



TOWN OF WARRENTON
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20186
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Planning@warrentonva.gov
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PLANNING AND COMMUNITY
DEVELOPMENT DEPARTMENT

July 26, 2022

TO: Planning Commission

FROM:

RE: SUP 2022-03 Amazon Data Services

I. Summary

- A. Applicant
Amazon Data Services
- B. Property Owner
Amazon Data Services
- C. Request
The Applicant is proposing a Special Use Permit (SUP) for a data center, per Article 3-4.12.3 of the Zoning Ordinance.
- D. Site Location/Surrounding Land Uses
- E. Comprehensive Plan
New Town Character District
- F. Zoning
Industrial

II. Proposal

See above

III. Planning Commission Review

Hold a Work Session

VI. Staff Recommendation

Hold a Work Session

V. Suggested Motions

Not applicable

ATTACHMENTS:

Description

SUP 22-3_Statement of Justification

SUP 22-3_Plans

SUP 22-3_Comment Response

SUP 22-3_Elevations

SUP Amazon Data Center WS Presentation

SUP Amazon Data Center Applicant Presentation

**STATEMENT OF JUSTIFICATION
WARRENTON DATA CENTER SPECIAL USE PERMIT
Parcel ID 6984-69-2419-000 (portion)
Owner/Applicant: Amazon Data Services, Inc.**

April 13, 2022

Introduction. Amazon Data Services, Inc. (hereinafter, the “Applicant”), is the owner of property identified as Parcel ID 6984-69-2419-000, on the east side of Blackwell Road and north of Country Chevrolet. The parcel is approximately 41.793 acres in size, and this Special Use Permit (SUP) is for approximately 33.62 acres of the parcel (the “Property”).

The Applicant seeks this SUP to allow the development of a data center (the “Project”). As is well known, the Council amended the Town’s Zoning Ordinance on August 10, 2021, to include such a use by SUP in the I (Industrial) District, to which the land has been zoned for many years.

Land Use and Compatibility with Existing and Proposed Uses Adjacent and in the Vicinity and Economic Impact.

The Applicant seeks to build one single story structure of approximately 220,000 square feet. The structure is shown conceptually on the Special Use Permit Plan (“SUP Plan”) prepared by Bohler Engineering and submitted herewith.

The Property is identified as a part of the New Town Warrenton District in the 2040 Comprehensive Plan, but, as noted, it has long been industrially zoned and has sat fallow for decades. The proposed data center will be so well-designed and sited in this location that it should be a welcome addition to the older uses that predominate on Blackwell Road from Lee Highway to the Giant Food Store. 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 center. A data center is a comparable use – at the very least – to all, 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 will be set-back approximately 1,000 feet from Blackwell Road. With ample landscaping the data center will be well shielded from view from the west, and from the east as well. Given the site’s importance as a gateway into the Town, the Applicant intends to screen the site with substantial landscaping to shield views of the buildings from the east and the west.

The Applicant wishes to locate in Warrenton and invest in the Town. Three of the goals of the 2040 Comprehensive Plan are to grow a strong, diversified, and resilient economy that supports residents and businesses alike, increase the employment base to allow residents to live and work in Warrenton, and to be proactive in the Town’s Economic Development. The Project will have a positive economic impact. To that end, cloud services have become essential to the economy, and the construction of such centers is a capital intensive business.

Data centers are “the Cloud” that has become essential to almost every aspect of today’s home and business life. The proposed SUP is consistent with the Town’s economic objectives since the

approval of this SUP will materially grow its non-residential tax base. A data center produces a substantial revenue stream during construction, pays significant taxes thereafter, and the salaries of operational personnel once a center is completed will likely exceed the average salary of current County and Town residents. The Applicant's spending on equipment, construction labor and materials, utilities, security, data center employee salaries, and third-party services to build and operate data centers has had a major impact on Northern Virginia.

Amazon pays taxes on all of its data centers, principally consisting of an increased valuation of the real property on which the facility sits, and business personal property taxes.

At full buildout there will be approximately 52 employees at the Project, but only a maximum of 32 employees will be present on the Property at any given time, primarily during shift changes. Employees are comprised of engineering technicians, data center operators, security personnel, and logistics personnel. The estimated number of visitors, including vendors and subcontractors, is 5-10 persons per day on average.

Transportation Impact. During construction there will be construction traffic that will access the site from Broadview Avenue and Blackwell Road. Once in operation, however, there is very little traffic, and what there is will have no appreciable effect on existing conditions.

Impact on Community Facilities. The data center will utilize public water, and will require a connection to the Town's public sewer system. Details on this can be provided during the special use permit review process.

Stormwater management will be provided according to applicable regulations, and plans will be subject to review by the Town during site plan review.

None of these infrastructure facilities will require an expenditure of Town funds, since the Applicant will bear the cost of new infrastructure that will be needed and any upgrades to existing facilities.

The proposed development will have no adverse impact on schools, libraries, housing, or parks.

Fire, Rescue, and Police Services. The proposed development will have no significant impact upon the Police Department. The facility will be secured and surrounded by a security fence. Access to emergency service personnel will be assured as required by the new Ordinance provisions.

Site conditions. The proposed site is located to the northeast of the intersection of Lee Highway and Blackwell Road and spans a single parcel, which is mostly lawn with some wooded areas in the northwest and southeast portions, and elevations ranging from approximately 510 feet +/- along the north edge, to approximately 465 feet +/- in the northwest corner.

The site is located within the Central Blue Ridge Anticlinorium. According to the USGS Geological Map of Virginia (1993), the site is mapped within the Catoctin Formation – Metabasalt soils. This formation typically consists of grayish green to dark yellowish green, fine grained,

schistose chlorite and actinolite bearing metabasalt. The materials will initially weather into Silty and Clayey Sand and then into Silt and Clay with extensive weathering.

Lighting. The Applicant will prepare a detailed lighting plan in conformance with § 9-8 of the Zoning Ordinance and will install lighting in accordance with the plan. This will be reviewed at the time of site plan submission.

Noise. The design of the Applicant's data centers employs air cooling systems that do not produce significant noise. Generators are employed in emergency situations only to ensure power supplies in the event of a loss of public power are typically tested briefly every two weeks, and produce sound in the range of 50 to 55 dB, effectively the sound of the human conversation.

Screening, Buffering, and other Applicable Development Standards. As set out in the SUP Plan, the required front yard setback in the I District is 100', but the proposed building will be setback approximately 710.9'± from Blackwell Road on the west side of the parcel, as depicted on the Landscape Plan *(a sheet of the Special Use Permit Plan). The south side yard setback is required to be 100' but will be approximately 179.6'±. The east side yard setback, also required to be 100', will be approximately 256.7'±, and the north rear yard setback of a required 100' will be approximately 414.3'±. The maximum lot coverage can be 75% but the actual lot coverage is 35% (excluding the substation area). There will be 54 parking spaces to service the facility.

The Applicant also proposes a landscaping and buffering program that is set out in detail in the SUP Plan, both on the perimeter of the site and in the small parking area. The Applicant has developed a landscaping and buffering program that shields the facility from public view from all relevant vantage points.

Height Modification. On August 10, 2021, the Town Council approved a zoning text amendment related to data centers that included a provision that it may "approve building heights greater than 35 feet during the review of the Special Use Permit. Buildings must be setback one (1) additional foot (horizontally) from the required setback line for each additional one (1) foot (vertically) greater than 35 feet. Building heights shall be in conformance with the Comprehensive Plan." The proposed building height in this case is 37 feet, but the building has been setback from all surrounding property lines sufficiently to accommodate the ordinance requirement. Because the increase is small but necessary to accommodate the facility, the Applicant respectfully requests the additional height.

Environmental Impact. In 2020, the Applicant became the world's largest purchaser of renewable energy. Its facilities are almost 4 times as energy efficient as other enterprise data centers because of its use of more efficient servers and increased server utilization for cutting carbon output by 88% versus enterprise centers that have been replaced.

FOR _____

LOCATION OF SITE
BLACKWELL ROAD & LEE HIGHWAY
TOWN OF WARRENTON
FAUQUIER COUNTY, VIRGINIA 20186

PARCEL IDENTIFICATION TABLE

PARCEL NUMBER	OWNER	ADDRESS	AREA	CURRENT ZONE	CURRENT PLANNED LAND USE	PROPOSED PLANNED LAND USE
68M-06-21-19-000 (PORTION OF)	AMAZON DAY A SERVICES, INC.	BLACKWELL ROAD WARRENTON, VA 2018	33.023 ACRES	INDUSTRIAL	VACANT	DATA CENTER

REFERENCES

- **BOUNDARY & TOPOGRAPHIC SURVEY.**
NO. 100 RESURF DRIVE
DALLAS, TX 75203
TOPGRAPHY CAD FILE "BOUNDARY.DWG" DATED 04/02/02.
- **ARCHITECTURAL PLAN.**
DALLAS, TX 75203
401 NORTH HAUSTRON STREET
CAPITOL VIEW 01/07/02

GOVERNING AGENCIES

- **TOWN OF WASHINGTON**
1000 WASHINGTON AVENUE
100 NORTH STREET
WASHINGTON, VA 22081-0141
COMMUNITY DEVELOPMENT
PHONE (800) 341-2400

SHEET TITLE	SHEET NUMBER
COVER SHEET	1
SITE DEVELOPMENT PLAN	2
LANDSCAPE PLAN	3

THIS DRAWING IS INTENDED FOR BUILDING AGENCY
 REVIEW ONLY. IT IS NOT TO BE USED FOR
 CONSTRUCTION. UNLESS NOTED OTHERWISE.

PROJECT No.:	V2 32093
DRAWN BY:	CSH
CHECKED BY:	JCW
DATE:	4/12/2022
CAD ID:	3UPP-0

ARCHITECT

FOR ————
AMAZON DATA
SERVICES, INC.

BOHLER

AMAZON DATA SERVICES, INC.
410 TERRY AVENUE NORTH
SEATTLE, WA 98109

BOHLER®

6. IS THE RESPONSIBILITY OF THE CONTRACTOR TO PREPARE THE AS-BUILT DRAWINGS AND SPECIFICATIONS TO THE PROJECT, AND SPECIFIC TO THE CLASSROOM, WITH HIS PROJECT SUPERVISOR, AND IN THE INTENTED WORKS REACTION, SHOULD THE CONTRACTOR BE RESPONSIBLE WITH THE PROJECT ENGINEER RECORD IN THE CREATION OF THE AS-BUILT DRAWINGS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER RECORD IN WRITING PRIOR TO THE START OF CONSTRUCTION. A FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE A BREACH OF THE AS-BUILT DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE TO COMPLETE THE AS-BUILT DRAWINGS AND IN THE INTENTED WORKS REACTION, SHOULD THE CONTRACTOR BE RESPONSIBLE WITH THE PROJECT ENGINEER RECORD IN THE CREATION OF THE AS-BUILT DRAWINGS.

[illegible]

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NOT APPROVED FOR
CONSTRUCTION

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PROJECT No.:	V2 32093
DRAWN BY:	CSH
CHECKED BY:	JCW
DATE:	4/12/2022
CAD ID:	3UPP-0

ARCHITECT

**SPECIAL USE
PERMIT**

FOR ————
AMAZON DATA
SERVICES, INC.

PROPOSED
DEVELOPMENT
BLACKWELL ROAD & LEE HIGHWAY
TOWN OF WARRENTON
FAUQUIER COUNTY, VIRGINIA 20186

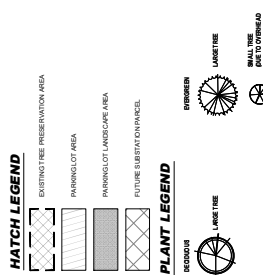


SHEET TITLE:

COVER SHEET

SHEET NUMBER:

REVISION 1 - 7/10/22







**WALSH COLUCCI
LUBELEY & WALSH PC**

John H. Foote
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Fax: (703) 680-6067

July 18, 2022

Via Hand Delivery and E-mail

Denise M. Harris, Planning Manager
Community Development Department
21 Main Street
Warrenton, VA 20186

Re: Special Use Permit #SUP2022-00003, Warrenton Data Center
Resubmission and Comment Response Letter

Dear Ms. Harris:

As a follow-up to the agency comments received to date, please find the following resubmission materials put together in ten individual packages:

1. One (1) full size copy and a reduction of the special use permit plan entitled "Special Use Permit for Warrenton Data Center," prepared by Bohler Engineering, dated April 12, 2022, last revised July 10, 2022, and consisting of three sheets (collectively, the "SUP Plan"); and
2. One (1) full size copy and a reduction of the existing conditions plan entitled "Existing Conditions Plan for Warrenton Data Center," prepared by Bohler Engineering, dated April 12, 2022, last revised July 10, 2022.

Below is a comment response letter addressing the agency comments we have received.

Planning Division, dated June 6, 2022	
Agency Comment	Applicant's Response
More fully address how the proposal is consistent with Plan Warrenton 2040 and compatibility with adjacent properties?	<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>

ATTORNEYS AT LAW

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LOUDOUN 703 737 3633 ■ ARLINGTON 703 528 4700 ■ WINCHESTER 540 667 4912

	<p>One of the Goals and Policies of the Lee Highway UDA is to evaluate development incentives that stimulate private 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 purchaser 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 Façade.</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, <i>as well as provide a location for a major employer</i>. The District is also a place in which the Town seeks a signature job center. The Applicant in this case is indeed 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 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</p>
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	<p>in its own economic development and this unique development advances each of these goals.</p> <p>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>
Please provide an Existing Conditions Plan for the site to allow for proper analysis.	An Existing Conditions Plan is included with this resubmission.
Please provide transportation trip generation anticipated during construction and when the use is operational. Please review the Complete Streets Recommendations and address.	<p>With approximately 50 total employees at buildout, on various shifts of no more than some 20 employees, there will be no more than 20 cars entering and 20 cars existing the site at any given hour. Shifts also commence at different times during the day, and the largest shift is, as noted, approximately 20 persons.</p> <p>The Applicant's project has very little frontage on Blackwell Road, which is identified as a Signature Street in the Complete Streets Recommendations. To advance those recommendations, as they are applicable to this application, the Applicant proposes to construct a new sidewalk on the eastern side of Blackwell along that frontage and to its property line to the north.</p>
Please specify generator noise impacts, how the generators are tested, and in what sequence. For example, are all generators tested at the same time, in a rotating fashion, time of day, etc. A noise abatement study on surrounding neighborhoods, ideally including across Lee Highway, as well due to the topography.	<p>The Applicant has conducted noise studies based on the equipment that will be used at the facility, and those studies indicate that the Town's Noise Ordinance requirements can be met.</p> <p>The Applicant's architect has confirmed that the generators will be equipped with mufflers and any other necessary sound attenuating enclosures.</p>

<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.</p> <p>Humidification is required when the ambient dew point is less than 40°.</p> <p>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>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 lines.</p>
<p>Any proposed green infrastructure and sustainable building practices, as well as any proposed green infrastructure.</p>	<p>The proposed data center design would meet the latest iteration of Virginia DEQ's stormwater management requirements for quantity and quality controls. Upstream pre-treatment will be provided using "Continuous Deflection Separation ("CDS")" units. The proposed plan uses native plantings to meet the necessary landscaping buffer requirements. Roofing material will be selected with adequate Solar Reflective Index ("SRI") to mitigate heat island effects. Parking and paved areas have been reduced to the maximum extent possible and are relatively minor based on building GFA. Site lighting will be designed to provide the basic illumination necessary for safety and security. Fixtures will be selected to limit light pollution from the site. Based on final design, recycled materials such as concrete and asphalt may be used for site features such as gravel, pavement, and backfill as appropriate.</p> <p>Furthermore, the Applicant will minimize interior water use with the use of low-flow fixtures; minimize exterior water use with air cooled chillers and not with cooling towers;</p>

	use heat island reduction with white membrane roof; use LED lighting throughout the building; provide an in-facility shower for individuals who bike to work; and use low VOC paint and finishes in all office spaces.
Describe potential environmental impacts for any streams, wetlands, soil types, and flora and fauna. Will blasting be required to build the proposed use?	<p>There is a small area of stream (700 linear feet) and wetlands (0.3 acres) on the site that will be properly permitted.</p> <p>There is no anticipated adverse effect on fauna, and the Town is directed to the SUP Plan (sheet 3) submitted with this Application with respect to flora.</p> <p>Shallow bedrock was encountered during geotechnical investigation. According to the Geotech's recommendation, blasting may be required for removal of weathered or intact rock.</p>
Pedestrian movements along Blackwell Road.	Please see the revised SUP Plan. The Applicant is now proposing a five foot sidewalk along Blackwell Road on the Applicant's portion of its frontage.
In general, please address all 16 criteria used to evaluate Special Use Permit proposals.	<p><u>Comprehensive Plan</u> - Please see above regarding consistency with the Comprehensive Plan.</p> <p><u>Fire</u> - 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 emergencies at its facilities that it will make available to the Town's first responders and will assist in</p>

advising those first responders how to implement its provisions.

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.

Light - According to the Applicant's architect, the building mounted lighting will have a maximum height of 25' and there will be controls on the site fixtures such that they will dim to 50% output between 11 PM and dawn.

Signage - No signage is proposed except for an address. If signage is required in the future, it will be to Zoning Ordinance standards.

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 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><u>Layout</u> - Please see the SUP Plan.</p> <p><u>Landscaping, Screening and Buffering</u> - Please see the SUP Plan.</p> <p><u>Phasing</u> – 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><u>Environment and Archeology</u> - The Applicant is not aware of loss or damage to any item related to these categories. Please see the SUP Plan and Existing Conditions Plan.</p> <p><u>Public Welfare and Convenience</u> - The data center will provide economic benefits for the Town. In a profoundly interconnected world, in which the storage and retrieval of data and computing power have become increasingly essential, the addition of this facility will increase the overall function of the AWS system, in which all or virtually all residents of the Town participate in or are connected to.</p> <p><u>Trip Generation</u> – There will be, at maximum, approximately 20 vehicle trips in and out per shift. The trip generation is thus very low. Because of the minimal traffic, no transportation study was required.</p> <p><u>Road Development and Transportation</u> - A data center is a very low traffic generator. The property has one access point off of Blackwell Road, and no access is proposed from Route 17 or Route 29.</p> <p><u>Existing Structure</u> - Please see the Existing Conditions Plan. There are no existing structures on the property.</p> <p><u>Utilities</u> - The data center will require only water and sewer service for domestic use, and</p>
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	<p>electric power requirements, and have been addressed above.</p> <p><u>Environmentally Sensitive Land/Natural Features</u> - Please see the Existing Conditions Plan.</p>
Zoning Ordinance Review, dated May 9, 2022	
Agency Comment	Applicant's Response
<p><u>Article 2-19.5 – Fences</u></p> <p>A security fence is noted in the justification, but not labeled on the SUP plans. Fences exceeding 6 feet in height may be approved in conjunction as part of the SUP for the data center. Provide additional details regarding the proposed security fence and include as a specific part of the SUP request if the fence is to exceed 6 feet in height.</p>	<p>Additional information regarding fences can be found on the SUP Plan.</p>
<p><u>Article 6 – Signs</u></p> <p>No signs included as port of the application. Any proposed signs will need to meet the regulations noted under Article 6 of the Zoning Ordinance.</p>	<p>The Applicant is not proposing any signage. If signage is required in the future, it will meet Zoning Ordinance standards.</p>
<p><u>Article 7 – Parking</u></p> <p>The number of employees at the largest shift is noted as 49 on the SUP Plan and 32 in the statement of justification. There is no mention of the number of work vehicles proposed for the use. Clarify the number of employees and work vehicles proposed.</p>	<p>The proposed parking on the site consists of 58 spaces, 54 of which are directly related to the facility, and 4 of which are found at the security gate, for limited use for persons entering or seeking to enter the premises. With the largest being approximately 20 employees, there is ample parking for employees and any work vehicles or visitors.</p>
<p>No off-street loading spaces are shown, which are to be provided in addition to and exclusive of the parking requirement on the basis of One (1) space (three hundred (300) square feet) for each ten thousand (10,000) square feet of industrial floor space. Additional or fewer loading spaces may be required based upon Planning Commission's review of the site development</p>	<p>Please see the SUP Plan. The Town's requirement would mean approximately 22 loading spaces, which are not needed for a data center use. The Applicant will ask for a reduction in the conditions of the Special Use Permit.</p>

plan. Show the proposed loading areas on the SUP Plan or include in the application a request for fewer loading spaces for approval by the Planning Commission.	
<p><u>Article 8 – Landscaping</u></p> <p>The interior parking lot landscaping calculation are based on 52 parking spaces. However, 56 spaces are proposed. Revise calculations accordingly.</p>	Please see the revised SUP Plan (sheet 3). The interior parking lot for which the referenced landscaping is provided contains 58 spaces. As noted above, 54 spaces are dedicated to the Facility, and 4 spaces are for short term parking at the secure entrance.
The landscaping tables note a total of 36 shrubs as provided, but the plans show 42 shrubs around the parking lot. Revise plans or table to match.	Please see the revised SUP Plan (sheet 3) where the shrub count has been revised for consistency.
Refuse facilities are not shown on the plans, but must be screened from view of adjacent properties, the public right-of-way, and from within the lot per Article 8-8-2. Refuse screening must be shown on the Site Development Plan.	Data centers generate little refuse, but a small screened area for refuse storage is shown on the revised SUP Plan. Refuse will be disposed of as any other party would dispose of its refuse.
<p><u>Article 9-8 – Lighting</u></p> <p>The statement of justification acknowledges all lighting must meet requirements of Article 9 of the Zoning Ordinance. All fixtures on site will require conformance to current lighting standards.</p>	As noted above, according to the Applicant's architect, the building mounted lighting will be a maximum height of 25', and there will be controls on the site fixtures such that they will dim to 50% output between 11 PM and dawn.
<p><u>Article 9-26.1.C – Electric Service Lines</u></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>	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><u>Article 9-26.1.D.1 – Building Height</u></p> <p>The applicant has requested a modification of the building height to Town Council with review of the SUP for an additional two feet of height (37</p>	Acknowledged.

feet). The proposed data center appears to meet all setback requirements for the increased building height.	
<u>Article 9-26.1.G.1 – Mechanical Equipment</u> 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.	Please see the SUP Plan (sheet 2).
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?	The Applicant's architect has confirmed that the generators will be equipped with mufflers and necessary sound attenuating enclosures.
If mechanical equipment is to be installed on the roof of the building, indicate how this equipment will be screened.	The mechanical equipment will be screened with mechanical louver screens at the roof where chillers are found to be visible from the property line.
<u>Article 9-26.1.J – Substations</u> The SUP plan shows 8.17 acres as "future substation by others". The substation use is not included as part of this application. As substations require a SUP in this zoning district, consider noting the area as "future use by others", otherwise it may imply that the substation use is permitted or under review as part of this application.	Please see the revised SUP Plan (sheet 2).
Substations must be screened from adjacent properties and rights-of-way by means of fencing in addition to evergreen trees and shrubs. No landscaping or fencing is shown along Blackwell Road to screen the proposed future substation.	Dominion will be the applicant for the future substation special use permit and landscaping and fencing associated with that use will be addressed at that time.

<p><u>Article 11-3.10.3 – Evaluation Criteria; Issues for Consideration</u></p> <p>The criteria listed under Article 11-3.10.3 are those items that the Planning Commission and Town Council should consider when reviewing a SUP application.</p>	<p>Acknowledged.</p>
<p>Public Works and Utilities Review, dated June 2, 2022</p>	
<p>Agency Comment</p>	<p>Applicant's Response</p>
<p><u>Article 4 – Site Conservation Manual (SCM)</u></p> <p>Conformance with erosion and sediment control (ESC) requirements is required at the time of SDP submission. The concept plan does not appear to show ESC measures and/or calculations. They will need to meet the requirements of the Site Conservation Manual Article 4, VAC 9-25-840, Virginia and Erosion and Sediment Control Law, and State Regulations.</p>	<p>This will be provided/addressed in connection with SDP review.</p>
<p><u>Article 5 – Stormwater Management (SWM)</u></p> <p>Conformance with stormwater requirements is required at the time of SDP submission. The concept plan does not appear to show stormwater calculations. As a development project, it will need to meet the requirements of the Stormwater Management Ordinance Article 5 and State Regulations for redevelopment. That means they will need to provide at least a 20% reduction in runoff and nutrients from the site.</p>	<p>This will be provided/addressed in connection with SDP review.</p>
<p>Stormwater discharge appears to be directed toward the VDOT Interchange at the Rt. 17 spur. Therefore, this project should not negatively impact the proposed Stream Restoration Project.</p>	<p>Stormwater management/information will be provided in connection with SDP review.</p>

<p><u>Water and Sanitary Sewer</u></p> <p>This data center is to address its computer cooling process with air and not water. The town does not have excess water capacity to support industry and data centers for non-potable water uses.</p>	<p>As noted above, the data center uses water only for domestic purposes, humidification, limited landscaping, and fire water storage tanks.</p> <p>Water is not used for cooling.</p>
<p>The town is planning a Stream Restoration project on the stream across Lee Hwy from this site. Any utility crossings for sanitary sewer, water, or power will need to be subsurface and not to have an impact on the FEMA Floodplain or stream bed.</p>	<p>The civil engineer for this project has confirmed that no work is proposed within the floodplain.</p>
<p><u>Transportation</u></p> <p>The final design will need to address sight lines and entrance necessities.</p>	<p>This can be provided in connection with SDP review.</p>
<p>It is recommended that the entrances for the future substation be eliminated from this plan until they are ready to show what is proposed for that site. Or limit the entrance to one opposite the lower entrance to the Giant Shopping Center.</p>	<p>These have now been eliminated.</p>
<p>Police Department, dated May 10, 2022</p>	
<p>Agency Comment</p>	<p>Applicant's Response</p>
<p><u>Traffic</u></p> <p>As currently configured, vehicular traffic traveling northbound on Blackwell Rd. does not stop at the intersection of Oak Springs Drive, allowing for continuous flow past the entry/exit point. Vehicular traffic traveling southbound on Blackwell Rd. must stop at the intersection of Oak Springs Drive, which will allow for a break in traffic for vehicles exiting the data center and turning left.</p>	<p>Acknowledged.</p>

<p>With only 32 employees expected at any one time on the property, entering and exiting the facility should not affect traffic flow. A turning lane added to the east side of the Blackwell Rd. could be considered. A center turn lane for southbound traffic would require the widening of Blackwell Rd.</p>	<p>Data centers are a low traffic generating use, and no traffic analysis suggests that a turn lane is required to accommodate its traffic movement.</p>
<p>There is a drop-in elevation from Blackwell Rd. to the property at the entry/exit point. I recommend that be brought up to grade so that traffic exiting the property can have a clear line of sight in both directions.</p>	<p>Grading is proposed to ensure the access drive from Blackwell Road does not exceed 8% from the existing tie-in elevation.</p>
<p>The proposed 50,000 gallon fuel tanks, in the event of catastrophic incident, would have an immediate effect on both northbound and southbound lanes on the Rt. 17 Spur. This would likely require a closure of major north/south corridor and result in a Hazmat situation.</p>	<p>The above ground storage fuel tanks (“AST”) are double walled, meeting Virginia DEQ requirements for on-site fuel storage. An oil/water separator is proposed downstream of the tank farm area. The diesel fuel contained in such tanks is essential to the maintenance of an uninterrupted power supply (“UPS”) to the data center in the event that normal electric power service is interrupted. As diesel is a much less flammable fuel than gasoline, it is thus at a lower risk for a catastrophic incident. In a rare case of a spill during unloading, the Applicant’s standard operating procedures will be in place with temporary containment measures deployed to prevent oil from reaching the pond on site. These measures will be in line with standard DEQ requirements and best practices.</p> <p>Grading is proposed such that any spill would be collected in a yard inlet adjacent to the proposed fuel tank pad.</p>
<p>Emergency vehicle access into the facility does not appear to be an issue.</p>	<p>Acknowledged.</p>

<p><u>Pedestrian</u></p> <p>This proposal would have minimum impact on pedestrian traffic. There is currently no sidewalk on the east side of Blackwell Rd. There is a sidewalk on the west side of Blackwell Rd.</p>	<p>Acknowledged.</p>
<p><u>Lighting</u></p> <p>A lighting plan was not submitted. Lighting should be LED or OLED with a correlated color temperature of between 2700 and 3000 Kelvin. After installation a night-time lighting study should be done to check illumination, uniformity, and brightness and to ensure the lights are properly shielded so glare doesn't affect traffic on Lee Hwy, the Rt. 17 Spur and Blackwell Rd.</p>	<p>A lighting plan will be submitted in connection with SDP review.</p>
<p><u>Landscaping</u></p> <p>Trees surrounding the property would effectively screen the data center from view from the road and could shield drivers from the security lights. In the employee parking lot shrubs should be low growing so as not to obscure sight lines or cover windows. This is particularly important near entrances and exits where someone could conceal themselves from view. Tree type and placement should be planned so the canopy doesn't interfere with the lights in the parking lot as they grow.</p>	<p>This information can be further addressed/provided in connection with SDP review.</p>
<p>Volunteer Fire Company, Inc., dated May 27, 2022</p>	
<p>Agency Comment</p>	<p>Applicant's Response</p>
<p>What is the width of the road from the shoulder of the road to the security office coming into the complex on the entrance and exit? What is the width of the road going around the building and distance from the road to the building?</p>	<p>These dimensions have been added to the SUP Plan (sheet 2).</p>

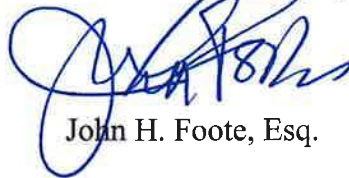
Mountable curbs, on entrance and exit.	Mountable curbs will be provided as required.
Will the security office be staffed 24 hours a day year round, come into the complex?	Yes. The security office will be staffed 24 hours a day.
Supra boxes installed front and rear on buildings and security office to gain access to allow FD access.	If required, they will be provided/addressed in connection with SDP review.
FD connection to be a 4" Storz connection and marked with signage.	If required, this will be provided/addressed in connection with SDP review.
Need plans that show Fire Hydrant locations.	This has been added to the SUP Plan (sheet 2). It will be provided/addressed in connection with SDP review.
Signage on doors for fire alarm, sprinkler, generator, electrical and mechanical rooms.	If required, this will be provided/addressed in connection with SDP review.
Annunciator panel for the fire alarm at the front entrance.	If required, this will be provided/addressed in connection with SDP review.
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?	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.
Will there be water/fuel separator for water runoff, out of the containment pit or pits? Will the separator automatically shut off if fuel is detected?	According to Amazon environmental staff, no water/fuel separators are required under SPCC regulations where double wall tank design and flex hoses for fuel transfer are employed.

Denise Harris
July 18, 2022
Page 16

We trust these responses address your comments. Please do not hesitate to contact me if you have any questions or need additional information. Thank you for your assistance in connection with this application.

Very truly yours,

WALSH, COLUCCI, LUBELEY & WALSH, P.C.



John H. Foote, Esq.

Enclosures

cc: Jay Reinke
Marnina Cherkin/Taylor Hicks
Rebecca Ford
Umar Shahid
John Wright/Connor Hedges

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H:\211200\CAD\DRAWINGS\PLAN SET\5/21/2023 - RECD - 0---LAYOUT: 1 - BUILDING ELEVATIONS

EXPERIENCE



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Planning Commission Work Session

SUP 22-3 Amazon Data Center

July 26, 2022

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 220,000 sq ft data center on 33.62 or 41.793 acres

Proposed Location



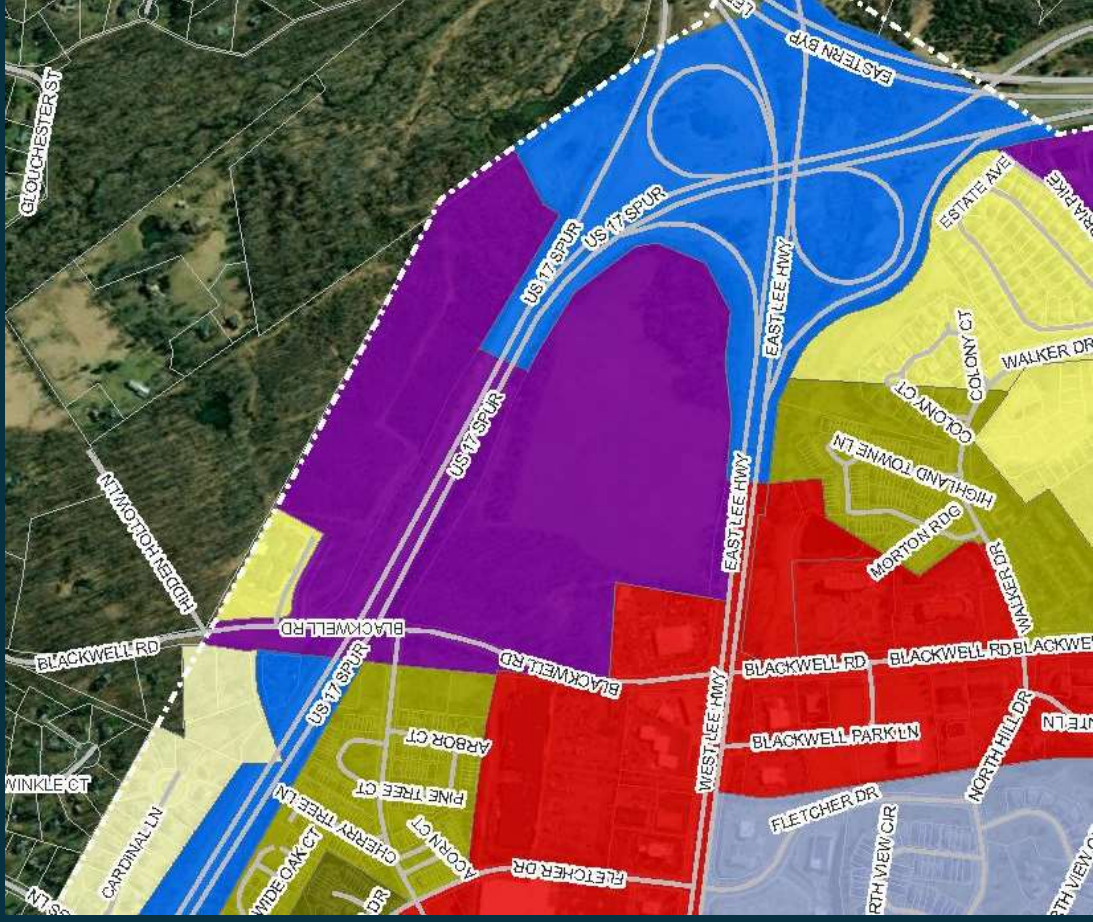
Proposal

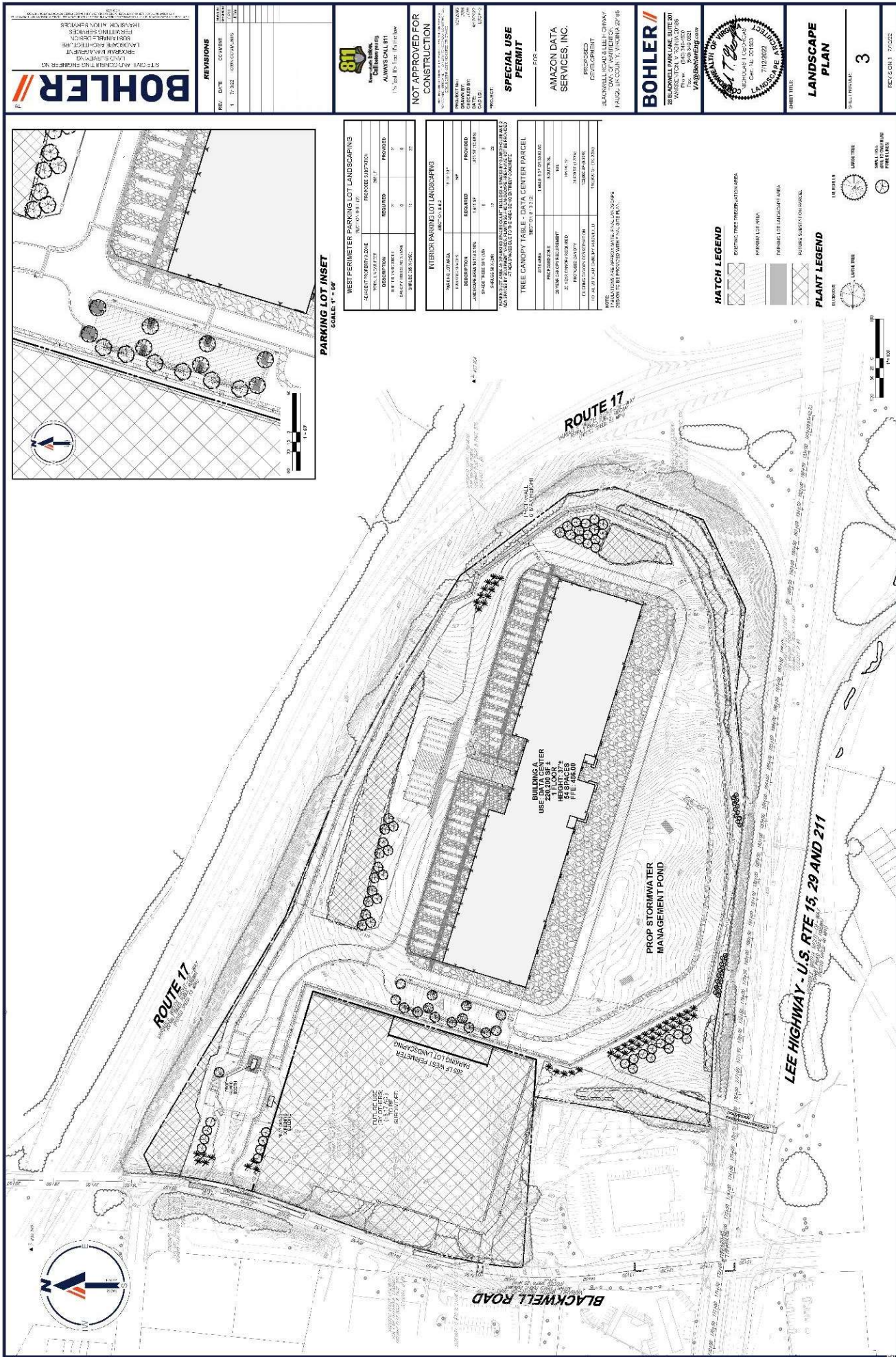
- Data Center with following specifications:
 - 220,000 SF single story (37') building
 - Security Fence
 - Guard Gate with Access of Blackwell Road
- Requesting:
 - Modification to building height allowance increasing by 2'
 - Modification to fence height allowance max. 8'

Adjacent Uses

Future Land Use - New Town District

Zoning Map - Industrial





REVISIONS			DATE (MM-DD-YY)
REV	DATE	COMMENT	BY
1	7/3/22	UPN/COPLAN/INTS	COH
			ECM

811
Know what's below.
Call before you dig.
ALWAYS CALL 811

**NOT APPROVED FOR
CONSTRUCTION**

**SPECIAL USE
PERMIT**

AMAZON DATA
SERVICES, INC.

BOHLER //

28 BLACKWELL PARK LANE, SUITE 201
WAMPREYTON, VICTORIA 20-88
Phone (040) 346-0100
Fax (040) 348-0821

COMMONWEALTH OF VIRGINIA
DEPARTMENT OF TRANSPORTATION
Cert. No. DC1863
7/12/2022

SHEET TITLE:
**LANDSCAPE
 PLAN**

SHEET NUMBER:
3

1 WEST ELEVATION - COLOR
1/8" = 1'-0"

2 EAST ELEVATION - COLOR
1/8" = 1'-0"

3 SOUTH ELEVATION W/ SERVICE YARD - COLOR
1/8" = 1'-0"

4 NORTH ELEVATION - COLOR
1/8" = 1'-0"

ELEVATION LEGEND

- LIGHT TYPICAL
- MEDIUM TYPICAL
- DARK TYPICAL

Considerations

- Elevations and Landscaping
- Transportation Access and Infrastructure
- Environmental and Stormwater
- Noise
- By Right Industrial Uses
- Conditions of Approval



EXPERIENCE



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Planning Commission Work Session

SUP 22-3 Amazon Data Center

July 26, 2022

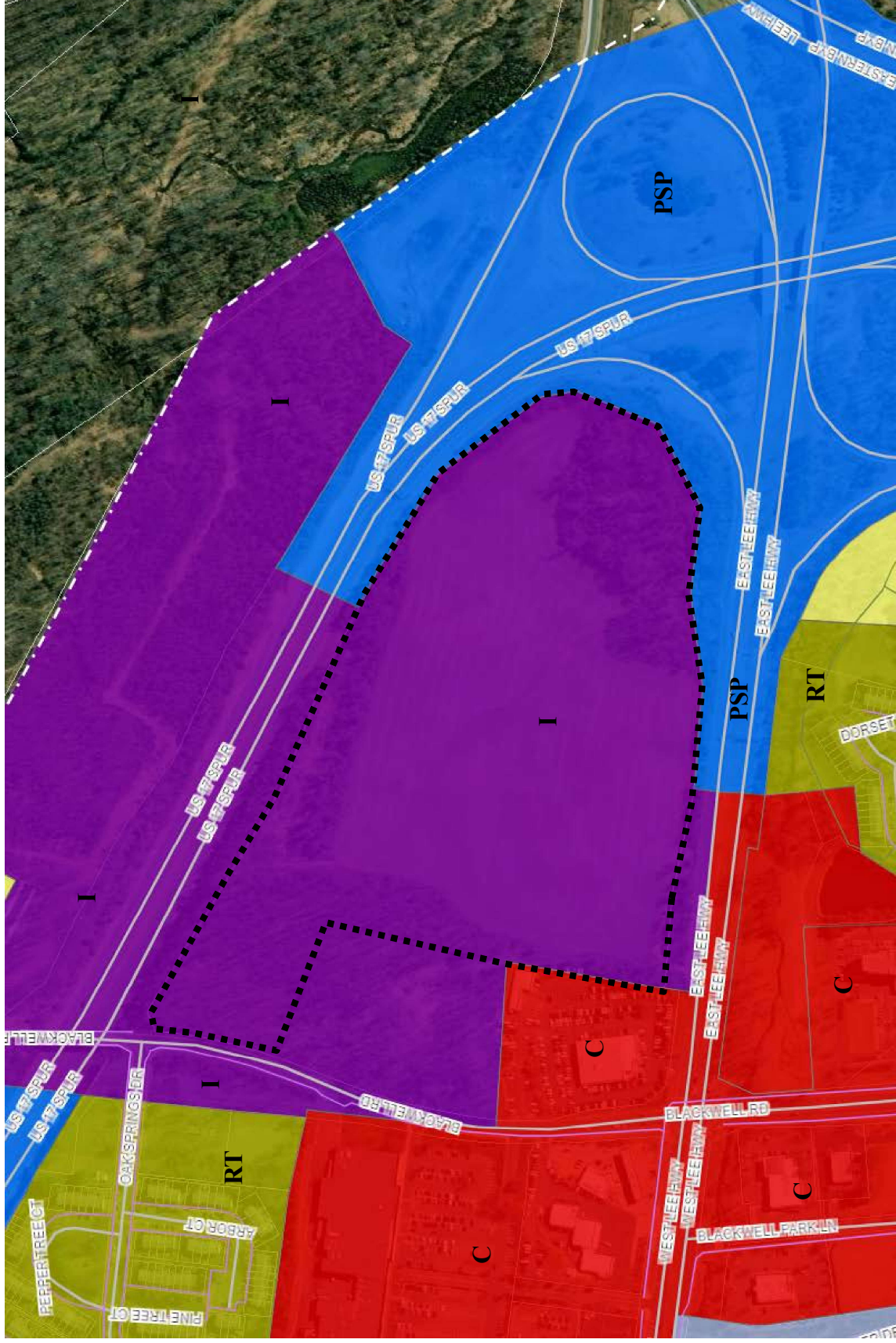
Special Use Permit #SUP2022-00003, Warrenton Data Center

July 26, 2022

PLANNING COMMISSION WORK SESSION



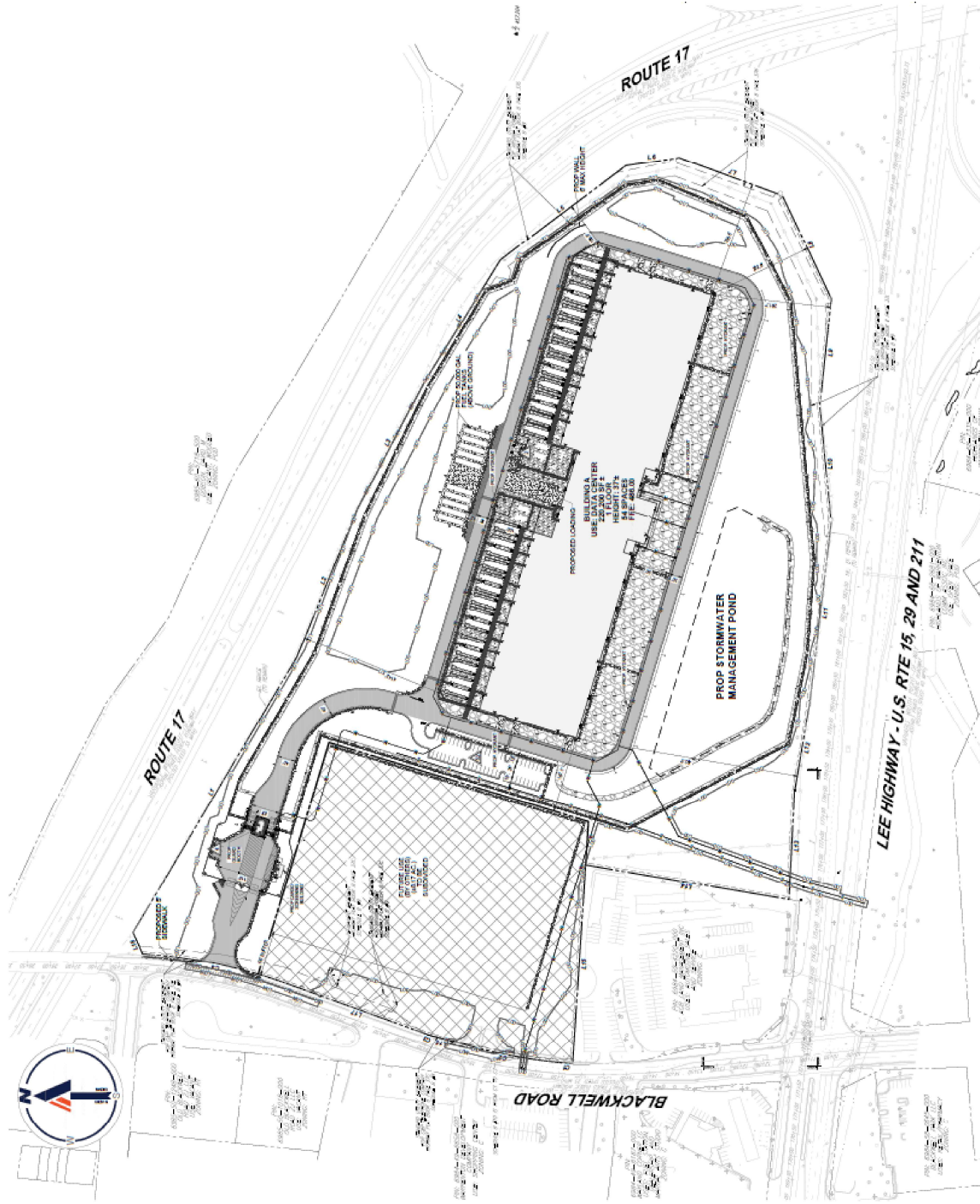
PROPERTY LOCATION



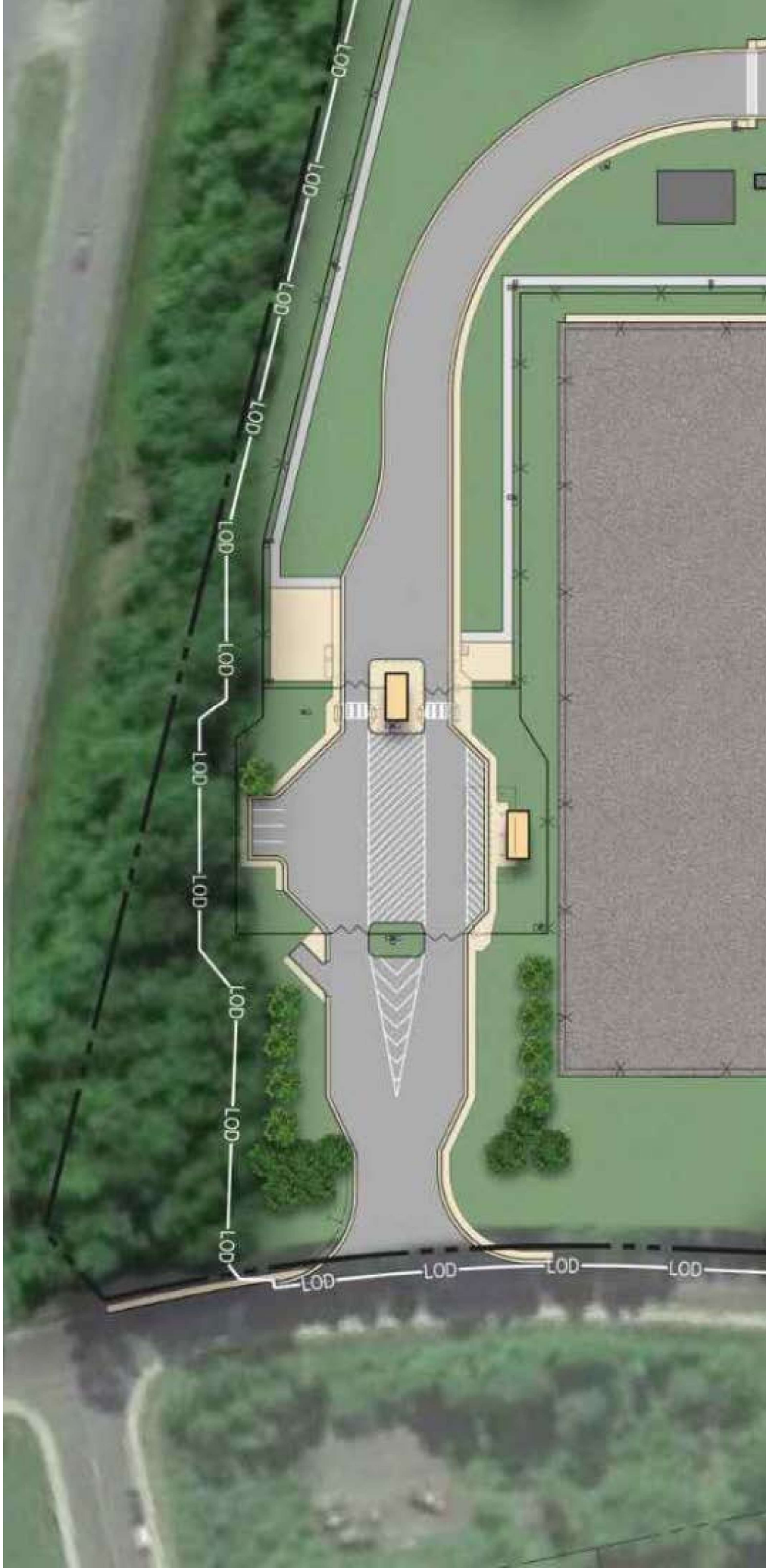
ZONING



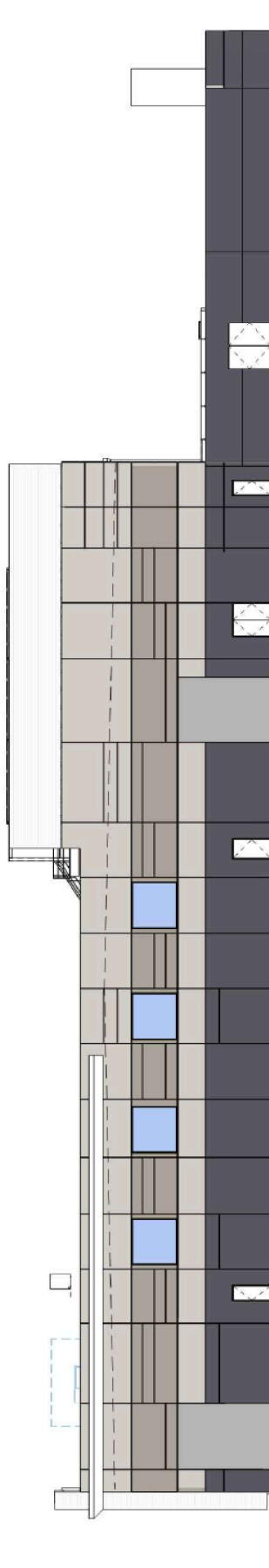
ILLUSTRATIVE PLAN



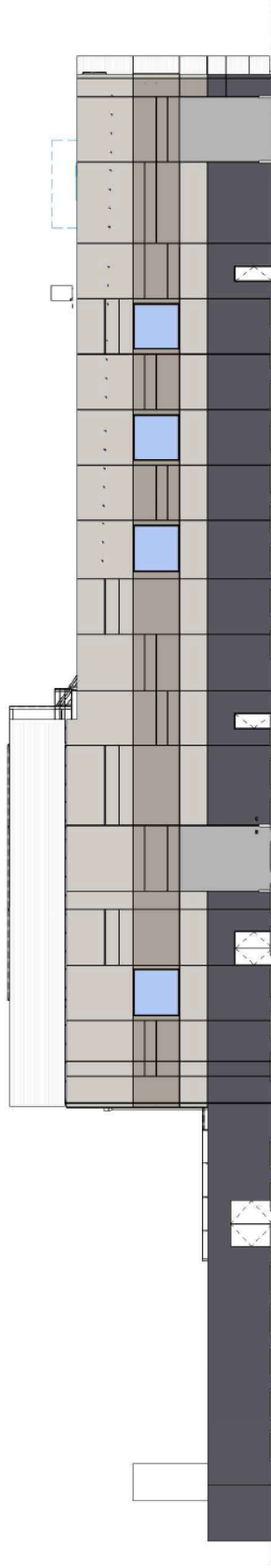
SPECIAL USE PERMIT PLAN



PROPOSED SIDEWALK ON BLACKWELL ROAD

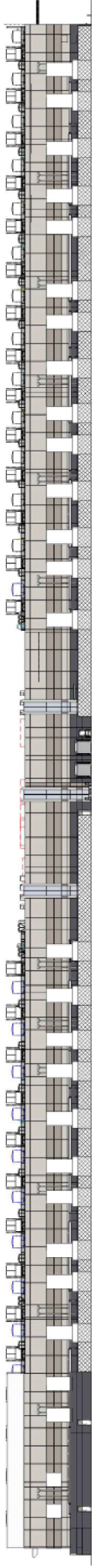


1 WEST ELEVATION - COLOR
2011 NOT TO SCALE



2 EAST ELEVATION - COLOR
2011 NOT TO SCALE

ELEVATIONS

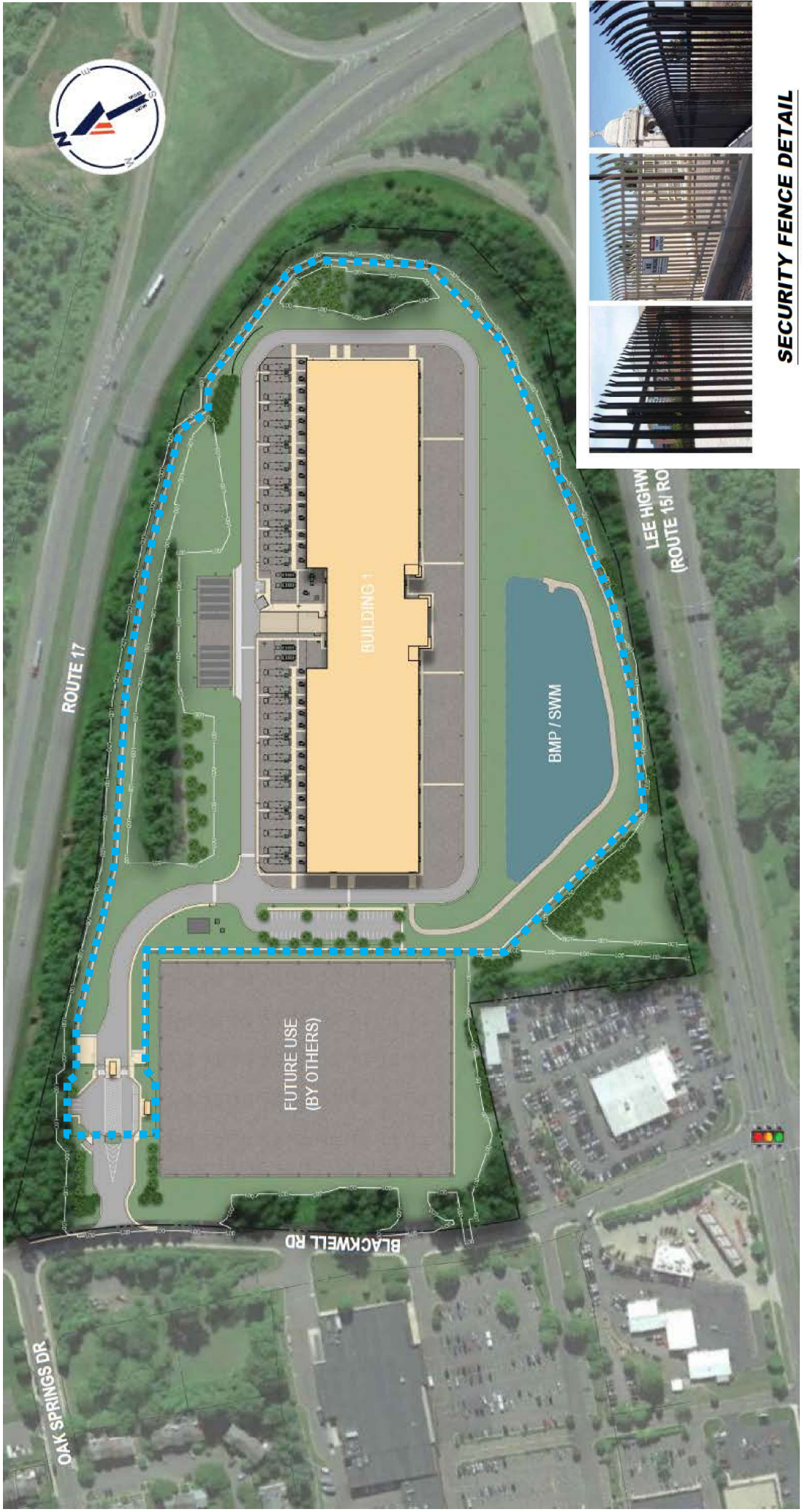


South Elevation



North Elevation

ELEVATIONS



SECURITY FENCE DETAIL

NOT TO SCALE

NOTE: SECURITY FENCE TO BE MAXIMUM OF 8' IN HEIGHT.



SECURITY FENCE DETAIL



VIEW 1

LINE OF SIGHT - VIEW 1



VIEW 2

LINE OF SIGHT - VIEW



LINE OF SIGHT - VIEW 3



VIEW 4

LINE OF SIGHT - VIEW 4



ILLUSTRATIVE PLAN



THANK YOU

July 26, 2022

PLANNING COMMISSION WORK SESSION