Data Center Ordinance Advisory Group
Jan 22, 2025
DSB 107 A/B – Teams

Team Check–In

- Wade- Noise Testing update – Next Wed. Jan 29th
- Kathy K – Would like clarification if Data Centers will be defined as industrial use. This is important before discussing other regulations like setbacks and lights.
  - January 23, 2025 -Delegate Josh Thomas will present a bill on classifying data centers as industrial sites.
  - Setback requirements should be different when buffering DC from residential and DC from an industrial site.
- Wade- stated that as long as we have a justification (i.e. 24/7 low-frequency noise), we can establish specific setback requirements for data centers.
  - Wade- will share a map with DCAOG with the recommended setbacks as proposed by the HOA Roundtable.
- Bill W- Agrees with Kathy K. that siting is important and should be included in the work of the DCOAG.
- Dale B- Two Mondays in a row 70 dBC measured at 4:00 am in the Great Oak Community.
  - Amazon has failed to respond – this is coming from Tanner Way
  - Contacted the city to inquire about Project Gold they got an occupancy permit last May, but it doesn't appear they are operational at this time.
  - Inquired about the status of the model request from Brickyard Way. Dale reiterated that Digital Realty is the owner of both Project Gold and Brickyard, so he doesn't understand why Digital Realty will provide data to the city and not the County.
- Wade- County staff has not received a response.

Moseley Presents

Continuation' Group 3 – Water Supply Construction

- Discussed concerns regarding who will be conducting the water study. Will they be independent and/or impartial?
- PW Water – Consultants that work with PW Water are utility-related experts, as a requirement they do not offer land development services.
  - Depending on the complexity of the review PW Water will decide whether an additional consultant is needed.
- Moseley – requirement to disclose cooling system requirements will need to be added to DCSM, language needs to be added for disclosure. This would allow PW Water to add potential regulations.
- DCOAG Suggested that all negative aspects from the study are available for review.
- Discussed the importance of having disclosure about emergency fueling and spill containment.
- Discussed challenges with land use applications when the applicant doesn't state the end use. Most applicants won't Proffer out data center uses, so the public isn't sure of a project will be a distribution center or data center.

- o   Water and cooling are provided with these applications.
  - o   Recently the trucking and hauling information is also being provided.
  - o   M1 allows by-right data.
- Greenstone asbestos – is located in part of PWC and Fairfax County. When it comes to planning how will this be addressed?
  - o   State/ Federal guidelines have standards that assist with the geotechnical parts
  - o   Fairfax does have an ordinance that specifically pertains to dealing with Greenstone.
- DCSM Section 700 – Mosley will plan to include details from the DEQ guidance memo in this section.
- Angle of Bulk Plain – Fairfax has a policy that includes this requirement for building siting. This eliminates being able to raise the building pad and not impact the building height requirement. Loudoun County is considering a similar Ordinance requirement.
- Village Place – Located generators on the opposite side of the building away from the residential development.
- Moseley- Will continue to follow up with DEQ regarding recycling and disposal standards.
- Discussed the wetlands regulations, which already include a 100' buffer on either side of a stream. e.
- Discussed the ways National Park/ Wildlife- are affected by these changes including noise
  - o   Rooftop cooling – federal endangered species are bats (long-horned) this would be a violation of the Endangered Species Act.
  - o   Traffic noise vs 24/7 from data centers
- RPA changes – What legal authority does the county have to add, for example, a wild wildlife corridor?
  - o   suggested RPA Language clarification for data center road usage

Community Workshop Feedback

- Moseley recommended the opportunity to take this time to educate the community and take feedback from the community.
- Open house style which will include stations
- Discussed the advertising method
  - o   Recommended community meeting be held in Chris Young Elementary School or Gainesville High School.
- Discussed being transparent about the problems that come with the data centers and adding information about the effects of what the data centers consist of- power, toxicity, powerlines, and amount of water supply.
- Suggested having a Q& A session
- Industrial and engineers will be in attendance
  - o   Suggested if name tags can be used to help identify residents and associated communities.

Check out
- Discussed noise measurement presentation (JMT)
- Tentative meeting Jan 29 Meeting (only needed if the noise testing is canceled)