

WARREN COUNTY, VIRGINIA

Data Center Case File

CaseLock Community Defense Intelligence Platform

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SECTION 1 — WHAT IS HAPPENING HERE

Warren County, Virginia (population ~40,000), home to Front Royal and portions of Shenandoah National Park, is facing its first data center proposal. The debate has drawn hundreds of residents in opposition.

Developer: Rushmark Properties

Applicant: Dan Doty (Rushmark Properties)

Location: Off Rockland Road, near an industrial park, east of Winchester Road (Rt. 522), approximately 1 mile north of I-66

Size: Up to 405,000 square feet, 50 feet tall

Tax Revenue Claim: \$2.4 million/year to Warren County

Status: Planning Commission voted to RECOMMEND DENIAL (July 8, 2026). Board of Supervisors has final say.

Source: WJLA ABC7, July 8-9, 2026 — <https://wjla.com/news/local/virginia-data-centers-warren-county-shenandoah-national-park-rockland-road-industrial-winchester-nature-crowds-planning-commission-community>

SECTION 2 — THE PROPOSAL

Rushmark Properties has applied for a change to Warren County code that would allow data centers as a Conditional Use Permit (CUP) in the Industrial zoning district. Currently, Warren County code does NOT list data centers as a permitted use in any zoning district.

Dan Doty with Rushmark Properties told the audience at the July 8 public hearing:

- Data center would bring \$2.4M/year in tax revenue
- Would not strain county schools or bring significant traffic
- An electrical substation would be built on the property
- "Upgrades to the power grid would be borne by the developer"

Source: WJLA ABC7, July 8, 2026

SECTION 3 — THE PUBLIC HEARING (JULY 8, 2026)

The public hearing was held at Warren County High School auditorium (moved from the usual government center due to expected turnout). Several hundred people attended. More than 100 people spoke, almost ALL opposed.

Lisa Davis, Front Royal: "We are the gateway to Skyline, to Shenandoah National Park. People go up there to take in the views of what they see down below in the valley. We are in that valley." Also: "We are already struggling financially across the board — grocery bills, etc. — we do not need an increase in utilities."

Kathy Cain: "I left Loudoun County because of data centers, and we were looking for a quiet peaceful life." Moved to Warren County in March 2026.

The Planning Commission voted to recommend DENIAL after the hearing, which lasted well past midnight.

Source: WJLA ABC7, July 8, 2026

SECTION 4 — LEGAL FRAMEWORK

Virginia State Code Allows a Ban. Per the Royal Examiner: State code allows Front Royal and Warren County to BAN data centers outright. Warrenton (Fauquier County) became one of the first Virginia localities to ban data centers in 2025 after its experience with an Amazon site.

Two-Vote Process. For the data center to proceed:

1. Board of Supervisors would need to vote to change county code to allow data centers in industrial areas (ignoring PC's denial recommendation)
2. Then a SEPARATE vote on whether this specific data center could be built

Warren County has a dedicated page: <https://warrencountyva.gov/828/Data-Centers>

Source: Royal Examiner — <https://royalexaminer.com/state-code-allows-front-royal-and-warren-county-to-ban-data-centers/>

SECTION 5 — COMMUNITY OPPOSITION

- **Preserve Warren County PAC** — Political action committee endorsing community-focused candidates
- **Protect Shenandoah** — Group organizing in the broader Shenandoah Valley region (also active in Strasburg/Shenandoah County)
- Residents reference Loudoun County (~200 data centers) as cautionary tale
- Concerns: water usage, electric bills, natural beauty, tourism, views, property values, noise

SECTION 6 — WATER AND ENVIRONMENT

Warren County is in the Shenandoah Valley, surrounded by the Blue Ridge Mountains and Shenandoah National Park.

Water Sources: Shenandoah River, groundwater aquifers

Tourism: Shenandoah National Park is a major economic driver — the county's natural beauty is a core economic asset

Concerns: Water usage from data center cooling, potential aquifer drawdown, impact on river quality

SECTION 7 — WHAT YOU CAN DO

1. **Attend Board of Supervisors meetings** when the code change is heard — pack the room
2. **Contact Board of Supervisors members** directly with your concerns
3. **Join Preserve Warren County PAC** and organized opposition groups
4. **Submit public comments** in writing for the record
5. **Reference Warrenton's data center ban** as precedent — if they can ban them, so can Warren County
6. **Argue tourism/natural beauty economic impact** outweighs \$2.4M tax revenue claim
7. **File FOIA requests** for any communications between Rushmark Properties and county officials
8. **Check for NDAs or closed-door meetings** between developer and officials

SECTION 8 — KEY SOURCES

1. WJLA ABC7 (July 8-9, 2026) — Full public hearing coverage
2. Royal Examiner — State code analysis on ban authority
3. Warren County government — warrencountyva.gov/828/Data-Centers
4. Scott Turnmeyer blog — Warren County data center analysis
5. Data Center Dynamics — Warren County zoning coverage
6. Breitbart — Packed meeting coverage