https://www.fauquier.com/news/loudoun-county-commissioner-could-benefit-from-fauquier-development/article_d60fe4b4-1c73-4a73-b51a-317d49cc5da3.html

Loudoun County commissioner could benefit from Fauquier development

By Tate Hewitt Staff Writer
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The Loudoun County Planning Commission meets at the county's Government Center in Leesburg.
Submitted

When Monica Fay was looking to sell a Fauquier County property she inherited, she wanted to get as much money as possible for the 20 acres, split the estate with her siblings and go back to her life.

She hoped Daron Culbertson, a neighbor and county supervisor, would buy the land. Instead, he connected her to a realtor who also happened to be a Loudoun County official named Mark Miller.

What she didn't expect was that the connection with Miller would lead to her property becoming part of a **proposed data center project**. And the process by which that happened has raised questions in conservation-minded Fauquier County.



"I'm aghast that county officials in another county would promote a data center in Fauquier County," Cindy Burbank, founder of Protect Fauquier told the *Fauquier Times*. "I think it's completely inappropriate on both sides."

In Fauquier County, anti-data center activists like Burbank often say: "Don't Loudoun Fauquier," illustrating a tension as developers look to expand beyond Data Center Alley and into a county that has historically resisted development. But as data center applications flood into the southern end of the county, some Loudoun officials are looking to cash in on Fauquier.

To Burbank, learning that two members of the Loudoun County Planning Commission were involved with a Fauquier County property sale that's part of a larger plan to build **a 2.2 million sq. ft. data center campus** was shocking.



Daron Culbertson, a Fauquier County supervisor, says economics prompted his decision to sell his family farm on Remington Road to developers of a data center campus.

Photo by Coy Ferrell

Conflicts of interest?

The project is headed by Ron Meyer, a former member of the Loudoun County Board of Supervisors. While Meyer has been out of office since 2019, all current Loudoun County officials are bound to the county's code of ethics.

That document instructs members to "avoid even the appearance of a conflict of interest" and requires transparency when conducting personal business, but it offers little guidance on how commissioners should act outside the jurisdiction.

Regardless of the rules, anti-data-center activists are likely to look disapprovingly at any involvement from another county's officials.

Fay says Miller, a Loudoun County planning commissioner since 2020, was not transparent as he lobbied to purchase her property for months – calling, texting and emailing until Fay sold it to him for $550,000, a price that Fay worried may be too low.



Her siblings thought it could be developed into dozens of homes or even a data center, but Miller dismissed that idea, telling her that Culbertson would vote against any commercial development of agricultural land.



Real estate agent Mark Miller has served on the Loudoun County Planning Commission since 2020.

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Instead, Miller told her he planned to build two or three homes on the property, and Culbertson would farm on what remained of the 20 acres, according to Fay. Culbertson denied any knowledge of the arrangement.

“Could the land be rezoned for more than 2 or 3 houses?” Miller wrote in an Aug. 4 , 2024 email to Fay. “No. Daron is the Lee District Supervisor on the Fauquier County Board of Supervisors. He’s staunchly no growth.”

But Miller knew something Fay didn’t: the land was already part of a developer’s plans to build a data center, making it a lot more valuable, a detail he admitted after the sale.

When the *Fauquier Times* asked if he knew of any plans to redevelop the property into a data center, Miller said, “I had some ideas of what could be done with the property.”

He closed the deal on Feb. 19, 2025, buying the land on behalf of JAG MK, a limited liability company that he is a managing partner of.



Eric Combs, an attorney, has served on the Loudoun County Planning Commission since 2020.
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He declined to disclose any other owners in the LLC — but incorporation documents for the company were filed by another Loudoun County planning commissioner, Eric Combs, who has been on the board since 2020.

According to Fay, Combs also handled the paperwork for the property sale. At the time, she only knew him as an attorney, not as a planning commissioner.

Combs did not reply to requests for comment.

Designed by a former supervisor

Miller is more than just a minor investor in the project – according to Culbertson, the project would never have materialized if Miller had not connected him to Ron Meyer, the former Loudoun County supervisor who put the Remington Innovation Center application together and pitched it to SDC Capital Partners.

As the application inches through Fauquier County's review process, Meyer's Loudoun County perspective is front and center – which he projects as an asset.

"I represented Data Center Alley," Meyer told the *Fauquier Times*, "I was pretty tough on the industry, (which) wasn't doing enough to fit in with the community."



Former Loudoun County Supervisor Ron Meyer put the Remington Innovation Center application together and pitched it to SDC Capital Partners.

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Meyer's voting record shows a complicated take on data centers. As supervisor, he spoke about encouraging the data center market, and he sometimes voted in favor of them – but he also voted against loosening noise regulations, voted against data center

construction near a metro station and advocated for bigger setbacks and other aesthetic guidelines when Loudoun County revamped its comprehensive plan in 2019.

Since Meyer left office, he set up Ron Meyer and Associates, a consulting firm that has worked to get multiple data center campuses approved, including the Belmont Innovation Center, another SDC Capital development in Loudoun County.

That project promised setbacks that exceeded the county ordinance and binding promises to expand public space, **just like the Remington Innovation Center**.

“I don't think that this project, or any other project, works from an approvals perspective unless you're solving the broader problems of data centers,” Meyer told the *Fauquier Times*. “I think we would never express any interest if we didn't think that we had a really strong case to make to this community.”

Little recourse for a bad deal

Meyer knows that any data center application in Fauquier County is an uphill battle, but none of that matters to Fay. She found out about Remington Innovation Center months after the sale, and now she feels she has little recourse, especially considering that Miller, Combs and Culbertson are government officials. She said she feels especially misled by Miller, who she said worked hard to assuage her concerns.

“Believe me, If I thought for a second the land could be approved for more houses or a data center, I’d offer you a lot more money. 🙂 ” Miller texted Fay on Aug. 4, 2024.

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