WASHINGTON COUNTY
PLANNING COMMISSION
AGENDA - MONDAY, OCTOBER 26, 2026

Planning Commission - Regular Meeting **7:00 PM**

Board of Supervisors Auditorium

Christina Rehfuss**, Chairman**
Paul Widener**, Vice Chairman**
William Gibson**, Board Member**
Bruce W Dando**, Board Member**
Ron Edins**, Board Member**
Cathie Freeman**, Board Member**
Dulcie Mumpower**, Board Member**
Stephen Richardson**, Zoning Official**

1. **CALL TO ORDER**

2. **INVOCATION AND PLEDGE OF ALLEGIANCE**

3. **APPROVAL OF MEETING AGENDA**

4. **APPROVAL OF MINUTES**
   1. **Minutes of the September 28, 2026 regular meeting.**

5. **PUBLIC HEARINGS**
   1. **Joey Blevins on behalf of Marcus Street, Tax Map # 143A4-A-30 : Request for a Special Exception Permit, for a recreational facility, specifically an indoor softball training facility, on approximately 2.33 acres of property located at 16118 Lee Highway, Bristol, VA 24202, in the B-2 (Business, General) zoning district, Wilson Magisterial District, Wilson (G-21) Election District.**

   2. **An Ordinance to Add Chapter 66, Article XVI, Section 1305-1314 to Establish Comprehensive Regulations Governing Data Centers; Amending the Zoning Ordinance to Allow Data Centers by Special Exception Permit in the M1 and M2 Zoning Districts; and Establishing Performance, Design, and Enforcement Standards**

6. **PUBLIC COMMENT**

7. **COMMISSION MEMBER REPORTS AND COMMITTEE REPORTS**

8. **COMMISSION INFORMATION AND REMINDERS**

9. **ADJOURN OR RECESS**

AGENDA ITEM NO. 4.1

Item Cover Page

PLANNING COMMISSION AGENDA ITEM REPORT

DATE:	October 26, 2026
SUBMITTED BY:	Stephen Richardson , Zoning
ITEM TYPE:	Action Item
AGENDA SECTION:	APPROVAL OF MINUTES
SUBJECT:	Minutes of the September 28, 2026 regular meeting.
SUGGESTED MOTION:	Motion to approve the minutes or motion to amend the minutes.

BACKGROUND AND SUMMARY:

Minutes of the September 28, 2026 regular meeting.

ATTACHMENTS:

WASHINGTON COUNTY
PLANNING COMMISSION MEETING

MINUTES • SEPTEMBER 28, 2026

Board Auditorium **7:00 p.m.**

1 GOVERNMENT CENTER PLACE
ABINGDON, VA 24210

1) CALL TO ORDER

Attendee Name	Status
Christina Rehfuss	Present
Paul Widener	Present
William Gibson	Present
Bruce W Dando	Present
Ron Edins	Present
Dulcie Mumpower	Present
Cathie Freeman	Absent
Stephen Richardson	Present

Chairman Rehfuss called the meeting to order.

2) INVOCATION AND PLEDGE OF ALLEGIANCE

Commissioner Mumpower gave the invocation and led the pledge of allegiance.

3) APPROVAL OF MEETING AGENDA

RESULT: **ADOPTED [UNANIMOUS]**
MOVER: Paul Widener
SECONDER: William Gibson
AYES: Christina Rehfuss, Paul Widener, William Gibson, Bruce W Dando, Ron Edins, Dulcie Mumpower
ABSENT: Cathie Freeman

Motion to adopt 3) APPROVAL OF MEETING AGENDA Moved by Paul Widener, seconded by William Gibson

4) APPROVAL OF MINUTES OF THE JULY 27, 2026 REGULAR MEETING.

4.1) Minutes of the July 27, 2026 regular meeting, and Minutes of the August 24, 2026 meeting.

Cover Page
PC Minutes July 27, 2026B.pdf
PC Minutes August 24, 2026.pdf

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	William Gibson
SECONDER:	Ron Edins
AYES:	Christina Rehfuss, Paul Widener, William Gibson, Bruce W Dando, Ron Edins, Dulcie Mumpower
ABSENT:	Cathie Freeman

Motion to adopt 4) APPROVAL OF MINUTES OF THE JULY 27, 2026 REGULAR MEETING. Moved by William Gibson, seconded by Ron Edins

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Dulcie Mumpower
SECONDER:	Ron Edins
AYES:	Christina Rehfuss, William Gibson, Bruce W Dando, Ron Edins, Dulcie Mumpower
ABSTAIN:	Paul Widener
ABSENT:	Cathie Freeman

Motion to adopt 4) APPROVAL OF MINUTES OF THE AUGUST 24, 2026 REGULAR MEETING. Moved by Dulcie Mumpower, seconded by Ron Edins

Commissioner Widener abstained from voting on the August 24, 2026 minutes because he was absent from the meeting.

5) PUBLIC HEARINGS

5.1) AN ORDINANCE TO ADD ZONING FOR ENERGY STORAGE PROJECTS IN THE CODE OF WASHINGTON COUNTY, VIRGINIA, CHAPTER 66, ARTICLE XIV, DIVISION 3, SECTIONS 66-1271 THROUGH 66-1299
(An ordinance to regulate permitting of energy storage projects in Washington County)

Cover Page
9-11-26 BESS Ordinance.pdf

Stephen Richardson stated that Tier One Battery Energy Storage Systems are proposed to be allowed only by special exception in the M-1 and M-2 zoning district. He noted that because of this proposal, the Planning Commission has the opportunity

to review all applications and can recommend additional requirements on a case by case basis.

Chairman Rehfuss opened the public hearing.

No one spoke during the pubic hearing.

Chairman Rehfuss closed the public hearing.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Paul Widener
SECONDER:	Bruce W Dando
AYES:	Christina Rehfuss, Paul Widener, William Gibson, Bruce W Dando, Ron Edins, Dulcie Mumpower
ABSENT:	Cathie Freeman

Motion to adopt Motion to recommend the proposed ordinance be adopted. Moved by Paul Widener, seconded by Bruce W Dando

5.2) Maria & Lynn Rundle, on behalf of Heartwood Farm, LLC, Tax Map # 148-A-49B: Request for Rezoning of approximately 45.3 acres of property located at 21560 Alvarado Road, Abingdon, VA 24211, from the A-1 (Agricultural, Limited) zoning district to the A-2 (Agricultural, General) zoning district, Taylor Magisterial District, Taylor (E-21) Election District.

Cover Page
Heartwood Farm - Maria & Lynn Rundle application for REZ 9-26.pdf

Stephen Richardson said that the applicants are asking to rezone so that they may make property divisions. The A-2 zoning district allows smaller parcels than what is required in the A-1 zoning district. He discussed that the area is rural with sparce residences and a lot of open space. The creeper trail goes through the property and it adjoins the river. There are a lot of challenges on the property to be able to divide either of the two residences on a smaller parcel.

Maria & Lynn Rundle addressed the Planning Commission. They discussed that they are wanting to sell some of the property but the A-1 zoning district requires one acre minimum lot size and it is difficult to achieve that on the property. They would like to sell the residences because of the cost of upkeep.

Chairman Rehfuss opened the public hearing.

No one spoke during the public hearing.

Chairman Rehfuss closed the public hearing.

Commissioner Gibson asked if the property and the manufactured home are listed for sale separately. Maria Rundle replied that they do have the manufactured home listed separately, but when they did that they did not realize the minimum lot sizes.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Bruce W Dando
SECONDER:	Ron Edins
AYES:	Christina Rehfuss, Paul Widener, William Gibson, Bruce W Dando, Ron Edins, Dulcie Mumpower
ABSENT:	Cathie Freeman

Motion to adopt Motion to recommend the rezoning be granted. Moved by Bruce W Dando, seconded by Ron Edins

5.3) Joey Blevins on behalf of Marcus Street, Tax Map # 143A4-A-30: Request for a Special Exception Permit, for a recreational facility, specifically an indoor softball training facility, on approximately 2.33 acres of property located at 16118 Lee Highway, Bristol, VA 24202, in the B-2 (Business, General) zoning district, Wilson Magisterial District, Wilson (G-21) Election District.

Cover Page
Joey Blevins - Application for SEP 9-2026.pdf

The applicant was not present. The application was tabled to the October 26, 2026 meeting.

RESULT:	**TABLE [UNANIMOUS]**
MOVER:	Paul Widener
SECONDER:	William Gibson
AYES:	Christina Rehfuss, Paul Widener, William Gibson, Bruce W Dando, Ron Edins, Dulcie Mumpower
ABSENT:	Cathie Freeman

Motion to table Motion to table the item to the October 26, 2026 meeting. Moved by Paul Widener, seconded by William Gibson

5.4) Mitch Walters on behalf of Camp Friendship LLC, Tax Map # 167-7-17: Request for a Special Exception Permit, for Ecotourism, major, including a children's camp, on approximately 18.8 acres of property located at 23176 Moonshine Road, Abingdon, VA 24211, in the SR (Shoreland, Recreation) zoning district, Madison Magisterial District, Madison (C-21) Election District.

Cover Page
Mitch Walters - Camp Friendship Application for SEP 9-2026.pdf

Stephen Richardson discussed the information in the agenda packet, the information at each Commissioner's station, and a concept picture of the shelter from Mr. Walters. He discussed the definition of ecotourism major and minor and pointed out that Camp Friendship has been legally operating as an ecotourism minor use. Mr. Walters has applied for a building permit to build a shelter with restrooms and that would change the use to ecotourism major and require a special exception permit. He discussed questions regarding the septic systems and stated that if a special exception permit is issued and there is an application for a building permit for the shelter, one requirement is a permit from the Virginia Department of Health for a septic system. He discussed short term rentals, and stated that if Mr. Walters rented out the house, he would be permitted to do so, separate from the camp. He said that the main issue for discussion is if this location is the correct location to construct a shelter with restrooms for the camp.

Mitch Walters addressed the Planning Commission. He stated that the camp is operated by the Bristol YMCA. He presented a video about the camp and showed the children participating in activities at the camp. The video provided information given by the camp director, Rick Matthews, and Mr. Walters, explaining the operation of the camp. Mr. Walters said that the camp is operated for 9 or 10 weeks during the summer, and that a shelter would add be a great asset to the camp. He mentioned that there was a plan at one time to have a wedding venue at this location but it was abandoned after receiving pushback. He said that the shelter is not a requirement,

that they have used a tent and porta-johns, but it would be an improvement and provide better facilities for the children.

Commissioner Gibson asked how many years the camp has been operating and if there have been complaints. Mr. Walters replied that this was the third year, and there have been no complaints.

Commissioner Mumpower asked if there are other activities on the property, in addition to the camp. Mr. Walters responded that he, or friends or employees of Friendship Automotive sometimes use the property. He said there was no commercial activity on the property.

Commissioner Widener asked if there were any plans for any other commercial activities or overnight camping. Mr. Walters said that no other commercial activities are planned, and that there would be no overnight camping. He said that if it was rented out, the YMCA would rent it for donations to the YMCA. Commissioner Widener asked if there were any issues of traffic or safety on the roads. Mr. Walters said there were none.

Chairman Rehfuss asked Mr. Walters to discuss the structures on the property and their uses. He said that there was a house, a garage and a garage near the house that was already converted to living area on the property when he purchased it. He said that since he has owned the property, Tucker Hall, a barn shaped structure that is used for the camp, has been constructed. Chairman Rehfuss asked what Tucker Hall is used for. Mr. Walters said that the campers gather there, eat there, utilize the restrooms, pool table, ping pong table, games and a kitchen.

Rick Matthew, YMCA CEO, addressed the Planning Commission. He discussed building the activity field on the Wall property. He said this gave the camp a flat space for games, walking and other uses. He said that using a tent and porta johns are very difficult for campers in wheelchairs or walkers to use. Having a shelter with restrooms would be a great improvement for the campers. There would be fans to help with the summer heat, shelter from the elements, and allow children with physical challenges a better experience.

Chairman Rehfuss opened the public hearing.

Jamie Kite spoke in support of the request for special exception to construct a shelter. He stated that he and his family have a residence in the development near the camp. He said that he was the contractor that has done the work at the camp. He responded to questions about the septic system by saying that the system was overbuilt and was more than adequate for the needs of the camp. He said that the camp did not create any issues that interfered with his use of his residence.

Lisa Walden, Heather Coleman, Dawn Robinson, Alicia Woodard, Russell Wright and Bret Coleman spoke in opposition to the request.

They all raised concerns about the safety of the roads and the inconvenience to the property owners of not being able to enter or exit their properties while traffic is being stopped to allow buses to use the road for the camp. They discussed that the roads are not adequate for buses and vans bringing campers to the property. They discussed that this development was designed for residential use only, and the other owners bought property just for residential use. They raised concerns about groups, such as church groups using the Friendship property. They discussed websites or social media sites related to a wedding venue on the property.

Chairman Rehfuss closed the public hearing.

Commissioner Mumpower said that she did do a site visit and commented that the roads are terrible. She said that she had concerns about children being injured in this location and being able to get to medical services. She said this is a terrible situation

and has concerns about how much the camp would expand. She said that she commended the camp and the activities they have, but the concern is the location.

Commissioner Gibson asked about school buses, trucks delivering building material, and if Whittaker Hollow road is better. The residents answered that Whittaker Hollow was not much better.

Commissioner Rehfuss stated that when she came to do the site visit, she was glad that she had came with Commissioner Mumpower and Mr. Mumpower. She stated that she did not have cell service in several locations and that concerned her about the campers using this road. She said that the camp and the facilities look wonderful, but she was concerned about other uses. She said that when she was at the property a church group was using the property. She mentioned the websites advertising wedding and asked if there were limitations on using the house. Mr. Richardson replied that if the house or property is used for a wedding/event venue, it would need a special exception permit for that use. She asked Mr. Matthews to discuss what would happen if a camper needed medical attention. Mr. Matthews responded that all of the employees are certified in first aid. He said there are two pick-up trucks used to transport children. The plan would be to get children to the Green Spring Fire Department.

Commissioner Edins commented that the picture of a shelter is incomplete because it doesn't show how the restrooms would be oriented.

Commissioner Mumpower, Commissioner Dando and Chairman Rehfuss restated that the roads were a concern.

Commissioner Gibson made a motion to recommend granting the special exception, and Commissioner Dando seconded the motion.

Commissioner Widener requested that conditions be considered if the request is recommended.

There was consensus and four recommended conditions were added to the motion. The recommended conditions were: 1) No "for profit" or commercial use of the property, 2) the bathroom entrances are to be shielded from view from the road and other residences, 3) daylight operations only, 4) 140 forty campers maximum.

The motion was approved on a 6-0 vote.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	William Gibson
SECONDER:	Bruce W Dando
AYES:	Christina Rehfuss, Paul Widener, William Gibson, Bruce W Dando, Ron Edins, Dulcie Mumpower
ABSENT:	Cathie Freeman

Motion to adopt Motion to recommend the special exception be granted with four conditions. The conditions are 1) No "for profit" or commercial use of the property, 2) the bathroom entrances are to be shielded from view from the road and other residences, 3) daylight operations only, 4) 140 campers maximum. Moved by William Gibson, seconded by Bruce W Dando

6) PUBLIC COMMENT

Amber Amburgey spoke about the possibility of a data center locating in the Oak Park Industrial Park. She said that she was representing her mother and other residents of

Oak Hill Estates. She was opposed to a Data Center locating there. She referred to a letter she had sent and asked that the zoning ordinance be amended to make data center permitted by special exception.

Shirley Henderson stated that she was a resident of Oak Hill Estates. She asked for the zoning ordinance to be amended as the letter from Amber Amburgey suggested.

7) COMMISSION MEMBER REPORTS AND COMMITTEE REPORTS

Commissioner Widener commented that he has worked in Information Technology for 30 years. He said that he has been involved in building data centers in the past and that they have evolved dramatically since he was involved in building them. He said that data centers, done right, can be a good neighbor. He said that he would like to see data centers locate in Washington County. He said that if they are done right, they can be a great asset to a community if done right and at the right place.

Dianna Sutton requested to ask Commissioner Widener why he supported the location of a data center. Commissioner Widener replied that they have evolved. He said that the need makes it inevitable that data centers are going to have to be built. He said that he would prefer to be able to direct the development rather than have it dropped on us, or lose out on the opportunity. He said that data centers can provide revenue, infrastructure and investment that could greatly benefit a locality. He said that he was in favor of having public hearings for any intensive use in the county.

Chairman Rehfuss commended Mrs. Sutton, Mrs. Henderson and Mrs. Amburgey for submitting the letter and coming to the meeting to participate. She said that the Planning Commission received a copy of a draft ordinance regarding data centers at tonight's meeting.

Stephen Richardson asked that the members review the draft and reach out with any questions or comments regarding the ordinance before the meeting. He said that this proposal will be on the agenda for the October meeting for public hearing.

8) COMMISSION INFORMATION AND REMINDERS

Stephen Richardson reported that updating the comprehensive plan is still in "stage 1." He said that there will be public hearings and public input before any drafts are presented.

Commissioner Rehfuss asked if there might be a suggestion to amend the zoning ordinance regarding horses in the R-2 zoning district. Stephen Richardson replied that the Board of Supervisors would like feedback from the Planning Commission. He said that Supervisor McCall has asked if the Planning Commission would consider looking at amending to zoning ordinance to change the requirement of 5 acres and a residence on the property to ask for a special exception for a horse barn in the R-2 district, to 4 acres and a residence. Commissioners said that they would be willing to entertain the discussion.

9) ADJOURN OR RECESS

RESULT: **ADOPTED [UNANIMOUS]**
MOVER: Dulcie Mumpower
SECONDER: Ron Edins
AYES: Christina Rehfuss, Paul Widener, William Gibson, Bruce W Dando, Ron Edins, Dulcie Mumpower
ABSENT: Cathie Freeman

Motion to adopt 9) ADJOURN Moved by Dulcie Mumpower, seconded by Ron Edins

AGENDA ITEM NO. 5.1

Item Cover Page

PLANNING COMMISSION AGENDA ITEM REPORT

DATE: October 26, 2026

SUBMITTED BY: Stephen Richardson , Zoning

ITEM TYPE: Public Hearing

AGENDA SECTION: PUBLIC HEARINGS

SUBJECT:

Joey Blevins on behalf of Marcus Street, Tax Map # 143A4-A-30: Request for a Special Exception Permit, for a recreational facility, specifically an indoor softball training facility, on approximately 2.33 acres of property located at 16118 Lee Highway, Bristol, VA 24202, in the B-2 (Business, General) zoning district, Wilson Magisterial District, Wilson (G-21) Election District.

SUGGESTED MOTION: Motion to recommend the special exception be granted or motion to recommend the special exception be denied.

BACKGROUND AND SUMMARY:

The portion of the property where the building is located is in the B-2 zoning district. The southern part of the property is in the A-2 zoning district. Adjoining properties are in the B-2 and A-2 zoning district. This area has residential, commercial and open space uses.

ATTACHMENTS:

Effective 1/1/2016 (Revision 1)

County of Washington, Virginia
Department of Zoning Administration

APPLICATION FOR SPECIAL EXCEPTION PERMIT
Non-Refundable Application Fee - $50

The following items must be submitted with this form before application may be processed.
Please bring the following items with you when submitting your application form.

1. Copy of survey plat(s) and/or deed(s) to the parcel(s) requested for Special Exception Permit.
2. Completed *Adjoining Property Owner(s) List* form.
3. Completed *Project Questionnaire* included on page four of the application.
4. A site plan/development plan outlining features of the proposed use of the property. Please submit 8.5"x11" size copies. The following items should be included on the plan:
   - Title, preparer, and date of plan
   - Property lines and dimensions
   - Easements affecting the property
   - Physical features such as flood plains
   - Setbacks, dimensions, floor area, and height of all existing and proposed buildings
   - Dimension and locations of existing and proposed roads, driveways, entrances/exits, and parking areas (please label number of parking spaces on plan)
   - Location and description of site features such as landscaping, lighting, and signage (if proposed).
5. A letter of favorable review for a commercial entrance permit issued by the Virginia Department of Transportation must be submitted for all commercial and/or industrial projects. If a commercial entrance exists, please provide a copy of the existing permit and documentation from the Virginia Department of Transportation that the existing entrance is adequate for the proposed project.

Additional Notes:

- Following approval of the Special Exception Application, your project may require additional permits issued through the Building and Development Services Department. Please contact this department to discuss permits that may be required for the construction of your project at (276) 525-1320.
- You are encouraged to contact the Planning Commissioner and Supervisor for your district to discuss your project. Please let county staff know if you need help with contact information for these individuals.
- [redacted]

Applicant Information

Applicant Name: Joey Blevins

Applicant Contact Information: 13467 Countiss Rd. — Abingdon, VA 24210

Street Address or P.O. Box — City/State/Zip Code

276-494-6389 — Home/Work Phone Number — Mobile Number — Email

Is the applicant the owner of the parcel(s) on which the Special Exception Permit will be used? ☐ Yes ☑ No

Owner Information

Owner Name: Marcus A. Street

Owner Contact Information: P.O. Box 1098 — Abingdon, VA 24212

Street Address or P.O. Box — City/State/Zip Code

276-623-1655 — 276-619-1602 — Home/Work Phone Number — Mobile Number — Email

Applicant and Owner Certification and Signature

NOTE: *If Applicant and Owner are different individuals, both must sign. If Applicant and Owner are the same, please sign as Owner.*

Applicant Signature: Joey Blevins Date: 8/27/24

I THE UNDERSIGNED AM AN OWNER OF THE ABOVE-DESCRIBED PARCEL(S) AND CERTIFY I AM LEGALLY AUTHORIZED TO MAKE THIS APPLICATION FOR SPECIAL EXCEPTION PERMIT, HAVING THE PERMISSION OF ALL OTHER OWNERS (IF ANY).

Owner Signature: Marcus A Street Date: 8/27/26

Permit Information

Need help finding a parcel number? Check the following sources: tax statements, deeds, or the county's online GIS map (http://washcova.interactivegis.com/). If you need help, please call county staff at (276)525-1390.

Applicant Requests Special Exception Permit for Use(s) and/or Activity(ies) on the Following Parcel(s):

Parcel #1: 143A4-A-30 (County Tax Map ID) Parcel Size: 2.33 acres (Acres/Square Feet) 16118 Lee Hwy, Bristol VA 24202 (Street Address of Existing Building located on Parcel (if any))

Current Parcel Zoning: B2 (Front) A2 (Rear) Split Zone

Current Parcel Use: ☐ Agricultural ☐ Commercial ☐ Industrial ☐ Residential ☑ Vacant/Unused

A Special Exception Permit for Parcel #1 is requested pursuant to County Code Section 66-258-SEP for the following use(s) and/or activity(ies):

Indoor softball training facility (max 20 occupants) accessory parking located on rear A2 portion

Will the above take more than 24 months to complete? ☐ Yes ☒ No If 'Yes', how many months? _____

Applicant Requests Special Exception Permit for Use(s) and/or Activity(ies) on the Following Parcel(s):

Parcel #2: _____ (County Tax Map ID) Parcel Size: _____ (Acres/Square Feet) _____ (Street Address of Existing Building located on Parcel (if any))

Current Parcel Zoning: _____

Current Parcel Use: ☐ Agricultural ☐ Commercial ☐ Industrial ☐ Residential ☐ Vacant/Unused

A Special Exception Permit for Parcel #2 is requested pursuant to County Code Section _____ for the following use(s) and/or activity(ies):

Will the above take more than 24 months to complete? ☐ Yes ☐ No If 'Yes', how many months? _____

Applicant Requests Special Exception Permit for Use(s) and/or Activity(ies) on the Following Parcel(s):

Parcel #3: _____ (County Tax Map ID) Parcel Size: _____ (Acres/Square Feet) _____ (Street Address of Existing Building located on Parcel (if any))

Current Parcel Zoning: _____

Current Parcel Use: ☐ Agricultural ☐ Commercial ☐ Industrial ☐ Residential ☐ Vacant/Unused

A Special Exception Permit for Parcel #3 is requested pursuant to County Code Section _____ for the following use(s) and/or activity(ies):

Will the above take more than 24 months to complete? ☐ Yes ☐ No If 'Yes', how many months? _____

Owner Information

Owner Name: Marcus A. Street

Adjoining Property Owner(s)

Please list ALL property owner(s) and street address(es) of parcel(s) immediately adjoining AND directly across street(s), road(s), and highway(s) from parcel(s) requested for rezoning and/or special exception permit (this information is needed for comparison purpose and will be verified by county records):

Name of Adjoining Property Owner	Street Address of Adjoining Property (if none, list 'Vacant')	For County Use Only: County Tax Map ID Numbers
Mumpower Carolyn	16122 Lee Hwy	143A4-A-37
Bailey Meritt F III Katha	16140 Lee Hwy	143A4-A-38
Ball Wilson & Jennifer	Vacant Lot	143A4-A-42
White Jackie R & Bonita G	20202 Jade Ln. Bristol, VA 24202	143A4-A-43
White Jackie R & Bonita G	Vacant Lot	143A4-A-29A
Arnold Patricia Ann	Vacant Lot	143A4-A-29
Arnold Patricia Ann	20269 Windon Acres Bristol, VA 24202	143A4-A-28
Ratliff John D Jr.	Vacant Lot	143A4-A-32
CME Sales Inc.	20250 Windon Acres Bristol, VA 24202	143A4-A-27
Wilson Kelly S	16090, 16088, 16092 Lee Hwy Bristol, VA 24202	143A4-A-35
Lowe Caleb William & Myr	16106 Lee Hwy Bristol, VA 24202	143A4-A-36

For County Use Only

Date Application Received: 8/27/26 Received By: BBL

Project Questionnaire

Requests for special exception permits involve analysis by county staff, Planning Commission members and the Board of Supervisors members. The information provided below will help staff members to review the application for compliance with county regulations. The questionnaire will also serve as an introduction to Planning Commissioners and Supervisors as a copy of the application will be included in information delivered to each member prior to the meeting date.

Please use additional paper and attach photographs if necessary.

Please provide a description of the site before and after development:

The B-2 parcel contains an existing commercial warehouse along Lee Highway.

The building is used for storage and has no public facing operations at this time.

Surrounding area includes gravel parking, grass, and minimal exterior lighting.

The warehouse will be converted into a small indoor softball training facility.

Improvements include safety net, pitching lanes & padding. No new buildings.

Please describe the operation proposed including number of employees and hours of operation.

Operation - Private indoor training facility with small group sessions.

Weekly hours will be 3:00 PM - 9:00 PM, Weekend hours 10:00 AM - 6:00 PM

All activities indoor with no amplified sound or outdoor achieving

Small groups & staggered sessions to minimize traffic

1-3 instructors present during operating hours

Please describe how the properties around your site are used (residential, churches, business, schools) and how the proposed project may impact the surrounding area (e.g. noise, traffic, light, impact on environmental or other unique features).

Commercial uses along Lee Hwy and agricultural land behind the site. Residenital properties are located farther from the highway

corrido. The project is low-impact, and all activities occur inside warehouse.

Exterior lighting will be shielded & directed downward to prevent glare.

Traffic impact is minimal due to small group sizes & scheduled sessions.

No environmental features will be disturbed and no outdoor activity.

Please describe potential impacts on public facilities and infrastructure such as the water/wastewater system, public schools, and roads.

Water & waste-water usage will be limited to restroom usage & cleaning. No food service or high-water usage is planned

No additional public infrastructure improvement is needed.

Project does not impact public schools due to small numbers

Road impact is minimal with direct access to Lee Hwy & low traffic volume

Project is not to affect public utilities or services.

Will your project require a permit from other licensing agencies (e.g. Department of Environmental Quality, Department of Mines, Minerals and Energy, Virginia Department of Social Services, Virginia Department of Motor Vehicles, Virginia Department of Motor Vehicles).

☐ **Yes** ☑ **No** **If yes, please explain.**


LEE HWY (11)
B2
143A4-A-38
16140
B2
20170
143A4-A-40
JAT LN
20173
143A4-A-44
143A4-A-45
B2
20168
143A4-A-41
A2
A2
16122
B143A4-A-37
16118
FACILITY
16114
A2
A143A4-A-42
16106
143A4-A-36
16088
B143A4-A-35
16090
EXISTING PARKING LOT
180'
OVER FLOW
143A4-A-30
50'
A2
EXISTING PARKING LOT
22 SPOTS & Room for more if Needed
20283
143A4-A-43
ENTRANCE
B2
143A4-A-34
16076
16078
P143A4-1-1
A143A4-A-32
A143A4-A-29A
WINDON ACRES LN
20243
143A4-A-27
WASHINGTON COUNTY
VIRGINIA
143A4-30
0
50 ft
100 ft
www.interactiveGIS.com
Printed 08/26/2026

AFFIDAVIT

I, Stephen R. Richardson, hereby certify that I have sent by U.S. Postal Service, Certified Mail, Return Receipt Requested, Notice of Request for a Special Exception by Joey Blevins, on behalf of Marcus Street Map # 143A-A-30 to the following individuals on the 4th day of September 2026.

APPLICANT:

Marcus Street
P. O. Box 1098
Abingdon, VA 24212

Joey Blevins
13467 Countiss Rd
Abingdon, VA 24210

ADJOINING PROPERTY OWNERS:

Carolyn Mumpower
P. O. Box 758
Glade Spring, VA 24340
143A4-A-37

Merritt & Katharin Bailey
528 W Harvie Ave
Gastonia, NC 28052
143A4-A-38

Wilson & Jennifer Ball
20170 Jade Ln
Bristol, VA 24202
143A4-A-42

Jackie & Bonita White
20202 Jade Lane
Bristol, VA 24202
143A4-A-43, 143A4-A-29A

Patricia Arnold
20269 Windon Acres Lane
Bristol, VA 24202
143A4-A-28, 143A4-A-29

John Ratliff
24466 Abbey Lane
Bristol, VA 24202
143A4-A-32

CME Sales, Inc.
20250 Windon Acres Lane
Bristol, VA 24202
143A4-A-27

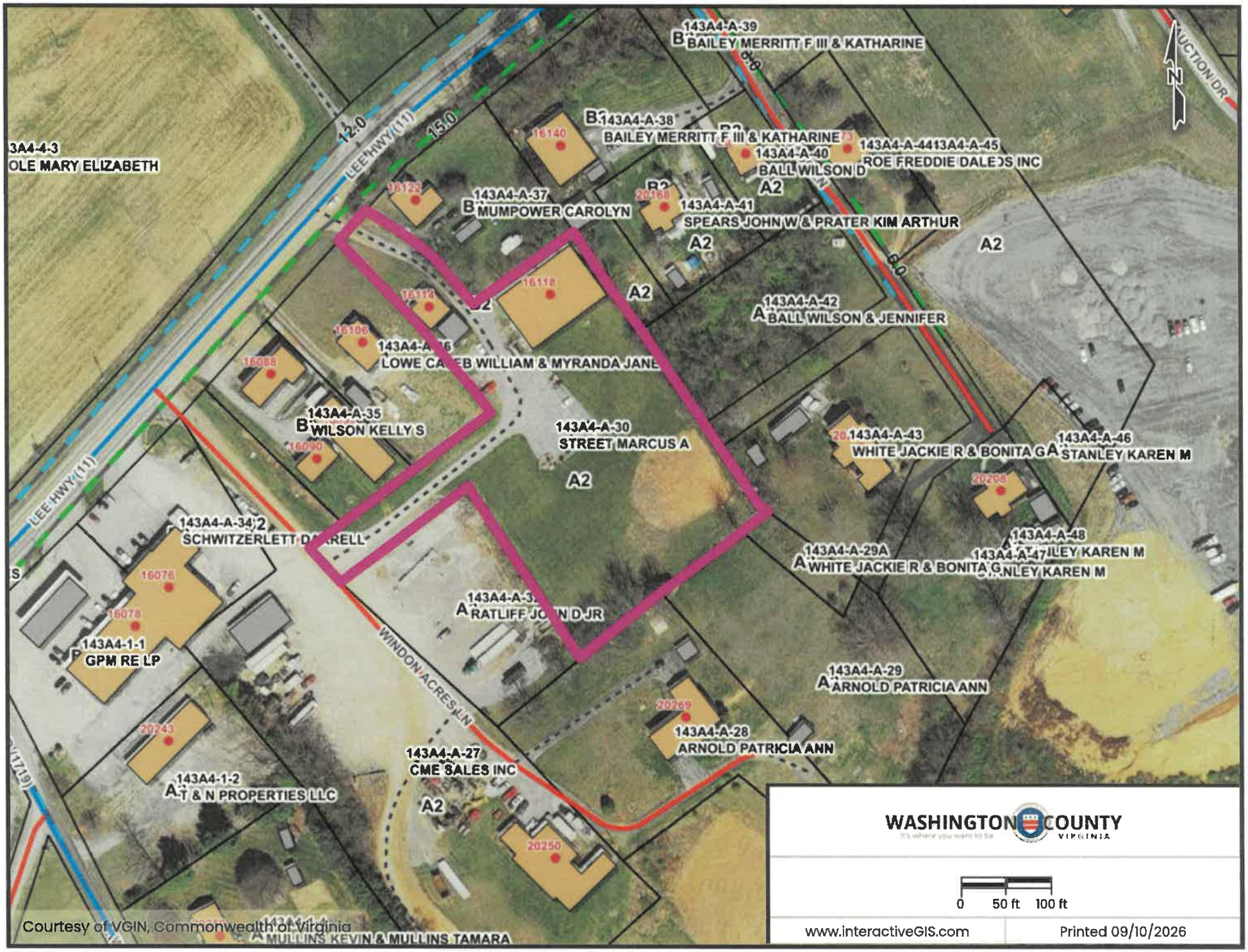
Kelly Wilson
203 Augusta Court
Bristol, VA 24202
143A4-A-35

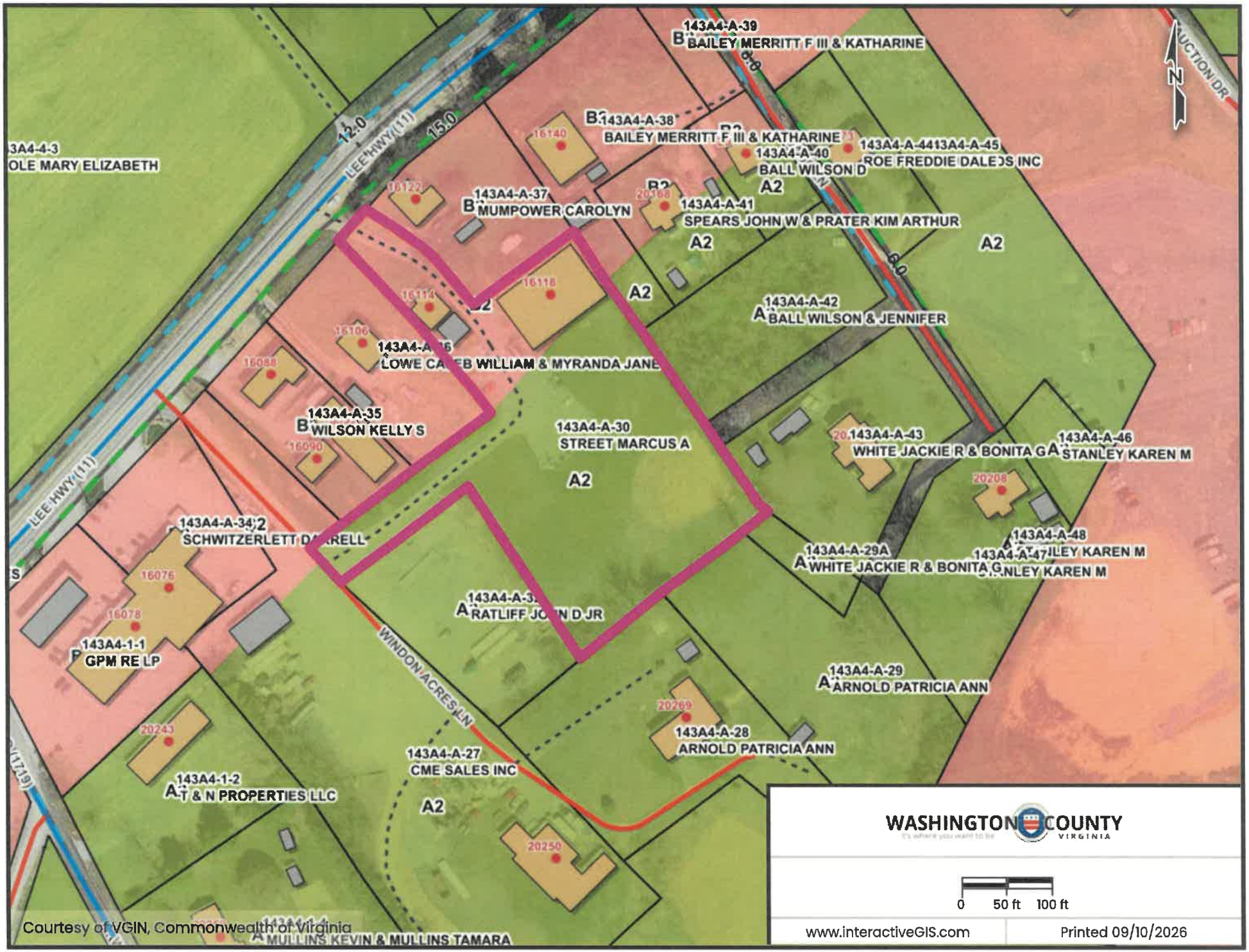
Caleb & Myranda Lowe
16106 Lee Highway
Bristol, VA 24202
143A4-A-36

Mary Elizabeth Cole
16125 Lee Highway
Bristol, VA 24202
143A-4-3

NOTE: ADJACENT & ADJOINING PROPERTY OWNERS PULLED FROM GIS & APPLICATION


COUNTY OF WASHINGTON
DEPARTMENT OF ZONING ADMINISTRATION
ZONING PUBLIC HEARING
THIS PROPERTY
FOR INFORMATION CALL
276-525-1391 276-669-0877


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B BAILEY MERRITT F III & KATHARINE
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BALL WILSON D
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ROE FREDDIE DALE)S INC
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B MUMPOWER CAROLYN
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A BALL WILSON & JENNIFER
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A STANLEY KAREN M
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ARNOLD PATRICIA ANN
143A4-A-30
STREET MARCUS A
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B WILSON KELLY S
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A T & N PROPERTIES LLC
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AGENDA ITEM NO. 5.2

Item Cover Page

PLANNING COMMISSION AGENDA ITEM REPORT

DATE: October 26, 2026

SUBMITTED BY: Stephen Richardson , Zoning

ITEM TYPE: Public Hearing

AGENDA SECTION: PUBLIC HEARINGS

SUBJECT:

An Ordinance to Add Chapter 66, Article XVI, Section 1305-1314 to Establish Comprehensive Regulations Governing Data Centers; Amending the Zoning Ordinance to Allow Data Centers by Special Exception Permit in the M1 and M2 Zoning Districts; and Establishing Performance, Design, and Enforcement Standards

SUGGESTED MOTION: Motion to recommend the ordinance be adopted or motion to recommend the ordinance be denied.

BACKGROUND AND SUMMARY:

An Ordinance to Establish Comprehensive Regulations Governing Data Centers; Allow Data Centers by Special Exception Permit in the M1 and M2 Zoning Districts; and Establishing Performance, Design, and Enforcement Standards

ATTACHMENTS:

DRAFT 4. PREPARED BY HEATHER DAMRON, STARTED ON 09/018/2026 AT 12:38 pm

An Ordinance to Add Chapter 66, Article XVI, Section 1305-1314 to Establish Comprehensive Regulations Governing Data Centers; Amending the Zoning Ordinance to Allow Data Centers ~~Only~~ by Special Exception Permit in the M1 and M2 Zoning Districts; and Establishing Performance, Design, and Enforcement Standards

WHEREAS, the Board of Supervisors of Washington County, Virginia ("County") is authorized to adopt ordinances to protect the public health, safety, and general welfare, to regulate land use and development pursuance to the laws of the Commonwealth of Virginia.

WHEREAS, the County finds it necessary and appropriate to establish land use standards for data centers to promote compatibility with existing and planned residential, agricultural, commercial and industrial uses, through reasonable siting, screening, buffering, and decommissioning; and

WHEREAS, the County seeks to protect the public health, safety, and welfare by mitigating potential adverse impacts associated with data center development and operation, including but not limited to traffic, noise, vibration, air emissions, lighting, stormwater, water and wastewater demands, and emergency response considerations; and

WHEREAS, the County seeks to preserve and enhance community character, rural and scenic qualities and historic resources by guiding the location, design and scale of data center development to areas with compatible land use designations and infrastructure; and

WHEREAS, the County intends to apply reasonable conditions to special use permits for data centers, tailored to site specific circumstances, to ensure compliance with adopted performance standards and to safeguard the public health, safety and welfare; and

WHEREAS, the County finds that adopting standards for data center development will promote orderly growth, protect critical resources and infrastructure, and advance the health, safety and welfare of the residents of Washington County, Virginia

NOW, THEREFORE, THE BOARD OF SUPERVISORS FOR WASHINGTON COUNTY, VIRGINIA, HEREBY ORDAINS, that the Washington County, Virginia Code and Zoning Ordinance is hereby included to establish regulations governing data centers, as set forth in the text of the ordinance hereby attached.

Chapter 66 Zoning

Article XVI Data Centers

Sections 66-1305-

Section § 66-1305 Definitions

For purposes of this ordinance, the following terms have the meanings set forth below:

A. *Data Center* means a facility where the principal use is the storage, management, processing, and/or transmission of digital data, and which contains one or more large-scale computer systems and related equipment, including but not limited to air handlers, cooling systems, backup power systems, utility interconnections, and security systems.

B. *Hyperscale Data Center* means a Data Center with an installed HEUF, High Energy Utility Facility or planned critical IT load of [~~50~~100] megawatts or greater.

C. *Colocation Data Center* means a Data Center that provides third-party tenants with space, power, connectivity, and related services for their own servers and equipment.

D. *Accessory Uses* means uses customarily incidental and subordinate to a Data Center, including administrative offices; limited on-site maintenance facilities; internal employee amenities; on-site security; and utility appurtenances serving the Data Center.

E. *Emergency Generators* means stationary or non-stationary internal combustion or turbine engines and associated alternators used to provide backup electrical power during utility outages or emergencies, including for testing and maintenance.

F. *Battery Energy Storage System (BESS)* means one or more electrochemical energy storage systems and associated equipment, including batteries, inverters, switchgear, fire suppression, and thermal management systems, used to store and discharge electrical energy for a Data Center.

G. *Substation* means an electrical facility stepping voltage up or down and associated with power transmission or distribution to a Data Center, including switchyards, transformers, breakers, and control equipment.

H. *Cooling Equipment* means any chiller, cooling tower, adiabatic or evaporative cooler, air-cooled condenser, dry cooler, pump, fan, piping, heat exchanger, and related infrastructure used to reject or transfer heat from IT or electrical equipment.

I. *Noise* means any sound emitted by a Data Center facility, including but not limited to sound from cooling equipment, generators, switchgear, transformers, vehicle movements, and facility operations.

J. *Vibration* means low-frequency mechanical oscillation perceptible off-site arising from facility equipment or operations.

K. *Light/Glare* means any artificial illumination or luminance from outdoor fixtures or building-mounted lighting that is visible from adjacent properties or roadways, including skyglow and glare from reflective surfaces.

L. *Hazardous Materials* means any substance regulated as hazardous, toxic, or dangerous under applicable law, including diesel fuel, oils, coolants, battery electrolytes, compressed gases, and fire suppression agents.

M. *Water Use* means withdrawals or purchases of potable or non-potable water for cooling or other industrial processes, including make-up water.

N. Wastewater means discharges from cooling or other processes, including blowdown, filter backwash, and sanitary sewage.

O. Stormwater means runoff, precipitation, snowmelt, and surface drainage regulated by the County and state law.

P. Air Emissions means any emissions to the atmosphere including criteria pollutants, greenhouse gases, volatile organic compounds, hazardous air pollutants, and visible emissions.

Q. Financial Assurance means surety in the form of an irrevocable letter of credit, performance bond, cash escrow, or equivalent acceptable to the County Attorney and Finance Director to secure decommissioning and other obligations.

~~R. Nonconforming Data Center means a Data Center lawfully existing prior to the effective date of this ordinance that does not conform to one or more provisions herein.~~

S. Commissioning means pre-operational testing, verification, and performance validation of facility systems, including electrical, mechanical, fire and life safety, and BESS.

T. Tonal/Low-Frequency Noise means noise containing a discrete, prominent frequency tone or significant energy in low-frequency bands.

U. Edge Data Centers means the range between 1-50 racks and use 1 to 10 MW of power. They process data close to end-users to reduce lag.

V. Enterprise Data Center means they consume 10 to 100MW of power. They lease physical space, power and cooling to multiple outside clients.

Section §66-1306 Title, Purpose, and Authority

This ordinance establishes strict, protective regulations for the siting, approval, construction, operation, monitoring, and decommissioning of Data Centers within Washington County, Virginia, in order to safeguard public health, safety, welfare, environmental quality, and the County's infrastructure and fiscal interests. It is adopted pursuant to the County's zoning and police powers under the laws of the Commonwealth of Virginia, including the authority to regulate land uses by zoning, special exception permits, and performance standards. [citation needed]

Section § 66-1307 Applicability; Relationship to Other Ordinances; Conflicts; Nonconformities

This ordinance applies to any application, permit, site plan, or operation for any facility meeting the definition of a Data Center, including any , Edge, Enterprise, Hyperscale or Colocation facility, and all associated or accessory uses and equipment defined herein. This ordinance supplements the County Zoning Ordinance and Development Standards, and, in the event of a conflict, the stricter standard shall govern. ~~Existing Data Centers lawfully established prior to the effective date are deemed nonconforming and may continue; any expansion, intensification, or material modification requires full compliance with this ordinance unless expressly exempted by vested rights under Virginia law. [citation needed]~~

Section 66-1308 Zoning Use Permissions and Prohibitions

A. Use by District.

1. Data Centers are permitted only by Special Exception Permit (SEP) in the M1 (Light Industrial) and M2 (Heavy Industrial) zoning districts.
2. Data Centers are prohibited in all other zoning districts, including agricultural, residential, commercial, and mixed-use districts.

B. Overlay or Alternative Mechanisms.

1. No overlay district or floating zone may authorize Data Centers outside M1 or M2, and no by-right Data Center use is permitted in any district.

2. Any previously adopted ordinance or map designating broader by-right or special permit eligibility for Data Centers is hereby superseded to the extent of conflict. [citation needed]

Data centers shall be prohibited in agricultural and residential districts in a manner consistent with protective approaches used elsewhere to limit siting to industrial contexts

Section 66-1309 Special Exception Permit Process

A. Pre-Application Conference.

An applicant shall request and attend a pre-application conference with the Zoning Administrator and applicable County departments at least 45 days prior to filing an SEP. The applicant shall present a conceptual site and utility plan, operational narrative, and a list of anticipated studies.

B. Neighborhood Meeting.

No fewer than 21 days prior to the first public hearing, the applicant shall host at least one neighborhood meeting within five miles of the site, with mailed notice to owners within [2,000] feet and to any registered civic association within one mile and publish notice on the County's website.

C. Application and Completeness.

An SEP application is complete only when all submission requirements in this ordinance are received and accepted for review. The County may retain on-call third-party reviewers at the applicant's expense.

D. Public Hearings and Notices.

The Planning Commission shall hold a public hearing with statutory notice, followed by a public hearing before the Board of Supervisors with statutory notice. [citation needed]

E. Findings Required for Approval.

The Board may approve an SEP only upon written findings that:

1. The use is harmonious with the Comprehensive Plan for industrial siting and compatible with the character of surrounding areas.
2. The site can be served by adequate electric capacity and interconnection without adverse reliability impacts.
3. The use will comply with objective standards herein for noise, air emissions, lighting, vibration, traffic, stormwater, water and wastewater, fire and life safety, and hazardous materials.

4. The applicant has provided sufficient buffers, screening, building design, and setbacks to mitigate visual and auditory impacts.
5. The application demonstrates avoidance of floodplains, critical environmental resources, and undue impacts to historic, cultural, and scenic resources.
6. Financial assurance for decommissioning is provided in a form and amount meeting this ordinance.
7. The conditions of approval are adequate to protect public health, safety, welfare, and infrastructure.

Section § 66-1310 Submission Requirements for Special Exception Permit

Each SEP application shall include the following, stamped and signed by qualified professionals as applicable, and accompanied by editable digital data:

A. Site Plan.

A scaled plan depicting property boundaries; existing and proposed buildings; equipment yards; cooling equipment; BESS; substations; generators; fuel storage; water, wastewater, and stormwater infrastructure; access drives; parking and loading; security fencing and gates; landscaping and buffers; topography; wetlands and streams; floodplains; and easements/rights-of-way.

B. Operational Narrative.

A detailed description of intended operations, staffing, hours, security, number and type of servers, critical IT load (MW), PUE design target, redundancy (N/x), and expected growth phases.

C. Electrical Demand and Interconnection Report.

Utility correspondence and a professional report describing total and phased electrical load, on-site distribution, point(s) of interconnection, required off-site upgrades, construction timing, and contingency supply.

D. Generator and Fuel Storage Plan.

Manufacturer data, number and capacity of generators, Tier rating, stack configuration and heights, expected testing schedules, commissioning plans, emissions controls, fuel type and storage capacity, day tanks, refueling logistics, SPCC plan elements, secondary containment designs, and shutdown interlocks.

E. BESS Plan.

Technology type and chemistry; nameplate and usable capacity; UL/NRTL listings; NFPA 855/IFC compliance strategy; separation distances; ventilation/thermal management; explosion/deflagration prevention; leak detection; fire suppression; fire alarm and emergency power off; off-gassing analysis; and hazard mitigation analysis.

F. Fire Protection and Life Safety Plan.

Code compliance narrative for Virginia Uniform Statewide Building Code and Virginia Statewide Fire Prevention Code; fire flow analysis; hydrant spacing and counts; on-site fire water storage (if required); fire lanes and apparatus access; FDC locations; suppression and detection systems; hazardous materials inventory and reporting; and pre-incident planning.

G. Emergency Management Plan.

Integrated emergency response, notification, and coordination plan including contact protocols, incident command integration, evacuation/shelter procedures, severe weather/drought contingencies, grid outage contingencies, spill/fire procedures, and annual training commitments with local responders.

H. Traffic Impact Analysis and Construction Management Plan.

A TIA meeting VDOT and County standards for both construction and operations, including trip generation, haul routes, peak hour analysis, mitigation improvements, and a construction management plan covering access points, flagging, dust control, staging, duration, and hours.

I. Noise Study.

Baseline ambient monitoring; predictive modeling for operational and testing conditions; tonal/low-frequency evaluation; octave/one-third octave analysis; mitigation design; compliance contours; and a measurement protocol for post-construction verification.

J. Vibration Study.

Assessment and predictive analysis of potential off-site vibration; thresholds; mitigation design; and monitoring plan.

K. Lighting Photometric Plan.

Site photometrics showing fixture types, mounting heights, lumen outputs, shielding, curfews, and maximum footcandles at property lines and sensitive receptors.

L. Visual Screening and Landscaping Plan.

Viewshed analysis with simulations from public roads and sensitive receptors; buffer cross-sections; berms; plant schedules; preservation areas; fencing details; and building façade treatments to break massing and reduce reflectivity.

M. Stormwater and Erosion/Sediment Control.

Concept SWM design meeting or exceeding County and state water quality and quantity requirements; LID practices; floodplain avoidance; and phased ESC plans.

N. Water Supply and Wastewater Capacity Analysis.

Source(s) and volumes of water demand (average/peak/annual); cooling technology selection and water intensity; reuse and recycling measures; drought contingency stages and reductions; wastewater characterization; pretreatment, blowdown handling, and capacity assurance.

O. Environmental Assessment.

Identification of wetlands, streams, floodplains, habitats, cultural and historic resources, contaminated soils, and avoidance/minimization/mitigation measures.

P. Air Emissions Assessment.

Identification of all air-emitting sources (generators, cooling towers if applicable), permitting needs, emissions calculations, stack modeling as required, and compliance strategy.

Q. Decommissioning Plan and Financial Assurance.

Trigger events, scope, timelines, site restoration, recycling/disposal, cost estimate prepared by a qualified third party, and proposed financial assurance instrument in the amount of [110%] of the estimated cost, escalated and updated every two years.

R. Community Impact Statement.

Summary of fiscal, infrastructure, environmental, traffic, noise, visual, and emergency services impacts, proposed mitigations, and community benefits, if any.

S. Monitoring and Reporting Plan.

Plan describing instrumentation, data retention, submission frequency, and third-party audit arrangements for noise, air emissions (as applicable), water use, stormwater performance, and complaint tracking.

Noise studies, photometric plans, buffer/berm standards, and screening of mechanical equipment are specifically required elements ~~used by other jurisdictions~~ to mitigate impacts from data centers

A viewshed analysis and screening, including bermed buffers of specified height and density, are established tools to protect adjacent residential and sensitive areas

Section § 66-1311 Conditions of Approval; Permit Term; Modifications

A. Conditions. The Board shall attach conditions necessary to ensure compliance with this ordinance and to mitigate site-specific impacts, including but not limited to stricter setbacks, berming, façade treatments, water caps, testing schedules, monitoring, and reporting.

B. Permit Term and Vesting. A SEP shall expire if substantial construction has not commenced within [36] months of approval, unless extended by the Board for good cause.

C. Modifications and Expansions. Any material modification or expansion—including added floor area, new generators, added BESS capacity, or increased electric load—requires an amendment to the SEP and updated studies demonstrating continued compliance.
Alternative or modified development standards may be considered case-by-case through legislative approvals where justified by studies such as viewshed or noise propagation

Section § 66 -1312 Decommissioning and Site Restoration

A. Triggers.

1. Decommissioning is triggered by any of the following:
   a. Cessation of operations for 12 consecutive months;
   b. Bankruptcy or abandonment;
   c. Revocation or expiration of the SEP without renewal.

B. Plan and Execution.

1. Within 90 days of a trigger, submit a final decommissioning schedule; complete decommissioning within 12 months unless extended by the County for good cause.

2. Remove all equipment, structures, foundations to a minimum of 3 feet below grade, underground utilities to the extent feasible or safely abandoned, fuel and chemical storage, and restore grades and soils.

3. Restore the site to a stable condition with vegetative cover and remove impervious surfaces unless otherwise approved for a subsequent lawful use.

C. Financial Assurance.

1. Provide and maintain Financial Assurance in an amount equal to [110%] of the third-party decommissioning cost estimate, adjusted biennially for inflation and scope changes, and in a form acceptable to the County; failure to maintain assurance is grounds for suspension.

Section § 66-1313 Enforcement; Violations; Penalties; Remedies

A. Violations.

Any violation of this ordinance, SEP conditions, or approved plans constitutes a zoning violation and a public nuisance subject to abatement.

B. Administrative Orders and Stop-Work.

The Zoning Administrator may issue notices of violation, administrative orders, and stop-work or stop-operation orders for noncompliance, including immediate orders where public safety is at risk.

C. Civil Penalties.

Civil penalties of up to $[1,000] per day per violation may be assessed, escalating to $[5,000] per day for willful or continuing violations after notice. [citation needed]

D. Injunctive Relief.

The County may seek injunctive or other equitable relief in a court of competent jurisdiction to restrain, correct, or abate violations.

E. Cost Recovery.

The County may recover its costs for inspections, monitoring, third-party reviews, enforcement, and abatement from the responsible party.

F. Revocation or Suspension.

The Board may revoke or suspend an SEP for material violations after notice and hearing, upon findings of repeated noncompliance, misrepresentation, or failure to timely cure violations; suspension may continue until compliance is demonstrated.

~~**Nonconforming Data Centers; Vested Rights**~~

~~A. Existing lawful Data Centers may continue as nonconforming uses subject to maintenance of safety and compliance with applicable building and fire codes; routine maintenance is permitted.~~

~~B. Expansions, material modifications, or increases in intensity require SEP approval and full compliance.~~

~~C. Projects with vested rights or approvals as of the effective date may proceed in accordance with vested rights and prior approvals, if diligently pursued, and until expiration under applicable law. [citation needed]~~

~~Grandfathering and vesting provisions are employed to allow projects with existing approvals or vested rights to proceed under prior regulations if diligently pursued~~

Section § 66-1314 Severability

If any section, subsection, sentence, clause, or phrase of this ordinance is adjudged invalid, such judgment shall not affect the validity of the remaining portions, which shall continue in full force and effect, as the Board declares that it would have adopted this ordinance and each part thereof irrespective of the part declared invalid.

Effective Date

This ordinance shall take effect upon adoption.

Appendix A: Minimum SEP Submission Checklist

1. Site Plan (A–Z layers), legal metes and bounds.
2. Operational Narrative with IT load (MW), phasing, staffing.
3. Electrical Demand and Interconnection Report with utility correspondence.
4. Generator and Fuel Storage Plan with SPCC elements.
5. BESS Plan with NFPA/IFC compliance documentation.
6. Fire Protection and Life Safety Plan with fire flow and hydrants.
7. Emergency Management Plan with responder coordination.
8. Traffic Impact Analysis and Construction Management Plan.
9. Noise Study with modeling and mitigation design.
10. Vibration Study with thresholds and monitoring.
11. Lighting Photometric Plan and fixture cut sheets.
12. Visual Screening/Landscaping Plan with viewshed simulations.
13. Stormwater Concept and ESC phasing plans.
14. Water Supply and Wastewater Capacity Analysis and drought plan.

15. Environmental Assessment of natural and cultural resources.
16. Air Emissions Assessment and permitting plan.
17. Decommissioning Plan and third-party cost estimate.
18. Community Impact Statement.
19. Monitoring and Reporting Plan.
20. Draft SEP Conditions proposed by applicant.

~~**Legislative Notes and Provenance**~~

~~Design standards for principal façades, mechanical equipment screening, buffers with berms, lighting photometric plans, and noise study requirements are derived from established data center ordinances and design manuals utilized to mitigate impacts to adjacent properties and public ways~~

~~Limitation of data centers to industrial contexts, prohibition in agricultural and residential districts, enhanced substation screening, and FAR controls are consistent with protective overlay and industrial siting approaches~~

~~Setback frameworks from sensitive receptors, fencing limitations, generator testing restrictions, noise thresholds with tonal adjustments, lighting caps, viewshed analysis, post-occupancy monitoring, emergency action planning, and grandfathering/vesting provisions are established elements of Virginia county data center regulations~~