

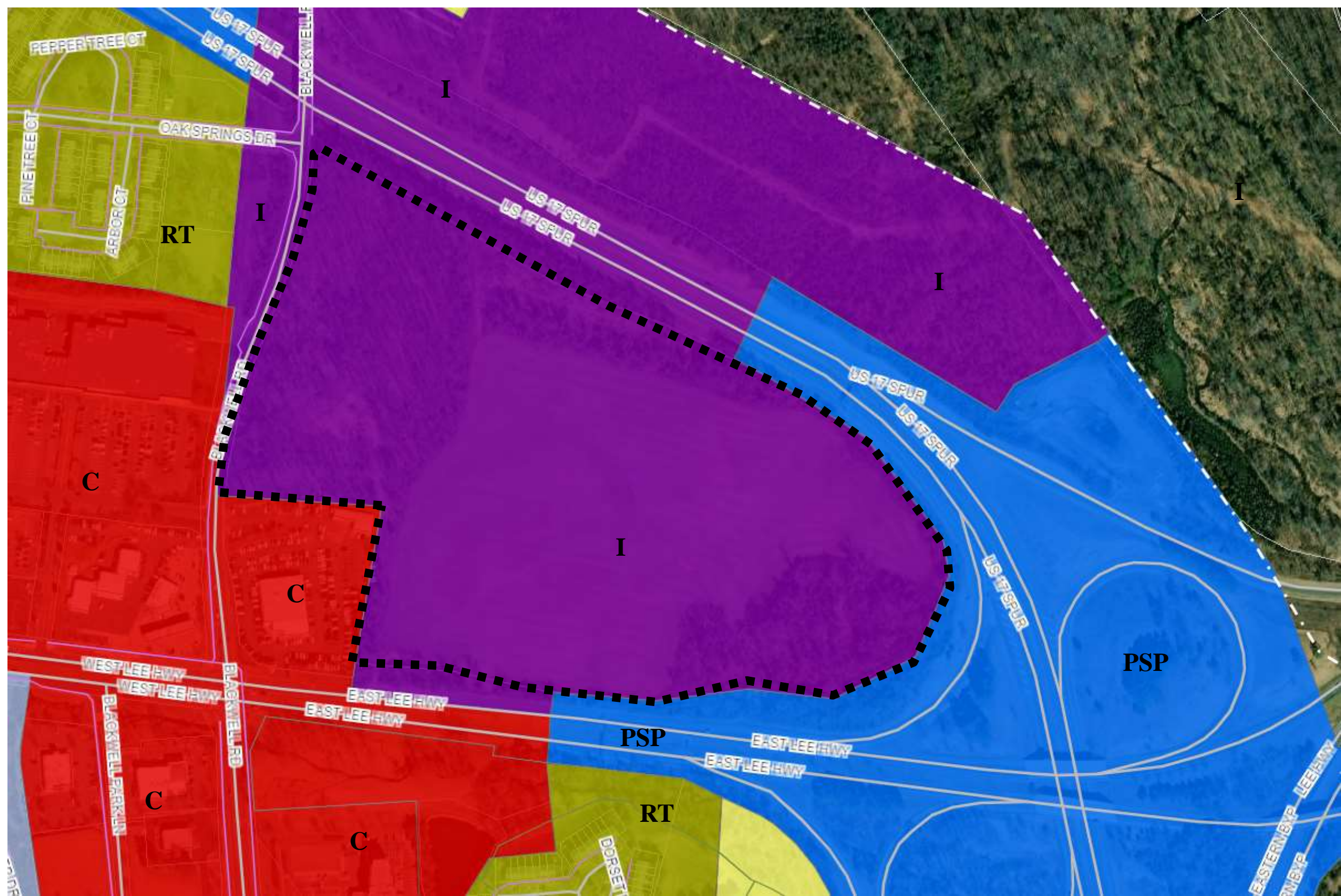
Special Use Permit #SUP2022-00003, Warrenton Data Center

November 15, 2022

PLANNING COMMISSION HEARING



PROPERTY LOCATION



ZONING

Future Land Use

- Greenway and Wellness Mixed Use
- Health and Wellness Mixed Use
- Old Town Mixed Use
- New Town Mixed Use
- Office
- Re-Planned Commercial
- Commercial
- Light Industrial
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Park
- Public/Semi-Public Non-Intensive
- Public/Semi-Public Intensive



FUTURE LAND USE PLAN

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

INDUSTRIAL DISTRICT PERMITTED USES

- Special Use Permit Pre-Application Meeting - November 21, 2021
- Special Use Permit Pre-Application Follow-up Meeting - December 17, 2021
- Special Use Permit Submission - April 8, 2022
- Notice of Completeness - May 6, 2022
- Special Use Permit Agency Comments Received by Applicant - June 7, 2022
- Post Submission Meeting - July 11, 2022
- Resubmission - July 18, 2022
- Planning Commission Work Session - July 26, 2022
- Post Work Session Submission - September 9, 2022
- Balloon Test - September 15, 2022
- Meeting regarding Noise Ordinance - October 3, 2022
- Zoning Determination Letter Submitted - October 18, 2022
- Planning Commission Work Session - October 25, 2022
- Final Submission for Planning Commission Hearing - October 28, 2022
- Planning Commission Hearing - November 15, 2022

PUBLIC PROCESS TIMELINE – 12+ MONTHS

- Condition #3 – No electric substation on the Property
- Condition #4 – Undergrounding of Electrical Lines
- Condition #15 – Installation of Sidewalk on Blackwell Road
- Conditions #16 – Noise Compliance Assurances
- Condition #17 – Lighting Assurances
- Condition #18 – Tree Save Commitments
- Condition #21 – Employment Opportunities
- Condition #22 – Programs for Local Schools

3. Electric Substation: There shall be no electric substation constructed on the Property.
4. Undergrounding of Electrical Lines from a Substation to the Facility: Pursuant to Warrenton Zoning Ordinance § 9-26.1(C), the distribution lines from the off-site substation serving the data center are required to be underground. Applicant will ensure payment of the undergrounding of these distribution lines with the utility company in accordance with its requirements.

16. Noise: The Applicant shall provide a sound study prepared by a qualified party or company approved by the Director of Community Development that demonstrates the operation of the data center will meet the requirements of § 9-14.2 of the Town of Warrenton Zoning Ordinance relating to noise, as a condition of approval of a site development plan. In addition, the Applicant shall conduct a separate sound study one month after commencement of business operations to ensure compliance with the aforesaid Section. If noise levels at any point where a measurement is required by the Ordinance to be taken do not so comply, the Applicant shall forthwith undertake such further mitigation measures as are required to achieve compliance within a reasonable time not to exceed 60 days, or, if 60 days is insufficient to achieve compliance, the Applicant shall promptly begin and diligently pursue mitigation until compliance has been achieved.

21. Employment Opportunities: The Applicant shall provide outreach to qualified persons residing in the Town of Warrenton who may be interested in employment at the data center through a variety of media such as the conduct of a job fair, the inclusion of a direct link to potential opportunities on the Town website, or on other websites for the purpose. Such outreach shall be made reasonably in advance of the construction of the Project so that interested persons may make application for positions, not less than six months prior to the anticipated completion of construction.
22. Programs for Local Schools: The Applicant shall ensure coordination by the appropriate Amazon personnel with the Town of Warrenton and the Fauquier County School Division regarding the establishment and maintenance of educational programs in the K-12 grades, and with Laurel Ridge Community College, to establish and maintain workforce development programs for career pathways in data center construction and operations, and such other programs as the parties may deem mutually beneficial.



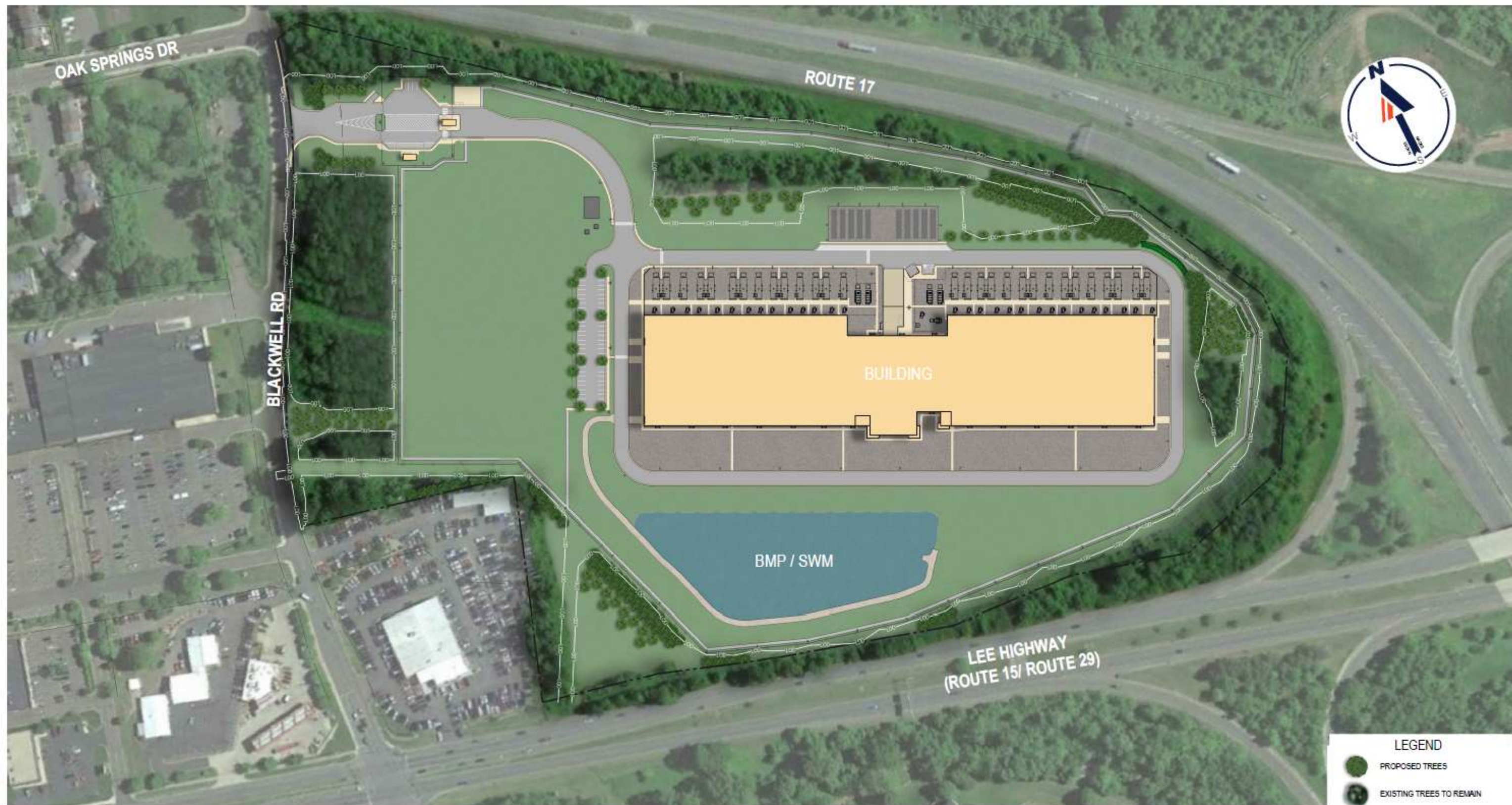
BUILDING ELEVATIONS AND RENDERINGS



BUILDING ELEVATIONS AND RENDERINGS



BUILDING ELEVATIONS AND RENDERINGS



ILLUSTRATIVE PLAN



THANK YOU

November 15, 2022

PLANNING COMMISSION HEARING



- Town Council considers data center ordinance January 2018 - no action
- WCL&W contacts Town Attorney regarding possibility of data center ordinance amendment to permit by special use permit and is advised to await completion of the new Comprehensive Plan - April 2021
- Town Council initiates consideration of Zoning Text Amendment for data centers on the night the new Plan is adopted – April 13, 2021
- Planning Commission Work Session on Data Centers – May 25, 2021 – No draft ordinance yet presented
- Draft Ordinance prepared by Town Staff based on recommended language from WCLW and Staff rewrite – June 2021
- Planning Commission Public Hearing on draft ordinance requiring SUP for a data center on I zoned property – June 15, 2021
- Second Planning Commission Public Hearing on draft Ordinance – July 18, 2021
- Town Council Public Hearing on draft Ordinance August 10, 2021 – two speakers in support, one speaker in opposition – unanimously adopted
- Special Use Permit Pre-Application Meeting - November 21, 2021
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TIMELINE

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.