



**TOWN COUNCIL OF THE TOWN OF WARRENTON
TOWN HALL
21 MAIN STREET
WARRENTON, VIRGINIA 20186**

MINUTES

**A MEETING OF THE COUNCIL OF THE TOWN OF WARRENTON WAS HELD ON
August 9, 2022, AT 6:30 P.M. IN WARRENTON, VIRGINIA**

WORK SESSION

PRESENT

Mr. Carter Nevill, Mayor; James Hartman, Vice Mayor; Mr. Sean Polster; Mr. Kevin Carter; Mr. Brett Hamby; Ms. Heather Sutphin; Mr. William Semple; Mr. Renard Carlos; Mr. Tommy Cureton, Acting Town Manager; Mr. Olaun Simmons, Town Attorney

Present Virtually

ABSENT

REGULAR MEETING

PRESENT

Mr. Carter Nevill, Mayor; James Hartman, Vice Mayor; Mr. Sean Polster; Mr. Kevin Carter; Mr. Brett Hamby; Ms. Heather Sutphin; Mr. William Semple; Mr. Renard Carlos; Mr. Tommy Cureton, Acting Town Manager; Mr. Olaun Simmons, Town Attorney

Present Virtually

ABSENT

CALL TO ORDER

The meeting was called to order at 9:00 A.M.

Strategic Retreat Discussion

Mayor Nevill updated Council on the Strategic retreat. He informed them that the Path Foundation was unavailable on the selected date and that the preferred facilitator was also unavailable for the 24th. He asked Council if they wished to change the retreat date or the facilitator and location.

Tommy Cureton, Acting Town Manager, added that Staff had been trying unsuccessfully to reach out to the Hospital to schedule a conference room but would continue attempting to schedule if Council desired.

Council discussed possible alternative dates. None were identified.

Mayor Nevill confirmed the 24th and instructed Staff to continue working on a location. He explained that the facilitator would contact Council and Staff to interview them separately to create the agenda and direction of the meeting.

RollOutWarrenton!

Frank Cassidy, Director of Public Works, gave a presentation to Council on the initiative's history. He presented information from Experience Old Town Warrenton (EOTW) about the initiative's impact on local businesses. He noted that Staff had been receiving negative feedback from citizens and businesses and presented Council with multiple options to modify the program.

Councilman Semple asked clarifying questions about the data and the impact that it was showing.

Mr. Cassidy responded that the data showed a negative impact on the businesses for the street closures on Saturday.

Councilman Semple discussed the impact on the Farmer's Market with the closures and the metered approach to moving the market to Main Street. He mentioned that the Hobby Shop was counting on the continued street closures for their business plans.

Councilman Carlos inquired about the possibility of a Hybrid approach to the closures.

Mr. Cureton responded to Councilman Carlos and spoke about the upcoming events scheduled for Main Street and the impact they would have on the closures. He mentioned that the majority of the feedback Staff has gotten has been around the daytime closures on Saturdays.

Councilman Carlos suggested a hybrid approach that would open the street for Saturday during the day.

Councilman Carter inquired about the impact of parking during the open morning on Saturday for the officers that would handle the closures.

Chief Kochis responded to the councilman that it would have a negatable impact on the officers.

Mayor Nevill summarized the discussions and suggested a compromise of closing the street Friday

afternoon, opening them back up at midnight, then reclosure of the streets at 4 pm on Saturday.

Vice Mayor Hartman agreed with the idea.

Councilman Hamby supported the hybrid approach and allowing the Farmer's Market to return to the parking lot.

Councilman Carter agreed with Councilman Hamby.

Council discussed the impact on various businesses and merchants and their needs based on the proposed changes.

Mayor Nevill reminded Council of a suggestion from EOTW about an associated per square foot fee for the parklets that would help offset the costs that the Town incurs sponsoring the street closure. He suggested further discussion for future implementation.

Councilman Carlos asked about the timeframe for the implementation of the hybrid approach suggesting beginning the new approach this upcoming Saturday.

Mr. Cureton said that he would discuss with staff and have an answer on the implementation timeline before this evening.

Councilman Polster asked to reach out to the chair of EOTW to have them discuss the proposed time changes with the businesses and bring back data to Council for the final decision.

Vice Mayor Hartman agreed with this suggestion.

Councilman Polster spoke on the good that has come out of the program, highlighting the Hobby shop's success and their use of the space. He reminded the Council of the 1.4 million dollar investment in Main Street from VDOT in the pipeline. He suggested continuing to work through these hurdles with more permanent changes in mind.

Mayor Nevill suggested leaving the final decision on the closure time to Staff with the collaboration of EOTW under the proposed hybrid model.

Partial Vacation of Right-of-Way and Boundary Line adjustment at 187 Linden Street

Rob Walton, Director of Community Development, introduced the topic to Council.

Councilman Hamby stated that he had no objections to the transfer. He asked clarifying questions about the layout of the utility right of way.

Mr. Schaeffer, the applicant, explained the layout of the parcel and the right of way to the Council.

Councilman Semple inquired if there was any historical reason that the parcel had originally been divided this way.

Mr. Walton gave a brief history of the parcel divisions and development.

Council had no further questions.

Water Dispensing System at Fauquier Landfill

Frank Cassidy introduced the topic to Council with a brief history of the Council's actions on the item. He spoke about the benefits of the facility to the water and sewer system for the Town. The presentation included a breakdown of bid tabulations and the bid increase over the budgeted amount. He then laid out a timeline for the implementation of the project if approved.

Councilman Hamby spoke in favor of the project and elaborated on its impact on the residents.

Councilman Carter shared his support for the project and the savings of both water and costs for the Town. He confirmed that there would not be an impact on the new State Police barracks with the proposed location.

Councilman Hamby explained the traffic flow and that it would not impact the barracks.

Councilman Semple inquired about the revenue this location would generate and asked how Staff had planned to appropriate the funding for this project.

Mr. Cassidy explained that this was an attempt by staff to find savings in currently appropriated projects and use those funds for this project.

Councilman Carlos asked if there were any individual cost savings for the residents.

Mr. Cassidy said that the savings would be in staff time and the reduction of wasted treated water.

Councilman Polster spoke about his support of the project and asked if there were additional information that could be found about this site during this project's creation.

Mr. Cassidy explained that it would have the benefit of additional research for this location. He added that this site was where the proposed facility's location was as well.

Councilman Carlos inquired what projects the funding would come from.

Ms. Miller explained that staff was going through the FY22 projects and the carry-over process where Staff has identified the funds for this project. She noted that the Interim Town Manager would approve the carryover in September.

Councilman Polster asked if this required an action item for this evening's meeting.

Ms. Miller explained that as long as Council was ok with it, no action was needed until the carryover amount was brought forward to the Interim Town Manager.

Agenda Review

Mr. Cureton reviewed the agenda with Council.

Additional information for the Public Hearings can be found further down in the minutes under the Public Hearing Topic.

Mayor Nevill asked to hear from Staff on the Public Hearing topic and the Consent Agenda items.

271 Winchester St. Demolition Request

Millie Latack introduced the Consent Agenda item for the request for the demolition of the Parish Hall at 271 Winchester Street. She explained that this item had gone before the Architectural review board twice at work sessions and was before Council as it was considered a noncontributing building. She explained that the hall had reached the end of its useful life and was not a candidate for renovation. She laid out the steps staff had taken to make their assessments and determinations for their recommendation.

Mayor Nevill inquired about who would keep the records of historical building preservation and documentation to show future generations what could have been there.

Ms. Latack said that while that was a requirement for historic buildings it was not a requirement for demolition of noncontributing buildings though it was highly encouraged.

Councilman Hamby asked if there had been any discussion with the residents around the property.

Ms. Latack said that she believed that the Church was reaching out to the neighbors.

Councilman Hamby confirmed that the only thing before Council currently was the demolition of the building.

Councilman Semple spoke in favor of the demolition.

Councilman Carter spoke in favor of the demolition and asked about the plans for the foundation.

Ms. Latack said preliminary uses were proposed, but nothing had been finalized.

Councilwoman Sutphin congratulated the Parish on how long they had been able to utilize that building and discussed the design layout that she had been briefed on.

Mayor Nevill applauded the Church for their work in trying to prolong the life of this building. Having seen and known this building and how unadaptable it was to the Churches' uses, he stated that he was in favor of granting the demolition.

Budget Amendment- State Historic Preservation Grant

Ms. Latack introduced the grant. She stated that it was the same grant that was received in 2018. This Grant would help resurvey the properties in the local historic district within the national boundaries. This would help amend our nomination form for the Virginia Department of Historical Resources and the National Registrar to help match the local boundaries and the national

boundaries.

Mr. Cureton expanded on Ms. Latack's explanation and added that the Grant total was \$35,000 with a financial impact of \$15,000 for the local match. Staff has brought forward a budget amendment for the FY23 Budget in the amount of \$50,000 inclusive of those amounts.

Councilman Carlos asked about the process of how one adds their house to the local historic district.

Ms. Latack explained that you would typically not amend the boundary on a property-by-property basis but rather the historical significance of neighborhoods as a whole. She gave a brief overview of the process and how it would work.

Mayor Nevill spoke in favor of the grant and noted the tangible benefits of these surveys and the impact of the tax credits for residents if they wished to apply for them.

Water and Sewer Financing Presentation

Ms. Miller introduced the topic to Council. She explained that the Water and Sewer rate study had included taking on additional debt to fund projects. Davenport, the Town's financial advisors have recommended that the Town explore financing options now with the increasing interest rates. Kyle Luxe will be at the evening session to explore options with Council, including projected interest rates. She explained that the Virginia Resources Authority has a fall financing pool that Davenport had submitted an application for on behalf of the Town. The application would not obligate the Town in any way. Council would have to provide local authorization by September 16th, which could be done on the September 13th meeting.

Council had no further questions for Ms. Miller.

Mayor Nevill asked if Council had any further questions or discussions for the evening's agenda.

Councilman Carter suggested moving Councilmember's time to the end of the meeting given the likely hood of a large turnout for Citizen's time this evening.

Councilman Hamby agreed.

Council did not have any objection to the suggestion.

Closed Session under Va. Code §2.2-3711 (A)(1) to discuss the Interim Town Manager's appointment

Vice Mayor Hartman moved to convene a closed session pursuant to Code of Virginia Section 2.2-3711(A)(1) and 15.2-2907(D) to discuss the acquisition of real property for a public purpose or of the disposition of publicly held real property, where discussion in an open meeting would adversely affect the bargaining position or negotiating strategy of the public body. Councilman Polster seconded. The vote for the motion was unanimous, as follows:

Ayes: Mr. James Hartman; Mr. Sean Polster; Mr. Brett Hamby; Mr. Kevin Carter; Mr. Renard Carlos; Ms. Heather Sutphin; Mr. William Semple;

Nays:
Abstention:
Absent:

Upon reconvening from the closed session, Town Council adopted the following Certification of Closed meeting:

CERTIFICATION OF CLOSED MEETING

WHEREAS, the Town Council of the Town of Warrenton has convened a closed meeting on this date pursuant to an affirmative recorded vote in accordance with the provisions of the Virginia Freedom of Information Act; and

WHEREAS, Section 2.2-3172 E of the Code of Virginia requires a certification by the Town Council that such closed meeting was conducted in conformity with Virginia law;

NOW, THEREFORE, BE IT RESOLVED that the Town Council hereby certifies that, to the best of each members knowledge, (i) only public business matters lawfully exempted from open meeting requirements by Virginia law were discussed in the closed meeting to which this certification resolution applies, and (ii) only such public business matters as were identified in the motion convening the closed meeting were heard, discussed or considered by the Town Council

Councilman Carter seconded, the vote for the motion was unanimous, as follows:

Ayes: *Mr. James Hartman; Mr. Sean Polster; Mr. Brett Hamby; Mr. Kevin Carter; Mr. Renard Carlos; Ms. Heather Sutphin; Mr. William Semple;*

Nays:
Abstention:
Absent:

Mayor Nevill suggested an informal attire for this evening's meeting based on the predicted high temperatures.

Recess at 11:22 p.m.

The Town Council reconvened in regular session at 6:30 p.m.

INVOCATION

Pastor Bob Kologner, Pastor of the Warrenton Church of Christ, gave the invocation.

PLEDGE OF ALLEGIANCE

Mayor Nevill led the Pledge of Allegiance.

CITIZENS TIME

Albert Mudrion, 6312 High Meadow Place, addressed the Council regarding the Amazon SUP.

Sally Lahm, 7035 Low Court, addressed the Council regarding the Amazon data center.

Josephine Gilbert, Scott District, addressed the Council regarding public gatherings.

Cindy Burbank, 6347 Barn Owl Court, addressed the Council regarding Amazon.

Amy Trotto, 5314 View Drive, addressed the Council regarding the Amazon SUP.

Ken Alm, 194 Culpeper Street, addressed the Council regarding BLA.

Anne Ziegler, 5577 Old Bust Head Road, addressed the Council regarding data center.

Lori Gibson, 134 East Lee Street, addressed the Council regarding RollOutWarrenton!.

Noelle Bacon, 615 Galina Way, addressed the Council regarding Amazon's data center.

Dale McCraw, 7007 Settlers Ridge Road, addressed the Council regarding Amazon data center.

APPROVAL OF THE AGENDA

Vice Mayor Hartman motioned to approve the agenda as presented. Mr. Carter seconded the motion.

The vote on the approval of the agenda was as follows:

Ayes: *Mr. James Hartman; Mr. Brett Hamby; Mr. Kevin Carter; Mr. Renard Carlos; Ms. Heather Sutphin; Mr. William Semple; Mr. Sean Polster*

Nays:

Abstention:

Absent:

PUBLIC HEARINGS

Ordinance 2022-12 – Lot C North Rock- Easement Vacation

Work session- Kelly Machen introduced the topic and explained the need for the Easement Vacation. She noted that during construction, the waterline had been shifted and the easement was not likewise shifted.

Mayor Nevill stated that he was pleased to address this prior to construction , noting that some easements had been through the middle of buildings in the past.

Evening Session- Kelly Machen reminded Council of the presentation from the Work Session.

The applicant was available for questions if Council Desired; no questions were asked.

Mayor Nevill opened the public hearing at 7:03 P.M.

Mayor Nevill closed the public hearing at 7:05 P.M.

Councilman Carter moved to approve Ordinance 2022-12 – Lot C North Rock- Easement Vacation; Councilman Carlos seconded. There was no discussion;

The vote was as follows:

Ayes: *Mr. James Hartman; Mr. Brett Hamby; Mr. Kevin Carter; Mr. Renard Carlos; Ms. Heather Sutphin; Mr. William Semple; Mr. Sean Polster*

Nays:

Abstention:

Absent:

CONSENT AGENDA

Councilman Hamby moved to approve the Consent Agenda. Seconded by Vice Mayor Hartman. There was no discussion of the motion.

The vote was as follows:

Ayes: *Mr. James Hartman; Mr. Brett Hamby; Mr. Kevin Carter; Ms. Heather Sutphin; Mr. William Semple; Mr. Renard Carlos; Mr. Sean Polster*

Nays:

Abstention:

Absent:

271 Winchester St. Demolition Request

Approved as Presented

Resolution to Amend the Fiscal Year 2022 Budget to Accept Funds by \$1,700

Approved as Presented

Staff Reports

Approved as Presented

Minutes

Approved as Presented

NEW BUSINESS

Water and Sewer Financing Presentation

Kyle Luxe from Davenport presented financing options to Council for the Water and Sewer

System. He explained the process and timelines of seeking loans independently and through the Virginia Resource Authority.

Councilman Semple asked for further explanation on how the banks evaluate the debt and financing options available to the Town.

Mr. Luxe explained the process and what the banks would look for within options to offer financing.

Councilman Semple inquired about the debt ceiling and how to avoid taking on too much debt to impact the ability to seek additional debt, especially with the impact of inflation.

Mr. Luxe explained that the recent rate study and other work that the Town had done would play into the numbers and affect the model Davenport had created to bring forward their recommendations.

Councilman Carlos asked to have Staff bring forward all the items that the Town currently has loans on and the schedule/timeframe for the loans. He also requested a list of the properties the Town owns for evaluation.

Council Directed Staff and Davenport to proceed with the direct bank loan RFP process.

Budget Amendment- State Historic Preservation Grant

Stephanie Miller introduced the topic to Council. She explained that the Grant would be used to resurvey the properties in the local historic district within the national boundaries to update the registrar.

The mayor called for a brief recess before the vote.

Vice Mayor Hartman moved to adopt the Budget Amendment- State Historic Preservation Grant. Seconded by Councilwoman Sutphin.

The mayor commented that the first Historic Preservation Grant was a success and that he was excited to see the continuation of this to bring the local historic district and extend the national lines to meet our local, which will preserve and extend tremendous opportunities for the homeowners within that district. This is a continuation of an already well-proven program that will benefit our residents.

There was no discussion of the motion.

The vote was as follows:

Ayes: *Mr. James Hartman; Mr. Brett Hamby; Mr. Kevin Carter; Ms. Heather Sutphin;
Mr. William Semple; Mr. Renard Carlos; Mr. Sean Polster*

Nays:

Abstention:

Absent:

The motion to accept the Budget Amendment- State Historic Preservation Grant was approved.

Appointment of Interim Town Manager

Mayor Nevill stated that Council had the opportunity to interview multiple candidates and that they would have to also extend the term of the Acting Town Manager to bridge the starting date of the Interim Town Manager.

Councilman Hamby motioned to appoint Christopher E. Martino as the Interim Town Manager. Seconded by Councilman Carlos.

Mayor Nevill added that both candidates interviewed were very talented and competent, and he appreciated both of their time and willingness to serve the Town of Warrenton. He Thanked Mr. Martino for submitting his name and lending his expertise.

There was no further discussion of the motion.

The vote was as follows:

Ayes: *Mr. James Hartman; Mr. Brett Hamby; Mr. Kevin Carter; Ms. Heather Sutphin;
Mr. William Semple; Mr. Renard Carlos; Mr. Sean Polster*

Nays:

Abstention:

Absent:

Christopher E. Martino was appointed as the Interim Town Manager for the Town of Warrenton; his effective start date will be August 22nd.

Extension of the Term of the Acting Town Manager

Councilman Hamby moved to extend the term of Tommy Cureton as the Acting Town Manager through August 22, 2022, to bridge the gap of the start date of the Interim Town Manager. Seconded by Councilman Carter. There was no discussion of the motion.

The vote was as follows:

Ayes: *Mr. James Hartman; Mr. Brett Hamby; Mr. Kevin Carter; Ms. Heather Sutphin;
Mr. William Semple; Mr. Renard Carlos; Mr. Sean Polster*

Nays:

Abstention:

Absent:

Tommy Cureton's Term as the Acting Town Manager was extended through August 22nd, 2022.

Appointment of Interim Town Recorder

Councilman Hamby moved to appoint Christopher E. Martino as the Interim Town Recorder, effective August 22nd, 2022. Seconded by Vice Mayor Hartman. There was no discussion of the motion.

The vote was as follows:

Ayes: *Mr. James Hartman; Mr. Brett Hamby; Mr. Kevin Carter; Ms. Heather Sutphin;
Mr. William Semple; Mr. Renard Carlos; Mr. Sean Polster*

Nays:

Abstention:

Absent:

Christopher E. Martino was appointed as the Interim Town Recorder effective August 22nd, 2022.

RollOutWarrenton!

Frank Cassidy reviewed the options before Council for modifications to RollOutWarrenton! He added that EOTW had provided the requested data to Council from the morning work session. The data showed that closing at 4:30 on Friday and reopening at midnight, closing the street at 4:30 pm Saturday, reopening at midnight, and moving the Farmers market vendors off Main Street was the preferred option.

Councilman Carlos asked how many businesses had been contacted about the change in time for the street closures.

Joelle Fryman, the Director of Experience Old Town Warrenton, stated that she spoke with almost every business up and down Main Street aside from ABC and the restaurants. She added that most assured her that no earlier than 4:30 would be acceptable. She offered data from the last two years to Council to show the program's impact. She encouraged the Town Council to reach out and interact directly with the local business.

Mayor Nevill shared his appreciation of the data collection and encouraged EOTO to continue to collect the data to give the best picture to Council to make decisions. He encouraged the businesses to provide that data to EOTW to help Council make the best, most impactful decisions. He spoke on Old Town's impact on the entirety of Warrenton and how supporting the local businesses affects the Town overall. He highlighted the growth opportunities with tourism and how bringing in shoppers from other communities could positively impact the Town and help raise the tax dollars spent on our community.

Councilman Carter moved to adopt the proposed changes to the RollOutWarrenton! Program. Seconded by Councilman Hamby.

Councilman Carlos had asked if the street closure could be extended further down the street to the Great Harvest area.

Mr. Cassidy responded that the area for the closure was based on the interest in participation of the businesses at the time of the program launch this year. He encouraged discussion with affected businesses before any changes were made. He spoke about the unused space from last year's setup and complaints from citizens about the extended area. He noted that the proposed change could be further discussed with businesses and EOTW.

Councilman Carlos thanked Mr. Cassidy and encouraged EOTW And staff to engage with the merchants further down the street about the extension of the closures. He noted he would like to help create a family environment to support the businesses.

Councilwoman Sutphin added that she remembers multiple businesses at that end of the street not in favor of the program and road closures due to the impact on their programs.

Councilman Hamby reminded Council that the decision was made due to feedback about closing to 5th street. He noted that Council had stopped where the feedback was to stop.

Mayor Nevill spoke on the restaurant density impacting the closure areas and how events like first Fridays would be an excellent way to entice shoppers and citizens down towards 5th street. He described the creation of the hybrid model that Council adopted as based on the feedback Council had received.

Councilman Carlos thanked his colleagues for their opinions; he reminded Council that Main Street was not solely comprised of restaurants and as they continue to evolve this program its best to explore all opportunities and keep them in mind.

Mayor Nevill said that there has always been an opening to expand the program if requests and interest were brought forth.

Councilman Polster said that the speed of Government had played a role here as the Council has gone through this journey. He said that he appreciates the feedback from the community and is grateful for the opportunity to pivot the program to adapt to the community's needs.

There was no further discussion of the motion.

The vote was as follows:

Ayes: *Mr. James Hartman; Mr. Brett Hamby; Mr. Kevin Carter; Ms. Heather Sutphin;
Mr. William Semple; Mr. Renard Carlos; Mr. Sean Polster*

Nays:

Abstention:

Absent:

The modifications to the RollOutWarrenton! program was adopted.

TOWN MANAGER'S REPORT

No Report.

TOWN ATTORNEY'S REPORT

No Report.

COUNCILMEMBERS TIME

Councilman Carlos- Started off his time by thanking the Citizens that spoke at Citizen's time. He reminded them that they are the reason Council is sitting up on the dais as their representative. He added a shout-out to the Warrenton Police Department for a successful National Night Out event thanking them for their community engagement. He stated that he shared some of the concerns brought forward in Citizens' time stating that it was not the Council's job to twist the resident's arms into what they wanted but to listen and respond to what the citizens want. He advocated for transparency and thanked the residents for bringing concerns to Council. He noted that the issues before Council like the Boundary Line Adjustment and the Amazon Data Center were big deals that deserved answers to the residents from Council.

Councilman Carter- Thanked the merchants of Old Town for continuing the process on the RollOutWarrenton! program and reminded them of the commitment that we all have to make this program work. He said that he looks forward to collecting more data and discussing this program at the Strategic retreat.

Vice Mayor Hartman- No report.

Councilman Hamby- Thanked Staff and EOTW for the responsiveness between the morning session and the evening session. He expressed hope after hearing from the businesses that the modifications to the RollOutWarrenton! program would be beneficial to all.

Councilman Semple- Thanked the Citizens that showed up to express their views on a very important matter. He spoke about the challenges that the Council will face as the current applications proceed through the process noting that they will make the appropriate decisions. He acknowledges the anguish about the data centers and thanked the citizens for not continuing to brow beat the Council with their opinions, but to give them the space they need to make their decisions. He hopes to embark on the process to restore the trust that has been lost in Council.

Councilwoman Sutphin- Reminded the audience that all of Council was up on the dais because of the passion for their community. She noted that she loves her community and makes decisions on what her granddaughter will need in this community looking out for all of the children as well. She respects each of her colleagues and reminds them that they're all in here together. She wished that Citizens would stay because they're leaving before Council even gets a chance to speak with them. She reminded all that Council listens to everyone that speaks and when they leave the opinions expressed are every bit as important as those who have left. She encouraged all who leave to take the discussions further down the street to be mindful of the others that are speaking to the Council. She thanked the Staff and the Police department for the implementation of the changes to RollOutWarrenton!.

Councilman Polster- Stated he has spoken multiple times on transparency. He addressed an IT issue that affected the Dais and the work that staff had done to be able to maintain the live stream and not affect the meeting. He thanked the staff for their diligence and work to correct the issue. He reminded all that school starts tomorrow and that one of the things that was discussed was bullying. He said that bullying was a learned behavior and encouraged all to be a part of the solution and be a role model to the kids. He praised a program at the school called “Dude Be Nice” and encouraged everyone to take their advice and pass it on.

Mayor Nevill- Thanked Ms. Harris and the planning department for the excellent work put into the Eva Walker Memorial Garden that was created this last month. He thanked everyone for coming out and reminded them that Council takes every word to heart. He offered pushback on some accusations levied among the staff and the implications of corruption. He said that every single one of Council would not stand for any corruption amongst the staff. Working with these people and the amount of personal sacrifice these individuals put forth in the public realm when their talents would be so greatly rewarded in the private sector. He added that Staff puts so much of their self aside to care for this Town. He spoke against the cherry-picking of data points and finding fault where with another view could be seen as staff doing its’ job. He asked that those listening understand that facts can be twisted and the conclusion you are being led to reach helps support a predetermined position. He is not against others’ positions and concerns noting that this was why transparency and the process laid before Council was written as such. He will not stand for these accusations against staff. He added that every one of Council was pushing back and asking the tough questions and that the notion of the Council kneeling before amazon was patently false. He assured all that only under the highest level of scrutiny would any special use permit be approved. He apologized to staff and reminded them that they had his full support.

ADJOURN

With no further business, this meeting was adjourned at 8:13 p.m.

I hereby certify that this is a true and exact record of actions taken by the Town Council of the Town of Warrenton on August 9th, 2022.

Christopher E. Martino
Interim Town Recorder

Stephen Clough

From: Luis Albisu [REDACTED]
Sent: Tuesday, July 12, 2022 11:38 AM
To: citizencomment
Cc: Staci Albisu; David Roddy; Ibrahim Donderici; Baffour Anim
Subject: SUP

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Please do not approve the SUP. As others have pointed out it's not in the interest of the town and the larger community. This opens the door to many more data-centers that will impact our quality of life and the value of homes.

If the SUP is approved the power lines required will most likely not be buried. The Virginia State Corporation Commission (SCC) will likely rule to avoid the cost. Even if they agreed to bury the lines the rates we all pay will go up. It's a lose lose proposition that can be nipped in the bud by denying the SUP.

Thank you,

Luis and Staci Albisu
[REDACTED]

Sent from my iPhone

Stephen Clough

From: LuLu Baer [REDACTED]
Sent: Tuesday, July 12, 2022 12:24 PM
To: citizencomment
Subject: we object to all aspects of the amazon data center and dominion blackwell project

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

dear town of warrenton administration and council members,

our family lives on the border of the town of warrenton limits. our address is in the county, but within a vote or two, we may be annexed to the town. we are that close.

we moved here to warrenton 25 years ago to enjoy its proximity to work, culture, and shopping, while maintaining its small town/rural flavor.

with that in mind, we vehemently object to all the proposed aspects of the amazon data center, its location, and the associated dominion power plans to plant 150 foot power lines in my next door neighbor's yard.

we live at the top of meetze road, and the huge towers that amazon needs to power its data center will go directly in my 2 neighbors' yards, literally a couple hundred feet from my back door.

objection #1: the data center proposed by amazon will not benefit our community. it's a noisy eyesore, and no amount of trees and cement buffers will dispel the bad effects. if mt bozos wants a data center he should build it in an appropriate location!

objection #2: the only reason dominion power needs permission from the town of warrenton and fauquier county to dump power

lines in our communities is singularly for this customer, mr bozos, and his data center. the power lines are not urgently needed by your constituents, or this community you were elected to serve.

objection #3: IF --a big IF--- the town and county are so blind to the needs and wishes of their constituents and approve the data center, and IF---that project gets underway, amazon and mr bozos should cover the cost of burying the disfiguring power lines underground. amazon is the only beneficiary of the project and should cover the costs of its construction.

i pray that your ears will be open to the cry of your community and vote against all aspects of this boondoggle.

with great respect to you and the service to our community,

as ever,

Lorraine "LuLu" Baer

Leon R Baer



--

"When the people fear the government there is tyranny, when the government fears the people there is liberty."~John Basil Barnhill



Virus-free. www.avg.com

Stephen Clough

From: Tom Daily [REDACTED]
Sent: Tuesday, July 12, 2022 3:57 PM
To: citizencomment
Cc: Carter Nevill; Renard Carlos; Sean Polster; Heather Sutphin; William Semple; Brett Hamby; James Hartman; Kevin Carter
Subject: Town Council Meeting - Amazon SUP
Attachments: Amazon SUP Consideration - Jul 22.docx

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Town Council Members:

My name is Tom Daily and I am a resident of Vint Hill in Fauquier County. I am the President of the HOA for Vint Hill Manor, which is a 100 home 55+ development. Having gone through a somewhat similar experience a couple of years ago, as concerns the threat of overhead power lines, I feel confident that I speak on behalf of our members and trust my comments in the attached will be included with others, on the subject concerning the Amazon SUP, for this evening's Town Council Meeting.

I had planned to attend; but, my concerns about the relatively close quarters and the increasing infection rates resulting from the latest omicron offshoot, i.e., the BA.5 variant, have caused me to reconsider even though I am totally vaxxed and boosted. Thus, the last minute need to put my comments in writing.

Respectfully submitted,

Tom Daily

Stephen Clough

From: KATHY DOVE [REDACTED]
Sent: Tuesday, July 12, 2022 9:53 AM
To: citizencomment
Subject: Amazon SUP

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Good morning,

My name is Kathleen Dove and I have been a homeowner in Fauquier County, specifically New Baltimore, since June 1992. I am writing to you concerning the Amazon Data Center and subsequently the Dominion Transmission Lines.

If approved, those of us that live here will see our property values decline, in turn being less tax revenue for the county. There was new legislation passed this year that would decrease the amount of tax revenue you would receive from these centers. There are two industrial zones in our county for these types of things. Why is the WTC even considering this since the data center will not be in the correct space nor will it bring in tax revenue as expected? We haven't approached the subject of environmental impacts or health impacts.

We, the citizens of Fauquier, pride ourselves on being small town America – people buy homes here for that reason. Please do not destroy this by allowing data centers and the awful towers to dot our beautiful, rural landscape. We do not want tech giants in our county. We see the cancer this becomes in our neighboring counties.

Please deny the Amazon SUP.

Thank you.

Kathleen Dove
[REDACTED]

Sent from my iPhone

Stephen Clough

From: Jim Fortune [REDACTED]
Sent: Tuesday, July 12, 2022 4:20 PM
To: citizencomment
Subject: Comment for Town Council - Blackwell Project

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

As a resident of New Baltimore, I was surprised to learn of plans to construct high tension powerlines through our area to support an upcoming data center. This would have power lines coming from either the south or east mostly above ground on 130' towers. Imagine towers twice as tall as the larger trees in the area coming down 29, Vint Hill Rd, Meetze, Rd. and across seemingly random farms and neighborhoods. One of the routes would clear cut 100-200' wide to or maybe across my property line.

Dominion claims overhead lines do not significantly reduce land values. They also met with Van Metre privately and chose to reject a route due to property values and sell-ability of that new housing. I'm with Van Metre, power towers lower land value – I don't want a house next to a power line, either.

Let's look at what the stated benefits are for the Amazon site. As Amazon has stated, this will add 50 jobs to Warrenton. According to the Fauquier Times, Warrenton has calculated \$4.6 million of revenue over 5 years and Fauquier County \$10.6 million over 5 years. The town should ponder the cost of ruining the beautiful landscape we have vs the extra (less than) \$1M yearly revenues. I guess the other benefit is bragging rights that we have Amazon.

Make no mistake. This is just the beginning. There are other landowners who will sell out and make a windfall profit if data centers are to be allowed in Warrenton and Fauquier. Dominion is just putting in the infrastructure for now but it has a large capacity; and if the current routes cannot provide the capacity, alternate routes will likely be filed with SCC now to grease the skids for later.

How long will the data centers be viable? Some say 10-15 years, some say longer. It depends a lot of the size of buildings needed to do computing. Compute power has required smaller and smaller space since the 60's. Analog computing is on the horizon and may drastically reduce space requirements. In the future, data centers may consolidate far from populated areas with their own renewable energy. As more functions are automated, the requirement for staff will decrease. The point is that it is very uncertain how long data centers as we know them will be viable. Computing has always meant rapid change.

Warrenton Town Council: please weigh the small benefits against the permanent desecration of many acres of Fauquier and Warrenton. If you want to see your future with a data center, take a spin down Glouster Parkway in Ashburn to view the large, monolithic concrete buildings with fences and no windows. Or take a tour of Manassas to the east of 234 Bypass. Then ask yourself if this is what you want Warrenton and Fauquier to look like.

Remember, if we go forward with this this data center -- we can't go back. Please keep Warrenton and Fauquier County rural – it's the right decision.

Respectfully,

James Fortune



Stephen Clough

From: Sean [REDACTED]
Sent: Tuesday, July 12, 2022 8:38 AM
To: citizencomment
Subject: Concerns for Warrenton DATA center

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Greetings,

This is Sean and Kali Hagerty of:



I would like the email to be an official letter of concern. Our concern is the Data center that is proposed to be built in Warrenton, VA.

On a personal note. I just moved from Loudoun County to the historic town of the Warrenton for the beautiful landscape and rural community feel. South Riding, Ashburn and the surrounding communities have been destroyed by the eye soars that are Data Centers. You have the power to stop this before it ever happens. Please act on the best interest of the community you represent and that's not big tech.

- WTC (Warrenton Town Council) amended the Zoning Ordinance on short notice last summer to allow Data Centers to be within town limits. It was done quickly and with minimal community input. This is a serious breach of trust between the community and the elected Town Council, and the WTC should prioritize restoring trust with their citizens, not accommodating tech giants.
- Remington & Vint Hill are Planned Commercial Industrial Districts, and Data Centers should be kept there to protect our natural landscape and habitats.
- The newly signed HB791 legislation in Richmond will tie data center tax revenue for the community to property/asset depreciation, NOT commercial income. This likely means a significant reduction in expected tax revenue for our community from this initiative.
- WTC (Warrenton Town Council) does not get to decide where the high tension power lines will be placed to service the Amazon Data Center. The SCC (State Corporation Commission) will determine that. Approval of Amazon's SUP would place a great burden and battle on your constituents to contend with Dominion about the power line routing location, and above ground vs. below ground lines.
- Amazon's SUP is lacking significant required information and detail per the established Special Use Permit Requirements. WTC should not even entertain this application until a complete and detailed application has been submitted for approval.

- The SUP cites that "significant tax revenue" will be generated for the community, but provides absolutely no details or specifics on amounts
- It does not include a Load Letter, and therefore we cannot verify power need of the Data Center and are unwilling to accept Dominion's calculations (as that is a conflict of interest, given they are the sole source provider of the electricity). The Load Letter should be provided from an independent party.
- Includes a height precedent, which if approved, gives Amazon an open door to build vertically--is that truly acceptable to our community?
- The SUP states that "the applicant [Amazon] will bear the cost of new infrastructure that will be needed and any upgrades to existing facilities" and yet, there is absolutely no analysis provided to determine what those infrastructure costs might be.

Please see our list of concerns, these are not all inclusive.

Sincerely,

Sean and Kali Hagerty

Note: This email was drafted on a hand held device, please disregard any spelling errors.

Stephen Clough

From: Elisia Milrod [REDACTED]
Sent: Tuesday, July 12, 2022 11:53 AM
To: citizencomment
Subject: Amazon data centers

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Good Morning,

As a Fauquier county resident, for many years now, the proposed data center is very concerning and something I would like to not see come to our community. I do understand that growth and additional tax revenue can be good, but would like to see that come to the county in different ways and not through data centers.

- The proposed HB791 legislation in Richmond will tie data center tax revenue for the community to property/asset depreciation, NOT commercial income. This likely means a significant reduction in expected tax revenue for our community from this initiative.
- Approval of Amazon's SUP would place a great burden and battle on your constituents to contend with Dominion about the power line routing location, and above ground vs. below ground lines.
- Amazon's SUP is lacking significant required information and detail per the established Special Use Permit Requirements. WTC should not even entertain this application until a complete and detailed application has been submitted for approval.
- The SUP cites that "significant tax revenue" will be generated for the community, but provides absolutely no details or specifics on amounts.
- No details have been given on the environmental impacts, and no Environmental Impact Assessment has been completed as part of the application (to include the source and usage of water for cooling needs, as well as the disposal plan for the water).
- It does not include a Load Letter, and therefore we cannot verify power need of the Data Center and are unwilling to accept Dominion's calculations (as that is a conflict of interest, given they are the sole source provider of the electricity). The Load Letter should be provided from an independent party. Also, are there other lower sleepy impact options like solar that could be looked at?
- Noise calculations are lacking in the document
- Includes a height precedent, which if approved, gives Amazon an open door to build vertically--is that truly acceptable to our community?
- The SUP states that "the applicant [Amazon] will bear the cost of new infrastructure that will be needed and any upgrades to existing facilities" and yet, there is absolutely no analysis provided to determine what those infrastructure costs might be.

Thank you,
Elisia Tindle

Sent from my iPhone

Stephen Clough

From: [REDACTED]
Sent: Tuesday, July 12, 2022 11:58 AM
To: citizencomment
Subject: Data centers and High Tention Wires

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Hello,
I'm the owner of a house at Settlers Ridge Rd in Warrenton, and I strongly oppose this plan of putting Data Centers and High Power Lines in my neighborhood. It's bad for the environment and bad for people who live in the area. Please, do not vote for it.
Sincerely,
Helena Skotowska

[Sent from the all new AOL app for Android](#)

Stephen Clough

From: [REDACTED]
Sent: Tuesday, July 12, 2022 10:47 AM
To: citizencomment
Subject: PLEASE DO NOT APPROVE DATA CENTERS OR WIRES

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Dear Warrenton Town Council,

I am a resident of Settlers Ridge Road writing to plead with you NOT to approve the proposed data centers, high tension wires, and other tech industry development. I moved to this beautiful area fleeing the rampant crime and congestion of Tyson's Corner Virginia. If you allow these data centers to be built in Warrenton you will be doing catastrophic and irreparable damage to both the community and the environment. The natural resources of Warrenton Virginia have already been pushed to their limits with local wildlife having no place to raise their young and coexist in a functional ecosystem. The proposed data centers will only magnify this problem exponentially. In addition to this the community will surely suffer irreparable damage of quality of life. Warrenton is a vibrant economical investment because of its picturesque landscape in comparison to surrounding areas. Property values and taxable assets would plummet with implementation of these data centers and wires. Crime and congestion would skyrocket with the added infrastructure required to support these developments as it has in nearby areas. As a resident and taxpayer I move that Warrenton should impose a tax on residents to fulfill their budget needs rather than accepting a pittance from tech giants in exchange for destroying our community. I believe even your standing as council members would be threatened as the people brought to this area by the centers would vote very differently than the people who currently live here. I implore you once more. PLEASE DO NOT APPROVE THESE DATA CENTERS OR WIRES. The future of this beautiful community is at your mercy. Please, make the right decision.

Sincerely your fellow citizen,

John

Stephen Clough

From: Susan Whiteis [REDACTED]
Sent: Tuesday, July 12, 2022 11:17 AM
To: citizencomment
Subject: Opposed to Amazon Data Center

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Please preserve Warrenton from so much infrastructure!
Thank you.

-Susan Whiteis
Concerned Citizin

Stephen Clough

From: Ellen Zagrobelny [REDACTED]
Sent: Tuesday, July 12, 2022 10:18 AM
To: citizencomment
Subject: Oppose approval of Amazon Data Center SUP

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Dear WTC, I oppose approval of the SUP for the proposed Amazon Data Center. Data centers are not big job providers, they are resource-depleting structures (the cooling water, electricity, space, property value). We all see what happened in Loudoun County with the data centers allowed... Poor planning at best. I am a resident in Fauquier County, just outside Town of Warrenton. The county has two Planned Commercial Industrial Districts, and any data centers should only be allowed there, if permitted at all. It's hard to see any direct or long-term benefit to our town and county by providing special use for the Amazon tech giant site, especially with HB791 on the horizon in Richmond.

Ellen Zagrobelny

Brittany Latack

From: Roy Francis [REDACTED]
Sent: Wednesday, July 13, 2022 2:38 PM
To: citizencomment
Subject: HARRIS TEETER FUEL STATION
Attachments: 20220713135732518.pdf

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Attention: Planning Commission,

For Public Record, attached please find a petition from the residents of the Northrock Residential Association in opposition to the proposed fuel station in the Northrock Shopping Center. At this time there are 12 houses we were not able to reach, so this opposition number could rise before the Public Hearing. By looking at the number of folks who were asked you can see the overwhelming majority in the Northrock Residential Association are adamantly opposed to this proposal. This proposal is viewed as having a major impact on our neighborhood through air quality, light intrusion on many homes, increased traffic congestion in an already congested area. There are already too many fuel stations in the Rt. 29 corridor. It simply isn't necessary and does nothing for the betterment of our community or the Town of Warrenton

Thank you in advance for your attention to this very important proposal.

Regards,

Roy M. Francis
President, Northrock Residential Association
Warrenton, VA
Cell: 540-222-5368

North Rock - Opposition to Harris Teeter Gas Station

North View Circle		
Address	Name	Signature
82	LaBombard, Edward & Louise	Edward LaBombard
86	Saffer, Robert & Carolyn	
90	Beran, Marge	Marge Beran
94	Volpe, Joseph	Joseph Volpe
98	Brown, Peggy	Peggy Brown
102	FOR SALE	
110	Haddon, Roxanne	Roxanne Haddon
116	Schneider, Rosemary	Rosemary Schneider
122	Farragher, Joan	
130	Morison, Lucy & Kocher, Earl	Lucy Morison
134	Vacant	
137	Vacant (Inside of Circle)	
140	Vacant	
146	Joy Herndon	Joy Herndon
147	Francis, Roy & Norma	Norma Francis
152	Billak, Marlene	Marlene & Billak
155	Burke, Ed	Edward H. Burke
158	Romano, Pete	
162	Alexander, Lane	
163	Shifflett, Stacie	
168	168 NORTH VIEW CIRCLE LLC	
171	Green, Fred FOR SALE	
172	Hitchcock, John & Jackie	
174	McCoy, Vincent and Polly	Polly & Vincent McCoy
176	Higginbotham, Doug & Fran	Doug & Fran Higginbotham
180	Glenn, Charles & Penny	
183	Hickey, Cal & Kathy	Cal Hickey
184	Hertz, Carole	
185	Martin, Jeffrey and Jennifer	Jeffrey & Jennifer Martin
186	Kidwell, Jeanne	Jeanne
187	Massey, Stacy	
188	Namie, Paul	Paul R. Namie
189	Barylski, Douglas	Douglas Barylski
190	Merchant, Edith & Bill	Edith & Bill Merchant
191	Nold, Sherry & Steven	Sherry Nold
192	Dietz, Polly	Polly Dietz
193	Black, Paula	
194	Penatzer, Brian	
195	Matteson, Mary	Mary Matteson
196	Simerman, Christine & Dave	

Second Signature

197	Mitchell, Jim	Jim Mitchell
198	Supp, Andrea	
199	Stephens, Ronald	Ronald Stephens
200	Barthelman, Jeffery	Jeff Barthelman
202	Benner, Amy Lou	Amy Lou Benner
204	Lobstein, George & Marion	George & Marion Lobstein
206	Sieber, Kim	
208	Renter M. BAKHAT	
209	Pierce, Carolyn	Carolyn Pierce
210	Collins, Nancy	Nancy Collins
211	Sabol, Carolyn	(Can't come to the door)
212	Poll, Gene & Cherie	
213	Pickett, Regan	
214	Recker, Peggy	Peggy Recker
215	Smith, Pat & Vernon	
216	Schmidt, Mark & Sandra	
218	Story, Diana	
220	Turner, Michael & Kathy	Kathy Turner
222	Mitchell, Donna	
224	Wilbur, Ellen &	Ellen & G. Wilbur
226	Hawes, Rita FRGEM	MARVIN & Fran Hawes
228	Turner, Carolyn	Carolyn Turner
230	Nevarez, Nicholas & Mary	Nicholas & Mary Nevarez
231	Shimp, Paul & Kim	Paul & Kim Shimp
232	Smith, Mark	Rona & Mark Smith
233	Walker, Joyce	Joyce Walker
234	Zinser, Margaret	Margaret Zinser
235	Perkins, Anna Marie	
236	Best, Stephen & Diana	
237	Locust Shade LLC	
238	Taylor, Beatrice	
239	Renter	
240	Pawlak, Jill	
241	Richards, Martha	
242	Nichols, Jennie	
243	Green, Judy	
244	Courrage, Rebecca	
245	Joynes, Darryl & Diane	
246	Heflin, Richard & Judith	
West Ridge		
216	Cook, Al & Janice	Janice & Al Cook
218	Miller, Catherine Thompson	Catherine Miller
220	Renter N. M. & Charlie	
222	Allen, Barbara	
224	Holleran, Michael	
226	Howell, David	DA Howell

Wait till
turn down
not ready
to sleep

-110

Pat + Rebecca

	228	Ruskin, Brant	
	230	Marco, Peggy CAROLYN KAYE	Carolyn Kaye
	231	Barbara Crierie	
	233	Jolicoeur, Jean & Neadie	file
	235	Dechen, Albert & Mary	Mary Dechen
not opposed	237	McCormack, Don & Michelle	
	239	Cox, Doris	Doris B. Cox
	241	Croushore, Wanda	
	243	Gilbert, Mark	
	245	Roche, Pamela	

Stephen Clough

From: Robin D [REDACTED]
Sent: Thursday, July 14, 2022 11:14 AM
To: citizencomment; Land Development; Planning Department
Subject: Your legacy

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Dear representatives:

As a Warrenton homeowner since 2001, I implore you to DENY any zoning changes that would allow data centers in our beautiful, rural community.

There are many more appropriate NoVA locations in areas already established for these types of enterprises.

Please make your legacy one that PROTECTED rather than ELIMINATED what makes Warrenton and Fauquier County so special.

Sincerely,
Robin DeMattia
[REDACTED]

Planning Commission Members,

My name is Jeff Barthelnam and I live at [REDACTED] I am an original owner in the Northrock PUD. Saul Brothers and Harris Teeter have been good neighbors. I support the local businesses that lease space in the Northrock Shopping Center. I help out by picking up trash scattered around the area and return shopping carts from Harris Teeter that find their way to distant parts of our PUD.

Staff reports for the proposed Harris Teeter gas station highlight issues with ingress and egress. The original intersections were not designed for the level of foot and vehicular traffic that a gas station will create. Pedestrian safety issues already exist. Increasing traffic at this bottleneck will create new concerns, even after the proposed attempts to mitigate with paint on the asphalt. Please see the attached pictures for a normal weekend taken on July 16th, 2022 at 1pm. I encourage you to drive the area and see for yourself.

A new business with environmental and safety concerns does not warrant a Zoning Amendment. The abundance of gas stations along Broadview does not merit a Special Use Permit for an additional one. This is not a By-Right process. Legislative action is required to modify the PUD and Proffers that have governed this community for 20+ years . There is a higher threshold. The applicant has not met that burden.

I ask you to support the homeowners in the Northrock PUD and deny this application. Thank you.



Brittany Latack

From: Mo Bakheit [REDACTED]
Sent: Monday, July 18, 2022 12:49 PM
To: Planning Department
Subject: Fwd: Comment from 208 N.View Circle re: Gas Station

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

A very good afternoon to all at the Planning Commission; I am a Retired/then recently Un-retired Critical Infrastructure ("CI/KR") Security and Safe Smart Cities/Smart Communities - SME and Executive.

Considering that SUSTAINABILITY and Safety are amongst the most urgent priorities - due to the Climate Change and Mass Shootings disasters respectively; the proposal for a GAS STATION smack dab in the middle of an actual 50+ community is a potential catalyst for disasters - on both the Sustainability and Safety levels.

In my 30 years in the Security/ Infrastructure industry - I have conducted numerous Security/Risk Assessments, teamed the leaders in this field, such as Kroll, et al.

I could list at least 30 - Risks, Threats and Vulnerabilities - to having this Gas Station in the North Rock Shopping Center, and literally in breach of any established - Set Back and Stand Off areas.

So - with respect - a few more comments:

1. Justification for having a BP Station at the Shopping Center when there is ALREADY a BP station right below the Shopping Center; AND - another next to the OUTBACK Steak House??
2. Would like to see your Security/Risk Assessment Proposal - for potential Threats/Risks such as - an Explosion, Active Shooter gun shots hitting gas pumps; and LIGHTNING from the ever increasing bad weather?
3. The impact of the gas fumes on pollution increase - especially with the staggering Heat - and so close to the North Rock Community houses right above. We are already smelling cooking fumes from below - not to mention the NOISE pollution from the garbage trucks at 6am every morning?

Thank you very much; and respectfully;

Mo Mekky-Bakheit
540-270-1807

Brittany Latack

From: Andrea Supp [REDACTED]
Sent: Monday, July 18, 2022 8:15 PM
To: citizencomment
Cc: Planning Department
Subject: SUP 2021-01 Harris Teeter Fuel Station

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

As a resident of North Rock, I'm writing to express my opposition of the proposed above referenced fuel station.

- The Town of Warrenton is currently inundated with fuel stations
- The location of the pad site will negatively impact an existing busy parking lot
- The ingress and egress to the shopping center at the 4 way stop at Fletcher is a hazard as it is without additional traffic.

The number of drivers who fail to stop at that 4 way stop and the stop sign at Fletcher and North Hill is outrageous. Residents of North Rock deal with this disregard of traffic signs daily whether walking or driving. I don't understand why the Town Police do not monitor these two intersections but I have never seen an officer at either in the seven years I've lived in North Rock.

Using the road behind the smaller shopping center would only cause further congestion as cars try to enter the main access after weaving through the parking lot next to Ledo Pizza.

I implore you to avoid causing a bigger problem and reject the SUP.

Andrea Supp
[REDACTED]

Sent from my iPad

SUP 2021 01 Harris Teeter Fuel Station

Andrea Supp [REDACTED]

Tue 7/19/2022 12:14 AM

To: citizencomment citizencomment@warrentonva.gov

Cc: **Planning Department** <Planning@warrentonva.gov>

EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

As a resident of North Rock, I m writing to e press my opposition of the proposed above referenced fuel station.

The Town of Warrenton is currently inundated with fuel stations

The location of the pad site will negatively impact an e isting busy parking lot

The ingress and egress to the shopping center at the 4 way stop at Fletcher is a hazard as it is without additional traffic.

The number of drivers who fail to stop at that 4 way stop and the stop sign at Fletcher and North Hill is outrageous. Residents of North Rock deal with this disregard of traffic signs daily whether walking or driving. I don t understand why the Town Police do not monitor these two intersections but I have never seen an officer at either in the seven years I ve lived in North Rock.

Using the road behind the smaller shopping center would only cause further congestion as cars try to enter the main access after weaving through the parking lot ne t to Ledo Pizza.

I implore you to avoid causing a bigger problem and reject the SUP.

Andrea Supp

[REDACTED]

Sent from my iPad

**IN THE TOWN OF WARRENTON, VIRGINIA
PLANNING COMMISSION: PUBLIC MEETING 19 JULY 2022**

**COMMENTS ON HARRIS TEETER'S APPLICATIONS
FOR REZONING AND FOR A SPECIAL USE PERMIT**

1. I am Joseph Volpe III and I own my home at 94 North View Circle in the residential community known as Northrock, part of the same PUD as the shopping center next door in which Harris Teeter proposes to add a gas station. Harris Teeter has failed to establish that a Zoning Map Amendment and a Special Use Permit to put a gas station next door to my neighborhood would in any way serve the public interest.

2. Harris Teeter's applications are the wrong answer to a question only Harris Teeter would think to ask: Is it in the public interest to modify a PUD Master Plan labored over down to the smallest detail by the developer and the Town less than 25 years ago and relied upon since by homeowners like me so Harris Teeter can put a gas station in the midst of shoppers in cars and on foot negotiating their way through a busy parking lot when there are already eight gas stations on 29/211 within 1 and 1/2 miles of the proposed station, the closest of which is just around the corner, a mere one-tenth of a mile away and which already participates in Harris Teeter's own gas rewards program?

3. Not only are there already more than enough gas stations in close proximity to Harris Teeter, reliance on gasoline to power cars is declining and will continue to decline as more and more vehicles are powered by electricity. Within the lifetime of the current Comprehensive Plan, the number of gas stations now in business in Warrenton will almost certainly exceed demand for their product. By seeking to change the Master Plan to add a gas station to its parking lot, Harris Teeter is asking the Town to thumb its nose at the past, turn a blind eye to the present and ignore the future.

4. Harris Teeter has failed to satisfy many of the criteria to be considered by the Planning Commission in its evaluation of a proposed zoning map amendment.

5. Is the proposed rezoning justified by changed or changing circumstances?

What has changed since formulation of the PUD Master Plan? One pertinent change is

the addition of at least one gas station (Wawa) along 29/211 less than a mile and a half from the proposed site. And between Wawa and Blackwell Road, there are seven additional gas stations, three of which (BP, Sheetz and Exxon) are within one-half mile of the proposed site, with BP, the participant in Harris Teeter's gas rewards program, a mere one-tenth of a mile from the proposed site.

6. A second change is the advent of the electric vehicle (EV) which will over time turn gas stations into relics. Admittedly, gas stations will not become obsolete overnight, but by the time the Town is working on its next Comprehensive Plan, what to do with abandoned underground gasoline storage tanks will need to be taken into account.

7. In the more immediate future, Harris Teeter's claim that the presence of its station will be a welcome convenience to its customers ignores the possibility that those customers who currently get discounts at BP stations thanks to Harris Teeter gas rewards do not realize that buying gas directly from Harris Teeter instead of from its current gas rewards partner will likely deprive them of Top Tier gasoline, a diminution of quality that may more than offset the per gallon savings they would get from Harris Teeter gasoline. <https://www.autolist.com/guides/top-tier-gas>

8. Will the proposed rezoning have an adverse impact on properties in the vicinity and their values? The answer is yes, both as to the Northrock residential community where I live and the gas stations already in place along 29/211.

9. First as to Northrock, if you imagine a football field with one end zone at the edge of the proposed gas station and the other in the direction of Northrock, standing under the goal post in the gas station, you would not be able to see the other goal post because it would be inside the nearest home in Northrock. It does not take an expert to realize that anyone putting their home up for sale in Northrock would not include in their listing that an all-night gas station is right next door. (The proximity of the shopping center as now composed is a convenience for some of us in Northrock who take advantage of walking instead of driving to a store. Obviously, adding a gas station does not add to that convenience; in fact, it may deter walkers who will be forced to negotiate new and riskier traffic patterns resulting from the presence of the gas station.)

10. There are days when the aromas wafting up from Longhorn Steakhouse are welcomed in Northrock; none of us looks forward to the prospect of odors – and dangers – from gasoline fumes, especially when gasoline is being dispensed from tanker trucks into storage tanks.

11. Have you ever heard music or the voice of a talk-radio host coming from a car being filled with gas? Often the volume has been turned up so the driver can hear his/her radio while outside of the car. Imagine being on your patio or deck and hearing that sound or being awakened by that sound at 2:30 in the morning.

12. Adverse impact may also be felt by the existing gas stations along 29/211, which typically are locally-owned. A nationally-owned enterprise like Harris Teeter can buy gas at lower prices and thus sell at prices lower than the locally-owned stations can afford. Harris Teeter touts the addition of its proposed station as a benefit to the extent that added competition can lead to lower prices, but the risk is that its pricing leverage would impair the value of locally-owned gas stations and even result in putting one or more of them out of business.

13. Are there adequate sites available elsewhere in the Town for the proposed use in districts where such uses are already allowed? Warrenton has just within its town limits more than enough gasoline stations, and there are more just beyond the boundaries of the town. Except during those rare areawide or nationwide gasoline shortages, when was the last time you saw a line form at a local gas station?

14. What is the impact on the volume of vehicular and pedestrian traffic and traffic safety and does the proposed rezoning provide sufficient measures to mitigate such impacts? Harris Teeter primarily relies upon a traffic study done in 2019, three years ago. While traffic diminished in the interim due to the pandemic, now that traffic is returning to “normal,” many of us in Northrock are seeing more vehicular traffic than ever on Fletcher Drive and on North Hill Drive leading to Fletcher Drive, thus putting the reliability of a traffic study dating back to 2019 in doubt. Harris Teeter would not be proposing this gas station if it did not believe that its presence would attract new customers, which in turn would cause a further increase in vehicular traffic on North Hill Drive and Fletcher Drive. Currently, all the gas stations in the town can easily be

entered and exited from and to 29/211. Having drivers in search of bargain gas via Fletcher Drive and North Hill Drive brings to mind the ill-conceived idea that one way to reduce congestion on 29/211 would be to divert traffic on to neighborhood streets – bypass the bypass. Encouraging drivers to get off of 29/211 and on to Fletcher Drive and North Hill Drive to fill up will result in a burden on those streets they were never intended to bear. Moreover, that additional vehicular traffic will encounter increased pedestrian traffic on those streets, a by-product of the pandemic, thus increasing risk.

15. Pedestrian and auto traffic safety will also be at added risk in the shopping center parking lot. The location of the proposed station is not a short distance from Harris Teeter – the proposed station will be closer to most or all the other tenants in the center than to the supermarket. And yet it is not set apart from the traffic flow to and from the supermarket and the other businesses in the center. Instead, it is right in the midst of shoppers in cars and shoppers on foot.

16. Town staff and the applicant have spent considerable time working on ways to mitigate traffic safety concerns arising out of the proposed location of this station. That in itself is a red flag. Painting the boundaries of walkways on pavement along routes that allegedly will make the area around the station safe for pedestrians overlooks the reality of human nature: the route taken by folks walking through parking lots is often the shortest distance between two points, not the walkway painted on pavement.

17. Harris Teeter has provided photographs of its gas station at the Broadlands shopping center in Ashburn. What you may not appreciate from the photos is that the station is set apart from the main parking area in front of the supermarket and is accessible on two sides directly from adjacent streets so that a driver can access and leave the station without his/her tires ever touching the surface of the main parking lot. Here, no separate entrance is available or proposed. Thus, the purported added convenience for customers would be accompanied by added risk to their safety.

18. Does a reasonable and viable economic use of the subject property exist under current zoning. As this shopping center is one part of a Master Plan for the PUD reviewed and approved by the Town, the burden ought to be on Harris Teeter to establish that no other reasonable and viable economic use of the property exists under

the Master Plan as it was adopted. That the owner of the center chose to lease space to a bank (Capital One) at a different location within the PUD is not a justification for rezoning. Plus, the center currently has several storefronts that are “available” – that is, unoccupied. No claim or showing has been made that such vacancies are due to some fault in the Master Plan design of the center. That the owner of the center is unable currently to rent all the space in the center does not in itself justify rezoning to permit a use that is inconsistent with and never contemplated by the Master Plan.

19. Will the proposed rezoning encourage economic development in areas designated by the Comprehensive Plan, provide desirable employment and enlarge the tax base? The obvious fact is that by adding another gas station to the town, Harris Teeter is not going to encourage economic development or enlarge the tax base. Harris Teeter will be chasing the same dollars it now chases along with Giant, Safeway and Food Lion, and it will be a new – a perhaps destructive – entry in the dollar chase now engaged in by the existing gas stations in town. In other words, it is unlikely that the proposed gas station will attract new customers who do not already shop in Warrenton or new drivers who do not already buy gas in Warrenton. As for employment, the impact is minimal – two kiosk attendants from 6:00 am to 10:00 pm.

20. In sum, not only is the proposed gas station unneeded in the town, it is unwanted by its nearest neighbors and fellow members of the same PUD, its presence will create safety hazards to its own customers and those of other businesses in the Northrock Shopping Center, and while Harris Teeter’s revenues and profits may increase, it will only be at the expense of its local competitors without any net gain to the town or the local economy. Yes, being able to shop for groceries and buy gas in the same shopping center is on its face a convenience, but a modest one at best, and more than out-weighed by the harm that would result from putting this proposed gas station into this shopping center.

Joseph Volpe III

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Brittany Latack

From: Jeff B [REDACTED]
Sent: Monday, July 25, 2022 8:35 AM
To: Planning Department
Subject: Planning Commission Meeting - ZMA/SUP 2021-01

Follow Up Flag: Follow up
Flag Status: Flagged

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Good Morning Ms. Helander,

My name is Jeff Barthelman and I live in the Northrock Community. Thank you for accommodating all the speakers during the public hearing for ZMA/SUP 2021-01 on July 19th. The Commission was patient in allowing everyone to express their thoughts and responsive to resident concerns, even though it meant a meeting that extended late into the evening.

After closing the Public Hearing, you mentioned that you would leave comments open. Does that mean there will be an opportunity for members of this community to speak again on August 16th or does it only for written comments to CitizenComment@warrentonva.gov? Can residents submit a second round of written comments to address specific concerns and questions raised by Commissioners after the public hearing closed to this email address (Planning@warrentonva.gov)?

I would also like to thank you for making the video recording available to the public. Many here were unable to attend. Also, those in the room said acoustics made it difficult to understand what was being said and that the recording helped. Live streams are expensive. Freely available recordings of the meetings allow citizens to stay aware and informed.

Thank you again,

Jeff Barthelman

Stephen Clough

From: Denise Harris
Sent: Tuesday, July 26, 2022 8:20 AM
To: Stephen Clough
Cc: Rob Walton
Subject: Fwd: amazon

A couple more....

Denise M. Harris, AICP
Planning Manager
Town of Warrenton
(540) 935-6791

Begin forwarded message:

From: Louise Stowe-Johns [REDACTED]
Date: July 25, 2022 at 11:40:34 PM EDT
To: Planning Department <Planning@warrentonva.gov>
Subject: amazon

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

I am opposed to Amazon's data center in Warrenton.
We don't need them and I am sure there are plenty of other places they can go.

I would be surprised if there were not perks being handed out. Is it worth the bargain?

Please respect the charm of this town we call home. I am not a NIMBY, but this is too much!
This will affect our town for decades and I don't think that effect will be positive now or in the future. Once the "bell" has been rung, you can stop the sound.

Isn't this a contradiction of the Comprehensive Plan for the community passed in 2021?

Thank you for your consideration of such a momentous decision.

Louise Stowe-Johns, Rev. Dr.
[REDACTED]

Stephen Clough

From: Denise Harris
Sent: Tuesday, July 26, 2022 8:21 AM
To: Stephen Clough
Cc: Rob Walton
Subject: Fwd: Amazon SUP Application - Electricity Demand - In Conflict with Dominion Statements

Denise M. Harris, AICP
Planning Manager
Town of Warrenton
(540) 935-6791

Begin forwarded message:

From: Cindy Burbank [REDACTED]
Date: July 26, 2022 at 7:58:15 AM EDT
To: Planning Department <Planning@warrentonva.gov>
Cc: Peter Cary [REDACTED] net>, Amy Trotto [REDACTED], Spencer Snakard [REDACTED] Carter Nevill <cnevill@warrentonva.gov>, William Semple <wsemp@warrentonva.gov>, Brett Hamby <bhamby@warrentonva.gov>, Renard Carlos <rcarlos@warrentonva.gov>, Kevin Carter <kcarter@warrentonva.gov>, Sean Polster <spolster@warrentonva.gov>, Heather Sutphin <hsutphin@warrentonva.gov>, James Hartman <jhartman@warrentonva.gov>, [REDACTED] Julie Bolthouse [REDACTED]
Subject: Amazon SUP Application - Electricity Demand - In Conflict with Dominion Statements

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

To: The Warrenton Planning Commission

In its public involvement process for new Transmission lines in Fauquier County, Dominion Energy has repeatedly stated that (a) the only reason for new Transmission lines is to support the proposed Amazon data center on Blackwell, (b) that if the Amazon proposal is denied then the transmission lines will "go away," and (c) Dominion will not release Amazon's load letter or any information on the data center's electricity demand because it is proprietary information to Amazon.

Yet, in Town email records released under FOIA, the then-Town Manager, Brandie Schaeffer, repeatedly tells Town Council members, Town staff, and the Planning Commission in emails that (highlighting added by me):

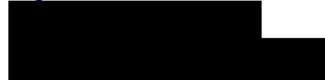
"Amazon does not need anything [with respect to electricity] for the initial phase, but maybe for the future. Have left space on the site to accommodate further power projections to include a substation. **The substation will service regional needs not just Amazon so we are waiting on Dominion on this.**" -- 7/15/21 email from Brandie Schaeffer to Kevin Carter and Rob Walton.

"Amazon does not need power for start-up. **Dominion needs this because of the site and future growth. It is not generated by Amazon at this location.**" -- 7/15/21 email from Brandie Schaeffer to Bill Semple.

Amazon and Dominion are telling us different stories about electricity demand, stories that are directly in conflict. These statements, as reported by Brandie Schaeffer to members of the Town Council and others, **lend credence to the widespread suspicion among citizens that the Blackwell Road site is just the opening wedge in a plan to place multiple data centers in the Town of Warrenton.**

These statements also discredit the veracity of Dominion during its public involvement process to date -- unless Amazon deliberately deceived Dominion. Is the latter likely? Or is it more likely that Amazon and Dominion both are deliberately misleading the public and potentially the Town Council and the Planning Commission?.

Please do not proceed with Amazon's SUP application, for a whole host of reasons, including the conflicting stories of Dominion and Amazon as to the electricity requirements for the Blackwell site, and the lack of any specific quantitative information on the load requirements for Blackwell viz a viz the additional capacity Dominion proposes to provide via new Transmission lines throughout the Town and County.

Cynthia J. Burbank


Stephen Clough

From: Rob Walton
Sent: Tuesday, July 26, 2022 8:17 AM
To: Stephen Clough
Cc: Denise Harris
Subject: FW: Comments to PC RE: Amazon's Data Center Application (SUP 2022-03)
Attachments: Planning Commision Letter_ CFFC.pdf

From: Citizens for Fauquier County [REDACTED]
Sent: Monday, July 25, 2022 3:13 PM
To: Susan Helander <shelander@warrentonva.gov>; James Lawrence <jlawrence@warrentonva.gov>; Steve Ainsworth <sainsworth@warrentonva.gov>; Gerald Johnston <gjohnston@warrentonva.gov>; Ali Zarabi <AZarabi@warrentonva.gov>; Ryan Stewart <rstewart@warrentonva.gov>; Denise Harris <dharris@warrentonva.gov>; Rob Walton <rwalton@warrentonva.gov>
Subject: Comments to PC RE: Amazon's Data Center Application (SUP 2022-03)

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Attached please find Citizens for Fauquier County's initial comments to Amazon's Application for your review prior to the work session on this Application tomorrow. Thank you for your consideration. Kevin Ramundo, President.

Stephen Clough

From: Rob Walton
Sent: Tuesday, July 26, 2022 8:17 AM
To: Stephen Clough
Cc: Denise Harris
Subject: FW: For 7/26 Work Session: Citizen Concerns for Amazon SUP
Attachments: Amazon SUP App Issues_ProtectFauquier.pdf

From: Spencer Snakard [REDACTED]
Sent: Monday, July 25, 2022 5:25 PM
To: Susan Helander <shelander@warrentonva.gov>; James Lawrence <jlawrence@warrentonva.gov>; Steve Ainsworth <sainsworth@warrentonva.gov>; gjohnston@warrentonva.gov; Ali Zarabi <AZarabi@warrentonva.gov>; Ryan Stewart <rstewart@warrentonva.gov>
Cc: Denise Harris <dharris@warrentonva.gov>; Rob Walton <rwalton@warrentonva.gov>
Subject: For 7/26 Work Session: Citizen Concerns for Amazon SUP

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Dear Planning Commission,

We represent "Protect Fauquier," a newly formed coalition of over 650 citizens of the Town and County, a number which continues to grow daily. We are united in our opposition to the Amazon Data Center proposed for Blackwell Road, the required electric substation on that site, and the many miles of associated high-voltage transmission lines with 110' tall steel power towers along a 100' wide fully cleared path.

Protect Fauquier appreciates the work you are about to undertake in reviewing and discussing the Amazon Data Center application for Blackwell Road. Several in the Protect Fauquier group have studied in detail the town's Special Use Permit (SUP) submission requirements, Amazon's application and site plan, the town agencies' thoughtful and detailed comments, and Amazon's responses.

As you conduct your Work Session(s) to consider the Amazon SUP application, we kindly request that your review carefully considers the combined insights shared with you in the attached matrix, which highlights our concerns with the current SUP application.

We also want to draw your attention to the following issues that are worthy of serious consideration and scrutiny but are not addressed by the current SUP application.

1. **The Amazon Data Center is inconsistent with the Town's Comprehensive Plan:** The Town and its citizens devoted significant time and effort to a comprehensive planning process in 2020-2021. The Comprehensive Plan was adopted in April 2021, describing the Blackwell Road site as "New Town" and ideal for mixed use, residential and commercial, including opportunities for affordable housing. We agree. We support these intended uses. Yet on the same day the Town approved the Comprehensive

Plan, the Town initiated a process to amend the Zoning Ordinance to allow the Amazon data center at the Blackwell Road site, contrary to the Comprehensive Plan's specified use for this site. We affirm and support the Town's Comprehensive Plan to maintain the Blackwell Road site for mixed use, residential and commercial, with opportunities for affordable housing – even if it takes time and effort to achieve it – and we do not concur with the dismissal of your and our recently approved Comprehensive Plan.

2. The Data Center Tax Revenue Estimates are vague, static and questionable:

We understand Town staff provided tax revenue estimates to include an additional \$1 million in annual tax revenue to the Town and \$2 million to the County. Who is the source of those estimates – and what is the basis for the estimates?

If Amazon is the source, how can their estimates be point estimates when Amazon will likely be aggressive in depreciating its equipment over time in order to minimize its future tax bills?

Do the provided estimates and the tax revenues mirror the experience of other local jurisdictions with data centers of similar size? (Loudon County had a \$60 million budget deficit due to miscalculations in tax revenue from data centers).

Will Amazon contractually guarantee to the Town that all equipment in the data center will be owned by Amazon and not leased, in whole or in part, for US Government use (making it tax exempt)?

These questions are of utmost importance, as tax revenue expectations are the sole rationale given thus far for approving the Amazon Data Center on Blackwell Road.

3. The Required Dominion Substation at the Blackwell Road Site and Accompanying Transmission Lines in the County and Town Should Be Part of the Town's Evaluation: It seems short-sighted and problematic to analyze the Data Center's impact on the community in isolation from the impacts associated with the substation and transmission lines that are required to serve it. If you are of the belief that the Town can require Amazon or Dominion to bury the lines, that is not the case due to current laws that prohibit the Town from doing so. The SCC will make the final decision, which will surely be for above-ground lines at lower cost to Dominion's rate-payers throughout the Commonwealth.

As the Planning Commission, you are best positioned and most experienced to evaluate the many parts of this project within the context of the whole project. We implore you to consider the entire package of reciprocal impacts to the Town and to the County. The Town is part of the County. County residents support the Town and Town businesses. Town and County residents alike take great pride in the historic small town of Warrenton and treasure the rural, beautiful, agricultural County in which the Town is centered. We urge you to prioritize evaluating this project in its totality, and to preserve the symbiotic relationship between the Town and County residents.

It seems short-sighted and pointless to spend Commission time on details of building fenestration and parking lot shrubbery (as specified in the Town's data center SUP requirements) while ignoring the impacts of an electric substation on the entrance to Town and 110' tall steel power towers with a 100' wide fully cleared path through miles of our rural landscape and personal properties.

4. The Blackwell Road Site is Ill-Suited for a Data Center: This site, with an elevation of 500 feet, sits at the gateway entrance to Warrenton from the north. The data center will require 110' tall steel power towers to crisscross the highway, perhaps at multiple points. It will require a large and unseemly electric substation on Blackwell Road. Visitors and residents alike will be confronted by a dominating

industrial look as they enter Historic Old Town Warrenton, which we do not believe is what was intended by the invitation to "Experience Old Town Warrenton."

Additionally, The Journey Through Hallowed Ground (TJTHG), a National Scenic Byway screened and approved by the Federal Government, passes right by this site, and there is a historical marker near this site. The TJTHG is managed by a multi-state non-profit and governed by a Comprehensive Management Plan, and there is no evidence that this aspect of the historic character of Warrenton has been considered in this SUP application process. A data center in this location does not foster a welcoming environment at the entrance to Old Town Warrenton; it does not support the historical character of TJTHG; and it is contrary to the Town's Comprehensive Plan. Therefore, the Blackwell Road site is deemed ill-suited for a data center location.

Large, industrial looking data centers should be placed in locations that are close to existing substations as are already identified in the Comprehensive Plan; they should not be occupying prominent locations in Town.

5. A Flurry of Data Center Proposals is Awaiting – We Need a Strategic Vision and Plan to Deal with that, not a swift approval process that sets a poor precedent: Data center demand for land is metastasizing and is posed to descend on Fauquier County. Our neighbors in Prince William County and Culpeper County are already dealing with many data center proposals, while Loudoun County is dealing with the fallout of opening their floodgates. We need the Town and County to think beyond this specific proposal and develop a plan to deal with the demand.

Where is it appropriate to put data centers? How many are we willing to accommodate and under what conditions? How can we ensure the benefits of firm, reliable and sufficient tax revenues will offset the costs of decreased land values, environmental impacts, and more? What happens when, as computing power inevitably continues to increase and computer servers become smaller, the hulking data centers are consolidated, with many no longer required, leaving us with empty, ugly, unused, and unmaintained warehouses and miles of transmission lines?

These are the kind of forward-looking questions we expect the Town, the County, and the Planning Commission to ask for themselves and to address. We highly encourage and support your endeavors in this type of visionary, strategic planning.

Attached are Protect Fauquier's more detailed comments, addressing specific SUP issues raised earlier by Town staff. We trust you have noticed that in response to Town staff requests for specific information, most of Amazon's responses are vague, incomplete, unquantified, and unsubstantiated. We cannot help but wonder if Amazon expects a "pass" from the Town, so as to rapidly go to construction. We hope and expect that you will not give Amazon that "pass."

We look forward to participating in the journey ahead by adding value to the discussions as they evolve.

Sincerely,
The "Protect Fauquier" Leadership Team
(a group of 20+ leaders within our 650 and growing coalition)

Stephen Clough

From: Rob Walton
Sent: Tuesday, July 26, 2022 8:17 AM
To: Stephen Clough
Cc: Denise Harris
Subject: FW: Petition of Local Citizens Opposed to Amazon SUP
Attachments: Amazon SUP App Issues_ProtectFauquier.pdf; Petition_1st Online_2022_07.pdf

Hi Stephen,

For the citizen comments file. I have another one that I will forward from the same person.

Thanks,
Rob

From: Spencer Snakard [REDACTED]
Sent: Monday, July 25, 2022 10:48 PM
To: Susan Helander <shelander@warrentonva.gov>; James Lawrence <jlawrence@warrentonva.gov>; Steve Ainsworth <sainsworth@warrentonva.gov>; gjohnston@warrentonva.gov; Ali Zarabi <AZarabi@warrentonva.gov>; Ryan Stewart <rstewart@warrentonva.gov>
Cc: Denise Harris <dharris@warrentonva.gov>; Rob Walton <rwalton@warrentonva.gov>; Fauquier Co Board of Supervisors <bos@fauquiercounty.gov>; Jeanine Lawson <jlawson@pwcgov.org>; Trenum, Michelle <mtrenum@pwcgov.org>; Trumbo, Holder <holder.trumbo@fauquiercounty.gov>
Subject: Petition of Local Citizens Opposed to Amazon SUP

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

As you review Amazon's SUP application, particularly in relation to the 3rd point raised in our earlier email with the heading, "The Required Dominion Substation at the Blackwell Road Site and Accompanying Transmission Lines in the County and Town Should Be Part of the Town's Evaluation" we wanted to share the following:

A Protect Fauquier member drafted [this petition](#) early in our awareness of the proposed Data Center and associated power lines, which now has more than 850 local signatures and counting. Over 735 are from Warrenton residents.

Please see the attached Petition file with local resident's names listed individually, sorted by town.

Thank you,
The Coalition to [Protect Fauquier](#)

----- Forwarded message -----

From: Spencer Snakard [REDACTED]
Date: Mon, Jul 25, 2022 at 5:24 PM
Subject: For 7/26 Work Session: Citizen Concerns for Amazon SUP

To: <shelander@warrentonva.gov>, <jlawrence@warrentonva.gov>, <sainsworth@warrentonva.gov>, <gjohnston@warrentonva.gov>, <AZarabi@warrentonva.gov>, <Rstewart@warrentonva.gov>
Cc: <dharris@warrentonva.gov>, <Rwalton@warrentonva.gov>

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Sincerely,
The "Protect Fauquier" Leadership Team
(a group of 20+ leaders within our 650 and growing coalition)

Stephen Clough

From: Stephen Clough
Sent: Wednesday, July 27, 2022 3:51 PM
To: Brittany Latack
Subject: FW: Email - Part 2

Stephen Clough

Town Clerk
Town of Warrenton, VA



21 Main Street
Warrenton, VA 20186
M: (540)-714-9270
warrentonva.gov

CONFIDENTIALITY NOTICE: This electronic message is intended to be viewed only by the individual or entity to whom it is addressed. It may contain information that is privileged, confidential and exempt from disclosure under applicable law. Any dissemination, distribution or copying of this communication is strictly prohibited without the permission of the sender. If the reader of this message is not the intended recipient, or if you have received this communication in error, please notify the sender immediately by return e-mail and delete the original message and any copies of it from your computer system.

From: Rob Walton <rwalton@warrentonva.gov>
Sent: Wednesday, July 27, 2022 10:52 AM
To: Stephen Clough <sclough@warrentonva.gov>
Cc: Denise Harris <dharris@warrentonva.gov>
Subject: FW: Email - Part 2

FYI.

From: Meade, Holly [REDACTED]
Sent: Wednesday, July 27, 2022 10:36 AM
To: denise.schefer@gmail.com
Cc: Denise Harris <dharris@warrentonva.gov>; Rob Walton <rwalton@warrentonva.gov>
Subject: FW: Email - Part 2

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Good morning – Thank you for your e-mail, it has been shared with the Fauquier County Planning Commissioners as requested. Please be aware that the application you are referencing is an application with the Town of Warrenton, not Fauquier County Government. I suggest reaching out to the Department of Community Development for the Town of Warrenton with your concerns. I believe the project manager for the case is Denise Harris. If she is not the appropriate person, I'm sure she can direct your comments appropriately.

Holly Meade, Director
Fauquier County Community Development

From: Fauquier County Government <webmaster@fauquiercounty.gov>
Sent: Tuesday, July 26, 2022 12:45 PM
To: Meade, Holly <Holly.Meade@fauquiercounty.gov>
Subject: Email - Part 2

CAUTION: This email originated from outside of the organization. Do not follow instructions, click links, or open attachments unless you know the content is safe.

Message submitted from the <Fauquier County, VA> website.

Site Visitor Name: Denise Schefer
Site Visitor Email: denise.schefer@gmail.com

You have already received emails outlining concerns about the Amazon application from individuals and groups throughout the county, and how much information it is lacking. I hope you will take those seriously and send the application back for those gaps to be filled in:

Environment impact studies
Noise studies
Water requirement documentation
Electric requirement documentation
Physical documentation
where would the air conditioning units be located?
where would the generators be located?
where would the air chillers be located?
where would the diesel tanks be located? How can those be stored safely?
what is the added height of the equipment on the roof and how would that be screened?
where would the power lines connect?

Stephen Clough

From: Azmir Kabilovic [REDACTED]
Sent: Thursday, July 28, 2022 10:48 AM
To: Planning Department
Subject: Amazon Data Center

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Good morning,

I'm resident of town of Warrenton and I would like to express my support for Amazon data center project. I believe this project will bring tax revenue needed to improve town' outlook.
The town needs a lot of updates.

Thanks.

Sent from my iPhone

Stephen Clough

From: Denise Schefer [REDACTED]
Sent: Friday, July 29, 2022 2:47 PM
To: Carter Nevill; Sean Polster; Renard Carlos; Heather Sutphin; William Semple; Brett Hamby; James Hartman; Kevin Carter; James Lawrence; Steve Ainsworth; Ali Zarabi; Ryan Stewart; Susan Helander; Gerald Johnston; BOS@fauquiercounty.gov
Cc: Denise Harris; Rob Walton
Subject: Joint Protect Fauquier, PEC and CFFC Press Release
Attachments: CFFC-PEC-Protect Fauquier joint release.pdf

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Warrenton Planning Commission, Warrenton Town Council and the Fauquier County Board of Supervisors -

We wanted to let you know about a press release issued jointly yesterday by Protect Fauquier, the Piedmont Environmental Council and Citizens for Fauquier County (included below and attached).

The press release concerns our united opposition to the proposed Amazon data center on Blackwell Road, a new electric substation on Blackwell Road, and miles of transmission lines in the town and county. We would like to highlight the three artist's renditions of what 110' tall steel transmission towers would look like at the gateway to Warrenton. These are included within the photo options below. Feel free to contact me or any of those cited in the press release if you have any questions.

Denise Schefer
703.217.7232
Protect Fauquier Leadership Team

For Immediate Release

Contact:
Spencer Snakard, Protect Fauquier
spencer.snakard@gmail.com; 703-850-7818

Kevin Ramundo, President, Citizens for Fauquier County
ramundok@gmail.com; 704-965-2424

Kevin Kask, Field Representation, Piedmont Environmental Council
kkask@pecva.org; 540-347-2334, x7046

Three local groups unite against proposed Amazon data center and associated transmission line

Community members urged to attend Town Hall meeting on Aug 10, 2022

WARRENTON, VA. (July 28, 2022) - The local citizen group Protect Fauquier and nonprofit organizations Citizens For Fauquier County (CFFC) and The Piedmont Environmental Council (PEC) are united against Amazon's proposed data center project near Blackwell Road. The data center would sit at the

northern gateway into Warrenton, along with a new Dominion electric substation, and would require miles of new high voltage transmission lines supported by 110-foot-tall steel towers, according to Dominion Energy.

The three organizations are jointly holding a Town Hall meeting at 7 p.m. on Wednesday, Aug. 10, at the PATH Foundation, 321 Walker Dr #301, Warrenton. They urge all community members concerned about the Amazon data center, substation, and associated transmission lines to attend to learn more about the proposal and efforts they can take to stand against it.

In September 2021, Amazon Web Services purchased a 41.8-acre parcel at Blackwell Road in Warrenton, behind Country Chevrolet. Since that time, the \$1.5 trillion company has submitted a special use permit application to the Town of Warrenton to build a data center at that location, reserving eight acres for a new electric substation. In 2022, Dominion Energy released maps showing miles of potential new transmission lines in the Town and County and held widely-attended public events with limited input opportunities. Under current policies in Virginia, Dominion Energy ratepayers, not Amazon, would be required to pay the costs of new transmission capacity.

One set of routes would start at Dominion's Wheeler Road substation, cross Vint Hill and New Baltimore neighborhoods, then snake down Route 29—part of the National Scenic Byway Journey Through Hallowed Ground—to Blackwell Road, or connect to Blackwell through the back of neighborhoods. Another set of routes would start on Meetze Road near the Fairgrounds and come up Route 29 to Blackwell Road, or through neighborhoods between Meetze and Blackwell roads. Protect Fauquier, CFFC, and PEC have numerous concerns about the project, including its degradation of gateway entrances to historic Warrenton, as well as negative impacts on the area's environment and rural landscape, private properties and public health.

To help citizens visualize the proposed substation on Blackwell Road and the high-voltage transmission lines along Route 29, the three groups are releasing a photo of Dominion's existing 5.44-acre substation on Meetze Road and three photos showing an artist's rendering of 110-foot tall transmission lines superimposed on the landscape just outside Warrenton.

Spencer Snakard, a key Protect Fauquier organizer, says this battle is about preserving the heart and soul of a small historic town and a beautiful rural county that we call home. "We chose to live here for the natural surroundings that Fauquier was known for protecting, and have no desire to be an extension of the world's 'data center capital' with transmission lines littering our landscape," she said. Protect Fauquier has created a website, www.protectfauquier.com, and [Facebook group page](#), and in just a few weeks has gained more than 1,500 supporters. In the coming weeks, the group will circulate a petition in Warrenton and the County both online and in person, calling for the project to be stopped. "Your voice counts! By joining together, we can change the course of this proposed project and protect the future of our countryside," Snakard said.

Fauquier County resident Juan Archilla said he joined Protect Fauquier "because I believe the County and the Town of Warrenton should preserve their natural rural beauty and small town feel that most of us citizens cherish. I don't want Fauquier to become unnecessarily industrialized with giant transmission power lines and towers, especially to accommodate data centers in locations not originally intended for such use."

CFFC President Kevin Ramundo says his organization is very concerned that the Amazon data center project appears to be on a fast track for approval by the town of Warrenton without regard to required and necessary information, proper project reviews, the town's own zoning process and comprehensive plan. "It will visually impact the gateway into historic Warrenton affecting the town's small-town character; mar the countryside; require miles of high-voltage electrical transmission lines; and, lead to a proliferation of data centers. CFFC believes any decision about something that could fundamentally change the town and the county needs to be made with more information, more planning, more public input, and more transparency," he said.

PEC is concerned that any one of the transmission line routes to the proposed Amazon data center would have a detrimental impact on the gateway(s) into the Town of Warrenton, on historic and cultural resources along the route, and to the residential neighborhoods of New Baltimore, Vint Hill or the historic African American community of Frytown. "With an average height of around 110 feet, an overhead 230-kV transmission line to Amazon's Blackwell Road site would have the effect of industrializing any corridor it runs through. Even an underground route, depending on the location, could have the significant impacts of tree removal, loss of topsoil, limitations on development within the utility right of way, cumbersome construction easements, and potential loss of property value," said PEC Land Use Director Julie Bolthouse.

PEC has pointed out, in emails to local residents, that the Amazon data center application lacks essential details about how it will address town zoning requirements. "The application fails to include a viewshed analysis to evaluate proposed screening of buildings and mechanical equipment; it fails to consider the impact

of new transmission lines and the substation proposed to serve the facility; it gives no consideration to potential impacts of light intrusion and glare from the facility on nearby roadways, the adjacent Oak Springs neighborhood, the Poet's Walk senior living facility, and businesses; and there is little information on preventing groundwater contamination and air pollution from multiple 50,000 gallon containers of diesel fuel to be permanently stored on the site," Bolthouse said.

All three groups also have serious concerns about how these projects are being pursued. "In this particular case, the entities involved are pursuing local approval and new transmission line extensions in tandem, rather than sequentially, putting the cost of transmission line extensions onto Dominion rate payers. If this project is approved, it will set a precedent for more ill-conceived data center proposals and more transmission line extensions within the Town of Warrenton and the County.

Organizers from all three groups are urging citizens against the project to attend and speak at upcoming government meetings, write the Warrenton Town Council and sign the Protect Fauquier petition. The three groups invite community members to attend their Town Hall Mtg on Aug 10, at 7 p.m. at the Path Foundation Building in Warrenton to learn more about the proposal and actions those opposed to the project can take.

#####

Founded in 1968, Citizens for Fauquier County (CFFC) is the oldest non-profit organization dedicated to preserving the natural, historic and agricultural resources of the county. CFFC has hundreds of members who share our mission and who support us through their annual dues and donations. The organization is a major reason why Fauquier remains a unique place in northern Virginia that has successfully avoided the congestion and over-development in neighboring counties while maintaining its rural traditions.
<https://www.citizensforfauquier.org>

Since 1972, The Piedmont Environmental Council has proudly promoted and protected the natural resources, rural economy, history and beauty of the Virginia Piedmont. PEC empowers residents to protect what makes the Piedmont a wonderful place, and works with citizens to conserve land, improve air and water quality and build thriving communities. PEC is a 501(c)(3) non-profit and accredited land trust. Learn more at www.pecva.org

Photo Options:

- [Aerial image of proposed data center location near Blackwell Avenue](#), credit Hugh Kenny
- [Artist's rendering of transmission line towers looking south on Route 29, just north of Warrenton](#), illustration courtesy of Protect Fauquier
- [Artist's rendering of transmission line towers looking north on Route 29, just north of Warrenton](#), illustration courtesy of Protect Fauquier
- [Artist's rendering of transmission line towers from White's Mill Neighborhood looking toward Route 29 and the town of Warrenton](#), illustration courtesy of Protect Fauquier
- [Meetze Road substation](#), credit Protect Fauquier
- [Aerial image of 230-kV transmission line along Route 7 in Loudoun County](#), credit Hugh Kenny
- [Ground image of 230-kV transmission line along Route 7 in Loudoun County](#), credit Hugh Kenny

Additional Protect Fauquier Contacts:

Spencer Snakard, Prince William County resident, 703-850-7818

Mike Fultz, Warrenton resident, 703-772-0287

Cindy Burbank, Warrenton resident, 540-326-1302

Juan Archilla, Fauquier County, Scott District resident, 919-422-3780

Denise Schefer, Fauquier County, Scott District resident, 703-217-7232

Brittany Latack

From: Peggy Recker [REDACTED]
Sent: Friday, July 29, 2022 9:52 AM
To: Planning Department
Subject: ZMA 2021-01/SUP2021-01-NorthRock Harris Teeter Service Station

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Dear Planning Commission Members:

I am a resident at [REDACTED] and was in attendance at the July 19 meeting at which time representatives for Harris Teeter presented an application for rezoning and special permit use for a gas station in the shopping center which houses Harris Teeter. As a resident of the North Rock Community (on the hill adjacent to Harris Teeter) I have a vested interest in such a project proposed for this property.

I am thankful to Mr. Zarabi who made the motion to deny the permit for such a project in this area. It was discouraging that this proposal was not denied during this meeting but I understand the desire of the planning commission to gather more information prior to a final vote.

It is my hope that the planning commission will take steps to prevent the passage of the rezoning request by Harris Teeter representatives. While the area is designated to house some type of business on that parcel, it is unlikely that 25 years ago a gas station was one of the potential tenants in that space.

Mr. Joseph Volpe, also a resident of North Rock Subdivision, presented to you a very detailed list of comments regarding the Harris Teeter proposal. His points are clearly stated and I hope you have taken the opportunity to review his document.

In closing, I respectfully request that the planning commission follow the lead of Mr. Zarabi and deny the Harris Teeter application for rezoning and special use permit.

Sincerely,

Peggy Recker
[REDACTED]

Stephen Clough

From: Denise Harris
Sent: Friday, July 29, 2022 1:23 PM
To: Brittany Latack
Subject: FW: Proposed Amazon Data Center Site Visit/Balloon Test

From: Denise Schefer [REDACTED]
Sent: Friday, July 29, 2022 1:20 PM
To: Susan Helander <shelander@warrentonva.gov>; James Lawrence <jlawrence@warrentonva.gov>; Steve Ainsworth <sainsworth@warrentonva.gov>; gjohnston@warrentonva.gov; Ali Zarabi <AZarabi@warrentonva.gov>; Ryan Stewart <rstewart@warrentonva.gov>
Cc: Denise Harris <dharris@warrentonva.gov>; Rob Walton <rwalton@warrentonva.gov>
Subject: Proposed Amazon Data Center Site Visit/Balloon Test

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Hi Commissioners -

I attended the Planning Commission meeting on Tuesday night and took note of the upcoming site visit and balloon test at the proposed Amazon data center site. My husband and I own a local drone company (Aerotog) and we would like to offer our services on the day(s) those are going to occur free of charge. If you provide additional information about the format of the balloon test we can brainstorm about how our aerial photos/videos could help you further in your deliberations.

Feel free to call or email to discuss.

Denise Schefer
Realtor® at Long & Foster



Licensed In Virginia
2021 Long & Foster Executive's Club
2021 Lifestyle Magazine Fauquier Award - Best Real Estate Agent
2019 Fauquier Times Readers' Choice Award - Best Real Estate Agent

Stephen Clough

From: Greg B [REDACTED]
Sent: Sunday, July 31, 2022 7:59 AM
To: Planning Department
Subject: Dominion Power lines and Amazon

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

We are residents of Fauquier County living not far from the proposed overhead corridor that Dominion Electric and Amazon wants Virginians to pay for. The 60MW load for this facility will impact regional electrical reliability, adding additional load without any regard to base generation in Virginia. The sight of 150 foot towers littering the gateway to Fauquier is unacceptable, as are the plans for further destruction of Fauquier CXounty's viewshed by additional data centers in this area. Adding insult to injury, we are expected to dig into our pockets to help enrich Amazon and Dominion at our cost, while little is given in return. No real job improvement in the area and increasing electrical rates to help feed what we do not need. Once the first data center is installed, one only has to look at PW and Loudon counties to see how these facilities end up destroying the land around them.

We are opposed to the Dominion and Amazon plan and hope you will protect our county from the disaster it will create.

Gregory and Catharina Brown

[REDACTED]

[REDACTED]

Stephen Clough

From: John Buursink [REDACTED]
Sent: Sunday, July 31, 2022 3:20 PM
To: Planning Department
Subject: Power Crunch for New Ashburn Data Centers
Attachments: Dominion Warns of Power Crunch for New Ashburn Data Centers - Loudoun Now.webloc

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Do we also want black-outs in Warrenton as they already have in Ashburn?

Success in your decision process!
John Buursink

Stephen Clough

From: Winny Buursink [REDACTED]
Sent: Sunday, July 31, 2022 3:24 PM
To: Planning Department
Subject: Amazon's Datacenter on Blackwell Road

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Members of the Warrenton Planning Commission,

Amazon's Datacenter on Blackwell Road appears to be on a fast-track for approval and that would be completely irresponsible on the part of the town of Warrenton.

We are deeply concerned about the following issues:

- Amazon's proposed data center will visually impact the gateway into historic Warrenton affecting the town's small-town character; mar the countryside; require miles of high-voltage electrical transmission lines; and, strain scarce water resources.
- The information about the facility is incomplete including such basics as how much electricity will be required and why the reported water requirements are so low.
- Warrenton did not follow its own processes for accepting and reviewing the application.
- The data center is inconsistent with Warrenton's Comprehensive Plan.
- The town, Dominion Power and Amazon have not been transparent about the project.

We recommend:

The Warrenton Town Council should

- (1) deny the special-use permit for the proposed Amazon data center on Blackwell Road;**
- (2) send the application back to town staff for proper reviews;**
- (3) hold a series of public meetings on the project;**
- (4) survey the town's residents on the project; and**
- (5) postpone any action on the facility until all questions are answered including how electricity would be provided to the site.**

Respectfully submitted by

Dr. John Buursink and Winny Buursink

Concerned Fauquier County Residents

Stephen Clough

From: Lynn [REDACTED]
Sent: Sunday, July 31, 2022 4:21 PM
To: Planning Department
Subject: Amazon Data Center

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

We fully support the position of CFFC which has been presented to you all.

Lynn & Reita Caraway
[REDACTED]

Stephen Clough

From: stacie dcindigos.com [REDACTED]
Sent: Sunday, July 31, 2022 12:38 PM
To: Planning Department
Subject: Amazon Data Center

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

I am resident of Fauquier County with a Warrenton zip code. The data center will bring virtually no jobs to Fauquier while seriously impacting its rural character. Any benefit to Warrenton that this facility may bring is far outweighed by it's negative impact. Deny the special use permit.

Thank you,
Stacie Clark

[REDACTED]

Stephen Clough

From: Brian Smith [REDACTED]
Sent: Sunday, July 31, 2022 8:22 AM
To: Planning Department
Subject: Please vote no on the Amazon data center

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Dear Sirs,

I live in New Baltimore. I am not on the route of the power transmission lines, but I hate the thought of the incredible scars Dominion would place across the county and *I* get to pay for it. The data center itself would provide basically no jobs and is another scar. We can do better than that. We do not need to be another Prince William. Please reject their application.

Brian Smith
[REDACTED]

Stephen Clough

From: melanie dixon [REDACTED]
Sent: Monday, August 1, 2022 7:10 AM
To: Planning Department
Subject: Amazon center

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

I am a resident of Fauquier Co and have recently been informed of the Amazon project. I adamantly oppose this project ! It will open our beautiful county to future continued extreme production of mega industries and destroy our bucolic county to the point of no return ! Not to mention the strain on local resources ! We need to continue to preserve Fauquier ! It is the last frontier of the metro area - let's keep it that way ! Melanie Dixon

Sent from my iPhone

Brittany Latack

From: Roy Francis [REDACTED]
Sent: Monday, August 1, 2022 10:36 AM
To: citizencomment
Subject: PROPOSED SUP FOR SERVICE STATION AT NORTHROCK SHOPPING CENTER

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Planning Commission Members,

I respectfully request that the Planning Commission please consider the Criteria for Special Use Permit as presented in the Town of Warrenton checklist for Special Use Permits.
My comments are below in **bold type**.

Respectfully,

Roy Francis
President, Northrock Residential Association
[REDACTED]

Evaluation Criteria; Issues for Consideration

In considering a Special Use Permit application, the following factors should be considered. The applicant also shall address these factors in its statement of justification:

1. Whether the proposed Special Use Permit is consistent with the Comprehensive Plan.

The Harris Teeter proposal for a gas station in the Northrock Center is NOT consistent with the Comprehensive Plan. There are a number of gas stations available in the immediate area and this proposal is completely unnecessary

2. Whether the proposed Special Use Permit will adequately provide for safety from fire hazards and have effective measures of fire control.

Not sure such a volatile use of property is a good idea for such a confined immediate area and the immediate neighborhoods.

3. The level and impact of any noise emanating from the site, including that generated by the proposed use, in relation to the uses in the immediate area.

Potential increase in traffic in an already congested area will definitely have an adverse impact.

4. The glare or light that may be generated by the proposed use in relation to uses in the immediate area.

The townhomes in the Northrock community would definitely be adversely impacted by the lights 24 hours per day.

5. The proposed location, lighting and type of signs in relation to the proposed use, uses in the area, and the sign requirements of this Ordinance.

6. The compatibility of the proposed use with other existing or proposed uses in the neighborhood, and adjacent parcels.

The Harris Teeter proposal is NOT compatible with the immediate confined and congested area of the Northrock Shopping Center. In addition, the potential increased traffic in the area of the Northrock neighborhood would definitely have an adverse impact on the environment of that community and would adversely impact property values due to light emanation, plus increased traffic and additional noise in that community.

7. The location and area footprint with dimensions (all drawn to scale), nature and height of existing or proposed buildings, structures, walls, and fences on the site and in the neighborhood.

8. The nature and extent of existing or proposed landscaping, screening and buffering on the site and in the neighborhood.

9. The timing and phasing of the proposed development and the duration of the proposed use.

10. Whether the proposed Special Use Permit will result in the preservation or destruction, loss or damage of any significant topographic or physical, natural, scenic, archaeological or historic feature.

It's a gas station, can we NOT see the destruction it will cause to all of the above?

11. Whether the proposed Special Use Permit at the specified location will contribute to or promote the welfare or convenience of the public.

In no way does it promote the welfare of the public.

12. The traffic expected to be generated by the proposed use, the adequacy of access roads and the vehicular and pedestrian circulation elements (on and off-site) of the proposed use, all in relation to the public's interest in pedestrian and vehicular safety, efficient traffic movement and access in case of fire or catastrophe.

The parking lot and driveway is already a congested for both pedestrian and vehicular traffic. In fact, those two actually mix in the driveway and the parking lot. It is not a safe zone for either.

13. Whether the proposed use will facilitate orderly and safe road development and transportation.

Increasing pedestrian and vehicular traffic does not facilitate orderly and safe road conditions

14. Whether, in the case of existing structures proposed to be converted to uses requiring a Special Use Permit, the structures meet all code requirements of the Town of Warrenton.

15. Whether the proposed Special Use Permit will be served adequately by essential public facilities, services and utilities.

16. The effect of the proposed Special Use Permit on environmentally sensitive land or natural features, wildlife habitat and vegetation, water quality and air quality.

It's a gas station

17. Whether the proposed Special Use Permit use will provide desirable employment and enlarge the tax base by encouraging economic development activities consistent with the Comprehensive Plan.

18. The effect of the proposed Special Use Permit use in enhancing affordable shelter opportunities for residents of the Town, if applicable.

19. The location, character, and size of any outdoor storage.

20. The proposed use of open space.

Likely the worst use of open space in the Town of Warrenton

Stephen Clough

From: Jason Smolinski [REDACTED]
Sent: Monday, August 1, 2022 12:38 PM
To: Planning Department; citizencomment; Carter Nevill; Sean Polster; Heather Sutphin; William Semple; Brett Hamby; James Hartman; Kevin Carter; BOS@fauquiercounty.gov; chris.granger@fauquiercounty.gov; holder.trumbo@fauquiercounty.gov; rick.gerhardt@fauquiercounty.gov; maryleigh.mcdaniel@fauquiercounty.gov; chris.butler@fauquiercounty.gov; Renard Carlos
Cc: powerline@dominionenergy.com; district27@senate.virginia.gov; DelMWebert@house.virginia.gov; DelEGuzman@house.virginia.gov
Subject: Warrenton Data Center: Bury the lines!

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Greetings,

I am writing to express my firm opposition to the proposed power towers meant for the Amazon data center.

I have been a Town of Warrenton resident for 11 years. I commute to Fairfax daily and I have to say, we are LUCKY to live in a town that retains a feeling of being in a world all its own. Whether you come into town by Country Chevrolet, down 17 near Highland School, via 211 near Wawa, via the new interchange near Walmart, or via Meetze Rd, we can be proud that every entrance into town is inviting. Seriously, a brief drive around and you will be reminded how the beauty has been retained throughout our small town. It is a dear characteristic of our town that must be held on to.

I am a proponent of smart growth. The property behind Country Chevrolet need not be for retail since we have other sites in town that sit vacant (looking at you, Broadview Lanes...). The light industrial zoning could see much worse than a SMALL data center. However, if above ground TALL power lines are erected, it will usher in a flexibility and a willingness to erect similar structures elsewhere in town.

I live within a half mile of the site. My neighborhood backs to 17 where we are lucky to have mature trees hiding the sound wall. But I do NOT want to see tall towers from my neighborhood.

The solution is simple. Amazon and Dominion can work out how to **bury the lines**. By **burying the lines**, it will signal a willingness to address one of the major citizen concerns about this project.

Thank you for your time,

Jason Smolinski

Brittany Latack

From: ROGER LEE [REDACTED]
Sent: Tuesday, August 2, 2022 11:38 AM
To: Planning Department
Cc: James Hartman
Subject: Mixed-use development proposal

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Town of Warrenton Planning Commission:

I am writing to convey my opposition to the mixed-use development proposed for the old Keswick Inn property located between Broadview Avenue, Bear Wallow Road, and Norfolk Drive.

I do not believe the townhouse/apartment development is feasible for that location. It seems to be too much housing in a small area. The project with townhouses, apartments, retail space, park and community play area with 191 parking spaces is alarming and overwhelms the property. The amount of increased vehicle traffic in that location would be substantial to an already busy area.

Fauquier Now reported that the attorney representing the developer stated that "there would be no access from Norfolk Drive". As I'm sure you are aware, even if no access is planned from Norfolk Drive, traffic will utilize an already overused Norfolk Drive to reach Bear Wallow Road to access the proposed complex. Additionally, the potential exists for traffic to make unauthorized turns onto Bear Wallow and then to Norfolk Drive to access the Food Lion shopping center, Fauquier High School, The Warf, and Route 211.

The residential street of Norfolk Drive and others in the subdivision struggle with traffic volume and speed--the speed limit has already been lowered to 15 mph to combat the traffic issues.

Thank you for the opportunity to express my concern and opposition to this project. Please deny the request for this inappropriate proposal for that area.

Roger D. Lee
[REDACTED]

From: [Steven and Ann Rose Wojcik](#)
To: [Planning Department](#)
Subject: Fw: Recent Letter from Chandler AZ Planning Manager to Protect PWC Re Negative Impact of Data Centers
Date: Tuesday, August 2, 2022 11:40:55 AM

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Corrected email address. Resending.

----- Forwarded Message -----

From: Steven and Ann Rose Wojcik [REDACTED]
To: planing@warrentonva.gov <planing@warrentonva.gov>; shelander@warrentonva.gov <shelander@warrentonva.gov>; jlawrence@warrentonva.gov <jlawrence@warrentonva.gov>; sainsworth@warrentonva.gov <sainsworth@warrentonva.gov>; gjohnston@warrentonva.gov <gjohnston@warrentonva.gov>; rstewart@warrentonva.gov <rstewart@warrentonva.gov>; azarabi@warrentonva.gov <azarabi@warrentonva.gov>
Sent: Tuesday, August 2, 2022 at 11:39:00 AM EDT
Subject: Recent Letter from Chandler AZ Planning Manager to Protect PWC Re Negative Impact of Data Centers

Dear Members of the Warrenton Planning Commission,

I attended the work session last week and am following up on a request by one of your members regarding the noise produced by data centers' cooling units (the generators are not the issue, nor is the decibel level the issue. It is the pitch and frequency of the cooling units that irritate residents nearby 24/7/365). I spoke about this before the Town Council last year when they approved adding data centers to potential uses for industrially zoned parcels. Because of the noise issue, I proposed an amendment that data centers could not be considered if the property is adjacent to residentially-zoned areas. That was rejected, unfortunately. I did however get sympathetic words afterwards from several council members regarding the concerns they would have regarding the noise and its impact on residential areas nearby.

Here is a recent letter from the Planning Manager of Chandler AZ regarding the problems with data centers in the city, particularly the noise that disturbs residential areas near data centers. Despite mitigation efforts, the noise problems persists, and as a result, the city now is banning new data centers from the city. Unfortunately, it's too late for the residents where existing data centers are grandfathered in. Not too late for Warrenton though if the Planning Commission and our Town Council act to prevent it.

I am providing the link and pasting below as well for your convenience. He leaves a contact number. If you have not already done so, I encourage you to call to ask about the noise issue directly so that you are armed with this information for the upcoming meetings. Thank you very much for the opportunity to share this critical aspect of the data center issue with you. I am happy to discuss further (540-878-2009).

<https://protectpwc.org/2022/07/26/chandler-ariz-planning-mgr-letter-regarding-data-center-noise-070822/>

Chandler, Ariz. Planning Mgr. – Letter regarding Data Center Noise 070822

Posted on July 26, 2022 Author Karen

Jul 8, 2022, at 12:58 PM

David De La Torre [REDACTED] wrote:

I'm providing the following information regarding data centers in the City of Chandler, Arizona:

- Data centers are not allowed by right in any zoning district
- The City discourages new data centers for the following reasons:
 - An existing data center has been the source of a low hum that has generated noise complaints from nearby residents. City staff worked with the data center to add noise mitigation, however, the noise issue has not completely gone away.
 - Data centers require a significant amount of water and/or electricity to cool the servers and to power the equipment. In return, they provide minimal benefits to the City (see next bullet point)
 - Data centers are essentially warehouses for computer servers. They do not generate significant tax revenue or high wage jobs.

I hope this information is helpful.

David de la Torre, AICP

Planning Manager

Development Services Department, Planning Division

Phone: [REDACTED]

Here is also a link to a recent local news story on the noise issue and the regrets that the city council had re data centers.

<https://www.youtube.com/watch?v=J060m1ohGPM>

With great concern,

Steve Wojcik

[REDACTED]

From: [Ken Thomas](#)
To: [citizencomment](#)
Subject: Brandie Schaeffer and tax greed
Date: Wednesday, August 3, 2022 5:54:53 PM

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

We now see that Amazon Web Services has quickly hired the Warrenton Town Manager, Brandie Schaeffer. Since the FOIA of documents and emails shows that Brandie handled many of the meetings and information flow with Amazon and the Town of Warrenton. She handled them so well that Amazon hired her. Interesting.

This looks and smells like a classic case of conflict of interest.

The Amazon/Dominion/Warrenton town partnership is showing that you really don't care about us. Fauquier County residents are dealing with disappointment and now anger against the Town of Warrenton. Your greed for more tax revenues is very clear to us now.

Sorry we moved here.

Ken Thomas

WARRENTON TOWN COUNCIL

August 9, 2022

Good-evening Mayor, Council Members, community members. My name is Josephine Gilbert and I live in the Scott District.

I want to thank Mr. Carlos for calling me on Saturday thanking me for alerting him on the homeless individual in front of the Juvenile District Court. Your responsiveness is appreciated.

I received a call yesterday stating I was in violation of the new ordinance, Chapter 14, Streets and Sidewalks, Public Use. The last 2 weeks I have been waiving a Red, White and Blue ALL LIVES MATTER flag. The flag is too big. American Flag is allowed of course.

Being the good citizen, I pulled the ordinance and could not find any mention of a flag. I did find under Sec 14-103 h1 "The maximum size of signs carried by persons in the gathering shall be three feet by two feet." What I can tell you is that the signs/posters they hold are larger, more like 2x4 or larger. They usually have large posters like George Floyd, Brianna Taylor and several others I do not recognize.

In addition to this violation, the BLM group is also violating Sec 14-103 h3, No animals provision and h11 "No person in an organized public gathering may coerce, intimidate or harass any other person physical contact, light, odor, fireworks or noise". This occurred during a proabortion rally.

Last week we had a 14-year-old Kettle Run HS student starting a petition to get rid of names like Lee and Mosby. Is the Mosby monument next?

Your continued support of this Black Lives Matter group only emboldens them and encourages others.

Thank you

From: [Nicholas O'Hara](#)
To: [citizencomment](#)
Subject: Main Street Summer Closures
Date: Sunday, July 31, 2022 7:38:35 PM

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Hello!

As a patron of businesses in downtown Warrenton, I thought it pertinent to voice my stance on the city's recent debate as to whether or not to continue the ritual of closing Main Street in the summer.

It would be devastating for downtown Warrenton and the businesses on Main Street were the summer closures to go away. Not only is it a wonderful show of the wonderfully inclusive & positive culture of the city, it sets an example for other towns outside the beltway.

"Oh wow, this is wonderful!"

"I had no idea Warrenton did this!"

"I'll be back next weekend!" (Best part being I've seen this promise be held more than once.)

The perception from people that aren't from here is that there's "nothing out there" once you get past route 15 going west on 29, and that's a shame. When I have company visit me the FIRST thing I suggest is visiting Old Town on a Friday/Saturday because there's so much to show and it's all walkable because the streets are closed which is refreshing in it's own way. We're not in DC anymore, we're not in Fairfax anymore. Alexandria. Arlington. We're in Warrenton - walk freely.

The variety of activities happening on the street all at once creates a unique harmony, a melody of recreation and relaxation that in my own experience is unique to Warrenton. If that goes away, it will happen again nowhere else in the world. If that goes away, Old Town Warrenton is no longer able to put its best foot forward to citizens and newcomers alike. The showcase of uniqueness dies.

Suffice it to say, I really hope we figure out a way to keep the street open. I'm so proud to say that it's the main draw for the area. The people that I've been afforded the chance to meet because of the street closing and the space that creates are a big reason for that.

With all sincerity,
Nicholas O'Hara

From: [ROGER LEE](#)
To: [Planning Department](#)
Cc: [James Hartman](#)
Subject: Mixed-use development proposal
Date: Tuesday, August 2, 2022 11:37:56 AM

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Town of Warrenton Planning Commission:

I am writing to convey my opposition to the mixed-use development proposed for the old Keswick Inn property located between Broadview Avenue, Bear Wallow Road, and Norfolk Drive.

I do not believe the townhouse/apartment development is feasible for that location. It seems to be too much housing in a small area. The project with townhouses, apartments, retail space, park and community play area with 191 parking spaces is alarming and overwhelms the property. The amount of increased vehicle traffic in that location would be substantial to an already busy area.

Fauquier Now reported that the attorney representing the developer stated that "there would be no access from Norfolk Drive". As I'm sure you are aware, even if no access is planned from Norfolk Drive, traffic will utilize an already overused Norfolk Drive to reach Bear Wallow Road to access the proposed complex. Additionally, the potential exists for traffic to make unauthorized turns onto Bear Wallow and then to Norfolk Drive to access the Food Lion shopping center, Fauquier High School, The Warf, and Route 211.

The residential street of Norfolk Drive and others in the subdivision struggle with traffic volume and speed--the speed limit has already been lowered to 15 mph to combat the traffic issues.

Thank you for the opportunity to express my concern and opposition to this project. Please deny the request for this inappropriate proposal for that area.

Roger D. Lee


From: [Robin D](#)
To: [citizencomment](#); [Land Development](#); [Planning Department](#)
Subject: Your legacy
Date: Thursday, July 14, 2022 11:14:41 AM

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Dear representatives:

As a Warrenton homeowner since 2001, I implore you to DENY any zoning changes that would allow data centers in our beautiful, rural community.

There are many more appropriate NoVA locations in areas already established for these types of enterprises.

Please make your legacy one that PROTECTED rather than ELIMINATED what makes Warrenton and Fauquier County so special.

Sincerely,
Robin DeMattia

