

Data Centers and the Comprehensive Plan

- a. Data centers were not specifically contemplated in the current New Kent County Comprehensive Plan. The current plan is the **New Kent 2045 Comprehensive Plan**, officially adopted in June 2025. It includes broad **Economic Opportunity (EO)** and **Industrial (IND)** designations on the Future Land Use Map 2045.
- b. In the late fall of 2025, County Staff, without Board authorization, used those general designations as the basis for identifying potentially suitable locations when they first sought to entice data centers to New Kent County. However, the Comprehensive Plan contains no discussion of data centers, hyperscale facilities, or similar specialized technology uses as a contemplated or preferred land use.
- c. County materials confirm that data centers were a land use “that the County Code does not currently address.” Specific work on data centers—including a GIS suitability study authorized in April 2025, and the subsequent draft Technology Overlay District (TOD) proposal occurred largely after the Comprehensive Plan process and was treated as a new regulatory need rather than something already envisioned in the 2045 Plan. In short, the Comprehensive Plan provided flexible industrial/economic-opportunity categories that could accommodate many types of development, but data centers as a distinct use were not contemplated at the time the plan was issued.
- d. The County staff's efforts to redefine the EO and IND land as a TOD suitable for data centers was ultimately and unanimously rejected by the Board of Supervisors. Any lands considered appropriate for data centers, hyperscale facilities, or similar specialized technology uses require an update to the Comprehensive Plan, and any such update must be consistent with the clear intent of the Strategic Plan.