BOTETOURT COUNTY, VIRGINIA

Google Project Raspberry Data Center Campus

Independent Detailed Analysis

Fiscal Impact • Infrastructure Risks • Community Concerns

Prepared for Botetourt County Residents

July 2026

This independent report examines the proposed data center campus using publicly available information as of July 2026.

It addresses the primary concerns raised by many residents — **water supply and rates**, **electricity rates**, **noise**, and **environmental impacts** — alongside the potential fiscal benefits to the County. The analysis is factual and does not advocate for or against the project. Its purpose is to provide residents with clear, sourced information to inform public discussion and decision-making.

EXECUTIVE SUMMARY

Key Findings for Botetourt Residents

Many Botetourt residents have expressed strong concerns about the proposed Google data center campus, particularly regarding **water supply and future rates**, **electricity rates**, **noise from cooling systems and generators**, and **environmental impacts** (wetlands, air emissions, land use, and drought resilience). This independent analysis directly examines those issues alongside the fiscal implications for the County.

PROJECT SNAPSHOT
Proposed hyperscale campus with three ~300,000 sq ft data center buildings on 343+ acres in the Greenfield Industrial Park. Minimum $1B+ investment and 50 permanent jobs per building. Land purchased June 2025 ($14M) + $4M community commitment. As of July 2026 the project is still in permitting (grading plans submitted, VWP and air permits under review). On-site grading expected late 2026; full operations likely 2028–2033+ with possible delays.

FISCAL BENEFITS (Direct to County)
• Substantial new tax base: County projects $10M+ annual local tax revenue per completed data center once operational and assessed.
• Upfront payments (~$18M land sale + community commitment) already funding public safety and other priorities without new borrowing.
• Construction jobs (hundreds peak) and ongoing vendor/support roles.
• Under full three-building buildout with contained infrastructure costs, direct fiscal benefit to the County general fund is likely strongly positive over 10 years (low-to-mid hundreds of millions cumulatively before major new water costs).

MAJOR RISKS & COMMUNITY CONCERNS
1. Water (Highest Risk) — Up to 8 MGD at full buildout is very large relative to Carvins Cove's current residential use (~7 MGD) and the system's drought vulnerability (levels were ~69% in June 2026). This accelerates the need for a major new regional water source. No public detailed cost or scope estimate exists yet. County has cost-share obligations that could reach $150–250M+ depending on final project. Fixed deposits are modest; the variable construction and debt exposure is the real concern. Many residents correctly worry this could lead to higher future rates or restrictions during droughts.

2. Electricity Rates — Direct transmission/substation upgrades for the project are expected to be paid by Google. However, large data center loads contribute to broader grid investments across Virginia, and some jurisdictions have seen rate pressures. Indirect or future system costs could still affect Botetourt ratepayers. Transparency on any shared costs is important.

3. Noise — Data centers generate continuous noise from cooling fans and periodic noise from backup generators during testing or outages. Community meetings have highlighted concerns about impacts on nearby residents, schools, and quality of life. Noise studies and mitigation commitments should be public and enforceable.

4. Environment — Wetland and stream impacts require permits; mitigation can be costly and time-consuming. Large backup generators require air permits. Stormwater, visual/land-use changes, and long-term effects on the local watershed are legitimate concerns raised by residents.

NET ASSESSMENT
The project offers meaningful fiscal upside for the County if all three buildings are built and water/power costs are fairly allocated with strong developer participation. However, the risk-adjusted view for residents is more cautious. Water infrastructure uncertainty is the largest variable and directly touches the concerns many residents have raised. Timeline slippage is likely. Equipment tax revenue can decline without refreshes. The biggest transparency gap is the lack of published detailed cost, scope, and allocation details for the accelerated water supply project.

RECOMMENDATION
Require full public disclosure of the water source study scope, preliminary cost estimates, trigger criteria, and pro-rata methodology before any major commitments or debt. Establish an annual public scorecard with aggregate taxes, water use, and infrastructure costs. Commission an independent review that specifically models ratepayer and environmental impacts. These steps would give residents greater confidence that risks are being managed transparently.

1. PROJECT DESCRIPTION AND CURRENT STATUS (JULY 2026)

1.1 Overview

Google (through affiliate/developer) is proposing “Project Raspberry,” a mission-critical hyperscale data center campus within the Botetourt Center at Greenfield industrial park in Daleville, Botetourt County, Virginia. The site encompasses approximately 343.6 acres. Plans include three data center buildings of roughly 300,000 square feet each (nearly 1 million sq ft total), three electrical substations, a ~28,000 sq ft office/support building, access roads, parking, stormwater management, and associated utilities. This would be Google’s first major data center investment in the Roanoke Valley region.

1.2 Key Contractual Commitments (Performance Agreement)

• Minimum $1 billion capital investment per data center.
• Minimum 50 full-time permanent jobs per data center with median annual salary of approximately $86,000.
• 20-year term per data center once operational.
• Land sale from County Economic Development Authority (~312 acres for ~$14 million in June 2025) plus $4 million additional commitment to County initiatives over five years (already providing upfront funding for public safety equipment and other priorities).
• The project is the only location in Botetourt County currently zoned to allow data centers.

1.3 Current Status (as of early July 2026)

The project remains in the **pre-construction and permitting phase**. Grading permit applications were received by the County in February 2026, with on-site grading anticipated before the end of 2026. A Virginia Water Protection (VWP) permit application was submitted to DEQ in January 2026 and is under review. A Minor New Source Review (NSR) air permit application for backup generators was received by DEQ in May 2026 and is under review. The U.S. Army Corps of Engineers issued a public notice for Section 404 wetlands/stream impacts in March 2026. Appalachian Power is advancing the Daleville Area Transmission Improvements project (line rebuilds, substation upgrades) with public open houses held; Google is expected to fund attributable portions. A community open house was held in June 2026. No full-scale construction has commenced. Timeline for revenue generation (taxable status) is therefore later than some early projections and subject to successful completion of permitting, financing, and construction milestones. Community opposition has been vocal at public meetings, citing water use, noise, visual impacts, and proximity to schools/residential areas.

1.4 Scale Context for Botetourt County

Botetourt County’s annual general revenue budget is approximately $99 million. A data center campus generating $10M+ per building in annual property taxes (as publicly projected by County officials) would represent a transformative addition to the tax base once fully operational and assessed. However, the County is small and rural; infrastructure commitments and resource demands must be evaluated against limited administrative and financial capacity to absorb overruns or long-term obligations.

2. TAX REVENUE PROJECTIONS — INDEPENDENT MODEL

2.1 Methodology and Key Assumptions (Transparent)

This model is built independently from public records, County economic development statements, Virginia assessment practices, and typical data center depreciation/refresh cycles in the industry. It does not rely on any prior third-party fiscal model.

Core Assumptions:

• Three data centers brought online on a staggered realistic cadence reflecting current permitting status: first building taxable status ~2029, second ~2031, third ~2033 (conservative relative to some early announcements; delays are common in permitting-heavy projects).

• Taxable investment per data center: Minimum $1B as per performance agreement. Split for modeling: ~$300–400M real estate/improvements (relatively stable) and ~$600–700M business tangible personal property/equipment (servers, cooling, electrical — subject to depreciation and refresh cycles). Actual split and returns are confidential; sensitivity tested.

• Real estate tax: $0.70 per $100 of assessed value (2026 adopted rate). Assumes assessed value tracks modeled taxable real property value with limited disputes.

• Equipment tax: Subject to performance agreement provisions that include a grant/rebate structure above a defined effective rate on depreciated taxable value. Model uses an effective rate consistent with publicly described agreement mechanics (approximately $2.40 per $100 range after rebate; nominal general personal property rate is higher at $2.94 but not fully applicable to covered data center equipment).

• Depreciation/assessment: Virginia/Botetourt business personal property uses cost-based declining balance cohorts (typical 90%, 70%, 50%, 30%, 10% by acquisition year, then residual). Servers and IT equipment in data centers often depreciate rapidly; model tests both “no refresh” (value falls to low residual and stays) and “refresh every 5 years” (reset at original cost, consistent with industry statements that technology is upgraded on 4–6 year cycles).

• No major reassessment disputes or valuation appeals modeled in base case (real-world risk exists and would reduce revenue).

• One-time items: Land sale proceeds (~$14M) and community investment commitments (~$4M) already realized or in process; counted as upfront benefits in cumulative totals.

2.2 Annual Revenue Projection Table (Nominal $ Millions, Rounded)

Year	Active DCs	RE Tax	Equip Tax (No Refresh)	Equip Tax (With Refresh)	One-Time / Other	Notes
2026	0	$0.0	$0.0	$0.0	$15–18	Land sale + initial community commitment
2027	0	$0.0	$0.0	$0.0	$0.8–1.0	Community investment installment
2028	0–1	$0.5–2.1	$0–8	$0–8	$1–2	Grading/construction ramp; early permit timing
2029	1	$2.1	$10–12	$12–15	$0.8	First DC taxable; conservative ramp
2030	1	$2.1	$8–10	$10–13	$0.8	Stabilized first DC
2031	1–2	$4.2	$12–18	$15–22	$1–2	Second DC comes online
2032	2	$4.2	$10–14	$12–18	$0.5	Stabilized two DCs
2033	2–3	$6.3	$14–22	$18–28	$0–1	Third DC comes online
2034	3	$6.3	$10–16	$14–22	$0	Full campus stabilized
2035	3	$6.3	$8–12	$12–20	$0	Mature operations; refresh or residual

Note: Ranges reflect uncertainty in exact taxable value, assessment outcomes, and refresh timing. “One-Time/Other” includes land sale and community commitments already in process. Equipment tax is the largest and most variable component.

2.3 10-Year Cumulative Revenue Summary (Independent Estimate)

• **Real estate taxes (full campus, mature):** ~$45–55M cumulative over decade.
• **Equipment taxes — No refresh case:** ~$80–110M cumulative (declining after initial years).
• **Equipment taxes — With 5-year refresh:** ~$120–160M cumulative (higher and more stable).
• **Upfront land + community payments:** ~$18–19M (already realized or committed).
• **Total direct inflows (full buildout, before costs):** Roughly $160–230M nominal over 10 years depending on refresh and exact

valuation. This is a substantial addition relative to the County's ~$99M annual revenue base.

Key Sensitivity: Equipment represents the majority of early revenue but depreciates quickly without reinvestment/refresh. County public statements support technology upgrade cycles of 4–6 years, but no contractual minimum taxable equipment value or refresh obligation has been identified in public documents. The "no refresh" case is therefore a material downside scenario.

3. WATER INFRASTRUCTURE — DETAILED RISK & COST ANALYSIS

3.1 Current System Context

The Western Virginia Water Authority (WVWA) serves Botetourt County and the broader Roanoke Valley. Primary source for the relevant area is **Carvins Cove Reservoir** (6.42 billion gallons at full pond, ~630-acre surface, large watershed). Treatment capacity at the Carvins Cove plant is 28 million gallons per day (MGD). The system also includes Spring Hollow Reservoir (3.2 billion gallons) and smaller/interconnected sources. As of June 2026, Carvins Cove levels were approximately 13 feet below full pond (~69% capacity) amid ongoing dry conditions; the Authority has implemented conservation messaging and is supplementing from other sources. Historical drought of record (2002) saw levels drop more than 34 feet below full. The Authority states it has not had to implement mandatory restrictions in its ~20-year history due to source diversity, but acknowledges long-term planning for additional supply is prudent given regional growth.

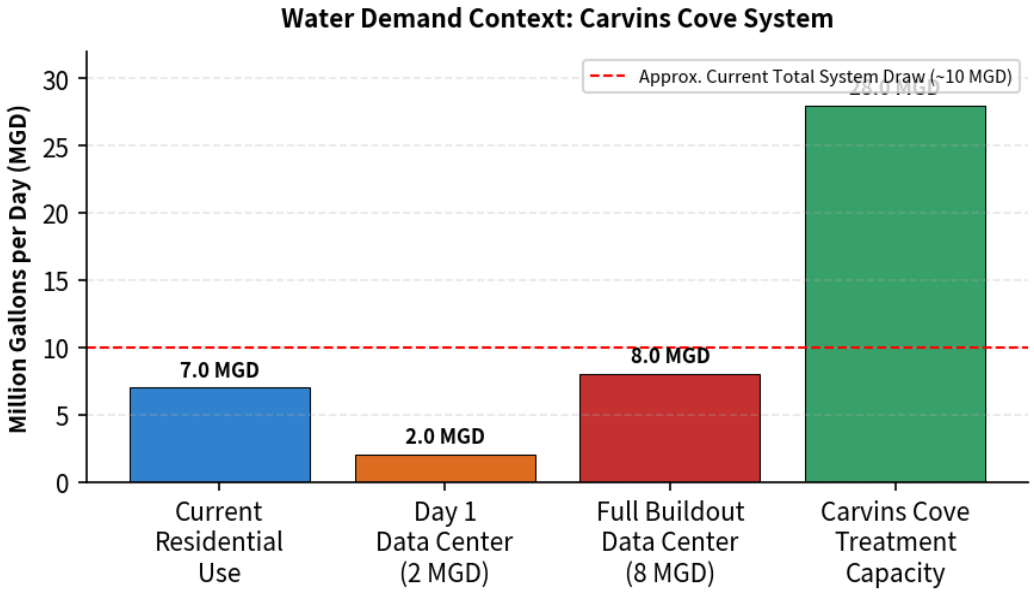

Figure 1: Water demand context. Current residential draw from Carvins Cove is substantial; data center adds significant incremental load, especially at full buildout. Treatment capacity exists but raw source and long-term supply planning are the constraints.

3.2 Projected Data Center Water Demand

Public records and utility statements indicate the project reserves up to **2 MGD for Day 1** (initial phase) and up to **8 MGD total at full buildout (Day N)**. This scale is consistent with hyperscale data center evaporative cooling demands for large, high-density facilities (AI/cloud workloads tend toward the higher end). Industry data shows hyperscale facilities commonly consume hundreds of thousands of gallons per day per building via evaporative methods, with ~70–80% typically consumed (evaporated) rather than returned. Wastewater discharge would also increase load on treatment systems. The 8 MGD figure represents a very large industrial user relative to the existing residential/commercial base served by Carvins Cove.

3.3 New Water Source Need and Cost Reality

WVWA and County officials have publicly stated that a new regional water source was already contemplated in long-range planning (roughly 2040–2060 horizon) to meet baseline growth. The data center accelerates both the **timing** and **urgency** of that planning. Studies are now underway (with Google funding initial phases per agreements). Options under discussion include Carvins Cove expansion, new reservoir/intake, groundwater, or non-potable reuse — but no preferred alternative, engineering cost estimate, or detailed timeline has been made public as of July 2026.

Cost Benchmarks (Independent): Comparable regional water supply projects in Virginia provide context. Henrico County's Cobbs Creek Reservoir project was budgeted at approximately $280 million. Other Appalachian/VA reservoir or major supply initiatives have ranged from tens of millions (smaller systems) to several hundred million for meaningful new storage or treatment capacity. For a project serving both the data center's large incremental demand and regional growth, a realistic total project cost range is **$250–450 million or higher**, depending on whether it involves a new dam/reservoir, major expansion of existing infrastructure, or a portfolio of solutions. Environmental mitigation (wetlands, streams — already flagged in USACE/DEQ

materials for the data center site itself) adds further cost and schedule risk.

County Exposure: Existing WVWA-County agreements establish a framework under which Botetourt has funding obligations for water supply development services and a cost-share formula that can place the majority of early project costs on the County (tapering at higher total project costs). Fixed deposits into a development fund are modest (low tens of millions cumulatively). The variable exposure — actual construction, land acquisition, permitting, mitigation, engineering, and debt service — is the material risk. Pro-rata or “developer pays attributable share” language exists and would reduce net County burden, but the baseline obligation and uncertainty around scope/timing/allocation remain. If a $300M+ project is accelerated into the decade and County share is substantial, debt service alone could add $10–20M+ annually for 20+ years depending on financing terms.

3.4 Water Risk Summary for Residents

• **Scarcity & Drought:** Adding a large consumptive user to a system already showing drought stress increases the probability and severity of future restrictions or the need for costly emergency measures.
• **Cost Allocation Uncertainty:** Without published detailed cost estimates and a clear, enforceable pro-rata methodology, residents cannot assess whether they will ultimately bear rate increases or tax-funded debt for infrastructure primarily benefiting a single large industrial user.
• **Timing Risk:** Studies are ongoing; if a new source is required sooner than modeled or costs exceed expectations, the fiscal and service impacts arrive earlier.
• **Regional Equity:** Carvins Cove and the broader WVWA system serve multiple jurisdictions. Botetourt-specific commitments have implications for Roanoke and other ratepayers.

4. POWER AND OTHER INFRASTRUCTURE

4.1 Power Demand and Upgrades

Hyperscale data centers are extremely power-intensive (tens to low hundreds of MW per building depending on density and IT load; AI-optimized facilities trend higher). The campus will require substantial new or upgraded transmission and substation capacity. Appalachian Power is advancing the Daleville Area Transmission Improvements Project, which includes rebuilding/upgrading approximately 17 miles of 138 kV lines, upgrading multiple substations, and constructing a new substation. Public information indicates this project supports growing demand including the Google campus while also improving reliability for existing customers. Google is expected to pay for upgrades specifically attributable to its project. Total project cost indications in public reporting are in the range of ~$135 million; the developer-funded portion for attributable assets represents a lower direct fiscal risk to the County than water. Indirect effects (any system-wide costs recovered through rates, or future capacity needs) should still be monitored. Statewide, data center growth is contributing to utility capital plans and, in some jurisdictions, rate pressures.

4.2 Other Infrastructure & Environmental

• **Wetlands/Streams:** USACE and DEQ permits required; impacts documented in public notices. Mitigation (credits or on-site) adds cost and schedule risk — primarily developer responsibility but with public review process.
• **Air/Generators:** Large backup diesel or alternative generation requires air permitting (NSR application under review). Emissions and noise are community concerns.
• **Stormwater & Local Roads:** Standard development requirements; developer bears primary construction cost, but long-term maintenance and any off-site impacts are County considerations.
• **Overall:** Most direct “project-specific” infrastructure is structured to be developer-funded. The larger, shared, or accelerated regional systems (especially water supply) are where County and resident exposure is greatest.

5. JOBS, ECONOMIC ACTIVITY & OTHER BENEFITS

Direct Employment: Performance agreement requires minimum 50 full-time jobs per data center (150 total for three buildings) at median salary ~$86,000. This is typical for modern hyperscale facilities, which are highly automated. Construction employment will be significantly higher during build-out (hundreds of workers over multiple years) but temporary.

Economic Multipliers: Data center projects generate indirect and induced jobs in construction trades, maintenance, security, landscaping, professional services, and local vendors. County and Google statements reference multipliers in the range of several additional jobs per direct position and substantial state-level economic activity per facility. These are real benefits but secondary to the direct fiscal (tax) analysis for County budget purposes.

Other Benefits: Upfront land sale and community investment payments (~$18M total) have already enabled accelerated public safety and other capital projects without new borrowing. Potential for workforce development partnerships and Google’s broader community/resilience investments (e.g., solar/battery projects in other Virginia areas). Long-term, a stable large taxpayer can support lower tax rates or enhanced services for residents if net fiscal positive after costs.

6. SCENARIO ANALYSIS — NET COUNTY IMPACT (ILLUSTRATIVE)

The following scenarios are **illustrative ranges** derived from independent research on buildout timing, tax mechanics, water cost benchmarks, and typical project risks. They are not predictions but tools to understand sensitivity. Actual outcomes depend on final permitted scope, exact taxable values, refresh behavior, water project costs/scope/allocation, and financing terms.

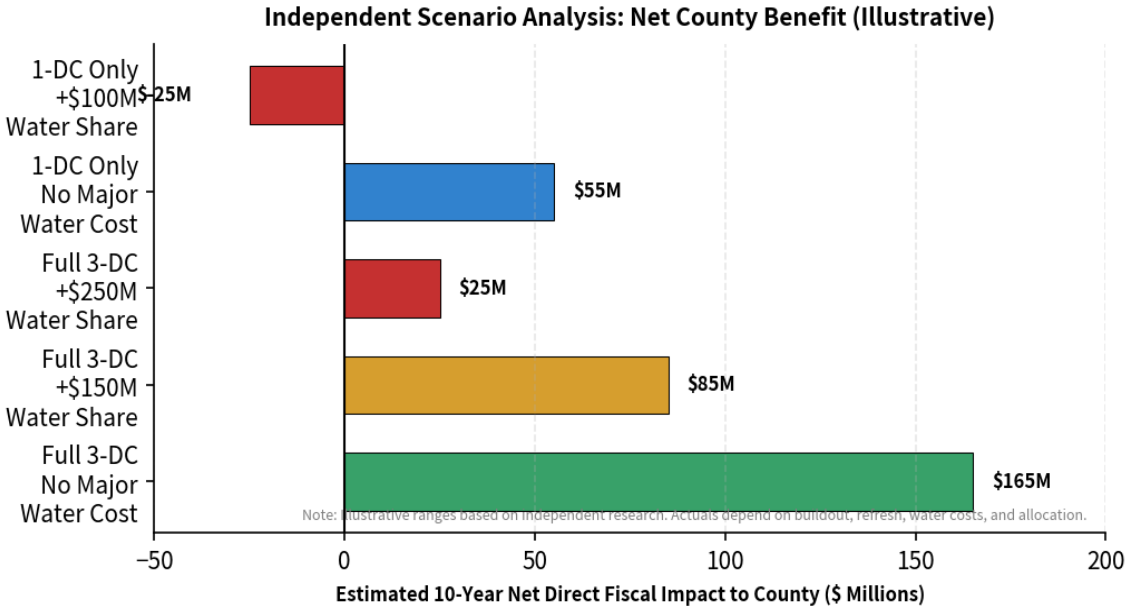

Figure 2: Illustrative 10-year net direct fiscal impact ranges under different buildout and water cost scenarios. Full campus with contained water costs shows strong positive; high water cost or single-building scenarios narrow or eliminate the benefit. These are directional only.

Interpretation of Scenarios:

• **Full 3-DC, No Major Water Construction Cash in Decade:** Strongest outcome — tax revenue ramp dominates. Cumulative net positive in low-to-mid hundreds of millions range before discounting.

• **Full 3-DC + Moderate Water Cost ($150M County Share):** Still positive but materially reduced. Debt service or cash outlay offsets a large portion of tax gains.

• **Full 3-DC + High Water Cost ($250M+ County Share):** Marginal or low positive; long-term obligation significant. Risk of net negative if costs overrun or pro-rata recovery is lower than expected.

• **Partial Buildout (1 DC) Scenarios:** Much lower revenue base. Even without major water cost, benefit is modest; with water cost, easily negative. Highlights buildout risk.

Key Variables Driving Outcomes: (1) Whether all three buildings are built on reasonable schedule; (2) Equipment refresh/valuation (biggest revenue swing); (3) Actual water project cost and County net share after pro-rata/developer contributions; (4) Timeline slippage (delays reduce NPV); (5) Financing terms for any water debt.

7. COMPREHENSIVE RISK REGISTER

Risk Category	Description & Why It Matters	Likelihood / Impact	Mitigation / What to Demand
Water Infrastructure Cost & Allocation	Accelerated new source project cost uncertain (no public detailed estimate). County has cost-share obligations that can be substantial. Pro-rata exists but methodology and trigger not fully transparent.	High / Very High	Publish full water study scope, preliminary cost estimate, trigger criteria, and enforceable pro-rata allocation before any debt or major commitment. Independent cost review.
Buildout & Timeline Delay	Project still in permitting (grading, VWP, air). Construction not started. Revenue ramp could slip 1–3+ years. Partial buildout (only 1–2 DCs) dramatically lowers benefits while obligations may remain.	Medium-High / High	Annual public milestone reporting on permits, construction progress, and taxable capital placed in service. Performance agreement enforcement provisions.
Equipment Tax Value Decay	Servers/IT equipment is the largest revenue component and depreciates rapidly. Without contractual refresh or minimum taxable value, revenue declines sharply after initial years.	Medium / High	Public annual aggregate report of depreciated taxable equipment value by facility (anonymized). Consider contractual minimum investment or refresh commitments.
Ratepayer & Drought Exposure	Large consumptive user on drought-stressed Carvins Cove system increases risk of restrictions, higher future costs, or service pressure during dry periods. Regional equity issues.	Medium-High / High for residents	Enforceable conservation/reuse milestones, drought curtailment terms specific to large users, and cost-of-service study separating data center vs. existing ratepayer costs.
Permitting & Environmental	Wetland/stream impacts, air permit for generators, stormwater. Delays or additional mitigation requirements can slow revenue and increase compliance/soft costs.	Medium / Medium	Transparent permit status tracking and mitigation plan publication. Developer primary responsibility but public oversight important.
Opportunity Cost & Concentration	Committing large land and water capacity to single user may crowd out diversified economic development or future employers. Irreversible resource allocation.	Medium / Medium	Comparative analysis of alternative uses of the site and water capacity. Diversification strategy for long-term economic resilience.
Transparency & Verification	Tax returns and detailed values confidential. Water project details not public. Residents cannot independently verify net benefit or cost allocation without aggregate data.	High / High	Mandatory annual public scorecard: aggregate taxes paid, grants/rebates, water usage, fund balances, invoices, debt, and milestones. Third-party audit option.

8. RECOMMENDATIONS FOR RESIDENTS AND DECISION-MAKERS

Before Irreversible Commitments:

1. **Water Project Transparency:** Require immediate public release of the full water source study scope, preliminary engineering cost estimates (range and base case), trigger criteria for Day N/new source, and detailed pro-rata/allocation methodology. No major debt or construction commitment without this.
2. **Independent Review:** Commission a third-party fiscal and infrastructure analysis (including water/power cost sensitivities, NPV, and ratepayer impact modeling) by a qualified firm with no conflict. Make findings public.
3. **Contractual Protections:** Seek hard caps or clearer limits on County water exposure above certain project cost thresholds. Strengthen enforceability of pro-rata recovery and developer payment for attributable costs.
4. **Annual Public Scorecard:** Establish by agreement or resolution a mandatory annual public report with aggregate (non-confidential) data on: taxable equipment values by facility, taxes paid, any grants/rebates issued, water usage and charges, water fund balances and invoices, debt issued for infrastructure, and milestone progress. Include independent verification option.

Ongoing Oversight:

5. Quarterly or semi-annual public updates on permitting status, construction progress, and any material changes to scope or timeline.
6. Cost-of-service and drought management study that explicitly models data center incremental impact versus existing ratepayers and includes enforceable large-user curtailment provisions.
7. Comparative economic development analysis: Evaluate opportunity cost of land/water allocation versus diversified industrial or mixed-use scenarios.
8. Regional coordination: Engage Roanoke and other WVWA member localities on shared water planning, cost allocation, and equity to avoid inter-jurisdictional conflict.

9. CONCLUSION

The proposed Google data center campus represents one of the largest single economic development opportunities in Botetourt County's history. Under a full three-building buildout with contained infrastructure costs and timely delivery, it would deliver a substantial and lasting expansion of the County's tax base — likely transformative relative to the current ~$99 million annual revenue budget. Upfront payments have already provided tangible community benefits.

However, this is a high-stakes transaction with asymmetric risks. **Water infrastructure is the clearest and largest uncertainty**: significant incremental demand on a drought-vulnerable primary source, acceleration of a major new supply project whose cost and County net exposure are not yet publicly quantified in detail, and long-term obligations that could offset or exceed tax gains depending on allocation. Power upgrades are better structured (developer pays attributable share). Buildout, equipment valuation, and permitting timelines carry meaningful downside. Residents and ratepayers face resource security, potential rate, and opportunity cost exposures that are not fully bounded in current public information.

The deal can be net positive for the County, but it is not low-risk or self-executing. The difference between a strong outcome and a marginal or negative one hinges on three things: (1) full buildout occurring on a reasonable schedule, (2) water costs being fairly allocated with enforceable developer participation, and (3) rigorous ongoing transparency so the public can verify results and adjust course if needed. The current opacity around detailed water project costs, scope, and allocation is the single most important gap that must be closed before the County and its residents can have confidence in the long-term net benefit.

This independent analysis is offered to support informed public discussion and decision-making. It is based on the best available public information as of July 2026 and makes no claim to inside knowledge or legal advice. Actual outcomes will depend on final permitted scope, contractual details, construction execution, and future economic/technological conditions.

Sources & References (Independent Research, July 2026)

- Botetourt County official project pages and economic development announcements (botetourtva.gov).
- Western Virginia Water Authority statements, reservoir data, and capital planning information (westernvawater.org).
- Virginia DEQ and U.S. Army Corps of Engineers public notices and permit applications for Project Raspberry (VWP, NSR, Section 404).
- Appalachian Power public information on Daleville Area Transmission Improvements Project.

• Performance agreement summaries and related economic development records released by Botetourt County.
• Industry and government data on hyperscale data center water consumption (evaporative cooling rates, Google facility averages).
• Comparable Virginia water supply project costs (e.g., Henrico Cobbs Creek Reservoir and regional precedents).
• Drought and reservoir level reporting for Carvins Cove (2026 conditions and historical record).
• Broader Virginia data center economic and infrastructure studies (JLARC, local fiscal analyses, utility reports).
All information drawn from publicly available sources. No confidential or non-public data used.

This report is for informational and educational purposes. It is not legal, tax, financial, or engineering advice. Readers should consult qualified professionals and official County/WVWA sources for decisions affecting public policy or personal finances.