



**PLANNING COMMISSION
MINUTES
December 10, 2025
6:30 PM
Regular Meeting**

You may view and listen to the meeting in its entirety by going to the Planning Commission page on the City's website: <https://www.regionalwebtv.com/fredpc>

The agenda, staff report and associated documents are also available on the Planning Commission page: <https://www.fredericksburgva.gov/241/Planning-Commission>

MEMBERS

David Durham , Chair
Carey Whitehead, Vice-Chair
Dugan Caswell, Secretary
Thomas Johnson (remote)
Mary-Margaret Marshall
Jane McDonald
Joseph Winterer

CITY STAFF

Mike Craig, Director
Kate Schwartz, Principal Planner – Historic Resources
& Urban Design
Kelly Machen, Zoning Administrator
Tanagra Cafferky, Administrative Assistant

1. CALL TO ORDER [\[00:00:01\]](#)

Chairman Durham called the meeting to order at 6:30 p.m. in Council Chambers and explained meeting procedures for the public. Members of the public were invited to attend or access this meeting by public access television Cox Channel 84, Verizon Channel 42, or online at <https://www.regionalwebtv.com/fredpc>.

2. PLEDGE OF ALLEGIANCE

3. DETERMINATION OF A QUORUM

There were six members in attendance and one member, Thomas Johnson, remote attendance at the meeting at the call to order. A quorum exists.

4. APPROVAL OF AGENDA [\[00:03:15\]](#)

Mr. Durham recommended moving up agenda item 10. General Public Comment to occur before agenda item 8. Public Hearing. Ms. Whitehead moved to approve the agenda with the amendment to move item Ten before item Eight. Ms. Marshall seconded. Motion passed 7-0.

5. DISCUSSION OF POTENTIAL POLICIES, ORDINANCES, OR APPLICATIONS

None.

6. DECLARATION OF CONFLICTS OF INTEREST OR DISCLOSURES OF CONTACT

None.

7. OLD BUSINESS

None.

10. GENERAL PUBLIC COMMENT [\[00:04:58\]](#) (Attachment)

Mr. Durham invited the public to comment on any item that is the Planning Commission's business that is not related to this meeting's public hearing.

See none in the chambers, Mr. Durham asked for any electronically received letters to be read into the record.

Betsy Spadlin, 1301 Hanover Street, Fredericksburg, VA 22401 wrote requesting to include all of Hanover Street in the current Downtown Traffic Engineering Study due to speeding on Hanover Street.

Mr. Durham closed the floor to public comments and opened the floor to the Dais for questions or comments.

Mr. Caswell noted that the study is specific to the downtown area, but a city-wide study focusing on speeding should be considered. Discussion included on-going transportation studies and traffic calming efforts.

8. PUBLIC HEARING – New [\[00:09:48\]](#)

A. 2015 & 2105 Princess Anne Street Mixed-Use Development - Special Exception for Optional Form of Development and Special Use Permit for building height under the Unified Development Ordinance (UDO) Form Based Code (SUP2510-0015, SE2510-0002). (Attachments)

Kate Schwartz, Principal Planner – Historic Resources & Urban Design, presented.

Ms. Schwartz explained the topography and history of the two lots. The vacant lot at 2015 Princess Anne Street does has a significant slope at the back of the property that leads to a floodplain. There is also a character structure at 2105 Princess Anne Street. The applicant proposes to continue the use of the building as a commercial space. The applicant proposes to construct twenty-one single family-attached dwellings on the upland portion of the lot in accordance with the by-right density standards.

Ms. Schwartz reviewed the Special Exceptions requested to the lot standards, setbacks, and the special use permit for height. Components that are outlined in the GDP, including the variable building heights of the residential units, pedestrian paths, and a residential open space area and reviewed how the project's Special Use Components meet the Form Base Code requirements. The restoration of the character structure, the creation of a mixed-use development, the creation of open space, and trail access aligns with the goals of the Comprehensive Plan.

Ms. Schwartz said Staff recommend approval of the application with conditions: Conformance with GDP, Character structure preservation, Public Access Easements for pedestrian connection and alley access to lots on Hunter Street, Use to commence within 5 years, Formal open space to be complete before occupancy, Garages must remain available for parking, and Architectural Design of Differentiation of 4th story on Princess Anne units or low-pitched roof, of Transparency standards apply to all front and side elevations, and of Materials and design treatments carry to rear of units 6-13 with minimum transparency (visible from Princess Anne Street).

Mr. Durham thanked Ms. Schwartz for her presentation and proceeded to open the floor to the Dais for questions or comments.

Seeing none, Mr. Durham invited the applicant's representative to come to the lectern for the applicant's presentation.

Logan Brunette of the firm Hirschler presented on behalf of the applicant, Past LLC. Ms. Brunette noted that the two lots are zoned Creative Maker District within the T-5M (Core Maker) Transect and are in Small Area Plan 6. Ms. Brunette reviewed the applicant proposal to improve the existing character structure and outlined the residential units building aspects. Ms. Brunette said the applicant finds that the city's proposed conditions are acceptable.

Mr. Durham thanked the applicant and opened the floor to the Dais for questions or comments.

Ms. Marshall asked Ms. Brunette to expand upon the phrase "increased housing opportunities". Ms. Brunette said the sixteen feet width of a unit is a more affordable option for workforce housing.

Ms. Whitehead and Ms. Brunette discussed the parking aspects of the garages, driveways, and on-site visitor parking spaces. Discussion included trail design, varied residential building heights, creation of an HOA, and the character structure use as an office space.

Mr. Durham thanked the applicant's representative and opened the floor to the public for comment.

Cody Bryant, 2005 Charles Street, Fredericksburg, VA 22401, spoke about the proposed building heights and overflow parking into nearby residential areas.

Sue Sargeant, Ward 5, Fredericksburg, VA 22401, spoke about view sightlines from the park and whether the project will set precedent for Special Exception requests.

Ed Santner, 132 Caroline Street, Fredericksburg, VA 22401, spoke about needing better control of building heights.

Anne Little, 726 William Street, Fredericksburg, VA 22401, spoke building heights, landscaping, and zoning requirements.

Cynthia Dowd, 109 Beaton Street, Fredericksburg, VA 22401, spoke how the city needs smaller homes such as this application.

Mr. Durham requested for the electronically received public comment letters to be read into the record.

David Primmer, 1509 Caroline Street, Fredericksburg, VA 22401, wrote about the amount of exception request included in the application.

Linda & Bob Thornton, 1331 Hanover Street, Fredericksburg, VA 22401, wrote about zoning rules and exception requests.

Adam Lynch - Fifteen Minute Fredericksburg - Fred15, Fredericksburg, VA 22401, wrote about the project's benefits including revitalization and walkability and how the Creative Maker District development code needs to be reworked to permit these kinds of infill projects.

Paula Chow, 132 Caroline Street, Fredericksburg, VA 22401, wrote requesting clarification of applicant's special exceptions request.

Rachel Sargeant, Ward 5, Fredericksburg, VA 22401, wrote about building heights in relation to Carl's and Mason Dixon.

Ron Smith, Ward 5, Fredericksburg, VA 22401, wrote about the density and height of the application setting precedent for future developments.

Mr. Durham thanked the public for their comments and closed the public comment portion of the hearing. Mr. Durham opened the floor to the Dais for questions or comments.

Mr. Johnson asked Ms. Schwartz to explain how building heights are softened. Ms. Schwartz said the recommended conditions include architectural design, differentiation of material, and applying transparency standards to all front and side elevations. Discussion included VDOT curb and street entrance standards.

Mr. Winterer and Ms. Schwartz discussed different building styles used for upper floors such as setbacks and upper story lofts.

Ms. Marshall discussed the proposed architectural elevations and design elements of the project. Discussion included the design review process for this site. The design review process is done administratively through the building permit and site plan process based on the form-based code.

Mr. Durham viewed the Google Maps street view and eagle view of the General Washington Executive Center and other nearby buildings for comparison. Discussion included the view shed from the river, the slope of the property has heavy vegetation growth.

Ms. Whitehead asked if the proposed residential units facing Princess Anne Street that are adjacent to the character structure have height transition requirements due to the character structure. Ms. Schwartz responded that the residential units do not affect the street view sight line of the character structure, so a height transition requirement would not apply here.

Mr. Durham and Ms. Schwartz discussed the six parcels on Hunter Street that abut this project. A site plan for six single family detached homes on the 200 block of Hunter Street is currently under review by staff.

Ms. Whitehead requested more information on the architectural look of the proposed buildings.

Discussion of the topic was continued to the January 14, 2026 regular meeting.

- B. 1500 Gateway** - 1500 Gateway Venture LLC. Proposes a Rezoning, Special Use Permit (for building height and water cooling), and a Comprehensive Plan review under Virginia Code § 15.2-2232 associated with a proposed data center project (ZMA2410-0005/SUP2411-0007). [\[00:57:23\]](#) (Attachments)

Kelly Machen, Zoning Administrator, presented.

Ms. Machen said the site is currently zoned as Planned Development Medical Center. The applicant requests to change the zoning to I2 Industrial. This application is a resubmission. Ms. Machen reviewed the appeal timeline of the application. City Council had recommended that the application be revised and resubmitted to the Planning Commission.

Ms. Machen reviewed the changes made in application including increasing the proposed Gateway Boulevard extension from a two-lane road to a four-lane road, modifying design elements of the buildings, modifying building heights along Gateway Boulevard, limiting potable water usage, updated the noise study assessments for air & water cooled systems, repositioned the placement of the generators to be next to Interstate 95, and a contribution of two hundred thousand dollars to the City's Career & Technical Education Program.

Ms. Machen reviewed the new substation proffer related to powerlines. Ms. Machen noted that the State Corporation Commission ultimately controls transmission line placements, so the substation proffer should be removed from the application. Ms. Machen also noted that the Planning Commission can recommend an amendment to the Comprehensive Plan to show a preferred transmission line route, since the State Corporation Commission does give weight to feasible transmission routes that are in the Comprehensive Plan.

Ms. Machen concluded her presentation and Mr. Durham opened the floor to the Dais for questions or comments.

Ms. McDonald discussed any temporary bridging timeline, which has not been submitted. Discussion included confirmation the applicable noise standards and the bridge road connection over I-95 that is shown in the Comprehensive Plan.

Mr. Winterer and Ms. Machen discussed the environmental aspects of the proposed land bay conveyance areas to the city of which are all part of the Chesapeake Bay Preservation Area.

Mr. Caswell discussed I-2 Industrial zoning in proximity to Residential zoning.

Mr. Durham invited the applicant's representative to come to the lectern for the applicant's presentation.

Charlie Payne of the firm Hirschler presented on behalf of the applicant, Penzance. Mr. Payne listed the consultant representatives of the companies involved that were attending the meeting remotely. Mr. Payne noted that the original Planned Development Medical Center (PDMC) did not include the bridge over I-95 due to security purposes. Mr. Payne reviewed the project's conformance with the Comprehensive Plan's goals, the comparisons of the TOD standards with this project, structure placements, and a preferred transmission route. Mr. Payne noted that the infrastructure would be built before the buildings are constructed.

Mr. Payne introduced ERM consultant, Roya Smith. Ms. Smith presented remotely. Ms. Smith's firm works with power clients and is familiar with the Virginia SCC application process. Ms. Smith reviewed the various potential electric transmission line routes within the city, the methodology of a transmission line routing process, and data collection methods. Discussion included the routing review process and roles that the local government, local utilities and the Virginia State Corporation play in the process.

Mr. Durham asked for clarification of what entity would be applying to the Virginia State Corporation for transmission line approval. Ms. Smith said the utility company, Dominion Power, would be the applicant, not the Penzance 1500 Gateway Project. Discussion included when and under what circumstances power requests were made and the distance of the Gateway from the closest substation.

Ms. Smith continued her presentation. The presentation included the routing constraints of the surrounding areas when explaining the preferred Cowan Boulevard route, the role of the Department of Historic Resources, and key findings for the preferred Route A Cowan Boulevard for power line placement.

Mr. Durham opened the floor to the Dais for questions or comments on this application.

Ms. Marshall, Ms. Smith, and Mr. Payne discussed the powerline timeline. The timeline can vary depending on the project, but the applicant has already requested a load study as part of the review process. Power could conceivably be available by the year twenty twenty-eight.

Mr. Payne reviewed the Transmission Line Proffers, exterior design and screening elements, road and trail improvements, By-right comparisons with the two previous proposed projects, tax revenue comparisons, and other project proffers.

Mr. Durham opened the floor to the Dais for questions or comments on this application.

Mr. Winterer and Mr. Payne discussed the dedications of rights-of-way, easements, and building setbacks along the Gateway Boulevard extension and associated northern intersection with Cowan Boulevard and southern intersection with Mahone Street / Plank Road.

Mr. Johnson and Mr. Payne discussed the business operation of the proposed fifteen bay E-Vehicle charging station. The business ownership and day-to-day operations have not been defined yet, but it is in a desirable location with proximity to I95. Discussion included several locations along the I95 Corridor selected by VDOT to receive funding for construction of E-Vehicle charging stations, but none were identified within the City of Fredericksburg.

Ms. Whitehead and Mr. Payne discussed the road entrance access impact on the adjacent car wash business. VDOT is responsible for the design of the traffic intersection at Gateway Boulevard / Plank Road / Ramseur Road. The new entrance to the carwash would be behind the carwash along the Gateway Boulevard extension. The current access point along Ramseur Street and Plank Road would be blocked off due to its proximity to the new Gateway / Plank Road intersection light. The other businesses along Ramseur would also need to use the access point along Gateway Boulevard.

Mr. Durham and Mr. Payne discussed Land Bay F use. Land Bay F will have maintenance storage facilities and water tanks, but no fuels tanks.

Mr. Durham asked the Dais if they had any other questions. Seeing none, Mr. Durham opened the floor to the public for public comment on this application.

Reese Scott, 960 Cadmus Drive, Fredericksburg, VA 22401, spoke about how the project would contribute to the noise pollution & air pollution, detract from the character of the area, and add cost to the city.

Libby Wasem, 1005 Albert Rennolds Drive, Fredericksburg, VA 22401, is the president of the Snowden Hills HOA Board. Ms. Wasem spoke about the loss of the tree canopy and loss of character of the area.

Brent Hunsinger, Friends of the Rappahannock, 3219 Fall Hill Avenue, Fredericksburg, VA 22401, spoke about meeting with the applicant in designing the storm water runoff. Hunsinger

outlined parts of the application that should have further review, including proximity to residential areas, clarification of bridging water use, and addressing tree canopy loss.

Paula Chow, 132 Caroline Street, Fredericksburg, VA 22401, spoke about how the proposed transmission lines would alter the landscape and character of the area. Ms. Chow quoted from the November 17, 2025, Department of Environmental Quality / Virginia Drought Monitoring Task Force update of the Drought Advisory report press release and cited from the Department of Environmental Quality's website to explain why the city should protect its water supply.

Sue Sargeant, Ward 5, Fredericksburg, VA 22401, spoke about public health needs. Ms. Sargeant cited the December 9, 2025, JLARC Study section that recommends that data centers should be located in an industrial zone away from residential areas.

Matt Kelly, 1309 Hanover Street, Fredericksburg, VA 22401, spoke about transmission line land acquisitions, the regional effects of data centers, and newer data center designs that use less water.

Marianne Diffin, 908 William Street, Fredericksburg, VA 22401, spoke about how this data center application should not be considered since it is outside of the Technology Overlay District.

Marjorie Lucas, 1014 Black Oak Court, Fredericksburg, VA 22401, spoke about needing a more precise estimate of water usage and that the transmission line placement is ultimately decided by an outside entity.

Erica Kasraie, 1101 Great Oaks Lane, Fredericksburg, VA 22401, spoke about how removing the tree buffer would directly affect the neighborhood's quality of life. Ms. Kasraie suggested looking at the European data center models that utilize natural earth insulation in which the building is either underground or partially submerged underground.

David Corbin, 1044 Hotchkiss Place, Fredericksburg, VA 22401, spoke about improving the aesthetics of the buildings.

Lynn Kelsey, 1020 Albert Rennolds Drive, Fredericksburg, VA 22401, spoke about the mature trees in the land bay sections should be retained instead of replanting and requested visuals of what the transmission lines along Cowan Boulevard would look like.

Cynthia Dowd, 109 Beaton Street, Fredericksburg, VA 22401, spoke about less obtrusive building and water usage designs for data centers. Ms. Dowd also spoke about how Dominion Power is currently behind in its goal of being carbon free by 2050 and that the State of Virginia already imports over one third of its electricity.

Jimmy Morris, 138 Caroline Street, Fredericksburg, VA 22401, spoke about how the site is inappropriate for a data center, that the water used would evaporate rather than be returned,

and that new road demands are greatly needed west of I95 and not so much around this site. Mr. Morris does serve on the Citizens Transportation Advisory Committee but was speaking as a private citizen.

Anne Little, 726 William Street, Fredericksburg, VA 22401, spoke about home values, tree growth rates, noise from data centers, and how water use evaporation affects water levels further downstream of the Rappahannock River.

Mr. Durham requested for the electronically received letters to be read into the record.

Cynthia King, 1006 Albert Rennolds Drive, Fredericksburg, VA 22401 wrote that data centers do not belong in residential areas due to consuming large amounts of water and electricity and are a health hazard.

Dixie Lee Martin, 2201 Hays Street, Fredericksburg, VA 22401, wrote that the data center will affect homeowners and the environment.

Emily Dabbs, 1117 Great Oaks Lane, Fredericksburg, VA 22401, wrote about airborne pollutants produced by data centers and cited an academic paper on the subject. Ms. Dabbs has an asthmatic family member that is affected by airborne pollutants.

Harry Farley Jr, 1001 Cadmus Court, Fredericksburg, VA 22401, wrote that data centers should not be allowed in residential areas due to the demands on water, electricity, noise, and industrial use.

Phil Robins, 306 Amelia Street, Fredericksburg, VA 22401, wrote about requesting further information on expected revenue that the city will receive and clarification of the data center water use lifecycle.

Sharon Faux, 1048 Hotchkiss Place, Fredericksburg, VA 22401, wrote that the data center should be located outside of the residential area. Ms. Faux also asked if the data center were to be developed, would the city reduce residential property taxes due to the large collection of taxes from data centers and enforce noise levels limits.

Shana Gertner, 1009 Robert Court, Fredericksburg, VA 22401, wrote that data centers are a detriment to the quality of life for the city and should not be built.

Stephen Treacy, 1019 Hickory Court, Fredericksburg, VA 22401, wrote that the data center should not be built due to the destruction of natural habitat, noise pollution, and increased traffic congestion.

Swee Choy Hue, 2101 Hays Street, Fredericksburg, VA 22401, wrote that the data center should not be built due to environmental degradation, noise-air-light pollution, water use, and that the community will bear the burden of managing those impacts.

Tom Cordes, 1304 Preserve Lane, Fredericksburg, VA 22401, wrote that this data center should be located at a more remote site due to the building height and noise pollution.

William Smith, 1011 Hickory Court, Fredericksburg, VA 22401, wrote that the data center should not be built.

Sherry Smith, 1011 Hickory Court, Fredericksburg, VA 22401, wrote that the data center should not be built due to new data centers already being built in the surrounding counties and that a data center does not fit with the aesthetic quality of the city.

Alexanna Hengy, 2412 Lafayette Boulevard, Fredericksburg, VA 22401, wrote that the data center should not be built due to air pollutants, ecosystem loss, and irreversible damage to the river.

Anne Louise Antonoff, 1002 Cadmus Court, Fredericksburg, VA 22401, wrote that the city should work with surrounding counties to create a proper area for a data center park financed by a public-private venture and apportion generated tax revenue back to the municipalities. A data center at the proposed location would hurt the adjoining residential area's property value.

Gary Forjan, 1115 Great Oaks Lane, Fredericksburg, VA 22401, wrote that the buffer should be greater than two hundred feet and that this data center application should not be considered since it is outside of the Technology Overlay District.

Lili Robins, 306 Amelia Street, Fredericksburg, VA 22401, wrote about timing of the power infrastructure set up, power bill increases, generator use, and noise levels.

Melissa Palguta, 964 Cadmus Drive, Fredericksburg, VA 22401, wrote that this data center does not belong in this area due to consuming large amounts of water and electricity, destruction of the tree canopy and impacts on health.

Rachel Sargeant, Ward 5, Fredericksburg, VA 22401, wrote about a Prince William resident's experience with living next to a data center and how loud the generator sound was during the summer months when the generator ran constantly.

Ron Smith, Ward 5, Fredericksburg, VA 22401, wrote that the American Rivers Organization named the Rappahannock River as the sixth Most Endangered River in the United States and cited the JLARC General Assembly Study in 2024 that recommends that data centers should be located in an industrial zone away from residential areas.

Raymond & Patricia Hiatt, 1013 Black Oak Court, Fredericksburg, VA 22401, wrote that the data center would be too close to the residential area, would require the removal of at least eighty-five trees, ninety-foot building height would loom over the neighborhood, and be a detriment to the environment.

Rebecca Brenkman, 1515 Princess Anne Street, Fredericksburg, VA 22401, wrote about other parts of the United States experiences with data centers and the reliance on fossil fuels for power due to the power grid not being able to supply enough power to those data centers.

Stefanie Chae, 1117 Great Oaks Lane, Fredericksburg, VA 22401, wrote that data centers should not be built, since they are a detriment to the quality of life for the city.

Christopher Del Monte - The Good Wash, 2305 Plank Road, Fredericksburg, VA 22401, wrote that the proposed Gateway Boulevard extension design would negatively impact his carwash business since it would block off the current direct access to Plank Road and make the patrons drive on Gateway Boulevard instead. Mr. Del Monte also noted that the dirt and gravel on the road from construction vehicles would be a deterrent in a patron's choice of carwash facilities.

Eleanor Ledoux, 1004 Albert Rennolds Drive, Fredericksburg, VA 22401, wrote that the development over the years of the hospital campus and nearby retail has greatly reduced the tree canopy and increased the noise level from the I-95 traffic. Developing a data center at this location would further remove more of the tree canopy and increase the noise level.

Hanna Fisher & Justin Hill, 1714 Washington Avenue, Fredericksburg, VA 22401 wrote that data centers should not be built, because the environmental hazards produced by a data center are detrimental to the quality of life, are not a large job creator, and do not guarantee tax revenue.

James Powell, 1004 Great Oaks Lane, Fredericksburg, VA 22401, wrote that he was unaware of the proposed development of the data center until he received a neighborhood produced flyer about the project. Mr. Powell outlined various water usage and noise problems associated with data center usage, including that low frequencies travel farther. If the site is to be developed, a more appropriate use should be considered.

John Hinson, 1012 Hickory Court, Fredericksburg, VA 22401 wrote that a data center at this location should not be built due to ongoing infrastructure issues.

Kenneth Gantt, 1204 Graham Drive, Fredericksburg, VA 22401 wrote that a data center should only be considered in the Technology Overlay District and not by the Special Use Permit process.

Madeline Kenerly, 116 Beatson Street, Fredericksburg, VA 22401, wrote that building a data center at the Gateway site would damage the Chesapeake Bay Watershed.

Maia Conrad, 715 Barkley Drive, Fredericksburg, VA 22407, wrote about the effect on traffic and utility costs if a data center was to be built.

Robert & Grace Toepfer, 1003 Lindsay Court, Fredericksburg, VA 22401, wrote that building a data center would expose residents and nearby schools to unhealthy living conditions.

Emma Dupeyron, 12505 Toll House Road, Spotsylvania Courthouse, VA 22551, wrote that building a data center would disrupt wildlife and would increase our utility bills.

John Burton, 715 Barkley Drive, Fredericksburg, VA 22407, wrote that the Gateway project would put a strain on utility resources and that the Gateway Boulevard extension would do nothing to alleviate traffic congestion.

Matt Mayer, 11211 Tidewater Trail, Fredericksburg, VA 22408, wrote that data center owners should be required to offset the impact to the city by building renewable energy infrastructure and rainwater capture. Mr. Mayer noted Finland's reuse strategies.

Samantha Corker, 3300 Danbury Circle, Spotsylvania, VA 22551, wrote requesting that Council Members go out and interact with the public about the negative impacts from building a data center.

Mr. Durham thanked the public for their comments and closed the public comment portion of the hearing. Mr. Durham opened the floor to the Dais for questions or comments.

Ms. McDonald commented on the environmental impacts to the city, Comprehensive Plan goals, and lack of a I95 connection.

Ms. Marshall commented that a data center should not be placed at the Gateway site since data centers are allowed in the Technology Overlay District.

Ms. Whitehead thanked the city and applicants for the work done on updating the submission and on the Comprehensive Plan goal of a walkable urban design but was inclined to not recommend the submission based on the environmental and infrastructure impacts to the city.

Mr. Winterer noted that the tract is slated for development no matter what is built, so it is important that the city strategize methods to mitigate the environmental and traffic impacts to nearby residential neighborhoods.

Mr. Caswell said that the detriments outweigh the positives for this application.

Mr. Caswell motioned that the general location character and extent of the proposed electrical substation associated with 1500 Gateway Data Center Project is not substantially in accordance with the City's Comprehensive Plan pursuant to Virginia Code § 15.2-2232. Ms. Marshall seconded the motion. Mr. Durham called for a roll call vote on the motion. Ms. McDonald – Aye, Ms. Marshall – Aye, Ms. Whitehead – Aye, Mr. Johnson – Aye, Mr. Winterer – Aye, Mr. Caswell – Aye, Mr. Durham – Aye. Motion passed 7-0 to find that the proposal is substantially not in accordance with the Comprehensive Plan.

Mr. Durham entertained a motion for consideration of the Zoning Map Amendment application and the Special Use Permit application. Ms. Whitehead motioned to recommend denial of ZMA2410-0005 and SUP2411-0007 applications to City Council. After considering the applicable factors in Virginia Code § 15.2-2284, the Planning Commission finds that the public necessity, convenience, general welfare, and good zoning practices do not favor the requested rezoning and special use permit. Ms. Marshall seconded. Mr. Durham called for a roll call vote on the motion. Ms. McDonald – Aye, Ms. Marshall – Aye, Ms. Whitehead – Aye, Mr. Johnson – Aye, Mr. Winterer – Aye, Mr. Caswell – Aye, Mr. Durham – Aye. Motion passed 7-0 to recommend denial of the two applications.

Mr. Durham concluded the public hearing.

9. OTHER BUSINESS

None.

11. ADOPTION OF MINUTES [\[03:55:20\]](#)

A. September 24, 2025, Supplementary Meeting Minutes

B. October 22, 2025, Regular Meeting Minutes

Mr. Durham asked if any commissioner had comments that would preclude the two sets of minutes being adopted. None responded. Mr. Durham declared the two sets of minutes adopted.

12. PLANNING COMMISSIONERS COMMENTS [\[03:56:18\]](#)

A. Chairman Comments

Chairman Durham noted:

- The planned Holiday Gathering for the Planning Commissioners and Staff on December 17, 2025, at 6 pm.
- The upcoming Comprehensive Plan reviews of Area 4, Area 8, and Area 9.
- The Staff's next step focus on Commercial Corridor Revitalization.

B. Commissioner Comments

None.

13. PLANNING DIRECTOR COMMENTS [03:58:20]

Mr. Craig noted:

City Council approved:

- The shift in the Planning Commissioner Officer Elections, which will require By-Laws change approval by the Planning Commission.
- The Tattoo Unified Development Ordinance Text Amendment.
- The Day-Care Text Amendment.
- The Procedures Manual Update.
- Downzoning the 98 Caroline Street building to a single-family residence.

City Council has taken two reads on the Chesapeake Bay Preservation Act amendment.

14. ADJOURNMENT [\[03:59:06\]](#)

Mr. Durham said the next Planning Commission Regular Meeting is scheduled for Wednesday, January 14, 2026, at 6:30 p.m.

Chairman Durham adjourned the meeting at 10:30 p.m.

David B. Durham, Chairman