

# HUNTING HAWK TECHNOLOGY PARK

## **COMMUNITY MEETING**

November 17, 2025

06:00 – 08:00 PM

# AGENDA

1. **Introduction** –Hanover County Planning Staff (6:00 – 6:05)
2. **Project Presentation** – Hunting Hawk Technology Park Team (6:05 – 6:45)
3. **Questions and Answers** – Community Members (6:45 – 7:45)

*Please hold your questions until the end of the presentation.*

*Please be mindful of others and keep your questions and comments brief to allow others a chance to speak*

*Please be respectful to all.*

*Please respect the School Staff's time and promptly exit at the end of the meeting so that they may clean up and end their workday on time.*

# PROJECT TEAM



***LIG Consultants***



**+lirschler**

**ADMARK**

**VANDERWEIL** | **75**  
CELEBRATING 75 YEARS

**SOILS INC.** & **VIRGINIA SEPTIC**

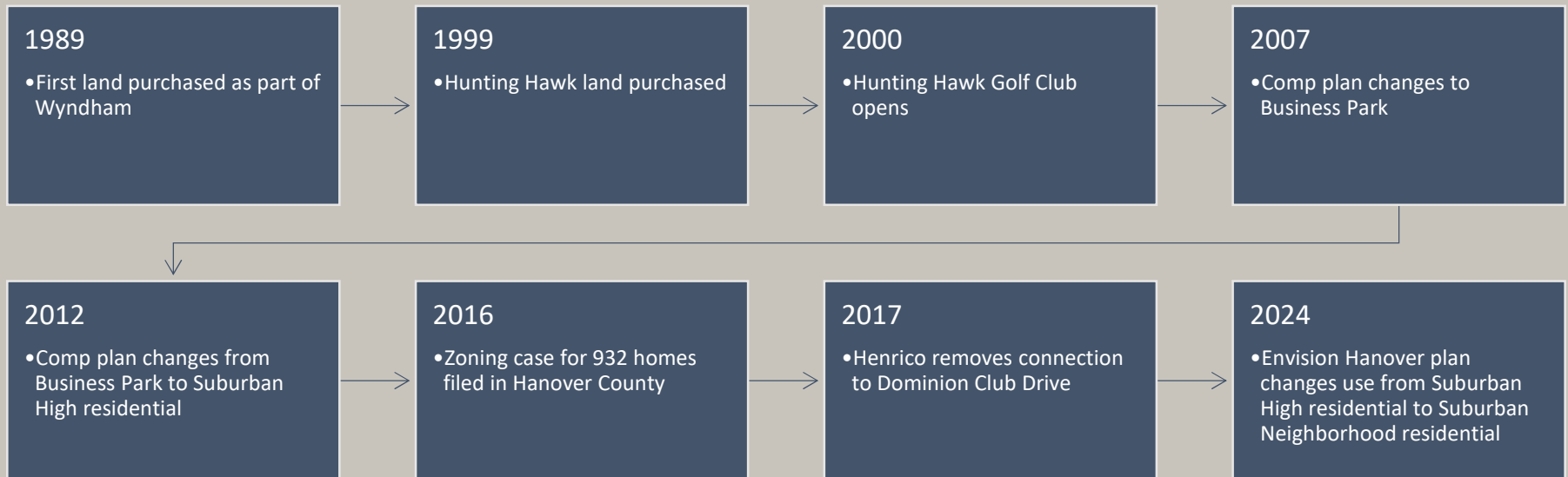
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# HUNTING HAWK TECHNOLOGY PARK

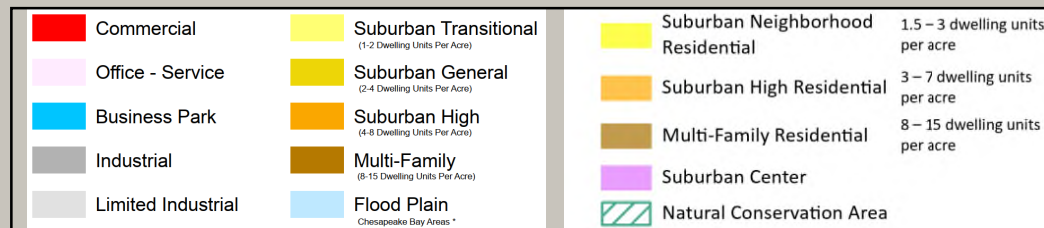
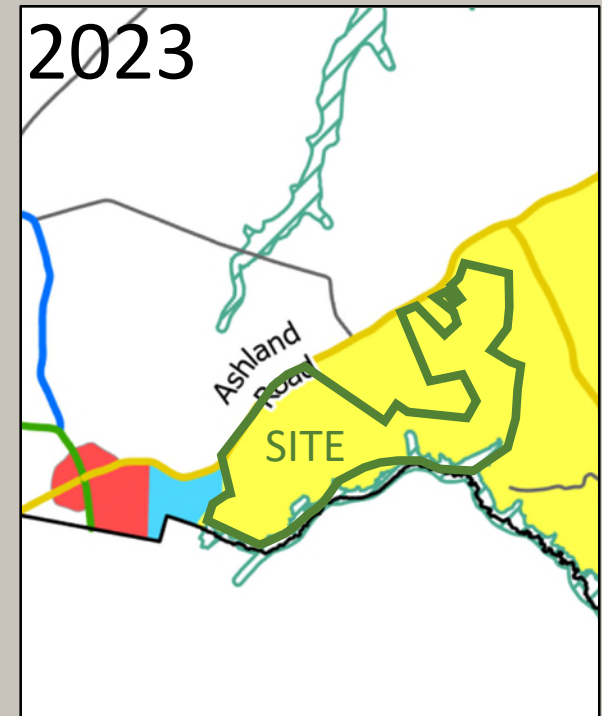
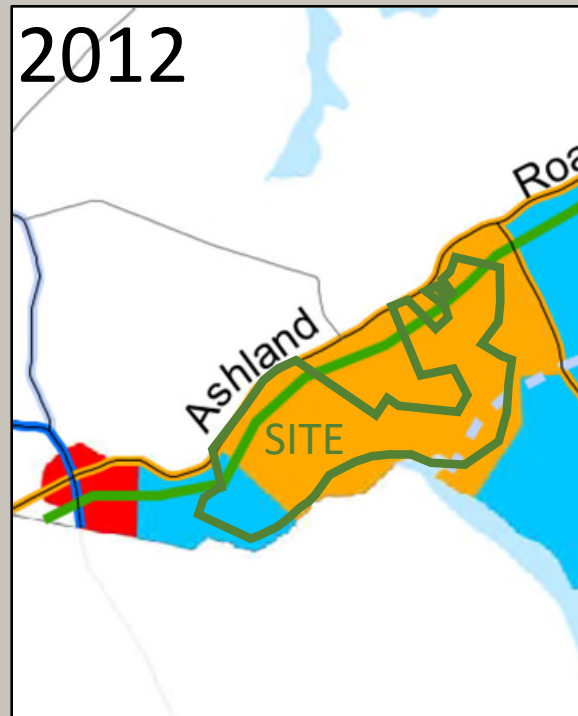




# SITE HISTORY



# COMPREHENSIVE PLAN CHANGES



# WHAT IS A DATA CENTER?

- Physical location that computes, stores, and networks all of the information from the internet and cloud-based computing
  - Media + Social Media (photos/videos/posts)
  - Health records
  - Webpages
  - AI processing
  - Sensitive government data
- Contains servers, storage devices, networking equipment, security software, and support infrastructure



# PLAN OVERVIEW

- Rezoning from A-1 to M-1
- Comprehensive Plan Amendment to Employment Center
- CUP for Electrical Substation (WWTP removed in revised application)
- Special Exception to allow for 62' building height and 10' security fence height





# PLAN OVERVIEW – JURISDICTIONAL BOUNDARY



# PLAN OVERVIEW – PROPERTY BOUNDARY

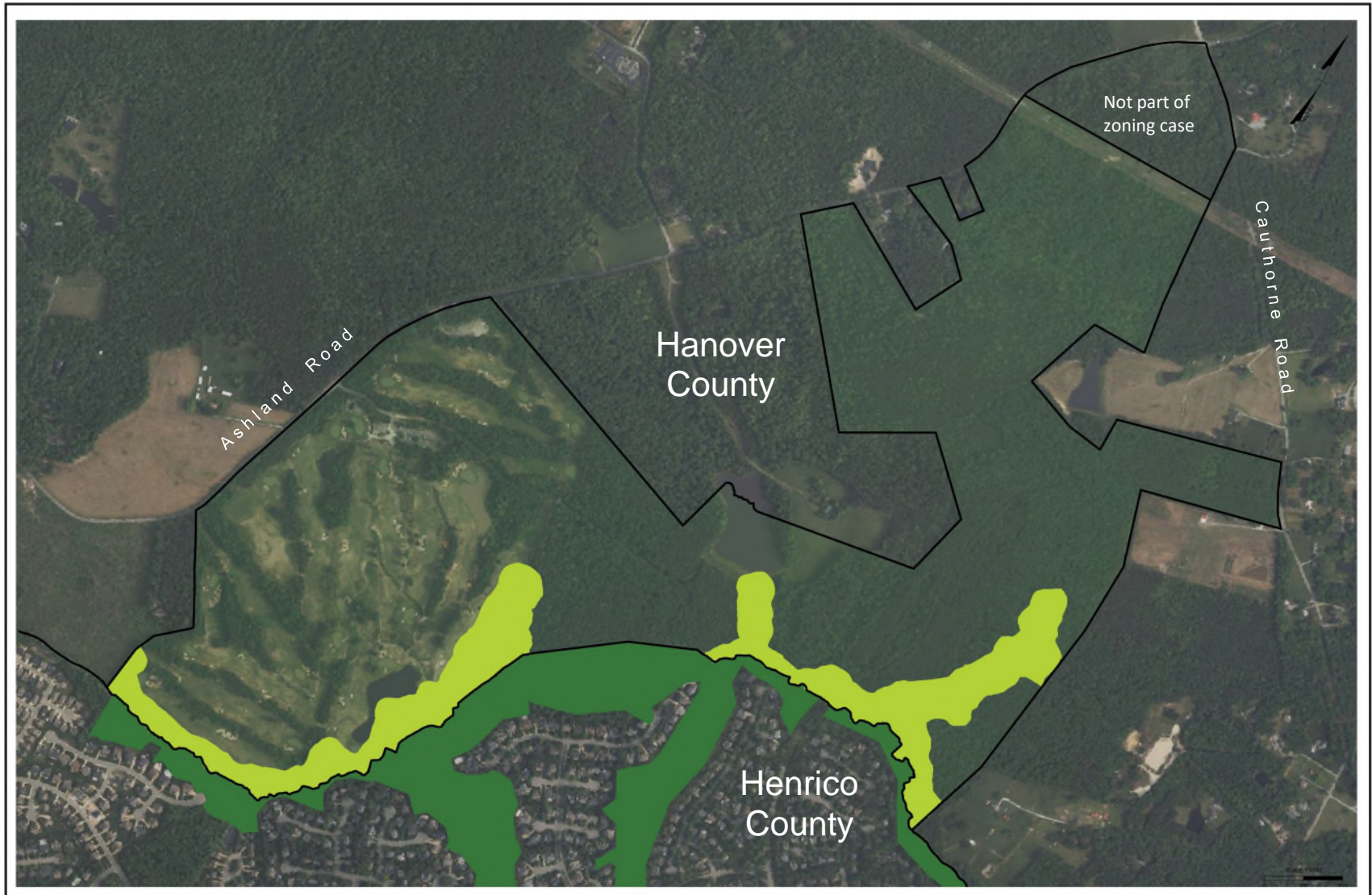




# PLAN OVERVIEW – WYNDHAM BUFFER

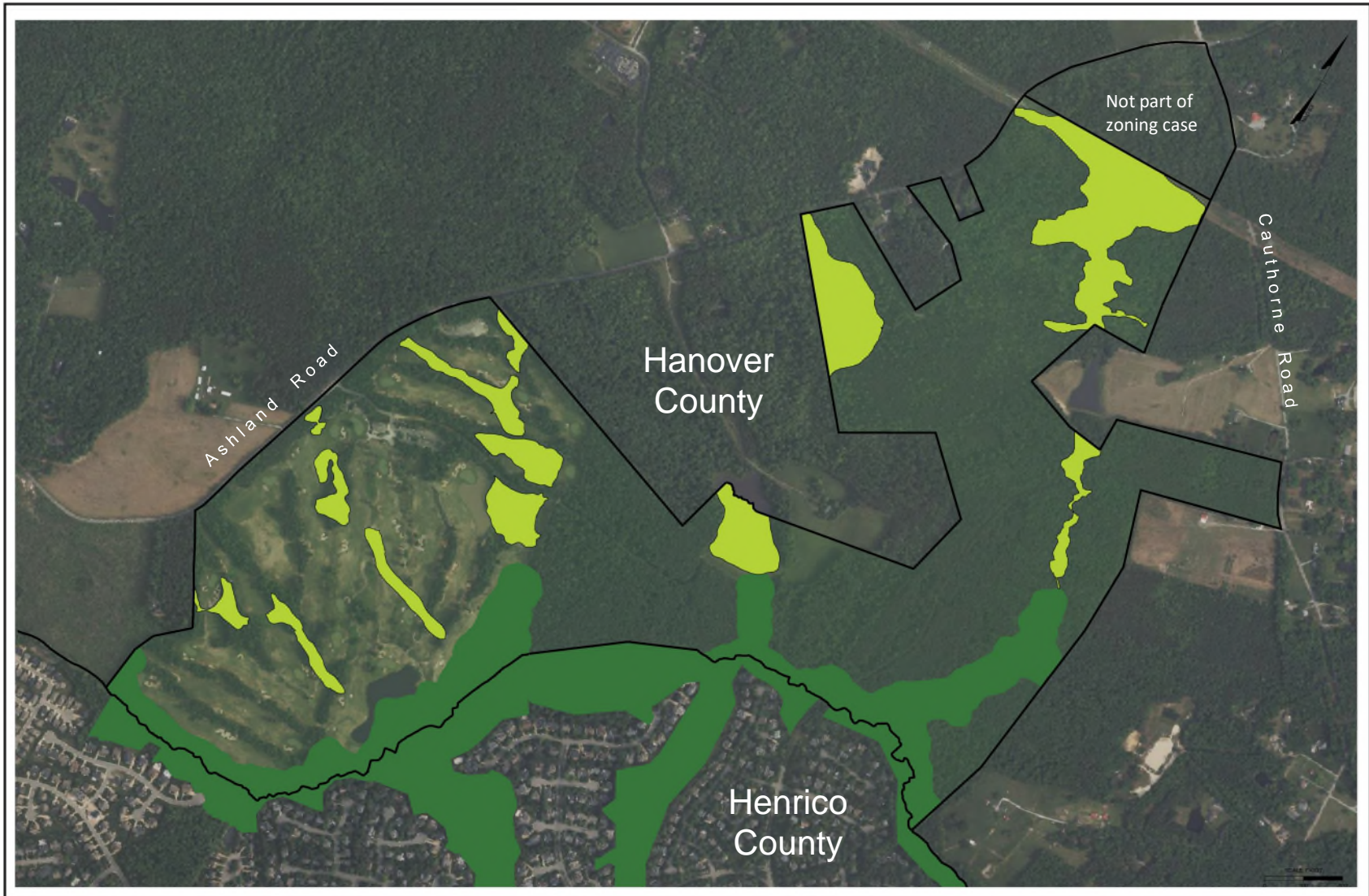


# PLAN OVERVIEW – RESOURCE PROTECTION AREAS (RPAs)

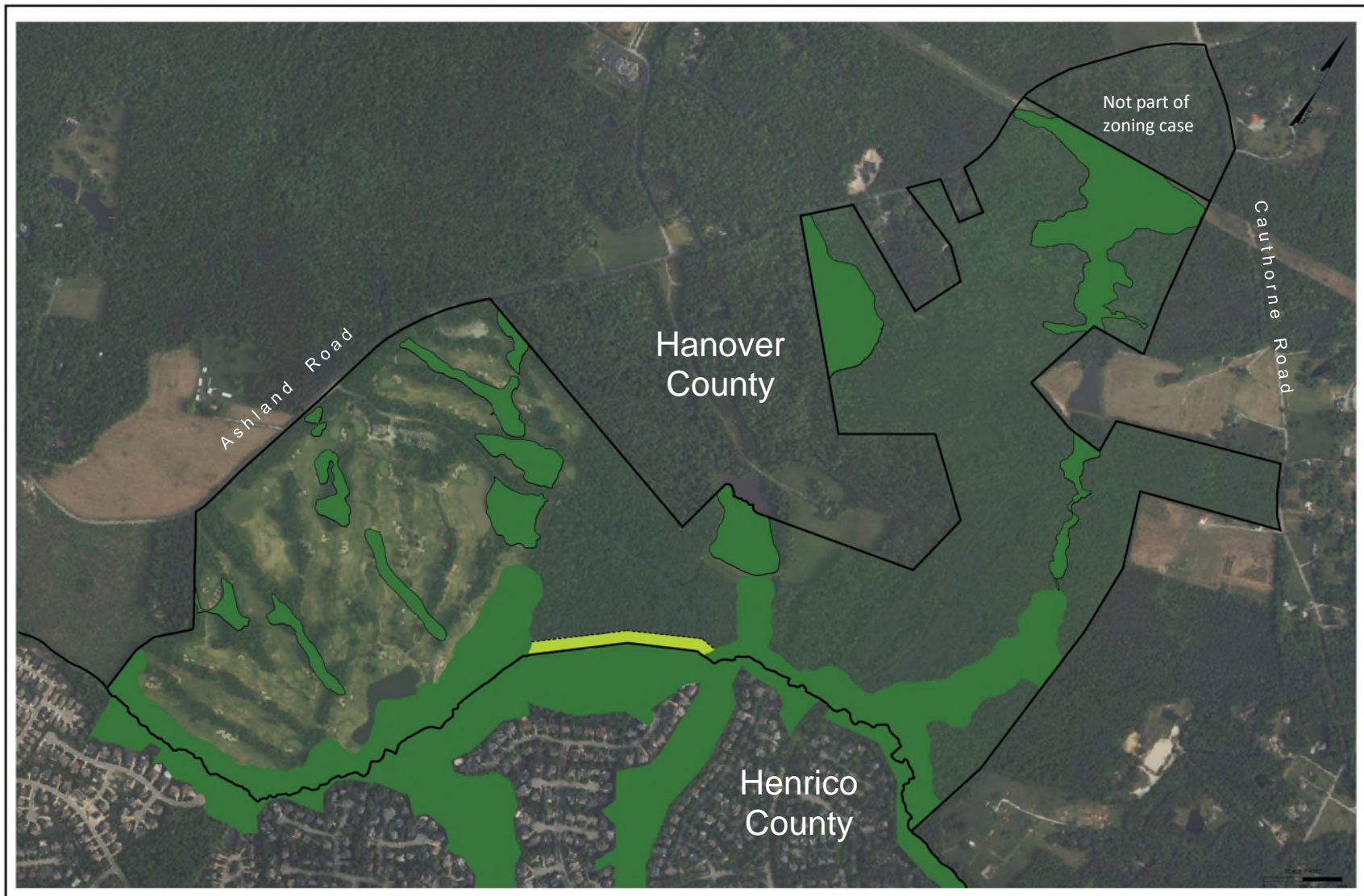




# PLAN OVERVIEW - WETLANDS

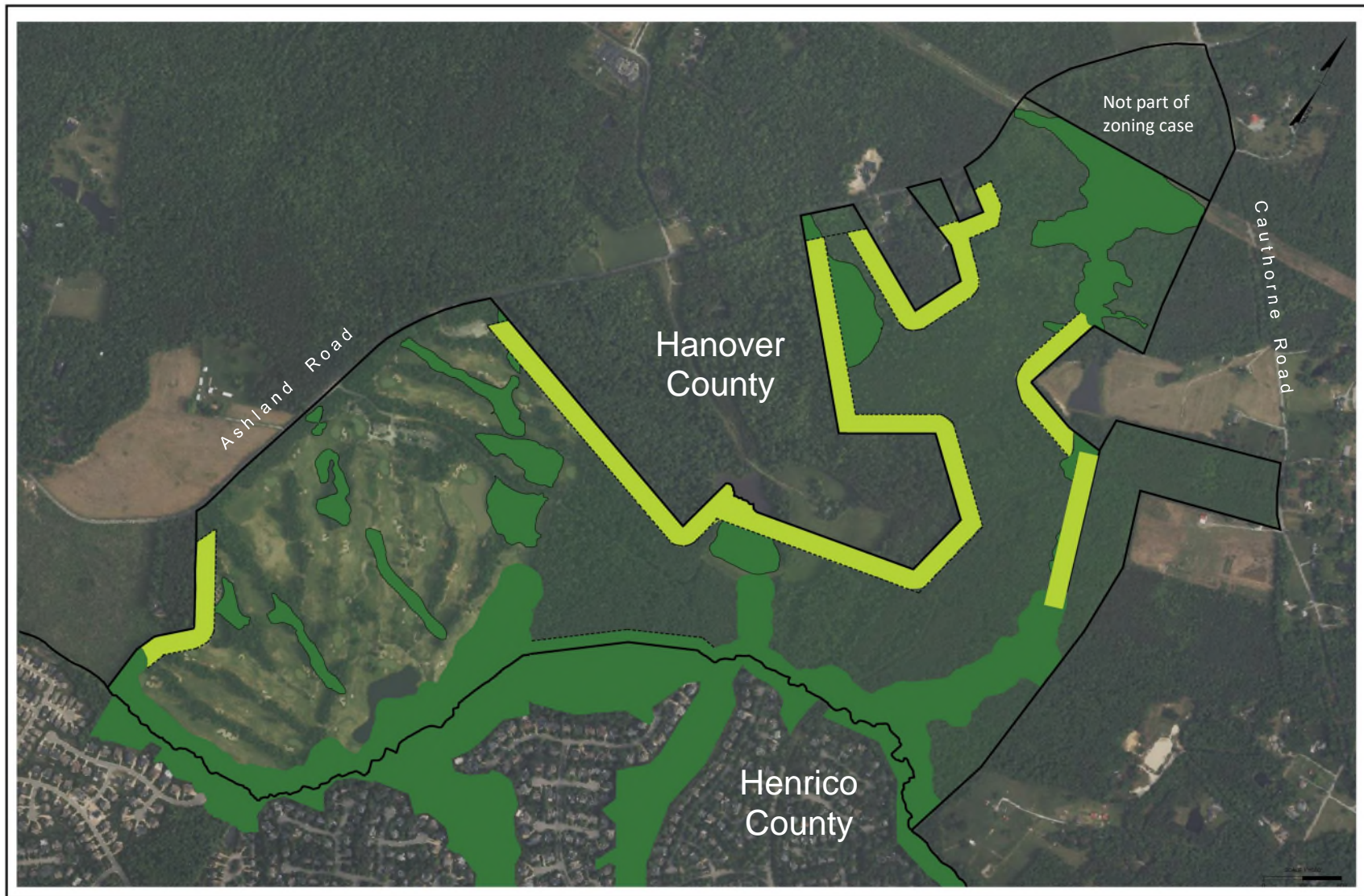


# PLAN OVERVIEW – 100' BUFFER

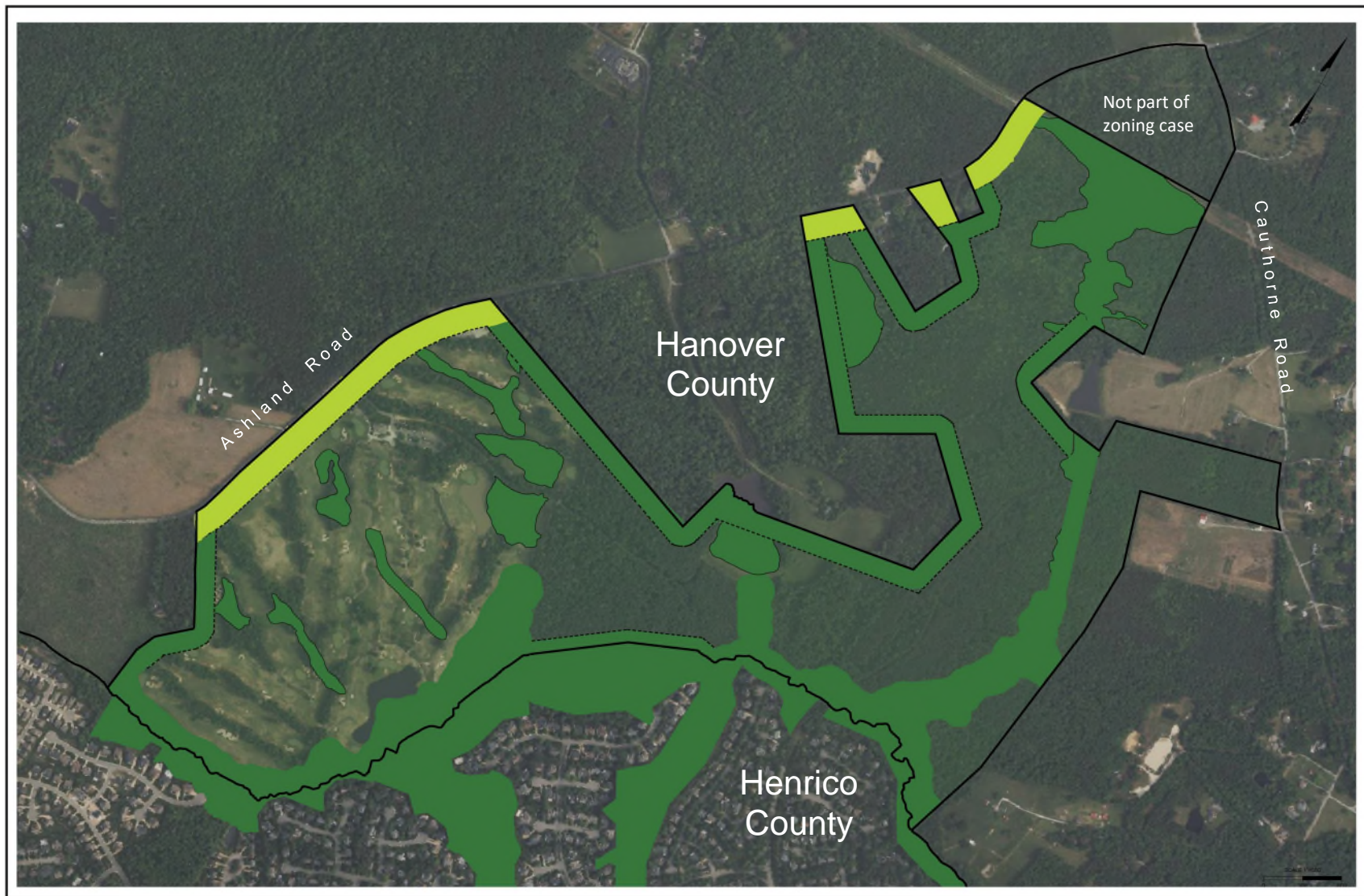




# PLAN OVERVIEW – 150' BUFFER

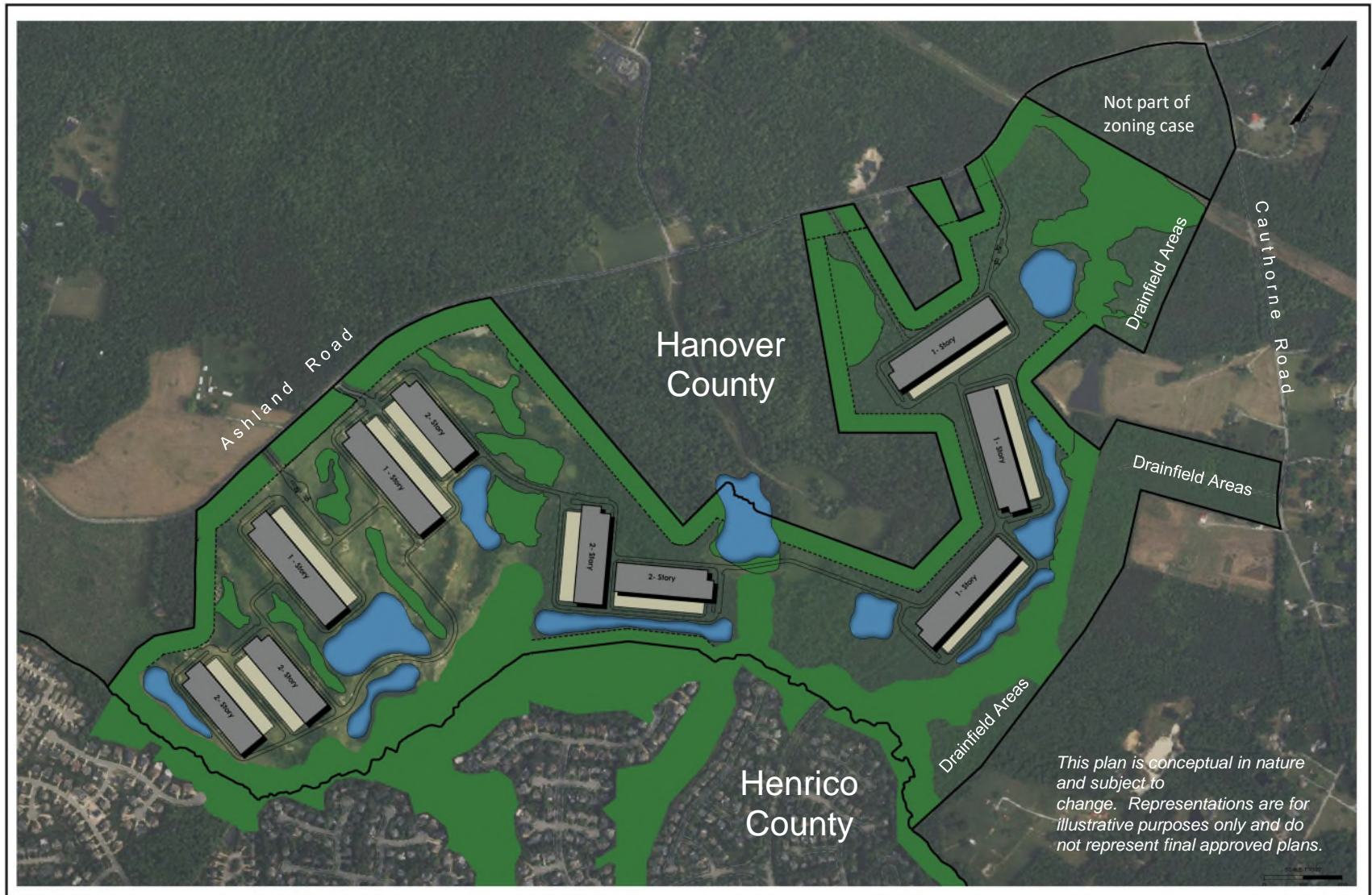


# PLAN OVERVIEW – 200' BUFFERS





# PLAN OVERVIEW – CONCEPTUAL PLAN

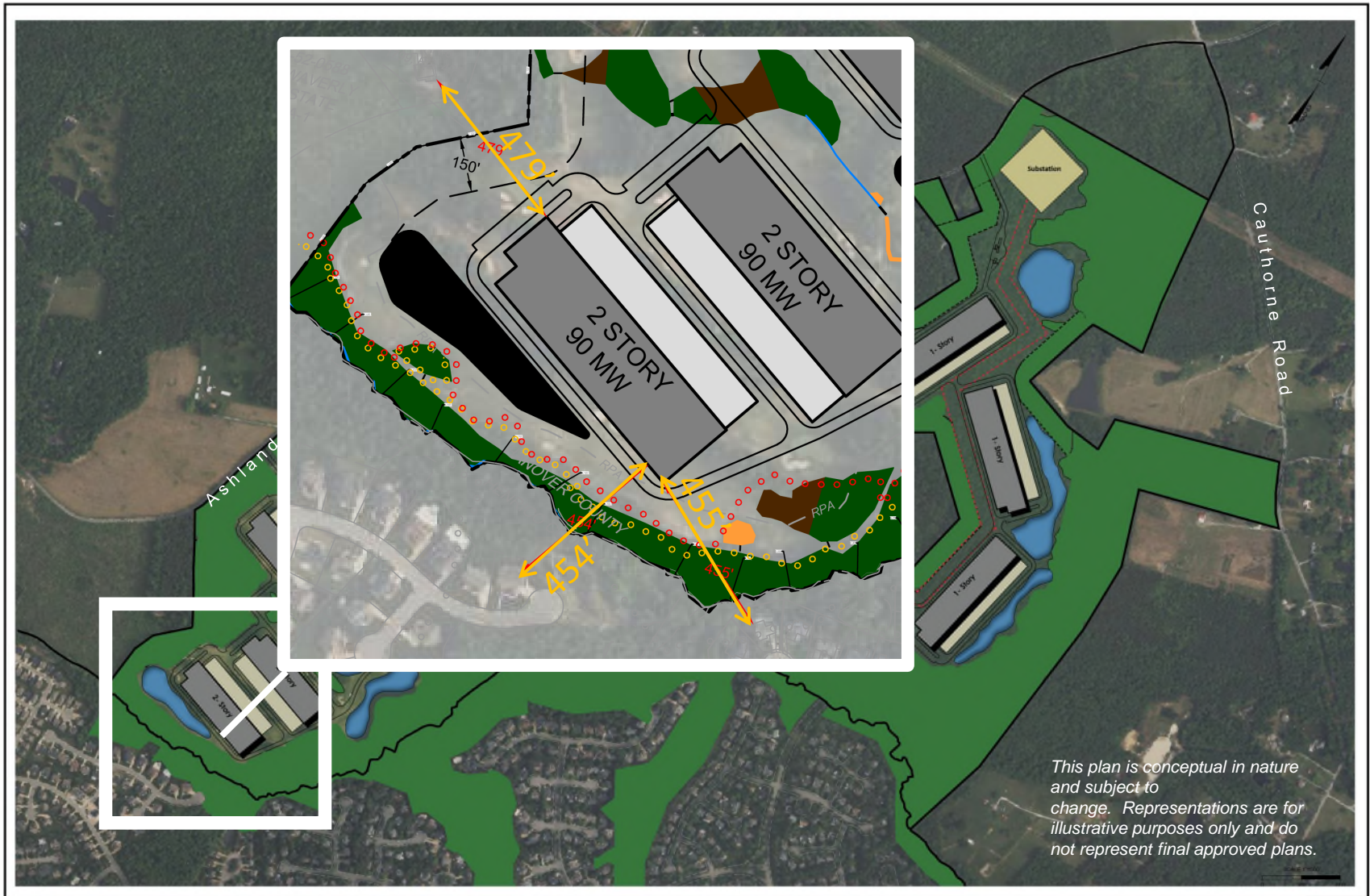




# PLAN OVERVIEW – CONCEPT PLAN



# PLAN OVERVIEW – ENLARGED VIEW





# PLAN OVERVIEW

Project will include:

- 10x buildings (max 330,000 sq. ft. each) storing data service equipment.
- Gated security fences surrounding each building.
- 3x electrical substations to connect to power grid and supply power to the buildings.
- Extensive perimeter buffers and landscaping to protect viewshed.  
(6 ft. trees at planting prior to construction)
- Lighting and noise standards to reduce spillover.
- Tier 4 emergency backup generators.

Project will **not** include:

- A wastewater treatment plant. Traditional septic/drainfields will be used.
- A nuclear reactor or on-site electrical generation.



# WATER

## Well Water Usage

- 3 Wells will be used for some activities on site but not for the cooling of the data service equipment
- Well water for fire tanks will use limited draw rate

## Other Water Usage

- If the data service equipment is water cooled, tanker trucks will be utilized to fill the closed loop system from elsewhere

Use Types	Water Usage	Notes
10 Data Center Buildings	10,500 Gallons per Day	Water for common employee uses such as bathrooms, kitchens, janitorial needs, etc.
40 Single Family Homes	14,000 Gallons per Day	Number of homes that could be built by-right with wells
Fire Tanks	2 tanks (250K Gallons each)	Will not require additional water, once filled

# SEWER

- Original trunk line along Chickahominy River no longer in Capital Improvement Plan (CIP).
- Originally considered wastewater treatment plant (WTP).
- Onsite treatment for bathrooms/break rooms only.
- Revised plan for drainfields on project land.

# POWER

- No on-site power generation
- Direct connection to adjacent powerline
- 3 substations internal to site
- Dominion Energy proposing to charge data centers a separate rate (*PUR-2025-00059*)
- 2024 JLARC Study: “Utilities have obligation to serve new data center customers, but foremost responsibility is to ensure grid reliability”

# AIR QUALITY

- Tier 4 Diesel Backup Generators
  - T4 generators have lowest levels of pollutants
  - Environmental Protection Agency (EPA) regulated to reduce particulate matter by 95%, nitrogen oxides by 90%, and less than 1% of sulfur oxides
- Department of Environmental Quality (DEQ) regulates emissions through permits that:
  - Limit when and how long generators can run
  - Cap annual emissions per site
- Backup generators rarely run for prolonged periods
  - Routine maintenance (10-30 minutes per month)
  - Power outages at data centers are very rare



# NOISE STUDY PROFFERS

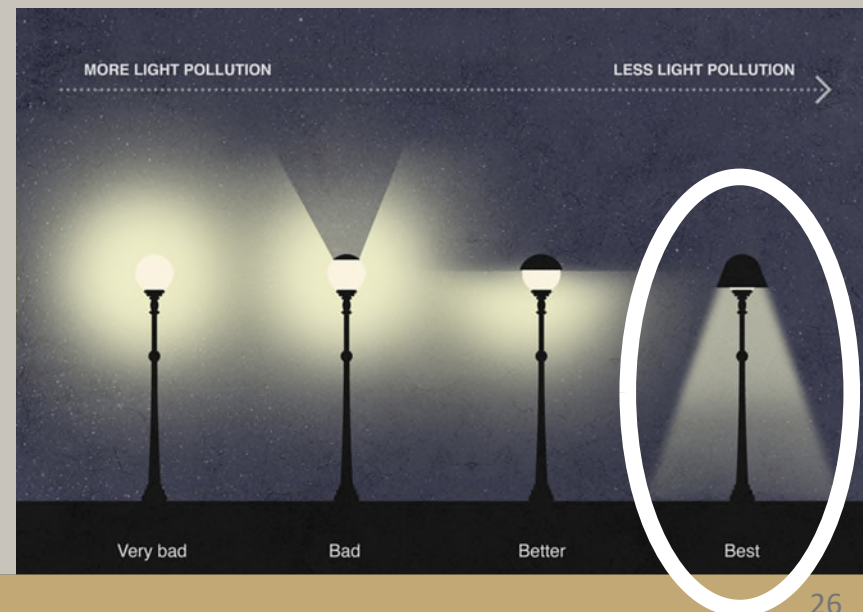
- Proffering a noise study within 30 days of build out to ensure compliance with County Noise Ordinance.
- Noise will be and must conform to adjacent properties Zoning District measured at property line (A-1/AR-6) (52/57 dB)
- Proffering restricted generator testing hours from 7am-7pm, Monday - Saturday

Land Use Designation Where Noise is Measured	Maximum Lav dB(A)	
	7:00 a.m.— 10:00 p.m.	10:00 p.m.— 7:00 a.m.
Agricultural and Residential: Zones A-C, A-1, AR-1, AR-2, AR-6, R-C, R-1, R-2, R-3, R-4, R-5, R-6	57	52

Hanover County Noise Ordinance, Sec. 16-10:

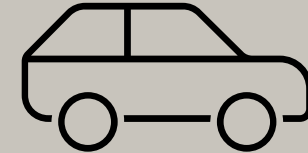
# LIGHTING PROFFERS

- Proffering the following lighting restrictions:
  - Pole-mounted lights no more than 18'
  - No higher than 35' for building lights
  - All lighting shall be pointed down and fully shielded
  - No more than .50 foot-candles at buffer
- Lighted Areas:
  - Building exteriors
  - Parking Lots
  - Internal Roadways



# TRAFFIC

Traffic will be generated from employees and is split between three separate shifts throughout the day.



3 planned entrances (possibly a 4<sup>th</sup>) to the site from Ashland Road:

- New western entrance:
  - New right turn taper
- Existing Hunting Hawk entrance:
  - Existing Right turn lane
  - Existing Left turn lane
- New eastern entrance:
  - New Right turn lane

## Peak Trip Generation

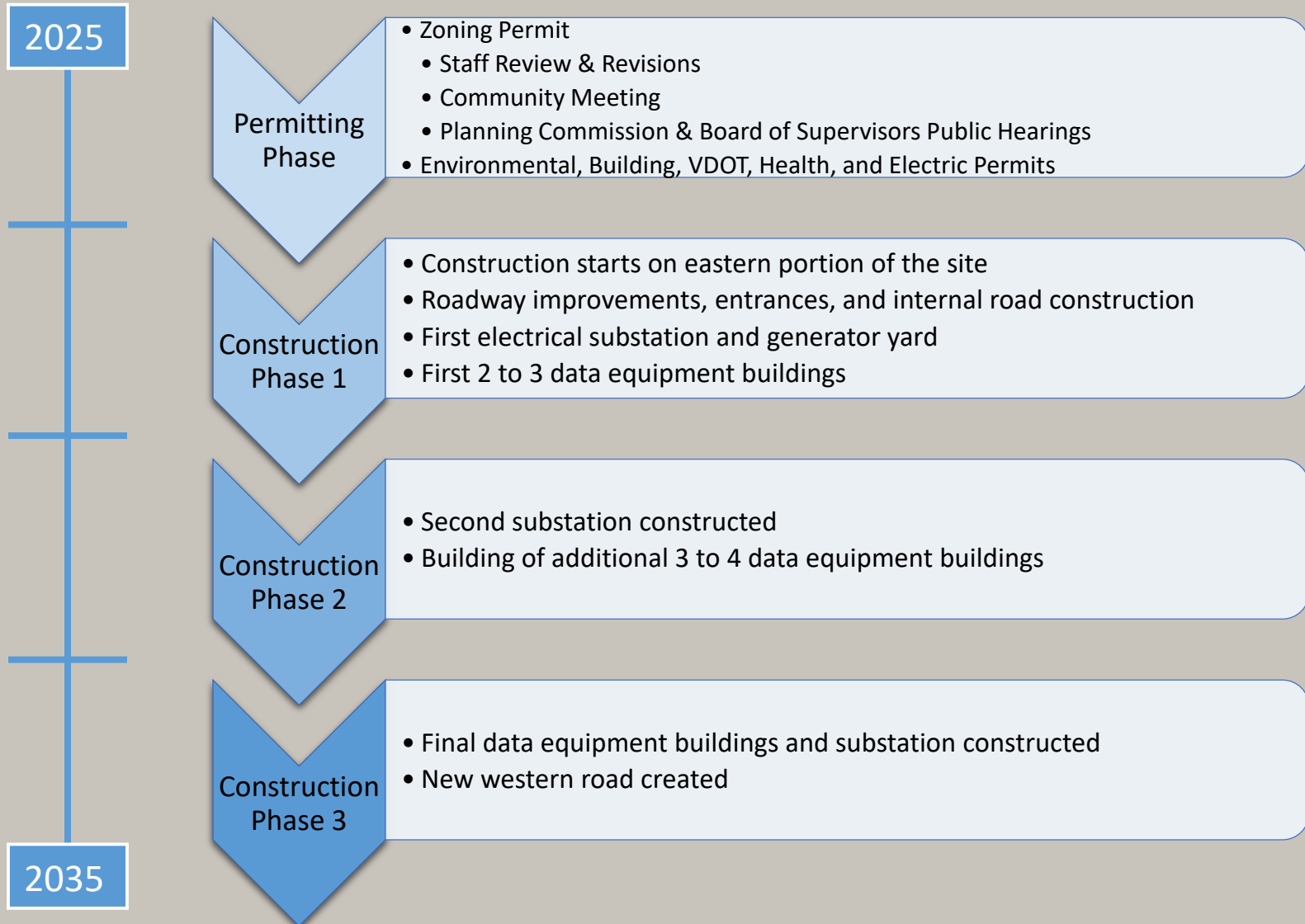
AM	350
PM	117

## Daily Trips (at full buildout)

Total	2,921
Per Shift	~974
Average Hourly	121



# TIMELINE



# VIEWSHED – ASHLAND ROAD

**SITE MAP**



**BUILDING HEIGHTS: 62' MAX**  
**BUILDING NOT VISIBLE, BEHIND TREE LINE**

**BUILDING LOCATION BEYOND** — — —



OCTOBER 26, 2025

**Hunting Hawk Technical Park**

VIEW 1 | ASHLAND RD.



# VIEWSHED – ASHLAND ROAD

## SITE MAP



**BUILDING HEIGHTS: 62' MAX**  
**BUILDING NOT VISIBLE, BEHIND TREE LINE**

**BUILDING LOCATION BEYOND** ■ ■ ■

**NOTE:**  
VEGETATION CAN BE ADDED TO  
BETTER SCREEN BUILDINGS.



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## Hunting Hawk Technical Park

VIEW 4 | ASHLAND RD.



# VIEWSHED – ASHLAND ROAD

**SITE MAP**



**BUILDING HEIGHTS: 62' MAX**  
**BUILDING NOT VISIBLE, BEHIND TREE LINE**

**NOTE:**  
**VEGETATION CAN BE ADDED TO**  
**BETTER SCREEN BUILDINGS. AS SHOWN**



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**Hunting Hawk Technical Park**

VIEW 4B | ASHLAND RD.



# VIEWSHED – ASHLAND ROAD

**SITE MAP**



**BUILDING HEIGHTS: 62' MAX**  
**BUILDING NOT VISIBLE, BEHIND TREE LINE**

**NOTE:**  
VEGETATION CAN BE ADDED TO  
BETTER SCREEN BUILDINGS.



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## Hunting Hawk Technical Park

VIEW 5 | ASHLAND RD.



# VIEWSHED – ASHLAND ROAD

**SITE MAP**



**BUILDING HEIGHTS: 62' MAX**

**BUILDING NOT VISIBLE, BEHIND TREE LINE**

**NOTE:**  
VEGETATION CAN BE ADDED TO  
BETTER SCREEN BUILDINGS.



OCTOBER 26, 2025

**Hunting Hawk Technical Park**

VIEW 5B | ASHLAND RD.



# VIEWSHED – ASHLAND ROAD

**SITE MAP**



**BUILDING HEIGHTS: 62' MAX**

**BUILDING NOT VISIBLE, BEHIND TREE LINE**

**BUILDING LOCATION BEYOND** — — —



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**Hunting Hawk Technical Park**

VIEW 7 | ASHLAND RD.



# VIEWSHED – CAUTHORNE ROAD

**SITE MAP**



**BUILDING HEIGHTS: 62' MAX**  
**BUILDING NOT VISIBLE, BEHIND TREE LINE**

**BUILDING LOCATION BEYOND**   



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**Hunting Hawk Technical Park**

VIEW 11 | CAUTHORNE RD.



# VIEWSHED – DOMINION CLUB DRIVE



**BUILDING HEIGHTS: 62' MAX**  
**BUILDING NOT VISIBLE, BEHIND TREE LINE**

**BUILDING LOCATION BEYOND** — — —



OCTOBER 29, 2025

## Hunting Hawk Technical Park

VIEW 13 | DOMINION CLUB DR.



# VIEWSHED – MORESTEAD COURT

**SITE MAP**



**BUILDING HEIGHTS: 62' MAX**

**BUILDING NOT VISIBLE, BEHIND TREE LINE**

**BUILDING LOCATION BEYOND** — — —



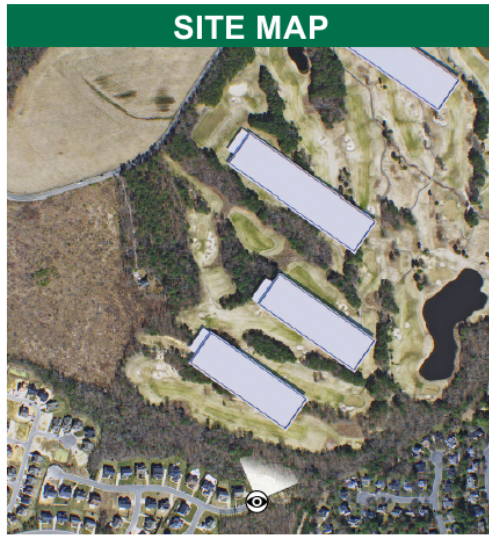
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VIEW 14 | MORESTEAD DR.



# VIEWSHED – ELLINGTON WOODS PLACE



**BUILDING HEIGHTS: 62' MAX**  
**BUILDING NOT VISIBLE, BEHIND TREE LINE**

**BUILDING LOCATION BEYOND** — — —



OCTOBER 29, 2025

**Hunting Hawk Technical Park**

VIEW 16 | ELLINGTON WOODS PL

# FINANCIAL IMPACTS FOR HANOVER COUNTY

## *Current* Real Estate Taxes:

- \$5,046 Yearly Taxes (\$622,959 in land use assessments)

## Projected Taxes After Completion of Building:

- \$10,000,000 + in Yearly Taxes\*

\*Ongoing study to confirm final

Expected to create 420 operational jobs at full buildout

2024 JLARC Study: “Data Centers can generate substantial tax revenues for localities that have them”

- “Data Centers are currently paying full cost of service but growing energy demand is likely to increase costs for other customers” *this project will not change that fact*



# QUESTIONS AND ANSWERS

## **HHHunt**

HHHunt Zoning

[zoning@hhhunt.com](mailto:zoning@hhhunt.com)

(804) 762-4800

## **Hirschler**

Matthew Roberts

[mroberts@hirschlerlaw.com](mailto:mroberts@hirschlerlaw.com)

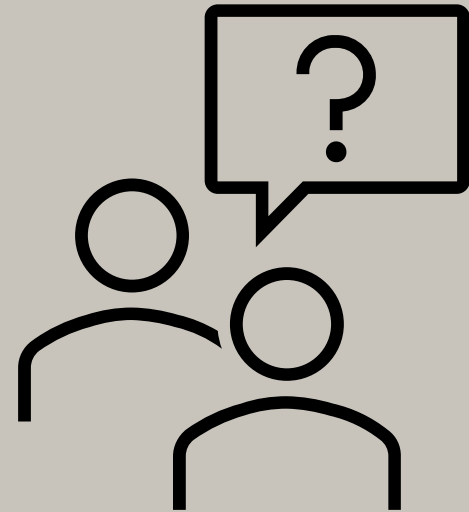
(804) 771-9570

## **Hanover County Planning Department**

Gretchen Biernot

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(804) 365-6171







# SITE PLAN

