Data Center Development in Sunbury, Ohio
Frequently Asked Questions
February 24, 2026

What is a data center?
A data center is a secure facility that houses computer servers and related equipment used to store, process, and distribute digital information. These facilities support online services, financial systems, healthcare records, government operations, and cloud computing platforms.

Is it true that Amazon plans to locate a data center in the Sunbury Business and Technology Park?
Yes, the City of Sunbury announced Amazon Data Services, Inc.'s ("AWS") plans to develop a megaproject data center campus in the Sunbury Business and Technology Park in November 2024. See attached press release dated November 21, 2024.

What is a megaproject?
The State of Ohio defines a megaproject as any economic development project that includes a fixed-asset investment of at least $1 billion. A megaproject must be certified by the Ohio Department of Development to receive enhanced economic development benefits from state and local governments.

When will construction on the AWS megaproject data center campus begin?
Although plans to develop a data center campus in Sunbury have been announced, the company's decision to move forward with construction is still contingent upon the approval of a development agreement with the city that contains commitments for financing and constructing public infrastructure. In addition to the local development agreement, the company is also working to secure adequate power and water from other regional stakeholders. This is a complex project that will take additional time to plan before construction begins.

What public infrastructure is needed to support the AWS project?
The project will require the construction of a new sanitary pump station, the extension of sewer and water lines, the installation of a new water tank, and the construction of at least one new roadway to support the project. The city is also evaluating options for providing reclaimed water to help cool the data center operations and preserve water resources for other needs.

Who will pay for this new infrastructure?
It is important to local elected officials that growth pays for growth. To that end, city staff and officials are working to establish new community charges, secure minimum service payments, and collect other direct financial contributions from the company and adjacent developers to pay for the new infrastructure.

Are data centers the primary reason my electric bills are increasing?
No. Rising electric rates are driven primarily by overall growth in demand on the power grid and the costs associated with maintaining and expanding generation, transmission, and distribution infrastructure.

The increase in data centers reflects rising consumer and business demand for cloud storage, streaming services, and artificial intelligence applications. Although this growth in digital services does add to grid demand and can contribute to higher electricity costs, data centers are not the sole, or necessarily the primary, driver of rising household electric bills.

How do data centers affect the reliability of the electric grid?
Data centers can improve reliability when properly integrated into grid planning. Their electricity demand is steady and predictable, which helps utilities forecast load more accurately than with highly variable residential or commercial demand. Many facilities also deploy on-site backup generation and battery storage, and some participate in demand response programs that allow them to reduce or shift usage during grid emergencies. Grid operators such as PJM Interconnection (Ohio's grid operator) are increasingly evaluating how to incorporate this flexibility into reliability planning. Ultimately, the impact of data centers on grid reliability depends less on their size and more on the degree of coordination among operators, utilities, and regulators.

Is there anything I can do to stop AWS from developing a data center on land zoned for Limited Industrial ("LI") use?
As the property owner, AWS may develop and use its property in accordance with the regulations of the City of Sunbury's Limited Industrial ("LI") zoning district, subject to compliance with all applicable laws, ordinances, and procedural requirements. In Sunbury, a data center is a permitted use within the LI zoning district.

Zoning regulations are legislative standards adopted by the city to promote orderly development, protect public health and safety, and advance the general welfare. Once a zoning classification has been lawfully established, the property owner has the right to (1) use the property for any expressly permitted purpose, (2) develop and improve the property in accordance with applicable development standards—including height, setbacks, density, and lot coverage requirements—and (3) apply for and obtain necessary permits and approvals consistent with the zoning code.

The property proposed for the data center was rezoned to the LI district by the Sunbury City Council on May 29, 2024, through Ordinance No. 2024.11, following two public hearings and five public meetings. A summary of those meetings is attached. Recordings and meeting minutes are available on the City of Sunbury's website (www.sunburyohio.org) under the *"Agendas and Minutes"* tab.

For those interested in learning more about the various development and design standards required by the LI zoning district, please visit the city's website at www.sunburyohio.org and type *2023 Zoning Ordinance* in the search function. The details of the LI zoning district begin on .pdf page 161 of the zoning ordinance.

How can I influence future public decisions regarding the AWS data center project or other industrial developments in the Sunbury Business and Technology Park?
As previously noted, AWS has secured an entitlement right to develop a data center on its site subject to compliance with applicable laws and procedural requirements. If AWS proceeds with a conforming application, the city's primary role will be to ensure compliance with all applicable zoning, site development, utility, and performance standards rather than to deny the use outright. To the extent permitted by law, there may be opportunities to address site design, buffering, traffic management, infrastructure impacts, and operational considerations through the ongoing development review process.

Residents are encouraged to attend public meetings of the Sunbury Planning and Zoning Commission and Sunbury City Council where this and future projects will be discussed. Agendas for these meetings are posted on the City of Sunbury's website page (www.sunburyohio.org) and can be accessed under the *Agendas and Minutes* tab.

Why is the city offering a property tax incentive to AWS for this project?
Property tax incentives are an essential economic development tool that communities use to attract highly competitive projects like the AWS megaproject data center campus. AWS considered sites in Indiana, Virginia, and Minnesota for this project before selecting Sunbury. The tax incentive was a major factor in the company's location decision.

The city has offered a Community Reinvestment Area (CRA) property tax exemption of 87.5% for 15 years and 75% for another 15 years in support of this project.

I thought the maximum term for a CRA agreement was 15 years. Why is this incentive scheduled for 30 years?
Megaprojects certified by the Ohio Department of Development are eligible for property tax exemptions up to 30 years.

What commitments has AWS made to the community in exchange for the property tax incentive?
AWS has committed to investing at least $2 billion in new capital assets, creating at least 50 full-time job opportunities paying an average of $90,000 per year, and maintaining operations at the project site for at least 30 years.

Public schools are primarily funded with local property tax receipts. How will the AWS property tax incentive affect our schools?
The schools will immediately benefit from the AWS investment by collecting revenues on any new increase in land value as it converts from agricultural to industrial use. The schools will also begin

immediately collecting their share of property taxes on the non-exempted portion of taxes resulting from increased real property values.

Under the existing agreement, this equals 12.5% of taxes from increases in real property for the first 15 years and 25% for the next 15 years. After 30 years, the schools will receive the full benefit of property taxes resulting from increased land and real property values at the project site. The schools will collect these revenues despite no increase in student population counts from the business operations.

The financial benefits to local schools are also true for all other entities that receive a portion of local property tax revenues such as BST&G Fire District, library services, Preservation Parks, Board of Developmental Disabilities, and 9-1-1 emergency communications.

What kind of zoning restrictions will be placed on the AWS development?
The proposed project will operate in a LI zoning district, which was established as part of a zoning code update by the Sunbury City Council in November 2023. The district includes development standards that are aimed at producing consistent high-quality design and construction projects, while also protecting the interests of neighboring property owners.

Some of these standards include a minimum building set back of at least 100 feet from any neighboring residential or agricultural use. A maximum building height of 85 feet but only if the building is set back an additional 200 feet. A maximum lot coverage of 75% to allow room for landscaping, screening, and stormwater management.

Was public input considered when the Limited Industrial Zoning District was established?
Yes. At both the Sunbury Planning and Zoning Commission and Sunbury City Council, public meeting notices were printed in the Delaware Gazette and posted on the city's website, public hearings were conducted, and public meetings held to receive feedback on the development standards proposed for the new zoning district. In total, the city conducted two public hearings and six public meetings over a four month period to solicit feedback on the proposed zoning district regulations.

See attached summary of public meetings for approval of the LI zoning. Recordings and minutes for each meeting can be found on the City of Sunbury website (www.sunburyohio.org) under the *Agendas and Minutes* tab.

What is the city doing to control lighting, noise, and other development impacts that may occur because of the data center development?
The city's new LI zoning district includes development standards that regulate the impacts of such items. For example, all lighting in parking lots and private drives must be cut-off type fixtures that are down cast. No lighting from the development is permitted to spill onto neighboring properties. Noise is limited to 80 decibels at the boundary of the nearest residential or agricultural use, which is consistent with the city's noise standard for all its residential neighborhoods. Hazardous materials storage and processing are controlled and must comply with all applicable

state and federal regulations. If there is a violation of any state or federal regulation, the property owner must immediately notify the city so it can take actions as appropriate.

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What are the known impacts of data centers on water quality?
Data centers can affect water quality primarily through cooling water use, thermal discharge, and wastewater handling, though impacts vary widely depending on design and regulation. Facilities that rely on evaporative cooling or once-through cooling systems withdraw significant volumes of water from local sources. When discharged, this water can be warmer than the receiving body, contributing to thermal pollution, which lowers dissolved oxygen levels and stresses aquatic ecosystems. In water-scarce regions, increased withdrawals may reduce stream flows, indirectly affecting water quality by concentrating pollutants and raising temperatures.

However, many modern facilities mitigate these risks by using recycled or reclaimed water, closed-loop cooling systems, advanced wastewater treatment, and strict stormwater management practices. A closed-loop cooling system using reclaimed water is being planned for the AWS project and advanced wastewater treatment technology will be added to the Sunbury plant to mitigate the water quality risks for the data center in our community.

What are the known impacts of data centers on air pollution?
Data centers influence air quality primarily through backup power generation, electricity consumption, and construction activity, with the magnitude of impacts varying by location and the underlying energy mix.

The most direct source of emissions is the use of on-site diesel backup generators, which release nitrogen oxides, particulate matter, carbon monoxide, and sulfur dioxide. These pollutants can contribute to localized air quality degradation, particularly in regions where data centers are heavily concentrated.

The most significant indirect impact arises from the electricity required to power data center operations, especially when that electricity is generated from fossil fuel–fired power plants. At the same time, many major operators, including AWS, procure renewable energy through long-term power purchase agreements, which can reduce net emissions depending on how projects are structured and whether they displace fossil generation on the grid.

Overall, the air quality implications of data centers depend less on the facilities themselves and more on backup fuel choices, regulatory frameworks, and whether incremental demand leads to new fossil generation or accelerates clean energy deployment. While several of these factors fall outside the city's direct regulatory authority, the city is committed to working with AWS, the greatest extent practicable, to minimize air pollution impacts associated with this project.

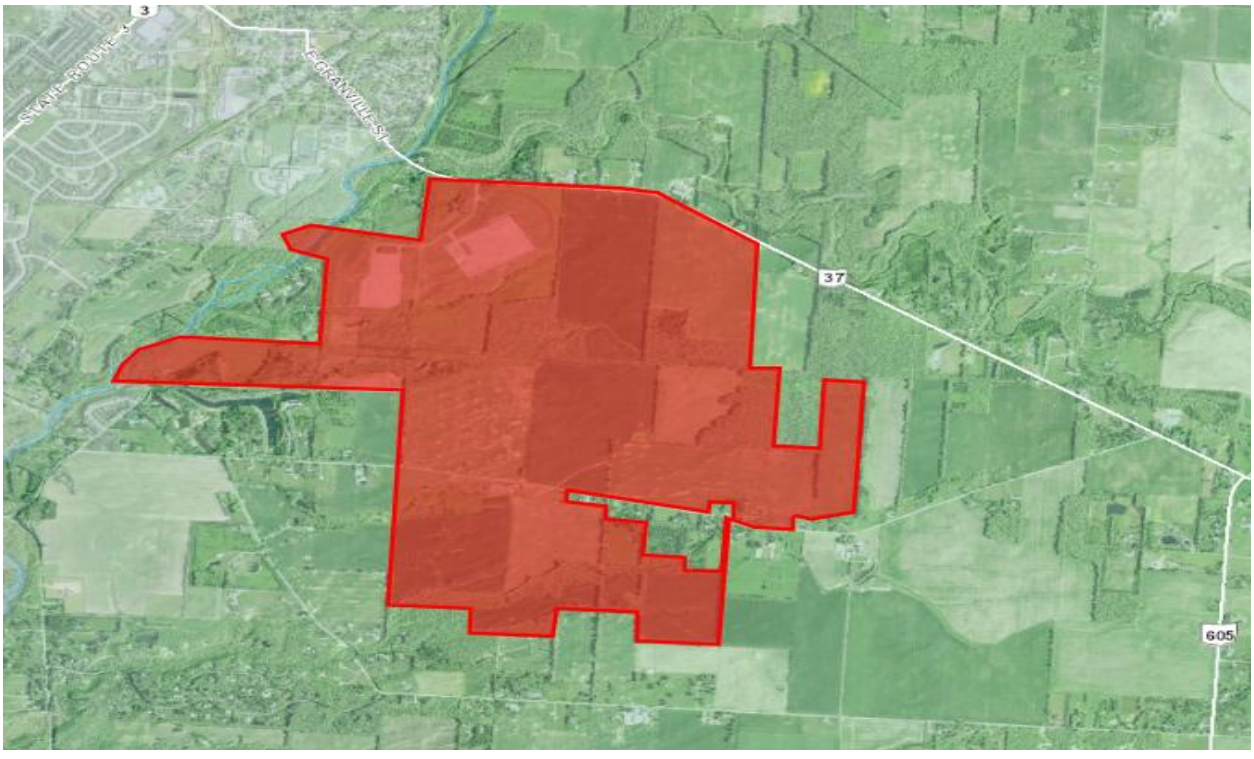
Has AWS provided a site plan for the proposed project?
To date, AWS has only announced plans to locate in Sunbury and has not yet submitted a site plan for city review. When the site plan is submitted, it will be reviewed by staff and the Sunbury Planning and Zoning Commission for consistency with the standards required by the LI zoning district.

How will the AWS project impact local traffic?
Traffic impacts are expected to be minimal as data center operations do not create a lot of new traffic. Moreover, the city will collaborate with AWS to minimize any traffic disruptions that may occur during construction. The city's priority is to thoughtfully integrate the project into any new or existing infrastructure to reduce any future traffic congestion.

Will AWS hire local businesses to do the work?
That will be an AWS decision. Local businesses are encouraged to monitor bid solicitations related to this project that align with services they offer.

Have local elected officials received any financial compensation from AWS or others related to the development of a data center in Sunbury?
No.

Where is the Sunbury Business and Technology Park?
The park consists of over 1,300 acres of land on the east side of Sunbury and located between State Route 37 and Vans Valley Road. The following map shows the location of the business park.



Why is the city interested in attracting technology-based businesses to the community?
City leaders see tremendous potential in attracting new technology-based businesses to the community because they create high-wage job opportunities for residents and benefit property-tax dependent entities like public schools because they invest heavily in capital assets.

In addition to higher wages, technology-based firms often generate strong multiplier effects within the local economy. Employees with higher incomes tend to spend more at local restaurants, retail stores, and service providers, which helps small businesses grow and creates additional jobs. These companies also contract with local vendors for construction, maintenance, professional services, and specialized support, further expanding economic activity.

Technology firms also typically drive innovation and entrepreneurship. Their presence can foster partnerships with local educational institutions, strengthen workforce development programs, and encourage the growth of startups and spin-off companies.

Finally, technology companies often invest in modern infrastructure, such as broadband, research facilities, and advanced office space, which can improve the overall business climate and quality of life for the community.

For these reasons, attracting technology-based businesses is not only about job creation, but about building a sustainable, innovative, and economically resilient community.