

## **REMINGTON DATA CENTER QUESTIONS AND ANSWERS**

1.Q: Why do we care about Remington?

A: We care about all of Fauquier County, because of its rural, historic character, locally owned small businesses, and beautiful countryside. We believe all of Fauquier is worth preserving and protecting for generations to come. Local residents have opposed Warrenton's Amazon data center and a proposed data center in Catlett. We believe that Remington residents should have all the facts about data centers before more are approved in their community.

Remington's village character, small businesses, and proposed development of historic and recreational tourism in the town, in the battlefields and along the Rappahannock River, would be ruined by these proposed data centers. Having the one approved data center in the Business Park is enough to supply Fauquier and Remington with the tax revenues needed to support development as planned.

Developers have millions of dollars to gain from flipping data center properties, and will be long gone once problems occur. Fauquier is at a crossroads concerning unplanned, data center development that could destroy forever the character and natural beauty of Fauquier County.

2.Q: Are we against all data centers?

A: We are not against all data centers. We have not opposed any data center located where the County Comprehensive Plan allows them: including the Remington Business Park.

3. Q: Does Remington have an approved data center?

A: Yes, in 2018 the Fauquier Board of Supervisors approved a data center for the Remington Business Park called the Remington Technology Park (RTP). It is planned to include 6 buildings and a total building space of 1,286,000 square feet. The RTP developers have pledged \$6 million to build a Remington community swimming pool.

**Why not wait for this approved data center to be built before considering more?**

4.Q: What are the tax benefits of data centers?

A: Data centers pay county real estate and commercial business property taxes. They pay these taxes to the County as a whole, not to the area where they are built, like Remington. The state also provides a tax subsidy to data centers that employ 50 or more employees, but fewer permanent, full-time employees are actually needed to operate most data centers.

The one planned and approved Remington data center, RTP, could generate up to \$55 million in taxes per year for Fauquier County. Fauquier's existing and approved data

centers can generate over \$100 million per year in tax benefits, that is equivalent to about a quarter/25% of Fauquier's annual budget. This should be enough revenue from a single industry to support Fauquier's needs for many years to come.

5. Q: How much do data centers pay for their electricity?

A: According to Dominion, data centers pay a bulk rate of \$0.06 per kilowatt hour, while residents and small commercial businesses pay \$0.13 per kilowatt hour. So, residents pay at a rate over twice the amount for electricity as data centers.

The cost of adding transmission lines and substations to convert electricity loads for usage is passed on to **all ratepayers**. By 2030, estimated energy rates will increase by 25 to 70 percent to meet the growing demand that is primarily from data centers. The four Remington data centers would require over 1,000 megawatts of energy. So, these four data centers combined would consume more than ten times (10x) the amount of all electricity consumed today in all of Fauquier County. This energy demand would necessitate additional substations and likely upgraded or additional transmission lines, both inside and outside the data center campuses in the Remington area.

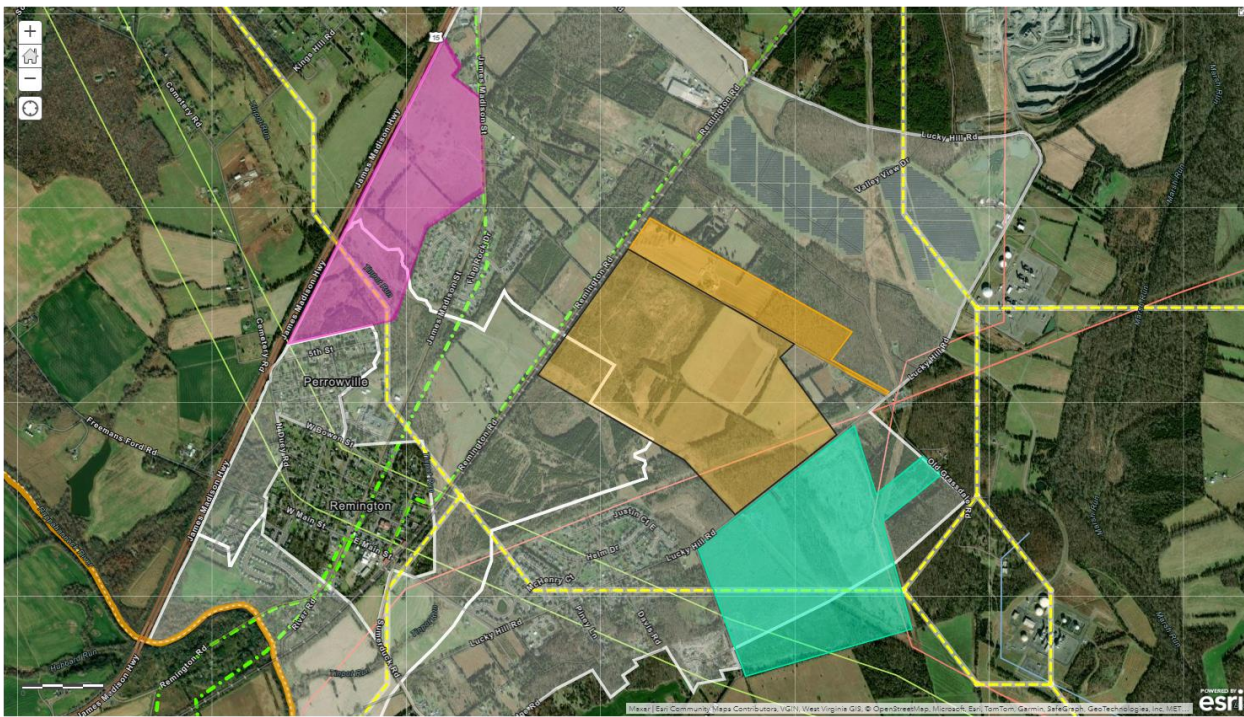
Developers have promised to underground the electric lines that connect the data centers to the transmission lines, as the county's ordinance requires, but they have not offered to pay for upgrades, additional transmission lines, or the necessary additional substations outside the data center properties, Dominion bills all ratepayers, including Remington and other Fauquier residents, to pay for these capital expenditures.

6. Q: What data centers are being proposed for Remington?

A: Developers have proposed three more data centers for Remington: Convergent, SAMX and Gigaland. These applications should be brought to a vote before the Fauquier Planning Commission and the Board of Supervisors in 2025.

7. Q: What is included in these three applications?

A: As proposed, these three data centers request rezoning to a Business Park to build:



**Convergent:** two to six 65-80 foot tall data center buildings totaling 1,584,000 square feet on 139 acres zoned R-2 (residential with two homes per acre). Alternatively, the developer says it will build 198 single-family homes, although fewer homes are likely. Convergent says it will use “Remington” water for the development. James Madison Highway, route 15/29 abuts the property to the west. There are twin 180 foot transmission lines on towers that already bisect the property. Tin Pot Run is located west to east across the middle portion of the property.

**The Lees Glen subdivision borders the property** to the east, while single family homes are located along the southern property line, on Fifth Street, adjacent to a proposed passive park (steep hill). A convenience store, gas station and a commercial rental business abuts the northwest corner of the property along with one single-family residence. Status: application incomplete pending further Planning Staff review.

**SAMX:** two or three data center buildings, two stories tall (@45'+), totaling 1,021,000 square feet on 55.26 acres zoned RA (Rural Agricultural). The project will use public water. The project is located along Lucky Hill Road with access from there and Route 15/29. Status: application incomplete and on hold.

**Gigaland/Remington Data Center:** seven 65-80+ foot tall data center buildings for a total of approximately +2.2 million square feet under roof with more than 200 backup diesel generators on 202.5 acres zoned R-1 (Residential- one acre per home) and an additional utility infrastructure, including four electrical substations, an above ground water storage facility and a water treatment facility. This property is along Lucky Hill Road, between Strodes Mill Road and Old Grassdale Road, **near The Meadows residential community**. Status: Application incomplete pending further Planning Staff review.

8. Q: What’s wrong with these data center proposals?

A: None of these three data center proposals comply with Fauquier's Comprehensive Plan, Remington's Service District Plan, Fauquier's Data Center Policy and ordinances on data centers. In addition, none of them is in the Remington Business Park where data centers are planned, so they require rezoning, contrary to Fauquier's Data Center Policy which states that data center use should not be expanded to other zoning districts without a comprehensive review of the County's Comprehensive Plan and Zoning Ordinance. FC Policy at I.A. a. and 3. Rezoning for these data centers should not be based on individual developer applications as they are contrary to years of careful county planning.

Convergent and SAMX have said they would use "Remington water," not recycled water as required in Fauquier's ordinance. While data centers could pay Remington for this water, so would rural, residential, and other commercial users over a period of time that could exceed the useful life of data centers. Who will get priority in times of drought—the data centers or farmers and residents?

Existing transmission lines cannot provide sufficient energy to power all these additional data centers, so more transmission lines and substations would be required to provide electricity, taking up more land for rights of way and adding to your electric bills.

Together, all three proposed data centers would add fifteen or more buildings and more than 5 million square feet of impermeable surface area (including buildings and paved areas). The public would not have access to these areas that would loom over Remington like maximum security fortresses that will be brightly lit at night. Small businesses, residents, and tourism facilities would be excluded from huge parts of the Remington Service District and residentially zoned areas.

Remington would be surrounded by **over 475 football fields of data centers** once all four data centers are built out. They've proposed building heights totaling 80+ feet high. They would also require several hundred fossil-fuel generators for back-up power, that need testing on a daily basis. At night, lighting from rooftops would provide security, disturbing sleep for animals and humans alike.



Diesel Generator

9. Q: Would the data centers be noisy?

A: Data centers emit noise from their HVAC/air cooling systems, from generators and from the servers inside the data centers. Each generator is the size of a box car and needs to be tested monthly, so testing could occur every day of the week for hundreds of generators. Residents living nearby have described data center noise as a buzzing, tinny, whining, low-pitched roar. **There are 590 Remington residences within ¼ mile of the data centers proposed and the one approved.** Residents in data center alleys in Loudoun and Prince William have complained about the noise and vibrations. A Prince William County resident said that the data centers are turning her neighborhood into a dystopian nightmare.

Advanced technology and buffers could eventually mitigate some of this noise, but it cannot be entirely silenced, especially the noise from generators, when tested and needed for back-up electricity. Like numerous car horns, the more data center buildings and generators, the more noise is generated. Rt. 29 highway traffic and the railroad are

noisy now, and the data centers would only add to that noise, day and night, 24/7.



10. Q: Won't Fauquier's noise ordinance take care of noise violations?

A: No. Fauquier's noise ordinance is based on Virginia's state noise law that was designed to deal with intermittent/occasional noise from one operator, and is inadequate and flawed when applied to constant, 24/7 noise from numerous data center buildings. Plus, the fines for violations are designed for individual operators and limited to \$250-500. These fines are simply a cost of doing business for extremely profitable data centers and will not deter them from making noise.

11. Q. What else should we know about data centers?

A. **Run-off:** Remington has been susceptible to flooding for many years. The proposed and approved data centers will cover over 6 million square feet of impermeable surfaces from building rooftops and paved surfaces that will increase run-off from the Tinpot Run watershed. Developers have not provided independent, third party, professional hydrology reports to demonstrate that increased flooding would not occur.



**Security:** Data centers are closed campuses. High fencing and lighting throughout the night are required for security purposes, so the land on which they are built, including the Rappahannock Battlefields, will be closed to the public. There will not be any public access to land that could otherwise be open for walking, hiking, biking, hunting and other uses.

**Other commercial and residential development:** Data centers tend to attract other data centers and deter other, people friendly commercial and residential development. Data center “deserts” and “alleys” exist in Loudoun and Prince William Counties. Most people do not want to live near data centers for they are noisy, closed, brightly lit industrial complexes.

**Remington’s Service District Plan contemplates other, family friendly, walkable, commercial and residential development that will enhance Remington. See Fauquier Comp Plan, Remington Service District at 32-3. A community needs people and the areas zoned residential are meant to increase and concentrate Remington’s population so that its businesses grow and prosper, recreational, educational and other facilities are built for public enjoyment, and its neighborhoods are walkable.**

**Construction:** Construction of data centers can take years, as developers plan phased building for two—ten years until completion. Construction will generate noise, dust, run-off and traffic congestion in Remington for years. Residents in Prince William County have complained, to no avail, about the disruption in their lives due to the large-scale, seemingly endless construction of data centers.



**Decommissioning:** Fauquier does not have a decommissioning requirement for data centers, like the one it has for Utility Scale Solar facilities (USS). So, if technology advances to the point where these data center facilities become obsolete, Remington will be left with large, abandoned warehouses containing equipment with toxic material. The County should require decommissioning requirements and bonds for data center decommissioning.

Q.12: Where does this information on data centers come from?

A: The above information comes from publicly available developer applications, Dominion Energy, PJM (the electric grid operator) and other publicly available information.

13. Q: If I have concerns about more data centers in Remington, what can I do? Aren't they a "done deal?"

A: The three proposed Remington data centers are not a "done deal." They have not been approved yet by the Planning Commission (PC) or the Board of Supervisors (BOS). If you have concerns about adding more data centers to Remington, you can email or write to the BOS and PC below.

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