



**Town Council Public Hearing**  
**SUP 22-3 Amazon Data Center**  
**January 10, 2023**

# Draft Conditions of Approval Update

1. Site Development: The Property shall be developed in substantial conformance with these conditions and the Special Use Permit Plan entitled, “Special Use Permit Plan for Amazon Data Services, Inc.,” prepared by Bohler Engineering, dated July 10, 2022 and revised through January 10, 2023, and consisting of 3 sheets, subject to minor modifications approved by the Town in connection with final Site Plan review and final engineering, and except as otherwise provided in these Conditions (the “SUP Plan”). The building and other structures to be constructed on the Property are referred to herein as the “Facility.”
2. Site Plan: The Applicant shall produce a site development plan that indicates each phase of the use internal to the building and external as it relates to the technology required for each phase. Each phase will require a conditional Certificate of Occupancy. A final Certificate of Occupancy will be granted upon completion of all phases.

No Changes to Conditions 3-5

# Draft Conditions of Approval Update

## 6. Building Design and Elevations:

- a. The architectural design of the data center shall substantially conform to the elevations shown on three sheets submitted on January 10, 2023 labeled “Illustrative Building Elevations; Corgan; December 15, 2022”. The Elevations shall be subject to minor modification approved by the Town in connection with Site Plan review. Additional changes to the design and materials may be made provided that any such changes are approved by the Director of Community Development prior to the issuance of a building permit.
- b. At time of Site Plan, the Applicant shall provide all elevations for the building in compliance with the Town of Warrenton Zoning Ordinance Article 9-26.1.F. In addition, the Applicant shall orient the building along Lee Highway to reduce the visible impact using architectural details such as a perceived reduction in massing and scale, fenestration and windows, exterior colors and materials, overhangs, canopy or porticos, recesses and/or projections, arcade, raised corniced parapets, and varying roof lines.
- c. The Facility shall be no greater than 37 feet in height, as that term is defined in the Town Zoning Ordinance. The mechanical equipment installed on the roof of the building shall be screened.
- d. Noise mitigation measures, including but not limited to, silencers, sound walls, acoustical wraps, and/or low noise equipment, shall be utilized to meet § 9-14.2 of the Town of Warrenton Zoning Ordinance relating to noise.

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14. Water & Public Sewer Connection: The Property shall connect to public water and public sewer at the Applicant's expense. The Applicant shall limit its water use to internal domestic uses such as service to bathrooms, kitchens, humidification, and external irrigation. It shall not use public water for the general purposes of cooling the data center, but may use it for the initial charging of the cooling system. It shall consult with the Director of the Department of Public Works and Utilities as to the scheduling of the initial charging of the system so as to minimize the impact on the Town's water system. This condition does not exclude or prevent the property owner from utilizing the Town's water for fire suppression.

No Changes to Conditions 15-16

# Draft Conditions of Approval Update

## 17. Noise:

- a. Each phase shall receive a conditional Certificate of Occupancy upon demonstrating conformance with the requirements of § 9-14.2 of the Town of Warrenton Zoning Ordinance relating to noise. The Applicant shall provide and pay for a sound test prepared by a qualified party or company approved by the Director of Community Development that demonstrates the operation of each distinct phase as noted in Condition #2 after completion of the construction and prior to the issuance of the conditional Certificate of Occupancy. If the test finds the use does not meet § 9-14.2 of the Town of Warrenton Zoning Ordinance, then there shall be no commencement of use for that phase and no conditional Certificate of Occupancy shall be issued.
- b. The Applicant shall produce and pay for an annual noise test to be submitted to the Director of Community Development no later than July 1<sup>st</sup> for the life of the data center use. If noise levels at any point where a measurement is required by the Ordinance to be taken do not so comply, the Applicant shall forthwith undertake such further mitigation measures as are required to achieve compliance within a reasonable time not to exceed 60 days, or, if 60 days is insufficient to achieve compliance, the Applicant shall promptly begin and diligently pursue mitigation until compliance has been achieved.

No Changes to Conditions 18-20

# Draft Conditions of Approval Update

21. Landscaping: The Applicant will follow the Zoning Ordinance Article. In addition, the Applicant will provide double the Town of Warrenton Zoning Ordinance required landscaping requirements along Lee Highway and Blackwell Road with coniferous trees that provide four season visual coverage. All plantings must consist of native, drought tolerant species appropriate for the Town of Warrenton climate.

22. Termination of Use: If the site becomes inactive for 30 consecutive days or for 30 days in any 180 day period, the property owner shall empty all fuel storage tanks and take all other reasonable steps to prevent any soil or water contamination, to the satisfaction of the Town. Within one year of the termination of the use, the owner shall remove all hazardous materials, underground tanks and pumps, and any environmentally sensitive materials to ensure the soils and environmental features of the site are clean and free of hazardous material as determined by the Town.

No changes to Conditions 23-24

25. Violation of Conditions: Violation of any of the conditions of this SUP may result in appropriate enforcement action by the Town, including issuance of a Notice of Violation and Corrective Order and, after notice and an opportunity to be heard, revocation of the SUP. This statement does not limit the remedies of the Town in the event of a violation of the conditions in this SUP nor does it imply any limitation in the Town's enforcement of conditions in unrelated SUP's.





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**SUP 22-3 Amazon Data Center**  
**January 10, 2023**

# Request

## Amazon Data Center

- GPIN 6984-69-2419
- **Applicant:** Amazon Data Services, Inc.
- **Property Owner:** Amazon Data Services, Inc.
- **Zoning:** I - Industrial
- **Comprehensive Plan:** New Town District
- SUP for a 220,200 sq ft data  
41.793 acres

## Proposed Location



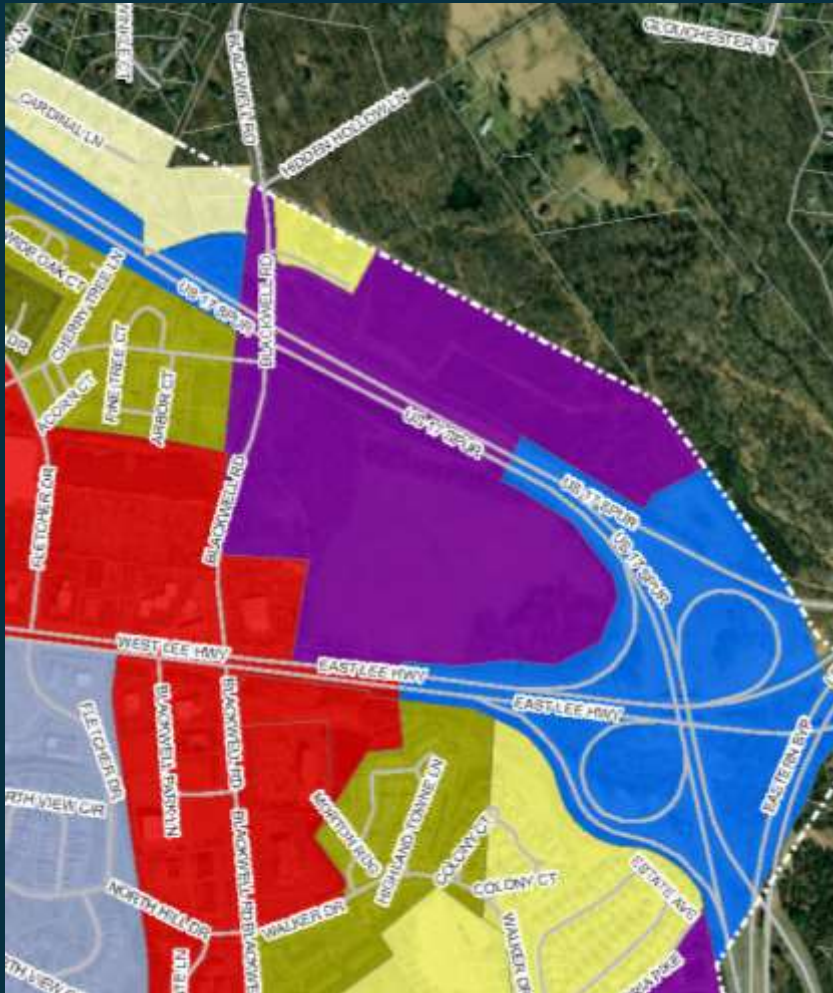


# Proposal

- Data Center with following specifications:
  - 220,200 SF single story (37') building, plus mechanical
  - Security Fence
  - Guard Gate with Access of Blackwell Road
- Requesting:
  - Modification to building height allowance
  - Modification to fence height allowance max. 8'
  - Modification in loading spaces to one

# Adjacent Uses

Zoning Map - Industrial



Future Land Use – New Town District



# History of Site

- Fauquier County Real Estate Records 1997 No Improvements
- Late 1990s Walmart considered the Site
- 2007 Wilson Land submitted a proposed plan for a Planned Unit Development
  - Mixed use development called Warrenton Greene.
  - Planning Commission spent over a year on the application and the associated ZOTA 2008-07 to recommend approval to the Town Council on June 17, 2009.
  - Town Council approved the ZOTA 08-01 on November 10, 2009 and tabled the remaining applications.
  - The Applicant withdrew the applicants on February 7, 2011 stating the economy made the proposals no longer viable.

# Zoning Ordinance

- Zoning – Industrial By-Right Uses
- Noise Performance Standards
- Lighting, Landscaping, Buffers Site Plan
- Stormwater/E&S Site Plan

# Industrial By-Right Uses

- Accessory buildings
- Active and Passive Recreation and Recreational Facilities
- Banks and savings and loan offices
- Broadcasting studios and offices
- Business and office supply establishments
- Cabinet, upholstery, and furniture shops
- Cafeteria or snack bar for employees
- Clinics, medical or dental
- Commercial uses constituting up to 15% of permitted site or building area
- Conference Centers
- Contractor's office and warehouse without outdoor storage
- Crematory
- Dwellings for resident watchmen and caretakers employed on the premises
- Employment service or agency
- Flex Office and Industrial uses
- Health and Fitness Facilities
- Institutional buildings
- Janitorial service establishment
- Laboratories, research, experimental or testing, but not testing explosives, rockets, or jet engines
- Light manufacturing uses which do not create danger to health and safety in surrounding areas and which do not create offensive noise, vibration, smoke, dust, lint, odor, heat, glare, or electrical impulse than that which is generally associated with light industries
- Mobile Food Vendors subject to Article 9-24
- Monument sales establishments with incidental processing to order but not including shaping of headstones
- Motion picture studio
- Nurseries and greenhouses
- Offices- business, professional, or administrative
- Off-street parking and loading subject to Article 7
- Open space subject to Article 9
- Printing, publishing, and engraving establishment; photographic processing; blueprinting; photocopying; and similar uses
- Private club, lodge, meeting hall, labor union, or fraternal organization or sorority
- Rental service establishment
- Retail or wholesale sales and service incidental to a permitted manufacturing, processing, storing, or distributing use
- Rug and carpet cleaning and storage with incidental sales of rugs and carpets
- Security service office or station
- Sign fabricating and painting
- Signs, subject to Article 6
- Studios
- Transmission and receiving towers of height not exceeding 125'
- Utilities related to and necessary for service within the Town, including poles, wires, transformers, telephone booths, and the like for electrical power distribution or communication service, and underground pipelines or conduits for local electrical, gas, sewer, or water service, but not those facilities listed as requiring a special use permit
- Wholesale establishment, storage warehouse, or distribution center. Furniture moving.

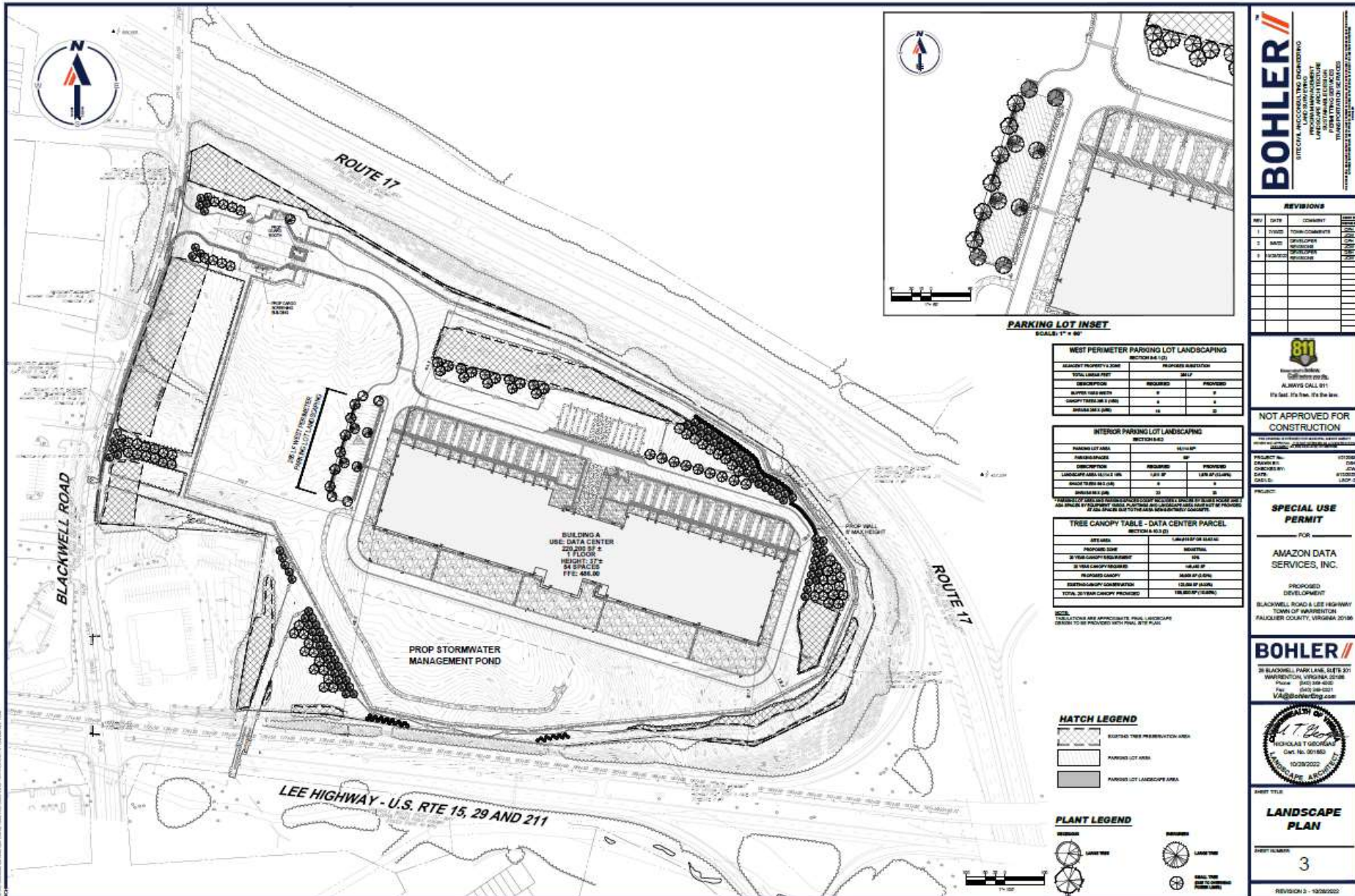


# Comprehensive Plan

- Plan Warrenton 2040 – New Town Character District

- *“a signature location for a regional employer and jobs center, it will contain mixed-use residential, entertainment and commercial uses organized by a compact interior street grid network and a park area that is located over an existing floodplain,”*
- Envisioned with structures up to six stories, with a minimum of thirty-five (35) feet for a single-story commercial, and lot coverage of 80%
- *“Evaluate development incentives that stimulate private investment and new development,”*
- Gateway and Signature Streets; Walkability; National Scenic Byway
- *“conserve, reuse, and promotes historic resources to enhance the Town’s sense of place and grow the economy through economic activity,”*

# SUP Plan



**BOHLER**  
 SITE/CIVIL/ARCHITECTURAL ENGINEERING  
 10000 W. WILSON AVENUE  
 SUITE 100  
 FALLS CHURCH, VA 22044  
 (703) 271-1100  
 WWW.BOHLENG.COM

**REVISIONS**

NO.	DATE	REVISION
1	11/05/2020	ISSUED FOR PERMIT
2	11/05/2020	ISSUED FOR PERMIT
3	11/05/2020	ISSUED FOR PERMIT

**811**  
 CALL BEFORE YOU DIG  
 ALWAYS CALL 811  
 It's Fast. It's Free. It's The Way.

**NOT APPROVED FOR CONSTRUCTION**  
 PROJECT NO. 2020-0001  
 DRAWN BY: J. BOHLER  
 CHECKED BY: J. BOHLER  
 DATE: 11/05/2020  
 SCALE: 1" = 40'

**SPECIAL USE PERMIT**  
 FOR  
**AMAZON DATA SERVICES, INC.**

PROPOSED DEVELOPMENT  
 BLACKWELL ROAD & LEE HIGHWAY  
 TOWN OF WASHINGTON  
 FALLOUEN COUNTY, VIRGINIA 20196

**BOHLER**  
 10000 W. WILSON AVENUE, SUITE 100  
 FALLS CHURCH, VA 22044  
 (703) 271-1100  
 WWW.BOHLENG.COM

**LANDSCAPE ARCHITECT**  
 10/26/2020

**LANDSCAPE PLAN**  
 SHEET NUMBER  
**3**  
 REVISION 3 - 10/26/2020



# Elevations

Illustrative Building Elevations

Corgan

October 28, 2022



# Transportation and Public Utilities

- Transportation – 52 Employees
  - 5' Sidewalk Blackwell Road
  - No Access Lee Highway
  - 24 Hour Gated Security
- Water and Sewer
  - 2015 Water and Sewer Capacity Study 23,500 gpd
  - Initial Charging 19,000 gpd
  - Daily Domestic Use Anticipated 380.6 gpd

# Waivers and Modifications

- Increase Building Height 35' to 37'
- Increase Fence Height 6' to 8'
- Decrease Parking Loading Space Requirement 22 spaces to 1 space



# **Draft Conditions of Approval**

- SUP Plan – No Substation on Property
- Illustrative Building Design – 37' Max
- 5' Sidewalk on Blackwell, No Access Lee Hwy
- Electrical Lines Underground to Substation
- No Signage
- 8' Fence, 24 hour Security Gate
- 56 Parking, 1 Loading Space
- Emergency Services Access and Training
- Domestic Use Water and Sewer

# **Draft Conditions of Approval**

- Applicant provide noise study at time of Site Plan to demonstrate meets Zoning Ordinance.
- Separate sound study one month after commencement of use to ensure Zoning Ordinance being met.
- If noncompliant any point in future, must undertake mitigation measures within 60 days.
- Lighting dim between 50% hours 11 PM – dawn, max heights, meets Zoning Ordinance at Site Plan.

# **Draft Conditions of Approval**

- Employment Opportunities: Job Fair and Outreach
- Programs for Local Schools: K-12/LRCC

# Planning Commission

- Work Session July 26, 2022
- PC Requested Balloon Test September, 2022
- Work Session October 25, 2022
- November 15, 2022 Public Hearing
- November 22, 2022 Public Hearing
- December 20, 2022 Public Hearing
- Planning Commission Recommended

Denial 3-1-1