



Planning Commission Public Hearing
SUP 22-3 Amazon Data Center
December 20, 2022

Request

Amazon Data Center

- GPIN 6984-69-2419
- **Applicant:** Amazon Data Services, Inc.
- **Property Owner:** Amazon Data Services, Inc.
- **Zoning:** I - Industrial
- **Comprehensive Plan:** New Town District
- SUP for a 220,200 sq ft data
41.793 acres

Proposed Location

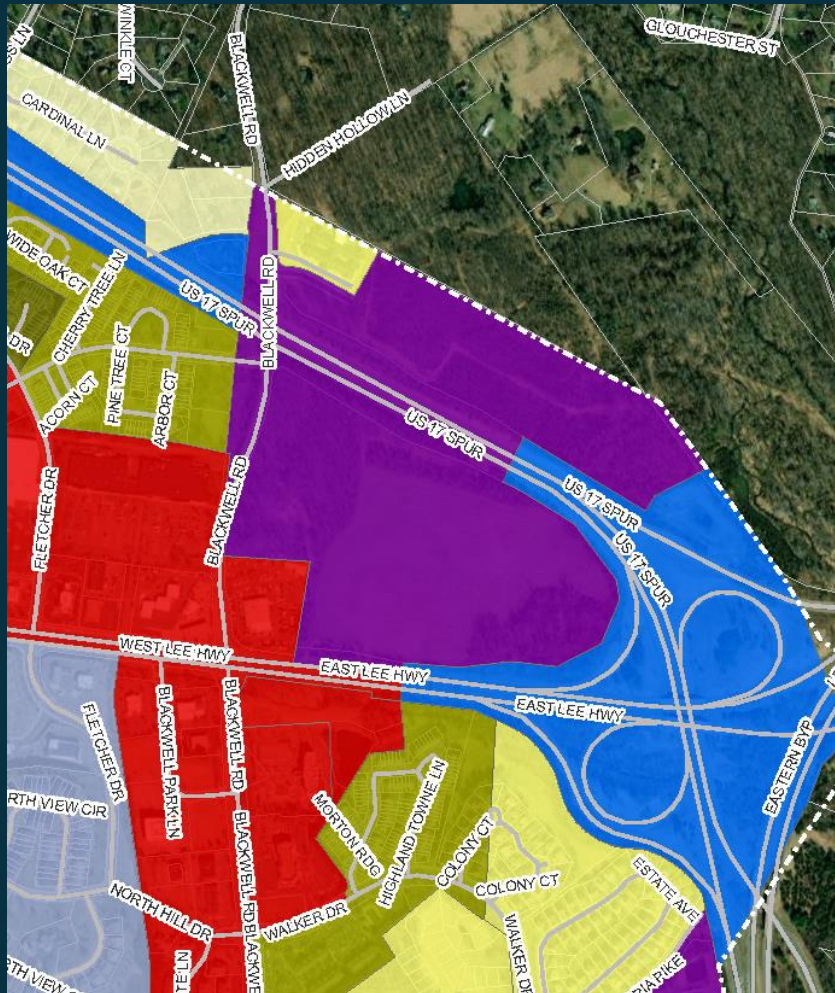


Proposal

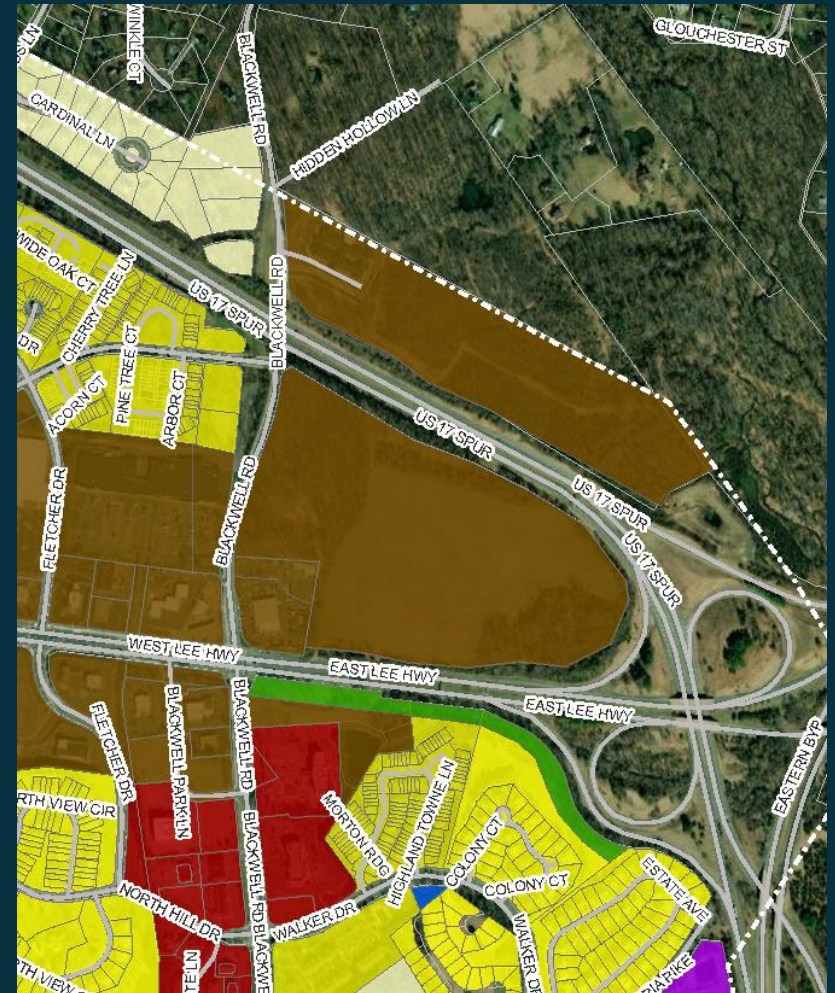
- Data Center with following specifications:
 - 220,200 SF single story (37') building, plus mechanical
 - Security Fence
 - Guard Gate with Access of Blackwell Road
- Requesting:
 - Modification to building height allowance
 - Modification to fence height allowance max. 8'
 - Modification in loading spaces to one

Adjacent Uses

Zoning Map - Industrial



Future Land Use – New Town District



History of Site

- Fauquier County Real Estate Records 1997 No Improvements
- Late 1990s Walmart considered the Site
- 2007 Wilson Land submitted a proposed plan for a Planned Unit Development
 - Mixed use development called Warrenton Greene.
 - Planning Commission spent over a year on the application and the associated ZOTA 2008-07 to recommend approval to the Town Council on June 17, 2009.
 - Town Council approved the ZOTA 08-01 on November 10, 2009 and tabled the remaining applications.
 - The Applicant withdrew the applicants on February 7, 2011 stating the economy made the proposals no longer viable.

Zoning Ordinance

- Zoning – Industrial By-Right Uses
- Noise Performance Standards
- Lighting, Landscaping, Buffers Site Plan
- Stormwater/E&S Site Plan

Industrial By-Right Uses

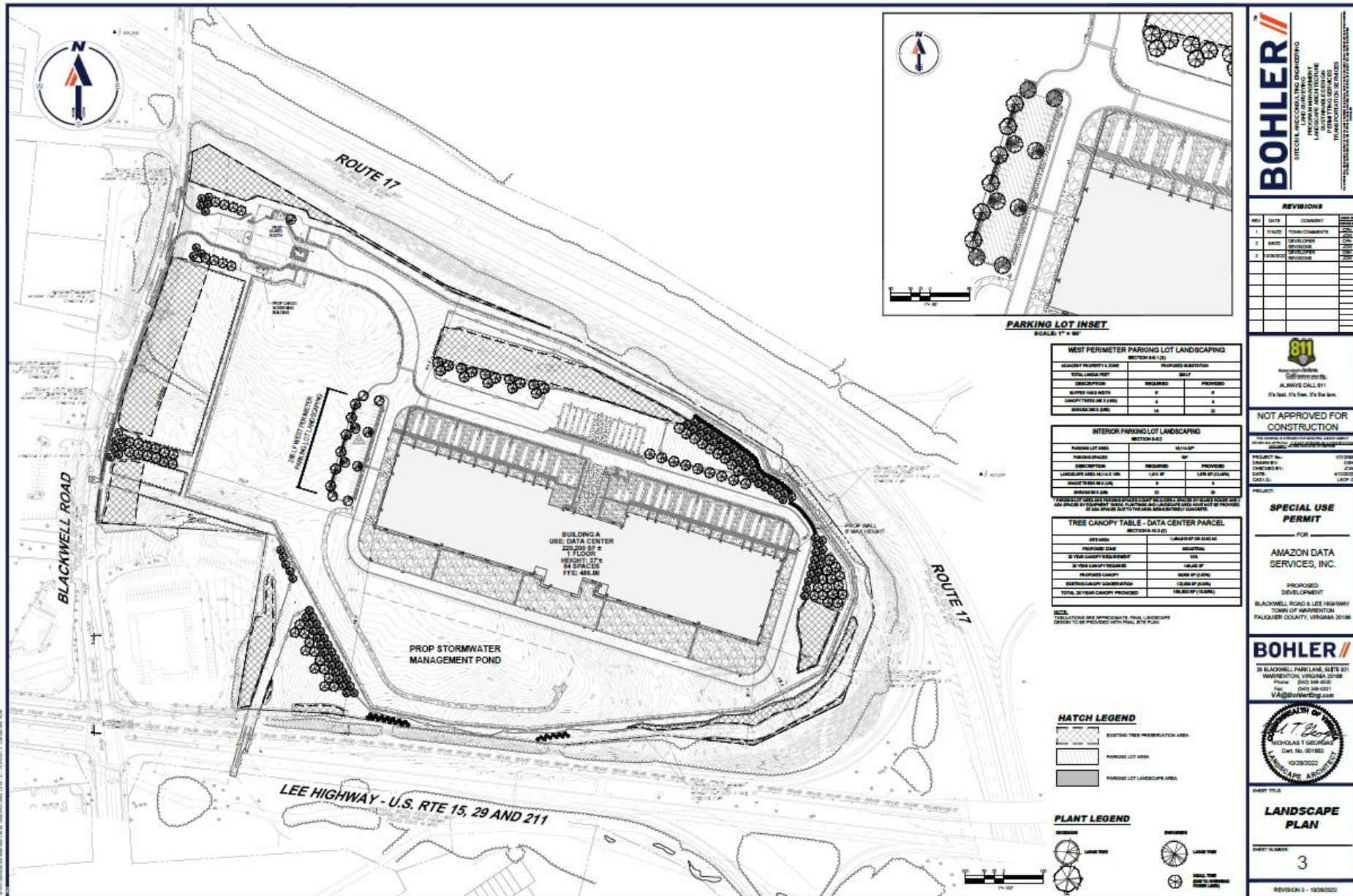
- Accessory buildings
- Active and Passive Recreation and Recreational Facilities
- Banks and savings and loan offices
- Broadcasting studios and offices
- Business and office supply establishments
- Cabinet, upholstery, and furniture shops
- Cafeteria or snack bar for employees
- Clinics, medical or 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 125'
- 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.

Comprehensive Plan

- Plan Warrenton 2040 – New Town Character District

- *“a signature location for a regional employer and jobs center, it will contain mixed-use residential, entertainment and commercial uses organized by a compact interior street grid network and a park area that is located over an existing floodplain,”*
- Envisioned with structures up to six stories, with a minimum of thirty-five (35) feet for a single-story commercial, and lot coverage of 80%
- *“Evaluate development incentives that stimulate private investment and new development,”*
- Gateway and Signature Streets; Walkability; National Scenic Byway
- *“conserve, reuse, and promotes historic resources to enhance the Town’s sense of place and grow the economy through economic activity,”*

SUP Plan



Elevations

Illustrative Building Elevations

Corgan

October 28, 2022



Transportation and Public Utilities

- Transportation – 52 Employees
 - 5' Sidewalk Blackwell Road
 - No Access Lee Highway
 - 24 Hour Gated Security
- Water and Sewer
 - 2015 Water and Sewer Capacity Study 23,500 gpd
 - Initial Charging 19,000 gpd
 - Daily Domestic Use Anticipated 380.6 gpd

Waivers and Modifications

- Increase Building Height 35' to 37'
- Increase Fence Height 6' to 8'
- Decrease Parking Loading Space Requirement
22 spaces to 1 space

Planning Commission

- Work Session July 26, 2022
- PC Requested Balloon Test September, 2022
- Work Session October 25, 2022
- November 15, 2022 Public Hearing
- November 22, 2022 Public Hearing
- December 20, 2022 Public Hearing

Draft Conditions of Approval

- SUP Plan – No Substation on Property
- Illustrative Building Design – 37' Max
- 5' Sidewalk on Blackwell, No Access Lee Hwy
- Electrical Lines Underground to Substation
- No Signage
- 8' Fence, 24 hour Security Gate
- 56 Parking, 1 Loading Space
- Emergency Services Access and Training
- Domestic Use Water and Sewer

Draft Conditions of Approval

- Applicant provide noise study at time of Site Plan to demonstrate meets Zoning Ordinance.
- Separate sound study one month after commencement of use to ensure Zoning Ordinance being met.
- If noncompliant any point in future, must undertake mitigation measures within 60 days.
- Lighting dim between 50% hours 11 PM – dawn, max heights, meets Zoning Ordinance at Site Plan.

Draft Conditions of Approval

- Employment Opportunities: Job Fair and Outreach
- Programs for Local Schools: K-12/LRCC



Planning Commission Public Hearing
SUP 22-3 Amazon Data Center
December 20, 2022