DATA CENTER UPDATE

FAUQUIER IN THE CROSS HAIRS

A dramatic increase in the number and impact of data centers in Fauquier County is underway with seven proposed facilities representing 7.2 million square feet.* This compares to four data centers currently in operation, and 4.6 times the current square footage.* This surge is based on more demand for data centers as Loudoun and Prince William Counties are built out; the availability of less expensive land; and, the prospect of better access to electric power.

There is a real likelihood of **data center hubs** developing in Vint Hill, Remington, and Catlett as we seen in other counties without sufficient regard for impact on our neighborhoods; agricultural and historic communities and electrical power needs. The one approved and four proposed data centers in Remington and Catlett alone would require 1.6 gigawatts and it is unknown how the electricity would be provided.

* As of May, 2024.
** Comparison excludes the Warrenton Training Center where the square footage is unknown.

CITIZENS FOR FAUQUIER COUNTY'S (CFFC) POSITION & WHY

CFFC is committed to mitigating the unwise expansion of data centers. While we largely support the county's data center policy, it could open the door to rezonings which we strongly oppose. We are also concerned that the current ordinance doesn't address the noise issues.

The more data centers that are allowed, the more transmission lines and substations will be required. Residential electricity users will have to pay for this infrastructure; Fauquier will lose its rural character; and, its communities will lose their historic sense of place.

The county's current zoning provides for enough data centers with the potential to generate up to $100 million in annual property taxes undermining the "we need more revenue argument" often used to justify data centers.

BULLSEYE ON HISTORIC REMINGTON & CATLETT

Catlett and Remington were first settled in the early 1800s because of their desirable terrain and pleasant climate, and they grew as rural communities with the development of roads and railroads. Both witnessed significant Civil War action and are historic treasures with a combined historic district area of 188 acres and 210 contributing structures.

But that could all change. As of May, 2024, these two historic villages could end up being home to five data centers with 26 buildings. Together they would occupy 7.2 million square feet and 698 acres, with the latter representing 24 percent of their combined service district zoned area. Four of these data centers would require rezonings, and more rezonings and data centers would likely follow. **Catlett and Remington as we know them today would be gone.**

REMINGTON & CATLETT DATA CENTERS

Name	Status	Parcel Size (ac)	Megawatts	Buildings/Sq. FT
Remington Technology Park**	Approved	234	300	6/1,286,000
Convergent**	Proposed	139	240	4/1,064,000
Sam X Data Centers**	Proposed	55	225	2/1,021,000
Gigaland Data Centers**	Proposed	203	600	10/2,808,681
Headwaters (Catlett)	Proposed	67	280	4/1,021,000
Total		**698**	**1,645**	**26/7,200,681**

**located in Remington

SAY NO TO DATA CENTER REZONINGS

Fauquier needs to stand firmly against data center rezonings starting with the four current applications in Remington and Catlett that would lead to 464 more acres of data centers at the expense of commercial, industrial, and residential housing uses. These uses are desirable because they will provide more jobs, community amenities, homes and taxes, all of which will drive greater economic development and more balanced communities than allowing for additional data centers.

Extensive rezonings will upset the balanced approach to economic development and quality of life provided in the county's comprehensive plan, while destroying our villages and towns, historical resources, open space, and agricultural economy. Skyrocketing land prices will crowd out more beneficial uses; and, our villages and towns will be overrun and lose their sense of place, our landscape will be degraded, and our agricultural economy will suffer.

And once the land is rezoned, the community will lose its ability to influence what happens because what actually gets built will be determined by the ultimate owner of the data center.

REZONING FOR DATA CENTERS

CONTACT YOUR BOARD OF SUPERVISORS (BOS) TO SHARE YOUR VIEWS

Remington:
Lee District Supervisor
Daron Culbertson
daron.culbertson@fauquiercounty.gov

Catlett:
Cedar Run District Supervisor
Rick Gerhardt
rick.gearhardt@fauquiercounty.gov

Other BOS Members:
Center District Supervisor
Kevin Carter
kevin.carter@fauquiercounty.gov

Marshall District Supervisor
Regan Washer
regan.washer@fauquiercounty.gov

Scott District Supervisor
Ike Broaddus
ike.broaddus@fauquiercounty.gov

FOR MORE INFORMATION

Citizens for Fauquier County (CFFC)
https://www.citizensforfauquier.org
email: info@citizensforfauquier.org

Protect Catlett
https://protectcatlett.org
email: info@protectcatlett.org

Piedmont Environmental Council
https://www.pecva.org
phone: 540-347-2334

Protect Fauquier
www.protectfauquier.com

CFFC is a strong advocate for open space, historic preservation and a healthy agricultural economy. We are quick to engage when inappropriate development threatens. Fauquier County is under tremendous pressure as regional population soars and residents flee neighboring, built-out counties. Help protect Fauquier's future by joining CFFC, a 501 (c) (3) tax-exempt organization. Visit citizensforfauquier.org.

CITIZENS FOR FAUQUIER COUNTY
EST. 1968