

Data Center Ordinance Advisory Group

Wednesday, July 2, 2025

DSB 107 A/B / Teams

Team check-in

- Wade introduced Director of Public Works Khattab Shammout to the DCOAG.
- Kathy K: A Loudoun County community just created a 5th Facebook page, posting videos of the noise exposure they are experiencing from the data center next to their residential community. Kathy will share the link with the group.
 - Discussed the possibility of the communities in Prince William County also creating a Facebook page to show the impacts of having data centers close to their home.
- Kevin C: During the Board of County Supervisors' (BOCS) June 24th meeting, there was a comment that only one neighborhood is complaining about data centers- Great Oak.
 - The noise ordinance is a way to be ahead of the noise issues with the improvement of building designs.
 - Kathy K: Added Great Oak community has documented data for the last 3 years, and the conclusion was that the noise level is not livable.
- Wade: After almost a year of noise testing, we were finally able to isolate the noise at Great Oak and attribute it to the Amazon Data Center. We are seeing the benefit of adding a third consultant with noise measurement techniques and assisting with the noise ordinance enforcement.
- Bill W: After the last meeting, he felt better with the process.
- Tony A: Announced the Zoning Ordinance update and the opportunity for community engagement.
- David: Planning presented to the Board of Supervisors for direction regarding additional funding for consultants to review the data center overlay district. The Board didn't approve the additional funding request, since the Board wants to have a broader discussion about data centers. This will likely be in October.

Wade discussed the Task List (see attached)

- DCOAG discussed keeping the recommended noise levels from the March 18th meeting. David Nelson will provide the technical/ Medical references that will support the Octave band criteria.
- DCOAG are pleased that the additional noise testing done with the technique from Eric Zwerling indicated the data center would not be compliant with the recommended noise levels.
- Kevin C noted Germany has been researching noise from data centers, and reports show the noise from the data centers has medical impacts that are linked to at least 3% of heart attacks.

- Suggested that the county work with the data center industry to build a facility that would be compliant and neighbor-friendly.
- Kathy K- The BOCS should review the data that has been collected for years from the Great Oak Community, which will provide them with information on what the residents are exposed to.
- Bill – Suggested adding industry Engagement to the task list for the county to work together with the data center companies to create a partnership with the goal of working collaboratively to achieve the Noise Ordinance standards.
 - Kevin added that it's important to work directly with the data center companies, not the associations, and create a building construction manual as a design guideline with materials and equipment.
 - Noise levels should be controlled within the building structure.
 - This would be a great opportunity for the county to come up with a standard for the data center and create a partnership that would protect the residents of Prince William County.
- Donna G: The county should enforce the regulations for the data center industries. Data centers should not be close to residential homes.
- Bill: Transparency regarding developers' applications is important for residents and the BOCS. Providing this information will give everyone a clear understanding of the features and details of the building structures, for example.
 - How many generators?
 - What will they use for a cooling system?
 - The environmental impact this will cause
- Kevin- Would it be possible to create a disclosure of the powerlines needed to support the building structure?
 - Highlighted the concern of home values decreasing as a result of the number of power lines.
- Suggestions about the county adopting a standard metric for requiring the information during the application process.
 - Discussed the challenges to obtain some information due to proprietary information.
 - Possibility of what would be needed to work with DEQ.

Proposed Legislative Changes

- Can we require more transparency with Rezoning/SUP applications by requiring the following to be disclosed: fuel storage amounts, number of diesel generators and power usage?
- Are electric utility companies empowered to deny an applicant service due to their excessive power demands? If not, we may want to request this through legislative changes.

- We discussed industrial projects and felt that at a certain size and scale, DEQ should be required to review the environmental impacts of the proposed application. The DCOAG needs to establish the criteria, so a legislative change can be requested

Team Check out

- DCOAG discussed some legislative items and will provide items to Wade Hugh.

Meeting adjourned.