Defining a "by right footprint" in Tier 2 of 500,000 square feet can balloon to a 3,000,000 square feet structure following the maximum industrial height of 65' (allowing approximately 6 stories). Fairfax defines structures as "gross floor area" which is a much clearer definition of what is being permitted. We can not say NO to intensive crypto facilities that use even MORE resources.

Virginia communities are rewriting ordinances to STOP "by right". We should limit "by right" from the get go for the magnitude over 40,000 sq feet. I do not understand the eagerness to permit "by right" data centers. Given our governor just vetoed direction and The President is eliminating environmental requirements - it is up to the county to protect its community! Can there be a limit to the water consumption? Energy saving responsibility - can a certain % from green sources. Many properties rely on a view, overlooking even a smaller data center can not be screened. What is the mitigation penalty if ordinance is not corrected / is it significant enough to make them adhere? Are we protected from a potential toxic cleanup of boom and bust - as technology improves, data centers are closed or abandoned / bankrupt.

Ordinances from other counties:

Fairfax County has lowered to 40K and 80K limits "gross floor area" for by-right approval. Loudoun County, VA pending recommendation, would make ALL data centers “special exception” review rather than by right in districts where allowed. Louisa County Data Centers require all outdoor lighting to follow dark-sky compliant requirements. Do we have such a restriction? Stafford county just increased the vegetative buffer from 50 feet to 200 feet between homes, apparently to mitigate neighbor complaints. Their planning commission recommendations are very good and can be found online. Thank you for reading my concerns and protecting our land, water, communities, property values, and vistas. Albemarle County resident, business and home owner