

Data Center Opposition Action Plan

Illustrative County, USA · Example of the PDF delivered after a paid intake

Prepared by Data Center Neighbor

What this sample shows

A paid report turns a project name, location, notices, and deadlines into a practical research brief. This public sample uses placeholders so it cannot be mistaken for advice about a real pending proceeding.

The customer version replaces every bracketed field with verified names, dates, case numbers, official links, and project-specific findings. Unknown facts remain marked unknown rather than being guessed.

Delivery standard

- One proposed or expanding U.S. data center and one primary local jurisdiction.
- Source-linked PDF delivered to the Stripe checkout email within five business days after complete intake.
- Research and organizing support, not legal advice, lobbying representation, or a guaranteed result.
- If the project cannot be identified well enough to research, the order is refunded instead of receiving a generic packet.

1. Executive briefing

Project: [Developer / project legal name]

Location: [Address or parcel, municipality, county, state]

Current public decision: [Rezoning / conditional-use permit / development agreement / environmental permit / utility docket]

Next known deadline: [Verified meeting or filing date, with official source]

Customer's stated goal: [Stop, pause, reduce, condition, or understand the proposal]

First priority

Confirm the exact case or docket number, the body with legal authority over the next decision, the decision standard, and the deadline. Opposition aimed at the wrong body or issue can consume the limited time before a vote.

Key unknowns to resolve

- Requested electrical load, utility upgrades, tariff, and cost-allocation treatment.
- Cooling design, water source, peak-day demand, discharge, and drought plan.
- Nighttime sound model, low-frequency method, generator testing, and enforcement contact.
- Construction route, truck estimates, road obligations, setbacks, buffers, and decommissioning security.

2. Decision and contact map

Body / office	Why it matters	Verified contact
[Planning staff]	Application, staff report, zoning standard, hearing record	[Name, title, phone, email, official URL]
[Planning commission]	Recommendation or decision at the current land-use stage	[Chair/clerk and meeting portal]
[County/city governing body]	Rezoning, agreement, conditions, incentives, or appeal	[District representative and clerk]
[State utility commission]	Large-load tariff, generation/transmission, ratepayer protections	[Docket and clerk contact]
[State environmental agency]	Air, water, stormwater, wetlands, or generator permits	[Permit writer / public notice page]
[State legislators]	Oversight, statewide policy, constituent escalation	[House and senate members]

The paid report includes only contacts that can be verified from official sources. Campaign organizations and media contacts can be added as a separate outreach appendix when relevant.

3. Project-specific talking points

The report separates checkable questions from conclusions. Replace broad claims with requests tied to the legal standard and the public record.

Land use and compatibility

- What finding must the board make under [ordinance section], and which submitted evidence supports that finding?
- What binding setbacks, buffers, screening, height, lighting, and decommissioning requirements apply?
- Which conditions remain enforceable if the property or project changes ownership?

Power, water, and public cost

- What is the requested peak load, what new facilities are required, and who bears cancellation or stranded-asset costs?
- What are average and peak-day water use, source capacity, discharge route, and drought restrictions?
- Which taxes are exempted, which payments are binding, and what reporting or clawback terms apply?

Noise, traffic, and enforcement

- What is the modeled nighttime level at the nearest residence, including low-frequency sound and generator tests?
- Who receives complaints, what measurement protocol applies, and what remedy follows a violation?
- Which haul routes, school/emergency conflicts, road upgrades, and maintenance obligations are documented?

4. Records and evidence checklist

- Complete application, site plan, narrative, amendments, staff comments, and staff report.
- Traffic study, haul route, road agreement, emergency-response review, and construction schedule.
- Noise study, equipment schedule, backup-generator permit, complaint procedure, and enforcement history.
- Water-use estimate, cooling narrative, source and discharge records, stormwater plan, and drought assumptions.
- Utility service request, interconnection or transmission filings, special tariff, and commission docket.
- Development agreement, incentive resolutions, tax projections, job commitments, clawbacks, and reporting terms.
- Meeting notices, agendas, minutes, video, public comments, recusals, and disclosed applicant communications where obtainable.

Sample narrow records request

“Please provide the current application, site plan, staff comments, staff report, traffic study, noise study, development agreement, and all amendments for [legal project name / case number], covering [date range]. Please provide electronic records and identify any withheld record by applicable exemption.”

Local law controls records procedures and exemptions. The customer report links to the responsible agency’s official request instructions; it does not promise disclosure.

5. Two-week organizing plan

When	Action	Output
Day 1–2	Confirm case, decision-maker, standard, deadline, and document portal.	One-page case card
Day 2–4	Divide records, utility, land-use, traffic, water, and noise research.	Evidence log with links
Day 4–6	Recruit affected neighbors; collect specific observations without overstating conclusions.	Contact list and concern map
Day 6–8	Choose three evidence-backed requests tied to the pending decision.	Shared talking points
Day 8–10	Prepare speakers, written comments, visuals, accessibility, and meeting logistics.	Speaker roster and handout
After meeting	Save the record, track commitments, request follow-up documents, and plan the next decision point.	Decision log

Suggested volunteer roles

- Docket and deadline tracker
- Records coordinator
- Evidence/source checker
- Neighbor outreach lead
- Meeting logistics and accessibility lead
- Media point person

6. One-page handout outline

Headline: [Specific requested action] before [decision and date]

What is proposed: Two neutral sentences with project name, location, current decision, and official case number.

What the public record shows: Three sourced facts, each linked by a short URL or QR code.

What remains unknown: The three unanswered questions most relevant to the decision standard.

What residents are asking: One clear remedy—deny, pause, reduce, condition, study, disclose, or enforce.

How to participate: Meeting date, comment deadline, official submission instructions, and accessibility information.

Handout discipline

- Use the exact project name and case number.
- Label estimates and allegations; do not present them as confirmed facts.
- Link primary documents whenever possible.
- Avoid personal attacks, unsupported health/property-value predictions, or claims outside the current body's authority.

7. Source register and delivery notes

A customer report ends with a source register containing the official application, agenda, staff report, ordinance, utility docket, permits, representative directories, and reliable local reporting actually used.

Source	Supports	Checked
[Official case page URL]	Case number, application, hearing date	[Date]
[Ordinance URL / section]	Decision standard and allowed conditions	[Date]
[Utility docket URL]	Load, infrastructure, tariff, cost allocation	[Date]
[Agency permit URL]	Air, water, stormwater, wetlands, generators	[Date]
[Official representative directory]	Current elected officials and contacts	[Date]

How the paid project is delivered

- Customer pays through Stripe and is redirected to the private project intake.
- Customer submits the project location, records, deadline, goal, and concerns.
- Data Center Neighbor verifies the payment and researches the specific project.
- The completed source-linked PDF is emailed to the checkout address within five business days after complete intake.
- Material factual corrections are handled by reply; the service does not include legal representation or ongoing campaign management.

© Data Center Neighbor · Sample generated for product demonstration. Not legal advice.