



## PLANNING COMMISSION WORK SESSION MEETING

Tuesday, October 25, 2022 at 7:00 PM

### MINUTES

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#### CALL TO ORDER AND ESTABLISHMENT OF A QUORUM.

Vice Chair James Lawrence calls the meeting to order at 7:00 PM.

#### PRESENT

Vice Chair James Lawrence

Mr. Ryan Stewart

Mr. Steve Ainsworth

Mr. Ali Zarabi

Mr. Gerry Johnston

Martin Crime, Town Attorney; Ms. Denise Harris, Planning Manager.

ABSENT Chairwoman Susan Helander

#### WORK SESSION ITEMS.

- 1. SUP 2022-03 Amazon Data Center** - The Applicant is requesting a Special Use Permit for a 220,000 square foot data center on Industrial zoned property designated in the New Town Character District on the Future Land Use Map located off Blackwell Road and Lee Highway. This will be the second work session held by the Planning Commission. GPIN 6984-69-2419-000.

Mr. John Foote gives an overview of application SUP 2022-03 to allow for an Amazon Data Center to be located at Blackwell Road and Lee Highway.

Mr. Foote states this is the second work session.

Mr. Foote introduces Ms. Jessica Pfeiffer, Professional Planner; Mr. John Wright of Bohler Engineering and Mr. Boyd Sipe of Thunderbird Archeology.

Mr. Foote states the Architects at Corgan have conducted studies, Building Elevations and Renderings, Preliminary Grading Plan, Balloon Study, Draft Conditions, and an Update on Power.

Ms. Jessica Pfeiffer introduces new information.

Mr. John Wright presents the Preliminary Grading Plan prepared by Bohler Engineering.

Mr. Ryan Stewart questions the current elevation of the site.

Mr. Wright clarifies from 490 to 470.

Mr. Foote briefs Mr. Boyd Sipe of Thunderbird Archaeologies and the Wetland Studies background.

Mr. Boyd Sipe presents the findings of the Balloon Test and provides an explanation of the Viewshed Analysis.

Mr. Sipe clarifies Lidar data information availability.

Mr. Lawrence questions the accuracy of photo labels.

Mr. Lawrence asks, what date was the photo shoot.

Mr. Sipe responds September 15th.

Mr. Lawrence states his concerns with the photography.

Mr. Lawrence clarifies the purpose of the Balloon Test.

Mr. Sipe clarifies a Line-of-Sight Analysis could be conducted.

Mr. Stewart questions the Lidar Data and the number of buildings affected by the Viewshed Analysis.

Mr. Ainsworth questions the size and height in town.

Mr. Stewart asks if any points examined in the historic district or the battlefield are in the analysis.

Ms. Pfeiffer states the noise and architecture will be in conformance with the Town of Warrenton staff with the buildings and the fencing, sidewalk on Blackwell Road, and lighting.

Mr. Foote states a new condition related to noise to meet the requirements of Zoning Ordinance.

Mr. Steven Ainsworth questions conditions and Site-Plan approval.

Mr. Foote explains Dominion continues to evaluate electric supply resolutions, including undergrounding options.

Mr. Foote explains AWS has agreed to cost share such solution relating to undergrounding distribution lines connecting the Sub-Station to the Data Center.

Mr. Lawrence questions Cost Sharing.

Mr. Foote states options are being reviewed for off-site sub-station and distribution lines.

Mr. Foote clarifies without the additional power, the facility would run at half of its capacity.

Mr. Foote states a summary memorandum in relation to the power situation will be provided before the next public hearing.

Mr. Lawrence asks if Amazon considered a Job Program in the community.

Mr. Zarabi expressed concerns regarding the application relating to the character and heritage of the Town of Warrenton.

Mr. Ainsworth notes the Data Center does have a visibility issue.

Mr. Ainsworth states it is industrial, it will need power whether it is a Data Center or another use.

Mr. Ainsworth states there are reasonable expectations from the applicant which should be considered.

Mr. Stewart explains the location issues.

There were no further questions.

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

Vice Chair James Lawrence and Planning Commissioners recognized Commissioner Gerald Johnston with appreciation for his service to the Town of Warrenton and wished Mr. Johnston good luck in future endeavors.

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

#### **ADJOURNMENT.**

Vice Chair James Lawrence asks for a motion to adjourn.

Mr. Ainsworth moves to adjourn at 8:18 PM and Mr. Stewart seconded. All were in favor, no discussion, vote was unanimous as follows:

Voting Yea: Vice Chair Lawrence, Mr. Ainsworth, Mr. Johnston, Mr. Stewart, Mr. Zarabi

Absent: Chairwoman Susan Helander.