations
- 9-5 Bed and Breakfast Facilities
- 9-6 Cluster Development Provisions
- 9-7 Home Occupations and Home Businesses
- 9-8 Lighting
- 9-9 Manufacturing Buildings, Special Regulations
- 9-10 Mobile Homes (Manufactured Homes)
- 9-11 Office and Other Business Buildings, Special Regulations
- 9-12 Open Space
- 9-13 Outdoor Display
- 9-14 Performance Standards for All Non-Residential Uses
- 9-15 Recycling Facilities
- 9-16 Residential Use Limitations
- 9-17 Steep Slopes
- 9-18 Telecommunications Facilities
- 9-19 Temporary Uses
- 9-20 Traditional Neighborhood Development Option (TND)
- 9-21 Utility Lots
- 9-22 Yard and Garage Sales
- 9-23 Massage Therapy, Establishment of Provisions for Therapists and Businesses
- 9-24 Mobile Food Vendors
- 9-25 RESERVED
- 9-26 Data Centers

Article 9 Supplemental Use Regulations

9-26 Data Centers

Data Centers, as defined in Article 12, are permissible in the Industrial (I) District, subject to the following requirements.

9-26.1 Additional Standards

- A. Minimum Lot Size: 25 acres. Town Council may approve a data center on parcels less than 25 acres as part of the special use permit application.
- B. The data center shall utilize recycled water or air chillers, in conjunction with using recycled water, for cooling purposes. Potable water shall not be used for cooling.
- C. All electric service lines from the substation to the data center shall be placed underground.
- D. Setbacks: Per Section 3-4.12.4 (“All principal manufacturing and processing uses in industrial parks”).
 - 1. Town Council may approve building heights greater than 35 feet during the review of the Special Use Permit. Buildings must be setback one (1) additional foot (horizontally) from the required setback line for each additional one (1) foot (vertically) greater than 35 feet. Building heights shall be in conformance with the Comprehensive Plan.
 - 2. The data center building shall be setback a minimum of one-hundred (100) feet from property lines.
- E. Parking: In accordance with “Assembly or Manufacturing Uses” per Section 7-7 of the Zoning Ordinance.
- F. Building Facades:
 - 1. Building facades shall include at least two of the following design elements:
 - a. Change in building height;
 - b. Building step-backs or recesses;
 - c. Fenestration (25% minimum);
 - d. Change in building material, pattern, texture, or color;
 - e. Use of accent materials.

G. Mechanical Equipment:

1. Mechanical equipment shall be completely screened through the use of walls, fences or evergreen vegetation so that no part of the mechanical equipment can be seen from adjoining properties or right-of-ways.
2. All generators shall be equipped with mufflers to reduce emissions and noise.

H. Security:

1. The facility shall provide access to Town and County emergency services staff at all times.

I. Landscaping:

1. In addition to the landscape planting requirements of Article 8 of the Zoning Ordinance, any portion of the data center (including equipment) visible from a park or adjoining/across the street from a residential district shall be screened by vegetation consisting of a double staggered row of evergreen trees planted 15 feet on center. A minimum 3 foot berm planted with a double staggered row of evergreen shrubs planted 10 feet on center may be used in place of the double staggered row of evergreen trees required above.

J. Substations:

1. Substations associated with the data center shall be screened from adjacent properties and right-of-ways through the use of opaque fencing in addition to evergreen trees and shrubs.

Article 12 Definitions

Amended by Town Council: February 12, 2013

June 14, 2016

August 9, 2016

December 11, 2018

April 9, 2019

September 10, 2019

October 13, 2020

August 10, 2021

Data Center: A facility containing one or more large-scale computer systems used for data storage and processing for off-site users. Typical supporting equipment includes back-up batteries and power generators, electric substations, cooling units, fire suppression systems, and enhanced security feature

February 14th, 2023
Town Council
Regular Meeting

**RESOLUTION PURSUANT TO SECTION 11-3.10 OF THE ZONING ORDINANCE OF THE
TOWN OF WARRENTON FOR APPROVAL OF APPLICATION FOR A
SPECIAL USE PERMIT 22-03**

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

WHEREAS, Amazon Data Services, Inc., ("the Applicant"), is the requesting a Special Use Permit approval on a parcel of land containing approximately 41.793 acres, identified as GPIN 6984-69-2419-000, located off Blackwell Road and Lee Highway in the Town of Warrenton and hereinafter referred to as the "Property"; and

WHEREAS, the Applicant has applied for a Special Use Permit pursuant to §3-4.12.3 of the Zoning Ordinance, to allow for approximately 220,200 square-foot data center to be located on the Property, hereinafter the "Special Use Permit"; and

WHEREAS, the Applicant requested waivers and modifications to increase the building height from 35 feet to 37 feet, increase the fence height from six feet to eight feet, and decrease the parking loading space requirement from 22 spaces to one space; and

WHEREAS, pursuant to §11-3 of the Zoning Ordinance upon petition of the Applicant for approval of the Special Use Permit, the Planning Commission upon advertisement and notice properly given pursuant to §15.2-2204 of the Virginia Code held a Public Hearing on November 15, 2022, November 22, 2022, and December 20, 2022; and

WHEREAS, the Town Council received and considered the recommendation of the Planning Commission for denial of the Special Use Permit; and

WHEREAS, the Town Council of the Town of Warrenton held a Public Hearing on January 10, 2023, upon notice properly and duly given; and

WHEREAS, the Town Council of the Town of Warrenton held open the Public Hearing on January 10, 2023 to February 14th, 2023, upon notice properly and duly given; and

WHEREAS, the Town Council has considered the issues and the Applicant addressed the applicable factors listed in §11-3.10.3 of the Zoning Ordinance for the Town of Warrenton; and

WHEREAS, the Town Council finds that the Application meets the criteria for approval in the Town of Warrenton Zoning Ordinance and that the Application is consistent with the Town of Warrenton's Comprehensive Plan based on the analysis in the staff report; and

WHEREAS, the Town Council, in consideration of all of the foregoing, is of the opinion that the application for the Special Use Permit be approved subject to certain conditions;

NOW, THEREFORE, BE IT RESOLVED that the Warrenton Town Council approves

SUP 22-03, subject to the attached Special Use Permit with Conditions of Approval dated February 14th, 2023, and all documents referenced in the Conditions of Approval, with requested waivers and modifications listed above.

ATTACHMENT:
Conditions of Approval

Votes:

Ayes: Ms. Heather Sutphin, Mr. Brett Hamby, Mr. James Hartman, Mr. John "Jay" Heroux

Nays: Mr. William Semple, Mr. David McGuire, Mr. Paul Mooney.

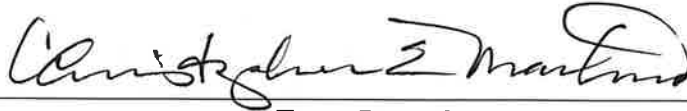
Absent from Vote:

Absent from Meeting:

For Information:

Community Development Director,
Town Attorney

ATTEST: _____



Town Recorder

March 11, 2025
Town Council
Regular Meeting

**A RESOLUTION TO INITIATE ZOTA-25-1, A ZONING ORDINANCE TEXT AMENDMENT TO ARTICLES 3, 9
AND 12 TO REMOVE DATA CENTERS AS A PERMISSIBLE USE WITHIN THE INDUSTRIAL ZONING
DISTRICT**

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

WHEREAS, the Warrenton Town Council (Hereinafter "Council") may, by ordinance, amend, supplement, or change the regulations of the Zoning Ordinance of the Town whenever the public necessity, convenience, general welfare or good zoning practice may require such an amendment; and

WHEREAS, such an amendment may be initiated by resolution of Council in accord with the procedures and requirements of Section 11-3.9 of the Zoning Ordinance; and

WHEREAS, on August 10, 2021, Council approved a Zoning Ordinance Text Amendment to Articles 3, 9 and 12, case number ZNG 2021-0321, to add Data Centers as a Permissible Use within the Industrial District with the approval of a Special Use Permit by Council; and

WHEREAS, Council now finds that a Data Center is a Use that does not further the health, safety and welfare of the public, nor does a Data Center Use promote public necessity or public convenience within the Town of Warrenton; and

WHEREAS, Council hereby directs staff to prepare a text amendment for consideration by the Planning Commission to remove Data Centers as a Permissible Use within the Industrial District, and therefore render Data Centers as an impermissible Use within the municipal boundaries of the Town of Warrenton; now, therefore, be it

RESOLVED, by the Warrenton Town Council this 11th day of March, 2025, that Council hereby initiates a text amendment to Articles 3, 9 and 12 to remove Data Centers as an allowable Use.

Votes:

Ayes:

Nays:

Absent from Vote:

Absent from Meeting:

For Information:

Community Development Director,
Town Attorney

ATTEST: _____

Town Recorder

Heather Jenkins

From: Steve Ainsworth
Sent: Sunday, April 20, 2025 12:22 PM
To: Heather Jenkins
Cc: Denise Harris; Ryan Stewart; James Lawrence; Darine Barbour; Terry Lasher
Subject: April 22nd PC Meeting

Heather,

I apologize for not being able to attend the April 22, 2025 Planning Commission meeting. My plans for travel in April were set when the only meeting listed on the online agenda for the month was on April 15th.

Regarding the proposed Zoning Ordinance Text Amendment change to remove Data Centers as a Permissible Use in the Industrial District, it appears that the basis for the requested is due to the opinion of new council members and not the introduction of new safety concern. This new opinion seems to disregard the fact that the meeting notices, agendas, online meeting broadcasts and emails relating to the town business is accessed through switches, servers and devices housed in data centers.

I liken these data centers to the older telephone exchange buildings that are placed in cities and towns so that residents living in the bygone era of "land line" telephones had the convenience of calling their local Council member from home. Verizon's building is still on W. Lee St and Comcast has a building on East St. Additionally, there is a data support building below the water tower on N. 4th St. for the antenna systems on the tower.

Today, just about all Town of Warrenton government utilizes the convenience (or necessity) of the internet and associated data centers to conduct business. Additionally, most town businesses and citizens utilize these systems to access information regarding government services, healthcare, news, finances, shopping, schools, recreation and a multitude of other services. In my opinion, to suggest that data centers and therefore the internet does not further the health, safety and welfare of the public nor promote public necessity and convenience is absurd.

The actions by the current Council seem arbitrary and counter to the previous council assessment of the value of Data Centers without any additional clarification or new concerns. This action is taken without consideration of the impact on previous decisions and considerations made based on the faith and trust in the town government. Therefore, I propose recommending that the Town Council rescind the direction to remove Data Centers as a Permissible Use as listed in the Zoning Ordinance until new information is provided regarding the impact on the health, safety and welfare as well as the necessity or convenience to the citizens if the Town of Warrenton.

Sincerely,
Steven Ainsworth