



**PLANNING COMMISSION WORK SESSION  
TOWN OF WARRENTON**

**MINUTES**

**A WORK SESSION OF THE TOWN OF WARRENTON PLANNING COMMISSION  
WAS HELD JULY 26TH, 2022 AT 7:00 P.M. IN THE MUNICIPAL BUILDING IN  
WARRENTON, VIRGINIA**

**P R E S E N T** Ms. Susan Helander, Chair; Mr. James Lawrence, Vice Chair; Mr. Ali Zarabi; Mr. Ryan Stewart; Mr. Gerald Johnston; Mr. Steve Ainsworth; Mr. Rob Walton, Community Development Director; Ms. Denise Harris, Planning Manager; Ms. Grainne Mazon-Schafer, Permittech

**A B S E N T** None

**CALL TO ORDER AND ESTABLISHMENT OF QUORUM**

Ms. Susan Helander called the meeting to order at 7:00 P.M.

**WORK SESSION**

Ms. Helander provides a brief overview of the Planning Commission review process stating this is a time for the Applicant to give an overview of the application. There is no staff analysis at this time. A Staff report be included at the Public Hearing stage.

**ZMA/CP/SP 22-1 Waterloo Junction Mixed-Use**

Ms. Harris provides an introduction and overview of the application.

Ms. Harris introduces Mr. John Foote, Applicant's Representative, for a detailed presentation.

Mr. John Foote introduces the Applicant's and individuals involved the proposed development.

Mr. Foote provides a detailed explanation of the proposed mixed-use development.

Mr. Foote opens the floor to question, comments, and concerns.

Ms. Helander comments on the nature of the proposed mixed-use development and asks about any study or report on noise levels.

Mr. Foote responds that no formal studies have been done and limitations on delivery times and trash pick-up are being discussed.

Ms. Helander asks about installing elevators in the proposed town houses.

Mr. Foote responds needing to consult the preferred builder for their expertise.

Ms. Helander asks about the preferred parking layout for the proposed homes.

Mr. Foote confirms the layout as driveway with garage.

Mr. Steve Ainsworth asks about emergency services access.

Mr. Foote responds that the plans would follow the Uniform Statewide Building Code and the associated fire codes.

Mr. Ainsworth asks about aggregate impact of multiple proposed projects on local schools.

Ms. Harris responds explaining management of the county school system.

Mr. Foote adds further detail on estimated impact of project as it relates to the Town.

Mr. Ainsworth asks if someone is looking at the total impact across a variety of developments being built.

Mr. Foote responds that one of the ways to monitor impact is to have an evaluation done for each development project.

Mr. Ainsworth asks about improving the walkability of Broadview Avenue.

Ms. Harris details ongoing VDOT Broadview Safety Improvement Project.

Ms. Helander adds that there is no crosswalk from Winchester Street to U.S. Route 211/Frost Ave.

Mr. Stewart asks if the park will be publicly accessible.

Mr. Foote responds that he is unsure if that decision has been made.

Ms. Helander advises that the decision should fall to the Homeowner's Associations insurance.

Mr. Foote adds that site maintenance will fall to the Homeowner's Associations.

Mr. Stewart asks if the park will be a passive space or contain active elements.

Mr. Foote refers the question to Mr. Keith Farrish, Applicant.

Mr. Farrish discusses the intended ambiance and uses for park.

Mr. Stewart and Mr. Farrish discuss the need for youth and family recreational opportunities in Warrenton.

Mr. Ali Zarabi asks for an explanation of the affordable housing administration.

Mr. Foote responds that it will be administered by the Homeowner's Association and outlines qualifiers.

Mr. Zarabi asks about any allocation of homes for first responders and teachers.

Mr. Foote responds discussing the Federal Fair Housing Act and previous projects.

Mr. Zarabi asks about the wire factory with multiple family housing applications and difficulties with enforcement.

Mr. Foote responds that he does not know about the subject.

Mr. Zarabi suggests that development on the parcel be postponed until the Town has a clear idea for remediation of traffic congestion along 29 Business and Winchester.

Mr. Zarabi asks for a list of all waivers requested by the Applicant.

Mr. Foote responds outlining the waivers.

Mr. Zarabi asks about the proposed street width waiver.

Mr. Foote responds that road width has been reduced to staff recommendation.

Mr. Zarabi asks Ms. Harris for road width details.

Ms. Harris provides details for road width and impervious surface requirements and ownership of the roads.

Mr. Zarabi asks for details on road ownership.

Ms. Harris asks Mr. John Wright, the Applicant's engineer with Bolher, to provide details.

Mr. Wright provides details on road width and ownership and maintenance.

Mr. Zarabi asks about impact on public utilities and infrastructure.

Mr. Wright provides brief details of utilities and infrastructure impact.

Mr. Zarabi asks for specific numbers.

Mr. Wright advises that they need to come back with the specific numbers.

Mr. Foote advises that another waiver was brought to his attention.

Mr. Wright provides a brief description of the waiver.

Mr. Zarabi asks to see the slide showing the landscaping buffer.

Mr. Wright provides a more detailed explanation of the landscaping requirements and requested waiver.

Mr. Foote speaks on regulations and planned unit developments.

Ms. Helander asks about conderations to move the trash enclosure.

Mr. Wright responds pointing to alternate location and asking for suggestions.

Mr. Zarabi asks Mr. Foote and Ms. Harris about the proposed site zoning and breakdown of uses.

Ms. Harris responds clarifying details for commercial mixed-use development and intent.

Mr. Zarabi and Ms. Harris discuss percentages of use and zoning requirements.

Mr. Zarabi asks about maximum residential lot density.

Ms. Harris responds.

Mr. Zarabi asks for the extent the plan goes over allotted density limits.

Mr. Foote refers the question to Mr. Wright.

Mr. Wright responds providing the information.

Mr. Zarabi asks about parking requirements.

Mr. Wright provides details for proposed parking.

Mr. Zarabi thanks the applicant.

Ms. Helander opens the floor to Mr. Ryan Stewart.

Mr. Stewart ask about square footage for units.

Mr. Foote responds.

Mr. Stewart asks about the proposed timeframe to begin construction.

Mr. Foot provides a proposed timeline.

Mr. Stewart asks Ms. Harris about Broadview Safety Improvement efforts.

Ms. Harris briefly outlines status and scope of the Smartscale Project.

Ms. Helander introduces Mr. James Lawrence.

Mr. Lawrence has no questions.

Ms. Helander asks about number of proposed tenants in commercial space.

Mr. Foote responds.

Ms. Helander asks for any further questions.

Ms. Helander states that with no further questions the Public Hearing will be held on August 16<sup>th</sup>.

The Commission breaks for 5 minutes.

### SUP 22-3 – Amazon Data Center

Ms. Helander asks Ms. Harris to introduce the application prior to turning the presentation over to the Applicant.

Ms. Harris provides an introduction and overview of the application.

Ms. Harris introduces Mr. John Foote, Applicant's Representative for a detailed presentation.

Mr. Foote provides a detailed explanation of the application, proposed plan, and waivers requested.

Mr. Foote introduces Mr. John Wright of Bohler Engineering, to explain the landscaping plan.

Mr. Wright provides detail explanation of landscaping plan.

Mr. Foote resumes explanation of proposed plan.

Mr. Foote finishes his explanation and thanks the Commission.

Ms. Helander asks if a tree survey has been completed

Mr. Wright states that a survey has been completed.

Ms. Helander asks about the possibility of a balloon test.

Mr. Foote responds that a balloon test will be completed.

Ms. Helander explains balloon tests and expresses interest in the Commissioners doing a site visit.

Ms. Helander opens the floor to Mr. Lawrence.

Mr. Lawrence about potential for overhead power lines disrupting scenic gateways into town.

Mr. Foote responds.

Mr. Lawrence asks for further clarification on the subject.

Mr. Foote briefly details the difference between the Applicant and the energy provider.

Mr. Lawrence and Mr. Foote briefly discuss the proposed substation in the proposed plans and power needed by the facility.

Mr. Lawrence has no further questions.

Ms. Helander opens the floor to Mr. Ainsworth.

Mr. Ainsworth asks if there are any plans for Dominion access or right of way.

Mr. Foote responds that they are not involved in that process.

Mr. Ainsworth asks about signage.

Mr. Foote responds that no signage aside from address expected.

Mr. Ainsworth asks about site lighting and security lighting along fence.

Mr. Wright briefly outlines expected lighting along fence line.

Mr. Ainsworth ask about communication with Country Chevrolet.

Mr. Foote responds briefly detailing contact.

Mr. Ainsworth has no further questions.

Ms. Helander comments on future opportunity for questions.

Ms. Helander asks for further questions.

Mr. Stewart asks about coordination with provider for future utilities.

Mr. Foote responds outlining available details.

Mr. Stewart asks about community outreach.

Mr. Foote responds.

Mr. Zarabi ask about the nature of the proposed structure and function of a data center.

Mr. Zarabi speaks on the need for the Commission to better understand the function of a data center and placement of other data centers in areas with existing infrastructure.

Mr. Foote responds citing an approved data center in neighboring county.

Mr. Zarabi speaks on the nature and needs of Fauquier County and site impact.

Mr. Johnston requests a grading plan.

Mr. Wright responds offering to provide conceptual plans.

Mr. Johnston asks about line of sight from nearby houses.

Mr. Wright responds that will be included in balloon test.

Mr. Johnston expresses concern over visibility during fall and winter months.

Mr. Wright reiterates landscaping details.

Mr. Johnston ask about noise generation.

Mr. Foot responds that noise study will be provided.

Ms. Helander states that there are no further questions.

#### **COMMENTS FROM COMMISSION**

None.

#### **COMMENTS FROM STAFF**

None

#### **ADJOURN**

Mr. Lawrence moved, and Mr. Ainsworth seconded.

The meeting adjourned at 9:08 pm.