

AGENDA REQUEST

Owner/Applicant:

Lucky Hill, LLC

Meeting Date:

July 16, 2026

Staff Lead:

Adam L. Shellenberger, Assistant Director

Department:

Community Development - Planning Division

Topic:

Comprehensive Plan Amendment COMA-25-025997; Rezoning REZN-25-025998; Special Exception SPEX-25-025999; and Waiver WAIV-25-026023, Remington Digital Campus (aka Gigaland) - An Application for a Comprehensive Plan Amendment to Chapter 6, Bealeton and Remington Service District Plan to Change the Land Use Designation of Approximately 153.77 Acres in the Remington Service District from Residential - Low Density (1 to 3 Units per Acre) to Light Industrial/Employment Center, to Remove 2.74 Acres from the Remington Service District and Change the Land Use Designation from Residential - Low Density (1 to 3 Units per Acre) to Rural, and to Designate Locations for Public Utility Facilities; a Rezoning to Rezone Approximately 159.38 Acres from Residential: 1 Unit per Acre (R-1) to Business Park (BP) with Proffers and Approximately 43.16 Acres from Residential: 1 Unit per Acre (R-1) to Agriculture (RA) with Proffers; a Category 20 Special Exception to Allow an Aboveground Water Storage Facility and Water Treatment System and Two Electrical Substations; and a Waiver to Section 2-410 of the Zoning Ordinance to Allow Access on the Higher Standard Street, Lucky Hill Road (PIN 6887-78-2050-000, 6887-77-4090-000, 6887-76-8441-000, 6887-88-9080-000, 6887-78-7750-000 and 6887-98-6940-000)

Topic Description:

The applications filed would permit the Applicant, Lucky Hill, LLC, to ultimately develop a 998,662 square foot Data Center campus with six data center buildings with a maximum height of 45 feet, two electrical substations, a public water tower, public water treatment facility and two public wells. The data center buildings range in size from 114,103 square feet to 239,988 square feet. For cooling purposes, the data center buildings will utilize air, closed-loop water or other new, innovative technology. The data centers will not use public water, groundwater, surface water withdrawals, or surface water discharges for cooling purposes. The property is located along Lucky Hill Road (Route 655) between Old Grassdale Road (Route 782) and Strodes Mill Road (Route 654) and 12283 Lucky Hill Road, Remington.

Requested Action:

Conduct the Public Hearing.

Financial Impact Analysis:

See attached.

Identify any other Departments, Organizations or Individuals that would be affected by this request:

- Commissioner of the Revenue
- Fauquier County Fire Rescue System
- Economic Development
- Virginia Department of Transportation (VDOT)
- Fauquier County Water and Sanitation Authority (FCWSA)

- Town of Remington
- Dominion Energy

ATTACHMENTS:

Staff Report
Staff Presentation
Applicant's Letter to Supervisors and Commissioners - 07/06/26
Comprehensive Plan Amendment - Statement of Justification
Comprehensive Plan Amendment - Exhibit
Comprehensive Plan Amendment - Fiscal Analysis
Rezoning - Statement of Justification
Rezoning - Proffer Statement
Rezoning - Concept Development Plan (CDP)
Rezoning - Existing Transmission and Surrounding Infrastructure
Rezoning - Viewshed Analysis
Rezoning - Substation Information
Rezoning - Noise Analysis
Rezoning - Traffic Assessment
Rezoning - Fiber Availability
Special Exception - Statement of Justification
Special Exception - Plat
Special Exception - Exhibit
Special Exception - Engineers Statement
Special Exception - Power Exhibit
Special Exception - Water Exhibit
Special Exception - Water Storage Tank Preliminary Engineering Report
Special Exception - Hydrogeological Report
Waiver - Supporting Analysis
Subject Property - Applicant's Site Photos
Subject Property - Wetland Delineation
Subject Property - Cultural Resources Report
Subject Property - Threatened Endangered Species Review
Subject Property - Environmental Assessment Report
Fauquier County Data Center Policy - Adopted 12/14/23
Code of Virginia - Sec. 15.2-2209.4. Siting of data centers; site assessment
Public Comments - 07/10/26
Public Comments - 07/13/26
Public Comments - 07/14/26
Public Comments - 07/15/26
Public Comments - 07/16/26 - AM
Public Comments - 07/16/26 - PM
ADDED: Applicant's Response to Planning Commission Staff Report - 07/14/26
ADDED: Rezoning - REVISED Proffer Statement - 07/14/26
ADDED: Rezoning - REVISED Redline Proffer Statement - 07/14/26
ADDED: FCWSA Comments - 07/15/26
ADDED: Revised FCWSA Comments - 07/16/26