

# **Critical Digital Infrastructure Overlay Zone Comprehensive Plan Amendment & Comprehensive Rezoning**

**Planning Commission Public Hearing  
October 15, 2025**



Division of  
Planning and Permitting  

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Government *Maryland*

# Site History

- 1969 – 2005 – Alcoa Eastalco Works manufactured aluminum
- 2010 – 2017 – Demolition of the facility
- 2018 – MDE issued a No Further Action determination for the Site
- 2021 – Property purchased for development of data center campus



# Legislative History

March 2022 – County Bill 22-05 adopted

- Established data center design and siting requirements
- Identified data centers as a principle permitted use subject to site plan approval in the Limited Industrial (LI) and General Industrial (GI) zoning districts



# Legislative History

May 2025 – County Bill 25-05 adopted

- Strengthened design and siting standards

Announcement by the County Executive and County Council that data center development will be limited to the Eastalco area via a zoning overlay and will be no more than 1% of the County land area (4,268 acres)



# Legislative History

September 2025 – County Bill 25-09 adopted

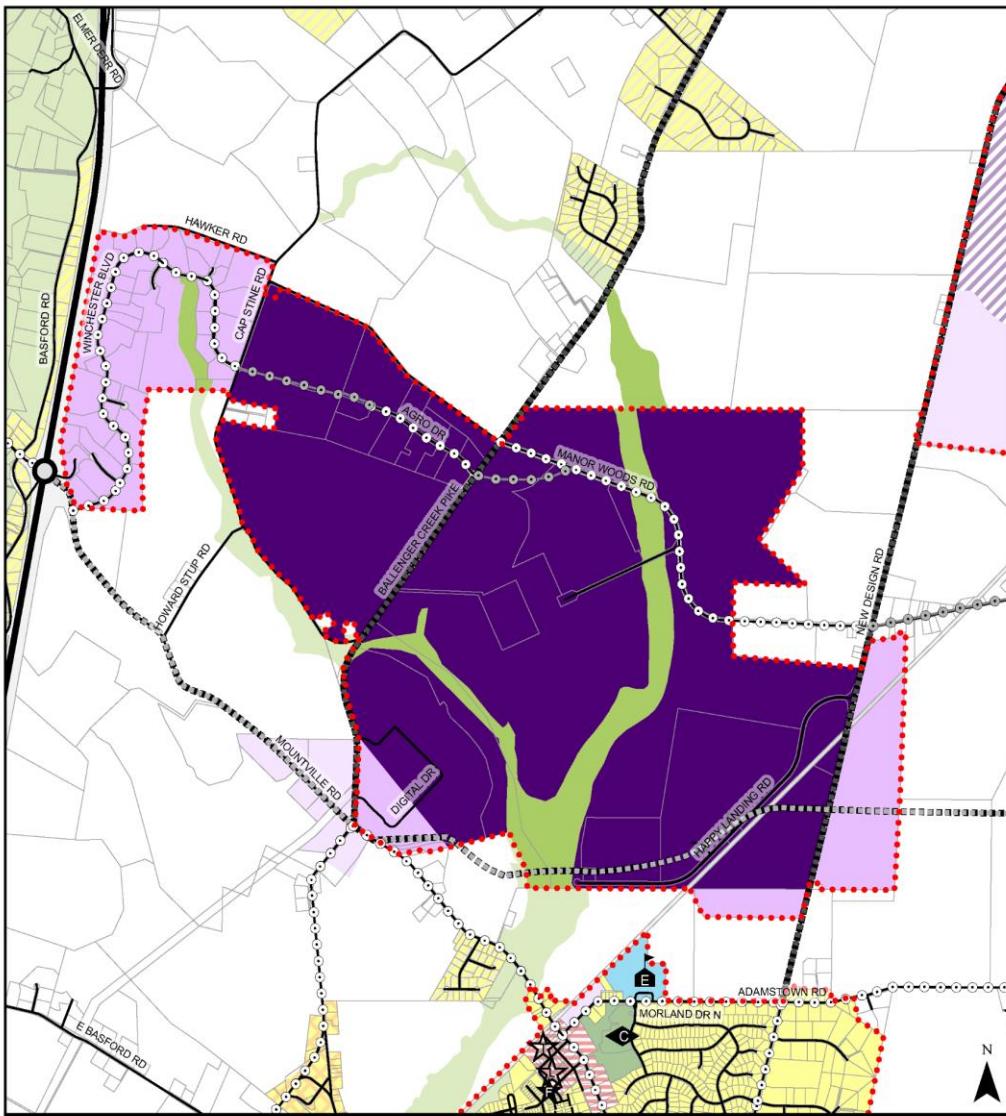
- Amended the Zoning Ordinance to allow for the creation of a data center overlay



# Eastalco Community Growth Area – Current Conditions



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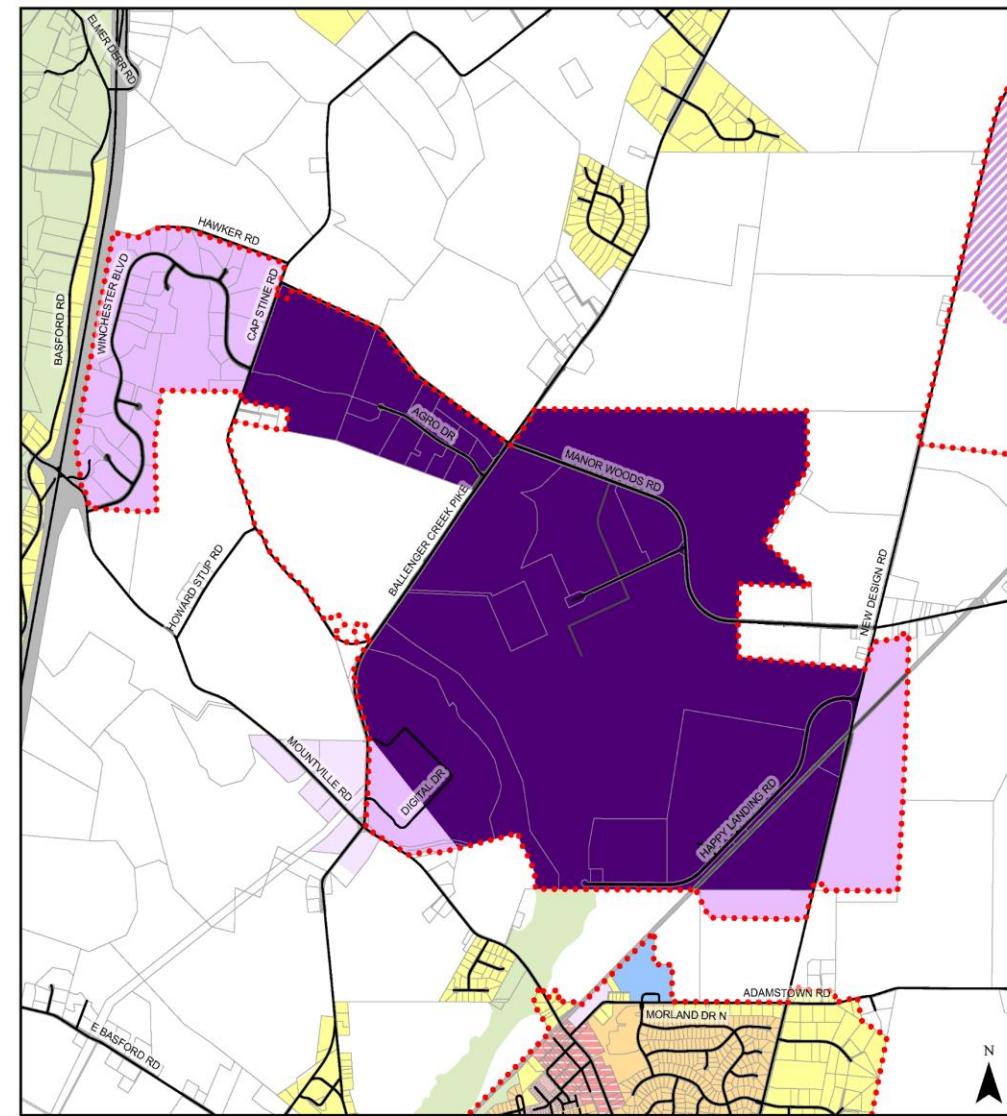


## Comprehensive Land Use Plan

Community Growth Areas

| Land Use Designations        |                    |
|------------------------------|--------------------|
| Agricultural / Rural         | Low Density Res.   |
| Natural Resource             | Village Center     |
| Public Parkland / Open Space | Limited Industrial |
| Rural Community              | General Industrial |
| Rural Residential            | Mineral Mining     |
|                              | Institutional      |

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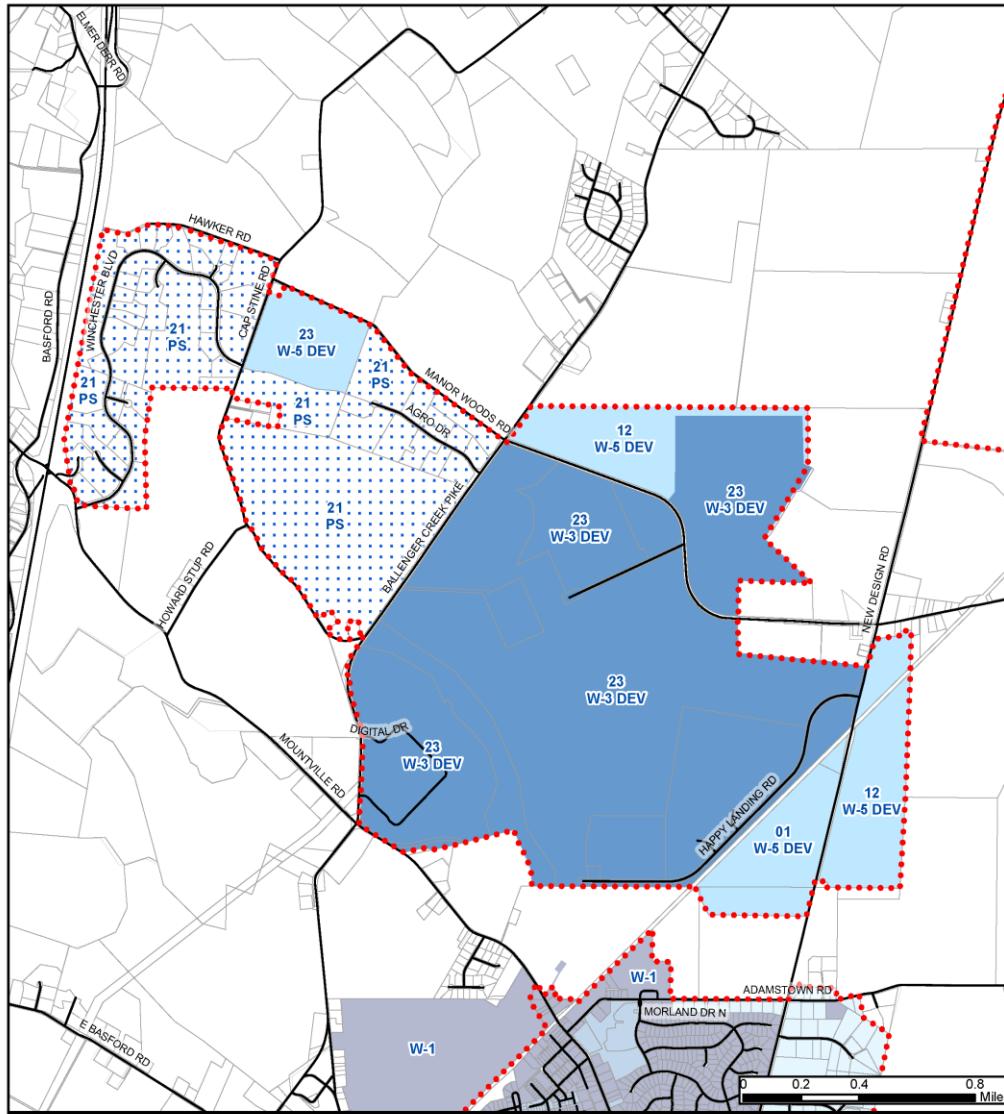
## Zoning

Community Growth Areas

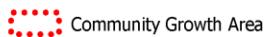
| Zoning Districts               |                         |
|--------------------------------|-------------------------|
| A - Agricultural               | VC - Village Center     |
| RC - Resource Conservation     | GI - General Industrial |
| R1 - Low Density Residential   | LI - Limited Industrial |
| R3 - Low Density Residential   | MM - Mineral Mining     |
| PUD - Planned Unit Development | Ie - Institutional      |
|                                | Right of Way            |

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## Water Service Areas



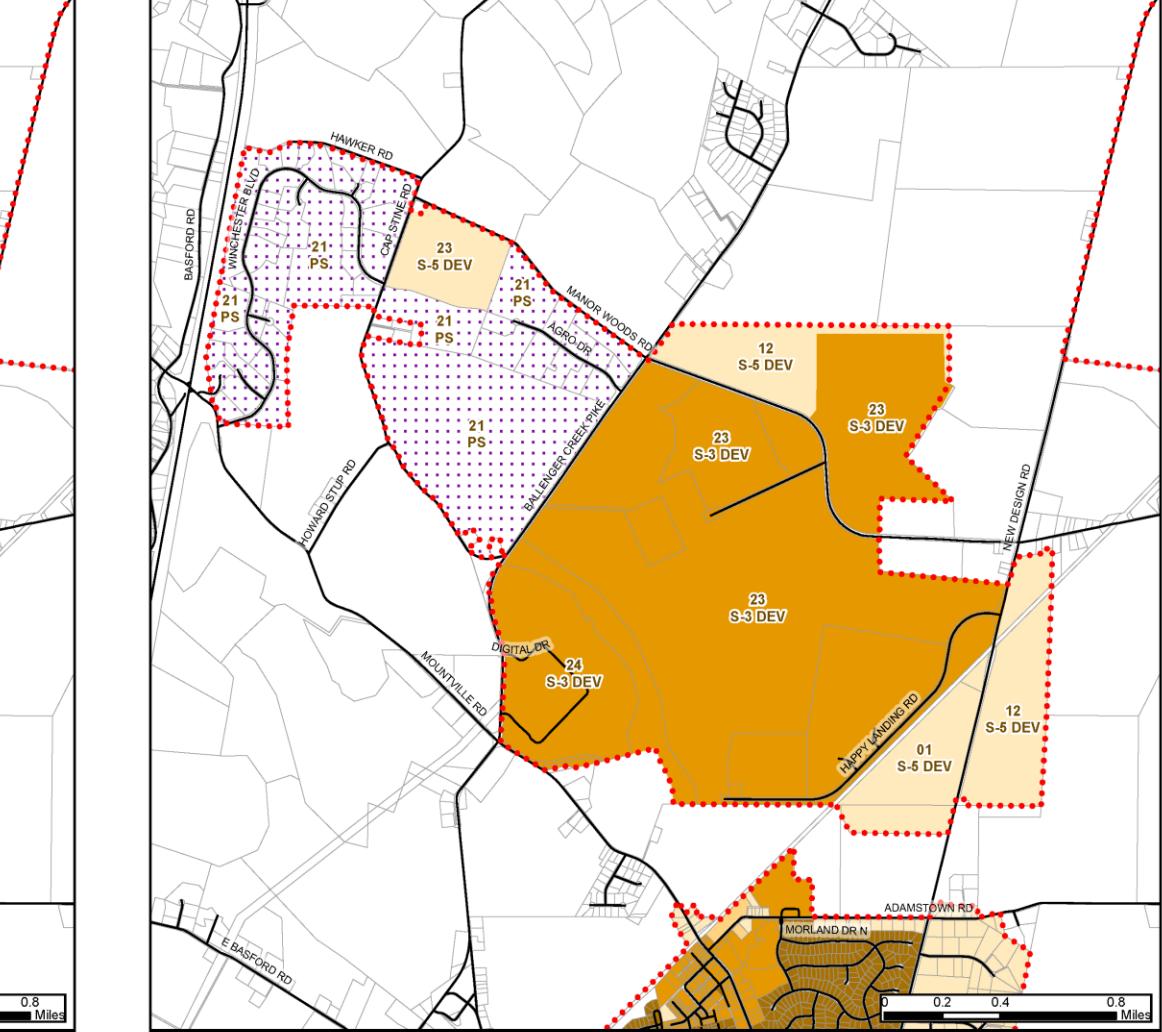
Water Service Areas

|  |
|--|
| No Planned Service- No Planned Service |
| W-1- Connected                         |
| W-3- 1-3 Years                         |
| W-5- 7-10 Years                        |
| Planned Service- 11-20 Years           |



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## Sewer Service Areas



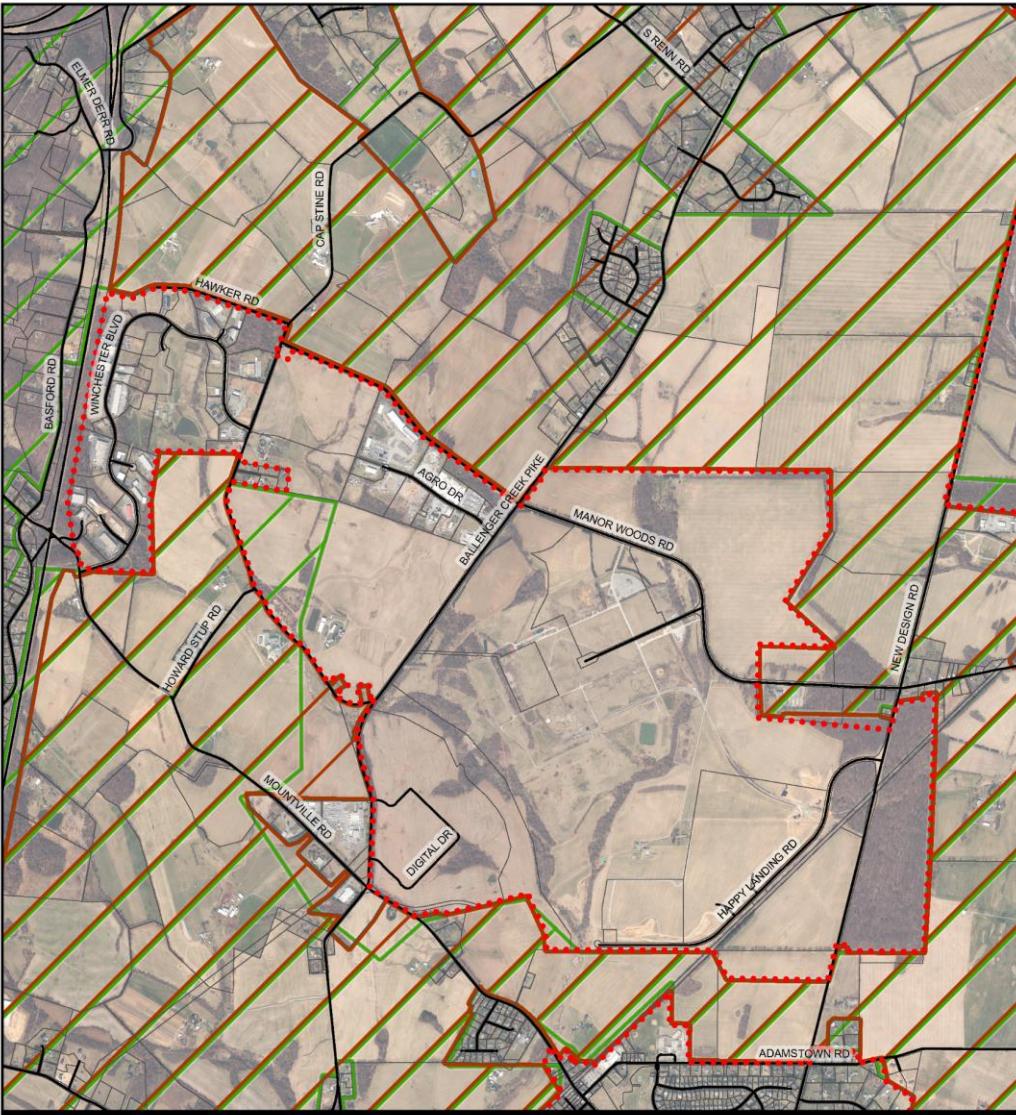
Sewer Service Areas

|                        |
|------------------------|
| NPS-No Planned Service |
| S-1- Connected         |
| S-3- 1-3 Years         |
| S-4- 4-6 Years         |
| S-5- 7-10 Years        |
| PS- Planned Service    |



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### Agricultural Areas & Community Growth Areas

Community Growth Areas

Priority Preservation Areas  
(eligible, not necessarily preserved)

Rural Legacy Areas  
(eligible, not necessarily preserved)

N



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0 0.2 0.4 0.8 Miles

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# Eastalco Community Growth Area – Proposed Amendments



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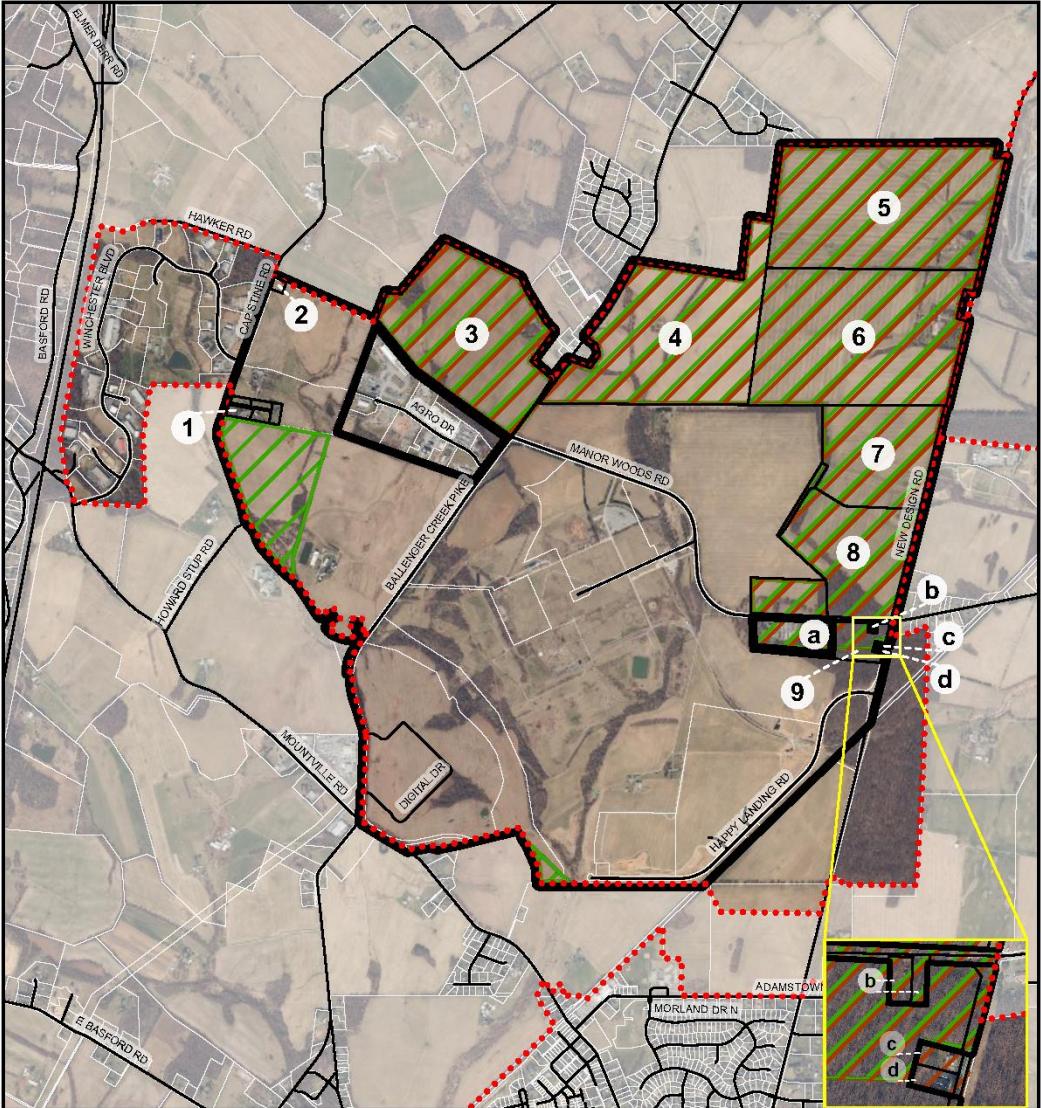
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# Considerations Included:

- Proximity of existing industrial areas, such as quarries and industrial parks
- Proximity of the Eastalco Community Growth Area boundary
- Proximity of necessary infrastructure, including existing or planned public water and data conveyance infrastructure
- Minimize impacts to the Adamstown community





### Proposed Critical Data Infrastructure (CDI) Overlay Zone



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Priority Preservation Areas in Proposed CGA (eligible, not preserved)

Proposed CDI Overlay Zone

Rural Legacy Areas in Proposed CGA (eligible, not preserved)

CDI Acres % of County

2,566.4 0.60

PPA Acres RLA Acres

933.6 1,012.1



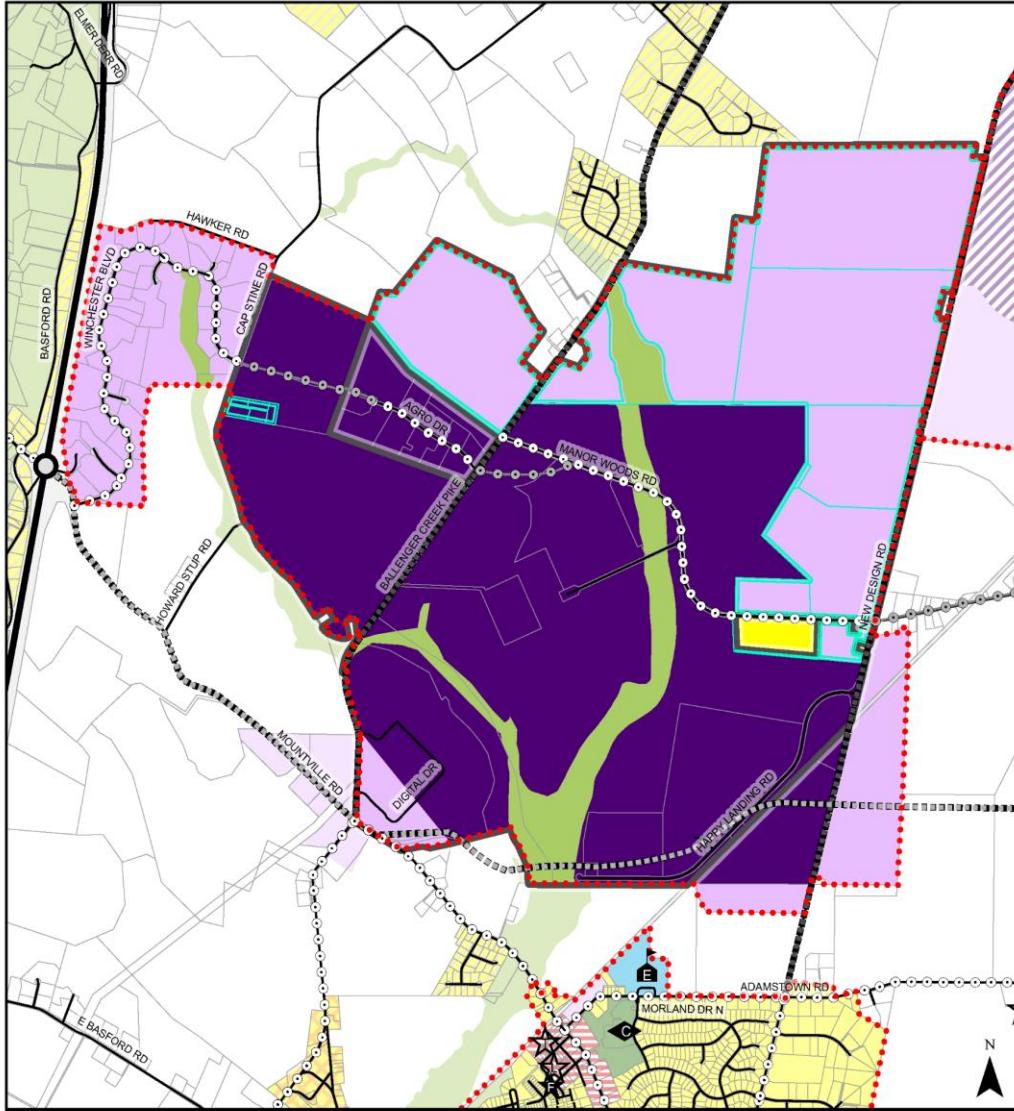
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# Proposed CDI-OZ (Property Key)



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**Proposed Critical Data Infrastructure (CDI) Overlay Zone**  
**Proposed Comprehensive Plan**



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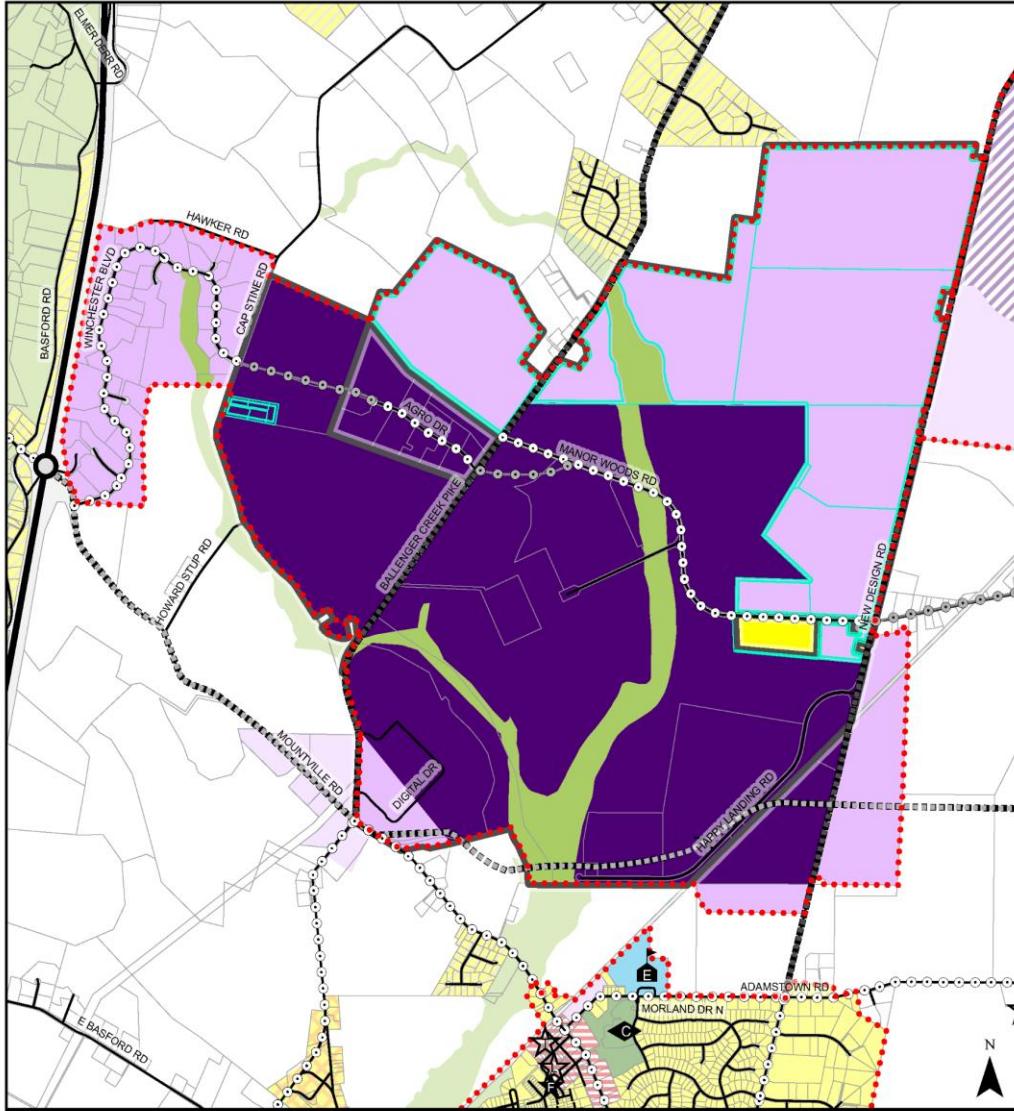
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# Comprehensive Plan Map (Growth Area)

- Add properties "a" through "d" and "1" through "9" to the Eastalco Community Growth Area



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**Proposed Critical Data Infrastructure (CDI) Overlay Zone**  
**Proposed Comprehensive Plan**

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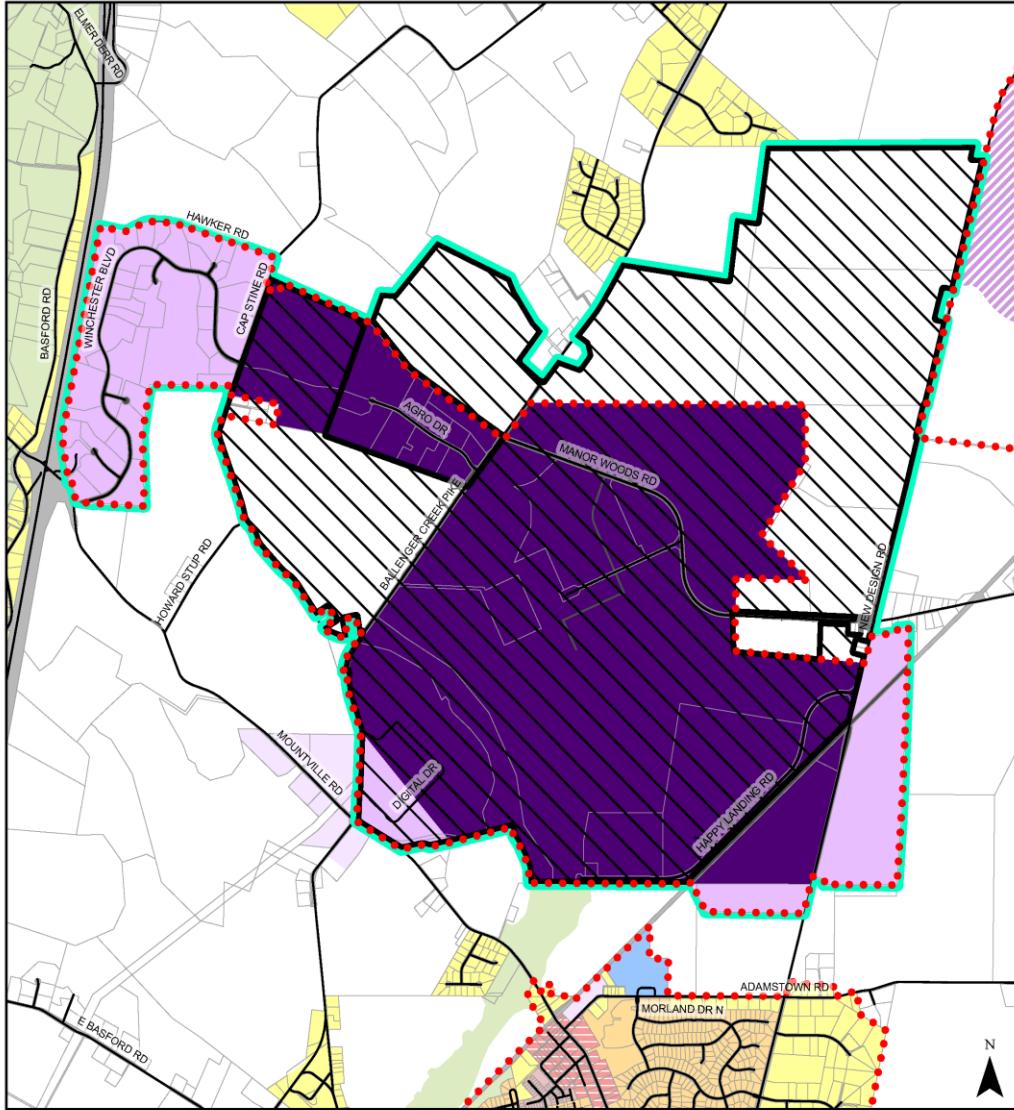
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# Comprehensive Plan Map (Land Use)

- Change properties "a" through "d" from Agricultural to Low Density Residential
- Change property "1" from Agricultural to General Industrial
- Change properties "3" through "9" from Agricultural to Limited Industrial



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**Proposed Critical Data Infrastructure (CDI) Overlay Zone Zoning with Proposed CGA**



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0 0.2 0.4 0.8 Miles

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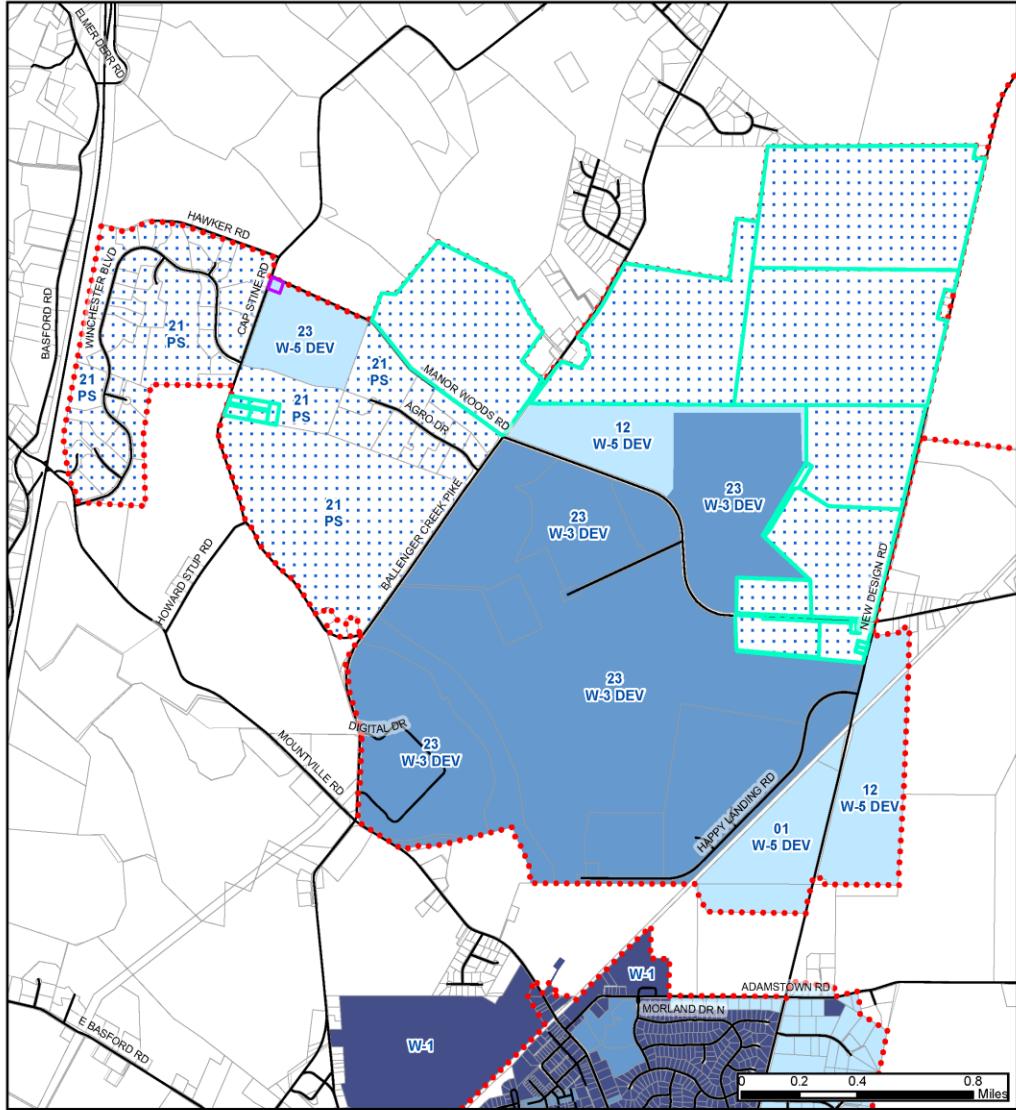
# Zoning

- Amend the zoning map to add the boundaries of the Critical Digital Infrastructure Overlay Zone



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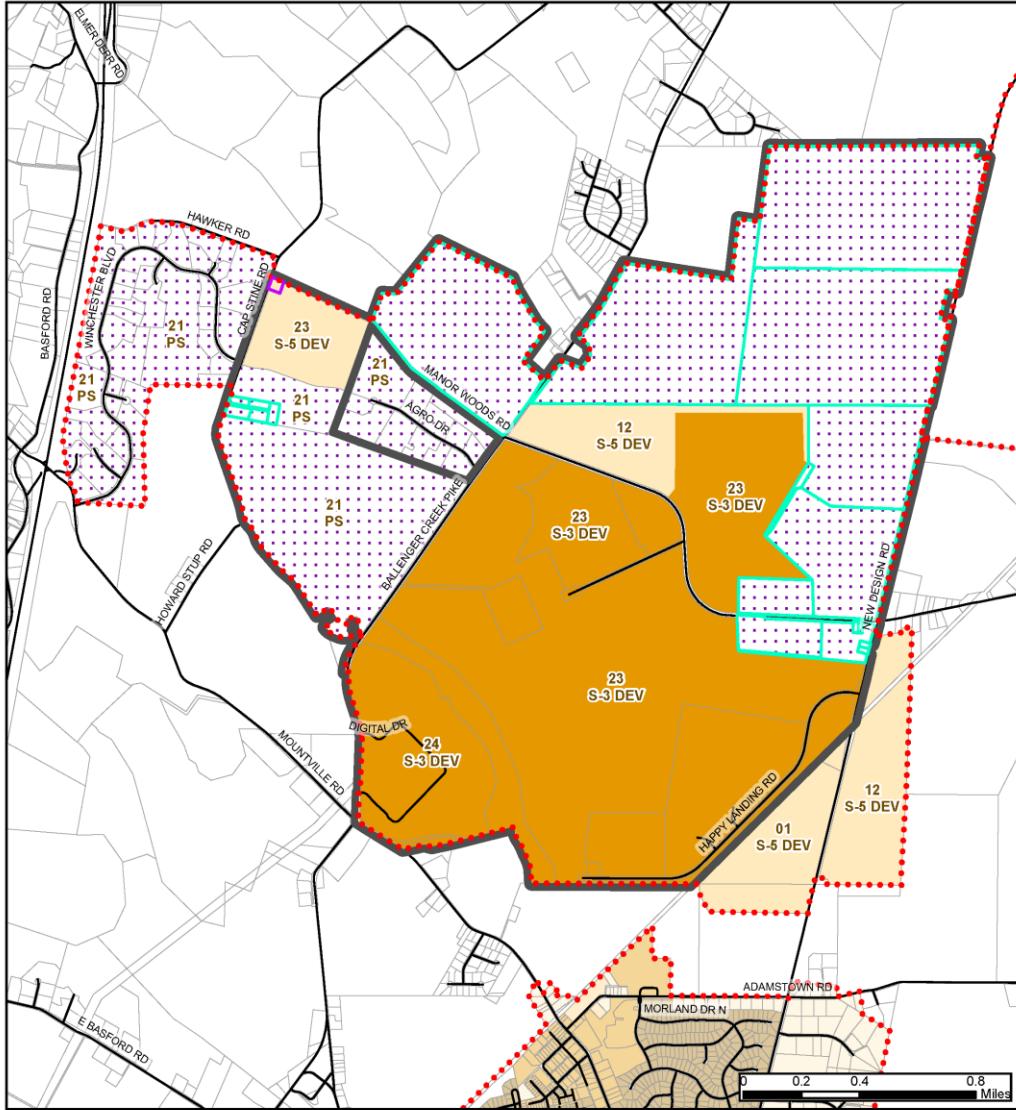
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# Water Service

- Change properties "a" through "d," property "1", and properties "3" through "9" from No Planned Service to Planned Service
- Change property "2" from No Planned Service to W-5/Dev





**Proposed Critical Data Infrastructure (CDI) Overlay Zone**

|  |                                 |                                  |
|--|---------------------------------|----------------------------------|
|  | Proposed Community Growth Areas | Sewer Service Areas              |
|  | Proposed CDI Overlay Zone       | NPS-No Planned Service           |
|  | Sewer Service Areas Proposed    | S-1- Connected                   |
|  | S-5 DEV- 7-10 Years             | S-3- 1-3 Years                   |
|  | PS- 11-20 Years                 | S-4- 4-6 Years                   |
|  |                                 | S-5- 7-10 Years                  |
|  |                                 | PS- Planned Service- 11-20 Years |

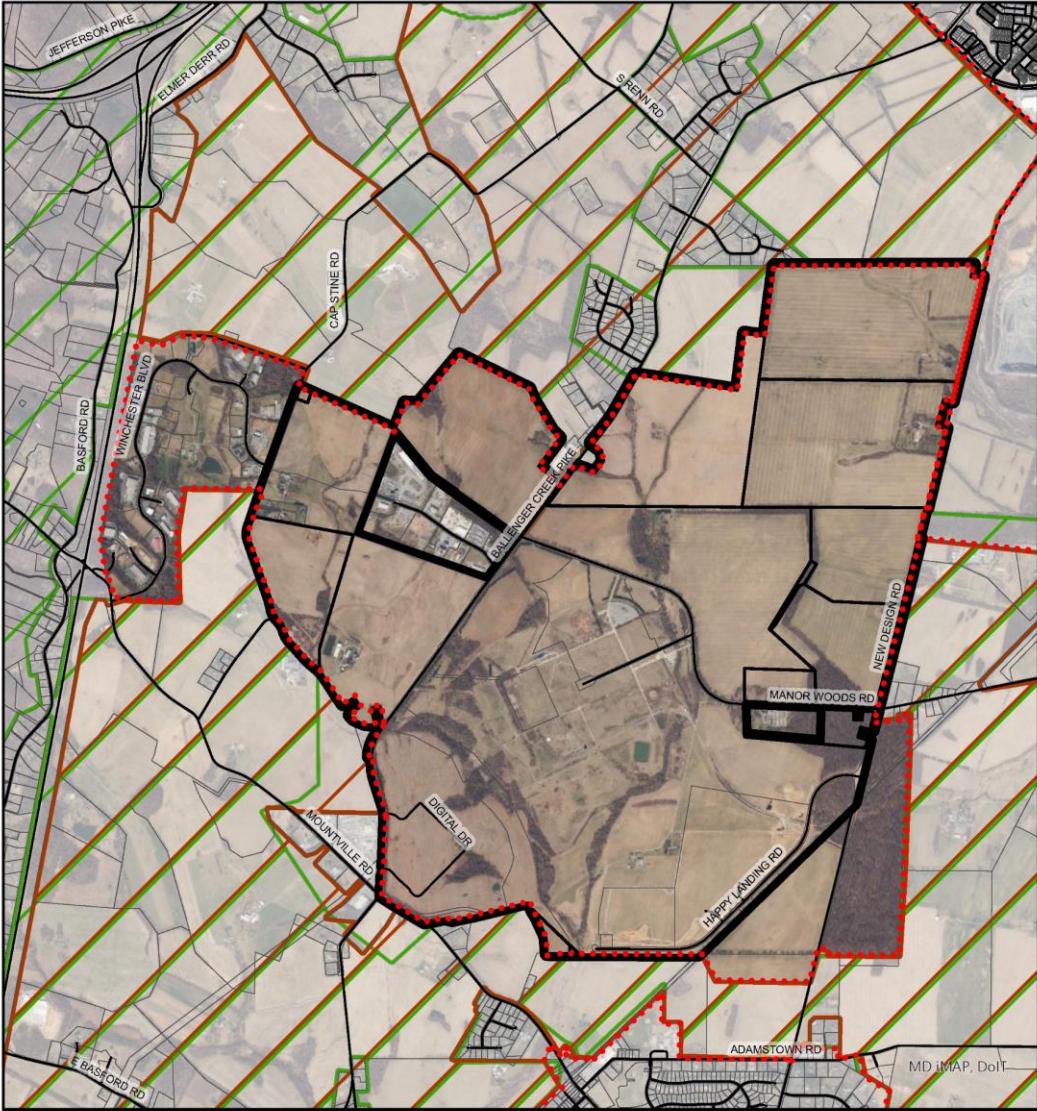
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# Sewer Service

- Change properties "a" through "d," property "1", and properties "3" through "9" from No Planned Service to Planned Service
- Change property "2" from No Planned Service to S-5/Dev





**Proposed Critical Data Infrastructure (CDI) Overlay Zone**  
Proposed: Agricultural Areas & Community Growth Areas

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- Proposed Ag Area
- Removed Parcels
- Proposed CDI Overlay Zone
- Proposed Community Growth Areas
- Proposed Priority Preservation Areas (eligible, not necessarily preserved)
- Proposed Rural Legacy Areas (eligible, not necessarily preserved)

0 0.2 0.4 0.8 Miles

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# Rural Legacy Area & Priority Preservation Area

- Remove all properties or parts thereof currently in the Eastalco Community Growth Area and proposed for addition to the growth area with this amendment



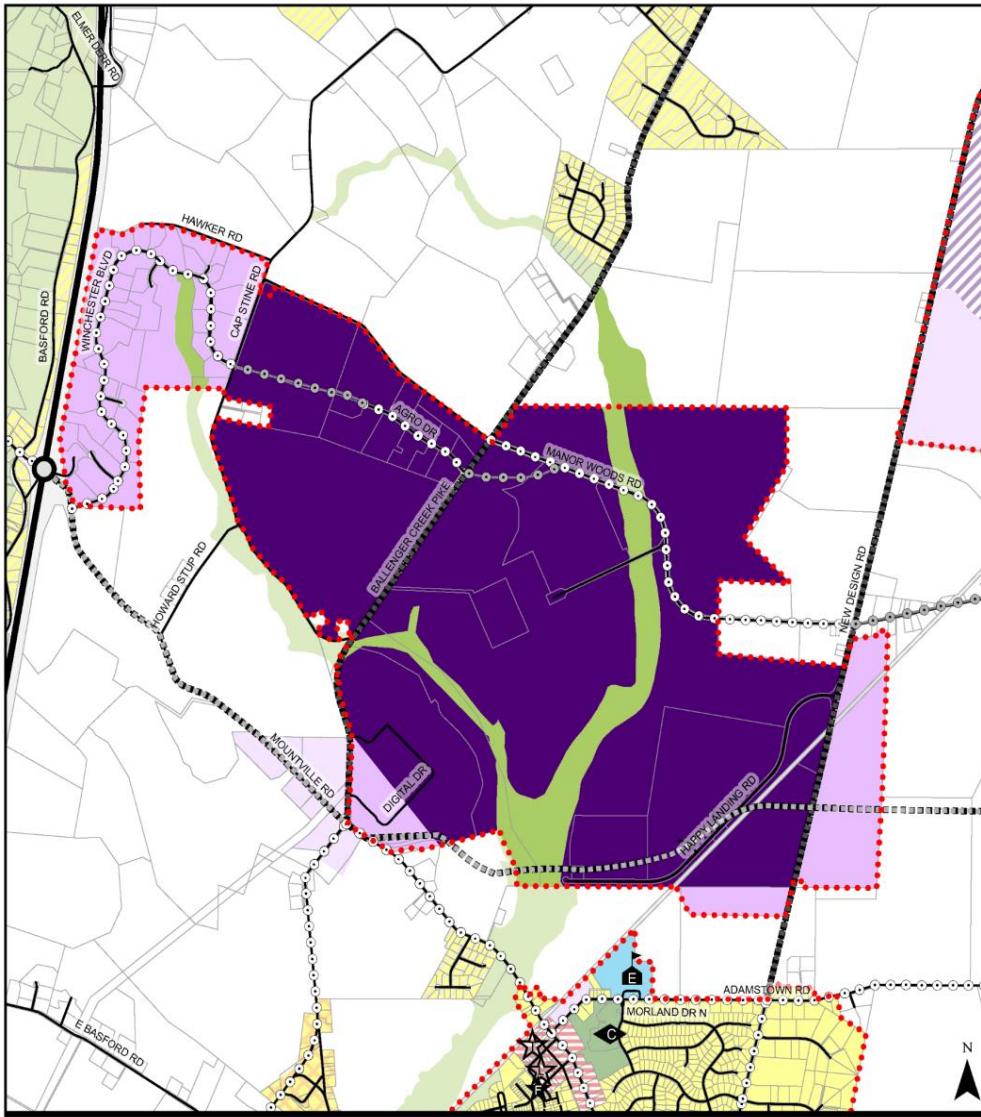
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# Additional Reference Information



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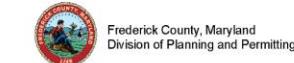
### Comprehensive Land Use Plan

Community Growth Areas

|                              |                    |
|------------------------------|--------------------|
| Agricultural / Rural         | Low Density Res.   |
| Natural Resource             | Village Center     |
| Public Parkland / Open Space | Limited Industrial |
| Rural Community              | General Industrial |
| Rural Residential            | Mineral Mining     |
|                              | Institutional      |

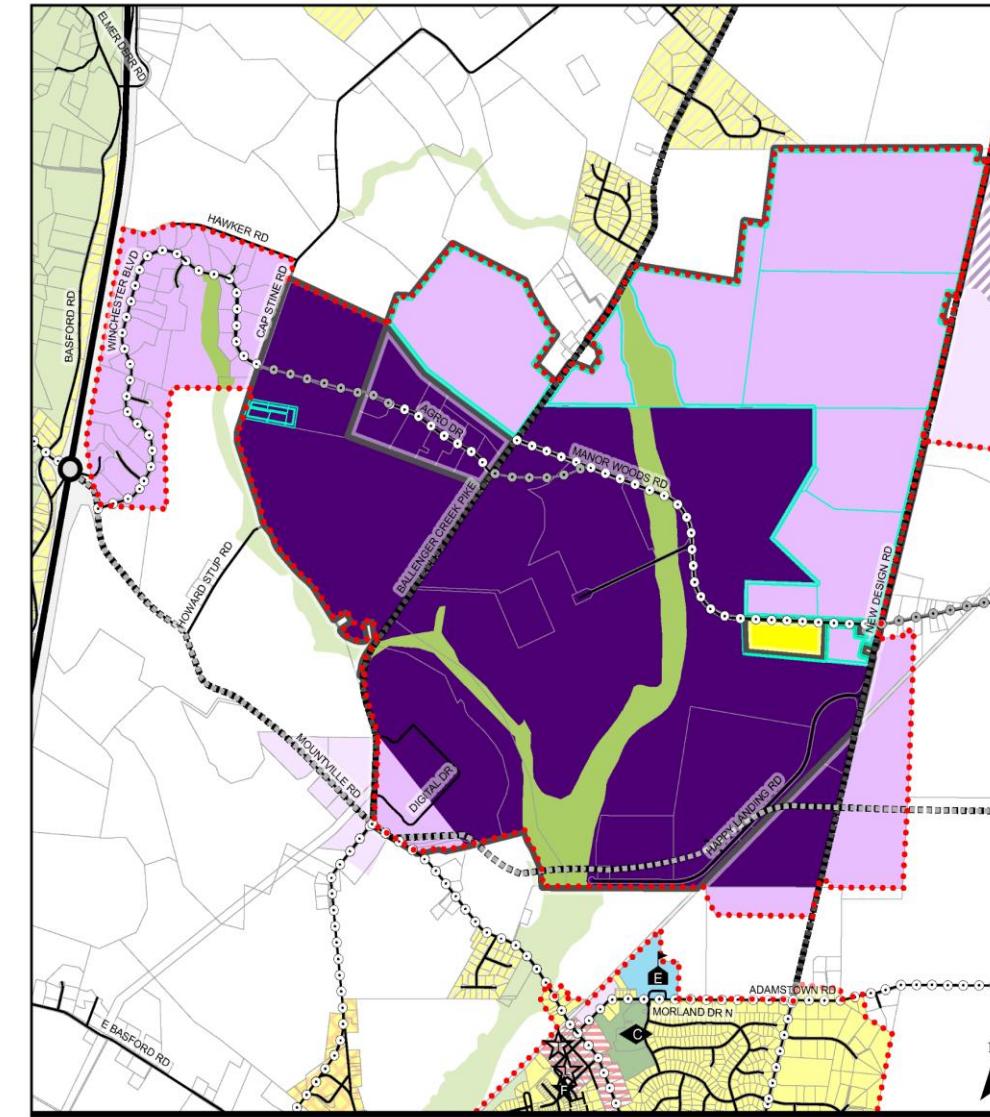
### Proposed Critical Data Infrastructure (CDI) Overlay Zone

#### Proposed Comprehensive Plan



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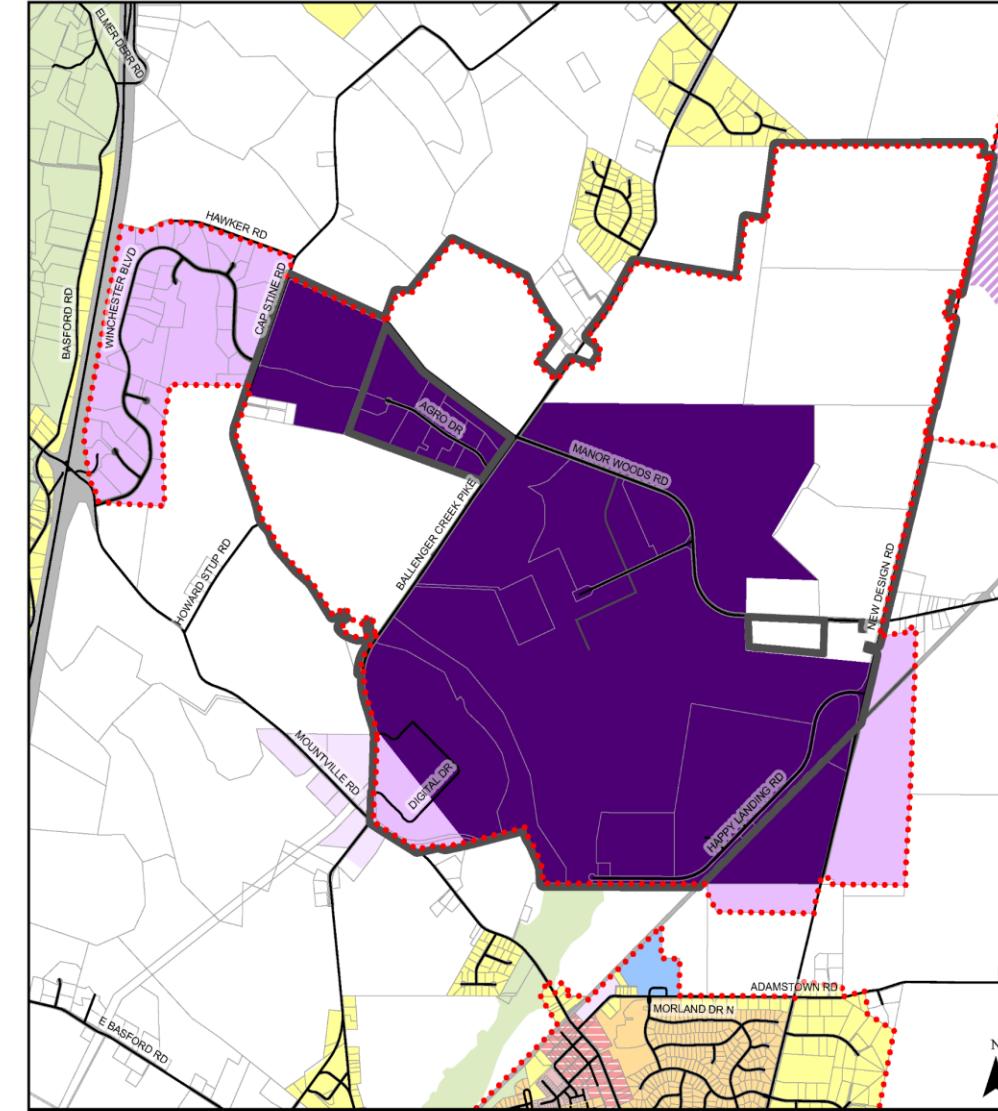
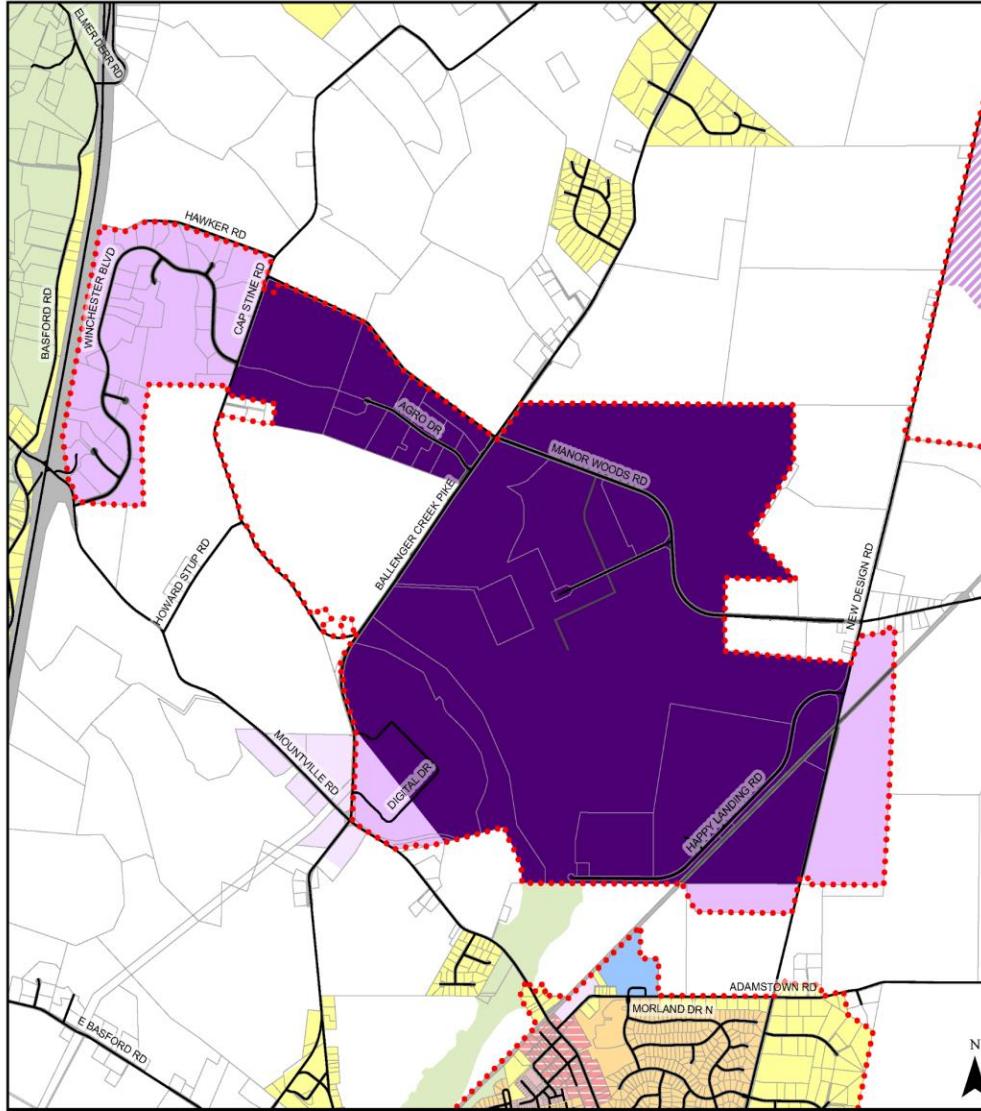


# Comprehensive Plan Map

|                                |                           |                              |
|--------------------------------|---------------------------|------------------------------|
| Proposed Community Growth Area | Proposed CDI Overlay Zone | Land Use Designations        |
|                                |                           | Agricultural / Rural         |
|                                |                           | Natural Resource             |
|                                |                           | Public Parkland / Open Space |
|                                |                           | Rural Community              |
|                                |                           | Rural Residential            |
|                                |                           | Limited Industrial           |
|                                |                           | General Industrial           |
|                                |                           | Mineral Mining               |
|                                |                           | Institutional                |

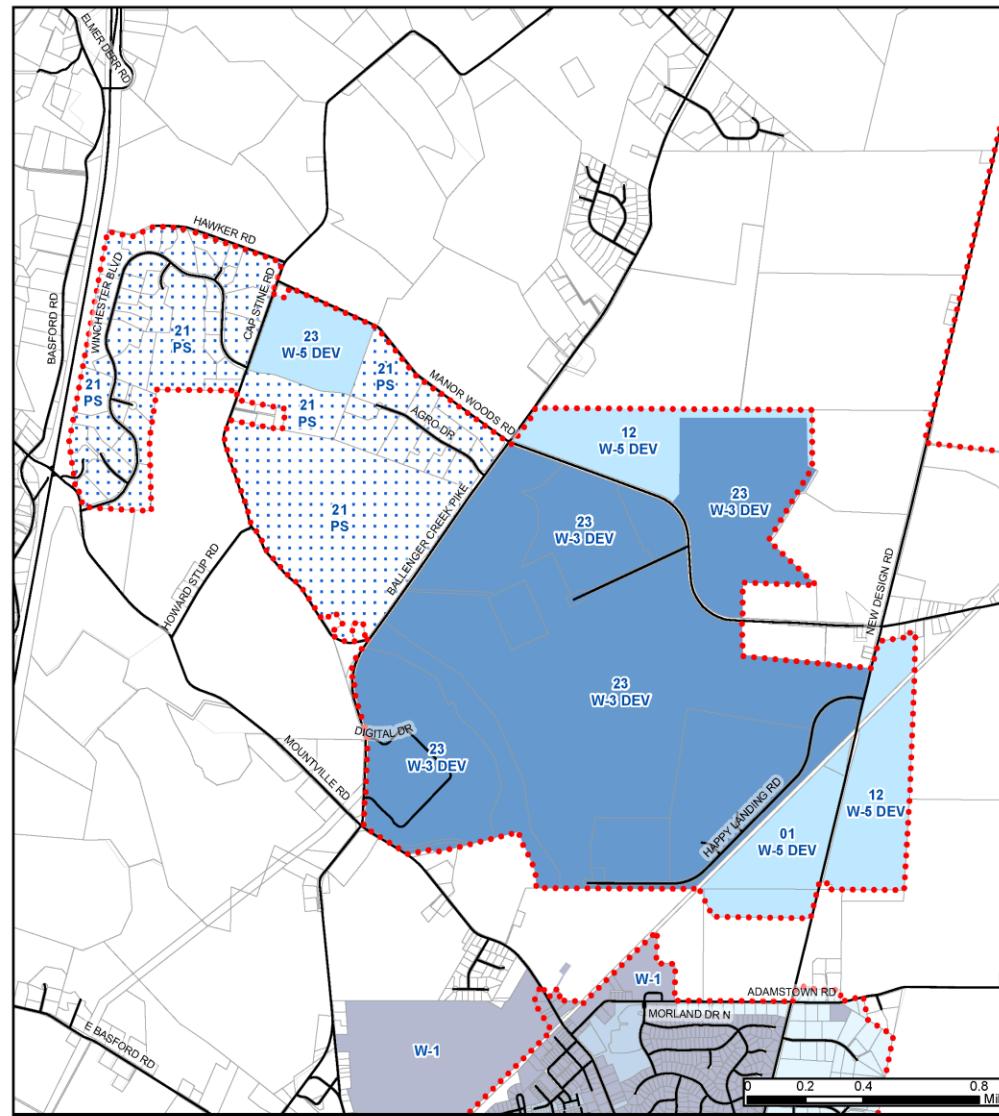
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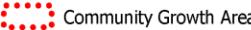


# Zoning Map

# Water Service Area Map



## Water Service Areas



Water Service Areas

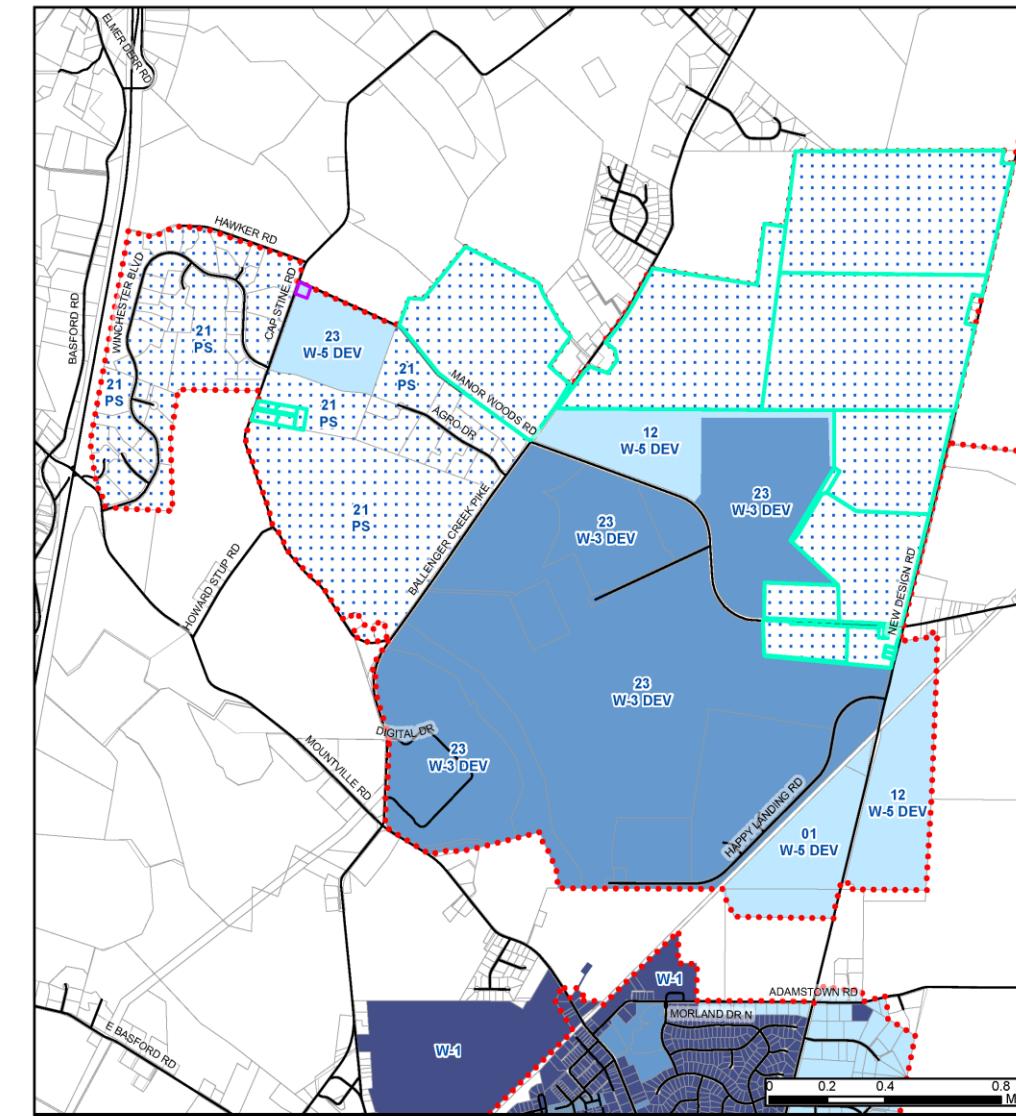
- No Planned Service- No Planned Service
- W-1- Connected
- W-3- 1-3 Years
- W-5- 7-10 Years
- Planned Service- 11-20 Years



Projection: NAD 1983 StatePlane Maryland FIPS 1900 Feet  
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## Proposed Critical Data Infrastructure (CDI) Overlay Zone

### Proposed Water Service Areas



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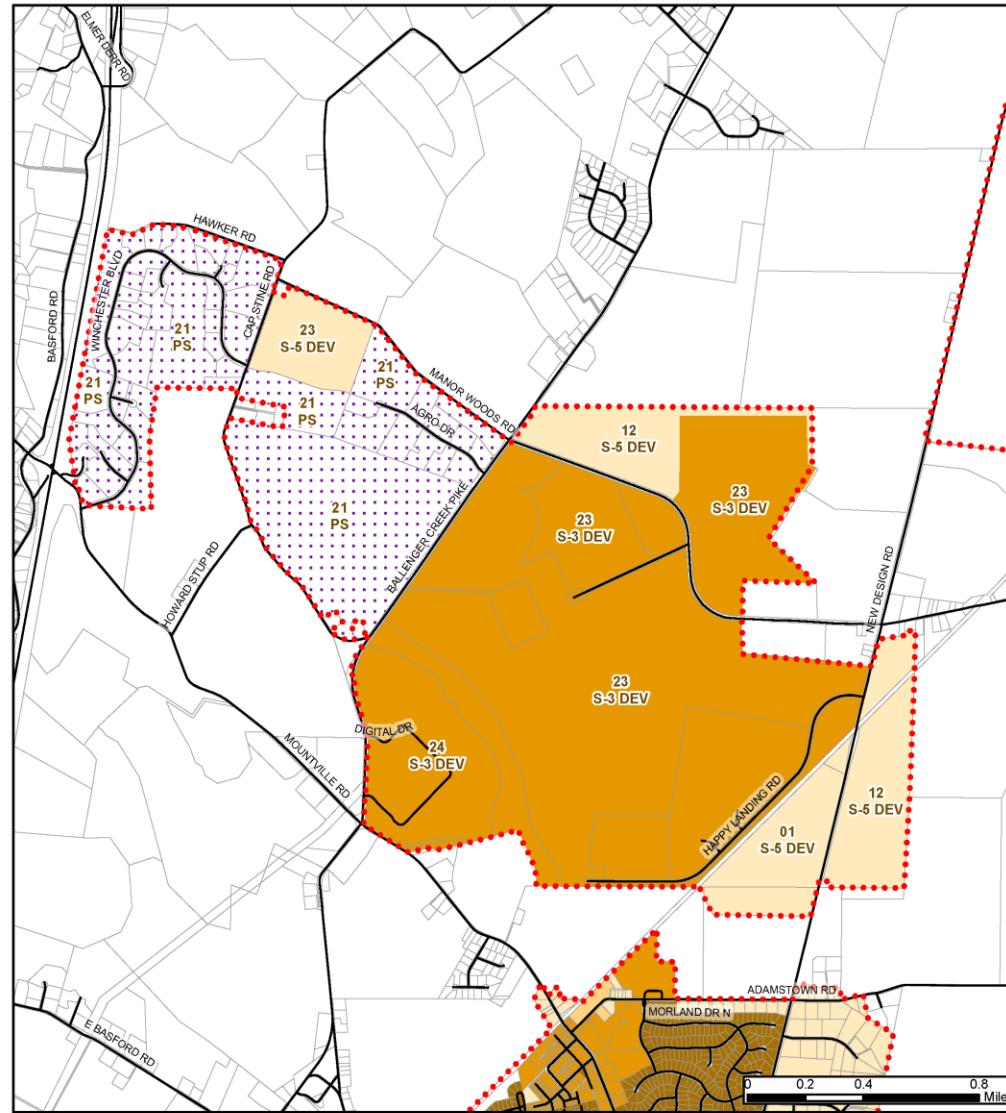
Water Service Areas

- No Planned Service- No Planned Service
- W-1- Connected
- W-3- 1-3 Years
- W-5- 7-10 Years
- Planned Service- 11-20 Years

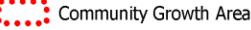


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# Sewer Service Area Map



## Sewer Service Areas



Sewer Service Areas  
NPS-No Planned Service

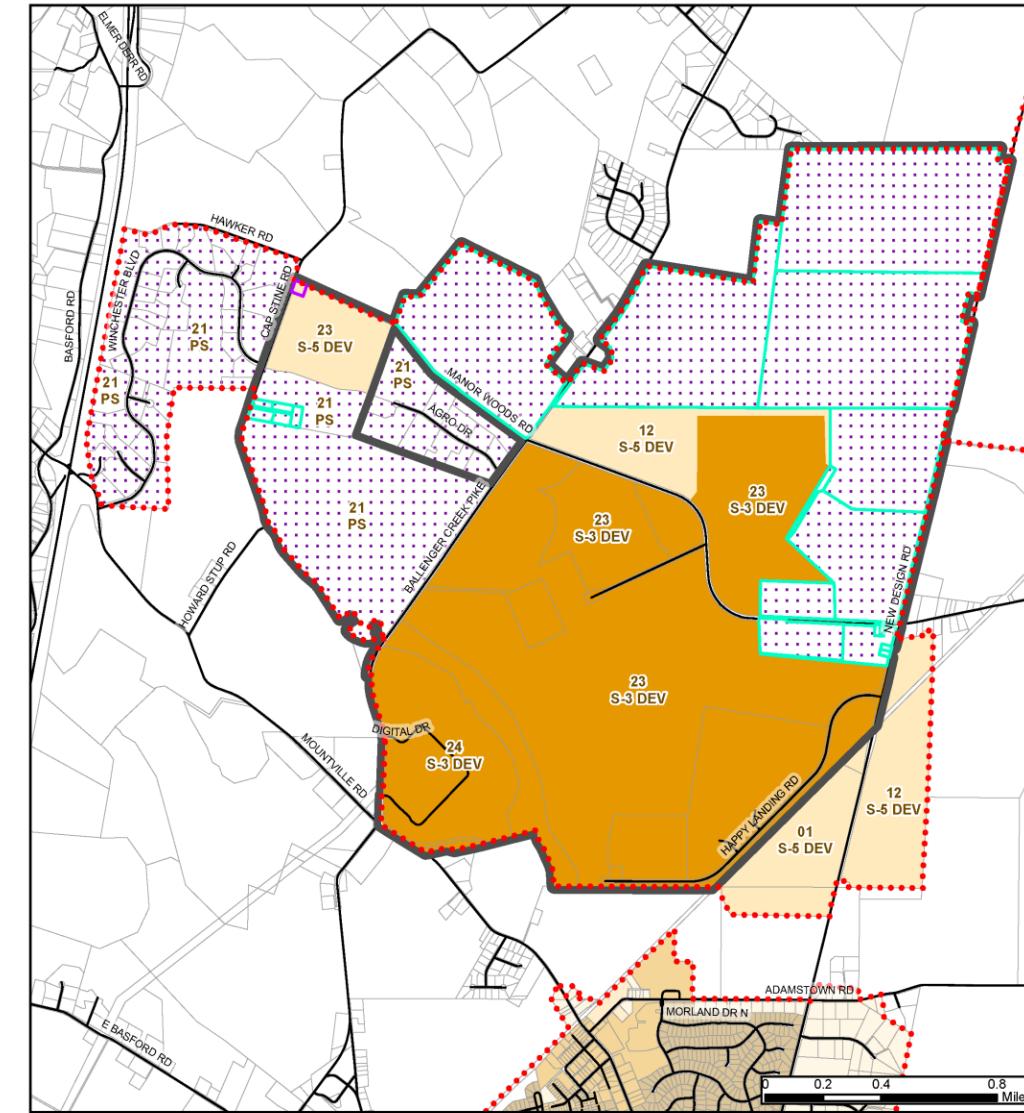
- █ S-1- Connected
- █ S-3- 1-3 Years
- █ S-4- 4-6 Years
- █ S-5- 7-10 Years
- █ PS- Planned Service



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## Proposed Critical Data Infrastructure (CDI) Overlay Zone

### Proposed Sewer Service Areas

Proposed Community Growth Areas  
NPS-No Planned Service

- █ Proposed CDI Overlay Zone
- █ S-5 DEV- 7-10 Years
- █ PS- 11-20 Years
- █ PS- Planned Service- 11-20 Years

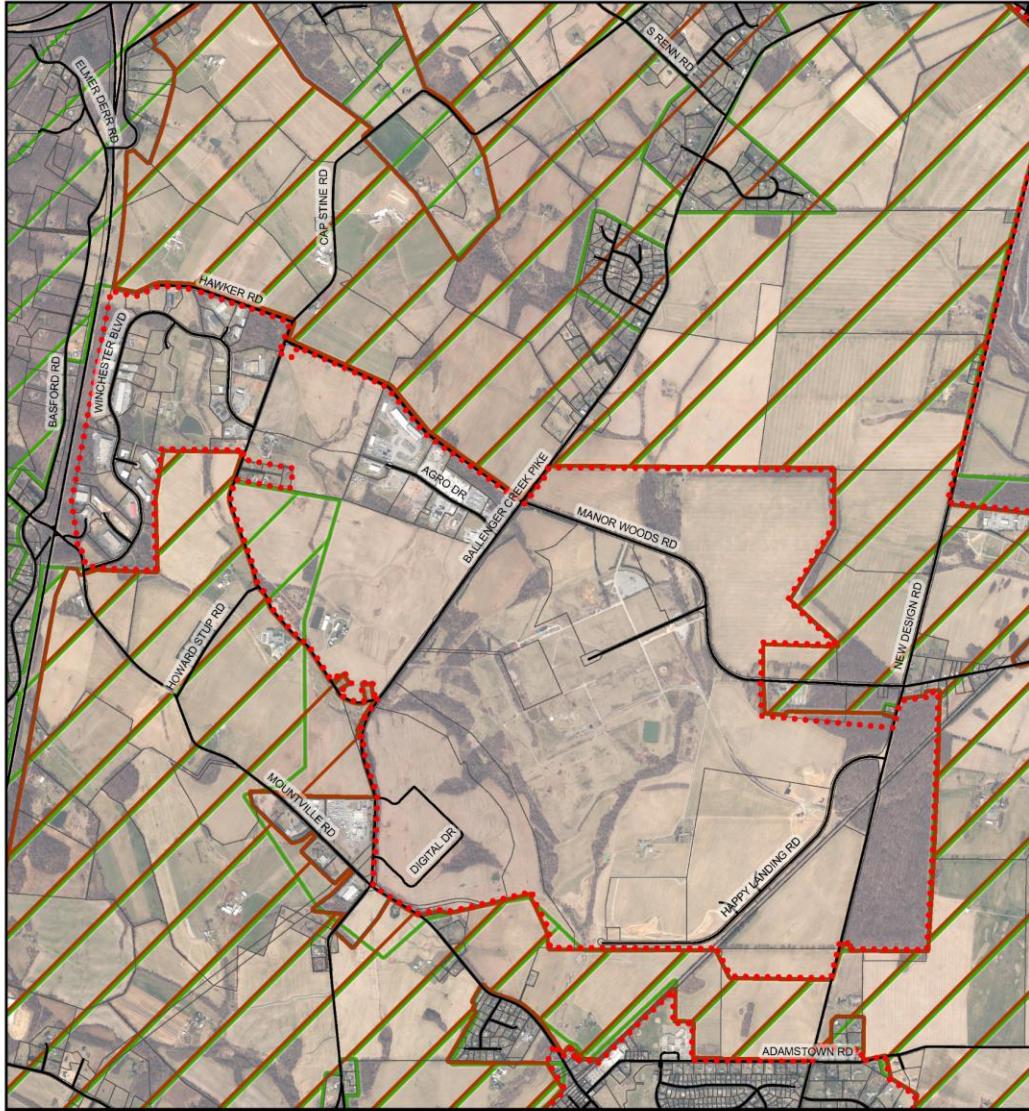
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### Agricultural Areas & Community Growth Areas

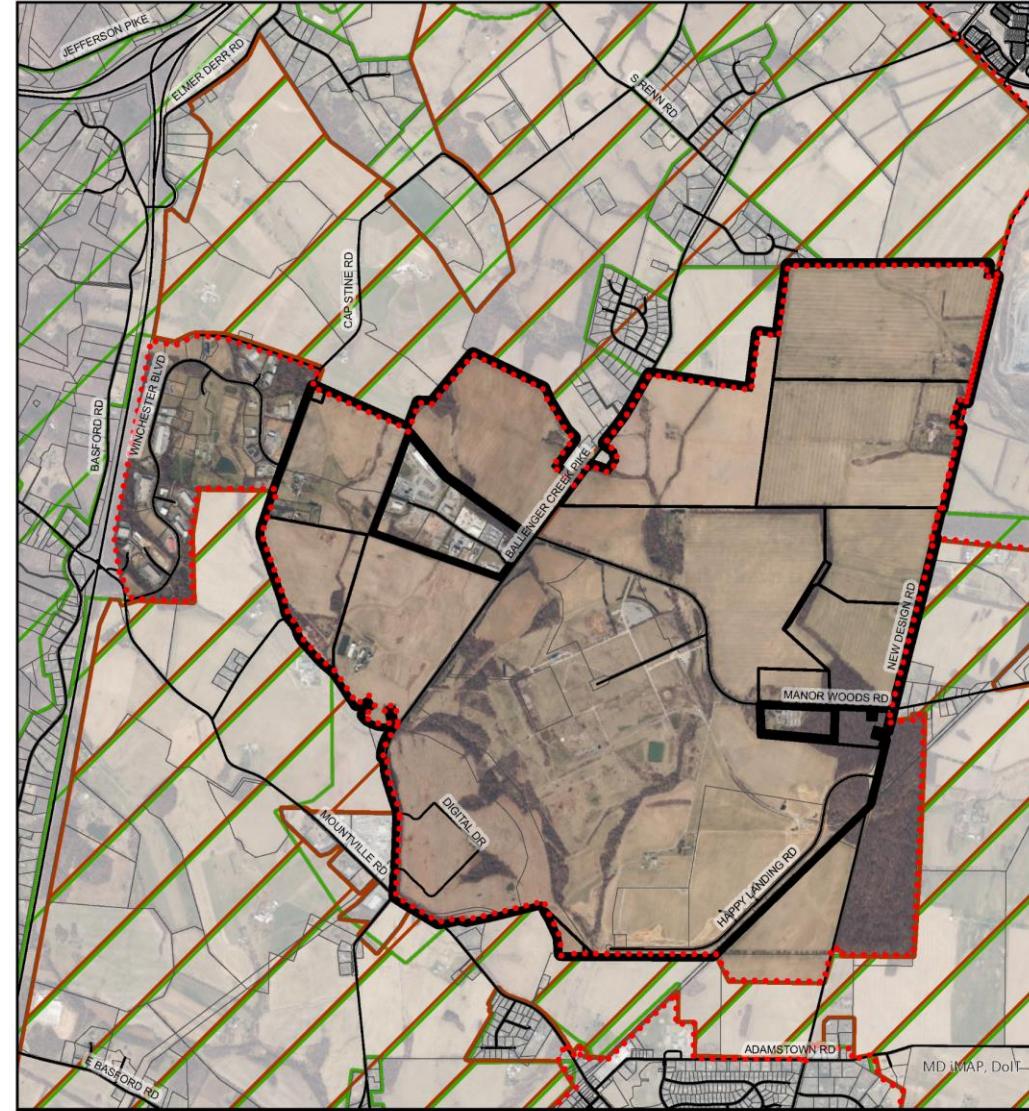
Community Growth Area

Priority Preservation Areas (eligible, not necessarily preserved)

Rural Legacy Areas (eligible, not necessarily preserved)



0 0.2 0.4 0.8 Miles



### Proposed Critical Data Infrastructure (CDI) Overlay Zone

Proposed: Agricultural Areas & Community Growth Areas

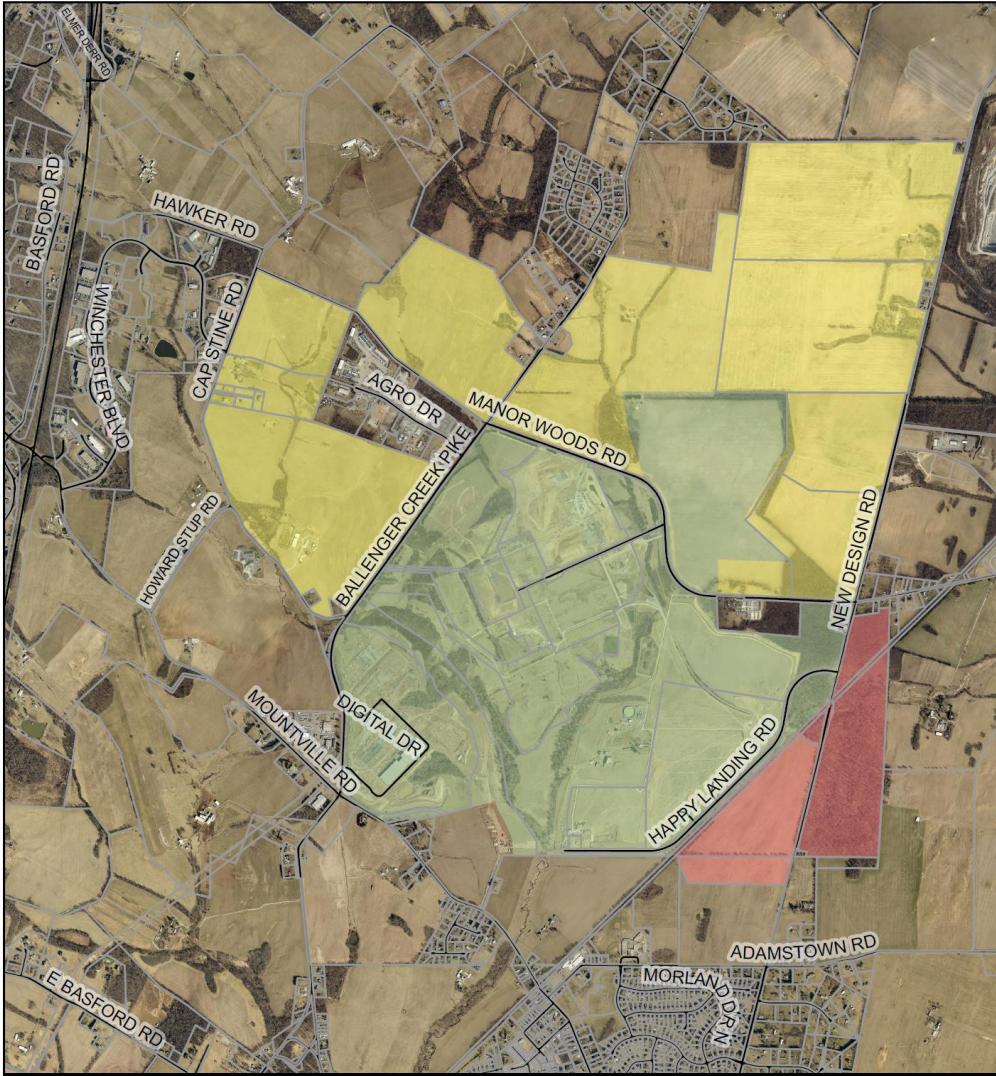
Proposed Ag Area Removed Parcels  
 Proposed CDI Overlay Zone  
 Proposed Community Growth Areas

Proposed Priority Preservation Areas (eligible, not necessarily preserved)  
 Proposed Rural Legacy Areas (eligible, not necessarily preserved)



0 0.2 0.4 0.8 Miles

# Rural Legacy & Priority Preservation Areas



**Proposed Critical Data Infrastructure (CDI)**

- Approved Quantum Campus
- Possible Future Data Center Areas
- Development Currently Allowed but Omitted from Overlay

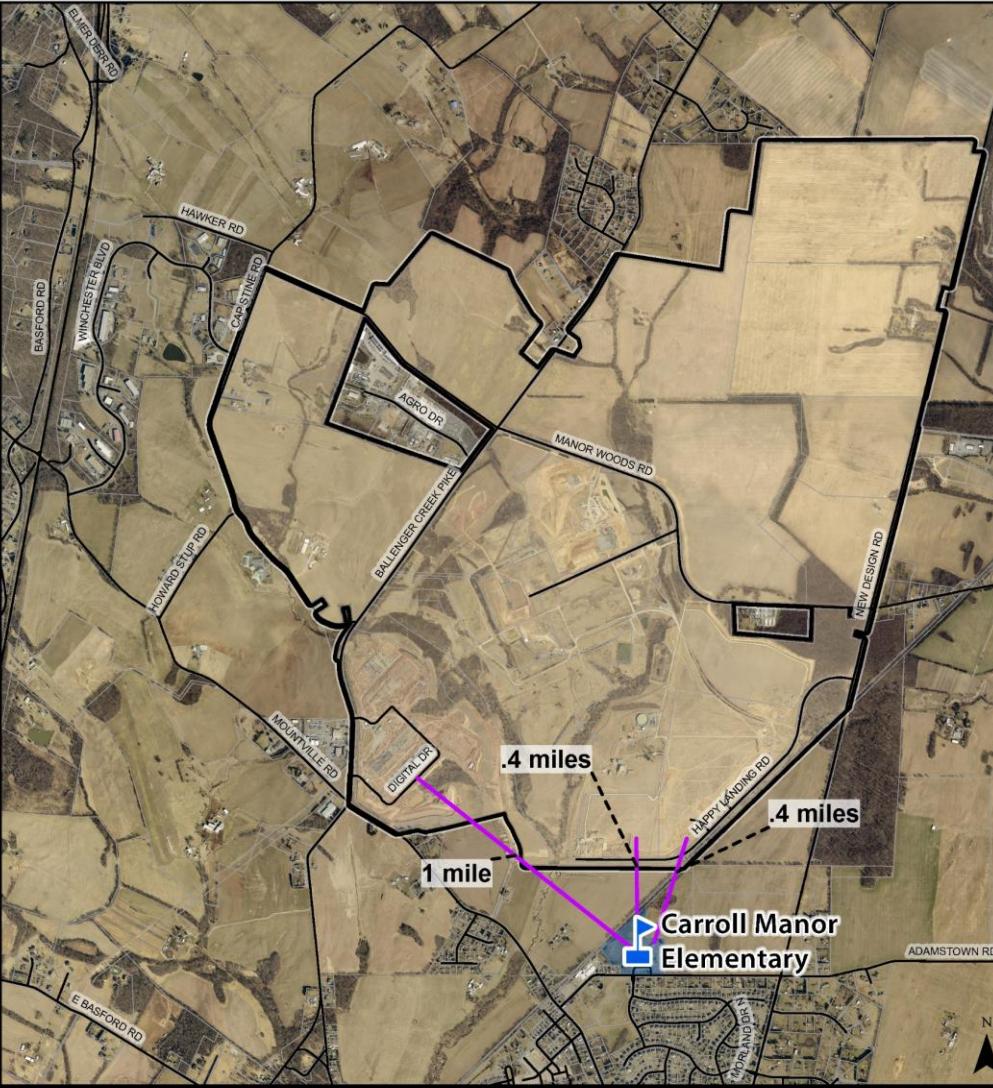
0 0.2 0.4 0.6 Miles

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Proposed Critical Digital Infrastructure (CDI) Overlay Zone

Carroll Manor  
Elementary School

Approximate Building to ES Building Distance

Proposed CDI Overlay Zone



0 0.2 0.4 0.6 0.8  
Miles  
Projection: NAD 1983 StatePlane Maryland FIPS 1900 Feet  
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