

Anderson, Katrina

From: Kerri Hesley <kerri.hesley@mdsierra.org>
Sent: Monday, August 18, 2025 11:08 AM
To: Planning Commission
Subject: CDI Zone Bill 25-09

[EXTERNAL EMAIL]

Dear members of the Planning Commission:

On behalf of the Sierra Club Catoctin Group (SCCG), representing hundreds of members In Frederick County, we ask for your support of three amendments to Bill 25-09 that will be before the County Council on August 19, 2025, for a third reading.

- 1.
- 2.
3. It is the position
4. of the SCCG that
5. there should not be expansion of the CDI Overlay Zone beyond the Quantum Frederick campus, pending completion of a comprehensive study of the economic, energy, and environmental impacts of data centers on Frederick County.
- 6.
- 7.
8. We
9. ask that you honor the county's commitment to protect preservation areas. SCCG supports an amendment to permanently protect Priority Preservation Area (PPA,) Rural Legacy Area (RLA), and Treasured Landscape Management Areas from any redesignation..
- 10.
- 11.
- 12.
13. We support amending
14. the legislation to return to the original restriction that data centers should not abut residential areas.
- 15.
- 16.
17. Thank you for your
consideration.

Anderson, Katrina

From: Brud Bicknell <brudbicknell@gmail.com>
Sent: Monday, August 18, 2025 11:25 AM
To: Young, Brad; Duckett, Kavonte; Keegan-Ayer, MC; Carter, Mason; Donald, Jerry; McKay, Steve; Knapp, Renee; Council Members; County Executive; Planning Commission
Subject: Restrict the approved data centers growth area to the current Eastalco Growth Area

[EXTERNAL EMAIL]

Dear County Council,

Please restrict the approved data centers growth area to the current Eastalco Growth Area, remove CDI boundaries that are next to residential neighborhoods, and protect land currently designated as a Priority Preservation Area (PPA), Rural Legacy Area (RLA), or Treasured Landscape Management Areas.

I moved to Frederick County to escape the destruction of rural land by data centers in Virginia. I bought a house next to a corn field (in a published Priority Preservation Area) because of its beauty and my appreciation for the positive aspects of life farming represents. I had no idea that the data centers being built about 1.5 miles from my home could take over that cornfield and be built 500 feet from my house. That is just plain wrong.

I think it would be foolish not to consider the problems data centers are creating all over the country. Here are just a few:

- 1) The average data center in Virginia requires 54 diesel generators, each roughly the size of a tractor trailer
- 2) When temperatures are high, the local electrical grid cannot meet the electrical needs of the data center, which necessitates the data centers to be powered by the generators for potentially days on end.
- 3) In June, a typical Ohio household's electricity bill increased by at least \$15 per month due to data center demand. Columbus residents saw a nearly \$26 increase between April and July.

Please do the right thing and take measures to limit the data to the original designated areas.

Respectfully,

Harrison Bicknell
5905 Char Leigh Circle
Frederick, MD 21703

Anderson, Katrina

From: Aleksandra Baranczak <aebaranczak@gmail.com>
Sent: Monday, August 18, 2025 11:43 AM
To: Council Members
Cc: County Executive; Planning Commission; Tom Rogers; Julie Dunlap
Subject: ASCM Comments on the CDI Overlay ordinance

[EXTERNAL EMAIL]

Dear Councilmembers,

I'm writing on behalf of the Audubon Society of Central Maryland (ASCM), a 501 c3 nonprofit organization dedicated to the conservation of birds, wildlife, and their habitats through education, advocacy, and stewardship. For over four decades, ASCM has served Frederick County and surrounding areas by protecting ecologically significant lands, promoting environmental awareness, and engaging local communities in conservation efforts.

In keeping with our mission to protect wildlife, natural habitats, and people in our community, ASCM strongly supports the proposed amendments to the CDI overlay ordinance that establish clear boundaries for data center placement and protect sensitive areas from inappropriate industrial use.

As Frederick County considers the expansion of data centers, we urge you to carefully weigh the impact these facilities have on surrounding neighborhoods and designated preservation lands and natural areas. Data centers often bring increased noise, light pollution, and strain on local infrastructure, while offering limited long-term employment opportunities. Their high energy and water demands can also pose risks to local ecosystems and community resources. Without careful planning and appropriate safeguards, these developments risk eroding the very qualities that make Frederick County attractive for residents and businesses while delivering only modest economic benefits.

Specifically, we endorse the following provisions:

- Prohibiting data centers from directly abutting residential neighborhoods;
- Limiting the acreage and location eligible for data center development;
- Prohibiting the redesignation of preservation areas including Priority Preservation Areas, Rural Legacy Areas, and Treasured Landscape Management Areas for overlay purposes.

We believe these amendments are critical to striking a responsible balance between economic development and the preservation of Frederick County's environmental integrity and quality of life. We respectfully urge the Council to adopt these changes and to continue prioritizing sustainable growth that reflects the values and long-term interests of our residents.

Sincerely,
Aleks Baranczak
Board Member and Secretary
Audubon Society of Central Maryland

Anderson, Katrina

From: Sonia Demiray <soniademiray@climatecc.org>
Sent: Monday, August 18, 2025 12:05 PM
To: Council Members; Young, Brad; Duckett, Kavonte; Keegan-Ayer, MC; Carter, Mason; Donald, Jerry; McKay, Steve; Knapp, Renee
Cc: County Executive; Planning Commission
Subject: Comment for Bill 25-09 CDI Overlay zone by the Frederick County Members of the Climate Communications Coalition

[EXTERNAL EMAIL]

Dear Members of the Frederick County Council:

Tomorrow you will hold the third reading of the CDI Zone Ordinance 25-09 which could expand the damage already caused by the construction of data centers in the - up until now - bucolic Adamstown Valley. It is **irresponsible of this Council** to allow Data Centers in Frederick County without an environmental impact study and an economic impact study, without ensuring that we have the resources needed to support them. The consensus is that we do not have the energy and water resources that these data centers require, setting county residents up for water and energy restrictions.

The electric grid in our county is still not fueled by 100% clean energy. Yet, you invite energy-guzzlers that will set back our green transition considerably because they're not being asked to bring their own 100% clean energy. This means backup diesel-fueled generators will maintain the data centers until the grid is up to par and we don't know when that might be. In the meantime, the fumes of these diesel generators will pollute the air for residents and nearby elementary school children with a Group-1 carcinogen (per the International Agency for Research on Cancer (IARC)) and fuel the worsening climate. The fight on who will pay for the upgrades and destructive new transmission lines that will power these centers, is ongoing and will probably end up with us, the residents, footing the bill.

We also do not know how long the data centers will be needed. AI is considered a tech bubble by many. What will happen to the data centers when they become obsolete? Who will clean up the superfund site they leave behind, dismantle the structures, restore and (ideally) afforest the land?

While we agree with the need to eliminate the "by right" location of data centers in any area zoned industrial, we ask for common sense protections against the noise, light, viewshed, water-demands, and air pollution for Frederick County residents. Specifically, we endorse the following amendments:

- 1) Return to the original language: Data Centers may not abut residential areas; and
- 2) Legally and permanently protect land currently designated as a Priority Preservation Area (PPA), Rural Legacy Area (RLA), or Treasured Landscape Management Areas.

We also ask that you stop any more Data Centers from being built in Frederick County.

Respectfully,

Sonia Demiray

On behalf of the Frederick County Members of the Climate Communications Coalition

[Sonia Demiray](#)

[Executive Director](#)

[Climate Communications Coalition](#)



ClimateCC.org

[202-744-2948](tel:202-744-2948)

Anderson, Katrina

From: Kim Thompson <kgt625@gmail.com>
Sent: Monday, August 18, 2025 1:00 PM
To: Council Members
Cc: Planning Commission; County Executive
Subject: Data Center Overlay Vote

[EXTERNAL EMAIL]

Hello,

I have lived and resided in Frederick County since 1974 and my husband and I have lived near Buckeystown for the past 43 years. I am writing about my concern of the data centers and specifically the Critical Data Infrastructure Overlay and the impact it will have on all of the residents where I live and hope to continue to live. I am asking that you please include the following amendments so that we may continue to reside in this area:

- 1) No Data Centers next to homes. Restore the prohibition of abutting residential areas- do not replace it with a simple 500' setback.
- 2) Do not open 4,000 acres. Limit to Eastalco area until impacts are better understood,
- 3) Honor preservation areas

Please look at this as if it is in your backyard as well.

Sincerely,

Kim Gehrke-Thompson

Anderson, Katrina

From: Valerie Pearson <v.e.pearson@msmary.edu>
Sent: Monday, August 18, 2025 2:06 PM
To: Planning Commission
Subject: Support the CDI Overlay Zone as Proposed

[EXTERNAL EMAIL]

Dear Planning Commission Planning Commission,

I am writing to express my strong support for the proposed Critical Digital Infrastructure Overlay Zone (CDI-OZ). In May 2025 the County Executive and Council committed to limiting data-center development to the Eastalco vicinity and to keeping it under one percent of county acreage; the draft overlay honors that pledge, encompassing only 2,566 acres. Concentrating growth here leverages existing high-voltage lines and fiber optic cables, while leaving other industrial parcels available for diverse use cases.

According to a study by the Sage Policy Group, construction and fit-out of the Quantum Frederick campus will support more than 48,000 jobs and \$3.1 billion in labor income over roughly fifteen years. Once operational, the campus will sustain about 6,300 ongoing jobs—including roughly 1,700 high-skill positions on-site—and generate an estimated \$41 million in county tax revenue each year. These new funds are essential to supporting county services and advancing public works projects, including school construction and road improvements.

Just as the County has protected agriculture by placing easements on more than 90,000 acres of farmland with a goal of 160,000 acres, the CDI-OZ balances economic growth with preservation. It confines data-center development to less than one percent of county land and thereby safeguards our rural character while opening a modern revenue stream. Data centers also impose minimal traffic and no added student enrollment, yet their presence can help Frederick maintain its coveted AAA bond rating by anchoring major corporate taxpayers here at home.

This opportunity arrives at a critical moment. Federal and state budgets are tightening, and the County will need new, reliable sources of revenue to sustain essential services. Approving the overlay now will position Frederick to capture billions of dollars in private investment instead of watching it migrate to neighboring jurisdictions.

For these reasons, I respectfully urge you to adopt the CDI-OZ as drafted and to resist additional restrictions that could derail this transformative project. Thank you for your consideration and for your service to our community.

Sincerely,

Valerie Pearson
300 Cormorant Pl
Frederick, MD 21701
v.e.pearson@msmary.edu

Anderson, Katrina

From: Min Hoang Nguyen <minh@mdtechcouncil.com>
Sent: Monday, August 18, 2025 2:19 PM
To: Planning Commission
Subject: Support the CDI Overlay Zone as Proposed

[EXTERNAL EMAIL]

Dear Planning Commission Planning Commission,

I am writing to express my strong support for the proposed Critical Digital Infrastructure Overlay Zone (CDI-OZ). In May 2025 the County Executive and Council committed to limiting data-center development to the Eastalco vicinity and to keeping it under one percent of county acreage; the draft overlay honors that pledge, encompassing only 2,566 acres. Concentrating growth here leverages existing high-voltage lines and fiber optic cables, while leaving other industrial parcels available for diverse use cases.

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For these reasons, I respectfully urge you to adopt the CDI-OZ as drafted and to resist additional restrictions that could derail this transformative project. Thank you for your consideration and for your service to our community.

Sincerely,

Min Hoang Nguyen
10890 Patina Row Way
Monrovia, MD 21770
minh@mdtechcouncil.com

Anderson, Katrina

From: Theresa <scrutiny1000@gmail.com>
Sent: Monday, August 18, 2025 2:20 PM
To: Council Members
Cc: Young, Brad; Duckett, Kavonte; Knapp, Renee; Donald, Jerry; McKay, Steve; Keegan-Ayer, MC; Carter, Mason; County Executive; Planning Commission
Subject: August 19th Meeting

[EXTERNAL EMAIL]

Dear Councilmembers:

I am unable to attend tomorrow's meeting as I have a prior commitment that was already scheduled prior to this; however, I wanted to be sure that the council knows that, while not present at the meeting, I stand with my other community members against this blatant disregard for the residents of Adamstown.

I have written numerous emails outlining all the reasons why data centers outside of the *original* East Alcoa area [the already developed] are both unfair and unnecessary. Mr. Steve Black, along with several others, who are very knowledgeable on this matter have presented a comprehensive outline on why this is wrong; therefore, I will not reiterate what they have said. Rather I will again implore this board to think about what it is doing to our community. The community that they were entrusted with taking care of.

Please do not approve the overlay as it. Please go back to keeping it within the bounds of the East Alcoa, already developed site. Please put in-place provisions that will protect our community from the ills associated with the data centers that have already been constructed. Please do not do any further damage to our community. From all outward signs, the die has already been cast, I am hoping we never find this to be the case.

Regards,

Theresa Rutter
Adamstown, Maryland

Anderson, Katrina

From: DIANNE ROSE <drose90210@aol.com>
Sent: Monday, August 18, 2025 2:29 PM
To: Keegan-Ayer, MC; Planning Commission
Subject: Opposition to having more data center or industrial complexes nearby homeowner communities.

[EXTERNAL EMAIL]

Resent - due to address errors

From: DIANNE ROSE <drose90210@aol.com>
Date: August 18, 2025 at 2:02:10 PM EDT
To: byoung@frederickcountymd.gov, kduckett@frederickcountymd.gov, MCKeegan-Ayer@frederickcountymd.gov, mcarter@frederickcountymd.gov, jdonald@frederickcountymd.gov, smckay@frederickcountymd.gov, rknapp@frederickcountymd.gov, countyexecutive@frederickcountymd.gov, planningcommission@frederickcountymd.gov
Subject: Opposition to having more data center or industrial complexes nearby homeowner communities.

As long standing Fredrick County homeowners for the past 40 years we are in strong opposition and disagreement with the county council in regard to approving new data centers or any massive industrial structure placed near local homeowners. We strongly protest the addition of data centers in local communities that only serve to negatively impact the land, property values and the quality life of the citizens of our country and especially when placed in very close proximity to homes.

Homeowners will be burdened with more power lines, higher electric bills and unfairly be asked to subsidize big business at the expense of the county citizens.

Large invasive businesses and structures should provide they own power sources and county executives should ensure that they have "zero" resulting detrimental/negative impact to county homeowners and they should never be constructed on lands that are in the immediate vicinity to homes and families.

Dianne and John Rose
Old Annapolis Road
Mounty Airy, Maryland 21771

Anderson, Katrina

From: Jennifer Staiger <staiger@msmary.edu>
Sent: Monday, August 18, 2025 2:26 PM
To: Planning Commission
Subject: Support the CDI Overlay Zone as Proposed

[EXTERNAL EMAIL]

Dear Planning Commission Planning Commission,

I am writing to express my strong support for the proposed Critical Digital Infrastructure Overlay Zone (CDI-OZ). In May 2025 the County Executive and Council committed to limiting data-center development to the Eastalco vicinity and to keeping it under one percent of county acreage; the draft overlay honors that pledge, encompassing only 2,566 acres. Concentrating growth here leverages existing high-voltage lines and fiber optic cables, while leaving other industrial parcels available for diverse use cases.

According to a study by the Sage Policy Group, construction and fit-out of the Quantum Frederick campus will support more than 48,000 jobs and \$3.1 billion in labor income over roughly fifteen years. Once operational, the campus will sustain about 6,300 ongoing jobs—including roughly 1,700 high-skill positions on-site—and generate an estimated \$41 million in county tax revenue each year. These new funds are essential to supporting county services and advancing public works projects, including school construction and road improvements.

Just as the County has protected agriculture by placing easements on more than 90,000 acres of farmland with a goal of 160,000 acres, the CDI-OZ balances economic growth with preservation. It confines data-center development to less than one percent of county land and thereby safeguards our rural character while opening a modern revenue stream. Data centers also impose minimal traffic and no added student enrollment, yet their presence can help Frederick maintain its coveted AAA bond rating by anchoring major corporate taxpayers here at home.

This opportunity arrives at a critical moment. Federal and state budgets are tightening, and the County will need new, reliable sources of revenue to sustain essential services. Approving the overlay now will position Frederick to capture billions of dollars in private investment instead of watching it migrate to neighboring jurisdictions.

For these reasons, I respectfully urge you to adopt the CDI-OZ as drafted and to resist additional restrictions that could derail this transformative project. Thank you for your consideration and for your service to our community.

Sincerely,

Jennifer Staiger
5350 Spectrum Dr
Frederick, MD 21703
staiger@msmary.edu

Anderson, Katrina

From: Kelly Schulz <user@votervoice.net>
Sent: Monday, August 18, 2025 2:32 PM
To: Planning Commission
Subject: Support the CDI Overlay Zone as Proposed

[EXTERNAL EMAIL]

Dear Planning Commission Planning Commission,

I am writing to express my strong support for the proposed Critical Digital Infrastructure Overlay Zone (CDI-OZ). In May 2025 the County Executive and Council committed to limiting data-center development to the Eastalco vicinity and to keeping it under one percent of county acreage; the draft overlay honors that pledge, encompassing only 2,566 acres. Concentrating growth here leverages existing high-voltage lines and fiber optic cables, while leaving other industrial parcels available for diverse use cases.

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For these reasons, I respectfully urge you to adopt the CDI-OZ as drafted and to resist additional restrictions that could derail this transformative project. Thank you for your consideration and for your service to our community.

Sincerely,

Kelly Schulz
6773 Balmoral Rdg
New Market, MD 21774
kellymschulz0102@gmail.com

Anderson, Katrina

From: Wendy Worm <user@votervoice.net>
Sent: Monday, August 18, 2025 3:01 PM
To: Planning Commission
Subject: Support the CDI Overlay Zone as Proposed

[EXTERNAL EMAIL]

Dear Planning Commission Planning Commission,

I am writing to express my strong support for the proposed Critical Digital Infrastructure Overlay Zone (CDI-OZ). In May 2025 the County Executive and Council committed to limiting data-center development to the Eastalco vicinity and to keeping it under one percent of county acreage; the draft overlay honors that pledge, encompassing only 2,566 acres. Concentrating growth here leverages existing high-voltage lines and fiber optic cables, while leaving other industrial parcels available for diverse use cases.

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For these reasons, I respectfully urge you to adopt the CDI-OZ as drafted and to resist additional restrictions that could derail this transformative project. Thank you for your consideration and for your service to our community.

Sincerely,

Wendy Worm
11430 Archer Cir
Monrovia, MD 21770
wdudrow@gmail.com

Anderson, Katrina

From: Nancy Izant <nizant@toast.net>
Sent: Monday, August 18, 2025 3:59 PM
To: Council Members
Cc: County Executive; Planning Commission
Subject: Data Centers, 25-09

[EXTERNAL EMAIL]

Dear County Council Members,

You have not done enough research into the costs vs benefits of data centers. We know that their power and water consumption are astronomical. There is only now, beginning to emerge, evidence of seriously negative health effects on children, the elderly and other vulnerable populations, from the diesel powered generators of these data centers. Also, researchers at Harvard have studied the data center industry and have uncovered a practice called 'peak-shaving' where data centers run their generators much more than needed, for example, to the effect of cheating when peak demand is being determined by the power company. And, we know that this practice will raise electric bills for all of Frederick County residents.

The County claims that there is a 'public process' to this type of legislation. However, a Data Center Work Group was formed and then the majority of the council rejected or ignored 80% of their recommendations. One can only conclude that the Work Group was formed as a rouse to placate the public, not to inform.

Astronaut Jim Lovell, who was no stranger to technology, cautioned that we do not strain Earth's resources — its "carrying capacity," he called it. "There is a limit," he said, "and humanity's responsibility is to take care of our incredible and precious green Earth." This is now your responsibility in this time and place.

Please, do not be short-sighted. Stick with what has already been approved. Once these data centers are up and running, gather data and make adjustments and recommendations after studying. No farmland should be re-zoned as industrial. The wisest course of action would be to limit data centers to the current existing footprint of the East Alco site, with maximum oversight from the Planning Commission.

Thank you,

Nancy Izant
2770 Lynn St

Anderson, Katrina

From: Michelle Ferrone <user@votervoice.net>
Sent: Monday, August 18, 2025 4:15 PM
To: Planning Commission
Subject: Support the CDI Overlay Zone as Proposed

[EXTERNAL EMAIL]

Dear Planning Commission Planning Commission,

I am writing to express my strong support for the proposed Critical Digital Infrastructure Overlay Zone (CDI-OZ). In May 2025 the County Executive and Council committed to limiting data-center development to the Eastalco vicinity and to keeping it under one percent of county acreage; the draft overlay honors that pledge, encompassing only 2,566 acres. Concentrating growth here leverages existing high-voltage lines and fiber optic cables, while leaving other industrial parcels available for diverse use cases.

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This opportunity arrives at a critical moment. Federal and state budgets are tightening, and the County will need new, reliable sources of revenue to sustain essential services. Approving the overlay now will position Frederick to capture billions of dollars in private investment instead of watching it migrate to neighboring jurisdictions.

For these reasons, I respectfully urge you to adopt the CDI-OZ as drafted and to resist additional restrictions that could derail this transformative project. Thank you for your consideration and for your service to our community.

Sincerely,

Michelle Ferrone
5 Smithfield Dr
Middletown, MD 21769
mlferrone@gmail.com

Comment for Bill 25-09 CDI Overlay Zone

Councilmembers@frederickcountymd.gov

byoung@frederickcountymd.gov

kduckett@frederickcountymd.gov

MCKeegan-Ayer@frederickcountymd.gov

mcarter@frederickcountymd.gov

JDonald@frederickcountymd.gov

smckay@frederickcountymd.gov

rknapp@frederickcountymd.gov

countyexecutive@frederickcountymd.gov

PlanningCommission@frederickcountymd.gov

A. David Demiray

1401A Jefferson Pike

Knoxville, MD 21758

August 18, 2025

To the Members of the Frederick County Council –

On August 18, 2025, Members of the Frederick County Council (the “Council”) will hold the third reading of the CDI Zone Ordinance 25-09, which expands the damage already caused by the Data Center construction. Such actions will continue the degradation of the once charming bucolic and charming Adamstown Valley. This Council cannot permit the Data Centers in Frederick County without an objective economic impact study, a community impact study, and an environmental impact study. Without them, Frederick County and its citizens are flying blind. Worse, if something happens without the studies, Frederick County citizens may have to pay the costs while the Data Center owners will not and ultimately leave.

Already, we know that we do not have enough water and energy resources. Why should our citizens pay for that? Why should Frederick County citizens shoulder the bills while the corporations will not pay for their construction and other activities yet take all the profits?

Our county’s electric grid is not yet fueled by 100% clean energy. If the Data Centers demand more energy, this means that Frederick County will endure the poison and potential liability that fossil fuel creates. Why should Frederick County citizenry endure footing the bill when it gets nothing for it? This is corporate socialism – where the people pay but the corporation doesn’t. While the Data Centers have declared that if there were an energy short-fall, they will use diesel-fueled generators. Beyond polluting the air, the diesel fuel will ultimately harm the residents of Adamstown, particularly, the children. Having Adamstown residents breathing a Group-1 carcinogen should never happen.

Artificial intelligence (“AI”) apparently drives the construction for Data Centers. Given the current technology, Data Centers may be akin to a “fad.” It is not certain whether Data Centers will last – perhaps not even in the short run. If and when they become obsolete, they will become “superfund” sites. Who will pay for this?

Without these changes, we will be saddled with the costs we did not ask for including the degradation of the environment, the health safety of our citizens, and the costs of creating what could be a temporary development. Scars will remain, money lost, and the environment degraded. This is too high a cost for Frederick County. Accordingly, we ask that: 1) Data Centers *may not abut or be close to residential areas*; 2) *permanently protect land now designated as a Priority Preservation Area (“PPA”), Rural Legacy Area (“RLA”) or Treasured Landscape Management Areas.*

Given all the costs and destruction Data Centers have caused and their essential showboating irrelevance, Frederick County does not need to embrace what amounts to a billionaire toy – one that the billionaires are not even paying for, but Frederick County will be left holding the bag.

Very truly yours,

/s/

David Demiray

Anderson, Katrina

From: Jane Thompson <jayteehike@gmail.com>
Sent: Monday, August 18, 2025 5:29 PM
To: Council Members; County Executive; Planning Commission
Subject: CDI Overlay Bill

[EXTERNAL EMAIL]

I support the proposed amendments to the CDI Overlay ordinance.

There should not be any “by right” data centers in industrial zones. There are many issues with data centers that ruin neighboring houses, such as noise as well as the amount of electricity and water needed.

In this beautiful treasured area, the rural agriculture aspect should be preserved - not be destroyed with unsightly, noisy, energy consuming data centers

Peaceful trails,

Jane

There really is a kind of insane beauty around us all the time. It's just a question of learning to slow down, take a deep breath, and meet the moment.
- Graham Nash

Anderson, Katrina

From: Jane Thompson <jayteehike@gmail.com>
Sent: Monday, August 18, 2025 5:32 PM
To: Council Members; County Executive; Planning Commission
Subject: Re: CDI Overlay Bill

[EXTERNAL EMAIL]

Unfortunately this was sent before I was able to add my name and address:

Jane Thompson
3130 Periwinkle Ct
Adamstown, MD 21710

Peaceful trails,

Jane

There really is a kind of insane beauty around us all the time. It's just a question of learning to slow down, take a deep breath, and meet the moment.
- Graham Nash

On Aug 18, 2025, at 5:29 PM, Jane Thompson <jayteehike@gmail.com> wrote:

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- not be destroyed with unsightly, noisy, energy consuming data centers

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- Graham Nash

Anderson, Katrina

From: Mary Perry <perry.mary.106@gmail.com>
Sent: Monday, August 18, 2025 7:49 PM
To: Council Members
Cc: County Executive; Planning Commission
Subject: CDI Overlay Zone

[EXTERNAL EMAIL]

Dear Council Members,

Thank you for your dedication to improving Frederick County.

I write with the intent of encouraging you to continue to support Frederick County's beautiful rural areas that contribute so much to its character and livability.

Please approve a CDI Overlay Zone with some amendments. I especially encourage the inclusion of Council Member McKay's amendment 3, which would prevent Data Centers in our most precious landscapes.

We all want to use more data, and it's critical that more data centers be built. But let's make sure they're situated where it makes the most sense in regard to the community as well as infrastructure demands.

The East Alco site stands as a fine prototype due to its previous industrial use, long-term vacancy and proximity to the necessary infrastructure. And even then, there've been issues. Let's minimize future county problems by making sure future Data Centers are located where they make the most sense.

Thanks for listening!

Sincerely,

Mary Ellen Perry

8410 Peters Rd

Frederick MD 21704

Sent from my iPhone

From: Chris May <CMay@advantage.tech>
Sent: Monday, August 18, 2025 7:19 PM
To: Chris May
Cc: Young, Brad; Duckett, Kavonte; Keegan-Ayer, MC; Carter, Mason; Donald, Jerry; McKay, Steve; Knapp, Renee; County Executive; Planning Commission; Council Members
Subject: Please adopt the Critical Digital Infrastructure Overlay Zone (CDI-OZ)

[EXTERNAL EMAIL]

Dear Frederick County Council and Planning Commission,

I'm writing in strong support of the proposed Critical Digital Infrastructure Overlay Zone (CDI-OZ). Concentrating data center uses in a defined area with clear standards is a prudent way to grow our commercial tax base while protecting the county's rural character and farmland.

Over the last two years, [Advantage.Tech](#) has invested heavily in Frederick—opening our **downtown office on Market Street** and **relocating senior leadership here**—because we believe Frederick County makes smart, balanced decisions that let responsible technology businesses **grow here, hire here, and contribute here**. The CDI-OZ is exactly that kind of decision.

A common misconception is that data centers don't create jobs. While facility headcounts can be lean, the sustained job creation happens **downstream**—through local providers like Advantage Technology (and a small number of peer firms) who design, deploy, secure, and maintain the equipment **inside** those buildings: servers and storage, networks and structured cabling, fiber, security systems, and 24/7 remote-hands support. These are **permanent W-2 roles with benefits**, recruited largely from Frederick County.

Beyond our firm, data centers consistently rely on multiple local vendors—managed services, cybersecurity, structured cabling, compliance/NOC—plus electricians, HVAC professionals, security integrators, logistics, and other trades. That ecosystem keeps the **economic impact local**, supports small businesses, and creates durable careers in high-skill fields.

In short, the CDI-OZ keeps growth **targeted** and the **upside local**. It enables companies like ours—already rooted in downtown Frederick—to continue investing, **expanding our workforce**, and delivering high-value careers for county residents while strengthening the tax base without the typical impacts on schools and commuter traffic.

Thank you for your consideration and for advancing a framework that supports smart growth and long-term prosperity.

Respectfully,

Chris

 [Book time to meet with me](#)

[Advantage.Tech](#) is **Disrupting IT Intelligence** by redefining the way organizations leverage emerging technologies within their . Begin harnessing the power of cutting-edge technology to drive growth, improve efficiency, and deliver unparalleled customer

Chris May
VP of Security and Growth
Main :: 304.342.0796

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Anderson, Katrina

From: Garret Boston <garret.boston@gmail.com>
Sent: Monday, August 18, 2025 8:13 PM
To: Council Members; Young, Brad; Duckett, Kavonte; Keegan-Ayer, MC; Carter, Mason; Donald, Jerry; McKay, Steve; Knapp, Renee; County Executive; Planning Commission
Subject: Ensuring a Net Positive for Adamstown in the Data Center Overlay Decision
Attachments: Adamstown Data Center Overlay - Impact.docx

[EXTERNAL EMAIL]

Councilmembers,

I am writing as a resident of Adamstown, whose family and community live less than a half mile from the proposed data center overlay zone. Carroll Manor Elementary sits just 1,500 feet from the overlay's edge; my neighborhood is just over 2,400 feet away.

Many of my neighbors have urged you to restore stronger protections, specifically, to prohibit data centers from abutting residential-zoned land and to ensure preservation areas cannot be redesignated for data center expansion. I respect and support those requests.

At the same time, if this overlay proceeds despite those concerns, then the Council has a responsibility to ensure that Adamstown's families and students are not simply asked to absorb all of the costs for the county's revenue gains.

Independent studies and EPA guidance show that at these distances, children and families remain inside impact zones:

- **Noise:** EPA data indicates cooling tower noise remains at ~50 dBA at 1,600 ft, the school is directly in that threshold.
- **Air Quality:** Studies of backup diesel generators place the 1-in-a-million cancer-risk contour 1,300–2,200 ft downwind. Carroll Manor falls inside that zone.
- **Light:** Security lighting and skyglow extend miles; our community will see nighttime disruption without strict design controls.

If the overlay moves forward, you must adopt **enforceable ordinances** to reduce direct impacts: greater setbacks ($\geq 2,000$ ft for schools, $\geq 1,600$ ft for homes), strict noise limits and monitoring, Tier 4 diesel standards with restricted testing, shielded/warm-spectrum lighting, and mandatory community benefit measures such as school air filtration and neighborhood sound buffering.

Without those protections and clear community benefits, this overlay shifts the burden onto the very people you represent most directly, while others enjoy the gains. That is not an acceptable trade-off.

I ask you to demonstrate how Adamstown itself comes out ahead, or at least protected, if this overlay is approved. I raise these points not only as a concerned resident, but also as someone trained in public administration and planning who values evidence-based policy and fair land-use decisions.

Sincerely,
Garret Boston
Adamstown Resident

Adamstown Data Center Overlay – Local Impact Brief

Distances:

- Carroll Manor Elementary = **500 yards (~1,500 ft)** from overlay line
 - Adamstown Community (Green Hill Manor) = **825 yards (~2,475 ft)** from overlay line
-

Noise

- EPA: Cooling towers produce **~60 dBA at 500 ft, ~50 dBA at 1,600 ft.**
- The school sits at **1,500 ft — right at the 50 dBA threshold.**
- Multiple towers = higher combined noise. Night sleep and learning disruption are real risks.

Air Quality (Diesel Generator Testing)

- EDF studies: 1-in-a-million cancer-risk contour from backup diesel generators = **1,300–2,200 ft downwind.**
- The school is **inside that risk envelope.**
- Community is just outside, but multiple units could extend it farther.

Light

- Skyglow: **5 km in clear skies, 27 km under cloud cover.**
- School & community will see night glare unless strict shielded/warm-spectrum lighting is required.

Water

- Water-cooled centers can consume **millions of gallons/day.** Impacts extend countywide if potable sources are tapped.
-

Winners vs. Losers

- **Winners:** County budget, developer, diffuse county residents.
- **Losers:** The children at Carroll Manor Elementary and families within ½ mile who bear noise, risk, and property devaluation.

Conditions for a True Net Positive

Many neighbors are asking the Council to go further: no adjacency to residential land and no sacrifice of preservation areas. I respect and support that stance.

At the same time, if Council proceeds with this overlay despite those concerns, then it has a duty to adopt minimum protections for those most impacted:

1. **Buffers:** $\geq 1,600$ ft to residences, $\geq 2,000$ ft to schools.
2. **Noise:** ≤ 45 dB at night at nearest homes; independent continuous monitoring.
3. **Generators:** Tier 4 Final only; weekday midday testing only; stack dispersion modeling.
4. **Lighting:** Fully shielded, ≤ 2700 K spectrum, curfews.
5. **Water:** Reclaimed/non-potable sources only; WUE ≤ 0.4 L/kWh.
6. **Givebacks:** School air filtration, sound barriers, and property value protections for near-site homes.

Key Question:

If Council insists on this overlay, **what is the tangible trade-off benefit for Adamstown's families and students**, and what enforceable ordinances will ensure we are not simply paying the cost for county-wide revenue?

Prepared by Garret Boston, Adamstown Resident (B.A. Public Administration, coursework in Public Planning)

Anderson, Katrina

From: Katherine Zitrick <katie.zitrick@gmail.com>
Sent: Monday, August 18, 2025 9:13 PM
To: Knapp, Renee; McKay, Steve; JDonald@frederickcountymd.gov; Carter, Mason; Keegan-Ayer, MC; dkuckett@frederickcountymd.gov; Young, Brad; Council Members
Cc: County Executive; Planning Commission
Subject: No Data Centers by homes

[EXTERNAL EMAIL]

Dear Commissioners,

My house, 5600 Calver Dr., is 500 feet from the proposed expanded CDI Zone. I fear that a data center so close to my home will cause noise and light pollution, lower property value, and affect the serene beauty of the land. The environment (wildlife, air quality, and water) will be negatively impacted by the building of the datacenters and the backup generators that come with the data centers.

A 500-foot setback is especially outrageous given that the council members voted to remove protection for the public from noise, vibration, or pollution contained in the earlier data center bill. It removed complaint-driven action, testing at the time of construction, completion, and before operation. It changed reporting by the industry from twice a year to every two years and finally did not provide enforcement or fines for non-compliance with stated noise and vibration limits. The level of pollution from diesel generator testing is not measured or reported periodically.

Why should the financial windfall of a few land speculators be more important to the council members than the welfare of their constituents?

I am asking for :

1. No data centers next to homes.

The County Council must return to the County Executive's original protection as presented at the first reading on January 7, 2025. See *Siting Requirements to Apply to Critical Digital Infrastructure Facilities*, line 24 through 26, page 3., or similar language:

(d.) The Track of land where the Critical Digital Infrastructure use is proposed and may not abut land that is zoned residential or is designated residential on the Comprehensive Plan Use map.

Therefore, first, the CDI Zone Ordinance (25-09) should be amended.

1. to remove the setbacks, and
2. return to the restriction that datacenters should not abut residential areas.

2. Honor the commitment to protecting preservation areas.

We ask that you don't sacrifice protected land to data center sprawl. The way the CDI Zone Ordinance (25-09) reads is now is misleading. It looks like the overlay will not sit over lands designated for preservation. If

the Planning Commission and then the Council agree to remove those lands from these preservation areas, the Overlay would change these protected lands to an industrial zone for data centers.

We ask that you stress that an amendment is needed to protect land currently designated as a Priority Preservation Area (PPA), Rural Legacy Area (RLA), or Treasured Landscape Management Area, for any such designated lands as of 17 June 2025. This means that these lands cannot be redesignated out of these preservation categories during the Comprehensive Plan action currently underway for the purpose of placing the Overlay there. If this amendment passes, the land currently designated for preservation will be protected, and the residents and farmers who live and work adjacent to the threatened land will be assured that their lives will not be turned upside down from data center sprawl.

Thank you,

Katie Zitrick

Anderson, Katrina

From: Judy Thompson <middletownlady@gmail.com>
Sent: Monday, August 18, 2025 9:31 PM
To: Council Members
Cc: County Executive; Planning Commission
Subject: CDI Zone Ordinance

[EXTERNAL EMAIL]

Dear Council Members:

The CD should be amended. Please

- 4400 acres of data centers is too many. You probably saw in one of the northern Virginia newspapers that a data center that was halted by the court was massive. It was basically half the area of our data center area, as I understand it.
- keep the overlay area in the Eastalco area, at the very least until it's built out, and we understand the full effects of data centers on our water, power and environment.
- address what's been contracted and stop there. Then study the effects of data centers for a full year. Let's make decisions with those results in mind.

Thank you for your hard work on this issue. Please continue to do what is best for Frederick County and its citizens.

Sincerely,

Judy I. Thompson
Middletown MD 21769

Anderson, Katrina

From: Hope Green <hope.green76@yahoo.com>
Sent: Tuesday, August 19, 2025 2:36 AM
To: Council Members
Cc: Planning Commission; County Executive; wesley.moore@maryland.gov
Subject: Bill 25-09

[EXTERNAL EMAIL]

noise <https://formtek.com/blog/data-centers-the-noise-pollution-problem/>

Noise pollution from data centers is an environmental problem that is discussed much less than energy demands. But the HVAC system of data centers constantly pushes out cool air but those systems are seldom silent, and noise pollution in the areas surrounding data centers has become a major problem for communities. Side effects due to noise pollution from living nearby data centers include headaches, difficulty sleeping, poor digestion, and anxiety.

Data centers emit a constant hum that ranges from 55 and 85 decibels.

<http://www.fsorb.com>

It may come as a surprise to know that the vast majority of people outside of the domain of acoustics really have only an imperfect understanding of what decibels are or how they are measured. Indeed, to the non-expert, it may seem logical that a 20 decibel (dB) sound would be 20 times that of a silent space measuring 0 db. In fact, however, a 20 dB sound represents a *one hundred-fold* amplification of sound.

This is true because decibels are measured not linearly, as with many units of measurement, but logarithmically. That means that even a seemingly small increase in decibel readings can reflect a dramatic increase in noise levels. An accurate and actionable understanding of what decibel measurements truly signify and how they are to be performed is imperative for anyone seeking to cultivate a safe and serene sound environment, whether in the home, workplace, schools, hospitals, government offices, or public spaces. I'm not an engineer, but I think this means that every sound that's added, like diesel generators, would increase the decibel level exponentially.

I live in fear that the decibel level of 55 has been underestimated. I've read the Bauxite Noise Study which is vague and confusing as it "was prepared based on information available at the current stage of project design." Was that before Knapp-Young changed the building height? If Amazon is now hyper-scale, the decibel level will be higher. I've seen the graph of noise showing the range wafting over my house, which is approximately 500 to 600 feet from Amazon.

I imagine generator self-testing will be fairly constant with 99 just at Amazon. By the time Quantum is built out there could be thousands, thanks again to Governor Moore.

What if it becomes unbearable? What am I or others to do if there is no ability to seek relief?

Recently printed in the Loudon County Mirror:

"During the heat wave at the end of June, power demand in the region peaked at its third highest recorded usage ever, resulting in regional power coordinators requesting some customers to run on backup power to provide relief to the grid.

Residents in Loudoun County noticed, with many emailing supervisors with complaints about the constant noise from generators that typically only serve as a backup power supply."

No matter the decibels coming from Amazon, which the PC equated to a dishwasher, the noise will be every second of every minute, every minute of every hour, every hour of every day, every day as long as I live in this house. Could any of you cope with that?

Another issue of concern is the berm that Rowan constructed is now inadequate for the buildings' new height. It looks like an ant hill and the trees will not be large enough to provide proper screening in two years. There are not enough evergreens, so there will be no screening when leaves fall from the deciduous trees.

When Gary Cudmore came to my house (at your urging), he told me that the buildings would be 1-story and with the berm and trees, I'd never see the data center.

I watched the hearing when Council Member Knapp testified to the Planning Commission about why there wasn't a complaint system for citizens. If I recall, she said all anyone had to do was to call the County and their questions would be answered. She did not give a phone number or a name to call. I'm planning to attend the meeting tonight, perhaps she can provide a name and number.

I've lived with noise, dust, disruption, lies and bullshit for 2.5 years now. Not knowing what's to come with noise 24/7 or my well going dry or diesel fumes or fire at Amazon is stressing me to the point of not being able to reasonably cope.

It's too late for me, please don't put this hell next to anyone else.

Respectfully,

Hope Green

Adamstown

Anderson, Katrina

From: Joanna <jos1299@comcast.net>
Sent: Tuesday, August 19, 2025 6:42 AM
To: Council Members; Young, Brad; Duckett, Kavonte; Keegan-Ayer, MC; Carter, Mason; Donald, Jerry; McKay, Steve; Knapp, Renee
Cc: County Executive; Planning Commission
Subject: Data Centers

[EXTERNAL EMAIL]

Good morning.

I am concerned about the building of additional data centers in Adamstown. I am a resident and chose to live here because of the rural qualities it offers. The data centers will bring noise and lights that will take away from that. Additionally, has anyone looked at how they will get water, electricity? Have you read about what is happening in Virginia communities? Is it even safe - the building on the Alcoa site - weren't toxic chemicals being used there? Why would you chose to build these eyesores and take away the greenspaces that give Frederick its charms? Why not put them in industrial areas - Frederick has many!

Furthermore, you are not creating jobs for Frederick residents. Everyday I pass white construction transport busses bringing workers from goodness knows where. If they lived in the area those busses wouldn't be needed.

We have a school - that houses children with sensory issues. We have homes - who want to keep what ambiance we will have left.

I chose to live in Frederick County because of its rural character. An amendment is needed so that any Priority Preservation Area (PPA), Rural Legacy Area (RLA), or Treasured Landscape Management Areas lands cannot be redesignated out of these preservation categories. The Comprehensive Plan action currently underway is a land specular land grab as it removes hundreds of acres of preserved land from protection.

I am a resident and voter in Frederick County. The CDI Siting Ordinance (25-05) looks like it was written by the data center industry the privileges are many and the protections for residents so few. The follow-up CDI Zoning Ordinance (25-09) as currently written is a land grab for speculators. The way the bill reads now, it makes you think that the Overlay won't sit over these lands designated for preservation - but it's misleading, because if the Planning Commission and then the Council agree to remove those lands from these preservation areas, then the Overlay would be fine there. An amendment protecting the currently designated Priority Preservation Area (PPA), Rural Legacy Area (RLA), or Treasured Landscape Management Areas needs to pass so that this can't happen.

The reality seems to be that you aren't listening to those of us who live HERE. Please do the right thing. Have you even driven by the construction site? Last week a street sweeper came thru Green Hill Manor - funny name now, huh. I've lived here 24 years and this is the first time that's happened. I appreciate your time.

Joanna Sieger