



THE WYNDHAM FOUNDATION & SDTF PRESENTS:

**AN INFORMATIONAL
COMMUNITY MEETING
ABOUT DATA CENTERS
FOR WYNDHAM, MILLSTONE, CARRIAGE HOMES**

**OCTOBER 21, 2025 @ 6PM
SHADY GROVE ELEMENTARY SCHOOL**

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WYNDHAM TRAFFIC CALMING UPDATE



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INTRODUCTION

- Welcome!
 - The Wyndham Foundation Board of Directors & HOA Management
 - Smart Development Task Force
 - County/State Officials
 - The Dominion Club
- What is the “Smart Development Task Force”?
 - What is their mission & scope?
 - What do they do and don’t do?
- Tonight’s Main Topics:
 - HHHunt Data Center Proposal (Hanover County)
 - Data Centers and Proposal Review
 - Potential Impacts
 - Next Steps
 - Comments

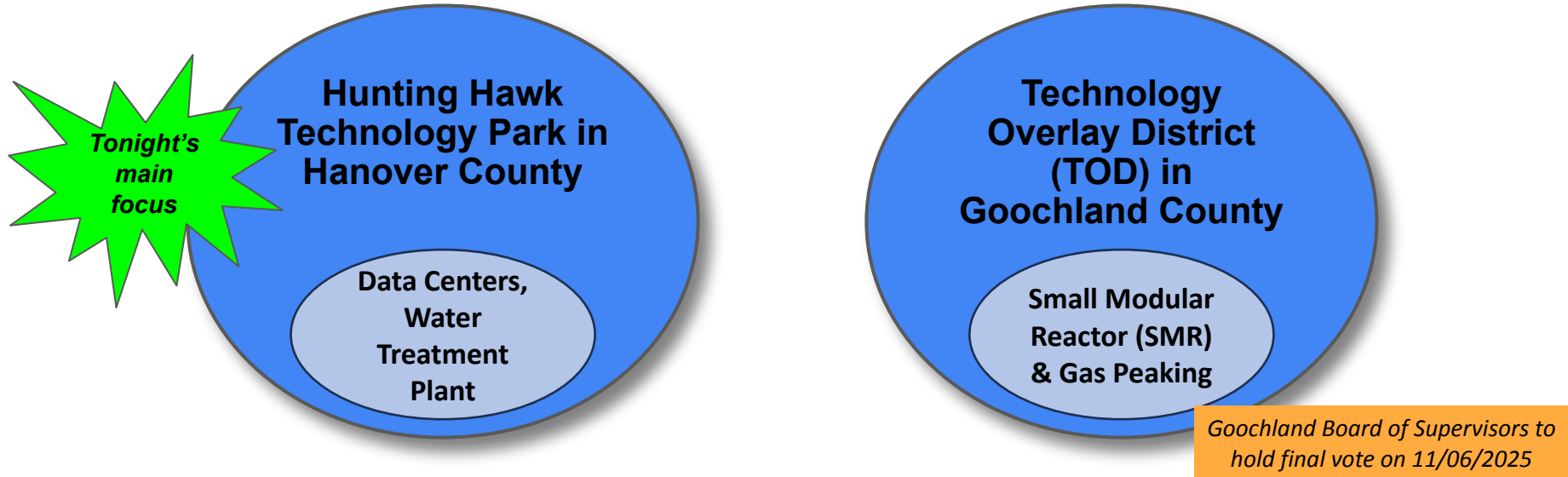
AGENDA

TIME	TOPICS
6:00pm – 6:10pm	Introduction
6:10pm – 6:25pm	Traffic Calming Update – Henrico County
6:25pm – 6:30pm	Smart Development Summary
6:30pm – 6:45pm	Data Centers Defined / HHHunt Proposal
6:45pm – 6:55pm	How could this impact you?
6:55pm – 7:10pm	What can you do to help?
7:10pm – 7:15pm	Information Session Wrap Up
7:15pm – 7:20pm	Break
7:20pm – 7:45pm	Resident Comments (Wyndham, Millstone, Carriage Homes)

SMART DEVELOPMENT TASK FORCE

- Focused on impacts to Wyndham and its area residents
- Collection of volunteers with specialized related skills, knowledge, and contacts
- Takes direction from the Wyndham Foundation Board of Directors
- Main purpose is to listen, research, inform
- Has no authority to take action on behalf of Wyndham

SEPARATE ISSUES, DIFFERENT COUNTIES ... COMMON CONCERNS FOR HEALTH AND SAFETY



The TOD does *not* authorize or approve an SMR. Any such facility would require extensive review by the Nuclear Regulatory Commission (NRC), the Virginia Department of Environmental Quality (DEQ), and other agencies. These reviews would cover all aspects of safety, including water supply, seismic activity, and emergency planning.

WHEN DONE RIGHT, DEVELOPMENT CAN BE A GOOD THING

- Developers and government (e.g. VDOT) can cover the cost of expensive roads and other infrastructure projects
- Can create good paying construction and retail jobs, and realtor opportunities
- Can convert otherwise unutilized spaces into great places to live, shop, play, all while providing what the market demands
- Generates tax revenues to help support community needs (e.g. police, fire, public works, schools)
- Could be a source of affordable housing

but ...



WHEN DONE WRONG, DEVELOPMENT CAN BE DISASTROUS

- May damage the environment, health, safety, and welfare of residents, their pets, wildlife, and crops by producing harmful air/noise/water/light pollution
- Places strain on infrastructures including the school systems
- Sometimes fails to meet the developer's or market's financial expectations, and ends up being abandoned
- Doesn't always serve the needs of a community
- Apartment complexes do not generate property taxes
- Tends to not provide affordable housing
- Can produce unsightly cookie-cutter homes or high density areas
- Produces traffic issues
- Can destroy the existing community character
- Can push undesirable projects to the edge of a county line, negatively impacting counties on the other side

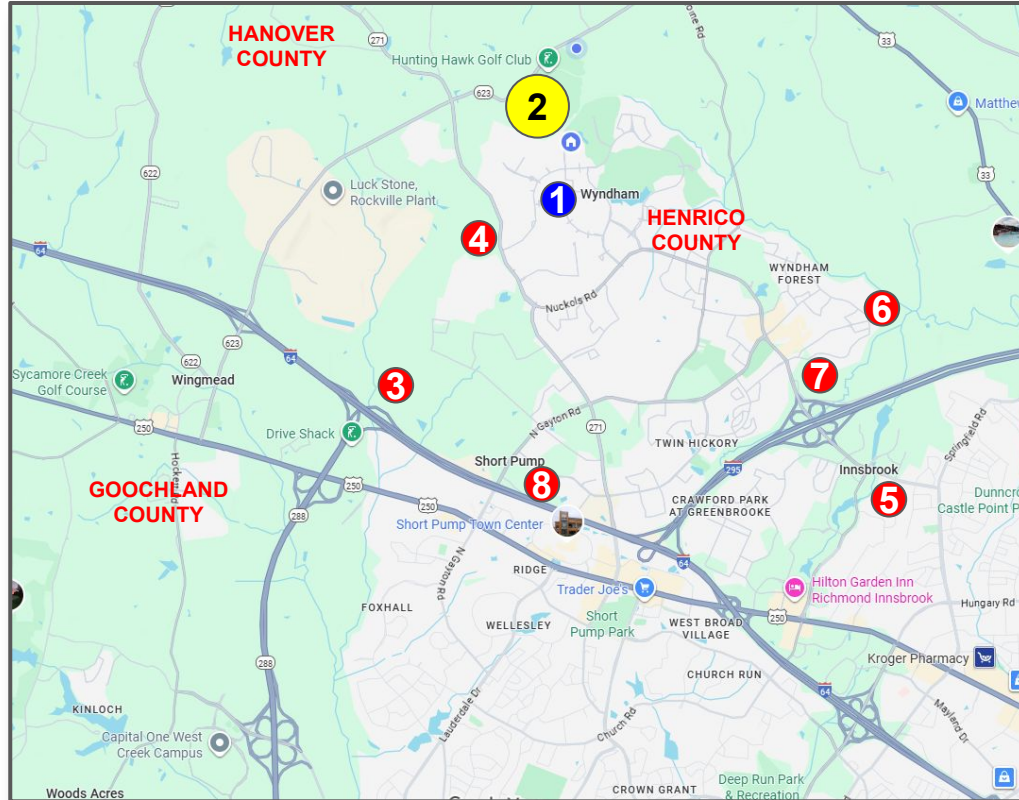


SMART DEVELOPMENT IS A BALANCING ACT

“Smart development seeks to minimize or eliminate the negative impacts of rogue property development while accentuating the positive aspects of growing our communities in responsible ways.”



MANY PROPOSED PROJECTS ARE LOCATED VERY CLOSE TO US



1. The communities of Wyndham, Millstone, and The Carriage Homes

2. HHHunt Data Center Proposal (Hanover County)

3. Small Modular Nuclear Reactor & Gas Peaking Proposal (Goochland County)

4. 72 Homes Near Kaechele Elementary

5. “North End at Innsbrook” Complex

6. 75 Homes near Wyndham Forest

7. 373 Homes off Nuckols Rd near Springfield Landfill

8. 1,600 Homes off N Gayton Rd & Bacova Dr

 = *focus for tonight*

WHAT IS A HYPERSCALER DATA CENTER?

A data center is a building or group of buildings that houses:

- Computing Resources: High Density Virtualization/Cloud Services
- Environmental Control Systems
- Storage and Networking Equipment

What is the purpose of a data center?

- House Highly Sensitive and Critical Data (HIPAA, SOX, Government, etc.)
- Enables “Cloud” Services
- Provide Backup and Disaster Recovery for Businesses and Government Entities

What does a data center require?·

Large Amounts of Power

- Diversity of power sources to provide business continuity
- Generators in the event of power failures

Water for Cooling

- Cloud infrastructure requires high density computing resources (heat)

Network Access

- Diversity of high capacity fiber optic services for business continuity

Most job opportunities are only during construction phase.

Data Center Physical Risks: Attacks, Fires, Natural Disasters



WHAT IS THE HHHUNT* PROPOSAL?

- Ten Building Hyperscaler 900 Megawatt (MW) Data Center Complex
 - 1 kW powers is just shy of one home (.83)
 - 1 MW powers ~833 homes
 - 900 MW Powers **~750,000 Homes**
- 410+ Acres
- 3,894,000 square feet of data center space
- 150 foot setback (50 yards)
 - Half of a Football Field
- 62' max building heights
 - Taller than some pine trees in the area
- 2,921 extra vehicle trips per day
- Includes well water, wastewater treatment plant, power substation, fuel storage
- Expected completion ~2035 if approved

** aka Loch Levan Land Ltd. Partnership*

DATA CENTER COMPLEX AT HUNTING HAWK TECHNOLOGY PARK



MANY WYNDHAM NEIGHBORHOODS ARE IMPACTED (LABELED IN YELLOW, NOT ALL ARE SHOWN)

DESCRIPTION:

- HHHunt wants to build a 10 unit data center and infrastructure in Hanover County where previous efforts failed to build a community connecting to Wyndham

MAIN CONCERNS:

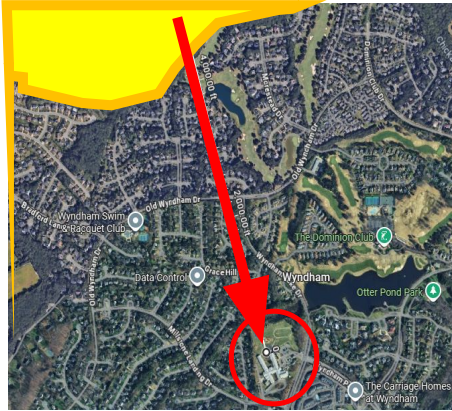
- Noise, air and light pollution
- Power & water consumption
- Wastewater treatment plant
- Environmental impacts
- Threat of attack
- Damage from natural disasters
- Fire hazard
- Utility bill impact
- Traffic on Ashland Road
- Risk of abandonment
- Fuel storage

WHY THIS MATTERS

1. Ambient Air & Light Pollution
2. Noise & Quality of Life
3. Water Impacts



AIR QUALITY & OUR SCHOOL CHILDREN



EMERGENCY GENERATORS



300+

TONS OF AIR POLLUTION



1,100+

NOx: 802 tons + CO: 359 tons

SHADY GROVE ELEMENTARY



0.8 miles

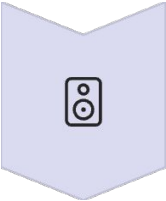


HEALTH IMPACTS

1. Increased Childhood Asthma & Respiratory Symptoms
2. Reduced Lung Function
3. Increased Cancer Risk

Ambient Air Pollution will impact both those living in the community AND the children at Shady Grove Elementary

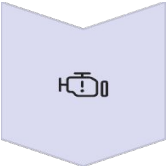
NOISE, LIGHT, TRAFFIC, AND DISRUPTION



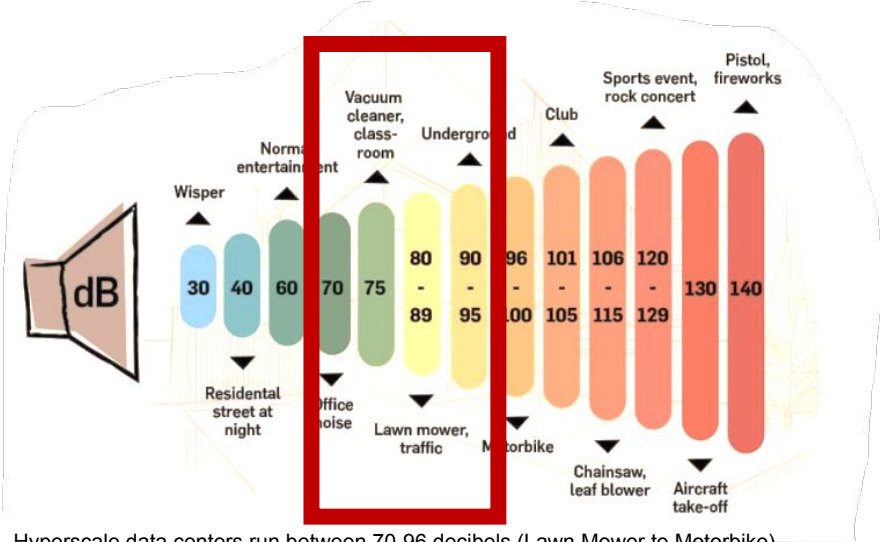
**24/7 Operational Noise:
(Servers + EDGs)**



**Heavy Construction and
Traffic**



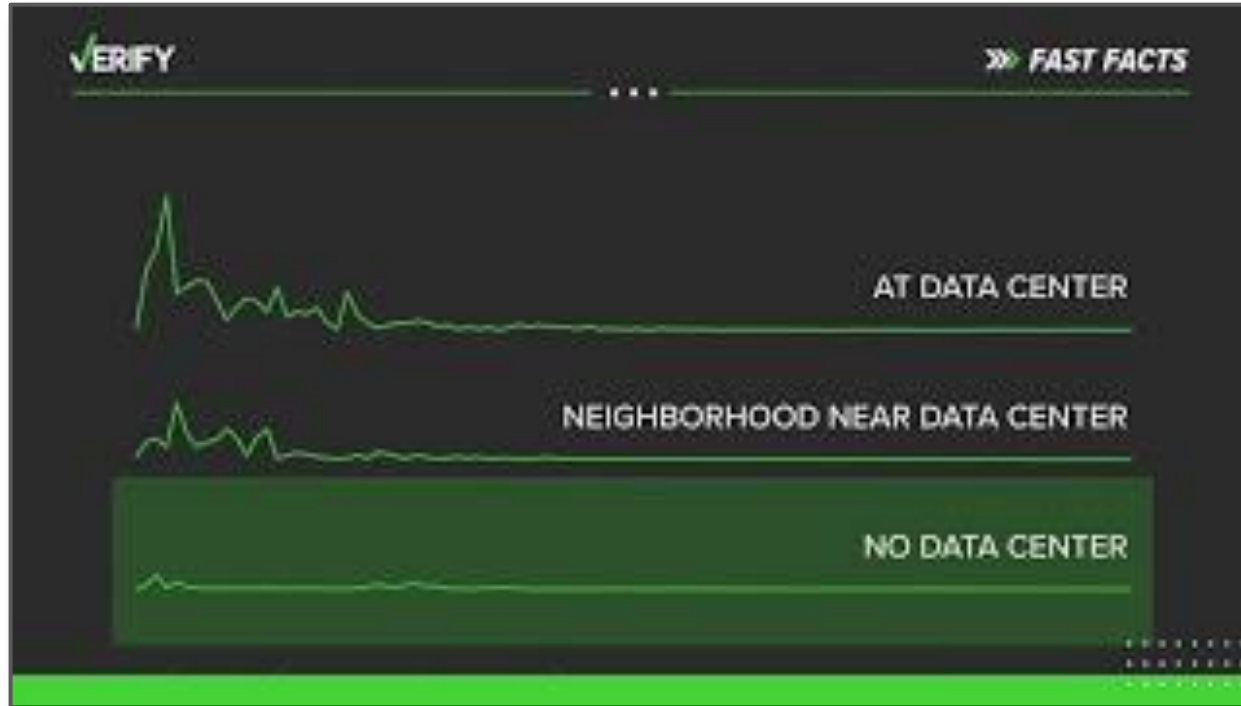
Lessons from Other Communities



Hyperscale data centers run between 70-96 decibels (Lawn Mower to Motorbike).

Communities near existing data centers have experienced noise complaints, increased traffic, and loss of neighborhood character

AN EXAMPLE OF WHAT WE COULD EXPECT TO HEAR (OR NOT HEAR)



SOURCE: <https://smartgrowthgoochland.org/>

THE CHICKAHOMINY HEADWATERS MATTER



1

Consumption for Cooling

1.8B+

Gallons of water /year



2

Aquifer Threat

~80%

Water used for cooling
evaporates



3

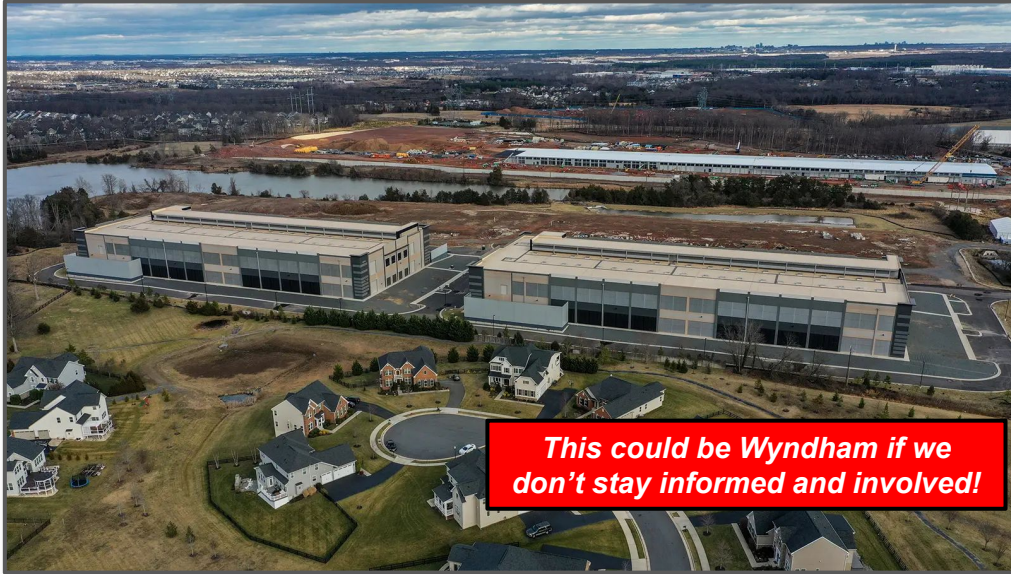
Downstream Impacts

410k

Virginians
Depend on Chickahominy for
H2O

This project threatens the water supply for multiple communities downstream

THE HIGH COST TO WYNDHAM



Amazon data centers being built 50 feet from residential houses in the Loudoun County, Virginia. **Jahi Chikwendiu / The Washington Post via Getty Images**

900MW

Power Drain

Equivalent to a small city's demand.

<1 mile

Too Close to Home & School

Distance from Wyndham residences.

1,100+ tons

Ambient Air Pollution /year

Equivalent to a small city's demand.

300+

Emergency Generators

Contributes to both air and noise pollution.

1.8B+ gallons

Water

Used annually for cooler servers and treated in the vicinity of Wyndham.

\$0

Henrico's Loss

No known economic benefit to the Henrico residents impacted.

GOVERNMENT APPROVAL PROCESS & POINTS OF COMMUNITY INPUT

Hanover County (Exclusively)

Comprehensive Plan Revision

Rezoning of Properties

Special Exception for Height

Applicant
Hosted
Community
Meeting

Nov 17th
Tentative

Planning
Commission
Public
Hearing

TBD

Planning
Commission Makes
Recommendations

Board of
Supervisors
Public
Hearing

TBD

Vote

TBD

Applicant
Submits
Detailed
Site Plan

Final
Approval

TBD

Department of Environmental Quality (DEQ)

Review &
Approval

Permits
Issued

TBD

Note: A conditional use permit (CUP) for power generation would need Board of Supervisors approval



Date

= Meetings where community members may express their concerns and support

Source: Information for diagram provided by
Hanover County Planning Department

WHAT YOU CAN DO NOW

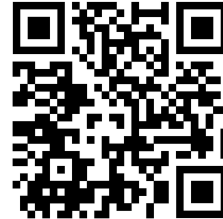
Provide written feedback to the Hanover County Board of Supervisors:

Susan P. Dibble	spdibble@hanovercounty.gov
Ryan M. Hudson	rmhudson@hanovercounty.gov
Danielle G. Floyd	dgfloyd@hanovercounty.gov
Jeff S. Stoneman	jsstoneman@hanovercounty.gov
Faye O. Prichard	foprichard@hanovercounty.gov
Sean M. Davis	smdavis@hanovercounty.gov
F. Michael Herzberg IV (Chair)	fmherzberg@hanovercounty.gov

Find guidance for effective communication on our website www.smartdevtaskforce.com

WHAT YOU CAN DO NOW (continued)

- Attend & speak up at the HHHunt meeting on 11/17/2025 at South Anna Elementary (start time is TBD by HHHunt)
- Sign our survey tonight - we will use it to share how residents feel in aggregate
- Go to our website www.smartdevtaskforce.com or use this QR Code to
 - Sign up for email updates
 - Volunteer to help the taskforce
 - Comment
- Share information and take action with your neighbors in Wyndham, Henrico, Hanover and Goochland



OTHER COMMUNITY RESOURCES

Facebook pages:

- Goochland Residents Alliance : <https://www.facebook.com/groups/1308306177168705> Encouraging Henrico and Hanover residents to join

Advocacy Groups:

- How to protect your home from data center impacts <https://ceds.org/datacenter/>
- Goochland Smart Growth Website <https://smartgrowthgoochland.org/>
- Moms Clean Air Force in Virginia: <https://www.momscleanairforce.org/volunteer-states/virginia/>
- Community Voice Alliance (Wyndham residents) www.hanoverdatacenters.com

Local Data Center News and Communications:

- Neighbors For Change - <https://neighbors4change.com/data-centers/>
- Goochland Against Data Centers email: contact cynthia.haas@comcast.net to be added
- Henrico Citizen - <https://www.henricocitizen.com/>
- McKinsey & Company - “The data center balance: How US states can navigate the opportunities and challenges” <https://www.mckinsey.com/industries/pub...challenges>

BREAK

QUESTIONS & COMMENTS

- Limited to residents/renters of Wyndham, Millstone, and The Carriage Homes
- Start with your name and community
- Keep your talk to 1-2 minutes each
- Only cover new points so that others have an opportunity to speak
- Understand that decision makers are *not* in attendance tonight, and that all questions may not have immediate answers
- While we understand your concerns and frustrations, please respect all other attendees and organizers
- There will be other official government/developer meetings where you'll have opportunities for public comments

THANK YOU & GOOD NIGHT!

- *Stay informed and involved... spread the word*
- *Please remember to sign the survey on your way out*
- *Look for copies of this presentation on the Wyndham website and the Smart Development Task Force website by EOD 10/23/2025*

APPENDIX

CONTACTS

- Wyndham Site Manager email
 - Shannon Barbera-Johnson: manager@wyndhamfoundation.com
- Wyndham Assistant Manager email
 - Britta Quick: assistantmanager@wyndhamfoundation.com
- Wyndham HOA Board Of Directors email
 - boardofdirectors@wyndhamfoundation.com
- Henrico Board Of Supervisors - Three Chopt
 - Misty Roundtree: threechopt@henrico.us

ADDITIONAL GOOD SOURCES OF INFO

- Smart Development Task Force (Wyndham)
 - <https://smartdevtaskforce.com/>



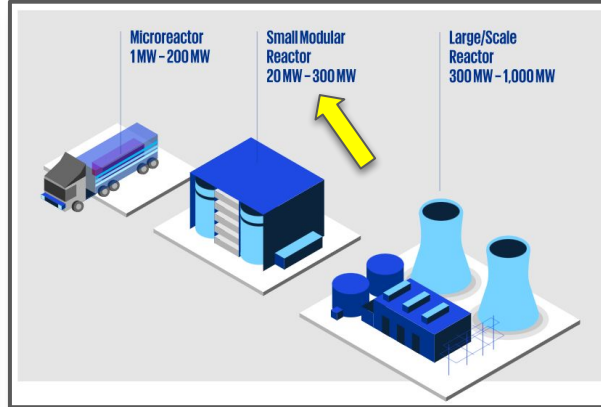
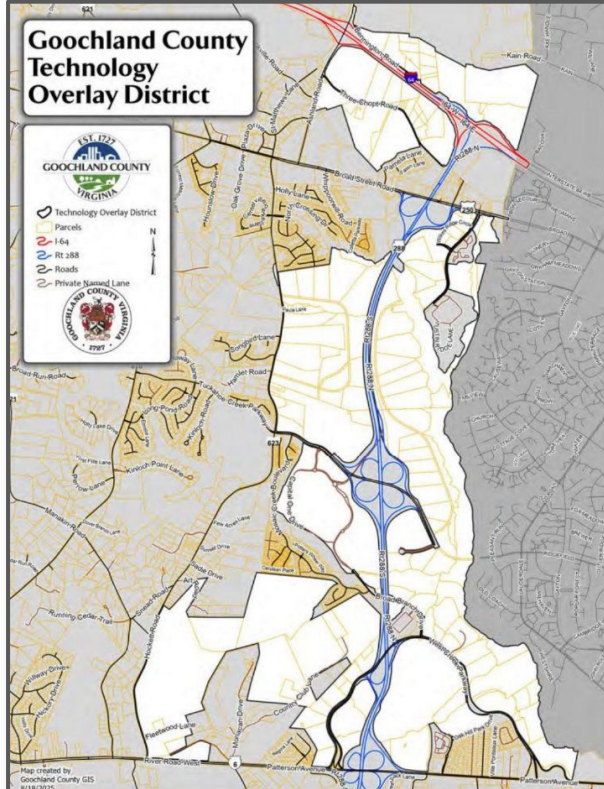
ADDITIONAL GOOD SOURCES OF INFO (continued)

- [Wyndham HOA Website](#): Login provided by Wyndham HOA office to Wyndham residents
- [Goochland's Smart Growth Website](#)
- Henrico Sites: [Board Of Zoning Appeals](#), [Planning](#), [Board Of Supervisors](#)
- Goochland Sites: [Board Of Zoning Appeals](#), [Planning](#), [Board Of Supervisors](#)
- Hanover Sites: Board Of Zoning Appeals, [Planning](#), [Board Of Supervisors](#)
- State and Local Data Center Analysis
 - <https://henrico.gov/pdfs/planning/DataCenterStaffAnalysis.pdf>
 - <https://jlarc.virginia.gov/landing-2024-data-centers-in-virginia.asp>

THE FOLLOWING ARE OTHER PROJECTS THE SDTF ARE TRACKING

Please let us know if you are aware of other impactful projects.

NUCLEAR REACTOR & GAS PEAKING PLANT AT WEST CREEK



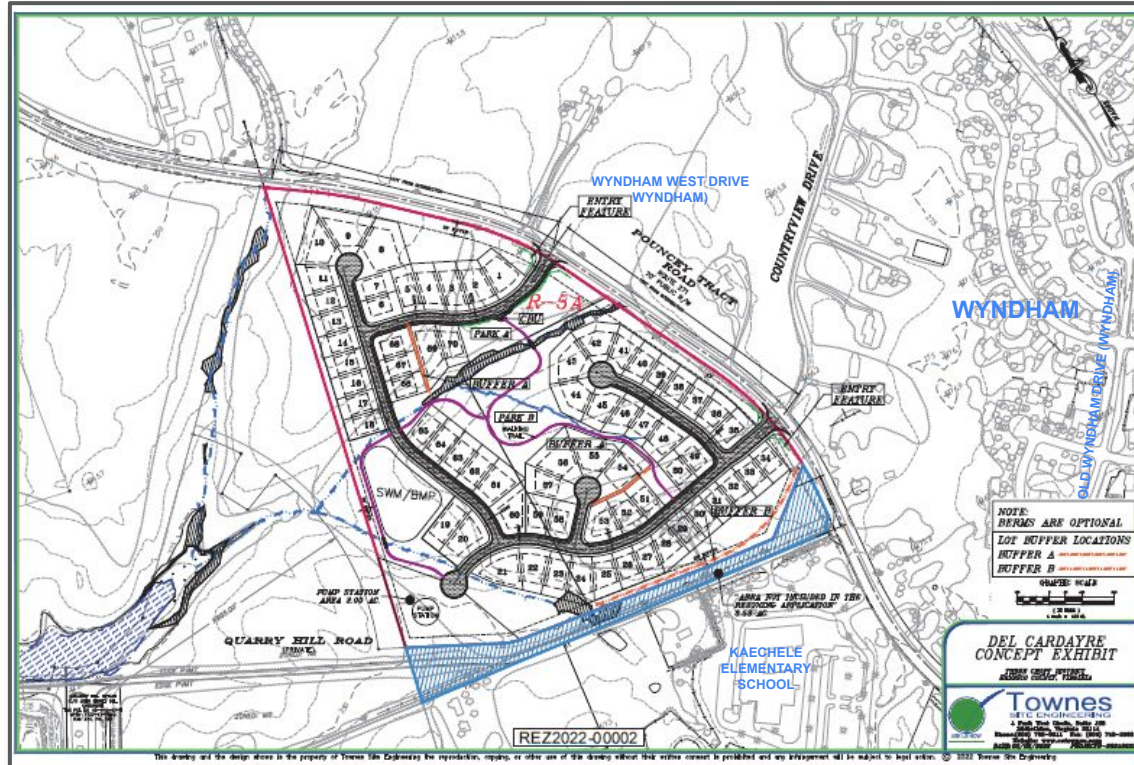
DESCRIPTION:

- Goochland wants to declare a technology area where high risk industries would be built using Conditional Use Permits and By-Right designations

MAIN CONCERNS:

- Small Modular Nuclear Reactor is untested technology
- Security and safety risks
- Noise & Air Pollution
- Too close to residential properties
- Water consumption
- Environmental
- Not listening to community
- Risk of abandonment
- May try to add data center

72 HOMES NEAR KAEICHELE ELEMENTARY



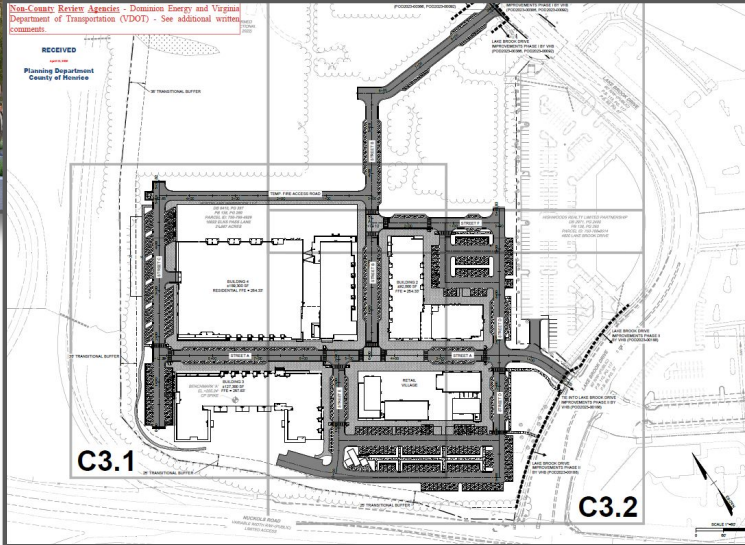
DESCRIPTION:

- Markel/Eagle wants to build 72 homes near the rear entrance to Wyndham ([REZ2022-00002](#))

MAIN CONCERNS:

- Traffic at rear Wyndham exits
- Close to school
- Overcrowd schools
- Environmental
- Zoning change

“NORTH END AT INNSBROOK” COMPLEX



DESCRIPTION:

- Innsbrook proposes a 40-acre mixed-use community including:
 - 300,000 sq ft proposed office space
 - 65,000 sq ft proposed retail space
 - 650 proposed multi-family units
 - 150 room hotel

MAIN CONCERNS:

- Traffic on Nuckols Rd
- Already have unused spaces
- Overcrowd schools

75 HOMES NEAR WYNDHAM FOREST



DESCRIPTION:

- Stanley Martin Homes is building 75 homes at The Preserve at Turner Farm where there used to be horse stables

MAIN CONCERNS:

- Traffic on Nuckols Rd
- Overcrowd schools
- This project is nearing completion

373 HOMES OFF NUCKOLS RD NEAR LANDFILL

master plan
conceptual master plan



DESCRIPTION:

- Main Street Homes wants to build 373 homes (mostly townhomes and some single family) off Hickory Park Ln & Fords Country Ln near I-295 exit (REZ2025-101126 planning tabled for now)

MAIN CONCERNS:

- Traffic on Nuckols Rd
- Overcrowd schools

1,600 HOMES OFF N GAYTON RD & BACOVA DR



DESCRIPTION:

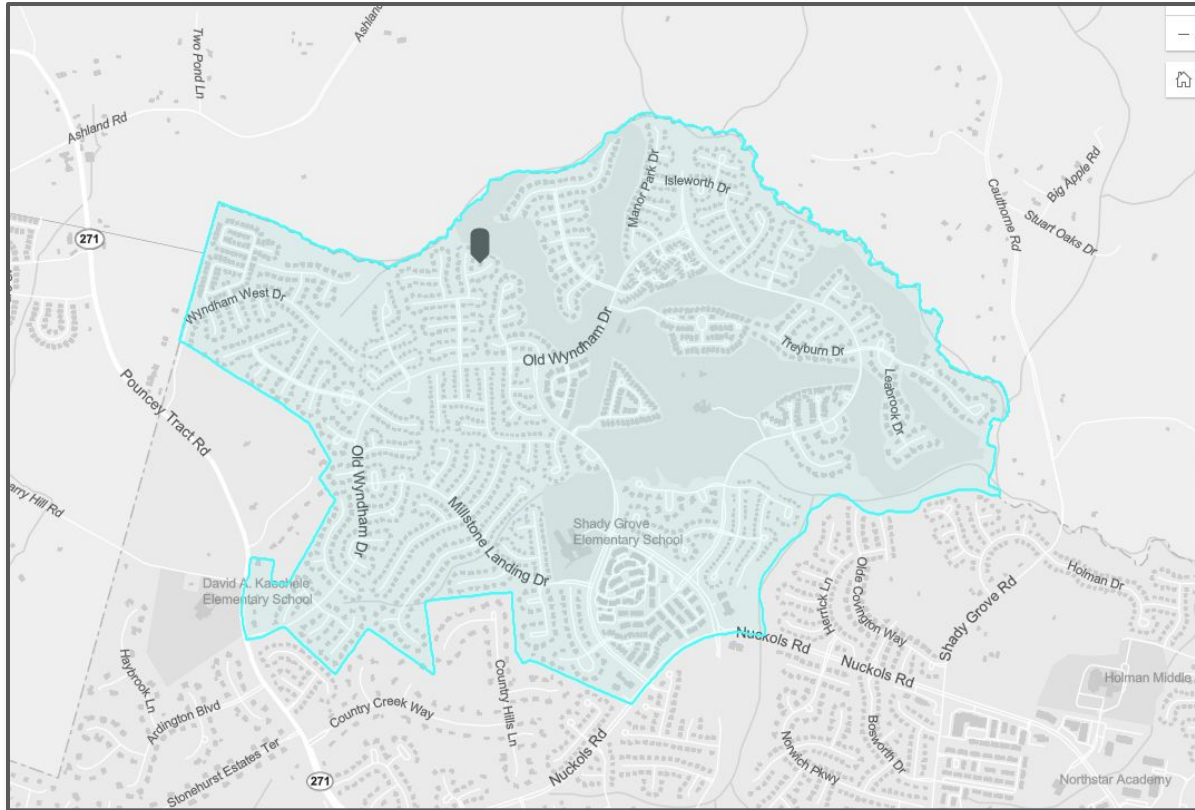
- Markel/Eagle wants to build 1,600 homes called “Avenlea” in Henrico near where I-64 meets Goochland County ([REZ2021-00048](#))

MAIN CONCERNS:

- Traffic on Pouncey Tract Rd
- Overcrowd schools
- Mostly already approved

ONE OF SEVERAL PROPOSED CONCEPT PLANS

HENRICO COUNTY SCHOOL REDISTRICTING



DESCRIPTION:

- Around every four years the Henrico County School Board reviews which students may need to be moved to different schools to help balance the load based on new census data. Plan details can be found [here](#).

MAIN CONCERNS:

- At this time, Wyndham does not seem to be impacted by this recent redistricting plan
- You can key in your home address [here](#) to see if impacted