

Community Meeting Notes
CPA2025-00003, REZ2025-00020, CUP2025-00014, + SE2025-00021
Loch Levan Land Limited Partnership et al.
Proposed Data Center Campus on Ashland Road

Date/Time	Monday, November 17, 2025 (6:00 p.m.)
Meeting Location	South Anna Elementary School 13122 Waltons Tavern Road Montpelier, VA 23192
Request	Comp. Plan Amendment: Suburban Neighborhood Residential to Employment Center Rezoning: A-1 to M-1 CUP: Substation + Private Utilities SE: Buildings Taller than Permitted
Number of Attendees	Approx. 480
Board of Supervisors Members Present	Susan Dibble (South Anna)
Planning Commission Members Present	Larry Leadbetter (South Anna)
Staff Members Present	Gretchen Biernot Jo Ann Hunter Andrew Pompei



Applicant Overview

Ms. Dibble and Mr. Pompei provided a welcome/introduction. The applicant's representative (Matthew Roberts) provided information regarding the proposed development, which is located

along Ashland Road adjacent to the Henrico County line (in the area of the existing Hunting Hawk Golf Course). As part of the presentation, the applicant's representative:

- Provided a history of the property, including previous development proposals;
- Provided an overview of data centers;
- Explained the proposed development and submitted zoning applications;
- Provided information regarding anticipated water usage and power infrastructure (including generators);
- Provided information regarding potential trip generation and traffic impacts; and
- Provided information on potential County tax revenue (\$8 – \$10 million annually upon full buildout).

Questions/Comments

Following the presentation, participants were asked to line up and provide comments at a microphone. Participants shared their comments and/or asked questions, with the applicant's representative responding. The applicant's representative asked how many participants were Hanover County residents versus Henrico County residents, and it seemed roughly split (with a few residents from Goochland County).

- *Citizen (Hanover County Resident)*: The Comprehensive Plan should not be amended to allow industrial uses in this area, as it is intended to be rural and residential in nature, indicating a preference for a previous proposal for age-restricted housing.
- *Citizen (Representative from Dominion Golf Club)*: A representative from Dominion Golf Club in Wyndham expressed concern regarding impacts the proposed development may have on the golf course, including potential impacts from additional noise, lighting, stormwater runoff, environmental quality, and community aesthetics.
- *Citizen (Hanover County Resident – Cauthorne Road)*: There are concerns about impacts to groundwater and nearby wells, as the citizen indicated that her well has run out of water during drought. She also expressed concerns regarding traffic on Cauthorne Road.
- *Citizen*: One citizen asked multiple questions:
 - *Citizen*: How many megawatts will be used?
 - *Applicant*: Each building will use 90 megawatts.
 - *Citizen*: How is 62 feet two stories?
 - *Applicant*: The proposed building height includes the parapet wall used to screen rooftop mechanical equipment.
 - *Citizen*: Is the applicant willing to guarantee that the entire project will only use 12,000 gallons of water daily?
 - *Applicant*: The applicant is willing to proffer that wells will not be used for cooling and will only be used for domestic water usage.

- *Citizen (Hanover County):* How will the proposed project impact residential property values?
 - *Applicant:* The Center for Regional Analysis at George Mason University's Schar School of Policy and Government completed a study in August 2025 that found that data centers do not negatively impact property values in Northern Virginia.
- *Citizen (Hanover County – Vontay Road):* One citizen expressed general opposition to data centers in Hanover County, indicating that concerned citizens should contact the Board of Supervisors. She speculated that if these data centers are approved, additional data centers will follow. She also asked a series of questions:
 - *Citizen:* Have independent environmental studies been completed?
 - *Applicant:* All environmental studies and other technical studies, such as the traffic impact analysis, are paid for by the developer. All environmental studies must meet state standards when prepared.
 - *Citizen:* Is the projection that about 400 jobs will be generated for the duration of the project?
 - *Applicant:* There are estimated to be approximately 400 jobs generated upon buildout of the project.
 - *Citizen:* Is a projected buildout of 2035 based on an anticipated end date of tax credits for data centers?
 - *Applicant:* The completion year is dependent upon a variety of factors that are inside and outside of the applicant's control.
 - *Citizen:* Are the tenants known?
 - *Applicant:* The applicant is in discussions with multiple potential end users, but the potential end users are confidential at this time.
- *Citizen (Hanover County – North of Ashland Road):* The citizen expressed concerns regarding noise and visibility of the structures, as a tree that is six feet tall at planting will not effectively screen a building that is sixty feet tall. There are also concerns about additional traffic on Ashland Road, which already has significant traffic volumes.
 - *Applicant:* The applicant is pursuing the highest and best use of the property since residential development can no longer occur due to the connection removed from Dominion Club Drive in Henrico County. Measures to mitigate potential negative impacts will be proffered.
- *Citizen:* How will oversized loads be accommodated on rural roads during construction? Will the applicant pay for a new ladder truck for Hanover County Fire/EMS to serve the taller buildings?
 - *Applicant:* A maintenance of traffic plan is required prior to oversized loads being delivered to the site. The traffic impact analysis analyzed construction traffic and

estimated traffic at buildout. If an oversized load cannot fit down Ashland Road, the materials will have to be delivered in smaller batches using smaller vehicles.

- *Citizen (Hanover County – Howards Mill Road at Abner Church Road)*: The citizen expressed concerns regarding the noise generated by the proposed data centers and its impact on wildlife. Opposition to the proposed Comprehensive Plan Amendment was also expressed.
- *Citizen (Hanover County – Cauthorne Road)*: Traffic along Cauthorne Road is already dangerous, and no additional traffic is desired.
- *Citizen*: The citizen asked a series of questions:
 - *Citizen*: How often do the generators run?
 - *Applicant*: Each generator runs once a month for 10 to 30 minutes.
 - *Citizen*: Could on-site solar panels be installed to provide power to the data centers?
 - *Applicant*: Based on the available area, solar panels could not generate enough power to serve the proposed development.
 - *Citizen*: Will there be multiple users?
 - *Applicant*: There will likely be one user for the entire site, but it is possible each building could be a different user.
- *Citizen*: The citizen expressed concerns regarding noise, impacts to nearby wells, and additional traffic on Cauthorne Road.
 - *Applicant*: Proffered conditions provide certainty that impacts will be addressed. The applicant will continue to investigate additional proffers to mitigate impacts.
- *Citizen (Hanover County)*: The citizen, whose family has owned property in the area since 1916 and has pursued a family division, expressed concerns regarding increasing electricity rates and wants to maintain the rural character of the area.
- *Citizen (Hanover County – Abner Church Road)*: The citizen expressed opposition to the proposed Comprehensive Plan Amendment, stating that data centers should be in other industrial areas in Hanover County. She indicated that the project is too speculative and that there should be regional cooperation between Hanover County residents and Henrico County residents.
- *Citizen (Henrico County – Wyndham)*: The citizen expressed concerns regarding negative impacts to air quality due to increased emissions from generators. She also expressed concerns regarding increased noise and light pollution, as their backyard is currently quiet and dark.
 - *Applicant*: Emissions from generators are limited, as they are only operational during the rare instance of an emergency and during regular maintenance. The generators must meet EPA standards for emissions. The site may have approximately 300 generators.
- *Citizen*: The citizen asked a series of questions:
 - *Citizen*: Has HHunt constructed a data center with a closed-loop system?

- *Applicant*: The buildings and their cooling systems will be built by the end user and not HHunt.
 - *Citizen*: How will fiber be extended to the site?
 - *Applicant*: The applicant has had discussions with providers, but that is not yet known.
 - *Citizen*: Loudoun County requires data centers to connect to public utilities. Why is the proposed project not connecting to public utilities?
 - *Applicant*: There are no existing public water or sewer lines nearby. Extending the existing lines from the east would encourage additional development in the area. Potable water will not be used for cooling.
- *Citizen*: A citizen expressed concerns regarding noise and asked how the project would comply with noise regulations in Hanover County and Henrico County.
 - *Applicant*: A baseline noise study is currently underway, and the proposed proffers require that a noise study be completed once each building is operational. The applicant indicated that a data center in another locality had to be rebuilt because it exceeded noise limitations after it was constructed.
- *Citizen (Hanover County – Cauthorne Road)*: One citizen that lives adjacent to the proposed mass drainfields expressed concerns about those wastewater facilities impacting local wells/water supply. He also expressed concerns regarding noise and light pollution.
 - *Applicant*: Due to the size/type of septic system, heavy treatment must be incorporated into the septic tank/drainfield to meet requirements from the Health Department; systems of this nature/size must meet more stringent requirements than residential systems.
- *Citizen (Goochland County)*: The citizen indicated that nearby Berea Baptist Church had to dig a new well that is 600 feet deep to get enough water. He indicated that Hanover County noise requirements do not address dBc (low-level noise), which travels farther than other types of noise. Goochland County now addresses dBc. He expressed concerns about noise from generators.
 - *Applicant*: There will be seven hours of generator testing per month, and the generators will not be tested all at once. The noise level of each generator and associated muffling equipment is tested by the manufacture and after on-site installation. Noise is measured at the property line.
- *Citizen (Henrico County – Wyndham)*: The citizen would like guarantees that Tier IV generators will be used, due to concerns regarding air pollution.
- *Citizen (Henrico County – Wyndham)*: The citizen expressed concerns regarding the proximity of the proposed data center to schools and residences in Henrico County.