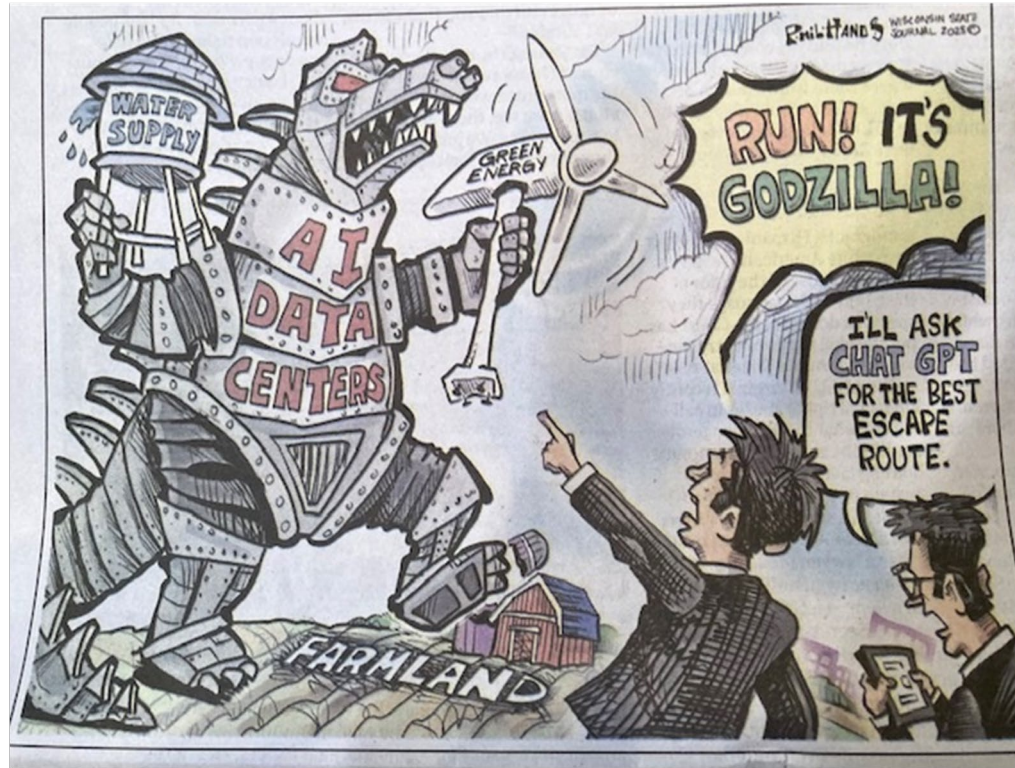


Data Centers – Policies and Trends

Christopher D. Lloyd, SVP and Director, Infrastructure and Economic Development

October 9, 2025







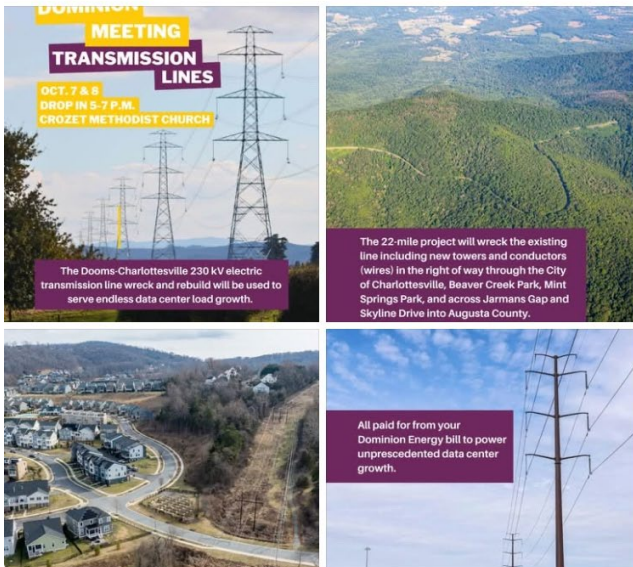
Piedmont Environmen... · Follow

1d ·

Dominion Energy is hosting a meeting Tuesday and Wednesday, Oct. 7 & 8 in Crozet, Va about their proposed "wreck and rebuild" 230kV transmission line project from Charlottesville to Augusta County.

Dominions says they're needed to "meet the growing energy needs." We know that proposals to increase the size and capacity of lines like these are tied to data center load growth.

Learn more and come to ask questions about the project at dominionenergy.com/doomscharlottesville.



The **energy bills** are

TOO

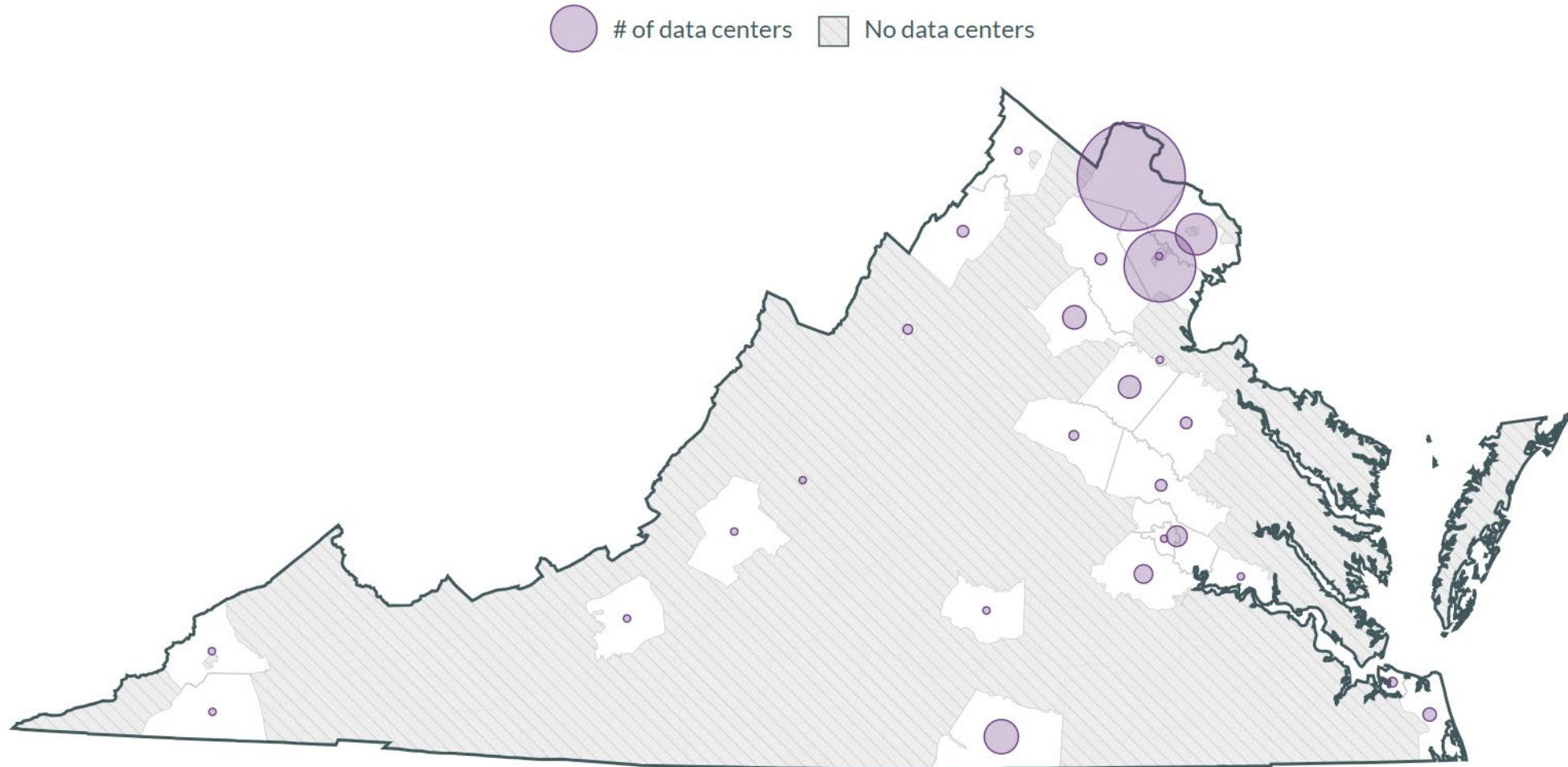
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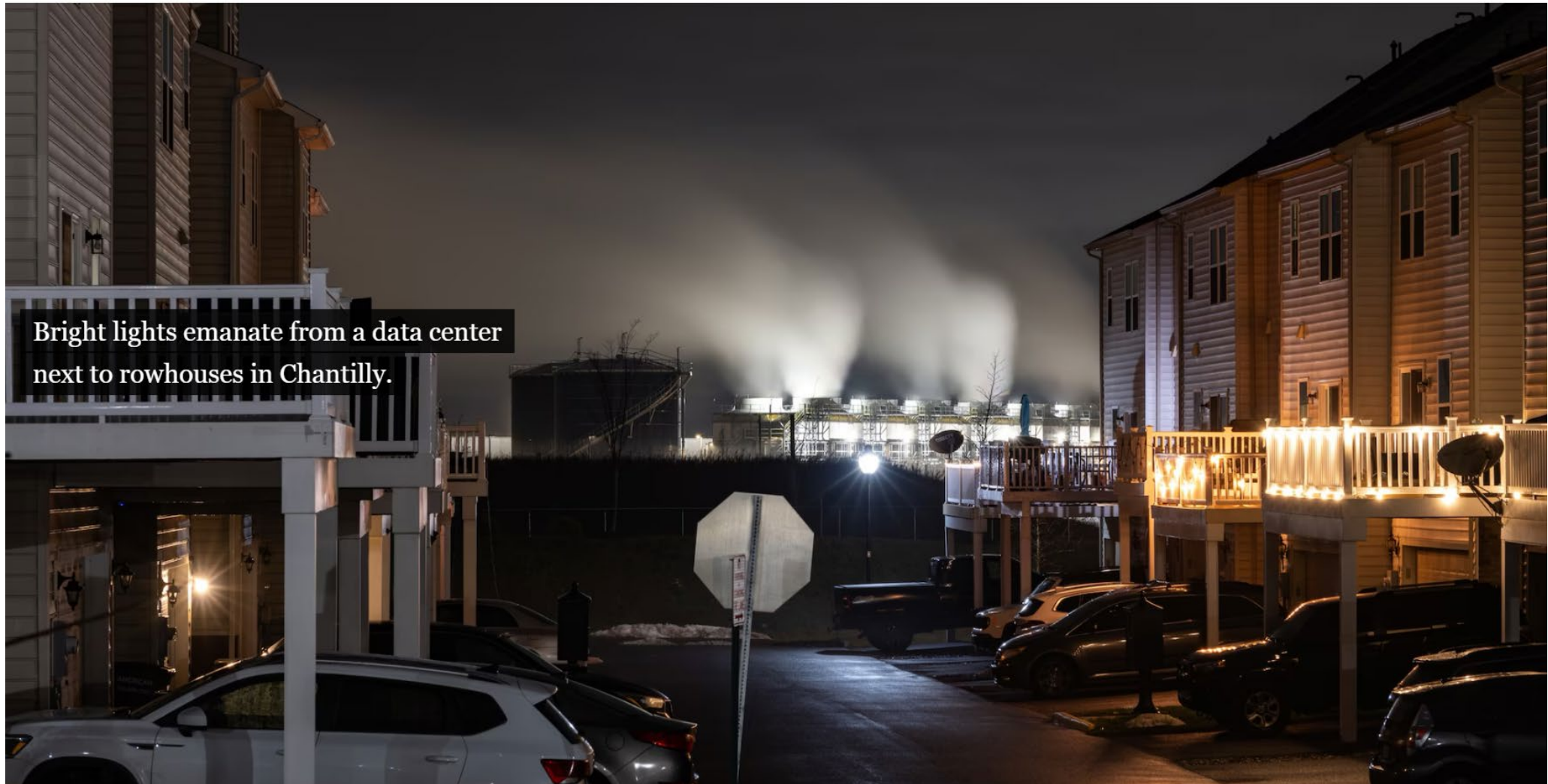
HIGH

October 2025

A Virginia Town Hall Tour

Virginia Data Center Map





Bright lights emanate from a data center next to rowhouses in Chantilly.



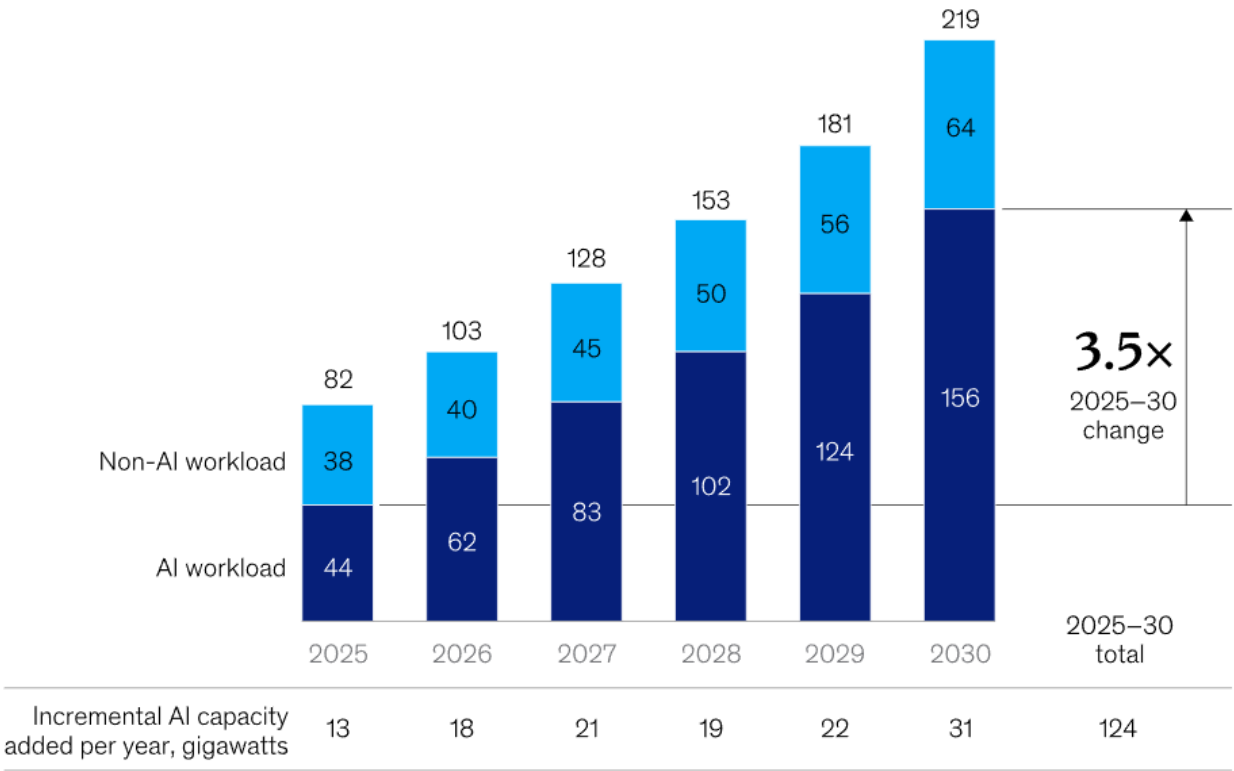
A data center near homes in Sterling.

Wandering through one strip of overgrown land between an old brickyard and a new data center, I stumbled across the gravestone of a soldier who fought in the War of 1812. The historic Tippet's Hill Cemetery in Sterling, pictured here, was similarly surrounded by data centers. As I explored the grave markers of enslaved people there, some dating back to the 1700s, most sight lines featured the looming buildings.



Both AI and non-AI workloads will be key drivers of global data center capacity demand growth through 2030.

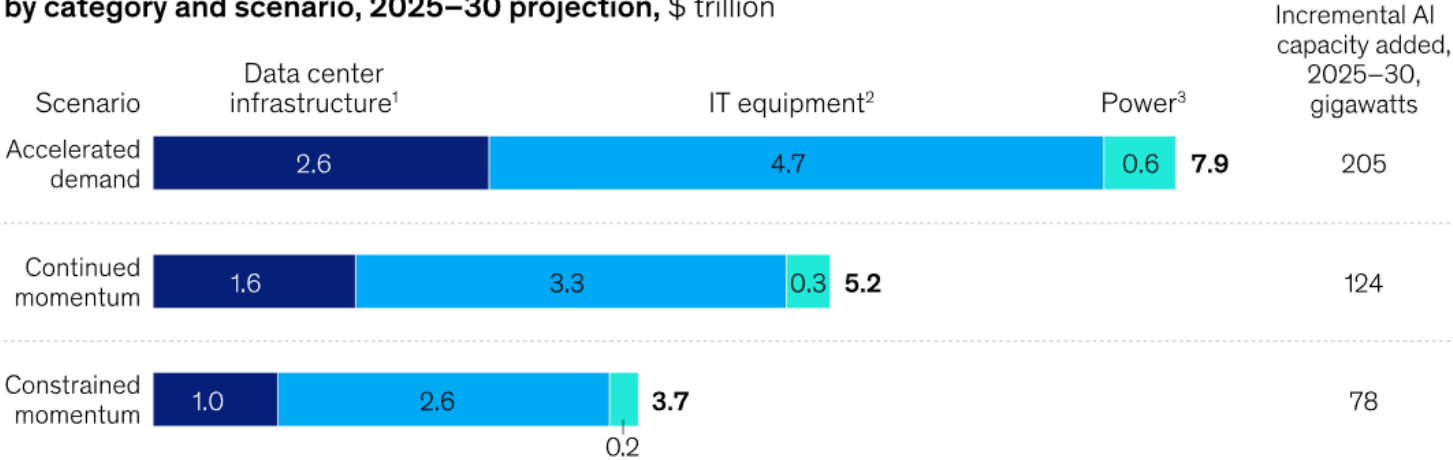
Estimated global data center capacity demand, 'continued momentum' scenario, gigawatts



Note: Figures may not sum to totals, because of rounding.
Source: McKinsey Data Center Demand Model; Gartner reports; IDC reports; Nvidia capital markets reports

Capital investments to support AI-related data center capacity demand could range from about \$3 trillion to \$8 trillion by 2030.

Global data center total capital expenditures driven by AI, by category and scenario, 2025–30 projection, \$ trillion



Note: Figures may not sum to totals, because of rounding.
¹Excludes IT services and software (eg, operating system, data center infrastructure management), since they require relatively low capex compared with other components.
²Includes server, storage, and network infrastructure. IT capex also accounts for replacing AI accelerators every 4 years.
³Assumes \$2.2 billion–\$3.2 billion/gigawatt (including power generation and transmission cost) to account for a range of power generation scenarios (eg, fully powered by gas, a combination of gas power and storage, and solar) and regional cost differences. Distribution cost is neglected, as most AI centers are expected to be >50 megawatt scale and connected to a transmission grid.
Source: McKinsey Data Center Capex TAM Model; McKinsey Data Center Demand Model

Property Tax Rates of Virginia Localities

Henrico \$0.83/\$100 (was \$0.87 in 2020)

Loudoun \$0.805/\$100 (was \$1.145/\$100 in 2016)

Prince William \$0.978/\$100 (was \$1.125 in 2022)

Chesterfield \$0.89/\$100

Chesapeake \$1.01/\$100

How Data Center Revenue is Being Used in Virginia

- Loudoun County - \$895 million in 2025 that has lowered property tax rates and fueled significant school construction
- Henrico County - \$60 million commitment to creating an Affordable Housing Trust Fund
- Prince William County - \$280 million in 2025 that has lowered both real and personal property tax rates
- Louisa and Culpeper Counties are discussing elimination of the car tax



Data Center Comprehensive Plan Amendment

Adopted June 10, 2025

Goals, objectives and development guidelines for data centers throughout the county are hereby established and adopted as part of the 2026 Comprehensive Plan. These guidelines should be used in the evaluation of data center proposals.

Data Center Development Goals, Objectives and Guidelines

Goals

Data center development in Henrico will have:

- Goal 1: A focus on respecting existing residential development.*
- Goal 2: Adequate utilities provided prior to or in conjunction with new development.*
- Goal 3: Shared access for uses developed in a coordinated plan spanning large parcels to maximize areas for screening along roadways and adjacent to existing development.*
- Goal 4: Coordinated provision of pedestrian and bicycle facilities to serve new industrial development while connecting to surrounding areas and a countywide network.*

Objectives

The following objectives will guide the county in review of data center development proposals throughout the county.

The county will:

1. Encourage large site planned industrial development which provides shared access to existing and future transportation networks. This includes enhanced pedestrian and other non-vehicular connections across collector roads, both major and minor, and connecting with the surrounding neighborhoods.
2. Examine the potential for the interpretation of cultural resources in addition to their preservation.
3. Enhance buffering along major roadways and along shared borders with existing residential development. Buffers could consist of both vegetative materials and earthen berms where appropriate.
4. Discourage major development near environmentally sensitive areas. This would include increased buffers to enhance the separation of both buildings and accessory uses from potential impacts.





Newport News City Hall, as seen on Dec. 18, 2023. Photo by Josh Janney

Newport News targets 12 sites for development

City hopes projects will revitalize city, boost economy

Josh Janney // October 2, 2025 // 3 Minute Read



PRESIDENT DONALD J. TRUMP

The WHITE HOUSE



⌵ PRESIDENTIAL ACTIONS

ACCELERATING FEDERAL PERMITTING OF DATA CENTER INFRASTRUCTURE

Executive Orders

July 23, 2025

[Home](#) > [Topics](#) > [Environmental and Legacy Management](#) > U.S. Energy Department Seeks Proposals for AI Data Centers, Energy Projects at Oak Ridge

U.S. Energy Department Seeks Proposals for AI Data Centers, Energy Projects at Oak Ridge

The U.S. Department of Energy (DOE) Office of Environmental Management and Office of Science today issued a Request for Proposal seeking proposals from companies to build and power AI data centers at DOE's Oak Ridge Reservation.

[Office of Environmental Management](#)

September 30, 2025

Strategies for Success

- Educate, educate, educate
- Polling of community to test sentiment, messages
- Thoughtfully plan where you want development to occur (or not occur)
- Examine regulatory, permitting, tax policies that impact data center development
- Identify uses of revenue to be generated by data centers
- Proactively identify and secure utility ROW
- Assess compatibility with noise ordinances, sustainability goals

Questions or Comments?