



April 21, 2026

To: Fauquier County Planning Commissioners, Board of Supervisors, and Staff

RE: Remington Technology Park Amendment: REZN-25-025515

Attachments: CFFC Comments dated [April 3, 2026](#) and [February 12, 2026](#).

Dear Honorable Supervisors and Staff:

Citizens for Fauquier County<sup>1</sup> has reviewed Remington Technology Park (RTP)'s latest submissions to the County and is providing these comments in the interest of all Fauquier residents.

RTP's most recent Proffer Statement (Proffer) dated April 16, 2026, regarding an application for a private power plant continues to fall short of what is necessary to protect the people of Remington and Fauquier from the developer's mistake in failing to procure timely electricity from Dominion to meet its power requirements. We fully support the Planning Commission's rejection of this application.

**Power Generation Equipment:** To provide the power that it says it needs now, the developer still intends to use the noisiest and dirtiest turbine power generators available. New studies demonstrate the health impacts of such equipment on residents near and far:

1. **Regarding the nearby Vantage Power Plant in Loudoun County, which uses natural gas turbines and diesel generators identical to those RTP proposes, it is detrimental to the air quality, health and livelihoods of the community.** See Air Quality, Health, and Economic Impacts of the Vantage Data Center Facility. 2026. EmPower Analytics Group LLC. Sponsored by Piedmont Environmental Council. <https://www.pecva.org/wp-content/uploads/Health-Impacts-Vantage-Data-Center-Report-2.pdf>. **Amid 'constant' data center noise, Sterling residents also worry about health impact:**

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<sup>1</sup> Founded in 1968, Citizens for Fauquier County is a non-partisan, non-profit, volunteer driven organization representing thousands of residents active in local conservation efforts. It is CFFC's mission to preserve the natural, historic and agricultural resources of Fauquier County, and to protect the county's uniquely rural quality of life through education and leadership.

<https://www.nbcwashington.com/news/local/northern-virginia/amid-constant-data-center-noise-sterling-residents-also-worry-about-health-impact/4091393/>

**2. Regarding the impact of power plants, a recent study demonstrates that pollution from natural gas turbines travels far and wide— from West Virginia to Fairfax Virginia.** See Air Pollution Impacts of Proposed Ridgeline, West Virginia Plant. 2026. Dominici Labs. Confidential Report made available by Tucker United.

<https://drive.google.com/file/d/1iveDSSeLmGJhBwOkJ6WoR8bH5bXVXNbo/view>

**3. Regarding the impact of data centers on residents' health, the public health costs are greater in disadvantaged communities, where the per-household health burden could be 200x more than that in less-impacted communities.** The Unpaid Toll: Quantifying the Public Health Impact of AI. In Review. UC Riverside, <https://arxiv.org/pdf/2412.06288>.

**4. A newly released VCU study makes the key point plain: the real danger is not just what one turbine yard emits today, but how one-by-one permitting can quietly authorize a much larger pollution burden than the public is led to see.** That is exactly the concern at RTP. With 13 new turbines proposed near two existing gas-fired plants, planners should look beyond current emissions snapshots and confront the cumulative consequences of all the combustion capacity already permitted. Damian Pitt, Ivan Suen, and Ellie Plisko, *Localized Air Pollution Impacts from Data Centers in Northern Virginia* (Virginia Commonwealth University, Institute for Sustainable Energy and Environment, 2026). [https://scholarscompass.vcu.edu/isee\\_pubs/3/](https://scholarscompass.vcu.edu/isee_pubs/3/)

Taken together, these studies point to a fundamental shift in how we should think about on-site power and gas turbines at data centers: not as a minor backup feature, or “accessory use,” but as a potentially significant source of cumulative air pollution, noise, and public-health risk.

These studies should not be ignored. The health risks that natural gas turbine power and diesel generators pose to residents of Remington, together with the existing industrial public power plants, and to Fauquier generally, given that air pollution knows no boundaries, are tangible and unacceptable.

RTP's developer should proffer cleaner, quieter power equipment that is commercially available today, such as fuel cells, or combined cycle turbines, and Tier IV diesel generators. We provided a list of options in our last letter but evidently the developer seems uninterested in improvements, preferring to maximize its profits over concern for the communities' welfare.

**Local Tax-Exempt End-User:** If there is a tax exempt end-user, such as the US government or bank, the recent proffer diminishes the possible tax revenues that have fueled this project's desirability by addressing only real estate taxes and not the

business and personal property sales taxes that are the largest source of local revenues from data centers. The Proffer states:

Local Tax-Paying End-User. The ultimate end-user of the Applicant's Data Center use on the Property shall either be a local tax-paying entity or an entity that agrees to participate in a Payment in Lieu of Taxes ("PILOT") program. Such a PILOT program will require any tax-exempt end-user entity to make voluntary payments to Fauquier County in lieu of traditional property taxes. Any voluntary payments to Fauquier County made by a tax-exempt end-user entity will be made on an annual basis and will be equivalent to the **annual property tax liability** that the tax-exempt end-user entity would incur if it were subject to taxation, thereby ensuring that Fauquier County receives equivalent revenue from the Applicant's Data Center use. See Proffer at 15, XII.1 (emphasis added).

RTP is expected to contribute to considerable business and personal property (BPP) taxes, but its proffer indicates much less could be delivered if the end-user is a tax-exempt entity. The County should not accept this proffer as written but require it to be amended to include all potential county taxes, including real property **and business and personal property sales taxes**, in this proffer.

**Noise:** The proposed noise proffer is too vague and too weak to protect nearby residents. It does not even identify the cooling system, even though cooling equipment is often a major source of continuous data center noise. It also refers to a 30-foot enclosure around the turbine yard, while the engineering materials indicate a 50-foot structure matching the proposed turbine stack height. More fundamentally, the proffer relies on simple dBA compliance even though turbine noise is often tonal and low-frequency and can remain highly intrusive even when an A-weighted standard is technically met. It is also reactive rather than preventive: the first real-world sound study occurs only after occupancy, and if exceedances are found, the applicant has at least 90 days to respond, with open-ended extensions. That approach risks leaving nearby residents exposed to excessive noise for months.

A stronger proffer should require clarity, avoidance, and enforceable correction. The applicant should first identify all major noise sources, including the cooling system, and commit to final enclosure dimensions consistent with the actual engineering design. Before occupancy, an independent acoustical consultant should verify compliance under realistic operating conditions, including low-frequency and tonal analysis in addition to dBA. The County should require continuous monitoring at the property boundary and nearby homes, with results posted publicly in real time. If exceedances occur, immediate interim controls and, if necessary, operational curtailment should be mandatory, followed by firm, non-extendable deadlines for permanent correction. Failure to achieve compliance promptly should trigger meaningful enforcement, including withholding or revoking occupancy approval.

**Recycled Water:** RTP continues to ignore Fauquier's ordinance that requires data centers to use only recycled water by stating that it will 1) use off-site water provided from a private source, and 2) fill its underground water storage tanks with trucked

water— neither of which are necessarily recycled water. See Proffer at VI .1 and Statement of Justification, April 16, 2026 at 2, paragraph 2.

This is contrary to Fauquier’s ordinance and must be amended to require **recycled water**. Otherwise, as written, RTP could contract with someone in Fauquier County for water from a well or even perhaps from a FCWSA tap to provide water for RTP. This is NOT consistent with Fauquier County’s ordinance that data centers must use "recycled water.”

Overall, accepting the developer’s Proffer would set a terrible precedent for establishing private power plants in Fauquier without basis in the Comprehensive Plan, County Ordinances, or reality, as there are safer alternatives, **including simply waiting for Dominion to provide electric power**. Approving substantial industrial use as an “accessory use” with a significant footprint and adverse impact on the Remington area, and the County fails to protect human health and the environment.

CFFC appreciates your endeavors to protect the health, welfare, and safety of the people of Fauquier, and hope you will accept these as constructive comments that are mindful of Fauquier’s future.

Sincerely yours,

Lori Keenan and Dave Gibson  
CFFC Board Members