CHAPTER 25. ZONING

DIVISION A. IN GENERAL

ARTICLE VI.E. Data Centers

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§ 25-70.20. Purpose and Intent.

The purpose of this ordinance is to:

1. Allow for the granting of a Special Use Permit to permit the orderly development of data centers in locations appropriate for intensive utility, technology, and industrial uses;

2. Promote economic development and expansion of the County tax base while protecting adjacent residential, agricultural, scenic, and natural resources;

3. Ensure compatibility between data center development and surrounding land uses through standards governing noise, architecture, buffering, lighting, utilities, traffic, and environmental performance;

4. Require development occur only in areas with existing or planned electrical transmission infrastructure, fiber connectivity, water and sewer capacity, and transportation access as to minimize adverse impacts associated with backup power generation, substations, mechanical equipment, and transmission infrastructure;

5. Protect public health, safety, and welfare through coordinated review of utility infrastructure, emergency operations, and environmental impacts; and

6. Establish predictable development standards for hyperscale, colocation, enterprise, and edge data center facilities.

§ 25-70.21. Applicability and Eligibility.

A. Data Centers will only be permitted in General Industrial and Planned Commerce Districts.

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Should Planned Commerce districts be included, or should DCs be limited to General Industrial districts?

B. Data Centers will be prohibited:

1. In Agricultural Conservation Areas, Rural Conservation Areas, or on properties planned for residential development unless expressly authorized by the Comprehensive Plan; or
2. On properties holding conservation easements or permanently protected lands; or
3. In floodways or areas prohibited from intensive development by state or federal law; or
4. In areas without existing or planned electrical transmission infrastructure, fiber connectivity, water and sewer capacity, and transportation access.

C. Approval of a Special Use Permit for a Data Center will only be established following a public hearing and recommendation from the Planning Commission and a public hearing and approval by the Board of Supervisors.

§ 25-70.22. Use of Consultant.

The County reserves the right to employ the services of consultants to review all applications. All applicable costs will be the responsibility of the applicant. Consultants may include, but shall not be limited to, the following: economic and fiscal impact assessments, groundwater monitoring assessments, erosion and sediment control and stormwater management. The recommendations of the consultants will be considered by the Board of Supervisors in making their decision as to whether or not to issue a Special Use Permit for a data center.

§ 25-70.23. Special Use Permit Required.

The uses listed in this section will be permitted on property zoned General Industrial or Planned Commerce only upon the issuance of a Special Use Permit by the Board of Supervisors pursuant to the provisions of ARTICLE LVIII of this chapter.

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A. General standards applicable to all Special Use Permits.

No Special Use Permit may be issued without consideration that, in addition to conformity with any standards set forth in this chapter for Special Use Permit uses, the following general standards will be met either by the proposal made in the application or by the proposal as modified or amended and made part of the Special Use Permit:

1. Conformity with Comprehensive Plan and policies. The proposal as submitted or as modified will conform to the Comprehensive Plan of the county or to specific elements of such plan, and to official policies adopted in relation thereto, including the purposes of this chapter.

2. Impact on neighborhood. The proposal as submitted or as modified will not have undue adverse impact on the surrounding neighborhood.

B. The following uses may be permitted by Special Use Permit provided that all pre-conditions set forth by the Board of Supervisors following a public hearing are satisfied:

1. Data centers and data center campuses;

2. High Energy Use Facilities (HEUFs).

§ 25-70.24. Definitions.

For purposes of this Article, the following terms will apply:

Backup power generation system. A system of generators, batteries, fuel storage, switchgear, or associated equipment intended to provide emergency or supplemental electrical power to a data center.

Battery Energy Storage System (BESS). An electrochemical or other non-combustion energy storage system, including UPS-integrated storage, grid-interactive storage, or stand-alone storage, used to provide backup, reliability, load management, or other energy services.

Closed-Loop Cooling System / Non-Evaporative Closed-Loop Cooling System. A cooling or heat-rejection system that recirculates a heat-transfer fluid in a sealed or materially sealed loop and does not rely on routine water withdrawal, evaporation, discharge, blowdown, or consumptive water use for primary IT cooling or facility heat rejection. The term includes dry cooling, direct-to-chip liquid cooling, immersion cooling, sealed closed-loop chilled-fluid systems, and similar non-evaporative systems only where any fluid fill, maintenance, or discharge is de minimis, non-routine, disclosed, and not used as heat rejection. The term does not include cooling towers, evaporative cooling, open-loop or once-through cooling, adiabatic or wet-assist systems, wet-bulb economization, or hybrid systems that use water for routine heat rejection.

Closed-Loop Coolant and Chemical Management Plan. A plan identifying each heat-transfer fluid, water-glycol mixture, glycol product, corrosion inhibitor, biocide, dielectric fluid, cleaning/flushing agent, treatment chemical, and related process chemical used in any sealed-loop cooling, liquid-cooling, immersion-cooling, power-generation, fire-suppression, battery, or maintenance system; the maximum and typical on-site volumes; safety data sheets; containment; leak detection; inspection; replacement/flushing procedures; spill response; and authorized reuse, recycling, treatment, or disposal pathway.

Data center. A facility, building, compound, or campus principally used to house, operate, maintain, or support computer servers, networking equipment, digital storage, artificial-intelligence computing, high-performance computing, or blockchain processing, colocation services, cloud computing, or similar digital processing equipment, including associated cooling, power, communications, security, water, wastewater, emergency, and support infrastructure.

Data center campus. A contiguous, master-planned industrial development containing two (2) or more data centers and associated shared utility and supportive infrastructure.

Emergency Response, Notification, and Training Plan**.** Emergency response plan that includes Fire-Rescue, EMS, police, emergency management, facility operations contacts, site orientation, shutoff/isolation locations, access-control procedures, annual refresher training, hazardous materials information, and 24/7 emergency contact.

Environmental Impact Assessment (EIA). A comprehensive evaluation of the likely effects of a project that significantly affect the environment. This includes but is not limited to assessment of environmental impacts of proposed action, evaluation of unavoidable adverse impacts of proposal and irreversible/irretrievable commitments of resources, and mitigation measures.

High energy use facility (HEUF). A facility that an applicant reasonably anticipates at the time of filing a rezoning application, special exception application, or special use permit application will

require 100 megawatts or more of electrical power from an electric utility providing retail service to the facility.

Historic Resource Impact Assessment (HRIA). A written evaluation of how a proposed data center will affect historical, archaeological, architectural, or cultural resources.

Low-Frequency Noise. Sound energy in lower octave or one-third-octave bands that may be perceived as hum, drone, rumble, pressure, vibration, or sleep-disturbing sound.

Master plan of development. The full reasonably foreseeable data-center development, land development, energy-supply arrangement, utility-service arrangement, phased buildout, campus, subdivision, land assembly, lease arrangement, financing arrangement, marketing arrangement, or operational scheme proposed, planned, represented, financed, marketed, permitted, constructed, operated, or reasonably expected to operate in functional relation to a data center or HEUF, including any anticipated or planned campus phasing. A Master Plan of Development includes all related parcels, buildings, phases, tenants, affiliates, common-control entities, contractors, power arrangements, substations, switchyards, transformers, generation, BESS, cooling systems, water/wastewater systems, access roads, emergency infrastructure, and associated infrastructure, regardless of whether such elements are submitted under separate applications, developed at different times, owned by different entities, leased to different tenants, separately metered, separately financed, or located on separate parcels.

Mechanical equipment yard. An area containing chillers, cooling towers, generators, transformers, switchgear, fuel systems, or similar utility infrastructure.

On-site generation. Any electricity generation equipment located on the tract or unified development, adjacent to or functionally integrated with the HEUF, or electrically or contractually dedicated to serving the HEUF, including but not limited to engines, turbines, fuel cells, generators, small modular reactors (SMRs), temporary or mobile units, rental units, bridge-power units, primary generation, emergency generation, construction or commissioning generation, black-start units, redundant units, BESS charging generation, and associated exhaust, controls, fuel, gas, water, wastewater, and electrical support systems.

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Should SMRs be explicitly included?

Primary On-Site Generation. On-site generation used to supply electricity to a Data Center or HEUF during normal operations, routine self-supply, economic dispatch, peak shaving, load following, price arbitrage, demand response, curtailment response where utility service remains available, market participation, islanded operation, or any operation other than Emergency Operation or Testing and Maintenance Operation.

Qualified Acoustical Professional. A professional engineer or Board-Certified member of the Institute of Noise Control Engineering, or other professional accepted by the municipal engineer, with demonstrated experience in industrial acoustic modeling and one-third octave band analysis.

Site assessment. Assessment of the sound profile of the data center or HEUF on residential units and schools located within 500 feet of the data center or HEUF property boundary. May include an assessment of the impacts of the data center or HEUF on ground and water resources,

agricultural resources, parks, registered historic sites, and forestland onsite or immediately contiguous land.

Substation. An electrical utility facility used for voltage conversion, switching, or distribution associated with a data center campus.

Unified Development. Two or more parcels, lots, buildings, phases, tenants, related entities, affiliated entities, common-control entities, developers, sponsors, applicants, contractors, landowners, leaseholds, power arrangements, interconnection requests, utility-service arrangements, site plans, operations, or associated infrastructure elements that function together, are planned together, are marketed together, are financed together, are developed under a Project or Master Plan of Development, or are otherwise reasonably expected to operate as a single data center project, campus, power island, phased development, operational development, or functionally integrated land use. A Unified Development may exist regardless of subdivision lines, zoning lot lines, separate landowners, separate leaseholds, separate tenants, separate meters, separate interconnection requests, separate financing vehicles, separate corporate entities, sequential applications, or separate permit applications.

Utility Infrastructure Plan and Electric Load and Interconnection Report. Identifies requested, reserved, contracted, phased, and full- buildout load; point of common coupling; utility service path; interconnection status and Point of Interconnection (POI); energization schedule; transmission/security agreement status; substations; transformers; switchgear; power-quality mitigation; harmonic-control measures; and load-management assumptions; demand-response and emergency load-management participation; any known or reasonably foreseeable PJM, utility, Transmission Owner, Electric Distribution Company, or Load Serving Entity emergency backup-generation arrangement; and the maximum MW of load reduction or transfer to onsite generation that the facility may be requested, required, or obligated to provide.

§ 25-70.25. Accessory Uses.

A. Certain accessory uses customarily incidental to a data center operation may be permitted, including employee amenities, maintenance facilities, storage, cafeterias, parking structures, and security operations.

B. The following uses customarily incidental to a data center may be permitted subject to approval by the Board of Supervisors if requested at the time of application:

   1. Accessory offices and network operations centers;

   2. Electrical substations and utility infrastructure serving the principal use;

   3. Battery energy storage systems accessory to a data center;

   4. Renewable energy systems accessory to the principal use and of equivalent generation capacity to the consumption by the principal use;

5. Water recycling and cooling facilities accessory to the principal use; and
6. Security and emergency management facilities accessory to the principal use; and
7. Security or caretaker quarters approved as part of the Special Use Permit.

§ 25-70.26. Uses Prohibited.

The following uses are prohibited:

1. Cryptocurrency mining as a principal use;
2. Hazardous waste treatment or disposal facilities;
3. Outdoor storage unrelated to utility operations;
4. Residential dwelling units; and
5. Any use prohibited by the underlying zoning district and not expressly permitted in § 25-70.23 or § 25-70.25 of this code.

§ 25-70.27. Applications and Procedures.

Applications will include:

1. Project narrative and master plan of development showing all phases, buildings, tenants, electric load, water demand, sewer demand, cooling systems, equipment yards, substations, generation, BESS, fuel storage, hazardous materials, security fencing, emergency access, roads, truck routes, construction staging, lighting, screening, erosion and sediment control and stormwater, and decommissioning assumptions.;

2.Site Assessment.

3.Building elevations and architectural concepts;

4.Utility Infrastructure Plan and Electric Load and Interconnection Report;

5.Traffic report from a qualified engineering firm;

6.A noise study prepared by a qualified acoustical professional;

7.A visual impact assessment where adjacent to residential or scenic areas;

8.A water demand and wastewater analysis;

9.Closed-Loop Coolant and Chemical Management Plan;

10. An Emergency Response, Notification, and Training Plan;
11. A landscaping and buffering plan;
12. A viewshed analysis;
13. An Environmental Impact Assessment (EIA);
14. Historic Resource Impact Assessment (HRIA); and
15. A lighting and glare control plan.

§ 25-70.28. Standards Applicable to Special Use Permits for Data Centers.

A. Minimum Lot Area.

1. The minimum lot area for a data center or data center campus will be ten (10) acres.
2. No minimum lot area will apply to adaptive reuse of existing industrial buildings.

B. Lot Coverage and Building Height.

1. Maximum building height will be seventy-five (75) feet, provided that: a. Architectural screening is incorporated; and b. FAA requirements are met.
2. Cooling towers, rooftop mechanical equipment, antennae, and utility structures may exceed the maximum height by up to twenty-five (25) feet if screened.
3. In no case will the height of any building or structure exceed the height limitations of the transitional surface, approach surface, horizontal surface, and conical surface as required in any Airport Overlay District.

C. Setbacks.

The following yard and setback requirements are imposed:

1. Front lot lines.
   a. Except as provided below, no building or other structure will be erected, altered, located, reconstructed, or enlarged nearer to the right-of-way line of a public street identified by the Virginia Department of Transportation as an arterial or collector street than one hundred feet (100').
   b. Except as provided below, no building or other structure shall be erected, altered, located, reconstructed, or enlarged nearer to the right-of-way line of any other public street than fifty feet (50').

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Should the County limit facilities based on megawattage (i.e. maximum MW per facility)?

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Smaller min. lot area?
Larger min. lot area?
No min. lot area?

Should there be a maximum lot area?

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Should this be required to be screened?

Commented [JH7]: BOARD CONSIDERATION:

Front setbacks

c. Except as provided below, no building or other structure shall be erected, altered, located, reconstructed, or enlarged nearer to the right-of-way line of any private street or interparcel travelway than thirty-five feet (35').
d. In the absence of proof to the contrary the width of a public street shall be presumed to be thirty feet (30'), and the setback may be measured by adding fifteen feet (15') to the required setback and measuring from the center of the general line of passage. If a lot, tract or parcel fronts on two (2) or more streets, the foregoing minimum setbacks shall be required on each street, respectively.

2. Rear lot lines adjoining business or industrial districts.
   a. A principal building or structure shall not be erected, altered, located, reconstructed, or enlarged nearer than one-hundred feet (100') to any rear lot line.
   b. An accessory building or structure which has an area of less than nine hundred square feet (900 sq. ft.) and is no more than twenty feet (20') in height shall not be erected, altered, located, reconstructed, or enlarged nearer than twenty-five feet (25') to any rear lot line.
   c. An accessory building or structure which has an area of nine hundred square feet (900 sq. ft.) or more or is more than twenty feet (20') in height shall not be erected, altered, located, reconstructed, or enlarged nearer than fifty feet (50') to any rear lot line.

3. Rear lot lines not adjoining business or industrial districts.
   a. A principal or accessory building or structure shall not be erected, altered, located, reconstructed, or enlarged nearer than five-hundred feet (500') to any rear lot line which is a boundary with property not zoned business or industrial.
   b. No development such as parking, vehicular or pedestrian passageways, gasoline pumps, loading or unloading facilities, dumpster sites, or any other improvement other than open space, fences, walls and landscaping shall be permitted within the required buffer yard.

4. Side lot lines adjoining business or industrial districts.
   a. A principal or accessory structure shall not be erected, altered, located, reconstructed, or enlarged nearer than fifty feet (50') from side lot lines where the side lot line is a boundary with property zoned business or industrial.

5. Side lot lines not adjoining business or industrial districts.

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Rear setbacks when adjoining GB or GI

Commented [JH9]: BOARD CONSIDERATION:

Rear setbacks when adjoining anything **but** GB or GI

Commented [JH10]: BOARD CONSIDERATION:

Side setbacks when adjoining GB or GI

a. A principal or accessory building or structure shall not be erected, altered, located, reconstructed or enlarged nearer than one thousand feet (1,000') to any side lot line which is a boundary with property not zoned business or industrial.
b. No development such as parking, vehicular or pedestrian passageways, gasoline pumps, loading or unloading facilities, dumpster sites, or any other improvement other than open space, fences, walls and landscaping shall be permitted within the required buffer yard.

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Side setbacks when adjoining anything **but** GB or GI
500ft?
1,000ft?

D. Buffer Yards and Screening.

A buffer yard shall be provided adjacent to any property line and landscaped in one (1) of two (2) ways.

Alternative 1: A fifteen foot (15') wide strip of land with a ten foot (10') opaque privacy fence, wall, berm, or combination thereof. Opaque privacy fences shall be constructed of good quality materials such as vinyl, pressure treated lumber, brick, stone, or similar materials approved by the Zoning Administrator. For the purposes of this chapter tarps, car covers, tents, fabric, chain link fences with slats, or similar materials shall not be deemed to satisfy the requirements of opaque fencing.

Alternative 2: A fifty foot (50') wide strip of land with 2 evergreen trees, 2 canopy trees, 2 understory trees and 24 shrubs planted per one hundred linear feet (100') of buffer.

1. The applicant is free to choose from Alternatives 1 or 2. Buffers planted below overhead utility lines shall apply any of the allowed buffer alternatives, except that understory trees shall replace any canopy trees at a rate of two (2) understory trees per required canopy tree.
2. Plant and structure location within buffer. The placement of required plants and structures shall be the decision of the applicant; however, they shall be located so as to achieve the maximum level of protection. Plant material shall meet the buffer requirements every fifty feet (50'). Buffer areas not retained in native habitat shall be seeded or sodded with lawn and maintained at a height of no more than fifteen inches (15"), established with ground cover, or mulched with organic mulch. Inorganic ground cover shall not exceed fifty percent (50%) of the total required area of the buffer.
3. Where a fence or wall is used as part of a buffer, the decorative side of the fence or wall shall be faced to the adjacent property.
4. Permitted structures in buffer area.
    a. Where walls are placed within any required buffer area:
        i. No walls of exposed concrete block are permitted, whether painted or not.

ii. The applicant shall be required to demonstrate provision for access and maintenance of landscaping and the wall structure at the time of site plan approval.
iii. Breaks in the wall may be provided for pedestrian and vehicular connections to adjacent developments.

b. Where berms are placed within any required buffer area:
i. A berm or combination of materials such as a berm and a fence shall be a minimum six feet (6') in height.
ii. Berms shall have slopes of not less than three feet (3') horizontal for each one foot (1') vertical.
iii. Slopes in excess of three feet (3') horizontal for each one foot (1') vertical may be permitted if sufficient erosion control methods are taken and deemed by the Zoning Administrator to be maintainable.

c. Where opaque privacy fences are placed within any required buffer area:
i. No reduction in buffer width shall be provided based on the provision of a chain-link fence.
ii. Fences shall be a minimum of six feet (6') in height unless paired with a berm and in such case the combination of berm and fence shall be a minimum of six feet (6') in height.
iii. Breaks in the fence may be provided for pedestrian and vehicular connections to adjacent developments.
iv. Fences shall be maintained in a structurally safe and attractive condition and with finished faces located towards the adjacent property.

5. Permitted uses of buffer area. A buffer area shall not be used for anything except:
a. Passive recreation and picnic facilities, including pedestrian and bike trails.
b. Other appurtenances which require high visibility and easy access, such as fire hydrants and utilities, public and emergency telephones, mail boxes, and bus shelters, or benches, are also permitted in a buffer. No screening of such appurtenances shall be required or permitted.
c. Access ways when necessary to provide access to adjacent properties.
d. A required buffer is encouraged to retain areas of native habitat and may incorporate water resources including stormwater management facilities. However, the minimum width of the buffer shall be preserved as a planting area and there shall be no reduction in buffer width based on the stormwater management facilities.

6. Alternative compliance. The buffer requirements may be modified by the board of supervisors upon a finding that a modification would be consistent with the purpose of this ordinance, this section, and the adopted plans and policies of the county; that such modification would not adversely affect the land use compatibility or public interest; and that the subject parcel or modified buffer complies with one (1) or more of the following criteria:
    a. The buffer is parallel and adjacent to an existing utility or drainage easement of at least one hundred feet (100') in width;
    b. The buffer is between uses that are to be developed under a common development plan or series of development plans;
    c. The buffer is parallel and adjacent to an existing railroad right-of-way;
    d. The topography of the parcel is such that buffering would not be effective;
    e. The property is adjacent to an established business or industrial use.
    f. There is existing vegetation either on this lot or the adjacent lot to provide the required buffer benefits.

Financial hardship due to meeting the requirements of this section shall not be sufficient justification for alternative compliance.

7. Site plan. Landscaping of buffer yards shall be shown on the site plan in accordance with the standards in division J ARTICLE LXVII "Site Plan Review" and shall be provided and maintained in accordance with sound horticultural practices.
8. Whenever a rezoning occurs or a permit is approved that requires a buffer yard where none was required previously, the property that is rezoned shall provide the buffer yard.

E. Architectural and Design Standards.

1. General Guidelines. Colors, materials. finishes, and building form shall be consistent in manner on all elevations.
    a. The construction of buildings shall follow the following guidelines:
        1. The exterior construction of buildings shall be of stone. brick, concrete (reinforced, precast, poured in place, or tilt-up), equivalent masonry construction, glass, exterior insulated finish system (EIFS) or a combination of these materials, as deemed appropriate by the Zoning Administrator; and
        2. Raw block or concrete masonry units left exposed are not acceptable; and

3. Building entrances shall be lit at night, and shall be off-set and/or accented through the use of material combinations; and

4. Dock doors shall not be in front yards unless screened by earth berms, landscaping, or building components; and

5. Accessory buildings and dumpster enclosures shall be of similar design utilizing identical or complementary materials to the principal buildings. Accessory buildings, other than a building related to safety and security, shall never be located in front yards; and

6. Dumpsters must be screened or enclosed.

2. Mechanical Equipment. Mechanical equipment shall be located and/or screened to restrict visibility from public streets and residential areas in a manner approved by the Zoning Administrator as part of the Site Plan approval process. Parapets or other features may be required for screening purposes. Subject to all applicable zoning requirements and approvals, solar panels which are accessory to and scaled to provide electrical energy for the principal structure are permitted to be installed on buildings and in rear and side yards with screening as deemed appropriate by the Zoning Administrator. Solar panels shall be located to minimize impacts on neighboring parcels, including glare, and must be approved as part of the Site Plan Approval process. Mechanical penthouses and rooftop equipment shall be fully screened.

F. Noise.

1. Noise generated by the facility shall not exceed:

   a. Sixty-five dBA (65 dBA) at any property line during daytime hours; and

   b. Sixty dBA (60 dBA) at any residential property line during nighttime hours.

2. Noise measurements shall include generator testing operations.

3. The County may require post-construction acoustical testing.

4. Noise mitigation measures may include barriers, berms, equipment enclosures, directional louvers, and operational limitations.

5. Methods of Measurement.

   a. Noise must be measured with an integrating sound level meter (SLM) that meets or exceeds American National Standard Institute S1.43-1997 for Type 1 SLMs.

i. The response of such SLM must be set to FAST, and a time period of 15 seconds must be used.

ii. The operator may select another time period between a minimum of 10 seconds and maximum of 1 minute if a 15-second time period cannot adequately capture the A-weighted sound level.

b. Samples shall be taken only when the subject sound can be clearly heard and identified by the operator without any extraneous sounds such as passing traffic or bird songs. Samples shall be taken from all property lines abutting the subject property.

c. The operator must take a minimum of 3 samples that verify the repeatability and consistency of the subject sound. When possible, the operator should also take at least 1 sample when the subject sound is not heard for the purpose of comparison.

G. Lighting.

1. All exterior lighting shall meet the requirements of ARTICLE VI "Outdoor Lighting."

H. Air Quality and Emissions.

1. All backup generators shall comply with applicable federal and state air quality regulations; and

2. Applicants shall identify generator fuel types, emissions controls, and testing schedules; and

3. The County may require reduced-emission or Tier 4 (or higher) compliant generators; and

4. Long-term idling of generators shall be prohibited except during emergencies.

I. Water Use.

1. Applicants will be required to provide an analysis of anticipated water consumption.

2. Water-efficient cooling technologies are required. The County may require reclaimed water, recycled water systems, or alternative cooling technologies where feasible.

3. The use of potable groundwater for routine cooling operations is prohibited.

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Do we use "may" require, or should we simply require Tier 4 or higher generators?

J. Energy Infrastructure.

1. New transmission lines serving the facility shall be underground where feasible.
2. Utility substations shall be integrated into the campus design.
3. Battery storage facilities shall comply with applicable fire and building codes.
4. The County may require phased construction tied to utility capacity availability.

K. Traffic and Access.

1. Direct access to arterial or collector roads shall be required as approved by the Virginia Department of Transportation.
2. Construction traffic management plans shall be submitted prior to issuance of grading permits.

N. Outdoor storage of fuel.

Outdoor storage of diesel fuel shall comply with state and federal spill prevention requirements.

O. Utility Coordination.

1. Applicants shall provide written confirmation from utility providers regarding:
   a. Electrical service availability;
   b. Water and sewer capacity;
   c. Telecommunications infrastructure;
   d. Proposed substations and transmission infrastructure; and
   e. Planned utility upgrades.
2. The County may require utility infrastructure agreements or phasing schedules.
3. Shared substations, utility corridors, and infrastructure facilities are encouraged to reduce cumulative impacts.

P. Security and Emergency Preparedness.

1. Applicants shall coordinate emergency response planning with Augusta County emergency services.
2. Fire suppression systems shall comply with all applicable building and fire codes.
3. Hazardous materials inventories shall be submitted as part of the site development process.
4. Emergency generator fuel storage shall include secondary containment systems.

§ 25-70.29. Performance Review.

A. The Zoning Administrator will require annual compliance reports related to:

1. Noise levels;
2. Generator testing;
3. Water consumption;

B. Failure to comply with approved conditions may result in zoning enforcement actions, permit revocation proceedings, or other remedies authorized by law.

§ 25-70.30. Supplemental Findings for Approval.

In addition to findings otherwise required for approval of the Special Use Permit, the Board of Supervisors shall determine that:

1. The proposed facility is compatible with surrounding land uses;
2. Adequate public facilities and utility infrastructure are available or will be provided;
3. The project minimizes adverse impacts associated with noise, visual appearance, traffic, and utility infrastructure;
4. The facility is designed to protect nearby residential, educational, and agricultural uses;
5. The proposal advances the County's economic development objectives while maintaining environmental stewardship; and
6. The project is consistent with the Comprehensive Plan.