**4/28 townhall**

I want to briefly discuss the 3 major land use issues that threaten the rural space in the Brentsville district.

**1)  Vint Hill Road Data Centers + 1900 Acres of Industrial Zoning in Nokesville**

* current application in for a 277 data center campus on Vint Hill road - which would likely be the first of multiple along Vint Hill, requiring the road to be widened and traffic lights added in
* Comp land plan proposes a 1900 acre industrial block directly bordering Nokesville village — backing up to Nokesville park — and other homes and farms located between Nokesville and the fauquier county line. This would open space for data centers and hard industrial uses like cement plants, for example.

- Industrial developments like data centers and cement plants are ***incompatible*** with rural and residential zoning. This is common sense and also by the county’s own zoning compatibility chart.

- Data centers in PWC have been approved up to 75ft in height and require massive transmission lines or new substations built to support them.

- Any type of industrial development in the rural area will pave over green space, permanently impacting the county’s watershed, as well rural neighbors who rely on well water and properly draining septic fields.

**2) Zoning Changes to Nokesville Village and Brentsville + Greenwich Hamlets**

* the current draft comp land plan proposes zoning changes to Nokesville “village” and the “hamlets” of Greenwich and Brentsville.

- While the thought of growth in downtown Nokesville is exciting, the proposed zoning changes would allow for townhomes and no small area plan keeping developers in check.

- The bottom line is the infrastructure currently in place in Nokesville, Brentsville and Greenwich area cannot support this increase in density - sewer, school capacity, and road traffic will all be impacted.

**3) Cluster Residential Development across the Rural Area**

- The new CR zoning calls for development that the current infrastructure cannot support. The burden of improvements will fall to taxpayers, not developers.

- With no clear guidelines in place, CR zoning opens the door to high density housing in rural space.

* sewer, school capacity, and road traffic will all be impacted.