

**Draft Denial
February 14th, 2023
Town Council
Regular Meeting**

**RESOLUTION PURSUANT TO SECTION 11-3.10 OF THE ZONING ORDINANCE OF THE
TOWN OF WARRENTON FOR DENIAL OF APPLICATION FOR A SPECIAL USE PERMIT 22-03**

WHEREAS, Warrenton, VA (Hereinafter "the Town") is a municipal corporation located within the County of Fauquier; and

WHEREAS, Amazon Data Services, Inc., ("the Applicant"), is requesting a Special Use Permit approval on a parcel of land containing approximately 41.793 acres, identified as GPIN 6984-69-2419-000, located off Blackwell Road and Lee Highway within the Town of Warrenton and hereinafter referred to as the "Property"; and

WHEREAS, the Applicant has applied for a Special Use Permit pursuant to §3-4.12.3 of the Zoning Ordinance, to allow for approximately 220,200 square-foot data center to be located on the Property, hereinafter the "Special Use Permit"; and

WHEREAS, the Applicant requested waivers and modifications to increase the building height from 35 feet to 37 feet, increase the fence height from six feet to eight feet, and decrease the parking loading space requirement from 22 spaces to one space; and

WHEREAS, pursuant to §11-3 of the Zoning Ordinance upon petition of the Applicant for approval of the Special Use Permit, the Planning Commission, upon advertisement and notice properly given pursuant to §15.2-2204 of the Virginia Code, held a Public Hearing on November 15, 2022, November 22, 2022, and December 20, 2022; and

WHEREAS, the Town Council received and considered the recommendation of the Planning Commission for denial of the Special Use Permit; and

WHEREAS, the Town Council of the Town of Warrenton held a Public Hearing on January 10, 2023, upon notice properly and duly given; and

WHEREAS, the Town Council of the Town of Warrenton held open the Public Hearing on January 10, 2023 to February 14th, 2023, upon notice properly and duly given; and

WHEREAS, the Town Council has considered the issues listed in §11-3.10.3 of the Zoning Ordinance for the Town of Warrenton; and

WHEREAS, the Town Council, in consideration of all of the foregoing, is of the opinion that the application for the issuance of the requested Special Use Permit be denied, for the following reasons:

Inconsistency with the Town of Warrenton Zoning Ordinance, specifically:

Inconsistency with the Town of Warrenton Comprehensive Plan, specifically:

The following additional reasons:

NOW, THEREFORE, BE IT RESOLVED that the Warrenton Town Council denies SUP 2022-03, for the above stated reason(s).

Votes:

Ayes:

Nays:

Absent from Vote:

Absent from Meeting:

For Information:

Community Development Director,
Town Attorney

ATTEST: _____

Town Recorder