

Data Center Advisory Group
Cedar Run/ Teams
May 28, 2025

- Wade discusses the timeline with DCOAG
 - Discussed the task order process between the consultants and Procurement
 - Eric Zwerling signed a contract with Prince William County on May 12. 1st Meeting with DCOAG May 28, 2025.
- Discussed the State Code requirement as it pertains to noise ordinance and the requirement to only use criminal prosecution for noise issues related to industrial-zoned parcels.
- A DCOAG member suggested that each land parcel should be treated independently in terms of prosecution (Civil/Criminal).
- The group discussed the reason why July 8th is important
 - Emphasized that the residents of PWC have been suffering enough with the data centers going for 3 years.
- Wade discussed the challenges the consultants are having while reviewing the data and distinguishing traffic noise from data center noises.
- Bill commented that PWC needs to compile and manage a list of data centers in Prince William County. “Wade Hugh wrote on February 2nd that a listing of data center development would be produced by Camoin Associates in *early April*. This is another inexplicably missed deadline considering that Camoin has been working on its product for over six months, I have maintained and shared my listing (attached) for over three years, and the Gainesville District has posted a similar product on its website ([Data Center Development](#)) for several months”.
 - “There is absolutely no credible reason why this information wasn’t made publicly available years ago, other than the county does not want to acknowledge it”.
 - “Another example of deliberate foot-dragging. Another breach of public trust”.
- DCOAG member- There will be multiple data centers going live and will be close to residential homes.
 - The perimeter noise testing and noise model would be beneficial for the upcoming data center application process.
 - Wade emphasizes the County does not have the legal authority to require noise modeling and perimeter testing and that this will require state legislation change
 - Suggested adding a noise component to the State Building Code
- Wade discussed the importance of having the consultant's expertise to develop a noise ordinance.
- Dale B- The dBC is what is causing the problem in the Great Oak Community.

- Wade further explained why the draft Noise Ordinance will not be ready to take to the Board on July 8th.
- DCOAG disagrees and feels that the process should continue to move forward to meet the July 8th deadline to go before the board.
- Kathy K: Asked if there was another BOCS date in July for approval of the Noise Ordinance. Wade said there was, but he was not available. Dale questioned why someone else, including Mr. Shorter, could not facilitate that date. Wade said that was not an option."

Introduction Eric Zwerling

- Eric Zwerling discussed the challenges with taking noise readings when the ambient noise levels and the permissible levels are so close.
- Additional testing is important to determine how the levels vary with height around the Data Centers to prove the sound emissions.
 - Suggested different methods of getting noise testing at a higher elevation, for example using a weather balloon, or a fire engine with an extended ladder.
- Eric Zwerling shared the Noise Ordinance levels associated with other jurisdictions where he has worked and mentioned the current draft noise levels are one of the lowest noise levels he has seen.
- Discussed different methods for measuring the ambient noises.
 - Source measurement
 - Walk away
 - Behind barrier
 - Similar Neighborhood
- The county will need to prove the violation from the data center and include the permissible level and the equivalent

Issues noticed by Eric Zwerling

- Discussed the unique characteristics of data centers noise and challenges of proving violations in court.
 - Large/Tall buildings modeling will need to be done.
 - Rooftop equipment- taking noise measurements from ground level will impact the noise measurements.
- The law states the noise readings must be taken from the property line. The challenge is that not every data center will be located next to residential development, so measuring noise that travels across other commercial/industrial-zoned properties will be challenging.
- Discussed the importance of having a noise ordinance that will be enforceable.
- Kathy K. - Shared an experience she had with Low-frequency noise experience in December, the feeling of a vibration noise. Suspected that it was a data center testing its equipment.
- Dale - Shared a map of Great Oak Community with the surrounding data centers
 - Suggested having an enforcement standard that will be for nighttime dBC for 2 AM.

- Agrees that Great Oak Community no longer has ambient noise due to the surrounding Data Center noises.
- The DCOAG requested more transparency from the County when meeting with the consultants
 - Wade- Will be meeting with the consultant team this week to discuss the next steps. The DCOAG requested to be included in that meeting, Wade clarified that he was responsible for managing the consultants and would be meeting with them to coordinate a plan of action to share with the DCOAG.
 - The goal of this meeting will be to discuss the next steps needed to finalize the draft Noise Ordinance.

Measurement discussions

- Discussed taking unmonitored noise testing may be a challenge in courts and suggested doing a shorter reading with a certificated inspector.
- Discussing the need to have a team complete the noise testing, Wade will discuss it with the director of public works and discuss a work plan.
- Wade will circle back with the Commonwealth Attorney once we have a finalized draft Noise Ordinance.

Team Check out

Meeting adjourned