REZ2025-00020, LOCH LEVAN LAND LIMITED PARTNERSHIP

Industrial Rezoning Report
South Anna Magisterial District
Planning Commission Meeting Date: January 15, 2026

Overview

Request	Rezone to M-1, Limited Industrial District with conditions
Current Zoning	A-1, Agricultural District
Acreage	468.14 acres
Address	15201 Ashland Road
Location	South line of Ashland Road (State Route 623) approximately 0.5 miles east of its intersection with Two Pond Lane (private road)
GPINs	7738-73-1213, 7748-03-4941, 7748-14-8237, 7748-17-7689(part), 7748-16-3588, 7748-15-3959, 7745-05-8840, 7748-06-1173, 7748-35-0648
General Land Use Plan	Suburban Neighborhood Residential (1.5 – 3.0 units/acre) (request to change to Employment Center with CPA2025-00003)
Major Thoroughfare Plan	Ashland Road: Minor Arterial (120' ultimate right-of-way) Cauthorne Road: Minor Arterial (120' ultimate right-of-way)
Suburban Service Area	Inside
Associated Cases	CPA2025-00003, CUP2025-00014, SE2025-00021
Case Planner	Gretchen Biernot/Andrew Pompei

Executive Summary

This is a request to rezone property along Ashland Road at the Henrico County line (Chickahominy River) to allow data centers and supporting uses. There are three related land use/zoning requests:

- CPA2025-00003: Comprehensive Plan Amendment (Change to Employment Center)
- CUP2025-00014: Conditional Use Permit (Substations and Private Utility Systems)
- SE2025-00021: Special Exception (Buildings and Fences Taller than Permitted)

Outstanding Issues

- Proposed use does not align with the land use designation currently shown on the Comprehensive Plan: General Land Use Plan (concurrent Comp. Plan Amendment Request: CPA2025-00003). Single-family residential uses are recommended, but the applicant is proposing an industrial use.
- There are inconsistencies/conflicting language in the proposed proffered conditions.
- Some proposed proffered conditions relax ordinance standards. Hanover County typically does not accept proffered conditions that relax ordinance standards.
- Anticipated construction traffic will worsen conditions at the intersection of Pouncey Tract Road/Ashland Road, resulting in an overall LOS F during both AM and PM peak (currently only LOS F in the PM peak). Conditions will also worsen at the intersection of U.S. Route 33/Ashland Road during construction, with the eastbound and westbound approaches degrading from LOS E to LOS F during the AM peak. There are similar impacts to these intersections in 2041, based upon full buildout of the development and anticipated growth in the area. The Planning Commission should consider whether the proffered improvements and cash contributions adequately offset potential impacts on the transportation network.

Draft Motion

I move that the Planning Commission recommend:

a. Approval of REZ2025-00020, with the proffered conditions dated December 12, 2025.

b. Approval of REZ2025-00020, with the following amendments: _____.

c. Denial of REZ2025-00020.

d. Deferral of REZ2025-00020, the February 19, 2026, Commission meeting.

Planning Analysis

Project Overview

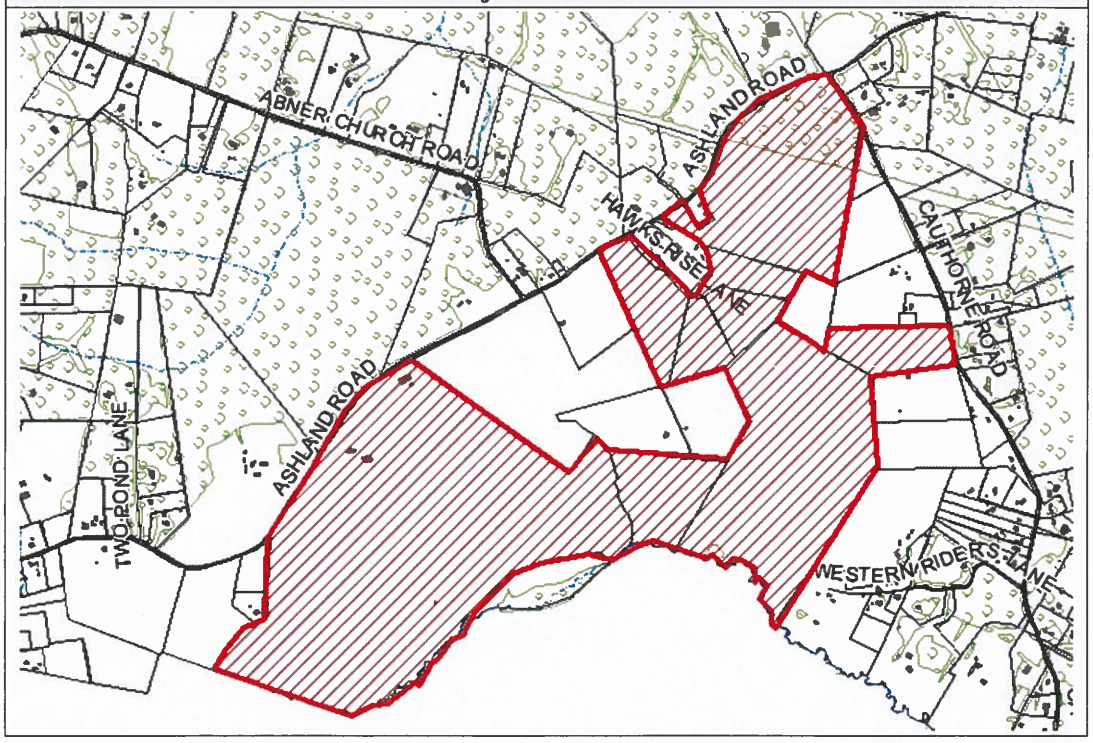
The applicant proposes development of a master-planned technology park that would accommodate multiple data centers and supporting uses, including substations and private utility systems.

Data centers are specialized facilities that house servers, storage, and networking equipment, providing infrastructure needed to run information technology systems.

Project Location

The proposed project, which totals approximately 468 acres, is located along the south line of Ashland Road (State Route 623) between its intersections with Pouncey Tract Road (State Route 271) and Cauthorne Road (State Route 624) in southwestern Hanover County. Most of the southern boundary of the proposed project is along the Chickahominy River (Henrico County line).

Project Location



Existing Conditions

The rezoning request includes seven parcels. The eastern half of the property is largely undeveloped and wooded, while the western half includes an existing golf course. Significant existing features include the following:

- *Existing Golf Course*: The Hunting Hawk Golf Course is located on GPIN 7738-73-1213 (15201 Ashland Road).
- *Water Features*: The subject properties have significant frontage along the Chickahominy River, with significant floodplain areas and wetlands extending onto the site (along with tributary streams). There is currently a manmade pond near the center of the project area.
- *Existing Transmission Line*: An existing transmission line runs along the northeastern boundary of the project area.

The subject properties have significant frontage along Ashland Road, with limited frontage along Cauthorne Road.

View from Ashland Road (Existing Hunting Hawk Golf Course Entrance)

Conceptual Plan

The conceptual plan shows the general layout of the proposed development, including building areas, internal roads, major supporting infrastructure (substations, water tanks, drainfields, etc.), perimeter buffers, and open space. While conceptual plans are not required within the M-1 zoning district, the applicant has proffered that development will occur in substantial conformance with the conceptual plan provided (Proffer #2).

Conceptual Plan (Latest Revision: December 12, 2025 – Sheet C3.0)

Key features shown on the conceptual plan include the following:

- Access: Three entrances are shown from Ashland Road, with one of the entrances being the existing entrance to the Hunting Hawk Golf Course. An alternate location for Entrance #3 is shown on the conceptual plan. Proffer #8.a states that there may be no more than three entrances, with the locations generally aligning with what is shown on the conceptual plan. No entrances are shown from Cauthorne Road.
- Internal Circulation: An internal loop road provides access to all building areas from the three proposed entrances. Per Proffer #8.f, internal roads will be private.
- Development and Building Areas: Development areas are noted on the conceptual plan (light brown), with conceptual building footprints shown within those development areas (gray). Per the note on the conceptual plan, development areas may include buildings, generator yards, utility corridors, parking areas, access drives, stormwater facilities, and supporting accessory uses. Possible footprints for ten (10) buildings (up to 62 feet in height) are shown within the development areas.
- Perimeter Buffers: Perimeter buffers are shown in light green. These buffer areas vary in width:

- *Ashland Road*: Along Ashland Road, the minimum buffer width is 200 feet, as measured from the ultimate right-of-way. The existing maintenance facility along Ashland Road will remain, so the perimeter in that location will wrap behind the building.
- *Portion of Southern Boundary*: Along a portion of the southern boundary of the project, including an area adjacent to a portion of the Dominion Club Golf Course, the minimum buffer width is 100 feet (narrowest perimeter buffer on the edge of the development area).
- *Remaining Perimeter Buffers*: Around the remainder of the project, the minimum buffer width is 150 feet.

On the eastern side of the proposed development, the perimeter buffer is between development areas and proposed drainfields. Between the drainfields and Cauthorne Road, an additional buffer (25 feet wide) is shown on the conceptual plan.

In some areas, perimeter buffers exceed the minimum widths shown/proffered due to Resource Protection Areas (RPAs).

Proffer #4 establishes planting standards for the perimeter buffers and clarifies minimum required buffer widths. Existing vegetation must be maintained within the perimeter buffers and supplemented (depending upon the composition and density of existing vegetation).

- Open Space Areas

  Additional open space areas (outside of perimeter buffers) are shown in a darker green. These areas include wetlands and RPAs and are intended to remain in their natural state, per a note on the conceptual plan.

- Utilities and Infrastructure

  The general location of major supporting infrastructure is shown on the conceptual plan. A proposed overhead transmission line would extend west from the existing lines on the project's eastern boundary across most of the site, with three new substations along the route. The location of a private wastewater pump station, wells and water storage tanks, and stormwater management facilities is shown. A potential security fence is shown around development areas (interior edge of perimeter buffers and outside of RPAs).

Building Elevations and Design

Sheet C4.0 of the conceptual plan includes illustrative data center elevations; however, these elevations are not proffered (Proffer #5.1.i specifically states that Sheet C4.0 of the plan is for illustrative purposes only). Proffer #5 establishes building design requirements, including the following:

- Building orientation
- Building materials and colors
- Building fenestration (changes in building height, variations in roofline, projections/recesses, and similar features that add architectural interest and avoid long, monotonous facades)
- Screening of mechanical equipment

If the rezoning request is approved, specific building elevations must be reviewed and approved by the Planning Director at the time of site plan review to ensure compliance with the proffered conditions.

Illustrative Data Center Elevations (Conceptual Plan: Sheet C4.0)

ONE STORY

TWO STORY

There is a companion request (SE2025-00021) to allow buildings taller than permitted within the M-1 zoning district. The maximum permitted building height in M-1 is 35 feet, and the applicant is requesting that buildings up to 62 feet in height be permitted. Each level of a data center has increased ceiling heights compared to most other buildings, so a data center with a maximum height of 62 feet will be two stories (as shown on the illustrative building elevations).

The applicant prepared renderings illustrating what the buildings could look like from different vantage points along Ashland Road, Cauthorne Road, and streets in Wyndham. These renderings were shown at the community meeting and indicate the buildings will likely not be visible from Cauthorne Road and Wyndham, but portions will be visible from Ashland Road where there are gaps in existing vegetation and there is limited understory (taller pines less with dense understory).

Transportation

The proposed development has frontage on Ashland Road (State Route 623) and Cauthorne Road (State Route 624). Per the proffered conditions and conceptual plan, access will only be from Ashland Road.

Roadway Characteristic	**Ashland Road (State Route 623)**
Functional Classification: VDOT	Minor Arterial
Functional Classification: Major Thoroughfare Plan	Minor Arterial (Urban)
Traffic Volumes (VDOT: 2022)	Pouncey Tract Road to Abner Church Road: 5,400 vehicles per day Abner Church Road to Chewning Road: 5,100 vehicles per day
Roadway Characteristic	**Cauthorne Road (State Route 624)**
Functional Classification: VDOT	Major Collector
Functional Classification: Major Thoroughfare Plan	Minor Arterial (Urban)
Traffic Volumes (VDOT: 2022)	Ashland Road to Henrico County Line: 3,100 vehicles per day

Major Thoroughfare Plan

The proposed development will have direct access to Ashland Road (State Route 623), which has the following designations within the Major Thoroughfare Plan (component of the 2023 Comprehensive Plan):

- *Minor Arterial (Urban)*: Ashland Road is classified as a *Minor Arterial (Urban)*, with an ultimate right-of-way of 120 feet. It is classified as *urban* since it is located on the boundary of the Suburban Service Area (SSA). The applicant has proffered to dedicate 60 feet of right-of-way from the centerline of Ashland Road (Proffer #9), satisfying recommendations within the Comprehensive Plan (Strategy TR.2f). Along the project's frontage, Ashland Road has two lanes with no pedestrian/bicycle accommodations.
- *Scenic Road*: Ashland Road is a locally-designated *scenic road*. In different land use designations, additional buffering is recommended along scenic roads to soften the view of new development. The proffered conditions and conceptual plan with the proposed development include buffers 200 feet wide along Ashland Road, with the proffers specifying the landscaping required within the buffer.
- *Focus Corridor*: Ashland Road is designated as a *focus corridor* for several reasons:
    - Portions of the roadway are approaching capacity or overcapacity under existing conditions; and
    - Portions of the roadway are projected to be approaching capacity or overcapacity under potential future conditions in 2045.

  The Comprehensive Plan recommends that rezoning requests and other land use proposals located along focus corridors be thoroughly reviewed and analyzed to identify potential transportation impacts and mitigating improvements (Comprehensive Plan: p. 106). The applicant is proffering some entrance improvements along Ashland Road and a cash contribution of $1,330,000 to Hanover

County for intersection improvements at Ashland Road/Pouncey Tract Road and/or for widening Ashland Road in the vicinity of the project (Proffer #8).

The proposed development has frontage along Cauthorne Road (State Route 624), but no access is proposed from that roadway. Cauthorne Road has the following designation within the Major Thoroughfare Plan:

- *Minor Collector (Urban)*: Cauthorne Road is classified as a *Minor Collector (Urban)*, with an ultimate right-of-way of 120 feet. It is classified as *urban* since it is located within the Suburban Service Area (SSA). The applicant has proffered to dedicate 60 feet of right-of-way from the centerline of Cauthorne Road (Proffer #9), satisfying recommendations within the Comprehensive Plan (Strategy TR.2f). The roadway is currently two lanes with no pedestrian/bicycle accommodations.

Traffic Impact Analysis (TIA)

The applicant submitted a traffic impact analysis (TIA) that estimates the number of trips that may be generated by the development and how those trips may impact the local transportation network.[1]

- *Trip Generation*: When complete, the proposed development will generate 2,921 daily trips, with 350 AM peak hour trips (193 in and 158 out) and 117 PM peak hour trips (35 in and 82 out) (p. 1-1 of TIA). Trip generation is based upon development of 3,894,000 square feet of data center buildings.

  Not only did the TIA analyze trip generation at buildout, but it also analyzed construction traffic.

- *Level of Service and Impacts to the Transportation Network*: The TIA reviewed existing (2025) and future (2027, 2035, and 2041) conditions at four existing intersections, based upon an annual growth rate of two percent (2%):
  - Ashland Road/Pouncey Tract Road (signalized)
  - Ashland Road/Abner Church Road (unsignalized)
  - Ashland Road/Cauthorne Road (unsignalized)
  - Ashland Road/Mountain Road – U.S. Route 33 (signalized)

  The study also analyzed the three proposed entrances to the site from Ashland Road.

  Note that there are six LOS categories (A through F) used to evaluate roads. LOS A through D are generally considered acceptable, while LOS E and F are considered congested and undesirable. Achieving a LOS D or better during peak hours has been the standard for evaluating transportation impacts in Hanover County (Comprehensive Plan: p. 99).

  Under 2025 existing conditions, the existing study intersections operate as follows:
  - The signalized intersection of Ashland Road and Pouncey Tract Road operates at an overall LOS E in the AM peak and LOS F in the PM peak.
  - At the unsignalized intersections of Ashland Road/Abner Church Road and Ashland Road/Cauthorne Road, all approaches operate at LOS C or better during both peaks.

[1] TIA entitled *Hunting Hawk Technology Park Traffic Impact Analysis* (August 2025: Revised December 2025) prepared by Timmons Group. The first submittal of the TIA was reviewed by VDOT and JMT (hired by Hanover County to review the TIA).

- The signalized intersection of Ashland Road/U.S. Route 33 – Mountain Road operates at an overall LOS D during both peaks and all approaches operate at LOS E or better during both peaks.
- Overall, there are no significant queueing issues present at any of the study intersections. All 95th percentile and maximum queues are contained within the available storage at the intersections.

Under 2035 conditions, the study intersections are expected to operate as follows:

- All intersections and approaches continue to operate in similar conditions to existing without significant changes in delay, LOS, or queueing.
- The intersection of Ashland Road/Pouncey Tract Road continues to operate at an overall LOS E in the AM and LOS F in the PM peak hours.
- The intersection of Ashland Road/U.S. Route 33 – Mountain Road continues to operate at an overall LOS D in both peak hours.

Under 2041 conditions, the study intersections are expected to operate as follows:

- At the signalized intersection of Ashland Road/Pouncey Tract Road, the overall intersection worsens to LOS F in the AM peak with increases in queue in the eastbound and northbound directions.
- At the unsignalized intersections of Ashland Road/Abner Church Road and Ashland Road/Cauthorne Road, all approaches operate at LOS C or better during both peaks with minimal queueing.
- The signalized intersection of Ashland Road/U.S. Route 33 – Mountain Road degrades to operate at LOS E during both peaks. The northbound and southbound approaches continue to operate in similar conditions to 2035 background while the eastbound and westbound approaches experience increased delay and queueing.

The analysis also projected conditions during <u>construction</u> in 2027:

- The signalized intersection of Ashland Road/Pouncey Tract Road operates at LOS F during both peaks, worsening from LOS E in the AM peak in existing conditions. Signal timing adjustments are recommended during construction to help alleviate the increase in delay.
- At the unsignalized intersections of Ashland Road/Abner Church Road and Ashland Road/Cauthorne Road, all approaches operate at LOS C or better during both peaks.
- At the signalized intersection of Ashland Road/U.S. Route 33 – Mountain Road, the overall intersection continues to operate at LOS D during both peaks. All approaches continue to operate at LOS E or better with the exception of the eastbound and westbound approaches during the AM peak which operate at LOS F.
- At the unsignalized intersection of Ashland Road/Site Entrance 1, the mainline eastbound and westbound approaches operate at LOS A during both peaks. The northbound approach of Site Entrance 1 operates at LOS C during both peaks.
- At the unsignalized intersection of Ashland Road/Site Entrance 2, the mainline eastbound and westbound approaches operate at LOS A during both peaks. The northbound approach of Site Entrance 2 operates at LOS B during the AM peak and LOS C during the PM peak.
- At the unsignalized intersection of Ashland Road/Site Entrance 3, the mainline eastbound and westbound approaches operate at LOS A during both peaks. The northbound approach

operates at LOS B during both peaks (Note: Proffered conditions state that construction traffic is restricted to Site Entrance #1 and Site Entrance #2).

  - An eastbound right-turn lane and westbound left-turn lane is warranted at Site Entrance 2 and is provided by the existing Hunting Hawk Golf Course entrance.

- *Recommended Improvements*: Based on the capacity analysis and turn lane warrant analysis results, the study recommends the following improvements (p. 1-5 of the traffic study):
  - Signal timing adjustments at the Ashland Road/Pouncey Tract Road intersection during both construction conditions and buildout conditions.
  - A right-turn taper 200 feet long on Ashland Road at Site Entrance #1.
  - An eastbound right-turn lane and westbound left-turn lane are warranted at Site Entrance #2 and is provided by the existing Hunting Hawk Golf Course entrance.

Proffered Transportation Improvements

To offset impacts of the proposed development on the local transportation network, the applicant is proffering the following improvements (Proffers #8 and #9):

- A right-turn taper (200 feet long) at Site Entrance #1 along Ashland Road.
- Maintenance of the existing right- and left-turn lanes at Site Entrance #2, which aligns with the existing entrance to the Hunting Hawk Golf Course.
- Signal adjustments at the Ashland Road/Pouncey Tract Road intersection to account for conditions during construction and site buildout.
- A cash contribution of $1,330,000 to Hanover County for intersection improvements at Ashland Road/Pouncey Tract Road and/or for widening Ashland Road in the vicinity of the project.[2]
- Right-of-way dedication along Ashland Road and Cauthorne Road to accommodate future road improvements (60 feet from the centerline).

These proffered improvements align with recommendations in the traffic study summarized above.

To limit the impacts of construction traffic on Ashland Road, the applicant must prepare a Road Conditions report prior to land clearing and repair any damage caused by construction traffic within 120 days (along with posting a bond of $50,000) (Proffer #8).

[2] Hanover County has applied to the Virginia Department of Transportation (VDOT) for funding through its Revenue Sharing Program to support improvements at the Ashland Road/Pouncey Tract Road intersection. The project would add right- and left-turn lanes along eastbound Ashland Road and a left-turn lane along westbound Ashland Road. The application is currently under review with VDOT, and Hanover County will know if funding is awarded in June 2026. The estimated project cost is $10.28 million.

Water and Sewer Infrastructure

The proposed project is located within the Suburban Service Area (SSA), which is the portion of the County where public water and sewer may be provided; however, there are no existing public water or sewer lines in this area, with the closest existing lines in Hanover County being along the U.S. Route 33 corridor east of the proposed project. Due to the distance to existing utilities, the applicant is planning to serve the proposed development with private wells and drainfields. There is an accompanying request for a conditional use permit (CUP2025-00016) to allow private utility structures, including private wells/well houses, pump stations for private sewer systems, and fire tanks. The pump stations will pump wastewater from buildings to the drainfields, which are located on the eastern side of the property per the conceptual plan and addressed in Proffer #13.[3]

To reduce water usage, the applicant has proffered that industrial cooling must use air-chilled or closed-loop cooling systems (Proffer #13). The proffer prohibits the use of public or private potable water for industrial cooling (potable water can only be used within the project for domestic water use and fire suppression purposes).

Based upon the proffered cooling techniques, the applicant presented estimated water usage at the community meeting. The applicant estimates that ten data center buildings will use 10,500 gallons per day, since closed-loop cooling systems will be installed. In addition to the daily water usage, two fire tanks will hold 250,000 gallons each (500,000 gallons total); according to the applicant, those tanks must be filled for fire suppression but will not require additional water once filled.

Any wells and septic systems must be reviewed by state agencies in accordance with statewide regulations.

Each land use designation applied to the SSA recommends that new development connect to public water and sewer. Most large-scale industrial development within the SSA is served by public utilities. Since existing public water and sewer lines in Hanover County are farther east (closer to U.S. Route 33), extending public utilities would be a significant expense and undertaking. The Department of Public Utilities (DPU) provided the following comments regarding water and wastewater infrastructure:

1. This development is within the Suburban Service Area (SSA), but public water and sanitary sewer are not immediately available for this development and will require both extensive, off-site extensions and off-site Water and Sanitary Sewer Easements to provide public service.
2. If required, any improvements, extensions or new connections to the public water or sanitary sewer systems will need to be completed in accordance with DPU requirements. If public water and sanitary sewer are required, additional comments will be generated.
3. The developer is responsible for all approvals required for their proposed private wells, water storage tanks, water pump stations, and wastewater treatment plant[4].
4. The developer is responsible for the cost of all improvements required to support this development.
5. This development represents approximately 400+ acres at the western limits of the SSA. This area is not currently served by public water and sanitary sewer. A development of this scale in this area could impact DPU's Utility Master Plan including the need for future public water storage tanks with pump stations and wastewater pump stations. This development's continued inclusion or removal from the SSA should be considered and evaluated to allow DPU to adjust planning for future support facilities/improvements accurately.

[3] The applicant has submitted a sewage disposal system report, which is attached to this staff report.

[4] A wastewater treatment plant is no longer proposed. Wastewater is proposed to be treated through septic systems.

Electrical Infrastructure

- *Existing Infrastructure*: There is an existing transmission line that runs along the northeastern corner of the area proposed to be rezoned to M-1.
- *Proposed On-Site Infrastructure*: The conceptual plan shows the general location of a new overhead transmission line that would extend westward from the existing transmission line, serving three proposed substations (CUP2025-00014).
- *Applicant Coordination with Dominion Energy*: The applicant must coordinate with Dominion Energy to ensure there is adequate capacity and infrastructure to meet the proposed project's electricity needs. The applicant's representative indicated that the applicant has officially submitted for the Dominion interconnection queue, but (as of publishing this report) no documentation from Dominion has been submitted to Hanover County (Note: This is not a submittal requirement or a typical submission with rezoning cases).
- *Data Centers and Electricity Usage:* Data centers tend to use significant amounts of energy and tend to locate near existing transmission lines. According to the JLARC report, "Modern data centers consume substantially more energy than other types of commercial or industrial operations. Consequently, the data center industry boom in Virginia has substantially driven up energy demand in the state, and demand is forecast to continue growing for the foreseeable future. The state's energy demand was essentially flat from 2006 to 2020 because, even though population increased, it was offset by energy efficiency improvements. However, an independent forecast commissioned by JLARC shows that unconstrained demand for power in Virginia would double within the next 10 years, with the data center industry being the main driver" (p. ii).

Stormwater Management

The conceptual plan provides the conceptual location of stormwater management facilities, generally showing their location along the southern edge of the proposed project between development areas and the Chickahominy River (with others shown near wetlands and tributaries to the Chickahominy River). Note that the proffered conditions prohibit stormwater basins from being within the proffered perimeter buffers.

The Department of Public Works provided the following comments regarding stormwater management:

1. Wetlands delineation, evaluation of CBPA and extent of RPA required. Water quality impact assessment certification required along with associated supporting information.
2. Additional development subject to runoff reduction and channel protection.
3. With the large increase in impervious area, it is likely that the onsite detention of stormwater will be required.
4. If development is 5 acres or more or 10 lbs or more of phosphorus load, 75% of nutrient reduction must be met on site.
5. Analysis of downstream manmade and natural systems to a point where the site is less than 1% of drainage area will likely be required.
6. There does not appear to be a clear outfall from the site to a manmade or natural stormwater conveyance. Easement on adjacent sites may be required.
7. NWI wetlands are prevalent on the site. Site specific evaluation/determination of the extent of wetlands will be required.

8. Tiller dam located onsite is regulated by DCR. Inundation mapping will be needed to show areas to avoid development.
9. On-site ponds must meet the requirements of the Hanover County Drainage Design Handbook. Tiller Dam must be current with state permitting.
10. Off-site ponds must not be impacted by development. See Hanover County Drainage Design Handbook.

Comprehensive Plan Analysis

Growth Management Plan

The subject properties are entirely within the *Suburban Service Area (SSA)*, which is the County's designated growth area. The SSA is the portion of the County where public water and sewer service are planned to be made available, allowing higher-density development to occur. The SSA is intended to concentrate development so it occurs in a logical, compact, and contiguous manner and to maintain rural character in areas where utilities are not provided. Approximately 22% of Hanover County is within the SSA.

In this area, Ashland Road is the northern/western boundary of the SSA; areas north and west of Ashland Road are designated *Rural Areas*.

General Land Use Plan (Current Land Use Designation)

Most of the subject properties are designated *Suburban Neighborhood Residential* on the General Land Use Plan Map, with areas immediately adjacent to the Chickahominy River designated *Natural Conservation*.

Areas designated *Suburban Neighborhood Residential* are intended to accommodate detached and attached single-family dwellings (including townhouses) within the SSA. Recommended residential densities are 1.5 to 3 dwelling units per acre. A full description of this land use designation is on p. 31 – 32 of the 2023 Comprehensive Plan. The proposed development, which includes data centers, is **not consistent with the current land use designation**, as industrial uses are not recommended in areas designated *Suburban Neighborhood Residential* (nor is M-1 listed as an appropriate zoning district).

General Land Use Plan (Requested Land Use Designation)

Since the proposed development is inconsistent with the current land use designation, the applicant has submitted a request for a Comprehensive Plan Amendment to change the land use designation from *Suburban Neighborhood Residential* to *Employment Center* (CPA2025-00003). The Board of Supervisors authorized advertising public hearings for CPA2025-00003 on December 10, 2025, and that request is analyzed as part of a separate report.

Areas designated *Employment Center* are intended to accommodate employment-generating businesses and limited industrial uses within cohesive, master-planned developments that are at least twenty acres in area. A description of the *Employment Center* land use designation is on p. 47 – 48 of the 2023 Comprehensive Plan. Since the proposed project is not consistent with the current land use designation, the proposal has been evaluated based on the recommendations for areas designated *Employment Center*. If CPA2025-00003 is approved, the proposed project is generally consistent with recommendations for areas designated *Employment Center*.

Analysis: Proposed Project and Consistency with *Employment Center* Land Use Designation	
Overall Intent	The request **generally aligns** with the overall intent of the land use designation, accommodating limited industrial uses within a master-planned development exceeding 20 acres in area.
Appropriate Uses	Data centers are included as an appropriate use. Proffered conditions limit uses within the project to data centers and supporting uses.
Appropriate Zoning Districts	The M-1 District is included as an appropriate zoning district.
Project Framework	The request **aligns** with the following recommendations: • Proposed development exceeds minimum recommended project size of 20 acres. • Proposed development will only have light industrial uses (Recommendation: 70 – 100% of total acreage should be used for commercial and/or light industrial purposes). • While a calculation is not provided, it appears that more than 10% of the project area is shown within natural areas and buffers; however, no active and passive recreational amenities are proposed (as recommended). The request **does not align** with the following recommendations: • It is recommended that development connect to public water and sewer. The proposed development <u>will not</u> connect to public utilities but rely on private systems.
Community Character	The request **generally aligns** with the following recommendations: • Buffers provided along Ashland Road, which is a locally-designated scenic road, exceed the minimum width recommended in the Comprehensive Plan for thoroughfare buffers. The Comprehensive Plan recommends a minimum width of 50 feet, and the applicant has proffered (and shown on the conceptual plan) that a buffer at least 200 feet wide will be provided with supplementary vegetation installed as needed. • The proffered conditions indicate that existing vegetation will be preserved within the perimeter buffers (except for limited purposes identified in the proffers). The conceptual plan indicates areas that will remain in their natural state, including RPAs. • The applicant has proffered that buildings will generally incorporate higher-quality materials and architectural features on street-facing facades to add visual interest to buildings and visually break long facades. • The applicant has proffered that all freestanding signs will be designed as monument signs. The application **does not address** the street trees, design of parking areas, landscaping within parking areas, or the use of native plant species. Proffered conditions aim to reduce local standards regarding the provision of street trees, as they state that landscaped buffers are

	not required along internal private roads [as required in the M-1 zoning district per Sec. 26-162(5)].
Transitions	The request **generally aligns** with the following recommendations: • A natural buffer at least 100 feet wide is provided around the perimeter of the development area (with separate/additional buffers provided around portions of the drainfield area). • A minimum building setback of 200 – 250 feet is provided along the perimeter of the project. • Freestanding exterior lights are limited in height to 18 feet, with building-mounted lights limited to 35 feet (except for motion-activated security lighting). Light levels will be limited along the perimeter of the project to minimize negative impacts to adjacent properties. (The applicant has proffered that lighting levels must be no greater than 0.5 foot candles, measured at the interior edge of the buffer. The Zoning Ordinance requires this level of lighting, as measured at the property line.) The applicant has also proffered that window coverings or other shading mechanisms will be provided when windows face the perimeter of the project. • Noise studies must be completed within 30 days of the "ready to service" date, which is the date when all exterior equipment is installed and operational. The noise study will verify whether the completed project conforms with local noise ordinance requirements. Additionally, the applicant continues to proffer that physical sound attenuation measures will be installed on mechanical equipment associated with buildings within 1,200' of any residential use, if the equipment is installed on a rooftop or on the side of the building facing residential uses. The requirements in this condition are intended to minimize noise impacts on adjacent properties.
Transportation	The request **does not align** with the transportation-related recommendations within the *Employment Center* land use designation: • No accommodations for pedestrians or cyclists will be provided. Within areas designated *Employment Center*, safe accommodations for pedestrians and cyclists are recommended. • The plan does not include an interconnected street network, as the project will be served by one internal loop road. No stub roads are provided to adjacent parcels. Within areas designated *Employment Center*, an interconnected street network that provides stub roads to adjacent properties is recommended.
Active Transportation	The request **does not address** recommendations regarding active transportation within areas designated *Employment Center*. No pedestrian/bicycle accommodations will be provided.

Major Thoroughfare Plan

An analysis of how the proposed development addresses recommendations within the Major Thoroughfare Plan (Comprehensive Plan: Chapter 8) is included on p. 7 – 8 within the *Transportation* section.

Economic Vitality

The proposed development is not within a designated Economic Development Zone (EDZ) or an area currently designated on the General Land Use Plan for business uses.

Fiscal Impacts

The applicant submitted a fiscal impact analysis (entitled *Fiscal Impact of a Proposed Data Center in Hanover County*, prepared by Chmura, dated November 14, 2025).[5] The study estimates that the following tax revenues will be generated by the project for Hanover County from 2026 to 2036:

Cumulative Tax Revenues Estimated at $72.5 million from 2026 to 2036 (Table 3.1: p. 2 of Fiscal Impact Analysis)

	Cumulative (2026-36)	Annual Average (2026-36)	Annual 2036
Real Estate (Land)	$685,055	$62,278	$55,680
Real Estate (Buildings)	$52,915,399	$4,810,491	$10,187,727
Personal Property (Equipment)	$18,876,025	$1,716,002	$1,733,306
Total Tax (2026-2036)	**$72,476,478**	**$6,588,771**	**$11,976,713**

Note: Numbers may not sum due to rounding

Source: Chmura

The study indicates that anticipated tax revenue for Hanover County will grow over time, increasing to approximately $12.0 million annually in 2036.

The Commissioner of the Revenue's Office reviewed the document and provided the following comments on November 19, 2025:

> *While our work confirms that the revenue calculations were performed in a generally accurate manner, I would not recommend our Board of Supervisors base decisions related to approval or rejection of the project solely on these revenue projections.*

The full fiscal impact analysis is attached to this report.

[5] Assumptions included 10 data center buildings (five one-story buildings with an average size of 216,555 square feet each and five two-story buildings with an average size of 329,770 square feet).

Surrounding Uses and Potential Impacts

The subject properties are in an area where suburban residential development transitions to rural residential areas:

- Wyndham is located immediately to the south of the project area (opposite side of the Chickahominy River) in Henrico County. This development includes a golf course and suburban-style single-family residential development adjacent to the project area.
- Rural residential uses are to the north and east along Ashland Road, Abner Church Road, and Cauthorne Road in Hanover County.
- There are a mix of commercial and residential uses around the intersection of Ashland Road/Pouncey Tract Road west of the subject properties, transitioning to industrial uses westward towards Interstate 64 in Goochland County.

Data centers and supporting uses are industrial in nature. To accommodate the proposed use, the applicant is requesting rezoning to an industrial zoning district (M-1) and redesignating the area on the General Land Use Plan to an industrial/business-oriented land use designation. Due to their industrial nature, data centers can impact nearby residential communities. According to a 2024 study completed by the Joint Legislative Audit and Review Commission (JLARC), "the industrial scope of data centers makes them largely incompatible with residential uses" (p. 74).[6] The chart below identifies potential impacts and how the applicant is proposing to mitigate those impacts.

Potential Impact	Proposed Mitigation Measures
Visual Impacts/Aesthetics: Large-scale data centers (as proposed with this request) can have an industrial appearance. They can be similar in size and scale to a distribution center or manufacturing facility. According to the 2024 JLARC report (p. 74), different components of these facilities can be unsightly: • Trailer-sized generators are often lined up beside the data center building or housed in large generator sheds. • Industrial-scale cooling equipment, such as chillers or water towers, often sit on the roof or outside the main building. • Tall security fences surround data centers. • Data centers require industrial-scale electrical infrastructure, including substations and above-ground transmission lines.	• Perimeter buffers 100 to 200 feet in width surround the development area, with existing vegetation maintained and supplemented (conceptual plan/proffered conditions). • Increased building setbacks (200 to 250 feet) from the perimeter of the development area (proffered conditions). • Standards for building design, materials, and colors (proffered conditions). • Requirements to screen mechanical equipment (proffered conditions). • Requirement to locate perimeter security fencing interior to the perimeter buffer (landscaping between adjacent properties and security fence) (proffered conditions). • Requirement that freestanding exterior lights be limited in height to 18 feet, with building-mounted lights limited to 35 feet (except for motion-activated security lighting) (proffered conditions). • Requirement that lighting levels must not exceed 0.5-foot candles, measured at the

[6] Data Centers in Virginia: Report to the Governor and General Assembly of Virginia – December 9, 2024

	interior edge of the buffer (proffered conditions). • Requirement that window coverings or other shading mechanisms will be provided when windows face the perimeter of the project (proffered conditions).
Noise: The equipment generated by data centers can create noise. According to the JLARC Report (p. 75), "the constant nature of data center noise has been a reported problem when data centers are located near residential areas. Whether data center noise can be heard past the facility's property line depends on its design and type of cooling system, which can cause noise. In addition, local geography and surrounding buildings can affect how sound travels. While some data centers have been noisy enough to cause complaints, the noise is not loud enough to damage nearby residents' hearing and rarely loud enough to violate noise ordinances." While residents near some data centers have complained of a constant noise, a minority of data centers have generated noise complaints per the JLARC Report (p. 77).	• Requirement that noise studies must be conducted within 30 days of the "ready for service" date for each data center building to ensure compliance with the Noise Ordinance (proffered conditions). • Requirement that physical sound attenuation measures must be installed on data center buildings within 1,200 feet of a residential use if equipment is installed on the rooftop or on the exterior side facing residential uses (proffered conditions). • Limitations on when generators can be tested (Monday – Saturday, 7:00 a.m. – 7:00 p.m.). • Perimeter landscaped buffers and increased building setbacks provide greater distances between data center buildings and adjacent properties.[7]
Construction Activities: Due to their size and scale, the construction of data centers can take a significant amount of time (12 to 18 months per building), requiring large numbers of workers and truck deliveries. Some residents of nearby data centers report being negatively impacted by construction activity, including noise and traffic (JLARC Report: p. 77).	• Requirement that the applicant prepare a Road Conditions report prior to land clearing and repair any damage caused by construction traffic within 120 days (along with posting a bond of $50,000) (proffered conditions). • Requirement that a construction management plan be submitted for review (proffered conditions). • Limitations on the hours of exterior construction (Monday – Saturday, 7:00 a.m. – 7:00 p.m.) (proffered conditions). • Phasing requirements that limit the number of buildings that may be under construction at any one time (proffered conditions).
Water Usage: The amount of water used by data centers varies depending on its size, computing density, and the type of cooling system. According to the JLARC Report (p. 62), "while some data centers use substantial amounts of water, most use similar or less than other large commercial and industrial water users. Based on	• Requirement that industrial cooling use air-chilled or closed-loop cooling systems be installed that do not use potable water (proffered conditions), reducing the amount of water needed from private wells. • Any wells and septic systems must be reviewed by state agencies in accordance with

[7] The applicant submitted a Preliminary Noise Propagation Analysis, which is attached to this report.

available data, most data centers use the same amount of water (or less) as an average large office building (6.7 million gallons per year), although a few require substantially more, and some require less than a typical household." Unlike most existing data centers in Virginia, the proposed development will use private wells and septic systems and not connect to public utilities.	statewide regulations. Note that the proposed project will not connect to public utilities but use private wells and septic systems. According to the JLARC Report (p. 63), "only two data centers have their own DEQ withdrawal permits, and any data centers that do make their own withdrawals are subject to the same regulations as water utilities." These permits set withdrawal limits and may impose conditions to minimize impacts on future water availability and environmental resources.[8]
Electricity Usage: Data centers tend to use significantly more electricity than other types of commercial and industrial operations.	• No proposed mitigation measures related to land use. The supply and usage of electricity is not regulated by localities.
Air Pollution (Generators): To ensure constant operations during a power outage, data centers maintain generators to create on-site backup power. Most data centers use diesel generators for backup power. Since these generators emit several harmful pollutants, their commercial use is regulated by the state and federal agencies, including the Virginia Department of Environmental Quality. Due to their limited use and air quality regulations, most adverse impacts to surrounding areas are minimized (JLARC Report: p. 58 – 61).	• Requirement that all generators meet Tier 4 emission standards (proffered conditions). According to the JLARC Report (p. 60), Tier 4 generators emit significantly less pollutants than the Tier 2 generators most data centers use (up to 90 percent less nitrogen oxides and particulate matter).

While mitigation measures are proposed to address potential impacts, the Planning Commission and Board of Supervisors may consider whether the degree of mitigation is appropriate, based upon surrounding land uses, nearby environmental resources, and the capacity of public infrastructure. This project is in close proximity to large-scale, suburban residential development in Henrico County, with rural residential development nearby in Hanover County.

Public Feedback

Community Meeting

Date/Time	Monday, November 17, 2025 (6:00 p.m.)
Meeting Location	South Anna Elementary School 13122 Waltons Tavern Road Montpelier, VA 23192
Number of Attendees	Approx. 480

Following the applicant's presentation, participants expressed concerns regarding the following issues and potential impacts:

[8] The application submitted a hydrogeological report, which is attached to this report.

- Incompatibility with surrounding residential uses and rural character of the area (including visibility of tall buildings)
- Concerns regarding noise (high noise levels negatively impacting nearby residences, including noise created by generators)
- Concerns regarding exterior lighting
- Concerns regarding excessive water usage and impacts to groundwater/wells
- Concerns regarding potential negative impacts to residential property values
- Concerns regarding construction traffic (including narrow lane widths unable to accommodate wide loads)
- Concerns regarding increased traffic on Ashland Road, Cauthorne Road, and other nearby roadways
- Concerns regarding data centers (and more data centers in Hanover County) generally

Notes from the community meeting are attached, along with other comments submitted by email.

Proffers

The applicant submitted proffers electronically on December 12, 2025 (version dated August 22, 2025, revised December 12, 2025). A summary of the proffers is below, along with a staff analysis as to whether the proffers should be accepted if the rezoning request is approved.

1. **Land Use. Accept.** The project would be limited to data centers and supporting uses. Note that some of the uses listed in Proffer #1.b require approval of a conditional use permit in the M-1 zoning district, and that subsection indicates that conditional use permits must be approved by the Board of Supervisors.
2. **Site Development**. **Accept.** While conceptual plans are not required within the M-1 zoning district, the applicant has proffered that development will occur in substantial conformance with the conceptual plan. Minor adjustments may occur during the subdivision and/or site plan review process, if approved by the Director of Planning.
3. **Setbacks. Accept.** The applicant is proffering wider setbacks from the project perimeter than required within the M-1 zoning district. While the applicant is proffering that buildings will be setback 200 to 250 feet from external roads and perimeter property lines, the minimum requirements within the M-1 zoning district are as follows:
    - Minimum Front Yard: 35 feet
    - Minimum Side Yard: 10 feet (when adjacent to a residential district)
    - Minimum Rear Yard: 25 feet (when adjacent to a residential district)

    The proffered setbacks seem compatible with the perimeter buffers shown on the conceptual plan and described within the proffered conditions.

    This proffered condition also requires that the proposed substation located adjacent to the existing transmission line be set back at least 100 feet from the edge of the transmission line easement, which aligns with the conceptual plan.
4. **Perimeter Buffers. Accept.** The applicant is proffering perimeter buffers that generally exceed minimum ordinance requirements and minimum recommendations outlined within the Comprehensive Plan, with existing vegetation generally maintained and supplemented. The

requirements for supplementary plantings generally align with recently-adopted buffering requirements for solar energy facilities. Security fencing is not permitted within the buffers.

While the proposed buffer widths generally exceed ordinance requirements, note that some proposed buffers are narrower than what has been accepted with other zoning requests accommodating data centers. For example, part of REZ2023-00035 (Proffer #3), a comparable approved development for data centers, a minimum buffer width of 150 feet was provided in most areas (especially adjacent to existing residential uses). In this request, a portion of the perimeter buffer on the southern boundary of the site near residential properties is only 100 feet in width.

5. **General Design Standards. Revisions recommended (do not accept as presented).** The applicant is proffering building materials, architectural features, and equipment screening that generally exceed minimum ordinance requirements and implement recommendations outlined within the Comprehensive Plan. However, some provisions related to landscaping aim to lessen ordinance requirements, and some language is contradictory. The following issues should be addressed by revising the proposed proffer language:

   - Subsection 1.c states that no landscaped buffer is required within the front yard setback when buildings are located adjacent to internal private roads. Sec. 26-162.5 requires a landscaped buffer at least 25 feet wide be provided in the front yards, whether roads are internal roads (public or private) or external roads. This subsection would relax ordinance requirements; Hanover County typically does not accept proffered conditions that relax ordinance requirements.
   - Subsection 1.i states that the building elevations included on Sheet C4.0 of the conceptual plan are for illustrative purposes only, which indicates that buildings may be constructed that look completely different than those elevations (provided they adhere to all other building standards set forth in Proffer #5). There are also no notes indicating what features of those buildings are critical and must be incorporated into buildings constructed on the site.
   - Some subsections reference requirements applicable to facades/elevations facing internal private roads, but then subsection 1.k says any reference to roads does not include private roads within the project (resulting in conflicting standards). For example, subsection 1.b requires that buildings must orient the primary entrance to the road (including internal private roads), but then subsection 1.k states any reference to roads does not include private roads within the project.
   - Subsection 2.c states that parapet walls used to screen rooftop equipment are excluded from the building height limits included in the Zoning Ordinance or Special Exception approved by the Board of Supervisors. That is inconsistent with the Zoning Interpretation Record dated February 6, 2025, which states that a parapet wall on the perimeter of the building used as screening is considered part of the building and the building height (similar to the interpretation applied in SE2020-00005). Whether an exterior wall that exceeds the maximum permitted building height is used for screening or as another part of the structure, it has similar visual impacts to surrounding properties.

6. **Security, Perimeter Fencing, and Security Fencing. Accept.** The applicant is proffering details regarding the location and design of fencing.

7. **Lighting. Accept.** The applicant is proffering a maximum height of freestanding and building-mounted lighting that is more restrictive than ordinance requirements. Freestanding lighting may be up to 18 feet in height, while building-mounted exterior lighting may be up to 35 feet high (except for motion-activated security lighting). This proffer also establishes lighting requirements that generally exceed minimum ordinance requirements and provide greater protections against light pollution.

Additionally, interior lighting will be minimized from being emitted externally at night by placing window coverings or other shading mechanisms on windows facing Ashland Road, Cauthorne Road, adjacent residential uses, or the external boundary of the proposed development.

This proffer is similar to proffered conditions accepted with other proposed data center developments.

8. **Transportation. Accept.** To offset impacts of the proposed development on the local transportation network, the applicant is proffering the following improvements and design features:
    - There will be no more than three entrances to Ashland Road (which aligns with the conceptual plan).
    - Right-turn taper (200 feet long) at Site Entrance #1 along Ashland Road.
    - Maintenance of the existing right- and left-turn lanes at Site Entrance #2, which aligns with the existing entrance to the Hunting Hawk Golf Course.
    - Signal adjustments at the Ashland Road/Pouncey Tract Road intersection to account for conditions during construction and site buildout.
    - A cash contribution of $1,330,000 to Hanover County for intersection improvements at Ashland Road/Pouncey Tract Road and/or for widening Ashland Road in the vicinity of the project.
    - To limit the impacts of construction traffic on Ashland Road, the applicant must prepare a Road Conditions report prior to land clearing and repair any damage caused by construction traffic within 120 days (along with posting a bond of $50,000)
    - Internal roads will be private.
9. **Dedication of Right of Way. Accept.** The applicant has agreed to dedicate right-of-way along Ashland Road and Cauthorne Road as recommended in the Major Thoroughfare Plan. Most rezoning requests located along major thoroughfares include similar conditions.
10. **Noise Attenuation for Building Design and Related Infrastructure. Accept.** The applicant has agreed to conduct noise studies within 30 days of the "ready to service" date, which is the date when all exterior equipment is installed and operational. The noise study will verify whether the completed project conforms with local noise ordinance requirements. Additionally, the applicant continues to proffer that physical sound attenuation measures will be installed on mechanical equipment associated with buildings within 1,200 feet of any residential use, if the equipment is installed on a rooftop or on the side of the building facing residential uses.

    The testing of any back-up generators will be limited to Monday through Saturday (7:00 a.m. –7:00 p.m.), unless otherwise required by applicable state/federal regulations.

    This proffer is similar to proffered conditions accepted with other proposed data center developments.
11. **Construction. Accept.** Land disturbance and exterior construction would be limited to Monday through Saturday (7:00 a.m. – 7:00 p.m.), with a construction management plan completed for each phase of development. The proposed exterior construction hours are more restrictive than ordinance requirements, as Sec. 16-8(1) of the Hanover County Code only prohibits construction noise between 9:00 p.m. and 7:00 a.m.
12. **Construction and Phasing. Accept.** A phasing plan must be submitted with the first site plan, which:

- Allows no more than five data center buildings to be under construction at any one time;
- Phases development so it generally occurs from east (near the transmission line) to west;
- Requires installation/supplementation of the perimeter buffer along Ashland Road to be installed within the first phase of development; and
- Limits construction access to either Site Entrance 1 or Site Entrance 2, which are the westernmost entrances to the site (near the existing Hunting Hawk Golf Course).

Note there does seem to be some conflict between these conditions, as this proffer says development will occur east to west, but construction access is limited to the western entrances (meaning that some development must occur on the western end of the development early to accommodate the construction entrances and road that will access western development areas).

13. **Water and Sewer. Do not accept.** Subsection A requires the use of closed-loop cooling systems to help reduce water demands, which is beneficial to the community; however, the remaining subsections allow the use of private water and wastewater systems within the Suburban Service Area (SSA), which is contrary to recommendations in the Comprehensive Plan. Each land use designation applied to the SSA recommends that new development be connected to public water and sewer. Most large-scale industrial development within the SSA is served by public utilities. Since existing public water and sewer lines in Hanover County are farther east (closer to U.S. Route 33), extending public utilities would be a significant expense and undertaking.
14. **Generators. Accept.** This proffered condition aims to reduce noise and emissions from generators. The applicant is proffering that on-site generators meet Tier 4 emission standards. According to the 2024 JLARC Report, the use of Tier 4 generators can reduce emissions of certain pollutants by up to 90 percent.
15. **Owners Association. Accept.** A property owners' association must be formed if the property is subdivided, with the covenants and restrictions reviewed by the Planning Department.

Attachments

- ☑ Maps (land use, vicinity, zoning, aerial)
- ☑ Application
- ☑ Traffic Study
- ☑ Fiscal Impact Study
- ☑ Preliminary Noise Propagation Analysis
- ☑ Hydrogeological Report
- ☑ Sewage Disposal System Report
- ☑ Community Meeting Notes
- ☑ Project FAQs (provided by applicant)
- ☑ Citizen Correspondence
- ☑ Proffers
- ☑ Conceptual Plan

Initials: GJWB/AJP

Maps

Hanover County, Virginia

Land Use Map

Legend

- Rural/Agricultural
- Town of Ashland
- Business Flexible
- Parks and Conserved Lands
- Destination commerce
- Employment Center
- Multi-Family Residential
- Highway Commercial
- Industrial
- Limited Industrial
- Suburban Neighborhood Residential
- Suburban High Residential
- Suburban Center
- Neighborhood Commercial
- Natural Conservation
- Rural Crossroads
- Rural Village
- Suburban Transitional Residential

REZ2025-00020

Loch Levan Land Limited Partnership, et al.

Rezone A-1 to M-1

Suburban Neighborhood Residential Land Use

GPIN's: 7738-73-1213, et al.

South Anna Magisterial District

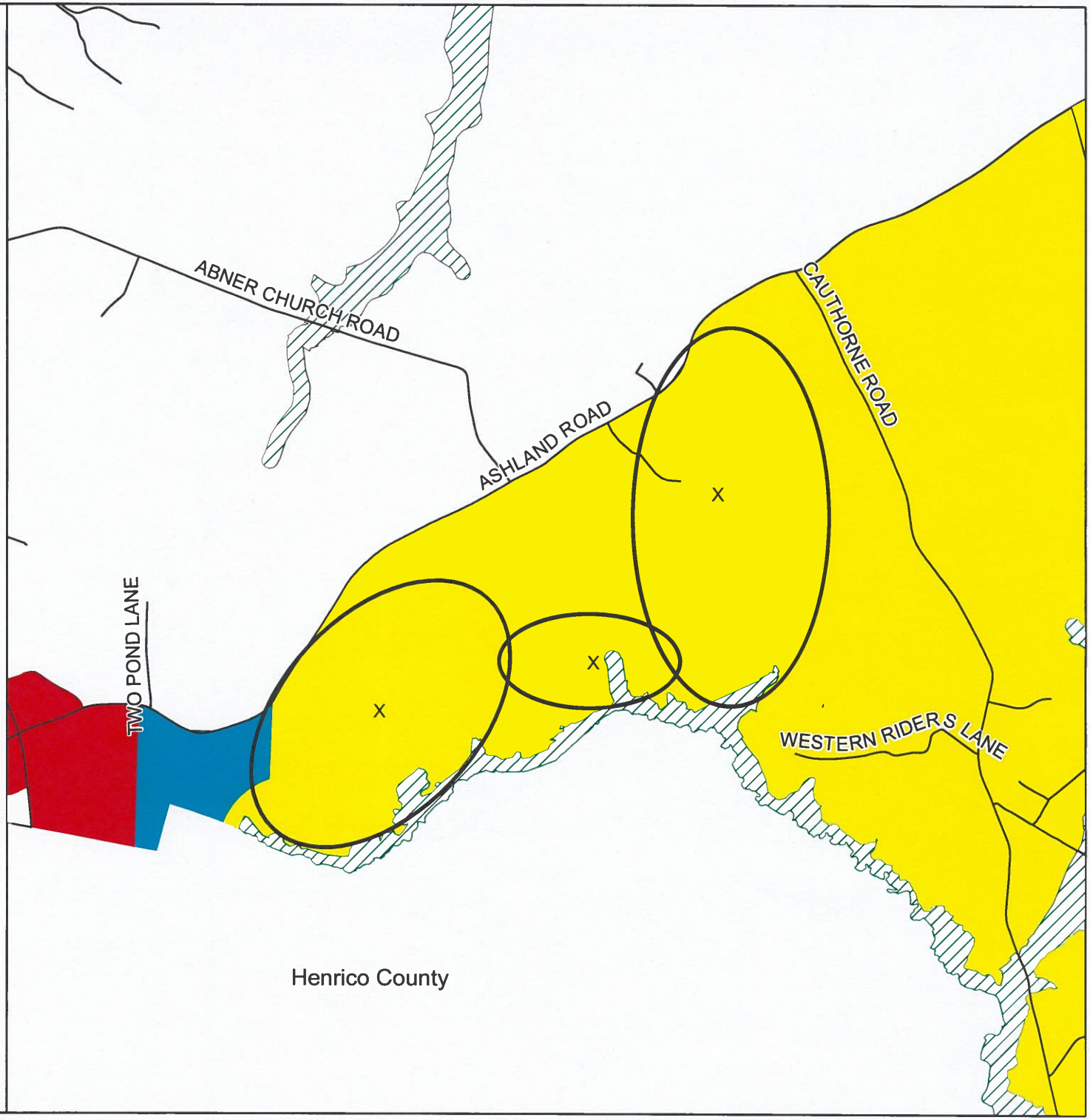
N

W E

S

1 inch = 1,700 feet

August 26, 2025



Hanover County, Virginia

General Parcel Map

Legend

- Roads
- Water
- Structures
- Parcels
- Trees

REZ2025-00020

Loch Levan Land Limited Partnership, et al.

Rezone A-1 to M-1

GPIN's: 7738-73-1213, et al.
South Anna Magisterial District

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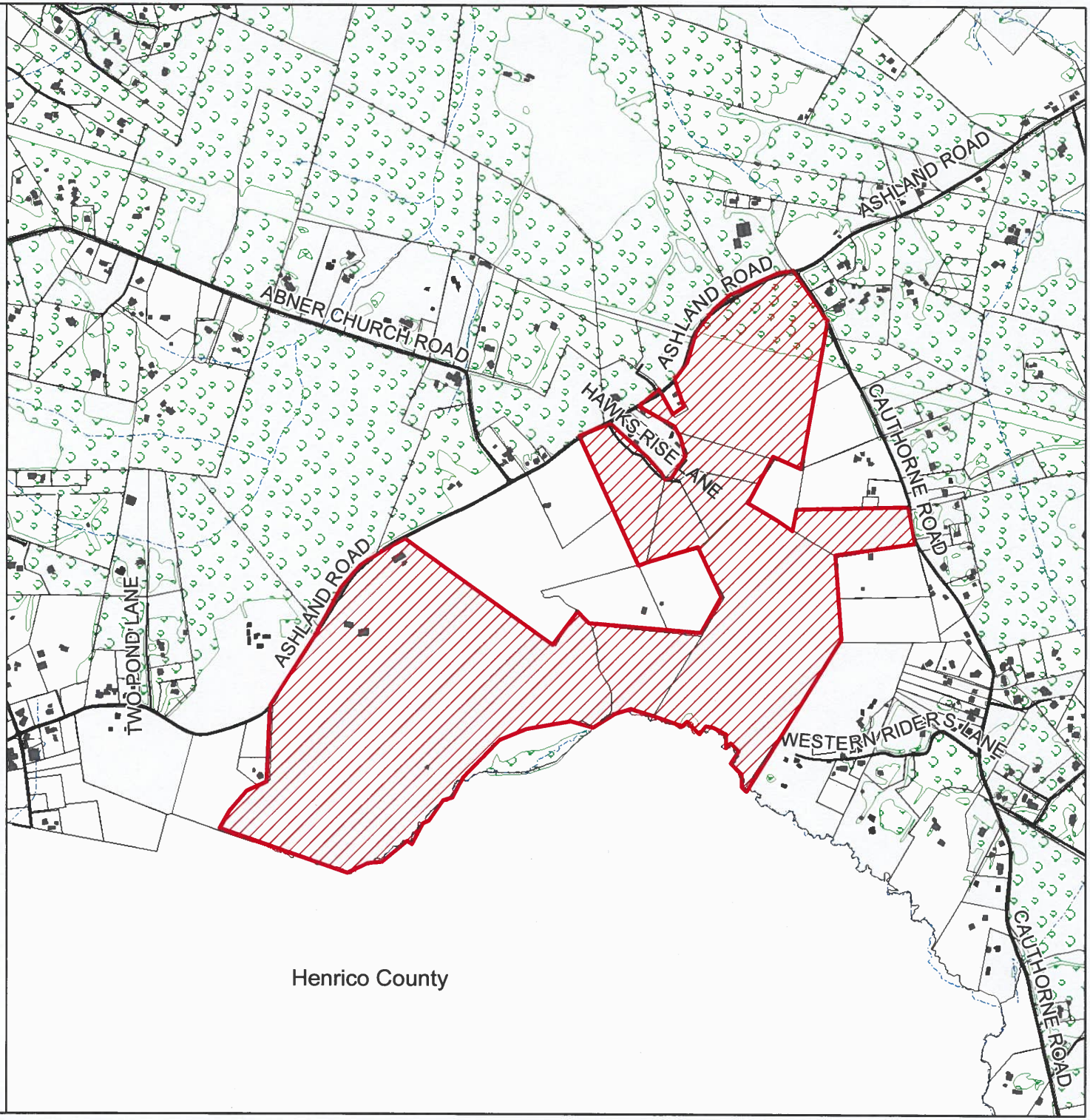
1 inch = 1,700 feet

August 26, 2025



Hanover County, Virginia

Zoning Map

Legend

Roads	R-1
Water	R-2
Parcels	R-3
CUP	R-4
A-1	R-5
PUD	R-6
RRC	RM
RR-1	MX
RO-1	B-1
PSC	B-2
POB	B-3
PMH	B-4
HE	O-S
AR-1	B-O
AR-2	M-1
AR-6	M-2
RC	M-3
RS	

REZ2025-00020

Loch Levan Land Limited Partnership, et al.

Rezone A-1 to M-1

GPIN's: 7738-73-1213, et al.
South Anna Magisterial District

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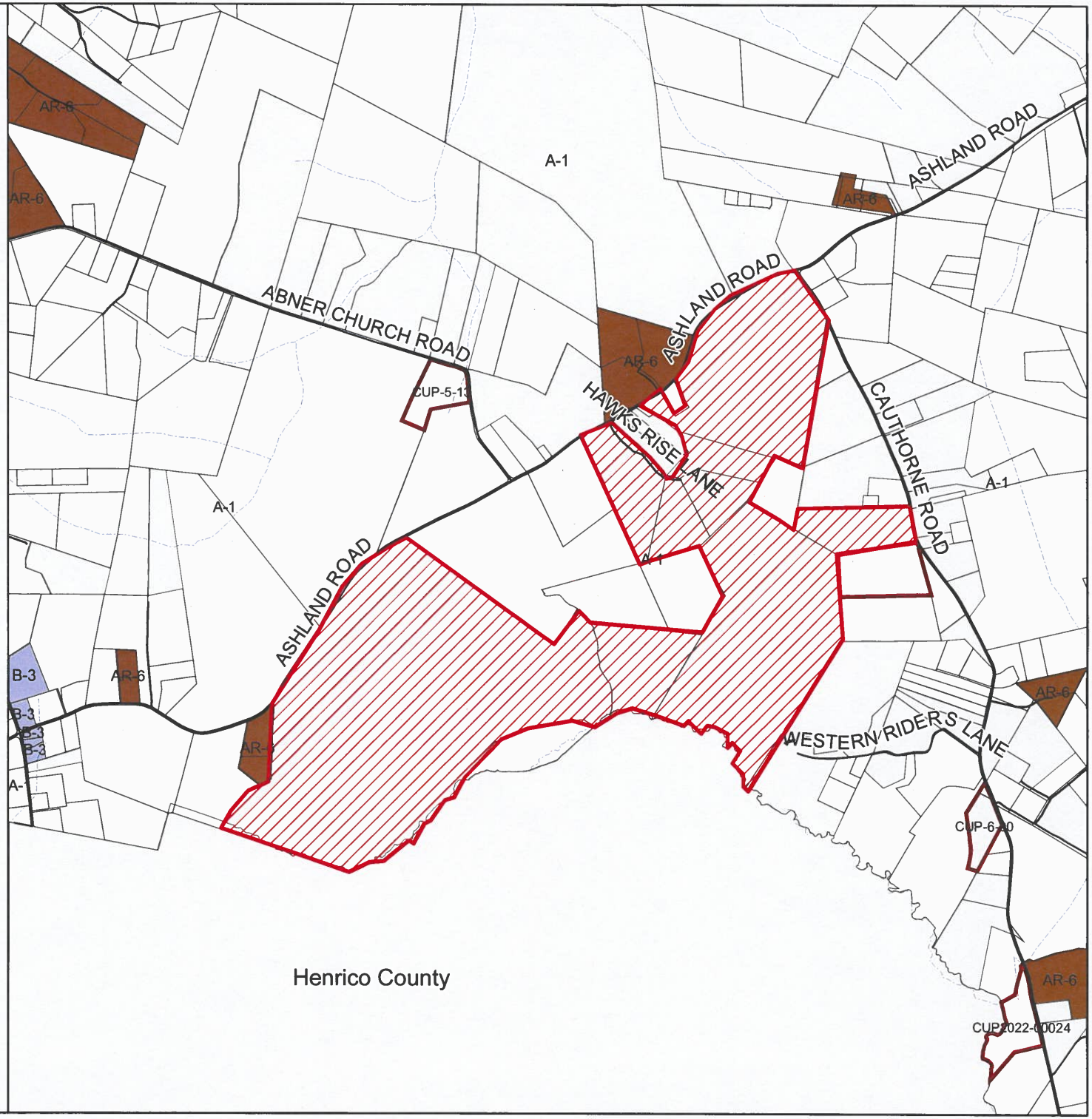
1 inch = 1,700 feet

August 26, 2025



REZ2025-00020

Application

Hanover County Planning Department Application

Request for REZONING

Case #: REZ2025-00020

Please type or print in **black** ink.

APPLICANT INFORMATION

Owner: SEE PAGE 5 Contact Name: Address:	Telephone No. Fax No. Email Address
Applicant/Contract Purchaser: Loch Levan Land Limited Partnership Contact Name: Hans Klinger Address: 11237 Nuckols Road, Glen Allen, VA 23059	Telephone No. (804) 762-4800 Fax No. Email Address hcklinger@hhhunt.com

PARCEL INFORMATION

For multiple parcels, please complete Page 4 ☑

GPIN(s) (Tax ID #'s) See page 4 Deed Book _____ Page _____ Magisterial District South Anna Location Description (Street Address, if applicable) ☐ 15521 Ashland Road Hunting Hawk Golf Club & surrounding areas.	Total Area (acres/square feet) 468.137 Current Zoning A-1 Requested Zoning M-1 Requested Use Data processing, ISPs, search portals and related services.

SIGNATURE OF OWNER ☐ POWER OF ATTORNEY ☑ CONTRACT PURCHASER ☐ *(attach contract)*

As owner or authorized agent of this property, I hereby certify that this application is complete and accurate to the best of my knowledge, and I authorize County representatives entry onto the property for purposes of reviewing this request.

Signature M. G. R. Date Original: 08/22/2025
Revised: 12/12/2025

Print Name Matthew G. Roberts

Signature _____ Date _____

Print Name _____

QUESTIONS/ LETTERS/ REPORTS SHOULD BE FORWARDED TO THE FOLLOWING**:

Name Matthew G. Roberts Address: Hirschler c/o Matthew G. Roberts P.O. Box 500, Richmond, VA 23218 **It is the responsibility of the contact person to provide copies of all correspondence to other interested parties to the application.	Telephone No. (804)771-9570 Fax No. Email Address mroberts@hirschlerlaw.com

FOR APPLICATIONS WITH MULTIPLE PARCELS, PLEASE LIST:					
GPIN	**Property Owner(s)**	**Deed Book and Page Number**	**Area (acres/square feet)**	**Current Zoning**	**Requested Zoning**
7738-73-1213	Print Matthew G Roberts Sign M. G. R	DB 3100, pg 1739	238	A-1	M-1
7748-03-4941	Print Matthew G Roberts Sign M. G. R	DB 3165, pg 2057	21.959	A-1	M-1
7748-14-8237	Print Matthew G Roberts Sign M. G. R	DB 791, pg 840	92.562	A-1	M-1
7748-17-7689 (part)	Print Matthew G Roberts Sign M. G. R	DB 425, pg 444	51.676	A-1	M-1
7748-16-3588	Print Matthew G Roberts Sign M. G. R	DB 3026, pg 1134	10	A-1	M-1
7748-15-3959	Print Matthew G Roberts Sign M. G. R	DB 3026, pg 1134	10	A-1	M-1
7745-05-8840	Print Matthew G Roberts Sign M. G. R	DB 3026, pg 1134	10	A-1	M-1
7748-06-1173	Print Matthew G Roberts Sign M. G. R	DB 3026, pg 1134	20.125	A-1	M-1
7748-35-0648	Print Matthew G Roberts Sign M. G. R	DB 791, pg 840	14.794	A-1	M-1
	Print Sign				
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	Print Sign				

Loch Levan Lan Limited Partnership Technology Park

OWNER/APPLICANT INFORMATION – PAGE 3

Wellesley Land Limited Partnership
11237 NUCKOLS ROAD
GLEN ALLEN, VA 23059

HHHunt Verada LLC
11237 NUCKOLS ROAD
GLEN ALLEN, VA 23059

Loch Levan Land Limited Partnership
Hans Klinger
11237 NUCKOLS ROAD
GLEN ALLEN, VA 23059

James K Dolan
308 VIRGINIA AVENUE
RICHMOND, VA 23226

Gilman Lumber Company Inc.
P.O. BOX 669
ASHLAND, VA 23005-0000

23682188.1 001473.03528

ATTACHMENTS - For ALL REQUESTS you must submit the following:

☑ a. **Acknowledgement of Application Fee Payment Procedure** (Page 6)

☑ b. **Adjacent property owners, Board of Supervisors, and Planning Commissioner notification form** (Page 7) – please list all adjacent property owners including those across roadways, watercourses, and/or railroads as well as the members of the Board of Supervisors and Planning Commission for the magisterial district in which the property is located. Adjacent property owners, Board members, and Planning Commissioners must be notified prior to submittal of this application. The form must include owners' names, address, and GPINs for all adjacent property owners. (This information is available from the County website or may be obtained from the Planning Department.) A sample letter has been provided (Page 9), and may be used to notify the adjacent property owners.

☑ c. **A plat of the subject property,** which accurately reflects the current property boundaries, includes metes and bounds, is drawn to scale, and shows existing structures. If the full-size plat is larger than 8 ½" x 11", the plat must be folded no larger than 9" x 12", and a reduction of the plat must be submitted which is 8 ½" x 11" in size. (Typically available from the County Clerk's Office in the Circuit Court building.)

☑ d. **Responses to questions on Pages 10 and 11**

☑ e. **Historic Impact Information** (Page 12) (This information is available on the County website or may be obtained from the Planning Department.)

☑ f. **Traffic Impact Analysis Certification Form** (Page 13) In compliance with VDOT's new Traffic Impact Analysis Regulations (24 VAC 30-155 *et seq.*, commonly known as "Chapter 527"), rezonings that meet certain thresholds require Traffic Impact Analyses (TIA).
The process for submitting a TIA is as follows:
1) Submit the number of copies of the TIA required by VDOT to the Hanover County Planning Department with your comprehensive plan amendment/rezoning/conditional use permit submittal.
2) The Hanover County Planning Department will stamp "received" on all copies of the TIA, and will keep a copy for its files.
3) The applicant will deliver the remaining copies of the TIA to VDOT and pay the necessary TIA review fee directly to VDOT.

☑ g. **Community Meeting Guide** (Check the box if you have read and understand Pages 14 & 15. **Please note that applicants that schedule community meetings without coordinating with the staff may be required to reschedule the meeting, which may cause the application process to be delayed.**)

N/A

☑ h. **USPS Cluster Box Units (CBUs),** please show the general location of USPS' Central Box Units (CBUs) along with elevations, access, parking and lighting, if provided. Please contact the local postmaster to obtain specific guidelines.

☑ i. **For applications requiring plans,** please submit ten (10) full-size plans, with sheets no larger than 24" x 36", folded to 9" x 12" in size, and **one – 8 ½" x 11" reduction.**
Specific district requirements:
RS* - Conceptual plans that meet the requirements of Section 26-67 of the Zoning Ordinance.
RC - Existing Feature and Site Analysis plans that meet the requirements of Section 26-54(a).
RM* - Conceptual plans that meet the requirements of Section 26-84.
MX - Master Plan that meets the requirements of Section 26-93.
BP - Master Plan that meets the requirements of Section 26-157.

*RS and RM conceptual plans may also serve as the subdivision preliminary plat. In addition to the Zoning Ordinance requirements noted above, the preliminary plat requirements in Section 25-25 of the Subdivision Ordinance must also be addressed.
☐ **Check here** if the conceptual plan will serve as the preliminary plat.

NOTE: When **conceptual plans and/or elevations** are requested by the Director of Planning which are larger in size than 8½" x 11" or are in color, please submit ten (10) full-size or colored plans, with sheets no larger than 24" x 36", folded to 9" x 12" in size, and **one - 8 ½" x 11" reduction.**

ACKNOWLEDGEMENT OF APPLICATION FEE PAYMENT PROCEDURE

Application fees are not accepted at the time of submittal. I hereby acknowledge that this application is not complete until the payment for all applicable application fees has been received by the Hanover County Planning Department. The Hanover County Planning Department shall notify me by mail, at the address listed below, (as well as by email and/or fax, if selected below) of the applicable fee(s) at such time that they determine that the application is complete and acceptable. I acknowledge that I am responsible for ensuring that such fees are received by the Hanover County Planning Department by the Tuesday the week following the application deadline. I further acknowledge that any application fee submitted after this date shall result in the application being considered filed for the next application deadline.

Should the applicable fees not be submitted within forty-five (45) days of the date of the notification letter, it shall be my responsibility to arrange for the retrieval of all application materials. The application and any supplementary materials for incomplete applications that are not retrieved within forty-five (45) days of the date of the notification letter shall be destroyed by the Hanover County Planning Department.

Should my application be accepted, my fee payment will be due by _____. (To be filled in by a Planning Staff member.)

Signature of applicant/authorized agent M-8.2- Date Original: 08/22/2025

Print Name Matthew G. Roberts Revised: 12/12/2025

Signature of applicant/authorized agent _____ Date _____

Print Name _____

Address to which notification letter is to be sent:

Hirschler

c/o Matthew G. Roberts

P.O. Box 500, Richmond, VA 23218

If you would like your letter emailed and/or faxed, please make selections, and provide the information below:

☑ Email mroberts@hirschlerlaw.com ☐ Fax _____

FEES

After application is accepted for review, make checks payable to Treasurer, Hanover County:

Conditional Use Permit	$1500 + $75/acre*
Amendment (after final approval)	$1500

*Fractions of acreage are rounded up to the nearest whole number

Please note: Applicants who request tax-exempt status may have their application fee waived upon presentation of official documentation of such status.

FOR STAFF USE ONLY:

Fees: Base Fee _____

Acreage Fee _____

TOTAL _____

Accepted by: _____

HTE #: _____

NOTIFICATION OF ADJOINING PROPERTY OWNERS, BOARD OF SUPERVISORS, AND PLANNING COMMISSIONERS

Applicant's Statement:

I hereby certify that I have notified all adjacent property owners to the property, which is the subject of this request as well as the members of the Board of Supervisors and Planning Commission for the magisterial district in which the property is located. Adjacent property includes all property across roadways, watercourses, railroads, and/or municipal boundaries. I further certify that the names and addresses below are those of the adjacent property owners as listed in the tax records of the Commissioner of Revenue of Hanover County.

Applicant's Signature: M. G. R

Brenda M. Holmes
Commonwealth of Virginia
Notary Public
Commission No. 224830
My Commission Expires 9/30/2027

COMMONWEALTH OF VIRGINIA)
) to-wit:
COUNTY OF HANOVER)

The foregoing instrument was acknowledged before me this 22ND day of August, 2025, by Matthew G. Roberts (Name of Applicant).

My commission expires: 9-30-2027 Brenda Holmes
Notary Public

Board of Supervisors Representative: SUSAN DIBBLE

Planning Commission Representative: Larry Leadbetter

List of Adjacent Property Owners: HANOVER COUNTY FILING NOTICE LIST

GPIN	Name	Address
7738-53-6029	Pathak Living Trust	101 Pickett Place
		Yorktown, VA 23693
7738-52-5679	Wuilber Bladimir Lemus	15299 Ashland Road
		Rockville, VA 23146
7738-52-0588	Lawrence Y. McCauley David C. McCauley	3604 Springsberry Place
		Henrico, VA 23233
7738-54-2671	Kenneth E. Baker Bessie Julia Baker	15240 Ashland Road
		Glen Allen, VA 23059
7738-66-3670	B C P Limited Partnership	16634 MLC Lane
		Rockville, VA 23146
7738-76-9432	J. Glenn Rada	223 The Maine
		Williamsburg, VA 23185
7738-94-3929 7748-04-0606	White Gate Estates, LLC	15075 Ashland Road
		Glen Allen, VA 23059
7738-97-1274	Amy M. Cheeley	15134 Abner Church Road
		Glen Allen, VA 23059
7748-07-2456	Feisal Osman	3033 Lauderdale Drive
		Henrico, VA 23233

NOTIFICATION OF ADJOINING PROPERTY OWNERS continued		
List of Adjacent Property Owners: HANOVER COUNTY FILING PUBLIC HEARING NOTICE LIST		
GPIN	**Name**	**Address**
7748-07-6871	Ferdoushi B. Chowdhury	4840 Coachmans Landing Ct.
		Glen Allen, VA 23059
7748-06-5618	Sam Lee White, Jr. Helen R. White	14589 Ashland Road
		Glen Allen, VA 23059
7748-06-4931	Raymond L. Walters, Sr. Vickie T. Walters	14583 Ashland Road
		Glen Allen, VA 23059
7748-06-6951	Crystal Allen	4700 Regal Oaks Road
		Glen Allen, VA 23059
7748-07-4134	John Robinson Reva Robinson	14571 Ashland Road
		Glen Allen, VA 23059
7748-07-8218	Gilbert Lee Cousins	14551 Ashland Road
		Glen Allen, VA 23059
7739-90-6495 7748-29-5480	Willie R. Gilman, Sr.	15115 Stone Horse Creek Road
		Glen Allen, VA 23059
7748-19-6330	W. Richard Gilman, Jr. Joel B. Gilman Rita Lynn Gilman	15115 Stone Horse Creek Road
		Glen Allen, VA 23059
7748-28-5875 7748-27-8044	Robert F. Cauthorne, TR Beverly P. Cauthorne, TR	11302 Cauthorne Road
		Glen Allen, VA 23059
7748-28-7631	Michael Knizner Theresa D. Knizner	11468 Cauthorne Road
		Glen Allen, VA 23059
7748-38-1338	Dwight T. Vander Pol Jill I. Vander Pol	11446 Cauthorne Road
		Glen Allen, VA 23059
7748-27-7737	Amin Mirshahi Azadeh Nazari	11425 Cauthorne Road
		Glen Allen, VA 23059
7748-26-1087 7748-26-9343	W. Bruce Cauthorn	13006 Cedar Lane
		Ashland, VA 23005
7748-35-0648	Loch Levan Land Limited Partnership	C/O HHHunt 11237 Nuckols Road
		Glen Allen, VA 23059
7748-35-3193	Surya Dhakar Alka Dhakar	11616 Olde Covington Way
		Glen Allen, VA 23059
7748-34-4566	Dhakar Family Dentistry PLC	11616 Olde Covington Way
		Glen Allen, VA 23059
7748-23-9698	Western Riders of Virginia, Inc.	9369 Pamunkey Crest Drive
		Mechanicsville, VA 23111
7748-22-3541	Deborah Ann Colby, TR.	11357 Nuckols Road #1167
		Glen Allen, VA 23059

NOTIFICATION OF ADJOINING PROPERTY OWNERS continued		
List of Adjacent Property Owners: HENRICO COUNTY PUBLIC HEARING NOTICE LIST		
734-780-2794.040	Stephen D. and Virginia A. White, Trustees	12463 Donahue Road Glen Allen, VA 23059
734-780-2794.039	Robert Ashby & Christa Lynn Fox	12467 Donahue Road Glen Allen, VA 23059
734-780-2794.038	Manoj Chulani	12471 Donahue Road Glen Allen, VA 23059
734-780-2794.037	Joanna M. Scott and Paul C. Domson Jr.	12475 Donahue Road Glen Allen, VA 23059
734-780-2794.036	Prakash & Pushpa Mirchandani	12479 Donahue Road Glen Allen, VA 23059
734-780-2794.035	Xiaoran Wang and Xia Liu	12483 Donahue Road Glen Allen, VA 23059
734-780-2794.034	Matthew & Julia Tarpey	12487 Donahue Road Glen Allen, VA 23059
734-780-2794.033	Shailendra K. and Sucheta Jain	12491 Donahue Road Glen Allen, VA 23059
734-780-2794.041	Suvit & Ariyaporn Pratoomtong, Trustees	6760 Aidan Court Glen Allen, VA 23059
734-780-2794.042	Katherine Elizabeth Johnston, Trustee	6764 Aidan Court Glen Allen, VA 23059
734-780-2794.043	Bruce Lynn & Sarah Marie Bailey	6768 Aidan Court Glen Allen, VA 23059
734-780-2794.044	Koteswara Rao & Mounika P. Kasaraneni	6772 Aidan Court Glen Allen, VA 23059
734-780-2794.045	Nicole L. Boyle	6776 Aidan Court Glen Allen, VA 23059
734-780-2794.046	Kathleen Hayden Hollister, Trustee	6781 Aidan Court Glen Allen, VA 23059
734-780-2794.000	Dominion Park Condominium	4301 E Parham Road Henrico, VA 23228
740-783-5606 743-781-6506 737-781-1955 736-781-3200 739-782-3561	Wyndham Foundation Inc.	6401 Old Wyndham Drive Glen Allen, VA 23059
736-781-6605	Charles and Julianne Freakley	6036 Collinstone Drive Glen Allen, VA 23059-7104
743-779-0623	HGC Dominion LLC	c/o KSI Capital Partners LLC 13873 Park Center Rd, Ste 203N Herndon, VA 20171
738-782-5847	David A & Wendy A Miller	12164 Morestead Ct Glen Allen, VA 23059-7071
738-782-6953	Jeffrey A & Ann F Hemp	12160 Morestead Ct

		Glen Allen, VA 23059-7071
738-782-7954	David Folliard & Kristine Hires Bernier	12156 Morestead Ct Glen Allen, VA 23059-7071
738-782-8954	James E. Jr. and Andrea H. Holmes	PO Box 6728 Ashland, VA 23005
738-782-9855	Hillary A Weber, Trustee	12148 Morestead Ct Glen Allen, VA 23059
739-782-0658	David C and Erin Kirby Reed	12144 Morestead Ct Glen Allen, VA 23059
739-782-1660	William B & Elizabeth O Clark	12140 Morestead Ct Glen Allen, VA 23059
739-782-2962	Katherine Nahed Kotrola	12136 Morestead Ct Glen Allen, VA 23059
739-782-3966	Jonathan B & Kimberly C Berselli	12128 Morestead Ct Glen Allen, VA 23059
739-782-4072	Daniel D & Kristin P Clarke, Trustees	12124 Morestead Ct Glen Allen, VA 23059
740-783-6119	Loch Levan Land Limited Partnership	11237 Nuckols Road Glen Allen, VA 23059-5502
740-783-1825	Sabrina L. Holme	12177 Manor Park Dr Glen Allen, VA 23059
740-783-3921	Usman Ghani & Noma Badar Piracha	12178 Manor Park Dr Glen Allen, VA 23059

Hirschler

Matthew G. Roberts
D: 804.771.9570
mroberts@hirschlerlaw.com

Hirschler Fleischer | hirschlerlaw.com
2100 East Cary Street | Richmond. VA 23223
P: 804 771 9500 | F: 804 644 0957

August 22, 2025

Re: Rezoning of approximately 410 acres at and around Hunting Hawk Golf Club, consisting of Hanover County, Virginia ("County") GPINs 7748-17-7689 (portion), 7748-16-3588, 7748-15-3959, 7748-05-8840, 7748-06-1173, 77478-35-0648, 7748-14-8237 (portion), 7748-03-4941, and 7738-73-1213 (collectively, the "Property")

Dear Neighbors:

We are excited to inform you that Loch Levan Land Limited Partnership, a Virginia limited partnership ("Loch Levan") is interested in developing a master planned technology park at the Property identified above. In order to facilitate this development, Loch Levan will need to rezone the Property to allow for this particular use. This technology park will contain various buildings that will house the equipment and infrastructure that supports the technologies we rely on in our daily lives. Additionally, this technology park will bolster the County's commercial economy and commercial tax revenue.

Given the rural nature of this part of the County, Loch Levan wants to ensure that its development works well with the surrounding community. Among other considerations, Loch Levan has taken care to limit the building height within the technology park as to reduce visual impacts to its neighbors. Additionally, Loch Levan has provided extensive buffers along the perimeter of the Property. In particular, Loch Levan's request for the Property includes the following mitigation measures:

1. A 200' wide buffer along Ashland Road to preserve the rural character of that road.
2. A minimum of 100' wide buffer along the perimeter of the Property, with the majority of that buffer being at least 150' wide to screen adjacent properties from the use.
3. A requirement limiting building height to 62'.
4. A requirement that no building be within 150' of the project's perimeter boundary line, with that requirement being increased to 200' along Ashland Road.

We also want to let you know that four zoning applications were submitted to the County. These applications are needed in order to permit the creation of a master planned technology park on the Property. The applications include: (i) a Rezoning application to rezone the Property from A-1 to M-1, (ii) a Special Exception application to allow for an exception to the height limitations within the M-1 zoning district, (iii) a Conditional Use Permit application for accessory uses facilitating the master planned technology park; and (iv) a Comprehensive Plan amendment to amend the County's Land Use designation for the Property from "Suburban Neighborhood Residential" to "Employment Center."

In the meantime, please feel free to reach out to me with any questions for HHHunt.

Sincerely,

Matthew G. Roberts

cc: Hon. Susan P. Dibble (via email)
Comm. Larry Leadbetter (via email)
Jason Ridout (via email)
Hans C. Klinger (via email)
Ivan Wu (via email)
Jeffrey P. Geiger (via email)
Scott M. Miller (via email)

16563584.1 048623.00001

PLEASE RESPOND FOR ALL REZONING APPLICATIONS:

1. What is the General Land Use Plan Map designation for the subject property? Suburban Neighborhood Residential, Amendment of Future Land Use Designation to Employment Center is being considered.
2. What, if any, is the Major Thoroughfare Plan designation for the public road on which the subject property has frontage? Minor Arterial
3. Describe in detail the proposed use of the property. The applicant proposes to create a data storage and distribution technology park on the property. This technology park will facilitate the rapidly growing demand for data services in Hanover County and throughout the region. In addition to the buildings housing the data processing equipment, the applicant proposes to build electrical substations and transmission lines to connect to existing electrical infrastructure. (SEE ADDITIONAL SHEET)
4. List any sensitive environmental or unique features on the property. Are there any 150kV or greater transmission lines, transmission lines for natural gas, other public utilities, or other entity? A portion of the property includes the Hunting Hawk Golf Club golf course. The rest of the proposed development area is undeveloped and mostly wooded. A transmission line of greater than 150kV runs through the most northern corner of the property which the applicant intends to utilize.
5. Is the subject property located in a Dam Break Inundation Zone? ◉ Yes ○ No (Please contact the Department of Planning or Public Works for assistance in addressing this question.) If yes, please contact the Department of Public Works for further information.

RESPOND FOR RS AND RM REZONING APPLICATIONS: (Attach additional pages, if needed)

1. Have you provided a conceptual plan of the proposed development, including general lot configurations and road locations?
2. How does your proposal preserve or protect the existing trees on the property? If the property is treeless, does your proposal contain provisions to provide trees on the property?
3. Are recreational amenities being proposed for the project? If so, specify in detail the amenities planned.
4. What provisions will be made to ensure safe and adequate access to the subject property? (Note: A second means of access should be provided for any project in which there will be fifty-one (51) or more lots.)

RESPOND FOR AR-6 and RC REZONING APPLICATIONS: (Attach additional pages, if needed)

1. For **AR-6** rezoning requests: Have you provided a conceptual plan of the proposed development, including general lot configurations and road locations? Are the proposed lot sizes compatible with existing parcel sizes in the area? ☐

2. How is the proposed subdivision compatible with the rural setting and sensitive to natural and cultural features? ☐

3. What provisions will be made to ensure safe and adequate access to the subject property? (Note: A second means of access should be provided for any project in which there will be fifty-one (51) or more lots.)

RESPOND FOR B-1, B-2, B-3, BO, OS, M-1, M-2, M-3 REZONING APPLICATIONS: (Attach additional pages, if needed)

1. Has a conceptual plan of the proposed development been provided, showing proposed building locations, parking lots, entrances, and other features? Yes
2. What provisions will be made to ensure safe and adequate access to the subject property? Proposed access points to Ashland Road will be constructed with approval of VDOT commercial entrance permits. The existing entrance to the golf course will be maintained. Any road improvements recommended by the traffic study will be provided.
3. How will the traffic impact of this development be addressed?: A traffic impact analysis was prepared for this use. The analysis provides recommended improvements to address the low trips generated from the use. The applicant has proffered the recommended improvements.
4. Describe why the proposed use is desirable and appropriate for the area. What measures will be taken to assure that the proposed use will not have a negative impact on the surrounding vicinity? The proposed use is a low intensity industrial use that is deemed appropriate for Employment Centers in the Comprehensive Plan. The use will generate minimal impacts to surrounding properties with low industrial traffic generation and little noise pollution, while generating substantial economic andtax benefits for Hanover County. (SEE ADDITIONAL SHEET)
5. What type of signage is proposed for the site? Signage will be in accordance with the Zoning Ordinance and proffered conditions.
6. Have architectural/building elevations been submitted with this application? No.

Loch Levan Lan Limited Partnership Technology Park

#3 PAGE 13 – *Describe in detail the proposed use of the property.*

Continuation of the answer:

The applicant is proposing a total of ten buildings to be constructed, which will house the data storage equipment and customary accessory equipment. The data center will use wells for domestic and emergency purposes only and traditional drainfields and will not be connected to public infrastructure. Access to Ashland Road will be facilitated through three connection points, two on the southern portion of the property where Hunting Hawk Golf Club is currently located a nd a tertiary access point in the northern portion of the property. Roads internal to the property wi ll be private and gated. For security purposes, a security fence will be installed around all buildings, parking, and accessory structures.

#4 PAGE 14 – *Describe why the proposed use is desirable and appropriate for the area. What measures will be taken to assure that the proposed use will not have a negative impact on the surrounding vicinity.*

Continuation of the answer:

The applicant is proposing to mitigate impacts to surrounding properties, including visual impact mitigation through significant buffers from adjacent roads and properties, noise impacts through t he installation of noise barriers and other noise attenuation devices, increased plantings and landscaping around the development, and a proffered commitment prohibiting the use of public or private potable water for cooling purposes.

HISTORIC SITE IMPACT ANALYSIS

Please identify any **known or suspected historic resources on both the subject property and adjacent properties**, to include both structural and non-structural resources, such as trenches, cemeteries, and archeological sites. Please include the GPIN (Tax Parcel Number) associated with the resource. Please attach additional sheets, if necessary. Should you need assistance completing this form, please contact the Planning Staff.

1. Historic Resource/File No. 042-5649 GPIN 7738-96-1681
2. Historic Resource/File No. 042-5650 GPIN 7738-86-8753
3. Historic Resource/File No. 042-5651 GPIN 7738-76-9432
4. Historic Resource/File No. _____ GPIN _____
5. Historic Resource/File No. _____ GPIN _____

If you have identified known or suspected historic resources on the subject property or adjacent property, please provide the following information on each site:

a) Is the historic site listed as a National or State Registered Landmark? No

b) Is the historic site open to the public? No

c) Describe the impact the proposed request will have on the identified historic resources with regard to noise, traffic, dust, vibration, visual impact, and air pollution. No impacts to adjacent historic resources are anticipated.

d) Describe voluntary measures that will be undertaken to help mitigate the impact that the proposed use may have on the identified historic resources. No impacts to adjacent historic resources are anticipated.

If there are no known or suspected historic resources on the subject property or immediately adjacent, including structural and non-structural resources, trenches, cemeteries, and archeological sites, **please sign and date.**

Signature: _____ Date: _____

COMPLIANCE WITH VDOT & COUNTY TRAFFIC IMPACT ANALYSIS REQUIREMENTS

The following must be completed for all applications: The selection below is based on a projected daily trip generation of 2,921 vehicles per day and a site peak hour trip generation of 350 vehicles per hour, based on the stipulations of 24 VAC 30-155. The _____ edition (latest edition) of the ITE Trip Generation Manual was used in determining the trip generation (Code Number _____ and Page Number _____).

Choose one of the two options below:

☐ I certify that this proposal **DOES NOT EXCEED** 380 vehicle trips per day that would require submittal of a Traffic Impact Analysis.

☑ I certify that this proposal **DOES EXCEED** 380 vehicle trips per day that would require a Traffic Impact Analysis be submitted.

Choose one of the two options below:

☑ I certify that this proposal DOES NOT MEET any of the VDOT thresholds identified in the Traffic Impact Analysis Regulations Administrative Guidelines (24 VAC 30-155) that would require a Traffic Impact Analysis to be submitted in conjunction with this application.

☐ I certify that this proposal MEETS at least one of the VDOT thresholds identified in the Traffic Impact Analysis Regulations Administrative Guidelines (24 VAC 30-155) that would require a Traffic Impact Analysis to be submitted in conjunction with this application. A Traffic Impact Analysis, prepared in accordance with the Traffic Impact Analysis Regulations Administrative Guidelines (24 VAC 30-155), has been prepared and will be submitted to VDOT the same day.

_____ 8/21/25

(Signature of Applicant/Applicant's Representative) (Date)

Steve Schmidt, PE, PTOE, AICP

(Applicant/Applicant's Representative – Print Name)

Trip generation based on the "AWS Data Center Trip Generation Assessment" prepared by BCG, March 2023.

Traffic Study

TIMMONS GROUP

Hunting Hawk Technology Park
Traffic Impact Analysis

Submitted to:
Hanover County, Virginia

Steve Schmidt, PE, PTOE, AICP
Project Manager

804.200.6502
Steve.schmidt@timmons.com

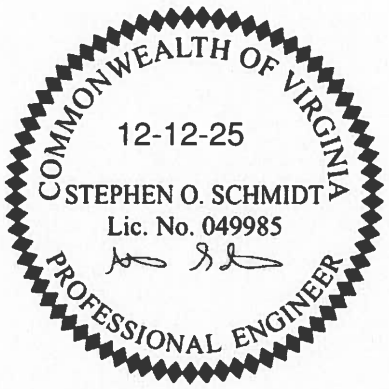
7053 Celebration Park Ave
Suite 300
Richmond, VA 23225

Hunting Hawk Technology Park
Traffic Impact Analysis

Prepared By:

Timmons Group
7053 Celebration Park Ave, Suite 300
Richmond, Virginia 23225

August 2025
Revised December 2025



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APPENDICIES

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1 EXECUTIVE SUMMARY

This report presents the findings of the revised traffic impact analysis (TIA) prepared for the proposed Hunting Hawk Technology Park development located in Hanover County, Virginia. The original TIA was submitted in August 2025 and VDOT/County provided comments in November 2025. A copy of the responses to the comments is included in Appendix A.

1.1 PROJECT OVERVIEW

The proposed development is generally located northeast of Route 271 (Pouncey Tract Road), southeast of Route 623 (Ashland Road) and southwest of Route 623 (Cauthorne Road) in Hanover County, Virginia as shown in Figure 1-1 (all figures are located at the end of their respective chapter).

This site is currently developed with the Hunting Hawk Golf Club. The Applicant is seeking to redevelop the site with 3,894,000 square feet of data center uses.

Access to the site will be provided via three access points, at the existing Hunting Hawk Access and two additional entrances (one south and one north) on Ashland Road. The existing Hunting Hawk Access will serve as the main entrance and is referred to as Site Entrance 2 in this analysis. This entrance has an existing right turn lane with 200 feet of taper and 200 feet of storage and an existing left turn lane with 150 feet of storage and 150 feet of taper. A site plan is shown on Figure 1-2.

For the purposes of this analysis, the development was assumed to be complete by 2035.

When complete, the proposed development will generate 2,921 daily trips, 350 AM peak hour trips (193 in and 158 out) and 117 PM peak hour trips (35 in and 82 out).

The purpose of this analysis is to determine the impact of the proposed development on the surrounding roadway network. The scope of this study was developed with Hanover County and VDOT. A copy of the scoping documents is included in Appendix A.

1.2 STUDY LIMITS

As agreed upon in the scoping documents, the study limits include the following four (4) existing intersections:

1. Ashland Road and Pouncey Tract Road (Signalized);
2. Ashland Road and Abner Church Road (Unsignalized);
3. Ashland Road and Cauthorne Road (Unsignalized); and
4. Ashland Road and US Route 33 (Signalized)

In accordance with the scoping agreement, analyses were completed for the following scenarios:

1. 2025 Existing Traffic Conditions;
2. 2035 Background Traffic Conditions (without the development of the site);
3. 2041 Background Traffic Conditions (without the development of the);
4. 2027 Future Traffic Conditions (with construction traffic);
5. 2035 Future Traffic Conditions (with the development of the site); and
6. 2041 Future Traffic Conditions (with development of the site).

The following steps were taken to determine the potential traffic impacts associated with this project:

1. Data Collection – AM and PM peak hour weekday traffic counts were completed for each of the study intersections and were conducted when public schools were in session.

2. Traffic Growth – As agreed upon in scoping, a 2% annual growth rate was applied to existing traffic volumes to account for development growth outside of the study area.

3. Trip Generation – Traffic generated by the proposed development was estimated using the AWS Data Center Trip Generation Assessment as detailed below. Construction traffic was estimated based on existing traffic counts at other data center developments in Virginia as detailed below.

4. Traffic Distributions – The distribution of trips generated by the proposed developed was based on the existing traffic volumes, the nature of the use, and local knowledge.

5. Site Traffic Projections – Future traffic volumes were determined by combining the total background traffic volumes with proposed new trips generated by the site to create the total future traffic volumes used in the analysis.

6. Traffic Capacity Analysis – Level of service calculations for existing, background, and future conditions were performed using Synchro Version 11 with SimTraffic for signalized and unsignalized intersections.

7. Queuing Analysis – The 95th percentile queue lengths (Synchro) and maximum queues (SimTraffic) were reviewed at the intersections listed above.

1.3 PRINCIPAL FINDINGS

When complete the proposed data center will generate 2,921 daily trips, 350 AM peak hour trips (193 in and 158 out) and 117 PM peak hour trips (35 in and 82 out).

Under 2025 existing conditions:

- The signalized intersection of Ashland Road and Pouncey Tract Road operates at an overall LOS E in the AM peak and LOS F in the PM peak. The eastbound and westbound approaches operate at LOS F during both peaks. The northbound approach operates at LOS D in the AM peak and LOS E in the PM peak. The southbound approach operates at LOS E in the AM peak and LOS D in the PM peak.

- At the unsignalized intersections of Ashland Road and Abner Church Road and Ashland Road and Cauthorne Road, all approaches operate at LOS C or better during both peaks.

- The signalized intersection of Ashland Road and Route 33 operates at an overall LOS D during both peaks and all approaches operate at LOS E or better during both peaks.

- Overall, there are no significant queueing issues present at any of the study intersections. All 95th percentile and maximum queues are contained within the available storage at the intersections.

Under 2035 background conditions:

- All intersections and approaches continue to operate in similar conditions to existing without significant changes in delay, LOS or queueing.
- The intersection of Ashland Road and Pouncey Tract Road continues to operate at an overall LOS E in the AM and LOS F in the PM peak hours.
- The intersection of Ashland Road and Route 33 continues to operate at an overall LOS D in both peak hours.

Under 2041 background conditions:

- At the signalized intersection of Ashland Road and Pouncey Tract Road, the overall intersection worsens to LOS F in the AM peak with increases in queue in the eastbound and northbound directions.
- At the unsignalized intersections of Ashland Road and Abner Church Road and Ashland Road and Cauthorne Road, all approaches operate at LOS C or better during both peaks with minimal queueing.
- The signalized intersection of Ashland Road and Route 33 degrades to operate at LOS E during both peaks. The northbound and southbound approaches continue to operate in similar conditions to 2035 background while the eastbound and westbound approaches experience increased delay and queueing.

Under 2027 construction conditions:

- The signalized intersection of Ashland Road and Pouncey Tract Road operates at LOS F during both peaks, worsening from LOS E in the AM peak in existing conditions. Signal timing adjustments are recommended during construction to help alleviate the increase in delay.
- At the unsignalized intersections of Ashland Road and Abner Church Road and Ashland Road and Cauthorne Road, all approaches operate at LOS C or better during both peaks.
- At the signalized intersection of Ashland Road and Route 33, the overall intersection continues to operate at LOS D during both peaks. All approaches continue to operate at LOS E or better with the exception of the eastbound and westbound approaches during the AM peak which operate at LOS F.
- At the unsignalized intersection of Ashland Road and Site Entrance 1, the mainline eastbound and westbound approaches operate at LOS A during both peaks. The northbound approach of Site Entrance 1 operates at LOS C during both peaks.
- At the unsignalized intersection of Ashland Road and Site Entrance 2, the mainline eastbound and westbound approaches operate at LOS A during both peaks. The northbound approach of Site Entrance 2 operates at LOS B during the AM peak and LOS C during the PM peak.
- At the unsignalized intersection of Ashland Road and Site Entrance 3, the mainline eastbound and westbound approaches operate at LOS A during both peaks. The northbound approach operates at LOS B during both peaks.

- An eastbound right turn lane and westbound left turn lane is warranted at Site Entrance 2 and is provided by the existing Hunting Hawk Entrance.

Under 2035 future conditions:

- The signalized intersection of Ashland Road and Pouncey Tract Road operates at LOS F during both peaks. All approaches operate in similar conditions to background in terms of delay; queueing for all approaches operates similar to background with the exception of the eastbound approach which experiences an increase in queueing. No geometric improvements are required at the intersection but signal timing adjustments are recommended to help alleviate the increase in delay.

- At the unsignalized intersections of Ashland Road and Abner Church Road and Ashland Road and Cauthorne Road, all approaches operate at LOS C or better during both peaks.

- At the signalized intersection of Ashland Road and Route 33, the overall intersection continues to operate at LOS D during the AM peak and operates at LOS E during the PM peak. All approaches continue to operate in similar condition to background in terms of delay; queueing for all approaches operates similar to background with the exception of the northbound through movement which experiences an increase in queueing during the PM peak.

- At the unsignalized intersection of Ashland Road and Site Entrance 1, the mainline eastbound and westbound approaches operate at LOS A during both peaks. The northbound approach of Site Entrance 1 operates at LOS B during both peaks.

- At the unsignalized intersection of Ashland Road and Site Entrance 2, the mainline eastbound and westbound approaches operate at LOS A during both peaks. The northbound approach of Site Entrance 2 operates at LOS B during both peaks

- At the unsignalized intersection of Ashland Road and Site Entrance 3, the mainline eastbound and westbound approaches operate at LOS A during both peaks. The northbound approach operates at LOS B during both peaks.

- Right turn tapers are warranted at Site Entrance 1 and 2 and should be 200' in length. Site Entrance 2 has an existing right turn lane with 200' of storage and 200' of taper which fulfills this requirement.

- No other turn lanes or tapers are warranted at the site entrances.

Under 2041 future conditions:

- The signalized intersection of Ashland Road and Pouncey Tract Road operates at LOS F during both peaks. All approaches operate in similar conditions to background in terms of delay; queueing for all approaches operates similar to background with the exception of the eastbound approach and the southbound through-right movement which experiences an increase in queueing.

- At the unsignalized intersections of Ashland Road and Abner Church Road and Ashland Road and Cauthorne Road, all approaches operate at LOS C or better during both peaks.

- At the signalized intersection of Ashland Road and Route 33, the overall intersection operates at LOS E during both peaks. All approaches continue to operate in similar condition to background in terms of delay and queueing.

- At the unsignalized intersection of Ashland Road and Site Entrance 1, the mainline eastbound and westbound approaches operate at LOS A during both peaks. The northbound approach of Site Entrance 1 operates at LOS C during both peaks.

- At the unsignalized intersection of Ashland Road and Site Entrance 2, the mainline eastbound and westbound approaches operate at LOS A during both peaks. The northbound approach of Site Entrance 2 operates at LOS B during the AM peak and LOS C during the PM peak.

- At the unsignalized intersection of Ashland Road and Site Entrance 3, the mainline eastbound and westbound approaches operate at LOS A during both peaks. The northbound approach operates at LOS B during the AM peak and LOS C during the PM peak.

- A right turn taper is warranted at Site Entrance 1 and should be 200' in length.

- A right turn lane and taper with 200' of taper and 200' of storage is warranted at Site Entrance 2 and is provided by the existing turn lane at the Hunting Hawk Entrance.

- No other turn lanes or tapers are warranted at the site entrances.

1.4 RECOMMENDATIONS

Based on the capacity analysis and turn lane warrant analyses results, the following is recommended:

- Signal timing adjustments at the Ashland Road/Pouncey Tract Road during both construction conditions and buildout conditions.

- A 200' right turn taper on Ashland Road at Site Entrance 1.

- An eastbound right turn lane and westbound left turn lane is warranted at Site Entrance 2 and is provided by the existing Hunting Hawk Entrance. The Applicant is proffering to maintain the existing turn lanes and taper storage at Site Entrance 2.

- While not a direct impact of the project, the Applicant is proffering a $1.33 million contribution at the time of the first Certificate of Occupancy for tenant occupancy of the first data center building for traffic improvement projects at Pouncey Tract/Ashland Rd and/or road widening projects on Ashland Road in the vicinity of the project.

TIMMONS GROUP
YOUR VISION ACHIEVED THROUGH OURS.

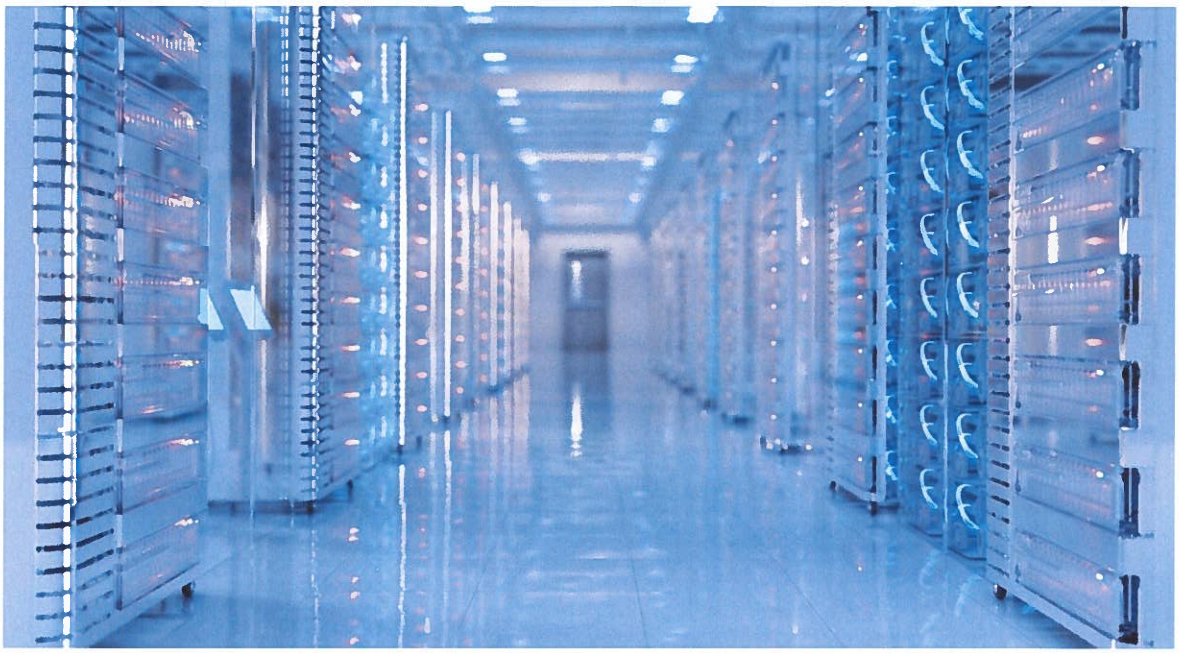
Surrounding Roadway Network and Study Intersections
Hunting Hawk TIA
Hanover County, Virginia

Figure
1-1

Fiscal Impact Study

PREPARED FOR

HHHunt



11/5/2025

Fiscal Impact of a Proposed Data Center in Hanover County

CHMURA

1. Background

HHHunt is currently working on the rezoning application of a parcel of land in Hanover County, Virginia. The plan is to develop this parcel into a data center with multiple buildings.

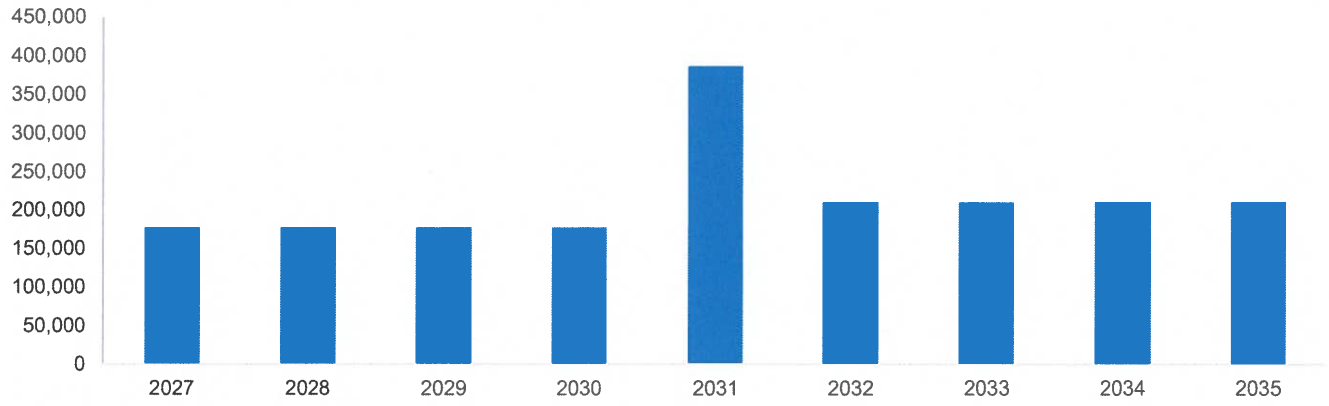
Chmura Economics & Analytics (Chmura) analyzed the fiscal impact of the proposed data center development[1] and reviewed various studies on the development cost of data centers. Based on assumptions from those studies, Chmura estimated the total development costs, and the building and equipment costs associated with this data center development. Those costs allow Chmura to estimate the real estate and personal property tax revenue for Hanover County from 2026 to 2036, based on the existing tax rates of the county.

Contents

2. Project Summary

If approved, this data center development will include 10 buildings. The buildings include five one-story buildings with an average size of 176,098 square feet (SF) per building, and five two-story buildings averaging 210,024 SF per building. The total size of this data center development will be 1.9 million square feet. Those 10 buildings will come online gradually from 2027 to 2035 (Figure 2.1), with all ten buildings fully operational in 2035.

Figure 2.1: The Development Amount to 1.9 Million Square Feet



Source: Chmura Economics & Analytics

Chmura researched the estimated development cost of the data centers. The unit cost per square foot varies and has been growing in recent years, as demand for data centers continues to grow. A study conducted by the U.S. Chamber of Commerce in 2017 indicated a total development cost of $1,000 per square foot.[2] A 2022 study provided a range of estimates

[1] Chmura provides economic software, consulting, and data so clients can make informed decisions that benefit their communities. Chmura's PhD economists, data scientists, and strategic planners guide clients through their local labor market. Over the past 26 years, Chmura has served hundreds of clients nationwide with thoroughness, accuracy, and objectivity.

[2] U.S. Chamber of Commerce Technology Engagement Center, "Data Centers, Jobs and Opportunities in Communities Nationwide", accessed October 24, 2025, https://www.uschamber.com/assets/documents/ctec_datacenterrpt_lowres.pdf. This is the cost per gross square feet, not net square feet.

of development cost, from $625 to $1,135 per SF.[3] A more recent study by Cushman & Wakefield provided estimated data center development costs in different regions of the United States.[4] This study showed that the development cost in Virginia in 2025 ranges from $970 to $1,240 per square foot, with a mid-range cost of $1,110 per SF. Chmura chose to use this study and assumed that the development cost of the proposed Hanover data center at $1,110 /SF in 2025 dollars. As a result, the estimated total development and construction cost of the planned data centers is $1.9 billion in 2025 dollars.

3. Tax Revenue

After completion, the data center development will expand the tax base and generate tax revenue for Hanover County. In this study, Chmura estimated real estate and personal property taxes from the data center development.

The current real estate tax rate in the county is 0.81%.[5] In 2025, the assessed value of the current land is $5.2 million (with use).[6] Chmura assumed that land appreciates at the same rate as the Consumer Price Index.[7] In addition, with approval of the rezoning application, the county will receive a one-time rollback payment, equivalent to the real estate tax for 5 years, to be paid to the county in 2026. Chmura estimated that total real estate tax from land, including rollback payment, will reach $685,055 from 2026 to 2036, averaging $62,278 per year, or $55,680 in 2036. In 2016, land real estate taxes, including rollback, will reach $189,367.[8]

Table 3.1: Cumulative Tax Revenues Estimated at $52.9 Million from 2026 to 2036

	Cumulative (2026-36)	Annual Average (2026-36)	Annual 2036
Real Estate (Land)	$685,055	$62,278	$55,680
Real Estate (Buildings)	$38,886,317	$3,535,120	$7,200,303
Business Personal Property (Equipment)	$13,361,470	$1,214,679	$1,111,036
Combined (2026-2036)	**$52,932,843**	**$4,812,077**	**$8,367,019**

Note: Numbers may not sum due to rounding

Source: Chmura

Buildings of the data center development will generate real estate taxes. In this analysis, Chmura used the cost of building construction as the approximate assessed value for buildings and structures, which is assumed at 31% of the total development cost.[9] Chmura assumed that real property in the county appreciates at the same rate as the Consumer Price Index. Chmura estimated that the real estate tax from buildings will reach $38.9 million from 2026 to 2036, averaging $3.5 million per year. In 2036, real estate tax from buildings is estimated at $7.2 million.

Business equipment is subject to the county's personal property tax rate, which is 0.4% of assessed value.[10] The assessment ratio is 66% of the original equipment cost for year one, 55% for year two, 35% for year three, and so forth, with a minimum assessment ratio of 1% after year 6.[11] Chmura assumed that equipment account for 69% of the total development cost. Chmura estimated that the business personal property tax will reach $13.4 million from 2026 to 2036, averaging $1.2 million per year. In 2036, business personal property tax is estimated at $1.1 million.

---

[3] Mary Zhang, "How Much Does it Cost of Build a Data Center?", accessed October 24, 2025, https://dgtlinfra.com/how-much-does-it-cost-to-build-a-data-center/. Please note this development cost does not include owner purchased equipment.

[4] Cushman & Wakefield, "2025 Data Center Development Cost Guide", assessed October 24, 2025, https://www.cushmanwakefield.com/en/united-states/insights/data-center-development-cost-guide?utm_source=chatgpt.com.

[5] Hanover County, "Tax Rates", accessed October 24, 2025, https://www.hanovercounty.gov/386/Tax-Rates

[6] Source: HHHunt.

[7] Chmura used the CPI rate of 2.68%, which is the average from 2010 to the first half of 2025.

[8] Source: HHHunt.

[9] Cushman & Wakefield, "2025 Data Center Development Cost Guide", assessed October 24, 2025, https://www.cushmanwakefield.com/en/united-states/insights/data-center-development-cost-guide?utm_source=chatgpt.com.

[10] Hanover County, "Tax Rates", accessed October 24, 2025, https://www.hanovercounty.gov/386/Tax-Rates.

[11] Weldon Cooper Center of University of Virginia, Virginia Local Tax Rates, 2024.

Figure 3.1 summarizes the total fiscal impact of the data center development for Hanover County from 2026 to 2036. Chmura estimated that total tax revenue for the county will reach $52.9 million from 2026 to 2036, averaging $4.8 million per year. In 2036, Hanover County can expect to receive $8.4 million tax revenues from the data center development.

Figure 3.1: Hanover County Tax $53.9 Million from 2026 to 2036

Source: Chmura Economics & Analytics

Preliminary Noise Propagation Analysis

Admark Service Resources
5514 Silver Birch Lane

Midlothian, VA 23112
Phone: (804) 647-0704

Memo: **January 1, 2026**

Hunting Hawk Technology Park
HH Hunt Real Estate Development

Attn: Jonathan Ridout

Description:

There are (3) primary noise sources found on a Data Center campus. These "point sources" function as key components to the facility and are interictal operationally. We have prepared a Preliminary Noise Propagation Analysis from the following sources to the closest adjacent property lines where adjacent residential dwellings are found.

- Auxiliary Generators (AGSs): For this analysis Caterpillar 300KW 3516E generator units were utilized as the basis for this acoustic model. AGS installed in sound attenuating walk-in enclosure yielding 75 dB(A) maximum noise level at 23 ft. Additional attenuated exhaust AES Silencer Class 5 Hospital Grade yielding 75 dB(A) maximum noise level at 23 ft. These levels were the originating "point source" dB(A) levels the propagations were calculated from.
  The temperature was programmed at 25 degrees Celsius (77degress F). The units were assumed to be operating at 100% capacity.

- Large Capacity Roof Top Chillers: For this analysis an AHRI 370 Sound Rated Dunham-Bush chiller was utilized as the basis for this acoustic model. Chiller was outfitted with "Reduced speed fans" and "sound reduction props" yielding 66dB(A) maximum noise level at 33 ft. These levels were the originating "point source" dB(A) levels the propagations were calculated from.

  Note: Additional enclosures can be specified to yield greater attenuation. NRC rated 1.05 / STC rated 33.

  The temperature was programmed at 25 degrees Celsius (77degress F). The unit was assumed be operating at 100% load capacity.

- Transformer: For this analysis a Power Transformer (ILJIN 105% rated voltage) 120.75/34.73/13.86 KV at 60 Hz in accordance with IEEE C57.12.90 was utilized as the basis for this acoustic model. The ILJIN design specification requirement was 66dB(A) maximum noise level at 33 ft. These levels were the originating "point source" dB(A) levels the propagations were calculated from.
  The temperature was programmed at 25 degrees Celsius (77degress F). The unit was assumed be operating at 100% load capacity.

Summary:

Per the preliminary findings, and the data below there seem to be no real concerns with the dB(A) levels at the closest property lines. It is common for rural areas to have nighttime ambient levels fall below 40dB(A), thus dB(A) levels above that might be audible and unnatural to the human ear but not impactful or harmful. Attenuation packages and isolation and vibration control components farther insure no ICC or dB(C) low frequency impacts. The modeled specified attenuation measures and distances to the closest receivers are effective mitigators in the particular case. None of the modeled noise sources exceed the 42 dB(A) threshold required by Hanover County.

Note: Upon review of the site's location, there are no residential dwellings with close enough proximity to be impacted due to distances being greater than 250 linear feet.

Please do not hesitate to follow up with any RFI items, additional data needed, etc.

Sincerely,

DAVID POINDEXTER
Managing Partner, LEED AP / Admark, LLC

5514 Silver Birch Lane, Midlothian, VA 23112
o 804.647.0704 f 804.639.7508 e dpoin0917@verizon.net

NCAC NATIONAL COUNCIL of ACOUSTICAL CONSULTANTS

Acoustical Society of America

Hydrogeological Report

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Suite 503
Richmond, Virginia 23225
+1 (804) 355-2067

wsp.com

November 14, 2025

Bruce W. Strickland, Jr., P.E.
TIMMONS GROUP
7053 Celebration Park Ave Suite 300
Richmond, VA 23225
Bruce Strickland Bruce.Strickland@timmons.com

SUBJECT: GROUNDWATER EXPLORATION & DEVELOPMENT SERVICES FOR A PUBLIC WATER SUPPLY AT A CONFIDENTIAL SITE IN HANOVER COUNTY, VIRGINIA

Dear Mr. Strickland:

WSP USA Inc. (WSP) is pleased to present this technical hydrogeological report on the detailed groundwater exploration study we completed at a confidential site in Hanover County, Virginia. The purpose of the study is to help optimize the location and development of public water wells to support a community water system for this site. The estimated water supply need for the property is estimated at 10,500 gallons per day (gpd), which will be developed from up to three groundwater well sites. Advanced geophysical techniques were used to characterize the underlying geology and hydrogeology of the site in areas identified as favorable to groundwater development. The geophysical techniques allow us to identify and delineate potential low resistivity, water-bearing bedrock fracture zones that may act as preferred groundwater flow pathways within the underlying fractured bedrock aquifer. Drilled water wells that intersect such water-bearing fracture zones are more likely to have higher than average well yield and often have better water quality as well.

1 HYDROGEOLOGIC SETTING

Bedrock Geology

The property is situated in the Piedmont Physiographic province of Virginia which is characterized by gently rolling topography underlain primarily by deeply weathered, crystalline igneous and metamorphic rocks. Deeply weathered, dendritic and rectangular drainage patterns within the Piedmont suggest that stream positions are predominantly controlled by differential weathering of the weaker (fracture and fault) zones present within the underlying bedrock. These fracture zones are important targets for locating water supply wells in the Piedmont.

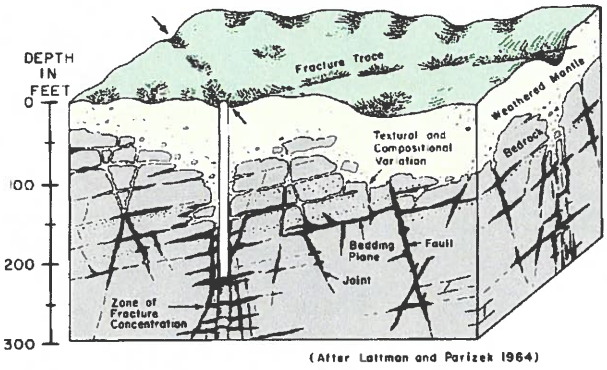
The majority of the site is underlain by the Petersburg Granite, identified as Pzpg in Figure 1. The Petersburg consists of coarse-grained porphyritic biotite granite that was intruded by finer grained granite and cut by pegmatite. This belt of mostly granitic rocks extends from near Ashland, Virginia north of Richmond, to near Stony Creek, south of Petersburg, Virginia.

Bedrock Lineament Analysis

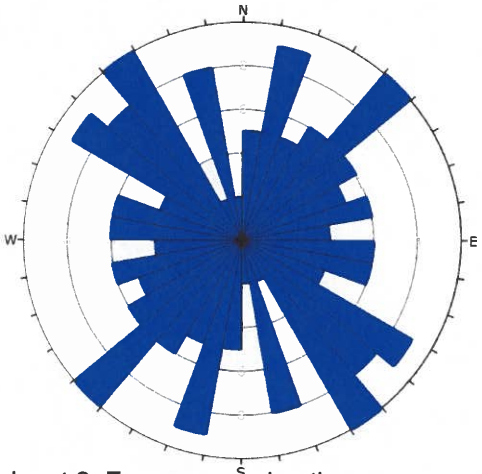
Subsurface geologic features such as resistant or non-resistant rock formations, fracture zones, geologic contacts, and faults often have ground surface expressions that can be detected through remote sensing analysis of photographic and topographic images. Fracture zones are probably the most important hydrogeologic feature(s), because they represent potential areas of increased, localized fracture concentrations. Fracture zones are typically narrow (5 to 60 feet wide), long (100s to 1000s of feet), linear, and vertical to near-vertical zones of increased fracture density. These zones typically have enhanced porosity and permeability and therefore represent important pathways for groundwater flow in bedrock.

Because fracture zones are typically less resistant to weathering, they are often expressed as natural topographic lows, such as straight stream valley segments, swales, aligned depressions and gaps in ridges; or as linear tonal or vegetative alignments due to variations in soil thickness and moisture (see Inset 1). These surface manifestations are referred to as lineaments or fracture traces and were identified for this project using topographic maps and shaded relief maps of digital elevation data.

Figure 1 illustrates the lineaments (i.e., potential subsurface bedrock fracture zones) mapped by experienced WSP personnel. A total of 112 lineaments were mapped. Most coincide with linear topographic depressions and straight stream segments. Mapped lineaments range from 550 to 5,000 feet in length and average 1,726 feet. The dominant orientation is northeast (N10-20°E and N40-50°E) parallel to geologic strike and referred to as strike joints, and northwest (N30-60°W) perpendicular to geologic strike and are referred to as dip joints and oblique joints. A rose diagram of the mapped lineaments is provided in Inset 2.



Inset 1. Schematic diagram illustrating the "fracture trace" method of groundwater exploration.



Inset 2. Frequency azimuth rose diagram of lineament orientations (n=112).

Hydrogeologic Significance of Bedrock Formations and Structures

Groundwater is stored in and flows through fractures found within the rock formations found beneath the study area. These fractures include joints, faults, and bedding plane partings. The occurrence and characteristics of fractures (size, orientation, spacing) are dependent on the lithology of the rock and the type of stresses exhibited on them. Understanding the occurrence and hydrogeologic significance of bedrock fractures therefore is an important aspect of understanding the occurrence and movement of groundwater beneath the site. Within the massive, competent and coarse-grained granitic rocks of the Petersburg Formation, fractures tend to be longer, with larger aperture openings that tend to remain open due to the rougher fracture surfaces and absence of clay-forming minerals and are more likely interconnected with regional fracture systems. Additionally, near-horizontal sheet fractures attributed to removal of load stresses by erosion are often well developed in granitic and more massive metamorphic rocks. Sheet fractures and low-angle shear zones associated with thrust faults may greatly increase the hydraulic interconnections between fractures, improving the overall water-producing characteristics of these rocks. This promotes groundwater movement and recharge and often results in higher yielding wells. The hydrogeologic characteristics of these types of rocks which underlie the site is considered moderately to highly favorable to the development of higher-than-average yielding wells.

Inventory of Existing Water Well Data

An inventory of reported water supply wells completed in the Petersburg (Pzpg) geologic unit with information on well depth, yield, water depth, and total iron content is provided in Table 1. The well inventory was gathered from several sources, including the EPA STORET database, DEQ, and VDH. The inventory is not comprehensive due to incomplete well records at these various agencies. Reported well depths range up to 525 feet and well yield range up to 100 gpm. The median well depth is only 225 feet, and the median well yield is 25 gpm. Total iron concentrations range up to 20 mg/l and average 0.96 mg/l. The secondary drinking water standard for iron is 0.3 mg/l so the average well has iron concentrations that will require treatment for iron.

Table 1. Statistical Analysis of Water Supply Well Data in Central Piedmont Region

	Well Depth (ft)	Well Yield (gpm)	Depth to Bedrock (ft, bls)	Depth to Water (ft, bls)	Total Iron (mg/l)
Geologic Formation: Petersburg Granite (Pzpg)					
Min	32	1	6	2	0.02
Max	525	100	135	140	19.7
Average	250	31	50	29	0.96
Median	225	25	51	21.5	0.1
90 Percentile	447	65.2	92.2	46.7	0.706
# of Wells	63	43	25	40	25

2 GEOPHYSICAL SURVEY RESULTS

Electrical Resistivity Imaging Results

Overall, the geophysical results for this project were good. Low contact resistance between the stakes and the ground allowed a relatively large amount of current to be injected into the subsurface. Also, there was little to moderate cultural noise from underground utilities and overhead power lines with the possible exception along Line 2 on the golf course. Apparent resistivity data calculated from the modeled resistivity profiles compared closely with data measured in the field with root mean square (RMS) errors between 2 and 5 percent and L2 norm statistics (measurement of data misfit) generally less than 2. Low RMS error, quick data convergence and low data misfit indicate that modeled resistivity profiles are good representations of subsurface electrical properties at the project site.

The interpretative results of the electrical resistivity imaging profiles (i.e., 2-D vertical cross sections of electrical resistivity values) using dipole-dipole and strong gradient arrays combined are illustrated in Figures 2 through 5. All profiles have the same electrical resistivity scale for ease of comparison. Modeled resistivity values range from below 10 ohm-meters to over 3,000 ohm-meters, generally increasing with depth reflecting the transition from saturated soil to weathered bedrock to competent bedrock.

Generally, three characteristic layers can be distinguished in the ERI profiles based on the electrical properties of the subsurface geologic materials. They include:

- A continuous low resistivity layer representing saturated clayey soil and weathered bedrock below the water table
- A high resistivity layer representing competent unfractured bedrock
- Areas below the suspected bedrock interface with low resistivity values in the range of the overlying soil/saprolite material are likely indicative of zones of increased fracture

concentrations (e.g., saturated bedrock fracture zones). Such zones have higher saturated porosity and clay concentrations and are therefore more electrically conductive than the surrounding less fractured, drier bedrock. The geometry of bedrock low resistivity zones varies from sub-vertical narrow zones possibly representing vertical to steeply dipping joint fracture zones.

3 RECOMMENDATIONS

Seven recommended exploratory test well sites have been located based on the results of the geologic and geophysical analysis of this property and are shown in Figure 1 and their locations are summarized in Table 2. The test well sites have been ranked in descending order of favorability based on hydrogeologic attributes including topographic position, underlying geology, proximity to fracture traces, proximity and nature of the targeted low resistivity zone, and proximity and accessibility of sites to planned water treatment and storage facilities. It is recommended that exploratory 6-inch diameter test wells be drilled at each of these sites progressively until a well yield sufficient to meet the estimated water supply needs of 10,500 gpd (7.3 gpm). Note that to achieve a permitted source capacity of 10,500 gpd, the well or wells must have a combined sustainable yield of at least 18,900 gpm (13 gpm), as determined by a 48-hour well and drawdown test. Each well site requires a minimum 50-radius of deeded property with an all-weather access road and graded to divert surface runoff away from the well and to prevent ponding on the well lot.

Table 2. Recommended Exploratory Test Wells in Descending Order of Favorability

Ranking	Well ID	Latitude	Longitude
1	TW3-21	37.71123366	-77.61084484
2	TW4-09	37.71095472	-77.60986925
3	TW2-21	37.71144684	-77.61736557
4	TW2-33	37.71156664	-77.61657248
5	TW4-21	37.71089884	-77.60907607
6	TW2-10	37.71140840	-77.61811679
7	TW1-29	37.71006460	-77.61822693

* - NAD 1983 Geographic Coordinate System

4 REFERENCES

Lattman, L.H. and Parizek, R.R. (1964). Relationship between fracture traces and the occurrence of groundwater in carbonate rocks. Jour. of Hydrology, vol 2, p. 73-91.

Rader, E.K. and Evans, N.H., editors, 1993, Geologic map of Virginia- expanded explanation. Virginia Division of Mineral Resources, scale 1:500,000, 80 p.

Virginia Energy Division of Geology and Mineral Resources (DGMR), 2021, Virginia On-Line Geologic Map BETA version. Digital compilation by Anne C. Witt, Matthew J. Heller, Marcie E. Occhi, David B. Spears, Katie E. Lang, C. Rick Berquist, Jr., and Philip S. Prince (eds).

CLOSING

We hope that the result of this study provides valuable insight into the subsurface conditions at the subject property. Please do not hesitate to contact us if you have any questions or would like to discuss our findings in more detail.

Sincerely,
WSP USA Inc. Earth & Environment

Mac Morrow
Senior Project Scientist

Brent B. Waters, PG
Senior Vice President, Geologist

Attachment: Geophysical Survey Procedures

Geophysical Survey Procedures

Principals of Electrical Resistivity

WSP conducted electrical resistivity imaging (ERI) surveys at the Site in order to identify, characterize, and attain greater precision in locating hydrogeologic features in the subsurface including characterizing the thickness and lithology of the overburden material, delineating the top of bedrock, and identifying bedrock fracture zones that may act as potential flow pathways in the fractured bedrock aquifer underlying the site. The electrical resistivity of a geological formation is a measure of the resistance to an applied electrical current. Under saturated conditions, the resistivity of bedrock aquifers with high fracture porosity and interconnectivity is decreased significantly compared to unfractured rock which is dry and typically highly resistive to current flow. Due to the contrasting electrical properties of the subsurface material, ERI surveys are useful for identifying hydrogeologic features including saturated and unsaturated soils, the top of bedrock surface, changes in bedrock lithology, fault zones, and subsurface voids filled with air, water, or mud.

Electrical resistivity geophysical surveys determine variations in the electrical properties of subsurface materials by measuring electrical potentials at the surface. Electrical resistivity is a fundamental property of a material that describes how easily the material can transmit electrical current. High values of resistivity imply that the material is resistant to the flow of electricity; low values of resistivity imply that the material transmits electrical current very easily. The primary properties that affect the resistivity of subsurface materials are porosity, water content, clay mineral and metal content, pore interconnectivity, and pore water salinity. Resistivity values of common rocks and soil materials are provided in Table 2. Since most soil and rock-forming minerals are essentially nonconductive, most current flow takes place through the material's pore water. Therefore, resistivity decreases with increasing porosity and water saturation and increases with lower porosity and pore water interconnections. Clay minerals and certain metallic minerals tend to be conductive because of the availability of free ions. Similarly, dissolved ions in groundwater makes the water more conductive to electric current. Thus, electrical resistivity decreases with increasing clay content and ionic strength of the pore fluids. Bedrock fracture zones karst voids filled with water will have a lower electrical resistivity than the surrounding dry unfractured rocks.

ERI Field Procedures

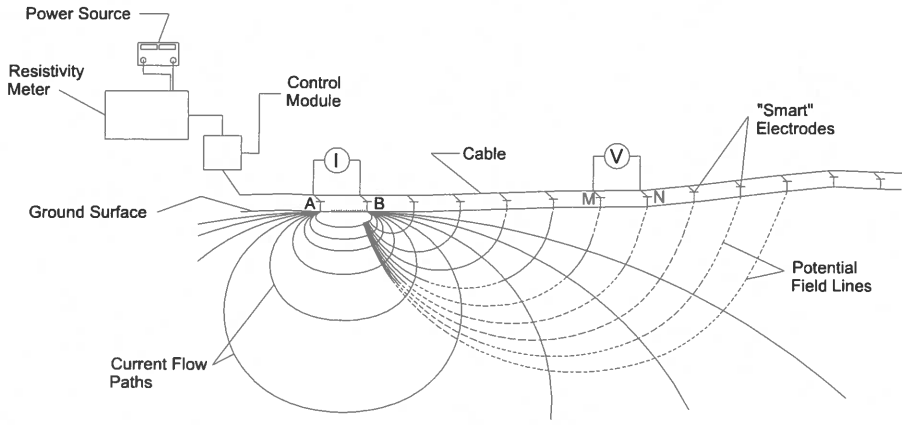
Resistivity measurements are made by injecting current into the ground through two current electrodes (C1 and C2) and measuring the resulting voltage difference at two potential electrodes (P1 and P2). The apparent resistivity of the earth material between the electrodes is calculated on the basis of the measured potential drop, the applied current, and the electrode spacing. The electrodes are then moved down a survey line to determine the lateral variations in resistivity at a given depth of penetration. Because the electrode spacing controls the depth of penetration, the spacing can be progressively increased to determine resistivity variations with depth. By combining both horizontal and depth profiling methods, a cross-section of the lateral and vertical variations in apparent resistivity along that survey line can be constructed, and by completing multiple survey lines, a three-dimensional image of the aquifer resistivity can be conceptualized.

$$\rho = 2\pi(n+1)\cdot(n+2)\cdot a\cdot\frac{V}{I}$$

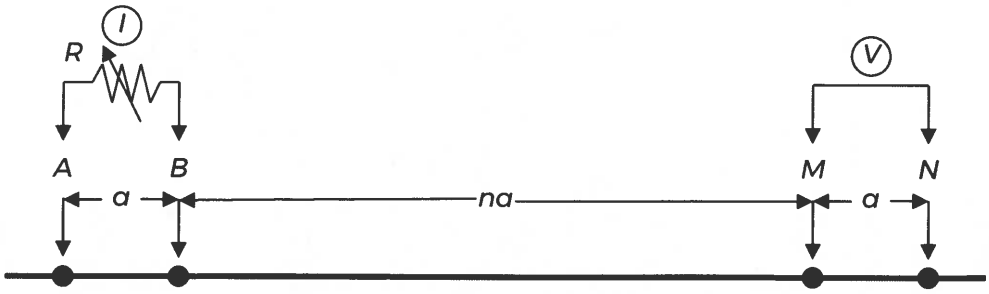
Numerous configurations of electrode placement are commonly employed (i.e., Wenner, Schlumberger, Dipole-Dipole, etc.), each with unique data characteristics. The configuration utilized for this study are the dipole-dipole array, which is more sensitive to lateral changes in resistivity, and the and the strong gradient (modified wenner) array, which is more stable in high noise areas. For the dipole-dipole array,

current is applied to two adjacent electrodes positioned a predetermined distance apart (distance a). The voltage across two other electrodes is measured simultaneously with the applied current. The two sets of electrodes are always spaced distance a apart and the distance between the current and voltage electrodes is always a multiple of a (n· a). To obtain resistivity values, the voltage and current measurements are input into the following formula for dipole-dipole surveys:

Resistivity is typically expressed in ohm-meters (ohm-m). An example of dipole-dipole electrode configuration is shown below.



"DIPOLE-DIPOLE" ARRAY



Schematic 1: Dipole-Dipole array

For this project, the electrical resistivity surveys were conducted using a 56-electrode SuperSting R8/IP 8-channel automatic resistivity imaging system manufactured by Advanced Geosciences, Inc. of Austin, Texas. Using this system, multiple electrodes are connected to stainless steel stakes that are pounded into the ground. The electrodes are attached to a multi-core cable, which is connected to an electronic switching unit. The switching unit automatically selects the appropriate four electrodes for each measurement. The number of electrodes used and the spacing between electrodes vary based on desired resolution, depth of penetration and the length of survey line possible on each site. Measurements are initiated at one end of the line and are incrementally moved through the electrodes until readings have been taken at every position along the line. Typically, between 760 and 1600 separate measurements are collected during a 56-electrode ERI survey.

Data Analysis Procedures

Once the resistivity data is collected, it is downloaded to a laptop computer, processed and interpreted. The resistivity value measured in the field is not the true resistivity of the subsurface, but an "apparent resistivity" value because it is a combination of all the subsurface material and contained fluids along the entire path of the electrical current. To determine the true subsurface resistivity, apparent resistivity values have to be processed using inversion and forward modeling techniques. This was completed using the RES2DINV™ and Earth Imager™ computer programs. Both use a least-squares linear inversion technique to generate a model of actual two-dimensional resistivity values along the profile. These programs produce an image of modeled resistivity values along the profile, which can then be contoured to evaluate spatial trends in subsurface resistivity values.

Limitations of Geophysical Methods

Geophysical methods provide information about the physical properties of the earth's subsurface. Accurate interpretation of geophysical data relies on the site-specific correlation of information with that obtained from drilling or other direct observation methods. The geophysical methods employed on this project may not detect all subsurface features, geologic contacts, or hydrogeologic/ geotechnical features. It is possible that interpreted features may upon intrusive sampling prove to have been misinterpreted and the depth of investigation may not accurately resolve desired features at depth.

LEGEND

- Property Boundary
- Buildings
- Lineaments
- Geophysical Lines
- fault

Geology (2021)

- My - Mylonite (shear zone)
- Pzpg - Petersburg Granite
- Surficial Deposits
- Freshwater Forested/Shrub Wetland

NOTE(S)
1. VIRGINIA ENERGY DIVISION OF GEOLOGY AND MINERAL RESOURCES (DGMR), 2021, VIRGINIA ON-LINE GEOLOGIC MAP BETA VERSION. DIGITAL COMPILATION BY ANNE C. WITT, MATTHEW J. HELLER, MARCIE E. OCCHI, DAVID B. SPEARS, KATIE E. LANG, C. RICK BERQUIST, JR., AND PHILIP S. PRINCE (EDS).

REFERENCE(S)
SOURCE: AERIAL PHOTOGRAPHY/DIGITAL TOPOGRAPHY PROVIDED BY ESRI ONLINE SERVERS (WWW.ESRI.COM).
PROJECTION: NAD 83 STATE PLANE FOR VIRGINIA SOUTH IN FEET

0 225 450 900 1,350 1,800 Feet
1 inch = 500 feet

CLIENT
TIMMONS GROUP

CONSULTANT
WSP

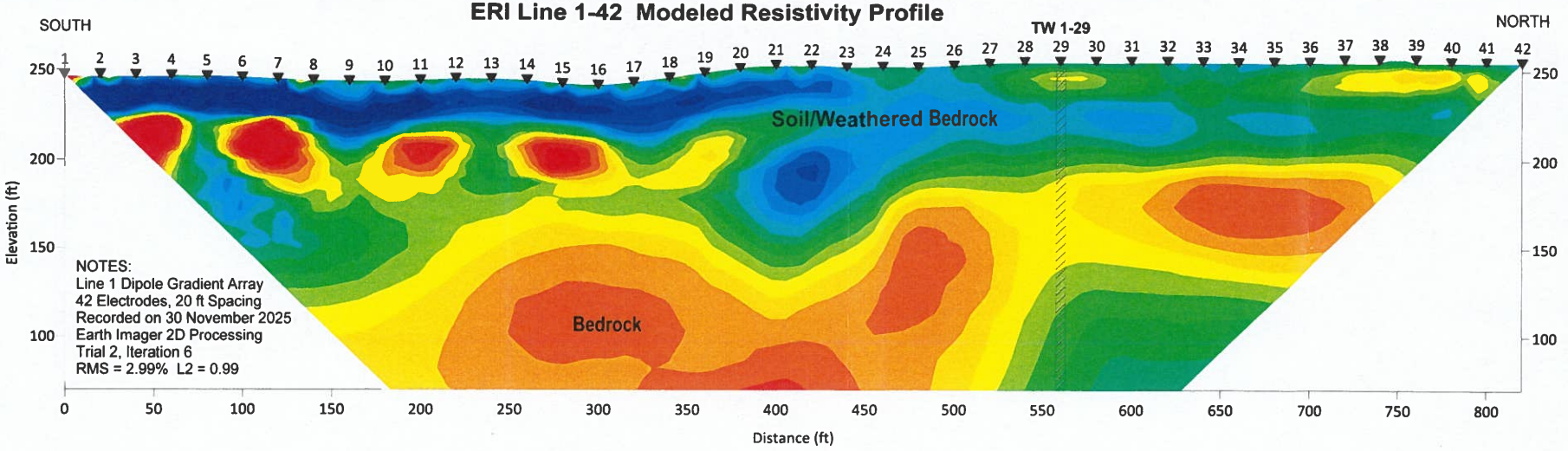
YYYY-MM-DD	2025-10-16
DESIGNED	MGM
PREPARED	MGM
REVIEWED	BBW
APPROVED	BBW

PROJECT
GROUNDWATER DEVELOPMENT PROGRAM

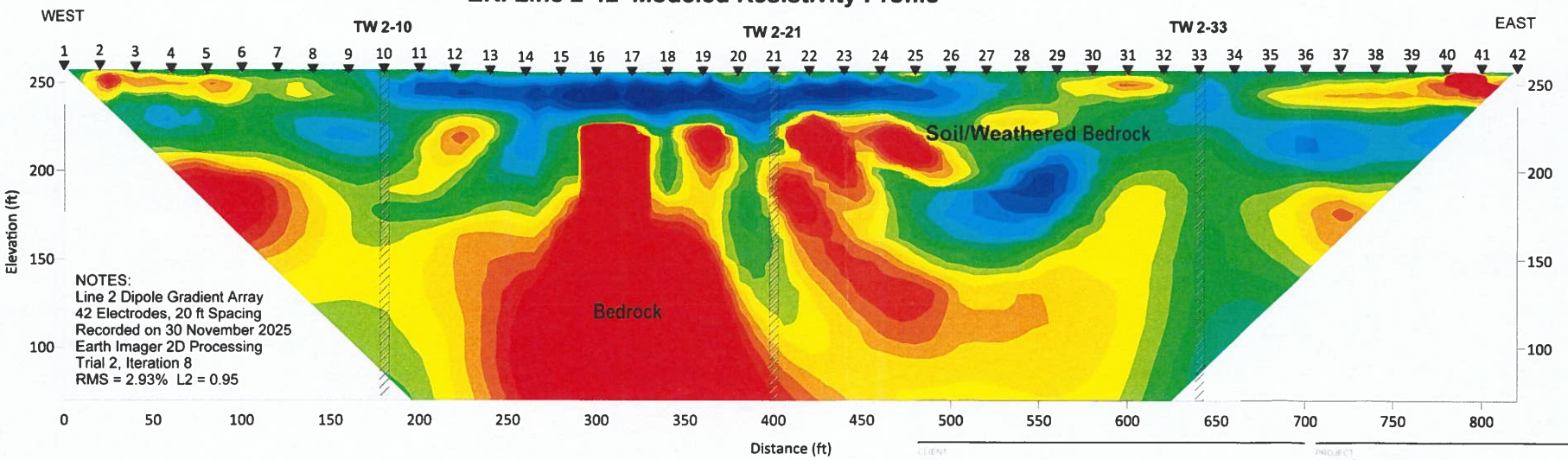
TITLE
GEOLOGY (2021), WETLANDS, LINEAMENTS, AND PROPOSED ELECTRICAL RESISTIVITY IMAGING (ERI) GEOPHYSICAL LINES

PROJECT NO	PHASE	REV	FIGURE
US0050188.1493	01	01	1

ERI Line 1-42 Modeled Resistivity Profile



ERI Line 2-42 Modeled Resistivity Profile



NOTES: Electric resistivity profiles were derived through reverse modeling techniques using AGI's EARTHIMAGER software package. Resistivity data was collected using AGI's SuperSting R8 56 electrode automatic resistivity system.

Legend

Electrode = ▼

CLIENT: Timmons Group

CONSULTANT: WSP, 11511 Boulders Parkway, Richmond, VA 23225

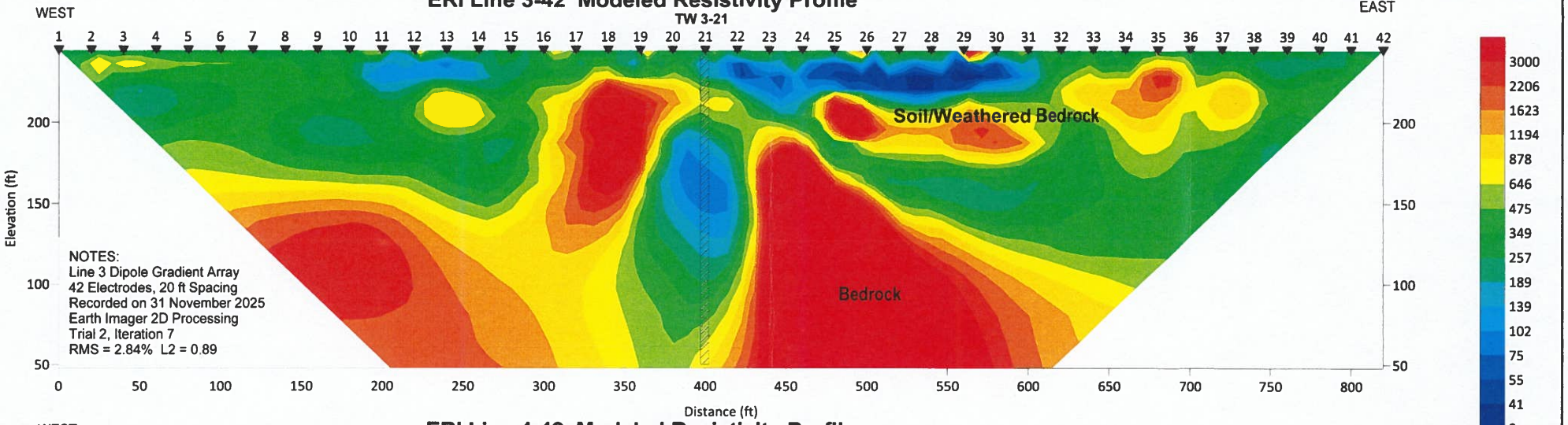
YYYY-MM-DD	11-13-2025
PREPARED	MGM
DESIGN	MGM
REVIEW	BBW
APPROVED	BBW

PROJECT: Hunting Hawk
Hanover County, Virginia

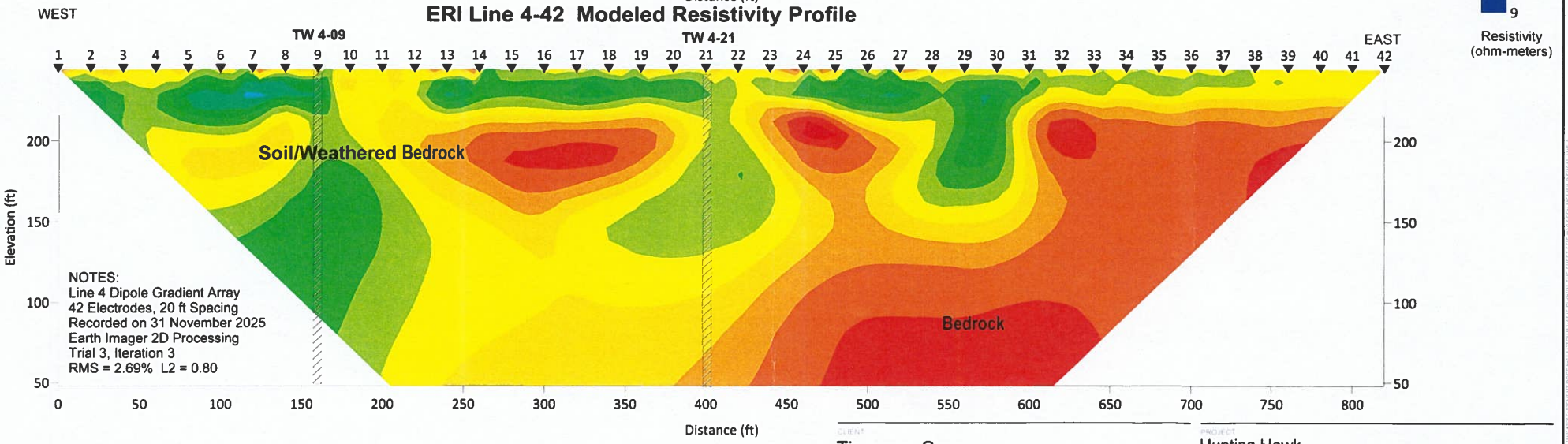
TITLE: **Modeled ERI Profiles 1 and 2**

PROJECT No	Task	Rev	Figure #
US0050188.1493	01	1	2

ERI Line 3-42 Modeled Resistivity Profile



ERI Line 4-42 Modeled Resistivity Profile



NOTES: Electric resistivity profiles were derived through reverse modeling techniques using AGI's EARTHIMAGER software package. Resistivity data was collected using AGI's SuperSting R8 56 electrode automatic resistivity system.

Legend

Electrode = ▼

CLIENT: Timmons Group

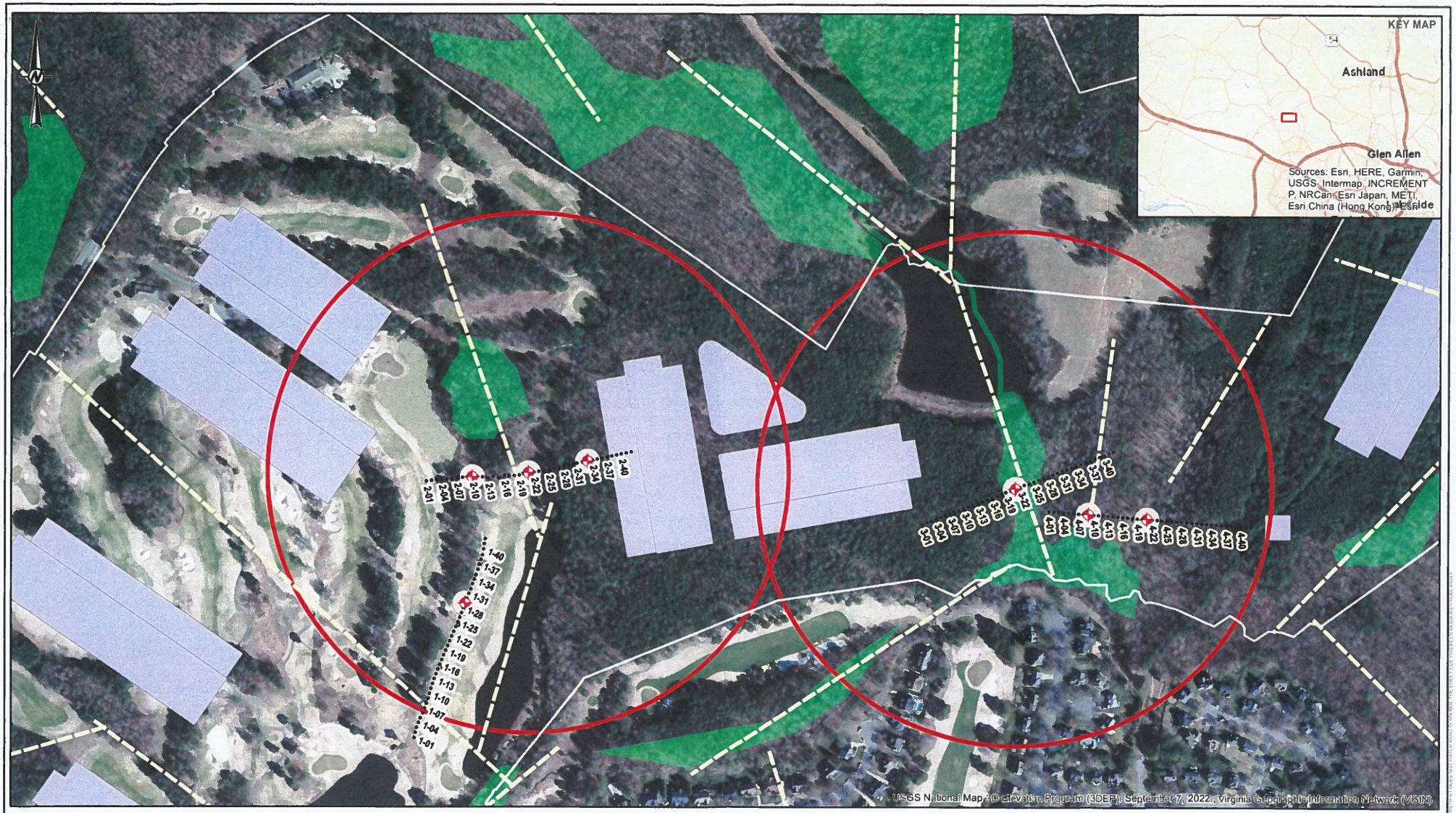
CONSULTANT: WSP

YYYY-MM-DD	11-14-2025
PREPARED	MGM
DESIGN	MGM
REVIEW	BBW
APPROVED	BBW

PROJECT: Hunting Hawk
Hanover County, Virginia

TITLE: **Modeled ERI Profiles 3 and 4**

PROJECT No	Task	Rev	Figure #
US0050188.1493	01	1	3



LEGEND

- Property Boundary
- Buildings
- Lineaments
- Geophysical Lines
- Well Lots (50' Radius)
- ROI (TW2-21, TW3-21)

NOTE(S)
1. VIRGINIA ENERGY DIVISION OF GEOLOGY AND MINERAL RESOURCES (DGMR), 2021, VIRGINIA ON-LINE GEOLOGIC MAP BETA VERSION. DIGITAL COMPILATION BY ANNE C. WITT, MATTHEW J. HELLER, MARCIE E. OCCHI, DAVID B. SPEARS, KATIE E. LANG, C. RICK BERQUIST, JR., AND PHILIP S. PRINCE (EDS).

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SOURCE: AERIAL PHOTOGRAPHY/DIGITAL TOPOGRAPHY PROVIDED BY ESRI ONLINE SERVERS (WWW.ESRI.COM).
PROJECTION: NAD 83 STATE PLANE FOR VIRGINIA SOUTH IN FEET

0 150 300 600 900 1,200 Feet
1 inch = 349 feet

CLIENT
TIMMONS GROUP

CONSULTANT
WSP

YYYY-MM-DD	2025-10-16
DESIGNED	MGM
PREPARED	MGM
REVIEWED	BBW
APPROVED	BBW

PROJECT
GROUNDWATER DEVELOPMENT PROGRAM

TITLE
ESTAIMATED RADIUS OF INFLUENCE AT PERMITTED WATER DEMAND

PROJECT NO	PHASE	REV.	FIGURE
US0050188.1493	01	01	1

Sewage Disposal System Report

SOILS INC.

SOIL SCIENTISTS ENGINEERS WASTE WATER PROFESSIONALS

MARKHAM D. SMITH, A.O.S.E., L.P.S.S.,
PRESIDENT

LOCATIONS
8331 West Main Street Marshall, Virginia 20115 (540) 364-1122
1080 Main Street Suite 700 Fairfax, Virginia 22030 (844) 447-7645
11095 General Puller Hwy Hartfield, Virginia 23071 (844) 447-7645

www.soils-inc.com

Hunting Hawk Technology Park
Sewage Disposal System (SDS)
Ashland Rd., Glen Allen, VA
December 24, 2025

Executive Summary: The Hunting Hawk Technology Park will rely on an onsite sewage disposal system (SDS) to accommodate the sewer needs for the project. The reason we are utilizing an on-site SDS is because public sewer is not available. The two options for this type of facility are either a drip system or a trench system. Both of these systems require pre-treatment because the total usage is greater than 1,200 GPD and is considered a Large AOSS (Mass Drainfield). A drip system is proposed for this site due to a reduced footprint, soil conditions of the site and a higher level of treatment that will likely be required by the Hanover County Health Department (HCHD). The Drainfield will be sized using the current regulations based on the site and soils conditions. The system will consist of a sewage collection system (gravity and/or pressure) internal to the site to collect the sewage from each building which will then convey the sewage to a wastewater treatment facility where a series of tanks will treat the sewage in accordance with current regulations before being discharged to the drainfield. A required part of the design includes a detailed Operations and Maintenance Manual, which will include an operations and maintenance program that will require monthly inspections, maintenance and sampling by a licensed operator.

Work To Date:

- Preliminary Suitability Study on entire parcel developed by others documenting drainfield suitability.
- Completed Detailed Soils Study on-site and documented primary and reserve drainfield sites to accommodate up to 10,500 GPD (42 employees per building). The drainfield design for commercial uses is based on intended usage and employee count.
    - NOTE: Sites have not received approval and KSAT testing has not been completed
- Prepared preliminary drainfield siting showing potential multi-zone drip drainfield. A drip drainfield was selected over a trench drainfield due to site and soil conditions, as well as the increased treatment capabilities of a drip drainfield and smaller drainfield footprint.

Work to be Completed: the following work would typically take place during the final site plan phase.

- Conduct KSAT testing for each drainfield site to confirm estimated percolation rates
- Prepare Wastewater Characterization for the technology park to define total sewage flows and strength for further design
- Discuss Collection System options and whose scope this would fall under
- Hold Preliminary Engineering Conference with VDH to review project scope, design intentions, schedule and attend HD site review and gather any preliminary comments
- Receive final site plan with building elevations (FFE) and grading shown
- Design Wastewater Treatment Facility for entire project with phasing in mind

- Design multi-zone drip drainfield for entire project with phasing in mind
- Submit Final Designs to VDH for permitting
- Respond to review comments and provide plan revisions, as necessary

Key Notes/Safeguards:

- The Primary and Reserve drainfield sites should be protected with silt fencing or orange safety fencing throughout construction to ensure disturbance is avoided in the permitted area(s)
- SDS can and should be designed with telemetry options to notify system operator(s) of any malfunctions
- Use Virginia Septic, the sister company of Soils, Inc., as your SDS installer and operator to avoid communication hassle during installation, avoid costly inspection fees and ensure a seamless transition from permitting to operation
- The site could have the ability to accommodate a larger primary and reserve drainfield should the development yield a greater usage. Expansion of the drainfield areas would likely require relocation of proposed improvements.

By Right 40 Lot Subdivision:

- Individual Drainfields on Each Lot, as soils will support. Some drainfields might be located remotely on adjacent lots
- Due to poor soil on the majority of the site, most drainfields would likely be alternative drip and therefore would have TL-3 effluent
- 4-5 Bedroom Drainfields would have a footprint of approximately 70'x100' (7,000 SF) each or an overall footprint on the site of 280,00 SF (6.4 Acres)
- Annual maintenance of individual on-site systems is required, consisting of an annual visual inspection of all components and report to the HCHD

Proposed Technology Park:

- One comprehensive Drainfield for the entire development
- Due to the Large AOSS (Alternative On-site Sewer System) classification (> 1,200 GPD), heavy pre-treatment is required
- Drainfield currently has a footprint of approximately 220'x500' (110,000 SF or 2.5 Acres)
- Monthly Operations and Maintenance are required for a system of this scale

Conclusion: The Large AOSS will have smaller footprint, require advanced pre-treatment to be utilized, and require in-depth monthly monitoring; Compared to individual on-site systems that have a larger overall footprint, TL-3 treatment requirement and will only be monitored on a yearly basis. Based on the investigation completed to date, there appears to be adequate space & soils onsite for construction of a Large AOSS which will serve the anticipated wastewater flows from the technology park.

Community Meeting Notes

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 HHHunt 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 HHHunt.
- *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.

Project FAQs (provided by applicant)

Hunting Hawk Technology Park FAQ

Information valid as of 12/12/2025 and subject to change before final zoning approval

1. **What is a technology park?** While there is no 'typical' technology park, the Hunting Hawk Technology Park will house 10 Data Center buildings.
2. **What is a 'data center?** A data center is a physical facility that houses critical IT infrastructure, such as servers, storage systems, and networking equipment, to store, process, and distribute data.
2. **Why this project?** The need for data centers is growing rapidly due to the explosion of data, the rise of artificial intelligence (AI), and digital transformation, which is driving the demand for massive computer power for processing, storing, and distributing data. Even by accessing this document online, you are accessing it through a data center somewhere. If you work from home or remotely, you are doing so through a data center somewhere. If you use Facebook, Instagram or shop on-line you are using a data center somewhere. The future is not less data centers, but more.
3. **This proposed rezoning does not fit the Hanover comprehensive plan, why is it being proposed in this location?** For the past 18 years, the Hanover County Comprehensive Plan has recommended various uses for this property ranging from business park to high density residential development. The proposed land-use will be designated as Employment Center which allow M-1 zoning with all uses prohibited except data center use. It has access a major power transmission line and Ashland Road is classified as a Minor Arterial Road which connects to I-64 through Goochland County's Rockville Commerce Center Ashland Road is planned to be a future four lane divided highway.
4. **Why are there four (4) applications in the zoning case?**
    1. Application for rezoning from A-1 to M-1.
    2. Application to amend the comprehensive plan to "Employment Center" for this use.
    3. Conditional Use Permit to allow electrical substations.
    4. Special Exemption Permit for proposed building and fence heights.

5. **Why is the age restricted community that was once proposed not being constructed?** A zoning application was submitted in 2016 for 932 age restricted homes. The community is no longer feasible after a planned road connection to Dominion Club Drive was not available for an internal road connection.

6. **Will there be a different owner for each of the buildings?** There has not been an end user established for the buildings.

7. **Data centers use millions of gallons of water per day, how can you say it doesn't?** Older data center cooling technology did use evaporative cooling sysems that used a lot of water that was lost in evaporation. The data center equipment used in this project will be cooled with a closed water loop system that will be filled with water from imported tanker truck water. There is no loss of water to evaporation. https://www.energy.gov/sites/default/files/2019/05/f63/data-center-water-efficiency-0.pdf

8. **How much water will the technology park consume?** Water is not needed for the cooling system so the only demand will be for bathrooms and breakrooms for the workers which is why a total usage is estimated to be 10,500 gpd (gallons per day) for all ten buildings This is the equivalent usage of 30 single family homes. On-site wells will be used for this water demand.

9. **How is the 10,500 gpd water usage estimated?** Water is only needed to support 420 workers on site every day. 25 gpd/employee x 14 employees/shift x 3 shifts/day x 10 buildings = 10,500 gpd.

10. **Why are public water lines not being extended to the site?** Given the low amount of water usage, local wells, with a similar usage of 30 homes will be sufficient for the data center water needs.

11. **Where is the water being sourced?** 2-3 wells will be drilled at different locations on the property to provide water. These wells will be similar to a well drilled for a single family home.

12. **Will the aquifer support 10,500 gpd?** Studies have determined the underlying groundwater system is embedded in what's called the 'Petersburg Granite' substrate that has a capacity to withdrawal 30,000 gpd from each well with no significant impact to groundwater levels within 1,000 feet of each well. 10,500 gpd is equivalent to the well usage of 30 homes.

13. **Will my shallow well go dry caused by the new wells for the project?** The aquifer for the proposed wells is different than the aquifer of your shallow well. If your well

goes dry it will not likely be caused by drawing water from this deeper different aquifer.

14. **What is the purpose of the two (2) 250,000 gallon tanks?** These will serve as fire protection for the buildings and will initially be filled with well water. One tank will be a backup to the other. They will be initially filled at a safe withdrawal rate and only emptied in the event of a fire.

15. **Why is a sanitary sewer line not being extended to the site?** The closest public sanitary sewer connection location is 5 miles away on the east side of Route 33 at Hanover County's Grassy Swamp Creek pump station. 10,500 gpd of wastewater (based on the same water usage rate) is equivalent to the usage of 30 homes and can be treated onsite with engineered septic fields. Wastewater from the project will come from employee use of restrooms and break rooms, not from the cooling equipment. A sanitary extension is not needed.

16. **Why did the 8/22/25 zoning application for this project include a wastewater treatment plant?** The plan has/will be updated for a septic system. Onsite septic field treatment is a more effective solution for waste water treatment that has only 10,500 gallons per day which is equivalent to the discharge from 30 homes.

17. **How effective will the proposed septic systems be?** The septic system will conform to commercial treatment standards which is a higher standard than residential systems. A higher level of treatment be required and the system will also be constantly monitored to ensure all systems are functioning.

18. **Will this data center cause air quality issues?** The back up power system will be EPA Tier 4 generators that meet strict EPA emission standards and are regulated by the Virginia Department of Environmental Quality. Compared to Tier 3, Tier 4 generators "...reduce particulate matter by 95% , nitrogen oxides by 90% and virtually eliminates sulfur oxides completely." More information can be found here: https://woodstockpower.com/blog/overview-of-generator-epa-tier-ratings/.

19. **Will there be any air quality impact to Shady Grove Elementary School (SGES) and Kaechele Elementary School(KES)?** SGES is approximately 1 mile south-southeast from the closest planned building. Given this distance, the predominance of south and westerly winds, and the use of Tier 4 generators, air quality impacts to SGES are very unlikely. KES is approximately 1 mile south-southwest from the closest planned building. Give this distance and location, it is more probable that it would have air pollution impacts from the industrial facilities located less than ½ mile away in Goochland County than from this project.

20. **How loud will the data center be**? Measured at the property lines, this project will never exceed the current Hanover County Ordinance that limits noise impacts to adjacent agricultural and residential properties. It must be noted that the measurement is from the property line of the project, which means some natural existing buffers on adjacent properties (such as The Dominion Club Golf Course) will reduce the decibel level even further as measured from actual homes.

    Hanover County noise ordinance restrictions for this property are 57dB from 7am to 10pm and 52dB from 10pm to 7am. Source: *https://library.municode.com/va/hanover_county/codes/code_of_ordinances?nodeId=COCO_CH16NO_S16-10MAPESOPRLENOSO*

    Henrico County does not have a fixed decibel level in their noise ordinance.

21. **I have seen reports that data centers in Loudon County are loud.** Older data centers are loud and not good examples to expect similar results. Much like cooling technology improvements, noise technology has evolved as well. Recently built data centers are quieter with improved cooling technology, sound baffles, and quieter Tier 4 generators.

22. **What guarantees will be made that the noise will meet the ordinance?** A proffer of the zoning case requires a noise study for each building within 30 days after its opening to ensure the noise ordinance is met. If it fails the ordinance, corrective actions must be taken until the noise ordinance is met.

23. **How often will the generators run?** A proffer of the zoning case restricts testing between the hours of 7am-7pm, Monday through Saturday. Standard practice is for monthly testing to ensure they will be operational in the event of a power failure.

24. **How many generators will be built?** Each building is estimated to have 30 generators for backup electricity.

25. **How noisy will the generators be?** The generators are also subject to the Hanover County noise ordinance. Tier 4 generators are much quieter than previous generator technologies. More information can be found here: https://woodstockpower.com/blog/overview-of-generator-epa-tier-ratings/

26. **As equipment ages over time it tends to run louder. What will prevent noise levels increasing?** The noise ordinance is valid now and for the life of the project regardless of the age of the equipment. If older equipment violates the noise ordinance it must be corrected.

27. **dBA restrictions are part of the Hanover County ordinance, what about dBC levels?** The sound studies as required by the zoning proffers will measure all levels of sound which include dBA and dBC sounds.

28. **Will I be able to see any of the buildings?** As proposed and designed, no one will be able to see any of the buildings. Extensive study models have resulted in:

    - 200' Buffer along Ashland Road ;
    - 150' Buffer along other properties;
    - 100' buffer along the 13th hole of the Dominion Club (at that location there is already an existing 200' Resource Protection Area (RPA) buffer on the Chickahominy River).

Building roofs will be no taller than 62'. Because of the RPA, wetlands and other preserved open space, the mature forest of 75' tall trees and more will filter any views of the buildings. Pines and understory add to the filter.

Along Ashland Road, where the golf course is now seen through the trees, additional plantings and berms will be installed to conceal any buildings from view.

29. **How will 6' evergreen trees shield the view of a 62' tall building?** A 6' evergreen tree would not screen a building if the building was built close to Ashland Road. But since the buildings will be a significant distance from Ashland Road, a smaller tree can screen a larger building. At initial planting, the trees may be 6' but as they grow, they will get taller.

30. **Will lights conform to dark sky lighting requirements at night?** Hanover does not have a dark sky ordinance but rather a lighting ordinance that minimizes light pollution. A proffered condition of the project prohibits the uplighting of buildings and building-mounted exterior lights can be no higher than 35 feet. Site lighting cannot exceed 0.50 foot-candles at the inside of the perimeter buffer (a minimum of 100' to 200' from the property perimeter).

31. **Will I be able to see any lights from my property?** No lighting will be higher than 18' on pole mounted lights and no higher than 35' on the buildings. There will be no lights directed to any adjacent properties and lights cannot exceed 0.5 foot-candles at the inside perimeter buffer. That being said, any interior lighting on the property might be seen from outside the property.

32. **How is power being provided to this project?** Power will be provided from the existing overhead transmission line at the northern end of the property.

33. **Who is paying for the power connection?** The developer pays all design and construction costs for any necessary line extensions and substations to this project.

34. **Will my electric bill increase as a result of this project?** No. All costs for design and construction are paid by the developer, not Dominion Energy or Rappahannock Energy customers.

35. **Will there be enough power capacity for this project?** Yes. Construction will not occur until the power is secured for use. Dominion Energy and PJM Interconnection (a regional transmission organization that manages the flow of electricity across the grid) are working to ensure future power will be available when it is needed.

36. **Can solar panels be used to generate electricity for the project?** While solar panels create electricity, they are not a reliable source of continuous power for a data center and require vast amounts of land that are not available.

37. **Ashland Road is already too busy and cannot handle more traffic.** A traffic impact study was done by Timmons Group and reviewed by Hanover County and VDOT for its estimated impacts. With traffic signal timing adjustments at the Hylas intersection and turn lanes at the entrances, Ashland Road can handle the expected traffic from this project.

38. **Will traffic be worse during construction?** There will be more construction traffic than final traffic when the technology park is completed, but it is only temporary.

39. **Construction will require large truck deliveries, how can these navigate the narrow roads?** If construction requires large (wide-load) deliveries, they must adhere to oversized load regulations.

40. **Are any road improvements happening with this project?** Based on the traffic impact study, signal timing adjustments to the Hylas intersection will be needed and turn lanes into the site on Ashland Road are needed.

41. **Will this development cause ecological damage to the Chickahominy River and downstream properties?** No. Erosion and sediment controls will be enforced by Hanover County during construction. All stormwater runoff will be treated in stormwater facilities in accordance with local, state and federal regulations. Stormwater runoff standards are more strict today than developments built before 2012, including Wyndham and Hunting Hawk Golf Course.

42. **What protections will ensure any fuel storage will not contaminate the groundwater?** The onsite generators are anticipated to run on diesel fuel and containment practices consistent with DEQ regulations will be followed.

43. **How much of the land is being preserved?** A minimum of 40% of the site will be preserved with open space. The Resource Protection Area (RPA) along the Chickahominy which borders Henrico and Hanover Counties will remain untouched and allow wildlife to continue to use it as a natural corridor.

44. **What is the financial impact Hanover County?** Current real estate taxes paid on the combined properties are presently close to $5,000. At full buildout of the project, annual revenues to Hanover County could exceed $8,000,000 per year.

45. **Will this decrease my home value?** While no one can predict the future and every situation is different, there are recent studies that have validated the fact that there is no connection to a decrease in property values when located near a data center:

    September 2025:
    https://www.fxbgadvance.com/p/digital-insights-home-values-and

    August 2025:
    https://cra.gmu.edu/wp-content/uploads/2025/08/NoVa_DataCenters.pdf

46. **Is there a connection to the full buildout year of 2035 and the expiration of Virginia's Data Center Retail Sales & Use Tax (DCRSUT) Exemption?** No, the final buildout year is simply an estimate of a sequence of construction and the length it could take to completion of the project.

Citizen Correspondence

Biernot, Gretchen W.

From: Stepp-Davis, Makayla L.
Sent: Thursday, January 8, 2026 10:30 AM
To: Biernot, Gretchen W.
Subject: Fw: The proposed Hunting Hawk data center

Thank you,

Makayla Stepp-Davis
Planning Technician II
Planning Department
(804) 365-6362
Hanover County

From: David Ross <1rossdp@gmail.com>
Sent: Thursday, January 8, 2026 9:39 AM
To: Planning <planning@hanovercounty.gov>
Subject: The proposed Hunting Hawk data center

Dear Sir or Madam,

My name is David Ross. I'm a resident of Ashland, VA. I'm writing to ask the planning commission to turn down the proposed data center at Hunting Hawk. I feel this project would be detrimental to Hanover County.
Thank you for your time.

Sincerely,

David P. Ross

Biernot, Gretchen W.

From: Stepp-Davis, Makayla L.
Sent: Thursday, January 8, 2026 8:41 AM
To: Biernot, Gretchen W.
Subject: Fw: Hunting Hawk Technology Park

Thank you,

Makayla Stepp-Davis
Planning Technician II
Planning Department
(804) 365-6362
Hanover County

From: Stanley Gonyo <srgonyo@outlook.com>
Sent: Wednesday, January 7, 2026 7:30 PM
To: Planning <planning@hanovercounty.gov>
Subject: Hunting Hawk Technology Park

Dear Hanover County planning Commission,

I'm writing to express my concern for the Hunting Hawk Technology Park project. I've reviewed the details and believe this is a project that will negatively impact our community.

I know some neighbors have valid concerns with noise, water consumption and how this project aligns with the other development in the area.

I also have a concern with the huge electrical demand it will take to operate this and the ability of utility companies being able to meet the requirements.

Hanover County has historically had well planned growth. As a resident of the county I am concerned with the rapid growth rate that has been occurring recently and believe that this is the time to slow down.

I encourage you to not support this project.

Respectfully,
Stanley R Gonyo

Biernot, Gretchen W.

From: Stepp-Davis, Makayla L.
Sent: Thursday, January 8, 2026 8:42 AM
To: Biernot, Gretchen W.
Subject: Fw: Hunting Hawk Data Center

Thank you,

Makayla Stepp-Davis
Planning Technician II
Planning Department
(804) 365-6362
Hanover County

From: Jason Teichert <jetteichert@gmail.com>
Sent: Wednesday, January 7, 2026 8:44 PM
To: Planning <planning@hanovercounty.gov>
Subject: Hunting Hawk Data Center

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.
Hello,

Please have Hunting Hawk Data Center cease their attempts to get people to voice support for their data center by harassing them to do that.

They have harassed and wanted me to speak on their behalf in a positive manner to support the project. I do not pay my taxes to this county to be harassed to get involved with the planning department's issues.

Thank you,
Jason

Biernot, Gretchen W.

From: Stepp-Davis, Makayla L.
Sent: Wednesday, January 7, 2026 3:14 PM
To: Biernot, Gretchen W.
Subject: Fw: Opposition to Proposed Data Centers in Hanover County — Put Citizens First

Thank you,

Makayla Stepp-Davis
Planning Technician II
Planning Department
(804) 365-6362
Hanover County

From: Am <amyherzing@gmail.com>
Sent: Wednesday, January 7, 2026 2:40 PM
To: Planning <planning@hanovercounty.gov>
Subject: Fwd: Opposition to Proposed Data Centers in Hanover County — Put Citizens First

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.
Good afternoon,

Can you make sure this email is added to public comments for January's meeting? Thanks!

Amy Hey
Ashland Planning Commissioner
Hanover property owner
Ashland property owner

---------- Forwarded message ---------
From: **Am** <amyherzing@gmail.com>
Date: Tue, Dec 16, 2025 at 8:03 AM
Subject: Opposition to Proposed Data Centers in Hanover County — Put Citizens First
To: <fmherzberg@hanovercounty.gov>, <smdavis@hanovercounty.gov>, <foprichard@hanovercounty.gov>, <jsstoneman@hanovercounty.gov>, <dgfloyd@hanovercounty.gov>, <rmhudson@hanovercounty.gov>, <spdibble@hanovercounty.gov>, <wemartin@hanovercounty.gov>, <clparker@hanovercounty.gov>, <fimcghee@hanovercounty.gov>, <epiverson@hanovercounty.gov>, <laleadbetter@hanovercounty.gov>, <bheizer@hanovercounty.gov>, <acabbott@hanovercounty.gov>

Dear Members of the Hanover County Board of Supervisors and Planning Commissioners,
As a member of the Ashland Planning Commission, I respectfully urge you to oppose the proposed data center developments in Hanover County due to well-documented environmental, infrastructure, and community impacts.
Data centers are extremely water- and energy-intensive; research shows that these facilities consume massive amounts of electricity and freshwater for cooling and power, placing long-term strain on local water supplies and electrical grids. A Ceres analysis found that 32% of U.S. data centers are already located in areas of high or extreme water stress, and that water use tied to electricity generation further exacerbates shortages shared by residents, agriculture, and businesses (https://www.ceres.org/resources/news/water-impacts-from-data-centers-may-expose-companies-to-more-risk-than-acknowledged-a-new-analysis-shows). This data is alarming for the portions of Hanover county that rely on wells, as the data centers wells will threaten the water resources for residential and business properties of our citizens. Our friends and family will be put at a disadvantage because of this!

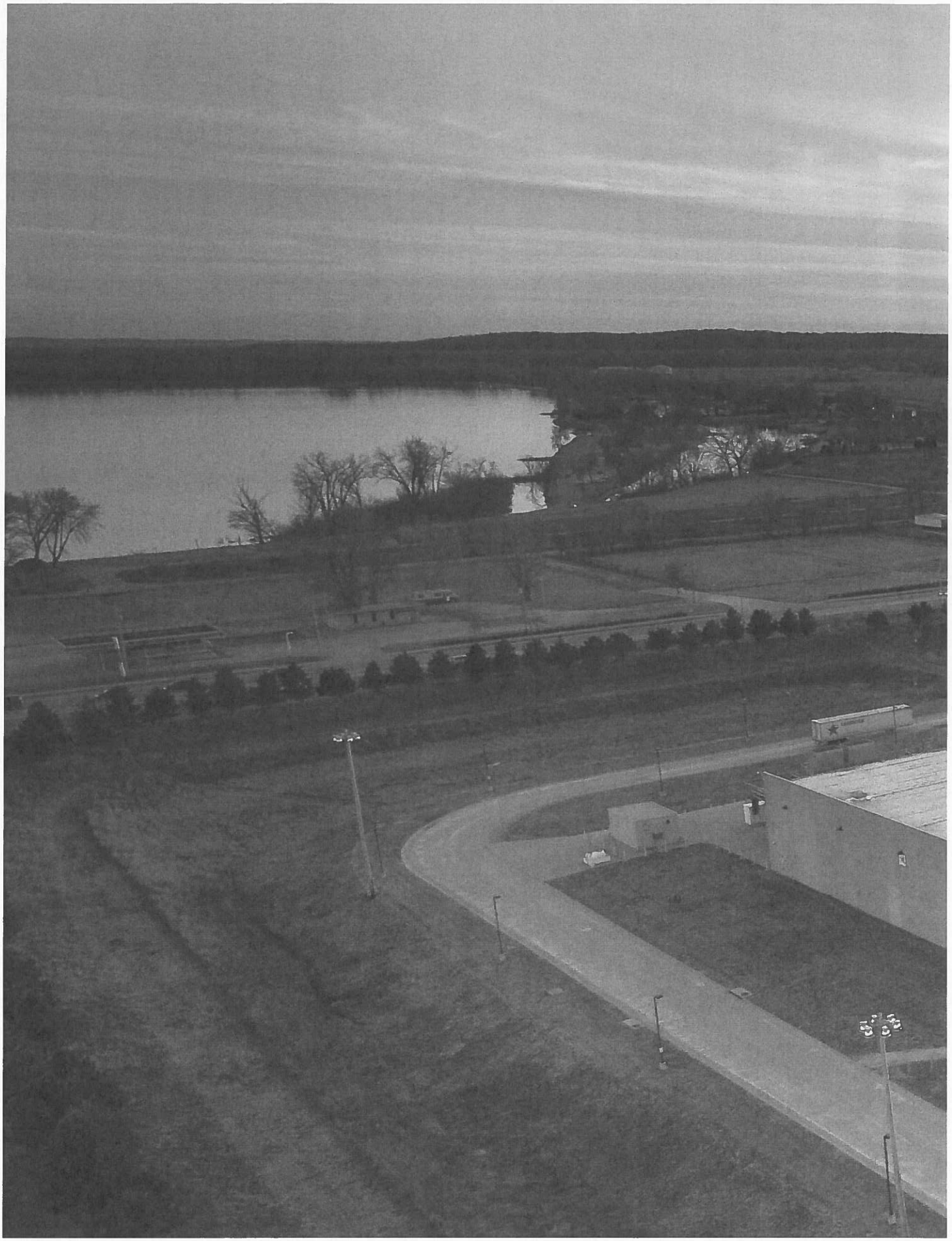
National environmental organizations and policy analysts have warned that unchecked data center growth contributes to higher electricity demand, rising utility costs, and increased greenhouse gas emissions, leading more than 230 organizations to call for a moratorium on new data center construction until impacts are fully evaluated (https://www.foodandwaterwatch.org/national-data-center-moratorium; https://www.theverge.com/news/840883/data-center-moratorium-letter-congress).
We must think of Hanover County citizens first, not developers. Across the country, local governments have paused or rejected data center proposals after residents raised concerns about water depletion, noise, diesel generator pollution, infrastructure strain, and limited long-term community benefit (https://www.bigrapidsnews.com/news/article/green-charter-township-approves-yearlong-data-21239592.php; https://www.politico.com/news/2025/12/12/arizona-city-rejects-data-center-after-ai-lobbying-push-00688543).
Scientific research further shows that data centers already account for a significant share of U.S. electricity consumption and can worsen emissions and public health impacts when powered by fossil-fuel-heavy grids (https://arxiv.org/abs/2411.09786).
I respectfully ask the Board and Planning Commission to prioritize the health, resources, and quality of life of Hanover County residents and halt advancement of these proposals until a comprehensive, independent assessment of long-term impacts is completed.
Slowing the approval process is not a rejection of the innovation or economic development of these projects. But rather it is a prudent step to ensure that decision decisions made today do not create an intimate consequences for decades to come for Hanover and its citizens.
Say NO to more data centers in Hanover!

Sincerely,
Amy Hey
Resident, homeowner, and property owner in Hanover County
Ashland Planning Commission member

Biernot, Gretchen W.

From: Robin Schroeder <robins@rokainc.com>
Sent: Saturday, December 27, 2025 3:23 PM
To: Herzberg, F. Michael; Stoneman, Jeff S.; Davis, Sean M.; Floyd, Danielle G.; Prichard, Faye O.; Hudson, Ryan M.; Dibble, Susan P.; Martin, William E.; Parker IV, Clifton L.; McGhee, Jr, Fredric I.; Iverson, Edmonia P.; Leadbetter, Larry A; Heizer, Brett; Abbott, Alan C.; Hunter, Jo Ann M.; Pompei, Andrew J.; Biernot, Gretchen W.
Cc: Rhonda Hammond
Subject: Report from Public Citizen for Local Govts. to help make data center development decisions that safeguard their constituents and region

Please review the following report provided by Public Citizen in an effort to avoid missteps other regions have made in the rushed data center over proliferation in Virginia.



Reining in Big Tech: Policy Solutions to Address the Data Center Buildout

By **Deanna Noel and Meghan Pazik**

Download the full report 6.0 MB

Key Takeaways

Big Tech is rapidly building out a vast network of data centers to power artificial intelligence—without adequate oversight, transparency, or accountability. Further unchecked expansion threatens to raise consumers' electricity bills even higher, drive more climate-warming emissions, harm local communities, drain water resources, and impact grid stability.

- Electricity prices in some data center-heavy regions have surged over 250% in five years, with estimates predicting data center electricity demand could double—or even triple—by 2028.
- Tech giants like Amazon, Google, and Microsoft are securing massive tax breaks and cutting sweetheart deals to avoid paying their fair share for the buildout—while shifting the financial burden to consumers.
- These same companies are frequently hiding behind non-disclosure agreements to evade public scrutiny, bypass local input, and obscure critical details about energy use, water consumption, and even the identity of the data center operator.
- Over half of the electricity used to power data centers currently comes from coal, oil, and gas, undermining many states' clean energy goals and worsening the climate crisis. The Trump administration's 2025 AI Action Plan doubles down by fast-tracking fossil-powered development and weakening environmental oversight.
- Data center developers often promise local job creation to win political and public support, but those promises rarely hold up.
- While state and local-level policies are essential to rein in Big Tech, there are virtually no federal laws in place governing the data center buildout. Policymakers at all levels of government must act with urgency to confront the harms already unfolding from unregulated data center expansion.

Introduction

Big Tech is rapidly expanding a nationwide network of data centers to power artificial intelligence—fueling corporate profits while leaving the public to shoulder the costs. Built at breakneck speed and with little to no government oversight or public input, this development is unfolding without necessary guardrails to protect the public interest. Further unchecked expansion threatens to drive more climate-warming emissions, harm local communities, and impact grid stability and the cost of living with estimates predicting data center electricity demand could double—or even triple—by 2028.

Big Tech should pay for the buildout. Despite record profits, tech giants like Amazon, Google, and Microsoft are securing massive tax breaks and cutting sweetheart deals with utilities to avoid paying their fair share and shifting the financial burden of the buildout to consumers. Many data center deals are struck behind closed doors, with non-disclosure agreements keeping impacted communities and ratepayers in the dark and denying them any say in ensuring the development will serve the public—not just corporate interests at the expense of everyone else.

Working families across the country are stuck paying more for electricity, and many are being hit with incessant noise, light pollution, and toxic emissions. Residents' electricity costs in some data center-dense areas have surged over 250% in just five years. At PJM—the world's largest power market—capacity auction prices spiked 800% in 2024, in part due to data center growth. That same year, consumers across seven PJM states paid $4.3 billion more in electricity costs to cover data centers' new transmission infrastructure.

A more robust public debate is required to determine whether Big Tech's proposed AI deployment is contrary to the public interest. Instead of addressing the risks, the Trump administration's 2025 AI Action Plan doubles down on unfettered data center growth by bypassing environmental review and fast-tracking permitting, while using dirty energy like coal and gas to fuel the energy demand. This comes at a time when the U.S. needs to dramatically scale back its reliance on fossil fuels and instead deploy clean, renewable energy that is cheaper and quicker to build in most places.

Meanwhile, the AI industry is in the midst of the largest financial speculative bubble in global history, with myriad circular financing deals that suggest the data center buildout hype may implode. OpenAI's founder recently implied the industry could be the recipient of federal bailouts in the event of a speculative collapse—the same tech tycoon who once declared that "AI will probably, most likely, sort of lead to the end of the world."

We need strong guardrails to prevent data centers from becoming new engines of destruction, worsening the climate crisis, driving up costs for ratepayers, and hitting countless American communities with long-lasting environmental and health harms. This guide outlines actionable steps for policymakers at all levels of government to rein in Big Tech and protect consumers, workers, and the climate from the data center buildout.

State and Local Policy Solutions for Communities and the Climate

Foundational Protections

1. Prohibit, restrict, or temporarily pause new data center development.

The Problem: As detailed throughout this guide, Big Tech often locks local and state officials into restrictive non-disclosure agreements (NDAs) to keep communities in the dark while companies negotiate massive tax breaks and other financial deals behind closed doors. The proliferation of NDAs limits public engagement until projects are all but locked in. Given the breakneck speed of this development, the reliance on dirty fuels like on-site diesel generators, and the mounting harms communities are already experiencing, state and local governments should consider blocking new projects until data center operators commit to full transparency and disclose essential details such as the identify of the operator, expected water usage, noise and light pollution impacts, and how the facility intends to meet its massive electricity demand.

Recommendation:

- **State and local governments should consider placing temporary moratoriums on new data center projects until baseline protections are put in place.** Policymakers should also consider issuing ordinances that ban new data centers or the expansion of existing data centers. (See GA example here and MD example here.)

2. Create baseline requirements for all data centers.

The Problem: Many data center deals advance without any binding protections for consumers and communities. Big Tech is dictating the terms, while regular people face higher electricity bills, health risks from air pollution, threats to property values, and other harms associated with the buildout. Rather than merely give in to Big Tech, state and local policymakers should enact consumer and community protections for all new and existing data centers.

Recommendation:

- **Establish conditional commitments from data centers:** Policymakers should establish baseline criteria prior to considering any data center proposal or request for proposal (RFP), approving a permit, or agreeing to any tax breaks or other financial incentives (note that we also suggest limiting or repealing tax incentives and requiring Big Tech pay its way in recommendation 6). These criteria should include: banning non-disclosure agreements, ensuring robust and sustained community engagement, requiring minimum operational commitments and decommissioning bonds, implementing strict water conservation measures, procuring renewable energy, and committing to local hiring and high-quality apprenticeship programs that offer good-paying jobs.

The following recommendations build on this framework, offering guidance for states and localities as they negotiate enforceable commitments with data center developers.

Community, Climate, and Consumer Safeguards

3. Enact transparency and accountability standards.

The Problem: To weigh the costs and benefits of data centers and set the ground rules for any potential development, state and local governments should empower the public with the information necessary to oversee and participate meaningfully in the decision-making process. At present, many data center developers operate under a veil of secrecy, hiding even the name of the tech company behind the development, and using non-disclosure agreements (NDAs) to keep the community in the dark, stifling public debate and avoiding accountability. State and local policymakers should reverse this harmful and anti-democratic trend, instead ensuring transparency and accountability around existing and proposed data centers.

Recommendations:

- **Prohibit or strictly limit non-disclosure agreements:** Prohibit non-disclosure agreements (NDAs) from binding any public official in a manner that prevents communities and local governments from knowing who is building facilities or what the impacts will be.
- **Require transparent, online disclosure:** Require states to post the following information publicly for at least 90 days before issuing or responding to an RFP, project application, or permit request:
    - the identity of the developer/operator;

- any proposed or approved tax incentives or subsidies;
- expected water and energy use;
- local environmental impacts including from land use conversion and pollution;
- claims regarding short- and long-term job creation, and any supporting evidence from the developer; and
- potential harms like noise and light pollution.

This information should be accessible on a state website or other public channels, with monthly reporting requirements to ensure up-to-date information.

- **Notify and directly engage impacted communities:** In addition to public reporting, government officials must notify impacted communities directly and require that each project include opportunities for meaningful community engagement (see examples of community benefits programs here).
- **Require minimum durational commitments:** Data centers should be required to operate for a minimum number of years at any approved site to prevent companies from abandoning facilities after short-term use. This ensures communities and utilities aren't left with stranded infrastructure costs or environmental damage when tech firms relocate.
- **Require decommissioning bonds.** Data centers should be required to post a decommissioning bond or similar financial assurance to cover the full cost of future site cleanup, infrastructure removal, and environmental remediation. This ensures that local or state governments are not left with stranded assets and forced to pay the cleanup costs if a company shuts down or abandons a data center.

4. Commission an independent study to estimate energy and water demand.

The Problem: Most states are approving data centers before studying the projected impacts to the grid and water resources, even as our grid struggles to keep up with rising energy demand and as climate-driven droughts threaten water supplies in many regions of the US.

Recommendation:

- **Commission an independent study on energy and water impacts:** State-commissioned independent studies should estimate both short- and long-term energy demand, water use, operational costs, and required infrastructure linked to data center growth. Studies should also outline how local decision-making can be integrated into statewide oversight and approval processes. Virginia's statewide study found that data centers could increase the state's energy use 183% by 2024, illustrating why such analyses are essential before allowing new facilities to move forward.

5. Repeal or limit tax incentives.

The Problem: Data centers often seek state and local financial incentives such as tax breaks, grants, loans, or other financial support in exchange for the promise of economic growth and job creation. They rarely deliver on these promises. Data centers create few permanent, high-paying jobs, and generous tax breaks deprive communities of critical revenue needed to fund schools, infrastructure, and other public services.

Recommendation:

- **Repeal or limit financial incentives:** States and localities should avoid offering data centers blanket tax breaks, property tax abatements, millage rate preferences, or other giveaways that enable unchecked growth and shift costs to consumers. Any incentives should be strictly conditional and meet the demands in this guide, such as preventing increases in consumer electricity prices, using 100% clean and cheap renewable energy, paying for water use while implementing strict conservation measures, and hiring locally and investing in workforce development.

6. Require big tech to pay its fair share.

The problem: In regions dominated by data centers—some of which consume as much electricity as entire cities—monthly electricity bills have skyrocketed 267% or more in just five years. Public utility commissions oversee rate approvals, but state and local policymakers must step in to protect consumers from runaway energy costs.

Recommendations:

- **Establish a new rate class where data centers pay full costs of energy needs:** Through state legislation, policymakers should establish a data center "rate class" that charges data centers a rate per kilowatt-hour that is equal to the full cost of procuring the energy needed to serve them—including the costs of new or upgraded grid infrastructure—instead of passing those costs onto ratepayers. (See Oregon example here.) New rate classes can protect households and small businesses from footing Big Tech's bill, but some proposals, like Dominion Energy's in Virginia, are being criticized as not doing enough to shield ratepayers from rising costs.
- **Additionally, require data centers to cover the full cost of power infrastructure:** Tech companies should be required to pay the full cost of any new generation, transmission, or distribution infrastructure needed to power

a data center. If a data center is unable to pay for these costs upfront, states and utilities should negotiate a rate structure or other scheme that prevents those expenses from being passed on to consumers or causes electricity bills to rise beyond a set percentage year over year.

- **Prohibit any rate classes for data centers that would transfer cost to other consumers:** Through legislation or regulation, utilities should be prohibited from creating any special rate class or power purchase agreement that would push costs onto residential or small business ratepayers.

7. Require clean energy and energy efficiency.

The Problem: Data centers' energy demand is extending the life of polluting, fossil-fuel electricity plants, undermining states' clean energy goals and worsening the climate crisis. As of March 2025, roughly 56% of the electricity used to power data centers comes from fossil fuels, and the Trump administration is actively pushing to revive the coal industry to power the buildout and promote co-location of data centers with gas power plants. To protect public health, avoid deepening our reliance on dirty energy, and hasten the clean energy transition, states and localities must require any data center development or expansion to align with their clean energy, energy efficiency, and climate commitments.

Recommendations:

- **Require data centers to meet energy demand with renewable energy paired with storage:** Data center operators should be required to power their facilities with 100% renewable energy, as seen in other domestic and international examples, paired with on-site or grid-connected storage. States can require or incentivize companies to bring online sufficient clean generation to match their full electricity needs, while contributing to new renewable buildout both on-site and on the grid.
- **Prohibit new fossil fuel infrastructure:** Policymakers should phase out the use of existing on-site fossil backup generators while prohibiting new fossil fuel infrastructure such as gas pipelines, new gas interconnections, and on-site fossil fuel generation.
- **Adopt baseline energy efficiency standards:** States and localities should adopt energy standards for data centers, similar to those outlined in the EU's Energy Efficiency Directive, which requires energy audits, performance standards, and public reporting. Energy efficiency standards could utilize existing frameworks such as through LEED building standards, ENERGY STAR equipment and buildings, or ANSI/ASHRAE Standard 90.4-2022.

8. Protect grid reliability by requiring load flexibility and authorizing forced curtailment.

The Problem: Data centers operate around the clock. When the grid is strained during heat waves, cold weather, or other peak demand periods, data center energy demand can threaten grid reliability and drive up costs for consumers.

Recommendation:

- **Require load flexibility and authorize forced curtailment:** Require data centers to reduce or shift their electricity usage during peak demand periods and times of grid stress, and empower state regulators and grid operators to temporarily limit data center electricity consumption during emergencies. To protect household ratepayers, data centers should not be compensated for compliance in either instance.

9. Conserve water resources.

The Problem: Data centers require enormous amounts of water for electricity generation, cooling, construction, and ancillary uses. A single large data center can use up to 5 million gallons of water a day—equivalent to a city of 50,000 people. This demand can place immense strain on water systems across the country from the Northeast to Georgia to historically drought-prone states like Arizona and Texas, and can pit corporate operations against current and future community water needs.

Recommendations:

- **Require full transparency regarding water usage:** Require full public disclosure of anticipated and actual water usage. Large tech companies' public disclosures often exclude "secondary" water use—water used in generating the electricity to power their data centers—which results in massive underreporting and can lessen their public ambitions for water efficiency.
- **Require strict water conservation measures:** Measures should include implementing closed-loop cooling or zero-water cooling systems and using renewable energy, which is much less water-intensive than fossil fuel operations.
- **Make Big Tech pay for the water it uses:** Impose an annual fee on data centers for every centum cubic feet or thousand gallons of potable water used in operation.

10. Disclose fossil fuel-enabling contracts.

The Problem: In addition to the direct impacts of the data center buildout, some tech companies use these facilities to power the AI tools sold to fossil fuel companies to expand fossil fuel extraction and production. In U.S. oil fields, AI software and cloud computing are reducing production costs, unlocking previously inaccessible reserves, and tripling

output in places like the Permian Basin, while keeping fossil fuels competitive with clean and cheap renewables. These "enabled emissions" are absent from Big Tech's carbon accounting standards and corporate sustainability frameworks, and they risk locking us into decades more climate-warming pollution and delaying the clean energy transition.
Recommendation:

- **Disclose fossil fuel expansion-enabling contracts:** When considering a data center proposal, require the data center operator to disclose whether it is selling AI-driven tools or services to fossil fuel companies for the purpose of expanding fossil fuel production. Require the operator to publicly report this information so communities and policymakers can assess whether the facility aligns with state and local clean energy and climate goals.

11. Require local hiring and workforce development commitments.
The Problem: Data center developers often promise local job creation to win political and public support, but those promises rarely hold up. Construction jobs are only temporary and often filled by people with prior experience, and data center operations are often staffed with contract positions with few long-term, good-paying opportunities. This incentivizes jobs that lack union protections, benefits, or job security rather than support long-term career opportunities for local residents.

Recommendations:

- **Require high labor standards:** Require data centers adhere to high labor standards, pay workers prevailing wages, and support the right to unionize.
- **Require local hiring:** Require local hiring commitments for construction and operations, including requiring full-time, permanent job creation for each facility.
- **Establish pathway programs:** Require data center operators to invest in local workforce development by establishing apprenticeship and training programs in partnership with local high schools, community colleges, and labor unions. These programs should prepare residents for long-term careers in the digital infrastructure and skilled trades sectors (*i.e.*, electricians, computer technicians, and engineers). Data center operators should commit to hosting quarterly open houses on-premise, inviting students and the community to learn about the data center's operations.

Federal Reforms Needed to Protect the Public Interest
The Problem: State and local-level policies are essential for keeping data centers' climate and community harms in check, but federal action is also urgently needed to hold Big Tech accountable. However, there are virtually no national laws governing data centers and their expansion. Congress has held hearings but only limited bills have been introduced, like Senator Whitehouse and Senator Fetterman's Clean Cloud Act and Representative Obernolte's Liquid Cooling for AI Act. Much more is needed to ensure federal oversight that protects consumers, communities, and the climate.
Recommendations: Congress should enact the following reforms, at a minimum, to help rein in unregulated expansion:

1. **Regulate data centers under federal bulk power market reliability standards.** Designate certain large loads (*i.e.*, data centers) as *Registered Entities* subject to the North American Electric Reliability Corp (NERC) and the Federal Energy Regulatory Commission (FERC) federal electricity reliability standards.
    - In March 2025, internal NERC and FERC documents were leaked to a journalist reporting that 30% of the data centers in Virginia's "data center alley" suddenly went offline, nearly triggering catastrophic rolling blackouts close to the nation's capital. This leak forced a NERC official to provide a public presentation to FERC weeks later that confirmed two separate reliability events involving data centers, prompting NERC to recommend that data centers be subject to federal electric reliability standards. Requiring data centers to register with NERC—just as more than 1,400 other large energy users already do—would ensure accountability, improve oversight, and help prevent future threats to grid stability.
2. **Require load flexibility and forced curtailment.** To prevent grid strain and electricity price hikes during peak demand, Congress should direct FERC to require load flexibility programs and forced load (*i.e.*, energy demand) curtailment procedures for data centers, without compensation.
3. **Create new authorities for EIA and FERC related to data center energy use.** Congress should authorize the U.S. Energy Information Administration (EIA) to collect and publish current and projected data center electricity use and energy sources. Other information outlined in the Clean Cloud Act should also be considered. Congress should also authorize FERC to require disclosure when power sellers are affiliated with data centers.Additionally, Congress should direct the Environmental Protection Agency to collect and report data center emissions under the Clean Air Act (CAA), including establishing a specific reporting category for data

centers. This would enable regulators and communities to assess large-load emissions impacts, improve transparency, and ensure data centers meet CAA requirements—and halt projects that do not.

4. **Codify the November 2024 FERC order.** Codify the November 2024 FERC order that determined shifting existing generation away from the bulk power market to serve a data center is unjust and unreasonable. A politicized FERC controlled by the Trump administration may seek to nullify this order.
5. **Prohibit federal preemption to build data centers.** Congress should restrict any president from using emergency authority to preempt state, county, or municipal laws—including zoning regulations—that govern where and how data centers and related energy facilities can be built. Congress should also disallow a currently politicized FERC from rewriting market rules for Regional Transmission Organizations (RTOs). For example, FERC should be prohibited from issuing blanket 206 orders that would prioritize coal and natural gas generation or place co-location proposals at the front of the queue.
6. **Subject data center computer systems to federal energy efficiency standards.** While Congress has directed sweeping energy efficiency mandates for thousands of household consumer products and automobiles, no such efficiency mandates exist for large microprocessing computer networks featured in data centers or cryptomining facilities.

In addition to these reforms, Congress should pause FERC's proposed rulemaking on interconnecting large loads—including data centers—until FERC works directly with state regulators and consumer advocates to ensure grid reliability and protect ratepayers from rising costs. State regulators are already pushing back against this rushed rule over concerns that increasing connection of data centers to the grid could "impose undue costs on retail customers" and threaten state regulators' ability to promote flexible systems and equitable cost allocation. Before approving new data center connections, FERC should consider fast-tracking connections of clean and cheap renewables that can meet energy demand and lower energy prices for consumers.

Conclusion

Policymakers must act with urgency to confront the harms already unfolding from unregulated data center expansion. By enforcing strict transparency and accountability mechanisms and community protections—alongside the requirement for clean and cheap renewable energy to power this expansion—policymakers can reduce the cost of electricity for consumers, strengthen grid reliability, protect public health, and supercharge the clean energy transition.

ACKNOWLEDGMENTS

This report was written by Deanna Noël, climate campaigns director, and Meghan Pazik, senior policy advocate, with assistance from Tyson Slocum, director of Public Citizen's Energy Program, and research support from Jessica Garcia, Senior Policy Analyst, Climate Finance.

Notable sources for these recommendations include those in the Biden Administration's January 2025 Executive Order on AI Infrastructure, AI Now Institute's Data Center Policy Guide, Good Jobs First's data center reform recommendations, University of Michigan's data center study, and Tyson Slocum's April 2025 Congressional testimony. Special thanks to Alli Finn and Kate Brennan at AI Now Institute and Savannah Wilson.

TO: Hanover Planning Commission and Board of Supervisors

RE: Proposed Hunting Hawk Data Center

I sent an email to you on November 29 regarding the proposed Hunting Hawk Data Center and requests to change the Comprehensive Plan for Western Hanover and the change to land use designations in zoning.

I am vehemently opposed to this proposal and know that many others are opposed as well. Why am I opposed?

- Disruption of Wildlife
- Fire and Security Risks
- Not one but 10 data center buildings
- 420 onsite employees/personnel
- 2,900 daily trips in/out
- Actual tenants – confidential
- Electrical power – 3 onsite substations
- 2 huge water tanks for fire suppression
- Well water usage for sanitary purposes only (daily well water usage equivalent to 40 homes). Supposedly, water will be provided by other sources and they will have a "closed loop" cooling system
- Air and noise pollution from 300 diesel generators (testing and emergency)
- Light pollution – outdoor security lighting causing night glow
- Possible pollution to the Chickahominy River (part of the Chesapeake Bay Watershed)
- Ashland Road – currently under construction Amazon Distribution Center and a large warehouse facility
- Future road construction at Ashland Road and I-64
- 10 year construction project of Hunting Hawk Data Center. 10 years!!

While watching Nightly News on December 9, 2025, it was stated that electricity costs are skyrocketing and will continue to skyrocket because of AI and increasing data centers. I just received my December Dominion Energy bill; an increase of $113.00 from November. And this is probably only the beginning of increases as well as the beginning of more power outages.

We, Western Hanover residents, enjoy our ruralness. We moved here to get away from commercialization, close housing, and to enjoy the beauty and quietness of this part of the county. We don't want to be another clustered Northern Virginia, Mechanicsville, or Short Pump. Data centers need to be placed in areas already housing commercial businesses. Just how many data centers does the State of Virginia need?

We, Western Hanover citizens, as well as abutting Henrico citizens, urge you to vote NO. Please DENY this noisy, polluting eyesore.

Thank you for your service to our county and to the consideration of our pleas.

Most Sincerely,

Donna Davis
12296 Shop Creek DR
Rockville VA 23146
804-749-4626
Stangen1993@verizon.net

Biernot, Gretchen W.

From: Hunter, Jo Ann M.
Sent: Friday, December 19, 2025 11:33 AM
To: Biernot, Gretchen W.; Pompei, Andrew J.
Subject: FW: Please Reject The Data Center Takeover of Hanover County

From: Dibble, Susan P. <spdibble@hanovercounty.gov>
Sent: Friday, December 19, 2025 11:32 AM
To: Kilduff, Todd E. <TEKilduff@hanovercounty.gov>; Hunter, Jo Ann M. <JMHunter@hanovercounty.gov>
Subject: Fw: Please Reject The Data Center Takeover of Hanover County

Just FYI to keep you in the loop. Have forwarded to Tract and to H H Hunt for their awareness as well.

Sent from my Verizon, Samsung Galaxy smartphone
Get Outlook for Android

From: Lora DeLesDernier (lora_d@comcast.net) Sent You a Personal Message
<lora_d.d6656df145a1@forgrassroots.com>
Sent: Friday, December 19, 2025 10:59:12 AM
To: Dibble, Susan P. <spdibble@hanovercounty.gov>
Subject: Please Reject The Data Center Takeover of Hanover County

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Dear ,

Please keep Hanover safe and healthy by preserving our land and our natural resources. Vote NO to the Data Center proposals. Praying for wisdom and courage for our BOS.

I'm writing as your constituent to urge you to reject the rezoning of valuable agricultural land for the purpose of a massive data center build out in Hanover.

As the data center capital of the world, Virginia has seen firsthand the many problems these facilities bring when built near residential areas—constant noise, heavy water usage, air pollution, expensive energy bills, and a dangerous precedent that puts corporate interests above the wellbeing of taxpaying residents.

Data centers generate relentless noise, often between 55–85 decibels, from cooling systems and generators—day and night. In Northern Virginia, nearby residents have reported serious quality-of-life impacts, prompting local governments to enact new zoning restrictions. These facilities also emit low-

frequency noise, which is harder to measure but can have serious health implications. Hanover currently lacks the safeguards and accountability mechanisms needed to protect nearby communities from these effects.

Water consumption is another major concern. We don't have all the answers about how much water will be consumed by all of these facilities, and there has not been enough transparency about how these data center campuses will impact our water quality and access. Even small data centers consume hundreds of thousands of gallons of water per day, and AI facilities can use as much as 5,000,000. That's a huge strain on local resources and raises questions about future water access, quality, and rising utility costs for residents.

Another concern is the precedent of approving these massive data center campuses next to neighborhoods and schools. Approving projects of this size and scale so close to people's homes risks lowering property values, disturbing the peace, and sending a message that invites more of the same. If you approve these projects, it signals to the industry that Hanover is willing to harm its communities in order to accommodate big tech.

I want to be clear: I am not opposed to responsible data center development. But rezoning agricultural land to industrial use for projects that so clearly harms nearby, tax-paying residents is simply unfair. Please don't change the rules because the industry doesn't like the game. Protect the people who live here. Reject the rezoning requests.

Thank you for your consideration, and for your service to our county.

Sincerely,

Lora DeLesDernier
12529 Trammell Ct
Ashland, VA 23005
lora_d@comcast.net
(804) 307-6763

Biernot, Gretchen W.

From: Lorna Boyle <ldaboyle@gmail.com>
Sent: Thursday, December 18, 2025 12:30 PM
To: Biernot, Gretchen W.
Subject: Re: Hunting Hawk Data Center

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Gretchen
I will also try to find all the correct emails but incase I miss them please forward for me
Happy holidays

Members of the Hanover Board of Supervisors,

My name is Lorna Boyle and I live on Western Riders Lane adjacent to the proposed Hunting Hawk Technology Park. I purchased my property there to be secluded and appreciate the rural character of Western Hanover County. I am opposed to amending the Comprehensive Plan to change this area from suburban residential to employment center and I am opposed to rezoning from Agricultural to M1 Industrial. This does not fit the long-term vision for this part of Hanover and it does not make sense given the lack of infrastructure (sewer, water, fiber/cable, roads) available to this site. It may not impact a lot of Hanover residents, but it does impact those of us here in a major way - we won't be able to enjoy wildlife, have the sounds of summer, or see the sunset not blocked by tall ugly buildings. It also sends a message to the rest of Hanover county that if you will do this to us, you will do it to them too.

I also have concern for our Henrico neighbors. I drove around Wyndham two days ago and past the elementary school. It's not acceptable that Henrico residents get landed with this without being able to have a real voice in the decision making as it backs onto their properties. All of the money and benefits of this project will go to Hanover County, but Henrico citizens will pay with higher utility bills, pollution, noise and unknown long-term impacts. I hope you will consider if you would want your children attending school and playing outside less than a mile from the fumes of 300 large diesel generators that are all tested monthly? The research on pollution from diesel generators is clear - health impacts are documented for children and the elderly at even the smallest levels of exposure from the most efficient T4 generators.

I respectfully ask you to decline this proposal. Keep Western Hanover rural and aligned with the long-term comprehensive plan. Don't cause undue harm to our neighbors across the county line. Keep industrial development in industrial areas where it belongs.

All the best,
Lorna Boyle
14320 western riders lane
Glen Allen Va 23233

All the best from lorna
boyle have a good day

On Oct 6, 2025, at 11:32 AM, Biernot, Gretchen W. <gwbiernot@hanovercounty.gov> wrote:

Ms. Boyle,

Please follow this link to our webpage related to the above-referenced project:
https://www.hanovercounty.gov/1459/Loch-Levan-Land-Limited-Partnership-et-a

Please do not hesitate to contact me should you have any questions.

Gretchen W. Biernot, AICP
Current Planning Manager
Hanover County Planning Department
Direct Line:(804) 365-6369
Main Line: (804) 365-6171
<image001.png>

Biernot, Gretchen W.

From: Nicholas Tomlin <nicholasmtomlin@gmail.com>
Sent: Tuesday, November 25, 2025 5:07 AM
Cc: grcpluta@gmail.com; stopnoelrockquarry@gmail.com
Subject: Opposition to the Noel Rock Quarry

Good morning,

Please oppose any further discussion and development of the Noel Rock Quarry project.

My name is **Nicholas Tomlin**, and my wife, **Grace** and I moved into **12646 Old Ridge Road**, directly across from the Ashland Berry Farm, in March of 2025. After many years working in Washington, D.C. as finance and tech consultants, we chose Hanover County because we wanted a quieter, safer place to start our family. We wanted values, faith, community, and peace—something you simply can't get in the city.

Since moving here, we've been grateful every day for the calm, the open land, the night sky, and the sense of stability this area provides.

The proposed quarry puts all of that at risk.

As a medically retired U.S. Army ordnance officer and veteran with a worsening health condition, I take concerns about environmental quality very seriously. The proposed quarry would be only **one mile—about four minutes—from our home**, and the potential for air pollution, water issues, and constant industrial noise raises real questions about safety and long-term health.

On top of that, both my wife and I carry **PTSD related to gun violence and witnessing loss of life** during our time in D.C. Sudden loud blasts—especially those that resemble explosions—would not just be disruptive; they would put us right back into situations we've worked hard to move past. **PTSD related to their over 40 years of combined service, including multiple tours throughout the Middle East is also shared by my mother and father.** We came here specifically for a quieter environment where we could focus on healing, building a family, and providing a refuge of peace for our extended family.

We also regularly host elderly family members—including my **101-year-old great-grandmother, a World War II nurse and veteran**, and my grandmothers—whose health is very fragile. The thought of them being exposed to poor air quality, tainted water or loud industrial activity is deeply concerning and frankly unfair to the people who built this country and deserve better in their later years.

We respect the need for economic development. But with the minimal number of employment opportunities **(roughly 50 jobs from what I understand)** expected from this project, it is hard to see how the benefit outweighs the cost to the community. Families move to Hanover because it offers safety, quiet, and a strong foundation to build a life. **If the quarry moves forward, families like ours may have**

no choice but to leave—and future families looking for the same values and quality of life may choose not to come at all.

We love our home. We love the peace here. We respect and appreciate all the people we have met since coming here. We want to put down roots, raise our kids, and contribute to the community for years to come. But we cannot do that if the character and safety of this area are changed beyond recognition.

I respectfully ask you to consider the long-term impact this quarry would have on real families, real homes, and a community that people choose because of its quality of life.

Thank you for your time and thoughtful consideration.

Respectfully,
Nicholas Tomlin
12646 Old Ridge Rd
Beaverdam / Hanover County, VA 23015
804-299-6802

Biernot, Gretchen W.

From:	amy Mendelson Cheeley <amendesign2@gmail.com>
Sent:	Monday, November 24, 2025 11:38 AM
To:	Walter, Dennis A.
Cc:	ctyadm; Biernot, Gretchen W.; Hunter, Jo Ann M.; Pompei, Andrew J.; Dibble, Susan P.; Prichard, Faye O.; Davis, Sean M.; Herzberg, F. Michael; Stoneman, Jeff S.; Hudson, Ryan M.; Leadbetter, Larry A; Floyd, Danielle G.
Subject:	Re: Comprehensive Plan Amendment Process

Good morning!!!
Thank you sooo much! I had no idea that it was sent so late after hours Friday night - it must have been lost or I would not have sent you another email. We don't even have Internet across the street from the applicant's proprieties so it is hard to get email reliably.

I'm sorry to waste your time resending it.

As for the process though, I'm not sure if you reviewed all four applications together - but if the comp plan amendment is voted down at the administrative session, (which you gave me the validation of that possibility), the other applications would not go forward because they would not rezone from the A-1, to M-1 in a future Residential area. Our decision makers keep telling us that they cannot stop this process but thank you for letting me know that they can!

With that in mind, I would sincerely like to urge our decision makers to choose the option to vote this comp plan amendment down at the administrative session. We have been told time and again (and recently by our representatives) on this proposal that we don't want to waste taxpayer time and money. As well as staff's time. Gretchen has been among the staff members that have been inundated since September 8, 2025, when the developer tried to sneak this in without ever letting any surrounding property owners know about the project.

This proposal has little-to-no support from anyone in the area. The county is supposed to be representing our best interests of health and public safety and Hanover County could never protect us from what this industrialization on a these particular pieces of land would unleash:
The roads cannot handle it, per VDOTs preliminary assessment, the application is too vague, the applicant stated that they're ultimately not responsible for any of it, they don't know how they will even get the data there through cable lines (and we do not want eminent domain to take our land for the cable.). The water issue is untenable - there's no public safety guarantee without redundancy for water backup for fire suppression. Just to name a few reasons. The most important is that we are mid-way between comp plan updates and the applicant agreed to houses last time. 22 months ago. I have been involved for 30 years in developing these comp plans and never was there the slightest inclination to put an industrial project there.

There are dozens, perhaps hundreds of people changing their lives and losing their health and wellbeing over this. People are putting their homes up for sale. Please choose dismissal of this case at the administrative session. It would go a long way to promote goodwill within our communities. And, we surely could all use some these days.

Thank you again for your time. Sorry to ask again for your response. But, without internet for the foreseeable future here, it's hard to know what's going on. So, please feel free to call me and let's get together on this proposal.

Happy Thanksgiving.
Amy M. Cheeley
804-339-7266

Biernot, Gretchen W.

From: Hunter, Jo Ann M.
Sent: Tuesday, October 21, 2025 1:45 PM
To: Pompei, Andrew J.; Biernot, Gretchen W.
Subject: FW: Opposition to Proposed Hunting Hawk Data Center Project

For the file.

-----Original Message-----
From: McGee, Lisa S. <LSMcGee@hanovercounty.gov>
Sent: Tuesday, October 21, 2025 1:43 PM
To: Board Member <BD@co.hanover.va.us>
Cc: Budesky, John A. <jabudesky@hanovercounty.gov>; Hunter, Jo Ann M. <JMHunter@hanovercounty.gov>
Subject: FW: Opposition to Proposed Hunting Hawk Data Center Project

Good afternoon Board members. A message follows from a resident of Wyndham in regards to the Hunting Hawk project.

Lisa

Lisa McGee
Clerk to the Board
Hanover County
7516 County Complex Road
Hanover, VA 23069
lsmcgee@hanovercounty.gov
804-365-6427

Hanover: People, Tradition & Spirit

-----Original Message-----
From: ctyadm <ctyadm@hanovercounty.gov>
Sent: Tuesday, October 21, 2025 1:11 PM
To: McGee, Lisa S. <LSMcGee@hanovercounty.gov>
Subject: FW: Opposition to Proposed Hunting Hawk Data Center Project

The email below is from the county web information line to the Board. Thought you would want to forward to them/for meeting. Thanks!

Diane K. Chenault
County Administrator's Office
PO Box 470
Hanover, VA 23069
dchenault@hanovercounty.gov
804-365-6004

Hanover: People, Tradition & Spirit

-----Original Message-----

Biernot, Gretchen W.

From: Stepp-Davis, Makayla L.
Sent: Tuesday, December 2, 2025 3:39 PM
To: Biernot, Gretchen W.
Subject: Fw: HHHunt Hunting Hawk HyperScale Data Center

Thank you,

Makayla Stepp-Davis
Planning Technician II
Planning Department
(804) 365-6362
Hanover County

From: Rosa Foster <refoster1223@gmail.com>
Sent: Tuesday, December 2, 2025 3:36 PM
To: Floyd, Danielle G. <DGFloyd@hanovercounty.gov>; Herzberg, F. Michael <fmherzberg@hanovercounty.gov>; Prichard, Faye O. <foprichard@hanovercounty.gov>; Stoneman, Jeff S. <JSStoneman@hanovercounty.gov>; Hudson, Ryan M. <RMHudson@hanovercounty.gov>; Davis, Sean M. <smdavis@hanovercounty.gov>; Dibble, Susan P. <spdibble@hanovercounty.gov>; Planning <planning@hanovercounty.gov>
Cc: Misty D Roundtree <threechopt@henrico.gov>
Subject: HHHunt Hunting Hawk HyperScale Data Center

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Please vote NO on HHHunt's requests related the Hunting Hawk data center they wish to build.

At the public hearing 100% of your constituents who spoke were fiercely opposed to abandoning the rural/residential focus of this area of the county. I have yet to hear of any resident of this area of Hanover who is in favor of changing the land use of this part of the county.

There is another area of the county more appropriate for this land use which is already zoned light industrial.

Do not be blinded by the dollars of tax revenue which would come at great cost to your constituents and neighbors in adjacent Wyndham neighborhood.

Please vote according to the wishes of your constituents who oppose this land use due to the noise, pollution and disruption it would bring. It would irreparably change the character of this area of the county for the worse.

Rosa E. Foster
Resident of Wyndham in Henrico County

Biernot, Gretchen W.

From: Stepp-Davis, Makayla L.
Sent: Tuesday, November 25, 2025 8:30 AM
To: Biernot, Gretchen W.
Subject: Fw: Data center in South Anna District

Thank you,

Makayla Stepp-Davis
Planning Technician II
Planning Department
(804) 365-6362
Hanover County

From: Pam Hardy <hardy.pr@gmail.com>
Sent: Monday, November 24, 2025 9:02 PM
To: Planning <planning@hanovercounty.gov>
Subject: Data center in South Anna District

I am opossed to the proposed data center in South Anna District.
Pamela R. Hardy
15254 Clazemont Road
Montpelier
Virginia 23192
T--804883 6230

Carol J. Busto
12409 Old Greenway Pl
Glen Allen, VA 23059

November 24. 2025

Hanover County Planning Commission
P. O. Box 470
Board Room. Administration Building
Hanover. VA 23069

Attn: Mr. Fredric I. McGhee, Jr., Chairman. Mr. Larry A. Leadbetter, Vice Chairman. Mr. Brett Heizer. Ms. Edmonia P. Iverson, Mr. Alan Abbott, Mr. William E. Martin, Mr. Clifton L. Parker. IV.

I attended last week's presentation by HHHunt regarding their proposal for a hyperscale technology center to be located adjacent to the Wyndham community. I am writing this as a concerned resident of Wyndham to express my opposition to this proposal. My opposition stems from several issues that I believe warrant careful consideration:

1. Compatibility with existing community character
The surrounding area is designated for residential and agricultural uses, and the proposed industrial facility would represent a significant and abrupt shift in land use as designated in the Comprehensive Plan. Such a change undermines the long-established planning principles intended to maintain the rural and residential nature of Hanover county.

2. Noise, light, and visual impacts
Hyperscale data centers typically require extensive mechanical cooling systems and infrastructure that operate continuously. This can introduce persistent noise, industrial-level lighting, and structures of substantial height and mass. I was not satisfied that the applicant has adequately addressed noise concerns. To the contrary, the lack of the applicant's consideration of dBc levels of noise is quite appalling. An independent analysis by a third party is needed to assess the true noise impacts to surrounding communities.

3. Traffic and infrastructure strain
Construction and operation of a facility of this scale will increase heavy-vehicle traffic and place new demands on local roads, utilities, and public services. I am concerned that existing infrastructure is not equipped to accommodate these demands without significant upgrades that residents of Hanover will ultimately pay for through higher taxes.

4. Environmental & health considerations
Large-scale data centers have notable impacts on groundwater, energy consumption, stormwater management, and nearby ecosystems. Of particular concern are the health impacts that could result from the pollutants released during testing and maintenance of 300 generators. Even the newer Tier 4 level generators are not pollutant free and can pose significant health hazards. Before any rezoning is approved, it is essential that potential environmental and health effects are thoroughly assessed by an INDEPENDENT third party and transparently communicated to the community.

5. Precedent for future industrial expansion
Approving this rezoning may set a precedent encouraging further industrial development in areas currently intended for residential and agricultural use. This could fundamentally alter the long-term character and livability of our communities.

I respectfully ask that the Planning Commission carefully weigh these concerns before approving this proposal and consider the long-term consequences of allowing industrial development so close to established neighborhoods. I urge you to prioritize land-use decisions that preserve community well-being, environmental integrity, and the intent of the county's comprehensive plan.

Thank you for your attention to this matter and for your service to Hanover County.

Sincerely,

Carol J. Busto

Carol J. Busto

Biernot, Gretchen W.

From: Robin Schroeder <robins@rokainc.com>
Sent: Friday, November 21, 2025 7:51 PM
To: Herzberg, F. Michael; Stoneman, Jeff S.; Davis, Sean M.; Floyd, Danielle G.; Prichard, Faye O.; Hudson, Ryan M.; Dibble, Susan P.; Martin, William E.; Parker IV, Clifton L.; McGhee, Jr, Fredric I.; Iverson, Edmonia P.; Leadbetter, Larry A; Heizer, Brett; Abbott, Alan C.; Hunter, Jo Ann M.; Pompei, Andrew J.; Biernot, Gretchen W.
Subject: Article of how other states are dealing with proliferation of data centers and water threat

Given that Western Hanover County has 3 data centers and a new stone quarry (with asphalt and concrete batching) all requesting permits for our area, this article is a wakeup call to protect residents well water and septic systems. Our leadership can take a page from what other states and localities are experiencing before approving initial permits and risking our water, quality of life and so much more. Please take time to consider what these developments can bring to our area besides tax dollars as those may be seriously outweighed by long term costs to natural resources, health and quality of life to the people you represent.

"from States Newsroom
By Danielle Gaines
FRIDAY, NOV. 21, 2025
Good evening. Across the country, communities are increasingly coping with the demands of data centers. In Utah, lawmakers are advancing a policy to closely monitor water usage.
In Indiana, it remains to be seen whether President Donald Trump's political threats can swing state senators who were opposed or undecided on mid-decade redistricting. Alabama's new maps came from a college mastermind. And the redrawing drama is the focus of Episode 3 of our new podcast, Stories from the States.
In D.C., advocates are questioning Trump administration efforts to narrow public student loan forgiveness, as well as to re-enroll food benefit recipients en masse.
The Latest
Utah's data centers would have to report to the state how much water they're using every year under a proposal advancing at the state Legislature, Utah News Dispatch reports.
The vast centers housing rows of servers would have to pay up if they don't disclose water use, said Republican state Rep. Jill Koford. The bill she's sponsoring would fine them $10,000 for every day they're out of compliance. "We're very serious about protecting Utah water and making sure that we're using it wisely," Koford said.
More data centers are cropping up in Utah and around the country to power artificial intelligence and other digital services. The construction is drawing attention to the massive amounts of water it can take to cool servers, with some using up to 5 million gallons of water in a day — more than 12,000 times the average use for a household of four.
Related coverage:
Southern New Mexico lawmakers call data center Project Jupiter a 'transparency failure'
(Michigan) Howell Township board OKs 6-month data center moratorium; opponents say it exempts current plan
(Virginia) CleanArc Data Centers invests whopping $3 billion in Caroline County
Protesters gathered outside a Sept. 19 Doña Ana Board of County Commissioners meeting to urge elected officials to vote against the $165 billion bond for the massive southern New Mexico data center project known as Project Jupiter. (Photo by Leah Romero for Source NM)

Biernot, Gretchen W.

From: Pompei, Andrew J.
Sent: Tuesday, December 2, 2025 7:55 PM
To: Biernot, Gretchen W.
Subject: Fw: Hunting Hawk Data Center

From: Abbott, Alan C. <acabbott@hanovercounty.gov>
Sent: Tuesday, December 2, 2025 7:51 PM
To: Anna Noller <acnoller@yahoo.com>
Cc: Pompei, Andrew J. <AJPompei@hanovercounty.gov>; Hunter, Jo Ann M. <JMHunter@hanovercounty.gov>
Subject: Re: Hunting Hawk Data Center

Dear Ms. Noller,

Thank you so much for reaching out and the information provided. Your input is vital to our process.

I have cc'd staff on this reply so your thoughts and concerns are entered into record.

Again, thank you for contacting us.

Alan

	Alan Abbott Planning Commissioner Ashland District Representative P.O. Box 45 | Ashland, VA 23005 | 804.496.1222 View Active Land Use Cases Planning Commission Meetings

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From: Anna Noller <acnoller@yahoo.com>
Sent: Tuesday, December 2, 2025 5:53 PM
To: Abbott, Alan C. <acabbott@hanovercounty.gov>
Subject: Hunting Hawk Data Center

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.
Dear Mr. Abbott:

As a resident of Western Hanover and within several miles of the proposed Hunting Hawk Data Center, I am highly concerned about the impact of this development. Water utilization, high electricity needs, noise levels, traffic upticks, and degradation of our rural community all play a role in my disagreement with the location of this particular data center. This letter focuses on the issues of low-frequency sounds.

While noise ordinances around data centers typically target higher-frequency sounds from (ex.) generators but often overlook the persistent low-frequency hum from cooling systems. This low-pitched drone can be heard up to 2.5 miles away and is particularly disruptive, penetrating walls and persisting through the night. While not loud enough to cause hearing loss, it is a major source of sleep disturbance, stress, anxiety, and chronic sleep deprivation among nearby residents, increasing the risk of long-term health issues. (https://coeh.ucdavis.edu/research/how-noise-pollution-quietly-affects-your-health)

Detailed Health impacts:

- **Cardiovascular issues:** Exposure to low-frequency noise is linked to an increased risk of cardiovascular diseases, including elevated blood pressure, increased heart rate, and other hemodynamic events.
- **Cognitive impairment:** The noise can interfere with higher-order cognitive functions, such as logical reasoning, data processing, and mathematical calculation, leading to a reduction in precision and performance.
- **Sleep disturbances:** Continuous, pervasive noise from data centers, including the low-frequency "hum," can disrupt sleep.
- **Psychological effects:** It can lead to increased stress, anxiety, and other emotional changes, such as irritability and agitation.
- **Annoyance and discomfort:** A significant impact is annoyance, which is related to symptoms like headaches, tiredness, and a feeling of pressure on the eardrum.

The reporting found here (Exposing The Dark Side of America's AI Data Center Explosion | View From Above | Business Insider) highlights the real impacts of data centers near homes based on the experiences of our neighbors in Prince William County. While the entire report is worth viewing, if time limited, please start around 13:52 to learn from residents on their experiences.

In addition to human impacts, low-frequency noise can also affect wildlife, disrupting normal behaviors such as migration, feeding, or breeding, although the primary concerns focus on medical impacts to people. Experts, including a former NASA scientist (Facebook), recommend a buffer zone of at least 1.5 miles between data centers and residential areas to minimize health and environmental risks (https://coeh.ucdavis.edu/research/how-noise-pollution-quietly-affects-your-health).

While the need for data centers is growing, we in the rural Western Hanover area have elected our officials to balance growth along with the will of their residents. The Hunting Hawk site is not the appropriate location for this development.

Regards,

Anna Evanko

Biernot, Gretchen W.

From: Stepp-Davis, Makayla L.
Sent: Wednesday, November 19, 2025 12:04 PM
To: Biernot, Gretchen W.
Subject: Fw: Data Center

Thank you,

Makayla Stepp-Davis
Planning Technician II
Planning Department
(804) 365-6362
Hanover County

From: JoAnne Purgason <joannepurgason@gmail.com>
Sent: Wednesday, November 19, 2025 11:29 AM
To: Planning <planning@hanovercounty.gov>
Subject: Data Center

I am writing to you about the Hunting Hawk Data Center requests to change the Comprehensive Plan for Western Hanover and the change to land use designations in zoning. I do NOT support these changes in any form. There are no public water or sewer access in Western Hanover. How many Data centers are in operation without these necessities? The project is right on the Chickahominy River which is a vital part of the Chesapeake Bay Watershed and pollution to it is a real issue with this plan.
While data centers are important for our everchanging world, the purposeful placement of them must be our first concern, not a tax income. The Hunting Hawk proposal does not meet any of the community needs or wants for this area. There are so many exceptions to all the standards in place for Western Hanover that have to be changed to accommodate it makes the requested changes mind boggling for the everyday citizen.
Please listen to the people of Hanover and do not support the data center at Hunting Hawk.
Sincerely,

Herb and JoAnne Purgason
Rockville, VA

From: Riley Parikh <rileyparikh@icloud.com>
Sent: Monday, October 20, 2025 7:14 PM
To: ctyadm <ctyadm@hanovercounty.gov>
Subject: Opposition to Proposed Hunting Hawk Data Center Project

Dear Hanover County Board Representative,

Hello, my name is Riley Parikh and I am a resident of Wyndham for 22 years writing to express my strong opposition to the proposed Hunting Hawk Data Center project near Wyndham. Although I am unable to attend the community meeting on October 21st due to work obligations, I want my concerns to be formally noted.

The proposed 900MW, multi-building data complex would bring significant noise, traffic, environmental, and quality-of-life impacts to our community. The scale of this project is inconsistent with the surrounding residential areas and poses serious risks to our environment and property values. Personally, my 60+ year old parents plan to retire in this community and reside here for the rest of their lives. They have been in Treyburn since the 90's. I am deeply concerned about the health impacts this data center will have on their overall health and life expectancy.

I urge HHHunt and Hanover County to reconsider this development and to deny any rezoning or permits required for its construction. Our community values smart, sustainable development that aligns with local needs; not large industrial projects that endanger our environment and livability.

Thank you for taking resident concerns seriously.

Sincerely,
Riley Parikh

Please respond to the following questions during the meeting or afterwards in writing.
Thank you.

Question #	Questions Regarding HHHunt Applications
1	Please explain why and how this proposed hyperscale data center facility makes any sense given the close proximity to residences, schools, business, and agricultural properties. This runs counter to HHHunt's messaging on it's website: "*We are committed to creating a better way of life and it shows*" and the registered byline of "*Because it's how you live that matters*". Numerous data center industry organizations recommend NOT building data centers near residential communities and schools. For example, Community & Environmental Defense Services (CEDS) recommend data centers should not be located within a 2.5-mile radius of sensitive facilities such as schools to minimize noise impact. For this project, there are at least seven schools within 2.5 miles with over 5,700 students (this exclude numerous day care and special needs centers): - Berea Faith Community Academy (50-85 students): ~0.7 miles - David E. Kaechele Elementary (495 students): ~0.9 miles - Shady Grove Elementary (600 students): ~0.9 miles - Holman Middle School (860 students): ~1.75 miles - The Peacock Montassorri Preschool: ~1.75 miles - Northstar Special Education School (~100 students): ~1.9 miles - Rivers Edge Elementary School (725 students): ~2.2 miles - Mount Vernon Middle School (~1,100 students): ~2.4 miles - Deep Run High School (~2,040 students): ~2.5 miles
2	Has HHHunt ever developed or built a data center complex as proposed? Which corporate entity in the development group has the experience with such a facilty buildout? What experience does that corporation have (i.e., years, previous comparable facility examples, locations)?
3	What verification has been done to ensure that the existing aquifer can supply the needs of the planned data center complex AND others using wells, both initially and on an ongoing basis (e.g., VA DEQ, USGS)? How many gallons of water will be used per day? How many gallons will be recycled? What is the efficiency of the water cooling circulation systems? How have you used certified experts to ensure no negative impacts to surrounding wells? How can you ensure no adverse affects to the aquifer? What are the contingencies for water should a draught cause the aquifer to no longer support the data center and the community? What contingencies will be in place should the well water become contaminated and no longer potable due to the data center draw down of the aquifer (as happened in Newton County, Georgia)? What about to the volume of water going into the Chickahominy from runoff and other facility sources? What are the anticipated pollutants that will be put back into the Chickahominy as discharge and/or runoff?

Question #	Questions Regarding HHHunt Applications
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5	Given the close proximity to residential homes and schools, what types of technologies will the developer employ to eleminate noise (both loudness and frequency) throughout the day? There are studies that show livestock health is negatively impacted by data center generated noise. Will the developer pay for an independent study that models the likely noise from the complex given the proposed technologies?
6	Hyperscale data centers are a security target - both physical threat and cyber threat. As such, they are lit up 24/7 and require tall perimeter fencing that interrupts water flow and wildlife pathways. Residents in Loudon County complain of not being able to sleep due to the light despite having blackout shades and not being able to see the stars two miles away due to light pollution. How will you keep light at the existing residential level on surrounding properties?
7	Conservation easements exist on the Henrico side of the Chickahominy. How will those be protected?
8	What conversations have been had with Dominion Power regarding their ability to meet the data center power requirements and the capital expenditures necessary to implement? Will the developer pay for all costs related to electrical infrastructure needed to meet all distribution and transmission requirements, or will that be a cost for those who reside in the community? What additional power infrastructure expansion be needed outside of the current property?
9	Please explain how the existing fiber optic and other infrastructure will meet the data transmission requirements of this hyperscale data center. If additional infrastructure is required, please explain what is needed, the timeline for implementation, and the costs/disruptions to be borne by the County or the tax payers.
10	The plans call for a building height exemption of 62 feet, but how tall will all other structures of the facility be (e.g., powerline towers, cooling towers & equipment, etc)?
11	Are there plans to expand this campus if nearby properties become available?
12	What special considerations are being included given that this location is prone to seismic activity?
13	What protections are you offering the County to ensure that the data center project will not be abandoned once some of the buildings are partially completed? Abandonment would lead to numerous pragmatic and problems.
14	The application provides a conceptual diagram of the buildings and related infrastructure. Please explain how the diagram will be different when the site plan is created (e.g., number, size, and location of buildings; location of substations; location of powerlines; water management facilities; amount of green space and retention ponds; etc.).
15	What impacts, burdens, and related costs will be absorbed by Goochland and Henrico Counties (e.g., fire department, roads, water, traffic control, etc.)?
16	What economic benefits do you contemplate this project with generate for the surrounding communities? How are these benefits calculated and what assumptionsn are they based on? What specific investments will HHHunt Development Team make in the community?

Question #	Questions Regarding HHHunt Applications
17	The rezoing request was for "an Employment Center". But other than initial construction jobs, how many jobs will this bring? Will these be local hires or remote from other locations?

Biernot, Gretchen W.

From: Pankaj Sharma <pshar0@gmail.com>
Sent: Monday, November 17, 2025 9:21 AM
To: Biernot, Gretchen W.
Cc: Mona sharma
Subject: Request for Impact Clarifications and Strengthened Mitigation Measures for Hunting Hawk Technology Park

Dear Gretchen,

I am a homeowner living on Morestead ct in the Preston community of Wyndham — approximately 100 feet of the proposed Hunting Hawk Technology Park data center campus. I appreciate the scale and importance of technology infrastructure investment within our region; however, because of the unusually close siting of this industrial complex to existing residences, I am requesting additional information, clearer mitigation commitments, and enforceable protections to ensure the long-term safety, livability, and property rights of current homeowners.

We are already aware that large-scale data center operations present unique impacts—particularly when located this close to homes. These include continuous low-frequency noise from cooling systems, diesel emissions from backup generators, increased nighttime lighting, water draw on local wells or aquifers, substantial construction activity, and major changes to neighborhood character and property values.

To ensure responsible and transparent development, on behalf of the community, we respectfully request the following before final approvals or construction:

1. Comprehensive, Independent Technical Studies

- A full **acoustic impact study** (including low-frequency modeling) showing predicted decibel levels at the nearest homes, with clear mitigation if levels exceed residential standards.
- A **hydrogeologic and water-use study** assessing potential effects on nearby wells and local aquifer recharge, with annual reporting.
- An **air quality assessment** covering generator testing frequency, diesel particulate emissions, and emergency operation scenarios.

2. Binding and Enforceable Mitigation Conditions

- Increased **setbacks**, robust **sound walls or berms**, and preserved or enhanced **natural vegetative buffers**.
- Defined **generator testing windows** with the lowest-noise testing methods and emergency-only nighttime operation.
- **Dark-sky-compliant lighting** with shielding, curfews, and directional controls.

- A requirement for **independent monitoring** (noise, air, and water) with results made publicly available and penalties for exceedances.

3. Construction and Traffic Controls

- Detailed construction traffic routing to protect residential roads, limits on heavy truck hours, dust control plans, and commitments to repair any road damage.

Our community supports thoughtful, transparent, and safe development. We simply request the same diligence and accountability that any large industrial project located within 100 feet of established homes should meet.

Before moving forward, we ask the developer to clearly address the following questions:

1. **What are the predicted noise levels—including low-frequency tones—at the nearest property lines, and what specific engineered controls will be implemented to ensure compliance day and night?**
2. **What volume of water will the facility require at peak cooling load, and what safeguards will be in place to prevent impacts on nearby residential wells or groundwater levels?**
3. **What is the generator testing schedule and emissions profile, and how will diesel particulate exposure be minimized for adjacent homes?**

Thank you for your attention. We respectfully request written responses and confirmable mitigation commitments prior to any final approvals.

Sincerely,

Pankaj Sharma and Mona Sharma

12168 Morestead ct, Glen Allen VA 23059

pshar0@gmail.com; 804-543-5599

Biernot, Gretchen W.

From: Lisa Clarkson <lisaclarkson@verizon.net>
Sent: Monday, November 17, 2025 10:58 AM
To: Biernot, Gretchen W.
Cc: cohenda9@gmail.com; Robert Clarkson
Subject: Question for HH Hunt | Hunting Hawk Technology Park

Gretchen,

I am unable to attend the meeting tonight but do have the following question if you are able to ask it:

1) Are you concerned about building the data centers on an area known for seismic activity? Wyndham averages 3.6 quakes per year. The epicenter of the 2.3 magnitude earthquake on January 14, 2025 was in Wyndham and was felt and heard by its residents as was the Sept 22, 2019 2.5 magnitude earthquake a mile away and many smaller ones in between.

https://gcc02.safelinks.protection.outlook.com/?url=https%3A%2F%2Fwww.volcanodiscovery.com%2Fplace%2F13487%2Fearthquakes%2Fwyndham.html&data=05%7C02%7Cgwbiernot%40hanovercounty.gov%7C603ab8cc1bb9493c17c808de25f20710%7Ca226114ba45f41999d8575e23bb10fc3%7C1%7C1%7C638989918588679057%7CUnknown%7CTWFpbGZsb3d8eyJFbXB0eU1hcGkiOnRydWUsIlYiOiIwLjAuMDAwMCIsIlAiOiJXaW4zMiIsIkFOIjoiTWFpbCIsIldUIjoyfQ%3D%3D%7C60000%7C%7C%7C&sdata=R%2BR60ktAeJViL5AlWFLeufACd5oWCnSDgEYUGRH8vtg%3D&reserved=0

Thank you!
Lisa Clarkson

Biernot, Gretchen W.

From: Robert Clarkson <rmclarkson@vcu.edu>
Sent: Monday, November 17, 2025 10:34 AM
To: Biernot, Gretchen W.
Subject: Question for Data Center Community Meeting - Nov 17th 6-8pm

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Gretchen,

Can you please include this question in the meeting this evening as I will be unable to attend?

"I hear there are two site options for a new data center in Ashland. What are the criteria Ashland County and the company are considering between the two sites and what needs to happen to make one of these sites more appealing."

Thank you!

Robert Clarkson, MBA, Ed.D.
Corporate Engagement Associate Director
Office B1102F, Business Career Services
School of Business
Virginia Commonwealth University
ph. 804-828-1597
Instructor for ***MGMT 434/Strategic Management*** *and* ***BUSN301/Professional Development***
804.828.1597 (phone)
Zoom Personal Meeting Room: https://vcu.zoom.us/j/3126902339
linkedin.com/in/robertclarkson13
Interested in getting more involved with the school of business, click to express interest to become a mentor or share career advice or your industry expertise with students by speaking in a class.

Biernot, Gretchen W.

From: Rochelle Altholz <rochellealtholz@gmail.com>
Sent: Sunday, November 16, 2025 8:05 PM
To: Biernot, Gretchen W.
Subject: Hunting Hawk Data Center Mtg Question

Hello-
I am a Wyndham Community resident who lives in very close proximity to where the proposed Hunting Hawk Data Center would be built and will be attending the meeting at South Anna Elementary School on Monday Nov 17.
I had a question I would like to submit:
Will there be a flood study done (or has one been done) on how this data center development would impact nearby residences in regards to flooding risks that were not a significant issue before the development because the wetlands absorbed the excess water flow?
Since the data center would be built at the heads of the Chickahominy River and significant amounts of water go through those wetlands when there are heavy rains, I am concerned about where all that water will go when there are no longer wetlands to handle it.
Thank you,
Rochelle Altholz
6205 Manor Park Ct, Glen Allen, VA 23059
804-338-3372

Biernot, Gretchen W.

From: Jason Bennett <jab5rf@gmail.com>
Sent: Saturday, November 15, 2025 10:55 PM
To: Biernot, Gretchen W.
Subject: Questions for HHHunt - Hunting Hawk Technology Park Community Meeting 11/17

Dear Gretchen,

I hope this message finds you well! My name is Jason Bennett, and I live in the Wyndham residential community directly adjacent to the proposed data center complex at Hunting Hawk. Thank you for helping to coordinate the upcoming Public Community Meeting on the Hunting Hawk Technology Park at which HHHunt will be presenting.

To help Hanover County make an informed decision, I believe it will be critically helpful if the HHHunt Development Group could please address the below questions for the record (even if 11/17's meeting time runs out).

Noise Pollution

1. What is the maximum noise level residents would experience at their property line during peak cooling or backup generator operation—not average, but maximum—and how does that compare to Hanover and Henrico county residential noise limits?
2. Can HHHunt provide third-party acoustic modeling showing noise levels during peak cooling and during generator testing (not just during ideal conditions)?
3. In many cases, cooling systems run progressively louder as equipment ages. What controls will HHHunt commit to ensuring the noise level does not increase over time?

Air Pollution & Backup Generators

4. How many megawatts of diesel backup generation will be onsite, what is the count of backup generators, and what are the total annual emissions that will be permitted for testing and emergency use?
5. What specific pollutants (NOx, PM2.5, SO2, CO) will be emitted during generator testing, and how close are nearby homes to these exhaust points?
6. Will generator testing be allowed during school hours, evenings, or weekends? What restrictions will HHHunt commit to so residents aren't exposed?

Water Use & Wastewater

7. Is this facility using water-based cooling? If so, what is HHHunt's projected daily/annual water draw at full load, and what percent of county water-system capacity would that represent?
8. If wastewater or blowdown water is produced, what chemicals are in that discharge and where is it being released?
9. How far is that wastewater treatment from the nearest residential homes?

Light Pollution

10. What is the maximum nighttime lighting level at the property boundary, and how does it compare to dark-sky recommendations?
11. Can HHHunt show renderings of how bright the facility will be at night as viewed from neighboring homes?

Property Values

12. Has the HHHunt completed a third-party analysis on potential property value impacts from noise, industrial lighting, and generator emissions? If not, why not?
13. Can HHHunt cite any examples where a large-scale industrial data center was built next to a mature residential neighborhood and increased home values?"

Health & Environmental Risks

14. What is the planned amount of diesel fuel stored onsite, and what are the spill-prevention and groundwater-protection measures?
15. What independent health-impact assessments have been performed for long-term exposure to 24/7 industrial noise and generator emissions?

Infrastructure Burden & Public Cost

16. What upgrades to power lines, substations, transmission corridors, or water mains are required, and who is paying for them—HHHunt or the county's taxpayers?
17. What is the peak electrical demand of the facility, and how will it affect grid resilience and electricity pricing for nearby homes?

Why This Location?

18. What alternative sites were evaluated by HHHunt for this project that were farther from residential areas, and why were they rejected?
19. What is the minimum buffer distance the industry recommends between hyperscale centers and residential neighborhoods?

Emergency Scenarios

20. What is the fire risk associated with lithium-ion battery energy storage and fuel storage on the site, and what mitigation systems are proposed?
21. If a prolonged outage forces 8–12 hours of diesel generator operation, how will HHHunt manage cumulative emissions and noise for residents?

These are basic, reasonable questions. Hanover County deserves full and transparent answers before approving a project of this scale beside a long-established, large residential community.

Thank you for your service and for helping coordinate on these concerns.

Sincerely,

Jason Bennett
Parent & nearby resident of Wyndham

jab5rf@gmail.com

804-338-7165

6016 Collinstone Drive, Glen Allen, VA 23059

Please respond to the following questions during the meeting or afterwards in writing.
Thank you.

Question #	Questions Regarding HHHunt Applications
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9	Please explain how the existing fiber optic and other infrastructure will meet the data transmission requirements of this hyperscale data center. If additional infrastructure is required, please explain what is needed, the timeline for implementation, and the costs/disruptions to be borne by the County or the tax payers.
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Biernot, Gretchen W.

From: Hunter, Jo Ann M.
Sent: Wednesday, November 5, 2025 2:08 PM
To: Pompei, Andrew J.; Biernot, Gretchen W.
Subject: FW: URGENT: Community Opposition to HHHunt Data Center Proposal (Hunting Hawk)

From: Dibble, Susan P. <spdibble@hanovercounty.gov>
Sent: Wednesday, November 5, 2025 2:06 PM
To: erin.fosdick@tract.com
Cc: Leadbetter, Larry A <laleadbetter@hanovercounty.gov>; Hunter, Jo Ann M. <JMHunter@hanovercounty.gov>
Subject: Fw: URGENT: Community Opposition to HHHunt Data Center Proposal (Hunting Hawk)

Erin,

I am receiving numerous email with the listed concerns on both Data Center projects.
When convenient, can you please provide comments and responses?

Best,

Sue

Sent from my Verizon, Samsung Galaxy smartphone
Get Outlook for Android

From: Tyler Cabell Dickinson Luther <dickinsontc@gmail.com>
Sent: Wednesday, November 5, 2025 12:52:10 PM
To: Dibble, Susan P. <spdibble@hanovercounty.gov>; Hudson, Ryan M. <RMHudson@hanovercounty.gov>; Floyd, Danielle G. <DGFloyd@hanovercounty.gov>; Stoneman, Jeff S. <JSStoneman@hanovercounty.gov>; Prichard, Faye O. <foprichard@hanovercounty.gov>; Davis, Sean M. <smdavis@hanovercounty.gov>; Herzberg, F. Michael <fmherzberg@hanovercounty.gov>
Subject: URGENT: Community Opposition to HHHunt Data Center Proposal (Hunting Hawk)

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Dear Board Supervisors,

As a member of the large residential community bordering the Hunting Hawk property, I truly appreciate you considering the below input as you assess the potential benefits and risks of the HHHunt data center proposal.

When implemented prudently, data centers can play a key role in technological progress while also providing municipalities with a beneficial source of tax revenue. However, when data centers are built

unreasonably close to large residential communities, the impact on the people living there can be severely damaging and irreversible.

There are hundreds of families and thousands of residents along the border for the proposed data center complex, as well as two elementary schools (Shady Grove and Kaechele) serving 2,000 students less than a mile away. Families have carefully chosen these homes and schools as a safe place for their children to grow, and they have taken on the heavy financial commitments of homeownership under the belief they were buying into a safe, stable place to live.

Our concerns on this project specifically span the following areas:

- ***Air pollution (1,100+ tons of NOx and CO per year) from the 300+ emergency generators, the power substations, and the wastewater treatment plant will drive increased childhood asthma & respiratory issues, as well as increased cancer risk.*** This will impact both those living in the community AND the children at the two nearby elementary schools.
- ***Noise, air, and light pollution will notably worsen the quality of life for the hundreds of families and thousands of residents in the nearby area.*** Data centers don't create brief bursts of noise; they generate a constant mechanical roar, with deep vibrations that carry through walls and windows. These effects have the potential to make this a very unpleasant place to live for the families that have committed to making a home here.
- ***Increased health and environmental risks will have a substantially negative impact on property values, worsening the financial circumstances of numerous families living in the area.*** This impact has been well-documented in communities where data centers have been constructed near residential neighborhoods.
- ***Significant shock to power consumption could drive a sharp increase in household electricity costs—this a well-documented effect in other communities.*** The proposed data center cluster carries a substantial 900 MW load—roughly equivalent to the continuous electricity usage of about 750,000 homes.
- ***Substantial water consumption of 1.8B+ gallons of water per year will threaten the water supply for multiple communities downstream.*** 80% of water used for cooling evaporates, posing an aquifer threat; and 410,000 Virginians depend on the Chickahominy headwaters for their water supply.

We were partners during the water crisis in January 2025 and we respectfully request your partnership again. Please do not place a large data center complex right on our border. If it must occur for revenue purposes, please, please push it back a minimum of two miles. The families here in Henrico, just like those in Hanover, deserve that much.

With appreciation and respect,
Cabell Luther

Biernot, Gretchen W.

From: Anna Olson <amolsonlc@yahoo.com>
Sent: Thursday, October 30, 2025 1:41 PM
To: Biernot, Gretchen W.
Subject: Marchetti Properties, et al & VALCO Hanover County Four, L.L.C.

Hi,

I live in western Hanover and am opposed to the rezoning of 427 acres from A1 to M1 and the rezoning to allow a substation. First, Route 33 is already heavily congested, and the proposed little widening only by the industrial section will not be an improvement, but make the road more heavily trafficked. Secondly, there are a lot of residential neighborhoods close to this proposed development and the noise pollution will depreciate area homes. Thirdly, the planned data centers will consume high levels of water that will be taking from the huge amount of homes that live on wells. Is the country going to save the day when the wells run dry?

This proposed development would destroy the rural character of Hanover county. My property taxes have gone up over 30% in the last 3 years, I don't see how Hanover would have a need to generate anymore tax dollars outside of lining a politician's pocket. No one wants this to go in.

Thank you,

Anna Olson

Biernot, Gretchen W.

From: Cecilia Morris <cecilia@physiotech.com>
Sent: Tuesday, October 28, 2025 8:23 AM
To: Biernot, Gretchen W.
Subject: Data Center (Hunting Hawk technology center)

Hi Gretchen,

Did you ever get the applicants meeting scheduled for the Hunting Hawk Technology center? If so, could you please let me know the location and the time of the meeting? I want to pass this along to my neighborhood.

Also, can you please share the rest of my email (below) with the planning folks and anyone else that might be able to oppose this. Thanks for your help!

To whom it may concern,

I am writing as a concerned resident of Western Hanover County to express my strong opposition to the proposed Hunking Hawk Technology Center. This massive industrial data center complex presents unacceptable, permanent risks to our environment, resources, and the unique character of our community.

1. Severe Strain on Water Resources and Ecosystems

Our community relies heavily on private well and septic systems, making us acutely vulnerable to the massive resource demands of a data center. Approving this facility gambles with our essential water security.

Aquifer Depletion and Well Failure: Data centers often use water-intensive cooling systems, consuming between 1 million and 5 million gallons of water per day—an amount comparable to a small city (50,000 residents). This relentless and massive use of water, drawn from local sources, acts like a "giant soda straw" on our shared aquifers. This poses a direct threat to the health and viability of our private wells, potentially causing them to run dry, necessitating expensive re-drilling for homeowners, and increasing costs for all.

Thermal and Chemical Pollution: The facility's discharge of heated water into our local rivers and streams risks thermal pollution, which drastically alters the ecosystem and harms delicate aquatic life. Furthermore, the evaporative process concentrates salts and chemicals, posing a direct threat to the overall water quality in our waterways.

Impact on Wildlife: The changes in water flow and temperature, combined with significant land clearing, threaten local wildlife and disrupt the fragile ecological balance of our rural area.

2. Energy Demands and Long-Term Cost to Ratepayers

While the developer may initially plan to connect to the electric grid, the immense power requirements of modern data centers create long-term instability and cost burdens.

Increased Consumer Costs: The strain on the existing grid and the high costs associated with massive upgrades to infrastructure or the construction of new power plants to satisfy data center demands will ultimately be passed on to all ratepayers in Hanover County in the form of higher utility bills.

Future Power Plant Risk: The skyrocketing energy needs of data centers, driven by technologies like AI, frequently compel utilities or developers to propose and build new, costly, and polluting power generation facilities, such as fossil fuel (e.g., natural gas) power plants, to meet demand. This threat is particularly alarming given the speculative nature of data center growth and the potential to lock our county into decades of fossil fuel reliance.

3. Destruction of Rural/Agricultural Character and Community Identity

The most profound impact of the Hunking Hawl Technology Center will be the permanent, irreversible destruction of the identity and value of Western Hanover County.

Industrialization of Rural Landscape: The construction of multi-story, industrial-scale buildings will permanently replace our open, agricultural landscapes with a sprawling, impenetrable industrial complex. This is fundamentally and visibly incompatible with our way of life and the County's commitment to preserving our rural heritage.

Pervasive Noise and Light Pollution: Data centers operate 24 hours a day, 7 days a week. The incessant operation of cooling systems and emergency backup diesel generators will generate significant, disruptive noise pollution. Combined with high-intensity perimeter lighting and security features, the facility will create a sensory danger zone that degrades the quality of life and shatters the tranquility that residents rely on.

Establishing a Dangerous Precedent: The single most damaging action the Board could take is to approve this project and establish a dangerous precedent. Experience in other Virginia counties has shown that the approval of one large data center inevitably triggers a cascading industrial land rush. ***Allowing the first facility to move in will essentially open the door for the full-scale industrialization of the county, thereby destroying the property values of non-industrial neighbors and eliminating our rural heritage forever.***

We must not sacrifice the long-term well-being and established identity of Western Hanover County for a massive industrial project that offers minimal long-term employment and significant, permanent harm. The costs of this proposal—to our water, our environment, and our rural heritage—far outweigh any speculative benefit. I urge you to reject the rezoning and permit requests for the Hunking Hawk Technology Center.

Sincerely,
Cecilia Morris
804-338-6828

COMMUNITY MEETING NOTICE

Monday, November 17, 2025
6:00 pm to 8:00 pm
South Anna Elementary School
13122 Waltons Tavern Rd, Montpelier, VA 23192

Dear Neighbor,

HHHunt will be leading a community meeting for the proposed Hunting Hawk Technology Park on **Monday, November 17 from 6-8pm at South Anna Elementary School**. This meeting will provide an overview of the information included in the zoning case submitted to the Hanover County Planning Department and answer questions about the development.

Data centers are significantly featured in Virginia local and regional news and there is a lot of information and misinformation being reported. We want to provide you with the opportunity to hear facts, learn more and ask questions of the team working to bring this significant investment to Hanover County. Here is a good resource for understanding the impacts of data centers published in 2024 by The Joint Legislative Audit and Review Commission in Virginia: *https://jlarc.virginia.gov/landing-2024-data-centers-in-virginia.asp*.

Four zoning applications were submitted to Hanover County for their review and consideration of this project which we will be reviewing with you at the meeting:

1. **Rezoning** application to rezone the Property from A-1 to M-1
2. **Comprehensive Plan Amendment** application to modify the future land use designation of the Property from "Suburban Neighborhood Residential" to "Employment Center"
3. **Conditional Use Permit** application for accessory uses for the Technology Park
4. **Special Exception** application for an exception to the height limitations within the M-1 Zoning District.

Please plan to attend this informational meeting on November 17th at South Anna Elementary School. We look forward to seeing you there.

Information on the existing applications submitted to Hanover can be found here: *https://www.hanovercounty.gov/1459/Loch-Levan-Land-Limited-Partnership-et-a*

Respectfully,

HHHunt Development Team

NOTIFICATION OF ADJOINING PROPERTY OWNERS continued		
List of Adjacent Property Owners: HANOVER COUNTY FILING PUBLIC HEARING NOTICE LIST		
GPIN	**Name**	**Address**
7748-07-6871	Ferdoushi B. Chowdhury	4840 Coachmans Landing Ct.
		Glen Allen, VA 23059
7748-06-5618	Sam Lee White, Jr. Helen R. White	14589 Ashland Road
		Glen Allen, VA 23059
7748-06-4931	Raymond L. Walters, Sr. Vickie T. Walters	14583 Ashland Road
		Glen Allen, VA 23059
7748-06-6951	Crystal Allen	4700 Regal Oaks Road
		Glen Allen, VA 23059
7748-07-4134	John Robinson Reva Robinson	14571 Ashland Road
		Glen Allen, VA 23059
7748-07-8218	Gilbert Lee Cousins	14551 Ashland Road
		Glen Allen, VA 23059
7739-90-6495 7748-29-5480	Willie R. Gilman, Sr.	15115 Stone Horse Creek Road
		Glen Allen, VA 23059
7748-19-6330	W. Richard Gilman, Jr. Joel B. Gilman Rita Lynn Gilman	15115 Stone Horse Creek Road
		Glen Allen, VA 23059
7748-28-5875 7748-27-8044	Robert F. Cauthorne, TR Beverly P. Cauthorne, TR	11302 Cauthorne Road
		Glen Allen, VA 23059
7748-28-7631	Michael Knizner Theresa D. Knizner	11468 Cauthorne Road
		Glen Allen, VA 23059
7748-38-1338	Dwight T. Vander Pol Jill I. Vander Pol	11446 Cauthorne Road
		Glen Allen, VA 23059
7748-27-7737	Amin Mirshahi Azadeh Nazari	11425 Cauthorne Road
		Glen Allen, VA 23059
7748-26-1087 7748-26-9343	W. Bruce Cauthorn	13006 Cedar Lane
		Ashland, VA 23005
7748-35-0648	Loch Levan Land Limited Partnership	C/O HHHunt 11237 Nuckols Road
		Glen Allen, VA 23059
7748-35-3193	Surya Dhakar Alka Dhakar	11616 Olde Covington Way
		Glen Allen, VA 23059
7748-34-4566	Dhakar Family Dentistry PLC	11616 Olde Covington Way
		Glen Allen, VA 23059
7748-23-9698	Western Riders of Virginia, Inc.	9369 Pamunkey Crest Drive
		Mechanicsville, VA 23111
7748-22-3541	Deborah Ann Colby, TR.	11357 Nuckols Road #1167
		Glen Allen, VA 23059

NOTIFICATION OF ADJOINING PROPERTY OWNERS continued		
List of Adjacent Property Owners: HENRICO COUNTY PUBLIC HEARING NOTICE LIST		
734-780-2794.040	Stephen D. and Virginia A. White, Trustees	12463 Donahue Road Glen Allen, VA 23059
734-780-2794.039	Robert Ashby & Christa Lynn Fox	12467 Donahue Road Glen Allen, VA 23059
734-780-2794.038	Manoj Chulani	12471 Donahue Road Glen Allen, VA 23059
734-780-2794.037	Joanna M. Scott and Paul C. Domson Jr.	12475 Donahue Road Glen Allen, VA 23059
734-780-2794.036	Prakash & Pushpa Mirchandani	12479 Donahue Road Glen Allen, VA 23059
734-780-2794.035	Xiaoran Wang and Xia Liu	12483 Donahue Road Glen Allen, VA 23059
734-780-2794.034	Matthew & Julia Tarpey	12487 Donahue Road Glen Allen, VA 23059
734-780-2794.033	Shailendra K. and Sucheta Jain	12491 Donahue Road Glen Allen, VA 23059
734-780-2794.041	Suvit & Ariyaporn Pratoomtong, Trustees	6760 Aidan Court Glen Allen, VA 23059
734-780-2794.042	Katherine Elizabeth Johnston, Trustee	6764 Aidan Court Glen Allen, VA 23059
734-780-2794.043	Bruce Lynn & Sarah Marie Bailey	6768 Aidan Court Glen Allen, VA 23059
734-780-2794.044	Koteswara Rao & Mounika P. Kasaraneni	6772 Aidan Court Glen Allen, VA 23059
734-780-2794.045	Nicole L. Boyle	6776 Aidan Court Glen Allen, VA 23059
734-780-2794.046	Kathleen Hayden Hollister, Trustee	6781 Aidan Court Glen Allen, VA 23059
734-780-2794.000	Dominion Park Condominium	4301 E Parham Road Henrico, VA 23228
740-783-5606 743-781-6506 737-781-1955 736-781-3200 739-782-3561	Wyndham Foundation Inc.	6401 Old Wyndham Drive Glen Allen, VA 23059
736-781-6605	Charles and Julianne Freakley	6036 Collinstone Drive Glen Allen, VA 23059-7104
743-779-0623	HGC Dominion LLC	c/o KSI Capital Partners LLC 13873 Park Center Rd, Ste 203N Herndon, VA 20171
738-782-5847	David A & Wendy A Miller	12164 Morestead Ct Glen Allen, VA 23059-7071
738-782-6953	Jeffrey A & Ann F Hemp	12160 Morestead Ct

		Glen Allen, VA 23059-7071
738-782-7954	David Folliard & Kristine Hires Bernier	12156 Morestead Ct Glen Allen, VA 23059-7071
738-782-8954	James E. Jr. and Andrea H. Holmes	PO Box 6728 Ashland, VA 23005
738-782-9855	Hillary A Weber, Trustee	12148 Morestead Ct Glen Allen, VA 23059
739-782-0658	David C and Erin Kirby Reed	12144 Morestead Ct Glen Allen, VA 23059
739-782-1660	William B & Elizabeth O Clark	12140 Morestead Ct Glen Allen, VA 23059
739-782-2962	Katherine Nahed Kotrola	12136 Morestead Ct Glen Allen, VA 23059
739-782-3966	Jonathan B & Kimberly C Berselli	12128 Morestead Ct Glen Allen, VA 23059
739-782-4072	Daniel D & Kristin P Clarke, Trustees	12124 Morestead Ct Glen Allen, VA 23059
740-783-6119	Loch Levan Land Limited Partnership	11237 Nuckols Road Glen Allen, VA 23059-5502
740-783-1825	Sabrina L. Holme	12177 Manor Park Dr Glen Allen, VA 23059
740-783-3921	Usman Ghani & Noma Badar Piracha	12178 Manor Park Dr Glen Allen, VA 23059

Biernot, Gretchen W.

From: Heather Johnston <heatherann943@cs.com>
Sent: Friday, October 3, 2025 11:02 AM
To: Herzberg, F. Michael; Davis, Sean M.; Prichard, Faye O.; Stoneman, Jeff S.; Floyd, Danielle G.; Hudson, Ryan M.; Dibble, Susan P.
Cc: Biernot, Gretchen W.
Subject: Loch Levan Land Limited Partnership, et al (Hunting Hank Data Center)

Dear Supervisors,

I am writing in regards to the proposed CUP for the Hunting Hawk Data Center.

I understand that this could bring significant income to the county which is exciting, however at what cost to your constituents. Part of this property is the Golf Course and the other portion is currently zoned as A-1, single residence agriculture, which is in alignment with the surrounding properties. Per the comprehensive plan this area was slotted for possible Suburban Neighborhood use.

Per the current CUP they are requesting zoning to be switched from A-1 to M-1, with the special request to allow wastewater pump station and treatment plant stations to support 10 buildings slotted to be Data centers. These buildings will have onsite WATER and Wastewater and NOT be connected to public infrastructure.

I have great concerns regarding this building plan due to WATER. This portion of Hanover County has been slotted to be rural/agricultural. That is why my family chose to live in Western Hanover. We wanted the quiet life and ability to have livestock and land. With that we knew we would be reliant on a well and groundwater. There are pros and cons to a well, ie always needing electricity. Given that we are surrounded by properties that have been zoned appropriately for the constraints of a groundwater system we were not concerned about loss of water.

The proposed 10 building Data Center with onsite Water, the concern arises, where is this WATER coming from? One can only assume ground water. From various sources a Data centers can use 300,000 to 1,000,000 gallons of water a day for the cooling systems. When you multiply this by 10 centers, what will happen to our WATER.

The other concern is the onsite wastewater pump station. What types of safety and redundancy systems are they proposing to ensure there is no groundwater contamination or potential risk of contamination.

How is the county going to ensure that those of us that live in the surrounding properties that are zoned A-1 and A-3 have safe, consistent, clean water? With millions of gallons of water being used daily the question will be WHEN not if our water runs dry. I would like to know how the county going to provide easy and clean access to water to keep our households, farms and livestock alive and running if this proposal is approved. We currently now have safe, clean and consistent water that was procured by an upfront cost of digging a well not through paying for public services.

Given that the Route 33 corridor plan has proposed public utilities, it makes better sense to extend those to this proposed project at the Hunting Hawk Data Center. The surrounding land owners can continue to have groundwater without concerns.

WATER is what we need to survive, without it everything living will die. Please take these concerns to heart when looking at this proposed plan and what the potential risk is to our WATER system.

Sincerely,
Heather Johnston
15345 Abner Church Rd
Glenn Allen, VA 23059

Sent from my iPhone

20071029000124310 Pg 1 OF 1
Bk 38 Pg 238
Hanover Co VA
10/29/2007 01:57:26 PM OPH

1 SCHEDULE 'B-2' ITEMS

ITEM NUMBER 3 SCHEDULE B SECTION II
COVENANTS AND/OR RESTRICTIONS AS SET FORTH IN THE DOCUMENT RECORDED IN DB:459 PG.465 AND IN DB:496 PG.843 (AFFECTS THE PREMISES SHOWN HEREON BUT IS NOT PLOTABLE).

ITEM NUMBER 4 SCHEDULE B SECTION II
(A.) AREA DESIGNATED AS SEPTIC TANK DRAINFIELD AREA REFERENCED ON SUBDIVISION PLAT RECORDED IN PB:5 PG.57 APPEARS TO BE THE TOTAL AREA IN PARCEL A AND A PORTION OF PARCEL B RECORDED IN PB:35 PG.57 HOWEVER, PARCEL A AREA IS SUBJECT TO INTERPRETATION AS A SEPTIC TANK AND DRAINFIELD AREA BECAUSE PARCEL A IS NOT CLEARLY LABELED AS SUCH SHOWN IN PB:5 PG.57. PARCEL B APPEARS TO ONLY BE A PORTION OF THE SEPTIC TANK DRAINFIELD AREA SHOWN IN PB:5 PG. 57, A SMALL PORTION OF LAND WAS ADDED ON A LATER DATE AT THE TERMINUS OF SYCAMORE DRIVE SEE PB:35 PG.57 FOR DETAILS.

ITEM NUMBER 5 SCHEDULE B SECTION II
(A.) OVERHEAD POWER ACROSS SOUTHERN PORTION OF PARCEL B REFERENCED ON PLAT RECORDED IN PB:35 PG.57 (AFFECTS THE PREMISES AS SHOWN HEREON).
(B.) VEPCO EASEMENT CROSSING THE NORTHERN PORTION OF PARCEL B REFERENCED ON PLAT RECORDED IN PB:35 PG.57 (MAY OR MAY NOT AFFECT THE PREMISES SHOWN HEREON, NO FIELD EVIDENCE FOUND TO DETERMINE THE EXACT LOCATION OF SAID EASEMENT).

ITEM NUMBER 6 SCHEDULE B SECTION II
EASEMENT GRANTED TO VIRGINIA ELECTRIC AND POWER COMPANY DATED OCTOBER 18, 1947 AND RECORDED NOVEMBER 28, 1947, IN DB:123A PG.397A GRANTS POLE LINE EASEMENT ACROSS ACREAGE (MAY OR MAY NOT AFFECT THE PREMISES SHOWN HEREON, NO FIELD EVIDENCE FOUND TO DETERMINE THE EXACT LOCATION OF SAID EASEMENT).

ITEM NUMBER 7 SCHEDULE B SECTION II
EASEMENT GRANTED TO VIRGINIA ELECTRIC AND POWER COMPANY DATED SEPTEMBER 2, 1953 AND RECORDED OCTOBER 9, 1953 IN DB:150A PG.131 GRANTS POLE LINE EASEMENT ACROSS ACREAGE (MAY OR MAY NOT AFFECT THE PREMISES SHOWN HEREON, NO FIELD EVIDENCE FOUND TO DETERMINE THE EXACT LOCATION OF SAID EASEMENT).

ITEM NUMBER 8 SCHEDULE B SECTION II
EASEMENT GRANTED TO VIRGINIA ELECTRIC AND POWER COMPANY DATED JULY 29, 1982 AND RECORDED SEPTEMBER 2, 1982 IN DB:515 PG.535 GRANTS POLE LINE EASEMENT ACROSS ACREAGE. (AFFECTS THE PREMISES AS SHOWN HEREON).

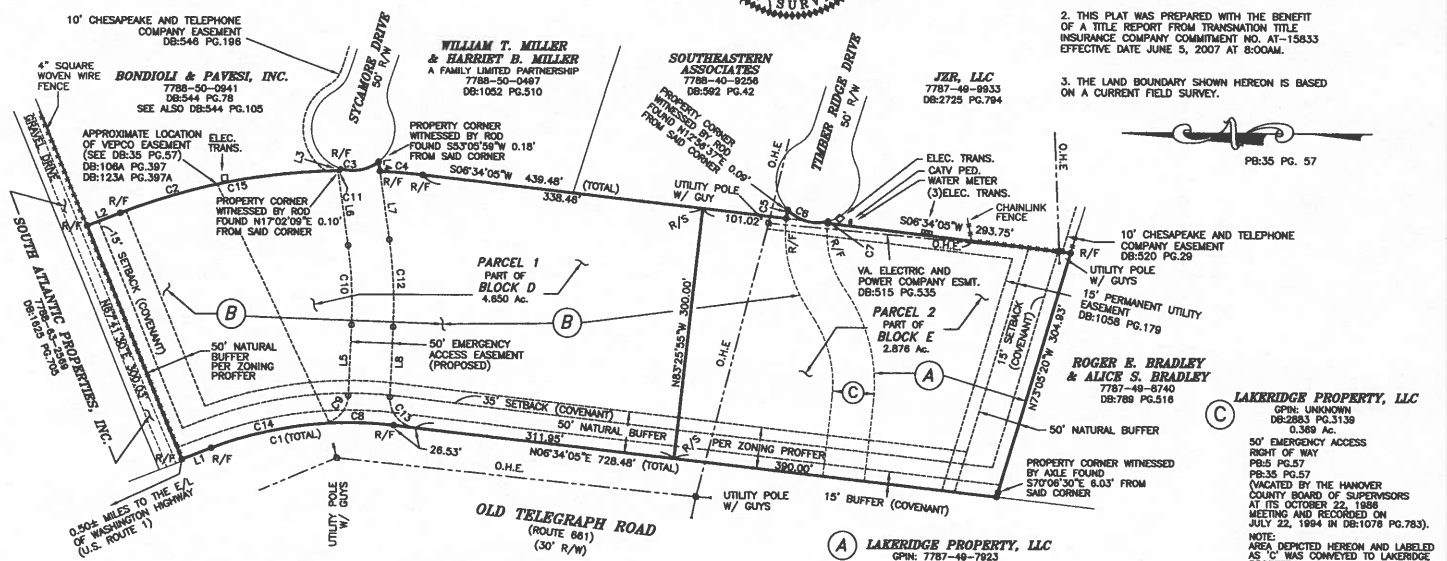
ITEM NUMBER 9 SCHEDULE B SECTION II
EASEMENT GRANTED TO CHESAPEAKE AND POTOMAC TELEPHONE COMPANY, INC. DATED NOVEMBER 16, 1982 AND RECORDED DECEMBER 15, 1982 IN DB:520 PG.29 GRANTS 10' EASEMENT FOR UNDERGROUND CONDUIT AND CABLES ABUTTING REAR (SOUTHEASTERN) CORNER OF PARCEL A. (DOES NOT AFFECT THE PREMISES SHOWN HEREON).

ITEM NUMBER 10 SCHEDULE B SECTION II
EASEMENT GRANTED TO CHESAPEAKE AND POTOMAC TELEPHONE COMPANY, INC. DATED JANUARY 4, 1984 RECORDED JANUARY 20, 1984 IN DB:546 PG.196 GRANTS 10' EASEMENT FOR UNDERGROUND CONDUIT AND CABLES ABUTTING REAR PORTION OF PARCEL B ON THE NORTH SIDE OF SYCAMORE DRIVE. (DOES NOT AFFECT THE PREMISES SHOWN HEREON).

ITEM NUMBER 11 SCHEDULE B SECTION II
DEED TO HANOVER PROPERTIES ASSOCIATES DATED MARCH 28, 1978, AND RECORDED MARCH 29, 1978 IN DB:435 PG.531 FOR ESTABLISHMENT OF WATER, SEWER & UTILITY SYSTEM AND OPERATION THEREOF. (NO DOCUMENTATION WAS PROVIDED IN THE TITLE REPORT PRIOR TO MAY 18, 1979 (RECORDATION DATE FOR THE DECLARATION PROTECTIVE COVENANTS FOR LAKERIDGE PARK SUBDIVISION) SURVEYOR UNABLE TO DETERMINE THE WATER, SEWER AND UTILITY RIGHTS AS DESCRIBED IN DB:435 PG.531 RECORDED MARCH 29, 1978).

ITEM NUMBER 12 SCHEDULE B SECTION II
AGREEMENT GRANTED TO HANOVER PROPERTIES, INC. DATED JUNE 4, 1981 RECORDED JULY 10, 1981 IN DB:496 PG.806 (AFFECTS THE PREMISES SHOWN HEREON) (BLANKET AGREEMENT).

COMMONWEALTH OF VIRGINIA
29-OCT-07
GREGORY G. MCGLOTHLIN
Lic. No. 2557
LAND SURVEYOR



2 SURVEYORS NOTES

1. SUBJECT PROPERTY SHOWN HEREON APPEARS TO BE LOCATED IN ZONE 'C' (AREAS OF MINIMAL FLOODING) AS GRAPHICALLY SHOWN ON THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 510237 0305 A EFFECTIVE DATE SEPTEMBER 2, 1981. THIS SURVEYOR MAKES NO GUARANTEES AS TO THE ACCURACY OF THE ABOVE INFORMATION. THE LOCAL F.E.M.A. AGENT SHOULD BE CONTACTED FOR VERIFICATION.

2. THIS PLAT WAS PREPARED WITH THE BENEFIT OF A TITLE REPORT FROM TRANSNATION TITLE INSURANCE COMPANY COMMITMENT NO. AT-15833 EFFECTIVE DATE JUNE 5, 2007 AT 8:00AM.

3. THE LAND BOUNDARY SHOWN HEREON IS BASED ON A CURRENT FIELD SURVEY.

1 SCHEDULE 'B-2' ITEMS

ITEM NUMBER 13 SCHEDULE B SECTION II
AGREEMENT GRANTED TO HANOVER COUNTY, VIRGINIA AUGUST 13, 1981 RECORDED SEPTEMBER 29, 1981 IN DB:501 PG.83 (DOES NOT AFFECT THE PREMISES SHOWN HEREON).

ITEM NUMBER 14 SCHEDULE B SECTION II
AGREEMENT REFERENCED IN DB:614 PG.648 (AFFECTS THE PREMISES SHOWN HEREON) (BLANKET AGREEMENT).

ITEM NUMBER 15 SCHEDULE B SECTION II
DEED OF DEDICATION GRANTED TO HANOVER COUNTY, VIRGINIA DATED DECEMBER 14, 1988, RECORDED MAY 7, 1989 IN DB:816 PG.300 (AFFECTS THE PREMISES SHOWN HEREON) (BLANKET DEDICATION).

ITEM NUMBER 16 SCHEDULE B SECTION II
DEED OF EASEMENT GRANTED TO HANOVER COUNTY, VIRGINIA DATED APRIL 20, 1994 RECORDED APRIL 25, 1994 IN DB:1058 PG.179 (AFFECTS THE PREMISES AS SHOWN HEREON).

NUMBER	DIRECTION	DISTANCE
L1	N21°20'00"W	37.69'
L2	S21°20'00"E	42.80'
L3	S72°27'48"E	2.54'
L4	S82°04'08"W	11.49'
L5	S87°20'00"E	83.67'
L6	N82°04'08"E	90.30'
L7	S82°04'08"W	82.66'
L8	N87°20'00"W	82.95'

NUMBER	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BRG.
C1	27°54'05"	457.81	222.94	113.73	220.74	N07°22'57"W
C2	20°22'13"	757.80	269.42	136.15	268.00	S11°08'54"E
C3	55°29'07"	50.00	48.42	26.30	46.55	S10°12'21"E
C4	03°53'23"	757.80	51.45	25.73	51.44	S04°37'24"W
C5	03°45'55"	159.14	10.46	5.23	10.46	S81°10'59"E
C6	60°21'12"	50.00	52.67	29.07	50.27	S15°50'19"W
C7	01°14'53"	109.14	2.38	1.19	2.38	N82°16'25"W
C9	83°00'25"	35.00	50.71	30.97	46.39	S45°49'48"E
C8	10°53'40"	457.81	87.05	43.66	86.92	N01°07'15"E
C10	10°35'52"	514.10	95.09	47.68	94.96	N87°22'04"E
C11	00°10'56"	757.80	2.41	1.21	2.41	S01°03'15"E
C12	10°35'52"	564.10	104.34	52.32	104.19	S87°22'04"W
C13	86°05'55"	35.00	52.59	32.69	47.78	S49°37'02"W
C14	17°00'25"	457.81	135.89	68.45	135.39	N12°49'48"W
C15	20°11'17"	757.80	267.01	134.90	265.63	S11°14'22"E

20071029000124310
HANOVER CO CLERK'S OFFICE
10/29/2007 01:57:26 PM
$ 00 SEC 58.1-802 GRANTOR'S TAX PD
FRANK D. HARGROVE, JR., CLERK
BY: SWEBB

SCALE: 1"=100'
0 50 100 200

PLAT AND SURVEY OF 2 PARCELS OF LAND CONTAINING 7.526 ACRES LOCATED ON THE EAST LINE OF OLD TELEGRAPH ROAD (ROUTE 661) AND BEING A PART OF BLOCKS D & E LAKERIDGE PARK SUBDIVISION

CHICKAHOMINY DISTRICT HANOVER COUNTY, VIRGINIA

OCTOBER 11, 2007 SHEET 1 OF 1 SCALE: 1" = 100'

YOUNGBLOOD & TYLER ASSOCIATES, P.C.
CIVIL ENGINEERS, PLANNERS & LAND SURVEYORS
7309 HANOVER GREEN DRIVE
P.O. BOX 517
MECHANICSVILLE, Va. 23111
(804) 746-5285

RECORDED DATE:_____ PB:_____PG:_____

DRAWN BY: J.S.C.
CHECKED BY: G.M.C.

JOB No. 301-01-100
CAD FILE: J:\SURVEY1\CAD\LAKERIDGE PARK\SUBPLAT\LP-SUBPLAT.DWG

COMMONWEALTH of VIRGINIA

DEPARTMENT OF TRANSPORTATION
RICHMOND DISTRICT
2430 Pine Forest Drive
COLONIAL HEIGHTS, VA 23834
www.VDOT.Virginia.gov

Stephen C. Brich, P.E.
COMMISSIONER

September 26, 2025

County of Hanover
Department of Planning and Zoning
P.O. Box 470
Hanover, VA 23069
Attn.: Gretchen Biernot

Re: REZ2025-00020 – Lock Levan Land Limited Partnership, Et Al.

Ms. Biernot,

The Department of Transportation, Ashland Residency Transportation and Land Use Section has reviewed the above referenced rezoning request submitted by Hirschler dated, August 22, 2025 and find the request to be generally acceptable as noted:

1. It is the responsibility of the engineer who signs and seals the plans to verify that the intersection and stopping distances at the proposed entrance locations have been checked.

A TIA is currently under review for this rezoning application. Comments will be provided under separate cover when the review is complete.

A VDOT Land Use Permit will be required prior to any work within the right of way. The owner/developer must contact the Ashland Residency Transportation and Land Use Section at 804-585-3592 for information pertaining to this process.

Jessica Miller
Engineer I - Plan Reviewer
VDOT Ashland Residency Office

on behalf of:

Harley E. Joseph, Jr., PE
Richmond District Land Use Engineer

COMMONWEALTH of VIRGINIA

DEPARTMENT OF TRANSPORTATION
RICHMOND DISTRICT
2430 Pine Forest Drive
COLONIAL HEIGHTS, VA 23834
www.VDOT.Virginia.gov

Stephen C. Brich, P.E.
COMMISSIONER

September 25, 2025

County of Hanover
Department of Planning and Zoning
P.O. Box 470
Hanover, VA 23069
Attn.: Gretchen Biernot

Re: SE2025-00021 & CUP2025-00014 – Lock Levan Land Limited Partnership, Et Al.

Ms. Biernot,

The Department of Transportation, Ashland Residency Transportation and Land Use Section has reviewed the above referenced special exception request submitted by Hirschler dated, August 22, 2025 and find the request to be generally acceptable.

These subject parcels are also under review as CPA2025-00003 and REZ2025-00020, for which a TIA is currently under review.

A VDOT Land Use Permit will be required prior to any work within the right of way. The owner/developer must contact the Ashland Residency Transportation and Land Use Section at 804-585-3592 for information pertaining to this process.

Jessica Miller
Engineer I - Plan Reviewer
VDOT Ashland Residency Office

on behalf of:

Harley E. Joseph, Jr., PE
Richmond District Land Use Engineer

Biernot, Gretchen W.

From: Stepp-Davis, Makayla L.
Sent: Monday, September 22, 2025 12:49 PM
To: Biernot, Gretchen W.
Subject: Fw: Proposed data center

Thank you,

Makayla Stepp-Davis
Planning Technician II
Planning Department
(804) 365-6362
Hanover County

From: Mallow, Molly <MAL085@henrico.gov>
Sent: Monday, September 22, 2025 10:19 AM
To: lizvantre@gmail.com <lizvantre@gmail.com>
Cc: ThreeChopt <Threechopt@henrico.gov>; Dibble, Susan P. <spdibble@hanovercounty.gov>; boardofdirectors@wyndhamfoundation.com <boardofdirectors@wyndhamfoundation.com>; Yob, Steven <yob@henrico.gov>; Emerson, Joe <eme@henrico.gov>; Moore, Jean <moo24@henrico.gov>; Sehl, Ben <seh@henrico.gov>; Humphreys, Seth <hum02@henrico.gov>; Planning <planning@hanovercounty.gov>; ctyadm <ctyadm@hanovercounty.gov>
Subject: RE: Proposed data center

Good morning,
Thank you for your email regarding the proposed data centers by HHHunt in Hanover County. I am responding at the request of Ms. Roundtree.

Henrico is closely reviewing this proposed project and evaluating possible impacts to residents, and staff will attend any planned community meetings and monitor progress on the project. Depending on how the application progresses, comments may be provided to Hanover County as needed; however, the proposed project will ultimately be considered and voted on by the Hanover County Planning Commission and Board of Supervisors.

Further information regarding this request can be found by searching the Hanover County Planning Department's Community Development Citizen Portal for project numbers REZ2025-00020, CPA2025-00003, CUP2025-00014, and SE2025-00021 or by contacting their office. This information will allow you to follow the progress of these cases and provide your input to the Hanover County Planning Commission and Board of Supervisors.

Thank you again for your email and interest in your community. Please let me know if you have any questions.

Molly Mallow
County Planner | County of Henrico | Department of Planning
P.O. Box 90775, Henrico, Virginia 23273-0775 | (804) 501-5227
mal085@henrico.gov

From: Elizabeth Vantre <lizvantre@gmail.com>
Sent: Monday, September 22, 2025 8:06 AM
To: spdibble@HanoverCounty.gov; boardofdirectors@wyndhamfoundation.com; ThreeChopt <Threechopt@henrico.gov>; Yob, Steven <yob@henrico.gov>; Emerson, Joe <eme@henrico.gov>; Moore, Jean <moo24@henrico.gov>; Humphreys, Seth <hum02@henrico.gov>; Mallow, Molly <MAL085@henrico.gov>; planning@hanovercounty.gov; ctyadm@hanovercounty.gov
Subject: Proposed data center

Good morning-

I am a property owner (12209 Loxton Way) whose home will be directly impacted by the proposed data center on the Hunting Hawk Golf Course.

I am writing to express my strong opposition to placing such industrial infrastructure so close to a residential neighborhood and to urge you to adopt stricter oversight, safeguards, and regulatory requirements before any project is approved.

We purchased our home with the hope of starting a family in this community. The possibility of living next to a nuclear facility, wastewater treatment plant, and round-the-clock data center operations has forced us to reconsider our future here. This project would not only threaten our health and safety but also fundamentally alter the character and livability of our neighborhood.

I respectfully urge you to consider the significant impact this project would have on the health, safety, and quality of life of nearby residents.

I would like to draw your attention to the following concerns:

Data centers intensify pollution in the communities that house them. Why is this a problem?

Air pollution. These machines leak a multitude of toxic chemicals like Benzene and Arsenic that cause chronic respiratory illnesses like asthma and life threatening conditions like cancer. These emissions threaten the health of our entire community, particularly vulnerable populations such as children and local farmers. In Loudoun County, a Sierra Club study found that carbon emissions surged by more than 50% as a direct result of data center growth, a clear warning of the scale of harm our community could face if similar unchecked development is allowed here.

Noise pollution. Data centers also have constant noise pollution including cooling fans, HVAC chillers, and generators run 24/7, producing a persistent hum that can disrupt sleep and cause stress. Diesel generators must be tested regularly, producing sudden bursts of very loud noise, which can be harmful to hearing if prolonged and highly disruptive to home life. Long-term exposure poses risks to both human health and wildlife. We request that sound be restricted to 40 decibals.

Water pollution. The proposed data center includes an on-site wastewater treatment facility which discharges heated water. Leaks or failures could impact drinking water or groundwater quality. Cooling towers, if not properly maintained, can spread Legionella bacteria through aerosolized mist, potentially causing Legionnaires' disease.

Nuclear risks. The proposed data center includes a nuclear facility. Even though modern nuclear plants are designed with multiple safety layers, any accident (reactor malfunction, coolant failure, containment breach) could

release radiation into the air, soil, or water. Residents living next to such a facility would need to be part of a nuclear emergency evacuation zone, which dramatically changes daily life and property desirability. Concerns about chronic low-dose radiation exposure weighs heavily on families considering raising children nearby. The presence of long-lived waste close to homes raises fears about containment leaks, groundwater contamination, or security breaches.

High-value target: Pairing a nuclear power source with a data center (which itself houses sensitive data infrastructure) creates a dual security target. Our community is concerned about terrorism, cyberattacks, or sabotage.
Cooling water: Nuclear facilities use massive amounts of water for cooling. When paired with a data center (which also needs water-intensive cooling), the combined demand will stress local aquifers or rivers.
Property values: Homes near nuclear facilities generally experience decreased demand, making it harder for families to sell or build equity.

Specific Requests:

I request Hanover to consider implementing the following measures to protect residents and our community.

MANDATE TRANSPARENCY. Despite the industry's rapid expansion, state and local policymakers have largely failed to enact adequate oversight. The lack of transparency, minimal environmental protections, and unchecked tax incentives have created a regulatory "race to the bottom" to attract data centers, while leaving Virginia's families and ratepayers to shoulder the long-term costs without clear protections.

End "by-right" approvals for data centers to ensure a public process and adherence to higher development and performance standards. Create an oversight committee to identify potential health and infrastructure risks of the data center. Require the committee to issue an annual public report identifying problem areas.

Why? Transparency. Mandate full disclosure of energy and water use, emissions data, and expansion plans to allow for informed public discourse and policy decisions.

ESTABLISH LAND BUFFERS. Require buffers of at least a quarter of a mile for parks, schools, hospitals and other public spaces. Distribution and transmission lines should no longer be permitted in Resource Protection Areas

STRENGTHEN NOISE ORDINANCES. Strengthen noise ordinances to ensure that nearby residents and businesses are protected from the 24/7 noise levels and unique hum from nearby data centers - merely requiring sound modeling and studies does not protect those impacted

Request: Require noise ordinances which limit sound to 40 decibels measured at the data center.

REQUIRE EACH DATA CENTER TO HAVE AN UPFRONT DECOMMISSION PLAN INCLUDING AN ESCROW ACCOUNT.

Why? Data centers use hazardous materials. Data centers use large amounts of batteries (often lithium-ion), cooling fluids, and sometimes backup diesel generators. Without a proper end-of-life plan, these materials can pollute soil and groundwater for many years. A plan ensures the site is restored to a safe and usable condition rather than left abandoned with industrial waste.

Backup generators and batteries can pose fire and chemical hazards. A plan ensures safe removal and disposal to protect nearby families.
Wastewater treatment tie-ins must be properly decommissioned to avoid contamination risks.

Preventing "stranded" infrastructure: Without a decommissioning requirement, communities risk being stuck with massive, vacant concrete shells and equipment when a data center is no longer profitable.

Bonds or escrow: Many localities require data center operators to post a bond or fund an escrow account for decommissioning costs. This prevents taxpayers from shouldering the financial burden if the operator walks away.

This project has the potential to permanently alter the health, safety, and quality of life of nearby residents. My neighbors and I all share these concerns. Our local governments must put its citizens first by requiring the strongest possible safeguards and oversight before allowing this facility to move forward.

Thank you for your attention and for your service to our community.

Sincerely,
Elizabeth M. Vantre, Ph.D.
Certified School Psychologist
Director School Psychologists, TALK, LC

Biernot, Gretchen W.

From: Hunter, Jo Ann M.
Sent: Thursday, September 11, 2025 3:00 PM
To: Biernot, Gretchen W.
Cc: Pompei, Andrew J.
Subject: FW: Oppose the building of HHH and plant near Wyndham and Wexford community

Opposition to HHHunt request

From: Dibble, Susan P. <spdibble@hanovercounty.gov>
Sent: Wednesday, September 10, 2025 5:30 PM
To: Hunter, Jo Ann M. <JMHunter@hanovercounty.gov>; Budesky, John A. <jabudesky@hanovercounty.gov>
Subject: Fw: Oppose the building of HHH and plant near Wyndham and Wexford community

FYI for your awareness!!

Susan P. 'Sue' Dibble

Hanover County Board of Supervisors

South Anna District Representative

From: Mallow, Molly <MAL085@henrico.gov>
Sent: Wednesday, September 10, 2025 4:52 PM
To: james.chau38@gmail.com <james.chau38@gmail.com>
Cc: Dibble, Susan P. <spdibble@hanovercounty.gov>; boardofdirectors@wyndhamfoundation.com <boardofdirectors@wyndhamfoundation.com>; ThreeChopt <Threechopt@henrico.gov>; Emerson, Joe <eme@henrico.gov>; Moore, Jean <moo24@henrico.gov>; Sehl, Ben <seh@henrico.gov>; Humphreys, Seth <hum02@henrico.gov>
Subject: RE: Oppose the building of HHH and plant near Wyndham and Wexford community

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Good afternoon,
Thank you for your email. I am replying at the request of Ms. Roundtree. The data center project proposed by HHHunt referenced in your email would be located in Hanover County. Henrico is closely reviewing this proposed project and evaluating possible impacts to residents, and staff will attend any planned community meetings and monitor progress on the project. Depending on how the application progresses, comments may be provided to Hanover County as needed; however, the proposed project will ultimately be considered and voted on by the Hanover County Planning Commission and Board of Supervisors.

Further information regarding this request can be found by searching the Hanover County Planning Department's Community Development Citizen Portal for project numbers REZ2025-00020, CPA2025-00003, CUP2025-00014, and SE2025-00021 or by contacting their office.

Thank you again for your email and interest in your community. Please let me know if you have any questions.

Molly Mallow
County Planner | County of Henrico | Department of Planning
P.O. Box 90775, Henrico, Virginia 23273-0775 | (804) 501-5227
mal085@henrico.gov

From: James Chau <james.chau38@gmail.com>
Sent: Wednesday, September 10, 2025 4:15 PM
To: spdibble@hanovercounty.gov; ThreeChopt <Threechopt@henrico.gov>; boardofdirectors@wyndhamfoundation.com
Subject: Oppose the building of HHH and plant near Wyndham and Wexford community

To whom it may concern,

I just received notice of this development near my residence and I would like to communicate that I oppose these plans. Our family moved specifically to this area for health reasons - as one of my children had a serious oncology battle while young and our family went through years of recovery . We reside in Wyndham/Wexford and currently enjoy the nature, better air and water, and less traffic that it affords us.

Again I appreciate your groups time in hearing from residents and I oppose these plans and this update was concerning for us therefore I am writing to you asap for your consideration of the families and members of our community.

Thank you- if you have any questions please do not hesitate to contact me.

Sincerely
James Chau
804-869-8422

Biernot, Gretchen W.

From: gcyantis2@gmail.com
Sent: Tuesday, September 16, 2025 4:10 PM
To: Biernot, Gretchen W.
Cc: Pompei, Andrew J.; Planning
Subject: IMPORTANT: Rezoning Application for Hunting Hawk and other parcels (REZ2025-00020)

Hello Ms. Biernot:
I understand from public records that you are holding a meeting tomorrow morning (Wednesday, Sep 17th) to review an application for rezoning parcels of land from "Suburban Neighborhood Residential" to Employment Center" designation. The application indicates that the data center related development on those parcels is appropriate for light industrial uses. The application states that the developer would mitigate visual impacts through buffers.

As the draft zoning guidelines of Goochland County reflect, such mitigation actions are significantly deficient.

Data centers generate a major source of noise both the ongoing operation on a 24x7x365 basis as well as regular testing of onsite generators. Data centers can also be built to significant heights such that buffers alone are not sufficient and require setbacks that are aligned with the height of the buildings and the buffers that already exist (e.g., trees). Further, data center operations consume and generate significant amounts of water. There are no provisions stated for water impacts both in supply and the impacts to the local watershed and adjacent stream.

Power supplies for data centers area concern across the country. Some are discussing the use of small modular nuclear reactors as a solution to this issues. What steps is Hanover County taking to exclude the use of such power supplies in a highly densely populated area.

Importantly, these properties are located adjacent to a highly densely populated area (Wyndham community). While this community is not part of Hanover County, it is going to be highly impacted by the proposed 10 data center buildings regardless of the limited mitigations offered by the developer application.

I do not know the purpose of your meeting tomorrow, but I am hopeful that both the Planning Department and the invited reviewers are taking a very hard stance against the approval of the application and any development of data centers or other technology manufacturing on those properties.

Thank you for your consideration and any feedback you are able to provide me.

Respectfully,
Gerry Yantis

Biernot, Gretchen W.

From: Hunter, Jo Ann M.
Sent: Thursday, September 11, 2025 3:00 PM
To: Biernot, Gretchen W.
Cc: Pompei, Andrew J.
Subject: FW: Oppose the building of HHH and plant near Wyndham and Wexford community

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Hanover County Board of Supervisors

South Anna District Representative

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Subject: RE: Oppose the building of HHH and plant near Wyndham and Wexford community

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Molly Mallow
County Planner | County of Henrico | Department of Planning
P.O. Box 90775, Henrico, Virginia 23273-0775 | (804) 501-5227
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To: spdibble@hanovercounty.gov; ThreeChopt <Threechopt@henrico.gov>; boardofdirectors@wyndhamfoundation.com
Subject: Oppose the building of HHH and plant near Wyndham and Wexford community

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Again I appreciate your groups time in hearing from residents and I oppose these plans and this update was concerning for us therefore I am writing to you asap for your consideration of the families and members of our community.

Thank you- if you have any questions please do not hesitate to contact me.

Sincerely
James Chau
804-869-8422

Proffers

VOLUNTARY PROFFER STATEMENT

Hunting Hawk Technology Park

REZ2025-00020

Owners:	Wellesley Land Limited Partnership, HHHunt Verada, LLC, Loch Levan Land Limited Partnership, Gilman Lumber Company, Incorporated., and James Dolan
Project Name:	Hunting Hawk Technology Park (the "Project")
Property:	Hanover County (the "County") Tax Parcels 7748-17-7689, 7748-16-3588, 7748-15-3959, 7748-05-8840, 7748-06-1173, 7748-35-0648, 7748-14-8237, 7748-03-4941, 7738-73-1213 consisting of approximately 468.137 acres, all as generally depicted in the Concept Plan (collectively, the "Property")
Concept Plan:	That certain plan entitled "Hunting Hawk Technology Park Concept Plan and Conditional Use Permit", prepared by Timmons Group, and dated December 12, 2025 (as amended, the "Concept Plan"), which is attached hereto as **Exhibit A**
Rezoning Request:	Conditional Rezoning from Agriculture District (A-1) to Limited Industrial District (M-1)
Date:	August 22, 2025; *revised* December 12, 2025

The undersigned, Wellesley Land Limited Partnership, HHHunt Verada, LLC, Loch Levan Land Limited Partnership, Gilman Lumber Company, Incorporated, and James K. Dolan, the owners of the Property, voluntarily agrees for themselves, their respective agents, and their respective personal representatives, successors and assigns (collectively, the "Applicant") that, in the event the Property is rezoned from A-1 to M-1, and the accompanying Conditional Use Permit and Special Exception Permit requests for the Property are approved by the Board of Supervisors, the development and use of the Property must be subject to the below conditions.

1. Land Use.

a. Permitted Use. The use of the Property shall be limited to data processing, which includes data centers, data equipment, data storage and other technological services, for the creation of a technology park for the storage of data, together with permitted accessory uses.

b. Supporting Uses. Uses in support of the above permitted use may be constructed on the Property, including, (i) buildings for support offices and security, (ii) buildings

for maintenance and maintenance offices, (iii) all electric generation, distribution, transmission, and substation facilities, (iv) enclosed fuel storage facilities, (v) office, general office, and storage, (vi) logistics and maintenance facilities, (vii) water and sewer facilities, including sewage pumping stations, (viii) water storage facilities and pumps, (ix) communication, broadband, and fiber optic utilities, and (x) and other private utilities, all public utilities, and other supporting uses that relate to and support the permitted primary uses described herein. The Applicant has applied for the Conditional Use Permits to the extent required for the supporting uses and, if approved, the supporting use shall be subject to the conditions set forth in the accompanying Conditional Use Permit or Concept Plan, as applicable.

2. **Site Development.**

a. The Property will be developed in substantial conformance with the layout illustrated on sheets C3.0 to C3.2 of the Concept Plan, which is attached hereto, incorporated herein by reference and marked as **Exhibit A** and subject to the requirements and adjustments permitted in the conditions and notes stated therein and these proffered conditions. All parcel lines, private road locations, access points and entrances, boundaries of buildable areas, accessory use locations, utility locations (including substations), stormwater management facilities, and dimensions of undeveloped areas, all as illustrated on sheets C3.0 to C3.2 of the Concept Plan, may be adjusted for purposes of final engineering of site or subdivision plans (for multiple phases) and to further allow for compliance with the requirements of state and federal agency regulations including but not limited to, Virginia Department of Historical Resources ("DHR"), Virginia Department of Transportation ("VDOT"), Virginia Department of Conservation and Recreation ("DCR"), U.S. Army Corps. of Engineers, and the County's Zoning Ordinance, Subdivision Ordinance, and other applicable design standards. The determination as to whether adjustments are in substantial conformance with the layout illustrated on sheets C3.0 to C3.2 of the Concept Plan shall be made by the Director of Planning.

3. **Setbacks.** Setbacks from property lines shall be as follows:

a. **From Ashland Road:** All buildings shall be setback a minimum of two hundred fifty feet (250') from the ultimate right-of-way of Ashland Road;

b. **From All Other Properties:** All buildings shall be setback a minimum of two hundred feet (200') from all other property lines.

c. **Substations adjacent to transmission line easements.** Any substation located adjacent to an existing easement for transmission line purposes, as identified on sheet C3.0 of the Concept Plan, shall be setback a minimum of one hundred feet (100') feet from the easement boundary adjacent to such substation.

This requirement does not modify the front yard distance in the M-1 Zoning District.

4. Perimeter Buffers.

a. Perimeter Buffers. Perimeter buffers shall be provided as follows:

i. Minimum Width:

a. Except as otherwise provided in Section 4.a.i.b, the portion of the Property adjacent to all boundary lines of the Property shall be planted to screen development on the Property for a minimum width of 150' as shown and described on sheet C3.0 of the Concept Plan, except where (x) a minimum width of 100' is shown and described on sheet C3.0 of the Concept Plan and (y) a minimum width of 200' is shown and described on sheet C3.0 of the Concept Plan (collectively, the "Buffer"). The width of the Buffer shall be measured as follows: (x) from the ultimate right-of-way of Ashland Road in areas where the boundary line of the Property abuts Ashland Road, except as otherwise shown on sheet C3.0 of the Concept Plan for the "Existing Maintenance Facility to Remain", and (y) from the boundary lines of the Property in all other areas.

b. The following perimeter buffers shall be required adjacent to the boundary lines of the Property located within Tax Parcels 7748-14-8237, 7748-35-0648, and 7748-17-7689 and identified on sheet C3.0 of the Concept Plan for the development of potential drainfields serving the Project (the "Drainfield Area"):

1. The portion of the Drainfield Area abutting Cauthorne Road shall be planted for a minimum width of 25' as shown and described on sheet C3.0 of the Concept Plan (the "Drainfield Buffer"). The width of the Drainfield Buffer shall be measured from the ultimate right-of-way line of Cauthorne Road in areas where the boundary line of the Property abuts Cauthorne Road.

2. The Buffer shall be provided along the western boundary line of the Drainfield Area, as shown and described on sheet C3.0 of the Concept Plan.

3. Except as otherwise provided in this Section 4.a.i.b, no additional perimeter buffer shall be required to be provided for the Drainfield Area.

ii. Maintenance of Existing Vegetation and Allowable Disturbance: Existing vegetation within the Buffer and Drainfield Buffer shall be undisturbed, except for the limited purposes specifically set forth in this paragraph. Dead or diseased trees may be removed. Entrance improvements, including access roads, signage and other similar and associated improvements, may be installed within the Buffer and Drainfield Buffer. Other improvements

having minimal impact on the existing trees within the Buffer and Drainfield Buffer (i.e. handholes, junction boxes, utility pedestals), but not stormwater basins or other improvements requiring mass grading and/or the removal of a significant number of trees, may be requested by the owner and approved by the Planning Director at the time of site plan review and approval. Security fencing will not be located within the Buffer and Drainfield Buffer. Utility easements may pass through the Buffer and Drainfield Buffer in a generally perpendicular manner (may not exceed 45 degrees), unless currently existing. Notwithstanding the foregoing, any resource protection areas ("RPA") within the Buffer and Drainfield Buffer shall not be impacted, other than for access roads into the Property as identified on the Concept Plan. The Buffer and Drainfield Buffer shall be included within any required setback along the perimeter of the Property.

iii. Supplemental Plantings:

a. Existing vegetation will not need to be supplemented if the existing vegetation meets the following conditions:

1. The buffer area is covered with at least 75% of naturally-established vegetation;

2. The existing plant material is mature and in healthy condition;

3. The existing plant material consists of a mix of evergreen and deciduous trees which satisfy the following:

i. Existing deciduous trees having a minimum 4 inch caliper measured two feet from the ground;

ii. Evergreen trees that are a minimum of ten feet in height;

iii. Hardy shrubs that are a minimum of two feet in height and width with a full growth habit;

iv. Any existing trees which are used to satisfy this requirement must have the entirety of their canopies located within the buffer area; and

v. There is an established understory of small trees and shrubs, both evergreen and deciduous, to provide significant buffering at the lower forested area.

b. Existing vegetation that does not meet the requirements above shall be supplemented in accordance with the following standards:

1. Existing vegetation with no understory as required in subsection 4.a.iii.1.c.v. above must be improved as follows:

    i. 3 small deciduous understory trees per 100 feet of buffer length;

    ii. 3 small evergreen trees per 100 feet of buffer length;

    iii. 5 large shrubs per 100 feet of buffer length; and

    iv. 10 small to medium shrubs per 100 feet of buffer length.

2. Existing vegetation with no evergreen tree component as required in subsection 4.a.iii.1.c.iii. above must have the following, located along the inside or outside buffer line in a staggered pattern:

    i. 4 large evergreen trees per 100 feet of buffer length; and

    ii. 6 small evergreen trees per 100 feet of buffer length.

3. Existing vegetation with no deciduous tree component as required in subsection 4.a.iii.1.c.iii. above will not qualify and the existing vegetation must be modified and replanted in accordance with subsection 4.a.iii.1.d. below. Existing evergreen trees can be used to meet the requirements related to evergreen trees.

4. Where existing vegetation does not comply with subsection 4.a.iii due to immature, inadequate, or unhealthy trees and shrubs, the owner shall plant a staggered pattern and placement in accordance with the following standards:

    i. Plantings may be clustered within the buffer as long as there are no vegetative gaps of ten (10) or more linear feet or the existing stand of trees have no branches or understory growth lower than six feet from the ground.

    ii. Clusters to be of no more than 50' in width consisting of:

        1. 2 Large Deciduous Trees;
        2. 4 Small Deciduous Trees;
        3. 6 Large Evergreen Trees;
        4. 8 Small Evergreen Trees;

5. 7 large shrubs; and
6. 15 Small to medium shrubs.

c. Unless otherwise specified, references to the size of required trees and the characteristics of required trees and shrubs are in accordance with Section 26-265. Shrub sizes are as follows: small shrubs are those that do not exceed 4 feet at maturity without pruning, medium shrubs are those that reach 4 to 8 feet at maturity without pruning, and large shrubs are those that reach greater than 8 feet at maturity. Maturity for shrubs is 7 years of age.

iv. The determination of whether existing vegetation needs supplementing shall be made at the time of site plan submittal for building construction and the determination shall be made for the portion of the Buffer and Drainfield Buffer shown within or adjacent to the area encompassed within the requested site plan approval. At the time of site plan review and approval the planting standards contained in this Section 4.a.iii may be reasonably modified based on soil and plant growth needs as approved by the Planning Director.

b. Buffer Protection Measures. If any construction activity or other land disturbance on the interior of the Project comes within 15' of the interior edge of any portion of the Buffer and Drainfield Buffer, then in order to protect that portion of the Buffer and Drainfield Buffer, a temporary construction fence, with a minimum height of four (4) feet, shall be installed along the interior edge of that portion of the Buffer and Drainfield Buffer (ex. where the Buffer is 100' as set forth above, the temporary construction fence will be installed 115' in from the property boundary line to protect that portion of the Buffer). The temporary fence may be removed upon completion of the applicable construction or other land disturbance activity.

c. Relation of Buffers to RPA. The Buffer and Drainfield Buffer may be coextensive with any RPA as shown and described on sheet C3.0 of the Concept Plan, subject to permitted crossings of roads and utilities all in compliance with applicable laws.

5. General Design Standards

(1) Buildings.

a. In all instances, the data center buildings on the Property will be constructed to NFPA code sections 75, 76 and 855, as applicable, as well as all other applicable code, including the applicable provisions of the Virginia Uniform Statewide Building Code in effect at the time of building permit application.

b. When adjacent to any road (including internal private roads), buildings shall orient the primary building entrance to such roads, unless the Applicant can reasonably demonstrate such orientation is not reasonable in light of the overall Project.

c. No landscaped buffer shall be required within the front yard setback for any building where the front yard setback for such building is located adjacent to an internal private road.

d. Pedestrian walkways at least five feet in width will be provided through parking areas to provide connections from parking lots to the primary building entrance, with such walkways separated from parking spaces and drive aisles by curbing and/or landscaping.

e. Any secondary entrance(s) shall be connected by a pedestrian walkway to building parking.

f. If loading docks or service entries located on the side or rear of buildings are visible from public roadways, then they shall be screened using other buildings, and/or in accordance with standards set forth in Sec. 26-263 (Screening and planting standards). Loading areas shall not be located on the front side of a building.

g. Principal Building Facades will meet the following standards:

    i. For the purposes of this subsection, the term "principal building facades" shall include all building facades substantially visible to abutting public roads or adjacent to planned or existing residential districts.

    ii. Principal building facades shall avoid the use of undifferentiated surfaces by including at least four (4) of the following design elements:

        1. change in building height
        2. building step-backs, projections or recesses
        3. fenestration
        4. changes in building material, pattern, texture, color
        5. use of accent material
        6. overhangs
        7. canopies or porticos
        8. arcades
        9. variations in the roof line

    iii. Principal building facades shall use one or more neutral colors (such as tans, grays, warm browns, or muted greens) for both wall surfaces and trim. High-gloss finishes and white tones shall be avoided.

iv. When a building has more than one principal facade, such facades shall be consistent in their design, materials, details, and treatments.

v. Building elevations must be submitted with the site plan application for each data center building.

h. Building Materials:

i. All buildings shall have exposed exterior siding (above grade and exclusive of trim and architectural details) of any of the following: stone, cultured stone, stone veneer, brick, brick veneer, E.I.F.S., cementitious siding (e.g. Hardi-plank), glass, tiles, tilt-up panels, decorative metal panels, other masonry materials, or a combination of the foregoing, unless different architectural treatment and/or materials are specifically approved by the Planning Director, with respect to the exposed portion of any such wall, at the time of Site Plan review.

ii. A minimum of 50% of the principal building façade(s) shall consist of brick, brick veneer, stone, cultured stone, stone veneer, concrete (both precast and cast-in-place), decorative metal panels or anodized aluminum and/or glazing systems as finish materials, and a minimum of 25% of the other elevations shall consist of those materials.

i. Samples of architectural form are shown and described on sheet C4.0 of the Concept Plan and are for illustrative purposes only.

j. Subsections (g) and (h) shall only apply to data center buildings and structures and not to any supporting uses, provided such facilities or buildings are buffered by other uses that mitigate the visual impacts to public roads or abutting properties.

k. Any reference to "roads," "public roads" or "rights of way" under this Section (1) shall not include private roads within the Project.

(2) Screening of Building Mechanical Equipment, Critical Infrastructure, and Utility Substations.

a. Ground-level mechanical equipment, substations, or accessory uses (not including parking areas) that are visible from public rights-of-way and/or adjacent residential dwellings will be screened from public view using one or multiple of the following methods of screening:

1. A principal building;

2. Existing vegetation that will remain on the Property, or new, planted vegetation (*ex.* evergreens or shrubs) that provides sufficient coverage to screen from public view;

3. A visually solid fence, screen wall or panel, or other visually solid screen, which shall be constructed of materials that are matching or consistent in style, color and/or texture with those used in the exterior construction of the principal building. These features will be not less than seven (7) feet and no more than ten (10) feet in height. Chain link fencing with slats is not permitted to satisfy this requirement.

b. Above-ground mechanical equipment and structures will be screened from view from adjacent public streets and residential dwellings.

c. Any mechanical units placed on the rooftops of buildings shall be screened from view from adjacent public streets and residential dwellings by architectural features (e.g. parapet walls) that are compatible with building façade architecture. The method of screening shall be provided and reviewed with the Planning Director's review of the building elevations. Any visual screening methods reviewed and approved by the Planning Director shall be excluded from the building height limits of the Zoning Ordinance and any building height limits approved by the Board of Supervisors with a Special Exception Permit.

d. Except as otherwise provided herein, no landscaped buffer shall be required within the front yard setback for any substation where the front yard setback for such substation is located adjacent to an internal private road.

e. Any reference to "roads," "public roads" or "rights of way" under this Section (2) shall not include private roads within the Property.

(3) Signage. All freestanding signs installed at the Project, excluding directional signs, will be designed by the owner thereof as monument signs with a masonry base. Signage related to the authorized uses shall not be illuminated.

6. **Security, Perimeter Fencing, and Security Fencing.** Perimeter fencing, security gates, and guard buildings shall be located outside of the Buffer. Each developed campus area within the Property will be enclosed by perimeter fencing not less than seven (7) feet and no more than ten (10) feet in height and will not be located within the required front yard without approval of a Special Exception. The perimeter fencing must be installed on the interior of the Buffer, so that it is screened from the ground level view of adjacent property owners at buffer maturity. This perimeter fencing may be installed around the perimeter of the Project, around each data center building as shown on the Concept Plan on sheets C3.0 to C3.2, a combination of these two options, or as otherwise approved by the Planning Director at the time of site plan review and approval. Security fencing shall be used around the perimeter of the pump station and

any substation (unless prohibited by Dominion Power), unless otherwise approved by the Planning Director at the time of site plan review and approval. Fencing immediately adjacent to public or private streets shall not be chain-link, with or without slated inserts, and shall not include barbed wire or other similarly visibly intrusive deterrence device. The design and final location for the perimeter fencing and security fencing shall be approved by the Planning Director for consistency with sheets C3.0 to C3.2 of the Concept Plan at the time of site plan review and approval.

7. **Lighting.** The maximum height of pole-mounted exterior lighting shall be eighteen feet (18'). All exterior lighting fixtures, including pole-mounted exterior lighting and building-mounted exterior lighting, shall be fully shielded with house side shields installed. Lighting shall not exceed .50 foot-candles at the interior edge of the Buffer. Lighting that is exempt from these requirements includes temporary lighting and lighting provided for emergency or safety and security purposes as required by: the Building Code, Electrical Code, or otherwise within the County Code. Signage related to the authorized uses shall not be illuminated. The uplighting of buildings is prohibited. The maximum height of any building-mounted exterior light fixture shall be 35 feet in height, with the exception of motion-activated security lighting. Although data centers have minimal windows generally, Applicant further proffers that interior lighting will be minimized from being emitted externally at night (using window coverings or other shading mechanisms) where the windows face Ashland Road, Cauthorne Road, adjacent residential uses, and the primary external boundary line of the Property.

8. **Transportation.** Subject to VDOT and County approvals, as applicable, the Applicant proffers the transportation elements set forth below. Any modifications to the alignment, design, and length shall be approved by VDOT. If any of the transportation elements identified below are provided by others, then the specific transportation element shall no longer be required to be provided with the Project.

   a. *Entrances.* A maximum of three (3) entrances will be provided to the Property from Ashland Road. Entrances will generally be at the locations shown on the Concept Plan, and the final locations and design of the entrances will be completed during the site plan review and approval process and reviewed and approved by the Planning Director for general conformance with the Concept Plan, subject to VDOT entrance approvals.

   b. *Project Entrance Improvements.* The Applicant shall design and construct the following improvements at stated project entrances shown and described on Sheet C3.0 of the Concept Plan in accordance with VDOT construction standards and specifications, as may be modified by any design modifications and/or waivers granted by VDOT:

      i. Site Entrance 1 – The Applicant shall construct a 200' right turn taper on Ashland Road.

c. *Signal Adjustments*. Subject to approval by the Director of the Department of Public Works or designee, the Applicant shall modify the signal timing of the existing traffic signal located at the intersection of Ashland Road and Pouncey Tract Road to account for conditions during construction and site buildout.

d. *Contribution for Traffic Improvements.* Prior to the issuance of the first certificate of occupancy for tenant occupancy for the Project, the Applicant shall contribute $1,330,000.00 to the County for purposes of, at the County's discretion, intersection improvement project(s) at the intersection of Ashland Road and Pouncey Tract Road and/or road widening project(s) along Ashland Road in the vicinity of the Project; provided, however, if such improvements have not been included in the County's Capital Improvements Program prior to the issuance of the first certificate of occupancy for tenant occupancy, then such contribution shall be payable within thirty (30) days of the County notifying the Applicant that such improvements have been included in its Capital Improvements Program. Any amounts contributed to, but not used by, the County or VDOT for the purposes described herein within thirty (30) years after such contribution is made shall be returned to the Applicant, its successors or assigns, in accordance with applicable law.

e. *Construction Road Damage*. Prior to conducting any land clearing activities on the Property in support of the Project, the Applicant shall document the existing road conditions on Ashland Road in the area between Pouncey Tract Road and Cauthorne Road (the "Road Condition Report"), which may include photographs of such conditions, and submit the same to the Planning Director. Pavement damage to Ashland Road in the area between Pouncey Tract Road and Cauthorne Road, including shoulders and aprons, attributable to construction of the Project, as reasonably determined by the County Transportation Planner or VDOT staff, as applicable, after considering the Road Condition Report must be repaired by the developer / owner identified by the County Transportation Planner or VDOT staff, as applicable (the "Developer / Owner"), to have caused such damage, within 120 days of issuance of the final certificate of occupancy for the last building that is subject to each site plan approval, which repair shall be at the Developer / Owner's sole expense. Developer / Owner shall be required to post a bond of $50,000 at the time such damage is determined by the County Transportation Planner or VDOT staff, as applicable to ensure the required work is completed and which shall be released upon completion of such repair to the County or VDOT staff's reasonable satisfaction, as applicable. Should the County's Transportation Planner or VDOT staff, as applicable, determine that the damage has made the road unsafe, the Developer / Owner identified as causing such unsafe condition will initiate the process of said repairs within forty-eight (48) hours after receiving notice from the County's Transportation Planner or VDOT staff that the damage has made a road

unsafe. The applicable Developer / Owner will diligently conduct all repairs required herein in a timely manner.

f. *Internal Roads.* All roads and rights-of-way constructed within the interior boundaries of the Project area shall be designed and constructed as private roads and shall not be dedicated to the County or maintained by VDOT.

g. *Site Entrance 2 Turn Lanes.* The existing turn lanes and turn lane tapers located on Ashland Road at Site Entrance 2 shall remain and shall not be modified, except as otherwise required or approved by the Planning Director at the time of site plan review.

9. Dedication of Right of Way.

a. For the portion of the Property fronting along Ashland Road, the Applicant agrees to dedicate land from the Property sufficient to create 60 feet of right-of-way, as measured from the centerline of Ashland Road to the Property, for future road widening, free of cost to the County, upon request of the County or VDOT. Off-site dedications shall not be required by this obligation.

b. For the portion of the Property fronting along Cauthorne Road, the Applicant agrees to dedicate land from the Property sufficient to create 60 feet of right-of-way, as measured from the centerline of Cauthorne Road to the Property, for future road widening, free of cost to the County, upon request of the County or VDOT. Off-site dedications shall not be required by this obligation.

10. Noise Attenuation for Building Design and Related Infrastructure. Within 30 days after the "ready for service" date for each data center building constructed at the Project (i.e. the date on which all exterior equipment is installed and operational), the Applicant shall provide a noise study that is specific to such data center building to ensure that the noise generated from the data center building and the building's associated infrastructure, together with the other noise generated as of that date from the Project, conforms to the Noise Ordinance. This noise study shall be completed by a certified professional and include recommendations for any necessary mitigation measures required to ensure conformity with the Noise Ordinance and the Applicant shall implement such mitigation measures within 60 days after the date of the noise study, unless a particular mitigation measure requires a longer time to implement and that particular mitigation measure shall be implemented within that longer period time as approved by the Planning Director. Any required mitigation measures may be noted on the approved plans as an administrative amendment. In addition to the foregoing, Applicant agrees to install physical sound attenuation on any mechanical equipment (including but not limited to ground supported barriers, earthen berms, mechanical screening or other attenuation techniques as specifically called out in subsequent sound studies) that is installed at a data center building located within 1,200 feet of any adjacent residential use and that is either (i) installed on the rooftop of such building or (ii) that is installed on the exterior side of such data center building and directly facing such adjacent residential uses, in each case unless a noise study demonstrates that there is no incremental noise from such mechanical equipment as a result of the foregoing

installation locations. In addition to the foregoing proffers, Applicant agrees that the testing of any back-up generators at the Project shall be limited to between the hours of 7:00 a.m. and 7:00 p.m., Monday through Saturday, unless otherwise required by applicable state or federal law or regulation.

11. **Construction**. A construction management plan, on Applicant's standard form, shall be submitted to the County at the time of grading permit for the initial site improvements and for each individual parcel where a building permit has been or is in the process of being approved, which construction management plan shall document the proper administration of construction activities at the applicable portion of the Project. The hours of exterior construction, including operation of bulldozers and other earthmoving equipment, shall only be between 7:00 a.m. and 7:00 p.m., Monday through Saturday, except as provided in Section 16-4 of the Hanover County Code. There shall be no exterior construction activities on Sunday.

12. **Construction and Phasing.**

a. The Project may be constructed in one or more phases ("Phase(s)"). However, no more than five (5) data center buildings may be under construction at the Project at any one time. For purposes of this Section 12.a, a data center building shall not be deemed to be under construction if either (x) the Applicant has not applied for the first above-grade building permit for such data center building, or (y) the Applicant has received a certificate of occupancy for the shell and core of such data center building.

b. At the time of the first site plan submission for the first data center building to be constructed on the Property, the Applicant shall submit a phasing plan (the "Phasing Plan") for review and approval by the Planning Director. The Planning Director may approve the Phasing Plan and any amendments thereto if it is consistent with this Proffer Statement, the Concept Plan, the Conditional Use Permits, and the Special Exception Permits (collectively, the "Project Entitlements"). Upon approval of the Phasing Plan or amendments thereto, each site plan submitted for the Project shall substantially conform with the applicable Phase identified in the Phasing Plan for the area of the Property identified on such site plan.

c. The Phasing Plan shall, at a minimum, address the following elements:

    i. Phases shall be planned such that development of the Project occurs from east to west;

    ii. The total amount of data center building gross floor area to be developed in each Phase and any remaining Phases;

    iii. The required water and sewer infrastructure to be developed with each Phase;

iv. The portions of the Buffer or Drainfield Buffer, as applicable, to be developed with each Phase. Notwithstanding the foregoing, the first Phase identified on the Phasing Plan shall be required to provide the Buffer elements identified in Section 4 in the area of Ashland Road between Pouncey Tract Road and Cauthorne Road;

v. The portions of the private internal roads to be developed with each Phase;

vi. The portions of the Property to be dedicated for public street purposes with each phase, consistent with Section 9;

vii. All required utilities, including any substations, for each Phase; and

viii. The construction access location for each Phase, which shall occur from either Site Entrance 1 or Site Entrance 2.

13. Water and Sewer.

a. Industrial cooling for the Project shall utilize air-chilled or closed-loop cooling systems and shall be developed in accordance with all applicable County, state, and federal requirements. The Project shall not utilize public or private potable water for industrial cooling.

b. The Project may utilize potable water for domestic water (e.g., drinking water and sanitary facilities for employees and occupants) and fire suppression purposes only. All potable water for the Project as contemplated by this Proffer shall be sourced from a maximum of three (3) private wells located on the Property and within the Project boundaries. All private wells shall be developed in accordance with state health department regulations.

c. Onsite sanitary sewage produced by the Project shall be disbursed to and treated by onsite drainfields located within the Drainfield Area identified on sheet C3.0 of the Concept Plan. All drainfields shall be developed in accordance with state health department regulations.

14. Generators.

a. Any on-site generators ("Generators") shall be used solely for the purpose of providing a back-up power source to the Project in the event of a utility outage or failure.

b. All Generators shall meet Tier 4 emission standards adopted by the United States Environmental Protection Agency at the time such Generators are installed on the Property.

15. Owners Association.

a. In the event the Project is not developed under one common ownership or leasehold interest, the Applicant shall subject the Property and the Project to a condominium regime, owners association, reciprocal easement agreement, or similar prior to conveying a fee simple or leasehold interest in the Property to a third-party that is not owned or controlled by the Applicant. In such event, the Applicant shall prepare and record a condominium declaration, owners association declaration, reciprocal easement agreement, or other covenants, conditions, and restrictions (collectively, the "CC&Rs") providing for the coordinated development of the Property and the Project and the maintenance of any common elements within the Project. Notwithstanding the foregoing, the CC&Rs may exclude any area of the Property to be conveyed to Dominion Power. The CC&Rs shall be enforced by the Applicant, the declarant (if different from the Applicant), or any association established therewith.

b. Prior to recording the initial CC&Rs, the Applicant shall submit the initial CC&Rs to the Planning Director for the sole purpose of reviewing the same for consistency with the Project Entitlements. If the Planning Director has not otherwise notified the Applicant within fifteen (15) business days of such submittal, the CC&Rs shall be deemed approved.

[REMAINDER OF PAGE LEFT INTENTIONALLY BLANK; AUTHORIZED SIGNATURES TO FOLLOW]

WITNESS the following signatures:

OWNER: WELLESLEY LAND LIMITED PARTNERSHIP, a Virginia limited partnership

By: _____
Matthew G. Roberts, Attorney-in-Fact for all Owners

Date: December 12, 2025

COMMONWEALTH OF VIRGINIA

CITY OF RICHMOND, to-wit:

I, Cynthia C. Lobou, a Notary Public for the Commonwealth of Virginia, at-large, do certify that Matthew G. Roberts, whose name is signed to the above, bearing date on the 22nd day of August, 2025, as revised on December 12, 2025, has acknowledged the same before me in my State aforesaid.

Given under my hand this 12th day of December, 2025.

Cynthia C. Lobou

[SEAL]

My commission expires: 9-30-2026

CYNTHIA CARLSON LOBOU NOTARY PUBLIC MY COMMISSION NUMBER 220783 COMMONWEALTH OF VIRGINIA

OWNER: HHHUNT VERADA, LLC, a Virginia limited liability company

By: _____
Matthew G. Roberts, Attorney-in-Fact for all Owners

Date: December 12, 2025

COMMONWEALTH OF VIRGINIA

CITY OF RICHMOND, to-wit:

I, Cynthia C. Lobou, a Notary Public for the Commonwealth of Virginia, at-large, do certify that Matthew G. Roberts, whose name is signed to the above, bearing date on the 22nd day of August, 2025, as revised on December 12, 2025, has acknowledged the same before me in my State aforesaid.

Given under my hand this 12th day of December, 2025.

Cynthia C. Lobou

[SEAL]

My commission expires: 9-30-2026

CYNTHIA CARLSON LOBOU NOTARY PUBLIC COMMONWEALTH OF VIRGINIA MY COMMISSION NUMBER 220783

OWNER: LOCH LEVAN LAND LIMITED PARTNERSHIP, a Virginia limited partnership

By: _____
Matthew G. Roberts, Attorney-in-Fact for all Owners

Date: December 12, 2025

COMMONWEALTH OF VIRGINIA

CITY OF RICHMOND, to-wit:

I, Cynthia C. Lobon, a Notary Public for the Commonwealth of Virginia, at-large, do certify that Matthew G. Roberts, whose name is signed to the above, bearing date on the 22nd day of August, 2025, as revised on December 12, 2025, has acknowledged the same before me in my State aforesaid.

Given under my hand this 12th day of December, 2025.

Cynthia C. Lobon

[SEAL]

My commission expires: 9-30-2026

CYNTHIA CARLSON LOBOU NOTARY PUBLIC MY COMMISSION NUMBER 220783 COMMONWEALTH OF VIRGINIA

OWNER: GILMAN LUMBER COMPANY, INCORPORATED, a Virginia corporation

By: _____
Matthew G. Roberts, Attorney-in-Fact for all Owners

Date: December 12, 2025

COMMONWEALTH OF VIRGINIA

CITY OF RICHMOND, to-wit:

I, Cynthia C. Lobou, a Notary Public for the Commonwealth of Virginia, at-large, do certify that Matthew G. Roberts, whose name is signed to the above, bearing date on the 22nd day of August, 2025, as revised on December 12, 2025, has acknowledged the same before me in my State aforesaid.

Given under my hand this 12th day of December, 2025.

Cynthia C. Lobou

[SEAL]

My commission expires: 9-30-2026

CYNTHIA CARLSON LOBOU NOTARY PUBLIC MY COMMISSION NUMBER 220783 COMMONWEALTH OF VIRGINIA

OWNER: JAMES K. DOLAN

By: _____
Matthew G. Roberts, Attorney-in-Fact for all Owners

Date: December 12, 2025

COMMONWEALTH OF VIRGINIA

CITY OF RICHMOND, to-wit:

I, Cynthia C. Lobou, a Notary Public for the Commonwealth of Virginia, at-large, do certify that Matthew G. Roberts, whose name is signed to the above, bearing date on the 22nd day of August, 2025, as revised on December 12, 2025, has acknowledged the same before me in my State aforesaid.

Given under my hand this 12th day of December, 2025.

Cynthia C. Lobou

[SEAL]

My commission expires: 9-30-2026

CYNTHIA CARLSON LOBOU NOTARY PUBLIC MY COMMISSION NUMBER 220783 COMMONWEALTH OF VIRGINIA

Exhibit A

Concept Plan

See that certain plan entitled "Hunting Hawk Technology Park Concept Plan and Conditional Use Permit", prepared by Timmons Group, and dated December 12, 2025 (as amended)

17683579.7 001473.03528

Conceptual Plan

HUNTING HAWK TECHNOLOGY PARK
CONCEPT PLAN AND CONDITIONAL USE PERMIT

HANOVER COUNTY, VA

VICINITY MAP

SCALE: 1" = 2,000'

SITE DATA

OWNERS: WELLESLEY LAND LIMITED PARTNERSHIP, HHHUNT VERADA LLC, LOCH LEVAN LAND LIMITED PARTNERSHIP, JAMES K. DOLAN, GILMAN LUMBER COMPANY INC.
TAX MAP IDS: 7738-73-1213, 7748-03-4941, 7748-14-8237, 7748-35-0648, 7748-06-1173, 7748-05-8840, 7748-15-3959, 7748-16-3588, 7748-17-7689 (IN-PART)
CURRENT ZONING: A-1
PROPOSED ZONING: M-1
SITE AREA: 468.137 AC

APPLICANT: LOCH LEVAN LAND LIMITED PARTNERSHIP; ATTN: HANS KLINGER
APPLICANT EMAIL: HCKLINGER@HHHUNT.COM
APPLICANT PHONE: 804-762-4800
APPLICANT ADDRESS: 11237 NUCKOLS ROAD, GLEN ALLEN, VA, 23059

Sheet List Table

Sheet Number	Sheet Title
C1.0	COVER SHEET
C2.0	EXISTING CONDITIONS
C2.1	DETAIL EXISTING CONDITIONS
C2.2	DETAIL EXISTING CONDITIONS
C3.0	OVERALL CONCEPT PLAN
C3.1	DETAIL CONCEPT PLAN
C3.2	DETAIL CONCEPT PLAN
C4.0	ILLUSTRATIVE DATA CENTER ELEVATIONS
C5.0	FENCING AND WASTEWATER PUMP STATION DETAILS
M1.0	FIRE HOUSE SITE LAYOUT
M1.1	FIRE HOUSE SITE LAYOUT ELEVATIONS
M1.2	WELL HOUSE SITE LAYOUT
M1.3	WELL HOUSE ELEVATIONS
M2.0	SUBSTATION CONCEPT LAYOUT

THIS DRAWING PREPARED AT THE CORPORATE OFFICE
7053 Celebration Park Ave, Suite 300 | Richmond, VA 23225
TEL 804 200.6500 FAX 804 560.1016 www.timmons.com

YOUR VISION ACHIEVED THROUGH OURS.

TIMMONS GROUP

DATE	REVISION DESCRIPTION

DATE 12/12/25
DRAWN BY A. RANSOM
DESIGNED BY J. MURRAY
CHECKED BY J. MURRAY
SCALE 1" = 2000'

HUNTING HAWK TECHNOLOGY PARK CONCEPT PLAN
HANOVER COUNTY - VA
COVER SHEET

JOB NO. 69002
SHEET NO. C1.0

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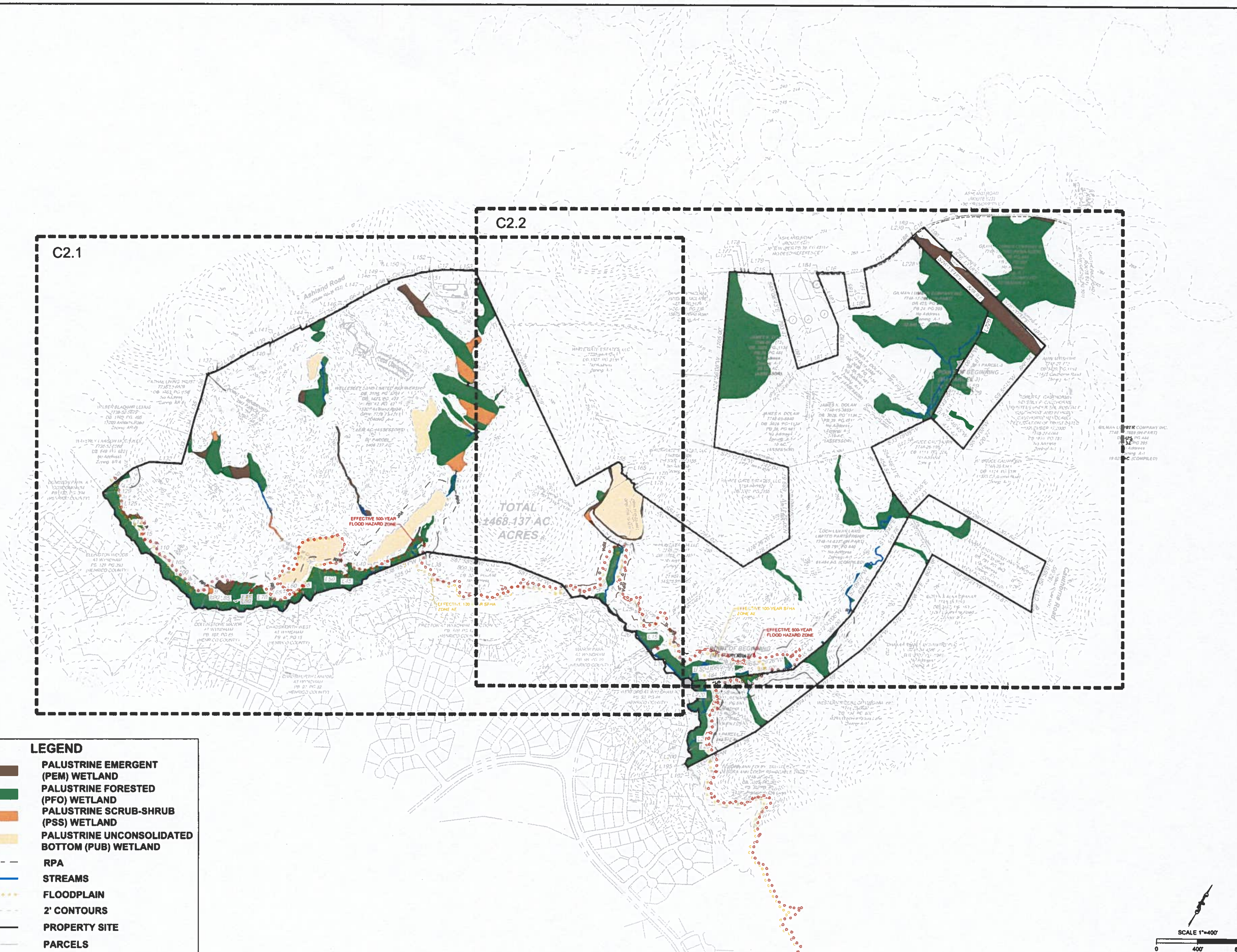

LEGEND

- PALUSTRINE EMERGENT (PEM) WETLAND
- PALUSTRINE FORESTED (PFO) WETLAND
- PALUSTRINE SCRUB-SHRUB (PSS) WETLAND
- PALUSTRINE UNCONSOLIDATED BOTTOM (PUB) WETLAND
- RPA
- STREAMS
- FLOODPLAIN
- 2' CONTOURS
- PROPERTY SITE
- PARCELS

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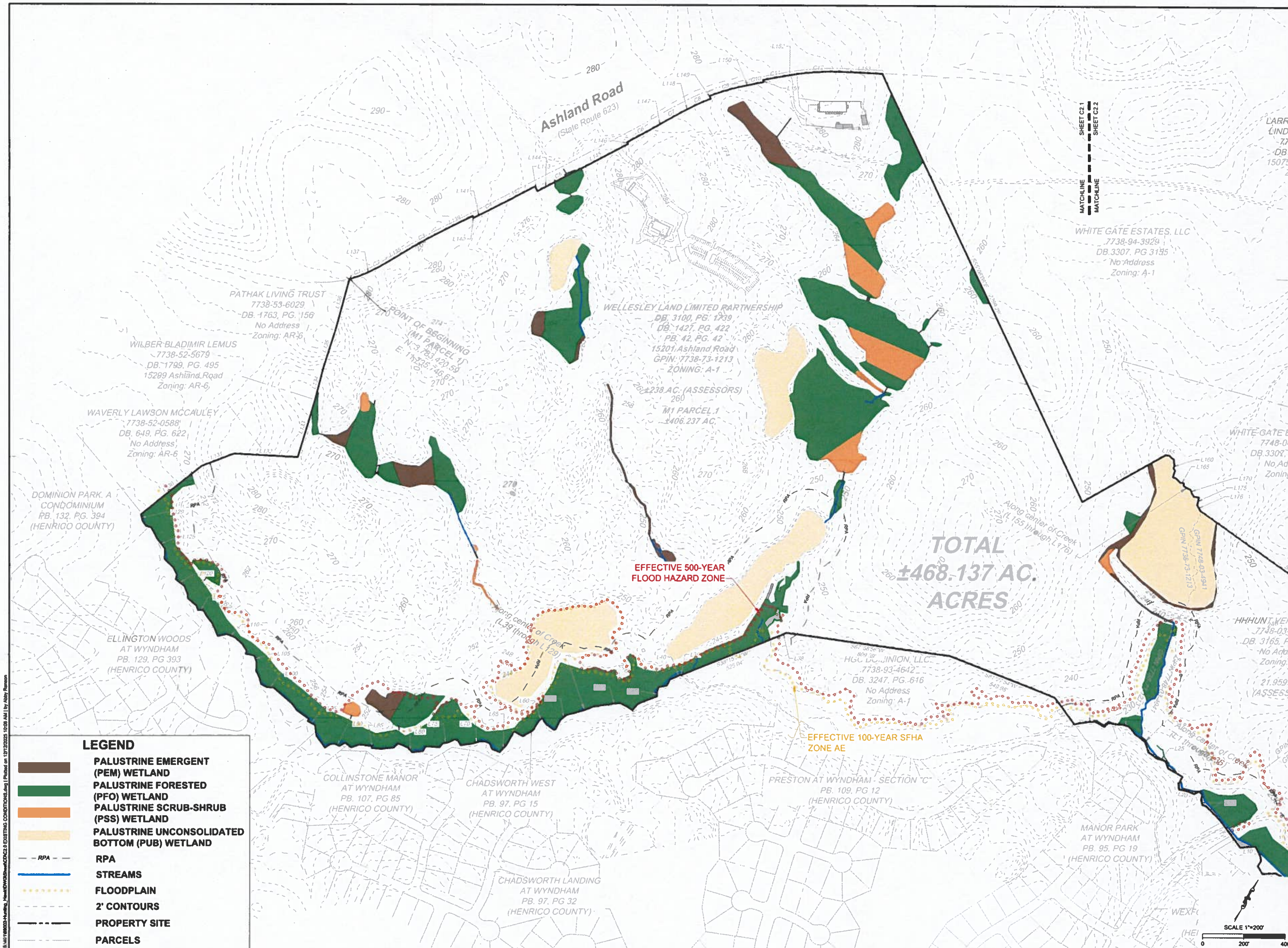
DATE	REVISION DESCRIPTION

TIMMONS GROUP

HUNTING HAWK TECHNOLOGY PARK CONCEPT PLAN
HANOVER COUNTY - VA
EXISTING CONDITIONS

DATE	12/12/25
DRAWN BY	A. RANSON
DESIGNED BY	J. MURRAY
CHECKED BY	J. MURRAY
SCALE	1"=400'
JOB NO.	69002
SHEET NO.	C2.0



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TEL 804.200.6500 FAX 804.560.1016 www.timmons.com

DATE	REVISION DESCRIPTION

HUNTING HAWK TECHNOLOGY PARK CONCEPT PLAN
HANOVER COUNTY - VA
DETAIL EXISTING CONDITIONS

DATE	12/12/25
DRAWN BY	A. RANSOM
DESIGNED BY	J. MURRAY
CHECKED BY	J. MURRAY
SCALE	1"=200'
JOB NO.	69002
SHEET NO.	C2.1

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DATE	REVISION DESCRIPTION

DATE	12/12/25
DRAWN BY	A. RANSON
DESIGNED BY	J. MURRAY
CHECKED BY	J. MURRAY
SCALE	1"=200'

HUNTING HAWK TECHNOLOGY PARK CONCEPT PLAN
HANOVER COUNTY - VA
DETAIL EXISTING CONDITIONS

JOB NO.	69002
SHEET NO.	C2.2

S:\481\69002-Hunting Hawk\DWG\Sheet\CD\C3.0 CONCEPT PLAN.dwg | Plotted on 12/12/2025 10:09 AM | by Abby Ranson

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DATE	REVISION DESCRIPTION

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HUNTING HAWK TECHNOLOGY PARK CONCEPT PLAN
HANOVER COUNTY - VA

DATE	12/12/25
DRAWN BY	A. RANSO
DESIGNED B	J. MURRA
CHECKED B	J. MURRA
SCALE	1"=300'
JOB NO.	69002
SHEET NO.	C3.0

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DATE	REVISION DESCRIPTION

DATE 12/12/25
DRAWN BY A. RANSO
DESIGNED BY J. MURRAY
CHECKED BY J. MURRAY
SCALE 1"=200'

HUNTING HAWK TECHNOLOGY PARK CONCEPT PLAN
HANOVER COUNTY - VA
DETAIL CONCEPT PLAN

JOB NO. 69002
SHEET NO. C3.1

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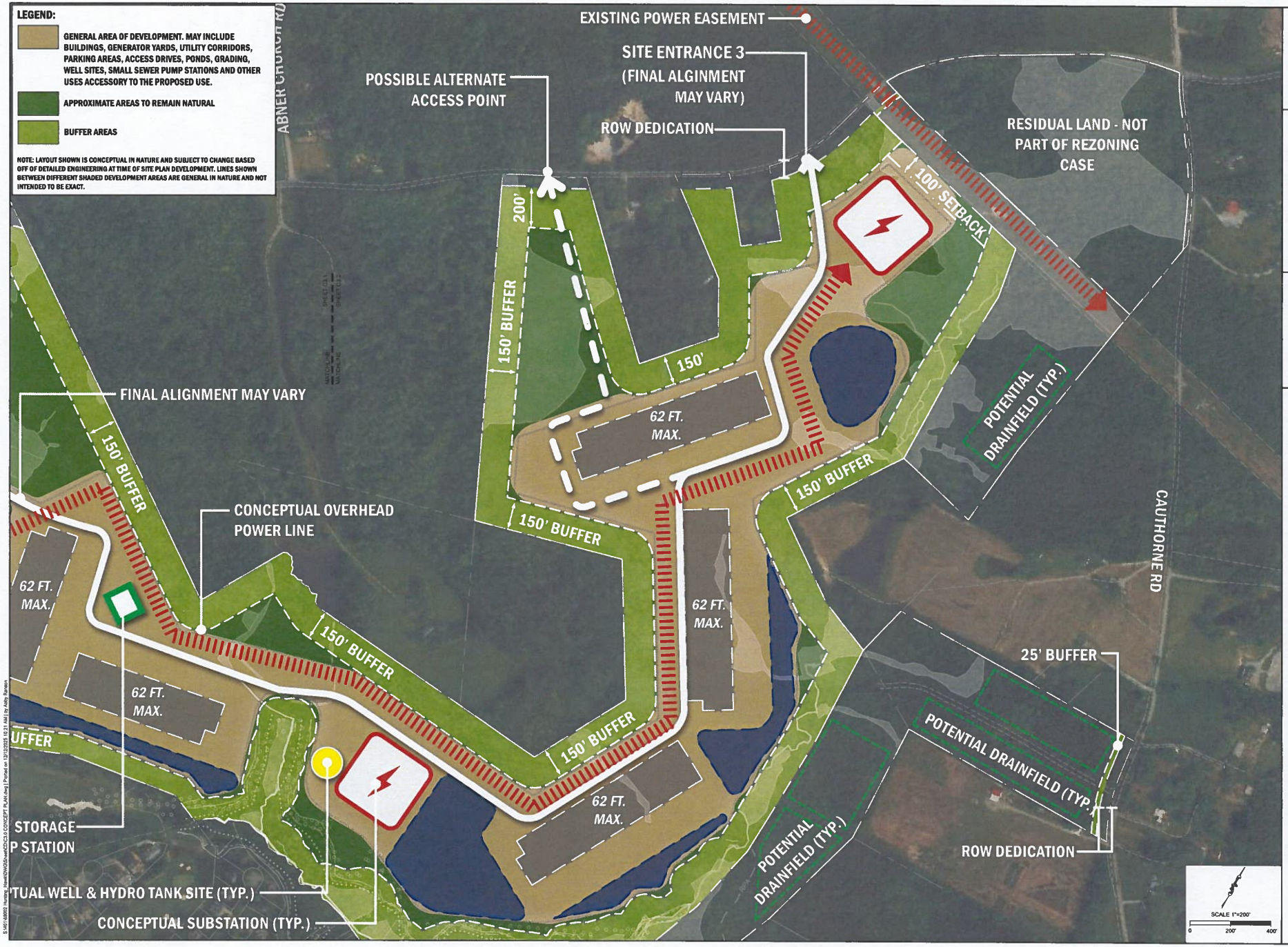

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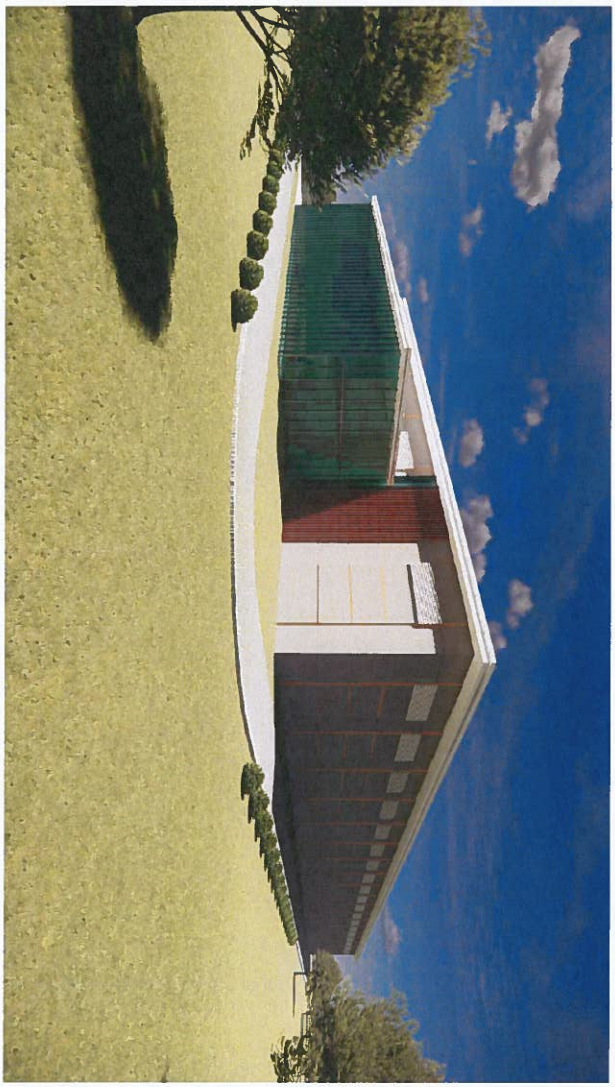
HUNTING HAWK TECHNOLOGY PARK CONCEPT PLAN

HANOVER COUNTY - VA

JOB NO. 69002

SHEET NO. C3.2

ONE STORY



TWO STORY

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HUNTING HAWK TECHNOLOGY PARK CONCEPT PLAN

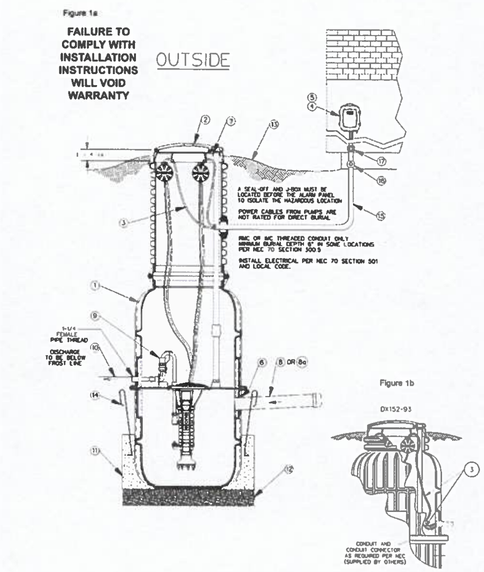
HANOVER COUNTY - VA

DATE	REVISION DESCRIPTION

DRAWN BY: A. RANSON
DESIGNED BY: J. MURRAY
CHECKED BY: J. MURRAY
SCALE: AS NOTED
DATE: 12/12/25
JOB NO.: 69002
SHEET NO.: C4.0

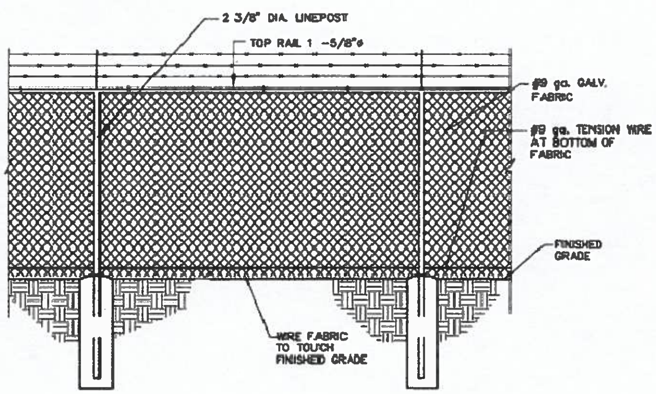
EXAMPLE PERIMETER/SECURITY FENCING

EXAMPLE PERIMETER/SECURITY FENCING



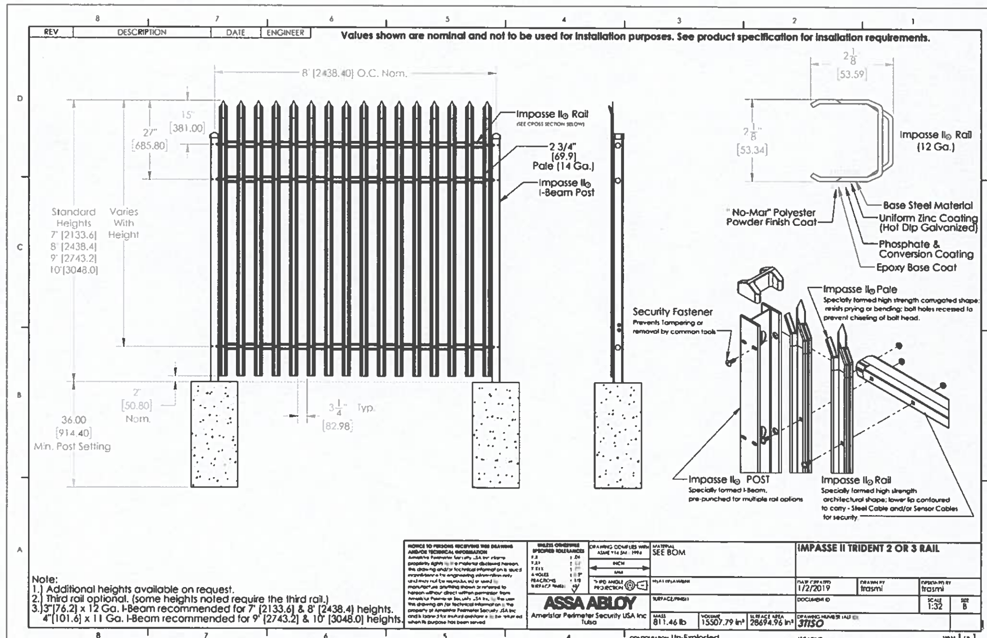
CONCEPTUAL PUMP STATION DETAIL. EXACT MODEL, SIZE, AND EQUIPMENT MAY VARY.

EXAMPLE INTERIOR SECURITY FENCING



		FOOTINGS
LINE POST	-2 3/8"	12" X 48"
CORNER POST	-4" SCH 80	24" X 48"

NOTE:
1. PERIMETER FENCING MAY BE INSTALLED AROUND THE PERIMETER OF THE PROJECT OR AROUND EACH "BUILDING AREA" SHOWN ON SHEET C3 OF THE CONCEPT PLAN OR A COMBINATION FOR THESE TWO OPTIONS, OR AS OTHERWISE APPROVED BY THE PLANNING DIRECTOR AT THE TIME OF SITE PLAN REVIEW AND APPROVAL.
2. FENCING WILL BE A MINIMUM OF 7 FEET IN HEIGHT AND A MAXIMUM OF 10 FEET.
3. FENCING IMMEDIATELY ADJACENT TO PUBLIC OR PRIVATE STREETS SHALL NOT BE CHAIN-LINK, WITH OR WITHOUT SLATED INSERTS, AND SHALL NOT INCLUDE BARBED WIRE OR OTHER SIMILARLY VISIBLY INTRUSIVE DETERRENCE DEVICE
4. SECURITY FENCING SHALL BE USED AROUND THE PERIMETER OF THE WTTP AND ANY SUBSTATION (UNLESS PROHIBITED BY DOMINION POWER) UNLESS OTHERWISE APPROVED BY THE PLANNING DIRECTOR AT THE TIME OF SITE PLAN REVIEW AND APPROVAL.
5. THE IMAGES ARE REPRESENTATIVE FENCING STYLES THAT MAY BE USED AS PERIMETER AND SECURITY FENCING THROUGHOUT THE PROJECT SITE



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YOUR VISION ACHIEVED THROUGH OURS.

DATE	REVISION DESCRIPTION

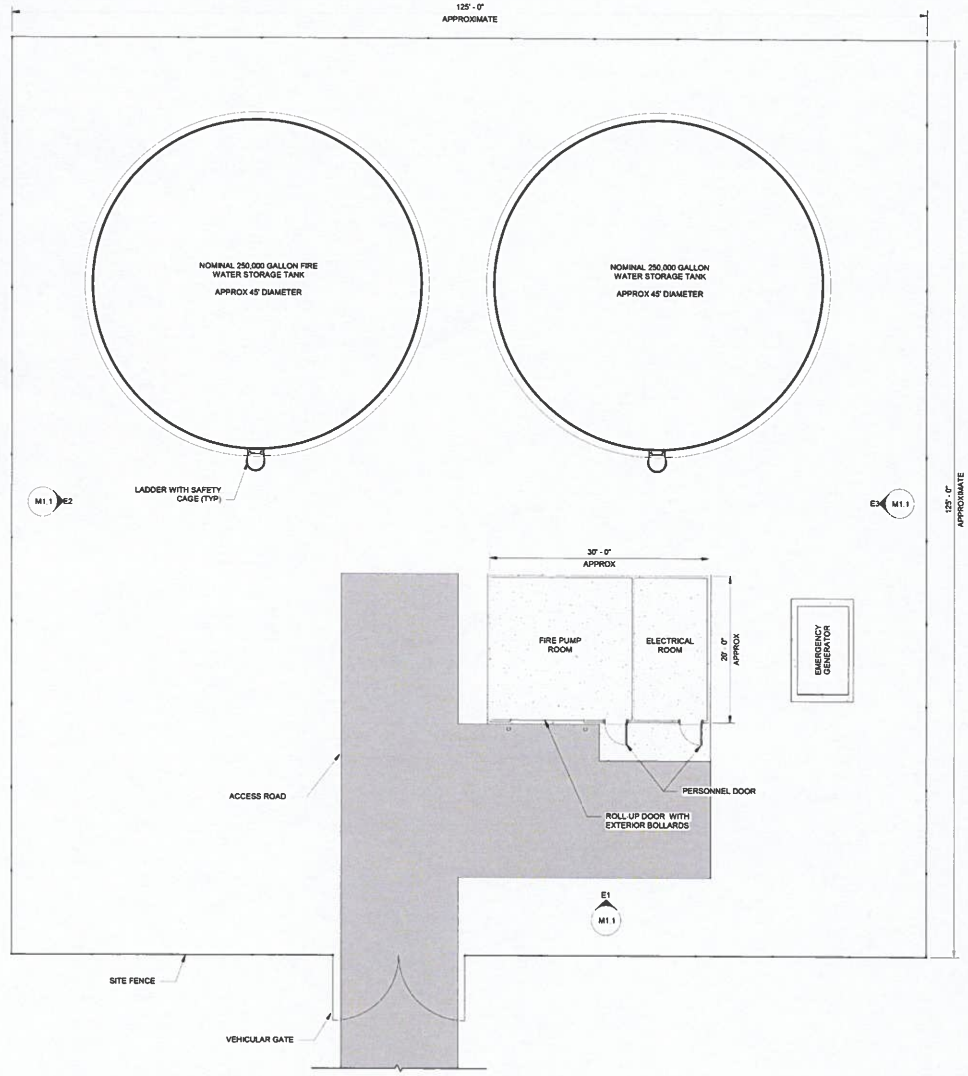
TIMONS GROUP

DATE	12/12/25
DRAWN BY	A. RANSON
DESIGNED BY	J. MURRAY
CHECKED BY	J. MURRAY
SCALE	N/A

HUNTING HAWK TECHNOLOGY PARK CONCEPT PLAN
HANOVER COUNTY - VA
FENCING AND WASTEWATER PUMP STATION DETAILS

JOB NO. 69002
SHEET NO. C5.0

REPRESENTATIVE WATER STORAGE TANK IMAGE FOR ILLUSTRATIVE PURPOSES ONLY
PHOTO CREDIT: CST INDUSTRIES



1 M1.0 FIRE HOUSE LAYOUT
1/8" = 1'-0"

NOTE:
LAYOUT, DIMENSIONS, AND CAPACITIES SHOWN ARE CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE BASED OFF OF DETAILED ENGINEERING DESIGN AT TIME OF SITE PLAN DEVELOPMENT.

0' 2' 4' 8' 16'
1/8" = 1'-0"

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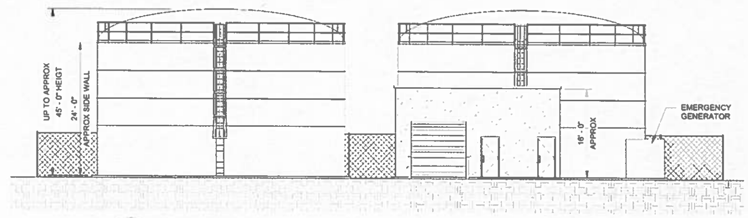
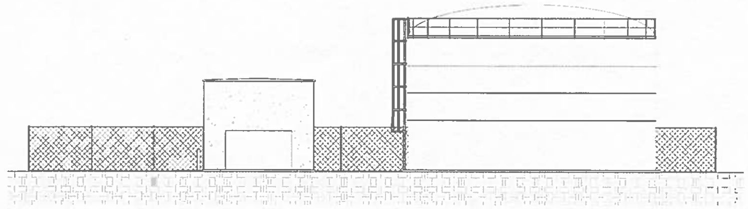
HUNTING HAWK TECHNOLOGY PARK CONCEPT PLAN
HANOVER COUNTY - VA

MAILING ADDRESS	
TAX MAP IDS	
DATE	12/12/25
DRAWN BY	J. MARSHA
DESIGNED BY	B. STRICKLA
CHECKED BY	B. STRICKLA
SCALE	AS NOTED
JOB NO.	69002
SHEET NO.	M1.0

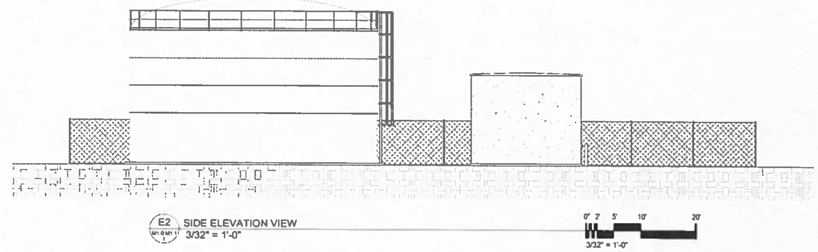
S:\481-69002-Hunting_Hawk\DWG\Sheet\CD\C5.0 WASTEWATER PUMP STATION CONCEPT LAYOUT.dwg | Plotted on 12/12/2025 10:10 AM | by Abby Ranson



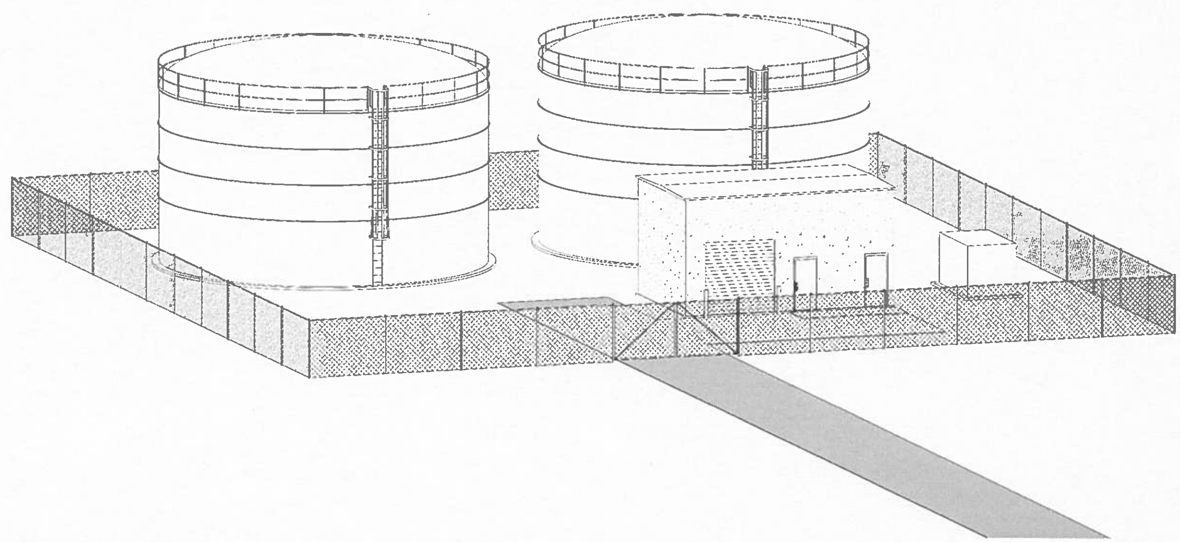
E1 FRONT ELEVATION VIEW
3/32" = 1'-0"



E3 SIDE ELEVATION VIEW
3/32" = 1'-0"



E2 SIDE ELEVATION VIEW
3/32" = 1'-0"



2 M1.1 ISOMETRIC VIEW

NOTE:
LAYOUT, DIMENSIONS, AND CAPACITIES SHOWN ARE CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE BASED OFF OF DETAILED ENGINEERING DESIGN AT TIME OF SITE PLAN DEVELOPMENT.

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HUNTING HAWK TECHNOLOGY PARK CONCEPT PLAN
HANOVER COUNTY - VA

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DATE	12/12/25
DRAWN BY	J. MARSHA
DESIGNED B	B. STRICKLA
CHECKED B	B. STRICKLA
SCALE	AS NOTEL
JOB NO.	69002
SHEET NO.	M1.1

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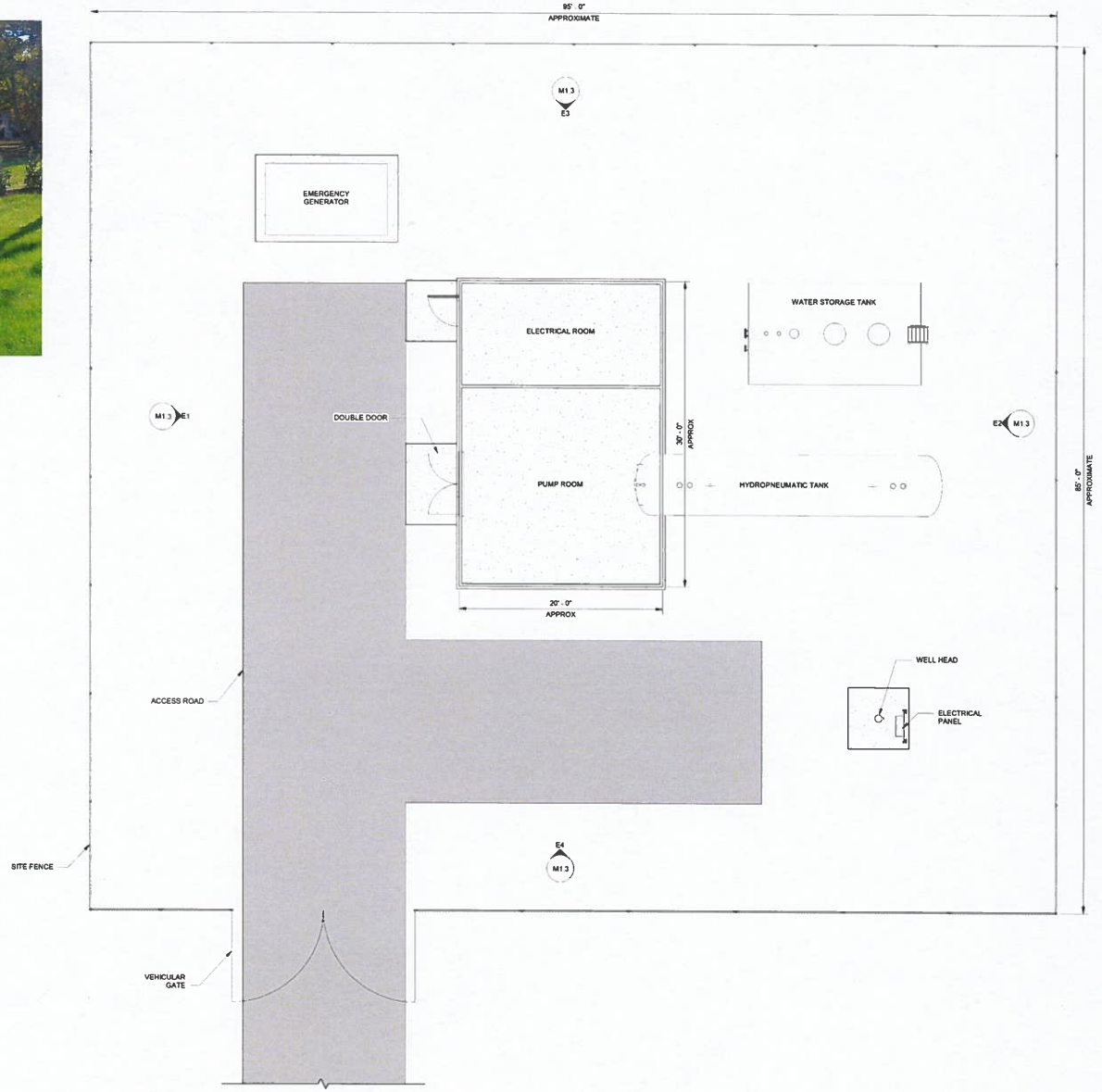
REPRESENTATIVE PUMP HOUSE AND WATER TANK IMAGE FOR ILLUSTRATIVE PURPOSES ONLY
PHOTO CREDIT: TIMMONS GROUP



1 / M1.2 WELL HOUSE LAYOUT
3/16" = 1'-0"

NOTE:
LAYOUT, DIMENSIONS, AND CAPACITIES SHOWN ARE CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE BASED OFF OF DETAILED ENGINEERING DESIGN AT TIME OF SITE PLAN DEVELOPMENT.

0' 1' 4' 10'
3/16" = 1'-0"

TIMMONS GROUP

HUNTING HAWK TECHNOLOGY PARK CONCEPT PLAN
HANOVER COUNTY - VA

JOB NO. 69002
SHEET NO. M1.2

DATE 12/12/25
DRAWN BY J. MARSHA
DESIGNED B. STRICKL
CHECKED B. STRICKL
SCALE AS NOTE

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TAX MAP IDS

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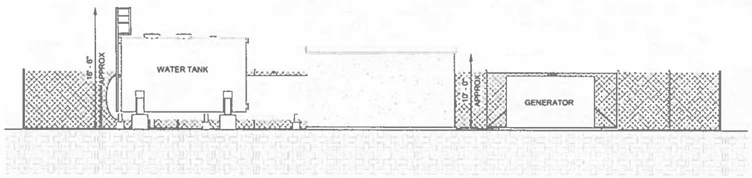
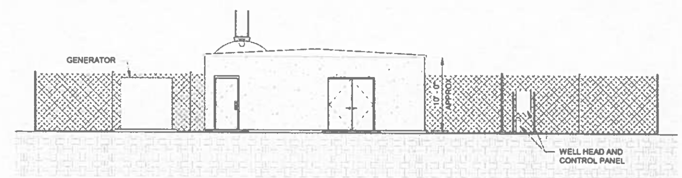
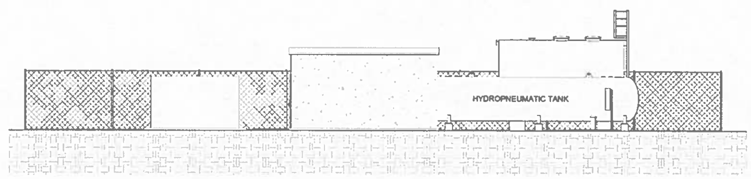


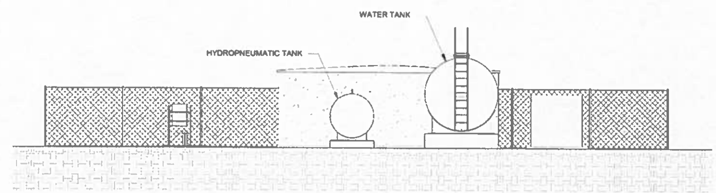
E3 ELEVATION VIEW
1/8" = 1'-0"



E1 ELEVATION VIEW
1/8" = 1'-0"

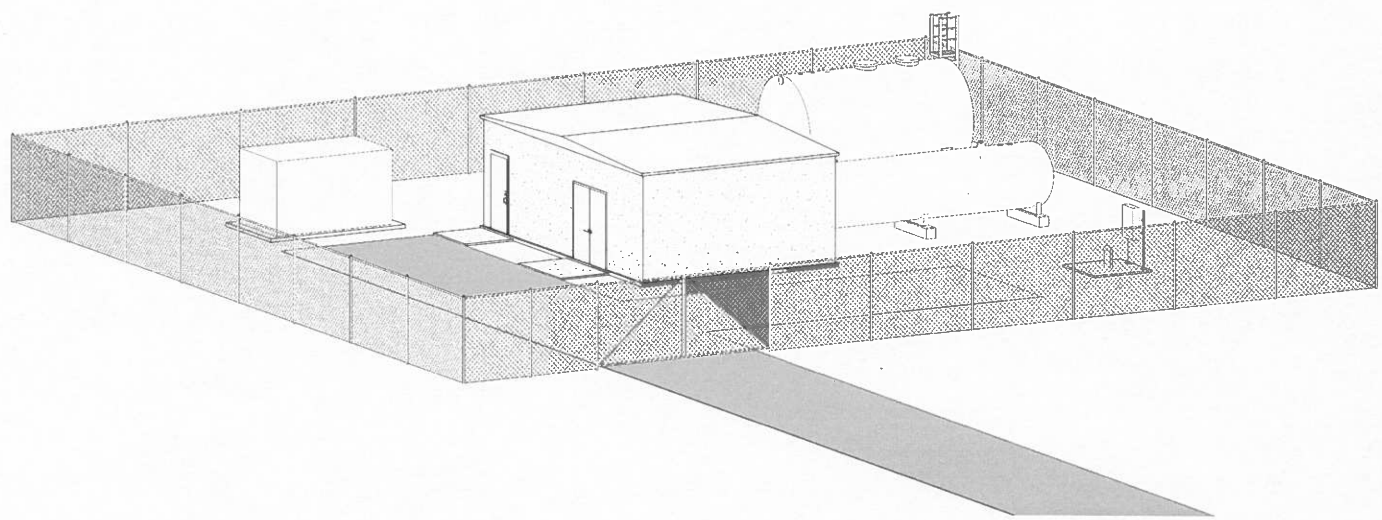


E4 ELEVATION VIEW
1/8" = 1'-0"



E2 ELEVATION VIEW
1/8" = 1'-0"

0' 2' 4' 8' 16'
1/8" = 1'-0"



1 ISOMETRIC VIEW
M1.3

NOTE:
LAYOUT, DIMENSIONS, AND CAPACITIES SHOWN ARE CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE BASED OFF OF DETAILED ENGINEERING DESIGN AT TIME OF SITE PLAN DEVELOPMENT.

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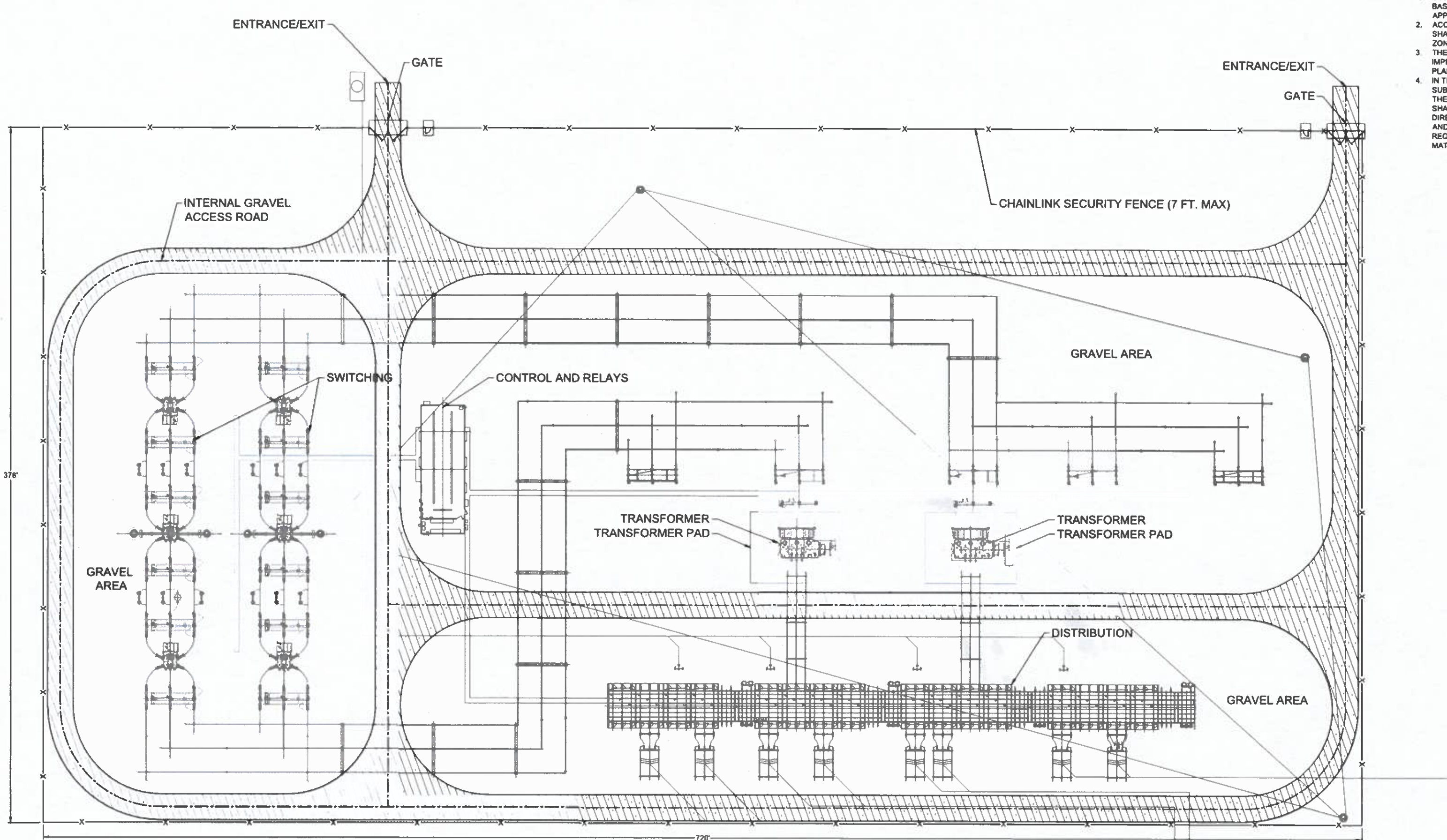
TAX MAP IDS

HUNTING HAWK TECHNOLOGY PARK CONCEPT PLAN
HANOVER COUNTY - VA

DATE	12/12/25
DRAWN BY	J. MARSHA
DESIGNED B	B. STRICKLA
CHECKED B	B. STRICKLA
SCALE	AS NOTEI
JOB NO.	69002
SHEET NO.	M1.3

NOTE:
1. SUBSTATION LAYOUT IS SUBJECT TO CHANGE BASED ON FINAL DESIGN AS PROVIDED AND APPROVED BY DOMINION ENERGY
2. ACCESS DRIVE AND INTERIOR DRIVE DESIGNS SHALL COMPLY WITH SECTION 26-257 OF THE ZONING ORDINANCE
3. THE ULTIMATE LOCATION OF THE IMPROVEMENTS WILL BE DETERMINED AT SITE PLAN REVIEW
4. IN THE EVENT DOMINION POWER REQUIRES A SUBSTATION TO BE ENCLOSED BY A BUILDING, THE BUILDING ELEVATIONS AND MATERIALS SHALL BE APPROVED BY THE PLANNING DIRECTOR AT THE TIME OF SITE PLAN REVIEW AND APPROVAL BASED ON DOMINION POWER REQUIREMENTS FOR THE ELEVATIONS AND MATERIALS.



ILLUSTRATIVE EXAMPLE OF CONTROL HOUSE

SCALE 1"=30'
0 30' 60'

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DATE	REVISION DESCRIPTION

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DRAWN BY A. RANSO
DESIGNED BY J. MURRA
CHECKED BY J. MURRA
SCALE 1"=30'

HUNTING HAWK TECHNOLOGY PARK CONCEPT PLAN
HANOVER COUNTY - VA
SUBSTATION CONCEPT LAYOUT

JOB NO. 69002
SHEET NO. M2.0

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