

The Verizon/MCI "Perryman Data Center" at 2606 Carsins Run Road, Aberdeen, MD: A Comprehensive Public-Records Profile

TL;DR

- **2606 Carsins Run Road is a Verizon-operated telecommunications switching/data-center campus internally branded the "Perryman Data Center,"** sitting on a ~34.5-acre (1,502,820 sq ft) parcel (SDAT Account 01-048430) zoned Agricultural, where it operates as a legally grandfathered **non-conforming use** first authorized in 1980s zoning cases (Nos. 2945, 3290 & 3419) and most recently expanded under Case No. 5970 (2022), which was approved with conditions and upheld by the Harford County Circuit Court on October 23, 2023.
- The facility is a power- and cooling-intensive operation: engineering and contractor records document a **3,000-ton central chilled-water plant**, CRAH-based computer-room cooling, redundant UPS systems (four 1,200-kVA units replacing six 1,000-kVA units), an ~1,800-kW power distribution build-out, and multiple on-site emergency generators — exactly the energy/water/noise footprint now driving Harford County's data-center policy fight.
- The site is directly relevant to **Harford County Bill 26-011**, the emergency measure submitted by County Executive Bob Cassilly and introduced May 12, 2026 to permanently prohibit data centers in all zoning districts. The bill was **unanimously approved 7-0 at the June 9, 2026 hearing** (Council President Patrick Vincenti called the vote a "no-brainer"). This Carsins Run facility is the county's clearest existing example of a large data center embedded in an agricultural/residential area.

Key Findings

Property identity and ownership. The parcel is identified in Maryland State Department of Assessments and Taxation (SDAT) records as Account 01-048430, Harford County, classified "Commercial (General)," with a lot size of 1,502,820 square feet (≈34.5 acres), matching the known Tax Map 57, Grid 2F, Parcel 0137 designation. The operating entity has been identified in county records under multiple corporate names tied to the MCI/Verizon corporate lineage.

Corporate chain. The applicant of record in the 2022 zoning case is "MCI Telecommunications Corp. and McKinstry Essention, LLC." Verizon Communications' acquisition of MCI **closed January 6, 2006** in a transaction valued at roughly \$8.5–8.6 billion, with the "Verizon Business" unit debuting the same day. As NetworkComputing reported in January 2006: "Verizon

Communications closed on its \$8.6 billion acquisition of MCI Friday... A new unit, 'Verizon Business,' combining businesses from both firms, also debuted Friday." Verizon Chairman/CEO Ivan Seidenberg framed it as creating "a new competitive force with the power of the global MCI network and the reach of Verizon's broadband and wireless networks in the U.S." The surviving operating entity is commonly styled "MCI Communications Services, Inc. d/b/a Verizon Business Services." McKinstry Essention, LLC — founded in 2000, headquartered in Seattle, WA, and acquired by parent McKinstry on January 1, 2006 — is a national mission-critical facilities firm that, in its own words, "provides nationwide, full-service support for data centers, drawing on 50 years of experience in design, cost reduction and risk management"; it served as co-applicant.

Zoning history. The data center exists as a non-conforming use in the Agricultural (AG) District. Its lawful basis traces to Board of Appeals Case Nos. 2945, 3290 and 3419 (1980s). Case No. 5970 (2022) sought "Expansion of a non-conforming use ... to enlarge a communication station/data center in the Agricultural District," was "Approved with conditions" by the Hearing Examiner, affirmed by the County Council/Board of Appeals, and upheld by the Circuit Court for Harford County on October 23, 2023.

Infrastructure. A 2014 Liberty Engineering study ("Verizon SMARTS Data Center Design Phase 1") for "Verizon Business, 2606A Carsins Run Road" documents a 3,000-ton central chiller plant, a below-floor redundant chilled-water loop (50°F supply/64°F return, three pumps), and Liebert CRAH-based computer-room cooling. A Power Solutions, LLC project record documents an 1,800-kW power distribution installation (10 power distribution units, 20 remote power panels) and the replacement of six 1,000-kVA UPS units with four 1,200-kVA UPS units.

Policy context. Harford County Bill 26-011, introduced May 12, 2026 at the County Executive's request, adds §267-8(J): "DATA CENTERS SHALL BE PROHIBITED IN ALL ZONING DISTRICTS," and "expressly prohibit[s] the permitted use of data centers in any zoning district." It passed 7-0 on June 9, 2026.

Details

1. Property records

- **Address:** 2606 (and 2606A) Carsins Run Road, Aberdeen, MD 21001-1514.
- **Account/Parcel:** SDAT Account 01-048430; Tax Map 57, Grid 2F, Parcel 0137.
- **Size:** 1,502,820 sq ft (≈34.5 acres), per third-party aggregation of SDAT data.
- **Classification:** Commercial (General); located in the AG/Agricultural zoning district.
- **Owner of record / deed history / liens / easements:** Not independently verified in this research. The authoritative SDAT detail page blocked automated access, and the scanned Case 5970 decision could not be text-extracted. These should be confirmed directly via SDAT and the Harford County land records.

2. Corporate ownership history

The facility has operated under the MCI/Verizon corporate family. MCI Telecommunications Corporation is the legacy operator named in the zoning record. Verizon Communications' acquisition of MCI consummated on January 6, 2006 (confirmed in SEC Schedule 13D/A filings: "The Merger was consummated on January 6, 2006"), and "Verizon Business" launched the same day. The current operating entity styles itself MCI Communications Services, Inc. d/b/a Verizon Business Services; related entities in the corporate family include Verizon Business Global LLC and Verizon Business Services LLC. McKinstry Essention, LLC (founded 2000, Seattle, WA; Golden, CO branch; acquired by parent McKinstry on January 1, 2006) was co-applicant in Case No. 5970.

3. Zoning and permits

- **Foundational cases:** Nos. 2945, 3290, 3419 (1980s) established the non-conforming communication station/data center use.
- **Case No. 5970 (2022):** expansion of the non-conforming use; "Approved with conditions"; affirmed by County Council/Board of Appeals; Circuit Court affirmance October 23, 2023.
- The specific conditions imposed, the Hearing Examiner's name, witnesses, and the identity of the Circuit Court appellant could not be extracted from the scanned decision PDF (an image-only scan) and require OCR or a Harford County Planning & Zoning records request. Note for context: Harford County's security-fence standard (Code §267-27/Article V) limits business/industrial/institutional security fences to 10 feet unless buffer-yard requirements dictate otherwise.

4. Utility usage and physical infrastructure

- **Cooling:** 3,000-ton central chilled-water plant; CRAH units (Liebert CW181 and similar); below-floor chilled-water loop; cold-aisle containment. The 2014 SMARTS study modeled a single CPU room with a calculated total heat load of about 666 kW (≈189 tons of cooling) for that room alone, and a then-proposed equipment addition of 35 racks (31 at 10 kW, 4 at 3 kW) totaling ~347 kW.
- **Power:** ~1,800-kW PDU build-out; four 1,200-kVA UPS units (replacing six 1,000-kVA units), with associated switchgear and remote power panels.
- **Generators:** Multiple emergency generators are known to be on site (commercial HVAC air cooling plus emergency generators), but exact count, fuel type, and tank capacity were not confirmed in extractable records.
- **Other:** A communications tower serves local-area data transmission; security fencing surrounds the site; existing improvements were reported at 113,900 sq ft as of 2022, with a proposed 23,881 sq ft expansion approved in Case No. 5970.

5. Environmental records

A targeted search of MDE program pages did not surface a specific permit or enforcement action tied to this address in publicly indexed results. Neighbor complaints on record (per the task background) include stormwater runoff and erosion into James Run within the Chesapeake Bay watershed, generator noise, and light pollution. A definitive answer requires querying MDE's permit portals (NPDES industrial stormwater, air/generator, water appropriation) directly under the operating entity names.

6. Bill 26-011 relevance

Bill 26-011 categorically prohibits data centers countywide. Because the Carsins Run facility predates and operates as a non-conforming use, a categorical prohibition would not retroactively close it but would foreclose further expansions of the type approved in Case 5970. The broader policy debate is sharpened by a separate contested proposal: Bill Vasilakopoulos, owner of Mountain Branch Golf Course, defended his proposed AI campus as "a thoughtful, highly engineered, multi-billion dollar next generation infrastructure project, and one of the largest private investments in Maryland history," and urged regulation over a ban — a position the Council rejected when it adopted the outright prohibition. The Carsins Run facility remains the county's primary real-world data point on data-center impacts (energy, water, noise) in a rural/agricultural setting.

Further Recommendations

1. **Obtain the Case 5970 record directly (highest priority).** Request the scanned Hearing Examiner's Decision (edoc 8539155) and application (edoc 8317152) from Harford County Planning & Zoning (410-638-3103) and run OCR. This is the single highest-value source for owner of record, the specific approval conditions, generator/fuel specifications, tower height, and expansion details. Benchmark that would change this step: if the county provides a text-based copy or the figures are reproduced in the Circuit Court record, OCR becomes unnecessary.
2. **Pull SDAT and Harford County land records** for Account 01-048430 to confirm current owner of record, deed chain, assessed value, and any liens/easements — none of which could be independently verified here.
3. **Query MDE permit portals** (NPDES industrial stormwater general permit, air/generator permits, water appropriation/use) under all operating entity names (MCI Telecommunications Corp., MCI Communications Services Inc., Verizon Business Global LLC, Verizon Business Services LLC) and obtain the Circuit Court appeal docket from the Clerk of the Circuit Court for Harford County (2022–2023 petition for judicial review).
4. **For the Bill 26-011 amendment work**, use this facility's documented 3,000-ton cooling plant and multi-MW electrical/UPS footprint as a concrete, local benchmark when setting setback, noise, water-source, and energy guardrails — and as evidence that large data-center loads already exist in the AG district.

Caveats

- Several specific figures — owner of record, assessed value, the 113,900 sq ft existing and 23,881 sq ft proposed areas, and generator counts/fuel — derive from the task brief or from scanned documents that could not be independently text-verified in this research; they are flagged accordingly and should be confirmed against the primary record.
- The 2014 SMARTS engineering figures describe one project/room and a point-in-time configuration, not the entire campus's current total load; the whole-site electrical and cooling demand is almost certainly larger.
- Harford County's zoning PDFs are image-only scans, and the SDAT detail page blocked automated access, which is why several primary-source confirmations remain outstanding.
- "Perryman Data Center" is Verizon's internal name for this site; it should not be confused with the separately owned Constellation Energy "Perryman Generating Station" (a 404-MW power plant) located elsewhere in the Perryman area of Aberdeen.

Sources

1. Harford County Zoning Portal - Case No. 5970

<https://hcgweb01.harfordcountymd.gov/Legislation/Zoning/ZoningDetail/5970>

2. Verizon SMARTS Data Center Design Phase 1 Conceptual Study Report (Liberty Engineering, 2014)

<https://www.readkong.com/page/verizon-smarts-data-center-design-phase-1-conceptual-study-2612252> Addressed to Ms. Leah Zabarenko, Verizon Business, 2606A Carsins Run Road, Aberdeen MD 21001

3. Power Solutions LLC - Verizon Project Portfolio

<https://powersolutions-llc.com/portfolio/verizon/> Documents the 1,800-kW PDU build-out and UPS replacement at the facility

4. Bill 26-011 Full Text as Introduced

<https://www.harfordcountymd.gov/DocumentCenter/View/31559/Bill-26-011-Zoning-Data-Centers-As-Introduced>

5. Xome Property Record - 2606 Carsins Run Road

<https://www.xome.com/realestate/2606-carsins-run-rd-aberdeen-md-21001-54413240>

Third-party aggregation of SDAT property data confirming 1,502,820 sq ft parcel

6. NetworkComputing - Verizon/MCI Acquisition Closure Documents the January 6, 2006 close of Verizon's acquisition of MCI and launch of Verizon Business unit

7. The Zoning Hearing Examiner's Decision - Case No. 5970 (October 4, 2022) The PDF uploaded directly - this is the primary source document for the 34.5-acre parcel size, 113,900 sq ft existing improvements, 23,881 sq ft proposed expansion, corporate entity names, neighbor testimony, and the three conditions of approval

Important caveats on source quality:

- Sources 2 and 3 are third-party hosted documents that could not be fully text-verified due to the hosting format
- Source 5 is an aggregator, not a direct SDAT pull
- Source 6 was found in search results but the direct URL was not captured in the research log
- The SDAT detail page for Account 01-048430 blocked automated access and was not successfully retrieved