

From: Barry Salisbury <bksalisbury@gmail.com>
Sent: Monday, December 1, 2025 7:52 PM
To: Council Members <CouncilMembers@FrederickCountyMD.gov>; County Executive <CountyExecutive@FrederickCountyMD.gov>; Planning Commission <PlanningCommission@FrederickCountyMD.gov>
Subject: PLEASE hold data center development to the existing approved sites at Eastalco.

[EXTERNAL EMAIL]

County Executive Fitzwater
Council President Young
Vice-President Duckett
Council Member Donald
Council Member McKay
Council Member Keegan-Ayer
Council Member Carter
Council Member Knapp

PLEASE hold the data center development to the existing approved sites at Eastalco.

There are so many valid reasons to do so, but I will just mention three:

1. Including any farm land that is in a MALPF, Rural Legacy or other easement will put at risk all preserved farmland in the county and open the county to future lawsuits by owners of preserved land trying to develop their properties. It will undermine the entire land preservation accomplishments to date and invite endless litigation, at great expense to the county.
- 2.. Frederick County has emphasized the importance of protecting our valuable land by establishing priority Preservation Areas and Rural Legacy Areas. An expansion into these areas would undermine those and is inconsistent with current County regulations.
3. Limiting data centers to the Eastalco site will allow the county to develop a LOT of data centers. More is not always better. This is way more than we have ever had. Stop at the Eastalco line.

PLEASE DO NOT VOTE TO EXPAND THE DATA CENTERS BEYOND EASTALCO. YOUR VOTERS ARE BEGGING YOU TO LISTEN TO THEM

Sincerely, Barry Salisbury

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Do not be conformed to this world, but be transformed by the renewing of your minds, so that you may discern what is the will of God—what is good and acceptable and perfect. Romans 12:1-2 (NRSV)

From: Steve Poteat <cspoteat@gmail.com>
Sent: Monday, December 1, 2025 7:10 PM
To: Council Members <CouncilMembers@FrederickCountyMD.gov>
Cc: County Executive <CountyExecutive@FrederickCountyMD.gov>; Planning Commission <PlanningCommission@FrederickCountyMD.gov>
Subject: Data Center Development Decisions

[EXTERNAL EMAIL]

December 1, 2025

To: Frederick County Councilmembers
CC: County Executive, Planning Commission
From: Steve & Blanca Poteat

Economic Impacts of Quantum Frederick on Frederick County

Secure Independent Analysis: Don't base important decisions on data center development on conflicting reports from industry supporters

There are two conflicting industry-supported reports on data centers proposed for the Quantum Frederick data center development: HR&A (10/25) report, sponsored by Catellus, and SAGE (10/23), sponsored by the MD Tech Council.

These reports both use the IMPLAN input/output mathematical model. Both reports are based on some similar assumptions: build-out time period, about 15 years, and similar-size campuses, 16 million square feet by Sage and 17.4 million square feet by HR&A. However, these two reports present vastly different conclusions on the potential economic and fiscal benefits to Frederick County.

Conflicting jobs information: Jobs are a basic driver of economic impacts in the IMPLAN model and are used by both reports. HR&A predicts **4,200** on-site ongoing jobs, based on numbers provided by “traffic engineer,” at full buildout in 2035. Sage predicted **1,700** ongoing jobs, based on “industry standards,” at full build-out in 2038.

Inconsistent number of construction jobs over the 15-year construction period: Sage projects 48,000 jobs: HR&A says 122,000 jobs.

Conflicting information on annual county revenue: \$215 million according to HR&A, \$41 million according to Sage, **a five-fold difference**. What is the real revenue? Neither study mentions an added County business personal property tax.

Other Costs and Impacts: While the reports suggest significantly different County revenues, both reports are completely silent on any **costs** to the County from the data center development. Most important, there is no information on the impact on water supply and quality and electric supplies. Since the off-site costs of these services are usually “socialized” to County residents and businesses, these costs will have a dramatic impact on local consumers.

Other significant impacts are noise and air pollution. In addition, the costs of schools and other public services required for the new residents generated by data center workers are not calculated. Further, the impacts of new power lines across farms, forests, businesses and neighborhoods are not considered.

Economic damages to residents: The negative impacts on real estate values resulting from proximity to undesirable industrial development (data centers, electric substations and transmission lines) are expected to cause economic damages of \$162 million according to economic consultant Peter Michael:

“In 2025 dollars a typical \$400,000 home one mile from the proposed data center overlay would suffer an estimated \$35,000 in lost revenue. At a half mile, the loss is more than \$48,000. Such losses are the largest financial hit that many families would ever experience. About 800 residential and commercial properties, with more than 2,500 residences would be affected.” (FNP, 10/15/25, As I See It)

Mr. Michael notes further that:

“On September 3 the Frederick County Council voted 5-2 to approve creation of a “critical digital infrastructure overlay zone” and issued a proposed map including 2,566 added acres. In doing so, the five ignored the “priority” and “preservation” of the Priority Preservation Area created by previous county governments. They also voted without making any estimate of economic damages. The total current approximation of which is \$162 million.”

This would also approximate \$18 million in lost property taxes for the County.

Economic Incentives Reduce Tax Benefits for State and County: Neither HR&A nor Sage include local and state economic development incentives information. For example, the state recently awarded \$200 million or 10% of construction costs for AstraZenica’s expansion in Frederick and Montgomery counties. Incentives may also be renewable based on employment and other performance measures and serve to further reduce revenue benefits to the County.

Conclusion: For all these reasons, Don’t base important decisions on data center development and overlay expansion on conflicting reports from industry supporters. Secure Independent economic impact (cost/benefit) analysis FIRST.

From: Hope Green <hope.green76@yahoo.com>
Sent: Monday, December 1, 2025 10:45 PM
To: County Executive <CountyExecutive@FrederickCountyMD.gov>; Council Members <CouncilMembers@FrederickCountyMD.gov>; Planning Commission <PlanningCommission@FrederickCountyMD.gov>; Brandon Brooks -MDE- <brandon.brooks@maryland.gov>
Subject: Data center fires

[EXTERNAL EMAIL]

My fear is not just the contaminants released to the air from a data center fire, but how do we evacuate? The emergency entrance to Amazon, my next-door neighbor, is within 50' feet of my driveway. Depending on the day and time of day, I might not be able to exit my property. Fire trucks and EMS vehicles could clog Mountville Rd or Ballenger Creek Rd if they couldn't access the campus/building. And, if there was a train on the tracks at that time, residents on the west-side of town would be trapped as well as emergency vehicles on the other side. If it happened during rush hour, emergency vehicles would have a tough time getting through as commuters use Adamstown to bypass Rt. 15.

Please make sure that Adamstown FD and responding FDs get the best available training and clean fire suppression agent technologies at its data centers and that the public is aware of an evacuation route.

Respectfully,

Hope Green
concerned citizen
Adamstown

<https://youtu.be/wvOSJxzVZgk?si=U1u9JY-wxwhqSZqH>

Or <https://youtu.be/wvOSJxzVZgk>

“Data centers present hazards that will challenge firefighters in ways that are difficult to predict. Chris Greene considers some of the angles presented by this complicated fire dilemma”

The Data Center Dilemma

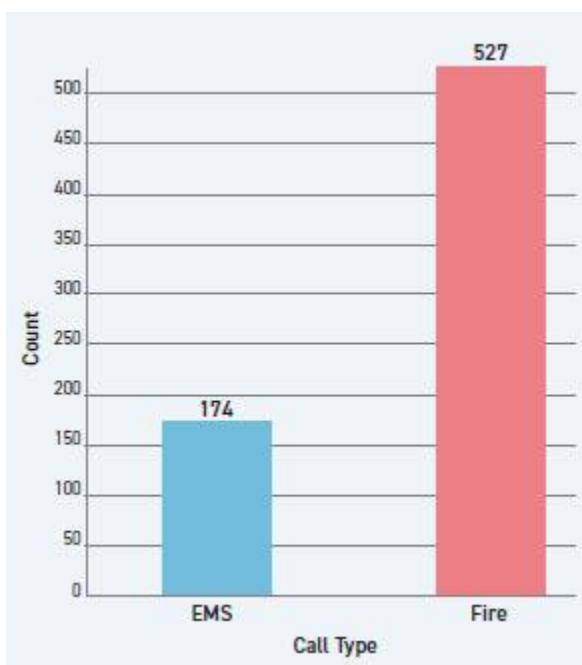
BY CHRIS G. GREENE

Fires in Data Centers

For the fire service, data centers represent hazards that will challenge us in ways that are difficult to predict.

Although most of our emergency responses typically involve medical aid, it is important to recognize that, in the context of data centers, the primary concern will likely be fire-related incidents. A recent report provided by Loudoun County (VA) Fire and Rescue revealed that emergency responses to data centers were nearly three times more likely to be for fire emergencies than for aid emergencies (Figure 1).

Fires in data centers are rare but not unheard of. Most fires of substance have been caused by faulting electrical equipment, often triggered by a water leak. Despite the multitude of lithium-ion battery (LIB)-supported, uninterrupted power supply components, LIBs are not the primary cause of fire—it's traditional electrical.



Medical vs. Fire Response

This is an important distinction for the fire service to understand. Crews need to recognize that traditional energy hazards are the real concern—not just because of the massive energy needed to power these facilities but the way power is accessed and located.

There are many opinions circulating about **fire gas toxins**, in particular with LIBs as a part of the multitude of toxins now common to every modern fire environment.

You may think that a data center uses special LIBs that are not subject to the traditional thermal runaway failures we have all come to appreciate. Wrong, they can and have been the cause of fires in some data centers.

Today, there are more than 5,000 data centers operating in North America. Many are in our most rural communities, where staffing of fire stations can pose considerable challenges. The typical volunteer department may not have the response capabilities to

face all the traditional challenges of a modern data center and may not have the support needed to safely address a complicated fire dilemma.

CHRIS G. GREENE is a captain (ret.) with the Seattle (WA) Fire Department and a national speaker on energy response hazards. He is the creator of Seattle Fire's Energy Response Team and assisted in designing its "Energy One" response apparatus.

From <https://www.nbc4i.com/news/local-news/dublin/central-ohio-fire-department-investigating-hazards-of-data-centers/>

Central Ohio fire department investigating hazards of data centers

by: [Katie Millard](#)

Posted: Nov 7, 2025 / 05:30 AM EST

Updated: Nov 6, 2025 / 10:31 PM EST

DUBLIN, Ohio ([WCMH](#)) — One of Ohio's most esteemed fire departments is investigating fire hazards associated with new data centers.

Washington Township trustees said they formally asked their fire chief to review data center fire hazards. **Officials will report back in the coming weeks after speaking with neighboring departments and will recommend whether the township should pause future data center projects.**

According to Data Center Map, 121 of Ohio's 193 data centers are in central Ohio, including in and around Washington Township. Harris said appropriately responding to **data center emergencies takes a lot of planning and coordination.** The township wants to thoroughly consider how data centers would impact safety departments.

Washington Township is the only township in Ohio to include parts of three counties, and it encompasses the entire city of Dublin. Officials' concerns are particularly noteworthy because Washington Township Fire Department is an elite agency.

The International Association of Fire Fighters said agencies can't respond to data center fires like they would in other buildings. The buildings are massive with complex floor plans and feature expensive power infrastructure ripe for tricky chemical fires, like lithium-ion batteries.

"You can have overheating equipment, electrical fires, **if they're using lithium-ion batteries for backup, that those are extraordinarily difficult to put out,"** Kranstuber said. **"There might be diesel back up. And that raises a whole other set of problems, including air pollution."**

Washington Township's neighbors are also familiar with data centers. In September, Jerome Township paused data centers for nine months, citing utility strains and public safety concerns.

According to the [article](#), township leaders say the freeze will give them time to evaluate how — and if — more data centers should be added to their rapidly growing community.

The [decision](#) came after two recent worker deaths, a 30-hour fire that caused \$50 million in damages, and ongoing disputes between firefighters and Amazon staff over access to emergencies.

"My fear is that it's going to lead to somebody getting seriously hurt or killed, including one of our firefighters," Fire Chief Douglas Stewart [told](#) the Dispatch.

Residents have also [spoken out](#) about nonstop humming noise, soaring energy demands, and weak tax revenue returns from the facilities. Amazon has invested billions in Ohio data centers but receives years of property tax breaks, leaving little lasting benefit for local schools and services.

In Hilliard, the city is considering legal action over a proposed data center power system. While Hilliard was reviewing the idea, the application was withdrawn because the state had already approved the power system. Hilliard residents are upset the proposal is slated to continue without local input.

Data centers are needed to power the technology most Ohioans rely on every day, from cellphones to streaming services. However, the influx of data centers has already diverted firefighters from other emergencies across Jerome, Norwich and Washington townships. The trustees are also concerned by the longevity of a data center.

"Technology is changing so rapidly. When this technology changes and these are no longer needed or there's some new or more compact way to handle it, then these huge facilities are just going to be eyesores on the communities that they're in," Kranstuber said.

From: Janet Ciarkowski <janetcia&755@gmail.com>
Sent: Tuesday, December 2, 2025 8:47 AM
To: Council Members <CouncilMembers@FrederickCountyMD.gov>
Subject: Vote no on expansion of land

[EXTERNAL EMAIL]

Greetings. I know that today is the vote on the data center land. I strongly feel we should go with the 2600 acres recommended by the planning commission. They know the most about this. Expanding to 4500 acres feels like we are asking for problems. I have personally gotten post cards talking about job growth with increased land acquisition. This is simply not true. Once the data centers are built they require almost no jobs They do require resources though and I worry about electricity and water resources Thank you for your time. Janet Ciarkowski. 6511 Jefferson Blvd. Frederick, Md

From: Deborah Boots <debboots5@gmail.com>
Sent: Tuesday, December 2, 2025 1:24 PM
To: Council Members <CouncilMembers@FrederickCountyMD.gov>
Subject: DO NOT EXPAND EASTALCO GROWTH AREA FOR DATA CENTER

[EXTERNAL EMAIL]

Why? Because economic and environmental impacts to the County have not been properly addressed. Wait until impacts are thoroughly analyzed. Already violations have been incurred.

Citizens have worked for years to keep Frederick County rural and green by respecting and using the land for farming and low-impact small communities. This preservation of land value will be undone with continued drives for tech expansion.

This push toward building high-tech “Gigaland” monstrosities over long-preserved grasslands is a sad mistake. Please listen to local people who will be impacted, to environmental researchers and to communities who have experienced loss of healthy quality of life before you decide.

Debby Boots, 5955 Quinn Orchard Road #207, Frederick 21704

From: mandy james <italktomandy@gmail.com>
Sent: Tuesday, December 2, 2025 9:24 AM
To: Council Members <CouncilMembers@FrederickCountyMD.gov>
Subject: 12/2 Council Workshop

[EXTERNAL EMAIL]

Please keep to the Frederick County Planning Commission's recommendation to hold data center development to the existing approved sites at EastAlco.

This is not just about the data centers. It is about expansion that the County is not ready for. How will adding so much more industrial acreage increase the commercial/oversized vehicles on narrow, local roads? This already has oversized vehicles ignoring GVW signs and pushing passenger vehicles off roadways. Will adding industrial acreage add to the already dangerous two laned Route 15?

The current construction is out of the control of authorities – racking up over ONE HUNDRED *major* environmental violations and receiving stop-work orders. Do you need money so badly that you'll allow new construction to do as they wish to the detriment to us all?

EastAlco left over electricity issues. Marylanders are already facing growing electric bills. Do we need to add to it without doing our due diligence?

Frederick is changing rapidly. I get it, growth and change are inevitable. However, we seem to be doing it without State and Federal support. THINK, Route 15 North & South and Interstate 270 that have not changed to address our traffic needs. Also, the aforementioned lack of monitoring environmental threats from current construction.

If approved, you can't take this back - like toothpaste out of the tube.

If not approved, you could make the changes at a later date. Without haste, with forethought.

Please be mindful of what your constituents are saying.

Amanda James
5791 Hurdle Hill Ct
Frederick MD 21703

From: Patty Baggett <316pab@gmail.com>
Sent: Tuesday, December 2, 2025 8:53 AM
To: Council Members <CouncilMembers@FrederickCountyMD.gov>
Subject: Vote No to expanding the data center overlay map

I have been a resident of Frederick county since 1978 and bought my first home here in 1979. Our family was raised here, it's home and we want to preserve what we can of this lovely area.

I have been to many meetings and am very concerned that council members Young, Duckett, Keegan-Ayer, Carter and Knapp are seemingly in favor of expanding the map for Data centers.

My areas of concern are many, but I'll include three today.

My husband and I are both retired and living on a fixed income and the rising cost of electricity is very concerning to us. From all I've read this will only get worse if data centers are allowed to expanded here. I hope you have thoroughly considered the impact to your voters regarding the decisions you make.

Expanding the map will also increase the number of diesel generators needed and the increase in greenhouse gases should concern us all, the noise and vibration is just adding insult to injury. The negative impact on our beloved community seems obvious to me, I hope it is to you all as well.

And lastly, rushed policy decisions that result in Eminent Domain land seizures are extremely concerning and frankly quite scary.

I feel the need to remind you that community you represent is watching closely and will remember when WE vote. Many of us are reaching out to our busy neighbors and bringing their attention to this increased potential hazard to the community we call home. Please let your conscience be your guide and think of the future generations of Frederick County. Vote NO to expanding the data center map. Follow what has been recommended, if you vote to expand the map the future impact is on your shoulders. Not only for your political future, but it will be something you will need to live with, in or out of a political office.

With sincere appreciation for the community service you provide,
Patricia Baggett

From: Lauren Weldon <lodods@gmail.com>
Sent: Monday, December 1, 2025 4:21 PM
To: Council Members <CouncilMembers@FrederickCountyMD.gov>; County Executive <CountyExecutive@FrederickCountyMD.gov>; Planning Commission <PlanningCommission@FrederickCountyMD.gov>
Subject: URGENT: Please Stop Expansion of the CDI Data Center Overlay

[EXTERNAL EMAIL]

Council Members and County Leadership,

I'm writing with urgency as a **parent**, a **longtime Frederick County resident**, an **active voter**, a **county employee**, and someone who cares deeply about the future of this community. The proposed expansion of the CDI data center overlay poses profound and irreversible risks, and the decisions made this month will impact families like mine for generations. The risks of expanding this zone are far too great to overlook.

The Planning Commission's recommendation was clear and responsible: **keep data centers within the already-approved Eastalco footprint and do not expand the growth area**. I strongly urge you to uphold that decision.

As a parent, I am deeply concerned about the impacts of expansion. Losing more than **1,000 acres of farmland**, increasing air pollution from over a thousand diesel generators, and adding massive new power infrastructure will directly affect the health, safety, and future of families like mine. The current project already requires the electricity of **two Baltimores**—expanding the zone would dramatically intensify the strain on our grid, our bills, and our environment.

As a resident, I worry about the irreversible change this would bring to Adamstown, Buckeystown, Point of Rocks, and rural southern Frederick County. This is not strategic growth — it's industrial sprawl that will permanently reshape our communities.

As a county employee, I am troubled that such a major expansion is being considered **without any objective economic analysis** or clear answers to the essential, most basic questions:

- What are the true costs to the county?
- What is the long-term net revenue?
- How will unprecedented power needs be met without burdening residents?

- How can expansion even be discussed while the current project has accumulated **more than 100 environmental violations** and is still under investigation?

Proceeding without this information is not responsible governance.

As an **engaged voter**, I want to be absolutely clear: **I will be closely watching how each individual Council Member votes on this issue, and I will act accordingly in future elections.** This decision matters deeply to me, my family, and my community, and I will act accordingly in future elections. The community is paying attention, and the political consequences of supporting data center sprawl are significant.

Additionally — and this is not something I say lightly — **I am currently considering moving.** The outcome of this vote will weigh heavily on whether I remain in Frederick County or move to a community without this level of industrial development. The direction our county takes on this issue will determine where I invest my family's future.

At the end of the day, it **shouldn't be** about the developers that are lobbying hard - it's about those who will have to live with the consequences. People like you and me.

For all these reasons, I strongly and respectfully ask you to **reject any expansion of the CDI Overlay** beyond what is already approved. The environmental, economic, and community consequences are too great and too uncertain to justify such a drastic change. The Planning Commission made the right call. Please follow their sound, well-reasoned recommendation.

Thank you for your time, your service, and for your responsibility to the people of Frederick County.

Lauren Weldon
Parent | Frederick County Resident | FCC Employee | Active Voter

From: Annmarie Winkler <winklerah@yahoo.com>
Sent: Monday, December 1, 2025 4:18 PM
To: Planning Commission <PlanningCommission@FrederickCountyMD.gov>; Council Members <CouncilMembers@FrederickCountyMD.gov>; County Executive <CountyExecutive@FrederickCountyMD.gov>
Subject: NO to Data Center Expansion

[EXTERNAL EMAIL]

Dear County Council Members:

Please vote against the expansion of the overlay zone and consider the valid reasons recommended by the Planning Commission opposing the expansion of the zone for data centers beyond the East Alcoa site. So, I am **BEGGING YOU** to adhere to their ruling and **PLEASE DO NOT** expand the zone to go beyond the existing East Alcoa site. This is a radical change for the Adamstown area, and I am sure you have heard the complaints these data centers are causing in Loudoun County. **Why not wait until we see the impacts of this first stage of data center development on the East Alcoa site before expanding into the overlay area?** There is no rush to make this decision now. The land will always be there and available for additional development later.

Expanding the zone will eliminate thousands of acres of farmland, so not only are you taking away from the beautiful landscape that is Frederick County, but also the reason why most of us have chosen to live in this rural Adamstown area. While I understand that data centers are crucial for our digital world, data centers have significant drawbacks. I am afraid over time that the Adamstown communities near these large data centers will have noise/health concerns and overall property value depreciation. Adamstown used to be an area where homes were sought after, but recently many of these homes have not been able to sell due to the impact these data centers are having on the area. The site is not without its own set of problems: Since the start of construction, they have racked up well over 100 major environmental violations, as well as polluted wells in the area. I understand the East Alcoa site is not desirable land, but these data centers can only get worse with no restrictions, no monitoring, and no consequences for their violations. A thousand diesel generators to come to what's going in there now! No one wants to live near that! **Please do not approve expanding the zone until we see what effects these data centers that are already being built have on the communities nearby and Frederick County overall.**

Please also don't approve these personal properties that want to be included in the overlay expansion. I'm sure you've heard about the Suzanne property. They initially requested to rezone almost 300 acres to General Industrial to build a data center but that was denied in 2023. They have now submitted another rezoning request, however, if their overlay request is denied, but their request to have their land rezoned to GI or LI

is approved, they intend to build at **Lithium Battery Storage Facility**. Can I say that again: a **Lithium Battery Storage Facility!!** Lithium Battery Storage Facilities are prone to explosions that contain toxic gases and smoke that can travel great distances, along with fires that are very hard to contain. This is all within an area adjacent to where other residents live. Approving the expansion of the overlay can only make things worse.

I attended a hearing at CMES, where Brad Young's final comments were that if you weren't happy with his decision about the data centers, then don't vote for him. I was shocked! That's "political suicide" in my opinion! The number of Adamstown residents are minor compared to Frederick County as a whole, but maybe they are enough to impact your reelection. If any of you on the County Council are so proud of your decision to expand the data centers beyond the East Alcoa site, when the surrounding community is asking for you not to do it, and the Planning Commission has recommended against it, then when campaigning for reelection next year I should expect to see you standing behind and promoting this decision in your campaign and not pretending that it had nothing to do with you and that it didn't happen. I might not have a decision of who I'm voting for now, but I will in the future.

From: Jeffrey Griffin <jeff.griffin@dcmbio.com>
Sent: Monday, December 1, 2025 3:57 PM
To: Council Members <CouncilMembers@FrederickCountyMD.gov>
Subject: Vote to Expand the CDI Overlay: Protect 99% of the County While Growing Jobs & School Funding

[EXTERNAL EMAIL]

Dear Councilmember Councilmember,

As a Frederick County resident, I urge you to Expand the Critical Digital Infrastructure Overlay and Rezone the same area Industrial to maximize data center jobs and school funding.

An Expanded Overlay Rezoned Industrial is a win for Frederick County because:

- It limits data centers to less than 1% of the county's land and preserves 5 acres of farmland for every one acre of data center growth • It will support Frederick jobs for Frederick residents during construction and operation of the Quantum Frederick campus, so more county residents can work closer to home instead of driving to Virginia
- It will provide an estimated \$215 million in annual tax revenue to help fund new schools and exceptional teachers for decades to come.
- It allows the county to comprehensively and thoughtfully plan for data centers now – rather than piecemeal in the future.

Please vote to Expand the CDI Overlay and Rezone Industrial. Doing so will maximize economic benefits from data center development while putting 99% of Frederick County off limits to data center growth.

Sincerely,

Jeffrey Griffin
5 Wyndale Ct
Walkersville, MD 21793
jeff.griffin@dcmbio.com

From: Lane Gregory <egregory@stulz-ats.com>
Sent: Monday, December 1, 2025 4:05 PM
To: Council Members <CouncilMembers@FrederickCountyMD.gov>
Cc: Brian Hatmaker <bhat@stulz-ats.com>
Subject: Public Comment for 12/2 Council Meeting

[EXTERNAL EMAIL]

Good Afternoon Council Members,

Please find the public comment below that is being sent on behalf of Brian Hatmaker, President of STULZ USA. This message was also entered via the recorded phone line.

Good evening, Councilmembers, and thank you for the opportunity to speak.

My name is Brian Hatmaker the President of STULZ USA, a Frederick-headquartered company that has proudly served the mission-critical data center industry for 45 years. At a time when many manufacturers relocated to other states, STULZ chose to remain in Maryland because this industry has provided us with the stability to grow, reinvest, and maintain high-quality jobs in our community.

Our long history in Frederick is directly tied to the strength of the data center sector. That partnership between local manufacturing and modern digital infrastructure is the reason hundreds of families in this county have built strong, stable careers with us. Over the decades, we've become an integral part of this community, creating jobs that offer fair pay, substantial benefits, and genuine opportunities for advancement. Behind every employee is a family that relies on the stability our company provides, and through our work, we contribute meaningful revenue to local, state, and federal budgets. None of this would be possible without the trust of data-center developers, builders, and operators who rely on STULZ for reliable, energy-efficient cooling solutions.

I've spent 30 years in this industry, and I've witnessed how digital infrastructure has become an integral part of daily life. Our hospitals, schools, businesses, and even the work of local government now depend on it. Today, the rapid rise of artificial intelligence is accelerating that need even further. This new wave of digital demand is creating opportunities for advanced manufacturing, skilled trades, and technical careers; opportunities that directly support companies like STULZ and the families who work for us. This isn't a distant trend; it is shaping the next decade of job growth right here in Frederick County.

But with opportunity also comes responsibility. Modern data centers are far more efficient, quieter, and more environmentally responsible than even a decade ago. Sustainability has become central to how they're designed and operated, and STULZ has been at the forefront of developing the technologies that reduce energy use,

conserve water, and minimize environmental impact. We support responsible development, thoughtful land use, and transparent community engagement. That is how Frederick can continue to balance economic opportunity with environmental stewardship.

As a local business leader, a citizen, and a son of Frederick, I want what all of us want: balanced, informed decisions that protect what makes this county special while supporting the industries that have sustained families for generations. Data centers—when done responsibly—have been a major contributor to that stability. They helped keep STULZ in business locally for 45 years, and they continue to support hundreds of jobs and a broad ecosystem of manufacturers, suppliers, and service providers that depend on this industry.

Thank you for your time, your service, and your commitment to the future of Frederick County.

Best regards,

Lane Gregory

Director of Sales Operations & Marketing



[Book time to meet with me](#)



STULZ Air Technology Systems, Inc.

1572 Tilco Drive

Frederick, MD 21704 U.S.A.

Mobile: 240.446.6889

www.stulz-usa.com

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From: Nancy Smith <nlsmith@gmail.com>
Sent: Tuesday, December 2, 2025 11:05 AM
To: Council Members <CouncilMembers@FrederickCountyMD.gov>
Subject: Stop; do not expand the Eastalco Growth Area

[EXTERNAL EMAIL]

Council Members,

There is no good reason to use farmland to expand the data center land carve outs. The farmland in Frederick County is a known good; AI and data centers should be viewed with healthy skepticism. There might be systems that gobble up energy and water and beauty that turn out to be a balanced good; but nature has shown us that there are innovations that use vast resources that end up as systems such as cancer or addictions. Think this through. Better yet, imagine it through.

Yours truly,

Nancy L. Smith
10910 Harp Hill Road
Myersville, MD
301-606-2185

From: DIANE & BRUD BICKNELL <bicknell0104@comcast.net>
Sent: Tuesday, December 2, 2025 12:39 PM
To: Council Members <CouncilMembers@FrederickCountyMD.gov>; County Executive <CountyExecutive@FrederickCountyMD.gov>; Planning Commission <PlanningCommission@FrederickCountyMD.gov>
Subject: Follow Planning Commission's Recommendation for CDI Overlay

[EXTERNAL EMAIL]

Dear Council Members, County Executive Staff, and Planning Commissioners,

As the County Council heads to the finish line with a decision about the best boundaries for data center growth in Frederick County, **I'm writing once again to speak out against the CDI overlay that includes land next to neighborhoods.** I have sent you articles about how data center growth is negatively changing small communities in Virginia, a video taken next to a data center compound in Ashburn that reveals the constant noise made by their huge air conditioning units even on a 65 degree day (email 11/4/2025), and pleas from my 6 year old granddaughter to continue to protect farmland that is home to a large variety of wildlife. I hope that one or all of my submissions has caused you to look away from the temporary monetary windfall and see how permanently damaging such a huge data center complex would be.

Please follow the Planning Commission's proposal for a much reduced data center growth area. This topic can always be revisited in the future once we know the exact impact that the data centers will have on our communities and resources. Please protect our beautiful farmland as well as the right to the "Frederick quality of life" for ALL of the citizens of Frederick County, and not just those who wouldn't need to worry about data centers invading their neighborhoods.

Diane Bicknell
Char Leigh Circle
Frederick

From: kmkinsey@comcast.net <kmkinsey@comcast.net>
Sent: Tuesday, December 2, 2025 1:41 PM
To: Council Members <CouncilMembers@FrederickCountyMD.gov>
Cc: Karen Cannon <karen.cannon@mobilizefrederick.org>
Subject: CDI Overlay Zone Map

[EXTERNAL EMAIL]

Dear President Young, Vice-President Duckett, and Members of the Council,
As the Council begins its deliberations on the critical digital infrastructure overlay zone map and considers both the recommendations of the Planning Commission and public comments, Mobilize Frederick writes to urge the Council to confine the overlay zone to the existing Quantum Frederick campus. A much more complete understanding of the long-term net economic benefits, and the energy, environmental, and climate impacts of data centers is needed to inform the adoption of sound public policies related to data center development.

Existing development of the data center sector is already threatening our regional grid, increasing electricity prices, and raising the prospect of increased reliance on new fossil fuel generation. The results of a comprehensive, independent study are needed to understand the impacts of this trend on the County's ability to meet its climate goals and renewable energy targets, as well as to sustainably manage its water resources and achieve its agricultural land preservation goals. Until the completion of such a study, inviting the conversion of agricultural land for additional data center development is premature.

Thank you for the opportunity to comment on this important matter.

Sincerely,
Kathy Kinsey
Chair, Government Affairs Committee
Mobilize Frederick
240-608-5954
kmkinsey@comcast.net

From: Darlene Brown <darlenerobert@comcast.net>
Sent: Tuesday, December 2, 2025 1:36 PM
To: Council Members <CouncilMembers@FrederickCountyMD.gov>
Cc: County Executive <CountyExecutive@FrederickCountyMD.gov>; Planning Commission <PlanningCommission@FrederickCountyMD.gov>
Subject: HALT The Expansion of Data Centers in Adamstown Maryland

[EXTERNAL EMAIL]

Dear County Council,

I urge you to agree with the Frederick County Planning Commission's (FCPC) recommendations not to expand data centers outside of the already approved sites at Eastalco, **and** to **HALT any** approval of requests for any property owners to be included in the Overlay Zone and any of the properties listed in your July 2025 (FCPC) Draft Areas between and around New Design Road and Ballenger Creek Pike (expanding the zones for data centers).

Each time a meeting is scheduled, and I see what has been planned, I become disheartened. All I see are the drastic efforts to expand what has been approved without knowing the full impact of these changes and how Adamstown and Frederick will benefit.

We are being stripped of the beauty and quality of life in Adamstown Maryland. The other day I was driving from Jefferson toward Adamstown on Mountville Road, and I was shocked how the once beautiful view in the horizon has been destroyed. All you can see are the massive data centers that have been built on Ballenger Creek Pike. And now when I drive on New Design Road, there are two data centers under construction there. It literally makes me cry. I truly do not understand the urgency and aggressive efforts underway to increase the area (changing zoning) that will allow more of these imposing buildings and now I hear that one of the properties wants to have a Lithium Battery Storage facility. I am truly frightened! Why are you doing this? And Why now? The meetings are not planned during convenient times for residents to participate, and when I have the ability to attend them and hear the majority of the people attending are against the proposals, it appears we are not being heard.

Again, I urge you to not proceed with any rezoning that were open the way for any new datacenter growth until we know the full impact of the datacenter (electricity and water usage, impact on wells and ground water, noise, vibration, cost to the residents and Frederick County, etc.) on this precious community. I **REQUEST** that an economic analysis on datacenters in our community be conducted, and I **URGE** that this be done at once!

Mary Brown
5507 Doubs Rd
Adamstown, MD 21710

From: Maryrose <mimilagro@yahoo.com>
Sent: Tuesday, December 2, 2025 3:20 PM
To: Council Members <CouncilMembers@FrederickCountyMD.gov>
Cc: County Executive <CountyExecutive@FrederickCountyMD.gov>; Planning Commission <PlanningCommission@FrederickCountyMD.gov>
Subject: Halt Data Center Expansion

Dear Council Members,

As a resident of Frederick County, I am writing to express my extreme concern regarding the proposed expansion of the data center zone in Frederick County. The negative impacts of data center sprawl will hurt people county wide. My concern is multi-faceted.

First, there has been no objective impact study of data centers on our environment, water usage and related possible pollution and/or water shortages, air pollution related to diesel generators, noise pollution, local traffic disruption and dirt related to large construction equipment, and noise and light pollution. Neither the county nor the state appear unable to effectively monitor and regulate environmental violations from the current construction. Why would the county consider an expansion under such conditions?

Second, the need for high demand electrical power will result in an increase in infrastructure to provide the needed supply. The likelihood of the cost of said infrastructure being charged to rate payers across the state is high. This is unjust. Households should not be required to compete with data centers and industry for limited power. More powerlines like MPRP will be needed to bring in the energy for this huge data center zone. If the power demands, and impacts on Frederick County, are still unknown for the current data center area, then it makes no sense to expand the size of the data center zone.

Third, expansion of the data center zone could require the elimination of more than 1000 acres of farmland. As a constituent who lives on a farm, I understand the value of our precious farmland. Loss of farmland in an area of the county that has some of the best soil would be a grave error.

Finally, the Planning Commission recommended holding data center development to the existing approved sites at Eastalco. The Planning Commission did not approve substantive expansion of the data center zone. I beg you to seriously consider this recommendation as well as the very serious concerns of the community that surrounds the proposed expansion area

.

Thank you for your consideration.

Maryrose Wilson
12102 Coppermine Road
Union Bridge, MD 21791

From: Bob Gramm <ragramm@hotmail.com>
Sent: Wednesday, December 3, 2025 7:11 AM
To: Council Members <CouncilMembers@FrederickCountyMD.gov>; County Executive <CountyExecutive@FrederickCountyMD.gov>; Planning Commission <PlanningCommission@FrederickCountyMD.gov>
Subject: Vote NO Expansion - Regarding the Frederick County Data Center Zone (CDI) Overlay

[EXTERNAL EMAIL]

Frederick County Council
Regarding the Proposed CDI Overlay

I am a long time resident of Frederick County and have seen many changes to our community over the years. The proposed CDI Overlay to allow the expansion of the Eastalco Data Center footprint is abhorrent on so many levels:

1. The expansion would consume prime farmland which our county is so known for.
2. The detrimental impacts on the community to support an expansion of the data center complex would involve further large increases in utility bills, large increases in precious public water use to cool the data center equipment, and increased potentially harmful emissions from more onsite dirty diesel backup electrical generators.
3. While data centers might be viewed as a cash cow for the community and tax base, are the detrimental impacts truly worth it? I suggest they are definitely not. While data centers employ a large number of people to construct them, they are unlike a manufacturing facility as few employees are needed to actually run them. Why is the public subsidizing the increased electrical supply costs (generation and transmission) in our residential electrical rates for these private companies running the data centers? Why are we allowing the data centers to consume vast quantities of potable water?
4. I ask that you take some time to read up on how these data centers have harmed and will increasingly impact communities worldwide. Here are a few articles: https://www.nytimes.com/2025/10/20/technology/ai-data-center-backlash-mexico-ireland.html?unlocked_article_code=1.508.rSXb.5CcDDbjzul7e&smid=url-share
https://www.nytimes.com/2025/11/30/us/politics/data-centers-electric-bills-georgia.html?unlocked_article_code=1.508.YWJM.vpjusEiuxZ9m&smid=url-share
<https://www.smithsonianmag.com/science-nature/with-ai-on-the-rise-what-will-be-the-environmental-impacts-of-data-centers-180987379/>

<https://www.eesi.org/articles/view/data-centers-and-water-consumption>

<https://www.eesi.org/articles/view/data-center-energy-needs-are-upending-power-grids-and-threatening-the-climate>

Please do not expand the allowed footprint for data centers in Frederick County. This proposal needs to be shelved permanently.

Sincerely,

Robert Gramm

4615 Granite Drive

Middletown, MD 21769

From: Jennifer Cebrat <jacebrat@comcast.net>
Sent: Wednesday, December 3, 2025 7:32 AM
To: Planning Commission <PlanningCommission@FrederickCountyMD.gov>; Council Members <CouncilMembers@FrederickCountyMD.gov>; County Executive <CountyExecutive@FrederickCountyMD.gov>
Subject: Stop the Data Center Expansion in Adamstown

[EXTERNAL EMAIL]

Good morning,

I have lived in Adamstown for 24 years. I have lived in Frederick County my entire life - 51 years. What is great about Frederick County is the rural farmland. I moved to Adamstown because it still felt like living in the country but not too far from conveniences. The only noise we hear out here is the occassional tractor, the train and maybe a rooster or two. I can go out back on my patio and see the stars at night because it is dark here. Changing this landscape to add data centers to the proposed overlay map would be devastating to our community.

I have raised 2 children here and have invested in my home and property over the last 24 years. My home value is part of my retirement. Adding data centers to our community will greatly affect my home's value and my future retirement.

I am AGAINST adding more data centers to the Adamstown area. We need to preserve what is left of our farmland in this county. Data Centers belong in industrial parks - not rural areas where communities live. As a long time Adamstown resident, I do not want the noise, lights or environmental pollution these data centers will bring...not to mention the monstrosity of big white buildings where there was once farmland and views of mountains.

Please consider the impact this will have on our community and how you would feel if this was happening in your backyard. The Planning Commission has given their recommendation to not increase the data center sprawl. Please do not approve the proposed overlay map. There has been no cost analysis on data centers in Frederick County and it will increase our entire county's electric bill for its residents and it will ruin an entire part of the county that has been a beautiful place to live.

Sincerely,
Jennifer Cebrat
Adamstown, MD

From: Elizabeth Willis <mcbeth@mac.com>
Sent: Tuesday, December 2, 2025 6:48 PM
To: Council Members <CouncilMembers@FrederickCountyMD.gov>; County Executive <CountyExecutive@FrederickCountyMD.gov>; Planning Commission <PlanningCommission@FrederickCountyMD.gov>
Cc: John Willis <willis@fred.net>
Subject: Stop Data Center Expansion

Dear County Council,

You are about to again consider the important matter of data centers in Frederick County.

It is indeed hard to believe we are still debating this matter, particularly in the wake of the well considered and clear recommendations from the County Planning Commission. But we are.

We have already written to you so many times urging you to contain the data centers to the existing footprint.

Please accept the County Planning Commission Recommendations. From my reading of it, the presentation that county staff is giving you this evening is a rather different take on the matter than the recommendation itself.

<https://www.frederickcountymd.gov/DocumentCenter/View/358101/Planning-Commission-Recommended-Comprehensive-Plan-Amendment--Zoning-Map-Amendment>

Please be aware that this is a tough time of year for people to show up at meetings in person. But please also know that your constituents are paying attention and remain deeply concerned about expansion, about utility prices, about the noise, the water use and general environmental degradation that expansion risks.

I remain deeply concerned that the interests of developers will prevail over the will of the people, who, from everything I've seen at the many earlier meetings, are well informed, articulate and deeply opposed to expansion of the data center overlay zone. Have you noticed that this question of the right approach to data centers in communities is playing out all over the DMV, all over the country, with people organizing and opposing rampant expansion. It has been in the press, on CNN, on NPR on all matter of media. It is a moment

to decide what side of history you want to be on, because if we expand we lose something in Frederick County that can't be regained. Ever.

I believe you will indeed be making a highly political decision and that voters will remember this. Your constituents are well aware of the political contributions made to you by proponents of the expansion. To say that this is not a good look is an understatement. We will not forget how you vote on this.

I have yet to see any reasonable justification for expanding the overlay zone at this time. Let's prove first that we can do data centers responsibly before expanding them. We have not yet done that.

Wishing you wisdom and courage,

Elizabeth Willis

Dr. John Willis

8135 Ball Rd

Frederick, MD 21704

301-514-7648

Here's just a few additional things to think about:

This is a recent long read from the NYT. It's a complicated issue, and frankly Frederick county isn't ready for the impacts...



 | Gift Article

['The New Price of Eggs.' The Political Shocks of Data Centers and Electric Bills](#)
(Gift Article)
nytimes.com

This too: <https://www.nbcnews.com/news/us-news/maryland-farmers-data-centers-extension-cord-power-lines-rcna233324>

Another interesting recent read: <https://www.baltimoresun.com/2025/10/22/lawmakers-urge-grid-operator-to-protect-marylanders-from-data-center-costs/>

And this: https://www.washingtonpost.com/opinions/interactive/2025/data-centers-artificial-intelligence-virginia-photos/?itid=hp_opinions_p001_f016

From: Krista Ochlech <kochlech@comcast.net>
Sent: Tuesday, December 2, 2025 5:48 PM
To: Council Members <CouncilMembers@FrederickCountyMD.gov>; County Executive <CountyExecutive@FrederickCountyMD.gov>; Planning Commission <PlanningCommission@FrederickCountyMD.gov>
Subject: No further data center expansion!!

Good evening,

DO NOT vote to extend the data centers beyond what is already committed!! Much damage is already done and you have no idea of the future impact or need. You are in an elected position. Demonstrate responsible behavior; take ownership of your actions and decisions, and act with integrity. You are responsible for impacts to the entire county so you should rethink every time you tout the small portion of the county that is impacted by monstrous data centers! Data centers are a significant burden on the immediate area, and beyond.

I assure you that locally, we will be watching how you vote! You are accountable for the outcome of your decisions.

Consider the following negative impacts of data centers when you vote:

1. Strain on Local Water Resources

Modern data centers use **millions of gallons of water per day** for cooling. For a rural community, this means:

- Depletion of aquifers or local wells
- Reduced water availability for farms, livestock, and residents
- Water restrictions during drought periods

2. Massive Energy Consumption

Data centers require enormous, continuous electricity loads.

Potential impacts:

- Local grid stress or the need for costly infrastructure upgrades
- Higher electricity rates for residents
- Noise and visual impacts from substations and transmission lines

3. Environmental and Land-Use Impacts

These data centers involve:

- Large buildings (often hundreds of thousands of square feet)
- Clear-cutting of forests and farmland
- Impermeable surfaces that alter drainage and increase flooding risk
- Habitat loss for wildlife
- Heat island effect from massive cooling operations

This is drastically altering the character of our landscape.

4. Noise Pollution

Data centers run:

- Industrial cooling systems
- Backup diesel generators (tested weekly or monthly)
- Large HVAC systems

This will create **constant low-frequency noise**, which travels far in our now quiet rural area.

5. Minimal Job Creation

Despite their size and cost, data centers create relatively **few long-term local jobs** (often 30–100 positions at MOST).

This will lead to:

- **Community frustration when promised economic benefits don't materialize!**
- **Most high-paying jobs going to imported specialists**

It's outrageous to see the Data Center Alliance of Maryland boast thousands of long-term permanent jobs. I am a Program Manager for the Army data center at Ft Detrick. We run that data center with 6 full-time staff members and a hand full of support staff. If you think there really will be that many new jobs, you are not only kidding yourselves, but you must also have forgotten about "Livable Frederick". Not so livable Frederick...So much for growing the county well, or did we abandon that idea??

6. Traffic and Construction Disruption

During construction, we are seeing:

- Heavy truck traffic increasing wear on rural roads
- Increase in noise, dust, and safety issues

After construction, traffic may drop, but the damage to roads and infrastructure will remain.

I suppose the car wash industry is experiencing a boom as the muddy roads in the vicinity cause a mess daily.

In closing, please explain your individual relationships with Data Center Alliance of Maryland/Maryland Tech Council. Transparency is important! I am unable to attend the meeting tonight, but I do hope someone will ask.

Thank you,

Krista Ochlech
5809 Underwood Ct
Adamstown, MD 21720

From: Luna, Nancy <NLuna@FrederickCountyMD.gov>
Sent: Tuesday, December 2, 2025 5:39 PM
To: Council Members <CouncilMembers@FrederickCountyMD.gov>
Cc: County Council Staff <CountyCouncilStaff@FrederickCountyMD.gov>
Subject: FW: An email reply to County Council needs your review

Thank you,

Nancy Luna

Executive Assistant

Frederick County Council

301-600-2336

From: PublicInput Alerts <ProjectEmail_1799124@publicinput.com>

Sent: Tuesday, December 2, 2025 5:33 PM

To: Luna, Nancy <NLuna@FrederickCountyMD.gov>

Subject: An email reply to County Council needs your review

--- Reply above this line ---

An email comment has been received for "County Council".

This comment can be reviewed [here](#).

From: browncahythatsme@gmail.com

To: G10288@publicinput.com

Subject: The public comments was not available for the 12/2/2025 meeting

My comments are for the December 2, 2025 Legislative Day.

Adamstown is our home. The decisions to sacrifice our community for private gain is concerning. Our natural habitats for birds, river otters and many other species are being dramatically reduced or destroyed.

The health risks to our children are concerning from the noise and diesel fumes and other risks associated with these businesses.

Our historic and mostly agricultural town will be forever impacted by an industry that is fleeting and ever changing.

How is it fair that the aging elementary school my children will be attending will be affected while all attempts "to give back to education" will be made elsewhere, where the local population isn't dwindling due to no one wanting to live next to 4,000 acres of Data Centers.

Frederick County claims data center revenue is beneficial for its citizens. Well, it's not for those who live closest to the site.

The health and sustainability of this community is being damaged for generations. We deserve to have Liveable Frederick include us.

Samantha Price

5529 Mountville Rd, Adamstown, MD 21710

From: Catherine Brown <brownccathy@comcast.net>
Sent: Tuesday, December 2, 2025 4:22 PM
To: Council Members <CouncilMembers@FrederickCountyMD.gov>; County Executive <CountyExecutive@FrederickCountyMD.gov>; Planning Commission <PlanningCommission@FrederickCountyMD.gov>
Subject: Expansion of Data Center Development



Our family has already been impacted by the development. We do not support expansion of the current site. Our home is on Mountville with a view of the current data centers.

Concerns and observations:

1. Today we received info in the mail explaining how the increased taxes paid by Data Centers will support education. I looked at the Frederick County Public School site and see the current new school could cost as much as \$60M. The Board does not include Carroll Manor Elementary in proposed school improvements because of the reduction in attendance.

The new houses being built on the old Fire department carnival grounds are selling slowly and we may be seeing young families already choosing other places to live.

The result is the tax funds that are collected at the expense of our neighborhood will not be invested here. Our children will still be sent to a building over 50 years old while new pollutants expose them at school and home.

The priority should be a state of the art magnet school to support the homes in this neighborhood.

2. The construction crews are not good neighbors. They race through our neighborhood with their loads coming loose as they barrel over the railroad tracks. Loose items land on the road and our driveway.

The use of loud air brakes are more than a nuisance. One truck has rolled over only yards from our front door. Another truck has damaged the utility pole at the corner of Adamstown and Mountville.

The Sweeper pulls sudden U-turns across the road without yielding to oncoming traffic.

3. The haze that lays over the valley has changed the look of the mountains. In the summer we had dust storms. Now we have a low hanging cloud that is trapped between the mountain range. You can see this cloud over the town as you drive on Buckeyestown Pike and down Adamstown Road.

4. The night lights on the buildings are too bright shining all the way to our home. I don't know if this is the cause of the loss of the flocks of wild birds that roosted for decades on our property.

5. The promotional mailer we received today from the developers had a survey. In completing that, one question indicated that almost 10,000 jobs will be at the campus once fully finished (7k in construction before that). How can our roads support that many more cars? These required improvements will consume more than the tax base that they report they will contribute to the County.

It is unclear what they believe those jobs will be doing. Virginia employment information indicates very few jobs are needed to staff a data center.

regards,
Catherine Brown
5529 Mountville Rd, Adamstown, MD
[Yahoo Mail: Search, Organize, Conquer](https://www.yahoo.com)

From: PHM <phmichael@comcast.net>
Sent: Tuesday, December 2, 2025 12:06 PM
To: Duckett, Kavonte <KDuckett@FrederickCountyMD.gov>
Cc: Council Members <CouncilMembers@FrederickCountyMD.gov>; Young, Brad <BYoung@FrederickCountyMD.gov>; Knapp, Renee <RKnapp@FrederickCountyMD.gov>; Keegan-Ayer, MC <MCKeegan-Ayer@FrederickCountyMD.gov>; Donald, Jerry <JDonald@FrederickCountyMD.gov>; McKay, Steve <SMcKay@FrederickCountyMD.gov>; Carter, Mason <MCarter@FrederickCountyMD.gov>; Planning Commission <PlanningCommission@FrederickCountyMD.gov>; Paula damico-Hollewa <pdhollewa@yahoo.com>; FRANK HOLLEWA <fjhollewa@gmail.com>; Linda Everett <linda@edgedesigngroupllc.com>; Hope Green <hope.green76@yahoo.com>; firefighterdeb53@aol.com; Santa Hsu <santahsu@comcast.net>; Amy And Sten Olsson <olssons@gmail.com>; Angela Cook <Dogmom65412@gmail.com>; William Beam <billbeam4th@gmail.com>; Carl Rosey <croseycool@gmail.com>; Dale Franklin <dale.franklin@yahoo.com>; Eric Schaub <Eschaub101@aol.com>; Jack Le <Jackqle@hotmail.com>; Jason Norris <jason_norris301@hotmail.com>; Joseph Clark <csanddenterprisesllc@gmail.com>; Judy Rosey <jprosey@hotmail.com>; Kelly Le <kellyod518@aol.com>; Laura Franklin <1momof5@gmail.com>; Mary Beam <beamery@comcast.net>; Rachel Hornyak <rachel.frymark@gmail.com>; Sarah Gilbert <gillie111@gmail.com>; Tom Vaughan <ctv1027@gmail.com>; Tony Checchia <tonylchecchia@gmail.com>; Vicki Michael <vickimichael@comcast.net>; Zoning Group 2 <vicki07@hotmail.com>; Zoning Group 1 <whitesands12@gmail.com>; William West <wsrkwest@gmail.com>
Subject: Re: CDI Overlay Vote: Why Adamstown Should Not Bear 100% of the Toxic Risk for Commuter Revenue
Importance: High

[EXTERNAL EMAIL]

Dear Council Member Duckett:

The old African American community of West Buckeystown will be made uninhabitable if the proposed data center overlay is approved or not altered to protect the community. West Buckeystown is located along 1,800 feet of Manor Woods Road from New Design Road to the B&O Railroad track. As on the attached map, the village is surrounded by forest and farmland as it always has been. The overlay would surround the community, crater property values, and lead to its being deserted.

Founded in 1731, Buckeystown is one of the oldest settlements in Frederick County. Some of the families living in West Buckeystown have been there since it was established around the time of the Revolutionary War. The Layer family, friends of mine, are one of these old families.

Across much of the United States, historic Black communities have disappeared as a result of deliberate siting of large industry and highways. This is an old story in America and applies to both urban and rural Black communities. Montgomery County, where few old Black villages remain, is an example.

In contrast, Black communities in Frederick County have experienced much better fortune. Intact today in the county are the historic Black settlements of West Buckeystown, Mountville, and Pleasant View—all three in or near the proposed overlay—and elsewhere Hopeland, Bartonsville, Flint Hill, Woodsboro, and South Street in Frederick. Doubs near where I live was founded by African American George Layer in

the early 1800s. The Ambush and Harris families were old Black families here and at nearby Pleasant View.

Frederick County and its government could do a better job of appreciating the county's rich rural African American life. A good start would be to protect rather than harm West Buckeystown. Please exclude the area around West Buckeystown in the overlay proposal or, better yet, kill the proposal altogether and protect all of the communities and farms that it would harm. We in southern Frederick County are counting on you.

With best regards,

Peter H. Michael, Publisher
Underground Railroad Free Press

2455 Ballenger Creek Pike
Adamstown, Maryland, 21710

Email> phmichael@comcast.net
Telephone> 301.874.0235







Letter Regarding Catellus' Data Center Campus & CDI OZ Process

From Michael Kuykendall <mkuykendall@catellus.com>

Date Tue 12/2/2025 9:54 AM

To County Executive <CountyExecutive@FrederickCountyMD.gov>; Council Members <CouncilMembers@FrederickCountyMD.gov>

Cc Gaines, Kimberly <KGaines@FrederickCountyMD.gov>

1 attachment (2 MB)

Quantum Maryland, LLC Memo To County Council (12.2.25).pdf;

[EXTERNAL EMAIL]

County Executive Fitzwater and Members of the Fredrick County Council,

Please find the attached letter for your consideration. Thank you.

Michael Kuykendall

Senior Vice President

Catellus Development Corp.

510.267.3428 o

916.803.4082 c



December 2nd, 2025

Dear Frederick County Executive Fitzwater and County Councilmembers,

I am writing you on behalf of Quantum Maryland, LLC, c/o Catellus Maryland, LLC (“Catellus”), owner of the approximately 2,122-acre Quantum Frederick campus that was formerly home to the Eastalco aluminum smelting plant (“Campus”). As we continue through the Critical Digital Infrastructure Overlay process, I wanted to reiterate why we believe 1) ±1,891 acres of the Campus should be included in the Overlay and 2) the entire Campus should be rezoned as part of this current process.

As you know, various phases of the data center masterplan are under construction. Three sites have been transferred to Rowan Digital Infrastructure and one to Aligned Data Centers. Data center facilities are currently under construction on all four of these sites. The current breakdown of the Campus’s approximately 2,122 acres is summarized below.

Existing Zoning (in acres)				
Owner	General Industrial	Limited Industrial	Agriculture	Gross
Quantum Maryland	916.50	134.83	619.76	1,670.74
Aligned Data Centers	74.89	0.00	0.00	74.89
Rowan	342.09	33.21	0.00	375.30
Other (Frederick Co.)	1.22	0.00	0.00	1.22
Total	1,334.35	168.04	619.76	2,122.15

We are requesting that all areas owned by Quantum Maryland currently zoned Agriculture (a total of ± 608 acres which excludes the existing ±12 acres of AG south of Manor Woods and west of New Design) be rezoned to Limited Industrial now and that all but ±231 acres of the Campus be included within the CDI Overlay Zone. The portion of the Campus proposed to be excluded from the CDI Overlay Zone includes areas we wish to reserve for future public benefit as well as two areas we are proposing to use for increased setbacks from existing residentially zoned land (see Section 5 below), all as shown on Exhibit A attached hereto.

Further, our request is that the entirety of the Campus be within the Eastalco Community Growth Area; that those areas zoned industrial will also have the commensurate industrial land use designation and be removed from any PPA or RLA area to the extent it exists. And lastly, consistent with the Water and Sewerage Plan Classifications, amend the Water and



Sewer Plan maps by designating any property within the Community Growth area as Planned Service (PS) and any property both within the Community Growth Area and having zoning other than Agricultural or Resource Conservation (i.e. LI or GI) as S5/W5.

A preliminary plan was approved for much of the Campus in December 2021. The preliminary plan and corresponding Adequate Public Facilities Ordinance Letter of Understanding (“APFO LOU”) approved the Campus for over 17MM square feet of data center development across the General Industrial and Light Industrial zoned parcels.

1. A Master Planned Campus Will Lead to a Better Outcome for County

We've heard many residents of Frederick decry data center development in Loudoun County, VA. So do we. However, a significant difference between what has occurred over the past 25 years in Loudoun County and what is occurring now in Frederick County, is that Loudoun was not comprehensively planned or developed under a unified master plan. Frederick County is engaged in a thorough and thoughtful comprehensive planning process now, and the granting of our requested rezonings would allow the Campus to be developed pursuant to a unified master plan. Here, we have the opportunity to work in partnership with the County and community to plan all 2,122 acres of our Campus comprehensively, so we can do things like establish appropriate open space buffers from the outset, concentrate development closer to the center of the campus, and design and construct roadways, water and sewer infrastructure that is appropriately sized from the outset to accommodate total planned development.

We are seeking rezoning of the agricultural property now for two reasons. First, the piecemeal rezoning process is highly uncertain and therefore introduces many unknowns into the process. As your planning staff have stated publicly many times, this and any County Council in the future can deny a piecemeal rezoning application for any reason at all, even if all criteria and considerations are clearly demonstrated. The current legislative and comprehensive planning process has already heavily vetted the rationale for development of our entire Campus. A separate piecemeal rezoning process is not needed. Second, in order to develop a unified master plan for the development of the Campus that realizes the full potential of the development of the property for all stakeholders, we need to establish the zoning now. This will enable us to not only comprehensively plan and “right size” the infrastructure needed to develop and serve the Campus but also to negotiate, plan and execute community-benefit uses that, based on feedback we've received from



the community, cannot be developed within the Agricultural Zoning District and will likely to require changes in zoning to accommodate.

Even with zoning in place now, the County's zoning and subdivision ordinances require a Preliminary Plan and Adequate Public Facilities Ordinance review before development can proceed. That arduous step in the process includes a detailed review and consideration of environmental and historic resources, public facilities, roads, water, sewer and life safety, in addition to concurrence with the elevated design, performance and procedural standards the County has legislated recently.

2. Timeframe & Ability to Execute

The first phases of Catellus' data center masterplan are currently under development while future phases are being designed, engineered and permitted. Power, and a commitment from First Energy, will dictate the pace of all development in the CDI-OZ. Catellus is uniquely positioned - having commitments from First Energy for the entire campus (including AG areas) allows Catellus to start executing on any land that is both rezoned and included in the CDI-OZ *immediately*.

i. Power

The formal process required to be undertaken to secure power is extensive and time consuming. This includes submitting detailed specifications to First Energy and having First Energy comprehensively study their ability to deliver the requested power without compromising the reliability of the overall transmission grid. The process culminates with First Energy issuing a report outlining the improvements required to deliver that power ("Detailed Load Study"). The Detailed Load Study process takes approximately 18-months from submission of the request and costs several hundred thousand dollars. After a Detailed Load Study is received, First Energy and the applicant negotiate a final contract, called a Major Project Agreement ("MPA"), which memorializes the obligations of both parties in order to proceed.

Catellus, in coordination with First Energy, has extensively studied the power required for the development of the entire 2,122-acre Campus. We currently have three approved Detailed Load Studies in hand which will provide us with what we believe is **sufficient power to develop the entirety of the Campus, including those portions of the Campus currently zoned Agricultural land but proposed**



for inclusion in the Overlay. We have also received all required MPA's and expect to be under binding contracts with First Energy by year end.

We are often asked about on-site generation. Our Master Plan includes areas for on-site solar, which we envision would likely be contributed to a community solar project that principally benefits the grid and/or the local community.

ii. **Fiber**

Catellus is also the owner of the QLoop, which is a 41 mile, 235,000 strand fiber-optic system that connects the Campus directly to Ashburn, VA, home to the most robust Internet Exchange Point in the world. This approximately \$170M investment creates a communication speed (latency) that makes the Campus perform as if it was located in Loudoun County. This is strategically advantageous for the Campus and Frederick County because it enables a broad and diverse array of computing options, including Cloud, AI and DoD/Homeland Security related uses, creating a value proposition unlike any other sites in Frederick County or the State of Maryland.

iii. **Water & Sewer Infrastructure**

Catellus' APFO LOU outlines the phasing of all required infrastructure. For instance, the LOU outlines that Phase 1 of the Campus will be given a maximum water allocation of 1.3 million gallons per day. After this is allocated to site plans, per the terms of the APFO LOU, Catellus must either 1) design, permit, and construct improvements to obtain additional water from the New Design Road Water Treatment Facility (Potable Water) or 2) study, design, permit and construct the wastewater effluent supply system (Non-Potable Water). Catellus and its consultants have studied and are currently designing the wastewater effluent supply system. All design, engineering and construction of this system will be paid for 100% by Catellus. In fact, Catellus has constructed over four miles (and spent more than five million dollars) of effluent supply lines throughout the Campus to support the eventual infrastructure that will deliver non-potable water to development sites.

For context, the County currently maintains approximately 49.9 MGD of existing water treatment capacity and holds permits for an average daily withdrawal of approximately 39.2 MGD (per the Frederick County Water and Sewerage Plan –



Adopted September 2025). Against this backdrop, the Campus' allocation of potable water represents only 3% of the County's overall water supply.

3. Community Engagement

We are committed to a high level of community engagement, as we have worked tirelessly to demonstrate over the past year. I have personally distributed my cell phone number, sat at kitchen tables, in living rooms and listened and engaged with the community. We have given countless tours, provided presentations to numerous groups, and met with various special interest organizations. We have heard the communities' concerns and have made amendments to our Master Plan to address some of those concerns. We remain committed to continuing to listen, to share updates and strengthen our relationship with the community.

The County Executive and her staff have recently announced that when the CDI-OZ process concludes, the County will hold listening sessions – one with the Adamstown Community and one with the Frederick County community at large. We think this is a great idea and are hugely supportive of this plan and will be as involved in this process as the County would like us to be. As discussed above, we stand ready to negotiate a community benefits or other agreement once these listening sessions have concluded and are proactively requesting appropriate zoning changes for portions of the Campus that could be devoted to community uses identified through this process.

4. Our Plan Has Evolved Based Upon Direct Community Feedback

The Master Plan being developed for the Quantum Frederick Campus takes into consideration how this property relates to the community in a variety of different ways.

The Master Plan is organized into various community districts, with each district being responsive to the nearest community and cultural contexts. For example, the northwestern most part of the campus is closest to the Windsor Estates community, while the southeastern most district of the campus relates to Greenhill Manor and Adamstown. Where these areas of the Campus abut surrounding neighborhoods, we are proposing 'public benefit areas.' These public benefit areas provide land that is available to be programmed in the future as part of community benefit discussions. For example, these areas could be developed and programmed as active community recreation areas, workforce training facilities, daycare facility, agriculture incubator space, agrivoltaics, or passive open space – to name just a few ideas we've heard from the community. We have



specifically requested that these areas also be rezoned to Limited Industrial but **not included in the CDI Overlay Zone** in order to give the community flexibility in their ultimate use. These areas are not proposed to be used for data centers.

We are also focused more broadly on how the Campus fits into the public realm around its perimeter. We are developing compatibility zones which take into consideration the viewsheds from adjoining properties and the public travel corridors around the Campus, to the extent reasonably possible. These are areas generally located along public rights-of-way where we have provided and are programming enhanced setbacks and visual performance standards, including generous berming and vegetation. In addition to these areas' providing buffering, they can also serve other important community functions. For example, a greenway corridor along New Design Road will also accommodate a planned hiker-biker trail and will hopefully become a vital connection point between the City of Frederick and the C&O Canal. Certainly, these areas can also be ecologically high performing, and we've been presented with thoughtful ideas from environmental experts and interests.

5. Significant Buffers from Adamstown and Windsor Estates

In previous testimony, we have requested that Lot 306 (see Exhibit A) be 1) included within the Overlay and 2) a portion of the Lot be rezoned from Agriculture to Light Industrial zoning.

A significant portion of this Lot was zoned Light Industrial and General Industrial (approximately 90 acres) prior to our purchase of the Campus. Because it was zoned LI/GI (and data center development was allowed in all LI/GI), we designed one leg of the QLoop fiber optic system on the southern edge of Lot 306 adjacent to Adamstown Road. We then planned to connect to this system through Lot 306 to additional parcels on campus. This system is currently constructed at the southern end of Lot 306 adjacent to Adamstown Road. Not including this Lot in the overlay effectively downzones this Lot, which already has CDI infrastructure constructed within it.

We have listened to the community's concern about data center development on Lot 306 and proximate to the Carroll Manor Elementary School and the Adamstown Community and are therefore **proposing a 1,000-foot buffer from Adamstown Road**. This 1,000 ft buffer would create an approximately 40-acre parcel adjacent to the Carroll Manor Recreation Council Parcel (26 acres) that was donated by the Campus' previous owner. This would



create a contiguous parcel (~66-acre) that can serve as both a buffer to the community/school as well as an active recreation area for the Community.

We have also heard concerns from the Windsor Estates Community and propose a similar buffer along Ballenger Creek Pike adjacent to the Residentially Zoned areas at the northernmost portion of our Campus. This buffer (see Exhibit A) will create approximately 60 acres of buffer and open space between Windsor Estates and the Campus.

6. Economic & Fiscal Analysis

With several real estate transactions having been completed, the deeds of which are publicly available, along with actual construction costs, we have actual, not speculative, economic data to help the County plan for the future. We recently commissioned HR&A Advisors to prepare an updated Economic and Fiscal Analysis which we've shared publicly. The full report is available for download [here](#).

This study finds the following associated with the buildout of the Campus:

Jobs: The site is expected to create an average of 9,800 annual jobs at full buildout (including direct and multiplier jobs).

Economic Impact: The site is expected to generate \$5 Billion dollars of annual economic output at full buildout.

Fiscal Impact: The site has already generated over \$50 Million dollars in recordation taxes to Frederick County and is expected to generate over \$214 Million dollars per year to Frederick County at full buildout.

7. Summary

Frederick County has run one of the most comprehensive processes we have seen. Catellus has listened and engaged with neighbors, constituents of nearly every type and learned from the community's input. Therefore, we believe comprehensively planning the balance of the Campus will lead to a more thoughtful and well-designed plan for Frederick County as a whole. We are looking forward to the remainder of this process and are always available to answer any questions from the County and the Community.



Sincerely,

A handwritten signature in blue ink that appears to read "Michael Kuykendall".

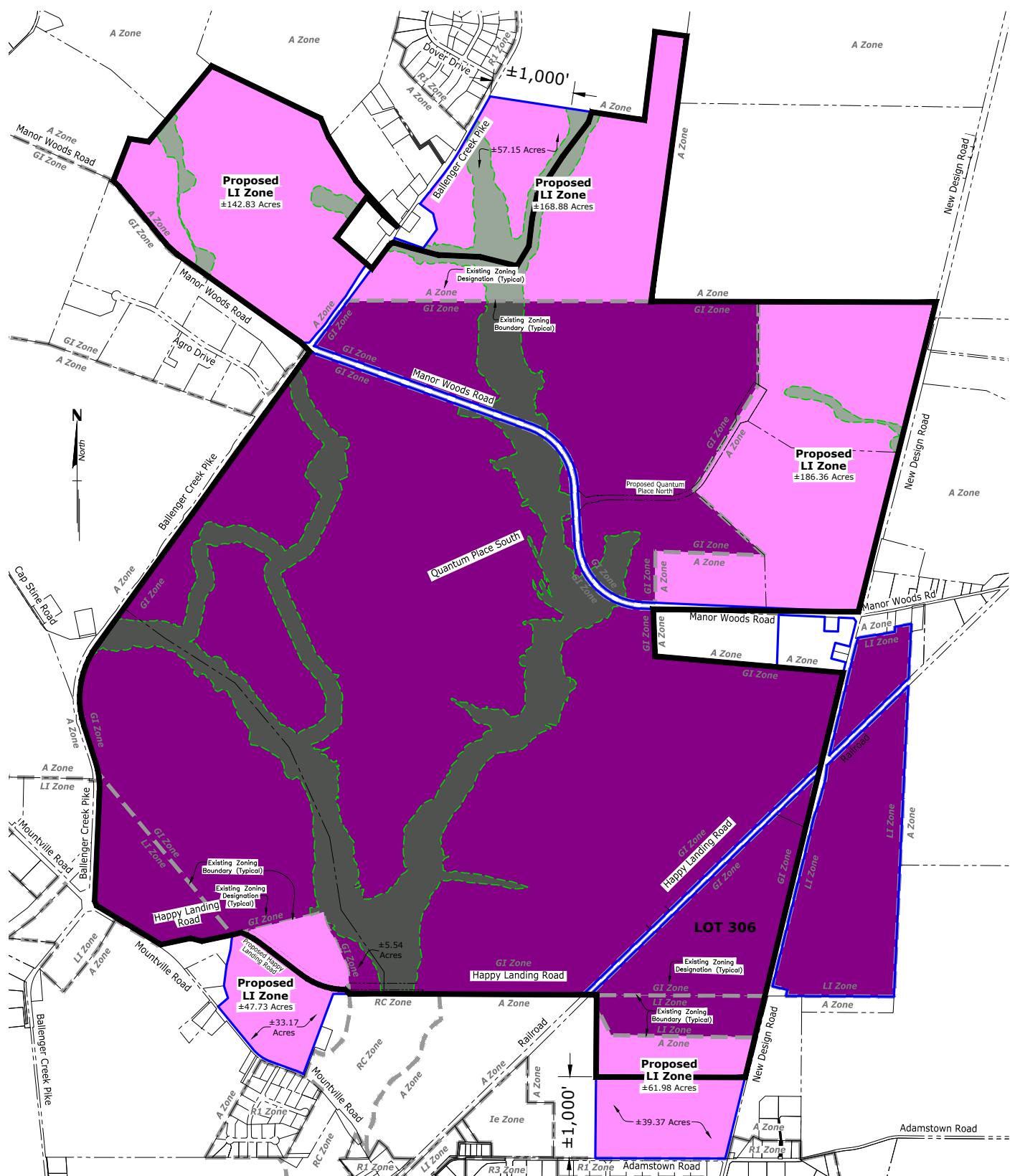
Michael Kuykendall

Senior Vice President

Catellus Development

Email: mkuykendall@catellus.com

Phone: (916) 803-4082



Existing Zoning Tabulation (in Acres)

Owner	GI Zone	LI Zone	A Zone	Gross Tract
Quantum Maryland	916.15	134.83	619.76	1670.74
Aligned Data Centers	74.89	0	0	74.89
Rowan Frederick	342.09	33.21	0	375.3
Frederick County	1.22	0	0	1.22
TOTAL	1334.35	168.04	619.76	2122.15

Proposed Zoning Tabulation (in Acres)

Owner	*GI Zone	*LI Zone	A Zone	Gross Tract
Quantum Maryland	916.17	742.61	11.96	1670.74
Aligned Data Centers	74.89	0	0	74.89
Rowan Frederick	342.09	33.21	0	375.3
Frederick County	1.22	0	0	1.22
TOTAL	1334.37	775.82	11.96	2122.15

*Area of GI & LI Zones in Waterbody Buffer = 294.2 Acres

LEGEND

- EXISTING INDUSTRIAL ZONE
- PROPOSED INDUSTRIAL ZONE
- REQUESTED CDI OVERLAY (±1,891.60 AC)

Exhibit of
The Property of Quantum Maryland, LLC, et al
"Quantum Frederick"
Buckeystown (1st) & Ballenger (23rd) Election Districts
Frederick County, Maryland
Scale: 1" = 800'

Rural Legacy is a **PERMANENT PRESERVATION** Program - please see the notes below from an internet search I performed based on the question from Council Member Donald about properties enrolled in the Rural Legacy Program

From Mike Spurrier <mspurrier819@gmail.com>

Date Tue 12/2/2025 7:02 PM

To Council Members <CouncilMembers@FrederickCountyMD.gov>; Steve Black <steveblack2313@gmail.com>; Brian Sweeney <brian@calico-nm.com>; Steve Cassis <steve.cassis@ymail.com>; Cherney, Ragen <RCherney@FrederickCountyMD.gov>; Gaines, Kimberly <KGaines@FrederickCountyMD.gov>

[EXTERNAL EMAIL]

There is evidence that attempts to remove properties or alter their zoning within a Maryland Rural Legacy Area have been denied or rejected.

For example:

- **Zoning Changes:** In Howard County, a proposed bill (Bill 16-2017) to change the zoning of thousands of acres of farmland in the Upper Patuxent Rural Legacy area for housing development was rejected by the County Council.
- **Specific Property Removal:** In February 2025, an amendment was introduced to the Carrollton Manor Rural Legacy Expansion plan in Frederick County to specifically remove a property located at 2417 Thurston Road. The record shows the amendment was "Adopted/Rejected/Withdrawn," indicating a formal process where such a request was considered and potentially denied or not approved as a final action.
- **Development Right Transfers:** In St. Mary's County, an application to apply Transfer Development Rights (TDRs) to a property was denied because a previous resolution had incorporated the property into a Rural Legacy Area, which restricted increasing density beyond the program's rules.

The Maryland Rural Legacy Program is designed to create permanent preservation through the purchase of conservation easements. Once an easement is in place, the land is permanently protected, and the terms are binding on all future owners. Changes or removal from the program require a formal process involving local sponsors (county governments or land trusts), the Rural Legacy Board, and potentially the Board of Public Works, and are subject to scrutiny and potential denial to uphold the program's goal of permanent preservation.

Mike Spurrier
240-446-0305
mspurrier819@gmail.com

From: Helen Josephson <hkjosephson@comcast.net>
Sent: Wednesday, December 3, 2025 7:52 AM
To: Council Members <CouncilMembers@FrederickCountyMD.gov>; County Executive <CountyExecutive@FrederickCountyMD.gov>; Planning Commission <PlanningCommission@FrederickCountyMD.gov>
Subject: CDI Overlay-Please listen

[EXTERNAL EMAIL]

There have been communications and meetings discussing how extending the data center campus will negatively impact the residents, particularly the children. It seemed as though you were listening and agreed to hold the line back away from Carroll Manor Elementary School. Now Catellus is throwing the land closest to the school back in the plan. It is very difficult to believe what you say when you can't even maintain one of things we seemed to agree on.

Convenience, greed, and political self-interest is driving the extension of the data center campus at the expense of our children's quality of life. The current data center is slated to bring in revenue to the county and is already huge. As things stand we will see electric prices increase and environmental quality decrease. There is no need to create a larger data center campus. It will only benefit those who are trying to score political points by hitting a big financial jackpot for the county.

Frederick County pulled a bait and switch on this community. We were sold a medium-sized data center that would not affect our infrastructure, would use land that really couldn't be used for anything else, and would bring revenue to the county. Then the government comes back and says we've already done this so it would be convenient for the county and save agricultural land in other parts of the county if we just extended the data center campus even more. To sell the deal, fliers were delivered giving false information on providing jobs for people in Frederick. You know that's not correct. Very few people from Frederick are currently working on the data centers. It's also temporary jobs, because the initial selling point for data centers was that they didn't employ a lot of people. We were informed that there would not be a lot of people moving in and having cars on the road and adding more kids to our overcrowded schools. What is the truth?

The map of the overlay shows the potential for a huge campus the size of a town. It could have its own zip code. Why does our community have to pay the price to protect agricultural land elsewhere in the county? Why is our protected land less important? The article in the FNP by the member of the Commerce Department was tone deaf and focused on monetary gain. He is downplaying the noise, light, and air pollution of such a large data center. This is not the same as residential development. Residential development in and of itself is benign. Its impact is felt indirectly on the infrastructure. Having a huge data center campus drains our community dry of power and water while stealing our children's health and is not acceptable, especially when the already agreed on campus is large and will provide an influx of revenue.

Please listen to the concerns of the residents and seriously consider the vote of the Planning Commission. Prioritize our health and agricultural land over potential profit.

Sincerely,

Helen Josephson

From: Kim Westervelt <kim.westervelt@gmail.com>
Sent: Tuesday, December 2, 2025 4:11 PM
To: Council Members <CouncilMembers@FrederickCountyMD.gov>; Kim Westervelt <kim.westervelt@gmail.com>
Subject: Stop Expansion of Data Centers in Frederick!

Dear Frederick County Council Members:

Although I am unable to attend the upcoming workshops and public hearings about expanding the data center zone, this issue is very important to me as someone who uses and appreciates the rural areas of southern Frederick, Maryland, and lives in Clarksburg, not far from this area.

I am distressed that this is a meeting to discuss EXPANDING the zone for data centers. The implementation of data centers in this area is already a concern due to loss of land, water issues, etc. so I am asking you not to consider ANY expansion to the zone. Please note that once these decisions are made and acted upon, we can't go back and "fix" mistakes made to nature and rural areas.

I don't understand how expansion could even be considered at a time when 1) no economic analysis has been completed, 2) we already have regulations stipulating that data centers are NOT to be built on Priority Preservation or Rural Legacy areas, 3) the current construction appears to be out of control with two ongoing investigations and over 100 major environmental violations, 4) the huge need for additional power this data center complex will require, and 5) the additional pollution the needed diesel generators will bring to the Frederick area.

As a county and a country, I understand we need to move forward and balance the needs of the 21st century with protection of our natural resources. You have the responsibility to make decisions for the good use of the county's resources and the impact on the people living there. We, the voters, will remember how you voted in the next election.

At this time, **no additional areas** should be set aside for data centers.

Thank you for your time and consideration,

Kendra Westervelt

From: Nick Carrera <mjcarrera@comcast.net>
Sent: Wednesday, December 3, 2025 10:26 AM
To: Council Members <CouncilMembers@FrederickCountyMD.gov>
Cc: Planning Commission <PlanningCommission@FrederickCountyMD.gov>; County Executive <CountyExecutive@FrederickCountyMD.gov>; Carrera, Alexandra <sasha.carrera@gmail.com>; Carrera, Johnny <johnnyquercus@me.com>; Carrera, Nicholas <mjcarrera@comcast.net>
Subject: Corrected comments on Loudoun Co. first data centers

If I'd been more "awake" at 3:15 this morning, I could have sent you the correction then. With clearer head this morning I'm attaching notes I made after Rizer's presentation to the DCW two years ago. From those notes:

Rizer and Loudoun began looking at data centers **in late 2006-2007**. At that time they had excess power available. Rizer comment at 1:04:54: "Power has turned into a problem for us." (*We didn't know then about the MPRP that was coming for Loudoun's benefit.*) Rizer at 56:38: "If there's anything the citizens like less than the data centers, it's the power lines."

My understanding is that more power lines would be needed at Quantum for the Large Overlay that Miss Venable and Mrs. Gaines have proposed to you.

Regarding the question asked last night of what's available at Quantum I have a rough idea. From a map, "Quantum Frederick LOU Water Phases," 12/03/2021, using strong lighting and a magnifying glass, I extracted data on what was platted and what's been sold, included here in an attachment. I don't claim 100% accuracy. Quantum could provide up-to-date information.

The property the Planning Staff continues to label "Noffsinger" is owned by Tom Natelli. The Staff may not want to draw attention to his connection, as member of the Quantum Board of Directors, to county data center plans. This is wholly understandable. Regarding "Noffsinger," the SDAT data base, Map 0094, Parcel 0054, says the parcel is owned by "Manor Woods Road Properties, LLC," with address 506 Main St 3rd Floor, Gaithersburg MD 20878. This is Natelli's office. SDAT says it was purchased from Noffsinger on 11/18/2021. Shortly before, 11/10/2021, Natelli (as "Fingerboard Road Property," same address) bought two lots along Fingerboard Road, Parcel 25, lots 1 and 2. That area is now part of the Sugarloaf Plan. The *Frederick News-Post* article that first alerted Frederick County citizens to the secret, planned deals among the County, Amazon, and developers didn't appear until 2/09/2022. If you go to the following link you can find the map, "CDI Floating Zone," dated 3/12/2021. Parcels

25 lots 1 and 2 are part of CDI Zone #3; Parcel 54 is part of CDI Zone #2; the mysterious Cutout that appeared in the July 2021 draft of the Sugarloaf Plan is CDI Zone #4, containing 381 acres owned by Natelli:

<https://www.sugarloaf-alliance.com/data-center-floating-zone-map>

My mistake last night in the starting year for Loudoun County data centers does not in any way undermine the caution I urged regarding a too-large Overlay. The large (5x) uncertainty in expected revenue, the sharp disagreement regarding number of jobs and their associated infrastructure needs, and the total lack of realistic cost estimates all/all militate against a rash jump into the data center melee. We are already committed to some centers; let us make good on that commitment before obligating ourselves further. That was the cautious approach taken by the Planning Commission, and should be your approach in considering what Quantum Overlay to approve.

Best Regards,

Nick Carrera
2602 scenic Thurston Road

DCW, 11/15/23: Buddy Rizer presentation. File: Sugarloaf Plan >DCW 11.15.23 Rizer

Site: https://frederick.granicus.com/MediaPlayer.php?view_id=10&clip_id=9604

Begins 50:40, ends overall 1:47:58. It's worth watching all. These portions relate mostly to planning to avoid the data center creep, even sprawl seen in many locales in Virginia.

Rizer and Loudoun began looking at data centers in late 2006-2007, during an economic slump. Home values and their portion of tax revenue were down. Tax base was 81% domestic, 19% commercial. Goal was to reach 23% commercial; it's now 50% commercial.

54:40: they planned for 5-6 million square feet in data centers (115 – 138 acres); now have 31 million square feet (712 acres). Comment: Land they occupy is 3% of county or 9900 acres.

54:44: “It has probably gone beyond where we feel comfortable today ... We're actually trying to slow down and build more houses.”

56:15: current power consumption – 2.8 GW

56:38: “If there's anything the citizens like less than the data centers, it's the power lines.”

59:35: “When we started I had a real plan of where I wanted the data centers.”

1:04:54 “Power has turned into a problem for us.” Actual peak load is > 2.8 GW, annual increase is 100-200 MW. Rizer cited plans for a new southern HV line to be completed in 2026; and a new northern HV line to be completed in 2028. Comment: probably the MPRP.

1:06:04 “The northern line, frankly, is going to be a problem, because the only way for us to get that is to either to come across Maryland or come down Route 7.” He then cited many Route 7 problems, perhaps indicating it was the “across Maryland” option that was coming..

1:07:19 “Don't leave it to chance where they [data centers] might go, set your boundaries.”

1:08:03 “But if you don't define the area of opportunity early on, then you're going to run into some of the issues where we have, where the good citizens in the data center industry will go where you want them to go, the citizens in the data center industry that maybe don't care as much are going places where we would prefer they would not be. So I would make sure that you draw those lines pretty securely, and define what your opportunity is if you decide to go down that road.”

1:21:58 “For Loudoun County we made it up as we went along, and I think that there's an opportunity for my home county [Frederick] to really plan it out, to really define the opportunity and to set the barriers for success.”

His formal talk ended at 1:22:50, and was followed by Q & A

1:29:30 “From day one, 17 years ago, I said we would not have data centers west of Route 15, that we would not put them in our rural area, that we would not allow them into areas where we thought that it was not going to be smart or environmentally sensitive. ... When you start to look at those opportunities you should define what it is and draw those lines. I think that's incredibly important.” Comment: Perhaps those limits have been breached, in light of recently reported citizen concern. County Council comments 2/25/25; Good evening; I'm Nick Carrera, 2602 scenic Thurston Rd

County Executive Fitzwater named a Data Centers Workgroup, whose final report* is on the county web site, and deserves viewing by everyone. On November 15, 2023, they heard from Buddy Rizer**, Loudoun County's director of economic development, who is consulted internationally for advice, based on his experience with Loudoun's Data Center Alley. One thing he stressed was the importance of planning and control. Here are some things he said on that issue:

“When we started I had a real plan of where I wanted the data centers.”

“Don't leave it to chance where they might go; set your boundaries.”

“... if you don't define the area of opportunity early on, then you're going to run into some of the issues where we have, where the good citizens in the data center industry will go where you want them to go; the citizens in the data center industry that maybe don't care as much are going places where we would prefer they would not be.” [How's that for careful wording!]

“I said we would not have data centers west of Route 15, that we would not put them in our rural area, that we would not allow them into areas where we thought that it was not going to be smart or environmentally sensitive.”

“When you start to look at those opportunities you should define what it is and draw those lines. I think that's incredibly important.”

Rizer also recognized another concern with data centers, when he said, “If there's anything the citizens like less than the data centers, it's the power lines.”

The Workgroup heard from many others, and did due diligence in considering all issues. Regarding data center sites, they recommended “CDI Floating Zones,” that is, zones planned in advance, where data centers might be permitted. Outside those zones, they would be excluded. This idea had earlier appeared in a March 2021 map*** prepared by county planners that defined five areas in southern Frederick County where data centers might be located, but only in those areas.

To me, it seems clearly desirable that a “CDI Floating Zone” provision be included in the bill or bills to be considered by the Council. Otherwise, you're opening the entire county to data centers, with their need for additional new power lines to serve them. And as Loudoun County's Buddy Rizer said, “If there's anything the citizens like less than the data centers, it's the power lines.”

*<https://www.frederickcountymd.gov/DocumentCenter/View/350277/Data-Center-Workgroup-Final-Report>

**https://frederick.granicus.com/MediaPlayer.php?view_id=10&clip_id=9604

***<https://www.sugarloaf-alliance.com/data-center-floating-zone-map>

Numbered Lots at Quantum Property

Lot	Area, sq ft	Area, acres
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100	1,303,561	29.93	
101	945,506	21.71	
102	1,113,337	25.56	
103	407,426	9.35	
104	1,030,829	23.66	Rowan 3
105	747,950	17.17	Rowan 3
106	654,331	15.02	Aligned
107	702,409	16.13	Aligned
108	743,180	17.06	Aligned
109	1,162,522	26.69	Aligned
110	901,141	20.69	
111	551,103	12.65	
112A	845,994	19.42	
112B	334,521	7.67	
112C	575,331	13.20	
112D	294,103	6.75	
113	1,257,552	28.86	
200	233,382	5.36	
201	2,288,398	52.53	
202	1,128,750	25.91	
203	1,582,399	36.33	
204	1,904,135	43.71	
300	2,285,393	52.47	
301	3,781,997	86.82	
302	2,408,417	55.29	Rowan 2
303	2,351,622	53.99	Rowan 2
304	1,546,226	35.49	
400	2,428,775	55.76	Rowan 1
401	4,160,294	95.51	Rowan 1
402	526,183	12.08	
403	1,445,541	33.19	

Total, all: 955.96 acres

Area taken: Aligned: (74.9) + Rowan: (151.27 + 109.28 + 40.83) = 376.28 acres

Area at Quantum remaining: 579.68 acres

file: Sugarloaf Plan > Quantum lots

From: Catherine Brown <brownncathy@comcast.net>
Sent: Wednesday, December 3, 2025 3:51 PM
To: Council Members <CouncilMembers@FrederickCountyMD.gov>; Planning Commission <PlanningCommission@FrederickCountyMD.gov>; County Executive <CountyExecutive@FrederickCountyMD.gov>
Cc: Cathy Brown <brownncathy@comcast.net>
Subject: Comments for 12/2/2025 - Data to Compare to statement by Realtor

12:14 84% 

← See Homes for Sale Sign in 

[Read More](#)

Trends Demand Schools Climate

21710 Housing Market Trends

What is the housing market like in 21710 today?

In October 2025, 21710 home prices were up .0% compared to last year, selling for a median price of \$675K. On average, homes in 21710 sell after 54 days on the market compared to 30 days last year. There were 11 homes sold in October this year, up from 9 last year.

Median Sale P... All Home Types

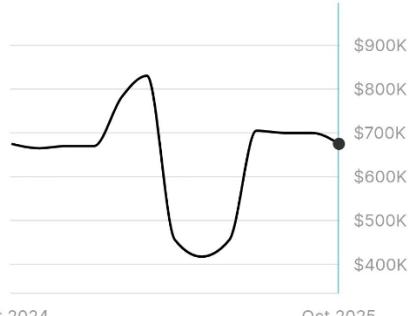
Median Sale Price

(All Home Types)

\$675,000

0.0% YoY | Oct 2025

1y 3y 5y



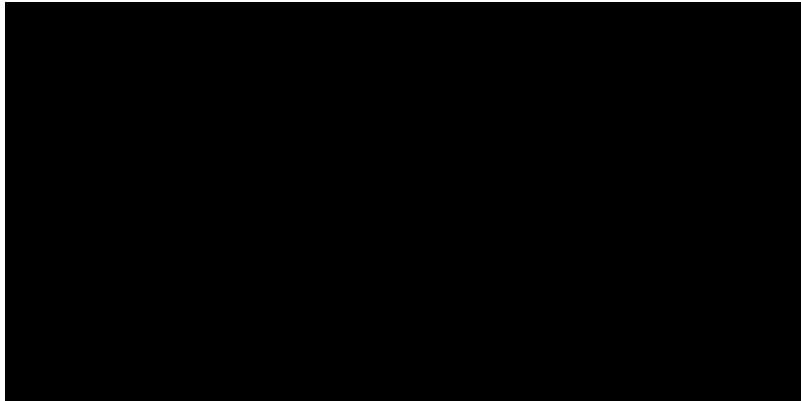
Oct 2024

Oct 2025

Based on Redfin calculations of home data from MLS and/or public records.

Location	Data Oct 2025	Growth % YoY
● 21710, MD	\$675K	0.0%

The Redfin data shows flat growth year over year for Adamstown not 8% as stated by the Realtor at the December 2nd meeting. Historically, Adamstown home values were well above Frederick County. Please look at the detail at [21710 Housing Market: House Prices & Trends | Redfin](#)



[21710 Housing Market: House Prices & Trends | Redfin](#)

The 21710, MD housing market is somewhat competitive, scoring 59 out of 100. The average 21710 house price was \$635K last month, up 3.1% since last year.

for Adamstown. I have included a screen shot, but you can easily see this data for any zip code at that link. The Realtor's comment is unclear to me; his data point may be skewed for list prices versus sales or be older data?

The data for homes sold at the new development at the former carnival grounds is discouraging. Price decreases and canceled contracts are the actual data that is available on that project.

Regards,

Catherine Brown

5529 Mountville Rd, Adamstown, MD

[Yahoo Mail: Search, Organize, Conquer](#)

From: Theresa Furnari <tafurnari10@gmail.com>
Sent: Wednesday, December 3, 2025 7:44 PM
To: County Executive <CountyExecutive@FrederickCountyMD.gov>; Planning Commission <PlanningCommission@FrederickCountyMD.gov>; Council Members <CouncilMembers@FrederickCountyMD.gov>
Subject: Data Centers do not provide long term employment

Hello All: Aren't you just sick of hearing from the plumber, or the electrician testifying to the benefits to his family due to data centers. However, you must know by now that the benefits stop after the construction of the centers. Although a 30 year mortgage will continue to be due, the construction job for the plumber or electrician will be terminated after a few years. While data centers do provide employment, it is temporary. Once the center is built the actual number of jobs per center is a few dozen. It is for this reason that I again ask that you not expand the East Alco site. The benefits to the employee are misleading. After a few years, they will be out of a job, and defaulting on that mortgage. Please do not expand.

Thank you

Theresa Furnari

From: Krista Ochlech <kochlech@comcast.net>

Sent: Wednesday, December 3, 2025 10:18 PM

To: Council Members <CouncilMembers@FrederickCountyMD.gov>; County Executive

<CountyExecutive@FrederickCountyMD.gov>; Planning Commission

<PlanningCommission@FrederickCountyMD.gov>

Subject: No further data center expansion!

Good evening,

I have a few more thoughts I want to share with you about the mega data center impact to Frederick County

1. Property Value Impacts

Large industrial facilities like these mega data centers negatively affect nearby property values due to:

- Visual blight
- Noise
- Increased industrial zoning nearby
- Contamination or resource depletion

This can harm long-time residents trying to sell or preserve land.

If you don't live where I do, you likely don't really care about this issue, but you should. There are a lot of influential people living in the Adamstown area. If our property values are negatively impacted, we know exactly who to blame!

2. Cultural and Community Disruption

Our rural community's identity will undoubtedly be shaken by this large corporate development. The result will be loss of rural character and open spaces. There will be growing distrust and division among residents of the county and particularly distrust of the county government.

3. Increased Risk of Pollution

Data centers contribute to:

- Diesel exhaust from backup generators
- Chemical leakage from batteries or coolant systems
- Electromagnetic interference
- Waste heat released into air or waterways

While the individual risks may be low, they are magnified in small communities with limited environmental regulation or oversight capacity.

Please do the right thing and limit the damage to our community. No further data center expansion!!

Thank you,

Krista Ochlech

5809 Underwood Ct

Adamstown, MD 21720

From: Tod Salisbury <todsalisbury@gmail.com>
Sent: Thursday, December 4, 2025 8:44 AM
To: Council Members <CouncilMembers@FrederickCountyMD.gov>; County Executive <CountyExecutive@FrederickCountyMD.gov>; Planning Commission <PlanningCommission@FrederickCountyMD.gov>
Subject: Please don't expand data center footprint

Good morning all--I urge you not to expand the data center footprint by adding an overlay. Let's wait and see how the development at the Eastalco site goes before even considering an expansion. Also, I strongly object to holding the vote on Dec 23--the optics of that are terrible. What's the hurry?

Sincerely, Tod Salisbury

From: Steve Poteat <cspoteat@gmail.com>
Sent: Thursday, December 4, 2025 10:58 AM
To: Council Members <CouncilMembers@FrederickCountyMD.gov>
Cc: Blanca Poteat <bcpoteat@gmail.com>; Nick Carrera <mjcarrera@comcast.net>; Steve Black <steveblack2313@gmail.com>; Sue Trainor <Sue.trainor.music@gmail.com>; Johanna Springston <johannaspringston@gmail.com>; Ingrid Rosencrantz <catoctinck@gmail.com>; Karla Stoner <bloomforge@peoplepc.com>; Peter Blood <peterblood3213@comcast.net>; Chad Baker <kbcbab@aol.com>; James Coulombe <duetto14@gmail.com>
Subject: \$100 million annual property tax return from data centers

Council President Young:

In this morning's Frederick News Post (12/4/2025) you are quoted as saying that data centers will produce \$100 million per year in property taxes. Could you provide me the source for that calculation. Thank you. Steve Poteat. Sugarloaf Mountain Road.

Sent from my iPad

From: Edna Howard <ednahoward@yahoo.com>
Sent: Thursday, December 4, 2025 10:19 AM
To: Planning Commission <PlanningCommission@FrederickCountyMD.gov>; Council Members <CouncilMembers@FrederickCountyMD.gov>; County Executive <CountyExecutive@FrederickCountyMD.gov>
Subject: NO to Adamstown Overlay Expansion

Good afternoon County Council Members,

I am writing to inform you that I am opposed to the overlay expansion of the data centers, beyond the East Alcoa site.

Please consider the Planning Commission's recommendations, which is to DENY the overlay expansion.

I don't know how you expect the small town of Adamstown to handle the potential for additional data centers and added stress of an electrical grid being built across the County to accommodate it. Of course the other County's are not opposed to it - because it is not going in "their backyard." You're not listening and don't care about the people of Adamstown and Buckeystown who have voiced their concerns and made it clear that it is a hinderance to their daily living and property values. We are the ones who have to live with the consequences. Who do we complain to in 10-20 years when this is a problem that you didn't acknowledge at the beginning? This is not a smart move for Frederick County and Adamstown.

Leave things how they are and let's see what these effects are from the data centers that are already being built on the East Alcoa site before expanding onto the green areas outside of that. It is smart to see the effects of what's being done before granting access to more land without knowing the results.

Sincerely,

Adamstown resident

(and I'd like to continue to stay a longtime Adamstown resident and not be forced to move)

From: Vicki <vickimichael@comcast.net>
Sent: Thursday, December 4, 2025 2:53 PM
To: Council Members <CouncilMembers@FrederickCountyMD.gov>
Subject: Please Reject Rezoning of Agricultural Land for Heavy Industrial Use

Dear Council Members:

I am writing to respectfully urge you **to oppose the proposed rezoning of agricultural property to heavy industrial use** for the purpose of constructing data centers and related facilities here in Southern Frederick County.

While I understand the economic appeal of large-scale technology projects, this rezoning carries serious and long-term consequences for our community:

1. Irreversible loss of agricultural land

Agricultural areas are a vital resource—supporting local food production, open space, and the rural character that defines our region. Once converted to heavy industry, this land can never be restored to its original use.

2. High environmental and infrastructure burdens

Data centers require massive amounts of electricity and water and often generate significant noise from cooling systems. This places extraordinary pressure on local utilities and may result in residents bearing the cost of system upgrades, higher utility rates, or increased environmental degradation.

3. Incompatibility with surrounding uses

Heavy industrial operations are fundamentally at odds with nearby farms, residences, and small businesses. Traffic, noise, light pollution, and reduced property values disproportionately impact those who live and work closest to the site.

4. Insufficient long-term economic benefit

Despite their size, data centers produce comparatively few permanent jobs. Rezoning high-value agricultural land for a low-employment industrial use does not provide the balanced or sustainable growth our community deserves.

5. Better alternatives exist

There are more appropriate locations already zoned for industrial development—sites with existing infrastructure and fewer impacts on residents, farmland, and the environment. The community should not sacrifice irreplaceable agricultural land when such alternatives remain available.

For these reasons, I strongly encourage you to **protect our agricultural land and vote against the rezoning request**. Preserving responsible land-use planning is essential to the long-term health and character of our community.

Thank you for your service and for considering the concerns of residents who value thoughtful, sustainable development.

Sincerely,

Vicki Michael

Cooling Springs Farm

2455 Ballenger Creek Pike

Adamstown, MD. 21710

vickimichael@comcast.net

240-344-6558

From: Christine Spangler <cdavis2588@gmail.com>
Sent: Thursday, December 4, 2025 2:54 PM
To: Council Members <CouncilMembers@FrederickCountyMD.gov>
Subject: Data center revenue question

Hello,

I received a postcard in the mail detailing how the new data center in Frederick County will bring in tax revenue that will build "Maryland's best schools-without raising taxes" and "new funding for exceptional teachers".

However, **what is the exact plan for this?** Is there a proposed budget or concrete outline how the incremental revenue from data centers will be used to improve our school system? Will this new revenue be supplemental, i.e. an increase in education spending in addition to the general funds already allocated? Will there be an increase in teacher salaries across the board? OR, will the tax revenue from data centers be replacing the general fund money that already goes to schools, and the general funds will be redirected elsewhere, thus making the effect of the data center revenue a net neutral for education?

I think it's EXTREMELY important that there is transparency in what this plan is going to be. Please do not expect the community to look at this project with rose-colored glasses. Do not try to lure us into this project with teh promise of "better schools" if you cannot tell us what that even means. There are already plans to expand the CDI zoning map without even allowing the data center to be built and to see the impact of it on the surrounding community. It's going to use an estimated 3% of our water supply. There have already been vetoed environmental and community impact studies. Please stop the accelerated movement on this project without thinking of the impact it will have on the community in which it is being built.

Best Regards,
Christine (Frederick Resident)

From: VCRC | Tony C. <tonyc@vcre.com>
Sent: Wednesday, December 3, 2025 1:14 PM
To: Council Members <CouncilMembers@FrederickCountyMD.gov>
Subject: Checchia, follow up Testimony in favor of CDI overlay

[EXTERNAL EMAIL]

hello Council members,

Squirrel!

Please see attached 1972 comp plan, which in my opinion is the best plan the County has ever had and if we had simply stuck to the plan, as they say, I believe we would not be dealing with the gridlock that we are currently plagued with and likely will not be able to resolve now due to a variety of factors. It also reaffirms that planned industrial growth (increase in commercial tax base) was planned for decades ago!

I also wanted to share the following real market data on home values w/in a 2 mile radius of the Eastalco properties...clearly hasn't had a negative impact on the property values (and in my professional opinion, will not)..see below.

Finally, I wanted to share the reasons why the economic benefits have escalated from the original \$41m estimate...it's simple, the land values for DC has far outpaced anyone's estimation and we are now seeing lands sell for over \$1m/acre and in NVA the last DC sale was \$6m/acre...these numbers are real and like the young kid who testified at the beginning of the workshop, I believe you all have an obligation to the County at large to take the opportunity to capitalize on the windfall that is before us.

I think the planning commission's approach was to weigh the support of vs. not support of and in my opinion, failed to follow the research and reason applied by the County's professional staff.

I encourage you to be bold, as I said last night, and apply the CDI (overlay)--not zoning, to all the requested properties north of Mountville east of Ballenger Creek and west of New Design up to Westview. Essentially, what was shown in the 1972 comp plan. **Not including** the Stups---they need to dissolve the AG easement-if possible, first, and **not including** the properties south of East Basford Road on Ballenger Creek next to the Doubs substation as those properties have never been comp'd anything other than AG.

The more recently adopted PPA/RL should be not be lost, but rather **transferred** to the Sugarloaf Conservation region and fill in the holes in the Middletown/Burkittsville PPA where there are equally rich farming soils and actual farmers who want to continue to farm and will welcome the PPA designation like the Mackintosh family (1200 acres) and Gabe Lawson (331 acres), both in Sugarloaf region.

Here's the market data on housing in the Adamstown market:

Mr Black alleges that the DC campus is "destroying" property values in Adamstown. BrightMLS data tells a different story.

w/in 2 miles of Manor Woods/New Design

9/24-9/25 -- Avg Home sold for **\$640k (99.9% of list price)**;
Compared to FC as a whole, avg home sold for \$483k (95.4% of LP)

9/23-9/24 -- Avg Home sold for **\$610k (101.6% of LP)**; FC avg \$482k (97% of LP)

9/22-9/23 -- Avg Home Sold for **\$597k (99.3%)** ; FC avg \$450k (98% of LP)

Properties w/in 2 miles of Eastalco have appreciated 7% over the past 3 years.

Best regards,



Tony "C" Checchia
Broker/Owner, VCRE



Mobile [c: 301.471.8669](tel:3014718669) **Office** [240.367.9600](tel:2403679600)

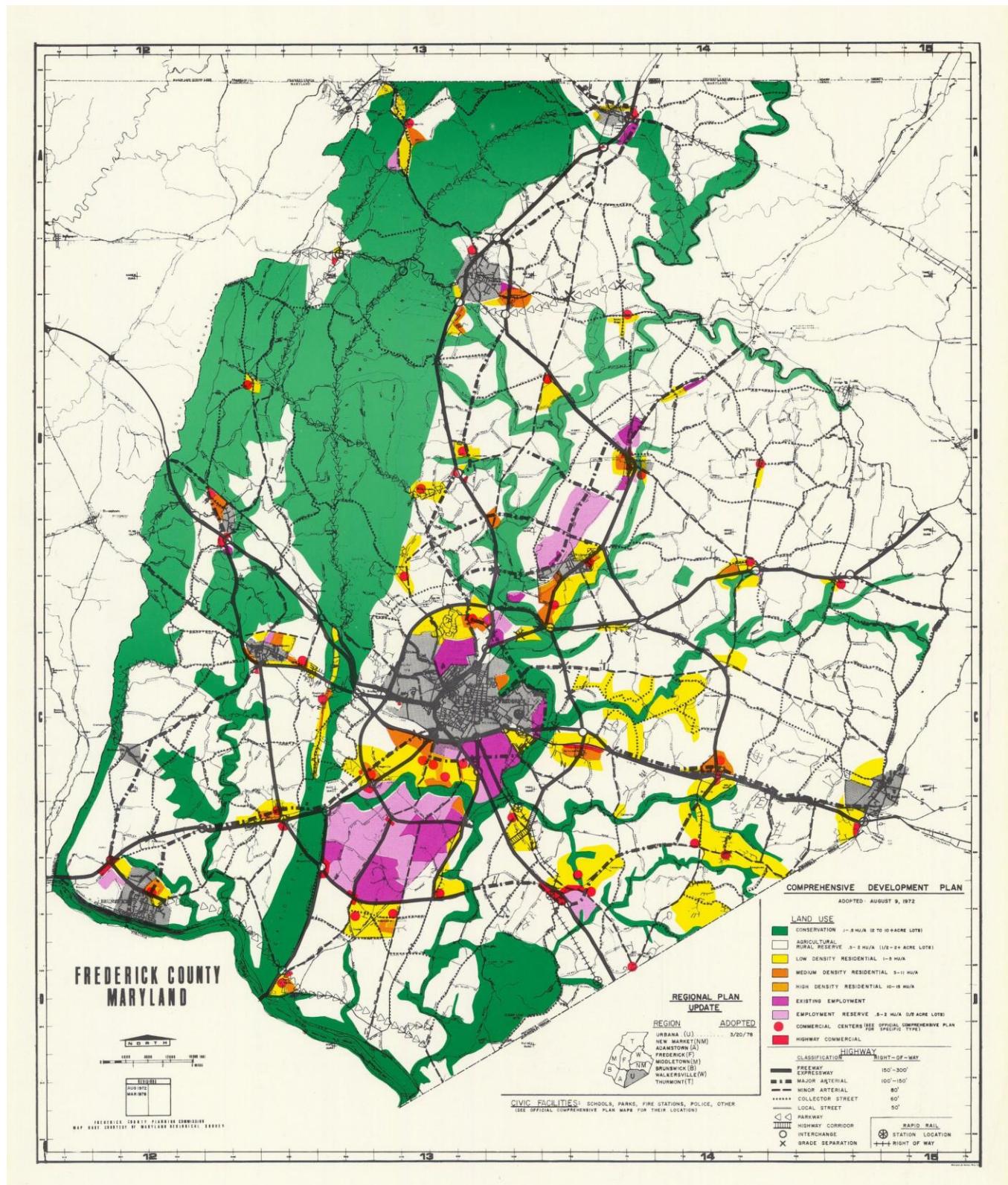
Website www.vcre.com **Email** tony@vcre.com

Address 50 Citizens Way, Suite 203, Frederick, MD 21701



Book a Meeting

"Change your life today. Don't gamble on the future, act now, without delay." - Simone de Beauvoir.



From: Elyse Wilson <elysewilsonkhk@gmail.com>
Sent: Saturday, December 6, 2025 2:22 PM
To: Council Members <CouncilMembers@FrederickCountyMD.gov>; Duckett, Kavonte <KDuckett@FrederickCountyMD.gov>; Keegan-Ayer, MC <MCKeegan-Ayer@FrederickCountyMD.gov>; Carter, Mason <MCarter@FrederickCountyMD.gov>; Knapp, Renee <RKnapp@FrederickCountyMD.gov>; Young, Brad <BYoung@FrederickCountyMD.gov>; McKay, Steve <SMcKay@FrederickCountyMD.gov>; Donald, Jerry <JDonald@FrederickCountyMD.gov>; County Executive <CountyExecutive@FrederickCountyMD.gov>
Cc: Folden, William Senator <william.folden@senate.maryland.gov>; Pippy, Jesse Delegate <jesse.pippy@house.maryland.gov>; april.miller@house.maryland.gov; barrie.ciliberti@house.state.md.us
Subject: FORMAL COMPLAINT: Misleading Data Center Messaging and Unacceptable Advocacy Tactics by the Maryland Tech Council (MTC)

Dear County Council Members and County Executive Jessica Fitzwater,
BCC: Adamstown Community and South Frederick Email Blast List. (Your Voters)
I am writing as a concerned resident and voter of the Frederick County/Adamstown area to express deep opposition and alarm regarding the current messaging and proposals for the data center development, particularly at the former Eastalco site.
I specifically object to the claims made in recent flyers and public statements by the **Maryland Tech Council (MTC)** and its CEO, **Kelly Schulz**, which I believe grossly misrepresent the net fiscal benefit while failing to adequately address the substantial environmental and public health costs.

1. Misleading Fiscal Claims and Lack of Budget Control

The MTC flyers promote a significant tax revenue boost, but these figures are fundamentally misleading to the public:

- **Gross vs. Net Revenue:** The projected gross tax revenue figure (reported as up to \$41 million annually) fails to account for the substantial, long-term secondary costs the County will incur, including necessary upgrades to infrastructure, utilities, and emergency services required to support this massive, energy-intensive industry.
- **Tax Exemption Issue:** The State of Maryland's **sales and use tax exemption** on data center equipment significantly reduces the potential revenue compared to other commercial projects, leading to an inflated public perception of the long-term fiscal advantage.
- **Budget Authority:** As citizens, we understand that the MTC and developers have **no authority over the Frederick County budget**. Suggesting this revenue is guaranteed to fund specific items like reduced class sizes is a disingenuous use of public communications that undermines confidence in the County's true fiscal planning.

2. Critical Environmental and Health Concerns

My primary concern is the catastrophic environmental impact on the local community, specifically the pollution stemming from the **diesel backup generators**:

- **Air Quality and Public Health:** The massive number of large-scale, high-polluting **diesel generators** required for this campus will introduce significant amounts of **particulate matter (\$PM\$)**, **nitrogen oxides (\$NO_x\$)**, and **other toxins** into the air we breathe. This poses a direct and unacceptable threat to the respiratory health of residents in Adamstown and surrounding areas.
- **Circumvention of Oversight:** We are alarmed by state legislation (such as SB474/HB 579) that has **exempted these generators from standard Public Service Commission (PSC) oversight**. This creates an environmental loophole that effectively allows the construction of high-polluting power infrastructure without the stringent regulatory review necessary to protect the public.
- **Climate Goals:** Approving projects that rely on massive diesel infrastructure contradicts the County's and State's stated commitments to renewable energy and climate mitigation goals.

3. Unacceptable Advocacy Tactics by the Maryland Tech Council

We have received credible, private information alleging that the MTC is attempting to influence the Critical Digital Infrastructure (CDI) Overlay Zone vote through highly inappropriate means:

- The MTC is reportedly **emailing and soliciting non-Frederick County residents** to contact you—the Frederick County Council and County Executive—to urge a "Yes" vote on the Overlay Zone.
- This is a brazen attempt by an outside lobbying group to manufacture public support and overwhelm the voices of the very constituents and voters you are elected to represent.
- This approach, combined with the one-sided nature of the flyers, is viewed by the community as a malicious and **lying action** that disrespects the democratic process in Frederick County.

The Adamstown and South Frederick communities—your core voting base—have been made aware of these tactics and strongly disapprove. We are actively sharing this information with local media and community groups.

Call to Action

I urge the Frederick County Council and the County Executive to publicly address and condemn these aggressive and misleading tactics by the Maryland Tech Council. You must prioritize the **health, quality of life, and electoral will** of your constituents over the interests of outside special interest groups.

I respectfully request that you:

1. **Commission an Independent Net Fiscal Impact Study** that accounts for all secondary county service costs and the full impact of state tax exemptions.
2. **Impose stringent, localized air quality and permitting requirements** on the diesel generators that exceed the current state minimums to protect the air quality of our residential areas.
3. **Publicly denounce the MTC's practice of soliciting non-voters** to interfere with the local legislative process concerning the CDI Overlay Zone.

We elected you to represent the community, not the industry. Thank you for your urgent attention to this matter.

This is the Anonymous tip I also received: "I'm sure you're aware the flyers are being sent out by Maryland Tech Council, but they are also emailing non- Frederick Co residents, requesting that they contact the Frederick County Council to urge them to vote yes to the overlay. They even provided the council members email addresses and phone numbers. I saw the emails. Do what you want with the information. Obviously, they are aggressively soliciting the overlay approval and they don't care how it gets done."

See attached Flyer we received.

Sincerely,

Elyse Wilsom

Adamstown MD

DATA CENTERS CAN HELP REDUCE CLASS SIZES, INVEST IN GREAT TEACHERS

MARYLAND'S BEST SCHOOLS—WITHOUT RAISING TAXES:

Frederick County can be home to Maryland's best schools—without raising taxes. The new data center campus at the old Eastalco industrial site will provide a game-changing tax revenue boost that can help the county fully fund schools and give every student the education they need to build a bright future.

NEW FUNDING FOR EXCEPTIONAL TEACHERS:

Frederick County's teachers ignite curiosity and open students' eyes to possibility. Tax revenue from the Eastalco data center campus will provide new funding needed to help retain and attract exceptional teachers to every Frederick County classroom.

STEADY SCHOOL FUNDING FOR DECADES TO COME:

The Eastalco data center campus has already provided \$35 million in tax revenue to build new schools and reduce class sizes. It will also generate an estimated \$215 million in annual county tax revenue once operational.¹ If half of those funds are invested in the county's public schools, they could fund the equivalent of more than 1,800 teacher starting salaries every year.

FREDERICK'S DATA CENTER OVERLAY ZONE:

- In May 2025, the County announced the creation of an Overlay Zone to restrict new data center development to the area surrounding the former Eastalco manufacturing plant.
- This policy prevents new data center development in 99% of Frederick County.
- Data centers at Eastalco are projected to generate 40% of the County's annual property tax revenue, while using less than 3% of the County's water supply.
- Concentration prevents proliferation. Every acre within the Data Center Overlay Zone rezoned for a data center will be offset by preserving 5 acres of farmland elsewhere in Frederick County.

1) HR&A ADVISORS QUANTUM FREDERICK ECONOMIC IMPACT ANALYSIS, OCTOBER 2025

TAKE OUR SURVEY BY SCANNING THE QR CODE 

From: Scott Grove <sgrove@grovepr.com>
Sent: Sunday, December 7, 2025 11:26 AM
To: Council Members <CouncilMembers@FrederickCountyMD.gov>
Cc: County Executive <CountyExecutive@FrederickCountyMD.gov>; Planning Commission <PlanningCommission@FrederickCountyMD.gov>
Subject: Serious Concerns about Data Centers

[EXTERNAL EMAIL]

County Council Members ~

While a data center on the Eastalco site is a foregone conclusion, I prevail upon you to ensure that it be the last to be constructed in Frederick County. There are so many documented negative aspects associated with data centers. Frederick County is a gem. Given our many assets, the "world is our oyster." Let's not give what is best about our county (open space, healthy water and air, and more) away to data centers that will largely be staffed with low paying employees. This type of employer does not serve Frederick County.

WE ALL CAN—AND DESERVE BETTER.

Thank you for your consideration.

Scott R. Grove



Scott Grove

16 E. South Street | Frederick, MD 21701 | 301-305-1499-(m)

www.ScottRGrove.com

From: Hannah Vo-Dinh <hannah.vodinh@gmail.com>
Sent: Sunday, December 7, 2025 12:47 PM
To: Council Members <CouncilMembers@FrederickCountyMD.gov>; County Executive <CountyExecutive@FrederickCountyMD.gov>; Planning Commission <PlanningCommission@FrederickCountyMD.gov>
Subject: Halt Data Center Sprawl

[EXTERNAL EMAIL]

Please vote against expanding data centers beyond the current Eastalco site. More than ever, we need to think long-term about the consequences of expansion.

The energy consumption of these data centers will obliterate all of the progress that Frederick County has made in developing climate policies. The current Eastalco site alone will require the electrical input of two Baltimores! Where is this electricity going to come from? Furthermore, I am appalled that the Council would consider sacrificing 1000+ acres of precious agricultural land which is *already protected* within the County Priority Preservation Area and/or State Rural Legacy Area. Land doesn't preserve itself; it requires forethought, wisdom and the courage to look beyond short-term interests. This farmland was protected because there are always threats of development. If you support making exceptions to these protections, you will rob your children and their children and their children's children of their rightful inheritance.

But even if you are only thinking about the short-term:

- Are you willing to inflict us all with higher electric bills?
- Are you prepared to deploy eminent domain against your neighbors and constituents?
- Are you willing to drive down property values?
- Do you not believe that people have a right to live in their homes unmolested by the pollution, deafening noise and air pollution of the 1000+ generators, each the size of a freight train locomotive?
- Are you not outraged by the 100+ environmental violations and ongoing state investigations at the current site? How could you possibly ensure that compliance would be higher at additional sites?
- Where is an objective cost-benefit analysis that considers *all of the costs* that we residents would suffer with an expansion?

In short, I am asking what are your values? This is a decision that we voters will remember in the next election.

I look forward to your response.

Sincerely,

Hannah L. Vo-Dinh
5520B Burkittsville Rd.
Jefferson, MD 21755

From: Pam Burke <pjburke737@gmail.com>
Sent: Friday, December 5, 2025 3:06 PM
To: Carter, Mason <MCarter@FrederickCountyMD.gov>
Cc: Council Members <CouncilMembers@FrederickCountyMD.gov>
Subject: Data Center Overlay

Dear Councilmember Carter,

As you contemplate the data center overlay I'd like to share my thoughts. This is a new industry to Frederick County, and as with any new industry there will be issues that hadn't been considered or weren't given enough consideration prior to the approval process. This, more than anything else, is a reason to restrict the overlay size to that recommended by the Planning Commission.

I am concerned that the thinking behind a larger overlay is that if or when data centers prove problematic for residents in the Adamstown area it will be much harder to increase the size from that recommended by the Planning Commission to that preferred by the County Executive. This may be something the industry itself has recognized and therefore it seeks to start with the largest possible footprint. If this is not the issue then I am at a loss to understand why a more conservative approach is not being taken.

Some people have complained that the uncertainty of changes to the layover is a problem but that must be weighed against the possibility of causing water, electrical, noise or other problems that can and have come with this industry in other locations. If, as we've been promised, our concerns are being addressed in a way that doesn't negatively impact the quality of life of our residents, and if the projected revenues are what has been forecasted, then we are all able to celebrate the sound decision making of our local government and feel confident increasing the amount of data centers will not negatively impact us, or at the very least ensure any problems revealed are dealt with appropriately prior to the approval process. That's really what we all want. But if some calculations were off, if some estimates were over-zealous, if high voltage power lines begin to criss cross our county wiping out acres of greenspace and farmland, if water shortages or pollution are in the headlines, if social media is filled with videos of noise created by the centers themselves or the diesel generators, if we become junkies to the revenue stream and spend unwisely, what will we have gained by having more data centers already in the pipeline? While I understand his concern about the fiscal realities we find ourselves in, surely Governor Moore, and other elected representatives, can see the logic and wisdom of a cautious and well-considered effort to bring this new industry into our state. If it's not done right in Frederick County, it's not likely to be done at all anywhere else in Maryland.

Our family moved from Herndon, Virginia to Frederick County in 2002. We've seen the impact of data centers. This is too important to the future of the county that we call home. Please support the outlay recommended by the Planning Commission.

Respectfully,

Pam Burke

9233 Bessie Clemson Rd

Union Bridge, MD 21791

From: msimpson2005 bennettscreekfarm.com <msimpson2005@bennettscreekfarm.com>

Sent: Friday, December 5, 2025 9:58 AM

To: Council Members <CouncilMembers@FrederickCountyMD.gov>

Subject: Stop Data Center sprawl in Frederick County

[EXTERNAL EMAIL]

I am writing today to ask that you do not allow data centers to spread beyond the current boundaries at the Eastalco site.

Putting more data centers into the county will increase our electric rates. It will place a burden on the electric grid. Allowing data centers to be close to neighborhoods will reduce the value of the properties in those areas and it will impact the quality of life for all who live there.

Please vote for the boundaries as recommended by the Planning Commission. Do not allow data centers to get out of control in our beautiful county.

Thank you very much, Margy Simpson
2149 Thurston road
Frederick MD 21704
301-520-7113

From: Bill Griever <wmgriever@gmail.com>
Sent: Thursday, December 4, 2025 9:23 PM
To: Council Members <CouncilMembers@FrederickCountyMD.gov>
Subject: Data Centers

[EXTERNAL EMAIL]

I don't want more data centers in Frederick county. Data centers are driving up my electricity bills. Let the data centers build and pay for their own electricity needs, why should we subsidize them?

Bill Griever
2500 Waterside Drive #310
Frederick, MD 21701

From: Margaret Hindman <margarethindman@comcast.net>
Sent: Sunday, December 7, 2025 9:30 PM
To: Council Members <CouncilMembers@FrederickCountyMD.gov>; County Executive <CountyExecutive@FrederickCountyMD.gov>
Subject: Please support Planning Commission recommendation on data center overlay

=

Dear Jessica and Council Members,

I am writing in strong support of the Planning Commission recommendation that the data center overlay zone not be expanded beyond the Quantum Frederick area currently under construction. This will allow the current project to move forward and allow the county government to arrive at a realistic, fact-driven assessment of the actual benefits and costs before committing to further data center development.

There are simply too many unknowns to create a more expansive overlay zone at this time. We lack an objective economic analysis and a detailed understanding of how data centers will impact quality of life, our environment and our infrastructure.

I urge you to adopt the Planning Commission's recommendation.

Thank you,
Margaret Hindman
303 College Place
Frederick 21701

From: JE Sachs <janeesachs@gmail.com>
Sent: Sunday, December 7, 2025 3:33 PM
To: Council Members <CouncilMembers@FrederickCountyMD.gov>
Subject: In the context of multiple and increasing critiques of data center, how do you justify expansion of the Planning Commission overlay map?

Councilmembers:

Before you vote to expand the overlay map recommended by the Planning Commission, I have some questions I'd like you please to consider and address.

The Context

First, regarding net jobs: empirical studies find no statistically significant net job growth from the installation of data centers. Construction jobs are temporary; other jobs are limited because the work is highly automated and relies on specialized staff, probably to be imported from outside our community. (Substack, Michael J. Hicks "Data Centers and Local Job Creation: Some Preliminary Causal Estimates from Texas." Nov. 2025) Moreover, the number of permanent jobs is much higher when land is used in other ways. (WSJ, Tom Dotan, "The AI Data-Center Boom is a Job-Creation Bust" 2/25/25)

Second, regarding net public revenue after tax breaks and infrastructure costs and given the strain on power, water, and land that crowds out other kinds of development: sales and property/equipment tax abatements can wipe out "tax revenue." (Terry Nguyen and Ben Green, "What Happens when Data Centers Come to Town", University of Michigan Ford School of Science Technology and Public Policy, July 2025) Further, one recent analysis by the Ohio River Valley Institute - "Why Data Centers will be Economic Development Duds" by Sean O'Leary in 2025 - estimates that the data center industry will cost Pennsylvania residents more than it contributed in state and local tax revenues in any given year.

My Questions

If you expand the overlay map, how many more full-time on-site jobs will be added in year 5, at what minimum wage and benefit standards?

How many of the additional jobs will require advanced technical credentials?

How much more power and water will the expansion require and who will pay for grid and water system upgrades to support this?

What plans are in place if drought and grid constraints or regulatory changes limit operations on the expanded land? Will residents still pay for the oversized infrastructure?

Can you demonstrate through an independent analysis that the overlay expansion will be a real net win for residents?

Thank you for your attention,

Jane E. Sachs, JD, PhD
Thurmont

From: Cherney, Ragen <RCherney@FrederickCountyMD.gov>
Sent: Thursday, December 4, 2025 4:46 PM
To: cdavis2588@gmail.com
Cc: Council Members <CouncilMembers@FrederickCountyMD.gov>
Subject: RE: Data center revenue question

Good Afternoon Christine,

Your questions are not before the council at this stage. The county cannot plan on potential tax revenue until the legislation would be adopted and signed into law by the county executive. There is no proposed budget. I would like to add that the majority of county revenue goes to the general fund and historically 50% of our budget is spent on education.

Have a good evening.

R

Ragen Cherney
Chief of Staff/Legislative Director
Frederick County Council
Winchester Hall
12 East Church Street
Frederick, Maryland 21701
301.600.1049



From: Christine Spangler <cdavis2588@gmail.com>
Sent: Thursday, December 4, 2025 3:27 PM
To: Cherney, Ragen <RCherney@FrederickCountyMD.gov>
Cc: Council Members <CouncilMembers@FrederickCountyMD.gov>
Subject: Re: Data center revenue question

[EXTERNAL EMAIL]

Hi Ragen,

Thanks for such a fast response! It was sent by the Maryland Tech Council. It was in regards to support for expanding the Overlay Zone, which some council members support and will be up for a vote on Dec 23.

Is there a plan to allocate the additional funds from the tax revenue of the data centers into education and the Frederick County school system? Or is there a proposed budget on how the funds will be allocated at all?

Thanks!

Best,
Christine

On Thu, Dec 4, 2025 at 3:01 PM Cherney, Ragen <RCherney@frederickcountymd.gov> wrote:
On behalf of the County Council, thank you for your remarks on the overlay zone comprehensive plan amendment and the zoning map amendment. The council members have all received your email. Your remarks will be made a part of the file.

The County Council was not privy to the content of the postcard you reference and is not able to make a response on the content.

The County Council appreciates all comments from our residents.

Have a good day.

Ragen

Ragen Cherney
Chief of Staff/Legislative Director
Frederick County Council
Winchester Hall
12 East Church Street
Frederick, Maryland 21701
301.600.1049



From: Christine Spangler <cdavis2588@gmail.com>
Sent: Thursday, December 4, 2025 2:54 PM
To: Council Members <CouncilMembers@FrederickCountyMD.gov>
Subject: Data center revenue question

[EXTERNAL EMAIL]

Hello,

I received a postcard in the mail detailing how the new data center in Frederick County will bring in tax revenue that will build "Maryland's best schools-without raising taxes" and "new funding for exceptional teachers".

However, **what is the exact plan for this?** Is there a proposed budget or concrete outline how the incremental revenue from data centers will be used to improve our school system? Will this new revenue be supplemental, i.e. an increase in education spending in addition to the general funds already allocated? Will there be an increase in teacher salaries across the board? OR, will the tax revenue from data centers be replacing the general fund money that already goes to schools, and the general funds will be redirected elsewhere, thus making the effect of the data center revenue a net neutral for education?

I think it's EXTREMELY important that there is transparency in what this plan is going to be. Please do not expect the community to look at this project with rose-colored glasses. Do not try to lure us into this project with teh promise of "better schools" if you cannot tell us what that even means. There are already plans to expand the CDI zoning map without even allowing the data center to be built and to see the impact of it on the surrounding community. It's going to use an estimated 3% of our water supply. There have already been vetoed environmental and community impact studies. Please stop the accelerated movement on this project without thinking of the impact it will have on the community in which it is being built.

Best Regards,
Christine (Frederick Resident)

From: Steve Black <steveblack2313@gmail.com>
Sent: Saturday, December 6, 2025 7:17 PM
To: Knapp, Renee <RKnapp@FrederickCountyMD.gov>
Cc: Council Members <CouncilMembers@FrederickCountyMD.gov>; County Executive <CountyExecutive@FrederickCountyMD.gov>
Subject: Expanded CDI Overlay inconsistency with LFMP requirements

[EXTERNAL EMAIL]

Council Member Knapp,

At your CDI Overlay workshop on December 2nd, you asked about the requirements of the Livable Frederick Master Plan for the Eastalco Growth Area.

Attached is a letter Sugarloaf Alliance sent to the Planning Commission addressing this same issue. The Planning Commission decided to not expand the growth area so the requirements of LFMP page 43-44 did not come into play.

In our letter there are links to the relevant Council meeting LFMP discussions. We encourage you to watch the legislative debate.

Our land planning process is guided by the contents of Livable Frederick. While the Council has discretion and is the legislator of future land planning, these actions do not occur in a vacuum, nor are these Council decisions *de novo*.

If you have any further questions on the interaction of LFMP requirements and the proposed CDI Overlay map we are happy to respond.

Sincerely,

Steve Black
President
Sugarloaf Alliance

cc Council Members
County Executive



October 12, 2025

Frederick County Planning Commission
Re: CDI Overlay Comprehensive Plan Amendment

Planning Commissioners:

Contained in the comments of the Maryland Department of Planning is a suggestion that the CDI Plan amendment contain reference to the State's newly adopted "8 Planning Principles." To address this suggestion staff has drafted a narrative, which includes "Plan Consistency – What the LFMP Says."

The proposed narrative makes many references to parts of *Livable Frederick*. Surprisingly, there is no mention in the narrative of the bulk of the material in the Eastalco Growth Area section of LFMP. In fact, nowhere in the proposed CDI CDI-OZ Comprehensive Plan Amendment is there any mention of the explicit requirements in LFMP for future planning and development in and around the Eastalco Growth Area (LFMP Pages 43-44)

The explicit, and unique requirements listed in LFMP (pages 43-44) have not been addressed during this planning process.

For the reasons stated below we strongly suggest that the CDI Overlay map be drawn to match the existing Eastalco Growth Area. Using the current growth area is the best way to take a measured step forward for the data center industry while avoiding many of the policy conflicts associated with an enlarged growth area.

The amendment to *Livable Frederick* regarding development of the Eastalco Growth Area

Several of you were directly involved in the drafting and passage of the *Livable Frederick Master Plan* (LFMP) and you may recall the distress caused by the "New Town" at Eastalco. In 2019, following years of work, the LFMP was presented to the County Council for legislative action. Contained in the draft LFMP was a description of a proposed "new town" in the Eastalco area.

"New Town

A major focal point for new development is identified in the area surrounding the decommissioned "Eastalco" site. ... This area is currently the largest concentration of industrial land in the county. However, it presents significant potential for growth in the

form of a transit oriented, mixed-use development “new town” that includes significant employment and industrial uses.”¹

Public opposition to this part of the draft LFMP was intense. As a direct result of numerous community letters and statements at an hours long public hearing, Council Members Donald, McKay, and Hagen crafted an amendment to LFMP to address the people’s concerns. All seven Council Members voiced support for the amendment, including the now County Executive and three current Council Members.² The amendment passed unanimously.

The intent of the legislators with this amendment is clear from the content of the meeting. We urge anyone unsure as to the reasons for the amendment or the Council’s intent for future interpretation to watch the 40 minutes of discussion and the vote. The meeting can be viewed beginning at the 40:00 mark here:

https://frederick.granicus.com/MediaPlayer.php?view_id=10&clip_id=7041&meta_id=98510

Mr. Donald’s amendment set out a wide range of studies and community engagements needed as part of any planning process for the future of the Eastalco Growth Area. The relevant part of *Livable Frederick* now reads:

“Eastalco Growth Area

“A continuing focal point for development is identified in the area surrounding the decommissioned “Eastalco” site ... ***including, but not limited to, land holdings of the former Alcoa aluminum refinery*** and production plant ... This area is currently the largest concentration of undeveloped land in the county zoned for general and/or light industrial development and presents a unique opportunity for future development.

“The opportunity for future development at points along this corridor – including the Eastalco site, South Frederick (13, 15), and Point of Rocks (16) – ***will be assessed and considered carefully during the development of small area plans for each of these places.*** ...

“For the Eastalco Growth Area, overarching development issues and opportunities would require a detailed assessment of the following elements as part of a future community planning effort, including:

- A community outreach component that will include ***a citizens advisory group*** or similar entity to ensure broad community engagement;

¹ Council Member Donald (District 1), AMENDMENT 53 to Livable Frederick Master Plan. Introduction Date: August 27, 2019.

² Frederick County Council meeting August 27, 2019, at 40:00. See https://frederick.granicus.com/MediaPlayer.php?view_id=10&clip_id=7041&meta_id=98510

- A preservation component to include a review of historic sites and archaeological resources, viewsheds and cultural characteristics (identification, documentation, and preservation when appropriate), including special consideration of structures and sites associated with Charles Carroll of Carrollton Manor;
- ***An infrastructure component that identifies the timing and funding of public facilities*** (including roads and schools) necessary to support the efficient development of the designated growth area;
- ***A comprehensive study to address MARC system access and expandability*** with input from Maryland Transit Authority, County Transit, and CSX;
- A green infrastructure component that includes a detailed review of environmental systems and resources (hydrology, forests, habitat assessment), and that integrates the built environment to the natural edges, through the placement and programming of open space and additional preservation areas;
- ***An agricultural preservation component that examines options to encourage preservation of the valuable farmland at the site, as well as in the surrounding Priority Preservation Area;***
- A thorough, transparent and open study of industrial site contamination and subsequent post-industrial remediation and monitoring efforts, in consultation with Maryland Department of the Environment and the Environmental Protection Agency;
- ***An assessment of the potential land use mix, which could include business, retail, residential, industrial, agricultural, open space, recreational, and institutional uses, for the growth area, including physical design, neighborhood impacts, public facility adequacy, comparative analysis of alternate land use scenarios, unique opportunities to address countywide planning challenges, and development feasibility;***
- And finally, ***a thorough examination of how this existing growth area fits into the larger planning context for Frederick County***, addressing countywide growth projections, current and future transportation challenges, and community efforts to plan effectively, consistently, and in a coordinated manner, for the Frederick County of tomorrow.”

(Livable Frederick Master Plan, September 3, 2019. pp 43-44. Emphasis added)

While some of the requirements of this part of *Livable Frederick* apply less to a new data center industrial zone than to a ‘new town’, the language on needed analysis and community engagement is as relevant today as it was in 2019. Every planning or zoning action undertaken by Frederick County makes reference to *Livable Frederick*. Even the ‘Critical Digital Infrastructure Overlay Zone’ staff report carries the *Livable Frederick* logo. Yet the information packet contains no reference to the Eastalco Growth Area section of LFMP (pages 43-44).

On June 15, 2022, during discussion of a future Eastalco area planning activity, staff told the Commission:

We “need to circle back as a county and look at the impacts and implications of the development that’s happening [at Eastalco] now because it was not anticipated in 2019. And it is at a scale and type of development that we were not thinking about in 2019. So we need to get back there to think about the existing communities that border the area. Is it an area that is ultimately going to expand? How is it going to grow and evolve and change over time? So that’s something that I think we need to put on our road map.”³

In 2019 with the draft LFMP, “what was ultimately agreed to is we called it a Growth Area and we kinda stripped away some of the qualifying language … the details … with the promise … I think it’s page 43, there’s like a half a page … that talks about what we need to do when we go back to [the Eastalco Growth Area] and reconsider it. But in the interim Quantum Loophole [happened]. That’s why I think there’s an imperative to act there and kind of take care of it. The [Livable Frederick Master] Plan makes promises to the community. It says it will be engaged in a community planning process, will anticipate what the impacts are of development and will work with the community. And we didn’t get a chance to do that. And I think it’s important that we do that.”

During the May 27, 2025, Council meeting on the Overlay, Council Member McKay, specifically called out the language in LFMP relative to master plan changes at the Eastalco Growth Area.

“In looking through this, the Comp Plan amendment process in particular, you know, there was specific language that was inserted into the Livable Frederick Master Plan about this area that includes a lot of requirements for how this kind of consideration and process would go and the things that we would need to do. So are you planning this consistent with that language, in LFMP? … We’re talking about now an overlay and not just the QL development, an overlay that could involve a lot more land. I strongly urge you to not give that language short shrift, because it created an expectation in that community of involvement and of transparency, of interaction. And I mean, I would start with, you know, listing those, you know, those elements and how they overlay into what would currently be the normal Comp Plan process in terms of outreach, and where do they differ, and see if you can find ways to bridge those differences, because that’s what the people are expecting out of this.”⁴

To be clear, none of the Livable Frederick Master Plan requisite actions governing development of the Eastalco Growth Area or its expansion to surrounding lands have been undertaken. Put another way, the proposed CDI Overlay Map is fundamentally inconsistent with the Livable Frederick Master Plan.

³ Frederick County Planning Commission, June 15, 2022, at 3:03:10.

⁴ Frederick County Council meeting May 27, 2025, at 2:03:00.

The path forward

Given the clear language of LFMP regarding planning for the Eastalco Growth Area, and the equally clear, unanimous legislative intent of the County Council in 2019, there are only two real options for the Planning Commission.

Either the LFMP-required actions are initiated as soon as possible and the overlay map is paused to allow for additional study and community engagement, or the Commission requests that the County Executive begin the process of amending *Livable Frederick* to remove the requirements on pages 43 and 44. Simply rushing forward with a de facto Eastalco small area plan is both unnecessary and inflammatory.

A slight change of tactic offers a third option. If the CDI Overlay is applied to only the existing Eastalco Growth Area, there is no need to change the growth boundary and no need to comply with the requirements of LFMP. This approach also has the virtue of avoiding the policy conflicts with the county's long-held agricultural and land preservation programs.

The CDI Overlay map should define a single, compact and contiguous area within the existing Eastalco Growth Area.

The Eastalco Growth Area is the site of current data center construction. Almost all of this land is currently zoned industrial and is in the most appropriate area for data center development. We think allowing data center development to sprawl beyond the current growth area is needlessly problematic.

Thank you,

Sugarloaf Alliance

attachment: *Livable Frederick Master Plan*, pp 43-44

Multi-Modal District:

The Rail Corridor

The Rail Corridor represents a concentration of growth within a development corridor in the southern portion of the county along the existing CSX/MARC rail line that runs from the Downtown Frederick Transit Center to Point of Rocks (Figure 3). Growth along the Rail Corridor will occur in the form new development and redevelopment in a transit-oriented, mixed-use fashion. The existing Monocacy MARC Station, located behind the Riverview Plaza on MD 355, provides an opportune location for such future development.

Eastalco Growth Area

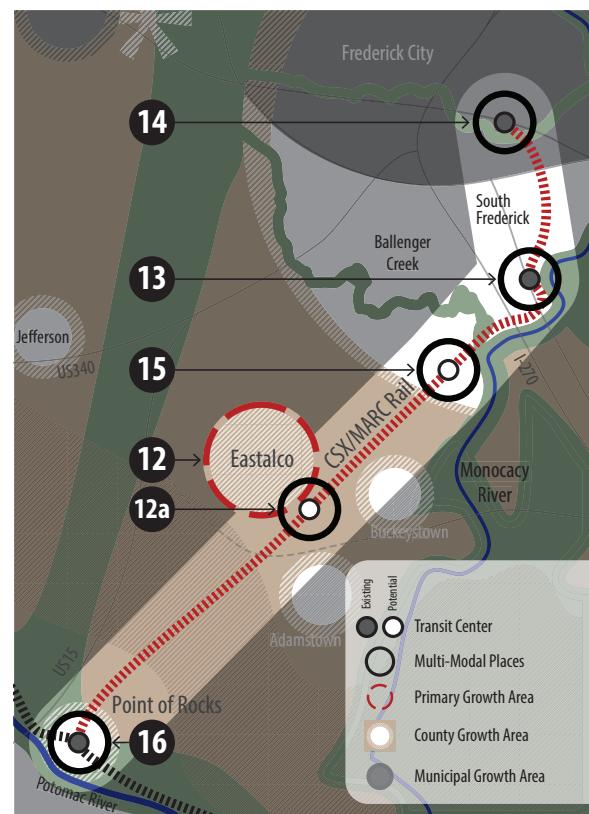
A continuing focal point for development is identified in the area surrounding the decommissioned "Eastalco" site (12) (identified as the Eastalco Employment Area in the 2010 plan, and including, but not limited to, land holdings of the former Alcoa aluminum refinery and production plant located along Manor Woods Road between New Design Road and Ballenger Creek Pike). This area is currently the largest concentration of undeveloped land in the county zoned for general and/or light industrial development and presents a unique opportunity for future development.

The opportunity for future development at points along this corridor – including the Eastalco site, South Frederick (13, 15), and Point of Rocks (16) – will be assessed and considered carefully during the development of small area plans for each of these places. While each small area plan will involve a study of those attributes and limitations unique to that growth area, many of the assessments will be similar in scope.

For the Eastalco Growth Area, overarching development issues and opportunities would require a detailed assessment of the following elements as part of a future community planning effort, including:

- A community outreach component that will include a citizens advisory group or similar entity to ensure broad community engagement;
- A preservation component to include a review of historic sites and archaeological resources, viewsheds and cultural characteristics (identification, documentation, and preservation when appropriate), including special consideration of structures and sites associated with Charles Carroll of Carrollton Manor;
- An infrastructure component that identifies the timing and funding of public facilities (including roads and schools) necessary to support the efficient development of the designated growth area;
- A comprehensive study to address MARC system access and expandability with input from Maryland Transit Authority, County Transit, and CSX;
- A green infrastructure component that includes a detailed review of environmental systems and resources (hydrology, forests, habitat assessment), and that integrates the built environment to the natural edges, through the placement and programming of open space and additional preservation areas;

Figure 3: The Rail Corridor



12) Eastalco Growth Area

12a) Multi-Modal Development Surrounding Potential New MARC Station

13) South Frederick Triangle Redevelopment and Multi-Modal Center

14) Downtown Frederick Transit Center (MARC and TransIT)

15) Potential Multi-Modal Development Within Ballenger Creek East

16) Potential Multi-Modal Development in Point of Rocks in Proximity to Train Station

Not shown: Brunswick City Multi-Modal Development

- An agricultural preservation component that examines options to encourage preservation of the valuable farmland at the site, as well as in the surrounding Priority Preservation Area;
- A thorough, transparent and open study of industrial site contamination and subsequent post-industrial remediation and monitoring efforts, in consultation with Maryland Department of the Environment and the Environmental Protection Agency;
- An assessment of the potential land use mix, which could include business, retail, residential, industrial, agricultural, open space, recreational, and institutional uses, for the growth area, including physical design, neighborhood impacts, public facility adequacy, comparative analysis of alternate land use scenarios, unique opportunities to address countywide planning challenges, and development feasibility;
- And finally, a thorough examination of how this existing growth area fits into the larger planning context for Frederick County, addressing countywide growth projections, current and future transportation challenges, and community efforts to plan effectively, consistently, and in a coordinated manner, for the Frederick County of tomorrow.

Monocacy MARC Station

A second focal point for growth is the South Frederick Triangle (or the 85/355 Corridor) (13), particularly the area surrounding the existing MARC station. This location represents another example of the best options for growing in a manner that preserves our rural land and that supports multi-modal accessibility. Its current incarnation as a suburban center for commercial retail and office belies its potential to be redeveloped in a more urban fashion, one that can create a new city-like environment, centered around the existing Monocacy MARC Station, and that includes residential development.

Few areas in the county are endowed with the degree of infrastructure investment that exists within the South Frederick Triangle. Yet the intensity of development is relatively minimal, constrained as it is by the emphasis on auto-centric design formats, among other factors. With proper planning, this area could become a vital urban environment that is on par with, yet distinct from, Downtown Frederick City.

Downtown Frederick Transit Center

The Downtown Frederick Transit Center (14) is located within Frederick City near the intersection of East Street and Patrick Street. It currently serves as a transit center for the county's TransIT bus service and MARC commuter rail. Access to the TransIT Station and MARC Stations, adjacent vacant land, adjacent underutilized land, and redevelopment potential mark the area of Frederick City surrounding the Downtown Frederick Transit Center as having high potential for transit oriented development.

South Ballenger Creek

The South Ballenger Creek area is located within the southern portion of the Ballenger Creek Community Growth Area. This land is characterized by low density industrial and employment development with some residential development to the north. Notably, the CSX/MARC Rail Line runs through this area. South Ballenger Creek may present opportunities for innovative forms of development, both transit-oriented and rail-oriented, that support multi-modal accessibility (15).

Brunswick

The Brunswick Community Growth Area is the largest growth area in the Brunswick Region. As a hub for the Baltimore and Ohio Railroad in the late 19th century and through the first half of the 20th century, the town flourished until railroad operations were reduced in the 1950's. Modern day Brunswick City functions as a commuter hub for Washington, D.C. The downtown area is designated a Main Street community with a growing mix of businesses and residential uses. With a combination of steeply sloping topography, direct adjacency to the Potomac River, active rail operations, and historic building stock, the City of Brunswick possesses a physical character and atmosphere that is decidedly unique in Frederick County.

Point of Rocks

Point of Rocks is an unincorporated community located along the Potomac River at the junction of MD 28 and US 15 (16). It contains some commercial, industrial, and retail uses. The majority of the community is composed of several major residential subdivisions. Most notably, the community contains an existing MARC Station.

From: Sharon Garlena <sharong0722@gmail.com>
Sent: Monday, December 8, 2025 2:13 PM
To: Council Members <CouncilMembers@FrederickCountyMD.gov>; County Executive <CountyExecutive@FrederickCountyMD.gov>; Planning Commission <PlanningCommission@FrederickCountyMD.gov>
Subject: NO DATA CENTERS PLEASE

[EXTERNAL EMAIL]

Please educate yourselves with the lessons learned from our Northern Virginia neighbors who are now dealing with unnecessary data centers!

Money and corporate greed is NOT everything.

As your constituents, we are watching and will vote accordingly.

Thank you in advance for doing the right thing on behalf of your constituents.

V/r,

Sharon Garlena

From: Theresa Furnari <tafurnari10@gmail.com>
Sent: Tuesday, December 9, 2025 8:09 AM
To: County Executive <CountyExecutive@FrederickCountyMD.gov>; Council Members <CouncilMembers@FrederickCountyMD.gov>; Planning Commission <PlanningCommission@FrederickCountyMD.gov>
Subject: No expansion

Good Morning: I have reread the Data Center Workgroup Final Report. In its finding the DCW acknowledged that construction of data centers will adversely impact the State and Frederick County ability to meet climate goals. Specifically, on page 5 of the report, "Data center power consumption and corresponding emissions will impact the ability of the state of Maryland and Frederick County to meet certain climate and renewable energy goals, and the DCW acknowledges that data center power consumption and corresponding emissions may negatively impact goal attainment."

Further on page 9 of the Final Report, the DCW notes "Emissions: Power generation from non-renewable sources creates GHG (GreenHouse Gas) emissions and threatens attainment of emission reduction goals established under the state Climate Solutions Now Act and the County's Climate Emergency Resolution, adopted in 2020. Backup Power: Standard backup power is supplied by diesel generators, which are loud and produce GHG and other air pollutants."

I point out that the DCW was working on a scenario based on a premise that the acres of the East Alcoa property was the proposed site for data center construction. However the overlay proposes to dramatically increase the amount of acres for data center construction.

According to the National Resource Defense Council, the Earth's greenhouse gases trap heat in the atmosphere and warm the planet.

Thus, I ask you when we are going to start thinking about how the data centers will contribute to climate change? Our climate is warming. You don't have to be a scientist to see it. It is adversely affecting the migration of animals, growing of plants and more storm surges.

You are aware of the threats, please do not expand the growth area that will only accelerate the warming of our climate.

Thank you
Theresa Furnari
Jefferson, Md.

From: Sharon Garlena <sharong0722@gmail.com>
Sent: Monday, December 8, 2025 3:55 PM
To: Council Members <CouncilMembers@FrederickCountyMD.gov>; County Executive <CountyExecutive@FrederickCountyMD.gov>
Subject: Fwd: Data center

Please see my email below sent to the Planning Commission back in October.

Thank you.

V/r,

Sharon Garlena

From: Sharon Garlena <sharong0722@gmail.com>
Sent: Wednesday, October 15, 2025 8:39 AM
To: Planning Commission <PlanningCommission@FrederickCountyMD.gov>
Subject: Data center

Frederick County Planning Commission
30 N. Market Street
Frederick, MD 21701

RE: Opposition to the Expansion of the Data Center in Frederick County

Dear Members of the Planning Commission,

I am writing to express my strong opposition to the proposed expansion of the data center within Frederick County, Maryland. While I understand the need for technological infrastructure in our increasingly digital world, the environmental, economic, and community-related consequences of this project outweigh its proposed benefits.

1. Environmental Concerns

Data centers are extremely energy- and water-intensive. Given the growing concerns about climate change and the local push toward sustainable development, expanding such facilities runs counter to the county's stated environmental goals. Data centers often require vast amounts of electricity, potentially drawing from non-renewable sources and stressing local grids. Moreover, these facilities sometimes use millions of gallons of water for cooling, which can strain our local water resources, especially during dry seasons.

2. Noise and Light Pollution

Large data centers operate 24/7 and often generate significant noise from cooling systems and backup generators. The constant humming and operational sounds can negatively impact nearby residents' quality of life. Additionally, light pollution from facility operations can disturb both human and animal habitats, further disrupting the natural environment and rural character of Frederick County.

3. Minimal Local Economic Benefit

While proponents argue that data centers bring jobs and investment, the reality is that these facilities are typically automated and require relatively few long-term employees. The jobs they do create are often specialized and may not benefit local residents. Compared to the amount of land and resources they consume, the return on community investment is minimal.

4. Land Use and Community Impact

Frederick County has long been appreciated for its rural charm, natural beauty, and small-town character. Expanding industrial infrastructure like data centers could set a precedent that encourages more large-scale, high-impact developments. This may lead to further suburban sprawl, loss of agricultural land, and erosion of the county's identity and appeal.

5. Precedent for Unchecked Growth

Approving this expansion may open the floodgates for future development that is incompatible with the county's long-term vision. Our community must consider not just short-term gains but the long-term consequences of allowing large-scale industrial facilities in or near residential and rural areas.

For these reasons, I respectfully urge the Frederick County Planning Commission to reject the proposed expansion of the data center and to prioritize projects that align more closely with the county's values of sustainability, responsible growth, and community well-being.

Thank you for your consideration.

Sincerely,

Sharon Garlena
Frederick, MD 21703
sharong0722@gmail.com

From: Steve Poteat <cspoteat@gmail.com>
Sent: Thursday, December 4, 2025 11:39 AM
To: Peterson, John K. <JKPeterson@FrederickCountyMD.gov>
Cc: Council Members <CouncilMembers@FrederickCountyMD.gov>
Subject: Fwd: \$100 million annual property tax return from data centers

[EXTERNAL EMAIL]

In my correspondence with Council President Young this morning he indicated that the "Administration" provided him with the \$100 million figure that data centers will produce annually from property taxes. I am pleased that the "Administration" has determined what the property tax return will be. Could you please provide me the calculations and sources you used to create this number. Thank you. Steve Poteat

Sent from my iPad

Begin forwarded message:

From: "Young, Brad" <byoung@frederickcountymd.gov>
Date: December 4, 2025 at 11:07:21 AM EST
To: Steve Poteat <cspoteat@gmail.com>
Subject: Re: \$100 million annual property tax return from data centers

It from Administration.

From: Steve Poteat <cspoteat@gmail.com>
Sent: Thursday, December 4, 2025 11:05 AM
To: Young, Brad <BYoung@FrederickCountyMD.gov>
Subject: Re: \$100 million annual property tax return from data centers

[EXTERNAL EMAIL]

Please provide me with the name(s) of the staff members that provided you the \$100 million dollar figure. I would like to verify the figure. Thank you.

Sent from my iPad

On Dec 4, 2025, at 11:01 AM, Young, Brad <byoung@frederickcountymd.gov> wrote:

Steve,
It was an estimate that I got from staff.

Brad

From: Steve Poteat <cspoteat@gmail.com>
Sent: Thursday, December 4, 2025 10:57 AM
To: Council Members <CouncilMembers@FrederickCountyMD.gov>

Cc: Blanca Poteat <bcpoteat@gmail.com>; Nick Carrera <mjcarrera@comcast.net>; Steve Black <steveblack2313@gmail.com>; Sue Trainor <Sue.trainor.music@gmail.com>; Johanna Springston <johannaspringston@gmail.com>; Ingrid Rosencrantz <catoctinck@gmail.com>; Karla Stoner <bloomforge@peoplepc.com>; Peter Blood <peterblood3213@comcast.net>; Chad Baker <kbcbab@aol.com>; James Coulombe <duetto14@gmail.com>

Subject: \$100 million annual property tax return from data centers

[EXTERNAL EMAIL]

Council President Young:

In this morning's Frederick News Post (12/4/2025) you are quoted as saying that data centers will produce \$100 million per year in property taxes. Could you provide me the source for that calculation. Thank you. Steve Poteat. Sugarloaf Mountain Road.

Sent from my iPad

From: Sharon Garlena <sharong0722@gmail.com>
Sent: Monday, December 8, 2025 4:16 PM
To: Young, Brad <BYoung@FrederickCountyMD.gov>; Planning Commission <PlanningCommission@FrederickCountyMD.gov>; Council Members <CouncilMembers@FrederickCountyMD.gov>
Subject: Re: NO DATA CENTERS PLEASE

[EXTERNAL EMAIL]

Hi Brad,

Thank you very much for your response. It captures some real differences between Frederick County and Northern Virginia, it is **not entirely correct** because it overstates the extent to which Frederick County's planning has been proactive and understates the constraints and challenges the county still faces.

1. Frederick County's planning is not as fully "predictable" or settled as implied.

Although the county has identified technology corridors, it has **not** designated large, datacenter-specific districts the way Loudoun did with its early Data Center Overlay Zones. Frederick County continues to debate appropriate locations, utility availability, and the scale of allowable development. Much of the current policy framework is still evolving, and the county has had several contentious discussions over where and how future datacenters should be sited. Thus, describing its strategy as fully proactive and comprehensive oversimplifies the reality.

2. Frederick County does not yet have the same infrastructure depth as Northern Virginia.

The statement assumes Frederick County pre-selected areas "near sufficient power and infrastructure," but in practice, **grid capacity is one of the county's largest constraints**. Potomac Edison and FirstEnergy have *nowhere near* the substation density, transmission redundancy, or high-voltage backbone that Dominion has built over two decades in Loudoun/Prince William. Because of this, Frederick County has to be *more cautious*, but that is not the same as having solved infrastructure alignment. In reality, **power availability, not proactive planning, is limiting the pace of data-center growth**.

3. Community engagement in Frederick County has been mixed, not uniformly smooth.

The assertion that Frederick has "reduced friction" compared to Northern Virginia is only partially true. Although the county has held public meetings, it has also seen **pushback over projects near Thurmont, Urbana, and the north Frederick corridor**. Residents have raised concerns over viewsheds, historical landscapes, traffic, and noise—similar to the disputes seen in Northern Virginia. The difference is scale, not the absence of friction.

4. The comparison overlooks that Northern Virginia's challenges stem from being the global hub.

The statement implies that Northern Virginia's issues mainly resulted from reactive planning, but this is incomplete. The region faced problems **because it absorbed 70% of global internet traffic growth for a decade**—a level of demand no long-range plan could have fully anticipated. Frederick County has not experienced remotely comparable demand, meaning:

- fewer rezoning battles,
- fewer neighborhood conflicts, and

- less strain on the electrical grid. This does not necessarily mean its policies are inherently better—it means the **scale of pressure is different**.

5. Frederick County may see similar challenges as demand grows.

The narrative suggests Frederick has avoided Northern Virginia-style issues, but several of those issues—transmission expansion, noise regulation, land-use compatibility, Adamstown well contaminations, visual impacts—will likely continue if Frederick becomes a significant hub. Its ordinances are newer and **largely untested at high volume**.

In summary the statement is not entirely correct because it attributes Frederick County's smoother experience mainly to superior planning, while downplaying the role of *lower development pressure, infrastructure limitations, and ongoing uncertainty* in its policies. Frederick's approach is more measured, but not fully resolved, conflict-free, or directly comparable to the scale of Northern Virginia's datacenter market.

V/r,

Sharon Garlena

On Mon, Dec 8, 2025 at 2:40 PM Young, Brad <BYoung@frederickcountymd.gov> wrote:

Sharon,

Thank you for your email. I wanted to share some thoughts on why Frederick County, Maryland is widely viewed as having taken a more balanced and effective approach to data center development compared to Northern Virginia.

Over the past several years, Frederick County has pursued a strategy that emphasizes proactive planning, predictable zoning, and compatibility with surrounding communities. The county designated specific technology and employment corridors for potential datacenter uses, which helps avoid many of the land-use conflicts that Northern Virginia has struggled with. By identifying appropriate locations in advance near sufficient power, infrastructure, and transportation Frederick County has encouraged investment while still protecting residential areas and rural landscapes.

In contrast, Northern Virginia's data-center boom, particularly in Loudoun and Prince William counties, grew at a pace that often outstripped planning and infrastructure. The region attracted enormous demand, but the concentration of facilities created challenges: electrical grid strain, disputes over siting near neighborhoods, visual and noise impacts, and political battles over rezoning. Much of this stemmed from decisions being made reactively rather than through comprehensive, long-range land-use mapping.

Another area where Frederick County has stood out is community engagement and transparency. The county involves residents early in the process, set clearer standards for noise, building height, and screening, and requires buffering that helps maintain community character. This approach has reduced the friction seen so often in Northern Virginia, where residents frequently feel blindsided by rapidly expanding data-center clusters.

Finally, Frederick County has maintained a stronger balance between economic development and quality-of-life goals. The county seeks the tax revenue and jobs that data centers provide, but with a slower, more controlled pace that aligns with its infrastructure capacity. Northern

Virginia, by comparison, became the global epicenter of data-center development so quickly that the scale itself created unavoidable tensions.

In short, Frederick County's success stems from deliberate planning, clear zoning, infrastructure alignment, and sustained community input factors that have allowed it to capture economic benefits while avoiding many of the conflicts seen in Northern Virginia. Finally, doing this right will provide the much-needed funding that we need to properly fund our underfunded school system. Let me know if you have any questions.

Brad W. Young, DOL, CFP/CTFA
Frederick County Council President
12 East Church Street
Frederick, MD 21701
Phone: 301-471-3227

From: Sharon Garlena <sharong0722@gmail.com>
Sent: Monday, December 8, 2025 2:12 PM
To: Council Members <CouncilMembers@FrederickCountyMD.gov>; County Executive <CountyExecutive@FrederickCountyMD.gov>; Planning Commission <PlanningCommission@FrederickCountyMD.gov>
Subject: NO DATA CENTERS PLEASE

[EXTERNAL EMAIL]

Please educate yourselves with the lessons learned from our Northern Virginia neighbors who are now dealing with unnecessary data centers!

Money and corporate greed is NOT everything.

As your constituents, we are watching and will vote accordingly.

Thank you in advance for doing the right thing on behalf of your constituents.

V/r,

Sharon Garlena

From: Krista Ochlech <kochlech@comcast.net>
Sent: Monday, December 8, 2025 8:25 PM
To: Council Members <CouncilMembers@FrederickCountyMD.gov>; County Executive <CountyExecutive@FrederickCountyMD.gov>; Planning Commission <PlanningCommission@FrederickCountyMD.gov>
Subject: STOP the data center expansion

All,

It seems to me you are trying to turn southern Frederick County into an extension of Northern Virginia.

In case you need reminding, people in Northern Virginia have increasingly negative feelings about the massive data center boom, with many residents opposing rapid expansion due to concerns about noise, constant construction, habitat loss, and overwhelming power demands, while acknowledging their economic benefits, leading to a significant local tension between economic growth and quality of life, with organized community pushback delaying or blocking projects.

Reasons for Opposition:

- Noise & Visuals: Constant humming from cooling systems and backup generators disrupts residential areas, making backyards unusable, as described by residents near Amazon data centers.
- Environmental Impact: Concerns about immense energy demand, strain on the power grid, and reliance on fossil fuels to power them.
- Community Character: Data centers, large, warehouse-like buildings, are replacing rural landscapes and encroaching on homes, changing the feel of neighborhoods.
- Traffic & Land Use: Increased truck traffic during construction and the sheer amount of land being used for these industrial facilities.
- Lack of Regulation: A perception that the industry self-regulates and that local governments struggle to negotiate fair deals or enforce standards effectively
- Energy Cost: Because of the rising power demand, wholesale and capacity prices in the regional electricity market have increased sharply.

Sound familiar??

Krista Ochlech
5809 Underwood Ct
Adamstown, MD 21710

From: Tony C. <tonylcheccchia@gmail.com>
Sent: Sunday, December 7, 2025 6:06 PM
To: PHM <phmichael@comcast.net>
Cc: Council Members <CouncilMembers@FrederickCountyMD.gov>; Young, Brad <BYoung@FrederickCountyMD.gov>; Duckett, Kavonte <KDuckett@FrederickCountyMD.gov>; McKay, Steve <SMcKay@FrederickCountyMD.gov>; Donald, Jerry <JDonald@FrederickCountyMD.gov>; Carter, Mason <MCarter@FrederickCountyMD.gov>; Knapp, Renee <RKnapp@FrederickCountyMD.gov>; Keegan-Ayer, MC <MCKeegan-Ayer@FrederickCountyMD.gov>; Elizabeth Bauer <cdnlizard@gmail.com>; Mary Beam <beamery@comcast.net>; William Beam <billbeam4th@gmail.com>; Steve Black <steveblack2313@gmail.com>; Gene Butler <rollbackfarmer@comcast.net>; Steve Cassis <steve.cassis@ymail.com>; Jennifer Charlton <Jennifer@charltoncommunications.com>; Joseph Clark <csanddenterprisesllc@gmail.com>; Angela Cook <dogmom65412@gmail.com>; Dale Franklin <dale.franklin@yahoo.com>; Sarah Gilbert <gillie111@gmail.com>; Rachel Hornyak <rachel.frymark@gmail.com>; Santa Hsu <santahsu@comcast.net>; Beth Jeffers <bjeffers511@comcast.net>; Elizabeth Law <bettybob1758@gmail.com>; Jack Le <jackqle@hotmail.com>; Kelly Le <kellyod518@aol.com>; Abby Mann <abbs0411@gmail.com>; Vicki Michael <vickimichael@comcast.net>; Steve Poteat <cspoteat@gmail.com>; Responsible Growth Frederick <responsiblegrowthfrederick@gmail.com>; Carl Rosey <croseycool@gmail.com>; Judy Rosey <jprosey@hotmail.com>; Eric Schaub <Eschaub101@aol.com>; Brian Sweeney <briansweeney8911@gmail.com>; Tom Vaughan <ctv1027@gmail.com>; William West <wsrkwest@gmail.com>; Zoning Group 1 <whitesands12@gmail.com>; Zoning Group 2 <vicki07@hotmail.com>; Zoning Group 3 <charpei@comcast.net>
Subject: Re: Harms from Suzanne Trust Rezoning Requests

[EXTERNAL EMAIL]

I 100% concur and also believe it would be inconsistent with Frederick County's comprehension planning to rezone these two parcels.

Tony "C" Checcchia
a Hat-Trick Entrepreneur
established 1968

301.471.TONY (8669)

IbeMeUbeU: tonylcheccchia@gmail.com

VCRE.CO: tonyc@vcre.co

FISC, LLC: tonyc@frederickindoor.com

On Sun, Dec 7, 2025, 3:38 PM PHM <phmichael@comcast.net> wrote:
Attached please find the Adamstown area's plea that the BOCC reject the requests by the Suzanne Trust to rezone its two parcels along lower Ballenger Creek Pike from agricultural to industrial and for the BOCC to override the Planning Commission's refusal to include these remote parcels in the data center overlay. Our request to you is a separate matter from consideration of locations elsewhere in southern Frederick County related to data centers.

You will soon receive from others in our area their appeals that touch on other considerations concerning the Suzanne parcels, adding to what I am providing here.

To us, our pleas to you are an urgent matter upon which rest our property values and ability to remain in our homes.

Please do feel free to contact me as below for further information.

Respectfully submitted

Peter H. Michael

2455 Ballenger Creek Pike
Adamstown, Maryland 21710

E> phmichael@comcast.net

T> 301.874.0235

W> peterhmichael.com

From: PHM <phmichael@comcast.net>

Sent: Sunday, December 7, 2025 3:38 PM

To: Council Members <CouncilMembers@FrederickCountyMD.gov>; Young, Brad <BYoung@FrederickCountyMD.gov>; Duckett, Kavonte <KDuckett@FrederickCountyMD.gov>; McKay, Steve <SMcKay@FrederickCountyMD.gov>; Donald, Jerry <JDonald@FrederickCountyMD.gov>; Carter, Mason <MCarter@FrederickCountyMD.gov>; Knapp, Renee <RKnapp@FrederickCountyMD.gov>; Keegan-Ayer, MC <MKeegan-Ayer@FrederickCountyMD.gov>

Cc: Elizabeth Bauer <cdnlizard@gmail.com>; Mary Beam <beamery@comcast.net>; William Beam <billbeam4th@gmail.com>; Peter Michael <phmichael@comcast.net>; Steve Black <steveblack2313@gmail.com>; Gene Butler <rollbackfarmer@comcast.net>; Steve Cassis <steve.cassis@ymail.com>; Jennifer Charlton <jennifer@charltoncommunications.com>; Tony Checchia <tonylchecchia@gmail.com>; Joseph Clark <csanddenterprisesllc@gmail.com>; Angela Cook <dogmom65412@gmail.com>; Dale Franklin <dale.franklin@yahoo.com>; Sarah Gilbert <gillie111@gmail.com>; Rachel Hornyak <rachel.frymark@gmail.com>; Santa Hsu <santahsu@comcast.net>; Beth Jeffers <bjeffers511@comcast.net>; Elizabeth Law <bettybob1758@gmail.com>; Jack Le <jackqle@hotmail.com>; Kelly Le <kellyod518@aol.com>; Abby Mann <abbs0411@gmail.com>; Vicki Michael <vickimichael@comcast.net>; Steve Poteat <cspoteat@gmail.com>; Responsible Growth Frederick <responsiblegrowthfrederick@gmail.com>; Carl Rosey <croseycool@gmail.com>; Judy Rosey <jprosey@hotmail.com>; Eric Schaub <Eschaub101@aol.com>; Brian Sweeney <briansweeney8911@gmail.com>; Tom Vaughan <ctv1027@gmail.com>; William West <wsrkwest@gmail.com>; Zoning Group 1 <whitesands12@gmail.com>; Zoning Group 2 <vicki07@hotmail.com>; Zoning Group 3 <charpei@comcast.net>; jprosey@hotmail.com

Subject: Harms from Suzanne Trust Rezoning Requests

Attached please find the Adamstown area's plea that the BOCC reject the requests by the Suzanne Trust to rezone its two parcels along lower Ballenger Creek Pike from agricultural to industrial and for the BOCC to override the Planning Commission's refusal to include these remote parcels in the data center overlay. Our request to you is a separate matter from consideration of locations elsewhere in southern Frederick County related to data centers.

You will soon receive from others in our area their appeals that touch on other considerations concerning the Suzanne parcels, adding to what I am providing here.

To us, our pleas to you are an urgent matter upon which rest our property values and ability to remain in our homes.

Please do feel free to contact me as below for further information.

Respectfully submitted

Peter H. Michael

2455 Ballenger Creek Pike
Adamstown, Maryland 21710

E> phmichael@comcast.net

T> 301.874.0235

W> peterhmichael.com

The Case Against the Suzanne Trust's Request to Rezone

The Trust's Request: 2404 and 2518 Ballenger Creek Pike from agricultural to industrial zoning and to be included in the data center overlay

These two properties have never been planned for anything other than agriculture.

They are within the Carrollton Manor Rural Legacy Area, a Frederick County Priority Preservation Area, and an area designated by both Scenic America and Scenic Maryland as "worthy of preservation." They are not in or near the proposed data center overlay.

Broad Public Policy Favors Rural Character- There has been no change of character in the area that includes the applicant's two parcels. The applicant's "change of character" argument concerning a recently installed fiber line as justification for rezoning is spurious.

Both addresses lie amidst 22 federal, state, and locally designated areas intended to preserve southern Frederick County as rural, scenic and not intended for industry. The two parcels are within some of these designations and near all of the others. These 22 official designations underscore that governments at all three levels view the character of southern Frederick County as special and deserving to remain rural and protected as a matter of public policy intent. See the list below.

The State of Maryland local Priority Preservation Area in southern Frederick County is designated by statute as preferably to remain rural and zoned for agriculture, woodlands, parkland, and other pastoral uses. The 19,337-acre Area contains a large concentration of preserved farmland on some of the most fertile and productive agricultural soils in the county. The local Priority Preservation Area has nearly 4,000 acres of officially preserved land, over 20 percent of its total.

Frederick County Council Vow-

Voters elect Members of the County Council to protect the interests of their constituents, their welfare and their properties, and to *not harm constituents*. Approval of either of the Suzanne Trust requests would manifestly harm constituents.

Suzanne Trust Property Unrelated to Overlay- The two subject properties lie more than two miles distant from the closest property proposed to be rezoned in the overlay and more than a mile from Eastalco. In both cases, *everything* in between is farmland. There is no justification for the County to rezone the parcels for industrial use by skipping over miles of farmland to add these two distant parcels to the overlay as applicants have requested.

Long Established Official History Against Rezoning the Subject Property-

All six of six official decisions by the County over the last 23 years were to deny requests to rezone either 2404 or 2518 Ballenger Creek Pike from agricultural to industrial or anything else.

- In **2002**, when Dynegy Inc. requested rezoning the 2404 Ballenger Creek Pike farm (at that time "the Beachley Farm"), now owned by the Suzanne Trust, from agricultural to heavy industry, the County refused.
- In **2002**, when Duke Energy requested rezoning three farms adjacent to 2404 Ballenger Creek Pike from agricultural to heavy industry, the County refused.
- In **2016** when the then owner of 2518 Ballenger Creek Pike (at that time "the Ginsburg farm") asked to have that parcel rezoned from agricultural to heavy industry to convert the entire farm into a solar array, the County refused.
- In **2020**, when Duke Energy again investigated prospects of building a power plant near the subject properties, Duke withdrew when it became clear that the previous County Executive and County Council would be opposed.
- In **2021**, when the then owner of 2518 Ballenger Creek Pike (at that time "the Ginsburg farm") asked to have the parcel rezoned to permit construction of a housing cluster, the County refused because the parcel could not pass required percolation tests.

- In **2025**, the County Planning Commission refused the Trust's request to include the parcels in the overlay. Consideration by the Board of County Commissioners should pay particular attention to this correct recommendation of the Planning Commission.

Long Recognized Environment Threat-

The Suzanne Trust stated its intention to construct what it describes as a "lithium battery storage facility" which is completely at odds with protecting clean water, creeks and wells.

If the county rezoned the Suzanne land and a toxic and dangerous industrial plant were built, prime soil would become a brownfield. Brownfields, like cancers, turn greenfield land into blighted brownfields. Brownfields can never be farmland again. It is well researched that industrial blight such as this attracts further blight because "the blight is there already."

Freedom Creek and Northstar Creek both flow through the Suzanne property, joining at a cattle farm at 2455 Ballenger Creek Pike where they become Tuscarora Creek which enters the Potomac River three miles downstream. The rising point of the year-round North Star Creek is a spring on the Suzanne property. The farm immediately upstream at 2454 Ballenger Creek Pike raises sheep which are watered by Freedom Creek which also flows through a grain farm at 4501 East Basford Road. All three farms, which directly abut the Suzanne property, rely on the two creeks as their sole water source for their animals and crops. All homes abutting Suzanne, including the sheep farm at 4830 East Basford Road and a higher number of homes nearby, rely on their wells that could be fed by the two creeks.

The Suzanne property also includes the Thomas Family Cemetery.

Personal Economic Damages- If the Trust's rezoning request were approved, the estimate of lost property values just for the 20 homes directly adjacent to the Trust property is from \$1,256,400 to \$1,868,400, an average of \$78,120 per family, with the estimate for farms higher. This estimate was performed by a court-certified expert witness in economic damages. A loss of this magnitude would be the largest financial hit that most families would ever experience. It is this great harm that those who elected you look to the Board of County Commissioners to protect us from.

As an example, a property directly adjacent to the Suzanne Trust property would suffer a six-figure drop in value if the Trust property were industrialized. This property, settled in 1768, is on the Maryland Registry of Historic Properties and is a Frederick County Landmark. It is covered by a permanent conservation easement donated to the Maryland Environmental Trust. Its owners have long been active in the civic benefit to the Frederick County community and don't want to have to give up their home because of intrusive heavy industry 25 feet away. All of their neighbors fear the same.

=====

Federal, State, and locally designated areas assigned to preserve most of southern Frederick County as rural, scenic and, for the most part, not intended for development.

County

- County of Frederick Rural Legacy Program
- Carrollton Manor Land Trust (includes Suzanne property)
- County of Frederick agricultural zoning (includes Suzanne property)
- Sugarloaf Mountain Natural Area Park
- Monocacy Natural Resources Area Park
- Future County park at 2131 Ballenger Creek Pike (0.6 to from Suzanne property)

State

- Maryland Rural Legacy Program
- Agricultural Land Preservation Foundation Farmland Preservation Partnership Program
- Mid-Maryland Frederick Rural Legacy Area (Carrollton Manor, includes Suzanne property)
- Carrollton Manor Rural Legacy Area (38,265 acres, 60 square miles, includes Suzanne property)

- Washington Run Rural Area Historic District (0.5 mile to Suzanne property)
- Maryland Environmental Trust Preservation Easement Program (25 feet to Suzanne property)

Federal

- United States Department of Transportation US Route 15 Historic Corridor
- United States Department of Transportation Catoctin Mountain Scenic Byway
- Journey Through Hallowed Ground National Scenic Byway
- Journey Through Hallowed Ground National Heritage Area
- United States Park Service Civil War Heritage Area
- United States Park Service Chesapeake & Ohio Canal National Historic Park
- United States Park Service Chesapeake & Ohio Canal National Byway
- United States Park Service Monocacy National Battlefield

Conservation Organizations

- Scenic America recognition of surrounding area (includes Suzanne property)
- Scenic Maryland recognition of surrounding area (includes Suzanne property)