

Critical Digital Infrastructure Overlay Zone Comprehensive Plan Amendment & Comprehensive Rezoning

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



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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



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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



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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)



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Legislative History

September 2025 – County Bill 25-09 adopted

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



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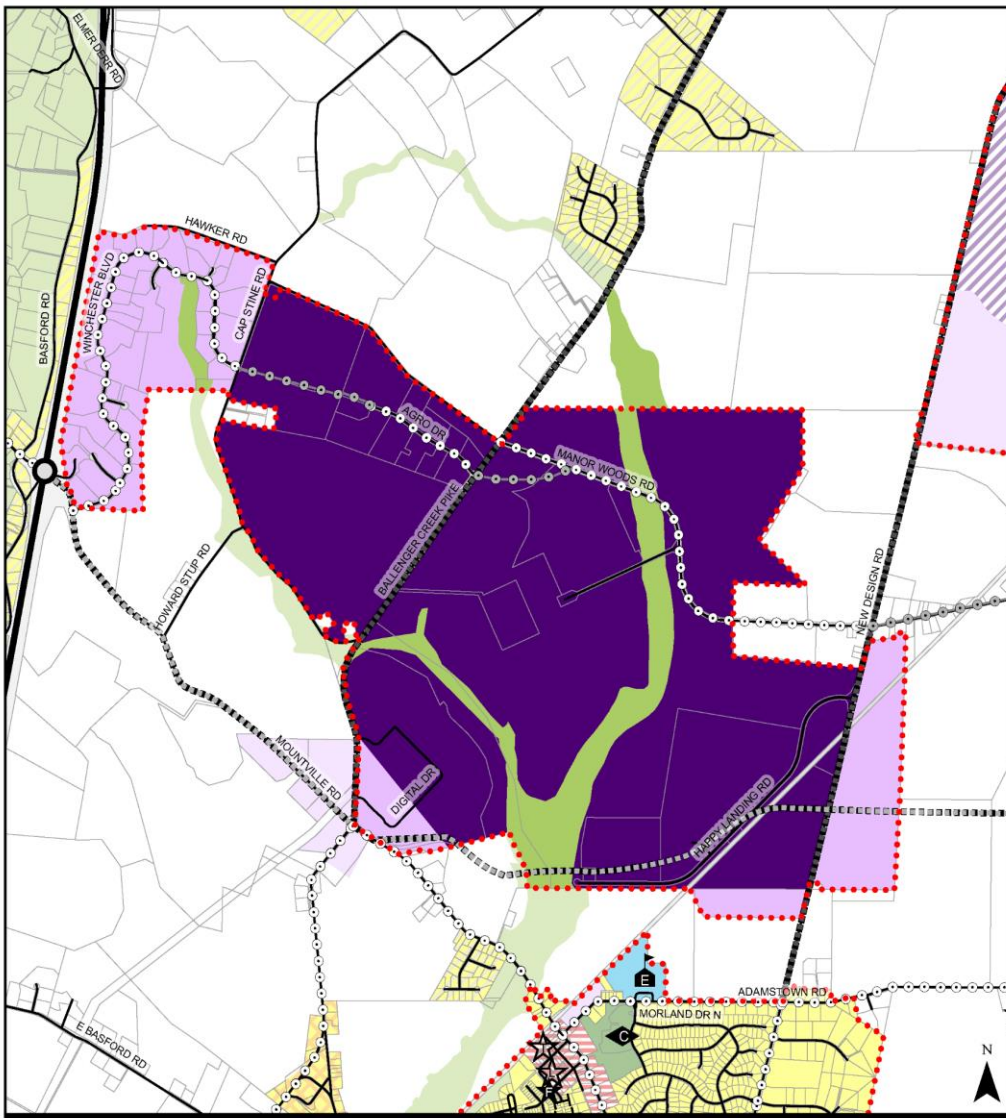
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Eastalco Community Growth Area – Current Conditions



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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 |

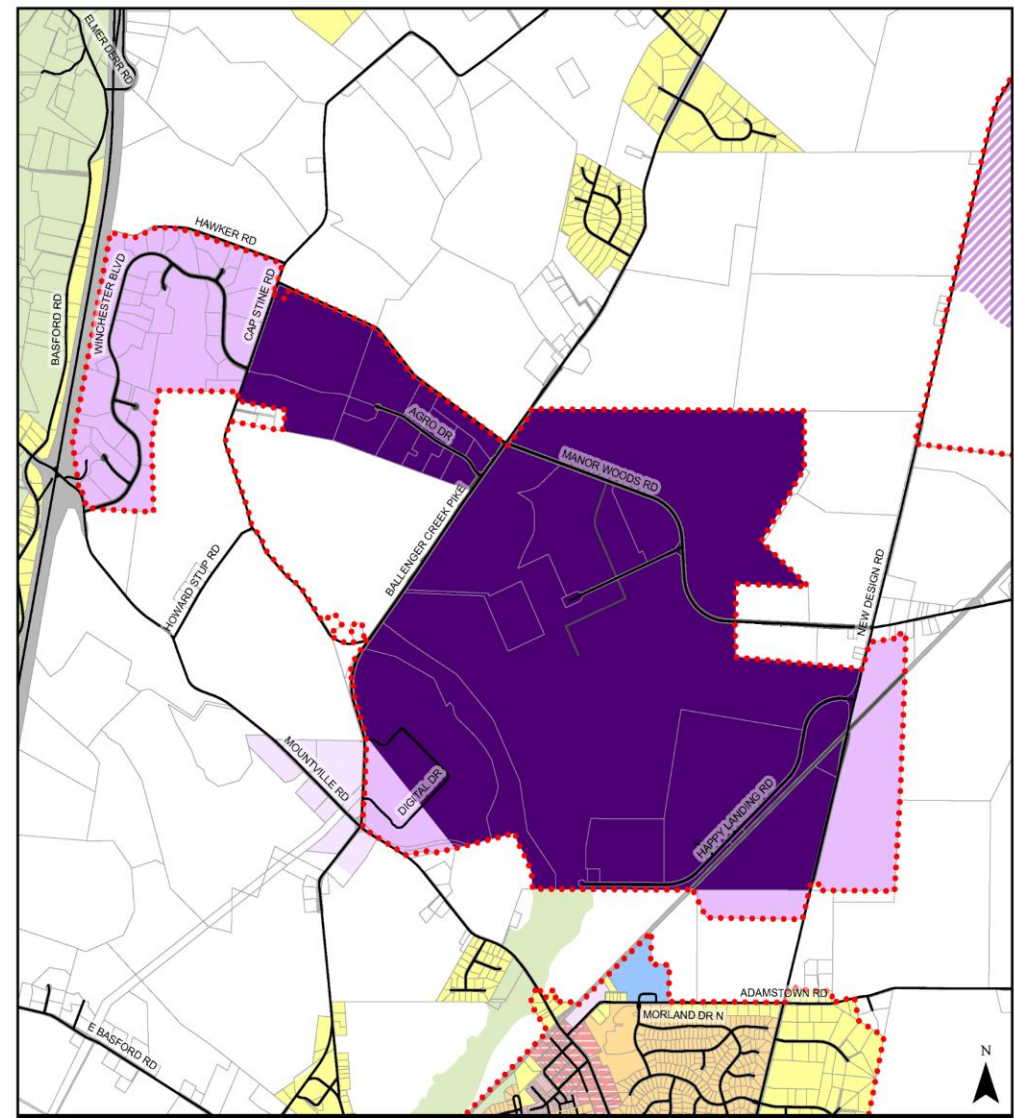


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0 0.2 0.4 0.8 Miles

MAPID 540



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 |

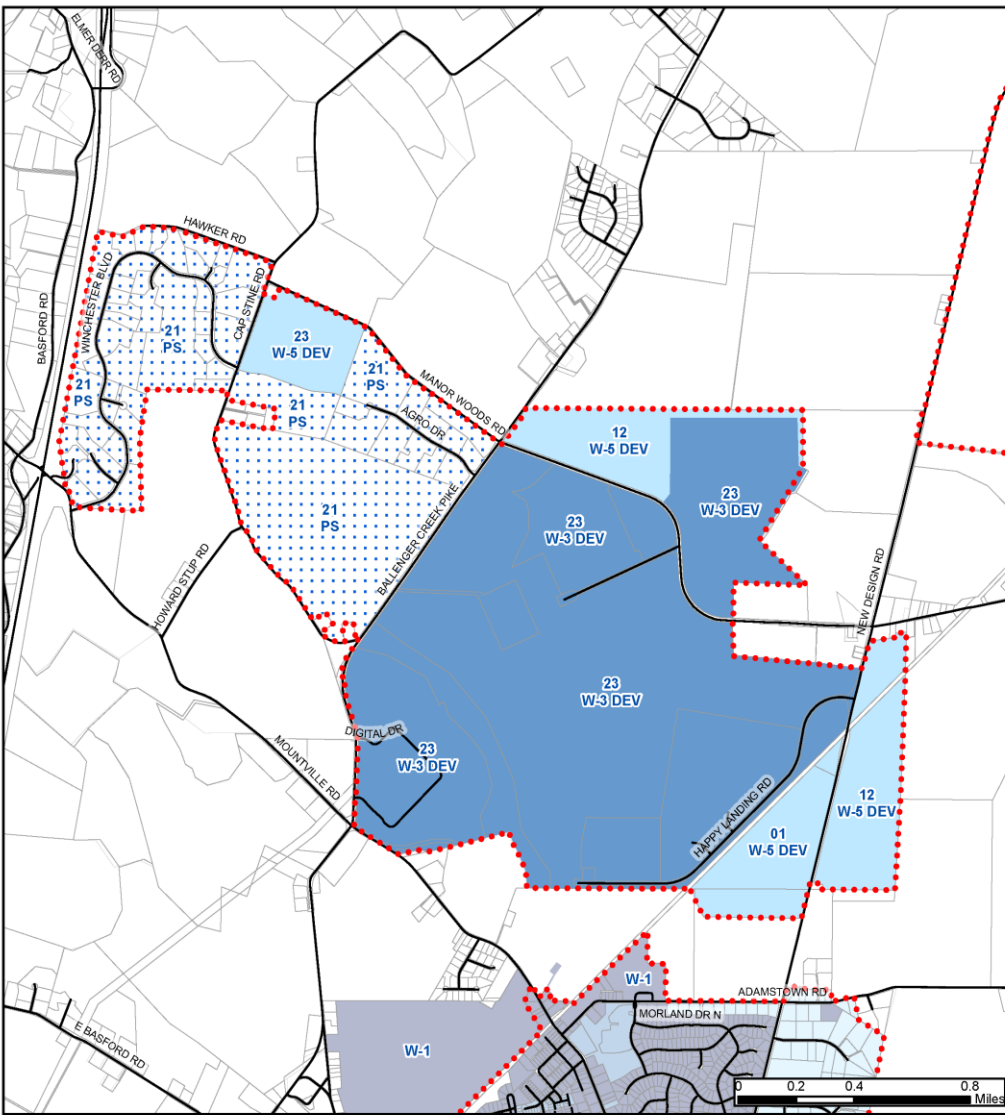


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0 0.2 0.4 0.8 Miles

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Water Service Areas

..... Community Growth Area

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

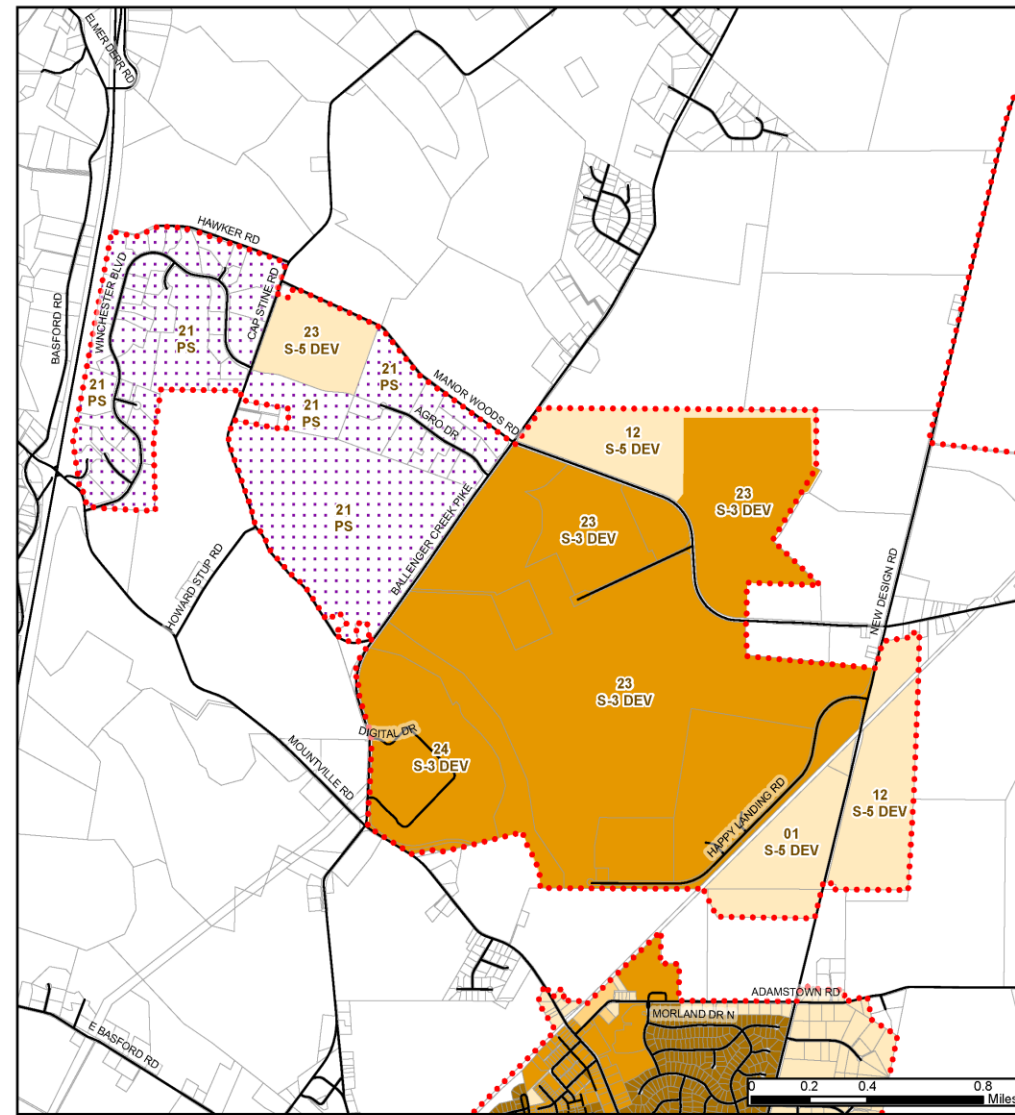


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Sewer Service Areas

..... Community Growth Area

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

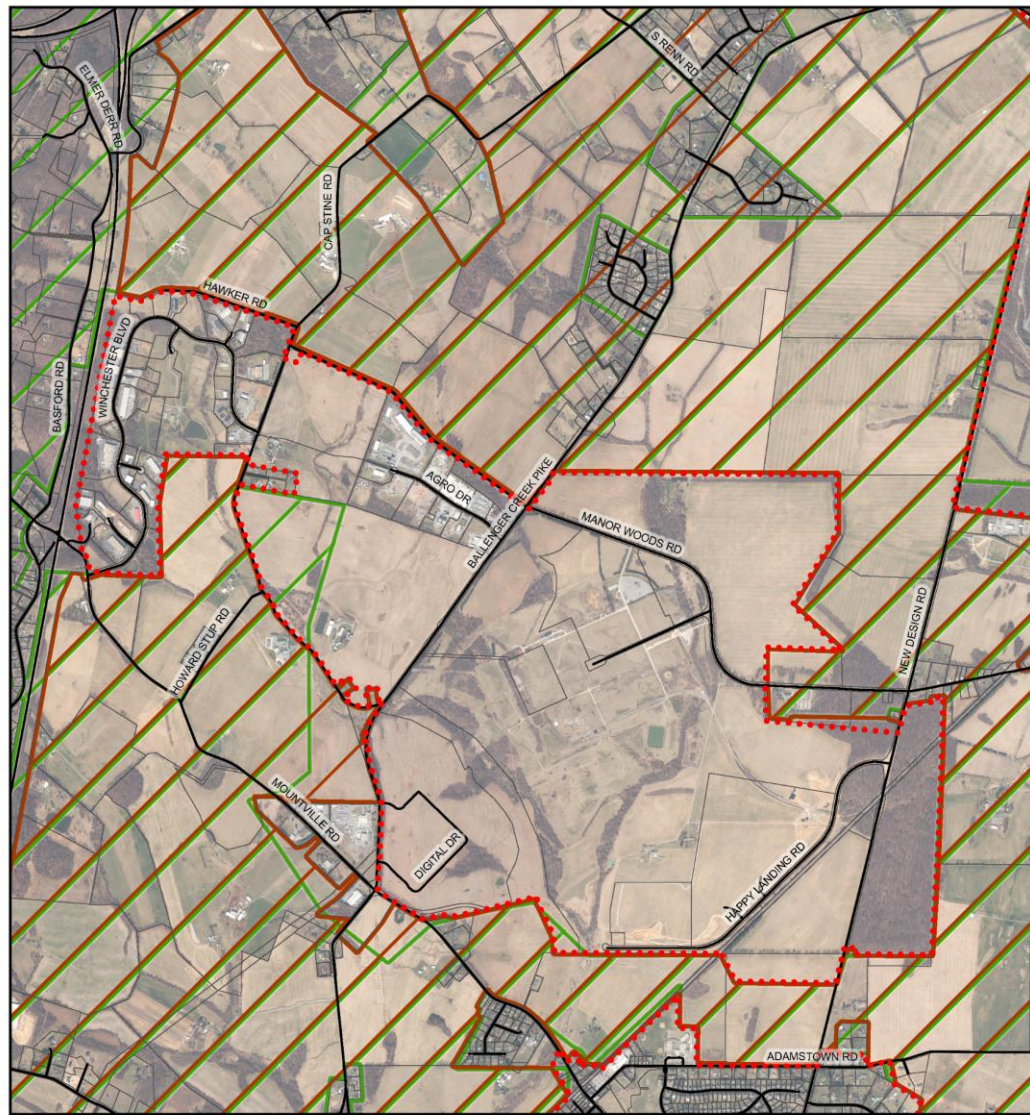


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Agricultural Areas & Community Growth Areas

 Community Growth Area

 Priority Preservation Areas
(eligible, not necessarily preserved)

 Rural Legacy Areas
(eligible, not necessarily preserved)



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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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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



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CDI Acres	% of County
2,566.4	0.60
PPA Acres	RLA Acres
933.6	1,012.1

N
▲

0 0.2 0.4 0.8

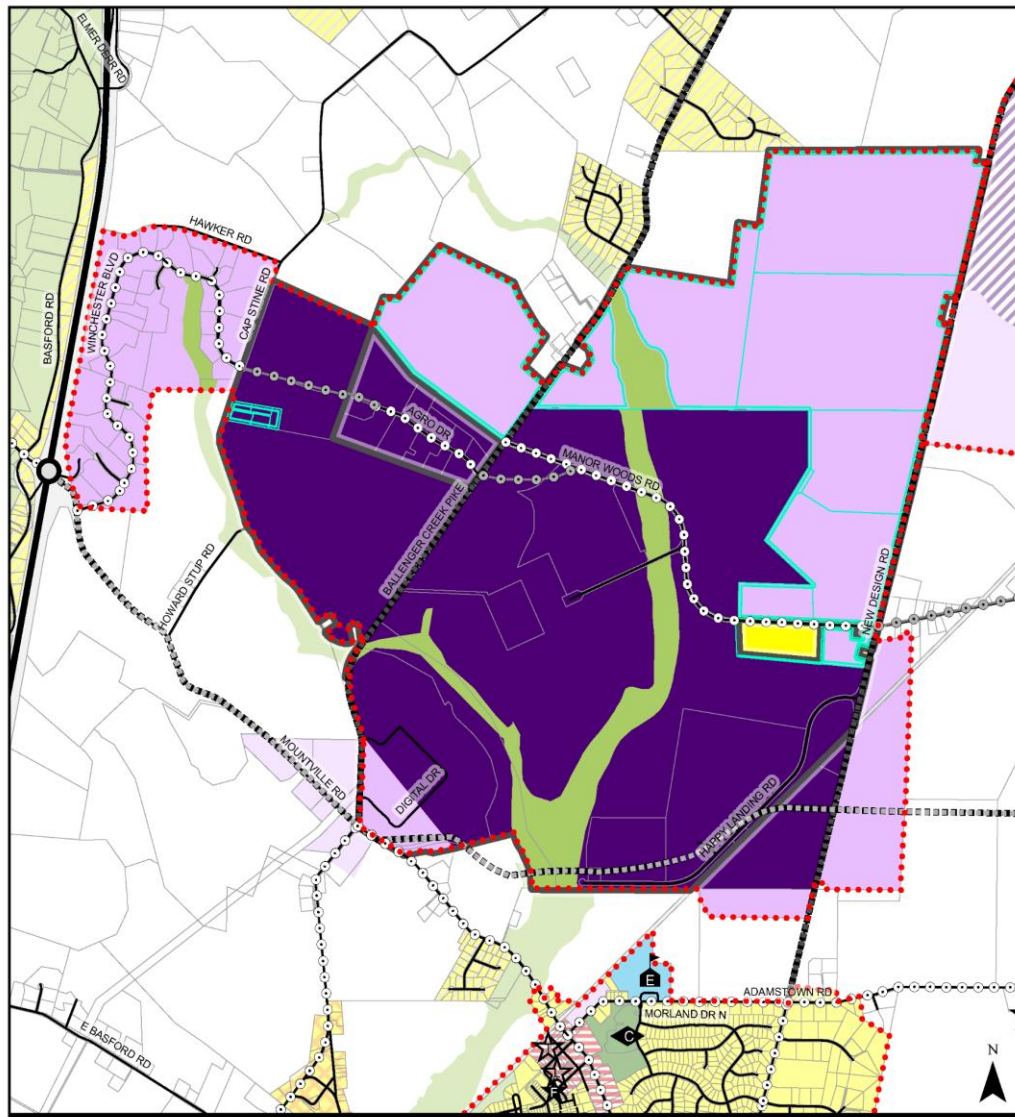
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Comprehensive Plan Map (Growth Area)

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



Proposed Critical Data Infrastructure (CDI) Overlay Zone

Proposed Comprehensive Plan



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- Proposed Community Growth Area
- Proposed CDI Overlay Zone

Proposed Land Use Change Parcels

- Ag to LI
- Ag to GI
- Ag to LDR

Land Use Designations

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

0 0.2 0.4 0.8 Miles

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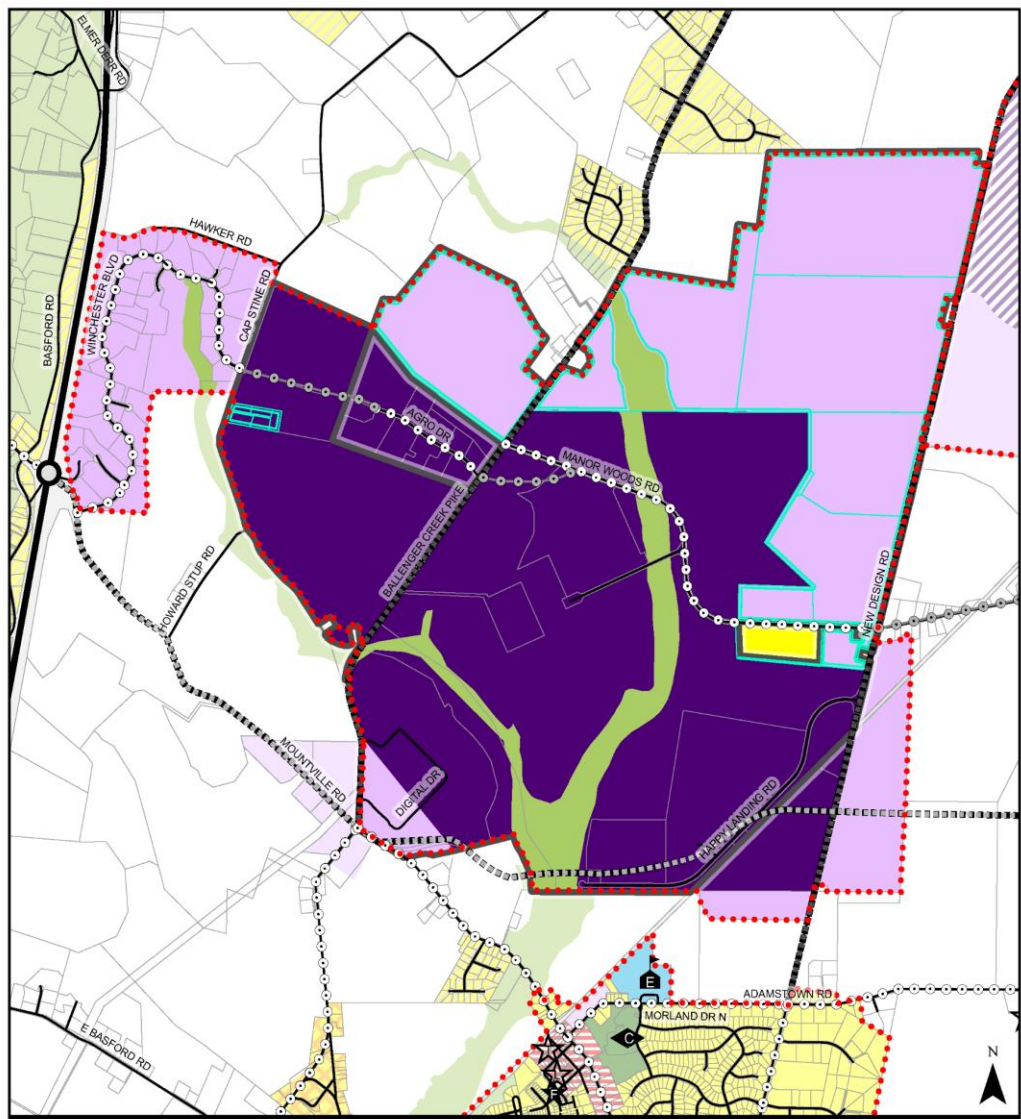


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Comprehensive Plan Map (Land Use)

- 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



Proposed Critical Data Infrastructure (CDI) Overlay Zone

Proposed Comprehensive Plan



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- Proposed Community Growth Area
- Proposed CDI Overlay Zone
- Proposed Land Use Change Parcels
- Ag to LI
- Ag to GI
- Ag to LDR

Land Use Designations

- Agricultural / Rural
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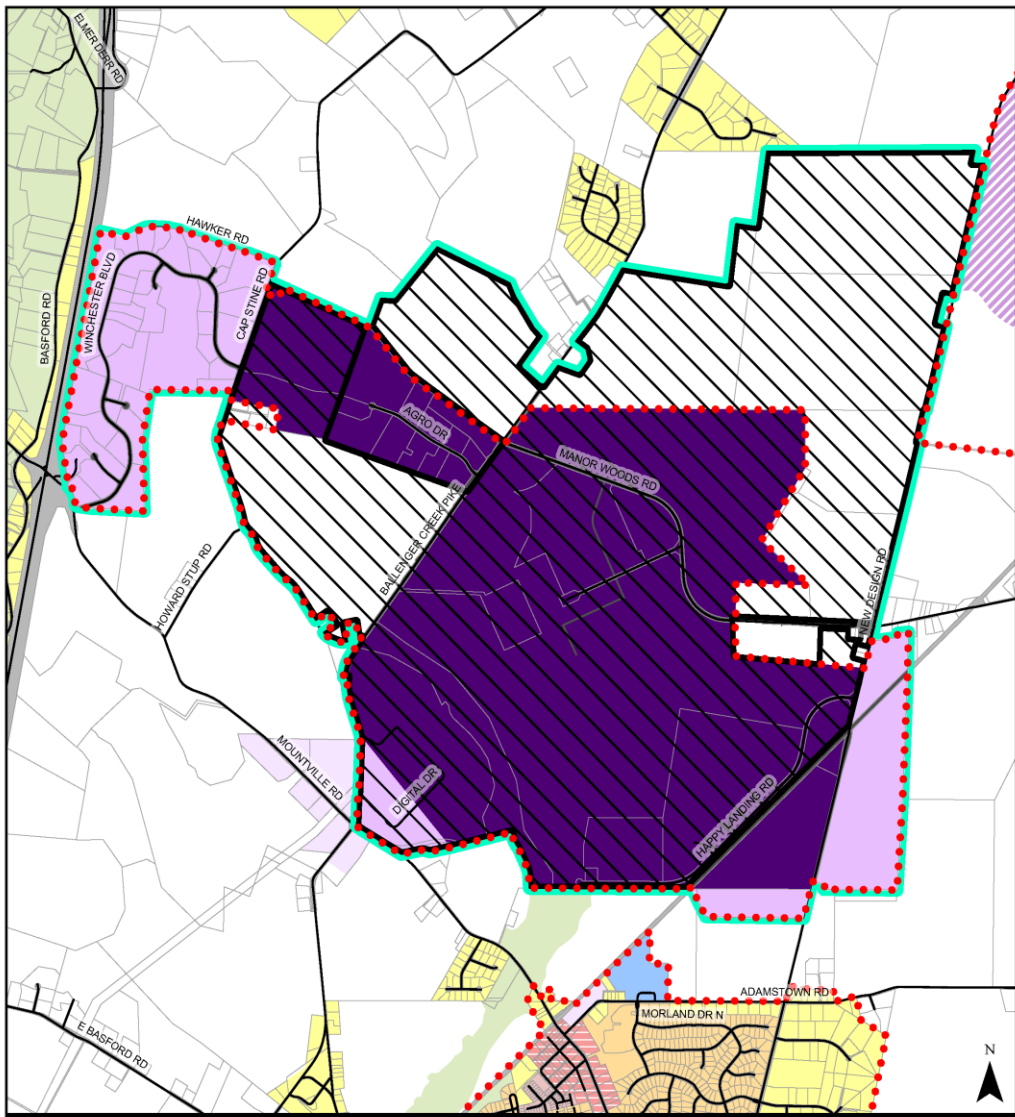
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Proposed Critical Data Infrastructure (CDI) Overlay Zone
Zoning with Proposed CGA



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- Community Growth Area
- Proposed Community Growth Areas
- Proposed CDI Overlay Zone

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

0 0.2 0.4 0.8 Miles

MAPID: 540

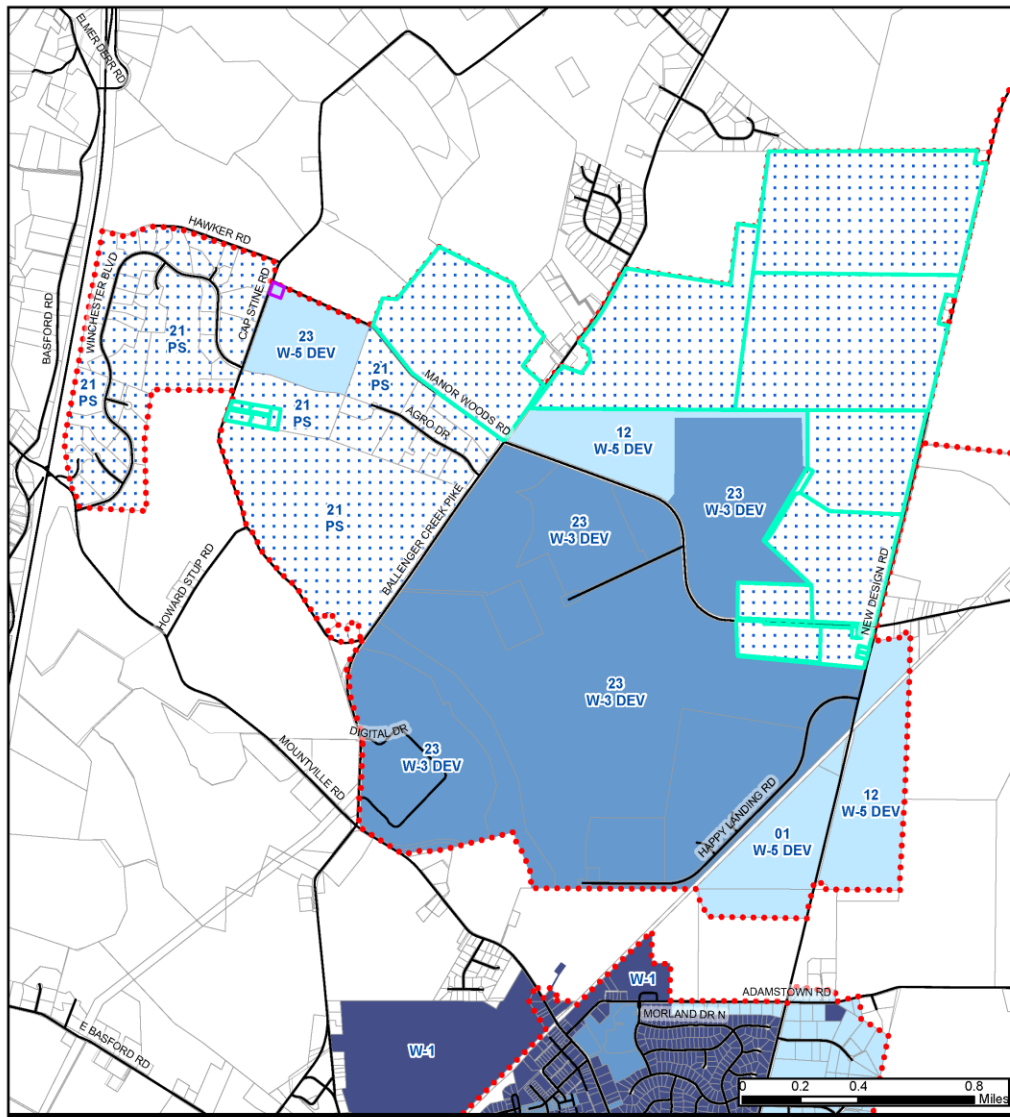
Zoning

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



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Proposed Critical Data Infrastructure (CDI) Overlay Zone

Proposed Water Service Areas



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- Proposed Community Growth Areas
- Proposed CDI Overlay Zone
- W-5 DEV- 7-10 Years
- Planned Service- 11-20 Years

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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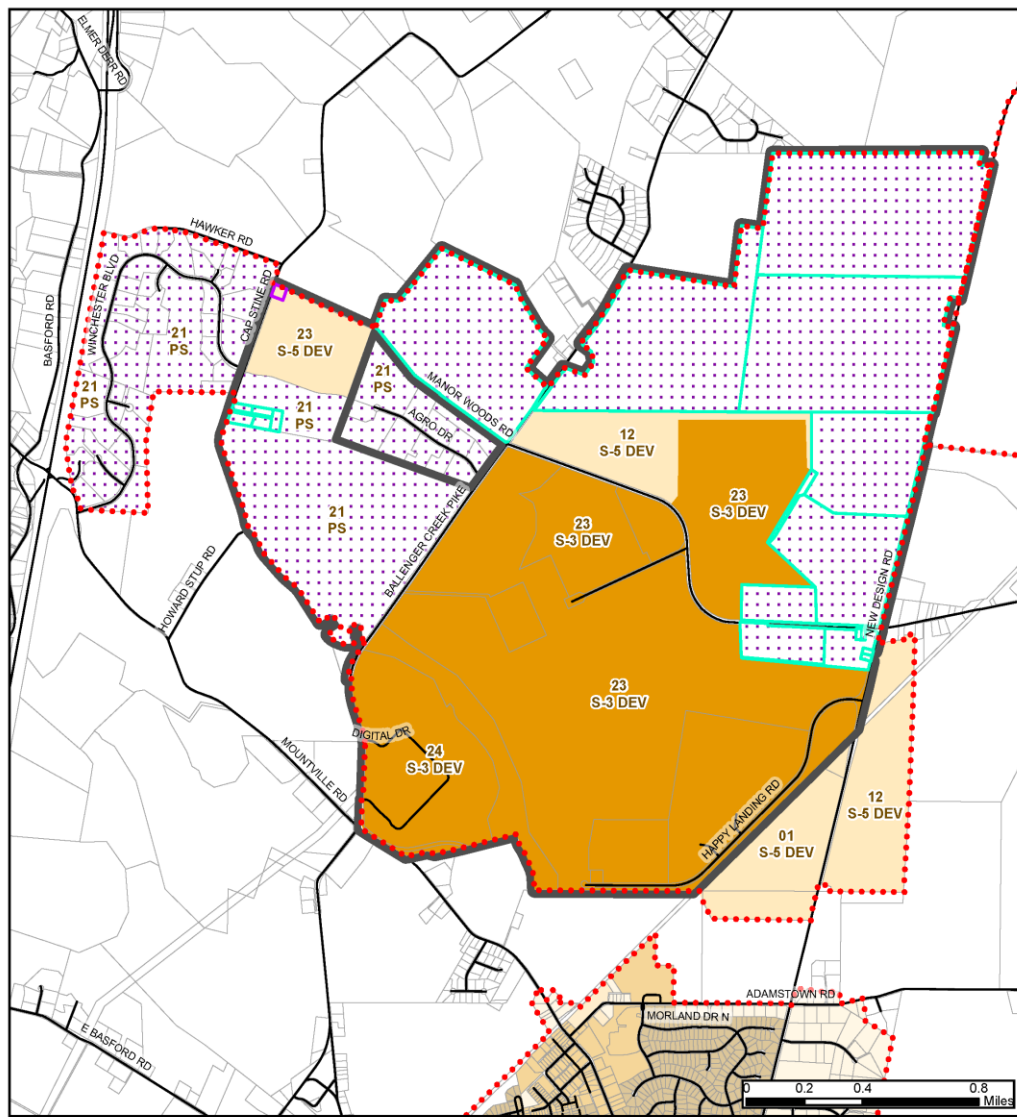
Water Service

- 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



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Proposed Critical Data Infrastructure (CDI) Overlay Zone

Proposed Sewer Service Areas



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- ⋯ Proposed Community Growth Areas
- Proposed CDI Overlay Zone
- S-5 DEV- 7-10 Years
- PS- 11-20 Years

- 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- 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
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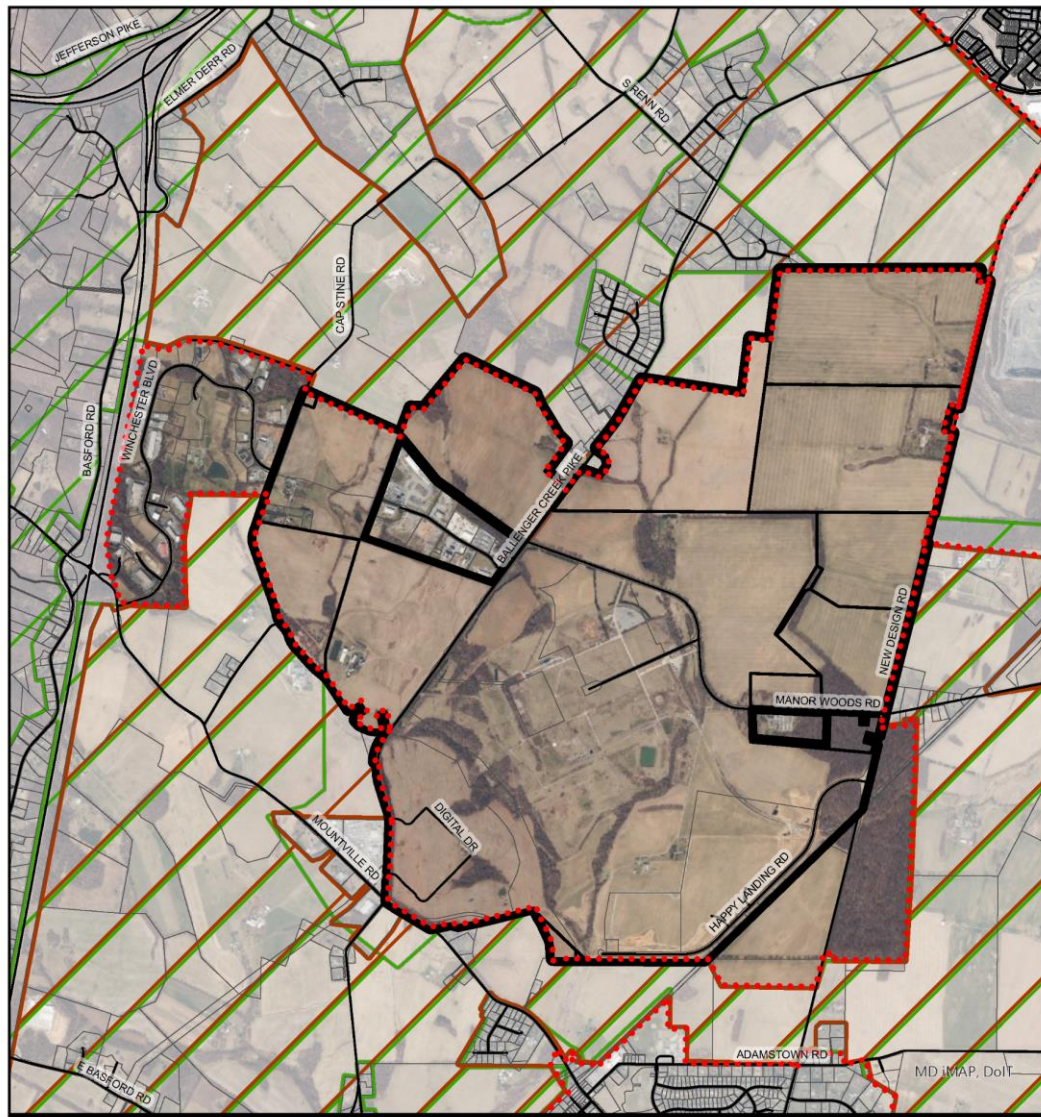


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Rural Legacy Area & Priority Preservation Area

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



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

Projection: NAD 1983 State Plane Maryland FIPS 1900 Feet
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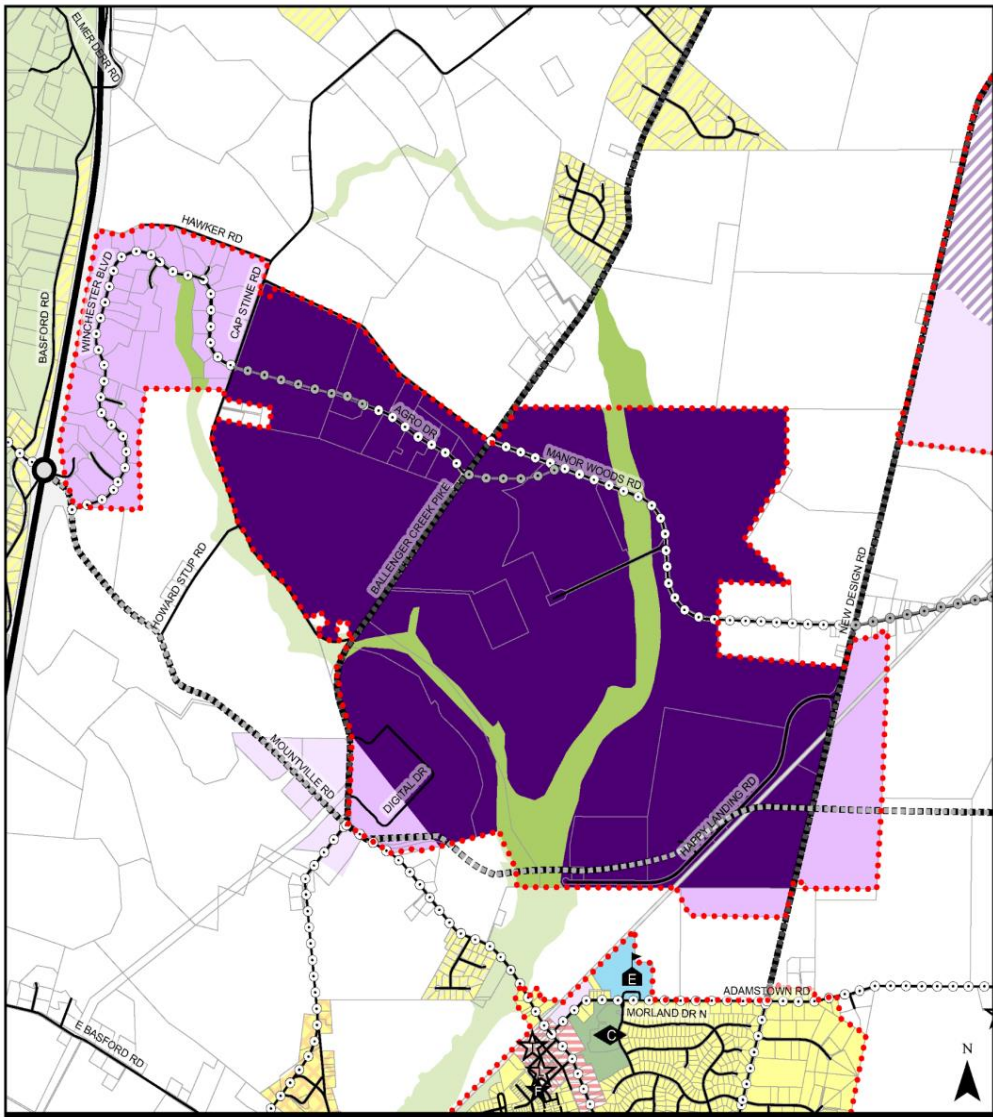
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Additional Reference Information



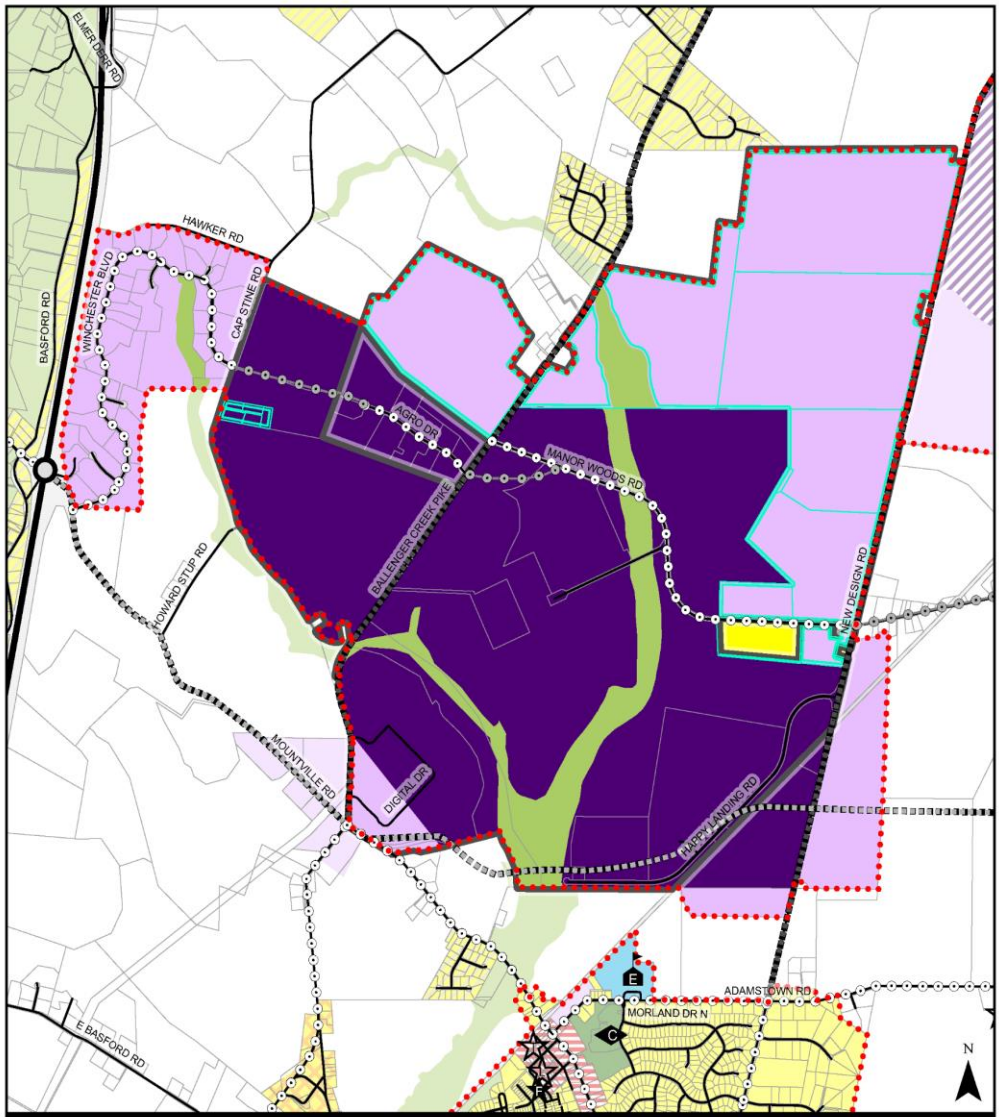
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Comprehensive Land Use Plan

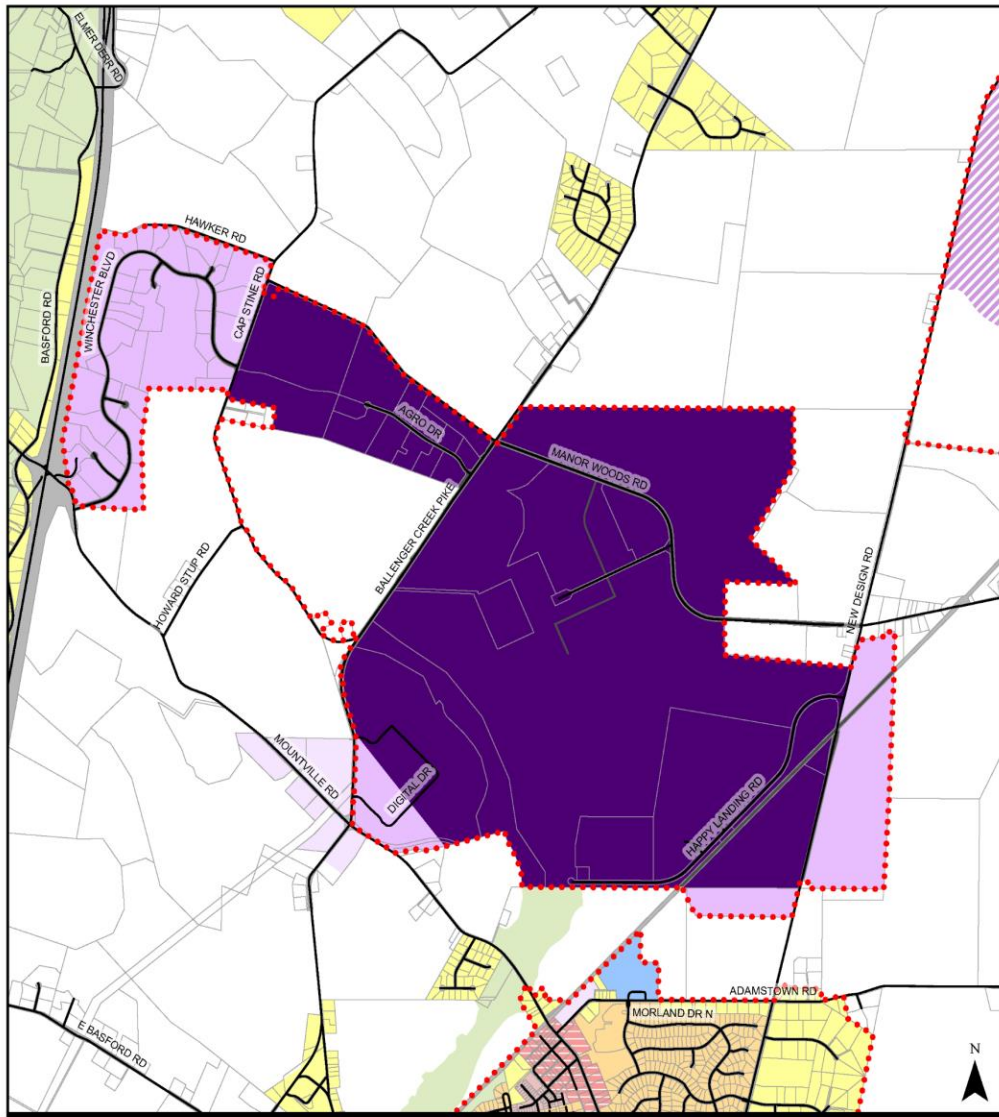
- ⋯⋯⋯ Community Growth Areas
- Land Use Designations**
 - Agricultural / Rural
 - Natural Resource
 - Public Parkland / Open Space
 - Rural Community
 - Rural Residential
 - Low Density Res.
 - Village Center
 - Limited Industrial
 - General Industrial
 - Mineral Mining
 - Institutional



Proposed Critical Data Infrastructure (CDI) Overlay Zone

- ⋯⋯⋯ Proposed Community Growth Area
- Proposed CDI Overlay Zone
- Proposed Land Use Change Parcels
 - Ag to LI
 - Ag to GI
 - Ag to LDR
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 - Public Parkland / Open Space
 - Rural Community
 - Rural Residential
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Comprehensive Plan Map



Zoning

Community Growth Areas

Zoning Districts

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

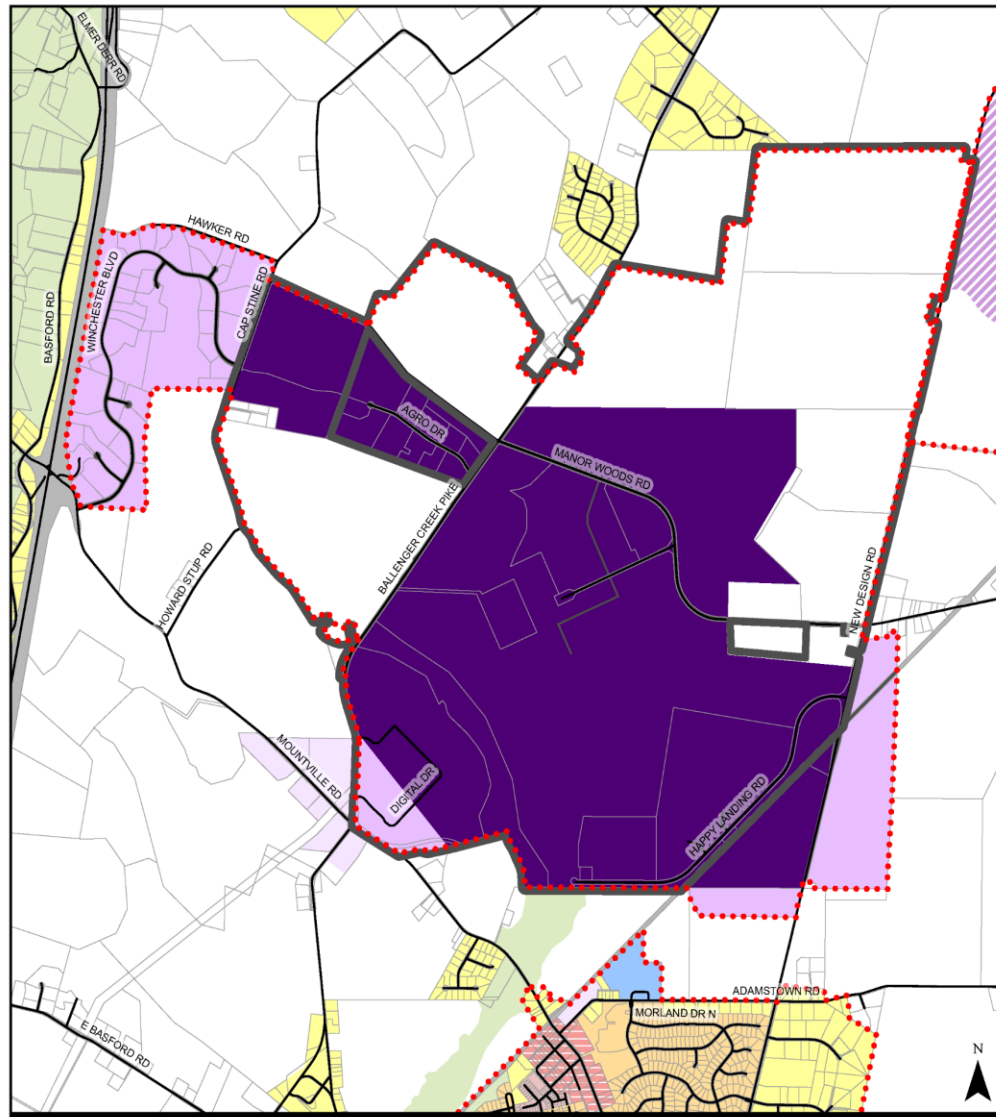


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0 0.2 0.4 0.8 Miles

MAPID 540



Proposed Critical Data Infrastructure (CDI) Overlay Zone

Zoning with Proposed CGA

Proposed Community Growth Areas
 Proposed CDI Overlay Zone

Zoning Districts

- A – Agricultural
- RC – Resource Conservation
- R1 – Low Density Residential
- R3 – Low Density Residential
- PUD – Planned Unit Development
- GI – General Industrial
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- VC – Village Center



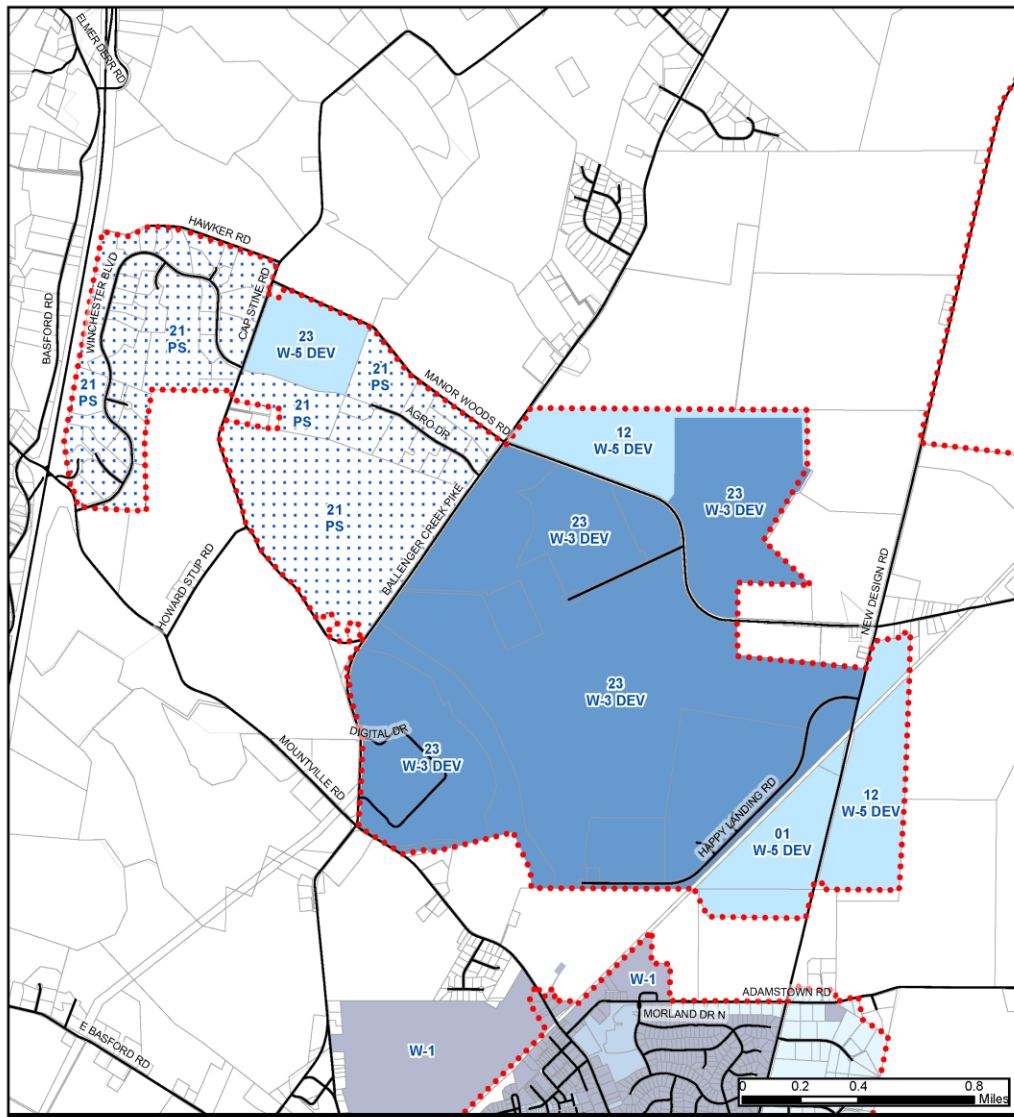
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0 0.2 0.4 0.8 Miles

MAPID 540

Zoning Map

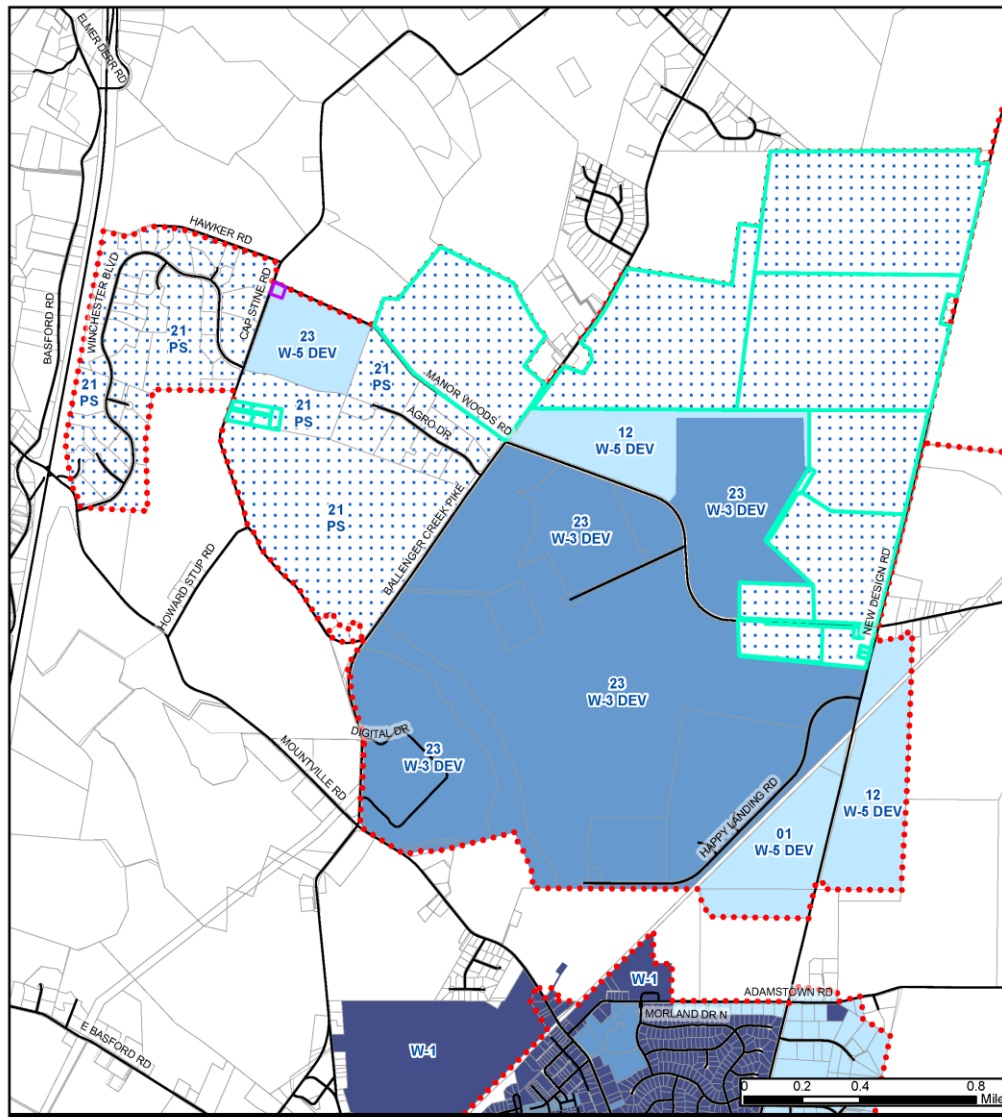


Water Service Areas

..... Community Growth Area

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



Proposed Critical Data Infrastructure (CDI) Overlay Zone

Proposed Water Service Areas

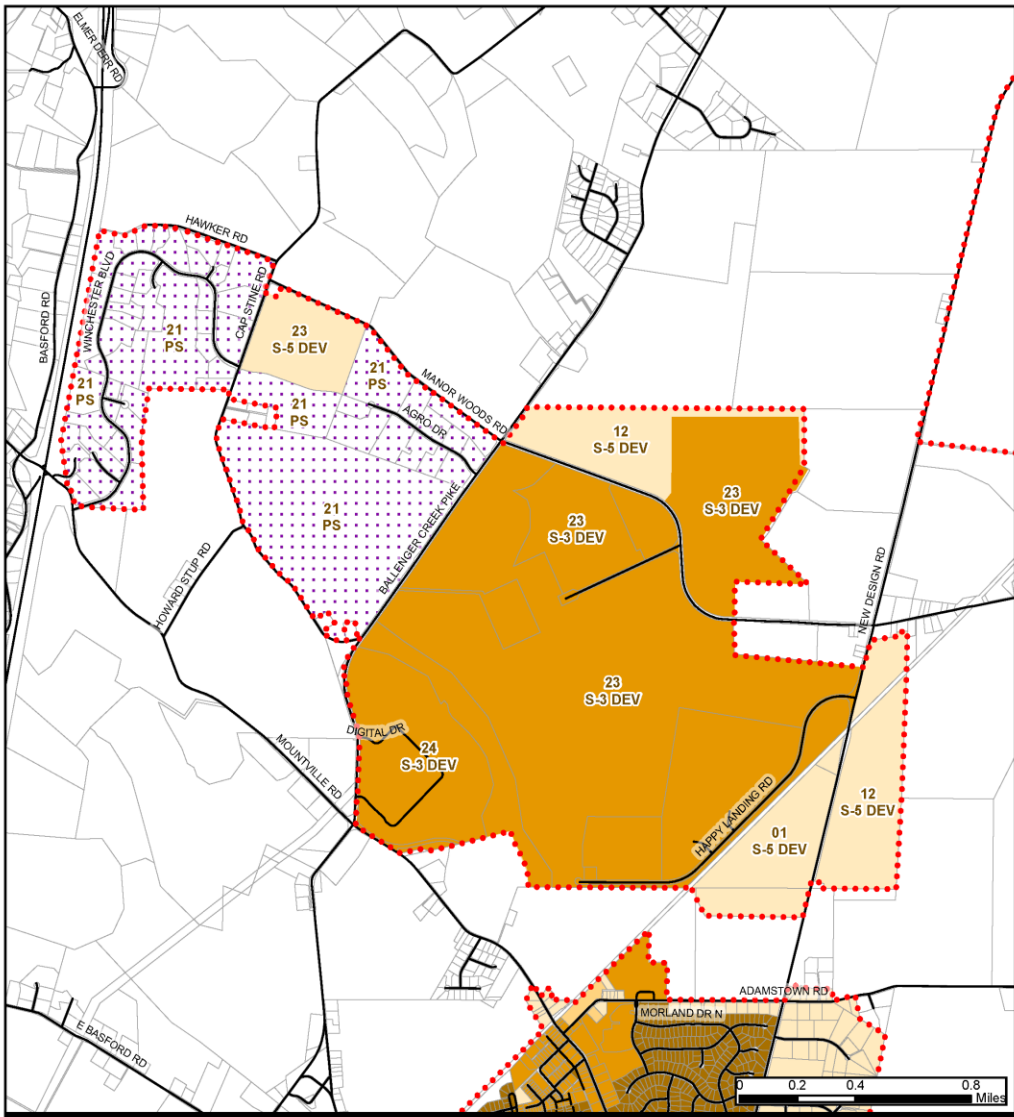
- Proposed Community Growth Areas
- Proposed CDI Overlay Zone
- Water Service Areas Proposed
- W-5 DEV- 7-10 Years
- Planned Service- 11-20 Years



Water Service Areas

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- W-1- Connected
- W-3- 1-3 Years
- W-5- 7-10 Years
- Planned Service- 11-20 Years

Water Service Area Map



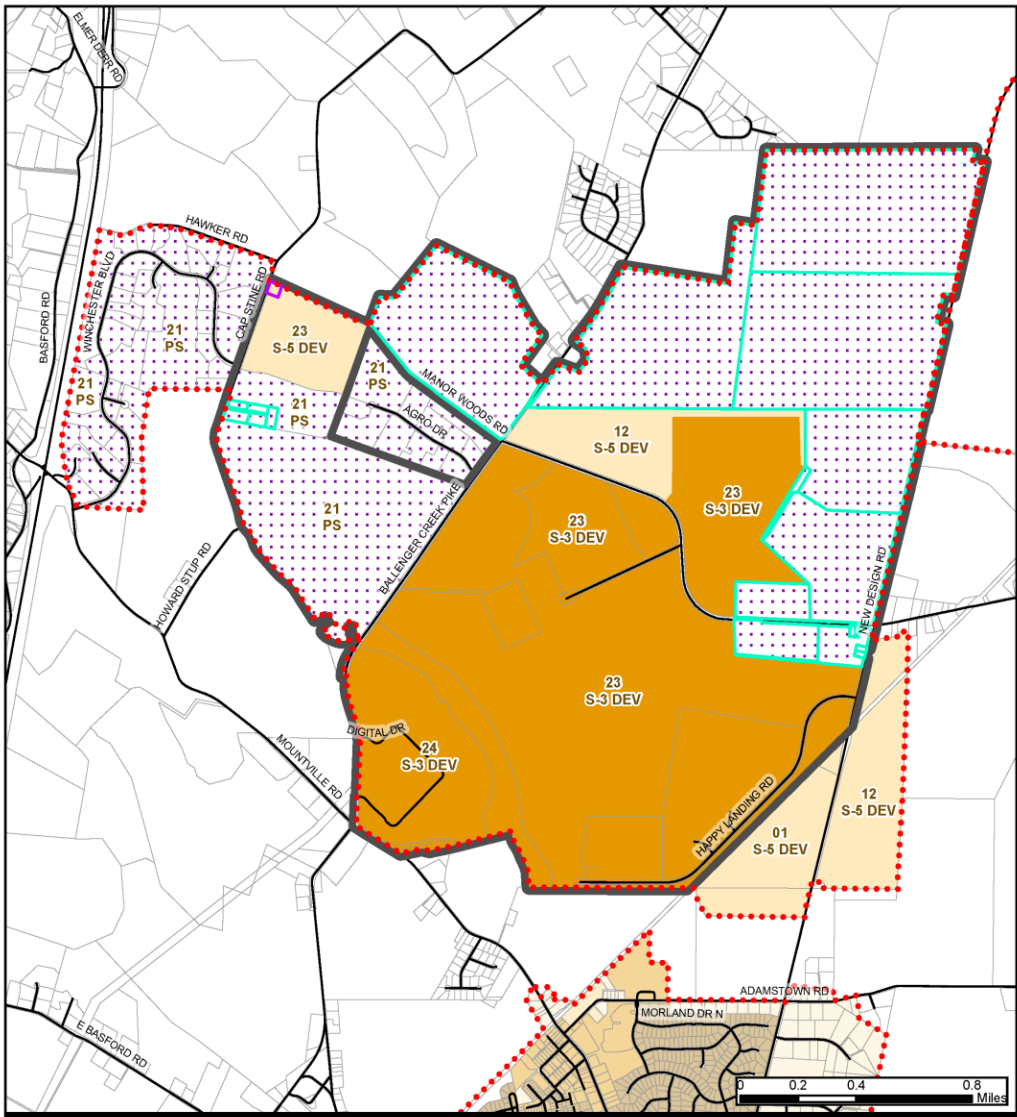
Sewer Service Areas



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Proposed Critical Data Infrastructure (CDI) Overlay Zone



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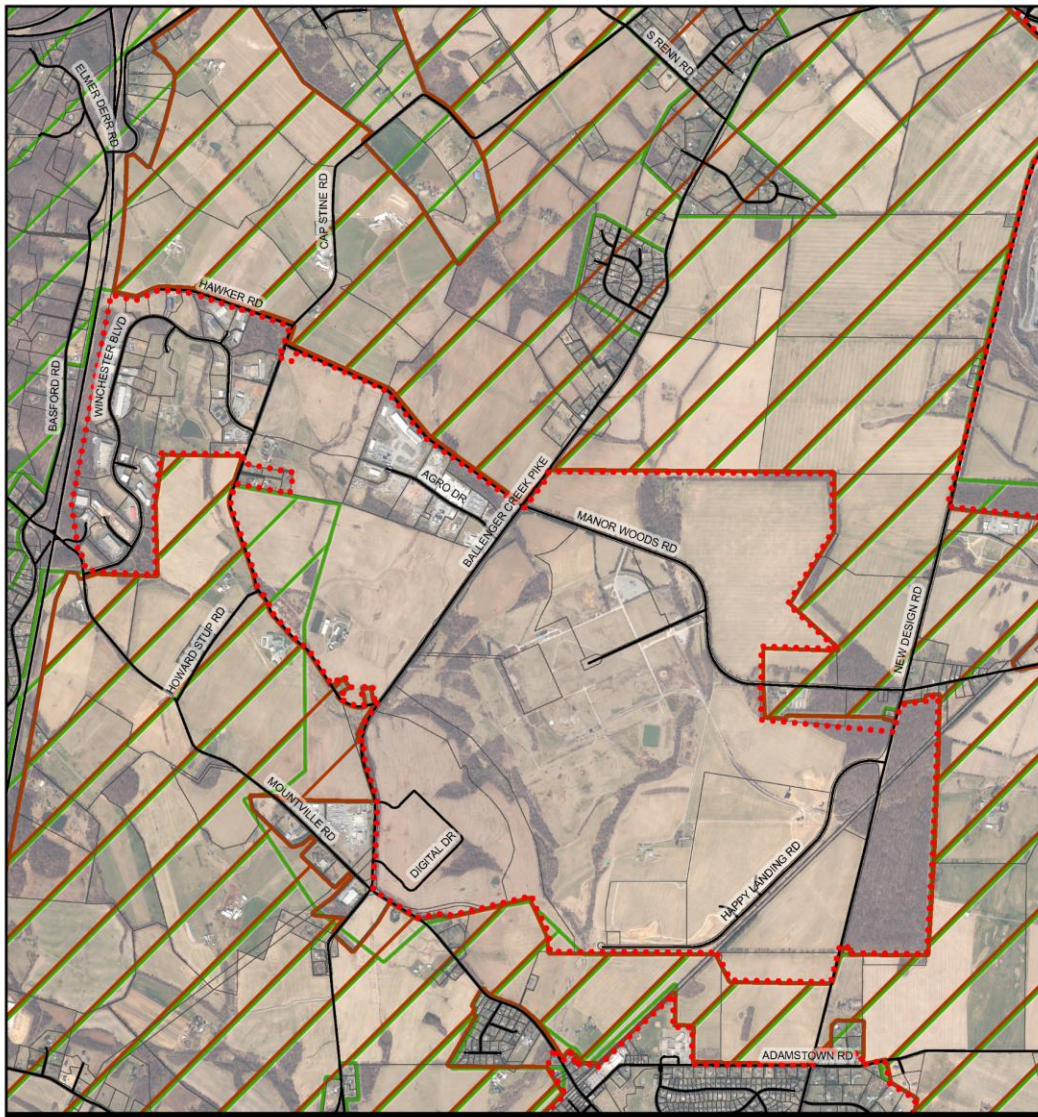


MAPID:540

Sewer Service Area Map

- Proposed Community Growth Areas
- Proposed CDI Overlay Zone
- Sewer Service Areas Proposed
 - S-5 DEV- 7-10 Years
 - PS- 11-20 Years

- Sewer Service Areas
- NPS-No Planned Service
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- S-3- 1-3 Years
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- S-5- 7-10 Years
- PS- Planned Service- 11-20 Years



Agricultural Areas & Community Growth Areas

⋯ Community Growth Area

▨ Priority Preservation Areas (eligible, not necessarily preserved)

▨ Rural Legacy Areas (eligible, not necessarily preserved)

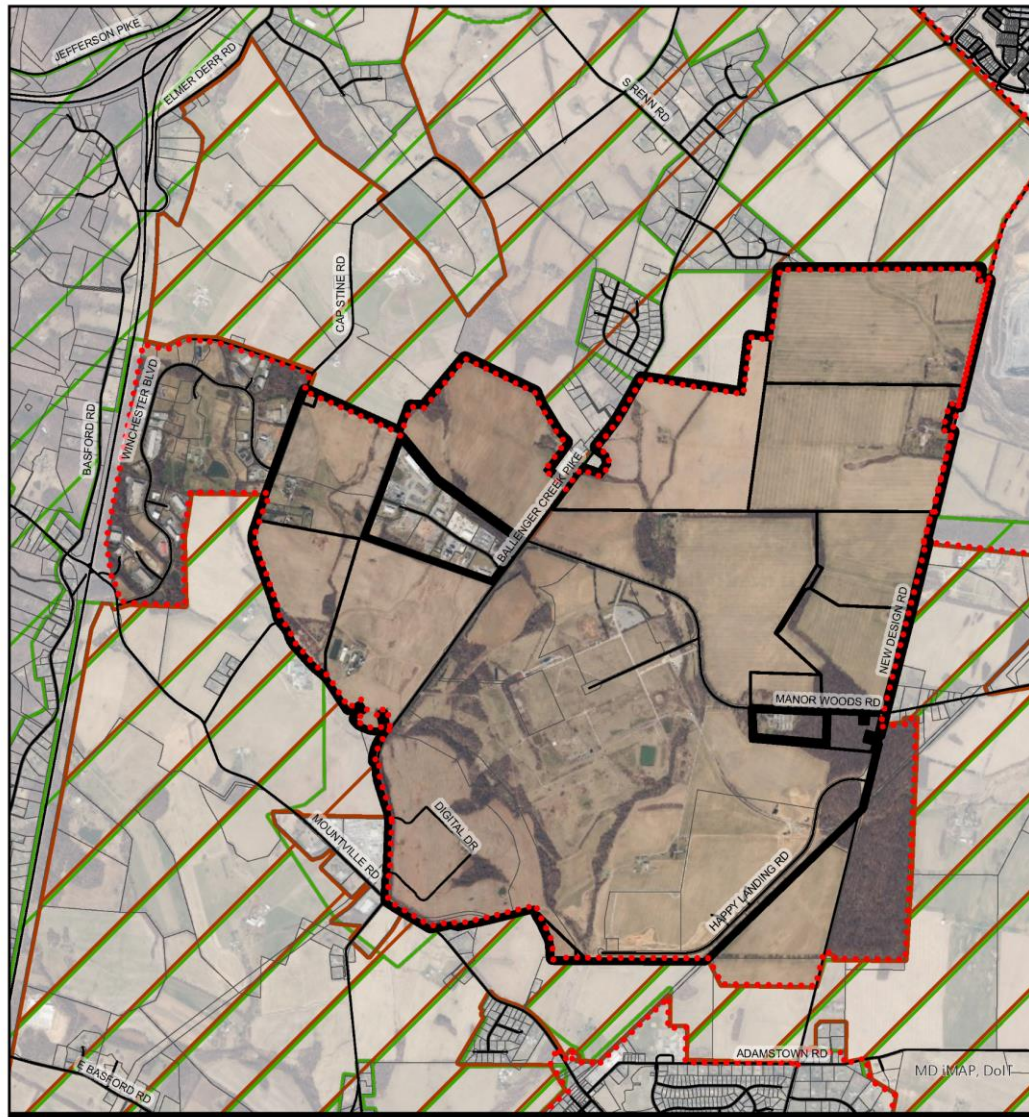
0 0.2 0.4 0.8 Miles



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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

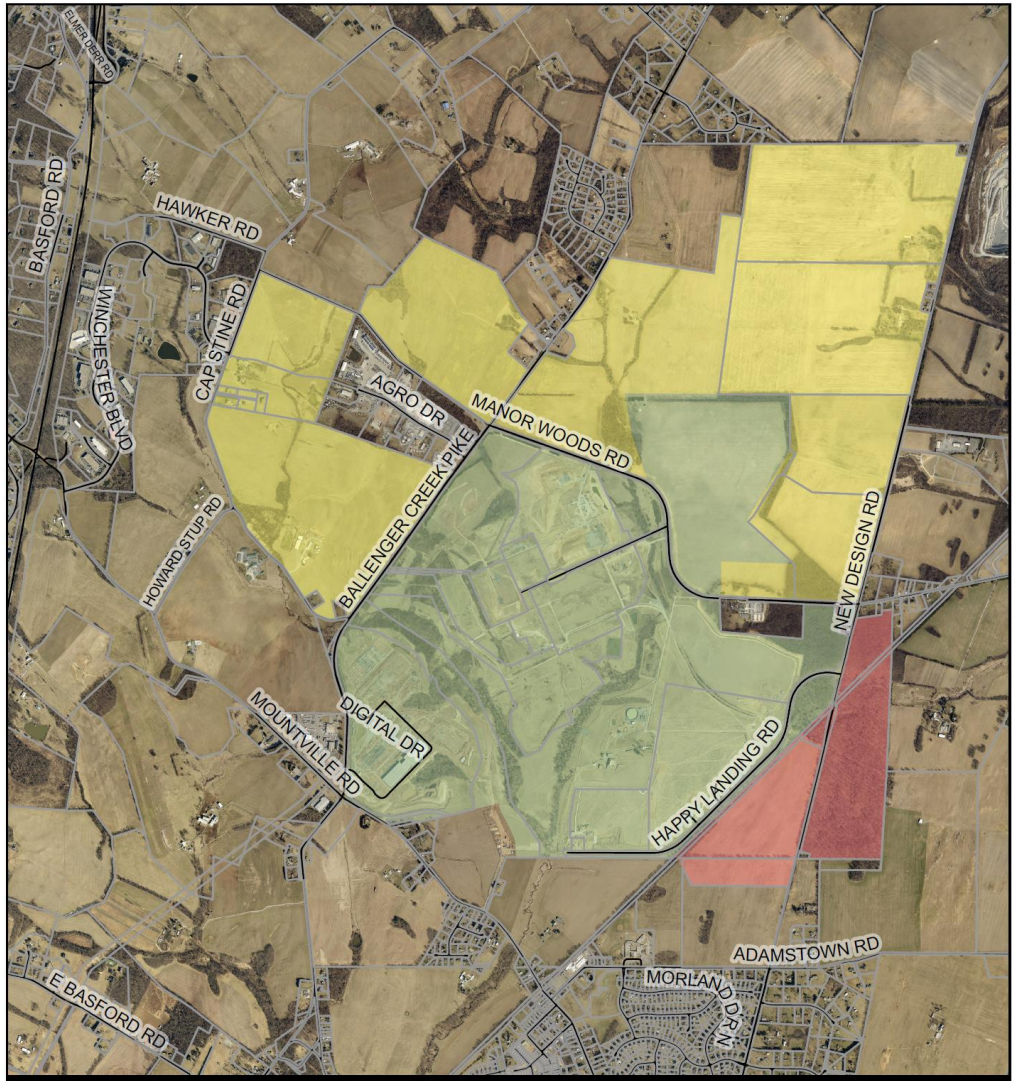


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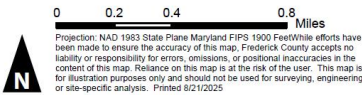
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Rural Legacy & Priority Preservation Areas



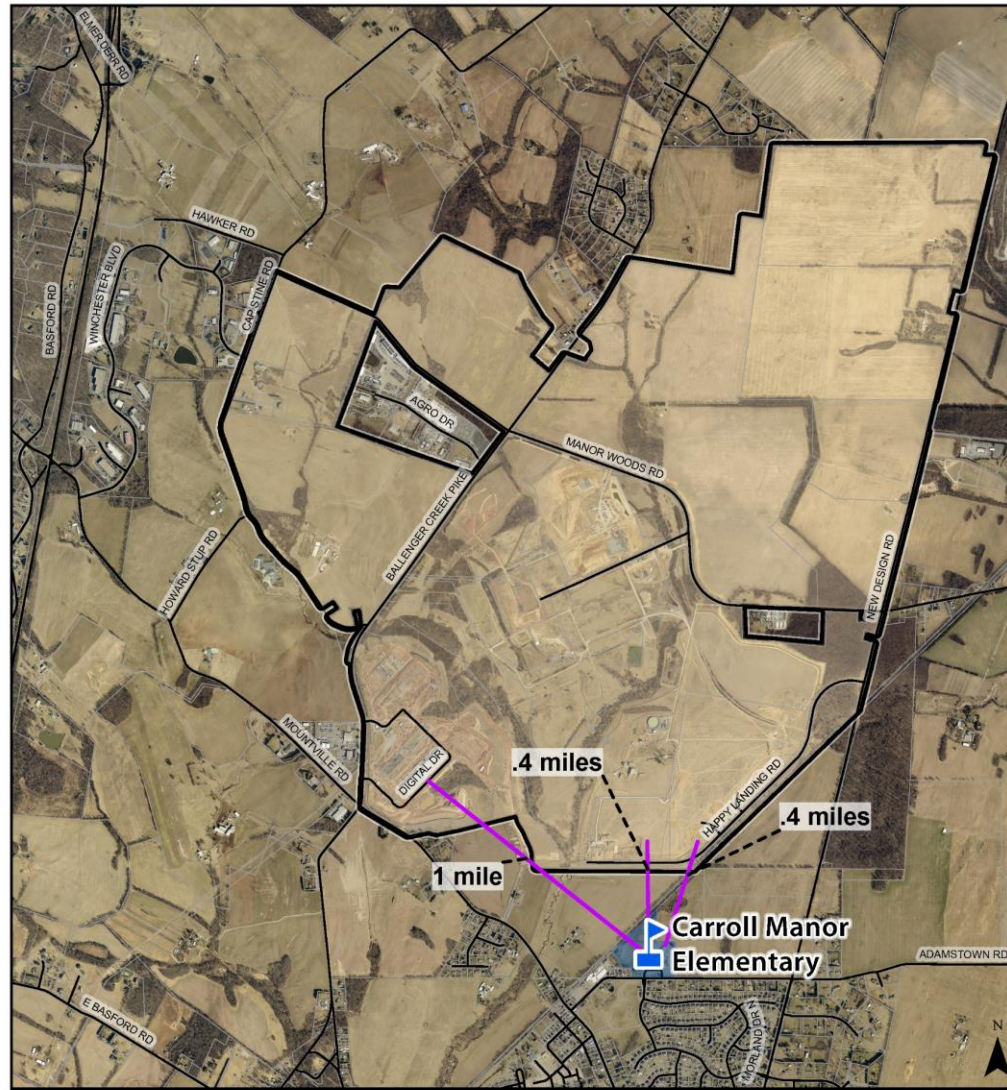
Proposed Critical Data Infrastructure (CDI)

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

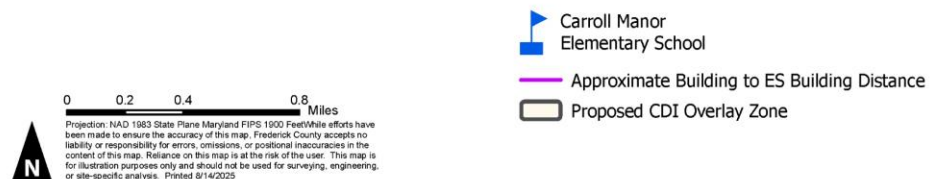


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Proposed Critical Digital Infrastructure (CDI) Overlay Zone



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