

In the Matter of:
TOWN OF WARRENTON

PLANNING COMMISSION

December 20, 2022



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COMMISSION MEMBERS PRESENT:

Chairwoman Susan Rae-Helander

Vice Chair James Lawrence

Commissioner Steve Ainsworth

Commissioner Ryan J. Stewart

Commissioner Ali Zarabi

P R O C E E D I N G S

CHAIR RAE-HELANDER: Good evening. My name is Susan Helander. I am chair and I'm calling this meeting to order at seven o'clock. We do have quorum of members present. They are to my right, Commissioner Ainsworth and Commissioner Lawrence. And to my left, Commissioner Zarabi and Commissioner Stewart.

This meeting is recorded for the minutes and will be posted on the town website as soon as it is ready.

Our first order of business are the adoption of minutes from the November 15th, 2022, regular meeting and the November 22nd, 2022, regular meeting. If no one has any suggestions or proposed changes, I will entertain a motion and I can do both sets if --

COMMISSIONER STEWART: Madam Chairwoman, I move that the Commission accept the minutes of Tuesday, November 15th, 2022, as stated and presented with the exception of on the last page

1 correcting the spelling of Commissioner Zarabi's
2 name in the second to last line.

3 CHAIR RAE-HELANDER: Okay. Thank you.
4 Commissioner Stewart.

5 Do I have a second?

6 COMMISSIONER ZARABI: I'll send that
7 motion.

8 CHAIR RAE-HELANDER: Thank you,
9 Commissioner Zarabi.

10 Are we all in favor?

11 THE COMMISSIONERS: Aye. Aye. Aye.
12 Aye.

13 CHAIR RAE-HELANDER: Thank you. Motion
14 passes.

15 Okay. Tonight we have a continuation of
16 our public hearing on Special Use Permit 2022-03
17 for an Amazon data center. At the November 22nd
18 meeting, we voted to postpone the public hearing
19 indefinitely, and the purpose of this meeting is to
20 reconvene and hear from the public.

21 Before we begin the public hearing, we
22 will allow each individual speaker, three minutes.

1 A speaker representing an organization will be
2 given five minutes. Please be aware that if an
3 organization or individual has already spoken, you
4 may not speak again during this planning commission
5 hearing. However, you can speak with -- at the
6 public hearing when the Town Council does decide to
7 have their public hearing.

8 Speakers who live in the town of
9 Warrenton will be afforded the opportunity to speak
10 first. After that, all other speakers will be
11 called in order in which they signed up. I would
12 also like to acknowledge that the Planning
13 Commission members have been provided with all
14 written comments received by noon today.

15 Finally, as chair, it is my job to
16 preserve order and decorum. We understand there
17 may be strong feelings of support for some
18 speakers. However, the Planning Commission
19 requests your respect for all speakers' time and
20 the ability to communicate without interruption,
21 applause, or any outbursts.

22 I will call for the continuance of this

1 public hearing for Special Use Permit 2022-03 for
2 an Amazon data center at 704.

3 COMMISSIONER ZARABI: Madam Chairwoman,
4 may I ask a procedural question, relative to the
5 public hearing? I'm not attempting to derail the
6 process, but may I just make a comment about the
7 procedure by which, and the rotation of how the
8 meeting is to take place? Do I have a
9 consideration or the floor to ask a question about
10 how we do this process this evening?

11 CHAIR RAE-HELANDER: During the public
12 hearing?

13 COMMISSIONER ZARABI: Yes, ma'am. The
14 order in which we entertain the application.

15 COMMISSIONER RAE-HELANDER: I'm not sure
16 what your question is.

17 COMMISSIONER LAWRENCE: Are you
18 questioning the order of the events this evening?

19 COMMISSIONER ZARABI: Correct.

20 COMMISSIONER LAWRENCE: Okay. Why don't
21 you tell us what you had in mind?

22 COMMISSIONER ZARABI: Thank you.

1 Traditionally, it's been my experience and our
2 experience here, unless the Roberts Rule indicate
3 differently, that the town and the staff will
4 present the case to the public and the applicant
5 will have an opportunity to present their case.

6 And the public, having heard the
7 stakeholders rebuttal, will have an opportunity to
8 ask relevant questions based on the information
9 that is shared with the public. I feel like when
10 the public gets to go first, then we kind of lose
11 sight of how the rest of the package gets
12 presented.

13 I think, to me, the public ultimately
14 ought to have the last word once they have received
15 and have heard the information from us, the staff,
16 our questions from the Commissioners, and the
17 applicant presenting their case. Because as we've
18 discovered very recently, I think there are some
19 additions and some ongoing evaluations that have
20 taken place that most people are not aware of. I
21 think it is important for the sake of the process
22 that the town presents its case, and the applicant

1 will have an opportunity to respond to it and
2 present their case.

3 And then the public, based on the
4 information that the latest and the most accurate
5 information would be able to ask the questions
6 relevant to this application. So I'm not trying to
7 derail it, but I do think that the process used to
8 work that way after the staff and the applicants
9 presented their case, and then we would open the
10 public hearing for the public.

11 I know it may be cumbersome to the public
12 to have to sit an extra 15, 20 minutes, 30 minutes
13 to hear the presentation, but I think that reflects
14 a better opportunity for them to be able to grasp
15 what is going on this minute, live, as we are. So,
16 I'm just asking if that is something within the
17 realm that the Commission would like to consider.

18 CHAIR RAE-HELANDER: Well, I thought that
19 we jointly waived that before we started the public
20 hearing, that we would wait to hear from the
21 applicant again and staff until the end of the
22 public hearing. I may be wrong, but I thought

1 that's what we did -- just we did decide.

2 COMMISSIONER ZARABI: Well, I'm asking
3 for consideration. I mean, I think obviously, I
4 mean, there's no motion. It's a request. Is that
5 a reasonable request?

6 COMMISSIONER AINSWORTH: If I can --

7 COMMISSIONER LAWRENCE: Oh, sorry.
8 Steve, you go ahead.

9 COMMISSIONER AINSWORTH: If I can bring
10 out my recollection. We heard the applicant give a
11 presentation and then we started with the public
12 discourse. And then it was my understanding we
13 would have the town at the end give their
14 assessment. So we've already heard the applicant
15 and most people are part of what's been going on.
16 This is a continuation. So I agree with the
17 chairwoman's approach.

18 COMMISSIONER LAWRENCE: I don't recall
19 honestly. We've had so many fun meetings. They
20 all run together. I don't know if someone could
21 check the records and see. Did we hear from the
22 applicant before this public hearing?

1 CHAIR RAE-HELANDER: Yes, we did.

2 COMMISSIONER LAWRENCE: Okay. Well, I do
3 think it'd be relevant to hear from the applicant
4 again, because we closed our last meeting, the last
5 official act of this planning commission was a
6 request for more information. So I would like to
7 hear from the applicant and see what additional
8 affirmation they would like to bring forward.

9 MS. PFEIFFER: Madam Chairwoman, I would
10 suggest that the Planning Commission ask the town
11 attorney for a point of order on this.

12 MR. CRIM: The planning commission is in
13 charge of its own agenda.

14 Please, may I speak?

15 The planning commission is in charge of
16 its own agenda, and if you choose to ask the
17 applicant to speak, they may speak, they may have
18 nothing to add to what they previously said. Same
19 with staff. If you ask staff to speak you maybe
20 staff may not have anything to add, but you have
21 opened the -- the public hearing. So at this time
22 that's what's on, on, on the agenda right now.

1 UNIDENTIFIED SPEAKER: I'm sorry, my
2 question.

3 CHAIR RAE-HELANDER: I'm sorry.

4 COMMISSIONER LAWRENCE: Sir, you cannot
5 address the body from the audience. You cannot
6 address the audience.

7 UNIDENTIFIED SPEAKER: Okay.

8 COMMISSIONER LAWRENCE: Mr. Crim, I
9 appreciate the information you gave us. Because of
10 the way we closed our previous official act as a
11 planning commission requesting more information, I
12 think it's very logical to request that the
13 applicant let us know if they have any additional
14 information for us to request at this time, and
15 then I think we can go forward with the public
16 hearing.

17 CHAIR RAE-HELANDER: I --

18 MR. CRIM: Like I said, it's entirely up
19 to the Commission, Madam Chairman.

20 CHAIR RAE-HELANDER: I --

21 COMMISSIONER STEWART: I was just going
22 to say that I do think that it makes sense if there

1 has been a change in what the applicant presented
2 from last time, I think there's merit in having the
3 applicant provide us an update so that the public
4 can weigh in on that. That being said, I wasn't at
5 the last -- beginning of the last meeting and so,
6 you know, I can't comment as far as, you know, what
7 we heard previously or anything like that, or what
8 we decided as far as what we would be hearing again
9 this evening prior to going into the public
10 hearing.

11 COMMISSIONER ZARABI: But, well, I mean,
12 I think given the evaluation that has been rendered
13 by former and current zoning administrator, the
14 town needs to -- I'm sorry I can't grasp that
15 information in written form in a couple of hours'
16 time. I think it is encumbered on the town and the
17 staff and the zoning administrator have to explain
18 what the analysis and what their evaluation is
19 based on.

20 I mean, it's about information and
21 clarity. I think both sides have new information.
22 I think the staff has been able to ascertain some

1 answers and I think the applicant does. I mean, I
2 think that's just good governance and I think
3 that's open and honest process. I'm not calling
4 anybody anything, but I think it's relevant.

5 COMMISSIONER LAWRENCE: Well, can I
6 suggest we take it in two parts perhaps? Again, we
7 closed the last meeting with unanimous vote that we
8 thought we needed more information from the
9 applicant.

10 COMMISSIONER ZARABI: Right.

11 COMMISSIONER LAWRENCE: I would like to
12 hear from the applicant whether they would like to
13 present any more information at this time. And
14 then perhaps we can hear from the public and then
15 the staff.

16 And I think you're talking about
17 something I just learned about myself, which is the
18 sound zoning determination. And I would like to
19 hear from the town at length on that.

20 But again, because of the order in which
21 we closed our last meeting, let's hear from the
22 applicant first and see if they would like to

1 present any additional information. And if you
2 think we need a motion to do that, I'm happy to
3 make a motion to hear from the applicant.

4 COMMISSIONER ZARABI: Sure.

5 COMMISSIONER LAWRENCE: So I make a
6 motion that we hear from the applicant first we're
7 we continue the public hearing.

8 CHAIR RAE-HELANDER: Well, we're -- we're
9 in -- I already opened the public hearing, so --

10 COMMISSIONER LAWRENCE: Well, I -- as
11 Mr. Crim just said, we have the right to change and
12 the order we want to hear saying, so I'm making a
13 motion that we hear from the applicant.

14 COMMISSIONER ZARABI: I second that.

15 COMMISSIONER STEWART: Just a quick
16 opinion from you then, Mr. Crim. Would that --
17 would we then need to close the public hearing and
18 then reopen it later on in the meeting to make?

19 MR. CRIM: No, I think you're just
20 suspending the public hearing at that point.

21 COMMISSIONER STEWART: Okay. Okay.

22 CHAIR RAE-HELANDER: Okay. I guess we

1 will now hear from the applicant.

2 MS. PFEIFFER: Good evening, Madam Chair.
3 For the record, my name is Jessica Pfeiffer. I am
4 a land planner with Walsh, Colucci, Lubely & Walsh.
5 Here with me tonight is John Wright, our civil
6 engineer with Bohler Engineering.

7 An Amazon representative did travel to
8 Virginia for the hearing. Unfortunately, after
9 getting off the plane, he is sick and did not
10 attend in person tonight because he is sick.

11 I wanted to start with the updated public
12 process timeline that this special use permit has
13 followed. It has been more than a 12-month
14 process, and the additions from the last time you
15 saw this slide are the planning commission hearing
16 on November 22nd, the zoning determination letter
17 was issued on December 16th, and this planning
18 commission hearing tonight.

19 I do not have what I would call new
20 information to share with you tonight, but what I
21 do plan to do is go through the items that were in
22 the motion from the hearing on November 22nd.

1 These include the land development application, the
2 land use application affidavit, the noise study,
3 power, the tree removal survey, and the visual
4 elevation from Lee Highway and discuss how those
5 items have been met or addressed.

6 So the first item is the land development
7 application. This was submitted on April 8th,
8 2022. It was required to be submitted with the
9 special use permit application in order to receive
10 a notice of completion from town staff. There was
11 a minor change that was made during this process
12 that was to include the entire parcel, so 41.793
13 acres when we removed the substation from the
14 property.

15 So there was a portion of the property
16 that was not included in the special use permit
17 application area because it was going to be a
18 substation. When that was removed, and we
19 committed that there would be no substation on the
20 property, that acreage just changed to reflect
21 that. So that was the only change to this
22 document. A substation is not proposed on the

1 property, and the land development application is
2 on file with the town, and one has been since April
3 8th, 2022.

4 Similarly, this is the land use
5 application affidavit, and it has also been on file
6 with the town and has been since April 8th, 2022.

7 A more recent version, with a minor revision
8 similar to the last one for the same reason I
9 mentioned, was submitted. It is on file with the
10 town. That change is where it says parcel
11 identification number and lists out the parcel
12 identification number.

13 It previously had portion listed next to
14 it. It now does not, because the special use
15 permit applies to the entire property because there
16 is no substation proposed on the property.

17 COMMISSIONER LAWRENCE: Ms. Pfeiffer,
18 could you address why this owner is blank?

19 MS. PFEIFFER: This is, they filled it in
20 on the one that was submitted to the town. I
21 didn't scan the one that was officially submitted
22 to the town, but the one on file does have the

1 person who signed write their name in.

2 COMMISSIONER LAWRENCE: Okay. And what,
3 is that just for the record, who --

4 MS. PFEIFFER: I don't know. I can look
5 in my files and get that answer for you. I don't
6 know which person for the ownership entity signed
7 this document.

8 COMMISSIONER LAWRENCE: But would it be
9 safe to say that person is an employee of Amazon?

10 MR. CRIM: Yes, there's someone who are
11 allowed to sign on behalf of the owner.

12 COMMISSIONER LAWRENCE: Okay, thank you.

13 MR. CRIM: So then the next item I wanted
14 to address is the noise study. A draft noise study
15 was submitted in September. That study was not in
16 a final form, but a noise study was provided.
17 Since then, we have submitted a zoning
18 determination letter to confirm aspects of the
19 noise ordinance. We work with staff on a condition
20 regarding noise, which you saw in October and
21 November.

22 On Friday, the zoning determination

1 letter was issued and it was received by us. We
2 are still reviewing it. We received it on Friday,
3 like many who probably saw it. We're still
4 digesting it and reviewing it, however, we have
5 hurt input on all sides that more needs to be done
6 regarding noise. So we have looked at additional
7 assurances related to noise and have some
8 additional commitments that we are willing to have
9 staff add to the conditions. And we plan to work
10 with staff accordingly on that between plan and
11 commission and council.

12 So this is that previous conditioning --
13 condition requiring a noise study and compliance
14 with the noise ordinance. So it says, The
15 applicant shall provide a sound study prepared by a
16 qualified party or company and that we must be in
17 compliance with that that noise ordinance as
18 determined by the study.

19 So where we're at now, and based on what
20 we have heard, which has all been great input, is
21 we are willing to conduct multiple studies. We're
22 willing to conduct separate sound studies after the

1 building is 10 percent, 50 percent, 80 percent, 90
2 percent, and a hundred percent operational. That
3 means that we will conduct five noise studies.

4 If at any time we are not in compliance,
5 we will have a set period of time to achieve
6 compliance. If compliance is not achieved, the
7 certificate of occupancy for that portion of the
8 building that is not in compliance with the noise
9 study can then be suspended such that portion of
10 the building cannot be utilized until the noise
11 ordinance can be met.

12 I do have to say I've been a land use
13 planner in the Northern Virginia area for 18 years.
14 I have never seen a noise condition like this.
15 It's very uncommon to actually do a noise study at
16 this point in the process. It's pretty rare with
17 special use permits and rezonings. And I have not
18 seen a commitment to do it five times at different
19 phases of the building.

20 And just to further explain that, the
21 building will be built in one phase, all 220,000
22 square feet, but as rooms become utilized as data

1 center rooms, that is what we mean by 10 percent.
2 So when 10 percent of the building is utilized, a
3 noise study will be done. When 50 percent is
4 utilized, a noise study will be done.

5 COMMISSIONER AINSWORTH: Question?

6 MS. PFEIFFER: Sure.

7 COMMISSIONER AINSWORTH: Does that mean
8 the entire building, including all chillers and
9 generators, will be installed during the
10 construction of the entire facility?

11 MS. PFEIFFER: I apologize. I do not
12 know the answer to that. I know that the building
13 will be constructed in one phase and as percentage
14 of -- percentages of the building are operational,
15 we will do additional noise studies.

16 So for example, if 10 percent of the
17 building is operational, whether or not the
18 generators are there or not, if only 10 percent is
19 operational, additional percentage generators would
20 not be utilized until, for example, you get to 50
21 percent when those data rooms are open. Does that
22 make sense?

1 COMMISSIONER AINSWORTH: I understand it.

2 MS. PFEIFFER: Okay. So the next item is
3 regarding power. There has been a lot of
4 discussion on power. I wanted to go back first to
5 the conditions that you saw back in October and
6 November regarding power. The first one is that
7 there shall be no electric substation construction
8 on the property. The next one is that the
9 applicant will ensure payment of the undergrounding
10 of these distribution lines with the utility
11 company in accordance with its requirements.

12 I know that you guys know that
13 conversations are ongoing between Dominion and
14 Fauquier County, between Dominion and the town of
15 Warrenton, and between Dominion and the public.

16 I did listen in on the December 13th town
17 council meeting where the town council asked
18 Dominion for additional information regarding power
19 needs for the town. I don't know the timeline for
20 that information to be provided to the town
21 council.

22 I also heard that public meetings are

1 going to be ongoing with, I believe, the first
2 occurring in February. But apart from us, there
3 will be no electric substation constructed on the
4 property, and the applicant will ensure payment of
5 the undergrounding of the distribution lines.

6 A tree removal survey with the next item
7 in the motion. This tree removal survey was
8 submitted in early September, 2022, and it's
9 important to note what you see here in black are
10 the trees that will not be removed and in red the
11 trees that will be removed. But the tree survey
12 was only done for the setbacks, buffers, and
13 perimeter landscaping. It was not done for the
14 internal trees, nor was it done for the trees in
15 the right of way. And that's specifically
16 important for Route 29.

17 So these next few slides show Blackwell
18 Road and Route 29 and I'll walk you through them.
19 So this is along Blackwell Road, and I also want to
20 mention that this is the worst case scenario
21 because since these tree -- tree removal survey
22 sheets were done, we are now no longer proposing

1 the substation.

2 So this is further down on Blackwell
3 Road, and then you move on to Route 29, and you'll
4 see that very few trees are being removed on Route
5 29, specifically in this one as you move further
6 down on Route 29. And if you look here, that's
7 partly because the trees located on Route 29, a
8 good portion of them are located within the right
9 of way and they are not on our property.

10 So again, that tree removal survey does
11 not include trees internal to the site or trees
12 that are not on our property. So those trees that
13 you see outside of that yellow line right there
14 would remain.

15 Finally, it's important to note that
16 along Route 20 -- sorry.

17 Finally, this is the visual elevations
18 from Route 29. It is very similar from the -- to
19 the elevations on Route 17 that you saw previously.
20 This was shown in our last presentation, but we did
21 want to clarify and make sure that you saw this.

22 So on top of this, I don't think it has

1 been specifically pointed out to you that there are
2 conditions related to the building design and the
3 elevations. The first is that the architectural
4 design of the data center has to be in substantial
5 conformance with the elevations that you saw, both
6 the Route 17 side and the Route 29 side. And that
7 additional changes to the design and materials may
8 be made provided that the changes are approved by
9 the planning director prior to the issuance of a
10 building permit.

11 The next item, which is specifically
12 regarding Route 29, and this has been in the
13 conditions for a while, is that we have to provide
14 elevations for the building in compliance with the
15 town of Warrenton Zoning Ordinance Article 9-
16 26.1.F. And in addition, we have to orient the
17 building along Lee Highway to reduce the visible
18 impact using architectural details such as a
19 perceived reduction in massing and scale,
20 fenestration and windows, exterior colors and
21 materials, overhangs, canopy or porticos, recesses
22 and or projections, arcade raised corniced

1 parapets, and varying roof lines.

2 And finally, 5(c) speaks to the height of
3 the building that it shall be no greater than 37
4 feet in height as the term is defined by the town
5 zoning ordinance, and that the mechanical equipment
6 installed on the roof of the building shall be
7 screened with mechanical louver screens.

8 So I wouldn't say I had any additional
9 information for you. I did want to walk through
10 the information that was perceived to be missing
11 from November 22nd. And with that the applicant
12 respectfully submits that its application has not
13 only been accepted as complete by staff, but that
14 it is indeed complete for purposes of action this
15 evening. Thank you.

16 COMMISSIONER AINSWORTH: Question.

17 COMMISSIONER LAWRENCE: Go ahead, Steve.

18 COMMISSIONER AINSWORTH: Is this
19 presentation on file with staff?

20 MS. PFEIFFER: I emailed it to Denise
21 today, so I would say yes.

22 COMMISSIONER LAWRENCE: You mentioned in

1 4(b), if you wouldn't mind going back to that.

2 MS. PFEIFFER: Sure.

3 COMMISSIONER LAWRENCE: You mentioned
4 architectural characteristics to screen. But I
5 think one of the things that we've heard from the
6 townspeople, maybe we'll hear more tonight, is that
7 they don't want to see a large data center
8 alongside the highway like we see in Prince William
9 and Loudoun. It's just not something people want
10 to see here.

11 And so you've mentioned architectural
12 screenings, but your colleague from Bohler there,
13 I -- one of his presentations, I don't want to
14 paraphrase, he said something to the effect of We
15 didn't have to. We didn't move much dirt. And if
16 this was another applicant, there might be a
17 question of what's possible. But I think with
18 Amazon and your resources, it's obvious that
19 anything is possible.

20 And so I wonder why you haven't chosen to
21 lower the building on the site, because it's higher
22 up there, and you've intentionally not dug into the

1 site. And I'm curious why.

2 MS. PFEIFFER: So I might ask John Wright
3 with Bohler Engineering to come up as well, because
4 I don't remember that specific comment. I will say
5 that what you see here, which is the Route 29
6 elevation, does show the existing landscaping. And
7 one thing that John has specifically looked into is
8 additional landscaping because really you just have
9 that gap that you see there.

10 COMMISSIONER LAWRENCE: Yeah.

11 MS. PFEIFFER: And based on the
12 elevations of the site -- and John can -- I'm going
13 to make him come up -- you would have to landscape
14 by the pond in order to provide landscaping in that
15 location. That is something that we can look into.
16 I can't answer about lowering the building
17 physically, but --

18 COMMISSIONER LAWRENCE: Okay.

19 MS. PFEIFFER: -- John Wright with Bohler
20 Engineering.

21 MR. WRIGHT: Yes. Thank you.

22 So as I understood the question, you're

1 asking more about how we balance the site from an
2 earthwork perspective. So right now we're in the
3 preliminary design. So what we do with any large
4 land development project, we want to balance the
5 dirt. So as I mentioned, some of the work
6 sessions, the existing ground in the building pad
7 is around four 70 to four 90. So we looked at how
8 we optimize, without creating a bolt, because you
9 got to watch your storm mark because you don't want
10 everything to drain and flood everything out.

11 So you want to balance the building, and
12 that's how we came preliminary with the elevation
13 of 486 right now. So what you look at is when you
14 look at Lee Highway Yeah, the Lee Highway is about
15 20 or 30 feet below that building pack because the
16 ground is naturally high, but you also have to take
17 in account the site soils.

18 There's rock out there as we know much in
19 this area. So you got to look at blasting and how
20 you deal with rock and utilities. So that all goes
21 into the factor when we set an elevation as we did.

22 So what we looked at here, as Jessica

1 mentioned, is what can we do with existing
2 landscaping? All the trees around the perimeter
3 are going to save. You can see along Lee Highway.
4 There's also parts in the site in which we're
5 planting additional plantings.

6 So to your point, you know, there could
7 be opportunities to put additional screening as we
8 get to the site plan stage of landscaping.

9 COMMISSIONER LAWRENCE: And so obviously
10 I'm never going to know as much about this as you
11 do, --

12 MR. WRIGHT: Yeah.

13 COMMISSIONER LAWRENCE: But is it
14 possible to lower the building?

15 MR. WRIGHT: Yeah, it's definitely
16 possible to lower as far as that goes. Then you
17 look at where do you take the additional dirt? As
18 a good steward, you always want to use the land and
19 have that cut to fill rotation on the site. So,
20 yeah, is it possible to lower the building?
21 Absolutely.

22 COMMISSIONER LAWRENCE: Thank you.

1 CHAIR RAE-HELANDER: Any questions for
2 Mr. Wright or Jessica?

3 COMMISSIONER STEWART: Mr. Wright, one
4 further question on that. I know that the building
5 height is proposed at 37 feet. Does that include
6 the mechanical equipment on top?

7 MS. PFEIFFER: No. That does not include
8 the mechanical equipment on top. And that is based
9 on the town zoning ordinance definition of height
10 and how you measure height.

11 COMMISSIONER STEWART: Okay. Yeah. And
12 under that -- under the provisions for the data
13 centers in the -- in the zoning ordinance. I know
14 that the height is 35. Was there any, you know,
15 effort made to try to lower that additional two
16 feet to meet that threshold? Or is the -- I guess
17 is the 37 feet, is that a standard design or is
18 that?

19 MS. PFEIFFER: That is a good question.
20 I can ask that question. I'm not sure. We -- I
21 would say we didn't really get much pushback over
22 the 37-foot height, so we have not evaluated

1 lowering it to 35 feet. That is something that we
2 could look at similar to looking at plantings in
3 the location between the stormwater management pond
4 and the building along Route 29.

5 **COMMISSIONER STEWART: Yeah. Just
6 given the number of comments we've received about
7 visibility, you know, looking to reduce the, you
8 know, visual footprint, you know, in any way would
9 be something to --

10 MS. PFEIFFER: I would say that this is
11 one of the shorter, less tall data centers --

12 COMMISSIONER STEWART: Sure.

13 MS. PFEIFFER: -- that I have worked on.

14 **COMMISSIONER STEWART: Thank you.

15 COMMISSIONER ZARABI: Not at this moment.
16 Thank you.

17 CHAIR RAE-HELANDER: Okay. Thank you
18 very much.

19 Do we want to hear from staff now or?

20 COMMISSIONER ZARABI: Do you want to hear
21 an analysis of --

22 COMMISSIONER STEWART: I personally --

1 COMMISSIONER ZARABI: -- do the
2 interpretation of the zoning determination?

3 COMMISSIONER STEWART: I personally think
4 it makes sense to hear from staff now, but --

5 COMMISSIONER ZARABI: I'm fine with that.

6 COMMISSIONER STEWART: I'll leave it up
7 to the Commission. Okay.

8 CHAIR RAE-HELANDER: Thank you.

9 Ms. Harris. It appears we're ready for
10 you.

11 MS. HARRIS: Let me ask the planning
12 commission this. This is a general presentation
13 like you would normally get as to the proposal, but
14 it sounds like there's more specific questions, and
15 I don't want to -- I'm happy to give this
16 presentation, but I also don't want to waste
17 people's time when we have a lot of folks waiting.
18 So I just ask what's the pleasure?

19 COMMISSIONER STEWART: I think for me
20 personally, it would be to know more information or
21 an update, but I understand that there's probably
22 people here that may have not have seen this

1 presentation before from the public. And so I see
2 the benefit in giving the presentation even in an
3 abbreviated form.

4 CHAIR RAE-HELANDER: Okay.

5 MS. HARRIS: Okay. I'll quickly give
6 this presentation and then Rob Walton is here as
7 well and can answer some specific questions. So,
8 as I think most people are aware, this is a request
9 for a data center on this site that is zoned
10 industrial. The comprehensive plan designates this
11 in the New Town character district, and it is a
12 special use permit for 220,200 square feet on
13 approximately 41 acres.

14 The proposal includes specifications of
15 which you just heard of a single story 37-foot high
16 building, plus mechanical; a security fence, which
17 would incorporate a guard gate with access only on
18 Blackwell Road. The applicant is requesting
19 modification of building height allowance to allow
20 for two additional feet, modification for height
21 allowance to a maximum of eight feet, and a
22 modification of loading spaces reduced to one.

1 The zoning map shows the industrial
2 district in purple. What is in blue -- and I'm
3 referring to the map on the left hand side of this
4 slide -- what is in blue is considered public right
5 of way, and then you have red in commercial
6 residential in the tan and yellow colors.

7 For the future land use map, the New Town
8 district is shown in the brown.

9 Some history on this site has been
10 requested previously, so a very high level
11 overview. The Fauquier County Real Estate records
12 show that from 1997 there have been no improvements
13 on the site. In the late 1990s, Walmart was
14 considered on this site, but moved to the location
15 where it is now situated on the southern part of
16 town.

17 In 2007, Wilson Land submitted a proposal
18 for a planned unit development. It was called
19 Warrenton Greene. The planning commission spent
20 over a year on this application and an associated
21 zoning text amendment. The zoning text amendment
22 received approval and Warrenton Greene was then

1 forwarded to town council.

2 Once it got to town council, it was
3 tabled and the applicant ultimately withdrew the
4 application in February of 2011 stating that the
5 economy made the proposal no longer viable.

6 As I've gone through the zoning ordinance
7 does indicate that this is an industrial zoned
8 property with a number of by-right uses. The
9 zoning ordinance also has a number of noise
10 performance standards, which apply to all non-
11 residential properties in the town as well as
12 lighting, landscaping, and buffers which are
13 addressed at site plan regardless of what the use
14 is, as well as storm water, and erosion and
15 sediment control.

16 I've been asked to speak to what are the
17 by-right uses on industrial land. These are uses
18 that could come in on this property for approval,
19 and they do not require any legislative actions on
20 the part of planning commission or town council.
21 There are a number of them and they can be found in
22 Article 3 of the zoning ordinance, but they are

1 also listed here and in the staff analysis if
2 people are interested.

3 Grenny (phonetic), can you make it go
4 forward? This stopped working? Thank you.

5 The comprehensive plan of the Newtown
6 Character District is for a large portion of land
7 off of Lee Highway on the northern part of town.
8 It's a signature location for this particular
9 parcels considered a signature location for a
10 regional employer and job center. And then the
11 larger area of the New Town district was envisioned
12 to have mixed-use residential entertainment
13 commercial uses as part of the revitalization of
14 the existing strip malls.

15 Structures on this particular property
16 are envisioned to go up to as much as six stories
17 with a minimum of 35 feet for a single story
18 commercial and lot coverage of 80 percent.

19 Evaluate development incentives that will
20 stimulate private investment and new development.
21 This is a gateway into the town and a signature
22 street highlighting the desire for walkability

1 within this character district. It is also located
2 off of a nationally designated National Scenic
3 Byway.

4 The other goal in the comp plan is to
5 conserve, reuse, and promote historic resources to
6 enhance the town's sense of place and grow the
7 economy through economic activity.

8 I will point out that as you are all very
9 well aware of, there are literally dozens of goals
10 within the comp plan, and so this is a very high
11 level highlights of what are contained in there.

12 I believe you've already gone through the
13 SUP plan as the applicant just presented, so I
14 won't spend too much time on this.

15 Can you go to the next one? Thank you.

16 The applicant just showed you updated
17 elevations from Lee Highway. This one, I believe,
18 was from the Route 17 area.

19 The next one, please.

20 The proposal includes for transportation.
21 They are suggesting about 52 employees will be able
22 to be employed at this use. They are proposing a

1 five-foot sidewalk along Blackwell Road. No
2 access, a conditioned no access to Lee Highway.
3 The 24-hour gated security.

4 The water and sewer indicates that they
5 would need an initial charging of 19,000 gallons
6 per day with a domestic daily use anticipated at
7 approximately 330 gallons per day. The 2015 water
8 and sewer capacity study that was done for the town
9 of Warrenton anticipated that this site would be
10 using approximately 23,000 gallons per day, and
11 this use is well within those parameters.

12 We've already been through the waivers
13 and modifications for the fence, the building
14 height, and the decrease in loading spaces from 22
15 to 1. And we've already been through the history
16 of the Planning Commission's review of this.

17 The draft conditions of approval as they
18 were presented in the November 14th staff report
19 include no substation on the property, the
20 illustrative drawings, the sidewalk with no access
21 on Lee Highway, electrical lines being underground
22 to a future substation at a location to be

1 determined. No signage. Fifty-six parking spaces,
2 one loading space.

3 Emergency services: we receive access
4 and training to the site since it is secure. There
5 is a provision for domestic use for water and sewer
6 only.

7 The next one please.

8 We've reviewed already the noise
9 condition and separate sound studies that would
10 take one -- one month after commencement of use.
11 If they are found non-compliant at any point in the
12 future, they must undertake mitigation measures
13 within 60 days.

14 The lighting is proposed to be dimmed by
15 50 percent between the hours of 11:00 p.m. and
16 dawn. There are maximum heights for the building
17 lights and it currently meets the zoning ordinance
18 at site plan.

19 Go back one, please.

20 Also, within the draft conditions of
21 approval during the work sessions, there were
22 questions raised regarding employment. Since this

1 was seen in the comp plan as a location for a major
2 employer and the applicant came forward and
3 proposed two conditions of approval, one of which
4 states that they will do outreach within the
5 Warrenton area for a job fair. And in addition,
6 they have a program that they utilize in other
7 jurisdictions that they would bring to Warrenton in
8 which they would provide training in local schools
9 K through 12 and Laurel Ridge Community College for
10 this type of work within a data center.

11 And then we also have Mr. Walton here.

12 MR. WALTON: Good evening, Madam Chair,
13 members of the Planning Commission.

14 So staff did issue the zoning
15 determination on the noise that the applicant has
16 requested. There were a number of questions asked
17 and basically staff used the zoning ordinance.
18 There is a reference to ANSI standards that are
19 used as well as the Miriam Webster Dictionary.

20 Those questions included: So where is
21 sound measurements taken? It was determined that
22 those sound measurements are taken at the property

1 line of the subject property where the data center
2 would take place.

3 The applicant asked: Which correction
4 factors or how many correction factors would be
5 accounted for as part of the use? Staff determined
6 there were three correction factors. One would be
7 the adjacent adjacency to the residential
8 properties across the street, Alexandria Pike and
9 also Wesley Highway.

10 There, the operation takes place between
11 the hours of 10:00 p.m. and 7:00 a.m., so that's
12 another minus five decibel correction factor. And
13 also the sound would be considered a tone, which is
14 another minus five correction factor. So, based on
15 the levels listed in the zoning ordinance, the
16 applicant would also have to lower those numbers by
17 15 decibels as part of the noise.

18 The applicant asked at what height
19 measurements are taken for the noise. We've used
20 the ANSI standards. Those are taken at 1.2 meters
21 from ground level. So it's a typical, I guess,
22 level where you hold a microphone to take those

1 noise readings. That's just the general overview
2 of the determination and help try to answer any
3 questions.

4 COMMISSIONER LAWRENCE: Mr. Walton, thank
5 you for appearing here. There was, I believe, a
6 request to determine which of two tables readings
7 would be taken from. One was essentially the
8 residential table and one was the non-residential
9 table. Do I remember that correctly?

10 MR. WALTON: Yes.

11 COMMISSIONER LAWRENCE: And was the
12 determination made?

13 MR. WALTON: Yes. It -- as part of the
14 determination you would use the far right column,
15 which is non-residential uses.

16 COMMISSIONER LAWRENCE: And why was that
17 determination made that there would -- the
18 non-residential table would be used when, you know,
19 when you just listed two directions that there's
20 residences.

21 MR. WALTON: Correct. There's -- you
22 would use the non-residential column because this

1 is a non-residential use. So the correction factor
2 takes into account residential uses that are across
3 the street or directly adjacent to the subject
4 property. So you would still use the non-
5 residential column, but you would just use a
6 correction factor to drop that down by five
7 decibels.

8 COMMISSIONER LAWRENCE: And is it is it
9 your plan to use a third party sound expert to help
10 you measure these volumes?

11 MR. WALTON: Yes.

12 COMMISSIONER LAWRENCE: And is it the
13 town's intention to use someone other than the
14 applicant's representative?

15 MR. WALTON: Yes, you would have to.

16 COMMISSIONER LAWRENCE: Okay. And I'm
17 just curious. You sent this to the applicant, this
18 determination, on Friday. Is that correct?

19 MR. WALTON: Yes, sir.

20 COMMISSIONER LAWRENCE: Okay. And I'm
21 just curious why it wasn't forwarded to the
22 Planning Commission until this afternoon.

1 MR. WALTON: I had copied Denise on the
2 email. I wanted her to share it as she felt
3 necessary with you all. I sent it to the applicant
4 first, copied our town attorney, just to make sure
5 that they had it first and then to distribute it to
6 you all.

7 We also sent it to the local newspaper so
8 they had it as well. So it was distributed at the
9 same time to everyone.

10 COMMISSIONER LAWRENCE: And you sent it
11 to the newspaper on Friday?

12 MR. WALTON: That was Monday. Monday,
13 Robin (phonetic)?

14 COMMISSIONER LAWRENCE: So just recapping
15 here were the last ones to get it. Okay. Maybe in
16 the future with a matter of this importance, it
17 would be nice to get us in as soon as possible.

18 MR. WALTON: Sure.

19 COMMISSIONER LAWRENCE: Thank you.

20 COMMISSIONER ZARABI: Mr. Walden. Thank
21 you. And I'm sincere about this question, and I
22 mean, no disrespect. Given the history of how this

1 ordinance came to be in the town of Warrenton,
2 applicant driven with cooperation from former, and
3 perhaps some present, leadership in the town of
4 Warrenton. Did you all do this evaluation in
5 response to the applicant internally? Was this
6 generic? No, no. I'm -- I'm totally serious.

7 MR. WALTON: We did not coordinate with
8 the applicant putting this determination together.

9 COMMISSIONER ZARABI: I need to ask that.
10 I mean, you and you understand why I need to ask
11 that, right?

12 MR. WALTON: Sure.

13 COMMISSIONER ZARABI: Because this is a
14 lot more technical in some aspect, at least to a
15 layperson like me --

16 MR. WALTON: Sure.

17 COMMISSIONER ZARABI: -- than the initial
18 draft to include the text amendment, which was
19 applicant driven. So I just need to -- as a matter
20 of record -- be clear that we have that in-house
21 expertise to be able to make these determinations.
22 Right?

1 MR. WALTON: We do. We will be depending
2 quite a bit on the consultant to take the noise
3 readings. That's something that has to be
4 undertaken by somebody that's licensed to -- to run
5 the sound studies as well as run the equipment.

6 COMMISSIONER ZARABI: Okay. Thank you.

7 Madam Chairman?

8 THE COURT: Mr. Stewart?

9 COMMISSIONER STEWART: No. No questions
10 at this time. Thank you.

11 THE COURT: Thank you.

12 COMMISSIONER LAWRENCE: So now I think
13 it'd be appropriate to continue the public hearing.

14 THE COURT: Thank you.

15 So I will call names. We will be calling
16 names of the town residents first. And again,
17 three minutes for individuals; five if you are
18 representing an organization. Please state that.
19 Please come to the podium, state your name, and we
20 will also be calling -- I'll be calling two names
21 at a time, so one will come to the podium first and
22 the second will be waiting in the wings.

1 The first name is Joan Morris. Joan
2 Morris. Christopher White is Whiteis, W-H-I-T-E-I-
3 S.

4 Susan Whiteis,
5 Melissa Weidenfeld.

6 MS. WIEDENFELD: My name is Melissa
7 Wiedenfeld. I live at 12 Fishback Court in
8 Warrenton. I believe that this application is
9 still deficient and I recommend that you turn down
10 the SUP.

11 The entire process has been sketchy at
12 best. Constituent concerns are being ignored in
13 favor of the big corporation. Even though there
14 are so many unknowns -- we don't know what the
15 noise is, but maybe it'll get mitigated if it's a
16 problem -- I don't think, those are the answers we
17 need before we go make this massive change to the
18 town of Warrenton. Let's get all the answers up
19 front. Let's have a full understanding of what
20 this is going to cost us in terms of noise, in
21 terms of water, and so forth.

22 The -- so many of these numbers are not

1 necessarily based on the kind of study we would
2 like to see, the kind of independent study you
3 would like to see. I also would like to point out,
4 you know, when we came up and we spoke to about the
5 town plan there were hundreds of people who spoke
6 out against it and those comments were ignored.

7 And now we have this, which is not
8 consistent with the town plan and I hope that we
9 will not be ignored this time. The bottom line is
10 that this -- likely, this SUP and the construction
11 of a data center -- will negatively affect our
12 quality of life in Warrenton. How is that not a
13 concern for everybody? The quality of life that we
14 have here.

15 Why is it that the constituents are --
16 why is it that our concerns are not being
17 adequately addressed by the town of Warrenton? So
18 I'm asking you to please deny this. Thank you.

19 THE COURT: Thank you.

20 Christopher Bonner.

21 Please refrain from clapping.

22 Christopher Bonner.

1 Amy Hampton.

2 Ken Alm.

3 Charlotte Frederick.

4 Erin O'Donnell.

5 And next is Bevin Roland.

6 MS. O'DONNELL: Hi, I'm Erin O'Donnell.

7 I live at Blue Ridge Street by the high school.

8 Forgive me for being disorganized. The

9 presentations today have affected my comments. I

10 do want to thank you, members of the Planning

11 Commission, for requesting an Amazon submit a

12 completed application, including, and especially,

13 the noise study. And please continue to postpone

14 until all the information that is required has been

15 submitted.

16 There are so many problems that the data

17 center that it threatens Warrenton with. The

18 destruction of 41 acres of native land is huge.

19 And the idea that the data center would be built

20 and then if it fails the noise study that it

21 wouldn't be used is frankly absurd. The idea that

22 we put that burden on the town to live through the

1 building of the data center and then look at it
2 every day, and it's not even used as insulting.
3 Like if I'm going to be put out, I at least want it
4 to help somebody. So that's absurd.

5 Additionally, Amazon has so much money,
6 they get whatever they want. The idea that they
7 would put all the money into that and then, oh, it
8 failed some small town's noise ordinance, that's no
9 problem. Once we let them build it, they're in
10 control. So I just -- that idea is absurd.

11 Another point that really needs to be
12 addressed before, like, just for all the people of
13 Warrenton is McKenzie Scott, who owns 4 percent of
14 Amazon, donated to the Path Foundation this past
15 fall, I think it was 15 million.

16 The town council shares a member with the
17 Path Foundation. There's an obvious conflict of
18 interest and no one is addressing this. Like we --
19 how does McKenzie Scott in California find about
20 the Path Foundation? Path Foundation is obviously
21 a great foundation. There are a lot of foundations
22 between here and California. She didn't need to

1 donate to the Path Foundation. She had a ulterior
2 motive obviously. This needs to be addressed for
3 the people of Warrenton.

4 My friend Jonathan Snow, he lives in the
5 Scott District. He cannot be here. He's visiting
6 family. But he, in an email, he summed it up so
7 well. He says, This data center is intrusive and
8 unfitting. It will be the first of many, which is
9 another huge problem other people have brought up.
10 We don't want data centers here. We don't benefit
11 from data centers here. And we, the citizens of
12 this lovely town and county don't want it.

13 So please fight for us. Listen and don't
14 let Amazon win. Thank you.

15 CHAIR RAE-HELANDER: Thank you.

16 Bevin Roland.

17 Michael McGee.

18 Claudia Rios.

19 Jeffrey Grambo.

20 And next is Rebecca Cross.

21 MR. GRAHAM; Commission -- excuse me,
22 Commissioner. My name is Jeffrey Grambo. I live

1 at 300 Winchester Street, and I've been a town of
2 Warrenton resident for over 18 years. I've never
3 seen an issue such as a special use permit gathers
4 so much attention to the local residents.

5 Surprisingly, a majority of the town council
6 opposed the citizens they supposedly represent and
7 want to force a special use permit for the Amazon
8 data center down our throats. Apparently, they
9 have their own self-interests to follow.

10 I have written each council member who
11 favors this product, this project, to tell me why
12 this SUP is good for the town. You know, please
13 tell me what I'm missing. Not one of them has
14 responded. Not one of them has come back and said,
15 we need this because...Not one.

16 The town of Warrenton, it's not -- excuse
17 me. The town council has not been honest in one,
18 an incomplete and invalid process to go through
19 despite overwhelming citizen opposition. We ask
20 the Planning Commission to stand firm on the
21 necessity of gathering complete information,
22 especially a noise study that actually has a date

1 of compliance.

2 Since the local politicians are playing
3 politics, members of the council, Commission -- my
4 mistake -- please abstain from voting tonight. Do
5 not be railroaded into a vote before Amazon has
6 submitted sufficient, adequate, trustworthy, and
7 complete information. Please stand your ground.
8 The town, Warrenton, -- town of residents are
9 counting on you. Thank you.

10 CHAIR RAE-HELANDER: Thank you, sir.

11 Rebecca Cross and Michael Cross next.

12 MS. CROSS: Good evening. My name is
13 Rebecca Cross and I live at 606 Galena Way,
14 Warrenton near Old Mets Road. Thank you for taking
15 time to hear from a high school student tonight.

16 This issue is important to our town and I
17 feel that I need to tell you what I think because I
18 am the future of this town. I live here. I go to
19 school here. I place sports here. This town is a
20 part of me. I have participated in so many great
21 things in the town of Warrenton such as parades,
22 volunteering with the police force, with Feed

1 Fauquier and the American Legion, going into First
2 Fridays and just enjoying Old Town with my friends.
3 I list these things to help you see that this is my
4 town.

5 Although I live over a mile and a half
6 from the Blackwell location, my neighborhood sits
7 right next to another location proposed for a data
8 center, the old wire factory property. If Amazon
9 data center is approved, I fear the next
10 application will be for a data center near my home.
11 How will we stop that data center once Amazon is
12 approved?

13 Now, imagine all the homes that sit
14 between these two data centers. We know that the
15 hum can easily travel a mile. There'll be nowhere
16 from East Lee Highway to the Greenway Trail where
17 the sound will not be heard 24/7.

18 Surely this will change my town forever,
19 a town that I am part of, and that is a part of me.

20 I've heard that you still do not have all
21 the information you need to make a wise decision
22 about the future of Warrenton. I am here with all

1 the others asking you to hold firm and continue to
2 protect Warrenton. Thank you for listening to me
3 tonight.

4 CHAIR RAE-HELANDER: Thank you.

5 Michael Cross.

6 MR. CROSS: Hello, my name is Michael
7 Cross. I live -- my address is 606 Glen away in
8 Warrenton. Thank you for taking time to hear what
9 I have to say.

10 Many people here know me, and have seen
11 me riding my bike all over town. One of the things
12 I love most about Warrenton is that it is a quiet,
13 friendly town. I believe that data centers will
14 change this forever.

15 One of the things I fear most is the
16 noise from these large buildings. My parents and I
17 drove to the top of the North Waterloo Community
18 Center, my high -- near my high school, to
19 experience the sound from a data center that is
20 over a mountain, a mile away. We were there at
21 night. Imagine a mosquito buzzing in your ear
22 while you're trying to sleep, but you can never,

1 for your entire life, brush it away. That's what
2 it is like standing a mile from a data center.
3 Please, let us try to keep this old historic
4 Warrenton from being a home for data centers.
5 Thank you.

6 CHAIR RAE-HELANDER: Thank you.

7 Elizabeth --

8 If you could please refrain from clapping
9 every time.

10 Elizabeth Tessadori (phonetic). Next up
11 is Lee Owsley (phonetic).

12 MS. TESSADORI: Hi. Thank you for having
13 me. My name is Beth Tessadori and I live on Monroe
14 Estates off Old Mets Road in Ward 2. I've been a
15 resident of Old Town for almost 19 years, and a
16 Northern Virginia resident for over 53.

17 When speaking to my friends that I grew
18 up in Fairfax, they always talk about how much they
19 love the quaint old town Warrenton.

20 I'm not here to speak about the noise
21 pollution, watershed issue, visual impact, and
22 negative effect on our wildlife. You all know this

1 by listening to your residents in all these
2 meetings. I'm here to speak about the black eye a
3 data center is going to put on our wonderful town,
4 a black eye that will not fade in time.

5 Data centers are an eyesore that destroy
6 our landscape, stress your residents, plummet our
7 property value, plummet my property value, which is
8 my retirement.

9 Data centers take away from everything
10 that this town strives to be. Once your seat on
11 this Planning Commission is over, you will move on
12 and maybe move out of Warrenton, but we will leave
13 these monstrosities for our children. Don't
14 blacken our beautiful town's eye, because I live
15 next door to the wire factory and that means two
16 black eyes in the town of Warrenton. And that's
17 not what you want your legacy to be when you're no
18 longer on this town -- on the council.

19 Please do not vote on this SUP until we
20 have all the facts and all the stuff. Thank you
21 very much.

22 CHAIR RAE-HELANDER: Thank you.

1 Lee Owsley.

2 MS. OWSLEY: My name is Lee Oley. I live
3 at 54 Winchester Street. I own Latitudes Fair
4 Trade Store at 78 Main Street, which has been in
5 business on Main Street for 12 years. Fair trade
6 is a way of doing business in which every member of
7 a supply chain is treated with dignity and no one
8 is exploited for undue gain by anyone else in the
9 system.

10 That way of doing business and creating
11 community is very important to me, so I'm
12 especially concerned as a business person in this
13 town, and as a town resident, with the proposed
14 Amazon data center, I'm among dozens upon dozens of
15 citizens who have come before you, in person and in
16 writing, stating that the Amazon data center will
17 not be good for our common good.

18 Who better than the citizens themselves
19 know what is for our own common good? Which
20 citizen has come before you arguing for the good of
21 a data center? From what I've learned, they
22 require large amounts of electricity, water, space,

1 they're ugly, they don't employ very many people:
2 only 56 we heard tonight. That's not very many.
3 They are -- the noise factor, and all the listed
4 possibilities that were listed there for what could
5 be here, even though it's zoned industrial, data
6 center does not seem to apply.

7 According to the Fortune 500 2022 report,
8 Amazon is the second largest company in the world.
9 While this doesn't imply they're inherently
10 underhanded or unethical, they are most definitely
11 hugely powerful and they have virtually unlimited
12 resources with which to push their own agenda.

13 So ask yourselves, why would they care
14 how they affect a small rural town? What incentive
15 do they have to play fair?

16 So you're already aware from extensive
17 testimony, Amazon's zone admission, the noise
18 study, and the SUP application is unsatisfactory.
19 I think the Commission should consider this
20 submission by the second largest corporation in the
21 world as an actual affront to your duties and
22 responsibilities. So call them to task. They can

1 afford it, but we cannot afford to let them call
2 the shots.

3 I ask you to hold firm to insist on the
4 information necessary to make an informed decision
5 and to not buckle to the pressure of the town
6 council or Amazon's corporate interests. You may
7 not be able to stop the freight train bearing down
8 on Warrenton, but your legacy can be that you did
9 what you could to make the process fair and right.

10 And I hope that you'll find this proposal
11 from Amazon is not in any way tenable. Thank you.

12 CHAIR RAE-HELANDER: Thank you.

13 Frank Kokoszka. Frank Kokoszka.

14 MR. KOKOSKA: Kokoszka.

15 CHAIR RAE-HELANDER: Kokoszka.

16 MR. KOKOSKA: Good evening. Mike
17 Kokoszka, president of the Highland Town Commons
18 Association, speaking with you tonight. I'm taking
19 this more on a technical manner. But to start off
20 with, I've been asked on behalf of the Highland
21 Common Association, a neighborhood of the town
22 home, single family, homes and apartments located

1 directly across from the location of the SUP
2 application site. The HOA also borders the drive,
3 which is one of the proposed routes to bring the
4 power to the site.

5 We, as a concerned -- we, as concerned
6 residents, ask you to dig deeper before making such
7 a critical decision. Other than the taxes, what
8 are the benefits of this application to the town of
9 Warrenton? Could this parcel produce equal or
10 greater taxes if developed in accordance with the
11 comprehensive plan?

12 We ask that you demand a completed
13 special use permit application. Looking back to
14 2021, do you condone the applicant's influence over
15 rewriting the town zoning code to meet their genu
16 and not following the comprehensive plan?

17 As the applicant was able to rewrite the
18 zoning code, what safeguards have been put in place
19 so they may not rewrite the noise ordinance code as
20 well? Are there any noise attenuation
21 considerations in the application? What can and
22 will the town of Warrenton do in the event of a

1 breach of the noise ordinance without having to go
2 through legal means and the cost thereof?

3 Will you allow this SUP to move forward
4 when it has no noise study and no identified course
5 of action in the event? Some of that was answered
6 this evening, which we did not have prior to this
7 meeting, but the clarity and the guarantees didn't
8 seem to be there as well.

9 The concern of closed meeting sessions
10 and the incomplete SUP application, how many
11 loopholes are lurking in the applications and the
12 applicant's application that could detriment the
13 town, if not discovery before a vote is made?

14 Has the town signed or agreed any
15 non-disclosure agreements that could exempt the
16 applicant from paying taxes? Other towns have
17 found this out the hard way. As not to burden the
18 town with any additional legal litigation, are
19 there any specifics in the current SUP application
20 that prevent a similar lawsuit such as the 2019
21 Walmart Corporation to the rollback taxes still in
22 litigation to this day, which is a substantial

1 amount of money from our HOA aspect.

2 Where is the outfall for the storm water
3 management? Will this affect the Highland Commons
4 Home Association area in any way, which is directly
5 across bottom of the hill from the site?

6 In the event the Walker Drive power
7 option is chosen, who is responsible for the cost
8 of reclamation of the landscaping, trees, and other
9 potential costs to return the route to its original
10 conditions once the power lines are completed?
11 Could this cost be passed on in any way to the town
12 or its tax-paying residents?

13 What concessions have you requested, such
14 as screening of the building, the security fence,
15 as well as the final answer on the elevation of the
16 building, to include any rooftop screening
17 features? The property of this SUP application is a
18 keystone location at the town and needs utmost
19 consideration.

20 In prior public meetings, the applicant
21 stated this would be a closed-loop cooling system
22 and not have an impact on the town's public water

1 or sewer system. This evening we heard that there
2 was going to be some use of the water system.

3 Are there any anticipated impacts on the
4 property values and communities that are impacted
5 by the potential noise factor? Is it fair to say
6 in reality the taxes gained by this SUP
7 application, should it be approved, could be lost
8 in reduced real estate values, and we only hope
9 this does not affect the businesses in the area.

10 Highland Commons Association is
11 respectfully ask that you abstain for voting until
12 you have answers for all of the concerns of ours
13 and others brought to you this evening. We hope
14 that once the Planning Commission has the answers,
15 they can deliver a well-informed decision to the
16 town council. As we know the final decision will
17 have permanent impact on the town, residents, and
18 businesses today, as well as years into the future.

19 Thank you. And I would like to also
20 offer up, this is some good information of taxation
21 tax implications from large corporations. Thank
22 you.

1 CHAIR RAE-HELANDER: Thank you.

2 Richard Kiester. Next up, Alan Burden.

3 MR. KIESTER: Name is Richard Kiester. I
4 live at 560 Highland Town. So you just heard some
5 of the concerns obviously that I would share. I
6 cannot -- I will not take the opportunity to
7 reiterate my concern, which have been shared and
8 articulated by other citizens here, but I would
9 certainly like to address you as counsel.

10 Is that your decision that is made on
11 this issue, there are the very real people who will
12 be affected by it. Each and every one of these
13 people who live in this town, and live adjacent to
14 it, will pay for the decision that is made. It may
15 be good for some, but is probably bad for most.
16 And as public servants, I would just trust that
17 eventually when you have all the information that
18 you need that you do consider the needs of everyone
19 in this room, all the citizens of this town, and
20 the adjacent people who live there, the business
21 owners.

22 They are the people who will pay the

1 price for this data center or more data centers.
2 And at the end of the day, if I can just say one
3 thing is, as we all know, the pace of advancement
4 and technology, five years ago, you didn't need
5 these data centers. Now you do. Five years from
6 now, you probably won't. And if you allow this and
7 permit this to be built, if you permit two be
8 built, I don't know, maybe none, but you're going
9 to have an eyesore of a building left there, that
10 is going to be very difficult to reutilize.

11 And as we all know, if you saw the Sears
12 building or the old Kmart building, how many years
13 did that take to be reutilized? It just sat there
14 empty. So if we're going to be looking at
15 something in the future, obviously I hope that you
16 do stick with the comprehensive plan that was
17 agreed on. The people who built homes, the people
18 who bought homes, that's what they were looking at.
19 That's what they made their decisions on. And
20 that's what we all have to go with.

21 Don't change horses in midstream and
22 force a number of people to live under conditions

1 that are no longer optimal. And in fact, they may
2 not have purchased a home in Warrenton or built a
3 home in Warrenton or build a business in Warrenton
4 had this been the situation where they knew this
5 was going to happen.

6 I do trust that eventually you will make
7 the right decision and vote against this special
8 permit for Amazon. Nothing against the company,
9 but it's just the way of life in this town. It's
10 what people agreed to when they lived here and what
11 people have come to expect. And you are public
12 servants, and I trust that you will do the right
13 thing. Thank you.

14 CHAIR RAE-HELANDER: Thank you.

15 Alan Burden.

16 Steven Byfield

17 Waldo --

18 MR. BYFIELD: Good evening. My name is
19 Steve Byfield. I own and live in Ward 1 in the
20 Highlands of Warrenton, a single family home with
21 my wife and 16 month old daughter. I've lived in
22 Fauquier County for 33 years, and in the town of

1 Warrenton, specifically for the past 21.

2 For those who may not be aware, the
3 Highlands actually contains the closest residence
4 to the proposed data center structure itself.
5 Hopefully, you all can understand my concern as it
6 relates to proximity. Many people have already
7 spoken in opposition to the SUP, and quite frankly,
8 I can't think of much that hasn't already been
9 said. However, my main concern relates to the
10 noise generated by the proposed data center, more
11 specifically, the mitigation of said noise.

12 I recently spoke to a town police officer
13 and I basically presented several hypothetical
14 noise ordinance violations and inquired about
15 enforcement. I was surprised to learn just how
16 toothless the ordinance actually is in practice due
17 to the subjective nature of what qualifies as a
18 disturbance. As you may already know, laws are
19 great, but the willingness and feasibility to
20 enforce said laws is equally, if not more,
21 important.

22 This is what brings me here in front of

1 you tonight. If the SUP is approved without a
2 valid noise ordinance enforcement mechanism, there
3 is effectively no limit to the noise disturbance.
4 Let me repeat. Without a valid noise ordinance
5 enforcement mechanism, there is effectively no
6 limit to the noise disturbance.

7 Conditions that may call for Amazon to
8 pursue compliance are not the same as requiring
9 compliance. That is why I'm asking all of you on
10 the Planning Commission to consider the following,
11 not just for those citizens that are currently
12 opposed to this SUP, but for all residents of
13 Warrenton and surrounding Fauquier County, many of
14 whom may either be unaware of the proposed data
15 center or may not fully understand the impact that
16 it will likely have. And let's not forget those
17 who may not be able to afford the time to attend
18 and engage in these evening meetings.

19 As a Planning Commission, you are in a
20 unique position, while not the dictating vote of
21 the town council commands, your advisory vote is
22 effectively one of the last enforcement mechanisms

1 that we have as it relates to the intentions of our
2 town's ordinance in this matter.

3 It's called a special use permit for a
4 reason because it is for an unintended use. That
5 is why it is so critical that your review is held
6 to the highest standard. Therefore, I'm asking you
7 to abstain from voting on this SUP until, at the
8 very least, the applicant has provided complete
9 submission of all appropriate documents and
10 reports, and specifically a valid noise study.

11 As said by Commissioner Lawrence in the
12 November 22nd meeting, Trust, but verify.

13 I trust that when a complete and adequate
14 submission is made, you'll proceed with your review
15 with a keen eye on the applicant's willingness to
16 accommodate our local ordinances. More
17 importantly, however, I ask that you verify the
18 applicant's ability to actually do so.

19 Once again, I ask you to abstain from
20 voting at this time your fellow neighbors and
21 citizens are counting on you. Thank you for your
22 service to our community and for allowing me to

1 speak. Lastly, and equally as important, Merry
2 Christmas to all.

3 CHAIR RAE-HELANDER: Thank you.

4 Waldo Ward.

5 MR. WARD: Yes, ma'am. My name's Waldo
6 Ward. I live on Pinnacle Court in the Reserve at
7 Morehead. I think what you should do first is when
8 people are applauding, is not mention the next
9 person's name because I was on the edge of my seat.
10 With all that applauding, I had a hard time hearing
11 it.

12 My wife and I moved to Warrenton about 17
13 years ago. We lived in Maryland. We wanted to
14 move to Northern Virginia. So we looked around.
15 We looked in Fairfax, we looked in Manassas, we
16 looked in Bristow, we looked in Gainesville, we
17 looked in Sterling. We came to Warrenton.
18 Warrenton is a beautiful, little, small town.
19 Putting something like that in, then the next thing
20 you know, there's another one -- that changes the
21 whole character.

22 I don't think we need it. I think at the

1 very least, you should wait until the -- all the
2 questions are answered, all the applicants, you
3 know, the noise studies are done.

4 The thing the lady talked about earlier,
5 if we get caught, we'll do this, we'll do this,
6 we'll do this. How are you going to enforce that?
7 I think you should abstain at the very least.

8 Thank you.

9 CHAIR RAE-HELANDER: Thank you, sir.

10 James Killian, James Killian.

11 Carolyn Strong.

12 Heather Wilson,

13 Roseanne Woodruff (phonetic).

14 MS. WOODRUFF: I think the citizens have
15 spoken and they've spoken so well. There's not
16 much more for me to say.

17 CHAIR RAE-HELANDER: Can you please state
18 your name and your address please?

19 MS. WOODRUFF: My name is Roseanne
20 Woodruff, 9255 Tournament Drive, Warrenton,
21 Virginia. We live in one of the most beautiful
22 counties in this country. It is beautiful because

1 those who came before us protected us. It did not
2 allow the nightmare down the way in towards
3 Manassas, towards Loudin. And so I'm asking that
4 you reject this Trojan horse, that you please help
5 us protect our county, our town, our way of life,
6 and just say no to Amazon, please.

7 CHAIR RAE-HELANDER: Joe Lowe, Joe Lowe.
8 Sheryl Duwe, D-U-W-E?

9 MS. DUWE: Hi. Sheryl Dewey. I live at
10 6533 Bob White Drive. It's my first time speaking
11 in a firm like this and I'm nervous to please be
12 gentle. And I also had to rewrite my notes because
13 of the information presented before us earlier.

14 Nothing super new to add the process in
15 politicking is what that we've experienced is why
16 there's cynicism among voters, including myself.

17 We don't want data centers here. Whether
18 the information presented tonight is closer to what
19 matches our zoning. We don't want them. It makes
20 me think of that cute kid's book I read to my
21 nieces and nephews, If You Give A Mouse A Cookie.
22 Only, this isn't a cute mouse, it's not a cute

1 story, and it's not a cookie.

2 Sorry, I'm looking back at my notes
3 because they're all scribbled now.

4 The town representatives don't seem to
5 represent -- representing us the ones who voted for
6 them. That's the problem. The noise study and the
7 issues being addressed after the fact make me think
8 of making soup. It's really hard to take out too
9 much salt once you put in too much salt.

10 Just because the applicant has shown that
11 they have additional information doesn't mean it's
12 the right thing to move forward with this. Just
13 because you can, doesn't mean you should. And this
14 just isn't in keeping with the culture of this
15 town. My fiancé and I moved here a year ago, and
16 like someone just said, if we had known data
17 centers were coming in, we would not have moved
18 here. This impacts our financial future in
19 significant ways.

20 I feel like my voice is shaking, I'm
21 going to stop. Please say, no. We don't want data
22 centers here.

1 CHAIR RAE-HELANDER: Thank you.

2 Alexander Nance, Alexander Nance.

3 Jasmine Ponti.

4 Ann Kehoe.

5 Sandra Seitz.

6 MS. SEITZ: Hi. My name is Sandra Seitz.

7 I live at 6642 Riley Road, New Baltimore, and I am
8 strongly opposed to the Amazon data center. I have
9 lived here in this county 42 years, and 24 of those
10 were here in town. I still own that home as a
11 rental in the town of Oak Springs, and it would be
12 greatly impacted by this data center. As a self-
13 employed single mom, I count on that income and the
14 value of the property.

15 Recently, Novak plowed right through the
16 conservation floodplain adjacent to my home in New
17 Baltimore. It's a long story, but it was
18 completely unnecessary. It is also the exact area
19 that Dominion had routed power towers, and I'm here
20 to tell you that as sad and ugly as my view looks
21 now, it will only look like a scratch compared to
22 what Dominion wants to do to our town and our

1 county and our property values.

2 We don't want to be like our neighboring
3 counties overrun with data centers and power
4 towers. We live in a beautiful, unique, rural area
5 that we all call home, so let's protect it and
6 treasure it. It is also the reason why so many
7 residents flee our neighboring built-out counties
8 to come live here. This 40 some acres of mixed use
9 should be for the people to create jobs, office
10 space, retail, shopping, fun and enjoyment for the
11 town and county residents and all of our guests and
12 visitors, not data centers.

13 If you waste the land that this town has
14 entrusted you with on data centers, please tell me
15 why the county should ever consider allowing you to
16 expand the town limits. The facts remain.
17 Amazon's application is incomplete. They have
18 proven that they are unreliable, untrustworthy, and
19 have presented us with deceitful and inaccurate
20 studies.

21 A NASA scientist proved their noise study
22 inaccurate and others prove the ridiculous four-

1 hour balloon test inaccurate. And I could go on
2 and on.

3 So wake up. This whole deal is shady.
4 You know it and so do we.

5 I believe that the town and county
6 residents, and our livelihood, property values,
7 health and happiness, is so much more valuable than
8 any dollar amount of data center tax revenue.

9 Lives are priceless. And when you're
10 elected as representatives and want to have a good
11 understanding of what issues are important, all you
12 have to do is just listen to the people who live
13 here. And I believe it is loud and clear that the
14 people don't want this data center. It is an
15 irreversible really bad choice.

16 So the facts say no. The people say no.
17 And as our representatives and our voice, we
18 respectfully ask that each of you vote no to this
19 data center. Thank you.

20 CHAIR RAE-HELANDER: Thank you.

21 Marlina Maloney.

22 UNIDENTIFIED SPEAKER: Anne Kehoe is --

1 Anne Kehoe is here.

2 CHAIR RAE-HELANDER: Oh, okay.

3 MS. KEHOE: Good evening. My name is Ann
4 Kehoe, 7000 Beaconsfield Lane, Warrenton. I just
5 want to say I didn't sign up for tonight. But I'm
6 now figuring out why there are so many people whose
7 names are being called. It was from the previous
8 meeting.

9 CHAIR RAE-HELANDER: Correct.

10 MS. KEHOE: And so anyway, but I'm fine
11 about speaking tonight. And I just want to say
12 that I think that so many people have brought up so
13 many wonderful points. I'm not going to reiterate
14 that many of them.

15 But I just want to say that the bottom
16 line is we don't want it. We simply don't want it.

17 We want to maintain our quality of life
18 here. I live out on a farm just seven, eight
19 minutes outside of town. You know, Dominion was
20 talking about bringing the big power lines through
21 on the other side of the pond. It's like, really?
22 You know, and it was explained to me that the

1 subdivision -- Dominion explained this to me -- the
2 subdivision over by Walmart that hasn't been built
3 yet, well, golly gee whiz, they didn't want the
4 power lines over there. So Dominion thinks it's a
5 better idea to put it in my backyard.

6 You know, I'm almost 72 years old. I've
7 lived here a long time. Good grief. I've paid
8 taxes, been part of the community. You know, where
9 is the respect for the people who live here and who
10 are begging you not to do this?

11 And from the bottom of my heart, I beg
12 you not to do this to this community. Save it.
13 It's a beautiful community. It's worthwhile.
14 Thank you.

15 CHAIR RAE-HELANDER: Thank you.

16 Marlena Maloney, Marlena Maloney.

17 Mary Paige (phonetic).

18 MS. PAIGE: My name is Mary Paige and I
19 live in Scott District and I appreciate you letting
20 me speak tonight. I was one of the people that was
21 slated to speak months ago, and I'm glad to have my
22 chance to say pretty much what everybody else is

1 saying. I think the SUP is doing exactly what it
2 was supposed to do: give you the opportunity to
3 pause, to look at this in depth, and to listen to
4 the people. They've been speaking, they've been
5 screaming, they've been writing, they've been
6 begging do what the SUP was put in place to allow
7 you to do. Postpone your choice, your decision
8 until you get all the information.

9 But from what I've heard and what is
10 coming forth, more information isn't going to
11 change anybody's mind. This is not the right place
12 for this particular enterprise.

13 And what caught me tonight in the town's
14 presentation was that the comprehensive plan calls
15 for that 41 acres to be used in a way that speaks
16 to the town's history and enhances its pride of
17 place.

18 This proposal does exactly the opposite.
19 It just puts us right back in the anywhere USA
20 catalog that we've been trying so hard to safeguard
21 ourselves against. And there are generations of
22 people that have done such a good job to preserve

1 what we have here, and now the ball's been passed
2 to us.

3 I implore you please to not fall on your
4 knees and take this. We've hung on this long. It
5 makes it that much more imperative that you hold
6 the line and eventually deny this. Thank you.

7 CHAIR RAE-HELANDER: Thank you.

8 John Davidson, John Davidson.

9 Marsha Marsh.

10 Kevin Ramundo.

11 MR. RAMUNDO: Good evening. My name is
12 Kevin Ramundo, and I live at 9757 Elmwood Road in
13 Upperville.

14 On November 15th, I spoke to you as the
15 president and citizens for Fauquier County. Thank
16 you for the opportunity to speak tonight as an
17 individual.

18 The week after the Planning Commission
19 meeting on November 22nd, I wrote a letter that ran
20 in the Fauquier Times applauding your decision to
21 not vote on Amazon's data center and to return a
22 seriously incomplete application to the company. I

1 wrote how you got it right in a big way for this
2 application and the ones that will surely follow.

3 You sent a strong message that incomplete
4 data center applications and flawed noise and view
5 shed impact studies are not okay in Warrenton, but
6 here we are tonight in the almost unbelievable
7 situation where warrant and town officials are
8 trying to force you to vote, even though your
9 previous actions were completely legal.

10 How ironic that the town is trying to
11 tell you how to do your job and they are not doing
12 theirs, which is to protect and to listen to the
13 citizens. Their repeated failures to do their job
14 makes it even more important that you do yours
15 again and send this incomplete application back to
16 Amazon.

17 The town council seems hellbent to push
18 this application forward having already scheduled
19 their public hearing for January 10th. They want
20 you to vote so that they can and probably approve
21 this data center. You may be the last obstacle to
22 a decision that will change this community and the

1 lives of thousands of people who live here.

2 We have all heard the comments from real
3 people who are very concerned about being able to
4 get a good night's sleep, enjoy their decks on
5 quiet evenings, watch their children play in their
6 backyards without looking at some huge building,
7 and protect the value of their homes. Please stand
8 up for them.

9 The opposition to this data center is
10 overwhelming. Over 2,000 people have signed a
11 petition opposing it. Hundreds have turned out at
12 your November meetings when this town hall has been
13 completely filled, as it is tonight. And 59 out of
14 60 people spoke on November 15th passionately
15 against it. And I think of all the hundreds of
16 pages of comments the Planning Commission received
17 and the recent mayoral election where the
18 incumbent, who was known to be supportive of the
19 data center, beat the Challenger by only 11 votes.

20 I am told that this Planning Commission
21 has never sent an application back until you did
22 last month. I respectfully ask that you do it

1 again. Thank you.

2 CHAIR RAE-HELANDER: Thank you.

3 Florence Keenan.

4 MS. KEENAN: Good evening. My name is
5 Florence Keenan and I have been a resident of
6 Fauquier County Marshall District for over 20
7 years. Warrenton is my county seat where I shop,
8 do business, exercise, and meet friends. You can't
9 rely on Amazon to adhere to its proposed noise
10 conditions without detrimentally impacting
11 Warrenton residents and the county. Because as you
12 heard, they're -- they want to build the building
13 first and then try to mitigate the noise. That is
14 absurd.

15 Amazon has never credibly demonstrated
16 how this data center is consistent with a recently
17 passed Plan Warrenton 2040 because it can't. The
18 only mention of data centers in the plan is to
19 state that data centers are inappropriate for light
20 industrial zoned areas due to their voracious
21 appetites for public utilities.

22 Planning staff is also asked Amazon to

1 consider green infrastructure and lead standards as
2 encouraged in plan Warrenton, but the draft
3 conditions do not address these standards. Town
4 documents demonstrate that discussions about data
5 centers were ongoing during the drafting of Plan
6 Warrenton, so why didn't the plan provide for them?

7 Instead, just four months after the plan
8 was passed, Amazon had a zoning amendment passed to
9 allow data centers on site that the plan called for
10 becoming a community friendly mixed-use area.

11 This data center is totally contrary to
12 the plan for Warrenton's new town character.
13 Neither Loudoun nor Prince William counties have
14 allowed data centers smack dab in their historic
15 county seats of Leesburg or Manassas for obvious
16 reasons. Data centers are unfriendly, noisy,
17 locked fortresses that use enormous amounts of
18 electricity while increasing air pollution. This
19 would be the first of several data centers ringing
20 Warrenton, irrevocably changing its friendly,
21 historic character.

22 Community development should be a win-

1 win. It shouldn't result in a divisive and
2 inappropriate win-lose proposition.

3 Due process requires that the people's
4 objections be addressed and that only a complete
5 application be voted upon. If the town is so
6 desperate for more revenues, then negotiate with a
7 county for a greater cost share portion of revenues
8 from county data centers. Take the time to get
9 this right.

10 Amazon should withdraw this application
11 at least until its noise app -- noise and other
12 studies are complete. Amazon should also work with
13 representatives of the county, the town, and
14 residents to find a more appropriate location for
15 any truly necessary data center.

16 Finally, Amazon should donate the
17 Blackwell Road site to the town for a park. In
18 exchange for tax deductions and perhaps even naming
19 rights. Amazon Park could go a long way to heal
20 the civic wounds and distrust that this application
21 has generated. That would be a win-win. Thank
22 you.

1 CHAIR RAE-HELANDER: Thank you.

2 Michael Housley, Michael Housley.

3 MR. HOUSLEY: Good evening. I just
4 signed the sign in here just a minute ago. I just
5 want to show you guys --

6 CHAIR RAE-HELANDER: Your address,
7 please.

8 MR. HOUSLEY: Oh, 58 Winchester Street,
9 Warrenton, Virginia.

10 CHAIR RAE-HELANDER: Thank you.

11 MR. HOUSLEY: So I would encourage
12 everybody that's in here just to Google Sugar Top,
13 North Carolina, to see when a development project
14 goes really south and you have to live with the
15 results of it for the rest of your life.

16 This is a ten-story monstrosity that they
17 built on the most beautiful mountaintop in rural
18 North Carolina and Sugar Mountain, and everybody in
19 that area has to look at this every morning when
20 they wake up and there are no takebacks. You can't
21 get rid of that thing. It's awful.

22 But you know what? Big money came in,

1 took advantage of less-than sophisticated
2 commissioners, planning people, and they got that
3 thing built.

4 Don't make the same mistake. These guys
5 don't need to have the data center here, right?
6 Virginia Power earns nine-and-a-half percent on all
7 the capital that they spend. That's a regulated
8 rate of return. They're incentivized to build, you
9 know, new transmission lines, substations to
10 support this, they've got a power plant down in the
11 southern end of Fauquier County. It's a peaking
12 plant on, I don't know, 300 acres. They can put
13 the data center right there. It's already an
14 industrial area. They've got the interconnection
15 with the grid. There's no reason they have to do
16 it right here.

17 Don't be seduced by the money, okay? Do
18 the right thing. Thank you.

19 CHAIR RAE-HELANDER: Thank you.

20 Marguerite Stevens.

21 Hope Porter.

22 Susan Russell. Are you Susan Russell?

1 MS. RUSSELL: Hello, my name is Susan
2 Russell, and I have lived in Fauquier County for 47
3 years and raised three children here. Despite the
4 fact that the population of the county has more
5 than doubled, town and county officials as well as
6 the planning staff have done a wonderful job in
7 letting the town and county grow population-wise
8 and economically without changing the rural
9 character and uniqueness of a small town and
10 county.

11 The data center idea is, as well as the
12 power line issues, has created many questions in my
13 mind. What happened to the town's plan to
14 encourage the rural gateways and a small town
15 atmosphere to attract tourists? Is coming from the
16 north on Route 29 and being greeted by a behemoth
17 data center attractive to visitors? About coming
18 from Marshall down Route 17? Is that what we want
19 as a gateway?

20 Do other historical towns such as
21 Manassas and Leesburg put data centers in their
22 towns near established communities?

1 Another question. Why the rush to get
2 this application approved when Amazon has not even
3 revealed all the necessary information to the town
4 as of yet?

5 Can an application be legally approved
6 with wishy-washy information?

7 Why does Amazon keep changing its
8 proposal with flawed data to appear willing to
9 cooperate? It sounds like they will say anything
10 to promote this data center.

11 Who wins? Not the public. Amazon has
12 the most to gain and we have the most to lose.

13 How will the new plan for the power lines
14 and substation change anything from the old plan?

15 All of this will just affect another
16 neighborhood, different place, same results.

17 Planning Commission, I implore you to do
18 your due diligence to carefully examine all the
19 facts, not unknown -- not unknown quantities such
20 as how much income can you realistically expect
21 from this proposal, and do not rush into a
22 potentially disastrous outcome for the people who

1 know and love this town.

2 If you want some data centers, there has
3 to be a better way. Think about the detrimental
4 side effects that could be harmful to those who
5 live near the data center in power lines.

6 Do your job. Don't put the cart before
7 the horse. You drive this train, not Amazon --
8 Amazon or Dominion. Thank you.

9 CHAIR RAE-HELANDER: Thank you.

10 Samuel Mitchell, Samuel Mitchell.

11 Fred Smith.

12 MR. SMITH: My name is Fred Smith. I
13 live at 6343 Old Bust Head on Broad Run. I have
14 maybe 40 years' experience in data centers and IT
15 infrastructure, and I'm also a retired naval
16 officer. So I have a bit of an experience with
17 seeing large construction projects and in planning
18 plans to the intelligence world.

19 I'm opposed to this data center because I
20 know data centers well enough that they don't
21 belong inside a town. Second thing, this data
22 center is being built for one customer. When that

1 customer no longer has a need for it, is it going
2 to be an empty building? So in approximately ten
3 years, you're going to be going through a cycle of
4 trying to figure out what to do. Either they going
5 to want to change the building or it's going to be
6 empty.

7 When you look at the conditions document,
8 at least the ones that I've been able to get my
9 hands on, the whole noise issue bothers me because
10 I have not yet seen one that says they're going to
11 make a measurement and validate it when it's fully
12 running. Not the day when it's -- no, not the day
13 when it's discu -- it's fully, completely built --
14 but when every generator's running and when every
15 chiller is running, because that's the condition
16 that you're allowing them to build to. That's the
17 condition the state's going to -- the state's going
18 to license the generators for. That should be the
19 standard where you measure the noise.

20 Second thing with the noise is you need
21 the right to turn it off in the sense of if they
22 cannot resolve a noise problem, you need the right

1 to ratchet their business down. The problem you're
2 seeing in Prince William is their due diligence
3 takes ten years maybe, or four years, or whatever
4 it may be, when the community wants it fixed in
5 three to six months.

6 Right now, you're not -- you're giving
7 them infinite time to resolve a problem. Finally,
8 you're putting a data center in without resolving
9 how it's going to get power. As soon as you do
10 that, as soon as it's approved, your tongues are
11 going to be tied when you're working with the power
12 company because they're going to say, You approved
13 the load. You knew this was going to happen and
14 now we're going to put it here.

15 And right now they're proposing to put --
16 one option is to put it right in the wire center
17 and taking away a good portion of your industrial
18 land for that purpose. So think twice in the
19 timing of how you do this is my request.

20 And lastly, I've noticed that in the
21 beginning of this process, Amazon said they wanted
22 to light the pathway and the fence around the

1 facility. That's not come up again, and it's
2 almost physically impossible to do given the
3 lighting conditions that you've offered. That's in
4 the conditions letter.

5 And in closing, I just want to say thank
6 you for your time and your effort and best of luck.

7 CHAIR RAE-HELANDER: Thank you, sir.

8 Hugh Hoffman, Hugh Hoffman.

9 Donald Middleton -- oh, sorry.

10 Please keep whatever you have on the
11 table.

12 MR. HOFFMAN: Good evening, Madam Chair
13 and Planning Commission. My name is Tim Hoffman.
14 I'm a resident of Scott District.

15 So why am I here to address you regarding
16 the Amazon data center's special use permit? Well,
17 I run the coalition to protect Fauquier's website
18 that collects the petition signers, the digital and
19 manual petition signers that are opposed to the
20 data center, any substation, and power lines
21 leading into Warrenton.

22 A lot of people here have already spoken

1 eloquently and passionately about good reasons why
2 we should at least, at the very minimum, abstain
3 from voting on this SUP until we have reliable data
4 that we can all agree is sufficient to go forward.
5 And if they can't be done, then we should reject
6 that SUP.

7 So I'm trying to, what I think I'm here
8 to do is do one thing. I want to show you that
9 these people come in week after week for various
10 and sundry meetings, and you only see about 50 or
11 60 people who come in and oppose this initiative.
12 But there are over two -- almost 2,000 people who
13 have signed our petition against this.

14 And the reason I brought this out was
15 because this -- this is (inaudible). I'll be happy
16 to leave this with you. This is a stack and it's
17 more easy to carry around.

18 I also would like to show you, I have a
19 diagram that I mapped that I would like to show
20 you. This is where these people live. They live
21 in Warrenton, and they live on all the proposed
22 lines where power lines could go in. And they have

1 been telling us incessantly since September when
2 many of us first found out about this initiative
3 that they do not want this Amazon data center to go
4 in and they don't want the peripherals to go with
5 it, i.e., a substation and power lines.

6 So I will share this with you, but if you
7 look very carefully, you will see that these 2,000
8 people are the people that are affected by this
9 data center. And I would encourage you to listen
10 to what, not only what these people say, but in
11 absence here, these people who've also told you
12 that they don't want this data center.

13 So it should be evident that the
14 community opposition is formidable. And
15 importantly, the opposition continues to increase
16 steadily as more and more residents of the town and
17 county learn about this initiative and what it
18 entails.

19 Our experience has been that when
20 residents understand what's entailed by this
21 initiative, they overwhelmingly come to oppose it.
22 My guess is, in our door knocking efforts, there

1 are -- we're at a very minimum 9-to-1 against this.
2 So envision these people would fill up 27 rooms of
3 this size, 27 rooms, maybe more. So I would ask
4 you to take that into consideration.

5 And I would ask you to abstain from
6 voting right now. Do due diligence, do your job,
7 stand up to the town council. Thank you for your
8 time.

9 CHAIR RAE-HELANDER: Thank you.

10 Jared Nieters.

11 MR. NIETERS: My name is Jared Nieters.
12 I live at 6452 Duhollow Road.

13 So I'll keep this short and to the point.
14 I was a civics teacher for many years, and I always
15 looked at the town leaders and Planning Commission
16 members like you as the people who are going to do
17 the things that are right. And I told this to my
18 students for the citizens. That's why we vote.
19 That's why we have people like you in power to
20 represent the citizens.

21 We've got thousands of citizens for you
22 to represent now. Haven't heard any speaking out

1 for the data center. Your duty as Planning
2 Commission members is to evaluate the special use
3 permit applications based on guidance of the town's
4 comprehensive plan and within the framework of the
5 zoning ordinance to ensure that proposals are
6 consistent with the town's vision for growth and
7 development.

8 Beyond the fact that the proposal is not
9 consistent with the comprehensive plan, the special
10 use permit has been proven to be both incomplete
11 and misleading. So anything but a vote to deny
12 this application is a dereliction of your duty. So
13 I hope you do your job. Thanks.

14 CHAIR RAE-HELANDER: Donald Middleton,
15 Donald Middleton.

16 Jonathan Snow.

17 Jesse Straight.

18 MR. STRAIGHT: Yeah. Good evening. My
19 name is Jesse Straight. My address is 8717 Springs
20 Road. I'm about three miles down the road from
21 here.

22 I'm not a town resident, but Warrenton is

1 my hometown. I was born in Fauquier Hospital about
2 40 years ago, and I grew up in Warrenton Lakes.

3 And my wife and I have eight children,
4 and it's one of my primary goals to raise my kids
5 in such a way and to promote the good of our
6 community in such a way that my kids will not be
7 able -- well, can only fall in love with Warrenton
8 and would be happy and proud to make this their
9 home. There are two points I want to make.

10 There have been a number of issues around
11 this application that I'll reiterate: the
12 incomplete application with questions left
13 remaining, the issue of the power lines as a TBD
14 that we'll have to suffer, the lack of transparency
15 through the process, conflicts of interest with a
16 former town manager and being employed by the
17 applicant now after the initial stages of the
18 process, and again, the context of dealing with the
19 applicant we're talking about in terms of the power
20 differential.

21 With all those things being said, I think
22 any reasonable person would not blame us for not

1 trusting the process and not feeling good about the
2 process. Any reasonable person would not blame us
3 for that. That's my first point.

4 My second point is more along -- I think
5 I, I think about my Fauquier High School civics
6 teacher. He used to have a saying that certain
7 ideas are no-brainer bad ideas, and this would be
8 one of those.

9 I don't know why we would ever consider
10 putting such an eyesore at the entrance to our
11 town. To me, I think the distinction here is
12 between short term and long term goods. In terms
13 of preserving our beauty and character, I think it
14 would be hard to think of a more demoralizing move.
15 This town is only as good as the good people who
16 live in it. And if, as a community, we make moves
17 that desecrate our beauty and our character,
18 there's only so much that people are willing to
19 take before they eventually quit and go somewhere
20 else that was better taken care of.

21 So all the people that have signed this,
22 all the people that are here, you have an

1 opportunity to show these people that their work
2 and care is not in vain, and that we as a community
3 consider our long-term good over short-term gains.
4 I hope that you will consider this and that you'll
5 see that this is a no-brainer decision. Thank you.

6 CHAIR RAE-HELANDER: Thank you, sir.

7 Laura Hettinger.

8 MS. HETTINGER: Good evening. Yes, I'm
9 Laura Hettinger.

10 CHAIR RAE-HELANDER: Sorry.

11 MS. HETTINGER: 7280 Waverly Drive,
12 Warrenton. Good evening.

13 So, like other people, my notes are out
14 the window now with what everybody else has said,
15 but I was going to start out by saying, like many
16 people, I'm asking you to delay this decision. But
17 what keeps banging me in the head is why? Like
18 other people have said, why did we even get to this
19 point?

20 I'm incredulous that, like everyone said,
21 the nature of this community, the Warrenton 2040
22 plan, I can't understand what is the benefit to

1 this community by going forward with this SUP. It
2 doesn't seem like it should even gotten this far.
3 What's it going to do to anybody?

4 I, like many other people stated, moved
5 to this area. We lived in Northern Virginia for 20
6 years. We moved away for 20 years. We could have
7 moved anywhere. Anywhere. We looked at Ashville,
8 other places. But when we lived here before, my
9 husband's like, let's go back. This is home. And
10 when we came out to Fauquier County, when we were
11 trying to get away from the stress of building our
12 careers and driving in the rat race traffic, where
13 did we come? Out here. This was our happy place.
14 This smells the rural landscape. We loved it.

15 So 20 years later, we chose to move here.
16 We buy a house that's in the middle of COVID, a,
17 you know, fixer upper, put all this money into it.
18 And then we start hearing about this. We are
19 devastated and our house won't even be directly
20 affected, but I care about the greater good of the
21 community. What happens to my house is just me.
22 What about the whole community?

1 And I can assure you, like the gentleman
2 said, with a long, dramatic paper trail there, a
3 lot of people have come here to speak out, but it's
4 five days before Christmas. People are busy.
5 People are raising kids. They, honestly, have
6 given up on the public process.

7 I've talked to many friends. What do
8 they say? Oh, I heard that's a done deal. Amazon
9 has it in the bag. So why are we all wasting our
10 time? Right? So we are begging you to make the
11 right decision.

12 You know, as we tell our kids, you're
13 going to make good choices or bad choices and it's
14 going to affect you for the lifetime. Isn't that
15 what we tell our children? And we say, Be
16 responsible, do the right thing.

17 So what are we looking at right here? We
18 have facts. Fact is, this is not going to do the
19 community any good. Revenue is the only
20 perceivable thing that could be good. But as Jesse
21 said, short-term gain or whatever -- short-term
22 game for long-term problem.

1 You're going to have residents leave. My
2 husband said let's move. As soon as he heard about
3 this, he said, I don't know if I want to live here.
4 This is not the Warrenton we moved into. We chose
5 to move into. Let's move. It's -- there's no --
6 all the bad things everybody said, the noise, the
7 horrible landscape issues it's just, there's
8 nothing good to come from it.

9 So basically the fate of Warrenton is in
10 your -- literally in your hands to make the right
11 choice. The future of Warrenton in your hands.
12 Thank you.

13 CHAIR RAE-HELANDER: Thank you.

14 James Spencer, James Spencer.

15 MR. SPENCER: Good evening. Lou Spencer.
16 I'm from Caret, Virginia. That's near
17 Tappahannock. But I work for the Plumbers Union.

18 My name is Lou Spencer. I'm the
19 assistant business manager with UA Local Union
20 Number 5, Plumbers and Gas Fitters, and I'm the
21 recording secretary of the Virginia Building and
22 Construction Trades Council. We represent

1 thousands of plumbers and construction workers
2 residing in the Commonwealth of Virginia. Many
3 work and or live in nearby Warrenton, Virginia.

4 Data center construction has been good
5 for the plumbing and mechanical industry. The data
6 center owners and users have been professional and
7 responsive to the mechanical, plumbing, and
8 electrical sectors of the building industry.

9 Tens of thousands, possibly millions of
10 hours of work have come out of data center
11 construction, meaning significant dollars and
12 decent wages in an employee/employer funded
13 medical, retirement, and apprenticeship training
14 contributions have been made, and those dollars
15 stay in this community and in this region.

16 The residents of Warrenton, Virginia are
17 blessed to have this debate. I travel through many
18 regions of Virginia where there was extraordinarily
19 little economic development. Some counties have no
20 economic development director.

21 That said, I want the residents of
22 Warrenton, Virginia, the Commission, and the board

1 to know that the professional construction trades
2 are eager to build what needs to be built and we
3 will do it on time and under budget, and we will do
4 it professionally and responsibly. If you can
5 dream it, we can build it for you.

6 I support the Warrenton Virginia Planning
7 Commission in its efforts, and I recommend the town
8 council approve the special use permit for the data
9 center wherever you decide to build it. Thank you.

10 CHAIR RAE-HELANDER: Thank you, sir.

11 Laura Winn.

12 MR. WINN: I'm scheduled to speak right
13 after her. That's my wife. She can't be here
14 tonight.

15 CHAIR RAE-HELANDER: Okay.

16 MR. WINN: She wants to speak on her
17 behalf. I just want to say --

18 CHAIR RAE-HELANDER: And you are, sir?

19 MR. WINN: I'm sorry?

20 CHAIR RAE-HELANDER: You are?

21 MR. WINN: Oh, David Winn, 7960
22 Wellington Drive, Warrenton, Virginia. You can

1 start -- start the clock for me. Thank you.

2 I've been doing land studies for 40 years
3 professional commercial development, and Warrenton
4 is a compact urban environment. This is not the
5 place for data centers. How it ever got into the
6 ordinance, I will never know. But be that as it
7 may, I have, as I always do, I start from the facts
8 -- fact-based.

9 I've read the 11-3.10 special use permit
10 ordinance, and it says, Special use permits may be
11 granted upon finding that the use will not have a
12 deleterious impact, which it does, and will reflect
13 the spirit and intent of the comprehensive plan,
14 which it does not. An application for a special
15 use permit shall provide all the information and
16 data and studies needed to allow the Planning
17 Commission and the town council to reach conclusive
18 evaluations, which it does not.

19 Other considerations, moving on to number
20 eight. An evaluation shall include a noise impact
21 in abatement studies to determine potential impact
22 on adjoining properties and neighborhoods. This is

1 lacking. Evaluation criteria in -- in considering
2 a special use permit application, the following
3 factors should be considered: whether this special
4 use permit is consistent with the comprehensive
5 plan. It is not.

6 I also, I will not have time, but the
7 comprehensive plan only has one line that supports
8 the data center and that's in the Maker's District,
9 and it says it should not rely on public water and
10 sewer. None of this applies to this site. It is
11 not consistent with the comprehensive plan.

12 It should study the level and impact of
13 the noise emanating from the site including that
14 noise generated by the proposed use in relation to
15 the uses in the immediate area, those residential
16 uses. The compatibility and proposed use with the
17 existing or proposed uses in the neighborhood or
18 adjacent parcels. It's a compact urban
19 environment.

20 Whether the special use permit will
21 result in the preservation or destruction, loss,
22 and damage of any scenic feature. Boy.

1 Oh, and the last one, number 26 on your
2 factors, the proposed days and hours of operation:
3 24/7, 365 in case anybody's listening. Thank you.

4 CHAIR RAE-HELANDER: John Benedict, John
5 Benedict.

6 Sally Lahm?

7 MR. BENEDICT: Lahm.

8 CHAIR RAE-HELANDER: Oh, it's Lahm.

9 MR. BENEDICT: I'm John Benedict.

10 CHAIR RAE-HELANDER: Oh, sorry.

11 MR. BENEDICT: Yeah. Well, thank you,
12 Commissioners. Appreciate the opportunity to
13 speak. Again, my name is John Benedict. I live at
14 23349 Parsons Road in Middleburg. I'm a member of
15 the Greater Piedmont community. I'm not a
16 Warrenton resident, but we all love this town, the
17 historic district, the town's unique character, and
18 its close ties to the surrounding Virginia
19 countryside.

20 It isn't Fairfax, it isn't Chantilly, or
21 Ashburn, but within the town and throughout the
22 Piedmont, there's a broad consensus that the data

1 center shouldn't be approved, especially it's so
2 prominent to the site at the gateway to historic
3 warranty. Certainly, that's the overwhelming
4 message at the November meeting, and again tonight.

5 But you deserve public credit throughout
6 Virginia for the decision to recognize that the
7 application is incomplete and that it needs further
8 work.

9 I'm actually a regulatory lawyer with 35
10 years' experience and some familiarity with land
11 use issues, including some issues in Loudoun
12 County's Planning Commission. Under Virginia Law
13 you're an independent commission tasked with an
14 important role that includes ensuring that special
15 use applications are appropriately and
16 independently vetted, consistent with policy and
17 public interest, and yes, complete. So I believe
18 your procedural decision was justified.

19 The hundred-day rule in Virginia Code
20 Section 15.2285(B) specifically applies to zoning
21 applications. It doesn't specifically apply to
22 special use permits. And although the Commission

1 must act on special use permits within a reasonable
2 time, the a hundred-day rule doesn't necessarily
3 apply when found -- when an application's found to
4 be incomplete.

5 You could have voted it for denial, but
6 instead allowed the applicant opportunity to
7 provide more information. And moreover, the
8 applicant substantially changed the application
9 with new information, so even if a hundred day
10 clock were deemed to apply, it isn't permanently
11 tied to the original staff filing acceptance
12 because the application's been materially modified
13 as recently as October 28 particularly with changes
14 about substation placement and transmission lines.
15 The applicant even acknowledged that it's change is
16 warranted at least some delay.

17 Of course, they want you to rush to the
18 proceeding, but a special use proposal as major as
19 this one, needs an unquestionably complete
20 application. Despite their knowing how
21 controversial the proposal would be, the record
22 shows their application isn't complete, especially

1 after the material changes. There are many major
2 questions unanswered, questions that profoundly
3 affect the town, the neighbors, and the
4 environment.

5 Accordingly, the Commission was acting
6 within its rights and consistent with its
7 responsibilities by declining to vote yet and
8 instead sending it back for further work. Your
9 decision is important not simply for this special
10 use proposal and its impact on the town, but also
11 as precedent for other use applications that
12 Warrenton and the Commission will see in the future
13 and not just data centers. And it's important
14 precedent for other commissions throughout
15 Virginia. Thank you.

16 CHAIR RAE-HELANDER: Thank you.

17 MS. LAHM: Good evening. My name is
18 Sally Lahm. I live at 7035 Low Court in New
19 Baltimore, where I've lived since 2009. I made
20 similar comments that I'm going to make now to the
21 Warrenton town council on the 12th of July this
22 year. The comments are based on many years of

1 experience conducting impact assessments for
2 industries in African countries.

3 For these studies, I employed the
4 International Finance Corporation's Environmental
5 and Social Performance Standards. These standards
6 and associated policies and procedures define the
7 IFC's client responsibilities for managing their
8 environmental and social risks.

9 The World Bank Group also has
10 environmental health and safety guidelines, which I
11 have employed. These contain information on cross-
12 cutting environmental health and safety issues
13 potentially applicable to all industry sectors.
14 The World Bank Group also has specific sector
15 guidelines for a wide range of industries. These
16 policies and guidelines regarding acceptable
17 performance levels and measures are widely
18 available for public use.

19 My question is simple. Why have there
20 not been these kinds of studies, which are normally
21 obligatory for the proposed data center and
22 associated infrastructure?

1 I want to briefly describe the aims of
2 impact assessments. They provide information for
3 decision making that analyzes the biophysical,
4 social, economic, and institutional consequences of
5 proposed actions. They promote transparency and
6 participation of the public in decision making.
7 They identify procedures and methods for monitoring
8 and mitigation of adverse consequences, and they
9 contribute to environmentally sound and sustainable
10 development.

11 Why has due diligence not been applied in
12 this case of the Amazon Data Center?

13 Where are the results needed from impact
14 assessments to inform any decisions regarding the
15 data center?

16 Quite simply, the Warrenton Planning
17 Commission does not have a legally viable
18 application to review from Amazon. Thank you.

19 CHAIR RAE-HELANDER: Thank you.

20 Gislayne Pincosy.

21 MS. PINCOSY: Gislayne Pincosy, 3604
22 Sutherland Court in Warrenton, Vint Hill. I have

1 been a resident of Vint Hill since 2005. I want to
2 be on record as opposing this Amazon Data Center
3 project. While it's a fact that in the 21st
4 century, there is great demand for data center, I
5 suggest to you that a data center at the gateway to
6 where quaint, little, historic towns such as
7 Warrenton only makes sense to those who have a
8 financial benefit from its existence.

9 Amazon has the resources to build centers
10 anywhere on this planet. Planting a data center in
11 Warrenton is akin to building new HVAC system smack
12 in the middle of your dining room. Yes, you need
13 its functionality, but you don't need it -- you
14 don't need it there. A data center is simply not
15 wanted here.

16 If Amazon is bent on disrupting a small,
17 historic town, then perhaps it should knock at the
18 door of this beautiful historic Williamsburg.
19 Thank you.

20 CHAIR RAE-HELANDER: Arthur Von Keller.

21 MR. VON KELLER: Hi, everybody. I'm a
22 semi-retired trial attorney who lives on Leeds

1 Manor Road just below Marshall. My concerns are
2 essentially this Commission putting into effect
3 something that's concrete. It becomes a set thing,
4 and then later we adjust to the difficulties that
5 arise. I've heard nothing but questions from
6 everybody. We want to know. We want to know.

7 For example, is the noise level seems to
8 be a persistent problem. Well, do you know what
9 the noise levels of average are for other data
10 centers? I don't. I think the public would like
11 to know what are we dealing with here?

12 Secondly, knowing the layout of noise
13 levels at 10 percent, 20 percent, 30 doesn't help
14 any of us. What we want to know is what is going
15 to be the noise level once the darn thing is up and
16 running. That's when the problems are going to
17 develop.

18 And if they develop, what happens? What
19 I was hearing today, you have X amount of days to
20 moderate. I think the statement was you have X
21 amount of days to take -- to undertake moderation.
22 Moderation isn't fixing. Oh, well, we're still

1 moderating, or we are doing a study, or we're
2 putting in baff -- whatever. We're putting in
3 sound absorbent panels. We're doing this, that,
4 and the other.

5 Six months, eight months, nine months
6 later, people living around are still hearing the
7 noise. Nothing's happened. Where's the penalty?
8 The carrot and the stick. If you don't fix this
9 within X days, this will happen. You've got to
10 have that to protect yourself.

11 What about the impact on the roads?
12 You're going to have 72 -- I mean 57 employees
13 twice a day, maybe more later, going up and down
14 the road. What's going to happen to the road? Are
15 they going to pay money? I don't care about the
16 sidewalk. Are they going to pay money to improve
17 the road? Or what are they going to do with the
18 traffic lights?

19 Look what's happened to coming into
20 Warrenton now. My law firm is in Manassas. We
21 used to be able to get on the road, come into
22 Manassas, we'd be here in 30 minutes or less.

1 Now, long time it's 40 minutes. So what
2 is happening is I take the back roads, Dumfries. I
3 take Vint Hill, et cetera. What's going to happen
4 with the traffic? What's going to happen with the
5 road? Because you're going to have to pay for it.
6 You're going to have to pay the money for it.

7 Did we put any money aside? Like the
8 park idea? What are you going to do in terms of
9 the public? We're going to cut down trees. Did we
10 have a real environmentalist out there? Somebody,
11 let's say, you know from the Clifton Center,
12 somebody who can say, look, this is what trees
13 you're cutting. This is what it means. This is
14 the flora, this is the flora, because you're going
15 to lose it. You're going to lose it.

16 Once it's built, this little, what we get
17 is a pretty little picture. We get this drawing of
18 these beautiful trees around it, and then they say
19 they're going to plant a screen. Go look at the
20 screens if you take the interstate down to a
21 Fairfax. Look at the screens that they've built to
22 protect the view from the public.

1 It's inadequate. It's completely
2 inadequate and it's going to be here. You come to
3 Warrenton and it's going to be the first thing that
4 hits you. You come into this sleeping little town
5 and -- more or less sleepy. You come to this
6 little town. It has a bucolic feel to it. Not if
7 you build this monstrosity.

8 So you've got too many questions,
9 respectfully, that people need to be answered and
10 you don't want to answer 'em after the darn thing
11 is built. So respectfully, I would suggest that
12 you don't go ahead with the recommendations
13 project. Thank you. Appreciate your patience.
14 Have a lovely holiday.

15 CHAIR RAE-HELANDER: Thank you.

16 Pat Kane.

17 MR. KANE: Hello, I'm Pat Kane, 7142 Lake
18 Drive, Warrenton. It's new Baltimore area. Madam
19 Chairman and council, I come here as a casual
20 observer. Many people have spoken much more
21 eloquently than I could ever tonight. I spent 30
22 years in the public sector and what I've heard

1 tonight tells me that this Planning Commission has
2 the ability to assess what is clearly a situation
3 where lots of questions made. And for you to make
4 a decision tonight and give the town council
5 permission to move ahead is not doing your public
6 responsibility. There are too many questions here.

7 We don't know how to get power to this
8 proposed location, and we're still talking about a
9 possible approval. There are so many unanswered
10 questions. I personally strongly oppose it. I
11 urge you strongly to step up and do your job and
12 not grant permission to the town council. Thank
13 you very much.

14 CHAIR RAE-HELANDER: Thank you.

15 I am done with my list. If there's
16 anyone here who has not spoken or signed up, --

17 MS. ZIEGLER: I signed up.

18 UNIDENTIFIED SPEAKER: I signed up today.

19 CHAIR RAE-HELANDER: Did you speak
20 already?

21 MS. ZIEGLER: No.

22 CHAIR RAE-HELANDER: And your name?

1 MS. ZIEGLER: My name is Ann Ziegler. I
2 live in the new Baltimore area of Scott District,
3 17 years.

4 CHAIR RAE-HELANDER: Okay. I'm sorry.

5 MS. ZIEGLER: May I go ahead?

6 CHAIR RAE-HELANDER: Yep. All right.

7 MS. ZIEGLER: First, I would like to
8 express my distress and disgust for the way the
9 town Council has treated this Planning Commission
10 in the force -- to force this terrible SUP through
11 no matter what the consequences.

12 I believe the town council and the town
13 lawyer have thrown the Planning Commission under
14 the bus and put undue an entirely inappropriate
15 pressure to rush a deeply flawed, incomplete, and
16 misleading SUP through the process.

17 I applaud the courage of Mr. Lawrence,
18 Mr. Zarabi, and the other members who deferred
19 action on the SUP until such time that the
20 applicant can provide accurate and complete
21 information.

22 So everybody else has spoken on a lot of

1 the other things that I wanted to bring up, but
2 mostly I wanted to just say that approving this
3 turns Warrenton and Fauquier County into Manassas
4 and Ashburn and we don't want that here. It's the
5 wrong place for our project. We all need data
6 centers. We all use data. It's not the right
7 place for this.

8 Please do not let them build a data
9 center there. They can go in Vint Hill, they can
10 go in other industrial areas, but not there.
11 Please keep Warrenton and Fauquier County as it
12 should be, the beautiful, bucolic, scenic,
13 agricultural area that it always has been and not
14 allow this to happen. Thank you.

15 CHAIR RAE-HELANDER: Thank you.

16 Yes, sir.

17 UNIDENTIFIED SPEAKER: Can anybody come
18 to speak?

19 CHAIR RAE-HELANDER: If you've already
20 spoken at another public meeting, you cannot speak
21 again.

22 MR. FOX: Hi. Thank you for listening to

1 us.

2 CHAIR RAE-HELANDER: Name and address
3 please.

4 MR. FOX: I'm sorry, Michael Fox. 7241
5 Hastings Lane, Warrenton.

6 CHAIR RAE-HELANDER: Okay.

7 MR. FOX: People have already talked to
8 you about, you know, the factors like the noise and
9 the appearance. One thing I really haven't heard
10 anyone talk about are the perceived financial
11 benefits of the data center.

12 I think it's important to note that in
13 2019, a joint legislative audit and review
14 commission report showed that Virginia has only
15 received 72 cents for every dollar that tax center
16 -- data center tax incentives. So seven, only 72
17 cents for every dollar.

18 For most jurisdictions in Virginia
19 property tax is the main source of revenue, a
20 stable source of revenue. Introducing data centers
21 into the county introduces significant volatility
22 into the county's economy. Data center property

1 tax is based on the number of servers installed and
2 the amount that their tax per server decreases
3 rapidly as servers age and, therefore, depreciate.
4 If a data center does not implement the number of
5 servers originally anticipated, or if it runs older
6 servers longer than originally stated, it could
7 have a major impact on the tax revenue generated
8 from that data center.

9 In short, it puts our economy in the
10 hands and at the mercy and the whims of a mega
11 corporation who really doesn't care anything about
12 our community. This happened in Loudoun County in
13 2021. Loudoun County faced a 60 million shortfall
14 and property tax revenue directly caused by the
15 slow ramp up and delayed server installation in its
16 data centers. Sixty million dollars.

17 People have talked about the noise
18 studies. Well, why do we have to wait for a noise
19 study when the center is already built? We have a
20 similar data center in Prince William County that
21 cannot meet the noise requirements. You have
22 people in adjoining neighborhoods who are

1 experiencing insomnia, depression, anxiety, hearing
2 issues, all caused by this data center, and Amazon
3 has not been able to rectify the problem. Why
4 would we think that after they build it here they
5 would be able to rectify the problem?

6 Another thing I haven't heard anybody
7 point out is the fact that on the adjacent lot to
8 the data center, we have Poet's Walk memory care
9 facility. Okay, that's well within the boundaries
10 that will be affected by the noise and the
11 vibration. What do we think it's going to do to
12 the people in that facility?

13 Thank you guys for listening. I
14 appreciate it.

15 CHAIR RAE-HELANDER: Thank you.

16 MR. GAGNON: Good evening. My name is
17 Eric Gagnon, and my wife and I have lived at 2300
18 Winchester Street here for almost 23 years. We've
19 been walking door to door and Ward 5 talking to our
20 neighbors about the Amazon data center, and I can
21 tell you no one wants it here in town. We've also
22 visited a data center site in Manassas, and it's

1 true what people say about the noise levels. It's
2 like standing next to a big passenger jet idling at
3 the airport.

4 We've been attending the hearings, and
5 it's obvious to me that as an average resident,
6 that Amazon isn't being straight with any of us
7 about the noise and vibration levels of this
8 project. According to the Warrenton Honest
9 Government League consisting of three former town
10 council members, Planning Commission
11 representatives, and a former town legal counsel,
12 under Virginia Law, Planning Commissions have a
13 critical role and cannot be circumvented, not even
14 by the town council. A planning commission
15 recommendation must come before any town council
16 action whenever a zoning issue is involved. And a
17 town council may not direct a planning commission
18 how or when to act.

19 Dr. John Livre (phonetic), a technical
20 expert from Protect Fauquier, who is reviewing the
21 town's most recent response on the noise issue,
22 raises legitimate questions in key areas where

1 Amazon can play games with noise measurements to
2 undermine the town's sound ordinances.

3 For these reasons, you must stand your
4 ground and abstain from a vote on the Amazon
5 special use permit until the Planning Commission
6 and citizens can provide recommendations relating
7 to the zoning and noise pollution issues.

8 There are so many other things wrong with
9 this project that any one of those would've been
10 enough to pull the plug on it months ago. So at
11 this point, in my opinion, it's not even an issue
12 of an incomplete application. A data center should
13 have never been allowed on this site in the first
14 place according to the town's original zoning plan.

15 So the right thing for the Planning
16 Commission to do at this point is to hold your
17 ground, insist that Amazon provides sufficient,
18 complete and verifiable information before you vote
19 on their special use permit. If you vote on this
20 train wreck of an application, you will not be
21 fulfilling your responsibility.

22 If you vote for or against the Amazon

1 special use permit, you'll be setting this up for
2 the town council to rubber stamp this project
3 without the required step of Planning Commission
4 review. Thank you.

5 MS. GAGNON: My name is Christina Gagnon.
6 I'm at 200 Winchester Street. My husband and I
7 drove to Manassas to take a closer look at the data
8 centers there. We found a bleak, lifeless, sterile
9 dead zone, and yes, noise and vibration. We drove
10 up to one of the data centers and it had a lone
11 guard at the front gate, and it was heavily fenced
12 in, clearly communicating the message, keep out.

13 We also drove through the neighborhoods
14 nearby and it really hit home how property values
15 would go down because data centers strip away the
16 livability of a neighborhood. We spoke with a man
17 walking his dog and he said the data center
18 sometimes has to run noisy diesel backup generators
19 because data centers require so much power. He
20 also told us one family had to move away because
21 the noise affected their autistic son.

22 I imagine one of these tomblike

1 structures built on Blackwell directly across from
2 the welcome to Warrenton sign, and couldn't think
3 of a worse location for it. I would even prefer a
4 Costco there. Not that I want a Costco there, but
5 if I was forced to choose, at least a Costco is
6 percolating with some degree of human activity and
7 life.

8 Data centers are anything but life-
9 affirming, and when one is built, they sprout like
10 mushrooms and spread like cancer. They would
11 destroy the crown jewel of our county, the gorgeous
12 rolling and valuable farmland that actually
13 supports our quality of life here.

14 So I ask you to please abstain from
15 voting on Amazon's application. It has been an
16 invalid process, incomplete and untrustworthy.
17 Demand a valid noise study, because it appears that
18 Amazon will not meet the town's noise ordinance.
19 Two required land use documents are also missing,
20 and a meaningful balloon test still needs to be
21 done. Updated tree removal and updated information
22 on elevations also need to be provided.

1 Please don't be railroaded into a vote
2 before Amazon submits sufficient, adequate,
3 trustworthy, and complete information. Even with a
4 complete application, the vast majority of citizens
5 don't want this data center, so please stand your
6 ground. We citizens are counting on you, and we're
7 behind you. The whole county's behind you. We're
8 counting on you and you can count on us.

9 MS. COLLINS: Good evening, Carol Collins
10 at 490 Winchester Street. I waited 30 years to
11 move to Warrenton. I came -- started coming here
12 in the sixties and finally got to move here for all
13 the reasons that people have said already. It's
14 nothing new to you. You know. You live here.
15 I've -- I just wanted to add my personal note that
16 it's very precious to me, as it is to everyone else
17 who has spoken. I'm sure it is to you as well.
18 I'm so glad that my grandchildren live here.

19 When I grew up I spent some time in
20 Alexandria, Virginia, and in the 50s, Alexandria
21 was a lot like Warrenton. So I feel really good
22 that I'm able to have that experience again.

1 I just wanted to add a comment from
2 someone who doesn't live here, hasn't lived here.
3 A high school friend of mine came to visit here
4 with me in the summer, and she's quite well
5 traveled and knows a lot of areas and she said this
6 is a very special town. And I said I -- I think so
7 too. But her outside observation was that this is
8 quite a gem.

9 And for all the reasons that have been
10 expressed before, let's keep it that way. You know
11 the right thing to do and it's just say no.

12 MS. SONENBERG: Good evening. My name is
13 Julianne Sonenberg. My address is 5381 Farrington
14 Lane in Broad Run, Fauquier County. I would like
15 to highlight some of the speakers that have stood
16 in this spot over the past weeks and months to
17 address the town council and Planning Commission.
18 We've heard from a NASA engineer who soundly
19 debunked Amazon rep's presentation. We've heard
20 from an architect who pointed out that data centers
21 can be built underground to help the cooling and
22 sound requirements.

1 To this date, there's been no, that we
2 know of, environmental impact study that is
3 conducted on the effects of power towers on native
4 species, honeybees, plant life, and humans who must
5 endure the constant buzzing from power lines and
6 the permanent destruction of our scenic
7 countryside.

8 For the past 30 years, my husband and I
9 have resided in Fauquier, but tonight I want to
10 focus on what brought us to Warrenton in the first
11 place, Oak Springs.

12 As new parents with a toddler, my husband
13 and I desperately wanted to escape rest in
14 Virginia. We wanted a warm and caring environment
15 for our son to go to school. We discovered Oak
16 Springs and found a town home we could qualify for
17 at 17 Cherry Tree Lane, the same address as Mary
18 Poppins. What could be better?

19 I learned what a real neighborhood was
20 supposed to be. People spent time outside getting
21 to know each other, keeping an eye out for each
22 other's children. It was a perfect place for us

1 and so many others.

2 Building the proposed data center would
3 ruin this for future young families searching for
4 what we were so fortunate to find and experience.
5 Moving forward to today, I live in a -- a near
6 property proposed for the power towers to support
7 the Warrenton data center.

8 Barring any black swan events, I'm on
9 schedule to retire in five years. Your
10 constituents have come before you, almost a hundred
11 percent against the proposed data center. We have
12 yet to hear why it is so imperative to go against
13 the outcry from your constituents. It's time to
14 listen and take notice. And don't scold us for
15 being disrespectful and unfeeling as a town council
16 member did at the conclusion of last week's
17 meeting.

18 Protect Warrenton and reject the plans
19 for this data center. Don't make this your black
20 swan event resulting in severe consequences for
21 which there's no going back.

22 MR. HARRIS: My name is Bert Harris. I

1 live at 7781 Leads Manor Road. I'm the executive
2 director of the Clifton Institute in Warrenton, but
3 tonight I'm speaking as an individual.

4 I moved to Fauquier County eight years
5 ago, and there's no other place like it. I have a
6 Ph.D. in ecology and I, together with a team of
7 citizen scientists, have documented an incredible
8 4,700 species of animals and plants in this county.

9 Our county is a meeting place of northern
10 and southern species, and the reason it's still so
11 rich is because it's rural.

12 At risk of stating the obvious, big
13 industrial developments are anathema to provide
14 diversity. The proposed data center would first
15 eliminate 41 acres of habitat, but perhaps a more
16 serious impact is the bright lights that will draw
17 insects in from miles away.

18 We are living through an insect
19 apocalypse. You can check the peer-reviewed
20 literature for papers on this, and bright lights
21 are one of the main causes for this. And don't
22 forget that baby birds eat nothing but insects. So

1 if you like to have birds around, say no to the
2 data center.

3 We all know that this would be the first
4 of many data centers. Haven't we learned from the
5 destruction of the other counties near us? This is
6 not who we are. I ask you to please abstain.

7 MS. DORA: Hello. My name is Jennifer
8 Dora. I am a resident of Warrenton. I live at
9 6064 Whippoorwill Drive in Warrenton. I am
10 speaking as an individual on my own behalf.

11 I oppose the applicant's request for a
12 special use permit for a data center on industrial
13 zoned property designated in the New Town Character
14 District on the future land use map located off
15 Blackwell Road and Lee Highway.

16 I asked the Warrenton Planning
17 Commission, if possible, to deliberate further
18 before voting on the application. I just have two
19 questions to ask the Planning Commission. One, if
20 you would please ask yourself, and excuse me --
21 because I changed this -- if you feel that you have
22 all of the information, data, and studies needed to

1 allow you to reach conclusive evaluations, and I
2 would like to stress that they should be
3 conclusive.

4 And also with regard to the conditions, I
5 listened earlier about the sound study one month
6 after asking you whether or not you think that is
7 sufficient to avoid, minimize, or mitigate any
8 potentially adverse or interest effects of such
9 special use upon the other properties in the
10 neighborhood. I would just ask you to please put
11 yourself in the place of those folks who have stood
12 before you and told you that they will be impacted
13 by this.

14 And finally, I just was curious, and
15 maybe this was mentioned and I missed it. I hadn't
16 heard anything with regard to a guarantee or a bond
17 to ensure that any of these conditions that are
18 imposed will be complied with. And I'd be curious
19 to know what bond or guarantee would be sufficient
20 in these circumstances. Thank you.

21 MS. BANISH: Jean Banish Scott District
22 as attorney and council member, simple said at the

1 last town council meeting, it is important that the
2 Planning Commission not be buffaloed into taking a
3 vote, any vote, on the current Amazon data center
4 SUP. The town attorney, among others, is promoting
5 improper advancement and accommodation of the
6 applicant's SUP to effectively bypass proper
7 Planning Commission review so the town council can
8 narrowly pass the SUP even in its currently
9 incomplete and dishonest state, which is totally
10 unacceptable to the vast majority of this
11 community, and would promote a succession of
12 similar SUPs that would rob individuals of their
13 quality of life as well as the rights guaranteed
14 them by the Virginia State Constitution.

15 There is more than just a groundswell of
16 Warrenton residents working against this SUP. The
17 greater issue is prevention of bad governance and
18 corrupting influences. The community needs the
19 time that your continuing maintenance of your last
20 unified decision will afford us in order to
21 initiate necessary improvements to protect
22 ourselves from current maladministration.

1 Know that your true community is
2 supporting you standing by your entirely reasonable
3 and legal original decision. Even the local news
4 outlets have, for months, presented sterilized
5 coverage in a way that selectively withholds
6 important information from the public and so
7 effectively supports the status quo and illogic of
8 government by intimidation.

9 This is neither criticism of where we
10 live, nor of neighbors we should love. It is
11 simply necessary, caring awareness to enable
12 conscientious corrections that promote stewardship
13 of a healthy community, and to provide a real
14 template for the protection of the health of
15 communities everywhere.

16 We are not just here with you holding the
17 line against an invalid resolution of the town
18 council that is trying to bypass your careful
19 consideration and conclusions. But we are out
20 there working as well as a community of neighbors
21 caring for each other.

22 Please protect only good government by

1 affording the community residents the time
2 necessary to be able to protect ourselves against
3 maladministration. The town council's latest
4 resolution to intimidate you to vote is nullified
5 by its violation of the town charter. Stave off
6 making any motion to vote on the SUP. Certainly
7 refuse to second any motion to vote on the SUP. If
8 there is a second of a motion to vote, get up and
9 leave to deny it the validity of a quorum.

10 We all need reminders that the Virginia
11 Constitution states that all power is vested in and
12 consequently derived from the people, that
13 magistrates are their servants and trustees, and at
14 all times amenable to them.

15 Do not break faith or trust with your
16 community. The vast majority of the community
17 desires you each and all not to support the corrupt
18 efforts that are trying to intimidate you and into
19 voting on this SUP simply so that unchecked town
20 council members can succeed at arrest and control
21 of it to immediately approve it.

22 Send the SUP back to staff until it is

1 truly true and complete.

2 MR. BROADDUS: Good evening. My name is
3 Ike Broaddus. I live at 6437 Old Bust Head Road in
4 Broad Run in Scott District. My wife and I own Old
5 Bust Head Brewing Company in Vint Hill. And my
6 career, up until this moment, has been real estate.
7 It's been 40 years of helping people buy and sell
8 houses and make the emotional decisions of finding
9 the community that they're going to be a part of.

10 For the last 15 years I've been working
11 in commercial real estate and specifically economic
12 development in Vint Hill and helping people find
13 places to locate their businesses.

14 One of the things that we consistently
15 hear from folks when they're deciding to move their
16 business to Fauquier County is when they drive down
17 Route 29 or I-66 or Route 28, when they leave
18 Prince William County and they hit Fauquier, your
19 county, the stress rolls away. They can feel the
20 difference. And one of the reasons is the view
21 sheds. When you enter Fauquier County, everywhere
22 you come from, it's more beautiful and more

1 relaxing and less stressful than where you came
2 from.

3 One of the things that this data center
4 proposal does is it absolutely crushes the view
5 shed -- one of the most beautiful view sheds coming
6 down Route 29 into Warrenton. And so in my 40
7 years, I don't think I've ever seen a more
8 inappropriate sighting of a use like this.

9 There are places where data centers can
10 go. There certainly is a tremendous need for data
11 centers. But one of the things that data centers
12 do is they require an enormous amount of external -
13 - externalized infrastructure. Transmission lines
14 are the -- I think the most egregious of those.

15 I would encourage you to not put the cart
16 before the horse. We do not want to approve data
17 center locations, and certainly not this location,
18 until we know how power will be run to those
19 locations.

20 So I encourage you to either vote no or
21 put it off, which is probably the better decision
22 because it gives everybody more time to understand

1 the impact, and most importantly, figure out how
2 power is going to come to whatever location might
3 be chosen down the road. And I thank you and good
4 luck.

5 CHAIR RAE-HELANDER: Anyone else?

6 Thank you, Carol.

7 Okay. Hearing no other request to speak,
8 I will close the public hearing at 9:42.

9 Is anyone interested in a break or ready
10 to go on? Ready go, or you want to take --

11
12 CHAIR RAE-HELANDER:

13 COMMISSIONER ZARABI: No, we don't think
14 we need a break.

15 CHAIR RAE-HELANDER: Okay.

16 COMMISSIONER ZARABI: No? Okay. So
17 we've heard from the applicants. We've heard from
18 the town. Is there a motion?

19 COMMISSIONER ZARABI: Yes, Madam
20 Chairwoman. I move that we, the Planning
21 Commission, continue this hearing until the
22 majority of the commissioners feel satisfied with

1 the status of the application, that there is a
2 clarity. And let me sort of -- I have to roll the
3 clock back a little bit. The only explanation that
4 this public can gather for the rush to accept this
5 application has been, perhaps, some opportunity for
6 economic development.

7 Now, the representative for this
8 applicant tactfully and convincingly reminded us
9 with a similar application on Walker Drive, which
10 this Commission saw and the town council saw, that
11 we could derive somewhere in the vicinity of 2.3 to
12 2.5 million collars in revenues from a mixed-use
13 development on Walker Drive. Mr. Foote represented
14 that applicant.

15 And I'm surprised that if we are going
16 down the path of an economic development
17 opportunity that the town so desperately needs in
18 contrast to its own comprehensive plan, in contrast
19 to all the young people who drew their sketches for
20 what they envisioned their communities to be, for
21 my kids, for Mr. Lawrence's and Mr. Stewart's, that
22 there was not one mention of envisioning a future

1 in Warrenton where they were going to grow up with
2 a data center, that we have not heard adequate
3 explanation from the town council and from the
4 staff, and from the town to support that this is
5 simply about an economic development opportunity.

6 I think if that's the case, then we ought
7 to be able to compare the numbers and we ought to
8 be able to compare numbers from an application that
9 Mr. Foote has represented similar mix use
10 development where you are, as so many have said
11 here, you engage with the people that you visit,
12 that you break bread, that you engage with.

13 We have worked so hard, we have spent so
14 much resources on heritage tourism in this
15 community to throw all of that away after all the
16 years, all the economic development people that we
17 had, all the marketing, all the dollars, quite
18 frankly, all the dollars that the former town
19 manager wanted to spend on promoting heritage
20 tourism in this community.

21 CHAIR RAE-HELANDER: Is that a motion?

22 COMMISSIONER ZARABI: It's a motion to

1 table and defer to the next lucky people that will
2 get to hear this application in January. Yes,
3 ma'am.

4 MR. STEWART: For purposes of discussion,
5 I would like to second that. I'm uncertain legally
6 whether we can table this, whether the Commission
7 has the authority to do that. And even so, it's
8 not clear to me that if we were to table this, the
9 matter would not be taken up by town council in
10 January without --

11 CHAIR RAE-HELANDER: That's correct.

12 MR. STEWART: -- Planning Commission
13 recommendation.

14 And so, with that in mind, if they're
15 going to be taking this up in January, I would
16 rather give a recommendation supported by what we
17 know today and what we've heard from the public
18 versus abstaining from a vote and that be
19 misconstrued as a, you know, as an approval or
20 denial or whatever we would, as a commission,
21 recommend today.

22 CHAIR RAE-HELANDER: Okay. So, Ali

1 Motions and Ryan's seconds. Sorry, Commissioner
2 Zarabi motions and Commissioner Stewart seconds.

3 Is there any discussion? I'll do a roll
4 call vote.

5 MR. STEWART: Just for purposes of
6 discussion, you know, I'm still unclear as far as
7 whether we have the authority to defer.

8 And perhaps, Mr. Crim, if you could, I
9 mean, being the legal voice of reason here for the
10 Commission, if you could weigh in on that at all, I
11 would appreciate whether -- you know, obviously
12 we've heard before, but I would like that
13 clarification.

14 MR. CRIM: With your permission, Madam
15 Chair.

16 So if my position's been stated before,
17 I'll just state it again, that the Commission does
18 not have the ability to postpone indefinitely its
19 decision; that a reasonable time is implied; that a
20 hundred days is a analogous time because the
21 hundred days, specifically in the statute for a
22 zoning amendment, which is very similar as a

1 similar legislative act to a special use permit,
2 the applicant has continued -- agreed to continue
3 the public hearing beyond that a hundred days, but
4 not past tonight.

5 The upshot of all that is that the
6 council has in, as you indicated, has said that it
7 would go ahead with its public hearing in January
8 if -- whether or not this council votes. Now,
9 that's not to prejudge what the outcome of that
10 public hearing will be or the action of the town
11 council, but simply to say that there's no power on
12 the Planning Commission's part to kill an
13 application for an SUP simply by inaction.

14 Does that answer your question?

15 CHAIR RAE-HELANDER: Mm-hmm.

16 MR. CRIM: Okay.

17 CHAIR RAE-HELANDER: And if we don't act
18 tonight, that would be it. Right? We wouldn't
19 have it back in January?

20 MR. CRIM: Well, no, that's correct.

21 CHAIR RAE-HELANDER: Yeah.

22 MR. AINSWORTH: So --

1 MR. STEWART: I mean -- I'm sorry, go
2 ahead.

3 MR. AINSWORTH: So to me, it's we vote
4 tonight or we don't present our voice when the
5 people have presented theirs.

6 CHAIR RAE-HELANDER: Right.

7 MR. AINSWORTH: So --

8 MR. STEWART: I feel like we could always
9 use more information. I feel like this application
10 is lacking in the many respects we've discussed.
11 There's still many unanswered questions that I feel
12 like we could, you know, answer and that could
13 potentially you know, lead us to a better, more
14 sound recommendation for council.

15 You know, that's part of our doing our
16 due diligence here that we are, you know, entrusted
17 with. But I think that, you know, if the town
18 council is going to move forward and on this, you
19 know, with or without a recommendation from us, I
20 think that it's only fair that we provide the best
21 recommendation that we can now, provide them with
22 that information and so that they can make a better

1 informed decision you know, next month if, indeed,
2 they will take this up.

3 MR. LAWRENCE: So, yeah, I think the
4 problem here is that the applicant is not
5 encouraged to negotiate with us because they feel
6 they have the votes to proceed. And that's a real
7 shame because we only have so much power here. Our
8 conditions can be ignored, our vote can be ignored.
9 If the applicant truly felt like we could make
10 conditions of approval that they had to abide by, I
11 think it'd be a different story. But that's not
12 the case.

13 And it's, again, I think it's a
14 miscarriage of justice that the applicant does not
15 feel the need to sweeten the offer, so to speak.
16 And I'm in agreement with almost every comment
17 that's been said tonight and every other meeting.
18 Slight difference in that I think with that
19 motivation, the applicant could sweeten the offer
20 and maybe make it the best deal. You know, hide
21 the data center, make us not be able to hear it,
22 make sure there's no power line servicing it. But

1 they are not incentivized to negotiate because
2 they're already feeling like they have their votes.

3 And I'm tired of wasting my time on it.
4 The applicant is not negotiating good faith with
5 us. If I thought I could compel them to negotiate,
6 I would, but at this point I do want to make sure
7 my vote is heard. And based on the incomplete
8 information we have, my vote would be a no. So I
9 don't want to kick this down the road.

10 I also acknowledge that we have two
11 deeply experienced commissioners rolling off the
12 Commission and two new ones coming on. And I don't
13 know that it's fair to put them in that position,
14 these two new members. So all in all, I plan to
15 vote against and I would vote against this motion
16 to delay action.

17 CHAIR RAE-HELANDER: Is there any more
18 discussion before I call the vote on this motion?

19 **3:02:01UNIDENTIFIED SPEAKER: Madam
20 Chair, would you like to restate the motion for the
21 record?

22 COMMISSIONER ZARABI: The motion would be

1 to defer a vote until the next month, not
2 indefinitely.

3 Okay. Commissioner Stewart?

4 MR. STEWART: Nay.

5 CHAIR RAE-HELANDER: Commissioner Zarabi?

6 COMMISSIONER ZARABI: Aye.

7 CHAIR RAE-HELANDER: Commissioner
8 Lawrence?

9 MR. LAWRENCE: Nay.

10 CHAIR RAE-HELANDER: Commissioner
11 Ainsworth?

12 MR. AINSWORTH: Nay.

13 CHAIR RAE-HELANDER: I also vote nay.

14 It is four to one on that motion.

15 Do I have another motion?

16 MR. LAWRENCE: I motion to deny the SUP
17 for us.

18 UNIDENTIFIED SPEAKER: Point of order.
19 It's a recommendation to the town council and there
20 needs to be the reason stated.

21 MR. LAWRENCE: Because we -- we haven't
22 been paying attention, have we?

1 Because the applicant has not provided
2 enough information on sound, power, tax
3 justification, or visual impacts on the town scenic
4 gateway. Is that enough?

5 CHAIR RAE-HELANDER: Do I have a second?

6 MR. STEWART: I will second, but I'd also
7 like to add to that. There, you know, in, in
8 evaluating this u you know, we look at the criteria
9 that's in the zoning ordinance. There's a list of
10 32 criteria that we're to look at. The very first
11 one of those is whether or not an SUP complies with
12 the comprehensive plan. And I think we're all in
13 agreeance that a data center at this location is
14 not within, you know, what was envisioned for the
15 New Town Character District at this area.

16 You know, it, it does very little to
17 advance the comprehensive plan objectives and it
18 does very little to further the vision of what this
19 town's character is supposed to be for the future.

20 You know, and that being said, you know,
21 the applicant acknowledges that. The applicant has
22 said that, you know, this is a, you know, just

1 simply a guidance document. And that's true. The
2 comprehensive plan is guidance. But it is also the
3 best -- the most recent guidance that we have for,
4 you know, what this town wants to see in terms of
5 all the public outreach we did, in terms of the
6 lengthy process we went through to establish this.
7 You know, it's pretty clear that the town does not
8 want to see, you know, an industrial use at that
9 particular site despite what the zoning says.

10 So, you know, in my mind, you know,
11 that's one of the criteria we're looking at is the
12 comprehensive plan and it's non-conformance here.

13 You know, if we were evaluating this SUP
14 alongside perhaps comp a comprehensive plan
15 amendment --

16 CHAIR RAE-HELANDER: Yeah.

17 MR. STEWART: -- where we're taking a
18 look at amending the comp plan beforehand, I think
19 we'd be having a different conversation.

20 CHAIR RAE-HELANDER: Yeah.

21 MR. STEWART: But right now, I just don't
22 see that, that this is compatible with that comp

1 plan.

2 And to your point, you know, the number
3 of unknowns here is just, you know, in my mind it's
4 staggering. I've -- you know, I understand we need
5 the economic development opportunity for the town.
6 We need that source of revenue, whatever that might
7 be. You know, we've not yet seen figures as far
8 as, you know, what that might look like. Perhaps
9 it's a little bit premature for that.

10 But certainly you know, we -- at this
11 point, it's unclear. And beyond that revenue
12 source, I've very much struggled to see what the
13 public benefit of this particular application is.
14 We're not looking at a major employer. We're
15 looking at 50 people after construction. You know,
16 that rivals, perhaps, some of the employment of a
17 local fast food establishment or another small
18 business. It certainly doesn't speak to a major
19 employer, as would say, a hospital or, you know, a
20 major employment center.

21 And, you know, the issue of the noise
22 study, you know, that's another one. You know, the

1 applicant has said, well, you know, it's very
2 uncommon to have you know, a noise study performed
3 at this phase of the process. You know, and I
4 would completely disagree with that. I think it's
5 entirely appropriate that the entitlement phase,
6 that we have a Noise Study Commission, that we --
7 we are able to review that data in full. And, you
8 know, that's a common -- that's a common thing to
9 expect in a, in an application particularly, you
10 know, a rezoning application in Northern Virginia.

11 So the idea that that somehow is, you
12 know, out of the norm, I don't agree with. I do
13 think it's odd to have a, you know, the condition
14 where we would reevaluate the noise, you know, at
15 certain levels of operation. But again, you know,
16 why are we waiting until this is already in
17 operation and we've identified that there's an
18 issue before we try to correct it by looking at
19 this more proactively.

20 You know, still the view shed issues, we
21 still haven't resolved those. I, you know, I
22 personally think that this site is just

1 inappropriate for the use. You know, given that
2 it's the gateway to the town, no level of screening
3 or, you know, facade treatments or anything, is
4 really going to hide the fact that this is a data
5 center and this is going to be the first thing that
6 people see.

7 And that view shed extends far beyond the
8 entrance to the town. We've also seen from the
9 analysis that there are a number of high points in
10 town that can see this data center. And, yes, they
11 can see other buildings as well, but, you know,
12 people did not envision seeing a data center at
13 that site. It was envisioned to something else.

14 So, the power needs, you know, we know
15 that at some point, you know, if operating in a
16 hundred percent capacity, we're going to have a
17 need for additional power. We don't know what
18 those are. We do know that there's not a
19 substation there on site and, you know, I can
20 appreciate Amazon wanting to, you know, bury the
21 power lines. But again, that's going to just
22 create more impacts that we don't yet know what

1 those are down the road.

2 And it's unclear to me how the building
3 will be, you know, decommissioned at the end of
4 operation. You know, is this something that, you
5 know, in 5, 10, 20 years, we're going to be left
6 with a large vacant warehouse on the outskirts of
7 town?

8 CHAIR RAE-HELANDER: A wire factory?

9 COMMISSIONER STEWART: Yeah. No,
10 there's, again, there's no plan to or no real clear
11 idea of how to handle transition of this particular
12 building to another use whether that's you know,
13 repurposing that building for something, whether
14 that's redevelopment of the site altogether. It's
15 just not clear in my mind, you know, how that would
16 look.

17 And, you know, most importantly, you
18 know, and I'm -- then I'll let someone else talk.
19 But, you know, most importantly, you know, we've
20 heard months of public testimony, and public
21 opinion, and many people have come out in
22 opposition to this plan; almost everyone. You

1 know, we've heard a few yeses, but for the most
2 part, you know, this is one issue that, you know,
3 the town has really united upon.

4 You know, and in a time where we're so
5 divided by everything else, you know, that they're
6 able to come together on this one particular issue,
7 you know, that to me says quite a lot. And I just
8 don't think that it would be -- I just don't think
9 it's appropriate, you know, planning. I don't
10 think it's good -- I don't think it's good practice
11 to completely disregard that public opinion, you
12 know, in our recommendation.

13 So for those reasons, this application
14 would not have my vote. But that's why I would --

15 CHAIR RAE-HELANDER: Is that a second?

16 COMMISSIONER STEWART: That's a second.
17 Yes. That's a second, but, okay. Just to modify
18 that there.

19 COMMISSIONER LAWRENCE: Well said, Matt.

20 MS. PFEIFFER: Madam Chair, again, point
21 of order. That's a second, but it also sounds like
22 there's a potential amendment to the original

1 motion for reasons why.

2 COMMISSIONER LAWRENCE: Is there any
3 reason we can't add his reasons for denial to mine?

4 MR. CRIM: Under an informal Roberts
5 Rules of Order, yeah, that's done all the time is
6 to make a friendly amendment, which you won't find
7 in this book, but it's what people do. And so I
8 think that sounded like a friendly amendment that
9 the maker of the motion might be agreeable to.

10 COMMISSIONER LAWRENCE: I am agreeable.
11 Thank you.

12 CHAIR RAE-HELANDER: Okay, we have a
13 motion and we have a second. Is there any more
14 discussion?

15 COMMISSIONER AINSWORTH: Well, I
16 understand that the vast majority of people who
17 pass through these meetings are vehemently opposed
18 for a variety of reasons. I would like to present
19 that not everybody would be opposed to a data
20 center. I don't object to a data center. As far
21 as the location, I mean, I understand the
22 comprehensive plan, had ideas for it. It's been

1 vacant for a while. It sits around and your entry
2 into Warrenton, there are a few car dealerships.
3 It's right by Country Chevrolet.

4 You have 24/7 grocery stores along the
5 road and all that probably should be improved. But
6 I don't see the data center, I'm not challenged by
7 it as an eyesore. I don't hate it. I think it's
8 been pointed out that we all need 'em. It's where
9 we go to look at our retirement accounts.

10 The noise is a bit of an issue, but as I
11 think it's been pointed out, it could have been
12 addressed a little bit better, but could be dealt
13 with down the road. By right, Amazon could build a
14 refrigerated distribution center there, not coming
15 through us at all or the town council and traffic
16 there would be maybe insurmountable.

17 Just some alternative points there that
18 you might want to consider that's -- the
19 representation from the population, and the county,
20 the town has definitely been opposed to it. But
21 it's not everybody. That's all I have right now.

22 CHAIR RAE-HELANDER: I agree with you.

1 I'm not entirely opposed to it either if done
2 correctly. I think my disappointment is that we
3 have not really heard from Amazon. Amazon has been
4 absent from this process. They have not been able
5 to answer any questions. They have not made any
6 presentations.

7 They have not come to us and said, this
8 is what we're going to do for you. We have heard
9 you, we will answer your questions. We will do
10 what you do. We will make it work to make it work
11 for everyone else. So that is, that's my
12 disappointment.

13 COMMISSIONER ZARABI: Madam Chair. I,
14 and this may be an unusual acknowledgement. I
15 think you all have received it on the threat of the
16 emails.

17 There's been one individual who's favored
18 this idea. Clearly, I think most of us know that
19 this gentleman has properties that might be
20 suitable. And I -- and really, and I mean this
21 sincerely, first of all, I want to recognize him.
22 Mr. Dobson right?

1 CHAIR RAE-HELANDER: He's here.

2 COMMISSIONER ZARABI: Right? He's here.

3 Yep.

4 Unfortunately for the current applicant,
5 I have been more enlightened --

6 CHAIR RAE-HELANDER: Right.

7 COMMISSIONER ZARABI: -- by the
8 breakthrough technologies in this field through
9 research and communication that Mr. Dobson has had
10 with this Commission --

11 CHAIR RAE-HELANDER: Right.

12 COMMISSIONER ZARABI: -- than from
13 Amazon.

14 CHAIR RAE-HELANDER: Yep.

15 COMMISSIONER ZARABI: And I, you know, I
16 have thanked him in person and I do this now in
17 this forum. I think we are moving in those
18 directions, Mr. Dobson. I think time is on the
19 side of responsible data processing and the use
20 that my, myself, and my children and all of you
21 have. But I am really impressed, and while he does
22 have a vested interest --

1 CHAIR RAE-HELANDER: Sure.

2 COMMISSIONER ZARABI: -- in the outcome
3 of this application and the potential direction of
4 where the town is going, he is communicating, he's
5 keeping us informed with the evolving technology,
6 and the needs and the way they can be done
7 responsibly. And I think those are the kinds of
8 engagements and partnerships --

9 CHAIR RAE-HELANDER: Right.

10 COMMISSIONER ZARABI: -- that we ought be
11 looking for, quite frankly.

12 CHAIR RAE-HELANDER: Yep.

13 COMMISSIONER ZARABI: Not this applicant
14 who has been -- I've never seen such a dark cloud
15 over Warrenton in Fauquier County. I mean, one
16 application and one applicant has kind of brought
17 out the worst out of all of us in this process.

18 I'm delighted, and I'm grateful for your
19 partnership and for the coalitions that have been
20 built in this community that would've been
21 unthinkable, to be honest with you, a year ago.
22 You've come from everywhere.

1 But you know, this one applicant has kind
2 of turned the house upside down. And I am, yes, as
3 Commissioner Lawrence said, I'm resentful of the
4 time that we spent on this.

5 CHAIR RAE-HELANDER: Yeah.

6 COMMISSIONER ZARABI: But I'm grateful
7 for all the friends that we've made in this
8 community by your partnership and your
9 resourcefulness, quite frankly. Thank you.

10 COMMISSIONER LAWRENCE: The one thing
11 that I --

12 COMMISSIONER STEWART: Sorry.

13 COMMISSIONER LAWRENCE: One more quick
14 thing just to -- I apologize. I, you know, saying
15 I'm sick of it, I don't want anyone to think I'm
16 taking this lightly. I just I'm sick of not having
17 the opportunity to truly negotiate on a town's
18 behalf. But I do really appreciate everyone's
19 involvement, and I would also say to all of you and
20 anyone else reading and hearing about this later,
21 please get involved and stay involved, because I
22 think we need more passionate people involved in

1 this town.

2 So I hope that what comes out of this is
3 that some of the people involved in this process
4 try to get more involved with the town. Thank you.

5 COMMISSIONER STEWART: Absolutely. And
6 I'll just say, you know, even having young people
7 come out and speak at these sorts of, you know,
8 events where you typically don't see young people
9 who'd rather be, you know, off doing something else
10 right now, they're taking time out of their
11 schedules now away from their homework and away
12 from their schooling and away from their jobs, if
13 they have them, to come out and participate. And I
14 think that's incredibly valuable. We need to see
15 more of that.

16 So to those of you that spoke this
17 evening, thank you to everyone. Especially thank
18 you to the young people who took time to do that.

19 But you know, on the other hand, you
20 know, to Commissioner Zarabi's point, you know, we
21 have an applicant who, you know, has not engaged,
22 you know, in the way that I think this town

1 expects. You know, one thing we always hear about
2 people moving to Warrenton is because they do so
3 because they want to be part of a community and
4 they want to be a good neighbor.

5 And we hear businesses relocating to
6 Warrenton, and when they get up and they speak with
7 us, it's always, here's what we want to do to help
8 the community. Here's how we want to give back.
9 Here's how we want to be a part of this town. And
10 that's not what we've seen from Amazon. It's very
11 disappointing.

12 There's been so many opportunities where
13 they could have, you know, engaged the community
14 and maybe attempted to dispel some of these, you
15 know, uncertainties that the community has for
16 their product and even they didn't take advantage
17 of those opportunities. And I think that they're
18 their unwillingness to do that ultimately does not
19 look favorably.

20 COMMISSIONER AINSWORTH: I'd just like to
21 provide some clarification, I think, of some
22 assertions that were made. I'm a citizen of

1 Warrenton, intend to live the rest of my life here.
2 It would take a lot more than a data center to make
3 me move anywhere out of here. I volunteered for
4 this position. I have no inside information ever
5 that was brought about from this.

6 I don't know who Amazon's customers are
7 other than some lady in my house. I don't have any
8 vested interest in Amazon or the property. I do
9 this because I have -- my background as an
10 engineer, I think I can provide some insight and so
11 that probably skews my perspective a bit. But
12 that's -- I think what this is all about. Thank
13 you.

14 COMMISSIONER STEWART: You know, if I
15 could just go on record and say that as well. You
16 know, I think that there's this assumption from the
17 community that we have this insider knowledge or
18 that we've been involved in these conversations.
19 And, you know, I know for my part, I certainly have
20 not. I know we -- we, as a Commission have not,
21 and I think it's evidence that, you know, if the
22 newspaper is getting information before the

1 Commission, you know, we don't really know what's
2 going on. You know, in most cases the community
3 knows more about what's going on than we do.

4 So, you know, certainly I don't think
5 that, you know, the idea that we're operating from
6 some place of knowledge is not necessarily the
7 case.

8 CHAIR RAE-HELANDER: So just think after
9 tonight, you won't have to worry about that word
10 "boy-yeah" ever again.

11 Is there any more discussion? If not, I
12 will call a roll call vote. I'll start on this
13 end. Commissioner Ainsworth.

14 Commissioner Lawrence has already teed
15 up.

16 COMMISSIONER AINSWORTH: Can I hear the
17 motion again?

18 COMMISSIONER STEWART: It was lengthy,
19 but the extent was --

20 COMMISSIONER AINSWORTH: Just the first
21 part.

22 MS. PFEIFFER: Would you like me to

1 please summarize it?

2 COMMISSIONER LAWRENCE: Please. Yeah --

3 COMMISSIONER STEWART: A record summary
4 there.

5 COMMISSIONER LAWRENCE: I think to the
6 detail, I think the important point is I believe my
7 motion was to deny, right? So if you were voting
8 in support of my motion, you would be voting yes.
9 That would be a yes vote to deny, not a yes vote
10 for the application.

11 CHAIR RAE-HELANDER: So the motion --

12 COMMISSIONER LAWRENCE: In addition to
13 that clarity, please.

14 MS. PFEIFFER: Sure. So the motion to
15 recommend denial to the town council because SUP
16 2203 application due to the lack of information
17 around sound, power, tax justification, the town
18 scenic gateway, its compliance with the
19 comprehensive plan, issues with the view shed,
20 power needs, and a lack of a plan around the
21 decommissioning of the buildings.

22 COMMISSIONER LAWRENCE: I think that

1 about sums it up.

2 COMMISSIONER STEWART: Yeah. So in
3 summary I think to summarize that with, you know,
4 repeat of a level of impacts that have not yet been
5 appropriately mitigated or resolved.

6 CHAIR RAE-HELANDER: Right.

7 COMMISSIONER LAWRENCE: Does that help
8 you at all?

9 COMMISSIONER AINSWORTH: Way more than I
10 wanted.

11 I vote nay.

12 CHAIR RAE-HELANDER: Commissioner
13 Lawrence.

14 COMMISSIONER LAWRENCE: I'm voting yes
15 for the denial.

16 CHAIR RAE-HELANDER: Commissioner Zarabi?
17 This is like the first. You're going to -- I know
18 it. Say it.

19 COMMISSIONER ZARABI: I'm going to
20 abstain.

21 CHAIR RAE-HELANDER: What? Really?

22 COMMISSIONER LAWRENCE: All right.

1 CHAIR RAE-HELANDER: Okay.

2 COMMISSIONER STEWART: My vote would
3 be --

4 CHAIR RAE-HELANDER: Commissioner
5 Stewart?

6 COMMISSIONER STEWART: -- to recommend
7 that the town council deny the application. So to
8 support the motion, yes.

9 CHAIR RAE-HELANDER: And I also vote yay.
10 So it is three yays, one abstention, and
11 one nay. Is that correct?

12 COMMISSIONER AINSWORTH: Correct.

13 CHAIR RAE-HELANDER: So to clarify, we
14 make a recommendation to council whether it is a
15 yes or no vote, it is still a recommendation. So
16 at this point, our recommendation to council is a
17 no vote. That's --

18 [Applause from gallery.]

19 CHAIR RAE-HELANDER: Comments from
20 Commission?

21 COMMISSIONER LAWRENCE: I would just like
22 to recognize Commissioner Helander and Commissioner

1 Zarabi for their many years of service to the town
2 of Warrenton on this body and elsewhere, and thank
3 them for their service, and wish them good luck --

4 COMMISSIONER ZARABI: Thank you.

5 COMMISSIONER LAWRENCE: -- in the future.

6 CHAIR RAE-HELANDER: Thanks.

7 Commissioner Ainsworth, anything? No?

8 COMMISSIONER AINSWORTH: No.

9 CHAIR RAE-HELANDER: Okay.

10 COMMISSIONER STEWART: To just echo
11 Commissioner Lawrence, it's been a real pleasure
12 working with Commissioner Zarabi, Commissioner
13 Helander. Thank you so much for your knowledge,
14 your insight, and your mentorship during my years
15 here on the Commission, and I wish you both the
16 best.

17 COMMISSIONER ZARABI: Thank you.

18 CHAIR RAE-HELANDER: Well, you're getting
19 two great new commissioners starting in January.

20 MS. PFEIFFER: Madam Chair, Do you want
21 to take a five minute break and let them --

22 CHAIR RAE-HELANDER: Take a five minute

1 break?

2 MS. PFEIFFER: Yes, because --

3 COMMISSIONER LAWRENCE: Merry Christmas
4 everyone, and if you want to leave, please leave
5 now so we can finish up. Thank you all.

6 COMMISSIONER STEWART: I'll move the we
7 take a five-minute recess just to allow the room to
8 clear or is that --

9 CHAIR RAE-HELANDER: A five-minute
10 recess?

11 [Recess.]

12 MS. PFEIFFER: I'll start with next month
13 in January, right?

14 CHAIR RAE-HELANDER: La, la, la, la.

15 MS. PFEIFFER: In January, you will be
16 having an organizational meeting at which point
17 you'll be voting in a new chair and vice chair for
18 the year and setting your organizational calendar.
19 At this point, the agenda has not been set, so that
20 will be forthcoming.

21 But on another note, I, too, on behalf of
22 staff and as a town resident, would like to thank

1 Chair Helander and Commissioner Zarabi for your
2 decades -- plural -- of service and leadership to
3 this town. So thank you very much.

4 CHAIR RAE-HELANDER: And would that,
5 leave your laptop.

6 COMMISSIONER ZARABI: Yes. And the
7 charger.

8 CHAIR RAE-HELANDER: Yeah. And the
9 charger.

10 COMMISSIONER ZARABI: You made it clear
11 you wanted the charger left.

12 MS. PFEIFFER: And make sure the
13 charger's there.

14 COMMISSIONER ZARABI: Yeah. Don't take
15 it out of my last stipend.

16 CHAIR RAE-HELANDER: Yeah. How am I
17 going to pay my water bill now?

18 Is that it?

19 COMMISSIONER LAWRENCE: Motion to
20 dismiss?

21 COMMISSIONER ZARABI: Yeah.

22 COMMISSIONER STEWART: Second.

1 CHAIR RAE-HELANDER: Well, wait a minute.
2 Wait a minute. I think that, you know, we have to
3 do officially. What?

4 COMMISSIONER LAWRENCE: Oh, sorry.
5 Speeches?

6 CHAIR RAE-HELANDER: No, no speeches. No
7 speeches. No speeches. Look, see, and it's only
8 10:20, right?

9 COMMISSIONER ZARABI: I mean, I'm not an
10 Argentina fan, but Don't cry for me, Argentina,
11 right? I'm a Dutch fan. Don't cry for me,
12 Argentina. I'm gone.

13 CHAIR RAE-HELANDER: All right. With
14 that, I will look for a motion to adjourn at 10:19.

15 COMMISSIONER LAWRENCE: Motion.

16 THE COURT: So a second.

17 COMMISSIONER STEWART: Second.

18 THE COURT: All in favor? Aye.

19 COMMISSIONERS JOINTLY: Aye.

20 CHAIR RAE-HELANDER: Aye, aye, aye.

21 And with that, we are done.

22 ///

1 (Whereupon, the proceedings in the
2 above-captioned matter were concluded at
3 10:20 p.m.)
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C E R T I F I C A T I O N

I, Deborah S. Anderson, court-approved
transcriber, certify that the foregoing is a
correct transcript from the official electronic
sound recording of the proceedings in the above-
entitled matter.



DEBORAH S. ANDERSON, CET-998

May 31, 2023

Planning Commission
December 20, 2022

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