

**From:** "Pfeiffer, Jessica" <jpfeiffer@thelandlawyers.com>  
**Sent:** Tue, 25 May 2021 17:03:58 +0000  
**To:** "Rob Walton" <rwalton@warrentonva.gov>  
**Cc:** "Kelly Machen" <kmachen@warrentonva.gov>; "Foote, John" <jfoote@thelandlawyers.com>; "Evans, Eileen M." <eevans@thelandlawyers.com>  
**Subject:** RE: Data Center Zoning Text Amendment (10612.13)

**[EXTERNAL EMAIL]** DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Hi, Rob – is the meeting tonight going to be televised or recorded, such that we can tune in? Do you have draft language? Thank you, Jessica



**Jessica Pfeiffer** | Land Use Planner

**Walsh, Colucci, Lubeley & Walsh, P.C.**

4310 Prince William Parkway | Suite 300 | Prince William, VA 22192

Phone: 703.680.4664 x5119 | Fax: 703.680.6067

[jpfeiffer@thelandlawyers.com](mailto:jpfeiffer@thelandlawyers.com) | [www.thelandlawyers.com](http://www.thelandlawyers.com)

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**From:** Rob Walton <rwalton@warrentonva.gov>  
**Sent:** Tuesday, May 25, 2021 11:38 AM  
**To:** Pfeiffer, Jessica <jpfeiffer@thelandlawyers.com>  
**Cc:** Brandie Schaeffer <BSchaeffer@warrentonva.gov>; Kelly Machen <kmachen@warrentonva.gov>; Foote, John <jfoote@thelandlawyers.com>; Evans, Eileen M. <eevans@thelandlawyers.com>  
**Subject:** Re: Data Center Zoning Text Amendment (10612.13)

External Sender. Be aware of links, attachments and requests.

Good morning Jessica,

There is a work session on the text amendment tonight with the PC. The first PC public hearing will be on June 15th at 7:00 p.m.

Thanks,  
Rob

Sent from my iPhone

On May 25, 2021, at 10:38 AM, Pfeiffer, Jessica  
<[jpfeiffer@thelandlawyers.com](mailto:jpfeiffer@thelandlawyers.com)> wrote:

**[EXTERNAL EMAIL]** DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Hi, All – I wanted to check-in on this. John relayed that it would be moving forward in June. Do you have dates? Is there any further coordination needed on the language? Thank you, Jessica



**Jessica Pfeiffer** | Land Use Planner

**Walsh, Colucci, Lubeley & Walsh, P.C.**

4310 Prince William Parkway | Suite 300 | Prince William, VA 22192

Phone: 703.680.4664 x5119 | Fax: 703.680.6067

[jpfeiffer@thelandlawyers.com](mailto:jpfeiffer@thelandlawyers.com) | [www.thelandlawyers.com](http://www.thelandlawyers.com)

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**From:** "Kelly Machen" <kmachen@warrentonva.gov>  
**Sent:** Mon, 28 Jun 2021 14:12:48 +0000  
**To:** "Rob Walton" <rwalton@warrentonva.gov>; "Ford, Becky" <rebfor@amazon.com>; "Burkart, Tony" <tonyburk@amazon.com>  
**Cc:** "'whit@wwrobinson.com'" <whit@wwrobinson.com>; "Vetal, Amy" <vetal@amazon.com>  
**Subject:** RE: Town of Warrenton - Data Center Text Amendment

Good Morning,

Attached is my nondisclosure agreement.

Thank you  
Kelly

**Kelly Machen, AICP, CZO**  
Zoning Administrator



Town of Warrenton  
Planning and Community Development Department  
21 Main Street  
Warrenton, VA 20186  
**Ph:** (540) 347-1101 x312  
**Email:** [kmachen@warrentonva.gov](mailto:kmachen@warrentonva.gov)  
**Website:** [www.warrentonva.gov](http://www.warrentonva.gov)

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**From:** Burkart, Tony <tonyburk@amazon.com>  
**Sent:** Friday, June 25, 2021 1:01 PM  
**To:** Rob Walton <rwalton@warrentonva.gov>; Ford, Becky <rebfor@amazon.com>; Kelly Machen <kmachen@warrentonva.gov>  
**Cc:** Vetal, Amy <vetal@amazon.com>; 'whit@wwrobinson.com' <whit@wwrobinson.com>  
**Subject:** RE: Town of Warrenton - Data Center Text Amendment

**[EXTERNAL EMAIL]** DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Thank you Rob!

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**From:** Rob Walton <[rwalton@warrentonva.gov](mailto:rwalton@warrentonva.gov)>  
**Sent:** Friday, June 25, 2021 12:58 PM  
**To:** Ford, Becky <[rebfor@amazon.com](mailto:rebfor@amazon.com)>; Kelly Machen <[kmachen@warrentonva.gov](mailto:kmachen@warrentonva.gov)>  
**Cc:** Burkart, Tony <[tonyburk@amazon.com](mailto:tonyburk@amazon.com)>; Vetal, Amy <[vetal@amazon.com](mailto:vetal@amazon.com)>; 'whit@wwrobinson.com' <[whit@wwrobinson.com](mailto:whit@wwrobinson.com)>  
**Subject:** RE: [EXTERNAL] Town of Warrenton - Data Center Text Amendment

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you can confirm the sender and know the content is safe.

Becky,

Attached is my nondisclosure agreement. Kelly is out of the office until Monday at which time she will complete and provide to you.

Thanks,  
Rob

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**From:** Ford, Becky <[rebfor@amazon.com](mailto:rebfor@amazon.com)>  
**Sent:** Friday, June 25, 2021 12:40 PM  
**To:** Rob Walton <[rwalton@warrentonva.gov](mailto:rwalton@warrentonva.gov)>; Kelly Machen <[kmachen@warrentonva.gov](mailto:kmachen@warrentonva.gov)>  
**Cc:** Burkart, Tony <[tonyburk@amazon.com](mailto:tonyburk@amazon.com)>; Vetal, Amy <[vetal@amazon.com](mailto:vetal@amazon.com)>  
**Subject:** RE: Town of Warrenton - Data Center Text Amendment

**[EXTERNAL EMAIL]** DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Rob-  
Please find attached an NDA related to our project. If possible, we would like to have a signed copy for the meeting to allow our team to speak openly about certain details of the project.

Please let me know if you have questions or concerns.  
Kind regards  
Becky

**Becky Ford | Economic Development**  
AWS Infrastructure Global Expansion  
**E:** [rebfor@amazon.com](mailto:rebfor@amazon.com) **M:** +1.843.697.5854



---

**From:** Ford, Becky  
**Sent:** Friday, June 25, 2021 11:49 AM  
**To:** 'Rob Walton' <[rwalton@warrentonva.gov](mailto:rwalton@warrentonva.gov)>; Vetal, Amy <[vetal@amazon.com](mailto:vetal@amazon.com)>  
**Cc:** Burkart, Tony <[tonyburk@amazon.com](mailto:tonyburk@amazon.com)>; Kelly Machen <[kmachen@warrentonva.gov](mailto:kmachen@warrentonva.gov)>  
**Subject:** RE: [EXTERNAL] Town of Warrenton - Data Center Text Amendment

Rob,  
Thank you very much. 2pm Monday works well. Could you please confirm the location and if there are any precautions related to COVID policy. Our team is fully vaccinated. I'll follow with a calendar invite and list of attendees.

Kind regards  
Becky

**Becky Ford | Economic Development**  
AWS Infrastructure Global Expansion  
**E:** [rebfor@amazon.com](mailto:rebfor@amazon.com) **M:** +1.843.697.5854



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**From:** Rob Walton <[rwalton@warrentonva.gov](mailto:rwalton@warrentonva.gov)>  
**Sent:** Friday, June 25, 2021 8:00 AM  
**To:** Ford, Becky <[rebfor@amazon.com](mailto:rebfor@amazon.com)>; Vetal, Amy <[vetal@amazon.com](mailto:vetal@amazon.com)>  
**Cc:** Burkart, Tony <[tonyburk@amazon.com](mailto:tonyburk@amazon.com)>; Kelly Machen <[kmachen@warrentonva.gov](mailto:kmachen@warrentonva.gov)>  
**Subject:** RE: [EXTERNAL] Town of Warrenton - Data Center Text Amendment

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you can confirm the sender and know the content is safe.

Sure...how does 2:00 p.m. work on Monday?

---

**From:** Ford, Becky <[rebfor@amazon.com](mailto:rebfor@amazon.com)>  
**Sent:** Thursday, June 24, 2021 4:59 PM  
**To:** Rob Walton <[rwalton@warrentonva.gov](mailto:rwalton@warrentonva.gov)>; Vetal, Amy <[vetal@amazon.com](mailto:vetal@amazon.com)>  
**Cc:** Burkart, Tony <[tonyburk@amazon.com](mailto:tonyburk@amazon.com)>; Kelly Machen <[kmachen@warrentonva.gov](mailto:kmachen@warrentonva.gov)>  
**Subject:** RE: Town of Warrenton - Data Center Text Amendment



**[EXTERNAL EMAIL]** DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Rob,

Are you and Kelly still available on Monday? If so, we would like to press forward with a meeting to provide an overview of the project and discuss next steps for responding to questions raised by the Planning Commission. Members of our team are available to be in Warrenton for follow up meetings with Ms. Schaeffer the week of July 5<sup>th</sup>. Please let me know your availability for Monday and I'll coordinate with our team.

Kind regards  
Becky

**Becky Ford | Economic Development**

AWS Infrastructure Global Expansion

E: [rebfor@amazon.com](mailto:rebfor@amazon.com) M: +1.843.697.5854



---

**From:** Rob Walton <[rwalton@warrentonva.gov](mailto:rwalton@warrentonva.gov)>

**Sent:** Thursday, June 24, 2021 1:03 PM

**To:** Ford, Becky <[rebfor@amazon.com](mailto:rebfor@amazon.com)>; Vetat, Amy <[vetat@amazon.com](mailto:vetat@amazon.com)>

**Cc:** Burkart, Tony <[tonyburk@amazon.com](mailto:tonyburk@amazon.com)>; Kelly Machen

<[kmachen@warrentonva.gov](mailto:kmachen@warrentonva.gov)>

**Subject:** RE: [EXTERNAL] Town of Warrenton - Data Center Text Amendment

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you can confirm the sender and know the content is safe.

Good afternoon Becky,

Ms. Schaeffer is out of the office next week on vacation. Is there a time the following week that works for you?

Thanks,  
Rob

---

**From:** Ford, Becky <[rebfor@amazon.com](mailto:rebfor@amazon.com)>

**Sent:** Thursday, June 24, 2021 12:45 PM

**To:** Rob Walton <[rwalton@warrentonva.gov](mailto:rwalton@warrentonva.gov)>; Vetat, Amy <[vetat@amazon.com](mailto:vetat@amazon.com)>

**Cc:** Burkart, Tony <[tonyburk@amazon.com](mailto:tonyburk@amazon.com)>

**Subject:** RE: Town of Warrenton - Data Center Text Amendment

**[EXTERNAL EMAIL]** DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Rob,

Good afternoon. Thank you for your continued support. I'm reaching out because several members of our AWS Economic Development team will be in the area on Monday. We would like to have an in person discussion about the Weissburg property and our interest in partnering to align our investment with Warrenton's goals for economic growth and community development. It would be helpful to include Brandie Schaeffer and Kelly Machen in the project overview and discussion. Would it be possible to get your assistance with a time that works for everyone's schedule?

Kind regards  
Becky

**Becky Ford | Economic Development**  
AWS Infrastructure Global Expansion  
E: [rebfor@amazon.com](mailto:rebfor@amazon.com) M: +1.843.697.5854



---

**From:** Rob Walton <[rwalton@warrentonva.gov](mailto:rwalton@warrentonva.gov)>  
**Sent:** Wednesday, June 23, 2021 7:49 AM  
**To:** Vetat, Amy <[vetal@amazon.com](mailto:vetal@amazon.com)>  
**Cc:** Burkart, Tony <[tonyburk@amazon.com](mailto:tonyburk@amazon.com)>; Ford, Becky <[rebfor@amazon.com](mailto:rebfor@amazon.com)>  
**Subject:** RE: [EXTERNAL] Town of Warrenton - Data Center Text Amendment

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you can confirm the sender and know the content is safe.

Good morning Amy,

I am available from 9-3 on Monday. Let me know what time works for you all.

Thank you,  
Rob

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**From:** Vetat, Amy <[vetal@amazon.com](mailto:vetal@amazon.com)>  
**Sent:** Wednesday, June 23, 2021 1:06 AM  
**To:** Rob Walton <[rwalton@warrentonva.gov](mailto:rwalton@warrentonva.gov)>  
**Cc:** Burkart, Tony <[tonyburk@amazon.com](mailto:tonyburk@amazon.com)>; Ford, Becky <[rebfor@amazon.com](mailto:rebfor@amazon.com)>  
**Subject:** RE: Town of Warrenton - Data Center Text Amendment



**[EXTERNAL EMAIL]** DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Hi Rob –

Apologies, I was out Monday and today so I am just seeing your message now. Can you send me a few times that will work for you this Thurs/Friday and/or next Monday? I didn't realize my colleague Becky was traveling this week and want to make sure she can join as well. Thank you!

---

**From:** Rob Walton <[rwalton@warrentonva.gov](mailto:rwalton@warrentonva.gov)>

**Sent:** Monday, June 21, 2021 5:00 AM

**To:** Vet al, Amy <[vetal@amazon.com](mailto:vetal@amazon.com)>

**Cc:** Burkart, Tony <[tonyburk@amazon.com](mailto:tonyburk@amazon.com)>; Ford, Becky <[rebfor@amazon.com](mailto:rebfor@amazon.com)>

**Subject:** RE: [EXTERNAL] Town of Warrenton - Data Center Text Amendment

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you can confirm the sender and know the content is safe.

Good morning Amy,

I apologize, the Town was closed on Friday. I do have availability this Wednesday....just let me know what time works for you.

Thank you,  
Rob

---

**From:** Vet al, Amy <[vetal@amazon.com](mailto:vetal@amazon.com)>

**Sent:** Thursday, June 17, 2021 6:44 PM

**To:** Rob Walton <[rwalton@warrentonva.gov](mailto:rwalton@warrentonva.gov)>

**Cc:** Burkart, Tony <[tonyburk@amazon.com](mailto:tonyburk@amazon.com)>; Ford, Becky <[rebfor@amazon.com](mailto:rebfor@amazon.com)>

**Subject:** Town of Warrenton - Data Center Text Amendment

**[EXTERNAL EMAIL]** DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Good evening Rob –

We met previously to discuss our plans for the Weissburg property. I'd like to set up time with you to further discuss the text amendment to allow for DC use in the Town of Warrenton. Time is of the essence for us; do you have any availability tomorrow (Friday – 6/18) or Wednesday (6/23)?

Thank you,

Amy Vet al

Amazon Web Services  
Data Center Supply Solutions  
[vetal@amazon.com](mailto:vetal@amazon.com)  
703.297.0764

## NONDISCLOSURE AGREEMENT

**AGENCY:** Complete BOX below and provide signed copy to your Amazon contact.

|   |   |
|---|---|
| Agency Name: <u>Town of Warrenton</u>           | Address: <u>21 Main St.</u>                   |
| By (signature): <u>Robert F. Walton</u>         | <u>Warrenton, VA 20186</u>                    |
| Printed Name: <u>Robert F. Walton</u>           | Fax No.: _____                                |
| Title: <u>Director of Community Development</u> | Email Address: <u>RWalton@Warrentonva.gov</u> |
| Date Signed: <u>6/25/2021</u>                   |   |

This Nondisclosure Agreement (this "Agreement") is entered into by Agency for the benefit of Amazon.com, Inc. and its Affiliates ("Amazon"). In connection with Amazon's evaluation of various sites for operations and businesses, Agency may receive information on Amazon's operations and businesses. In consideration of the receipt of such information, Agency agrees as follows:

1. **Confidential Information.** "Affiliate" means, with respect to any entity, any other entity that directly or indirectly controls, is controlled by or is under common control with that entity, and "Confidential Information" means all nonpublic information relating to Amazon or disclosed by Amazon to the above-referenced agency, its Affiliates or agents of any of the foregoing (collectively, "Agency") that is designated as confidential or that, given the nature of the information or the circumstances surrounding its disclosure, reasonably should be considered as confidential.

2. **Exclusions.** Confidential Information excludes information that (i) is or becomes publicly available without breach of this Agreement, (ii) can be shown by documentation to have been known to Agency at the time of its receipt from Amazon, (iii) is disclosed to Agency from any third party who did not acquire or disclose such information by a wrongful or tortious act, or (iv) can be shown by documentation to have been independently developed by Agency without reference to any Confidential Information.

3. **Use of Confidential Information.** Agency may use Confidential Information only in pursuance of its business relationship with Amazon. Except as provided in this Agreement, Agency will not disclose Confidential Information to anyone without Amazon's prior written consent. Agency will take all reasonable measures to avoid disclosure, dissemination or unauthorized use of Confidential Information, including, at a minimum, those measures it takes to protect its own confidential information of a similar nature.

4. **Agency Personnel.** Agency will restrict the possession, knowledge and use of Confidential Information to each of its employees who (i) has a need to know the Confidential Information, and (ii) is legally obligated to protect the Confidential Information to the same or greater degree as required under this Agreement. Agency will ensure that its employees comply with this Agreement.

5. **Permitted Disclosures.** Agency may disclose Confidential Information as required to comply with applicable public disclosure or open records laws (collectively, "Laws"). Prior to making any such disclosure, however, Agency shall (i) give Amazon prior written notice sufficient to allow Amazon to seek a protective order or other remedy (except to the extent that Agency's compliance would cause it to violate any Laws), and (ii) disclose only such information as is required under those Laws.

6. **Ownership of Confidential Information.** All Confidential Information will remain the exclusive property of Amazon. Amazon's disclosure of Confidential Information will not constitute an express or implied grant to Agency of any rights to or under Amazon's patents, copyrights, trade secrets, trademarks or other intellectual property rights. Agency will not use any trade name, trademark, logo or any other

proprietary rights of Amazon in any manner without prior written authorization of such use by a Vice President of Amazon.com, Inc. (or its applicable Affiliate).

7. **Notice of Unauthorized Use.** Agency will notify Amazon immediately upon discovery of any unauthorized use or disclosure of Confidential Information or any other breach of this Agreement. Agency will cooperate with Amazon in every reasonable way to help Amazon regain possession of such Confidential Information and prevent its further unauthorized use and disclosure.

8. **Return of Confidential Information.** Agency will return or destroy all tangible materials embodying Confidential Information (in any form and including, without limitation, all summaries, copies and excerpts of Confidential Information) promptly following Amazon's written request.

9. **Injunctive Relief.** Agency acknowledges that a breach of its obligations under this Agreement could cause irreparable harm to Amazon as to which monetary damages may be difficult to ascertain or an inadequate remedy. Agency agrees that Amazon will have the right, in addition to its other rights and remedies, to seek injunctive relief for any violation of this Agreement.

10. **Scope; Termination.** This Agreement covers Confidential Information received by Agency prior and subsequent to the date hereof. This Agreement is effective as of the date Confidential Information is first received and will continue for 3 years, after which it automatically renews unless either party terminates this Agreement by providing at least 90 days prior written notice to the other party, provided, that Agency's obligations with respect to Confidential Information will survive for 5 years following termination of this Agreement, and Sections 5, 6, 9, 10, and 11 will survive indefinitely and the confidentiality obligations of this Agreement will continue to apply to the Confidential Information for as long as the information continues to constitute a trade secret or does not otherwise fall within an exclusion described in Section 2.

11. **Miscellaneous.** This Agreement constitutes the entire agreement between the parties relating to the matters discussed herein and may be amended, modified, or waived only with the mutual written consent of the parties. Agency may not assign this Agreement without Amazon's written consent. If a provision of this Agreement is held invalid under applicable law, such invalidity will not affect any other provision of this Agreement that can be given effect. This Agreement will be governed by internal laws of the State of Washington, without reference to its choice of law rules. Exclusive jurisdiction over and venue of any suit arising out of or relating to this Agreement will be in the state and federal courts in King County, Washington, and each of the parties hereto consents to the personal jurisdiction of, and venue in, those courts. All notices hereunder will be in writing and will be sent by overnight courier, confirmed facsimile transmission, or certified mail. Notices to Agency will be delivered to the address set forth above. Notices to Amazon will be delivered, Attn. General Counsel, to: 410 Terry Avenue North, Seattle, WA 98109-5210; Fax No. 206/266.7010.

## NONDISCLOSURE AGREEMENT

**AGENCY:** Complete BOX below and provide signed copy to your Amazon contact.

|                                       |   |
|---------------------------------------|---|
| Agency Name: <u>Town of Warrenton</u> | Address: <u>21 main Street</u>                |
| By (signature): <u>Kelly Macher</u>   | <u>Warrenton, VA. 20186</u>                   |
| Printed Name: <u>Kelly Macher</u>     | Fax No.: _____                                |
| Title: <u>Zoning Administrator</u>    | Email Address: <u>Kmacher@warrentonVA.gov</u> |
| Date Signed: <u>6/29/2021</u>         |   |

This Nondisclosure Agreement (this "Agreement") is entered into by Agency for the benefit of Amazon.com, Inc. and its Affiliates ("Amazon"). In connection with Amazon's evaluation of various sites for operations and businesses, Agency may receive information on Amazon's operations and businesses. In consideration of the receipt of such information, Agency agrees as follows:

1. **Confidential Information.** "Affiliate" means, with respect to any entity, any other entity that directly or indirectly controls, is controlled by or is under common control with that entity, and "Confidential Information" means all nonpublic information relating to Amazon or disclosed by Amazon to the above-referenced agency, its Affiliates or agents of any of the foregoing (collectively, "Agency") that is designated as confidential or that, given the nature of the information or the circumstances surrounding its disclosure, reasonably should be considered as confidential.

2. **Exclusions.** Confidential Information excludes information that (i) is or becomes publicly available without breach of this Agreement, (ii) can be shown by documentation to have been known to Agency at the time of its receipt from Amazon, (iii) is disclosed to Agency from any third party who did not acquire or disclose such information by a wrongful or tortious act, or (iv) can be shown by documentation to have been independently developed by Agency without reference to any Confidential Information.

3. **Use of Confidential Information.** Agency may use Confidential Information only in pursuance of its business relationship with Amazon. Except as provided in this Agreement, Agency will not disclose Confidential Information to anyone without Amazon's prior written consent. Agency will take all reasonable measures to avoid disclosure, dissemination or unauthorized use of Confidential Information, including, at a minimum, those measures it takes to protect its own confidential information of a similar nature.

4. **Agency Personnel.** Agency will restrict the possession, knowledge and use of Confidential Information to each of its employees who (i) has a need to know the Confidential Information, and (ii) is legally obligated to protect the Confidential Information to the same or greater degree as required under this Agreement. Agency will ensure that its employees comply with this Agreement.

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proprietary rights of Amazon in any manner without prior written authorization of such use by a Vice President of Amazon.com, Inc. (or its applicable Affiliate).

7. **Notice of Unauthorized Use.** Agency will notify Amazon immediately upon discovery of any unauthorized use or disclosure of Confidential Information or any other breach of this Agreement. Agency will cooperate with Amazon in every reasonable way to help Amazon regain possession of such Confidential Information and prevent its further unauthorized use and disclosure.

8. **Return of Confidential Information.** Agency will return or destroy all tangible materials embodying Confidential Information (in any form and including, without limitation, all summaries, copies and excerpts of Confidential Information) promptly following Amazon's written request.

9. **Injunctive Relief.** Agency acknowledges that a breach of its obligations under this Agreement could cause irreparable harm to Amazon as to which monetary damages may be difficult to ascertain or an inadequate remedy. Agency agrees that Amazon will have the right, in addition to its other rights and remedies, to seek injunctive relief for any violation of this Agreement.

10. **Scope; Termination.** This Agreement covers Confidential Information received by Agency prior and subsequent to the date hereof. This Agreement is effective as of the date Confidential Information is first received and will continue for 3 years, after which it automatically renews unless either party terminates this Agreement by providing at least 90 days prior written notice to the other party, provided, that Agency's obligations with respect to Confidential Information will survive for 5 years following termination of this Agreement, and Sections 5, 6, 9, 10, and 11 will survive indefinitely and the confidentiality obligations of this Agreement will continue to apply to the Confidential Information for as long as the information continues to constitute a trade secret or does not otherwise fall within an exclusion described in Section 2.

11. **Miscellaneous.** This Agreement constitutes the entire agreement between the parties relating to the matters discussed herein and may be amended, modified, or waived only with the mutual written consent of the parties. Agency may not assign this Agreement without Amazon's written consent. If a provision of this Agreement is held invalid under applicable law, such invalidity will not affect any other provision of this Agreement that can be given effect. This Agreement will be governed by internal laws of the State of Washington, without reference to its choice of law rules. Exclusive jurisdiction over and venue of any suit arising out of or relating to this Agreement will be in the state and federal courts in King County, Washington, and each of the parties hereto consents to the personal jurisdiction of, and venue in, those courts. All notices hereunder will be in writing and will be sent by overnight courier, confirmed facsimile transmission, or certified mail. Notices to Agency will be delivered to the address set forth above. Notices to Amazon will be delivered, Attn. General Counsel, to: 410 Terry Avenue North, Seattle, WA 98109-5210; Fax No. 206/266.7010.





**From:** "Brandie Schaeffer" <bschaeffer@warrentonva.gov>  
**Sent:** Wed, 14 Jul 2021 21:47:45 +0000  
**To:** "Ali Zarabi" <AZarabi@warrentonva.gov>  
**Cc:** "Rob Walton" <rwalton@warrentonva.gov>  
**Subject:** Data Center Meeting

- Ali introduced that he is here to learn more about you and how you plan to contribute to the Town of Warrenton. Amazon is in the due diligent phase, seeking some assurance on possible options prior to closing. Amazon builds different locations, clients, and types.
- Amazon stated the scale can vary, and this location is different impacted by end user requirements.
- Ali offered that the Town initially forwarded the request for the data center on the heels on the Comprehensive Plan there was no consideration of a data center. This area of Town mentioned an anchor tenant and a new development concept. I did not support the Comp Plan, and the owner did not discuss putting a data center on this location.
- The Planning Commission understood this to be a Town Staff initiated text amendment, and then Mr. Foote showed up and it was clear that was not not the case. My way of doing things is not to provide an end user with tailored made processing. If it is generic and organic, it should be that rather than someone waiving around a wad of cash to make it tolerable.
- Next Phase is the upcoming text amendment will go before the Planning Commission for either a vote or deferral and then on to Town Council for consideration. Amazon does have a due diligence phase and will not extend the study period as it has been extended three times already.

### Questions

Ali: Sustainability and environmental impact.

Electricity is still unknown, but it is significant. Short term requirements can be met and the existing build out for a period of 2-3 years. Dominion is already working on projected demand and the need for capacity. This is a regional electrical issue, and then discuss what that means for Warrenton.

Noise—buffering is rather significant, estimated at 200' at this point.

Water—this is a chiller-based system so minimal water impact; four homes is estimated quantity.

Traffic—50 cars a day or less (estimate 200 for office, 600 for retail) only entrance is Blackwell Road.

Height—55', new design and the buffer will offset.

Ali: Entirety of the site?

Full, building it at 180K estimated in size.

Ali: Will the end user be government?



Can't disclose but Amazon will own so it is not a factor.

Ali: Term of use?

It is long term, this is a 500-million-dollar investment so there is not guarantee to indefinite, but its long term.

Ali: Will you use local construction? Are you bound by a certain company?

No, Amazon most often uses local talent.

Ali: Western Prince William has opened their corridor to data centers and has options, why would you select here?

Customer requirements can dictate locations, and that is the case here.

Ali: Where have you derived the community desire, or this use in the goals or comp plan?

The review of the zoning ordinance is where we started, and the data center is a complimentary use. The use type being complimentary and provided economic benefit in tax revue type it offers a long-term economic security.

Ali: The old wire factory seems to be a better location for a data center, I am surprised you want this location. Why did you not consider the wire factory? Complex requirements and selected locations are tied to fiber connections. The wire factory was considered but the current fiber options was not viable at this time. Maybe in the future.

Ali: The County seems like a better fit for site options? Why a small town?

Amazon evaluated a lot of sites in the county as well, this is the best fit for what this build needs.

AMAZON: If this site is not viable for a data center, what is a better use type that you think is better so we can address the lack of support of a data center?

Ali: No preconceived opinion, just questions.

Ali: North Rock is full of great citizens who do not want to have to look down on an industrial park. We have an unsightly storage facility and would want the design proffered on this site and it would need to meet the function. It is an industrial site, but the design is important for this location.

Amazon builds by the end user and this one has 200' set back so design should be less of an issue.

Ali: The machines can be loud; I am not sure how loud as I have never been to one. Amazon does noise modeling on all sites, but with the buffering sound is less of an issue.

Ali: How much lighting?

This site is in the due diligence phase and no lighting has been designed at this phase.

Rob added they would be full cut off as required by code.

Ali: Fencing?

9' but it will be buffered, this is still in design phase, so we do not have any details as we are in due diligence phasing.

**Ali: Tell me about your grading and elevations?**

Amazon is in the due diligence phase of the project and does not have that detail at this phase but will offer those details at the SUP phase of the project.

**Ali: Timeline.**

April 2024 is most likely.

**Ali: Employee numbers?**

Construction estimated at 300.

38 at completion, and they are varying levels of requirements.

HVAC and maintenance is general contracted as is security.

**Ali: The tax generation numbers?**

Rob, those were provided by Mr. Foote at the last meeting.

Brandie, we will not get more specific on the end user as that is private and protected information on specific users.



**From:** "Brandie Schaeffer" <bschaeffer@warrentonva.gov>  
**Sent:** Wed, 14 Jul 2021 17:50:11 +0000  
**To:** "Brett Hamby" <bhamby@warrentonva.gov>  
**Cc:** "Rob Walton" <rwalton@warrentonva.gov>  
**Subject:** Data Center Questions

1. Are you just looking at one or multiple sites?

a. Timeline?

*One site now, Initial Data Center is soon, further would be 8-10 years in our planning.*

2. Facility Size? One building or multi, how many stories?

*180K estimate, one building @55' tall.*

3. Have you evaluated the utility impacts?

a. Water

*Projected four homes of usage.*

b. Electric

*Different than others, little to none. Amazon does not need anything for the initial phase, but maybe in the future. Have left space on the site to accommodate further power projections.*

4. This looks to be a rather small data center in the scheme of normal projects.

a. Traffic Impacts

*Traffic projections is below 50 trips.*

5. Revenue projections are estimates, but where are we now on those?

*5 million over 10 years*

*Annual revenue around 940,000 for the Town alone*

*Annual revenue for the County is at 2.5 million.*

6. What is the schedule on construction and build, then instillation?

*Target date of full construction is August 2023 to early 2024.*

7. What is the staff direction on schedule and need?

*Staff has pushed for concurrent applications.*

*Had one public hearing on text amendment and goes back on Tuesday.*



**From:** "Brandie Schaeffer" <bschaeffer@warrentonva.gov>  
**Sent:** Wed, 14 Jul 2021 20:58:40 +0000  
**To:** "Susan Helander" <shelander@warrentonva.gov>; "James Hartman" <jhartman@warrentonva.gov>  
**Cc:** "Rob Walton" <rwalton@warrentonva.gov>  
**Subject:** Data Center Questions

Overall discussion of the impact of the data disclosure. Amazon is in the due diligent phase, seeking some assurance on possible options prior to closing. The scale can vary, and this location is different. Amazon builds different locations, clients, and types.

Susan: 30-day delay on the text amendment and so far, little to no comments from the citizens at this phase.

Jimmy: Most people seem to be ok with the concept.

Susan: OVH used an existing building and a local example to see for other members of the commission.

Jimmy: Any additional buildings or expansions in the future.

No, this uses the full site of 42 acres with the infrastructure and buffering. It is 180,000 square feet at its estimate.

Susan: Some challenge in educating them on what a data center is this day. Amazon agrees this is something we must overcome.

#### Data Center Impacts

Noise—buffering is rather significant, estimated at 200' at this point.

Water—this is a chiller-based system so minimal water impact; four homes is estimated quantity.

Traffic—50 cars a day

Height—55'

A full 42 acres or just part?

Full, building it at 180K estimated in size.

Employment Numbers?

40 estimated

Job Creation that are not just direction Amazon jobs?

Some in construction early on. Other indirect job creation can come in maintenance of the facility as well for security and building/grounds.

Environment Cleanup?

Yes, the initial assessment in due diligence has shown some required environmental cleanup.

Does Amazon do anything community investment, connections?



There are signature programs, and we focus on what matters.

Up-scale and rescale options.

Community initiatives.

Not our goal to be overly visible in a community as this happens so much and we have to be specific and goals. Most of this discussion comes a lot later in the process.

Upcoming Meeting Tuesday, should you come?

Still discussing this option.



**From:** "Brandie Schaeffer" <bschaeffer@warrentonva.gov>  
**Sent:** Wed, 14 Jul 2021 18:24:22 +0000  
**To:** "Renard Carlos" <rcarlos@warrentonva.gov>  
**Subject:** Amazon Data Center

Some of the questions I asked this morning:

1. What interest you about Warrenton?
2. Are you just looking at one or multiple sites?
3. Timeline?
4. Facility Size?
  - a. One building or multi, how many stories?
- \*\*You can ask Rob about buffering and screening.
5. Have you evaluated the utility impacts?
  - a. Water
  - b. Electric
6. Can we have a revenue discussion?



**From:** "Renard Carlos" <rcarlos@warrentonva.gov>  
**Sent:** Wed, 14 Jul 2021 21:19:21 +0000  
**To:** "Brandie Schaeffer" <BSchaeffer@warrentonva.gov>  
**Cc:** "Rob Walton" <rwalton@warrentonva.gov>  
**Subject:** Re: Data Center Questions

Thank you Brandie and Rob for a great meeting today to to review a high-level overview of the project.

Sent from my iPhone

On Jul 14, 2021, at 4:40 PM, Brandie Schaeffer  
<BSchaeffer@warrentonva.gov> wrote:

1. What is the schedule on construction and build, then instillation?  
Target date of full construction is August 2023 to early 2024.

2. Facility Size? One building or multi, how many stories?  
*180K estimate, one building @55' tall.*

3. Have you evaluated the utility impacts?  
a. Water  
*Projected four homes of usage.*  
b. Electric  
*Different than others, little to none. Amazon does not need anything for the initial phase, but maybe in the future. Have left space on the site to accommodate further power projections.*

4. Traffic Impacts  
*Traffic projections is below 50 trips.*

5. Employee Numbers  
Estimated at 50.

6. Educational Requirements?  
Engineering in certain positions  
Community College Technical programs exist, and this is important on community needs. Amazon can work to extend workforce training options.

7. Community Engagement, further investing the in the community?  
A partnership with Amazon would be good to create an overall positive impact.  
Yes, love to discuss these options on community needs and collaboration. The role of the small-town options for engagements.

**\*\*Brandie to follow up on options later in the process.**





**From:** "Brandie Schaeffer" <bschaeffer@warrentonva.gov>  
**Sent:** Thu, 15 Jul 2021 14:53:40 +0000  
**To:** "Kevin Carter" <kcarter@warrentonva.gov>  
**Cc:** "Rob Walton" <rwalton@warrentonva.gov>  
**Subject:** Data Center Meeting

Introduction of Amazon, and goal of the meeting. The starting point is the zoning text amendment. Amazon has different designs based on both client and geography. This site is more specific user driven needs that are leading to a smaller design. Very familiar with data centers being in Loudoun, hearing comments on the design is helpful. Facility Size? One building or multi, how many stories?

*180K estimate, one building @55' tall.*

*180K estimate, one building @55' tall.*

*200' buffer around the site, 9' with a K rating meaning not scalable and anchored.*

Traffic Impacts

*Traffic projections is below 50 trips. Did look at other use types for office (200) and retail (600).*

Citizens will focus in on daily impacts, specifically the appearance of the building.

This will be important to consider in your design.

Yes it is important to us when it comes protection to the site and ensuring it fits into a small town.

End user is you or someone else?

Government user, with security standards.

Government users can change overall tax impacts, as things proceed have you considered any payment in lieu of similar to how Universities approach building?

Amazon intends to own and operate, but will continue to examine this in greater detail so we have a clear understanding of that based on the numbers developed by Eric Maybauch and Rob.

Schedule on construction and build, then installation.

Target date of full construction is August 2023 to early 2024.

Utility impacts?

Water

*Projected four homes of usage.*

Electric

*Amazon does not need anything for the initial phase, but maybe in the future. Have left space on the site to accommodate further power projections to include a substation. The substation will service regional needs not just Amazon so we are waiting on Dominion on this answer.*

Employee Numbers

Estimated at 38.

Pay Scales are higher, or is there a mix?

Some higher paying engineer jobs as well as the technicians and service groups. It is a variety of pay scales.

Lifetime building, not just the long term use but possible impacts on change of use.

Example might be data center conversion to a fulfillment center and the traffic impacts.

Staff answered details on the role of the change of use and site plan can require improvements and we can deny access permits for safety reasons.

Other Sites Evaluated?

Yes, we are looking at the other site in town but this is the only viable site right now but we are continuing to look. The Fiber locations are an issue driving location options.

Other citizens concerns in small towns, what are the other conflict points so we can work to anticipate the concerns and work on messaging?

Amazon likes to work as a partner in delivering positive messaging.

Scale: can vary, and this comes up a lot.

Noise: can have different impacts based on locations.

Air Emissions: these are regulated and we fall within those standards.

Lighting: not looking to highlight our location, but Amazon follows local regulations.

Environmental Concerns: the technology here is a cooling process not water, permits for other environmental areas.

Site Specific Concerns: this is less than 20% so this is low density.

How has your experience been with the town staff and is there anything more we can do from our business approach?

Staff has been helpful and we apologize for the disclosure at the wrong time and appreciate you working with us on this process.

Next Steps with Council?

This will potentially be before Council in August.

Sent from my iPad



## Lyndie Paul

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**From:** Brandie Schaeffer <bschaeffer@warrentonva.gov>  
**Sent:** Thursday, July 15, 2021 10:59 AM  
**To:** Steve Ainsworth  
**Cc:** Rob Walton; Susan Helander; Denise Harris  
**Subject:** Re: Data Center Meeting

Here is the clarification from Amazon.

Design has not started, but early design review estimates 30 total—One smaller generator for house lineup and 29 standard 2.5mW to support the data pods and air cooled chillers.

Sent from my iPad

On Jul 15, 2021, at 7:34 AM, Brandie Schaeffer <BSchaeffer@warrentonva.gov> wrote:

Sorry Steve, I was trying to type while listening on the phone. These are just notes for use as needed.

Sent from Brandie's iPhone  
703-300-0107

On Jul 15, 2021, at 7:00 AM, Steve Ainsworth <sainsworth@warrentonva.gov> wrote:

Rob,

Please note that I did not ask if there will be 100 generators. I asked that based on the size of the data center, if it will require about 10 megawatts of power. Becky confirmed that it may even be up to 20 MW. She also noted that there could be between 10 and 20 generators. There will not be 100 generators as noted in discussion point 8 below. I believe she also said that the size would be 80,000 to 100,000 square feet in size.

Thanks, Steve

Sent from my iPad

On Jul 14, 2021, at 6:39 PM, Brandie Schaeffer  
<BSchaeffer@warrentonva.gov> wrote:



Introduction by Amazon: Due diligent phase, seeking some assurance on possible options prior to closing. The scale can vary, and this location is different. Amazon builds different locations, clients, and types. Anticipated with 38 employees projected with 2024 goal dates.

Steve: Do you have a presentation to give us today?

Amazon is only talking about our data centers in general as our scales and designs vary significantly. This is still a due diligence phase.

Steve: I need to speak to Rob on why we are proposing a data center needing restriction in an industrial district.

Rob, more of a safeguard on what each site can generate. It is a recommendation; it is up to PC.

Steve: If you have concerns, why is this not written into the code on restrictions.

Rob, some of that has been drafted into the text to include undergrounding the lines.

Steve: James has concerns, have those been addressed?

Rob, we met with the Commissioner of Revenue and the tax structure has data centers generating a higher revenue source than other proposed uses.

Amazon is the owner.

Steve: Size?

180k square feet

Steve: Power requirements

This is unknown until design phase, but data centers are big energy users.

Steve: Is this 100% generator backed?

Yes

Steve: So this would be 100 generators? This is an environmental impact, and it would be noise. Are these Tier 4 generators?

Amazon's setback is 200 feet.

The generators are not Tier 4

The generators are only run once a month for a test.

Amazon does run noise testing during the design phase and after to ensure compliance.

Steve: Do you run your generator for anticipation of bad weather?

Amazon—is this related to noise concerns?

Steve: this is about emissions and noise both.

Amazon—they are just run for testing and are included in the noise study.

Steve: I have clients that run them for anticipated bad weather.

Amazon—We will ask and confirm.

Steve: Are the generators diesel?

Amazon: yes.

Steve: What steps are you taking to reduce emissions? Are you doing emissions modeling?

Amazon: We do some, but this site location is not done as this is a new design so all we can provide is historic data.

Steve: Emissions is my biggest concern to the community and while I know we all use the internet; we need to understand how this is handled.

Amazon: We will look and get background data before Tuesday before addressing the text amendment.



**From:** "Brandie Schaeffer" <bschaeffer@warrentonva.gov>  
**Sent:** Thu, 15 Jul 2021 13:54:43 +0000  
**To:** "Carter Nevill" <cnevill@warrentonva.gov>; "Heather Sutphin" <hsutphin@warrentonva.gov>  
**Cc:** "Rob Walton" <rwalton@warrentonva.gov>  
**Subject:** Data Center Meeting

\*\*(my computer stopped working mid meeting so I could have missed a few questions)\*\*

Overall discussion that Amazon is in the due diligent phase, seeking some assurance on possible options prior to closing. The scale can vary, and this location is different. Amazon builds different locations, clients, and types.

#### Data Center Impacts

Noise—buffering is rather significant, estimated at 200' at this point.

Water—this is a chiller-based system so minimal water impact; four homes is estimated quantity.

Traffic—50 cars a day

Height—55'

A full 42 acres or just part?

Full, building it at 180K estimated in size.

FAR:

75%, but the site will have so much buffering this is not a factor.

Design, how will this look as you enter town, can you preserve larger trees?

The buffer is 200' feet and Amazon can look to preserve some of the larger trees.

Amazon wants to blend and not be visible when possible.

Environment, what are you doing to offset impacts?

Yes, the initial assessment in due diligence has shown some required environmental cleanup from previous dumping.

Environment, what about SWM and previous pavers?

Not at this time, and not aware of the SWM fee.

\*\*Staff to send estimate.

Environment, energy offsets?

Amazon is a big user, and we make changes where we can, but the usage is high.

Environment, crystal ball view of the future and when the site is no longer needed what is removal plans?

Amazon has not gotten into that issue at this time.

\*\*Staff can include condition of remediation plan at cease of operation after one year.

Employment Numbers?

40 estimated

Some indirect jobs as well for both construction and maintenance on the site. There is no inside maintenance that is outsourced due to security and unique needs,

Do you use local construction companies?

We do not have a specific company we use, it is bid so anyone can win that contract and local companies can often be more competitive.

Construction of a larger scale, are there plans to offset impacts?

Amazon does not anticipate any major impacts, but can look at options.

**\*\*Staff can request a condition of MOT.**

**\*\*(my computer stopped working mid meeting so I could have missed a few questions)\*\***



**From:** "Brandie Schaeffer" <bschaeffer@warrentonva.gov>  
**Sent:** Fri, 16 Jul 2021 03:05:46 +0000  
**To:** "William Semple" <wsemple@warrentonva.gov>  
**Cc:** "Rob Walton" <rwalton@warrentonva.gov>  
**Subject:** Re: Data Center Meeting

They stated that it is not needed in their initial phasing but will be in the future. Dominion is said to be examine enhanced need and would prefer a larger substation at this location to power both the data center and possible future needs as well as redundancy and long term need.

Sent from Brandie's iPhone  
703-300-0107

On Jul 15, 2021, at 8:51 PM, William Semple  
<wsemple@warrentonva.gov> wrote:

Thanks. But isn't the Amazon project contingent on part on the Dominion substation? Where else would Amazon get power? I've read that the very large data centers can use enough electricity to power 80,000 homes. This isn't one of them, of course. Substations come with power towers! Deja vue?

Sent from my iPhone

On Jul 15, 2021, at 7:57 PM, Brandie Schaeffer  
<BSchaeffer@warrentonva.gov> wrote:

They did let me peak at the pre/early/draft/ due-diligence phase site plan. It was larger than I personally anticipated but is in proportion with the site is what I gathered. I was not thrilled with the location and placement but there appears to be some site constraints. I did share " pre/early/draft/ due-diligence phase" feedback on the layout.

Dominion did reach out two weeks ago to schedule a meeting on "redundancy" issues and options for hardening the grid. They are also seeking an easement in another part of town.

The substation would require a separate SUP. The two could run concurrently, but you would not be abdicating substation review and feedback when considering the

data center SUP if that helps you to know.

Sent from Brandie's iPhone  
703-300-0107

On Jul 15, 2021, at 3:14 PM, William Semple  
<wsemple@warrentonva.gov> wrote:

The scope of the Dominion substation, to what extent the deal is conditioned on that and future expansion allowed under the SUP would be some of the remaining major issues for me. I spent too much time contesting Dominion's 500Kv proposal in 2006 not to be concerned about Dominion. 44 acres is a lot of land for a four acre site, but maybe for Amazon the location is worth it.

Sent from my iPhone

On Jul 15, 2021, at 12:31 PM, Brandie Schaeffer  
<BSchaeffer@warrentonva.gov>  
wrote:

Bill,  
Here are my general notes for reference. We will work to compile these as we approach the text amendment and subsequent SUP phase of this proposal.  
Thank you for your time and I will note for the record you had the most efficient meeting with questions and were the shortest meeting between all



of Council and the Planning Commission.

Regards,

Brandie

The Town of Warrenton did extensive work on the Comp Plan, and I want to understand how this fits into the vision of the Town.

Amazon did review the code, and our proposal is not a campus style like you see in other jurisdictions but more of a smaller scale and size with one building. It is about 180K of 42 acres and the building and use area is about 4 acres.

If you are using only 4 acres, what are you doing with the remaining acreage?

Mostly for buffering of the site and those requirements. There is also a need for a substation but that is a regional need in addition to Amazon so we are waiting on that design from Dominion. Amazon does not need power for start up, Dominion needs this because of the site and future growth. It is not generated by Amazon on this location but part of a macro approach on

Amazon demand in conjunction with regional needs.

The view as you approach the village, the first thing you will see is of the Town of Warrenton is a data center. Our eclectic town is our advantage.

Amazon is not proposing a full clearing of the site and hope to work to ensure it is not really seen from most locations. After all it is a data center, and serves a purpose. There will be an enhanced focus on buffering and not being visible. This is a smaller design.

What is the height?

Single story at 55', but it fits within current development. This is a new design not built anywhere else so most of what we offer is still an estimate so we will firm that up in the SUP phase.

Other possible uses are a consideration, and those must be realistic. But in our Comp Plan we wanted to focus on jobs, and data centers do not generate as many of jobs and maybe not a lot of local jobs. Focusing on alternative

options and the job creation is an important consideration.

Amazon reviewed the comp plan and saw this reference, and the labor force commuting here would be viable local jobs. This includes IT engineers and operators.

While not as many jobs as other users, Amazon does not generate the impacts on traffic that come with a more intense user.

How many jobs?

38 direct jobs is the estimate.

300 indirect jobs with construction and maintenance.

Revenue is an important factor in any decision, how is this going to work?

Amazon intends to own both the land and the contents so the taxes would benefit both the County and Town. The content value is high value, which is different than a standard office. There are also guides on industry standards that can be reviewed. Amazon investment is around \$500 million dollars. Town staff has reviewed tax revenue tax estimates.

There are two factors on the text amendment and the SUP. Some topics are relevant to both, while some are separate. Help me understand site specific impacts.

Water- four homes, to include irrigation.

Noise-Amazon studies noise and models it on each site. Amazon will operate within the permitted noise levels and will not seek any additional permissions.

For noise, is this from generators?

Amazon does not run them all the time, they are tested monthly and that does generate the noise. Amazon can examine test times as part of the modeling phase.

When evaluating this project for me it is about the overall benefit for the Town of Warrenton long term as we have minimal industrial space and must make decisions that impact us for the long term.

Sent from my iPad



**From:** "William Semple" <wsemple@warrentonva.gov>  
**Sent:** Tue, 3 Aug 2021 21:33:48 +0000  
**To:** "Rob Walton" <rwalton@warrentonva.gov>  
**Cc:** "Lyndie Paul" <lpaul@warrentonva.gov>; "Brandie Schaeffer" <BSchaeffer@warrentonva.gov>  
**Subject:** RE: OVH Data Center

Wow!

None of those office dwellers would pay BPOL?

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**From:** Rob Walton <rwalton@warrentonva.gov>  
**Sent:** Tuesday, August 3, 2021 4:04 PM  
**To:** William Semple <wsemple@warrentonva.gov>  
**Cc:** Brandie Schaeffer <BSchaeffer@warrentonva.gov>; Lyndie Paul <lpaul@warrentonva.gov>  
**Subject:** RE: OVH Data Center

Good afternoon Mr. Semple,

Fauquier County provided the attached tax calculation with regards to the data center. Over a 5 year period the data center could potentially produce \$4.6 million in Town tax revenue in comparison to \$10.6 million to the County. This is in line with the number that John Foote stated to the PC during the first public hearing. Likewise, Stephanie Miller ran some numbers if the property were to develop with 550,000 s.f. of office use on the property. During the same 5 year period, the tax revenues to the Town would be approximately \$50K.

Thanks,  
Rob

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**From:** William Semple <[wsemple@warrentonva.gov](mailto:wsemple@warrentonva.gov)>  
**Sent:** Tuesday, August 3, 2021 3:55 PM  
**To:** Rob Walton <[rwalton@warrentonva.gov](mailto:rwalton@warrentonva.gov)>  
**Subject:** RE: OVH Data Center

Rob,

During the Amazon meeting, the representatives said that the amount of revenue to the Town would exceed that generated by a mixed-use development, or office use, at least. But I wonder if they were distinguishing County v. Town revenue. Do we have formulas, e.g., \$ per acre of various types of land use specific to our tax categories – real estate, BPOL, personal property, etc. which can help us compare?

I suspect I am not the first to ask this question . . .

Thanks,

Bill

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**From:** Rob Walton <[rwalton@warrentonva.gov](mailto:rwalton@warrentonva.gov)>  
**Sent:** Tuesday, August 3, 2021 9:28 AM  
**To:** susan FVCmanagement <[susan@FVCmanagement.com](mailto:susan@FVCmanagement.com)>  
**Cc:** William Semple <[wsemple@warrentonva.gov](mailto:wsemple@warrentonva.gov)>  
**Subject:** OVH Data Center

Good morning Susan,

Just checking in to see if you have heard back from OVH regarding a tour?

Thank you,  
Rob

**Rob Walton**  
Director of Community Development  
Town of Warrenton  
21 Main Street  
Warrenton, VA 20186

**Office Phone:** (540) 316-6396 x217  
**Email:** [rwalton@warrentonva.gov](mailto:rwalton@warrentonva.gov)  
**Website:** [www.warrentonva.gov](http://www.warrentonva.gov)



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**From:** "Robin Earl" <rearl@fauquier.com>  
**Sent:** Tue, 10 Aug 2021 18:37:10 +0000  
**To:** "Rob Walton" <rwalton@warrentonva.gov>  
**Subject:** Re: data centers

**[EXTERNAL EMAIL]** DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Thank you.

robin

**Robin Earl**

managing editor

rearl@fauquier.com

Fauquier Times

41 Culpeper Street,

Warrenton, VA 20186

540-272-1852 (cell)

**From:** Rob Walton <rwalton@warrentonva.gov>

**Sent:** Tuesday, August 10, 2021 2:33 PM

**To:** Robin Earl <rearl@fauquier.com>

**Subject:** RE: data centers

Good afternoon Robin,

The Town has not received an application for a data center. They would have to wait to see how TC votes tonight.

Thanks,  
Rob

**From:** Robin Earl <rearl@fauquier.com>  
**Sent:** Tuesday, August 10, 2021 2:31 PM  
**To:** Rob Walton <rwalton@warrentonva.gov>  
**Subject:** data centers

**[EXTERNAL EMAIL]** DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Now that the council may be allowing data centers in the town, have the town gotten any applications?

Or would they have to wait until the text amendment is approved?

The lawyer for Amazon seemed pretty eager.

robin

**Robin Earl**

managing editor

[rearl@fauquier.com](mailto:rearl@fauquier.com)

Fauquier Times  
41 Culpeper Street,  
Warrenton, VA 20186  
540-272-1852 (cell)



**From:** "Kelly Machen" <kmachen@warrentonva.gov>  
**Sent:** Tue, 30 Nov 2021 16:15:31 +0000  
**To:** "Rob Walton" <rwalton@warrentonva.gov>; "Kevin Kask" <kkask@pecva.org>  
**Subject:** RE: Application Update - Amazon Data Center

Good Morning,

We have not yet received an official application for this project.

Thank you,  
Kelly

**Kelly Machen, AICP, CZO**  
Zoning Administrator



Town of Warrenton  
Planning and Community Development Department  
21 Main Street  
Warrenton, VA 20186  
**Ph:** (540) 347-1101 x312  
**Email:** [kmachen@warrentonva.gov](mailto:kmachen@warrentonva.gov)  
**Website:** [www.warrentonva.gov](http://www.warrentonva.gov)

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**From:** Kevin Kask <kkask@pecva.org>  
**Sent:** Tuesday, November 30, 2021 11:00 AM  
**To:** Rob Walton <rwalton@warrentonva.gov>  
**Cc:** Kelly Machen <kmachen@warrentonva.gov>  
**Subject:** Re: Application Update - Amazon Data Center

**[EXTERNAL EMAIL]** DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Good Morning Rob,

I hope you enjoyed your holiday weekend. Have you received any application materials or updates regarding this application since we last emailed?

Thanks,

Kevin

On Fri, Oct 29, 2021 at 3:41 PM Kevin Kask <[kkask@pecva.org](mailto:kkask@pecva.org)> wrote:

Thank you for the update!

Best,  
Kevin

On Fri, Oct 29, 2021 at 12:35 PM Rob Walton <[rwalton@warrentonva.gov](mailto:rwalton@warrentonva.gov)> wrote:

Good afternoon, Kevin,

We have received a pre-application meeting request, but no official application yet.

Thank you,  
Rob

---

**From:** Kevin Kask <[kkask@pecva.org](mailto:kkask@pecva.org)>  
**Sent:** Friday, October 29, 2021 12:02 PM  
**To:** Rob Walton <[rwalton@warrentonva.gov](mailto:rwalton@warrentonva.gov)>; Kelly Machen <[kmachen@warrentonva.gov](mailto:kmachen@warrentonva.gov)>  
**Subject:** Application Update - Amazon Data Center

**[EXTERNAL EMAIL]** DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Hi Rob and Kelly,

Nice to meet you! I've recently started up with the Piedmont Environmental Council's land use team so I'm sure I'll be seeing you both around in the future. We've been following the Amazon Data Center proposal in the Town of Warrenton. Did either of you happen to have an idea of when you were expecting to receive an application?

Thanks,

--

Kevin Kask  
Land Use Coordinator

Piedmont Environmental Council  
[www.pecva.org](http://www.pecva.org)  
45 Horner St.  
Warrenton, VA 20186

Office: 540-347-2334 ext. 7046  
Cell 703-863-2663

--

Kevin Kask  
Land Use Coordinator

Piedmont Environmental Council  
[www.pecva.org](http://www.pecva.org)  
45 Horner St.  
Warrenton, VA 20186  
Office: 540-347-2334 ext. 7046  
Cell 703-863-2663

--

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[www.pecva.org](http://www.pecva.org)  
45 Horner St.  
Warrenton, VA 20186  
Office: 540-347-2334 ext. 7046  
Cell 703-863-2663



**From:** "Brandie Schaeffer" <bschaeffer@warrentonva.gov>  
**Sent:** Sat, 14 Aug 2021 01:18:48 +0000  
**To:** "Renard Carlos" <rcarlos@warrentonva.gov>  
**Cc:** "Brandie Schaeffer" <bschaeffer@warrentonva.gov>;  
"cneville@warrentonva.gov; Town Council" <TownCouncil@warrentonva.gov>;  
"bhamby@warrentonva.gov" <bhamby@warrentonva.gov>;  
"kcarter@warrentonva.gov" <kcarter@warrentonva.gov>;  
"spolster@warrentonva.gov" <spolster@warrentonva.gov>;  
"wrobinson@warrentonva.gov" <wrobinson@warrentonva.gov>;  
"hsutphin@warrentonva.gov" <hsutphin@warrentonva.gov>;  
"jhartman@warrentonva.gov" <jhartman@warrentonva.gov>;  
"wsemples@warrentonva.gov" <wsemples@warrentonva.gov>  
**Subject:** RE: An Amazon Data Center - Impact on town water

Renard,

At this time there is no application submitted by Amazon, so staff does not have any specifics to answer her concerns as the impact is unknown until an application is filed. Based on the estimate provided by Amazon in the meetings with Council I do not see an impact to our water supply that is of any concern.

In the adopted ordinance change from Council on Tuesday night there is specific reference to the role of assessing impact of water usage during the Special Use Permit process. This means, there will be specific data provided and it will be evaluated by staff and a recommendation on the impact will be provided to Council as part of the decision-making process.

Our water system efficiency is not a concern, but there is always opportunity for improvement. At this time, the Town Council is focused on sewer efficiency through the I&I program and overall updating of out-of-date technology.

Regards,  
Brandie

---

**From:** Renard Carlos <rcarlos@warrentonva.gov>  
**Sent:** Thursday, August 12, 2021 4:14 PM  
**To:** Brandie Schaeffer <BSchaeffer@warrentonva.gov>  
**Cc:** Town Council <TownCouncil@warrentonva.gov>  
**Subject:** Fwd: An Amazon Data Center - Impact on town water

Good Afternoon Brandie,

I want to make you aware of this particular email and get your view on a constructive response based on the information that has been requested? I've included the rest of council in on this email as this may have been sent to multiple councilmembers.

Sent from my iPhone



Begin forwarded message:

**From:** Judy Lamana <[judy.lamana@gmail.com](mailto:judy.lamana@gmail.com)>  
**Date:** August 10, 2021 at 1:00:06 PM EDT  
**To:** Renard Carlos <[rcarlos@warrentonva.gov](mailto:rcarlos@warrentonva.gov)>  
**Subject:** An Amazon Data Center - Impact on town water

**[EXTERNAL EMAIL]** DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Hi Renard,

My name is Judy Lamana and my climate group is looking at the possible Amazon Data Center's impact on the town's water supply. In fact, we commented on the draft VA DEQ Water Plan, which has detailed information on the capacity of the Warrenton Reservoir in light of Warrenton's projected demand.

Link to DEQ draft report:

<https://www.deq.virginia.gov/home/showpublisheddocument/9841/637600631349000000>

The below link is to a press piece that contains general information on data centers' water use. Though the article focuses on desert locations, Warrenton's water supply is relatively modest.

<https://www.nbcnews.com/tech/internet/drought-stricken-communities-push-back-against-data-centers-n1271344>

As far as the likelihood of a drought here, based on the past (regardless of a single year or a single dry summer), both ODU and WRI don't see drought, in general, being an issue for us.

ODU Study: Looking back decades from 2016, VA in general is seeing an increase in precipitation, and of course heavier precipitation events. The study doesn't mention drought once. See [here](#).

EPA webpage: Overview of climate impact on water utilities from drought, etc. See [here](#).

I am curious how efficient Warrenton's water use is - if any is lost due to leaking pipes, for example.

Thank you for looking out for Warrenton,

Judy



**From:** "Whitson Robinson" <whit@wwrobinson.com>  
**Sent:** Tue, 7 Sep 2021 12:44:33 +0000  
**To:** "Rob Walton" <rwalton@warrentonva.gov>  
**Cc:** "Brandie Schaeffer" <BSchaeffer@warrentonva.gov>  
**Subject:** Re: Update request

**[EXTERNAL EMAIL]** DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

I have meetings this morning but will be in this afternoon. What's a good time?

---

*Whitson W. Robinson  
Attorney-at-Law  
403 Holiday Court  
Warrenton, Va 20186  
(540) 347-2200*

**THE INFORMATION CONTAINED IN THIS E-MAIL AND ANY ATTACHMENTS IS PRIVILEGED AND CONFIDENTIAL INFORMATION INTENDED ONLY FOR THE USE OF THE ADDRESSEE(S) NAMED ABOVE. IF YOU HAVE RECEIVED THIS E-MAIL IN ERROR, PLEASE IMMEDIATELY NOTIFY ME BY TELEPHONE OR E-MAIL AT THE NUMBER OR ADDRESS ABOVE. THANK YOU.**

---

To ensure compliance with requirements imposed by the IRS under Circular 230, we inform you that any U.S. federal tax advice contained in this communication (including any attachments) is not intended or written to be used, and cannot be used, for the purpose of (1) avoiding penalties under the Internal Revenue Code or (2) promoting, marketing or recommending to another party any transaction or matter addressed herein.

On Sep 7, 2021, at 8:19 AM, Rob Walton  
<rwalton@warrentonva.gov> wrote:

Good morning Whit,

Just checking in to see if you've had time to look over the revisions to the mixed-use text amendment that addressed Mr. Semple's concerns. Also, his concerns about the data centers are a bit late. That text was passed.

Hope you had a good weekend!  
Rob

**From:** wtsemp@gmail.com <wtsemp@gmail.com>  
**Sent:** Saturday, September 4, 2021 4:07 PM  
**To:** Rob Walton  
**Cc:** Brandie Schaeffer; Carter Nevill; whit@wwrobinson.com  
**Subject:** Update request

**[EXTERNAL EMAIL]** DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Rob,

Commercial District

What is the current status regarding my questions related to the commercial district text amendment? Will you be proposing any changes?

Data Centers

1. Noise. I found one possible future modification to the approved standards that might mitigate the data center noise issue on the Fairfax County website. Its data center ordinance requires all operating equipment *must be enclosed within a building*. (See attached provisions).
2. Taxable Revenue. Is it not true that the owner of a data center providing services to the Federal Government could arrange a deal where data center avoids paying town property taxes? The data center could bundle building and equipment costs into a lease arrangement and amortize the cost of the building and capital equipment to offset the lease income.
  - a. <https://blog.executivebiz.com/2020/09/iron-mountain-secures-federal-agency-data-center-lease/>
3. Limiting buildout to the original application. What would preclude Amazon from expanding its four-acre footprint to all 44? The Town Manager commented during our last work session that excessively strict provisions, e.g., setback requirements, could result in a taking, even though the application is for a special use permit wherein the Town has the discretion to deny the application entirely. If Amazon were to approach the Council four years from now and say "We want to double the size of the data center" what are the chances of the Council denying such a request, especially if the Council had previously approved a larger data center elsewhere?
4. Setbacks. My concern about data centers across residential communities remains. It would be easier to waive a stringent setback requirement than attempt to arbitrarily impose such a condition on an SUP that deviates from the underlying standard. 100 feet is far too close to Old Meetze Road, in my opinion. Upon review, it would have been my preference to have had such

questions considered before amending the Industrial District (which is how I understand Fauquier County approaches its text amendments), but I suppose as long as any revisions to the data center supplemental regulation happen before an application is received (which tends to set the standard for subsequent applications) further consideration is possible.

Thanks,

William T. Semple  
Town Council, Ward 2  
Warrenton, VA  
cell: 1 (540)-422-5031 (government)  
office: 1 (540) 347-4378  
[wsemples@warrentonva.gov](mailto:wsemples@warrentonva.gov)

<Document Viewer \_ Zoning Ordinance.pdf>



**From:** "Rob Walton" <rwalton@warrentonva.gov>  
**Sent:** Tue, 7 Sep 2021 18:34:05 +0000  
**To:** "'whit@wwrobinson.com'" <whit@wwrobinson.com>  
**Cc:** "Brandie Schaeffer" <BSchaeffer@warrentonva.gov>  
**Subject:** FW: Update request

Whit,

Here is a reply for Mr. Semple as we discussed. Brandie is copied as well.

Good afternoon Mr. Semple,

*Thank you for providing recommendations, by email dated August 19, 2021, to the mixed-use text amendment that were found to be either missing or contradicting itself as a result of numerous changes during the public hearing process. Most of your suggested changes have been addressed in the attached Ordinance with changes shown in green text. Your suggestion regarding the density has not been addressed as staff feels this is not an oversight by staff, but rather what was decided upon by Town Council. The expectation is to place the minor revisions on Town Council's October agenda for adoption as part of the public hearing segment of the meeting. Please take a look at the revisions and let me know if this addresses your concerns. Staff appreciates you taking time to thoroughly review the text and pointing out the inconsistencies.*

---

**From:** wtsemple@gmail.com <wtsemple@gmail.com>  
**Sent:** Saturday, September 4, 2021 4:07 PM  
**To:** Rob Walton  
**Cc:** Brandie Schaeffer; Carter Nevill; whit@wwrobinson.com  
**Subject:** Update request

**[EXTERNAL EMAIL]** DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Rob,

Commercial District

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2. Taxable Revenue. Is it not true that the owner of a data center providing services to the Federal Government could arrange a deal where data center



avoids paying town property taxes? The data center could bundle building and equipment costs into a lease arrangement and amortize the cost of the building and capital equipment to offset the lease income.

- a. <https://blog.executivebiz.com/2020/09/iron-mountain-secures-federal-agency-data-center-lease/>

3. Limiting buildout to the original application. What would preclude Amazon from expanding its four-acre footprint to all 44? The Town Manager commented during our last work session that excessively strict provisions, e.g., setback requirements, could result in a taking, even though the application is for a special use permit wherein the Town has the discretion to deny the application entirely. If Amazon were to approach the Council four years from now and say "We want to double the size of the data center" what are the chances of the Council denying such a request, especially if the Council had previously approved a larger data center elsewhere?
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Thanks,

William T. Semple  
Town Council, Ward 2  
Warrenton, VA  
cell: 1 (540)-422-5031 (government)  
office: 1 (540) 347-4378  
[wsemples@warrentonva.gov](mailto:wsemples@warrentonva.gov)



**From:** "Carter Nevill" <cneville@warrentonva.gov>  
**Sent:** Tue, 7 Sep 2021 13:39:01 +0000  
**To:** "Whitson Robinson" <wrobinson@warrentonva.gov>; "Whit" <whitson.robinson@gmail.com>; "whitrobinson@gmail.com" <whitrobinson@gmail.com>  
**Subject:** Fwd: Update request

One more question: To what extent are we allowed to consider tax revenue implications in SUP applications and other land use decisions? I would assume that we could not in the case of a religious institution's application, but what about private versus federal or non-profits applications? Also...please let me know which of your secondary emails is preferred. I've got way too many in my contact list.

Carter Nevill  
Mayor  
Town of Warrenton  
(540) 359-5246

Begin forwarded message:

**From:** Wtseample@gmail.com  
**Date:** September 4, 2021 at 4:07:47 PM EDT  
**To:** "Rob Walton" <Rob Walton>  
**Cc:** "Brandie Schaeffer" <Brandie Schaeffer>, "Carter Nevill" <Carter Nevill>, whit@wwrobinson.com  
**Subject:** Update request

**[EXTERNAL EMAIL]** DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Rob,

Commercial District

What is the current status regarding my questions related to the commercial district text amendment? Will you be proposing any changes?

Data Centers

1. Noise. I found one possible future modification to the approved standards that might mitigate the data center noise issue on the Fairfax County website. Its data center ordinance requires all operating equipment *must be enclosed within a building*. (See attached provisions).
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  - a. <https://blog.executivebiz.com/2020/09/iron-mountain-secures-federal-agency-data-center-lease/>
3. Limiting buildout to the original application. What would preclude Amazon from expanding its four-acre footprint to all 44? The Town Manager commented during our last work session that excessively strict provisions, e.g., setback requirements, could result in a taking, even though the application is for a special use permit wherein the Town has the discretion to deny the application entirely. If Amazon were to approach the Council four years from now and say "We want to double the size of the data center" what are the chances of the Council denying such a request, especially if the Council had previously approved a larger data center elsewhere?
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Thanks,

William T. Semple  
Town Council, Ward 2  
Warrenton, VA  
cell: 1 (540)-422-5031 (government)  
office: 1 (540) 347-4378  
[wsemples@warrentonva.gov](mailto:wsemples@warrentonva.gov)



**From:** "Rob Walton" <rwalton@warrentonva.gov>  
**Sent:** Mon, 20 Sep 2021 19:16:04 +0000  
**To:** "Amber Gore" <agore@warrentonva.gov>  
**Cc:** "Kelly Machen" <kmachen@warrentonva.gov>  
**Subject:** Re: Amazon Zoning Letter

Looks good!

Sent from my iPhone

On Sep 20, 2021, at 3:09 PM, Amber Gore  
<agore@warrentonva.gov> wrote:

Rob-

See attached.

*Smiles,*  
**Amber**

**Amber Gore, Zoning Official**  
Town of Warrenton, Community Development  
21 Main Street / P.O. Drawer 341  
Warrenton, VA 20188-0341  
**(540) 347-1101 Ext. 310**

[Town of Warrenton, Community Development Website](#)

<image001.png>

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---

**From:** Rob Walton <rwalton@warrentonva.gov>  
**Sent:** Monday, September 20, 2021 3:08 PM  
**To:** Kelly Machen <kmachen@warrentonva.gov>  
**Cc:** Amber Gore <agore@warrentonva.gov>  
**Subject:** Re: Amazon Zoning Letter

Sounds good. Do you mind attaching it? I'm in Warrenton at the moment.

Sent from my iPhone

On Sep 20, 2021, at 3:03 PM, Kelly Machen  
<[kmachen@warrentonva.gov](mailto:kmachen@warrentonva.gov)> wrote:

Hi Rob,

The zoning letter for Amazon is drafted, just needs the address for the requester.

[\\rc-file2\Open\COMMUNITY DEVELOPMENT\ZONING\Zoning Verifications\Blackwell](#)

Thank you  
Kelly

**Kelly Machen, AICP, CZO**  
Zoning Administrator  
<image001.png>  
Town of Warrenton  
Planning and Community Development Department  
21 Main Street  
Warrenton, VA 20186  
Ph: (540) 347-1101 x312  
Email: [kmachen@warrentonva.gov](mailto:kmachen@warrentonva.gov)  
Website: [www.warrentonva.gov](http://www.warrentonva.gov)

<Blackwell Road - Amazon ZC 9.20.2021.docx>

<Blackwell Road - Amazon ZC 9.20.2021.docx>



## TOWN OF WARRENTON

Department of Community Development

PO BOX 341  
WARRENTON, VIRGINIA 20188  
<http://www.warrentonva.gov>  
[LandDevelopment@warrentonva.gov](mailto:LandDevelopment@warrentonva.gov)  
(540) 347-2405

September 20, 2021

Amazon

At

At

At

**Re: Zoning Confirmation Request for GPIN 6984-69-2419-000):**

In response to your request for a Zoning Confirmation Letter for the above-referenced property, please note the following:

- The current zoning district for the subject parcel is Industrial (I). There are no zoning overlay districts applicable to the subject parcel.
- The property is currently undeveloped and considered vacant.
- Data Center is a permissible use within the Industrial District, with the approval of a Special Use Permit from Town Council.
- The property does not have any known open building or zoning violations. There was an inquiry in 2016 regarding dumping and donation boxes. This inquiry was closed upon removal of the items in question.

This Zoning Confirmation Letter only applies to the subject property noted above. This is a formal decision by the Zoning Administrator of the Town of Warrenton, Virginia. Any person aggrieved by any decision of the Zoning Administrator may take an appeal to the Board of Zoning Appeals. Such appeal shall be taken within thirty (30) days of the date of this letter by filing with the Zoning Administrator a notice of such appeal specifying the grounds thereof. The decision shall be final and unappealable if not appealed within thirty (30) days. The fees for filing an appeal are \$400.00 plus the cost of advertising and property notice mailings. Classified advertising is placed in the local paper for two consecutive weeks prior to the meeting with costs averaging around \$500.00. The cost for property notice mailings varies and depends on the number of adjacent owners. The adjacent property notices are sent via first class mail at the current first-class postage rate. The Zoning Office is located at 21 Main Street within Town Hall. Hours of operation are from 8 AM until 4:30 PM Monday through Friday. If you have any questions regarding this notice or would like additional information about the appeal process, please contact me at (540) 347-1101.

Sincerely,

Kelly Machen, CZO, AICP  
Zoning Administrator  
Town of Warrenton

CC: File





**From:** "William Semple" <wsemple@warrentonva.gov>  
**Sent:** Mon, 27 Sep 2021 17:00:44 +0000  
**To:** "Brandie Schaeffer" <BSchaeffer@warrentonva.gov>  
**Subject:** RE: Amazon:: Economic Development Exempt

Where is the second site?

-----Original Message-----

From: Brandie Schaeffer <BSchaeffer@warrentonva.gov>  
Sent: Monday, September 27, 2021 7:38 AM  
To: Town Council <TownCouncil@warrentonva.gov>  
Subject: Amazon:: Economic Development Exempt

Mayor & Council,

The Amazon purchase has closed, you should anticipate the press running something on the property closing as it will be public today.

No applications have been submitted for the site, but I have been speaking with the company and anticipate a submission sometime in October.

They have also started to examine a secondary site as well. At this time the secondary site is not the priority, it is just in study. We will await the application on the first site and go from there.

Thank you,  
Brandie

Sent from Brandie's iPhone  
703-300-0107



**From:** "Lawrence Emerson" <lke@fauquiernow.com>  
**Sent:** Mon, 27 Sep 2021 07:47:19 -0400  
**To:** "Brandie Schaeffer" <BSchaeffer@warrentonva.gov>  
**Subject:** Re: Amazon

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

And, does John Foote still represent Amazon?

Lawrence K. "Lou" Emerson  
Editor  
[www.FauquierNow.com](http://www.FauquierNow.com)

540-270-1845

50 Culpeper Street, Suite 3  
P.O. Box 3090  
Warrenton, Virginia 20188

LKE@fauquiernow.com

> On Sep 27, 2021, at 7:46 AM, Lawrence Emerson <LKE@fauquiernow.com> wrote:  
>  
> Thanks  
>  
> Any thoughts on data center use of the property after decades of efforts that failed to get traction, primarily because of transportation issues, etc.?  
>  
>  
> Lawrence K. "Lou" Emerson  
> Editor  
> [www.FauquierNow.com](http://www.FauquierNow.com)  
>  
> 540-270-1845  
>  
> 50 Culpeper Street, Suite 3  
> P.O. Box 3090  
> Warrenton, Virginia 20188  
>  
> LKE@fauquiernow.com  
>  
>  
>  
>> On Sep 27, 2021, at 7:43 AM, Brandie Schaeffer <BSchaeffer@warrentonva.gov> wrote:  
>>  
>> Amazon has updated the Town throughout the negotiations to purchase the 42 acres, meeting with both the Planning Commission and Town Council to answer basic questions related to data center use. Amazon has not submitted an application for a data center, or provided town staff with a layout or design. Based on my understanding of the timeline there is no rush, but we could see the initial application before the end of the year.

>>  
>> Sent from Brandie's iPhone  
>> 703-300-0107  
>>  
>>  
>>  
>>  
>>> On Sep 27, 2021, at 7:34 AM, Lawrence Emerson <lke@fauquiernow.com> wrote:  
>>>  
>>> [EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.  
>>>  
>>> Sure, please, elaborate on the prospect and what it means.  
>>>  
>>> Thanks,  
>>> Lou  
>>>  
>>> Lawrence K. "Lou" Emerson  
>>> Editor  
>>>  
>>> <https://gcc02.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.fauquiernow.com%2F&data=04%7C01%7CBSchaeffer%40warrentonva.gov%7Ce3f1c805ca4748b9e64308d981aacb79%7Cb8d97b1aef4d412aae4bd9e17fe2322b%7C0%7C0%7C637683392831251999%7CUnknown%7CTWFpbGZsb3d8eyJWljoIMC4wLjAwMDAiLCQlIjoiV2luMzliLCJBTiI6IjhaWwiLCJXVCi6Mn0%3D%7C1000&sdata=SgMZQX%2F926hUngUT%2BNqxaGkLnv53VVC SuXD04z6XPlw%3D&reserved=0>  
>>>  
>>> 540-270-1845  
>>>  
>>> 50 Culpeper Street, Suite 3  
>>> P.O. Box 3090  
>>> Warrenton, Virginia 20188  
>>>  
>>> LKE@fauquiernow.com  
>>>  
>>>  
>>>  
>>>> On Sep 27, 2021, at 7:33 AM, Brandie Schaeffer <BSchaeffer@warrentonva.gov> wrote:  
>>>>  
>>>> Oh, and do you want a formal quote or just an answer?  
>>>>  
>>>> That's not a good one!  
>>>>  
>>>> Sent from Brandie's iPhone  
>>>> 703-300-0107  
>>>>  
>>>>  
>>>>  
>>>>  
>>>>> On Sep 27, 2021, at 7:31 AM, Lawrence Emerson <lke@fauquiernow.com> wrote:  
>>>>>  
>>>>> [EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.  
>>>>>

>>>>> Good morning, Rob.

>>>>>

>>>>> Amazon on Tuesday completed the \$39.7-million purchase of the Weissberg property.

>>>>>

>>>>> Has the company filed its data center application with the town?

>>>>>

>>>>> If so, please, advise on the easiest way for me to review the application.

>>>>>

>>>>> I greatly appreciate your help.

>>>>>

>>>>> Regards,

>>>>> Lou

>>>>>

>>>>> Lawrence K. "Lou" Emerson

>>>>> Editor

>>>>>

<https://gcc02.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.fauquiernow.com%2F&data=04%7C01%7CBSchaeffer%40warrentonva.gov%7Ce3f1c805ca4748b9e64308d981aacb79%7Cb8d97b1aef4d412aae4bd9e17fe2322b%7C0%7C0%7C637683392831251999%7CUnknown%7CTWFpbGZsb3d8eyJWIjoiMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6IjhaWwiLCJXVCi6Mn0%3D%7C1000&data=SgMZQX%2F926hUngUT%2BNqxaGkLnv53VVC SuXD04z6XPlw%3D&reserved=0>

>>>>>

>>>>> 540-270-1845

>>>>>

>>>>> 50 Culpeper Street, Suite 3

>>>>> P.O. Box 3090

>>>>> Warrenton, Virginia 20188

>>>>>

>>>>> LKE@fauquiernow.com

>>>>>

>>>>>

>>>>>

>>>

>



## Lyndie Paul

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**From:** Robin Earl <rearl@fauquier.com>  
**Sent:** Monday, September 27, 2021 7:49 AM  
**To:** Denise Harris  
**Cc:** Rob Walton  
**Subject:** Re: Data center

**[EXTERNAL EMAIL]** DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Thank you

Robin Earl  
Managing Editor  
Fauquier Times  
540-272-1852  
Rearl@fauquier.com

---

**From:** Denise Harris <dharris@warrentonva.gov>  
**Sent:** Monday, September 27, 2021 7:48:18 AM  
**To:** Robin Earl <rearl@fauquier.com>  
**Cc:** Rob Walton <rwalton@warrentonva.gov>  
**Subject:** Re: Data center

Good morning Robin,

At this time the Town does not have an application.

Denise M. Harris, AICP  
Planning Manager  
Town of Warrenton  
(540) 935-6791

On Sep 26, 2021, at 7:51 PM, Robin Earl <rearl@fauquier.com> wrote:

**[EXTERNAL EMAIL]** DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Has Amazon web services out in an application for a data center behind country Chevrolet? They just bought 40 acres there.  
Robin



Robin Earl  
Managing Editor  
Fauquier Times  
540-272-1852  
Rearl@fauquier.com



**From:** "Brandie Schaeffer" <bschaeffer@warrentonva.gov>  
**Sent:** Mon, 27 Sep 2021 11:37:44 +0000  
**To:** "Brandie Schaeffer" <bschaeffer@warrentonva.gov>;  
"cnevill@warrentonva.gov; Town Council" <TownCouncil@warrentonva.gov>;  
"bhamby@warrentonva.gov" <bhamby@warrentonva.gov>;  
"kcarter@warrentonva.gov" <kcarter@warrentonva.gov>;  
"rcarlos@warrentonva.gov" <rcarlos@warrentonva.gov>;  
"spolster@warrentonva.gov" <spolster@warrentonva.gov>;  
"wrobinson@warrentonva.gov" <wrobinson@warrentonva.gov>;  
"hsutphin@warrentonva.gov" <hsutphin@warrentonva.gov>;  
"jhartman@warrentonva.gov" <jhartman@warrentonva.gov>;  
"wsemples@warrentonva.gov" <wsemples@warrentonva.gov>  
**Subject:** Amazon:: Economic Development Exempt

Mayor & Council,

The Amazon purchase has closed, you should anticipate the press running something on the property closing as it will be public today.

No applications have been submitted for the site, but I have been speaking with the company and anticipate a submission sometime in October.

They have also started to examine a secondary site as well. At this time the secondary site is not the priority, it is just in study. We will await the application on the first site and go from there.

Thank you,  
Brandie

Sent from Brandie's iPhone  
703-300-0107



**From:** "Brandie Schaeffer" <bschaeffer@warrentonva.gov>  
**Sent:** Tue, 28 Sep 2021 16:59:07 +0000  
**To:** "whit@wwrobinson.com" <whit@wwrobinson.com>; "William Semple" <wsemple@warrentonva.gov>  
**Cc:** "Carter Nevill" <cnevill@warrentonva.gov>  
**Subject:** RE: A quick question

Hi Bill,

On my end, I am not aware of where they got their information related to the NDAs and rarely is anything printed by either outlet completely correct. Council can request a retraction or reprint, but I imagine the "optics" created was the goal by the press as rarely do they want to report we did something correctly as that does not feed the media beast!! I only provided the one quote on the timing and nothing more and was not asked about the presence of NDAs.

I will let Whit answer on the legal authority they carry, as I have similar questions on if just staff is subject to one and the position that might put them in.

On your other question to just me on the sale between Amazon and Weissberg Corporation being contingent on an SUP approval. I am not privy to private agreements, so I would have no way of knowing. Based on my experience I would wager there is no such condition as the sale closed, but Amazon could have included performance and schedules on their end on such a large purchase, but again I just doubt it. It is not something we would ever really know or concern ourselves with as it has no impact on us one way or the other and it is almost better to not know private corporation dealings when making legislative decisions. Unless there is something I am missing and need to better understand, and I thought Whit could maybe weigh in and add to the discussion.

Lastly, Amazon did not confirm any secondary location with me but did share they are two years out before contracting a second site as of this morning, so I think they will want to continue discussions, but there is no rush or specific property under study.

Let me know if you need anything more,  
Brandie

---

**From:** William Semple <wsemple@warrentonva.gov>  
**Sent:** Tuesday, September 28, 2021 12:32 PM  
**To:** whit@wwrobinson.com  
**Cc:** Brandie Schaeffer <BSchaeffer@warrentonva.gov>; Carter Nevill <cnevill@warrentonva.gov>  
**Subject:** A quick question

Fauquier Now reported that "Company officials this summer met one-on-one with town officials, who signed non-disclosure agreements, to discuss the project. It is curious where Fauquier Now got that impression and what the law is in

don't think it leaves a great impression that we were operating secretly in a form of "rump" closed door session.

I honestly don't remember *signing* any such agreement before or upon meeting with Amazon, although I believe Amazon may have asked that we not broadcast the conversation.

Having signed numerous NDA's over the years, I think I would remember doing so. Even so, I wouldn't expect that such an agreement could be binding with respect to FOIA or construed as a substitute for a closed session, or indeed would be enforceable. What's the remedy, since the underlying thrust required an amendment to the zoning ordinance and an SUP?

Not that this hasn't happened before:

<https://courtroomstrategy.com/2018/08/can-public-employees-be-made-to-sign-non-disclosure-agreements/>  
<https://madvalleycurrent.com/2019/04/20/use-non-disclosure-agreements-leaves-public-in-dark/>

Most, if not everything that came out of my meeting did not substantially change what was then already available to the public. And so far, no harm, except to our optics.

Bill



**From:** "William Semple" <wsemple@warrentonva.gov>  
**Sent:** Tue, 28 Sep 2021 18:15:17 +0000  
**To:** "Brandie Schaeffer" <BSchaeffer@warrentonva.gov>;  
"whit@wwrobinson.com" <whit@wwrobinson.com>  
**Cc:** "Carter Nevill" <cnevill@warrentonva.gov>  
**Subject:** RE: A quick question

Brandie,

Thank you for the rapid, and well-considered response. I agree that our legislative decisions should not be based on a third-party agreement; the Council should approach an application only on its merits and not worry whether either party to an understanding will benefit or not.

As for the optics, it's rare that governments are viewed favorably *a priori*, especially these days. Here's what people said about seat belts.

<https://www.facebook.com/watch/?v=416298199924763>

Bill

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**From:** Brandie Schaeffer <BSchaeffer@warrentonva.gov>  
**Sent:** Tuesday, September 28, 2021 12:59 PM  
**To:** William Semple <wsemple@warrentonva.gov>; whit@wwrobinson.com  
**Cc:** Carter Nevill <cnevill@warrentonva.gov>  
**Subject:** RE: A quick question

Hi Bill,

On my end, I am not aware of where they got their information related to the NDAs and rarely is anything printed by either outlet completely correct. Council can request a retraction or reprint, but I imagine the "optics" created was the goal by the press as rarely do they want to report we did something correctly as that does not feed the media beast!! I only provided the one quote on the timing and nothing more and was not asked about the presence of NDAs.

I will let Whit answer on the legal authority they carry, as I have similar questions on if just staff is subject to one and the position that might put them in.

On your other question to just me on the sale between Amazon and Weissberg Corporation being contingent on an SUP approval. I am not privy to private agreements, so I would have no way of knowing. Based on my experience I would wager there is no such condition as the sale closed, but Amazon could have included performance and schedules on their end on such a large purchase, but again I just doubt it. It is not something we would ever really know or concern ourselves with as it has no impact on us one way or the other and it is almost better



to not know private corporation dealings when making legislative decisions. Unless there is something I am missing and need to better understand, and I thought Whit could maybe weigh in and add to the discussion.

Lastly, Amazon did not confirm any secondary location with me but did share they are two years out before contracting a second site as of this morning, so I think they will want to continue discussions, but there is no rush or specific property under study.

Let me know if you need anything more,  
Brandie

---

**From:** William Semple <[wsemple@warrentonva.gov](mailto:wsemple@warrentonva.gov)>  
**Sent:** Tuesday, September 28, 2021 12:32 PM  
**To:** [whit@wwrobinson.com](mailto:whit@wwrobinson.com)  
**Cc:** Brandie Schaeffer <[BSchaeffer@warrentonva.gov](mailto:BSchaeffer@warrentonva.gov)>; Carter Nevill <[cnevill@warrentonva.gov](mailto:cnevill@warrentonva.gov)>  
**Subject:** A quick question

Fauquier Now reported that "Company officials this summer met one-on-one with town officials, who signed non-disclosure agreements, to discuss the proposal." I am curious where Fauquier Now got that impression and what the law is in Virginia. I don't think it leaves a great impression that we were operating secretly in a form of "rump" closed door session.

I honestly don't remember *signing* any such agreement before or upon meeting with Amazon, although I believe Amazon may have asked that we not broadcast the conversation.

Having signed numerous NDA's over the years, I think I would remember doing so. Even so, I wouldn't expect that such an agreement could be binding with respect to FOIA or construed as a substitute for a closed session, or indeed would be enforceable. What's the remedy, since the underlying thrust required an amendment to the zoning ordinance and an SUP?

Not that this hasn't happened before:

<https://courtroomstrategy.com/2018/08/can-public-employees-be-made-to-sign-non-disclosure-agreements/>  
<https://madvalleycurrent.com/2019/04/20/use-non-disclosure-agreements-leaves-public-in-dark/>

Most, if not everything that came out of my meeting did not substantially change what was then already available to the public. And so far, no harm, except to our optics.

Bill



**From:** "William Semple" <wsemple@warrentonva.gov>  
**Sent:** Wed, 29 Sep 2021 15:16:05 +0000  
**To:** "Kevin Carter" <kcarter@warrentonva.gov>  
**Subject:** More on Data Centers

Kevin,

I appreciate your response to my effort to better protect our residential neighborhoods from industrial noise, especially from data centers. I said I needed to work on the concept some more, and I have.

Given that Amazon has purchased Nina Weissberg's land for an astounding price per acre and is considering another site (according to Brandy, it is looking at possibly six locations), I am more anxious than ever to toughen our setback and noise requirements when a data center is adjacent to a residential district. It occurs to me that Amazon's purchase, presuming it is not conditioned on our approving an SUP, means that we still hold some cards.

But rather than dictate a specific setback requirement or the housing of operating equipment in a building, I propose we amend the rule to give the Council the flexibility to *increase* setbacks over existing minimums and/or require operating equipment (including cooling) in a building *at the Council's discretion*.

I produced this idea because I discovered that Prince William County allows their BOS to increase setback requirements on a case-by-case basis when considering an SUP, so long as it meets the minimum regulatory standards (see attached).

One could argue that there is a risk to such increased flexibility because the BOS could be seen as acting arbitrarily if it grants a lesser setback to one applicant than to another. But as you said, we should consider each application as it arrives. No two are exactly alike, and I believe as Prince William County appears to do, we should be able to rely on the well-established underlying legislative standard of presumptive validity and reasonableness, i.e., any legislative decision made by a governing body is reasonable, and not arbitrary, capricious, if it is "fairly debatable." It doesn't take much to meet that standard.

Fairfax County requires all data center operating equipment to be housed in a building in three of its six industrial district classifications, one of which closely matches our light industrial zoning. Consistent with your general view, we can forego a mandate provided the Council has the option to insist on such a requirement if the application does not appear to properly provide sufficient assurances it will meet our noise standards.

The important distinction here is that special use permits are not by-right. Exceptions inherently require a more careful, but in my opinion, flexible review by the Council, which shouldn't be hamstrung by excessively proscriptive, formulaic supplemental regulations.

So, I propose to initiate an amendment to the I-District to allow the Council the authority, at its discretion, to require more restrictive setbacks and/or the housing of all operating equipment, including emergency generators and cooling equipment within a building, for any data center adjoining a residential district.

I am not bringing this idea to the staff's attention in advance, because the authority the Council grants itself is not within their purview. However, Whit should look at this for any legal issues.

Depending on whether I can obtain a majority, I will once again propose to put this on the October agenda, but it may be kicked down to November. In the interim, we may receive the application from Amazon, which I hope sets a high bar for future applications.

Let me know what you think.

Bill

William T. Semple  
Town Council, Ward 2  
Warrenton, VA  
cell: 1 (540)-422-5031 (government)  
office: 1 (540) 347-4378  
[wsemples@warrentonva.gov](mailto:wsemples@warrentonva.gov)



**From:** "William Semple" <wsemple@warrentonva.gov>  
**Sent:** Wed, 29 Sep 2021 20:10:12 +0000  
**To:** "Brett Hamby" <bhamby@warrentonva.gov>  
**Subject:** Data Center Text Amendment

Brett,

I appreciate our short conversation in response to my effort to better protect our residential neighborhoods from industrial noise, especially from data centers. I said I needed to work on the concept some more, and I have.

Given that Amazon has purchased Nina Weissberg's land for an astounding price per acre and is considering another site (according to Brandy, it is looking at possibly six locations), I am more anxious than ever to toughen our setback and noise requirements when a data center is adjacent to a residential district. It occurs to me that Amazon's purchase, presuming it is not conditioned on our approving an SUP, means that we still hold some cards.

But rather than dictate a specific setback requirement or the housing of operating equipment in a building, I propose we amend the rule to give the Council the flexibility to *increase* setbacks over existing minimums and/or require operating equipment (including cooling) in a building *at the Council's discretion*.

I produced this idea because I discovered that Prince William County allows their BOS to increase setback requirements on a case-by-case basis when considering an SUP, so long as it meets the minimum regulatory standards (see attached).

One could argue that there is a risk to such increased flexibility because the Council could be seen as acting arbitrarily if it grants a lesser setback to one applicant than to another. But we should consider each application as it arrives. No two are exactly alike, and I believe as Prince William County appears to do, we should be able to rely on the well-established underlying legislative standard of presumptive validity and reasonableness, i.e., any legislative decision made by a governing body is reasonable, and not arbitrary, capricious, if it is "fairly debatable." It doesn't take much to meet that standard.

Fairfax County requires all data center operating equipment to be housed in a building in three of its six industrial district classifications, one of which closely matches our light industrial zoning. Consistent with your general view, I propose a less stringent and more flexible standard: we give ourselves the option in the supplemental regulations to insist on such a requirement if the application does not appear to properly provide sufficient assurances it will meet our noise standards.

The important distinction here is that special use permits are not by-right. Exceptions inherently require a more careful, but in my opinion, flexible review by the Council, which shouldn't be hamstrung by excessively proscriptive, formulaic supplemental regulations.

So, I propose to initiate an amendment to the I-District to allow the Council the authority, *at its discretion*, to require more restrictive setbacks and/or the housing of all operating equipment, including emergency generators and cooling equipment within a building, for any data center adjoining a residential district.

I am not bringing this idea to the staff's attention in advance, because the authority the Council grants itself is not within their purview. However, Whit should look at this for any legal issues.

Depending on whether I can obtain a majority, I will once again propose to put this on the October agenda, but it may be kicked down to November. In the interim, we may well have received the application from Amazon, which I hope sets a high bar for future applications.

Let me know what you think.

Bill

William T. Semple  
Town Council, Ward 2  
Warrenton, VA  
cell: 1 (540)-422-5031 (government)  
office: 1 (540) 347-4378  
[wsemple@warrentonva.gov](mailto:wsemple@warrentonva.gov)





**From:** "William Semple" <wsemple@warrentonva.gov>  
**Sent:** Thu, 30 Sep 2021 14:44:20 +0000  
**To:** "Carter Nevill" <cnevill@warrentonva.gov>  
**Cc:** "whitrobinson@gmail.com" <whitrobinson@gmail.com>  
**Subject:** Data Center Amendment

Carter and Whit:

I have revised my proposed data center/Industrial District amendment and am seeking to get this on the October agenda, assuming in the interim I obtain a majority of Council (which might only be known at the work session).

Given that Amazon has purchased Nina Weissberg's land for an astounding price per acre and is considering another site (according to Brandy, it is looking at possibly six locations), I am more anxious than ever to toughen our setback and noise requirements when a data center is adjacent to a residential district. It occurs to me that Amazon's purchase, presuming it is not conditioned on our approving an SUP, means that we still hold some cards.

But rather than dictate a specific setback requirement or the housing of operating equipment in a building, I propose we amend the rule to give the Council the flexibility to *increase* setbacks over existing minimums and/or require operating equipment (including cooling) in a building *at the Council's discretion*.

I came up with this idea because I discovered that Prince William County allows their BOS to increase setback requirements on a case-by-case basis when considering an SUP, so long as it meets the minimum regulatory standards (see attached).

One could argue that there is a risk to such increased flexibility because the Council could be seen as acting arbitrarily if it grants a lesser setback to one applicant than to another. But we should consider each application as it arrives. No two are exactly alike, and I believe as Prince William County appears to do, we should be able to rely on the well-established underlying legislative standard of presumptive validity and reasonableness, i.e., any legislative decision made by a governing body is reasonable, and not arbitrary, capricious, if it is "fairly debatable." It doesn't take much to meet that standard, as I have learned ☐ (See *Board of Sup're of Fairfax County v Robertson* with comments.pdf)

Fairfax County requires all data center operating equipment to be housed in a building in three of its six industrial district classifications, one of which closely matches our light industrial zoning. I propose a less stringent and more flexible standard: we give ourselves the option in the supplemental regulations to insist on such a requirement if the application does not appear to properly provide sufficient assurances it will meet our noise standards.

The important distinction here is that special use permits are not by-right. Exceptions inherently require a more careful, but in my opinion, flexible review by

the Council, which shouldn't be hamstrung by excessively proscriptive, formulaic supplemental regulations.

So, I propose to initiate an amendment to the I-District to allow the Council the authority, *at its discretion*, to require more restrictive setbacks and/or the housing of all operating equipment, including emergency generators and cooling equipment within a building, for any data center adjoining a residential district.

I am not bringing this idea to the staff's attention in advance, because the authority the Council grants itself is not within their purview. However, Whit, please look at this for any legal issues. It's possible we can simply convert existing restrictions to "minimum," which implies a greater and more flexible authority. But I like the idea of expressly giving Council the authority.

Depending on whether I obtain a majority, I propose to put this on the October agenda, but it may be kicked down to November. In the interim, we may well have received the application from Amazon, which I hope sets a high bar for future applications. Because the Council should have this flexibility regardless of the applicant, I do not see this as being construed as inspired by Amazon, since we have already been assured that the use of the 44 acres will be *de minimus*.

Bill

William T. Semple  
Town Council, Ward 2  
Warrenton, VA  
cell: 1 (540)-422-5031 (government)  
office: 1 (540) 347-4378  
[wsemples@warrentonva.gov](mailto:wsemples@warrentonva.gov)



**From:** "James Hartman" <jhartman@warrentonva.gov>  
**Sent:** Thu, 30 Sep 2021 11:55:51 +0000  
**To:** "William Semple" <wsemple@warrentonva.gov>  
**Subject:** Re: Update on proposed

Bill,

I fully support this. Council any future councils should have the authority to require more restrictive setbacks and noise remediation requirements on a case-by-case basis. We need these tools to measure each SUP in consideration of the neighbors and other things!

Thank you for your work on this. I support it and I think our citizens will hopefully be appreciative of this effort!

Sent from my iPhone

On Sep 28, 2021, at 12:32 PM, William Semple  
<wsemple@warrentonva.gov> wrote:

Jimmy,

Given that Amazon has purchased Nina Weissberg's land for an astounding price per acre and is considering another site (according to Brandy, it is looking at possibly six locations), I am more anxious to toughen our setback and noise requirements when a data center is adjacent to a residential district. It occurs to me that Amazon's purchase, presuming it is not conditioned on our approving an SUP, means that we still hold some cards.

After talking with Brett and Kevin and ruminating about what the best approach would be to giving the Council more flexibility in setting standards upon an SUP application, I have produced what I think could be an elegant solution.

Neither Brett nor Kevin was especially keen on setting specific setbacks or absolutely requiring that data center operating equipment be housed inside a building. I can understand their concerns.

I also looked at the setbacks in Prince William and Loudoun Counties, and they are less generous than ours. However, Prince William does allow their BOS to increase setback requirements on a case-by-case basis when considering an SUP, so long as it meets the minimum regulatory standard. In exercising this authority, the BOS could be seen as acting arbitrarily if it grants a lesser setback to one applicant than to another, but it is all in the details, because no two applicants are exactly alike,

and the underlying standard is whether the governing body has acted reasonably, or its decision is construed as "fairly debatable."

The important distinction here is that special use permits are not by-right and should be subject to careful review by the Council.

Fairfax County requires all data center operating equipment to be housed in a building in three of its six industrial district classifications, one of which closely matches our light industrial zoning. But again, I am willing to forgo a mandate provided the Council has the option to insist on such a requirement if the application does not properly provide sufficient assurance it will meet our noise standards.

So, I propose to amend the I-District to allow the Council the authority to optionally require more restrictive setbacks and/or the housing of all operating equipment, including emergency generators and cooling equipment within a building.

Depending on whether I can obtain a majority, I will once again propose to put this on the October agenda, but it may be kicked down to November.

Let me know what you think.

Bill

<Prince William County  
20210923\_152633\_385559\_Sec.\_32\_400.03.\_\_\_General\_height\_reg  
ulations.docx>  
<Document Viewer \_ Zoning Ordinance.pdf>  
<Board of Sup'rs of Fairfax County v Robertson with  
comments.pdf>



**From:** "William Semple" <wsemple@warrentonva.gov>  
**Sent:** Thu, 30 Sep 2021 14:35:22 +0000  
**To:** "Renard Carlos" <rcarlos@warrentonva.gov>  
**Subject:** Data Centers

Renard,

Given that Amazon has purchased Nina Weissberg's land for an astounding price per acre and is considering another site (according to Brandy, it is looking at possibly six locations), I am more anxious than ever to toughen our setback and noise requirements when a data center is adjacent to a residential district. It occurs to me that Amazon's purchase, presuming it is not conditioned on our approving an SUP, means that we still hold some cards.

In response to concerns from other members of Council, and a desire not to dictate a specific setback requirement or the housing of operating equipment in a building, I propose we amend the rule to give the Council the flexibility to *increase* setbacks over existing minimums and/or require operating equipment (including cooling) in a building *at the Council's discretion*.

I came up with this idea because I discovered that Prince William County allows their BOS to increase setback requirements on a case-by-case basis when considering an SUP, so long as it meets the minimum regulatory standards (see attached).

One could argue that there is a risk to such increased flexibility because the Council could be seen as acting arbitrarily if it grants a lesser setback to one applicant than to another. But we should consider each application as it arrives. No two are exactly alike, and I believe as Prince William County appears to do, we should be able to rely on the well-established underlying legislative standard of presumptive validity and reasonableness, i.e., any legislative decision made by a governing body is reasonable, and not arbitrary, capricious, if it is "fairly debatable." It doesn't take much to meet that standard. (See *Board of Sup'rs of Fairfax County v. Robertson* with comments.pdf)

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The important distinction here is that special use permits are not by-right. Exceptions inherently require a more careful, but in my opinion, flexible review by the Council, which shouldn't be hamstrung by excessively proscriptive, formulaic supplemental regulations.

So, I propose to initiate an amendment to the I-District to allow the Council the authority, *at its discretion*, to require more restrictive setbacks and/or the housing

of all operating equipment, including emergency generators and cooling equipment within a building, for any data center adjoining a residential district.

I am not bringing this idea to the staff's attention in advance, because the authority the Council grants itself is not within their purview. However, Whit should look at this for any legal issues.

Depending on whether I can obtain a majority, I will once again propose to put this on the October agenda, but it may be kicked down to November. In the interim, we may well have received the application from Amazon, which I hope sets a high bar for future applications.

Let me know what you think.

Bill

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Town Council, Ward 2  
Warrenton, VA  
cell: 1 (540)-422-5031 (government)  
office: 1 (540) 347-4378  
[wsemples@warrentonva.gov](mailto:wsemples@warrentonva.gov)





**From:** "William Semple" <wsemple@warrentonva.gov>  
**Sent:** Thu, 30 Sep 2021 20:35:05 +0000  
**To:** "Carter Nevill" <cnevill@warrentonva.gov>  
**Cc:** "whitrobinson@gmail.com" <whitrobinson@gmail.com>  
**Subject:** RE: Data Center Amendment

You pose the correct questions. I believe we have to codify our authority so that an applicant is not caught by surprise and argues that since the authority is not expressly granted (it may be implied, but I tried that argument on demurrer and went down in flames), we exceeded our authority.

It is a given that once we approve an ordinance, we have to abide by its terms. There have been too many cases where at the point of an application, a government body modified a term on the fly, bypassing the requirements of an ordinance, and got sued. Do you remember *Semple vs. Town Council*? Hmm, scratch my head . . . Now, Semple, hapless fellow he, lost that case, but who wants to take a chance that a more able-bodied citizen makes a more persuasive argument? As in *Renkey*, for example, where a BOS didn't follow its own rules regarding eligibility. We shouldn't rely on what side of the bed a judge may have gotten out of.

In many of our ordinances, we incorporate language that allows the Council to waive certain requirements, which suggests that unless stated otherwise, they are cast in stone. Otherwise, why have any waiver? Or any provision in any ordinance, if once passed, the Council can do what it wants.

The converse thus should also be codified. For example, it is one thing to say: all buildings shall have a 100 ft. setback; another to say, all buildings shall have a minimum of a 100 ft setback, which may be increased or decreased subject to review by Council. Right now, the setbacks are proscriptive. To change it require an amendment to the rule.

I suppose at some level the Council can do anything it wants and get away with it, (ahem, not unlike what it has done from time to time in the pas) but it does so at its peril. Prince William County found a reason to stick that language into its ordinance; I would think we would feel more comfortable codifying whatever authority we may wish to grant ourselves, rather than winging it.

---

**From:** Carter Nevill <cnevill@warrentonva.gov>  
**Sent:** Thursday, September 30, 2021 1:11 PM  
**To:** William Semple <wsemple@warrentonva.gov>  
**Cc:** whitrobinson@gmail.com  
**Subject:** Re: Data Center Amendment

Bill,

We currently have a pretty full agenda for October. If it is agreeable, I would recommend that we look to November for a formal presentation, which I gather would be done by Whit since what you are proposing is not a prescriptive specific text amendment and is instead a limited expansion of council authority. I think it best that Whit have the time to review and vet this more thoroughly. I prefer not to have things like this appear to be rushed. I understand your urgency, but I think we have time given that we do not even have an application for the Weissberg property.

My question would be this: do we currently have this authority to apply these conditions within our right to apply conditions to an SUP? If not what is the limit of our ability to apply conditions that aim to serve the health, general welfare, and safety of impacted neighborhoods?

If you are able to gather support and wish to include it on the work session for brief discussion this month, I will do so. That said, if this does require council action through a text amendment, I think it better to present in a manner that puts it in on the best track for approval.

I will wait for input from Whit and your feedback following discussions with other members.

Carter Nevill  
Mayor  
Town of Warrenton  
(540) 359-5246

On Sep 30, 2021, at 10:44 AM, William Semple  
<[wsemple@warrentonva.gov](mailto:wsemple@warrentonva.gov)> wrote:

Carter and Whit:

I have revised my proposed data center/Industrial District amendment and am seeking to get this on the October agenda, assuming in the interim I obtain a majority of Council (which might only be known at the work session).

Given that Amazon has purchased Nina Weissberg's land for an astounding price per acre and is considering another site (according to Brandy, it is looking at possibly six locations), I am more anxious than ever to toughen our setback and noise requirements when a data center is adjacent to a residential district. It occurs to me that Amazon's purchase, presuming it is not conditioned on our approving an SUP, means that we still hold some cards.

But rather than dictate a specific setback requirement or the housing of operating equipment in a building, I propose we amend the rule to give the Council the flexibility to *increase* setbacks over existing minimums and/or require operating equipment (including cooling) in a building *at the Council's discretion*.

I came up with this idea because I discovered that Prince William County allows their BOS to increase setback requirements on a case-by-case basis when considering an SUP, so long as it meets the minimum regulatory standards (see attached).

One could argue that there is a risk to such increased flexibility because the Council could be seen as acting arbitrarily if it grants a lesser setback to one applicant than to another. But we should consider each application as it arrives. No two are exactly alike, and I believe as Prince William County appears to do, we should be able to rely on the well-established underlying legislative standard of presumptive validity and reasonableness, i.e., any legislative decision made by a governing body is reasonable, and not arbitrary, capricious, if it is "fairly debatable." It doesn't take much to meet that standard, as I have learned ☐ (See *Board of Sup're of Fairfax County v Robertson* with comments.pdf)

Fairfax County requires all data center operating equipment to be housed in a building in three of its six industrial district classifications, one of which closely matches our light industrial zoning. I propose a less stringent and more flexible standard: we give ourselves the option in the supplemental regulations to insist on such a requirement if the application does not appear to properly provide sufficient assurances it will meet our noise standards.

The important distinction here is that special use permits are not by-right. Exceptions inherently require a more careful, but in my opinion, flexible review by the Council, which shouldn't be hamstrung by excessively proscriptive, formulaic supplemental regulations.

So, I propose to initiate an amendment to the I-District to allow the Council the authority, *at its discretion*, to require more restrictive setbacks and/or the housing of all operating equipment, including emergency generators and cooling equipment within a building, for any data center adjoining a residential district.

I am not bringing this idea to the staff's attention in advance, because the authority the Council grants itself is not within their purview. However, Whit, please look at this for any legal issues. It's possible we can simply convert existing restrictions to "minimum," which implies a greater and more flexible authority. But I like the idea of expressly giving Council the authority.

Depending on whether I obtain a majority, I propose to put this on the October agenda, but it may be kicked down to November. In the interim,

we may well have received the application from Amazon, which I hope sets a high bar for future applications. Because the Council should have this flexibility regardless of the applicant, I do not see this as being construed as inspired by Amazon, since we have already been assured that the use of the 44 acres will be *de minimus*.

Bill

William T. Semple  
Town Council, Ward 2  
Warrenton, VA  
cell: 1 (540)-422-5031 (government)  
office: 1 (540) 347-4378  
[wsemple@warrentonva.gov](mailto:wsemple@warrentonva.gov)

<Prince William County  
20210923\_152633\_385559\_Sec.\_32\_400.03.\_\_\_\_General\_height\_regulations.docx>  
<Document Viewer \_ Zoning Ordinance.pdf>  
<Board of Sup'rs of Fairfax County v Robertson with comments.pdf>

**From:** "Heather Sutphin" <hsutphin@warrentonva.gov>  
**Sent:** Mon, 4 Oct 2021 17:54:01 +0000  
**To:** "William Semple" <wsemple@warrentonva.gov>  
**Subject:** Re: Lunch and Data Centers

I apologize but Friday isn't going to work for me now. I had to push things out later in the week due to attending the VML Conference. Let's try next week after the town council meeting.

Heather Sutphin  
Warrenton Town Council  
Ward 1  
540-340-4947

On Sep 30, 2021, at 10:32 AM, William Semple  
<wsemple@warrentonva.gov> wrote:

Let's do that. Friday is my only day. I have lunch Monday; a procedure Tuesday, in Connecticut Wednesday and Thursday.

While you are reading this, I started updating Council on my proposed text amendment to the Industrial District to give Council more flexibility to determine setbacks and reduce noise impacts of data centers adjacent to residential districts, which includes yours. I have previously discussed this with Brett, Kevin and Jimmy, and we can take it up at lunch. But I am trying to get this on the October agenda.

Given that Amazon has purchased Nina Weissberg's land for an astounding price per acre and is considering another site (according to Brandy, it is looking at possibly six locations), I am more anxious than ever to toughen our setback and noise requirements when a data center is adjacent to a residential district. It occurs to me that Amazon's purchase, presuming it is not conditioned on our approving an SUP, means that we still hold some cards.

But rather than dictate a specific setback requirement or the housing of operating equipment in a building, I propose we amend the rule to give the Council the flexibility to increase setbacks over existing minimums and/or require operating equipment (including cooling) in a building at the Council's discretion.

I came up with this approach because I discovered that Prince William County allows their BOS to increase setback requirements on a case-by-case basis when considering an SUP, so long as it meets the minimum regulatory standards (see attached).

One could argue that there is a risk to such increased flexibility because the Council could be seen as acting arbitrarily if it grants a lesser setback to one applicant than to another. But we should consider each application as it arrives. No two are exactly alike, and I believe as Prince William County appears to do, we should be able to rely on the well-established underlying legislative standard of presumptive validity and reasonableness, i.e., any legislative decision made by a governing body is reasonable, and not arbitrary, capricious, if it is "fairly debatable." It doesn't take much to meet that standard. (See *Board of Sup'rs of Fairfax County v. Robertson*).

Fairfax County requires all data center operating equipment to be housed in a building in three of its six industrial district classifications, one of which closely matches our light industrial zoning. I propose a less stringent and more flexible standard: we give ourselves the option in the supplemental regulations to insist on such a requirement if the application does not appear to properly provide sufficient assurances it will meet our noise standards.

The important distinction here is that special use permits are not by-right. Exceptions inherently require a more careful, but in my opinion, flexible review by the Council, which shouldn't be hamstrung by excessively proscriptive, formulaic supplemental regulations.

So, I propose to initiate an amendment to the I-District to allow the Council the authority, at its discretion, to require more restrictive setbacks and/or the housing of all operating equipment, including emergency generators and cooling equipment within a building, for any data center adjoining a residential district.

I am not bringing this idea to the staff's attention in advance, because the authority the Council grants itself is not within their purview. However, Whit should look at this for any legal issues.

Depending on whether I can obtain a majority, I will once again propose to put this on the October agenda, but it may be kicked down to November. In the interim, we may well have received the application from Amazon, which I hope sets a high bar for future applications.

Let me know what you think.

Bill

William T. Semple  
Town Council, Ward 2  
Warrenton, VA  
cell: 1 (540)-422-5031 (government)

office: 1 (540) 347-4378  
wsemple@warrentonva.gov

-----Original Message-----

From: Heather Sutphin <hsutphin@warrentonva.gov>

Sent: Thursday, September 30, 2021 10:17 AM

To: William Semple <wsemple@warrentonva.gov>

Subject: Lunch

Good morning,

Let's plan on lunch next week.

Heather Sutphin  
Warrenton Town Council  
Ward 1  
540-340-4947





**From:** "Rob Walton" <[rwalton@warrentonva.gov](mailto:rwalton@warrentonva.gov)>  
**Sent:** Fri, 22 Oct 2021 12:19:11 +0000  
**To:** "Brandie Schaeffer" <[BSchaeffer@warrentonva.gov](mailto:BSchaeffer@warrentonva.gov)>  
**Subject:** FW: Pre-Application Meeting Request (10612.13)

Good morning Brandie,

Just FYI....the data center has submitted a pre-application meeting request for the SUP.

Rob

---

**From:** Denise Harris <[dharris@warrentonva.gov](mailto:dharris@warrentonva.gov)>  
**Sent:** Friday, October 22, 2021 8:10 AM  
**To:** permittech <[permittech@warrentonva.gov](mailto:permittech@warrentonva.gov)>  
**Cc:** Rob Walton <[rwalton@warrentonva.gov](mailto:rwalton@warrentonva.gov)>; Kelly Machen <[kmachen@warrentonva.gov](mailto:kmachen@warrentonva.gov)>; Brittany Latack <[blatack@warrentonva.gov](mailto:blatack@warrentonva.gov)>  
**Subject:** Fwd: Pre-Application Meeting Request (10612.13)

Here is a submission for a pre application meeting. It appears they are interested in meeting in the next couple of weeks. On our end please include:

Rob  
Kelly  
Paul  
Dina  
Millie/Amber (if available)  
Myself

There may be more folks but let's start here.

Thanks!

Denise M. Harris, AICP  
Planning Manager  
Town of Warrenton  
(540) 935-6791

Begin forwarded message:

**From:** "Pfeiffer, Jessica" <[jpfeiffer@thelandlawyers.com](mailto:jpfeiffer@thelandlawyers.com)>  
**Date:** October 21, 2021 at 7:21:36 PM EDT  
**To:** Denise Harris <[dharris@warrentonva.gov](mailto:dharris@warrentonva.gov)>  
**Cc:** "Foote, John" <[jfoote@thelandlawyers.com](mailto:jfoote@thelandlawyers.com)>, "Swenson, Jennifer" <[jswenson@thelandlawyers.com](mailto:jswenson@thelandlawyers.com)>, "Banda, Yasmine" <[ybanda@thelandlawyers.com](mailto:ybanda@thelandlawyers.com)>, "Prater, Brian" <[bprater@thelandlawyers.com](mailto:bprater@thelandlawyers.com)>  
**Subject:** Pre-Application Meeting Request (10612.13)

**[EXTERNAL EMAIL]** DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Hi, Denise – attached is the pre-application meeting request form for the data center special use permit. If everything looks good to you, we will have Bohler deliver three full sized copies of the attached plan and then look forward to a meeting in about two weeks. Thank you, Jessica



**Jessica Pfeiffer** | Land Use Planner

**Walsh, Colucci, Lubeley & Walsh, P.C.**

4310 Prince William Parkway | Suite 300 | Prince William, VA 22192

Phone: 703.680.4664 x5119 | Fax: 703.680.6067

[jpfeiffer@thelandlawyers.com](mailto:jpfeiffer@thelandlawyers.com) | [www.thelandlawyers.com](http://www.thelandlawyers.com)

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**From:** "Rob Walton" <rwalton@warrentonva.gov>  
**Sent:** Tue, 26 Oct 2021 14:28:16 +0000  
**To:** "Pfeiffer, Jessica" <jpfeiffer@thelandlawyers.com>; "Foote, John" <jfoote@thelandlawyers.com>  
**Cc:** "Kelly Machen" <kmachen@warrentonva.gov>  
**Subject:** RE: Data Center Text Amendment

Thank you.

---

**From:** Foote, John <jfoote@thelandlawyers.com>  
**Sent:** Tuesday, October 26, 2021 10:12 AM  
**To:** Rob Walton <rwalton@warrentonva.gov>; Pfeiffer, Jessica <jpfeiffer@thelandlawyers.com>  
**Cc:** Kelly Machen <kmachen@warrentonva.gov>  
**Subject:** RE: Data Center Text Amendment

**[EXTERNAL EMAIL]** DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

I'm checking with Amazon.



**John Foote** | Shareholder  
**Walsh, Colucci, Lubeley & Walsh, P.C.**  
Phone: 703.680.4664 x5114 |  
[jfoote@thelandlawyers.com](mailto:jfoote@thelandlawyers.com)

---

**From:** Rob Walton <rwalton@warrentonva.gov>  
**Sent:** Tuesday, October 26, 2021 8:59 AM  
**To:** Foote, John <jfoote@thelandlawyers.com>; Pfeiffer, Jessica <jpfeiffer@thelandlawyers.com>  
**Cc:** Kelly Machen <kmachen@warrentonva.gov>  
**Subject:** Data Center Text Amendment

External Sender. Be aware of links, attachments and requests.

Good morning Jessica and John,

During the review of the text amendment, Amazon mentioned that there are federal regulations in place regarding noise. Are you able to share those?

Thank you,  
Rob

**Rob Walton**

Director of Community Development  
Town of Warrenton  
21 Main Street  
Warrenton, VA 20186

**Office Phone:** (540) 316-6396 x217

**Email:** [rwalton@warrentonva.gov](mailto:rwalton@warrentonva.gov)

**Website:** [www.warrentonva.gov](http://www.warrentonva.gov)



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**From:** "Rob Walton" <rwalton@warrentonva.gov>  
**Sent:** Thu, 28 Oct 2021 20:35:15 +0000  
**To:** "Brandie Schaeffer" <BSchaeffer@warrentonva.gov>  
**Cc:** "Kelly Machen" <kmachen@warrentonva.gov>  
**Subject:** FW: Your question

Good afternoon,

I heard back from John Foote regarding data center noise and if there are any Federal regulations. As you can see below, the regulation of noise would come from our Zoning Ordinance. Happy to discuss further.

Rob

---

**From:** Foote, John <jfoote@thelandlawyers.com>  
**Sent:** Thursday, October 28, 2021 11:26 AM  
**To:** Rob Walton <rwalton@warrentonva.gov>  
**Subject:** Your question

**[EXTERNAL EMAIL]** DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Rob – I am told that the only Federal Noise standards that Amazon is aware of is the Noise Control Act, 1972. See link below. Each jurisdiction in which it works typically has its own noise regulations which supersede this. This means, I presume, that it would default to Town Code Section 11-19.

<https://www.epa.gov/laws-regulations/summary-noise-control-act>

OSHA also has Noise regulations in 29 CFR Part 1910, but they do not appear to apply.



John H. Foote | Shareholder  
Walsh, Colucci, Lubeley & Walsh, P.C.  
4310 Prince William Pkwy | Suite 300 | Prince William, VA 22192  
Phone: 703.680.4664 x5114 | Fax: 703.680.6067 | Cell: 703.801.5075  
[jfoote@thelandlawyers.com](mailto:jfoote@thelandlawyers.com) | [www.thelandlawyers.com](http://www.thelandlawyers.com)  
AV® Preeminent™ Rated  
Named to the *Best Lawyers* in America, 1995 – 2022, for Land Use and Zoning Law, Litigation - Land Use and Zoning,  
Litigation - Municipal, Litigation - Real Estate, Municipal Law, and Real Estate Law  
Ranked in *Chambers*, Band 1, Real Estate: Zoning/Land Use Attorney, Northern Virginia, 2007 – 2021



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## Rob Walton

---

**From:** Rob Walton  
**Sent:** Friday, October 29, 2021 12:36 PM  
**To:** Kevin Kask; Kelly Machen  
**Subject:** RE: Application Update - Amazon Data Center

Good afternoon, Kevin,

We have received a pre-application meeting request, but no official application yet.

Thank you,  
Rob

---

**From:** Kevin Kask <kkask@pecva.org>  
**Sent:** Friday, October 29, 2021 12:02 PM  
**To:** Rob Walton <rwalton@warrentonva.gov>; Kelly Machen <kmachen@warrentonva.gov>  
**Subject:** Application Update - Amazon Data Center

**[EXTERNAL EMAIL]** DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Hi Rob and Kelly,

Nice to meet you! I've recently started up with the Piedmont Environmental Council's land use team so I'm sure I'll be seeing you both around in the future. We've been following the Amazon Data Center proposal in the Town of Warrenton. Did either of you happen to have an idea of when you were expecting to receive an application?

Thanks,

Kevin Kask  
Land Use Coordinator

Piedmont Environmental Council  
[www.pecva.org](http://www.pecva.org)  
45 Horner St.  
Warrenton, VA 20186  
Office: 540-347-2334 ext. 7046  
Cell 703-863-2663



**From:** "jeanne.underwood@dominionenergy.com"  
<jeanne.underwood@dominionenergy.com>  
**Sent:** Tue, 2 Nov 2021 13:04:33 +0000  
**To:** "Brandie Schaeffer" <BSchaeffer@warrentonva.gov>  
**Cc:** "Lyndie Paul" <lpaul@warrentonva.gov>  
**Subject:** RE: RE:

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Good morning, Ms. Schaeffer:

I am working with our Transmission Engineering & Planning and Communications teams to coordinate a meeting with you soon. I will be glad to come into the Town Office, and I know some of my colleagues in Richmond will welcome the virtual option. We do have restrictions for the use of Zoom at Dominion Energy--for security reasons, we cannot download Zoom onto our computer devices. That said, we are able to use Teams and WebEx if that is an option for you(?) At the very least, I could bring in my laptop and utilize the Teams function, so that my colleagues can participate in the meeting.

I am trying to pull together a few dates in the next couple of weeks that work for my calendar. Do any of these work for you:

November 10, 15, 17, or 18 (10/11 AM timeframe?)

I look forward to hearing from you soon. Take care,

Jeanne

Jeanne Underwood, LPW '18  
External Affairs - Northern Virginia  
571-926-4050 (mobile)

-----Original Message-----

From: Brandie Schaeffer <BSchaeffer@warrentonva.gov>  
Sent: Friday, October 29, 2021 5:30 PM  
To: Jeanne Underwood (Services - 6) <jeanne.underwood@dominionenergy.com>  
Cc: Lyndie Paul <lpaul@warrentonva.gov>  
Subject: [EXTERNAL] RE: RE:

\*\*\*This is an EXTERNAL email that was NOT sent from Dominion Energy. Are you expecting this message? Are you expecting a link or attachment? DO NOT click links or open attachments until you verify them\*\*\*

Thank you, sounds good and I am happy to host here at Town Hall and we would be able to accommodate zoom for anyone that might need it.

-----Original Message-----

From: jeanne.underwood@dominionenergy.com  
<jeanne.underwood@dominionenergy.com>  
Sent: Friday, October 29, 2021 12:14 PM  
To: Brandie Schaeffer <BSchaeffer@warrentonva.gov>; Butler, Chris  
<Chris.Butler@fauquiercounty.gov>  
Cc: Scott.A.Price@dominionenergy.com; Lyndie Paul <lpaul@warrentonva.gov>;  
renee.culbertson@fauquiercounty.gov  
Subject: RE: RE:

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Good afternoon, Ms. Schaeffer:

I look forward to meeting with you soon. The weeks of November 8 and November 15 would work well for me, outside of Tuesday, November 16. I'm happy to come into the Town offices if you would like, but can certainly do virtual, too.

In the meantime, I've reaching out to our Transmission and Project Management teams regarding the issues you've mentioned. I hope to have some detailed follow-up for you soon and would like to include some of my colleagues from these teams when we meet, if agreeable to you.

Please do not hesitate to contact me via return e-mail or at the mobile number listed below if I can be of assistance to you. I hope you have a safe and enjoyable upcoming week-end,

Jeanne

Jeanne Underwood, LPW '18  
External Affairs - Northern Virginia  
571-926-4050 (mobile)

-----Original Message-----

From: Brandie Schaeffer <BSchaeffer@warrentonva.gov>  
Sent: Thursday, October 28, 2021 4:59 PM  
To: Jeanne Underwood (Services - 6) <jeanne.underwood@dominionenergy.com>; Butler, Chris <Chris.Butler@fauquiercounty.gov>  
Cc: Scott A Price (Services - 6) <Scott.A.Price@dominionenergy.com>; Lyndie Paul <lpaul@warrentonva.gov>; renee.culbertson@fauquiercounty.gov  
Subject: [EXTERNAL] RE:

\*\*\*This is an EXTERNAL email that was NOT sent from Dominion Energy. Are you expecting this message? Are you expecting a link or attachment? DO NOT click links or open attachments until you verify them\*\*\*

Hi Jeanne,

Sorry for the delay in getting back to you. I have copied Lyndie and Renee, and they can help to coordinate our calendars.

Supervisor Butler alluded to the 42-acre site purchased by Amazon here in Warrenton as having some significant ties in power demands in the southern part of Fauquier. This is not something that has been shared with the Town of Warrenton. I want to ensure I am up to speed on the factors that could impact the timing and delivery of this project. There is no pressing timeframe to meet as Amazon will need to go through a legislative process first, but not being aware concerns me.

It is also my understanding that a future substation will be needed here in Warrenton. There is no clear communication on a series of easements Dominion is seeking, or any other future demands. It would be good to get up to speed on all matters, but I do not want to occupy Supervisor Butler's time, and I am not sure if that is all under your purview so that we can address that separately.

The basis of this meeting is the Amazon data center site.

Thank you,  
Brandie

-----Original Message-----

From: jeanne.underwood@dominionenergy.com

<jeanne.underwood@dominionenergy.com>

Sent: Thursday, October 21, 2021 2:34 PM

To: Butler, Chris <Chris.Butler@fauquiercounty.gov>

Cc: Brandie Schaeffer <BSchaeffer@warrentonva.gov>; Scott.A.Price@dominionenergy.com

Subject: RE:

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Good afternoon, Supervisor Butler and Ms. Schaeffer:

Your timing is very good! I am just preparing to send out a summary of our October 14 meeting to all of the attendees this afternoon. We greatly appreciated the opportunity to meet with all of you last week, and look forward to working with you in the days ahead.

Ms. Schaeffer: I look forward to meeting with you soon, as well. If you and/or Supervisor Butler can provide a little more detail about the project referred to in today's e-mail, I will make every effort to ensure the appropriate Dominion Energy representatives are on hand to discuss your concerns.

Please indicate, as well, a timeframe you have in mind to meet. Within the next week or two? As you might guess, it would be great if a virtual opportunity is possible for my colleagues in Richmond. I am a Fauquier County resident, so I will be happy to come into town to meet County/Town representatives, but I'm sure my colleagues would appreciate a virtual option if it is possible.

Thanks for reaching out and I look forward to meeting with you soon,

Jeanne

Jeanne Underwood, LPW '18  
External Affairs - Northern Virginia  
571-926-4050 (mobile)

-----Original Message-----

From: Butler, Chris <Chris.Butler@fauquiercounty.gov>

Sent: Thursday, October 21, 2021 8:21 AM

To: Jeanne Underwood (Services - 6) <jeanne.underwood@dominionenergy.com>

Cc: Brandie Schaeffer <BSchaeffer@warrentonva.gov>

Subject: [EXTERNAL]

\*\*\*This is an EXTERNAL email that was NOT sent from Dominion Energy. Are you expecting this message? Are you expecting a link or attachment? DO NOT click links or open attachments until you verify them\*\*\*

Jeanne,

I am writing to request a discussion similar to the talks we had and include Warrenton Town Manager Brandie Shaeffer.

Brandie is working on an economic development project and power is essential.

As we discussed last week, Dominion may need to install an additional sub station in Opal, Lee District, and I want to be sure we are able to continue our discussion about adequate power remaining for projects near Remington.

Let us know what works for your schedule and that of your engineers.

Brandie is copied herein.

Chris

C T Buller

Fauquier Co Board of Supervisors

Lee District

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## Lyndie Paul

---

**From:** Pfeiffer  
**Sent:** Wednesday, November 10, 2021 2:38 PM  
**To:** Grainne Mazon-Shafer; Rob Walton; Denise Harris; Paul Bernard; Kelly Machen; Dina Hermoso; Brittany Latack; Amber Gore; Pfeiffer, Jessica; Swenson, Jennifer; Banda, Yasmine; Foote, John; Prater, Brian; marninac@amazon.com; reinkeja@amazon.com; sushahid@amazon.com; jwright@bohlereng.com; mike.connell@corgan.com; asharpie@amazon.com  
**Subject:** RE: Confirmed: Pre application meeting - Amazon Data Service, Inc. (10612.13)

**[EXTERNAL EMAIL]** DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Jessica Pfeiffer is inviting you to a scheduled Zoom meeting.

Join Zoom Meeting

<https://thelandlawyers.zoom.us/j/82823991693?pwd=N3o5N0VPULLCcGhRbWNhNmVRYjdNQOT09>

Meeting ID: 828 2399 1693

Passcode: 643343

One tap mobile

+13017158592,,82823991693#,,,,\*643343# US (Washington DC)

+13126266799,,82823991693#,,,,\*643343# US (Chicago)

Dial by your location

+1 301 715 8592 US (Washington DC)

+1 312 626 6799 US (Chicago)

+1 646 558 8656 US (New York)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 720 707 2699 US (Denver)

Meeting ID: 828 2399 1693

Passcode: 643343

Find your local number: <https://thelandlawyers.zoom.us/j/82823991693?pwd=N3o5N0VPULLCcGhRbWNhNmVRYjdNQOT09>



**Jessica Pfeiffer** | Land Use Planner

**Walsh, Colucci, Lubeley & Walsh, P.C.**

4310 Prince William Parkway | Suite 300 | Prince William, VA 22192

Phone: 703.680.4664 x5119 | Fax: 703.680.6067

[jpfeiffer@thelandlawyers.com](mailto:jpfeiffer@thelandlawyers.com) | [www.thelandlawyers.com](http://www.thelandlawyers.com)

-----Original Appointment-----

**From:** Grainne Mazon-Shafer <[gmazonshafer@warrentonva.gov](mailto:gmazonshafer@warrentonva.gov)>

**Sent:** Monday, October 25, 2021 9:33 AM

**To:** Grainne Mazon-Shafer; Rob Walton; Denise Harris; Paul Bernard; Kelly Machen; Dina Hermoso; Brittany Latack;

Amber Gore; Pfeiffer, Jessica; Swenson, Jennifer; Banda, Yasmine; Foote, John; Prater, Brian; marninac@amazon.com; reinkeja@amazon.com; sushahid@amazon.com; jwright@bohlereng.com; mike.connell@corgan.com; asharpie@amazon.com

**Subject:** Confirmed: Pre application meeting - Amazon Data Service, Inc. (10612.13)

**When:** Wednesday, November 10, 2021 2:00 PM-2:00 PM (UTC-05:00) Eastern Time (US & Canada).

**Where:** UPDATE; Please see the "ZOOM MEETNG LINK BELOW"- Amazon Data Service, Inc. (10612.13)

**Importance:** High

External Sender. Be aware of links, attachments and requests.

Good morning all,

**Confirmed:** Pre-application meeting - Amazon Data Service, Inc. (10612.13)

**Wednesday, November 10<sup>th</sup> at 2 PM, Eastern Standard Time - Confirmed.**

Join Zoom Meeting

<https://zoom.us/j/97792168600?pwd=cjRaQ0VRZDFYQ3lFV3ZlYUJSSjlLQT09>

Meeting ID: 977 9216 8600

Passcode: wE75Tm

Very Respectfully,

Gràinne Mazon-Shafer

Permit Technician



21 Main Street  
Warrenton, VA 20186  
(540) 347-1101 x106  
[warrentonva.gov](http://warrentonva.gov)



**From:** "Kozanecki, Erin" <erin.kozanecki.adm@fauquiercounty.gov>  
**Sent:** Wed, 10 Nov 2021 18:10:44 +0000  
**To:** "Brandie Schaeffer" <BSchaeffer@warrentonva.gov>  
**Subject:** RE:

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

FYI - Doug and I met with DEV yesterday to discuss the below. More information came out as part of that discussion, do you have time to talk this afternoon? Probably closer to 4-4:30?

-----Original Message-----

From: Brandie Schaeffer <BSchaeffer@warrentonva.gov>  
Sent: Thursday, October 28, 2021 5:17 PM  
To: McCulla, Paul <paul.mcculla@fauquiercounty.gov>  
Cc: Kozanecki, Erin <Erin.Kozanecki.adm@fauquiercounty.gov>  
Subject: FW:

CAUTION: This email originated from outside of the organization. Do not follow instructions, click links, or open attachments unless you know the content is safe.

Paul,

I reached out to Erin about this in a text message while you were out, but I wanted to loop you in as well.

I do not understand much, but I am being told that Dominion is stating they need a substation in the Lee District to serve the Amazon site in Warrenton.

I do not think Supervisor Butler will support a substation for economic development in Warrenton if there is no effort to serve parcels in proximity. While the project in Warrenton economically benefits all of Fauquier County, I understand the sensitivity of the Lee district substation serving the central part of Fauquier.

Dominion and Amazon had not mentioned anything about this to me, and when I asked Amazon for information on this matter, I was told they would get back to me. I am still waiting.

Amazon has completed the paperwork for a pre-application meeting required before submission. They are seeking concurrent processing, which I shared is a terrible idea, and they had no basis for the request as their timeline does not require concurrent processing.

My goal is to get some answers and ensure that if there is a conversation about something in Warrenton, there is an effort to reach out and let me know!

Let me know if you want to attend, but I feel this is more of Supervisor Butler doing me a favor to make me aware of this hurdle. I am not aware if the rest of the Board is up to speed on this matter.

Thanks,  
Brandie

-----Original Message-----

From: Brandie Schaeffer

Sent: Thursday, October 28, 2021 4:59 PM

To: jeanne.underwood@dominionenergy.com; Butler, Chris

<Chris.Butler@fauquiercounty.gov>

Cc: Scott.A.Price@dominionenergy.com; Lyndie Paul <lpaul@warrentonva.gov>;

renee.culbertson@fauquiercounty.gov

Subject: RE:

Hi Jeanne,

Sorry for the delay in getting back to you. I have copied Lyndie and Renee, and they can help to coordinate our calendars.

Supervisor Butler alluded to the 42-acre site purchased by Amazon here in Warrenton as having some significant ties in power demands in the southern part of Fauquier. This is not something that has been shared with the Town of Warrenton. I want to ensure I am up to speed on the factors that could impact the timing and delivery of this project. There is no pressing timeframe to meet as Amazon will need to go through a legislative process first, but not being aware concerns me.

It is also my understanding that a future substation will be needed here in Warrenton. There is no clear communication on a series of easements Dominion is seeking, or any other future demands. It would be good to get up to speed on all matters, but I do not want to occupy Supervisor Butler's time, and I am not sure if that is all under your purview so that we can address that separately.

The basis of this meeting is the Amazon data center site.

Thank you,  
Brandie

-----Original Message-----

From: jeanne.underwood@dominionenergy.com

<jeanne.underwood@dominionenergy.com>

Sent: Thursday, October 21, 2021 2:34 PM

To: Butler, Chris <Chris.Butler@fauquiercounty.gov>

Cc: Brandie Schaeffer <BSchaeffer@warrentonva.gov>; Scott.A.Price@dominionenergy.com

Subject: RE:

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Good afternoon, Supervisor Butler and Ms. Schaeffer:

Your timing is very good! I am just preparing to send out a summary of our October 14 meeting to all of the attendees this afternoon. We greatly appreciated the opportunity to meet with all of you last week, and look forward to working with you in the days ahead.

Ms. Schaeffer: I look forward to meeting with you soon, as well. If you and/or Supervisor Butler can provide a little more detail about the project referred to in today's e-mail, I will make every effort to ensure the appropriate Dominion Energy representatives are on hand to discuss your concerns.

Please indicate, as well, a timeframe you have in mind to meet. Within the next week or

two? As you might guess, it would be great if a virtual opportunity is possible for my colleagues in Richmond. I am a Fauquier County resident, so I will be happy to come into town to meet County/Town representatives, but I'm sure my colleagues would appreciate a virtual option if it is possible.

Thanks for reaching out and I look forward to meeting with you soon,

Jeanne

Jeanne Underwood, LPW '18  
External Affairs - Northern Virginia  
571-926-4050 (mobile)

-----Original Message-----

From: Butler, Chris <Chris.Butler@fauquiercounty.gov>  
Sent: Thursday, October 21, 2021 8:21 AM  
To: Jeanne Underwood (Services - 6) <jeanne.underwood@dominionenergy.com>  
Cc: Brandie Schaeffer <BSchaeffer@warrentonva.gov>  
Subject: [EXTERNAL]

\*\*\*This is an EXTERNAL email that was NOT sent from Dominion Energy. Are you expecting this message? Are you expecting a link or attachment? DO NOT click links or open attachments until you verify them\*\*\*

Jeanne,  
I am writing to request a discussion similar to the talks we had and include Warrenton Town Manager Brandie Shaeffer.  
Brandie is working on an economic development project and power is essential.  
As we discussed last week, Dominion may need to install an additional sub station in Opal, Lee District, and I want to be sure we are able to continue our discussion about adequate power remaining for projects near Remington.  
Let us know what works for your schedule and that of your engineers.  
Brandie is copied herein.  
Chris

C T Butler  
Fauquier Co Board of Supervisors  
Lee District

CONFIDENTIALITY NOTICE: This electronic message contains information which may be legally confidential and or privileged and does not in any case represent a firm ENERGY COMMODITY bid or offer relating thereto which binds the sender without an additional express written confirmation to that effect. The information is intended solely for the individual or entity named above and access by anyone else is unauthorized. If you are not the intended recipient, any disclosure, copying, distribution, or use of the contents of this information is prohibited and may be unlawful. If you have received this electronic transmission in error, please reply immediately to the sender that you have received the message in error, and delete it. Thank you.





**From:** "McCulla, Paul" <paul.mcculla@fauquiercounty.gov>  
**Sent:** Fri, 29 Oct 2021 01:45:19 +0000  
**To:** "Brandie Schaeffer" <BSchaeffer@warrentonva.gov>  
**Cc:** "Kozanecki, Erin" <Erin.Kozanecki.adm@fauquiercounty.gov>  
**Subject:** Re:

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Brandie: I would be happy to attend a meeting. It is my understanding that Dominion is asking for a substation in the Opal area and tying it to the need for the Amazon project. I have been told that Supervisor Butler wants to talk with Dominion in how if that substation goes forward how it'll would serve the data center sites in Lee district. We can talk more at lunch tomorrow.  
Paul

Sent from my iPhone

> On Oct 28, 2021, at 5:17 PM, Brandie Schaeffer <BSchaeffer@warrentonva.gov> wrote:  
>  
> CAUTION: This email originated from outside of the organization. Do not follow instructions, click links, or open attachments unless you know the content is safe.  
>  
>  
> Paul,  
>  
> I reached out to Erin about this in a text message while you were out, but I wanted to loop you in as well.  
>  
> I do not understand much, but I am being told that Dominion is stating they need a substation in the Lee District to serve the Amazon site in Warrenton.  
>  
> I do not think Supervisor Butler will support a substation for economic development in Warrenton if there is no effort to serve parcels in proximity. While the project in Warrenton economically benefits all of Fauquier County, I understand the sensitivity of the Lee district substation serving the central part of Fauquier.  
>  
> Dominion and Amazon had not mentioned anything about this to me, and when I asked Amazon for information on this matter, I was told they would get back to me. I am still waiting.  
>  
> Amazon has completed the paperwork for a pre-application meeting required before submission. They are seeking concurrent processing, which I shared is a terrible idea, and they had no basis for the request as their timeline does not require concurrent processing.  
>  
> My goal is to get some answers and ensure that if there is a conversation about something in Warrenton, there is an effort to reach out and let me know!  
>  
> Let me know if you want to attend, but I feel this is more of Supervisor Butler doing me a favor to make me aware of this hurdle. I am not aware if the rest of the Board is up to speed on this matter.  
>  
> Thanks,

> Brandie  
>  
> -----Original Message-----  
> From: Brandie Schaeffer  
> Sent: Thursday, October 28, 2021 4:59 PM  
> To: jeanne.underwood@dominionenergy.com; Butler, Chris  
> <Chris.Butler@fauquiercounty.gov>  
> Cc: Scott.A.Price@dominionenergy.com; Lyndie Paul <lpaul@warrentonva.gov>;  
> renee.culbertson@fauquiercounty.gov  
> Subject: RE:  
>  
> Hi Jeanne,  
>  
> Sorry for the delay in getting back to you. I have copied Lyndie and Renee, and they can  
help to coordinate our calendars.  
>  
> Supervisor Butler alluded to the 42-acre site purchased by Amazon here in Warrenton as  
having some significant ties in power demands in the southern part of Fauquier. This is not  
something that has been shared with the Town of Warrenton. I want to ensure I am up to  
speed on the factors that could impact the timing and delivery of this project. There is no  
pressing timeframe to meet as Amazon will need to go through a legislative process first,  
but not being aware concerns me.  
>  
> It is also my understanding that a future substation will be needed here in Warrenton.  
There is no clear communication on a series of easements Dominion is seeking, or any other  
future demands. It would be good to get up to speed on all matters, but I do not want to  
occupy Supervisor Butler's time, and I am not sure if that is all under your purview so that  
we can address that separately.  
>  
> The basis of this meeting is the Amazon data center site.  
>  
> Thank you,  
> Brandie  
>  
> -----Original Message-----  
> From: jeanne.underwood@dominionenergy.com  
> <jeanne.underwood@dominionenergy.com>  
> Sent: Thursday, October 21, 2021 2:34 PM  
> To: Butler, Chris <Chris.Butler@fauquiercounty.gov>  
> Cc: Brandie Schaeffer <BSchaeffer@warrentonva.gov>;  
Scott.A.Price@dominionenergy.com  
> Subject: RE:  
>  
> [EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender  
and know the content is safe.  
>  
> Good afternoon, Supervisor Butler and Ms. Schaeffer:  
>  
> Your timing is very good! I am just preparing to send out a summary of our October 14  
meeting to all of the attendees this afternoon. We greatly appreciated the opportunity to  
meet with all of you last week, and look forward to working with you in the days ahead.  
>  
> Ms. Schaeffer: I look forward to meeting with you soon, as well. If you and/or Supervisor  
Butler can provide a little more detail about the project referred to in today's e-mail, I will  
make every effort to ensure the appropriate Dominion Energy representatives are on hand

to discuss your concerns.

>

> Please indicate, as well, a timeframe you have in mind to meet. Within the next week or two? As you might guess, it would be great if a virtual opportunity is possible for my colleagues in Richmond. I am a Fauquier County resident, so I will be happy to come into town to meet County/Town representatives, but I'm sure my colleagues would appreciate a virtual option if it is possible.

>

> Thanks for reaching out and I look forward to meeting with you soon,

>

> Jeanne

>

>

> Jeanne Underwood, LPW '18

> External Affairs - Northern Virginia

> 571-926-4050 (mobile)

>

>

>

> -----Original Message-----

> From: Butler, Chris <Chris.Butler@fauquiercounty.gov>

> Sent: Thursday, October 21, 2021 8:21 AM

> To: Jeanne Underwood (Services - 6) <jeanne.underwood@dominionenergy.com>

> Cc: Brandie Schaeffer <BSchaeffer@warrentonva.gov>

> Subject: [EXTERNAL]

>

> \*\*\*This is an EXTERNAL email that was NOT sent from Dominion Energy. Are you expecting this message? Are you expecting a link or attachment? DO NOT click links or open attachments until you verify them\*\*\*

>

>

>

> Jeanne,

> I am writing to request a discussion similar to the talks we had and include Warrenton Town Manager Brandie Shaeffer.

> Brandie is working on an economic development project and power is essential.

> As we discussed last week, Dominion may need to install an additional sub station in Opal, Lee District, and I want to be sure we are able to continue our discussion about adequate power remaining for projects near Remington.

> Let us know what works for your schedule and that of your engineers.

> Brandie is copied herein.

> Chris

>

> C T Butler

> Fauquier Co Board of Supervisors

> Lee District

>

> CONFIDENTIALITY NOTICE: This electronic message contains information which may be legally confidential and or privileged and does not in any case represent a firm ENERGY COMMODITY bid or offer relating thereto which binds the sender without an additional express written confirmation to that effect. The information is intended solely for the individual or entity named above and access by anyone else is unauthorized. If you are not the intended recipient, any disclosure, copying, distribution, or use of the contents of this information is prohibited and may be unlawful. If you have received this electronic

transmission in error, please reply immediately to the sender that you have received the message in error, and delete it. Thank you.



## Lyndie Paul

---

**From:** Brandie Schaeffer <bschaeffer@warrentonva.gov>  
**Sent:** Friday, January 14, 2022 11:00 AM  
**To:** Denise Harris; Rob Walton  
**Subject:** FW: January 18, 2022 Collaborative Meeting - A few additional requests  
  
**Importance:** High

-----Original Message-----

From: jeanne.underwood@dominionenergy.com <jeanne.underwood@dominionenergy.com>  
Sent: Friday, January 14, 2022 9:44 AM  
To: Brandie Schaeffer <BSchaeffer@warrentonva.gov>; Butler, Chris <Chris.Butler@fauquiercounty.gov>  
Cc: Culbertson, Renee <Renee.Culbertson@fauquiercounty.gov>; Lyndie Paul <lpaul@warrentonva.gov>  
Subject: January 18, 2022 Collaborative Meeting - A few additional requests  
Importance: High

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Brandie/Chris:

I will be sending out an invitation for Tuesday's meeting shortly. To that end, can we request:

- That the Town of Warrenton and Fauquier County have a copy of your respective comprehensive plans on hand to lend to the discussion(?)
- That your respective offices let me know of your planned attendees for the meeting when you have the opportunity(?)
- That a white board/and or a large easel w/paper be available for taking notes(?)

The Dominion Energy team will be prepared with laptops and a projection screen (if needed), as well. As soon as I am able, I will let you know who, from our team, will be attending in person, in addition to me.

We look forward to seeing everyone on Tuesday morning. Take care and have a safe and enjoyable week-end,

Jeanne

Jeanne Underwood, LPW '18  
External Affairs - Northern Virginia  
571-926-4050 (mobile)

-----Original Message-----

From: Brandie Schaeffer <BSchaeffer@warrentonva.gov>  
Sent: Thursday, January 13, 2022 2:17 PM  
To: Jeanne Underwood (Services - 6) <jeanne.underwood@dominionenergy.com>

Cc: Culbertson, Renee <Renee.Culbertson@fauquiercounty.gov>; Lyndie Paul <lpaul@warrentonva.gov>; Butler, Chris <Chris.Butler@fauquiercounty.gov>  
Subject: [EXTERNAL] RE: Happy New Year and Request for Meeting Dates - Circling Back

CAUTION! This message was NOT SENT from DOMINION ENERGY Are you expecting this message to your DE email? Suspicious? Use PhishAlarm to report the message. Open a browser and type in the name of the trusted website instead of clicking on links. DO NOT click links or open attachments until you verify with the sender using a known-good phone number. Never provide your DE password.

Thank you, you can just send one to me and I can forward a copy to save you the effort.

Teams works for the Town.

-----Original Message-----

From: jeanne.underwood@dominionenergy.com <jeanne.underwood@dominionenergy.com>  
Sent: Thursday, January 13, 2022 2:08 PM  
To: Brandie Schaeffer <BSchaeffer@warrentonva.gov>  
Cc: Culbertson, Renee <Renee.Culbertson@fauquiercounty.gov>; Lyndie Paul <lpaul@warrentonva.gov>; Butler, Chris <Chris.Butler@fauquiercounty.gov>  
Subject: RE: Happy New Year and Request for Meeting Dates - Circling Back

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Great--please advise if you would like our office to send out an invitation that will include both an in-person option and a Teams invitation as appropriate(?) If your office and Supervisor Butler's are able to provide your requested invitees for the meeting, that would be helpful, too.

We look forward to the discussion.

Jeanne

Jeanne Underwood, LPW '18  
External Affairs - Northern Virginia  
571-926-4050 (mobile)

-----Original Message-----

From: Brandie Schaeffer <BSchaeffer@warrentonva.gov>  
Sent: Thursday, January 13, 2022 1:46 PM  
To: Jeanne Underwood (Services - 6) <jeanne.underwood@dominionenergy.com>  
Cc: Culbertson, Renee <Renee.Culbertson@fauquiercounty.gov>; Lyndie Paul <lpaul@warrentonva.gov>; Butler, Chris <Chris.Butler@fauquiercounty.gov>  
Subject: [EXTERNAL] Re: Happy New Year and Request for Meeting Dates - Circling Back

CAUTION! This message was NOT SENT from DOMINION ENERGY Are you expecting this message to your DE email? Suspicious? Use PhishAlarm to report the message. Open a browser and type in the name of the trusted website instead of clicking on links. DO NOT click links or open attachments until you verify with the sender using a known-good phone number. Never provide your DE password.

Yes, that works for me.



Thank you.

Sent from Brandie's iPhone  
703-300-0107

> On Jan 13, 2022, at 12:51 PM, jeanne.underwood@dominionenergy.com wrote:

>

> [EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

>

> Hello, Brandie:

>

> I hope you have been having a good week! I am circling back to see if you and Supervisor Butler are in agreement about the meeting format that we've suggested below for January 18(?) When you have a moment, can you let me know your thoughts, please?

>

> Thanks very much. We look forward to speaking with you soon,

>

> Jeanne

>

>

> Jeanne Underwood, LPW '18

> External Affairs - Northern Virginia

> 571-926-4050 (mobile)

>

>

>

> -----Original Message-----

> From: Jeanne Underwood (Services - 6)

> Sent: Monday, January 10, 2022 12:42 PM

> To: Brandie Schaeffer <BSchaeffer@warrentonva.gov>

> Cc: Culbertson, Renee <Renee.Culbertson@fauquiercounty.gov>; Lyndie

> Paul <lpaul@warrentonva.gov>; Butler, Chris

> <Chris.Butler@fauquiercounty.gov>

> Subject: RE: Happy New Year and Request for Meeting Dates - Follow-up

>

> Good afternoon, Brandie:

>

> I hope you had a quiet and enjoyable week-end. I want to follow-up on scheduling a collaborative meeting with the Town of Warrenton and Fauquier County on Tuesday, January 18 to discuss the topics you've referenced. We would like to suggest that the first half of the meeting (e.g., 45 minutes to an hour--specific to routing options), be held with the Town, County, and Dominion Energy, and the second 45+ minutes to include AWS. The Dominion Energy team believes that it would more valuable to hold the routing discussion first, before the larger group meeting with AWS.

>

> If you are in agreement, I would be happy to send a Teams meeting

> invitation (perhaps 9-10:50 AM?) to the Town, County, and Dominion

> Energy representatives, as well as a second invitation to AWS

> participants to join from 10-10:50 AM(?)

>

> I look forward to hearing from you and Supervisor Butler soon. When  
> you reply, can you advise on the participants you would like to  
> include in the invitation(?) We would appreciate the same information  
> from Fauquier County, when possible. Many thanks to each of you,  
>  
> Jeanne  
>  
>  
> Jeanne Underwood, LPW '18  
> External Affairs - Northern Virginia  
> 571-926-4050 (mobile)  
>  
>  
>  
> -----Original Message-----  
> From: Brandie Schaeffer <BSchaeffer@warrentonva.gov>  
> Sent: Friday, January 7, 2022 4:04 PM  
> To: Jeanne Underwood (Services - 6)  
> <jeanne.underwood@dominionenergy.com>  
> Cc: Culbertson, Renee <Renee.Culbertson@fauquiercounty.gov>; Lyndie  
> Paul <lpaul@warrentonva.gov>; Butler, Chris  
> <Chris.Butler@fauquiercounty.gov>  
> Subject: [EXTERNAL] Re: Happy New Year and Request for Meeting Dates  
>  
> CAUTION! This message was NOT SENT from DOMINION ENERGY Are you expecting this message to your DE email?  
Suspicious? Use PhishAlarm to report the message. Open a browser and type in the name of the trusted website instead  
of clicking on links. DO NOT click links or open attachments until you verify with the sender using a known-good phone  
number. Never provide your DE password.  
>  
> For the Town of Warrenton we are flexible, and if needed can host here and have zoom just like the previous meeting.  
>  
> Sent from Brandie's iPhone  
> 703-300-0107  
>  
>  
>  
>  
>> On Jan 7, 2022, at 3:20 PM, jeanne.underwood@dominionenergy.com wrote:  
>>  
>> [EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.  
>>  
>> Thank you, Brandie & Chris, for your prompt responses. We would appreciate your respective offices holding January  
18th for this discussion; I have reached out to several of our team members and I believe that the 18th at 9 AM will work  
for DE as well. Before we confirm with all stakeholders, can you advise on whether you prefer an in-person w/virtual  
option meeting or a completely virtual discussion (understanding continuing concerns surrounding COVID19 variants)?  
>>  
>> We look forward to talking with you soon,  
>>  
>> Jeanne  
>>  
>>  
>> Jeanne Underwood, LPW '18

>> External Affairs - Northern Virginia  
>> 571-926-4050 (mobile)  
>>  
>>  
>>  
>> -----Original Message-----  
>> From: Brandie Schaeffer <BSchaeffer@warrentonva.gov>  
>> Sent: Friday, January 7, 2022 2:41 PM  
>> To: Jeanne Underwood (Services - 6)  
>> <jeanne.underwood@dominionenergy.com>  
>> Cc: Culbertson, Renee <Renee.Culbertson@fauquiercounty.gov>; Lyndie  
>> Paul <lpaul@warrentonva.gov>; Butler, Chris  
>> <Chris.Butler@fauquiercounty.gov>  
>> Subject: [EXTERNAL] Re: Happy New Year and Request for Meeting Dates  
>>  
>> CAUTION! This message was NOT SENT from DOMINION ENERGY Are you expecting this message to your DE email? Suspicious? Use PhishAlarm to report the message. Open a browser and type in the name of the trusted website instead of clicking on links. DO NOT click links or open attachments until you verify with the sender using a known-good phone number. Never provide your DE password.  
>>  
>> The 18th works for me.  
>>  
>> In addition to the discussion of transmission routes, can we also add discussion with both Amazon and Dominion on the existing site? Routes are a factor of course, but the proposed substations and the specific design of the substation in Warrenton are time-sensitive and I would like to ensure that is covered as well.  
>>  
>> Thank you for all you have done, and are doing, to help in this proactive effort.  
>>  
>> Regards,  
>> Brandie  
>>  
>> Sent from Brandie's iPhone  
>> 703-300-0107  
>>  
>>  
>>  
>>  
>>>> On Jan 7, 2022, at 12:37 PM, Butler, Chris <Chris.Butler@fauquiercounty.gov> wrote:  
>>>>  
>>>> [EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.  
>>>>  
>>>> Whatever works for Brandie works for me  
>>>>  
>>>> C T Butler  
>>>> Fauquier Co Board of Supervisors  
>>>> Lee District  
>>>>  
>>>>> On Jan 7, 2022, at 12:30, Culbertson, Renee <Renee.Culbertson@fauquiercounty.gov> wrote:  
>>>>>  
>>>>> Good afternoon, Lyndie.  
>>>>>

>>>> It appears that Supervisor Butler's schedule is open at 9:00 a.m. on either Jan. 18th or Jan 25th. I will be happy to reserve a conference room here in the Warren Green building, once we have confirmation of everybody's availability.

>>>>

>>>> Thank you,

>>>>

>>>> Renée P. Culbertson, MMC

>>>> Deputy Municipal Clerk

>>>> Fauquier County Board of Supervisors

>>>> 10 Hotel Street, Warrenton, VA 20186

>>>> (540) 422-8020

>>>> bos@fauquiercounty.gov

>>>>

>>>> -----Original Message-----

>>>> From: Lyndie Paul <lpaul@warrentonva.gov>

>>>> Sent: Friday, January 7, 2022 10:13 AM

>>>> To: jeanne.underwood@dominionenergy.com

>>>> Cc: Butler, Chris <Chris.Butler@fauquiercounty.gov>; Culbertson,

>>>> Renee <Renee.Culbertson@fauquiercounty.gov>

>>>> Subject: RE: Happy New Year and Request for Meeting Dates

>>>>

>>>> CAUTION: This email originated from outside of the organization. Do not follow instructions, click links, or open attachments unless you know the content is safe.

>>>>

>>>>

>>>> Good morning,

>>>>

>>>> Brandie is unavailable next Thursday at 9am. Per Mr. Butler's email about Tuesday's, Brandie is available on the 18th and 25th, preferably at 9 or 10am.

>>>>

>>>> Thanks,

>>>>

>>>> Lyndie Paul

>>>> Executive Assistant to the Town Manager Town of Warrenton, VA

>>>> 21 Main Street

>>>> Warrenton, VA 20186

>>>> Phone: 540-347-1101, ext. 204

>>>> Email: lpaul@warrentonva.gov

>>>>

>>>> -----Original Message-----

>>>> From: jeanne.underwood@dominionenergy.com

>>>> <jeanne.underwood@dominionenergy.com>

>>>> Sent: Friday, January 7, 2022 9:00 AM

>>>> To: Butler, Chris <Chris.Butler@fauquiercounty.gov>

>>>> Cc: Brandie Schaeffer <BSchaeffer@warrentonva.gov>; Lyndie Paul

>>>> <lpaul@warrentonva.gov>; Culbertson, Renee

>>>> <Renee.Culbertson@fauquiercounty.gov>

>>>> Subject: RE: Happy New Year and Request for Meeting Dates

>>>>

>>>> [EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

>>>>

>>>> Thank you, Supervisor Butler. I'll offer that date up to the DE team.

>>>>

>>>> Are there any additional dates that you can offer (maybe 1-2), in  
>>>> the event that next Thursday is not workable for Brandie or  
>>>> others(?) Thanks very much,  
>>>>

>>>> Jeanne  
>>>>  
>>>>

>>>> Jeanne Underwood, LPW '18  
>>>> External Affairs - Northern Virginia  
>>>> 571-926-4050 (mobile)  
>>>>  
>>>>  
>>>>

>>>> -----Original Message-----  
>>>> From: Butler, Chris <Chris.Butler@fauquiercounty.gov>  
>>>> Sent: Friday, January 7, 2022 8:57 AM  
>>>> To: Jeanne Underwood (Services - 6)  
>>>> <jeanne.underwood@dominionenergy.com>  
>>>> Subject: [EXTERNAL] Re: Happy New Year and Request for Meeting  
>>>> Dates  
>>>>

>>>> CAUTION! This message was NOT SENT from DOMINION ENERGY Are you expecting this message to your DE email?  
Suspicious? Use PhishAlarm to report the message. Open a browser and type in the name of the trusted website instead  
of clicking on links. DO NOT click links or open attachments until you verify with the sender using a known-good phone  
number. Never provide your DE password.  
>>>>

>>>> Jeanne Happy New Year!  
>>>> I plan to be in town next Thursday and can meet at 9a-10a.  
>>>>

>>>> C T Butler  
>>>> Fauquier Co Board of Supervisors  
>>>> Lee District  
>>>>

>>>>>> On Jan 7, 2022, at 08:48, jeanne.underwood@dominionenergy.com wrote:  
>>>>>>

>>>>>> CAUTION: This email originated from outside of the organization. Do not follow instructions, click links, or open  
attachments unless you know the content is safe.  
>>>>>>  
>>>>>>

>>>>>> Happy New Year, Manager Schaeffer & Supervisor Butler:  
>>>>>>

>>>>>> I hope your holidays were safe and enjoyable. I have just  
>>>>>> returned to the area and wanted to circle back to the request that  
>>>>>> was made at our November 30 meeting to coordinate a routing  
>>>>>> discussion with Dominion Energy in the new year. When you have a  
>>>>>> moment, can you suggest 2-3 dates that work on your respective  
>>>>>> calendars to hold that discussion(?)  
>>>>>>

>>>>>> We look forward to continuing to work with Fauquier County and the  
>>>>>> Town of Warrenton in the days ahead. Take care,  
>>>>>>

>>>>> Jeanne

>>>>>

>>>>>

>>>>> Jeanne Underwood, LPW '18

>>>>> External Affairs - Northern Virginia

>>>>> 571-926-4050 (mobile)

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>>>>>

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>>>>>

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**From:** "Kozanecki, Erin" <erin.kozanecki.adm@fauquiercounty.gov>  
**Sent:** Sat, 15 Jan 2022 16:28:09 +0000  
**To:** "Brandie Schaeffer" <BSchaeffer@warrentonva.gov>  
**Subject:** RE: January 18, 2022 Collaborative Meeting - A few additional requests

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Thank you for sending, it was not on our radar. We will have staff attend.

-----Original Message-----

From: Brandie Schaeffer <BSchaeffer@warrentonva.gov>  
Sent: Friday, January 14, 2022 11:02 AM  
To: Kozanecki, Erin <Erin.Kozanecki.adm@fauquiercounty.gov>; McCulla, Paul <paul.mcculla@fauquiercounty.gov>  
Subject: FW: January 18, 2022 Collaborative Meeting - A few additional requests  
Importance: High

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I assume Renee is forwarding all this discussion and the meeting request, but just wanted to reach out if not and also see if you wanted to talk in advance of these meetings as well as see if you wanted to mention them to the Center District Supervisor.

I do not plan to have politicians in attendance.

Thanks,  
Brandie

-----Original Message-----

From: jeanne.underwood@dominionenergy.com  
<jeanne.underwood@dominionenergy.com>  
Sent: Friday, January 14, 2022 9:44 AM  
To: Brandie Schaeffer <BSchaeffer@warrentonva.gov>; Butler, Chris <Chris.Butler@fauquiercounty.gov>  
Cc: Culbertson, Renee <Renee.Culbertson@fauquiercounty.gov>; Lyndie Paul <lpaul@warrentonva.gov>  
Subject: January 18, 2022 Collaborative Meeting - A few additional requests  
Importance: High

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Brandie/Chris:

I will be sending out an invitation for Tuesday's meeting shortly. To that end, can we request:

-- That the Town of Warrenton and Fauquier County have a copy of your respective comprehensive plans on hand to lend to the discussion(?)



- That your respective offices let me know of your planned attendees for the meeting when you have the opportunity(?)
- That a white board/and or a large easel w/paper be available for taking notes(?)

The Dominion Energy team will be prepared with laptops and a projection screen (if needed), as well. As soon as I am able, I will let you know who, from our team, will be attending in person, in addition to me.

We look forward to seeing everyone on Tuesday morning. Take care and have a safe and enjoyable week-end,

Jeanne

Jeanne Underwood, LPW '18  
External Affairs - Northern Virginia  
571-926-4050 (mobile)

-----Original Message-----

From: Brandie Schaeffer <BSchaeffer@warrentonva.gov>  
Sent: Thursday, January 13, 2022 2:17 PM  
To: Jeanne Underwood (Services - 6) <jeanne.underwood@dominionenergy.com>  
Cc: Culbertson, Renee <Renee.Culbertson@fauquiercounty.gov>; Lyndie Paul <lpaul@warrentonva.gov>; Butler, Chris <Chris.Butler@fauquiercounty.gov>  
Subject: [EXTERNAL] RE: Happy New Year and Request for Meeting Dates - Circling Back

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Thank you, you can just send one to me and I can forward a copy to save you the effort.

Teams works for the Town.

-----Original Message-----

From: jeanne.underwood@dominionenergy.com  
<jeanne.underwood@dominionenergy.com>  
Sent: Thursday, January 13, 2022 2:08 PM  
To: Brandie Schaeffer <BSchaeffer@warrentonva.gov>  
Cc: Culbertson, Renee <Renee.Culbertson@fauquiercounty.gov>; Lyndie Paul <lpaul@warrentonva.gov>; Butler, Chris <Chris.Butler@fauquiercounty.gov>  
Subject: RE: Happy New Year and Request for Meeting Dates - Circling Back

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Great--please advise if you would like our office to send out an invitation that will include both an in-person option and a Teams invitation as appropriate(?) If your office and Supervisor Butler's are able to provide your requested invitees for the meeting, that would be helpful, too.

We look forward to the discussion.

Jeanne

Jeanne Underwood, LPW '18  
External Affairs - Northern Virginia  
571-926-4050 (mobile)

-----Original Message-----

From: Brandie Schaeffer <BSchaeffer@warrentonva.gov>  
Sent: Thursday, January 13, 2022 1:46 PM  
To: Jeanne Underwood (Services - 6) <jeanne.underwood@dominionenergy.com>  
Cc: Culbertson, Renee <Renee.Culbertson@fauquiercounty.gov>; Lyndie Paul  
<lpaul@warrentonva.gov>; Butler, Chris <Chris.Butler@fauquiercounty.gov>  
Subject: [EXTERNAL] Re: Happy New Year and Request for Meeting Dates - Circling Back

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Yes, that works for me.

Thank you.

Sent from Brandie's iPhone  
703-300-0107

> On Jan 13, 2022, at 12:51 PM, jeanne.underwood@dominionenergy.com wrote:  
>  
> [EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender  
and know the content is safe.  
>  
> Hello, Brandie:  
>  
> I hope you have been having a good week! I am circling back to see if you and Supervisor  
Butler are in agreement about the meeting format that we've suggested below for January  
18(?) When you have a moment, can you let me know your thoughts, please?  
>  
> Thanks very much. We look forward to speaking with you soon,  
>  
> Jeanne  
>  
>  
> Jeanne Underwood, LPW '18  
> External Affairs - Northern Virginia  
> 571-926-4050 (mobile)  
>

>  
>

> -----Original Message-----

> From: Jeanne Underwood (Services - 6)

> Sent: Monday, January 10, 2022 12:42 PM

> To: Brandie Schaeffer <BSchaeffer@warrentonva.gov>

> Cc: Culbertson, Renee <Renee.Culbertson@fauquiercounty.gov>; Lyndie

> Paul <lpaul@warrentonva.gov>; Butler, Chris

> <Chris.Butler@fauquiercounty.gov>

> Subject: RE: Happy New Year and Request for Meeting Dates - Follow-up

>

> Good afternoon, Brandie:

>

> I hope you had a quiet and enjoyable week-end. I want to follow-up on scheduling a collaborative meeting with the Town of Warrenton and Fauquier County on Tuesday, January 18 to discuss the topics you've referenced. We would like to suggest that the first half of the meeting (e.g., 45 minutes to an hour--specific to routing options), be held with the Town, County, and Dominion Energy, and the second 45+ minutes to include AWS. The Dominion Energy team believes that it would more valuable to hold the routing discussion first, before the larger group meeting with AWS.

>

> If you are in agreement, I would be happy to send a Teams meeting invitation (perhaps 9-10:50 AM?) to the Town, County, and Dominion Energy representatives, as well as a second invitation to AWS participants to join from 10-10:50 AM(?)

>

> I look forward to hearing from you and Supervisor Butler soon. When you reply, can you advise on the participants you would like to include in the invitation(?) We would appreciate the same information from Fauquier County, when possible. Many thanks to each of you,

>

> Jeanne

>

>

> Jeanne Underwood, LPW '18

> External Affairs - Northern Virginia

> 571-926-4050 (mobile)

>

>

>

> -----Original Message-----

> From: Brandie Schaeffer <BSchaeffer@warrentonva.gov>

> Sent: Friday, January 7, 2022 4:04 PM

> To: Jeanne Underwood (Services - 6)

> <jeanne.underwood@dominionenergy.com>

> Cc: Culbertson, Renee <Renee.Culbertson@fauquiercounty.gov>; Lyndie

> Paul <lpaul@warrentonva.gov>; Butler, Chris

> <Chris.Butler@fauquiercounty.gov>

> Subject: [EXTERNAL] Re: Happy New Year and Request for Meeting Dates

>

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>  
> For the Town of Warrenton we are flexible, and if needed can host here and have zoom just like the previous meeting.  
>  
> Sent from Brandie's iPhone  
> 703-300-0107  
>  
>  
>  
>  
>> On Jan 7, 2022, at 3:20 PM, jeanne.underwood@dominionenergy.com wrote:  
>>  
>> [EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.  
>>  
>> Thank you, Brandie & Chris, for your prompt responses. We would appreciate your respective offices holding January 18th for this discussion; I have reached out to several of our team members and I believe that the 18th at 9 AM will work for DE as well. Before we confirm with all stakeholders, can you advise on whether you prefer an in-person w/virtual option meeting or a completely virtual discussion (understanding continuing concerns surrounding COVID19 variants)?  
>>  
>> We look forward to talking with you soon,  
>>  
>> Jeanne  
>>  
>>  
>> Jeanne Underwood, LPW '18  
>> External Affairs - Northern Virginia  
>> 571-926-4050 (mobile)  
>>  
>>  
>>  
>> -----Original Message-----  
>> From: Brandie Schaeffer <BSchaeffer@warrentonva.gov>  
>> Sent: Friday, January 7, 2022 2:41 PM  
>> To: Jeanne Underwood (Services - 6)  
>> <jeanne.underwood@dominionenergy.com>  
>> Cc: Culbertson, Renee <Renee.Culbertson@fauquiercounty.gov>; Lyndie  
>> Paul <lpaul@warrentonva.gov>; Butler, Chris  
>> <Chris.Butler@fauquiercounty.gov>  
>> Subject: [EXTERNAL] Re: Happy New Year and Request for Meeting Dates  
>>  
>> CAUTION! This message was NOT SENT from DOMINION ENERGY Are you expecting this message to your DE email? Suspicious? Use PhishAlarm to report the message. Open a browser and type in the name of the trusted website instead of clicking on links. DO NOT click links or open attachments until you verify with the sender using a known-good phone number. Never provide your DE password.  
>>  
>> The 18th works for me.  
>>  
>> In addition to the discussion of transmission routes, can we also add discussion with both Amazon and Dominion on the existing site? Routes are a factor of course, but the proposed substations and the specific design of the substation in Warrenton are time-sensitive and I would like to ensure that is covered as well.

>>  
>> Thank you for all you have done, and are doing, to help in this proactive effort.  
>>  
>> Regards,  
>> Brandie  
>>  
>> Sent from Brandie's iPhone  
>> 703-300-0107  
>>  
>>  
>>  
>>  
>>>> On Jan 7, 2022, at 12:37 PM, Butler, Chris <Chris.Butler@fauquiercounty.gov> wrote:  
>>>  
>>> [EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the  
sender and know the content is safe.  
>>>  
>>> Whatever works for Brandie works for me  
>>>  
>>> C T Butler  
>>> Fauquier Co Board of Supervisors  
>>> Lee District  
>>>  
>>>>> On Jan 7, 2022, at 12:30, Culbertson, Renee  
<Renee.Culbertson@fauquiercounty.gov> wrote:  
>>>>  
>>>> Good afternoon, Lyndie.  
>>>>  
>>>> It appears that Supervisor Butler's schedule is open at 9:00 a.m. on either Jan. 18th  
or Jan 25th. I will be happy to reserve a conference room here in the Warren Green building,  
once we have confirmation of everybody's availability.  
>>>>  
>>>> Thank you,  
>>>>  
>>>> Renée P. Culbertson, MMC  
>>>> Deputy Municipal Clerk  
>>>> Fauquier County Board of Supervisors  
>>>> 10 Hotel Street, Warrenton, VA 20186  
>>>> (540) 422-8020  
>>>> bos@fauquiercounty.gov  
>>>>  
>>>> -----Original Message-----  
>>>> From: Lyndie Paul <lpaul@warrentonva.gov>  
>>>> Sent: Friday, January 7, 2022 10:13 AM  
>>>> To: jeanne.underwood@dominionenergy.com  
>>>> Cc: Butler, Chris <Chris.Butler@fauquiercounty.gov>; Culbertson,  
>>>> Renee <Renee.Culbertson@fauquiercounty.gov>  
>>>> Subject: RE: Happy New Year and Request for Meeting Dates  
>>>>  
>>>> CAUTION: This email originated from outside of the organization. Do not follow  
instructions, click links, or open attachments unless you know the content is safe.  
>>>>  
>>>>  
>>>> Good morning,  
>>>>

>>>> Brandie is unavailable next Thursday at 9am. Per Mr. Butler's email about Tuesday's, Brandie is available on the 18th and 25th, preferably at 9 or 10am.

>>>>

>>>> Thanks,

>>>>

>>>> Lyndie Paul

>>>> Executive Assistant to the Town Manager Town of Warrenton, VA

>>>> 21 Main Street

>>>> Warrenton, VA 20186

>>>> Phone: 540-347-1101, ext. 204

>>>> Email: lpaul@warrentonva.gov

>>>>

>>>> -----Original Message-----

>>>> From: jeanne.underwood@dominionenergy.com

>>>> <jeanne.underwood@dominionenergy.com>

>>>> Sent: Friday, January 7, 2022 9:00 AM

>>>> To: Butler, Chris <Chris.Butler@fauquiercounty.gov>

>>>> Cc: Brandie Schaeffer <BSchaeffer@warrentonva.gov>; Lyndie Paul

>>>> <lpaul@warrentonva.gov>; Culbertson, Renee

>>>> <Renee.Culbertson@fauquiercounty.gov>

>>>> Subject: RE: Happy New Year and Request for Meeting Dates

>>>>

>>>> [EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

>>>>

>>>> Thank you, Supervisor Butler. I'll offer that date up to the DE team.

>>>>

>>>> Are there any additional dates that you can offer (maybe 1-2), in

>>>> the event that next Thursday is not workable for Brandie or

>>>> others(?) Thanks very much,

>>>>

>>>> Jeanne

>>>>

>>>>

>>>> Jeanne Underwood, LPW '18

>>>> External Affairs - Northern Virginia

>>>> 571-926-4050 (mobile)

>>>>

>>>>

>>>>

>>>> -----Original Message-----

>>>> From: Butler, Chris <Chris.Butler@fauquiercounty.gov>

>>>> Sent: Friday, January 7, 2022 8:57 AM

>>>> To: Jeanne Underwood (Services - 6)

>>>> <jeanne.underwood@dominionenergy.com>

>>>> Subject: [EXTERNAL] Re: Happy New Year and Request for Meeting

>>>> Dates

>>>>

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>>>>

>>>> Jeanne Happy New Year!

>>>> I plan to be in town next Thursday and can meet at 9a-10a.

>>>>

>>>> C T Butler

>>>> Fauquier Co Board of Supervisors

>>>> Lee District

>>>>

>>>>> On Jan 7, 2022, at 08:48, jeanne.underwood@dominionenergy.com wrote:

>>>>>

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>>>>>

>>>>>

>>>>> Happy New Year, Manager Schaeffer & Supervisor Butler:

>>>>>

>>>>> I hope your holidays were safe and enjoyable. I have just

>>>>> returned to the area and wanted to circle back to the request that

>>>>> was made at our November 30 meeting to coordinate a routing

>>>>> discussion with Dominion Energy in the new year. When you have a

>>>>> moment, can you suggest 2-3 dates that work on your respective

>>>>> calendars to hold that discussion(?)

>>>>>

>>>>> We look forward to continuing to work with Fauquier County and the

>>>>> Town of Warrenton in the days ahead. Take care,

>>>>>

>>>>> Jeanne

>>>>>

>>>>>

>>>>> Jeanne Underwood, LPW '18

>>>>> External Affairs - Northern Virginia

>>>>> 571-926-4050 (mobile)

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>>

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>

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**From:** "Rob Walton" <[rwalton@warrentonva.gov](mailto:rwalton@warrentonva.gov)>  
**Sent:** Tue, 18 Jan 2022 13:59:58 +0000  
**To:** "Brandie Schaeffer" <[BSchaeffer@warrentonva.gov](mailto:BSchaeffer@warrentonva.gov)>  
**Subject:** FW: Follow-up to 11/30/21 Meeting - Town of Warrenton/Fauquier County/Dominion Energy

---

**From:** Rob Walton  
**Sent:** Thursday, December 9, 2021 8:17 AM  
**To:** Brandie Schaeffer <[BSchaeffer@warrentonva.gov](mailto:BSchaeffer@warrentonva.gov)>  
**Cc:** Lyndie Paul <[lpaul@warrentonva.gov](mailto:lpaul@warrentonva.gov)>  
**Subject:** RE: Follow-up to 11/30/21 Meeting - Town of Warrenton/Fauquier County/Dominion Energy

Here is what I have from my notes:

- What is the proposed route from the Old Auburn Road substation or Opal?
- Dominion still needs to coordinate with the County.
- It was mentioned that Town service is almost at capacity. Amazon thought they could proceed with Phase I without the need for a new substation.....which is it?

---

**From:** Brandie Schaeffer <[BSchaeffer@warrentonva.gov](mailto:BSchaeffer@warrentonva.gov)>  
**Sent:** Wednesday, December 8, 2021 9:09 PM  
**To:** Rob Walton <[rwalton@warrentonva.gov](mailto:rwalton@warrentonva.gov)>  
**Cc:** Lyndie Paul <[lpaul@warrentonva.gov](mailto:lpaul@warrentonva.gov)>  
**Subject:** Fwd: Follow-up to 11/30/21 Meeting - Town of Warrenton/Fauquier County/Dominion Energy

Is there anything we missed we want to capture and ensure is mentioned?

Lyndie, can you schedule a 15m call with him?

Thanks!

Sent from Brandie's iPhone  
703-300-0107

Begin forwarded message:

**From:** "Jeanne Underwood (Services - 6)"  
<[jeanne.underwood@dominionenergy.com](mailto:jeanne.underwood@dominionenergy.com)>  
**Date:** December 8, 2021 at 1:54:29 PM EST  
**To:** Brandie Schaeffer <[BSchaeffer@warrentonva.gov](mailto:BSchaeffer@warrentonva.gov)>  
**Cc:** "Scott A Price (Services - 6)" <[Scott.A.Price@dominionenergy.com](mailto:Scott.A.Price@dominionenergy.com)>  
**Subject:** Follow-up to 11/30/21 Meeting - Town of Warrenton/Fauquier County/Dominion Energy

**[EXTERNAL EMAIL]** DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Good afternoon, Brandie:

I wanted to take a moment to thank you, again, for taking the time to meet with Greg Mathe, Stephen Precker, me, and our colleagues attending virtually, last Tuesday at the Town Hall offices. I hope that you viewed the discussion as a productive one; I certainly did.

I wanted to follow up with you on a few of the issues you raised in the meeting, and to confirm that I'm not missing anything from the notes I took during the discussion. I am confirming that I am following up on:

- Elm Substation (within Town limits). I have reached out to our colleague, Alan Ott, our principal engineer, whom, I believe has responded to previous inquiries regarding this site;
- Details regarding Dominion Energy distribution projects (including requests for easements), impacting the Town of Warrenton. I have reached out to my colleagues, Nate Horstick, Construction Projects Manager, Dan Kociola, Distribution Design Coordinator, and Cassandra Brown, Right-of-Way Agent, for an update on this issue;
- Interest in holding a collaborative meeting, in the near future, to further discuss the proposed data center planned off Blackwell Road. I believe it will be critical to include our colleagues from Strategic Partnerships/Economic Development, Stan Blackwell and Dominic Minor, in that meeting. I had the opportunity to speak with Dominic today regarding this request; if you have a moment to chat, perhaps I can update you with his thoughts on timing for a collaborative discussion(?)

Again, please advise on anything I may have missed from my notes last week, and I will be glad to include it in my follow-up action items. In the interim, if our office can be of assistance to the Town of Warrenton, please do not hesitate to reach out to me via return e-mail or at the mobile number listed below.

I hope you are having a safe and good week. Take care,

Jeanne

Jeanne Underwood, *LPW '18*  
External Affairs - Northern Virginia  
571-926-4050 (mobile)



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**From:** "Pfeiffer, Jessica" <jpfeiffer@thelandlawyers.com>  
**Sent:** Thu, 17 Feb 2022 21:18:13 +0000  
**To:** "'dharris@warrentonva.gov'" <dharris@warrentonva.gov>  
**Cc:** "Swenson, Jennifer" <jswenson@thelandlawyers.com>  
**Subject:** Data Center Special Use Permit - Meeting Request (10612.13)

**[EXTERNAL EMAIL]** DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Hi, Denise – I wanted to connect with you on possible dates and times for a meeting on the data center special use permit. John Foote and I will be in person and a couple AWS people may join via phone or zoom. Since we have a number of people to coordinate with, I was wondering the availability of you, Rob and any other Town Staff person you think should attend on Wednesday, March 2<sup>nd</sup>. John and I are pretty open – maybe 1 or 2 PM? Thank you, Jessica



**Jessica Pfeiffer** | Land Use Planner

**Walsh, Colucci, Lubeley & Walsh, P.C.**

4310 Prince William Parkway | Suite 300 | Prince William, VA 22192

Phone: 703.680.4664 x5119 | Fax: 703.680.6067

[jpfeiffer@thelandlawyers.com](mailto:jpfeiffer@thelandlawyers.com) | [www.thelandlawyers.com](http://www.thelandlawyers.com)

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**From:** "Brandie Schaeffer" <bschaeffer@warrentonva.gov>  
**Sent:** Fri, 25 Feb 2022 21:28:41 +0000  
**To:** "Brandie Schaeffer" <bschaeffer@warrentonva.gov>;  
"cnevill@warrentonva.gov; Town Council" <TownCouncil@warrentonva.gov>;  
"bhamby@warrentonva.gov" <bhamby@warrentonva.gov>;  
"kcarter@warrentonva.gov" <kcarter@warrentonva.gov>;  
"rcarlos@warrentonva.gov" <rcarlos@warrentonva.gov>;  
"spolster@warrentonva.gov" <spolster@warrentonva.gov>;  
"hsutphin@warrentonva.gov" <hsutphin@warrentonva.gov>;  
"jhartman@warrentonva.gov" <jhartman@warrentonva.gov>;  
"wsemples@warrentonva.gov" <wsemples@warrentonva.gov>  
**Subject:** Proposed Blackwell Substation

Mayor & Council,

Staff reached out in early February requesting a meeting time so I could brief you on the Amazon developments. I have met with some but not all and have one pending meeting.

All the information will go public at the next BOS meeting. Based on the final meetings today I assume all information will be made public, but we will have to watch the meeting. Having not met with most of the Council there is no direction to staff on how we as the Town will proceed and my position to staff and Council will be no statements to the press and allow the County to handle directly. Some of you indicated you would be reaching out to the BOS directly; I am not sure where that stands or if Council has provided a consistent option to the BOS on your preference.

While there is nothing currently before Council, you will have a legislative action on this item and being involved in the discussion early on will lead to a more controlled and favorable outcome for all.

Regards,  
Brandie

---

**From:** Kozanecki, Erin <Erin.Kozanecki.adm@fauquiercounty.gov>  
**Sent:** Friday, February 25, 2022 11:19 AM  
**To:** Meade, Holly <Holly.Meade@fauquiercounty.gov>; Shellenberger, Adam <Adam.Shellenberger@fauquiercounty.gov>; Parsons, Doug <Doug.Parsons@fauquiercounty.gov>; Brandie Schaeffer <BSchaeffer@warrentonva.gov>; Rogers, Amy <Amy.Rogers@fauquiercounty.gov>; Dyer, Monica <monica.dyer@fauquiercounty.gov>  
**Subject:** RE: Proposed Blackwell Substation Discussion

**[EXTERNAL EMAIL]** DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

All – Supervisor Gerhardt had a conflict pop up for this afternoon and DEV is in the process of coordinating a time for him on Monday. I wanted all aware so this is on your radar for Monday. Today's meetings will proceed as scheduled, as Supervisor Granger is not available for Monday.

Thanks,  
Erin

---

**From:** Kozanecki, Erin  
**Sent:** Friday, February 25, 2022 9:59 AM  
**To:** Meade, Holly <[Holly.Meade@fauquiercounty.gov](mailto:Holly.Meade@fauquiercounty.gov)>; Shellenberger, Adam <[Adam.Shellenberger@fauquiercounty.gov](mailto:Adam.Shellenberger@fauquiercounty.gov)>; Parsons, Doug <[Doug.Parsons@fauquiercounty.gov](mailto:Doug.Parsons@fauquiercounty.gov)>; Brandie Schaeffer <[BSchaeffer@warrentonva.gov](mailto:BSchaeffer@warrentonva.gov)>; Granger, Chris <[Chris.Granger@fauquiercounty.gov](mailto:Chris.Granger@fauquiercounty.gov)>; Gerhardt, Rick <[Rick.Gerhardt@fauquiercounty.gov](mailto:Rick.Gerhardt@fauquiercounty.gov)>; Rogers, Amy <[Amy.Rogers@fauquiercounty.gov](mailto:Amy.Rogers@fauquiercounty.gov)>  
**Subject:** RE: Proposed Blackwell Substation Discussion

FYI – Jeanne informed us yesterday afternoon that all of the DEV staff will be virtual. We will have the second floor conference room available for County/Town staff that want to participate in person, but wanted you aware prior to the meeting.

-----Original Appointment-----

**From:** Dyer, Monica <[monica.dyer@fauquiercounty.gov](mailto:monica.dyer@fauquiercounty.gov)>  
**Sent:** Friday, February 11, 2022 11:01 AM  
**To:** Dyer, Monica; Kozanecki, Erin; Meade, Holly; Shellenberger, Adam; Parsons, Doug; Brandie Schaeffer; Granger, Chris; Gerhardt, Rick; [jeanne.underwood@dominionenergy.com](mailto:jeanne.underwood@dominionenergy.com); Rogers, Amy  
**Cc:** Culbertson, Renee; Lyndie Paul; [stephen.s.precker@dominionenergy.com](mailto:stephen.s.precker@dominionenergy.com); [Gregory.E.Mathe@dominionenergy.com](mailto:Gregory.E.Mathe@dominionenergy.com); [dominic.j.minor@dominionenergy.com](mailto:dominic.j.minor@dominionenergy.com); [Nancy.R.Reid@dominionenergy.com](mailto:Nancy.R.Reid@dominionenergy.com); [Scott.A.Price@dominionenergy.com](mailto:Scott.A.Price@dominionenergy.com); [Laura.P.Meadows@dominionenergy.com](mailto:Laura.P.Meadows@dominionenergy.com)  
**Subject:** Proposed Blackwell Substation Discussion  
**When:** Friday, February 25, 2022 2:00 PM-3:00 PM (UTC-05:00) Eastern Time (US & Canada).  
**Where:** Microsoft Teams Meeting

WGB 2<sup>nd</sup> Floor Large Meeting Room Reserved for in-person. Teams virtual link below.

DE's Transmission and Engineering teams would like the opportunity to meet with Fauquier County's administration, Economic Development, Planning, and other key County staff to discuss some of the refinements that have been made to potential routing considerations following our 1/25 and 1/26 meetings, as well as provide an updated timeline on DE's process for this project in advance of the March 10 work session.

---



**From:** "Brandie Schaeffer" <bschaeffer@warrentonva.gov>  
**Sent:** Wed, 2 Mar 2022 20:19:50 +0000  
**To:** "Brandie Schaeffer" <bschaeffer@warrentonva.gov>;  
"cnevill@warrentonva.gov; Town Council" <TownCouncil@warrentonva.gov>;  
"bhamby@warrentonva.gov" <bhamby@warrentonva.gov>;  
"kcarter@warrentonva.gov" <kcarter@warrentonva.gov>;  
"rcarlos@warrentonva.gov" <rcarlos@warrentonva.gov>;  
"spolster@warrentonva.gov" <spolster@warrentonva.gov>;  
"hsutphin@warrentonva.gov" <hsutphin@warrentonva.gov>;  
"jhartman@warrentonva.gov" <jhartman@warrentonva.gov>;  
"wsemples@warrentonva.gov" <wsemples@warrentonva.gov>  
**Subject:** Amazon

Mayor & Council,

Today staff held their formal pre-application meeting with Amazon, they will likely submit soon. They did not give an official timeline, but I assume within the next 30 days.

Thanks,  
Brandie



**From:** "Carter Nevill" <cnevill@warrentonva.gov>  
**Sent:** Wed, 2 Mar 2022 20:21:40 +0000  
**To:** "Brandie Schaeffer" <BSchaeffer@warrentonva.gov>  
**Cc:** "Town Council" <TownCouncil@warrentonva.gov>;  
"bhamby@warrentonva.gov; kcarter@warrentonva.gov; rcarlos@warrentonva.gov;  
spolster@warrentonva.gov; hsutphin@warrentonva.gov;  
jhartman@warrentonva.gov; wsemple@warrentonva.gov; Carter Nevill"  
<cnevill@warrentonva.gov>  
**Subject:** Re: Amazon

Thank you for the update.

Carter Nevill  
Mayor  
Town of Warrenton  
cnevill@warrentonva.gov  
(540) 359-5246  
Sent from my iPhone. Please excuse any typos.

On Mar 2, 2022, at 3:19 PM, Brandie Schaeffer  
<BSchaeffer@warrentonva.gov> wrote:

Mayor & Council,

Today staff held their formal pre-application meeting with Amazon, they will likely submit soon. They did not give an official timeline, but I assume within the next 30 days.

Thanks,  
Brandie



**From:** "Rob Walton" <rwalton@warrentonva.gov>  
**Sent:** Thu, 31 Mar 2022 17:19:48 +0000  
**To:** "Julie Bolthouse" <jbolthouse@pecva.org>  
**Subject:** RE: Update on Amazon Data Center

Good afternoon Julie,

We have not received a pre-application meeting request, nor a SUP submission, at this point.

Thanks,  
Rob

---

**From:** Julie Bolthouse <jbolthouse@pecva.org>  
**Sent:** Wednesday, March 30, 2022 7:18 PM  
**To:** Rob Walton <rwalton@warrentonva.gov>  
**Subject:** Update on Amazon Data Center

**[EXTERNAL EMAIL]** DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Hi Rob,  
Hope your doing well.

Has an application been filed with the county for the Amazon datacenter yet? Have there been any pre application meetings yet? Thank you for confirming.  
Julie

--  
Julie Bolthouse, AICP  
Deputy Director of Land Use

Piedmont Environmental Council  
[www.pecva.org](http://www.pecva.org)  
45 Horner St.  
Warrenton, VA 20186  
Cell 571-442-4068

Contributions like *yours* make the work PEC does possible. Become a [member or donate](#) today to continue to restore and protect this beautiful place we love!





**From:** "Brandie Schaeffer" <bschaeffer@warrentonva.gov>  
**Sent:** Fri, 15 Apr 2022 18:29:37 +0000  
**To:** "Brandie Schaeffer" <bschaeffer@warrentonva.gov>;  
"cneville@warrentonva.gov; Town Council" <TownCouncil@warrentonva.gov>;  
"bhamby@warrentonva.gov" <bhamby@warrentonva.gov>;  
"kcarter@warrentonva.gov" <kcarter@warrentonva.gov>;  
"rcarlos@warrentonva.gov" <rcarlos@warrentonva.gov>;  
"spolster@warrentonva.gov" <spolster@warrentonva.gov>;  
"hsutphin@warrentonva.gov" <hsutphin@warrentonva.gov>;  
"jhartman@warrentonva.gov" <jhartman@warrentonva.gov>;  
"wsemple@warrentonva.gov" <wsemple@warrentonva.gov>  
**Subject:** Dominion Energy

Here is additional background information and discussion on this topic.

Thank you,  
Brandie

---

**From:** Brandie Schaeffer  
**Sent:** Tuesday, March 15, 2022 8:35 PM  
**To:** William Semple <wsemple@warrentonva.gov>  
**Cc:** Rob Walton <rwalton@warrentonva.gov>  
**Subject:** RE: Power Line Location

Bill,

I have done my best to answer your questions below and if it is easier, we can take another meeting. The complication is this is mostly a discussion between Dominion and the County at this point, and while we have a part to play our feedback is a small portion of the overall route. This is being developed and nothing has been finalized or released.

If you would not mind, I would like to forward this to all of Council to ensure we stay on the same page.

Thanks!  
B

---

**From:** William Semple <[wsemple@warrentonva.gov](mailto:wsemple@warrentonva.gov)>  
**Sent:** Tuesday, March 15, 2022 2:08 PM  
**To:** Brandie Schaeffer <[BSchaeffer@warrentonva.gov](mailto:BSchaeffer@warrentonva.gov)>  
**Cc:** Rob Walton <[rwalton@warrentonva.gov](mailto:rwalton@warrentonva.gov)>  
**Subject:** Power Line Location

Brandie,

At our brief meeting on the Dominion substation project, you mentioned that one of the options available to Dominion Power was to run a high voltage transmission line

under Walker Drive. You suggested using this route might be a reasonable choice since at the same time, Walker Drive could be repaved. You also said that this option among others had already been approved by the SCC.

My statements to Dominion are that the Town's preference, as a more urbanized area, is any additional lines be underground once they hit the Town border. During the last update that I participated in, Dominion shared options and challenges showing the narrowed list of seven routes in more detail. The County staff gave feedback and I did not other than requesting underground lines. There are several options for where the lines could enter Warrenton based on the route that is preferred in the County. I do believe as long as they are underground it is a viable option for the Town but have not listed it as preferred. My feedback has been limited in scope as the impact is more to the County and allowing them to review the impacts first and remaining flexible if it is underground is the advice I am giving the Council, so this is what I meant by saying it is a reasonable option.

I never stated existing approval by the SCC, rather I stated the opposite in that this was the first stage and Dominion would be holding a work session with the County BOS in April to start the process. When I started to outline the process, you told me you were aware and were one of six to have filed on the previous case in the northern part of County stopping the lines that resulted in the expansion of the existing corridor through Culpeper County.

I'd like to know more about all this.

1. I searched the State Corporation Commission, looking for the relevant approval of various route options and found PUR-2021-00127, which was filed last June and decided (I believe) in January, but could not find anything specific to Walker Drive. If you know of any documentation or can direct me to the correct case number, I'd appreciate having the chance to review it.

There is nothing at this time as Dominion is working on options and plans to start with a work session with the Fauquier BOS in April. The purpose of holding meetings to make Council aware is ensure the first time you hear of the additional lines and proposed routes is not in the paper after the BOS meeting. I am trying to be proactive and ensure you are not caught off guard when the information is released to the BOS and subsequently the public. Last I saw they were still working and had some errors in the proposed routes regarding various small factors that would get settled between Dominion and County GIS, so there is nothing to review as they are still working on it to the best of my knowledge.

2. The only recent documents I could find on the County website were directed to an Opal substation application.

Correct, the first step for Dominion is the Opal substation and then from there lines to Warrenton substation, and then lines from the Warrenton substation to the Blackwell site.

3. I also need to know more about the differences are between repaving a road and burying a transmission line. I found only one reference to Walker Drive in

the existing CIP. While the Planning Commission work session agenda item is titled Draft FY 23-28 CIP, the only document available online is the existing 22-27 CIP.

No information has been shared with me on the construction impact and timeline with the installing of underground lines.

This is the early phase of discussion, there are possible routes being developed and from there public hearings for feedback on the routes and then a filing to the SCC for their selection. We are at least a year out based on my review of even knowing a route.

There is no question that utility instillation is more impactful to timeline than just paving. Understanding the exact construction timeline will be at engineering phase otherwise it would be rough estimates based on unknowns. Broadview is a good example of why estimating timelines on major project too early just leads to more confusion of residents. When the project is large or not completely our project staff has minimal ability to estimate and or hold the third party accountable to the schedule.

For Council in these meeting the only point I'm highlighting is if Walker Drive is to be repaved in the next couple of years, and the transmission line could potentially come down Walker Drive, than rather than disturb it twice let's do it once and save the Town the money and residents headache. I have suggested such because this position is consistent with Town Council's approach on Broadview with delaying repaving and adding the utilities such as new water lines and hydrants, and possible electric for enhanced lights and fiber. This is also the goal with Main Street, to attempt to add more fiber and make water and sewer line repairs during the process, it will take more time than just transportation, but it is better than doing it multiple times. I am always looking for options to achieve savings and overlap projects to reduce overall collective impact. For us, project money is hard to come by, so we are always looking for economies of scale but would also note that when consulting for Charlottesville they also took the same approach having a longer impact rather than several different short projects. This approach saved money in the long run and was supported by the downtown businesses along the mall.

Nothing with Dominion or repaving of Walker Drive would be in the CIP which is why you are not finding anything there.

I also would like to review the draft 23-28 CIP. Selected projects were extracted for tonight's Planning Commission public hearing to confirm consistency with the Comp Plan, including the roundabout at E. Lee Street and Falmouth.

Ok, I have not had time to review everything going to the PC tonight but can circle around with Rob and Denise to see what they presented. Projects are often held in out years to assist Town staff with getting VDOT to study the options absent the Town having to hire independent consultants. Items in the CIP are a basis for a lot of what VDOT needs in consideration. The Town Council is only authorizing the projects in year one, and out years are place holders, and the design is not set, but holding in out years reduces spending burdens on the town taxpayers.

Regards,

William T. Semple  
Town Council, Ward 2  
Warrenton, VA  
cell: 1 (540)-422-5031 (government)  
office: 1 (540) 347-4378  
[wsemple@warrentonva.gov](mailto:wsemple@warrentonva.gov)



**From:** "William Semple" <wsemple@warrentonva.gov>  
**Sent:** Fri, 15 Apr 2022 17:19:10 +0000  
**To:** "Town Council" <TownCouncil@warrentonva.gov>;  
"carter@carterandspence.com" <carter@carterandspence.com>  
**Subject:** RE: Dominion Energy Presentation and Stakeholder Group  
Invitation

Council:

I watched Dominion Energy's presentation of potential power line routes to the Amazon substation at yesterday's Fauquier BOS work session. You can review the meeting at [http://fauquier-va.granicus.com/MediaPlayer.php?view\\_id=1&clip\\_id=399](http://fauquier-va.granicus.com/MediaPlayer.php?view_id=1&clip_id=399). Some of this information was presented at a joint meeting to the County/Town staffs in January.

I was advised by the town manager that there are no plans to make a similar presentation to the Council. After reading below, I hope you will agree with me that we should request that Dominion attend a work session. I am disturbed, honestly, that yesterday was not a joint presentation, given that some of the transmission routes will impact Warrenton directly.

My early worries about this substation now fully realized, Dominion is planning to build a 230KV transmission line with additional future capacity (up to 325KV or, horrors, 500KV) either above ground or below ground, or perhaps some combination, not just to power the data center, but to serve as a gateway supporting the company's general efforts to improve transmission capacity and reliability in the region. <https://www.dominionenergy.com/Blackwellroad>. Note that the location of the new substation will be immediately behind Country Chevrolet.

**230KV+ transmission lines overhead or below ground are no small potatoes.**

Overhead lines especially can have a significant visual and economic impact on property values.

Underground transmission lines are generally preferred but can be highly disruptive during construction and from Dominion's point of view, appreciably more expensive.

The following link shows a variety of power tower designs.

<https://www.google.com/search?q=230+kv+transmission+line+tower+height&sxsrf=APq-WBssGJZzG6c5MLP69pxC4LSyw7IMwg:1649961813262&tbm=isch&source=iu&ictx=1&vet=1&fir=tSuKATSEx4nNJM%252CFpNHeEfwGoyP M%252C %253BDLqr5bqml8uLMM%252CD1rvLyw0F3DaMM%252C %253BUAbjLAhdiKIY1M%252Crb1uhAAM4BoiLM%252C %253BnX0PcchcPXImKM%252CI0qxvvSpxqsVVM%252C %253B12iLY9VDp0QvDM%252CHbsZei3Zq3urYM%252C %253BEkP9xdJ-PfMBCM%252Ckx0ASfOYOgRbyM%252C %253BJNt-gjO4a-0DDM%252CYSyD1dG9P4UNwM%252C %253BYlqTE9B2Gsl4LM%252CW-H4v26X0cqdAM%252C %253BQIAEIRLqRt4T7M%252Cy9XwZdAhE-35fM%252C %253BMB0i0IOGAi24ZM%252CUj97iYIPLyyO1M%252C %253BfzPpBk643jYFGM%252CBUQq6xun1-fo7M%252C %253Bi8eZSm2rQ c90M%252Ch0eNntHGUVmLRM%252C %253BBu fdq MtE DGM%252CT y1suwsfqhpyM%252C %253Bm rffB9rq07xoM%252CBUQq6xun1-fo7M%252C %253B4Q3PasiZXV-6oM%252Cmcaj0pEi4dRL4M%252C %253B7CcCSI8vaGqIKM%252Cq5pTz0PnhCo-mM%252C>



[252C &usg=AI4 -](#)

[kTjNzoAe7UhRNkpqeJTrHCPhyVIPQ&sa=X&ved=2ahUKEwj3ZbempT3AhUdp3IEHUAFCjQQ9QF6BAgZEA#imgsrc=nX0PcchcPXImKM](#)

An example of a 325KV underground project: <https://bond-civilutility.com/project/eversource-middletown-norwalk-transmission-line-2/>.

A 230KV underground project can look like this:

[https://www.google.com/url?sa=i&url=https%3A%2F%2Fia.cpuc.ca.gov%2Fenvironment%2Finfo%2Fpanoramaenv%2FRTRP%2FPDF%2FData\\_Request\\_Other%2FLenna\\_r\\_DR1.R1\\_AC.pdf&psig=AOvVaw3zClqnCyhwEj1AveQ1 - fS&ust=1650048409448000&source=images&cd=vfe&ved=0CAwQjRxqFwoTCOia6b-blPcCFQAAAAAdAAAAABAb](https://www.google.com/url?sa=i&url=https%3A%2F%2Fia.cpuc.ca.gov%2Fenvironment%2Finfo%2Fpanoramaenv%2FRTRP%2FPDF%2FData_Request_Other%2FLenna_r_DR1.R1_AC.pdf&psig=AOvVaw3zClqnCyhwEj1AveQ1 - fS&ust=1650048409448000&source=images&cd=vfe&ved=0CAwQjRxqFwoTCOia6b-blPcCFQAAAAAdAAAAABAb)

Dominion has proposed two overhead routes originating from the Wheeler substation in Prince William County and three overhead routes (with variations) branching from an existing 500KV transmission line that we pass under on the Greenway. (Fauquier BOS Page 8). Alternatively, the company has proposed three underground routes from the south. (Fauquier County BoS, Page 9).

The Dominion disclaims that these routes are “desktop” and subject to public input. Having been a lead litigant in the 500KV power tower case in 2007, I am skeptical we or the public will have any influence, especially once the routes are submitted to the SCC, unless we weigh in early in the process. I know that the public had no influence whatsoever in the 500KV case from the outset and that other factors played in Dominion’s ultimate decision to use a ROW where 500KV towers already existed.

No one should be in favor of overhead routes, no matter how configured. The overhead route that affects us borders the Town to the south and west, including the Alwington Farm property. I think this would be a disaster. 110 to 200-foot towers ringing our town.

While I believe the two underground routes east of Route 29 might work, I am especially concerned about option involving E. Lee Street, Walker Drive, Blackwell Road, crossing Lee Highway just to the north of the Warrenton Professional Building and terminating behind Country Chevrolet. Referencing the images above, this would be a major and disruptive construction project, greatly inconveniencing residents of Wards 1, 2 and 3 for a considerable period of time. Also, it is not clear where the underground portion would begin and end crossing Route 29.

Once you have had a chance to reflect on all this, I will poll the Council in the next few days to determine whether it desires a work session with Dominion.

Regards,

Bill

William T. Semple



Town Council, Ward 2  
Warrenton, VA  
cell: 1 (540)-422-5031 (government)  
office: 1 (540) 347-4378  
[wseample@warrentonva.gov](mailto:wseample@warrentonva.gov)



**From:** "Brandie Schaeffer" <bschaeffer@warrentonva.gov>  
**Sent:** Thu, 21 Apr 2022 17:00:14 +0000  
**To:** "Brandie Schaeffer" <bschaeffer@warrentonva.gov>;  
"cnevill@warrentonva.gov; Town Council" <TownCouncil@warrentonva.gov>;  
"bhamby@warrentonva.gov" <bhamby@warrentonva.gov>;  
"kcarter@warrentonva.gov" <kcarter@warrentonva.gov>;  
"rcarlos@warrentonva.gov" <rcarlos@warrentonva.gov>;  
"spolster@warrentonva.gov" <spolster@warrentonva.gov>;  
"hsutphin@warrentonva.gov" <hsutphin@warrentonva.gov>;  
"jhartman@warrentonva.gov" <jhartman@warrentonva.gov>;  
"wsemples@warrentonva.gov" <wsemples@warrentonva.gov>  
**Subject:** Dominion Meeting 04.20.2022

Mayor & Council,

At the request of Dominion Energy various jurisdictions attended a Northern Virginia Regional meeting.

- o Prince William County
- o Fairfax County
- o Loudoun County
- o Fauquier County
- o Town of Warrenton (Denise Harris as staff)

The meeting was on the heels of the governor's announcement about the investments coming from Google to the region. Dominion talked mostly to counties about their role in working together for connections in the grid, emphasizing jurisdictional lines don't exist with the broader goals of the Commonwealth under the economic development growth plans and investments. The density of power in NoVa is greater than any other location and the ability to serve requires greater flexibility to move and shift power during storms to protect reliability and ensure growth in the system can be accommodated.

NoVa is a unique example as it is the largest in the Country and by 2026 is projecting over 200% growth. There is no indication it will slow down.

- Pandemic power impact is greater with hybrid work (virtual is impactful on cloud as well)
- Google, Microsoft, Amazon, Feds and long-standing history of internet transmission in the region.
- Substations will double in the next five years as part of economic growth.

Dominion highlighted Google's investment as further illustration of the Commonwealth economic goals with a message that to accept this economic growth there must be flexibility and collaboration between the counties for corridors. New corridors and interconnections between Loudoun and Prince William counties for looping and the connections between the two power providers was reviewed. Specific attention was paid to Loudoun's new proposed routes.

Regional routing decision matrix was outlined:

- Existing ROW

- Land Use
- Property Owner
- Co-locate where possible
- Property Boundaries
- Minimize impacts on human, environmental, cultural, and historical concerns.
  - o Environmental can be greater underground.
- Wetlands, waterways
- Conservation lands
- Endangered species
- Tribal
- Neighborhoods
- Parks

Discussion on decisions in urbanized areas:

Over vs. Under—what is the best technology to serve? It is a process but is a mix and is worked through a matrix to include cost, timing, operability, viability, reliability. Not all figured out but working on the *art of the possible*. Underground is currently less reliable.

Key Takeaways:

- o Significant amount of new infrastructure
- o Large study area
- o Community input will be a part of the development
- o Long term reliability is a concern with the Commonwealth economic growth plans and the current loads.

Timeline of the Dominion process for Community Engagement:

- o April 2022—Dominion will start conversations and County Engagement (this was the first meeting)
- o Mat-October 2022 Outreach meetings in various jurisdictions
- o June-November Outreach and engagement continues
- o November 2022 Initial Open House meetings
- o Q1-Q2 2023 SCC Filings
- o Q1 2025 Construction

Prince William shared concerns over limited information, like our staff and Fauquier County staff, and no clear understanding of the transmission impact, as such requesting Dominion Energy do more improve that process so staff can answer questions of elected officials. Dominion responded by saying they are not intending to keep information, rather they only have a forecast, and this is hard to see the aggregate demand with various projects at one time. When the site enters the load is fluid and it makes it hard to know the transmission impacts.

My thoughts are the meeting was a good sign that Dominion Energy is taking positive steps to work with the region and to get the counties all talking to each other. There is no action for the Town and most of the discussion is directed at county coordination on regional corridors. Dominion highlighted an effort to keep regional corridor discussion out of mulling of site-specific issues, and as such did not discuss any specific proposed locations yesterday, to include the proposed site in

Warrenton. No maps of Fauquier County were shown, only Prince William, Fairfax, and Loudoun.

If you want additional information on this meeting the mayor has directed that a work session item can be added if there is support from Council, otherwise there is no immediate action for the Town and staff will continue to monitor this process and provide any updates given to us.

Regards,  
Brandie

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**From:** Brandie Schaeffer  
**Sent:** Monday, April 18, 2022 10:50 AM  
**To:** Town Council <TownCouncil@warrentonva.gov>  
**Subject:** Calendar:: Dominion Meeting

Mayor & Council,

This morning Councilman Semple reached out regarding a meeting on my calendar with Dominion Energy on Wednesday stating that if it affects Warrenton, especially Ward 2, he wants to be involved in the meeting. Council is welcome to attend any meeting with staff, but I will need to understand how to manage the request. It would be helpful to me if request to attend meetings on the Town Manager's calendar go through Council to avoid three or more members attending the same meeting.

In response to questions by Councilman Semple related to this meeting:

Question: Why are you there?

Answer: A request to attend a regional Dominion Energy meeting was sent to me by Dominion Energy as part of a discussion with jurisdictions in Northern Virginia.

Question: Who is the audience?

Answer: Dominion Energy sent the request to the administrators and suggested that economic development, and planning attend the meeting. The chair of each jurisdictional body is also invited, or they may send a staff representative from their office. Dominion Energy indicated they will hold additional meetings in each county as well.

Question: Don't understand your statements on advertising. Why would we need to advertise?

Answer: If more than three members attend a meeting it needs to be advertised. This has happened with Council attending meetings in the past to include the Path Foundation series on equity policies, and the Chamber legislative meetings. It is fine for Council to attend educational sessions, but if there is policy discussion it would need to be advertised.

Thank you,  
Brandie



**From:** "Denise Harris" <dharris@warrentonva.gov>  
**Sent:** Fri, 22 Apr 2022 14:05:18 +0000  
**To:** "Rob Walton" <rwalton@warrentonva.gov>  
**Subject:** Fw: SUP-22-3 - Amazon Data Center - Special Use Application

Rob,  
Just FYI...we have routed the application for review but we have not yet officially accepted it under the 15 day timeline. Waiting for the Land Use Affidavit to be signed. If they don't get it in within 15 days we will be saying the application is determined incomplete until that form comes in.  
Denise

**From:** Matthew Cute <mcute@warrentonva.gov>  
**Sent:** Friday, April 22, 2022 10:02 AM  
**To:** Frank Cassidy <fcassidy@warrentonva.gov>; Michael Kochis <mkochis@warrentonva.gov>; Rodney Woodward <rodney.woodward@warrentonfire.org>; Rodney Woodward <rwoodward@warrentonva.gov>; Dina Hermoso <dhermoso@warrentonva.gov>; Paul Bernard <pbernard@warrentonva.gov>  
**Cc:** Rob Walton <rwalton@warrentonva.gov>; Kelly Machen <kmachen@warrentonva.gov>; Denise Harris <dharris@warrentonva.gov>; Brittany Latack <blatack@warrentonva.gov>  
**Subject:** SUP-22-3 - Amazon Data Center - Special Use Application

Good morning, All,

Special use application SUP-22-3 has been entered into OpenGov. Hard copies are either in your mailboxes or available at the permit window. Digital files are available at the following [LINK](#).

Thank you,

Matthew Cute  
Permit Technician  
Town of Warrenton  
21 Main Street  
Warrenton, VA 20186

**Office Phone:** (540) 316-6396 x117  
**Email:** [mcute@warrentonva.gov](mailto:mcute@warrentonva.gov)  
**Website:** [www.warrentonva.gov](http://www.warrentonva.gov)







**From:** "Rob Walton" <[rwalton@warrentonva.gov](mailto:rwalton@warrentonva.gov)>  
**Sent:** Fri, 22 Apr 2022 14:43:37 +0000  
**To:** "Denise Harris" <[dharris@warrentonva.gov](mailto:dharris@warrentonva.gov)>  
**Subject:** RE: SUP-22-3 - Amazon Data Center - Special Use Application

Sounds good.

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**From:** Denise Harris <[dharris@warrentonva.gov](mailto:dharris@warrentonva.gov)>  
**Sent:** Friday, April 22, 2022 10:05 AM  
**To:** Rob Walton <[rwalton@warrentonva.gov](mailto:rwalton@warrentonva.gov)>  
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Denise

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**From:** Matthew Cute <[mcute@warrentonva.gov](mailto:mcute@warrentonva.gov)>  
**Sent:** Friday, April 22, 2022 10:02 AM  
**To:** Frank Cassidy <[fcassidy@warrentonva.gov](mailto:fcassidy@warrentonva.gov)>; Michael Kochis <[mkochis@warrentonva.gov](mailto:mkochis@warrentonva.gov)>; Rodney Woodward <[rodney.woodward@warrentonfire.org](mailto:rodney.woodward@warrentonfire.org)>; Rodney Woodward <[rwoodward@warrentonva.gov](mailto:rwoodward@warrentonva.gov)>; Dina Hermoso <[dhermoso@warrentonva.gov](mailto:dhermoso@warrentonva.gov)>; Paul Bernard <[pbernard@warrentonva.gov](mailto:pbernard@warrentonva.gov)>  
**Cc:** Rob Walton <[rwalton@warrentonva.gov](mailto:rwalton@warrentonva.gov)>; Kelly Machen <[kmachen@warrentonva.gov](mailto:kmachen@warrentonva.gov)>; Denise Harris <[dharris@warrentonva.gov](mailto:dharris@warrentonva.gov)>; Brittany Latack <[blatack@warrentonva.gov](mailto:blatack@warrentonva.gov)>  
**Subject:** SUP-22-3 - Amazon Data Center - Special Use Application

Good morning, All,

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Thank you,

Matthew Cute  
Permit Technician  
Town of Warrenton  
21 Main Street  
Warrenton, VA 20186

**Office Phone:** (540) 316-6396 x117  
**Email:** [mcute@warrentonva.gov](mailto:mcute@warrentonva.gov)  
**Website:** [www.warrentonva.gov](http://www.warrentonva.gov)





## **Dominion Project Participation Group**

### **Meeting 1 Raw Notes**

**April 26, 2022**

#### **PATH Foundation**

##### **Stakeholders Included:**

JTHG, PEC, Steve Rogers, Rotary, Chamber of Commerce, NOVC, VDOT, NAACP, Fauquier County, Town of Warrenton

##### PROCESS

Public participation group 3 meetings later June, late summer/early fall

Public open house events (June/August)

Added community engagement/marketing

##### TIMELINE

Fall filing of SCC

2024 start construction

2025 end construction

##### MISC

Double circuit upgrade on transmission line after the previous discussions from Wheeler were opposed.

It is near capacity now, load request of data center requires transmission line and substation.

Data center generally Requires 30 mw, 1 mw powers approximately 200 homes.

2-3 more data centers will require a loop with Wheeler. Don't have justification to examine without load letters.

Not currently part of PJM plan.

If Town of Warrenton doesn't approve data center, is the need still there? In house counsel said "It depends."

ERM is the routing consultant. Existing ROWs are given priority. Try to collocate where possible. 100' overhead ROW, 80' underground ROW. Look at conservation easements, government owned land. Standard span 600-700' look for construction access, minimize sharp angles, utility crossings, unstable soils.

Routing study is filed with SCC

All proposed/studied routes are part of the appendix, including routes rules out.

Dominion stated VDOT has to be part of the conversation and there may already be utilities in the road. Dominion cannot condemn VDOT or local land.

Ongoing discussion regarding is Warrenton at capacity. Some in group believed if AWS is triggering the need, they should pay for it. Others stating the importance of infrastructure and the dangerous precedence of requiring businesses to pay for next level infrastructure. In house counsel explained energy providers do not operate that way, the infrastructure is built as needed and serves all.

Question if a second substation is needed, and AWS does not happen then what? Dominion explained that AWS is providing the substation land.

#### Proposed Warrenton Routes in Miles

Overhead (rough estimate)

Route 1 - 4.3

Route 2 - 4.1

Route 3 - 4.35

Route 4 - 4.6

Underground

Route 1 - 3.0 (Walker Drive)

Route - 2.8 (Parallel US 29)

Route 3 - 3.0 (Tunnel approximately 40-50' underground)

Proposed Wheeler Routes in Miles – Both hug commercial panhandle

Route 1 - 9.4

Route 2 - 9.5

PJM rules cannot serve more than 300 off transmission line

Conceptual double circuit envisioned for new line, want ability to expand in future.

#### Break Out Table Report Outs

##### Table 1

Amazon should pay for anything that needs to happen, not rate payers.

Route to the west has too much impact (gateways, environmental, streams, longer, development)

Routes from north impact on US29 (scenic, visual, battlefield)

Overhead not an option. Gateways, tourism, Frytown.

Underground less impact follow road network but a lot of questions.

##### Table 2

Underground rocks, disrupting underground aquifer

AWS to kick in \$

Tax increment financing, bonding to help finance

Per mile overhead \$3-4 million, underground 6-10x more expensive.

Overhead route 3 slightly modify hug VDOT ROW.

What does the SCC look at to approve? Cost, impact, collocation, proximity to homes, environmental Justice communities, historic?

### Table 3

VDOT/Dominion meeting recap of needs for ROW.

Still going to be private ROW encroachment because there is additional ROW needed.

TOW bypasses

Doesn't think a tunnel has ever been done and will have to go up the VDOT channels.

Resource sharing agreement Comcast/Verizon

Makes sense to do colocation but may be complicated

### Agreed upon Key take aways from the meeting that can be shared (with press)

AWS is not paying

Reinforcement of the importance of infrastructure cannot be overestimated

Sincerity of group to hear from stakeholder

Better understand complexity

Warrenton sub station is heading to capacity

Second sub station on Remington line is interesting to consider for distribution and economic growth

### Outstanding questions:

Opal question

Life span of sub station

Possibility of under grounding along roads?

What are the other impacts with proposed underground routes?

Water and ground water impacts?

What can VDOT leverage to potentially help serve the public? Pilot programs for innovative?

### Next Meetings:

June 21 2-5 pm Project Participation Group Meeting #2

June 22 Vint Hill/23 Fauquier Fair Grounds Public Outreach Meetings 4-7 Open House

Launch website in May



**From:** "Rob Walton" <[rwalton@warrentonva.gov](mailto:rwalton@warrentonva.gov)>  
**Sent:** Mon, 9 May 2022 23:06:25 +0000  
**To:** "Kelly Machen" <[kmachen@warrentonva.gov](mailto:kmachen@warrentonva.gov)>  
**Cc:** "Denise Harris" <[dharris@warrentonva.gov](mailto:dharris@warrentonva.gov)>  
**Subject:** Re: Warrenton Zoning Inquiry

They are required to get a certificate from DEQ for the generators. We can ask them to submit the form with the site plan. We can't sign off at the moment since it needs SUP approval first.

Sent from my iPhone

On May 9, 2022, at 3:10 PM, Kelly Machen  
<[kmachen@warrentonva.gov](mailto:kmachen@warrentonva.gov)> wrote:

Good Afternoon,

See the attached Air Permit request form. I am not aware of an Air Permit requirement within the Town. Is this something we should be requiring? Do you know anything about these types of permits?

Thank you  
Kelly

Kelly Machen, AICP, CZA  
Zoning Administrator

Town of Warrenton  
Planning and Community Development Department  
21 Main Street  
Warrenton, VA 20186  
Ph: (540) 347-1101 x312  
Email: [kmachen@warrentonva.gov](mailto:kmachen@warrentonva.gov)  
Website: [www.warrentonva.gov](http://www.warrentonva.gov)

---

**From:** Carruthers, Blake <[bcarrut@amazon.com](mailto:bcarrut@amazon.com)>  
**Sent:** Monday, May 9, 2022 2:59 PM  
**To:** Kelly Machen <[kmachen@warrentonva.gov](mailto:kmachen@warrentonva.gov)>  
**Cc:** Gahagan, Jannina <[jgahagan@amazon.com](mailto:jgahagan@amazon.com)>  
**Subject:** Warrenton Zoning Inquiry



**[EXTERNAL EMAIL]** DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Hi Kelly,

I reached out to the Fauquier Co. Zoning Department and they pointed me to you with my zoning confirmation question. The VDEQ requires air permit applications to contain a signed/approved zoning certification document if the local county or municipality requires it for construction. We are in the process of preparing an air permit application on Blackwell RD, Warrenton, VA 20186 (Parcel ID 6984-69-2419-000). We have not constructed a data center in Warrenton and were not sure if this was a requirement, and if so, how to go about the process. Any help would be appreciated. I've attached the standard form we submit to VDEQ, if required. I will have it signed and submitted through using your local process if it is determined necessary. If you have any questions, please let me know, and thank you for any help you can provide.

Thank you,

Blake Carruthers  
Regional Environmental Engineer  
AWS | Enviro  
Email: [bcarrut@amazon.com](mailto:bcarrut@amazon.com)  
Mobile: 940.704.1439