

STAFFORD COUNTY PLANNING COMMISSION SUBCOMMITTEE MEETING SUMMARY

SUBCOMMITTEE: Data Centers

DATE: April 26, 2023

CALL TO ORDER: 4:30 PM

MEMBERS PRESENT:

Bain (Chairman), and Barnes (Apicella absent)

Non-committee members present: Cummings Shelton and Sellers

STAFF PRESENT:

Baker, Geouge, and Zuraf

PUBLIC PRESENT:

Kristin Maxson, Charlie Payne and Jessica Pfeiffer (virtual)

TALKING POINTS:

- A discussion was held on the time frame for completion of the sub-committee work. Kathy Baker stated the time limit for the Planning Commission to make its recommendation to the Board is June 27. The Commission would need to make its recommendation at its June 14 meeting, or request additional time, if needed. Staff recommended this should be determined by the May 24th Planning Commission meeting.
- Kathy Baker reviewed Q & A from the March 29, 2023 joint work session, and noted additional questions/concerns raised by individual Planning Commissioners since the work session.
- A general discussion of zoning and land use issues was held, as well as sound and visual impacts to adjoining properties, and power and water usage.
- Commissioner Bain asked additional questions about water and sewer. Kathy Baker indicated that staff from the Utilities department would be asked to attend a future meeting to answer specific utility questions.
- Additional discussion ensued regarding what other localities have learned, such as what the primary concerns are, and what has helped mitigate any impacts.
- Commissioner Bain asked if the size of data centers has changed over the last 10 years.
- Discussion ensued regarding topics for future meetings, including participation from Fire & Rescue and Sheriff to discuss any safety concerns; and a sound engineer to discuss noise and mitigation.
- Future meeting dates were discussed, and it was determined the committee would meet weekly, on Wednesdays.
- Kristin Maxson expressed concerns regarding potential noise and water impacts, as well as impacts to streams.

- Charlie Payne noted that the positives to data centers should be highlighted, such as low traffic and increased tax revenue. He also noted that the location of data centers is driven by proximity to infrastructure.

DIRECTION TO STAFF:

- Invite staff from Utilities, Fire & Rescue and Sheriff to attend a future committee meeting.
- Invite a sound engineer to a future meeting
- Provide Zoning Ordinance and Comprehensive Plan information on data centers from other localities.
- Provided “lessons learned” from other localities.

OUTCOMES:

- Materials will be provided to the committee as they are developed.

ADJOURNMENT: 5:25 PM