

Exhibit 7

SPECIAL USE PERMIT CONDITIONS
Applicant: AMAZON DATA SERVICES, INC. (the “Applicant”)
Owner: AMAZON DATA SERVICES, INC.
SUP2022-0003, Amazon Data Center
PIN # 6984-69-2419 (the “Property”)
Special Use Permit Area: ± 41.71 acres
Zoning: INDUSTRIAL (I)
Date: September 8, 2022

In approving a Special Use Permit, the Town Council may impose such conditions, safeguards, and restrictions as may be necessary to avoid, minimize, or mitigate any potentially adverse or injurious effect of such special uses upon other properties in the neighborhood, and to carry out the general purpose and intent of this Ordinance. The Council may require a guarantee or bond to ensure that compliance with the imposed conditions. All required conditions shall be set out in the documentation approving the Special Use Permit (SUP).

The Applicant shall file a site plan within one (1) year of approval of this Special Use Permit by the Town Council, and shall have up to five (5) years from the date of final site plan approval to commence the proposed use. Issuance of an occupancy permit constitutes commencement of the use.

1. Site Development: The Property shall be developed in substantial conformance with these conditions and the Special Use Permit Plan entitled, “Special Use Permit Plan for Amazon Data Services, Inc.,” prepared by Bohler Engineering, dated \, and consisting of \ sheets, subject to minor modifications approved by the Town in connection with final site plan review and final engineering, and except as otherwise provided in these Conditions (the “SUP Plan”). The building and other structures to be constructed on the Property are referred to herein as the “Facility.”
2. Use Parameters. Use Limitation: The use approved with this SUP shall be limited to a data center as set forth in § 3-4.12.3 of the Warrenton Zoning Ordinance.
3. Architecture: The architectural design of the data center shall substantially conform to the elevations entitled “Illustrative Elevations,” shown on Sheet 6 of the SUP Plan. The Elevations shall be subject to minor modification approved by the Town in connection with site plan review. Additional changes to the design and materials may be made provided that any such changes are approved by the Town prior to the issuance of a building permit. Such approval shall be based on a determination that the changes result in equal to or better than quality than that shown on the Elevations.

4. Height: The Facility shall be no greater than 37 feet in height, as that term is defined in the Town Zoning Ordinance. The mechanical equipment installed on the roof of the building shall be screened with mechanical louver screens.
5. Undergrounding of electrical lines from a substation to the Facility: The Applicant shall underground all electrical lines extending from the substation serving the Facility to the Facility itself.
6. Signage: There shall be no signage except for a street address; provided that if any further signage is sought it shall comply with applicable sign ordinance requirements.
7. Fencing: All fencing on the Property shall be as depicted on the SUP Plan, and shall not exceed 8 feet in height.
8. External Fuel Storage Tanks: The Applicant shall install above-ground double-walled fuel tanks that meet the definition of secondary containment under the DEQ LPR-SRR-2019-03 - Storage Tank Program Compliance Manual, Volume V - AST Guidance, and pursuant to 40 CFR Part 112, Section 8.1.2.2, in the general locations shown on the SUP Plan, for the storage of fuel supplies necessary to maintain an Uninterruptible Power Supply in the event of a loss of external electrical power.
9. Parking: The Applicant shall provide not fewer than 56 parking spaces as shown on the SUP Plan, one of which shall be a loading space.
10. Site Maintenance: The Applicant shall maintain the Property in a clean and orderly manner, and shall provide an on-site masonry screened refuse container station in the location generally shown on the SUP Plan.
11. Access: Access to the site shall be provided as shown on the SUP Plan, subject to changes approved by the Town in consultation with the Virginia Department of Transportation. Mountable curbs shall be provided as required by the Town. There shall be no access from either Routes 17 or 29.
12. Water & Public Sewer Connection: The Property shall connect to public water and public sewer at the Applicant's expense. The Applicant shall limit its water use to internal domestic uses such as service to bathrooms, kitchens, humidification, and external irrigation. It shall not use public water for the general purposes of cooling the data center, but may use it for the initial charging of the cooling system, upon consultation with the Director of Public Works as to the scheduling thereof.
13. Emergency Services:

- a. The Applicant shall coordinate training between the Town's fire and rescue companies and those other companies and departments that have experience with data centers. Furthermore, the Applicant will provide the Town's first responders its "Data Center Response Manual" for use in training for emergencies at its Facility, and shall assist in advising those first responders how to implement its provisions.
 - b. The Applicant shall assure that the water line systems at the Facility have sufficient fire flows, as determined by the Town Fire Marshal.
 - c. The Applicant shall maintain Facility security personnel 24 hours a day, and each day of the year.
14. Pedestrian access: The Applicant shall construct a five-foot sidewalk on the east side of Blackwell Road along its frontage on that Road.
 15. Noise: The Applicant shall ensure that all generators associated with the Facility are supplied with mufflers so as to reduce the sound generated during their operation in order to meet the requirements of the Town's Noise Ordinance, with such exception as may be approved by the Zoning Administrator for any area that is not zoned or developed for residential or commercial purposes.
 16. Lighting: The Applicant shall submit a Lighting Plan pursuant to the provisions of § 9-8 et seq. of the Warrenton Zoning Ordinance in connection with its Site Development Plan. All exterior lighting shall utilize LED and be designed and constructed with cutoff and fully shielded fixtures that direct light downward and into the interior of the property and away from adjacent roads and adjacent properties. All building mounted lighting shall have a maximum height of 25', and the Applicant shall install controls on the site fixtures such that they dim to 50% output between 11 PM and dawn.