

Agency (Town) Comments	Applicants Response	Citizen Comment
<p>Facility start up and operational water needs.</p>	<p>The water needed for the data center is for domestic use, humidification, and limited landscaping. Humidification is required when the ambient dew point is less than 40°. Water is not used for cooling. Rather, the data center will use a closed loop system that effectively permits the use of air cooling.</p>	<p>This answer is inadequate. Amazon provides mere generalities. Given the importance of water to the town and county, the Planning Commission should not accept these vague generalities. The Planning Commission should ask Amazon to provide specific quantitative estimates of water usage per month, broken down into key categories of usage. Based upon the equipment they plan to use, humidification and irrigation could require significant water use by Amazon. The town reports limited water availability.</p>
<p>Energy needs and phasing at start up and operational.</p>	<p>The data center can operate initially on the distribution lines that will be available on the site. The data center's operations are projected to ramp up, and when this occurs the power needs will increase beyond the capacity of those distribution line</p>	<p>Amazon's response is completely inadequate. The Planning Commission should insist that Amazon provide specific quantitative estimates of energy use, both initially and at full operation. Dominion represents they have received a "Load Letter" from Amazon requiring twin 230kV circuits to fulfill Amazons needs. Either Amazon or Dominion are misrepresenting the facts. Amazon must provide the town the Load Letter provided to Dominion.</p> <p>Moreover, the Planning Commission should fully consider the transmission line infrastructure that the ADCC would require, and consider the impacts of the construction and placement of those transmission lines in the town and county. Failure to do so would be to ignore massive</p>

		impacts on the town and county, on the historic context of the town and the rural agricultural nature of the county, which has been protected for decades by town and county planning processes.
In general, please address all 16 criteria used to evaluate Special Use Permit proposals	Comprehensive Plan - Please see above regarding consistency with the Comprehensive Plan.	<p>In no way is the proposed use of this site consistent with the Comprehensive plan. This answer continues to demonstrate that the applicant believes they have a “pre approval” for this SUP.</p> <p>Using the Blackwell site for a massive data center and Dominion substation, requiring miles of high voltage transmission lines, is a repudiation of a multi-year comprehensive planning process, which the citizens and major organizations devoted much time and effort to.</p> <p>The town states 16 criteria, however town documents list 32 criteria.</p>
“ “	<p>Fire - The Application addresses the Fire Marshal’s comments regarding fire safety and measures for fire control. Further, the Applicant has developed other data centers in the United States and internationally and has internal policies, practices, and fire suppression systems in place to address these items. The Applicant will coordinate training between the Town and outside fire and rescue companies that have experience with data centers. Furthermore, the Applicant has developed a “Data Center Response Manual” for use in training for</p>	<p>Again, no specifics provided by the applicant. Once again, the applicant's answer is too generalized and does not provide specific risks and risk mitigation strategies. Amazon has had a data center fire in Loudoun when the facility was under construction. In March 2021 The OVHCloud data center in Strasburg had a catastrophic fire destroying the data center and significantly damaging a second facility. Fires in data centers are real and the applicant's response is inadequate. For instance, will batteries be used in any fashion in the data center?</p>

	<p>emergencies at its facilities that it will make available to the</p>	<p>Moreover, Amazon’s storage of a half million gallons of petroleum on site, permanently, for use in generators, presents risks that specifically need to be addressed.</p>
	<p>Noise - Data centers are a relatively quiet use. The data center building is a significant distance from the property lines. The on-site generators will only be used in the case of a major power outage. There is additional information about compliance with the town’s noise ordinance and the generators set forth above. The town has uniquely strict noise and frequency level requirements, all of which can be achieved.</p>	<p>Again, another answer without any significant thought or details. Noise will be created by the generators. What generators will be used? How many generators will be on site? and what dBA levels does the generator manufacturer quote for each generator? For instance, The CAT C27/C32 emergency diesel generator marketed by CAT for data center use generates an advertised 75dBA with full CAT Sound Attenuation Enclosure. As noise is energy, with multiple generators running during a power outage or test and each unit generating at least 75dBA, each generator adds to the total sound level being emitted and could be significant and impactful to the neighboring residential properties.</p>
<p>“ “</p>	<p>Use Compatibility - The property is bordered by Route 29, Route 17, and Blackwell Road. The only immediately adjacent property is a car dealership and it is zoned commercial. The buildings to the south of the site currently house Country Chevrolet, Sheetz, and the small retail center with the Tae Kwon Do dojo, The Cotton House, and Summit Motors. Across Blackwell is the Giant-anchored strip</p>	<p>This answer completely ignores the Oak Springs townhome housing community just across Blackwell Rd from the proposed property entrance, Poets Walk the neighboring memory care facility, and homes located along Blackwell Rd and within the Ivy Hill Subdivision. The answer fails to describe the industrial (almost prison-like) look of high security metal fencing, security cameras along the fencing, military-base style guarded entrance, stark concrete structure and a large (8 acre) electrical substation between</p>

	<p>center. A data center is a comparable use to all of these and will have visually less impact on its surroundings than any of them because of the ability to screen it substantially from view. The closest residence is approximately 400 feet from Blackwell Road, on Arbor Court, and the building itself will be set back approximately 1,000 feet from Blackwell Road. See the previous comments regarding steps taken to mitigate impact on adjacent residential properties.</p>	<p>the concrete building and Blackwell Rd.</p> <p>The comment the applicant makes about visual impact is laughable. The size, height, lighting, fencing, guard gate can not be screened from view.</p> <p>As Amazon acknowledges, the site is on a 500-foot elevation, to which a 37 foot ADC structure would be added – and the required Dominion substation would likely have even greater height and visibility.</p> <p>No amount of fencing and vegetative screening is going to hide a 37 foot structure that sits on a 500 foot elevation. It will be on prominent display at the primary gateway entrance to the town of Warrenton, for all residents and visitors coming from the north.</p>
<p>“ “</p>	<p>Phasing - Please see above. The first phase of the project will use power from the bridging of power on existing lines. Future power needs will require the substation that Dominion will file a special use permit to obtain. Please see further comments regarding the ability of the Applicant to develop the site on existing power supplies.</p>	<p>Dominion represents they have received a “Load Letter” from Amazon requiring twin 230kV circuits to fulfill Amazons needs. Either Amazon or Dominion are misrepresenting the facts. Amazon must provide the town the Load Letter provided to Dominion. This answer has already assumed that the town will “automatically” grant an SUP for a substation to Dominion.</p>

<p>Article 9-26.I.C-Electric Service Lines</p> <p>Electric Service lines from the substation shall be run underground. The proposal does not address this requirement and includes a note stating, “approximate location of proposed relocated overhead lines see utility note 3” (there are no utility notes on the SUP plan). Revise plans accordingly.</p>	<p>All power to the data center building from the substation will be routed underground and shown on the SDP. This has been revised on the SUP Plan as requested. Water and sewer connection across Lee Highway are shown to be jack and bore in order to limit disturbance to the extent feasible.</p>	<p>Should the Dominion SUP be denied by the town, will Amazon bear the cost to run additional power underground from the next nearest substation or available circuit?</p> <p>Amazon is reserving 8 acres of the Blackwell site for a new Dominion substation to serve the data center. 8 acres! How large does Amazon expect the footprint and height of the substation to be? What is that expectation based on?</p>
<p>Article 9-26.1.G.1 - Mechanical Equipment</p> <p>Provide additional details on the proposed fence running the perimeter of the property to verify adequate screening is provided where there are gaps in landscaping/proposed wall.</p>	<p>Please see SUP Plan (sheet 2)</p>	
<p>Generators must be equipped with mufflers to reduce noise and emissions. The statement of justification notes the generators will only be used in emergency situations and tested every two-weeks but does not mention the use of mufflers. Is the dB range described for the generators based on the point location of the generators or will the dB curve extend beyond the property line?</p>	<p>The Applicant’s architect has confirmed that the generators will be equipped with mufflers and necessary sound attenuating enclosures.</p>	<p>The town gave the applicant an opportunity to demonstrate their willingness to work with the town and provide full and complete answers. The applicant has failed to fully answer this question.</p>
<p>If mechanical equipment is to be installed on the roof of the building, indicate how this equipment will be screened.</p>	<p>The mechanical equipment will be screened with mechanical louver screens at the roof where chillers are found to be visible from the property line.</p>	<p>How tall will this mechanical equipment be?</p> <p>If it sits on a site with a 500 foot elevation, how can it possibly be screened from view? From residents and visitors coming into town on Route 29, as well as from nearby the Blackwell site?</p>

<p>Will the containment pit or pits around the above ground, 50,000 gallon fuel storage tank or tanks, be able to hold that much product?</p>	<p>As noted above, the ASTs will be double wall tanks meeting UL-142 standards. This is appropriate as a secondary means of containment in accordance with Virginia DEQ requirements. The downstream oil water separator is a secondary mitigation measure and not designed for containment.</p>	<p>Amazon should specifically document the number of 50,000 gallon fuel tanks to be permanently placed on the Blackwell site.</p> <p>The applicant should demonstrate to the town, they fully comprehend the DEQ and EPA (Region 3) requirements for 50,000 gallon above ground fuel storage. Each requirement should be identified and a technical response on how the applicant will meet that requirement. The Town cannot take 50,000 gallon above ground fuel storage lightly when the proposed property is so close to residential, retail, and health care (Poets Walk), and town's primary water reservoir.</p> <p>Have ALL relevant water authorities in the town and county been consulted on the specific issue of risks associated with the permanent on-site storage of multiple 50,000 fuel tanks?</p>
<p>More fully address how the proposal is consistent with Plan Warrenton 2040 and compatibility with adjacent properties</p>	<p>The property is shown on the Future Land Use Map as Light Industrial and is zoned Industrial. The proposed data center is a light industrial use, and thus aligns with the land use plan</p> <p>The property is also located within the Lee Highway Urban Development Area (UDA)</p> <p>One of the Goals and Policies of the Lee Highway UDA is to evaluate development incentives that stimulate private</p>	<p>During Town's 2021 text amendment work sessions and meetings process spanning Jun 15, Jul 20, and Aug 10, several Commissioners and Councilman raised concerns over Blackwell Rd as a data center site, as not being in line with New Town Comprehensive Plan objectives, or with citizen's asks for jobs and housing in New Town, and additionally questioned whether a data center was an appropriate use for the Blackwell Rd parcel as the Gateway to Warrenton.</p>

	<p>investment and new development. This data center will be a new development on vacant industrial land and will finally put the land to a productive use that has escaped every other potential purchase that has evaluated it over the last three plus decades.</p> <p>The design of the data center is moreover, intended to have the least possible impact on those residential areas in the vicinity, with substantial screening and buffering areas as depicted on the Landscape Plan, and where the facility itself is situated on the Property. Although a degree of that design must follow the requirements of form following function, the proposed architecture is intended to avoid previous designs of other data centers that were less architecturally appealing, and to satisfy the purpose and intent of 9-26.1(F) of the Town Zoning Ordinance with respect to Building Facade.</p> <p>The site is located in the New Town Warrenton Character District, which is among other things, intended to create a mix of uses, green space and public amenities, as well as provide a location for a major employer, and while the data center will not employ hundreds of workers (not more than 40 in the first phase and not more than 50 at full buildout), those that it does employ make above average incomes.</p> <p>Further, the 2040 Plan has significant economic and fiscal</p>	<p>Echoing town’s concerns during text amendment process, a more appropriate use for the New Town parcel could offer benefits to citizens in keeping with Town’s 2040 Comp Plan p. 57 - to “live, work, and play...[with]...public amenities, such as civic spaces, parks, green space, and public gathering areas” ; and could better benefit town tourism and visitors’ experience by conserving the opportunity on Blackwell Rd. to create a positive, vibrant impression upon entering Warrenton’s Gateway. The data center on Blackwell Road. would offer no direct benefit to citizens or visitors.</p> <p>To applicant’s point of design and screening - the Site Plan notes “The proposed building, dimensional elements and other site features are preliminary and subject to change upon final engineering.”</p> <p>If this Site Plan is approved as-is and with this language, this will leave the town with little to no control over what is built on Blackwell Road.</p> <p>The height of building on the parcel and all the industrial security fencing, cannot in all practicality be screened by new plantings and landscaping</p> <p>To applicant’s point of meeting economic goals - Even though the town is not affected by the new legislation disallowing data center personal property to be valued on produced income,</p>
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	<p>resilience goals that seek to achieve a strong, diversified, and resilient economy that supports both residents and businesses and increases the employment base. The Town proposes that it be proactive in its own economic development and this unique development advances each of these goals. The local tax revenues generated by a data center will assist in promoting a diverse, equitable, and stable tax base to maintain a healthy economy, with exceptionally little impact on Town services.</p>	<p>there exists the possibility that the town will receive no tax revenue from personal property within the data center.</p> <p>Specifically, we understand it is unlikely that the town can force applicant to guarantee that they, the applicant, in perpetuity, will be sole owner of all personal property in the data center including, but not limited to, equipment, and computers. Further we understand that federally owned equipment in third party data centers is not taxable. For this reason, the \$3-4 million, stated by the applicant's representative during recorded Jun 15, 2021 Planning Commission text amendment meeting, as being the estimated annual tax revenue based on taxation value of personal and real property, should be amended to reflect only the real estate portion of the estimated tax revenue.</p> <p>Further, even if the applicant did offer the aforementioned guarantee, keep in mind the data center trend to replace chips, in lieu of equipment, translates into much-diminished long-term revenue from personal property titled to the data center owner.</p> <p>Plan 2040 p. 9 states 'seeks to ensure ALL its residents are afforded a high quality of life.' With town annexation on the horizon, there are approx. 90 parcels shown on Tax Parcel Map Viewer which will become part of the Town, that are in close proximity to the southern</p>
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		<p>above ground route proposed by Dominion. This will not promote high quality of life for these town residents. Neither will the sights and sounds of the proposed Blackwell Rd data center and Dominion's stated requisite substation and transmission lines promote high quality of life for current town residents living along Blackwell Rd. in the Oak Springs and Poet's Walk Memory Care communities.</p> <p>Further - Comp Plan p. 14 states 'New Town Character District: The New Town Character District will support the revitalization of the commercial shopping malls with a walkable development pattern that includes a mix of uses, green space and public amenities, as well as provide a location for a major employer. This SUP application, if approved, eliminates the possibility of developing per Town 2040 Comprehensive Plan.</p> <p>Additionally, 50 employees at the data center does not qualify the customer as a major Warrenton employer. Further, for this small number of jobs, there is no guarantee by customer those jobs will be locally sourced.</p> <p>Town 2040 Comp Plan p. 52 states in policies & strategies "develop a marketing strategy for each Character District to encourage various types of businesses based on their envisioned unique themes: New Town District: Class A</p>
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		<p>Office, Future University satellite campus, and Employment Center.” This marketing strategy should be ongoing; accepting an applicant on the basis that there is currently no other applicant, is not sound business practice.</p> <p>2040 Comp Plan p. 63 states “Create a streetscape plan for the New Town Character District to support the development plan for key sites... entertainment, and park space, as well as being walkable along the edges and adjacent parcels with sidewalks and striped crosswalks. Customer’s data center facade and security fencing does not in any way align with these Comp Plan policies and strategies for this Blackwell Rd parcel in New Town Character District..</p> <p>Further, while Blackwell Rd. data center may be viewed as ‘easy revenue’, its shortfalls when compared to the Comp Plan 2040, and analysis of the consequences of transmission lines throughout the region with Dominion’s ‘ask’ based on customer’s load letter, warrants a return to the Town’s 2040 Comp Plan vision for New Town, to truly ensure high quality of life for all, a plan in keeping with the citizens’ ‘asks’.</p> <p>A picture is worth a 1000 words - look at data center and substation rendering on Applicant’s Site Plan, next to the town’s rendering of New Town Warrenton District on p. 57 of the 2040 Comprehensive Plan -</p>
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		the lack of place for applicant's data center and accompanying substation on Blackwell Rd. will be apparent.
<p>Clarification is needed for statement about bearing cost of required new infrastructure</p> <p>[this statement is made on Applicant's Apr. 13, 2022 Statement of Justification p.2, paragraph 7]</p>	Applicant Response?	Response is required from Applicant
		<p>General Comment:</p> <p>Because this decision crosses town borders affecting constituents of our larger region, please partake of the Town County Liaison Committee to discuss and work with with your fellow representatives in the county, in an effort to ensure high quality of life throughout the region, for both the short and long term</p>
		<p>General Comment:</p> <p>Please avail yourselves of trending data center best practices and lessons learned on issues such as data center location and noise, before committing to a data center on Blackwell Rd.</p> <p>See Data Center Frontier's article below. Includes these highlights from Loudoun, a county well versed in the benefits and pitfalls of data centers...</p> <ul style="list-style-type: none"> - "major goal is to avoid data center development...where there is limited power infrastructure to support them"

		<ul style="list-style-type: none"> - "...new standards addressing high-quality building design, environmental sustainability, and their proximity to residential areas...may also consider additional guidelines on loud noise from data center operations" <p>https://datacenterfrontier.com/loudoun-county-prepares-new-rules-for-where-data-centers-should-be-built/</p>
<p>Town SUP Evaluation Criteria; Town Criteria states "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"</p> <p>Criteria #11:</p> <p>"Whether the proposed Special Use Permit at the specified location will contribute to or promote the welfare or convenience of the public"</p>	<p>Applicant's Response?</p>	<p>As part of this SUP application review specific to Town Criteria # 11, it should be factored in that while the proposed data center offers real estate tax revenue to town and county, the data center's electrification is requiring, according to Dominion, a large substation and over-reaching transmission line infrastructure. When analyzing the project in its entirety, it is the citizens who will be losing quiet enjoyment of their home and land; it is the citizens who will be paying for the extraordinary cost of the transmission line infrastructure through their monthly bills to Dominion, and it is the citizens who will bear the financial burden of property value loss, all to the ultimate benefit of Dominion and Amazon.</p> <p>The scenario above demonstrates that the proposed Special Use Permit application at the specified location will not contribute to or promote the welfare or convenience of the public.</p>

