

SEND EMAIL BY JULY 10th, 2024

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SUBJECT:

Important Considerations for Data Center Zoning Amendment

**COPY THE FOLLOWING PAGE OF TEXT TO THE BODY OF YOUR EMAIL
AND ADD YOUR NAME AND ADDRESS AT THE END. OPTIONALLY,
PRINT, SIGN AND MAIL TO:**

**Board of Supervisors, 12000 Government Center Parkway, Suite 552,
Fairfax, VA 22035**

To All Board of Supervisors - The Route 28 Tax District permits industrial uses to a Floor Area Ratio of 1.0 vs. 0.5 meaning data centers **can be built by-right DOUBLE the size in the Rt. 28 Tax District than anywhere else in the county**. While we agree with most recommendations of the Planning Commission, a **200-foot setback from residential is insufficient** for such enormous data centers. **As data centers cluster near Pleasant Valley ([WAIV-2024-00287](#) combining lots for 913,000 SQFT data center / substation) and the Meadows of Chantilly Mobile Home community (proposed by-right 7-story data center 50 feet away), we are asking for protection** for us and the environment:

- **Require the Special Exception process for I-5 districts, especially where data centers are clustering and can be allowed by right DOUBLE the size, are near residential, or require a substation**
 - We are being unfairly denied a say in data center development when it is clustering here and double the size. The Zoning Ordinance cannot protect us but the Special Exception gives us and the county a fighting chance.
 - The Chantilly Premier Special Exception (SE 2022-SU-00038) resulted in proffers for better noise and water mitigation and for the least air polluting diesel generators, Tier 4. This is especially important in the Rt 28 Tax District where data centers are clustering and, even though [Tier 4 diesel generators have been around since 2014](#), **the newest data centers are still installing old, more polluting Tier 2 diesel generators NOT Tier 4** (e.g. AWS Virginia Mallory Dr, Chantilly: 2022 DEQ Air Permit Application and the 2023 DEQ Annual Update Report – up to 69 diesel generators and all are/will be Tier 2)
- **Expand the residential and school setback to 2,640 ft. (1/2 mile) with generators locating at the farthest point from residential**
 - Consider additional setback requirements based on relevant factors such as building size, data center height, land topography, generator location and ability to enclose mechanical equipment.
- **Preserve language that the new rules apply to site plan applications not yet approved, especially near low-income communities**
 - A by-right application to build a massive 70-foot tall data center **with a noisy, air polluting diesel generator yard the length of a football field and loading dock, 50 feet from residents of the Meadows of Chantilly Mobile Home community**, is in review. The **expedited process has overlooked proffers and bypassed the Comprehensive Plan** that protects this low-income community. This is an example of why Special Exceptions are important and why in-progress, by-right applications should be subject to any new regulations.

Respectfully,