



September 15, 2026

TO: Members of the Planning Commission and the Board of Supervisors and Staff

RE: Zoning Ordinance Text Amendment TEXT-25-027401 - A Zoning Ordinance Text Amendment to Articles 3, 4 and 15 Related to Data Centers and Other Relevant Definitions

Dear Honorable Supervisors, Planning Commissioners and Staff:

Citizens For Fauquier County (CFFC) respectfully submits these recommendations related to the above captioned Zoning Ordinance Text Amendment (ZOTA).

CFFC fully supports this ZOTA which contains the following provisions:

- Outside of Planned Commercial Industrial Development Districts (PCID), there are no appropriate areas for data center development. Consequently, data centers are removed from use in a Business Park District (BP).
- Data center development within the PCID district is to be secondary and compatible in terms of scale and intensity with the limited commercial business, recreational and light industrial park uses. The PCID district shall not become a Data Center Alley. All data centers in the PCID district shall obtain Special Exception approval.

This ZOTA complies with and fulfills the objectives of the Comprehensive Plan and the Fauquier County Data Center Policy previously adopted by the Board of Supervisors. Notably, this ZOTA takes into consideration the impacts of data centers on the public health, safety and welfare of the people of Fauquier County.

This proposed ZOTA pursuant to the Comprehensive Plan recognizes the impacts of data centers regarding:

- Compatibility of scale and intensity related to the surrounding areas
- Proximity to residential areas
- The rural landscape
- Significant noise and air pollution
- Natural, historic, cultural and water resources
- Safe and adequate access, especially during construction
- The electric grid including generation of adequate electricity, additional transmission lines and the cost of electricity for small businesses and residential consumers, and;
- Fauquier's rural agricultural economy and our rural way of life

We ask that you approve this ZOTA with one addition; **private utility scale power plants should not be considered as a data center accessory use.** These large industrial facilities should be separately zoned and evaluated with specific criteria designed to protect human health and the environment.

Sincerely,

A handwritten signature in black ink that reads 'Ali Zarabi'.

Ali Zarabi
President, Citizens for Fauquier County