

Heather Jenkins

From: Denise Harris
Sent: Thursday, May 15, 2025 9:00 AM
To: Heather Jenkins
Cc: Rob Walton
Subject: FW: Time to Speak Up -- if you want to prevent data centers in Warrenton

FYI

Denise M. Harris, AICP

Planning Manager
Community Development Department



21 Main Street
Warrenton, VA 20186
(540) 347-1101 x145
warrentonva.gov

From: James Lawrence <jlawrence@warrentonva.gov>
Sent: Thursday, May 15, 2025 8:43 AM
To: Denise Harris <dharris@warrentonva.gov>
Subject: Fwd: Time to Speak Up -- if you want to prevent data centers in Warrenton

Please add to citizen comments as part of next weeks Public Hearing.

Sent from my iPad

Begin forwarded message:

From: Cindy Burbank <cindy.burbank@comcast.net>
Date: May 7, 2025 at 9:57:14 AM EDT
To: PJ Leary <pjleary1@gmail.com>, katybarber20186@gmail.com, Kevin Ramundo <ramundok@gmail.com>, Patricia Browne <pbrowne319@gmail.com>, Juan Archilla <jcarchil@gmail.com>, Tim Hoffman - PowerlineFighterinFauq <hftthoffman3@gmail.com>, Christina Gagnon <tinytina3@verizon.net>, keenanlori@gmail.com, Sam Mitchell <smitchell4273@gmail.com>, jamesedwardrich@aol.com, suwaru47@gmail.com, Bob Lee <gboblee@icloud.com>, WALDO WARD <waldow53@comcast.net>, autodidact1000@aol.com, Christopher Bonner <bonner.chris@gmail.com>, dcb11653@gmail.com, Geoff Grambo <ggrambo@gmail.com>, dianemhayes79@gmail.com, Bernardine Connelly <connellybj@gmail.com>, karnay@yahoo.com, Chuck Cross <ccross7791@gmail.com>, Mary Judkins <maryjdkns@gmail.com>, Terence Nyhous <tnyhous900@aol.com>, Mark

Smith <MarkRSmith@hotmail.com>, dosnomads@comcast.net, Ken Alm <moon5195@comcast.net>, mkoko@segmentalwall.com, David Norden <david@hsnaia.com>, Mike Fultz <mike.j.fultz@gmail.com>, Denise Schefer <denise.schefer@gmail.com>, Dave Gibson <davegibson3@gmail.com>, Pat Ewing <ewing.pat210@gmail.com>, Peggy <peggydivincenzo@gmail.com>, John McCarthy <jmccarthy@pecva.org>, Douglaslarson46@gmail.com, 1aliZarabi1@gmail.com, Lee Owsley <latitudesfairtrade@gmail.com>, blairwlawrence71@gmail.com, Tandeowsley@gmail.com, Joanne Charles <jcharles1331@gmail.com>, Cal Hickey <tgteer@comcast.net>

Subject: Time to Speak Up -- if you want to prevent data centers in Warrenton

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Friends in Warrenton and Fauquier -

Do you want to avoid more battles over data centers in Warrenton?

If so, now is the time to speak up. The 2021 data center zoning ordinance is still on the books. If you think it should be removed -- **if you think there is NO PLACE IN THE SMALL TOWN OF WARRENTON FOR A DATA CENTER -- you need to let the Warrenton Planning Commission know, because they are holding a hearing and a vote soon -- on Tuesday May 20 at 6:30 pm.**

Unfortunately, there are indications that some of the Planning Commission -- maybe a majority -- are thinking of recommending it be kept in place.

Please email the Planning Commissioners now -- because they are forming their views now -- and please plan to attend and speak at the 5/20 hearing.

Here are some messages you might consider sending and speaking -- but please use your own words!

- *Members of the Planning Commission: Please recommend revoking the 2021 data center zoning ordinance.*
- *Warrenton is a small historic town. There is no conceivable place for a data center within the 4 square miles of this special town.*
- *In 2022-2023, Town and County citizens erupted in anger over the proposal to approve a massive data center on the entrance to Town.*
- *Citizens were equally angry over the NDAs, the withheld FOIAs, the cozy relationship between Town staff and Amazon, and the secretive, "done deal" process behind the ordinance and the data center itself.*
- *In 2022-2023, citizens of the Town and County sent an overwhelming message of opposition to the Warrenton data center on Blackwell Road -- and opposition to ANY data center in the small town of Warrenton.*
- *The Town's own records show over 2,800 citizens went on record against the data center. Only 11 individuals went on record in support.*

- *Yet the 2023 Town Council voted 4-3 to approve the Amazon data center, after citizens packed Fauquier High School's auditorium on Valentine's Day 2023 and spoke into the late hours in opposition.*
- *If you are thinking of retaining the data center zoning amendment, go back to the recording of the Valentine's Day hearing to re-live what citizens said and what happened: <https://www.regionalwebtv.com/warrentontc>*
- *If the Planning Commission votes to recommend keeping the 2021 data center zoning ordinance, you are repudiating these citizens and this dark history.*
- *If you vote to keep the 2021 data center zoning ordinance, you are saying you think there is a place in Warrenton for a data center.*
- *[Please tell us exactly WHERE you think a data center would be allowable in Warrenton.](#)*
- *Vote to remove the data center zoning ordinance, to protect Warrenton from data centers, and to rebuke the process that played out in 2021-2023.*

Email addresses for Planning Commission:

Ryan Stewart, Chair	rstewart@warrentonva.gov
Terry Lasher, Vice Chair	tlasher@warrentonva.gov
Darine Barbour	dbarbour@warrentonva.gov
James Lawrence	jlawrence@warrentonva.gov
Steve Ainsworth	sainsworth@warrentonva.gov

Notice of May 20 public hearing and Planning Commission vote, at 7:00 pm:

TOWN OF WARRENTON NOTICE OF PUBLIC HEARING

Notice is hereby given that the Planning Commission of the Town of Warrenton is holding a Public Hearing on Tuesday, May 20, 2025, at 7:00 PM in the Warrenton Town Council Chambers (First Floor) located at 21 Main Street, Warrenton, Virginia. The following item(s):

ZOTA-25-1 - A Zoning Ordinance Text Amendment to Remove Data Center Permissible Use in the Industrial District. As initiated by Town Council on May 13, 2025, this Zoning Ordinance Text Amendment will amend Articles 3, 9, and 10 of the Town of Warrenton Zoning Ordinance, for the purpose of removing Data Center Permissible Use within the Industrial District, and therefore make Data Center Impermissible Use Within the Town of Warrenton.

People having an interest in the above are invited to attend the hearing and express their opinion regarding the issues. The public may also choose to submit written comments through the Town's website or by emailing citizencomment@warrentonva.gov. The public comment period which will end at noon the day of the public hearing. The Planning Commission may make a recommendation to the Town Council, which may hold a public hearing at a later date. Information is available for viewing on the Town website www.warrentonva.gov. If there are any questions, please call 540-342-1234 or visit Town Hall located at 21 Main Street, Monday through Friday, 8:30 AM to 4:30 PM.

The Town of Warrenton desires to make its programs, services, facilities, and meetings accessible to persons with disabilities. If you need accommodations or services, please contact the Town as far in advance as possible.



May 20, 2025

To the Town of Warrenton Planning Commission:

Ryan Stewart, Chair

Terry Lasher, Vice Chair

Darine Barbour

James Lawrence

Steve Ainsworth

Subject: ZOTA-25-1

Dear Commisioners:

Citizens for Fauquier County (CFFC) is writing in support of the Town Council-initiated text amendment to remove data centers as a permissible use within the industrial district. CFFC respectfully requests that the Planning Commission approve text amendment ZOTA-25-1 for the following reasons:

1. As alleged in the pending lawsuit against the Town and Amazon filed by CFFC and 10 town residents, the Data Center Text Amendment approved in August 2021 was adopted in violation of state law, thus rendering the Data Center Text Amendment void *ab initio*. The trial on that issue is set for March, 2026. The Court ordered that until that trial concludes and the Court issues a decision, work on the Amazon data center cannot move forward. To prevent any further Town resources to be spent on other data center applications that may be filed in the future under the current zoning, the Town should eliminate that possibility by amending the zoning ordinance now.
2. Data centers are highly impactful industrial uses with extraordinary power demands. More data centers means more transmission lines, and according to Dominion Energy, with very rare exception, transmission lines are not buried underground but are placed above ground on large power towers often requiring additional right of way. (I bring to your attention that the Governor vetoed the Board of Supervisors initiated approved bill to bury portions of a transmission line within Fauquier County for a single project several years ago.) Data centers and the unsightly infrastructure they require are not appropriate in the quaint, historic town of Warrenton.



3. Data centers are not part of the vision for the Town of Warrenton under the Town's Comprehensive Plan. Plan Warrenton 2040, adopted after a two-and-a-half-year public process involving 13 public meetings and over 16,000 individual engagements, does not provide for data centers in town.

And if the reasons cited above are not persuasive enough, CFFC would encourage the Planning Commission to remember all the public hearings it and the Town Council held regarding the Amazon data center application. As expressed time and time again over numerous months by many hundreds of citizens, the vast majority were opposed to the data center.

CFFC encourages the Planning Commission to support the text amendment to remove data centers from the Zoning Ordinance as a permissible use.

Respectfully Submitted,

Kevin Ramundo
President, Citizens for Fauquier County

Heather Jenkins

From: Denise Harris
Sent: Tuesday, May 13, 2025 3:19 PM
To: Heather Jenkins
Subject: FW: Please undo the 2021 Zoning Amendment mistake

Denise M. Harris, AICP

Planning Manager
Community Development Department



21 Main Street
Warrenton, VA 20186
(540) 347-1101 x145
warrentonva.gov

From: Chuck Cross <ccross7791@gmail.com>
Sent: Tuesday, May 13, 2025 2:38 PM
To: Planning Department <Planning@warrentonva.gov>; Darine Barbour <dbarbour@warrentonva.gov>; Ryan Stewart <rstewart@warrentonva.gov>; Terry Lasher <tlasher@warrentonva.gov>; James Lawrence <jlawrence@warrentonva.gov>; Steve Ainsworth <sainsworth@warrentonva.gov>
Subject: Please undo the 2021 Zoning Amendment mistake

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Some people who received this message don't often get email from ccross7791@gmail.com. [Learn why this is important](#)

May 12, 2025

Dear Warrenton Planning Commission,

Please recommend that the Town Council reverse the zoning amendment that allowed the Amazon data center application to move forward in Warrenton. You are likely aware of the overwhelming public outcry and legal process that ensued from the 2021 code amendment and subsequent Amazon data center application. Far from benefiting Warrenton, the singular decision to alter the zoning code in 2021 launched the town of Warrenton down a dark and extremely expensive path. I encourage you to now be part of the solution, rather than the continuance of the problem.

First, it is likely that the resolution of the court matter alleging that the 2021 rezoning was handled incorrectly under Virginia law will be resolved against the town and Amazon. The arguments are simple. Town staff, the Council, and Amazon rushed to amend the code and in so doing, failed to follow key state requirements. Consider that any future data center applied for or approved under the original flawed legal process will likely be presented with the same public challenges and costly battles.

Second, the concern of Warrenton citizens over the original zone change was and is so great it will not go away. As you know, it grew into a two-year fury that saw an entire turnover of the town Council. The only path to reconciliation with most local constituents is to reverse the wrong that originally allowed data centers to apply for an exception in the first place. I urge you to see this truth and make a recommendation to correct the matter.

Despite the Mayor's repeated assertions that there is a silent majority in favor of data centers, this is simply not true and not supported by the record. The record shows at least 2,000 against data centers and only 11 in favor. If there is any silent majority, logic tells us that these silent people are almost certainly against data centers not for them. Silent majorities still vote, and we have a new town Council majority that was elected from an anti-data center platform.

As part of the public and governmental decision-making process, you have the responsibility to consider the public will, the extensive cost and disruption the zoning change has had on this town, and whether that should continue. In other words, a decision by you to ignore the opportunity to begin correcting the problem will certainly result in:

- More legal cost and political anxiety for Warrenton.
- A major public battle each time a data center application is proposed.
- Continued public mistrust of process and a community divided against its town.

Please be bold and do your part to return Warrenton to where it was before the zoning mistake occurred.

Sincerely,

Chuck Cross
Lees Ridge Rd
Warrenton, VA

Heather Jenkins

From: Denise Harris
Sent: Friday, May 16, 2025 3:57 PM
To: Heather Jenkins
Subject: FW: Please undo the 2021 Zoning Amendment mistake

Denise M. Harris, AICP

Planning Manager
Community Development Department



21 Main Street
Warrenton, VA 20186
(540) 347-1101 x145
warrentonva.gov

From: Chuck Cross <ccross7791@gmail.com>
Sent: Friday, May 16, 2025 3:55 PM
To: Planning Department <Planning@warrentonva.gov>; Darine Barbour <dbarbour@warrentonva.gov>; Ryan Stewart <rstewart@warrentonva.gov>; Terry Lasher <tlasher@warrentonva.gov>; James Lawrence <jlawrence@warrentonva.gov>; Steve Ainsworth <sainsworth@warrentonva.gov>
Subject: Re: Please undo the 2021 Zoning Amendment mistake

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Dear Warrenton Planning Commission:

Having just taken a moment to review the Planning Commission's minutes from the April 22 meeting, I feel compelled to amend my earlier comments. First, I'm dumbfounded at the current Planning Commission's understanding of the zoning amendment process that occurred, or more correctly, failed to occur in 2021. While my earlier comments stand as written, this addition addresses specific understandings or questions by the Planning Commission in the April minutes:

1. Questions were raised about the need for this undertaking and concerns about the necessity for reconsideration of the zoning amendment, that it feels arbitrary, and whether there was any basis for the change.

The Town Council, as a higher governmental body, has already determined the need for consideration of this matter. The Town Council passed a resolution to begin text amendments to the zoning ordinance. I do not believe the Town Council asked the Planning Commission to determine whether they were thinking clearly when they made this resolution. Rather, the Planning Commission has been tasked with considering text amendment language.

There is nothing arbitrary about this request or the desire to consider amending the ordinance. Anyone living in Warrenton for the last several years knows that this matter is the most contentious, damaging matter to come before the town in decades, possibly ever, and that it all ties back to the original text amendment in 2021. The matter has survived judicial review without being found arbitrary or without merit and the court has found that there is clearly a basis for that challenge.

2. Apparent concerns that this matter was not raised previously and that this current request is a result of “political winds.”

The political winds felt today are simply a residual breeze left behind by a several-year hurricane. The matter was raised previously. Over and over and over, with an ever-increasing intensity. It resulted in a lawsuit because the prior Town Council was too deaf to reverse its original change of the inappropriate amendment. I, along with many others stood in front of this Planning Commission and the Town Council in 2022 and 2023 challenging the ordinance change and everything that ensued from that change. This is not new. It is not arbitrary. Please review your own history before believing such.

3. The town needs to stand by its decision in order to provide predictable guidance to land owners.

No. The Town needs to acknowledge that it fell victim to deception, misrepresentation, and big corporate influence to the detriment of citizens. This is why the Town Council asked you to begin this undertaking. Why the Town Council is seeking to follow good process by including you in the mechanisms of government rather than excluding you and bypassing an important part of the system like the prior Council did in 2021 and 2022. Were you consulted on the zoning amendment brought forth in 2021? Nope.

4. The Town had conducted public hearings, vetted the matter and found the change to be in the best interests of the Town.

Again, no. The Town disguised the matter inside a consent agenda. Only one citizen even noticed that this was happening and appeared to raise voice. No one else, including council members at that time realized what they were approving.

*The term "consent agenda," sometimes called consent calender, refers to a specific section of a meeting agenda that groups **routine, non-controversial** items for quick approval. Instead of discussing and voting on each individual item separately, the group can approve all items on the consent agenda at once.*

The use of a consent agenda to sneak the amendment passed everyone and avoid discussion and debate was diabolical and intentional as evidenced by the town administrator's own statement to

Amazon's attorney that she had "slipped" it into a consent agenda. You know the rest of the story. She did this working hand in hand with Amazon. Then Town staff in response to specific questions, stated that there were no known interested data centers at the time; clearly false. And then once the amendment was passed allowing data centers, the Town administrator promptly accepted a position with Amazon.

There was no vetting of this matter other than how it might be snuck through the system unnoticed. In fact, the zoning amendment in 2021 was put forth in the consent agenda on the very day the Town Council approved the Planning Commission's recommendation of the Comprehensive Plan; a plan that did not even contemplate data centers inside Warrenton. If nothing else, this Commission should be so upset by that deception that you should be the first in line to explain why this now needs to happen.

Not only was there no vetting, no discussion, no debate, no consideration. There was no compliance with state law when the town amended the zoning ordinance (see lawsuit against the Town of Warrenton).

Virginia Code 15.2-2486(A)(7): Whenever the public necessity, convenience, general welfare, or good zoning practice requires, the governing body may by ordinance amend, supplement, or change the regulations, district boundaries, or classifications of property.

There was no consideration or showing of "*public necessity, convenience, general welfare, or good zoning practice*" in 2021. This Council is trying hard to follow correct process, follow law and do things the way they should have been done in 2021.

5. The creation of precedence setting special rules for special processes.

Again no. The Town Council is trying to reverse a matter that resulted from "special rules" and "special processes" that benefitted some Town staff and Amazon in 2021. The precedence for dishonesty and avoidance of law was already established with this matter. The only precedence you risk setting here is that Warrenton "can" do things the right way.

6. Concern that no other jurisdiction has disallowed data centers.

The more relevant concern should be whether any other jurisdiction has violated state law in amending a zoning ordinance under the cloak of darkness, obscured by the use of a consent agenda to the detriment of its own citizens.

7. Concerns about revenue loss.

There should be greater concerns about the cost already expended by the Town in defending its improper and dishonest actions set in motion in 2021. Rather than the Town's future opportunity cost with no data centers, please consider the money the Town will save by no longer continuing to battle a situation that should have never occurred in the first place.

I am not arguing that you have an obligation to see things the way the majority of local citizens see them. I'm arguing that you have a responsibility to give your full consideration of a zoning text amendment as the Town Council has requested.

Sincerely,

Chuck Cross
Lees Ridge Rd
Warrenton, VA

On Tue, May 13, 2025 at 2:37 PM Chuck Cross <ccross7791@gmail.com> wrote:

May 12, 2025

Dear Warrenton Planning Commission,

Please recommend that the Town Council reverse the zoning amendment that allowed the Amazon data center application to move forward in Warrenton. You are likely aware of the overwhelming public outcry and legal process that ensued from the 2021 code amendment and subsequent Amazon data center application. Far from benefiting Warrenton, the singular decision to alter the zoning code in 2021 launched the town of Warrenton down a dark and extremely expensive path. I encourage you to now be part of the solution, rather than the continuance of the problem.

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Sincerely,

Chuck Cross
Lees Ridge Rd
Warrenton, VA

Heather Jenkins

From: David Dobson <dobsondm@aol.com>
Sent: Monday, April 28, 2025 2:25 PM
To: Heather Jenkins
Subject: Hi Heather - I hope this message finds you well, and enjoying a fine spring day. I enjoyed attending Last Tuesday evening's Planning Commission meeting, and hearing everyone's points on the Data Center text amendment issue. It was a good, smart discuss...

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You don't often get email from dobsondm@aol.com. [Learn why this is important](#)

Hi Heather - I hope this message finds you well, and enjoying a fine spring day. I enjoyed attending Last Tuesday evening's Planning Commission meeting, and hearing everyone's points on the Data Center text amendment issue. It was a good, smart discussion and I look forward to the Public Hearing on this. Technology is moving so very, very fast these days - fortunately with better, safer and much quieter cooling, recycling, Liquid Immersion Cooling/LIC, power efficiency and especially super low sewer & water use compared to the technology of 2021, four years ago, when the Data Center text was first adopted. Fortunately things are much different and better now, completely different now for the better. If only companies would always commit to using the very best technology.

On sewer & water for example, for planning for the future, things have greatly changed for the better in the Town. The Town has substantially invested in sewer & water improvements and continues to do so in this year's budget. This year's Town budget shows strong continued capital investment for improving Town sewer & water capacity. Our **current capacity is 3M GPD**, as recently confirmed publicly by Town Council Member Bill Semple in the March Town Council Meeting. To help even more, I have done much research to find simple, low-cost ways to easily increase Town sewer & water capacity. **The good thing is that the Town can dramatically increase its sewer & water capacity today with already well established, simple, super low-cost sewer & water conservation programs that can effectively add up to 1M more GPD by simply replacing older toilets, faucets and showerheads with [EPA WaterSense](#) products like dual flush toilets, low flow toilets, water efficient faucets, showerheads and rain barrels too. Dramatic, easy and super low-cost savings of Town sewer & water, yielding much, much more effective capacity. And it would be easy to begin this program with swapping out at Town and County government offices, schools, apartments, and hotel/motel units, and of course older homes.**

So I wanted to share what I have seen. Our neighbors in Charlottesville and Albemarle County have been **running water conservation programs for 20 years** very successfully! These are proven efforts that have contributed to their sewer & water capacity at super low cost and simple effort. Their water conservation is saving them **68.9 million gallons of water annually** (according to their 2022 Water Conservation Report: <https://www.charlottesville.gov/495/Water-Conservation>). These are very simple and super low-cost ways to conserve the Town's sewer & water - most notably their rebate program or Swap-Out Program for replacing older toilets, faucets and showerheads with more water-efficient [EPA WaterSense](#) products like dual flush toilets, low flow toilets, water efficient faucets, showerheads and rain barrels too.

The Charlottesville Sewer & Water Conservation Program Director, Jennifer Patterson, said it well from their experience, **"Just think, 1,161 old-fashion toilets replaced here in just the last two (2) years with a basic replacement rebate program of just \$150 per old-fashioned toilet and showerhead (and with no installation/removal help either!) - and each fixture replaced represents several houses saved on sewer & water use."** Here is Charlottesville & Albemarle's Water Conservation Program details:

1) Toilet Rebate Program: Provides a rebate of up to \$150 to any city or county water customer who purchases and installs a low flow WaterSense toilet to replace older high flow models. **Since its inception in 2003, the number of toilet rebates issued is 7,234, saving 68.9 million gallons of water a year!** A note about these rebates: Multi-unit properties and businesses also receive rebates and they will be on the hunt for ways to save money and water moving forward.

2) Rain Barrel Rebate Program: Provides up to 2 \$30 rebates for rain barrels purchased per water service address. This program encourages homeowners to use harvested rainwater for outside uses like washing cars, watering plants and irrigating landscapes. Since its inception in 2009, the City of Charlottesville has provided 873 rebates.

3) Free Water Conservation Kits: Kits to residents from the City's Utility Billing Office and passing them out at community events. Each kit includes these water saving devices:

- City of Charlottesville Rebate brochure (information on Toilet and Rain Barrel Rebate Programs)
- WaterSense labeled 1.5 gallon per minute faucet aerator, good for kitchen use
- WaterSense labeled 0.5 gallon per minute faucet aerator, good for bathroom use
- WaterSense labeled self-cleaning, massaging showerhead plus 1 roll of extra duty Teflon tape for installation
- 2 toilet leak detection dye tablets, to help with detecting a running toilet

4) Fix A Leak Week: A national campaign which seeks to inform the public on how to identify and fix leaks. Fix a Leak Home Scavenger Hunt with participants are entered to win a prize of \$50 gift card to a local gardening business. Also features a youth art contest to show why we must value and save water.

These ideas can work today for the Town of Warrenton for sewer & water conservation, and I have more resources which I will send. The Town has a sewer & water conservation advocate in me, and I have offered my support and assistance to Mayor Nevill; Town Manager Frank Cassidy; Town Council and to Town staff like Seth Cannonier, Superintendent of Public Utilities; Steven Friend, Director of Public Utilities; Paul Bernard, Director of Public Works; Rob Walton, Director of Community Development; and Denise Harris, Planning Manager. **I have even asked Mayor Nevill if the Town can form a simple Swap-Out Program to implement these savings to benefit our Town. We can effectively add up to another 1M more GPD to our 3M GPD current capacity by establishing a Swap-Out Program for the Town. All virtually at no cost!**

These are simple and super low-cost ways to help increase the Town's sewer & water capacity by large amounts - just like the successful programs used for 20 years in nearby Charlottesville and Albemarle. I will also send more details on the Town of Warrenton that I have been working on, and how we can do a Swap-Out Program here. It really will work well at super low cost and effort for Warrenton. **I will send you more ideas too as I keep working on this.** I think there are great easy and low-cost savings ahead. I look forward to seeing you at the next Planning Commission meeting. Best regards, David

David Dobson
Premium Business Parks International, LLC
Office: 540-937-7010
Cell & Text: 540-229-7010
Email: DobsonDM@aol.com

Toilet Rebates

City of Charlottesville

<https://www.charlottesville.gov> ›

Toilet-Rebates A rebate of up to \$150 can be used to cover the cost of the toilet

Community embraces water conservation practices

Jennifer Patterson, Project Manager of Charlottesville Water Conservation Program

Utilities Outreach Office, 434.970.3800, waterconservation@charlottesville.gov

9 Steps To Curb NRW & Maintain Water & Sewer Systems

Ground Penetrating Radar Systems

Leaks in pressurized water pipelines can lead to significant water loss and increased non-revenue water (NRW). Proactively utilizing industry-leading smart ...

Water Loss and Conservation for Small Utilities

WaterOperator.org

Water loss is an unavoidable part of distribution systems, yet too much can stress the supply and efficiency of your utility

Understanding and Managing Losses in Distribution Networks

Globally, water demand is rising and resources are diminishing, so water losses from distribution networks that can reach as high as 50% in some cities...

<https://www.epa.gov/watersense>

<https://serviceauthority.org/customerservices/water-conservation/>

<https://www.charlottesville.gov/501/Water-Rebates-Incentives>

THE FACTS ON LEAKS

10

percent of homes have leaks that waste 90 gallons or more per day



Did you know?

Minor water leaks account for nearly



trillion gallons

of wasted water each year and is equal to annual household water use in nearly



million homes



Repair

leaks by checking faucet washers and gaskets for wear and replacing them if necessary



Replace old toilets with WaterSense models & save



Homeowners
can save



look for



Heather Jenkins

From: Denise Harris
Sent: Thursday, May 15, 2025 9:01 AM
To: Heather Jenkins
Subject: FW: Hi Jim - I hope this message finds you well, and coming off a nice weekend with your family.

Denise M. Harris, AICP

Planning Manager
Community Development Department



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Please add to citizen comments as part of next weeks Public Hearing.

Sent from my iPad

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Date: May 12, 2025 at 1:18:38 PM EDT
To: James Lawrence <jlawrence@warrentonva.gov>
Subject: Hi Jim - I hope this message finds you well, and coming off a nice weekend with your family.

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

Hi Jim - I hope this message finds you well, and coming off a nice weekend with your family. Tomorrow's Town Council Meeting will review the discussion I attended at the April 22 Planning Commission work session on amending Data Centers as a Permissible Use within the Town's Industrial Districts. My point - removing Data Centers as a potential Permissible Use seems premature and a bit hasty. Data Centers are now a really very normal part of our everyday life. They just need to use cutting edge technology, get quieter, look prettier and adopt the rapid improvements now available in the industry - with many more technical improvements arriving every month now. **Let's give technology and future Town Councils this chance and choice.** Technology keeps improving on Data Centers and technology is moving very fast - with better, safer and much quieter cooling, recycling, Liquid Immersion Cooling/LIC, power efficiency and especially super low sewer & water use compared to the Data Center technology of 2021, when the Data Center text was first adopted. Things are much better now, completely different now for the better. For sure we need the Data Center companies to commit to using the very best technology in our communities! In short, let's give better technology and future Town Councils a chance at deciding this.

Just as one example, a major improvement to provide very quiet, no-water and energy efficient Data Centers is the great new technology now being used - **Liquid Immersion Cooling/LIC**. It involves submerging electronic components, like servers, in a dielectric fluid (a non-conductive liquid) that efficiently absorbs and dissipates heat. This method offers super quiet, no vibration, superior cooling compared to traditional air or water cooling, allowing for increased server density and performance while greatly reducing energy consumption, noise and vibrations - helping to eliminate them for top "neighborliness". Technology is fast eliminating negatives - so the future gets much, much better every year.

LIC is now known as the industry's new standard for offering excellent cooling efficiency. I recently received a [flyer](#) (streamed below) from [nVent Data Solutions](#) for an [LTA Sidecar](#) liquid cooling solution for existing Data Centers. **The most remarkable note for this LTA Sidecar is that it completely bypasses public water systems! That means there are ways to cool Data Centers without even using the Town's sewer & water systems.** The LTA Sidecar is a completely integrated liquid-to-air heat rejection systems that enables up to **two racks of liquid cooled IT equipment with no public water**. The technology used for this device cools liquid by pulling air over coils and rejecting heat into the hot aisle. **This method avoids the complexities of facility water, reducing operational costs while maintaining high performance.** This new technology is like the difference between today's quiet EVs with no noise or vibrations running on clean batteries compared to an old rumbling Model T with no muffler using leaded gas!

The use of new technology can aid us in our new normal, allowing for more efficient use of resources. And this is just one example - just one example - of how Data Center technology is quickly changing for the better. The LTA Sidecar could help Warrenton decision makers, as just 20 of these devices will disconnect a major Data Center from public sewer & water use, and quiet things way, way down. Just wanted to share this exciting new development, and show how all this new technology today and tomorrow makes the Town's Data Center text amendment unnecessary. I have also streamed below several links that offer more information on LIC that help. Best regards, David

David Dobson
Premium Business Parks International, LLC
Office: 540-937-7010

Cell & Text: 540-229-7010
Email: DobsonDM@aol.com

Liquid Cooling: A Year in Review

We'll examine some of the biggest updates in the Liquid Immersion Cooling industry and how these new innovations will impact your Data Center.

The 2025 Outlook for Data Center Cooling

Rapidly increasing server rack densities and 24/7 uptime requirements will increase demand for liquid and hybrid cooling systems, including retrofits,...

Data Centers Look to Immersion Cooling as a Path to Sustainability - and Lower Costs

Data Center usage is rapidly increasing, driven to a great degree by demand for artificial intelligence. This technology revolution could...

Quiet of Immersion Cooling Improves Quality of Life

Data centers are **noisy places** – both inside and out. On the inside, high velocity fans on IT equipment and the HVAC system create an ...

Immersion Cooling Solution for Data Centers - Gigabyte

The scalable, faster, and energy-efficient way to cool your **data center**, **immersion cooling** can save more for your business and is overall more reliable.

Liquid Immersion Cooling for Data Centers | ICeraQ | GRC

GRC is the leader in **liquid immersion cooling** for **data centers**. Our ICeraQ™ micro-modular systems increase efficiency and lower CAPEX & OPEX by 50%.

Immersion Cooling with 3M Fluids for Data Centers

Immersion cooling is a method for cooling **data center** IT hardware by directly immersing the hardware in a non-conductive liquid such as **3M™ Fluorinert™** ...

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

From: nVent Data Solutions <datacenters@nvent.com>

To: "dobsondm@aol.com" <dobsondm@aol.com>

Sent: Thursday, May 8, 2025 at 10:18:25 AM EDT

Subject: Deploying Liquid Cooling without Facility Water - nVent LTA Sidecar



/ern



the efficiency of existing data centers. The nVent Liquid-to-Air Sidecar Heat Rejection Unit is a completely integrated liquid-to-air heat rejection unit that is designed to be installed in a server rack and rejecting heat into the hot aisle. This method avoids the complexities of facility water, reducing operational costs while maintaining

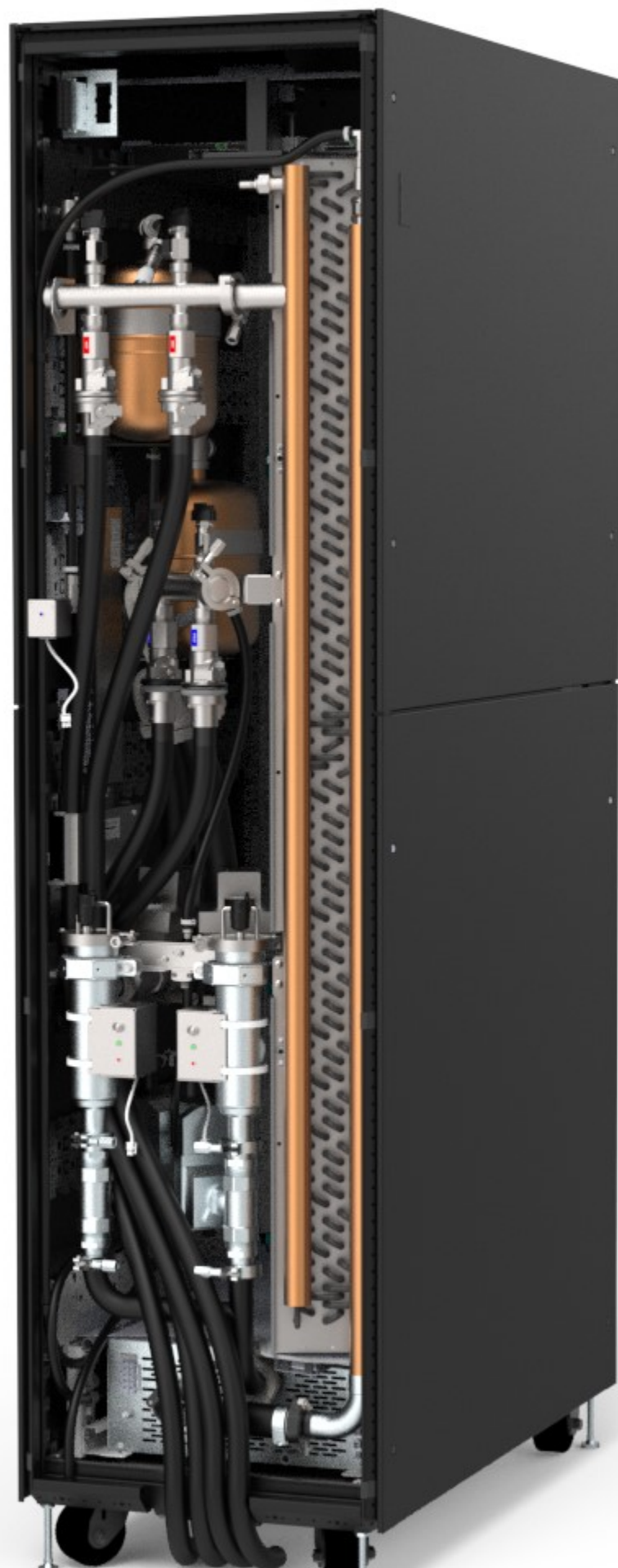
Intelligent design: The LTA Sidecar comes standard with 14 hot-swap fans in N+1 configuration, a reservoir pump unit with N+N hot-swap pumps, a hot-swap controller, a hot-swap concurrently maintainable redundant filtration system, 6 x N+N redundant power supplies, integrated leak detection, leak-free hose connections, and an LED Light Path status panel.

Deploying liquid cooling: colocation data centers can now deploy liquid cooling inside of existing data centers with minimal infrastructure changes.

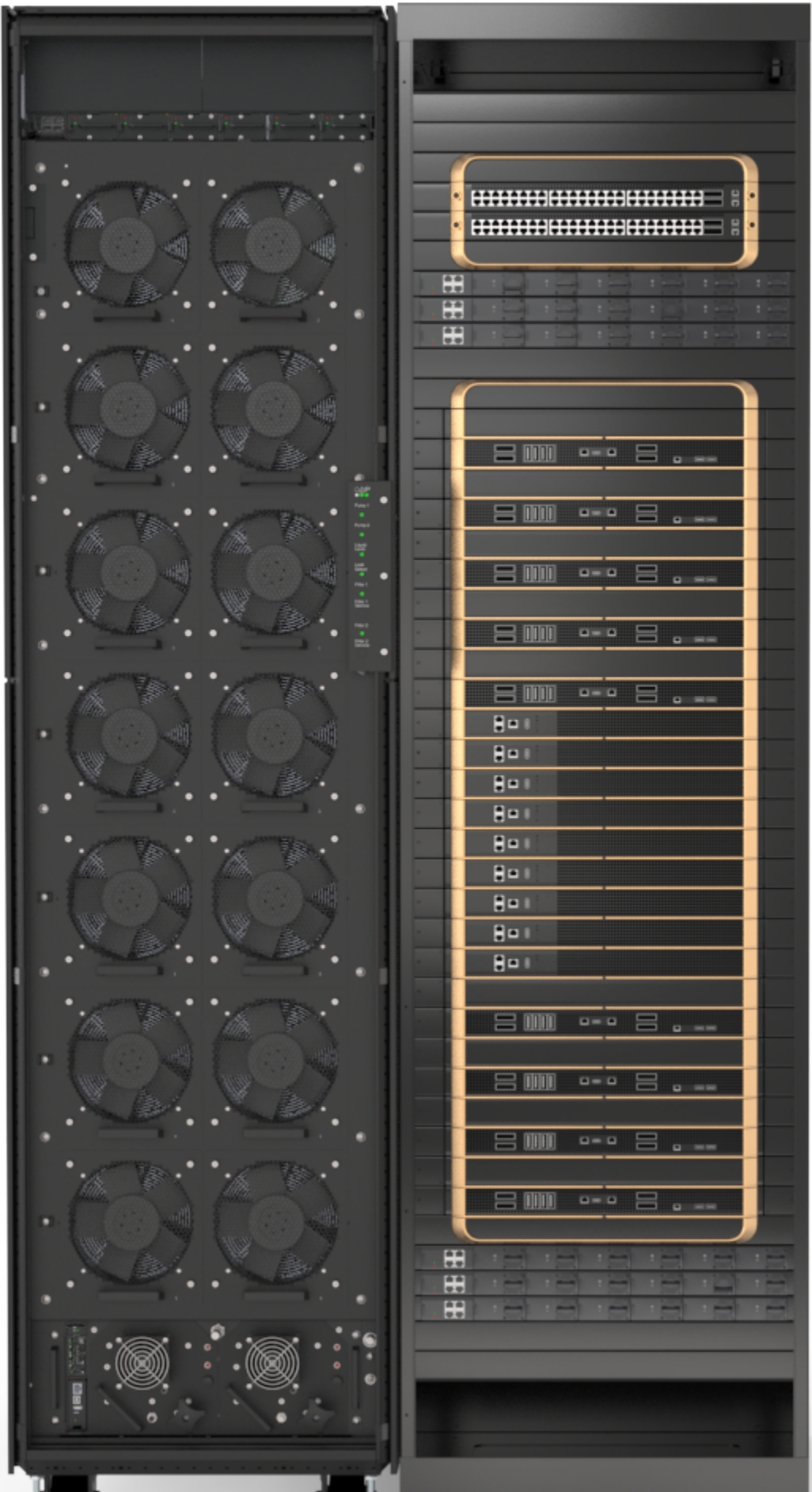
Minimizing leaks and failures: Integrated internal and external leak detection.

Hot swap and serviceability: toolless hot-swap, redundant pumps, fans power supplies, temperature and pressure sensors.

Flexible hose connections allowing installation flexibility.



Designed to enable up to two racks when
is no Facility Water System



Nvidia NVL36 Configuration

GB200 NVL36 rack supported by a single Sidecar HRU (1:1)



[Nvidia NVL72 Configuration](#)

GB200 NVL72 rack supported by two Sidecar HRUs (2:1) in parallel

[**Learn More!**](#)

Heather Jenkins

From: Denise Harris
Sent: Wednesday, May 21, 2025 8:58 AM
To: Heather Jenkins
Subject: FW: Planning Commission Public Hearing May 20, 2025

Denise M. Harris, AICP

Planning Manager
Community Development Department



21 Main Street
Warrenton, VA 20186
(540) 347-1101 x145
warrentonva.gov

From: dunaginp@icloud.com <dunaginp@icloud.com>
Sent: Sunday, May 18, 2025 8:57 PM
To: Ryan Stewart <rstewart@warrentonva.gov>; Terry Lasher <tlasher@warrentonva.gov>; Darine Barbour <dbarbour@warrentonva.gov>; James Lawrence <jlawrence@warrentonva.gov>; Steve Ainsworth <sainsworth@warrentonva.gov>; Planning Department <Planning@warrentonva.gov>; citizencomment <citizencomment@warrentonva.gov>
Subject: Planning Commission Public Hearing May 20, 2025

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

Some people who received this message don't often get email from dunaginp@icloud.com. [Learn why this is important](#)

Dear Planning Commissioners:

I am writing to urge you to vote to remove, reverse and nullify the data center zoning ordinance and protect Warrenton from data centers.

The citizens of Warrenton spoke back in 2021-2023, expressing our overwhelming disapproval of putting any data centers in Warrenton. Sadly though, the town staff, along with several town council members, violated the trust of the citizens by not listening to their constituents, not honoring FOIA requests or requests for transparency, signing NDAs and holding secretive meetings that resulted in a decision to approve the data center zoning.

Now that we have new town council members who more closely represent the will of the people, it's time to revisit this issue. Your loyalty to the town citizens demands that you provide transparency on every aspect of how this deal was made and how we can reverse any corrupt decisions made over the past several years.

I expect you to listen to the many citizens who will speak out against data centers on Tuesday night. I expect you to put this amendment up for a vote at the town council. Remember that you work for us, the citizens of Warrenton.

Thank you!

Percy Dunagin
Ward 5

Heather Jenkins

From: Denise Harris
Sent: Wednesday, May 21, 2025 9:53 AM
To: Heather Jenkins
Subject: FW: Planning Commission Public Hearing May 20, 2025 - NO Data Centers

Denise M. Harris, AICP

Planning Manager
Community Development Department



21 Main Street
Warrenton, VA 20186
(540) 347-1101 x145
warrentonva.gov

From: vernnb@aol.com <vernnb@aol.com>
Sent: Monday, May 19, 2025 8:58 PM
To: Ryan Stewart <rstewart@warrentonva.gov>; Terry Lasher <tlasher@warrentonva.gov>; Darine Barbour <dbarbour@warrentonva.gov>; James Lawrence <jlawrence@warrentonva.gov>; Steve Ainsworth <sainsworth@warrentonva.gov>; Planning Department <Planning@warrentonva.gov>; citizencomment <citizencomment@warrentonva.gov>; dunagin@icloud.com
Cc: veronique Dunagin <vernnb@aol.com>
Subject: Planning Commission Public Hearing May 20, 2025 - NO Data Centers

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

Some people who received this message don't often get email from vernnb@aol.com. [Learn why this is important](#)

Dear Planning Commissioners:

I am writing to urge you to vote to REMOVE, REVERSE and NUILLFY the data center zoning ordinance and protect Warrenton from data centers.

So many citizens of Warrenton expressed their overall disapproval of putting ANY data centers in Warrenton but the town staff and several town councils members didn't listen to the citizens and not honoring FOIA requests -- no TRANSPARENCY -- and signed NDAs and held secret meetings where the decision to approve the data center. **SHAME on YOU!!**

We are blessed now to have new town councils members who are for the will of the people and it is time to revisit this issue.

I plan to come to the Tuesday night meeting to stand with all to put this amendment up for a vote.

Remember -- you work for me -- and all tax paying citizens of Warrenton.

Sincerely,

Veronique Dunagin
Ward 5

Heather Jenkins

From: Denise Harris
Sent: Wednesday, May 21, 2025 9:33 AM
To: Heather Jenkins
Subject: FW: Comment for May 20 2025 Planning Commission Public Hearing RE: Zoning Ordinance Text Amendment - ZOTA-25-1 – A Text Amendment to Remove Data Centers as a Permissible Use within the Industrial District.

Denise M. Harris, AICP

Planning Manager
Community Development Department



21 Main Street
Warrenton, VA 20186
(540) 347-1101 x145
warrentonva.gov

From: Suzan Fultz <suzan.fultz@gmail.com>
Sent: Monday, May 19, 2025 8:53 AM
To: citizencomment <citizencomment@warrentonva.gov>; James Lawrence <jlawrence@warrentonva.gov>; Terry Lasher <tlasher@warrentonva.gov>; Darine Barbour <dbarbour@warrentonva.gov>; Ryan Stewart <rstewart@warrentonva.gov>; Steve Ainsworth <sainsworth@warrentonva.gov>; Planning Department <Planning@warrentonva.gov>
Subject: Comment for May 20 2025 Planning Commission Public Hearing RE: Zoning Ordinance Text Amendment - ZOTA-25-1 – A Text Amendment to Remove Data Centers as a Permissible Use within the Industrial District.

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

Dear Planning Commissioners:

Thank you for your thoughtful deliberation over the removal of data centers as a permissible use within the Industrial District. Before finalizing your vote, please consider the following as comments for the Public Hearing tomorrow evening:

Consider that when the ZOTA was enacted, little was researched and considered about the detriments data center's pose to the quality of life in historic small Towns like Warrenton.

Consider there are no viable locations in Town far removed from residents, for a data center and the required substation and power line infrastructure along with acreage for generators that will be needed to support such an undertaking.

Consider the long years of construction; the permanent power lines; likely light pollution and noise from the data center being squeezed in and among your neighbors; the air and noise pollution from commercial-size diesel generators; the look and feel of a small town hosting data centers that may or may not directly benefit its residents; the downfalls to tourism and small businesses after the Town has been forever industrialized.

Consider that data centers require substations, and substations become the ‘dots’ that Dominion uses to connect to other substations in other counties via high tension transmission lines. The Town will not have jurisdiction over a substation’s use once built.

On February 14, 2023, Warrenton Town Residents filled the seats in their local High School and spoke their distaste for data centers in their Town, pleading with their Council Members to say “NO” to a data center in Town. Why would a governing official go against the Town’s peoples’ wishes and retain a zoning policy that will invite more of the same?

This past election season, Warrenton Town Residents spoke their distaste for data centers once again by voting-in Council Members who heard their pleas, and promised to safeguard their Town from falling into the blight of data centers.

Here is an opportunity to honor the Town’s people whom you represent. Please VOTE to STRIKE the data center ZOTA, keeping the legacy of rural Fauquier alive to thrive, for generations to come.

Thank you for your time and commitment to your community.

Respectfully,

Suzan Fultz
7020 Beaconsfield Lane
Warrenton, VA 20187

Sent from my iPad

David Gibson

7548 Foxview Drive

Warrenton VA 20186

Davegibson3@gmail.com

540 216-3513

May 18, 2025

Chair and Members of the Warrenton Planning Commission

Town of Warrenton Planning Commission

21 Main Street

Warrenton, VA 20186

RE: Formal Request to Repeal the Zoning Ordinance Permitting Data Centers in Warrenton

Dear Chair and Members of the Planning Commission,

I write to formally request that the Planning Commission recommend the immediate repeal of the Zoning Ordinance currently permitting data centers within the Town of Warrenton.

This request addresses key concerns:

(a) Overwhelming Public Opposition and Electoral Mandate

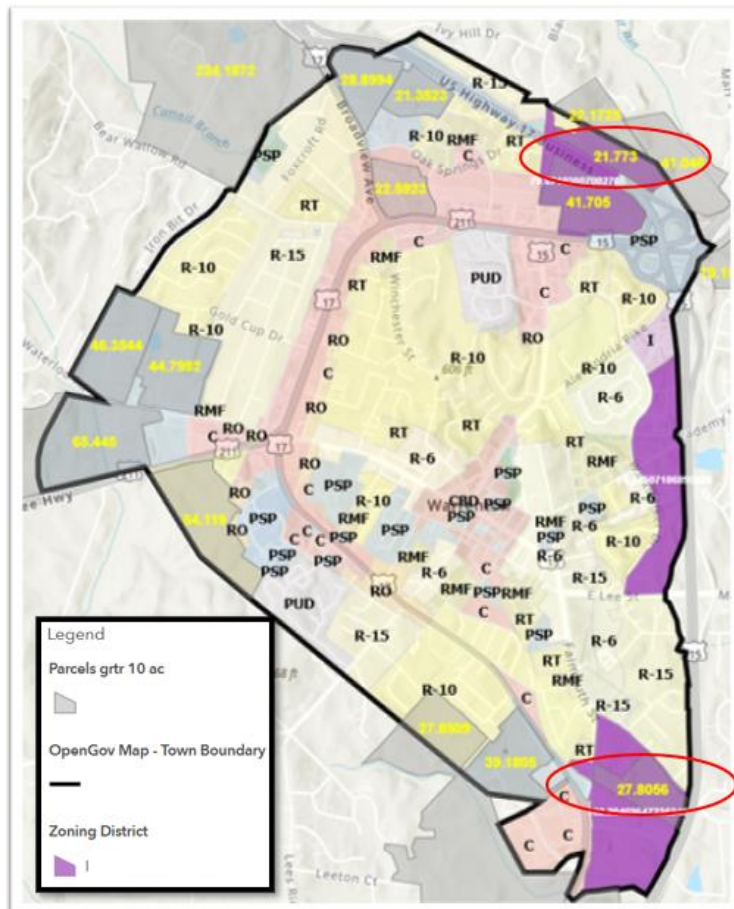
The residents of Warrenton have made their position unequivocally clear. Opposition to data center development has been expressed at every stage—from packed public hearings to organized advocacy to the sweeping electoral replacement of the Town Council. Even this Commission lost a member who resigned in protest, unwilling to live near a data center approved through a flawed process. The message from voters and residents alike is unambiguous: data centers are incompatible with the Town’s vision, scale, and priorities.

(b) Commercial, Infrastructure, and Environmental Incompatibility

Modern commercial data centers require 50 to 100+ acres of land, multi-building campuses with footprints exceeding one million square feet, 100–400 MW of dedicated transmission-level power, and substantial setbacks to buffer surrounding communities from vibration, and round-the-clock industrial noise. Warrenton lacks any industrially zoned parcel capable of meeting these requirements. Most available parcels are under 20 acres and directly border homes, schools, or public facilities.

There are precisely two parcels, both owned by a single developer, that meet the current (and flawed) physical requirements of the ZO (see below). Both adjoin residential properties either in the Town, County, or both. Warrenton also lacks the electrical infrastructure necessary to support even a single hyperscale facility, requiring Dominion Energy to construct new transmission corridors through residential and conservation land. Furthermore, data center operations generate continuous low-frequency mechanical noise from generators, cooling systems, and HVAC units—impacts that cannot be mitigated within the Town’s compact land base or narrow

setbacks. The result is clear: Warrenton cannot accommodate a commercially viable data center within its own Comprehensive Plan and Ordinances without inflicting unacceptable and permanent harm on its residents and environment.



(c) Legal, Ethical, and Procedural Failures

The zoning amendment was adopted through a process that has since been discredited. Town staff concealed the identity of the applicant (and author of the amendment) during the 2021 hearings. The Town Manager, who advanced the project, subsequently accepted employment from the applicant. These failures are now subject to litigation and have permanently eroded public confidence in the Town's commitment to fair, transparent governance. Why would the PC do anything other than protect the Town and its environs, including those of us who live in Service Districts, and continue the myth of "silent majorities?"

(d) PC Statutory Responsibility

Under § 15.2-2210 of the Code of Virginia, local planning commissions are charged with promoting the "orderly development of the locality and advising the governing body in the public interest." It is neither orderly nor responsible to retain a zoning ordinance that is unworkable, environmentally risky, ethically compromised, and wholly rejected by the community it affects.

I respectfully urge the Planning Commission to recommend the immediate repeal of the

Sincerely,

David Gibson

CC: Warrenton Town Council

Heather Jenkins

From: Shellenberger, Adam <Adam.Shellenberger@fauquiercounty.gov>
Sent: Wednesday, April 30, 2025 10:25 AM
To: Rob Walton
Cc: Heather Jenkins
Subject: FW: 2021 data center ZOTA.

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

Rob-

Please see below. It looks like this was intended for you all and not us.

-Adam

ADAM SHELLENBERGER
CHIEF OF PLANNING



FAUQUIER COUNTY
COMMUNITY DEVELOPMENT
16 Courthouse Square Suite 100
Warrenton, VA 20186
www.fauquiercounty.gov
PH: 540-422-8200

From: Meixner, Meredith <meredith.meixner@fauquiercounty.gov>
Sent: Wednesday, April 30, 2025 10:22 AM
To: Shellenberger, Adam <Adam.Shellenberger@fauquiercounty.gov>
Subject: FW: 2021 data center ZOTA.

MEREDITH S. MEIXNER
DEPUTY CLERK TO THE PLANNING COMMISSION



FAUQUIER COUNTY COMMUNITY DEVELOPMENT
16 Courthouse Square, Suite 100
Warrenton, VA 20186
www.fauquiercounty.gov
PH: 540-422-8200

From: Mary Judkins <maryjdks@gmail.com>
Sent: Wednesday, April 30, 2025 10:15 AM
To: Meixner, Meredith <meredith.meixner@fauquiercounty.gov>
Subject: 2021 data center ZOTA.

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.

Please circulate to the Planning Commission members:

Shortly after they took office, the new Town Council asked the Planning Commission to reconsider the 2021 data center ZOTA. That was a great move -- **and should be an easy decision.. do not let the mayor influence you to cover up his past mistakes.**

Let us make intelligent Common Sense decisions for our future.

Mary Judkins
Warrenton

Heather Jenkins

From: Florence Keenan <keenanlori@gmail.com>
Sent: Wednesday, May 7, 2025 5:39 PM
To: Ryan Stewart; Terry Lasher; Darine Barbour; James Lawrence; Steve Ainsworth
Subject: ZOTA-25-1

Dear Planning Commissioners,

As a Fauquier resident for over a quarter century, I'm concerned about including data centers in the zoning for our county seat, Warrenton. Data centers are large, noisy, industrial complexes that should not be near any residential or mixed use area. They also require transmission lines and substations that reach beyond Warrenton into the surrounding county, taking by eminent domain private property for rights of way. In addition, all ratepayers currently pay for data centers' power infrastructure, to the detriment of our rising electric bills.

The legality of the prior ZOTA that included data centers as an acceptable use in Warrenton is an issue that is currently being litigated. That ZOTA was introduced by a flawed resolution on the same date as the Warrenton Comprehensive Plan's approval which explicitly stated that data centers are not appropriate in Warrenton. So why would you keep data centers as a potential use in Warrenton? There was and currently is a direct conflict between the Comprehensive Plan and that ZOTA. What was the Comprehensive Plan about if not good planning for Warrenton's future?

Warrenton's citizens have protested the Amazon data center and voted to expel those counsel people who supported that folly. Why would you, the Planning Commissioners vote to maintain such democratically rejected zoning? Data centers are not consistent with Warrenton's town character and should not be included as a possible use in Warrenton.

Please vote to remove data centers as a permissible use in Warrenton's industrial district.

Sincerely yours,

Florence Keenan
Tax Paying Fauquier Resident

Heather Jenkins

From: Denise Harris
Sent: Thursday, May 15, 2025 9:01 AM
To: Heather Jenkins
Cc: Rob Walton
Subject: FW: Data Center Zoning Ordinance

Denise M. Harris, AICP

Planning Manager
Community Development Department



21 Main Street
Warrenton, VA 20186
(540) 347-1101 x145
warrentonva.gov

From: James Lawrence <jlawrence@warrentonva.gov>
Sent: Thursday, May 15, 2025 8:43 AM
To: Denise Harris <dharris@warrentonva.gov>
Subject: Fwd: Data Center Zoning Ordinance

Please add to citizen comments as part of next weeks Public Hearing.

Sent from my iPad

Begin forwarded message:

From: PJ Leary <pjleary1@gmail.com>
Date: May 7, 2025 at 10:29:41 AM EDT
To: Steve Ainsworth <sainsworth@warrentonva.gov>, Darine Barbour <dbarbour@warrentonva.gov>, Ryan Stewart <rstewart@warrentonva.gov>, Terry Lasher <tlasher@warrentonva.gov>, James Lawrence <jlawrence@warrentonva.gov>
Subject: Data Center Zoning Ordinance

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

To members of the Town of Warrenton Planning Commission:

Warrenton is no place for data centers. Surely you felt the pulse with the many who spoke out against the Amazon data center. There is no new information to change that position. In fact, thanks to nationally recognized industry experts and diligence of local organizations such as PEC, CFFC, Protect Fauquier and Protect Catlett along with on going reports from Loudon and Prince William, there are volumes of new and emerging information to give you and your constituents every reason to JUST SAY NO.

I became a Warrenton resident in 1962. I thought I'd seen the worst of it with residential and service area development. To even consider industrial use of large tracts within the Town of Warrenton is just plain ludicrous.

Please, remove the data center zoning ordinance and do not entertain industrial use of land nor attendant transmission lines, sub stations, along with their noise, pollution, water use that devalue the quality of life in small town Warrenton.

Thank you for considering my concerns.

PJ Leary

540-270-5205



May 19, 2025

Town of Warrenton Planning Commission
21 Main Street
Warrenton, VA 20186

By EMAIL Only

Concerning: Zoning Ordinance Text Amendment - ZOTA-25-1

Dear Members of the Planning Commission:

The Piedmont Environmental Council supports the proposed text amendment ZOTA-25-1, which seeks to remove data centers as a permissible use within the Industrial District.

As Staff has noted, the Warrenton Plan 2040 does not reference data centers and emphasizes the desire to establish walkable, mixed-use developments. The Warrenton Plan 2040 also emphasizes connectivity between developments, preservation of existing community character, and the importance of public spaces - none of which the modern data center is apt to comply with or provide for.

For multiple reasons, data centers are isolated from the community with security fences and lighting, they cannot offer public space as part of their campus, and because they are buildings designed for machines rather than for people, they rarely fit with the existing character of the area. They are also extremely incompatible with residential areas as shown in the findings of the 2024 JLARC Report on Data Centers in Virginia, Chapter Six, Local Impacts.

Although the Plan 2040 does reference establishing a major employer, data centers are notorious for providing very few jobs relative to the amount of space they occupy. As we have noted in previous comments to the planning commission, even if a data center were to provide some employment, placing a data center on a parcel that could otherwise contribute to a mixed use area would also detract from virtually all of the Comprehensive Plan's Housing Goals and its stated need to diversify its housing stock (Housing Recommendations, page 26).

Removing data centers as a permissible use would not negate out any previously approved facilities. These facilities would instead become existing, non-conforming uses and allowed to operate under the conditions they had previously agreed to with the Town of Warrenton.

In conclusion, we urge the Commission to approve the proposed ZOTA-25-1 as in keeping with the Town of Warrenton's Comprehensive Plan, and in the best interests of the public health, safety and general welfare.

Respectfully,

A handwritten signature in black ink, appearing to read 'John W. McCarthy', is written over the typed name and title.

John W. McCarthy
Senior Adviser and Director of Strategic Partnerships
The Piedmont Environmental Council
45 Horner Street
Warrenton, VA 20186
jmccarthy@pecva.org



May 19, 2025

Town of Warrenton Planning Commission
21 Main Street
Warrenton, VA 20186

By EMAIL Only

Concerning: Zoning Ordinance Text Amendment - ZOTA-25-1

Dear Members of the Planning Commission:

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John W. McCarthy
Senior Adviser and Director of Strategic Partnerships
The Piedmont Environmental Council
45 Horner Street
Warrenton, VA 20186
jmccarthy@pecva.org

Heather Jenkins

From: Denise Harris
Sent: Wednesday, May 21, 2025 9:52 AM
To: Heather Jenkins
Subject: FW: VOTE NO TO THE 2021 DATA CENTER ZONING ORDINANCE

Denise M. Harris, AICP

Planning Manager
Community Development Department



21 Main Street
Warrenton, VA 20186
(540) 347-1101 x145
warrentonva.gov

From: DR.PLEICKHARDT <DR.PLEICKHARDT@protonmail.com>
Sent: Monday, May 19, 2025 2:13 PM
To: James Lawrence <jlawrence@warrentonva.gov>; Terry Lasher <tlasher@warrentonva.gov>; Darine Barbour <dbarbour@warrentonva.gov>; Ryan Stewart <rstewart@warrentonva.gov>; Steve Ainsworth <sainsworth@warrentonva.gov>; Planning Department <Planning@warrentonva.gov>
Subject: VOTE NO TO THE 2021 DATA CENTER ZONING ORDINANCE

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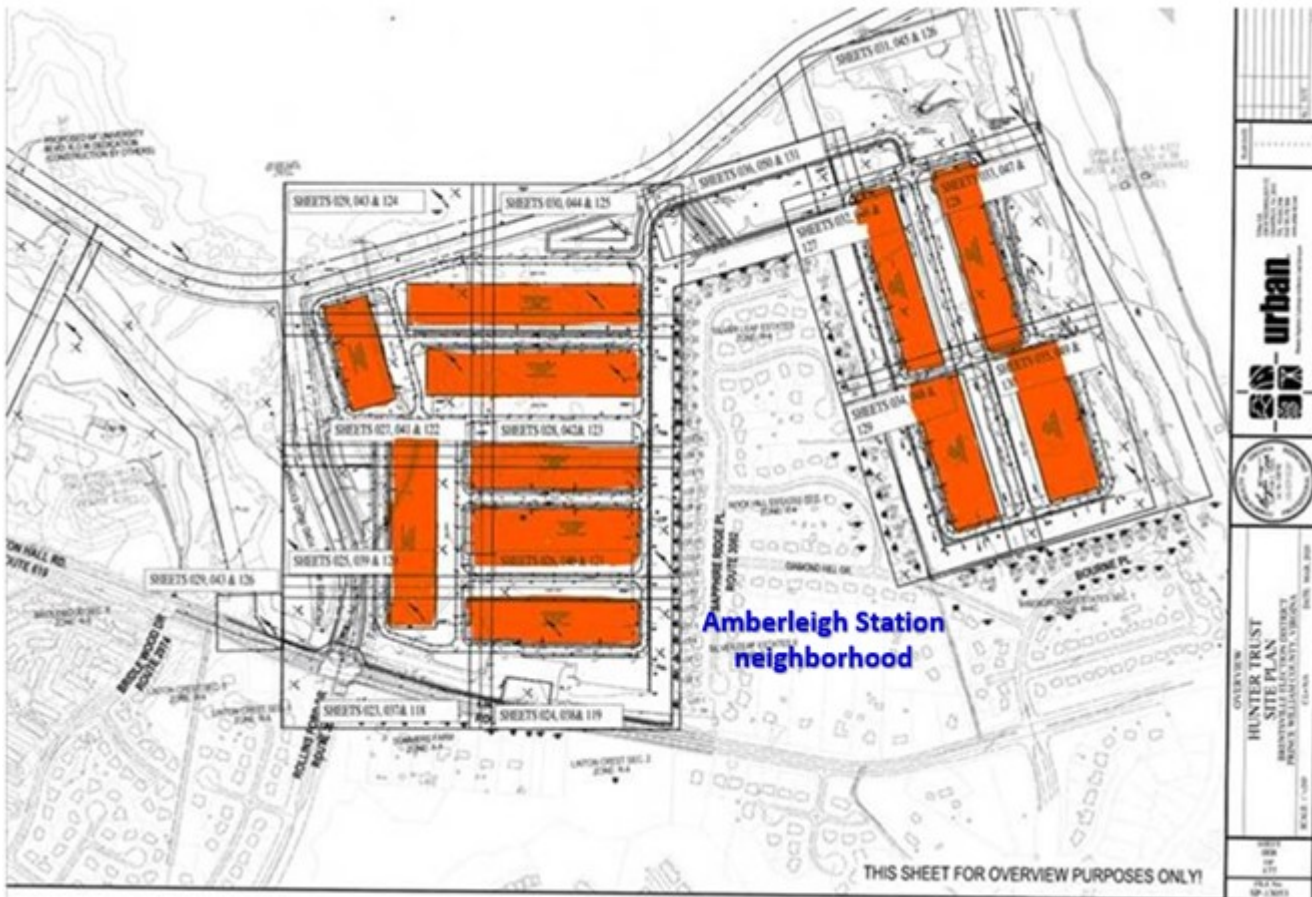
Some people who received this message don't often get email from dr.pleickhardt@protonmail.com. [Learn why this is important](#)

DON'T BECOME LIKE PWC- STOP THE MADNESS-

HERE IS THE SITE PLAN 100 FEET FROM OUR COMMUNITY IN BRISTOW- DON'T FALL FOR THE DATA CENTER COALITION PROPAGANDA. WE SIT OFF OF LINTON HALL ROAD AND BOURNE PLACE.

I AM MOVING TO FAUQUIER TO AVOID THIS!!!

DR. STEVE PLEICKHARDT



AMERICAN DENTAL CONSULTANTS
 8735 Diamond Hill Drive
 Bristow, VA 20136
 571-276-7464



Sent with [Proton Mail](#) secure email.

Heather Jenkins

From: Denise Harris
Sent: Thursday, May 15, 2025 9:01 AM
To: Heather Jenkins
Subject: FW: 2021 Data Center Zoning Ordinance

Denise M. Harris, AICP

Planning Manager
Community Development Department



21 Main Street
Warrenton, VA 20186
(540) 347-1101 x145
warrentonva.gov

From: James Lawrence <jlawrence@warrentonva.gov>
Sent: Thursday, May 15, 2025 8:43 AM
To: Denise Harris <dharris@warrentonva.gov>
Subject: Fwd: 2021 Data Center Zoning Ordinance

Please add to citizen comments as part of next weeks Public Hearing.

Sent from my iPad

Begin forwarded message:

From: Denise Schefer <denise.schefer@gmail.com>
Date: May 7, 2025 at 10:54:13 AM EDT
To: Ryan Stewart <rstewart@warrentonva.gov>, Terry Lasher <tlasher@warrentonva.gov>, Darine Barbour <dbarbour@warrentonva.gov>, James Lawrence <jlawrence@warrentonva.gov>, Steve Ainsworth <sainsworth@warrentonva.gov>
Subject: 2021 Data Center Zoning Ordinance

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

Good morning -

I am writing to you this morning to request that you remove/repeal the 2021 Data Center Zoning Ordinance. This ordinance came about under less than ideal circumstances, being proposed by Brandie Schaeffer who later left her Town of Warrenton position to go work for Amazon; and Amazon having played a role in the drafting of the provision. During 2022-2023, hundreds of Town of Warrenton residents/property owners made it abundantly clear over the course of several Planning Commission/Town Council public hearings that we were very concerned about the impacts of the Amazon data center and that we do not want to see additional data centers within the Town of Warrenton. Prior to that, several hundred local residents spent months creating the Warrenton 2040 Plan - their vision and plan for Warrenton over the next twenty plus years - and it did not include data centers. Now is the time to repeal this ordinance. THERE IS NO PLACE IN THE SMALL HISTORIC TOWN OF WARRENTON FOR A DATA CENTER.

Below is the link to the Town Council Feb 14th meeting in which the Fauquier High School gym was packed with Town residents, Town property owners and Fauquier County residents speaking out against the data center. I invite you to go back and watch the comments that were made that evening. <https://www.regionalwebtv.com/warrentontc>

Denise Schefer
Highlands Townhome Owner
Fauquier County Resident

Heather Jenkins

From: Denise Harris
Sent: Wednesday, May 21, 2025 8:58 AM
To: Heather Jenkins
Subject: FW: PLEASE repeal/re do the 2021 Data Center Ordinance and replace it with something better!

Denise M. Harris, AICP

Planning Manager
Community Development Department



21 Main Street
Warrenton, VA 20186
(540) 347-1101 x145
warrentonva.gov

From: Deborah Williamson Skahill <gallentina@aol.com>
Sent: Sunday, May 18, 2025 11:55 AM
To: James Lawrence <jlawrence@warrentonva.gov>; Terry Lasher <tlasher@warrentonva.gov>; Darine Barbour <dbarbour@warrentonva.gov>; Ryan Stewart <rstewart@warrentonva.gov>; Steve Ainsworth <sainsworth@warrentonva.gov>; Planning Department <Planning@warrentonva.gov>
Subject: PLEASE repeal/re do the 2021 Data Center Ordinance and replace it with something better!

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Some people who received this message don't often get email from gallentina@aol.com. [Learn why this is important](#)

Dear Planning Commission,

We have learned SO much about data centers and their negative impacts since 2021. It's time to update the ordinance to protect our beautiful county as much as we can!

Deborah Skahill
6435 Blantyre Rd.
Warrenton, VA 20187

Heather Jenkins

From: Steve Ainsworth
Sent: Sunday, April 20, 2025 12:22 PM
To: Heather Jenkins
Cc: Denise Harris; Ryan Stewart; James Lawrence; Darine Barbour; Terry Lasher
Subject: April 22nd PC Meeting

Heather,

I apologize for not being able to attend the April 22, 2025 Planning Commission meeting. My plans for travel in April were set when the only meeting listed on the online agenda for the month was on April 15th.

Regarding the proposed Zoning Ordinance Text Amendment change to remove Data Centers as a Permissible Use in the Industrial District, it appears that the basis for the requested is due to the opinion of new council members and not the introduction of new safety concern. This new opinion seems to disregard the fact that the meeting notices, agendas, online meeting broadcasts and emails relating to the town business is accessed through switches, servers and devices housed in data centers.

I liken these data centers to the older telephone exchange buildings that are placed in cities and towns so that residents living in the bygone era of "land line" telephones had the convenience of calling their local Council member from home. Verizon's building is still on W. Lee St and Comcast has a building on East St. Additionally, there is a data support building below the water tower on N. 4th St. for the antenna systems on the tower.

Today, just about all Town of Warrenton government utilizes the convenience (or necessity) of the internet and associated data centers to conduct business. Additionally, most town businesses and citizens utilize these systems to access information regarding government services, healthcare, news, finances, shopping, schools, recreation and a multitude of other services. In my opinion, to suggest that data centers and therefore the internet does not further the health, safety and welfare of the public nor promote public necessity and convenience is absurd.

The actions by the current Council seem arbitrary and counter to the previous council assessment of the value of Data Centers without any additional clarification or new concerns. This action is taken without consideration of the impact on previous decisions and considerations made based on the faith and trust in the town government. Therefore, I propose recommending that the Town Council rescind the direction to remove Data Centers as a Permissible Use as listed in the Zoning Ordinance until new information is provided regarding the impact on the health, safety and welfare as well as the necessity or convenience to the citizens if the Town of Warrenton.

Sincerely,
Steven Ainsworth