

# Special Use Permit #SUP2022-00003, Warrenton Data Center

December 20, 2022

PLANNING COMMISSION HEARING

- 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
- Planning Commission Hearing - November 22, 2022
- Zoning Determination Letter Issued - December 16, 2022
- Planning Commission Hearing - December 20, 2022

PUBLIC PROCESS TIMELINE – 12+ MONTHS

- Land Development Application
- Land Use Application Affidavit
- Noise Study
- Power
- Tree Removal Survey
- Visual/Elevation from Lee Highway

- Included with Special Use Permit Submission on April 8, 2022



TOWN OF WARRENTON

Department of Community Development

PO BOX 341  
WARRENTON, VIRGINIA 20188  
<http://www.warrentonva.gov>  
[Permittech@warrentonva.gov](mailto:Permittech@warrentonva.gov)  
(540) 347-2405

Land Development Application

Type of Development [select type(s) below] Permit # \_\_\_\_\_

Planning	Zoning		
<input type="checkbox"/> Commission Permit (§2232)	<input type="checkbox"/> Administrative Appeal	<input type="checkbox"/> Concept Plan Review	<input type="checkbox"/> Record / Vacate Plat
<input type="checkbox"/> Comprehensive Plan Amendment	<input type="checkbox"/> As-Built	<input type="checkbox"/> Easement Plat	<input type="checkbox"/> Site Development Plan
<input checked="" type="checkbox"/> Special Use Permit	<input type="checkbox"/> Bond Release/ Reduction	<input type="checkbox"/> Final Plat	<input type="checkbox"/> Variance
<input type="checkbox"/> Rezoning	<input type="checkbox"/> Bond Extension	<input type="checkbox"/> Preliminary Plat	<input type="checkbox"/> Waiver, Administrative
	<input type="checkbox"/> Boundary Adjustment	<input type="checkbox"/> Re-approval of Plat	<input type="checkbox"/> Waiver/Exception, Legislative

☐ Amendment to Existing Approved Application? If Yes, List Application \_\_\_\_\_

Project Description

Project Name: Warrenton Data Center Special Use Permit

Property Address (if no address, give closest cross street): Blackwell Road and Lee Highway

Purpose of Request: Special Use Permit for Data Center

Zoning District: Industrial

Total Acres: approx. 41.793      Acres for Proposed Use: approx. 41.793

Parcel Identification Number(s): 6984-69-2419-000

- Included with Special Use Permit Submission on April 8, 2022

Date Stamp

**TOWN OF WARRENTON**  
P.O. Drawer 341  
Warrenton, VA 20188  
(540) 347-1101 x106  
Permittech@warrentonva.gov



**LAND USE APPLICATION:  
AFFIDAVIT**

**NO.** \_\_\_\_\_

This affidavit certifies that the party listed, who is listed as the Applicant’s Representative on a land use application, has been granted authorization to make an application and act on behalf of a property owner. It must be filled out completely by the property owner if another party is submitting an application(s) on the owner’s behalf. This form must be notarized and must be submitted prior to issuance. Copies of affidavits are unacceptable.

I, \_\_\_\_\_ am the owner of the property listed below and I certify that  
I have granted, John Foote and Jessica Pfeiffer as my duly authorized agent and give permission  
to make a land use application and act on my behalf for the following address:  
Blackwell Road and Route 25 (Parcel Identification Number 6984-69-2419-000)  
for the land use application of special use permit for a data center

- Draft Noise Study Submitted with Post Planning Commission Work Session Submission - September 9, 2022
- Zoning Determination Letter Submitted - October 18, 2022
- Condition Drafted and Included regarding Noise – October - November, 2022
- Zoning Determination Letter Issued/Received – December 16, 2022
- Condition Revised to Provide more Assurances – December, 2022



## Previous Condition:

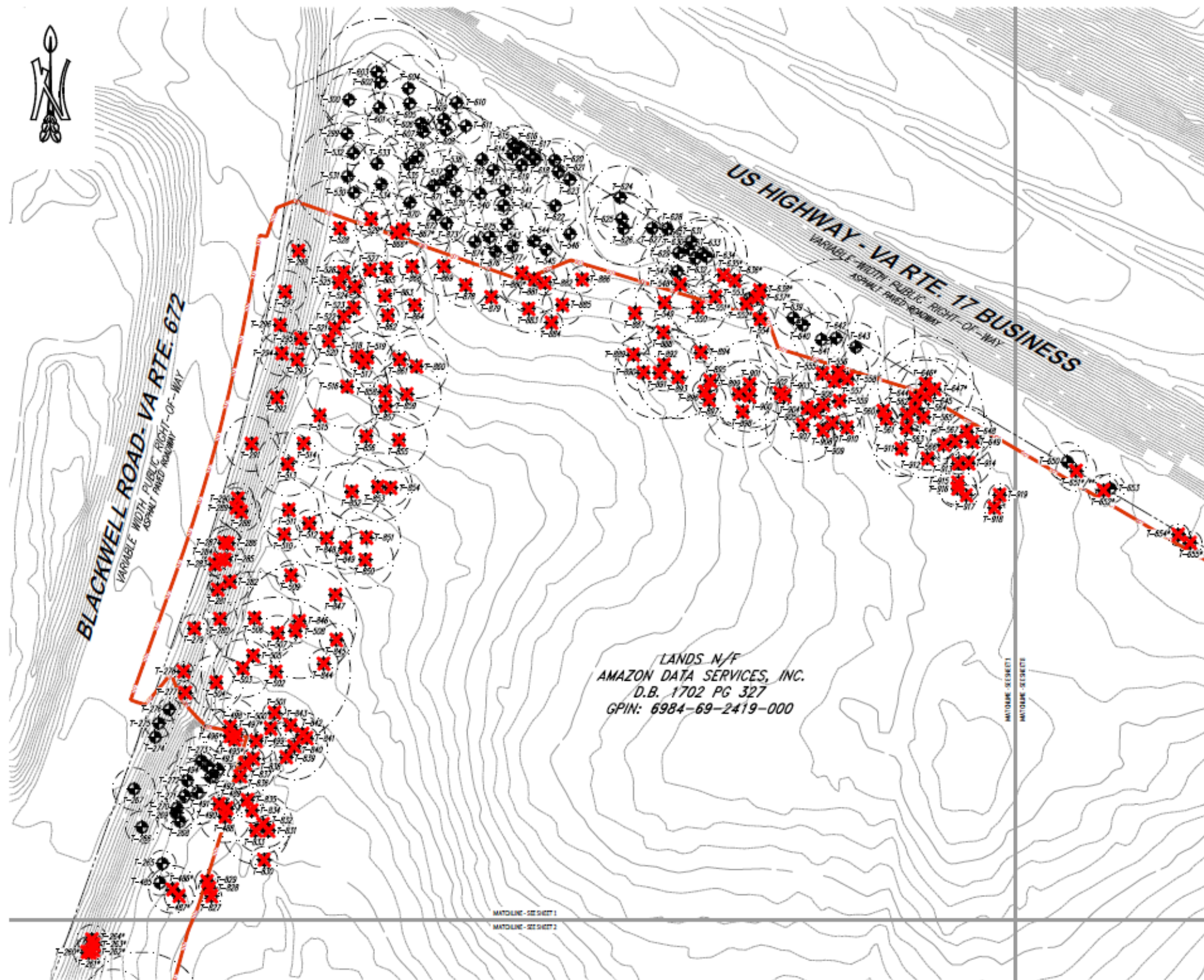
16. Noise: The Applicant shall provide a sound study prepared by a qualified party or company approved by the Director of Community Development that demonstrates the operation of the data center will meet the requirements of § 9-14.2 of the Town of Warrenton Zoning Ordinance relating to noise, as a condition 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.

## Additional Commitments:

- Conduct separate sound studies after the building is 10%, 50%, 80%, 90% and 100% operational.
- If not in compliance, have a set period of time to achieve compliance.
- If compliance has not been achieved, the Certificate of Occupancy can be suspended.



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.

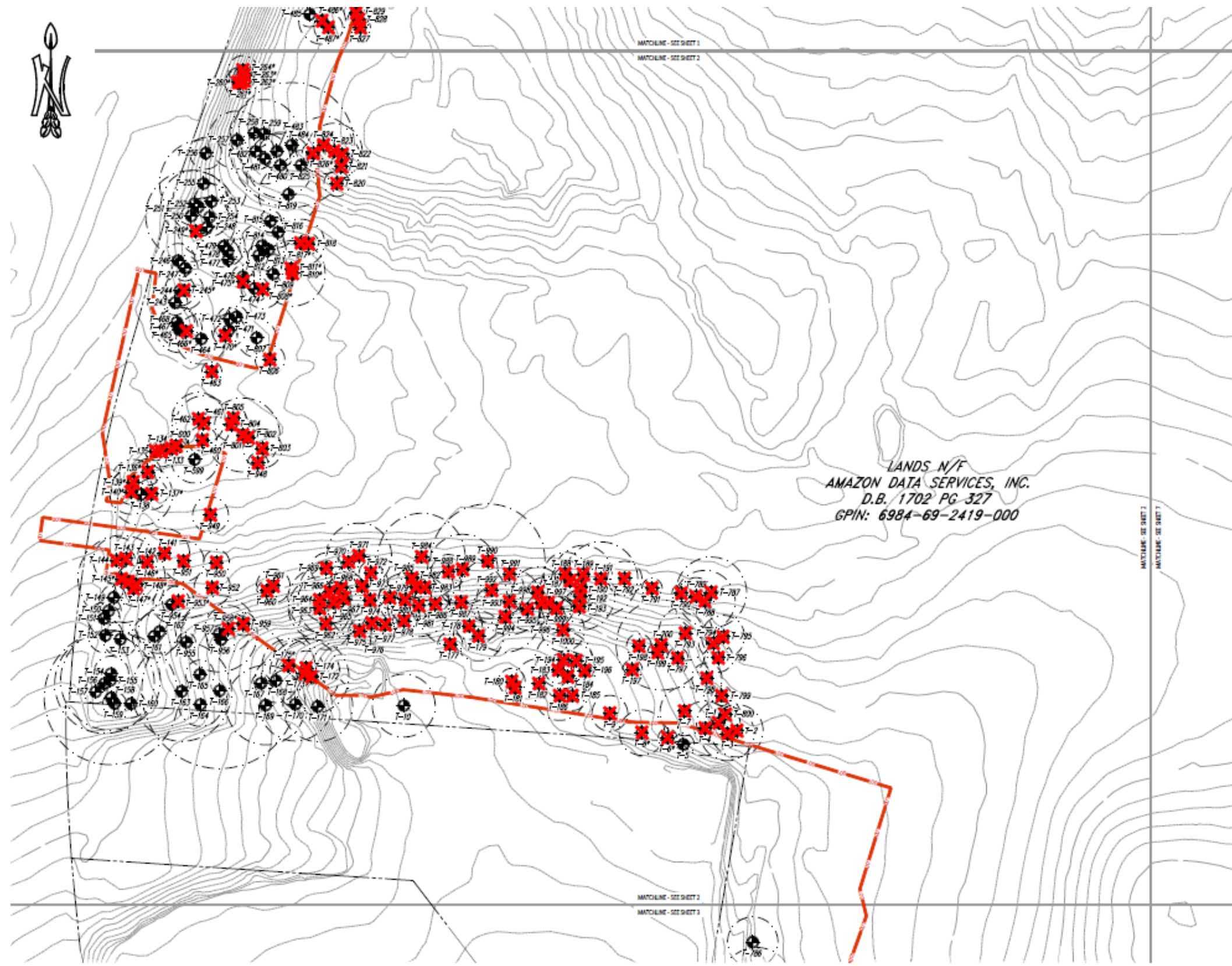


TREE INVENTORY NOTES:

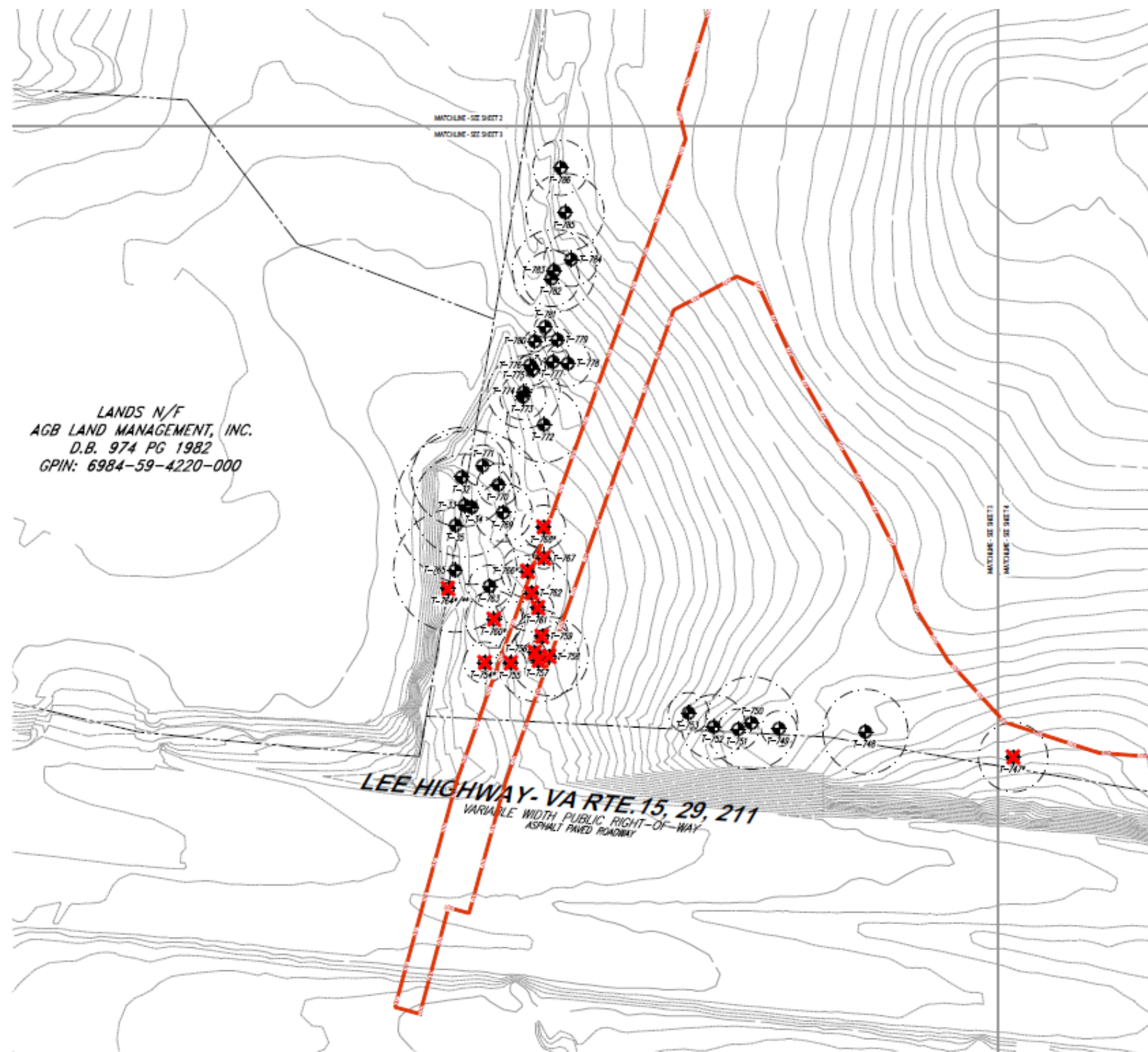
SCALE (IN FEET)

# TREE REMOVAL SURVEY



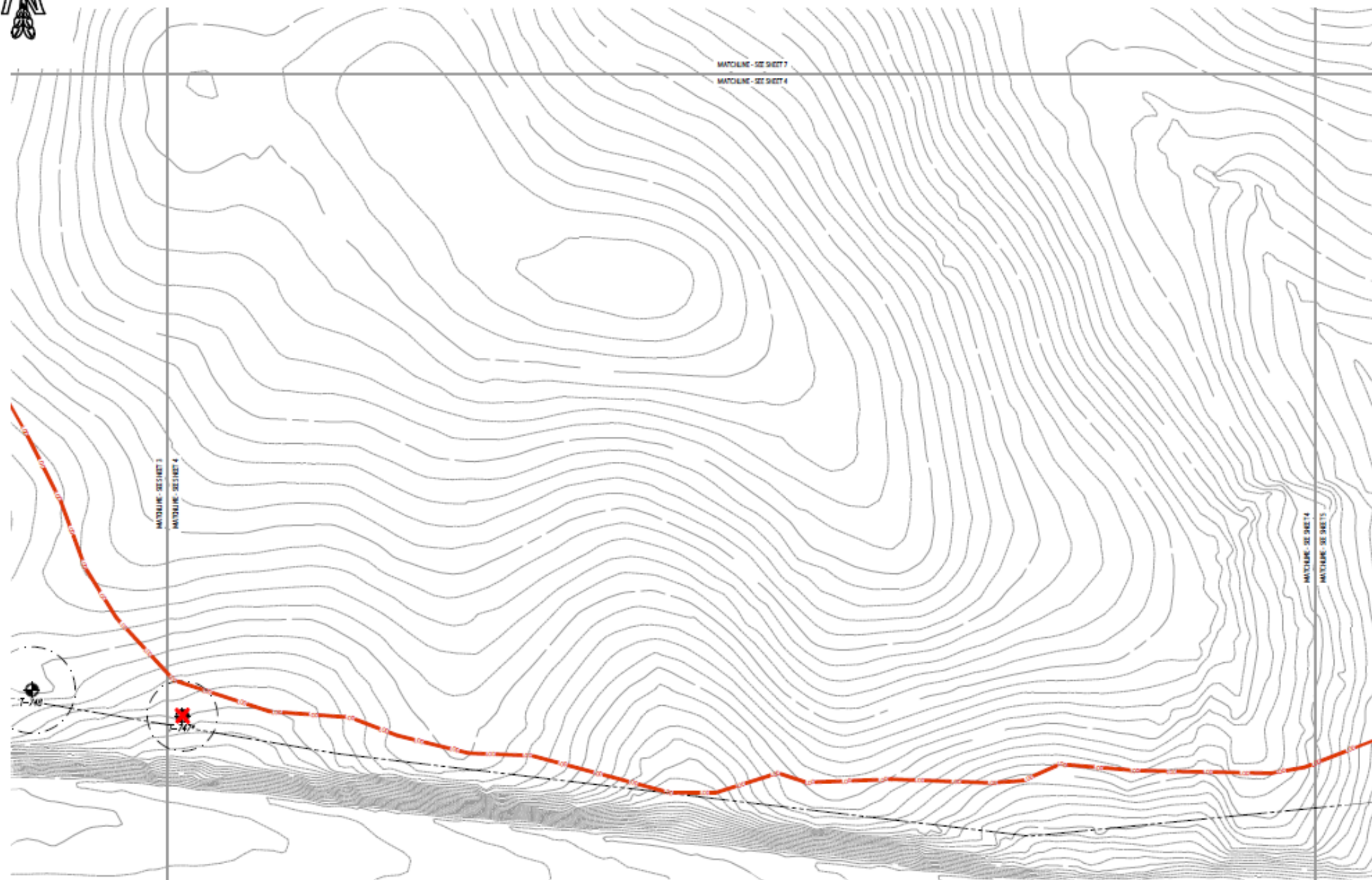


# TREE REMOVAL SURVEY



# TREE REMOVAL SURVEY

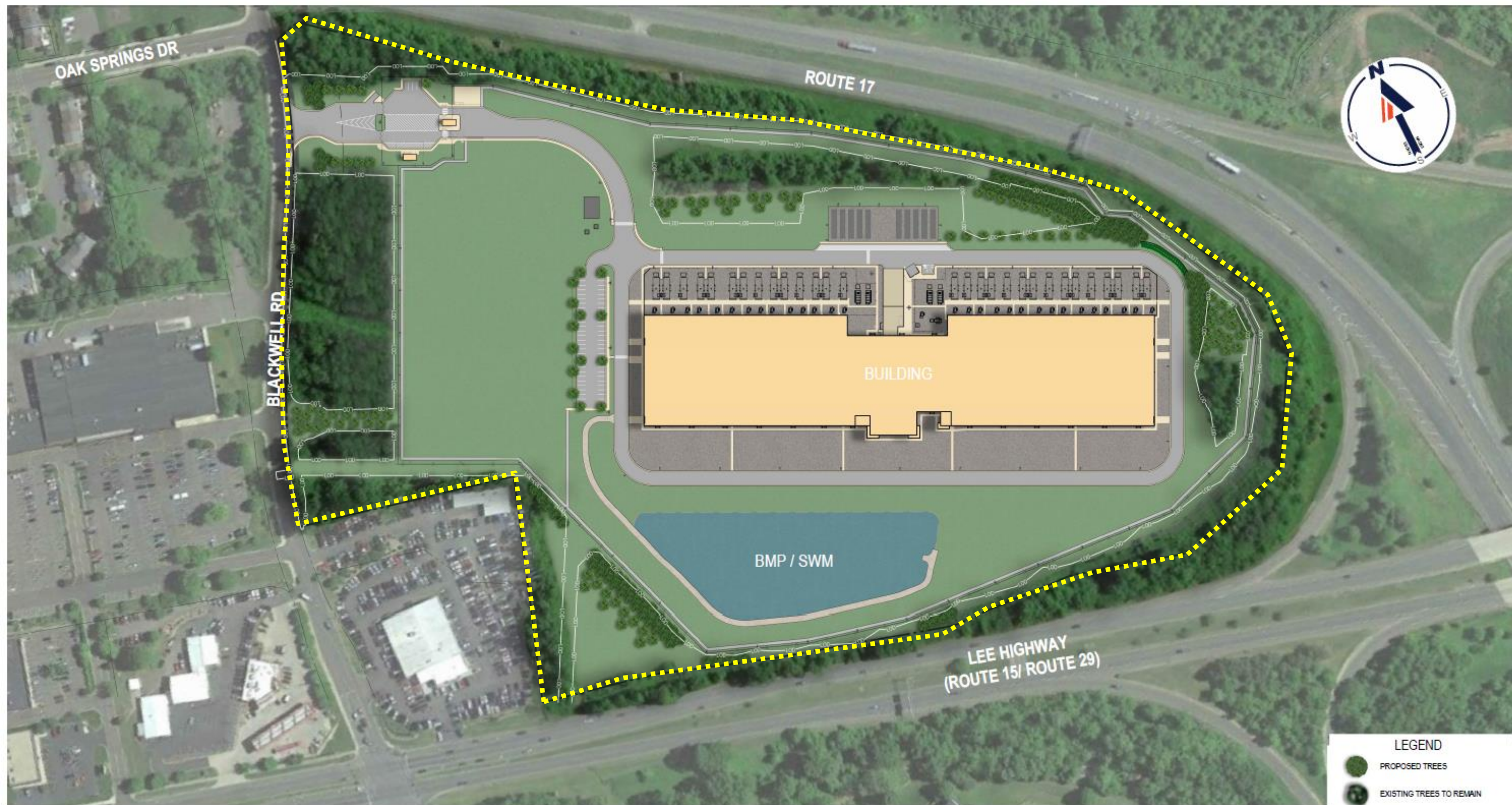




SCALE (IN FEET)

# TREE REMOVAL SURVEY





# TREE REMOVAL SURVEY





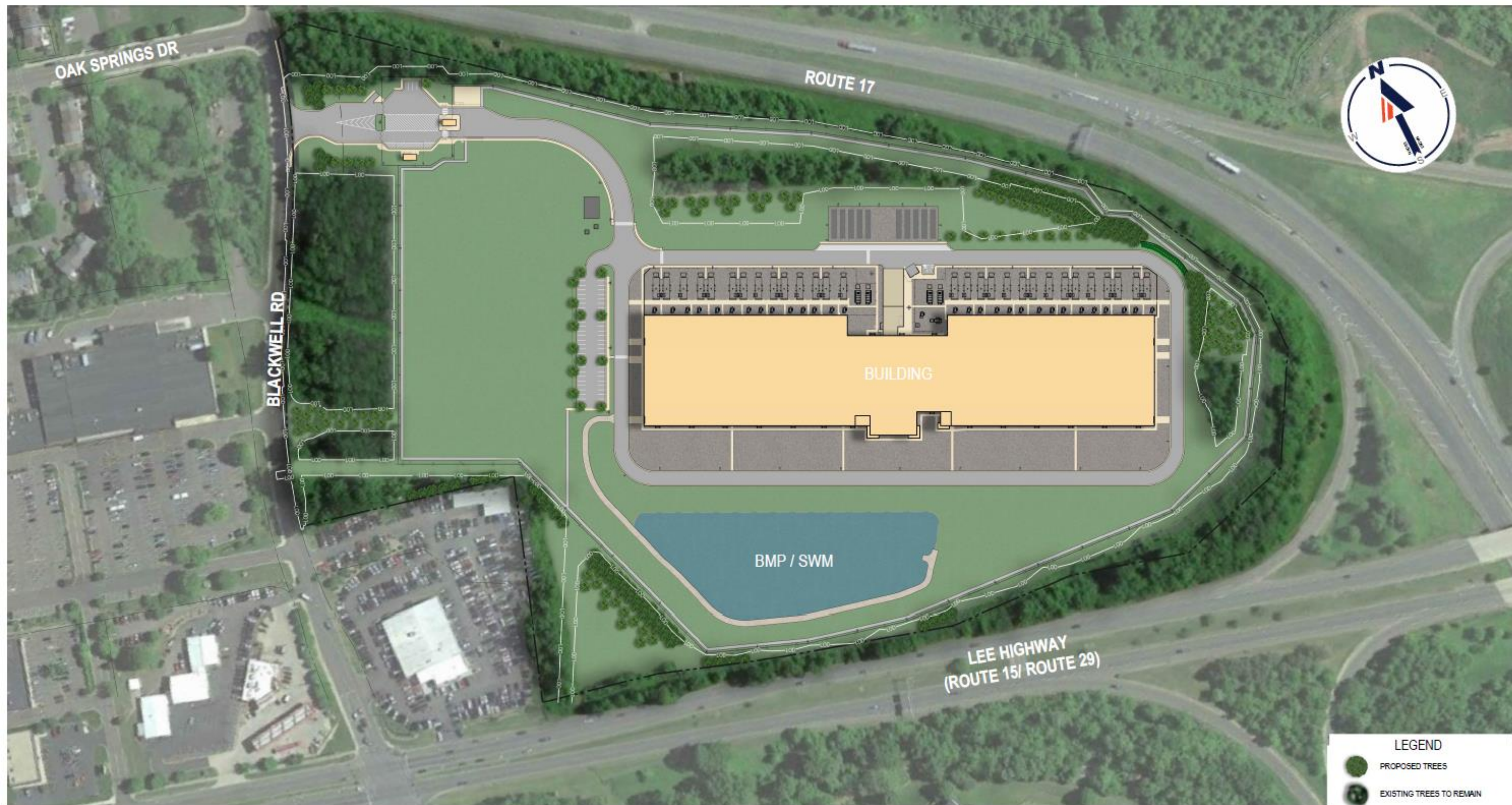
VISUAL/ELEVATION FROM LEE HIGHWAY



5. Building Design and Elevations:

- a. The architectural design of the data center shall substantially conform to the elevations entitled "Illustrative Elevations," shown on Sheet 6 of the SUP Plan. The Elevations shall be subject to minor modification approved by the Town in connection with Site Plan review. Additional changes to the design and materials may be made provided that any such changes are approved by the Planning Director prior to the issuance of a building permit.
- b. At time of Site Plan, the Applicant shall provide all elevations for the building in compliance with the Town of Warrenton Zoning Ordinance Article 9-26.1.F. In addition, the Applicant shall orient the building along Lee Highway to reduce the visible impact using architectural details such as a perceived reduction in massing and scale, fenestration and windows, exterior colors and materials, overhangs, canopy or porticos, recesses and/or projections, arcade, raised corniced parapets, and varying roof lines.
- c. The Facility shall be no greater than 37 feet in height, as that term is defined in the Town Zoning Ordinance. The mechanical equipment installed on the roof of the building shall be screened with mechanical louver screens.









# THANK YOU

December 20, 2022

PLANNING COMMISSION HEARING