

Data Center Ordinance Advisory Group Meeting
DSB 107 A/B – Microsoft Teams
Jan 15, 2025

Team Check-in

- Bill Wright- Suggested presentations be sent to the DCOAG group before each meeting.
 - Requested an update on the request to add Martin Jeter to the DCOAG.
 - Discussed finding a way to get the group's recommendations out in a timely manner. Expressed the frustration from the community when recommendations are not moving forward.
- Kevin Coyle- Citizens have noticed the industries “have had it their way”. Discussed the challenges of balancing citizen and industry needs. How do we make PWC “livable again”? Expressed the concern of not having information on buildings being built.
- Kathy K: The noise being heard on Dec 18 was likely coming from the generators. This is a concern given the amount of Data centers and generators being built in the county.
- Dale B – Jan 13 was a bad night for the Great Oaks Community noise measurement was over 70 decibels (outside) and over 60 decibels (inside), Frustrated with the challenges he is facing with Amazon, they continue to provide dismissive emails stating they are unable to pinpoint irregularities. Questioned if the County has
- Wade suggests calling the police, this will initiate a noise reading to get a noise violation.
 - The County does not have the authority to demand information from Amazon.
- Major Hughart- agreed with Wade that calling the police would be beneficial to having data.

Moseley Architects Group 2 Overview

- ***Architectural Standards substations/ Generators Power and Energy Decommissioning and Electronic Waste-***

Feedback-

- Mosley clarified that Noise Modeling can be required with a land use application.
- Generators – This should be inside the building an example is Cloud HQ. Suggested taking a tour of Cloud HQ to see the great job they do.
- Donna G.- requested that light pollution be added to the Zoning Ordinance recommendations.
- DCOAG members agree that 5 miles is not enough of a setback for residential development from a data center.
- Kyle Hart- Parks and open space included within the Buffers recommendations.
 - Moseley clarified that the Parks and open space will need to be added separately.
- Included continuous noise monitoring- with an availability to be accessed from the PWC website.
- Dale B- Requested a plan for diesel deliveries during emergency (power outage) operations be provided.

- Decommissioning Plan- Does the plan have a bond? Planning would work with an applicant that would include a bond at the site plan approval stage.
- Building Height: Would the total height be included with rooftop equipment? – Moseley clarified this is part of their recommendations.
- Power and Energy- Would it be possible to ask where the power source is coming from wind energy, fossil fuels? - Moseley will follow up.
- Discussed the toxic materials after companies leave? Data centers will be replacing computers yearly, a recommended way to add an end-of-term decommissioning plan would be the plan for removal.
 - Moseley – Disposal is usually handled by DEQ?
 - Wade- Will follow up with landfill and Planning will check with DEQ.
- Substations- How will the assignment of a substation be issued?
 - Discussed a disclosure of the purpose of the substation,
 - Discussed the recommendations of having all power lines underground.
 - A concern regarding the substations – Fire control? Chemical spills?

Generators- fuel and oil will need to be stored, containers, and piping, the amount of fuel is alarming.

Group 3 Overview

Water Supply Construction

- Water is being recycled PW Water stated that there are meters that measure and are submitted to PW Water.
- BW- Data Centers – Industrial user- requires a survey and submits it to UOSA for review.
- Donna G- Suggested to require close loop and gray water
 - Moseley- There is no gray water source in PWC.
- Donna G- Massive vein of natural asbestos rock and particles last 48 hours in the air.
- Discussed the cooling equipment is pre-treatment a requirement?
- PW Water already has standard requirements for industrial use.
- Kyle- Data Centers are kept clean- Chemicals used in the Data centers these chemicals will end up in our water.
- Any hazardous chemicals require a Hazardous use permit by the Fire Marshal.
- Fairfax Water relies on water from the Occoquan reservoir.
- TIA's -Diesel refuel plan

Team Check Out

- Kathy K- 200 ft setback from the residential community is inadequate. Siting should be included with the group.
- Siting needs to be part of this process
- Wade- Discussed the timeline below and requested feedback from DCOAG

Draft Noise Ordinance Adoption Timeline

- **January 29 - 31**: Noise Testing/Staff meeting
- **February 4**: The March 4 Board meeting agenda closes at noon on February 4.
 - Noise Ordinance Presentation routed to the Clerk's Office
- **March 4**: Board presentation
 - The goal is to provide the Board with an update on the draft Noise Ordinance and seek direction/guidance from the Board
- **March 20**: Community Meeting
- **May 6**: Staff Report and Resolution to the Clerk's Office
- **June 3**: Public Hearing and Board adoption of the Noise Ordinance

Next Meeting

- Jan 22nd – Moseley Architects

Meeting Adjourned