

Cable Landing Data Center Informational Town Hall

Commissioner Eric Fiori - District 3

May 14, 2026 · Stephen Decatur High School



What We're Covering Tonight

Tonight is your chance to get the full picture on the Globalinx Cable Landing project. Straight from the developer.

Come with questions, leave with answers.

Introductions

1

*Meet your commissioner
and tonight's participants*

County Presentation

2

*A summary of what the
county has reviewed to date*

Globalinx Presentation

3

*Hear directly from the
developer*

Questions & Answers

4

*Questions from the
community to the panel*

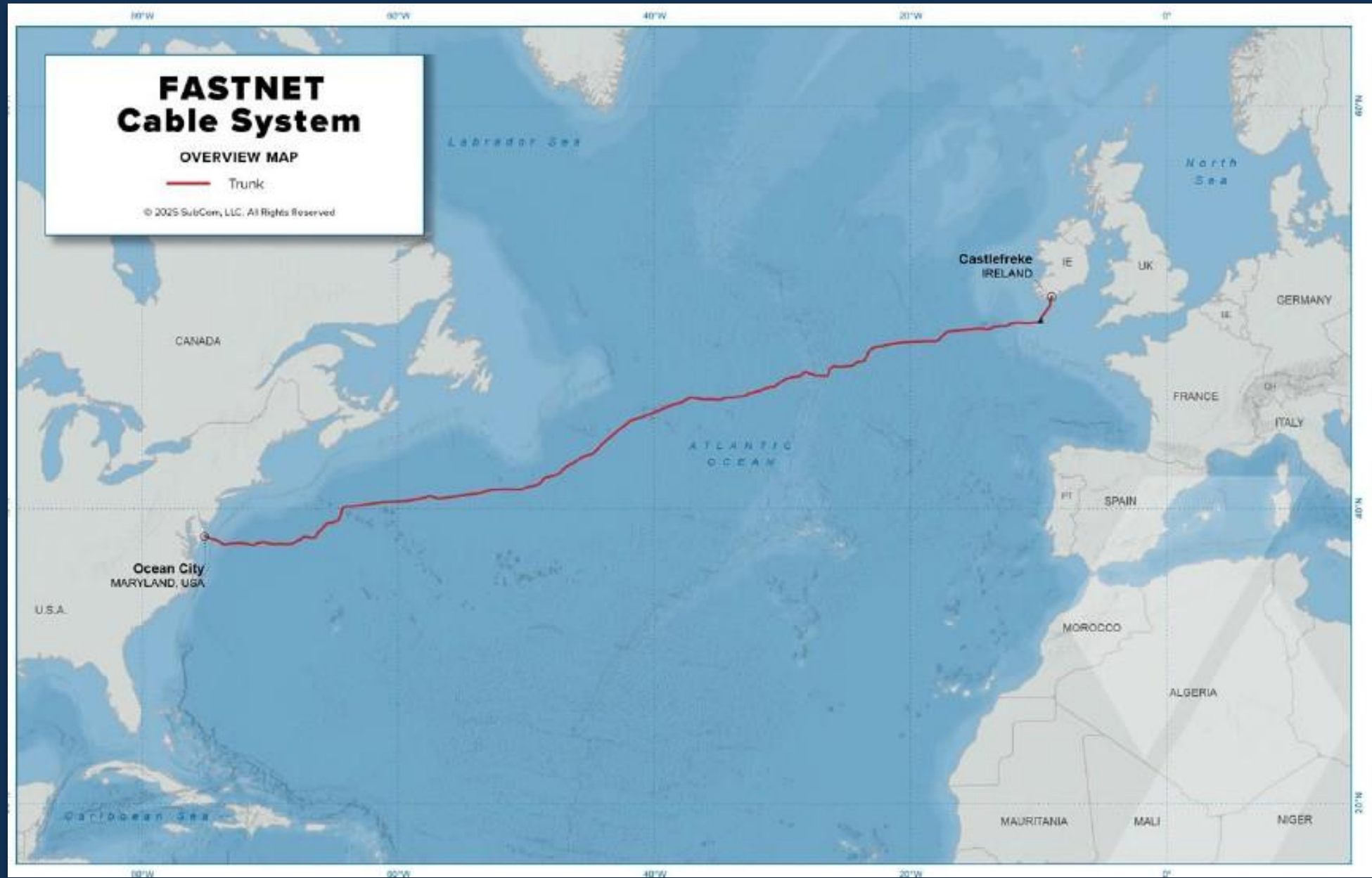


Introductions

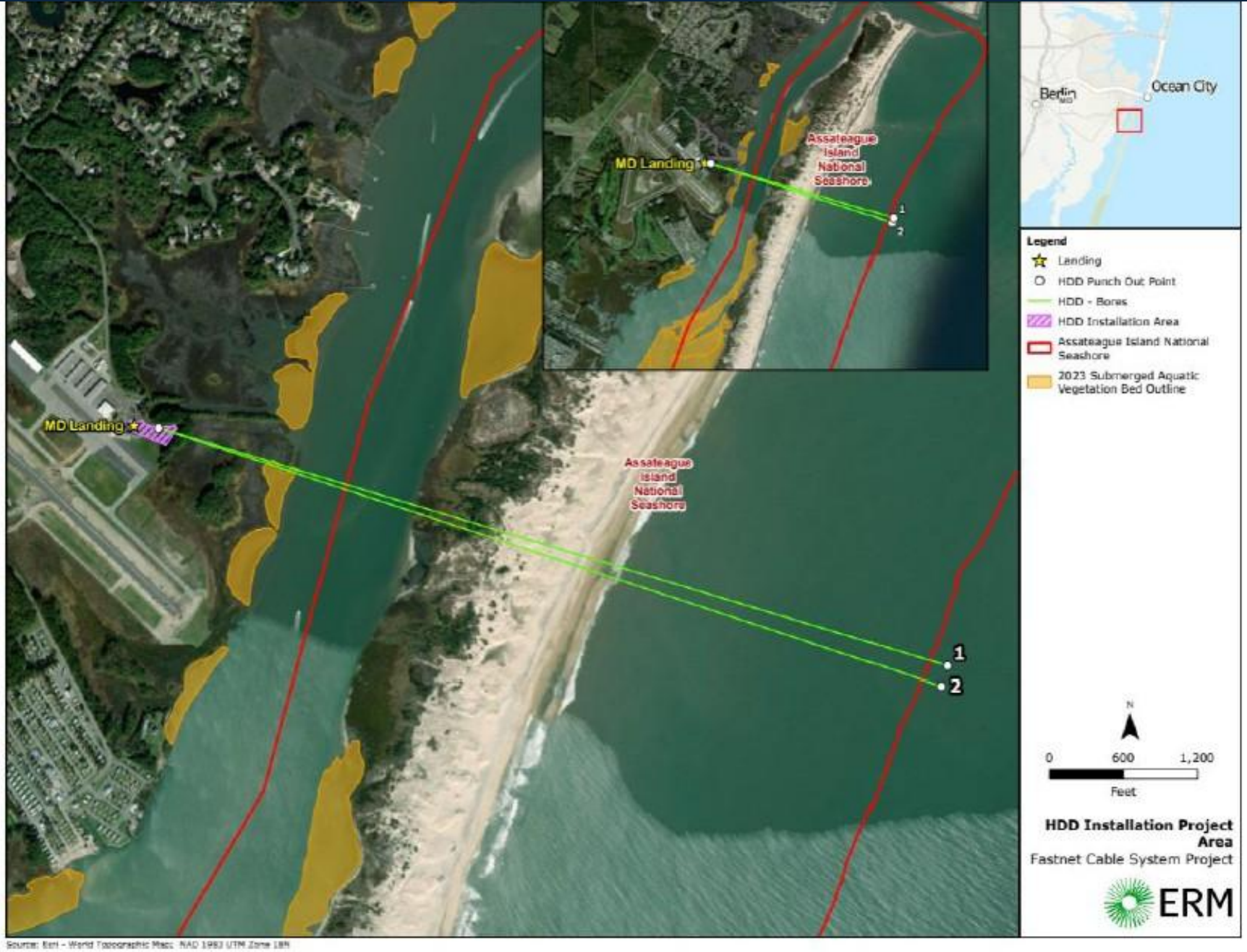
Commissioner Fiori and tonight's participants



Fastcon Cable System Route



Proposed Route to Ocean City Airport



Drilling Alignment Survey



- Legend**
- Bore Drilling Location
 - ★ Landing
 - Assateague Island National Seashore
 - Airport Property Boundary
 - 2023 Submerged Aquatic Vegetation Bed Outline
 - USACE National Channel Area
 - ERT Survey Lines
 - Seismic Survey Lines

- Survey Type**
- Marine Survey
 - Land Survey
- Wetland Type***
- Estuarine and Marine Deepwater
 - Estuarine and Marine Wetland
 - Freshwater Forested/Shrub Wetland
 - Freshwater Emergent Wetland
 - Freshwater Pond

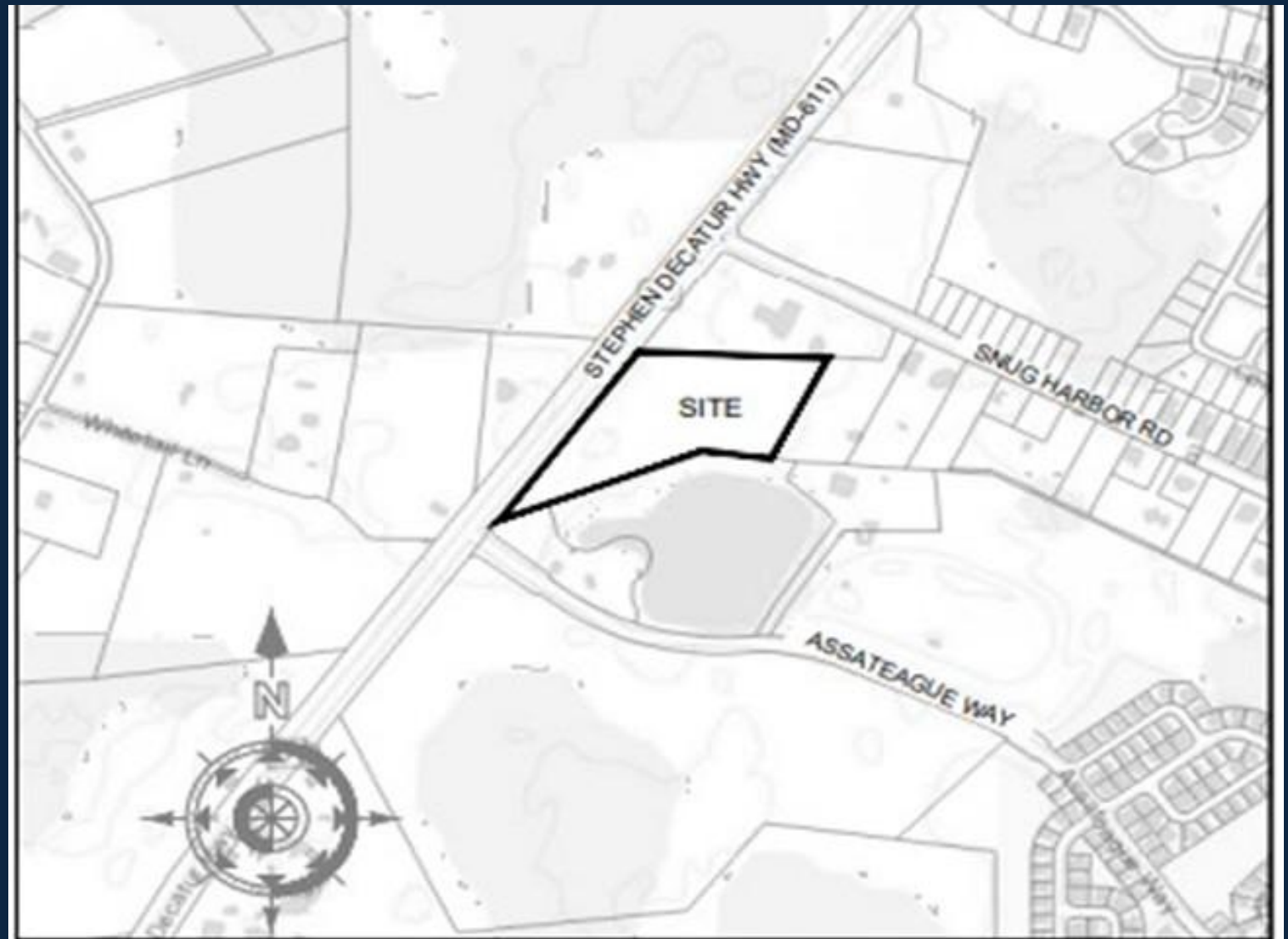
Note:
ERT Lines and Seismic Lines slightly overlap
*USFWS NWI 2025

N

0 600 1,200

Feet

Proposed OC Cable Landing Facility Location



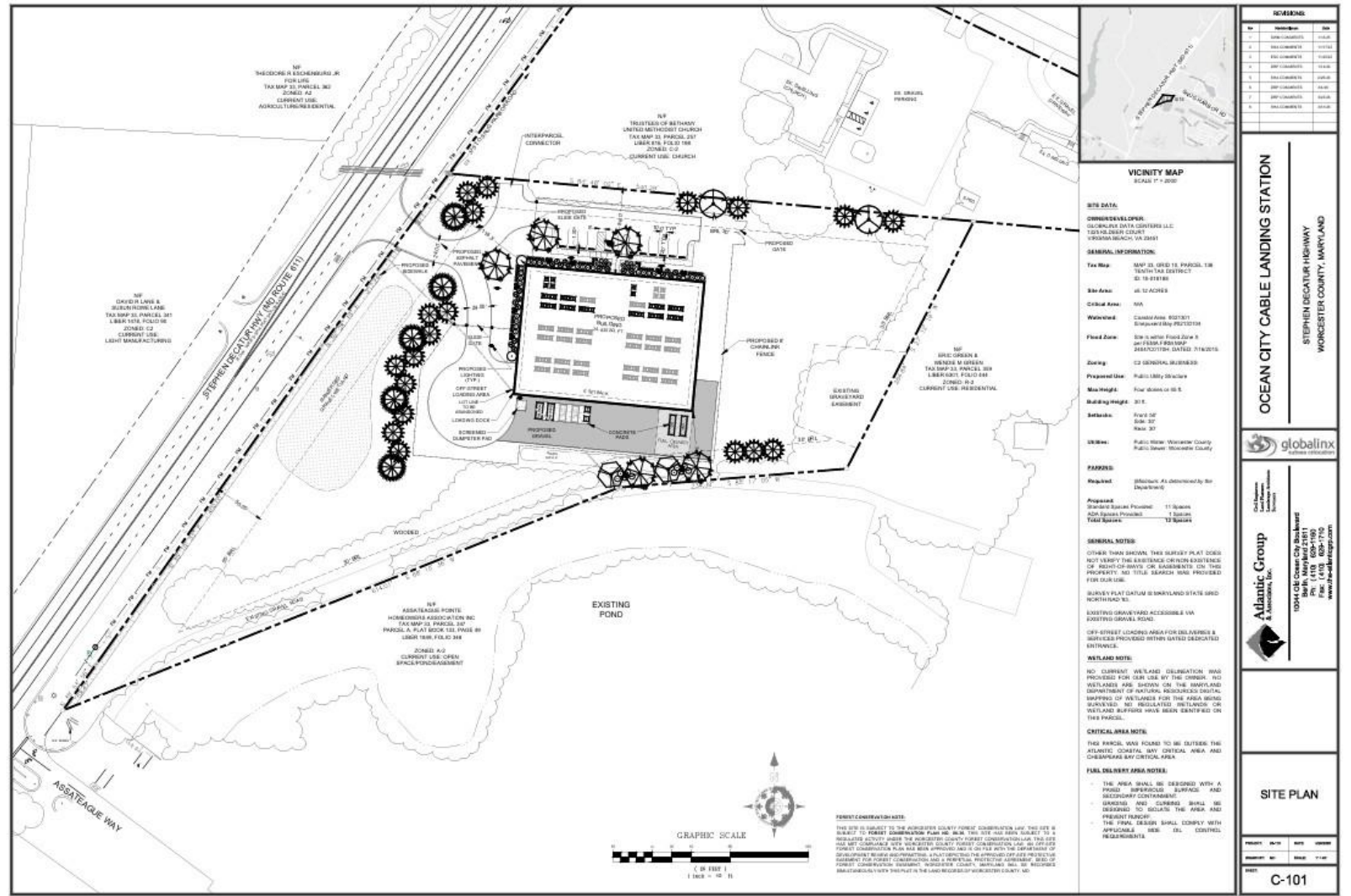
PROJECT LOCATION

SCALE 1" = 500'

Proposed Location



Latest Site Plan Received for Landing Facility



OCEAN CITY CABLE LANDING STATION
STEPHEN DECATUR HIGHWAY
WORCESTER COUNTY, MARYLAND



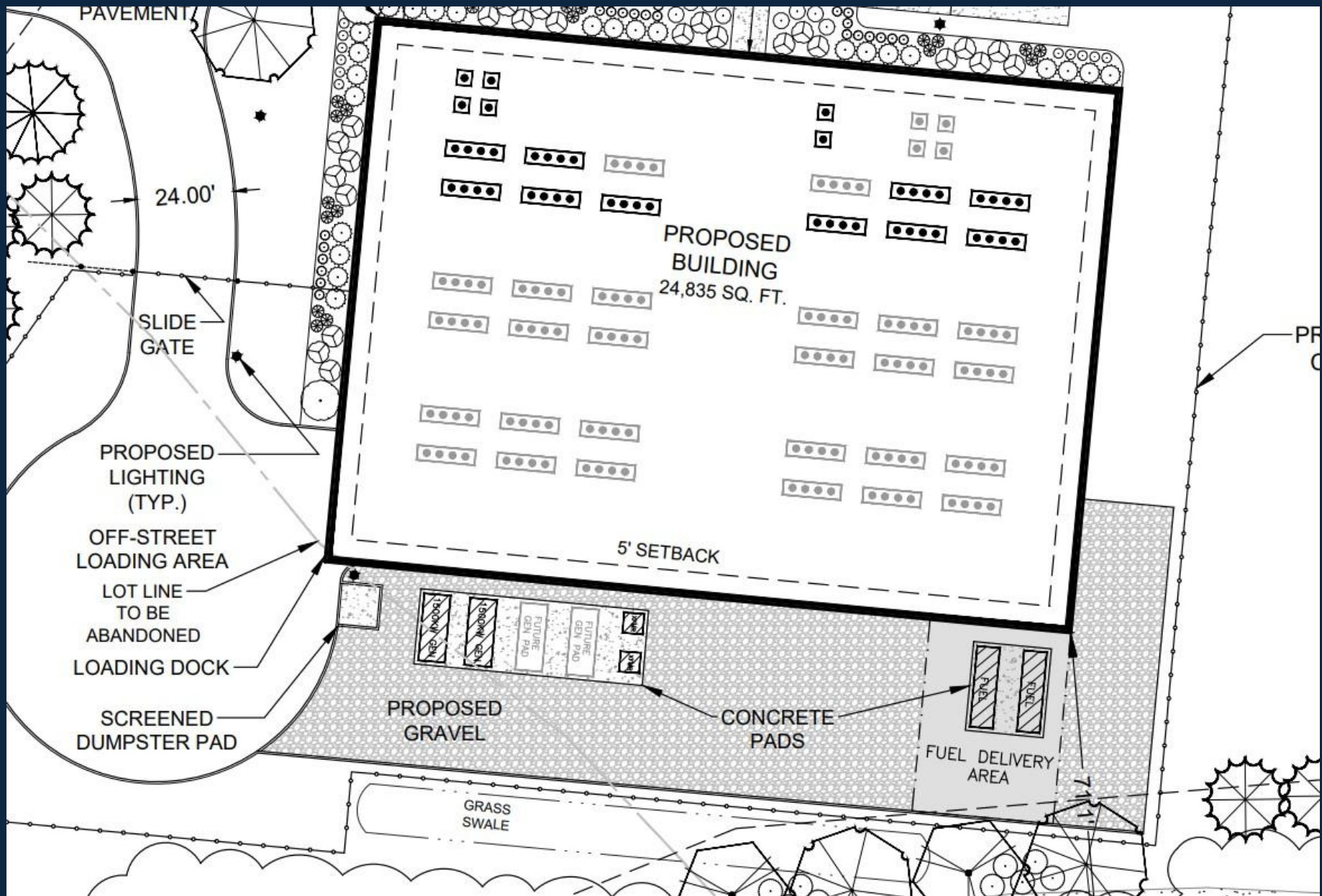
Atlantic Group
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10044 Old Corner City Backlot
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SITE PLAN

PROJECT	DATE	DATE	DATE

C-101

Expanded Building View



Timeline for OC Airport Component

Component 1

- Notifications in Fall 2025 to federal/state/local staff concerning offshore and coastal bays survey work needed for the cable drill surveys to detail any subsurface conditions from the Ocean under Assateague Island into the OC Airport. It was apparent that some federal contacts predated these communications.
- Jan 2026 - Joint Evaluation conference meeting (conference call) held by the project's consultant with federal/state/local staff. (Agencies included Corps, Critical Area Commission, MD DNR, National Parks, USD Fish & Wildlife, Bureau of Ocean Energy Management, MDE, US EPA, NOAA, Worcester County, Ocean City)

Permit Engagement Summary: Airport Site (1 of 2)

AIRPORT MANHOLE & HORIZONTAL DIRECTIONAL DRILLING (HDD)

Permit / Coordination	Agency	Est. Submittal Timeline	Status / Comments
Special Use Permit (SUP) — HDD Alignment Survey	National Park Service (NPS)	Ongoing	
ROW and SUP: HDD Installation	National Park Service (NPS)	Q2 2026	
SUP: Main-Lay Vessel Installation	National Park Service (NPS)	Q2 2027	
Nationwide Permit (NWP 57) / MD State Programmatic General Permit (MD-SPGP-6)	US Army Corps of Engineers / MDE	Q2 2026	
NWP 57, ESA, EFH	NOAA / NMFS	Q1 2026	Consultations
NWP 57, Section 106 Consultation	MD Historical Trust	Q1 2026	Consultations
Critical Area Permit	Worcester County EP / Critical Area Commission	Q1–2 2026	Consultations
General License: Cable Route Surveys	MDE	Q2 2025	
General License: HDD Alignment Survey	MDE	Q4 2025	

TBD = Timeline not yet determined by applicant. All permits remain pending unless otherwise noted.

Permit Engagement Summary: Airport Site (2 of 2)

AIRPORT MANHOLE & HORIZONTAL DIRECTIONAL DRILLING (HDD)

Permit / Coordination	Agency	Est. Submittal Timeline	Status / Comments
General License: HDD and MLV Installation	MDE	Q2 2026	
Maryland Tidal Wetlands License	MDE	Q2 2026	
Maryland Stormwater Permit	MDE	Q2 2026	
Minimal Use Agreement (Assateague State Park)	MD DNR	Q4 2025	
Maryland Submerged Lands Lease	MD DNR	Q2 2026	
SED/SWM Plan and Permit	Worcester County – EP	Q2–3 2026	No application submitted at this time
Critical Area Consistency Report	Town of Ocean City	Q2–3 2026	
Zoning Permit	Worcester County – DRP	Q2–3 2026	No application submitted at this time
Airport Land Access	Town of Ocean City / FAA	Q4 2025–	Consultations

TBD = Timeline not yet determined by applicant. All permits remain pending unless otherwise noted.

Timeline of Cable Landing Station

Component 2

September 2025 - Zoning was provided with high level, preliminary information from a local consultant to Globalinx about the proposed use.

- At its simplest, we were told that the facility takes “wet” fiber optic cables and converts it to “dry” fiber optic cables.
- The land-based users were identified as entities like AT&T, Verizon, and broadband.
- Staff specifically asked if there was to be a data center component, and the answer was no.

Preliminary Use Classification

- Based on the initial information provided: Public utility structures and properties, including cross-County lines and mains, provide services such as water, sewerage, sewage treatment, electricity, piped gas, or telecommunications to the general public.
 - *A few examples of this use in Worcester County include Verizon switching stations, the former Choptank Electric Co-op. offices and maintenance facility, and a Mediacom fiber optic receiver/ transmitter building.*
- The property identified is zoned C-2 General Commercial District.
- This use is permitted by right in the zoning district but may be subject to additional conditions of approval by the Planning Commission.

Review by County Staff

- Detailed plans and supplemental information on the proposed project were submitted in December 2025 for the January 14, 2026, Technical Review Committee meeting. This is the first formal level of review by county staff.
- This board is advisory only, consisting of staff level review from various agencies (zoning, environmental programs, fire marshal, county and state roads, etc.), where questions and comments are raised to the consultant for further investigation.
- NO approval was granted for this project by this board, and the project remains under review.

Use Classification

- We have continued to ask questions about the use and buildout of the facility, including an explanation of the end users.
- A more detailed narrative of the project was requested to adequately classify the use. The use is still under review.
- We've asked for clarification in the narrative on whether there is a data center component. This use is not permitted in the Zoning Code in any district.
- Cable landing stations are a relatively new and unique use that may not fit into an existing zoning category.
 - *Research is being conducted by staff to determine how other counties and towns with existing cable landing stations classify the use in their zoning codes.*

Permit Engagement Summary: Cable Landing Site

STEPHEN DECATUR HIGHWAY

Permit / Coordination	Agency	Est. Submittal Timeline	Status / Comments
SED/SWM Plan and Permit	Worcester County – EP	Q1 2026 – Present	No permit submitted at this time
Technical Review Committee – Major Site Plan	Worcester County	Q4 2025 – Present	No approvals at this time
Planning Commission	Worcester County	TBD	No meeting scheduled at this time
Board of Zoning Appeals	Worcester County	TBD	If necessary
New Source Review – Air	MDE	TBD	Est. timeline: 12 months
Permit to Construct – Air	MDE	TBD	Est. timeline: 6–11 months
Oil Operations Permit	MDE	TBD	Est. timeline: 12 months
Building Permit	Worcester County – DRP	TBD	No permit submitted at this time

TBD = Timeline not yet determined by applicant. All permits remain pending unless otherwise noted.



County Questions & Developer Responses



Water Use

COUNTY QUESTIONS

- Office water use is what has been provided in the allocation to the property (1 Equivalent Dwelling Unit – EDU)
- Sanitary Service Area has no excess capacity at this time.
- What about irrigation demands for the screening and plantings required?
- Will the air-cooled chillers use glycol or water? If you are proposing water, what are the projections for initial filling and regular fluid top-offs for leaks or maintenance?

RESPONSES

- Potable water demand will be consistent with standard office usage flows.
- Any HVAC system utilizing glycol or water will operate as closed loop systems. These systems require only an initial commissioning fill and minor maintenance top-offs and do not represent continuous water demand.
- Landscape irrigation will be limited and primarily associated with plant establishment and is not expected to represent a material ongoing demand.

Air Permitting

COUNTY QUESTIONS

- We noted air permitting requirements in our original and follow-up comments. We are requesting a more detailed air permitting pathway for this proposed facility. Large-scale emergency generator backup power systems often require Permits-to-Construct, including New Source Review (NSR), to ensure compliance with emission standards (NO_x, CO, VOCs).
- The Maryland Department of the Environment (MDE) can require best available control technology (BACT), such as catalytic reduction and particulate filters, to mitigate localized impacts. NSR approval would be required before a Permit-to-Construct was issued. We noted that the NSR process is listed at 12 months, while the Permit-to-Construct is between 6 and 11 months.

RESPONSES

- The proposed generators are emergency standby units intended solely to provide backup power.
- They will not be operated for demand response, peak shaving, or any form of economic dispatch.
- Generator runtime will be limited to emergency events and periodic testing.
- Based on this operational profile, they contend this project will follow the established air permitting pathway through the Maryland Department of the Environment (MDE) applicable to emergency standby generation, rather than major source permitting, such as New Source Review (NSR).

Power Grid Requirements

COUNTY QUESTIONS

- In Maryland, emergency engines are forbidden from operating for Demand Response or Peak shaving, even if it is less than 100 hours per year. Can the applicant demonstrate that this operating scenario will not be needed for this facility initially and at full buildout?

RESPONSES

- The facility's generators are emergency standby units only, intended solely to provide backup power in the event of a utility outage.
- They will not be utilized for demand response, peak shaving, or any form of economic dispatch, in full compliance with Maryland regulatory requirements.
- Under normal operating conditions, the facility will operate exclusively as a grid-supplied load.
- Routine testing of the generators will be limited to approximately 5 minutes per week per unit, undertaken on an individual basis to confirm operational readiness.

Power Grid Requirements

COUNTY QUESTIONS

- With respect to the station's energy needs, are Choptank and Globalinx confident this location can be protected against natural disasters?
- Will the power supply be supported by a stable local power grid in those situations?

RESPONSES

- Choptank Electric Cooperative has confirmed to Globalinx that the infrastructure upgrades associated with this project are designed to support a stable and reliable power supply at this location.
- As part of their ongoing system planning, Choptank has identified the need for incremental upgrades within this section of the network. The proposed facility has been incorporated into this planning process, resulting in a coordinated approach that both supports the project and enhances the overall resilience and robustness of the local electrical infrastructure.
- These upgrades are intended not only to accommodate the facility's load, but also to strengthen service continuity for the surrounding area under a range of operating conditions, including peak demand and adverse events such as severe weather.
- In addition, the facility incorporates on-site emergency standby generators, which provide full backup capability in the event of a utility outage.

Electric Load Study

COUNTY QUESTIONS

- Has an actual load study been performed?

RESPONSES

- Choptank Electric Cooperative has undertaken an engineering assessment of electrical demand within the area to inform the infrastructure upgrades associated with the electrical demand for this project.
- As part of their ongoing system planning, Choptank had already identified the need for incremental upgrades within this section of the network.
- The requirements of the proposed facility have been incorporated into this process, resulting in a coordinated approach that both supports the project and enhances the broader local electrical infrastructure.
- This assessment considers the projected load of the proposed facility alongside existing demand and anticipated growth within the service area. Based on this analysis, Choptank has identified the upgrades required to maintain system performance, capacity, and reliability.

Build-Out

COUNTY QUESTIONS

- The letter from Choptank indicates a 30-year design life of the facility with an anticipated electrical power load of 5 MW. Is this the correct build-out timeline?
- From the meetings and conversations on the project to date, the timeline to build-out was considerably shorter. Can you confirm your buildout timeframe?

RESPONSES

- The reference to a 5 MW load represents a long-term design envelope rather than an immediate or near-term operational requirement.
- Based on current planning assumptions, the anticipated maximum operational load is approximately 3.9 MW, with any increase in demand occurring incrementally over time as subsea cable systems are installed and brought into service.
- Subsea cable systems are long-lead infrastructure assets, typically planned and developed over multiple years in advance of installation.
- Based on industry experience, the development cycle for a new subsea cable system (from initial concept and design through to an operational landing) typically spans approximately 3 to 5 years. As such, the timing of each system, and its associated power requirement, is known well in advance and does not fluctuate dynamically.

Fuel Storage

COUNTY QUESTIONS

- It has been indicated that the storage volume for fuel will be 20,000 gallons.
- Any person who stores 10,000 gallons or more of oil in aboveground storage tanks (ASTs), must obtain an oil operations permit from MDE.
- Will secondary containment and other protective measures be provided here for the fuel storage?
- We noted that Maryland's turnaround time for this permit is listed at 360 days in MDE's permitting guide. Will this projected timeline impact this project?

RESPONSES

- The project will incorporate a dedicated fuel delivery and unloading area designed to safely accommodate trucked fuel transfers.
- This area will be configured with appropriate containment and isolation measures to prevent any spill, leak, or runoff from migrating to surrounding areas, consistent with applicable MDE regulations.
- The permitting process is not expected to impact the overall project schedule

Alternative Locations

COUNTY QUESTIONS

- Were any alternative sites examined for this campus facility after the landing sites at the Ocean City Airport were secured?
- Does a preferred radius exist for the distance from the actual landing site?

RESPONSES

- The selection of the proposed site was driven primarily by the technical requirements associated with subsea cable landing and terrestrial backhaul integration. Cable landing station locations are inherently constrained by proximity to the beach manhole (BMH), constructability of the landing route, and the need to minimize terrestrial routing complexity and associated impacts.
- At the outset of the project, a local civil engineering firm was engaged to ensure that site identification and early planning considerations were informed by local knowledge, regulatory context, and community considerations. Based on their experience in the area, the local civil engineer advised that the proposed site would be a suitable location for the development.
- Preferred distance is 3-5 km (1.86-3.1 miles) from manhole landing.

Noise Impacts: By the Numbers

67

dB DAYTIME MAX
7:00 AM – 10:00 PM

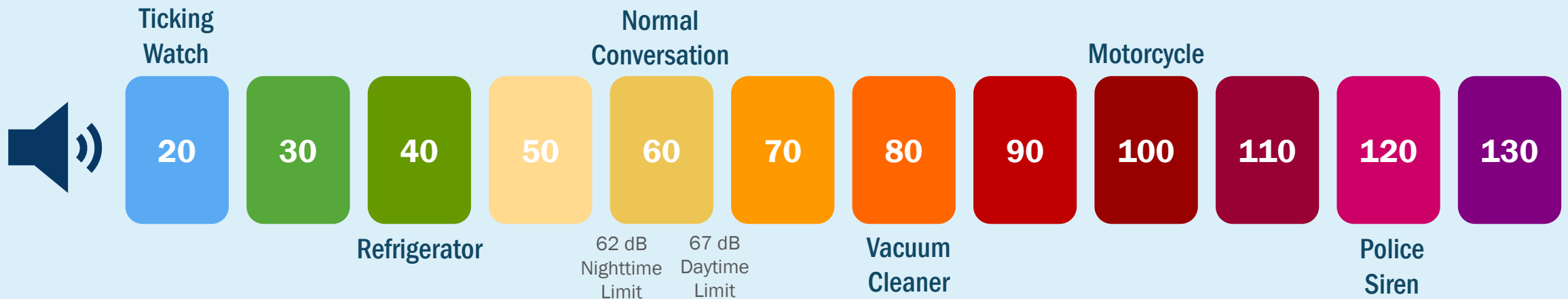
62

dB NIGHTTIME MAX
10:00 PM – 7:00 AM

MEASUREMENT

Noise levels are measured at the property line per Zoning Code § ZS 1-346.

Zoning requested a Sound Impact Assessment prepared by a qualified third-party consultant to understand impacts at the property line, to adjoining residences, and outline proposed mitigation measures.



Noise Impacts

COUNTY QUESTIONS

- There will be a considerable amount of cooling and generative capacity proposed for this facility. You have acknowledged the noise level limits under § ZS 1-346 for applicability to the equipment proposed for this site and presented an AI-generated estimate of noise impacts.
- What actual studies and measurements have been taken for similar facilities placed into service? You have mentioned the mufflers and enclosures for the generators, what about the air handling units – compressors and fans? There will be low and high-frequency noise from this equipment, and the resultant droning and tonal sounds can be quite disruptive and will be more pronounced at full buildout.
- What site mitigation strategies do you propose for compliance with this requirement at the property line, and what will be the constant noise levels the neighboring residential communities will be exposed to?

RESPONSES

- The applicant has engaged a qualified acoustical engineer to prepare a project-specific noise assessment for the facility.
- The study will evaluate both emergency generator operation and normal facility operation, including cooling equipment such as compressors and fans, and will consider both low-frequency and tonal noise characteristics.
- The assessment will establish projected sound levels at the property line and at the nearest residential receptors under representative operating conditions.
- Mitigation measures under evaluation include acoustically attenuated generator enclosures and mufflers, equipment placement within the roof parapet, architectural screening, and additional attenuation measures if required and recommended by the acoustical engineer.
- The analysis is being undertaken based on the full design envelope, representing a conservative worst-case scenario, notwithstanding that typical operating conditions are expected to be below this level.



Path Forward



What Happens Next?

PATH A: Classified as a Public Utility Structure

- If the use remains classified as a public utility structure and the County's concerns are addressed, the project will be scheduled for review and approval by the Planning Commission at a public meeting.
- Although it is not a formal public hearing, public feedback will be considered, and the Planning Commission may request additional information.
- The Planning Commission ensures that the plan complies with all code requirements and may impose conditions on the project to protect health, safety, and the public welfare.
- These conditions may include enhanced landscaping and/or mitigation measures to address potential noise impacts.

PATH B: Use Doesn't Fit Current Zoning Code

Technology evolves faster than zoning codes. Two options exist if the use does not fit:

OPTION B1 – Special Exception

A public hearing process with the Board of Zoning Appeals where the use is of the same general character as a permitted use in the district, is not specifically mentioned in another district, and is determined to be compatible with the general character and intent of the district.

OPTION B2 – Legislative Code Change

Requires updating the zoning code's language through a legislative process. Precedent exists — utility-scale solar energy systems were added to the code in 2014 following further research.



Questions & Answers

