

## **DCOAG Meeting**

Wednesday, June 25, 2025

Powells Creek Conference Room/ Teams

### **Team Check-in**

- Bill W. – Discussed his concern with the noise ordinance enforcement, would like a status of what else the county is doing to resolve this issue.
- Wade- Clarified that county staff continues to work with consultants and conduct additional noise measurements with the recommended testing methods identified by Eric Zwerling.
- Kevin C- Expressed his concerns regarding the location of the upcoming data centers that will be built, which are close to the residential communities.
  - Suggested that the county work with the developers to help reduce the noise levels by having a standard design level for building construction and sound attenuation.
  - Depending on the location, the Data centers will be aggregated, and the noise levels will be high, which will exacerbate the impact on the residents.
- Wade explained that any changes to the Building Code will require changes at the State level. The Building Code is a State Code. The County controls our Zoning Ordinance, so making changes to setbacks, buffers, tree coverage, etc., is rather easy to make at the local level.
- Kathy K: DCOAG prioritized the noise ordinance, seeking relief for the residents who are currently being affected by the industries.
- Discussed having a Code compliance with state codes, industries would prefer to build within code compliance rather than spend additional funds to fix the problem to be compliant.
- Donna G- Suggested that the county conduct baseline noise level testing to be able to get historical noise readings in advance of new data centers being constructed. She stated that her residence has a dB reading at night of 35 to 37 dBA, and stated the recommended dBA level of 55 is not acceptable for quality of life.
  - Question: Why is a standard building design not included in the application or presentation process when it's brought to the board?
  - Mentioned that having strict building design standards would help with noise issues holistically.

### **David Nelson Presentation -Isolating the contribution updated**

- David provided the noise measurements analysis taken from 10024-Winged Elm in the Great Oak Community and surrounding locations close to the data center.
- Noise measurement testing was taken on June 12, June 23<sup>rd</sup>, and June 25<sup>th</sup>.
  - Measurements were taken early morning, 12:30 AM and 1:30 AM
  - Location: Front and Back yards in the resident's home close to the property line
- Eric described the noise decibel differences in which people can perceive a change in volume.
  - Low frequencies can be noticeable within a structure.
- Dale B. reiterated that dBC should be the main focus to resolve the low-frequency noise.
  - The noise levels should be lower in the proposed noise ordinance. The low frequency level is what is causing the issues in Great Oak.
- June 25, 2025 – The noise measurement testing taken at 10224 Winged Elm was measured at 15' above grade. The noise levels are much higher and not in compliance with the proposed noise scale.
- Discussed the possibility of building a court case for criminal charges; taking additional tests at an additional location would be beneficial.
  - To better determine the impact on people, the measurement should be taken from the 2<sup>nd</sup> level of the home.
  - Inspectors are trained to understand the source of the main source. The inspector to inspect around the location of the source and will be able to bring that forward to the court as evidence.
- Kathy K- The low-frequency noise levels that come from the data centers do affect the human body through the stress of listening to a 24/7 vibrating noise.
  - This creates anxiety and can be more noticeable.
  - High-frequency noise is noticed inside the home from the data center facilities because of the size and the cooling fans that create noise.
  - The vibration levels are not livable
- Bill W- Commented on the times he has driven by the Great Oak community, he does not notice the noise, but does understand how the low-frequency noise is what the residents are experiencing and causing concerns.
- Dale- A Great Oak resident changed all the windows to his home, and the vibrations have gotten worse.
- Dale – Thanks to the consultants for their work, suggested that a lower noise level be considered for the noise ordinance.
- Donna G- It does not have to do with the windows; the construction of the homes does not stop the physical vibration feeling in the body.
- Kathy K – What more work do we need to do for the next steps?

- The noise measurement data collected indicated the data center is out of compliance. The data centers would need to make the facility compliant.
- Discussed that the county will need a defensible and enforceable noise standard to support criminal prosecution.
- Donna G- Concerned about the 63-noise level and questioned how residents would be able to comfortably enjoy the outdoor areas of their property. The county should consider the impact on residents' quality of life.
- Eric- The standard that David has created would be defensible in court to sustain a criminal charge in court.
  - The sound levels are compatible with the livable sound levels and understand it's not ideal; however, they fall within the standards.

### **Team Check Out**

- Wade shared the updated timeline for the Noise Ordinance adoption that will be presented to the board (see attached file for a timeline).
  - October 7 – Authorize the public hearing.
  - October 28 – Public Hearing on the adoption of the Ordinance.
- DCOAG will provide a list of legislative items to be discussed at the next meeting on July 2<sup>nd</sup>.
- David will send the updated presentation for DCOAG.

### **Meeting adjourned**