

**MINUTES OF
FAUQUIER COUNTY PLANNING COMMISSION
FEBRUARY 27, 2018**

**Public Hearings
6:30 p.m.
Warren Green Meeting Room, First Floor, 10 Hotel Street
Warrenton, Virginia**

The Fauquier County Planning Commission held its public hearing on Thursday, February 27, 2018, beginning at 6:30 p.m. in the Warren Green Meeting Room, 10 Hotel Street, Warrenton, Virginia. Members present were Ms. Adrienne Garreau, Chairperson; Mr. John Meadows, Vice-Chairperson; Mr. Bob Lee, Mr. Ken Alm, and Mr. Matthew Smith. Also present were Supervisor Chris Butler, Ms. Tracy Gallehr, Ms. Holly Meade, Mr. Adam Shellenberger, Mr. Rob Walton, and Ms. Meredith Meixner.

1. **ADOPTION OF THE AGENDA**

Planning Commission members unanimously voted to adopt the agenda.

2. **CITIZENS' TIME**

None.

3. **ANNOUNCEMENTS**

None.

4. **REZONING – REZN-18-008615 – REMLAND, LLC AND VCA, LLC (OWNERS)/POINT ONE HOLDINGS, INC. (APPLICANT) – REMINGTON TECHNOLOGY PARK** – An application to rezone approximately 234 acres from Residential: 1 Unit Per Acre (R-1) to Business Park (BP) with proffers. The properties are located in Remington between Lucky Hill Road, south of Old Grassdale Road and north of Strodes Mill Road, and Remington Road, Lee Magisterial District. (PIN 6888-50-4476-000 and 6888-60-0732-000, and portions of 6888-41-5000-000 and 6887-68-2679-000) (Adam Shellenberger, Staff)

Mr. Adam Shellenberger reviewed the staff report.

Ms. Adrienne Garreau opened the public hearing.

Ms. Foria Younis, Lee District resident, spoke in support of the application and expressed her excitement for the potential businesses and jobs that this industry could bring to the area.

Mr. Lewis Ray, Cedar Run District resident, described his professional background with the data center industry and commented that the application does not indicate the type of data center, power requirements, or backup systems anticipated for this site. He also questioned if the County has considered the tax implications if the project fails and how many data centers are empty due to the daily changes in technology.

Mr. John McCarthy, Piedmont Environmental Council (PEC), expressed their support for the application and remarked that the proposed use is consistent with the Comprehensive Plan. He suggested additional detail is needed to address some of PEC's concerns.

Mr. David Zorger, Scott District resident, indicated that his company, Projects Solutions Group, represents companies worldwide in data center development. Mr. Zorger stated that he supports the application and that Fauquier County will benefit from the revenue generated by this data center.

Mr. Colin Clish, applicant, expressed his appreciation for County staff and the Commission members working with an accelerated schedule to get the application through to the Board of Supervisors meeting on March 8, 2018. He noted that they have addressed agency concerns and amended the proffer statement and are trying to provide opportunities to the citizens of Fauquier County and the Town of Remington. Mr. Clish concluded that they are looking to finalize details of the plan and for development to be underway in 2018.

In that there were no further speakers, Ms. Adrienne Garreau closed the public hearing.

Mr. Bob Lee commented that the proposal is consistent with the Comprehensive Plan and the applicant has been very forthcoming.

Mr. Ken Alm spoke in support and said it is important for the County to choose locations carefully in order to minimize visual and environmental impacts to the area.

Mr. Matthew Smith expressed his support and said this will expand the tax base.

Ms. Adrienne Garreau indicated that with the information provided in the work sessions along with the changes made to the proffers, she is confident in supporting the rezoning.

Mr. John Meadows stated that this project is important for generating revenue and sends a message to Richmond that the County is open for business. It is consistent with the Remington plan and will help enhance the town.

On motion made by Mr. John Meadows and seconded by Mr. Matthew Smith, it was moved to forward this item to the Board of Supervisors with a recommendation of approval.

The motion carried unanimously.

In that there was no further business, the meeting was adjourned at 6:56 p.m.

A tape recording of the meeting, as well as the associated staff reports and attachments for each agenda item, are retained on file in the Department of Community Development's Planning Office, 10 Hotel Street, Third Floor, Warrenton, Virginia, for a period of one year.

**THE AGENDA MAY BE MODIFIED ON ADOPTION BY THE PLANNING
COMMISSION IN THE FORM OF ADDITIONS, DELETIONS OR REVISIONS**