



GLOUCESTER COUNTY
Planning, Zoning & Environmental
Programs Department
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TO: Planning Commission

CC: Carol Steele, County Administrator
George Bains, PE, Deputy County Administrator
Ted Wilmot, County Attorney

FROM: Tripp Little, Planner III
Anne Ducey-Ortiz, AICP, Director of Planning, Zoning, and Env. Programs

DATE: November 26, 2024 for December 5, 2024 meeting

RE: Information on Data Centers & Technology Overlay

At its November 7, 2024 meeting, the Gloucester County Planning Commission (PC) requested that staff provide additional information regarding data centers and Technology Zones/Overlay Districts prior to scheduling public outreach.

Following this memo, staff have assembled some basic information from a variety of sources. You will find:

- 1) "Data Center 101" from Dominion Power;
- 2) "Planning for the Infrastructure of the Digital Age" from the Piedmont Environmental Council;
- 3) A map showing existing/proposed transmission lines and data centers;
- 4) An overview of the newest ANSI telecom standards for data centers;
- 5) An article from the Virginia Mercury that outlines environmental & economic impacts;
- 6) An overview of Technology Zones in VA – including the types of incentives employed; and
- 7) Louisa County's Technology Overlay District ordinance.

Please review this information and let us know what questions, if any, you still have and what (if any) further information you would like to see.

Staff reached out to VACo to see if any legislation had been pre-filed for the 2025 General Assembly (GA) session (January 8 – February 22). We were told not yet – but that the Joint Legislative Audit and Review Commission (JLARC) had just completed a study on data centers, and that it would be published in December 2024. VACo expects this study to generate some legislative action in 2025.

Staff have also begun the process of assembling a panel of speakers for informational sessions with the PC and public. So far, the experts we have contacted have indicated that the January/February timeframe would be problematic due to (their) staff commitments during the GA session. We will continue to work towards getting speakers and dates arranged.

Feel free to contact Tripp or Anne at 804-693-1224 if you have any lingering questions after your review of the enclosed materials. We will provide additional information about the JLARC study when it becomes available.

PC Action: Review the enclosed materials, and contact staff if further information is needed or desired.