



## PLANNING COMMISSION REGULAR MEETING

21 Main Street

Tuesday, December 20, 2022, at 7:00 PM

### MINUTES

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**A REGULAR MEETING OF THE PLANNING COMMISSION OF THE TOWN OF WARRENTON, VIRGINIA, WAS HELD ON DECEMBER 20<sup>th</sup>, 2022, AT 7:00 P.M.**

#### Regular Meeting

##### PRESENT

Ms. Susan Helander, Chair; Mr. James Lawrence, Vice Chair; Mr. Ryan Stewart; Mr. Ali Zarabi; Mr. Steve Ainsworth; Mr. Martin Crim, Town Attorney; Mr. Rob Walton, Community Development Director; Ms. Denise Harris, Planning Manager

##### ABSENT

None

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**The minutes laid out will be a brief recap of the agenda items. Please see the included Transcript for more in-depth information.**

#### **REGULAR MEETING - 7:00 PM**

At 7:04 pm on Tuesday, December 20th, 2022. The Planning Commission meeting was called to order.

#### **APPROVAL OF THE MINUTES.**

Chair Helander sought a motion to approve the meeting minutes from November 15, 2022, and November 22, 2022.

Commissioner Stewart pointed out one misspelling and then made a motion to approve. Commissioner Zarabi seconded.

The vote was as follows:

**Ayes:** *Chair Susan Helander; Vice Chair James Lawrence; Mr. Ryan Stewart; Mr. Zarabi; Mr. Steve Ainsworth*

**Nays:**

**Abstention:**

**Absent:**

The motion passed unanimously; minutes were approved.

## PUBLIC HEARINGS.

1. **SUP 2022-03 Amazon Data Center - The Owner/Applicant, Amazon Data Services, Inc., seeks a Special Use Permit under Article 3-4.12.3 of the Zoning Ordinance for an approximately 220,200 square foot data center on Industrial zoned parcel consisting of approximately 41.793 acre parcel identified as GPIN 6984-69-2419-000. Designated in the New Town Character District on the Future Land Use Map located off Blackwell Road and Lee Highway. The Owner/Applicant is requesting modifications for building height allowance, parking, and fence height allowance as part of the Special Use Permit.**

Chair Helander reconvened the Public Hearing.

Commissioner Zarabi requested updates from the Applicant and staff.

Ms. Jessica Pfeiffer and Mr. John Wright presented on behalf of the Applicant.

Ms. Denise Harris and Mr. Rob Walton presented on behalf of staff.

Each of the following speakers came forward to address the application:

Legal First & Last name	Legal Address	Org?	Organization Name	Resident?	For/Against
Ann Vawter Kehoe	7000 Beaconsfield Lane Warrenton Va	No		No	Against
Anne ziegler	5577 old bust head rd, broad run, 20137	No		No	Against
Arthur von Keller IV	7791 Leeds Manor Road Marshall, VA.	No		No	Against
Carol Collins	490 Winchester Street	No		No	Against
Cheryl Duwe	6533 Bob White Dr, Warrenton VA 20187	No		No	Against
Christina Ganon	200 Winchester Street	No		No	Against
Sally Lahm	7035 Low Court New Baltimore VA	No		No	Against
David Winn	7960 wellington dr., warrenton	No		No	Against
Donald Middleton	530 Woodley Lane, Berryville, VA 22611	No		No	Against
Elizabeth Tessandori	96 Meadowview Lane	No		Yes	Against
Eric Gagnon	200 Winchester Street	No		Yes	Against
Erin O'Donnell	52 Blue Ridge St, Warrenton VA 20186	No		Yes	Against
Florence Keenan	3124 Little Heron Lane, Marshall, Va 20115	No		No	Against
Frank Micahel Kokoszka	559 highland town Lane Warrenton Virginia 21	Yes	Highland Commons H O A	Yes	Against
Fred M. Smith	6343 Old Bust Head Road, Broad Run, VA	No		No	Against
Geoffrey Grambo	300 Winchester St, Warrenton, VA 20186	No		Yes	Against
Gislayne Pincosy	3604 Sutherland ct Warrenton, VA	No		No	Against
Ike Broaddus	6437 Old Bust Head Road	No		No	Against
J. Bert Harris	7781 Leeds Manor Rd	No		No	Against
James L. Spencer	614 Ann Pitts Road Caret Virginia 2243	Yes	UA Local 5 Plumbers	No	For
Jared Nieters	6452 Duhollow Road, Warrenton, vA	No		No	Against
Jean Boenish	Scott District	No		No	Against
Jennifer Dorah	6064 Whippoorwill Drive	No		No	Against
Jesse Straight	8717 Springs Road, Warrenton, VA 20186	No		No	Against
John Benedict	23349 Parsons Road Middleburg VA 20117	No		No	Against
Julianne sonnenburg	5381 Farmington lane, broad run va 20137	No		No	Against

Kevin Ramundo	9757 Elmwood Road, Upperville, VA, 20184	No	No	Against
Laura hettinger	7280 Waverly drive Warrenton	No	No	Against
Lee Owsley	54 Winchester St.	No	Yes	Against
Mary Page	4318 Buckminster Lane Warrenton VA 20187	No	No	Against
Melissa Wiedenfeld	12 Fishback Court, Warrenton, VA	No	Yes	Against
Michael Cross	606 Galina Way Warrenton VA 20186	No	Yes	Against
Michael Housley	58 Winchester Street Warrenton, VA	No	Yes	Against
Mike Fox	7241 Hastings Ln, Warrenton, VA 20187	No	No	Against
Pat Kane	7142 Lake Dr, Warrenton, VA 20187	No	No	Against
Rebecca Cross	606 Galina Way, Warrenton VA 20186	No	Yes	Against
Richard Kiester	562 Highlandtowne La Warrenton, VA	No	Yes	Against
Rosanne L Woodroof	9255 Tournament Drive Warrenton VA 20186	No	No	Against
Sandra sites	6642 Riley road	No	No	Against
Stephen Byfield	538 Colony Court, Warrenton, VA 20186	No	Yes	Against
Susan Russell	7569 Lower Waterloo Rd. Warrenton, VA 201	No	No	Against
Tim Hoffman	4191 Cray Dr, Vint Hill, Va	No	No	Against
Waldo Ward	192 Pinnacle Ct. Warrenton VA	No	Yes	Against

Chair Helander closed the Public Hearing at 9:42 PM.

Commissioner Zarabi made a motion to table and defer until the majority of Commissioners were satisfied with the status of the application.

Commissioner Stewart seconded for purposes of discussion.

The Planning Commission sought advice from the Town Attorney who restated the Planning Commission does not have the ability to postpone its decision indefinitely; that a reasonable time is implied; the Applicant agreed to continue past 100 days until this meeting; and Town Council will be holding a Public Hearing on the application in January. The Planning Commission discussed.

The vote was as follows:

**Ayes:** *Mr. Zarabi*

**Nays:** *Chair Susan Helander; Vice Chair James Lawrence; Mr. Ryan Stewart; Mr. Steve Ainsworth*

**Abstention:**

**Absent:**

The motion failed.

Vice Chair Lawrence motioned to recommend to Town Council denial of the application due to the Applicant not providing sufficient information on sound, power, tax justification, or visual impacts on the Town's scenic gateways.

Commissioner Stewart seconded the motion with a friendly amendment to include non-compliance with the Comprehensive Plan, issues with viewshed, power needs, and a lack of a plan around decommissioning the building to be included as reasons to recommend denial.

Vice Chair Lawrence accepted the friendly amendment.

The Planning Commission discussed.

The vote was as follows:

**Ayes:**     *Chair Susan Helander; Vice Chair James Lawrence; Mr. Ryan Stewart*

**Nays:**     *Mr. Steve Ainsworth*

**Abstention:** *Mr. Zarabi*

**Absent:**

The motion passed 3-1-1

#### **COMMENTS FROM THE COMMISSION.**

#### **COMMENTS FROM THE STAFF.**

Ms. Harris states in January the Planning Commission will have an organizational meeting to vote in a new Chair and Vice chair. The agenda has not yet been set.

#### **ADJOURN.**

Ms. Helander with no further business this meeting was adjourned at 10:19 P.M.

**I hereby certify that this is a true and exact record of actions taken by the Planning Commission of the Town of Warrenton on December 20, 2022.**

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Steve Ainsworth  
Planning Commission Secretary

#### **Attachments:**

- 1) Planning Commission Regular Meeting December 20, 2022, Transcript
- 2) Citizen Comment Emails and form submissions