



FAUQUIER COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT

16 COURTHOUSE SQUARE, SUITE 100, WARRENTON, VIRGINIA 20186
(540) 422-8200 / FAX (540) 422-8231

July 30, 2024

Mr. Art Lickunas and
Mr. Roland Talalas
Lucky Hill, LLC
46191 Westlake Drive
Sterling, VA 20165

Re: Remington Data Center – Comprehensive Plan Amendment, Rezoning, Special Exception and Waiver

Dear Applicants:

Your application for a Comprehensive Plan Amendment to Chapter 6, Bealeton and Remington Service District Plan to change the land use designation of approximately 156.14 acres in the Remington Service District from Residential - Low Density (1 to 3 Units per Acre) to Light Industrial/Employment Center; Rezone approximately 156.14 acres from Residential: 1 Unit Per Acre (R-1) to Business Park (BP) with proffers and accept revised on approximately 45.77 acres of the property to remain zoned Residential: 1 Unit Per Acre (R-1); a Category 20 Special Exception to allow an aboveground water storage facility and a Waiver to Section 2-410 of the Zoning Ordinance to allow the access on the higher standard street on property described as PIN 6887-78-2050-000, 6887-77-4090-000, 6887-76-8441-000, 6887-88-9080-000, 6887-78-7750-000 and 6887-98-6940-000 and located along Lucky Hill Road (Route 655) between Old Grassdale Road (Route 782) and Strodes Mill Road (Route 654) and 12283 Lucky Hill Road, Remington, Lee District, has been reviewed for completeness and accepted for processing.

The above application has been assigned the case numbers COMA-24-022560, REZN-24-022561, SPEX-24-022562 and WAIV-24-022693. The application and supporting materials are now being circulated for review by a number of other agencies.

Section 13-111.2 of the Fauquier County Zoning Ordinance requires that *"The Applicant shall, at least fifteen (15) days before the date of the hearing, post a notice of the Board of Supervisors, Board of Zoning Appeals and Planning Commission public hearing on the land or building involved in any rezoning, special exception, special permit or variance application. The Applicant shall complete an affidavit that posting in accordance with these provisions was done and shall file such affidavit with the Department of Community Development within three days after posting of the property."*

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Further, our office is required to advertise all items scheduled for public hearing in the local newspapers. Should a postponement be requested after the project has been advertised a \$150.00 fee must be paid prior to its being re-advertised.

Please feel free to contact me at (540) 422-8210 if you should have any questions or wish to provide additional information about this application.

Sincerely,

A handwritten signature in black ink, appearing to read 'Adam Shellenberger', with a long horizontal flourish extending to the right.

Adam Shellenberger
Chief of Planning

cc: J. Gregory Ashwell, Esq., Ashwell & Ashwell, PLLC, Representative