

**CPA2025-00003,
LOCH LEVAN LAND LIMITED PARTNERSHIP**

Comprehensive Plan Amendment Report
South Anna Magisterial District
Planning Commission Meeting Date: January 15, 2026



Overview

Request	Comprehensive Plan Amendment: Change the General Land Use Plan Map Designation from <i>Suburban Neighborhood Residential</i> to <i>Employment Center</i>
Location	Area generally located along the southern line of Ashland Road (State Route 623), extending from Cauthorne Road (State Route 624) approximately 1.65 miles west towards Pouncey Tract Road (State Route 271), excluding the area surrounding Hawks Rise Lane (private road) in southwestern Hanover County
Suburban Service Area	Inside
Board Authorization	December 10, 2025
Related Cases	REZ2025-0020, CUP2025-00014, and SE2025-00021
Case Planner	Andrew Pompei

Executive Summary

This is a request to amend the General Land Use Plan to change the land use designation for an area along the south side of Ashland Road from *Suburban Neighborhood Residential* (1.5 – 3.0 dwelling units per acre) to *Employment Center*.

This requested amendment is related to multiple zoning requests aimed at permitting data centers and supporting uses along Ashland Road at the Henrico County line (Chickahominy River):

- REZ2025-00020: Rezoning (Rezone from A-1 to M-1)
- CUP2025-00014: Conditional Use Permit (Substations and Private Utility Systems)
- SE2025-00021: Special Exception (Buildings and Fences Taller than Permitted)

Draft Motion

I move that the Planning Commission recommend:

- Approval of CPA2025-00003.
- Approval of CPA2025-00003 with the following revisions: _____.
- Denial of CPA2025-00003.
- Deferral of CPA2025-00003 until the February 19, 2026, Commission meeting.

Planning Analysis

Since adoption of the last comprehensive plan update (September 2023), the Board of Supervisors has considered individual requests to amend the plan on a case-by-case basis. Four amendments to the Comprehensive Plan have been adopted by the Board of Supervisors since September 2023.

Board Authorization

As part of the review process, an applicant may request a change to any element (text or maps) of the Comprehensive Plan. To initiate the public input process, the Board of Supervisors must authorize advertising public hearings before the Planning Commission and Board of Supervisors. The Board of Supervisors authorized advertising this request on December 10, 2025. Note that authorization to advertise public hearings is not an endorsement of the request but allows staff to analyze the request and stakeholders to provide feedback. For an amendment to be adopted, it must be the subject of public hearings before the Planning Commission and the Board of Supervisors.

Request

A key element of the Comprehensive Plan is the General Land Use Plan Map, which illustrates where different types of development may be appropriate over the next 20 years. The map identifies areas suitable for agricultural, residential, commercial, and industrial uses and assigns a recommended land use designation to all areas of the County. These designations are not site-specific; rather, they indicate the general types of uses and residential densities that may be appropriate. The General Land Use Plan Map is advisory and does not regulate land use like a zoning ordinance or zoning map. Instead, it serves as a guide for decision-makers to ensure future development aligns with the County's vision for growth and development. The Planning Commission and Board of Supervisors consider the plan's recommendations when reviewing rezoning requests and other land use applications, including conditional use permits.

As part of this request, the applicant is requesting an amendment to the General Land Use Plan Map. The proposed change would impact an area along the south line of Ashland Road in the southwestern part of the County, revising the General Land Use Plan Map from *Suburban Neighborhood Residential* (1.5 – 3.0 dwelling units per acre) to *Employment Center*. The area, which is approximately 575 acres, is generally located along the southern line of Ashland Road (State Route 623), extending from Cauthorne Road (State Route 624) approximately 1.65 miles west towards Pouncey Tract Road (State Route 271), excluding the area surrounding Hawks Rise Lane (private road) in southwestern Hanover County.¹ It is adjacent to the upper reaches of the Chickahominy River, which serves as the boundary with Henrico County.

Note that these measurements are approximate, as the land use designations are applied to a general area on the General Land Use Plan Map and do not follow parcel boundaries (like a zoning map does).

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*

¹ Note that the area to be changed from *Suburban Neighborhood Residential* to *Employment Center* is larger in area than the area to be rezoned since it is a general area that does not follow property lines, but is intended to follow natural or manmade boundaries (roads, rivers, creek, etc.) where possible.

Neighborhood Residential (nor is M-1 listed as an appropriate zoning district). The applicant applied for a Comprehensive Plan Amendment with other zoning requests to better align the General Land Use Plan Map with the type of development proposed.

Existing Uses

The eastern half of the subject area 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 in the western half of the subject area.
- *Water Features*: The subject area includes significant frontage along the Chickahominy River, with significant floodplain areas and wetlands extending into the area (along with tributary streams). There is currently a manmade pond near the center of the subject area.
- *Existing Transmission Line*: There is an existing transmission line in the northeastern corner of the subject area.

The subject area has significant frontage along Ashland Road, with limited frontage along Cauthorne Road.

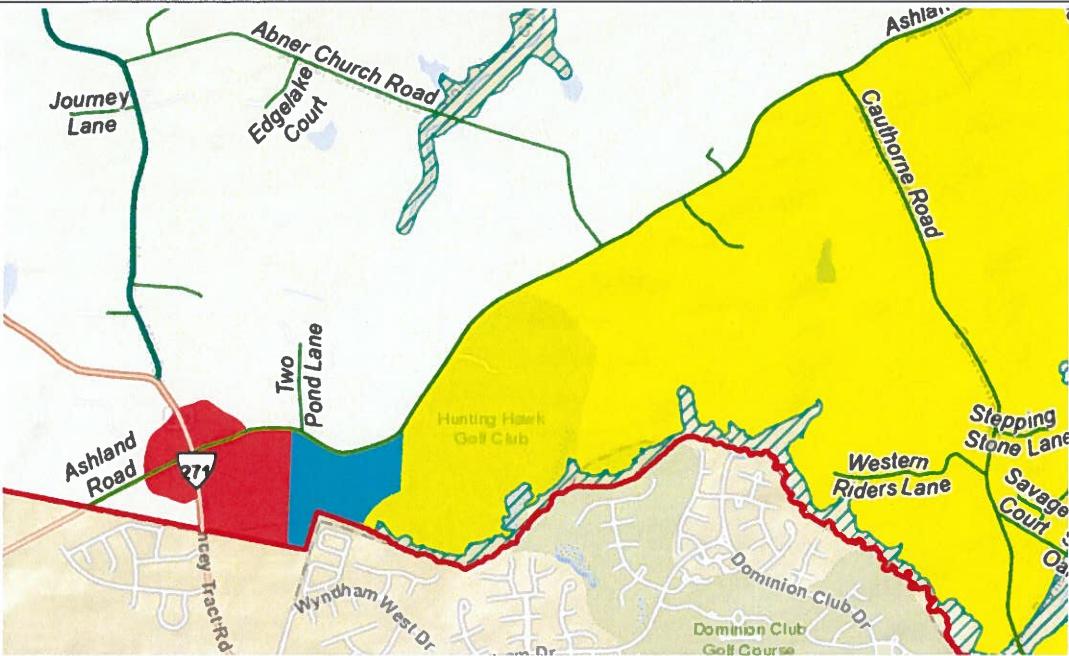
Surrounding Area

The area is generally where suburban residential development transitions to rural residential areas:

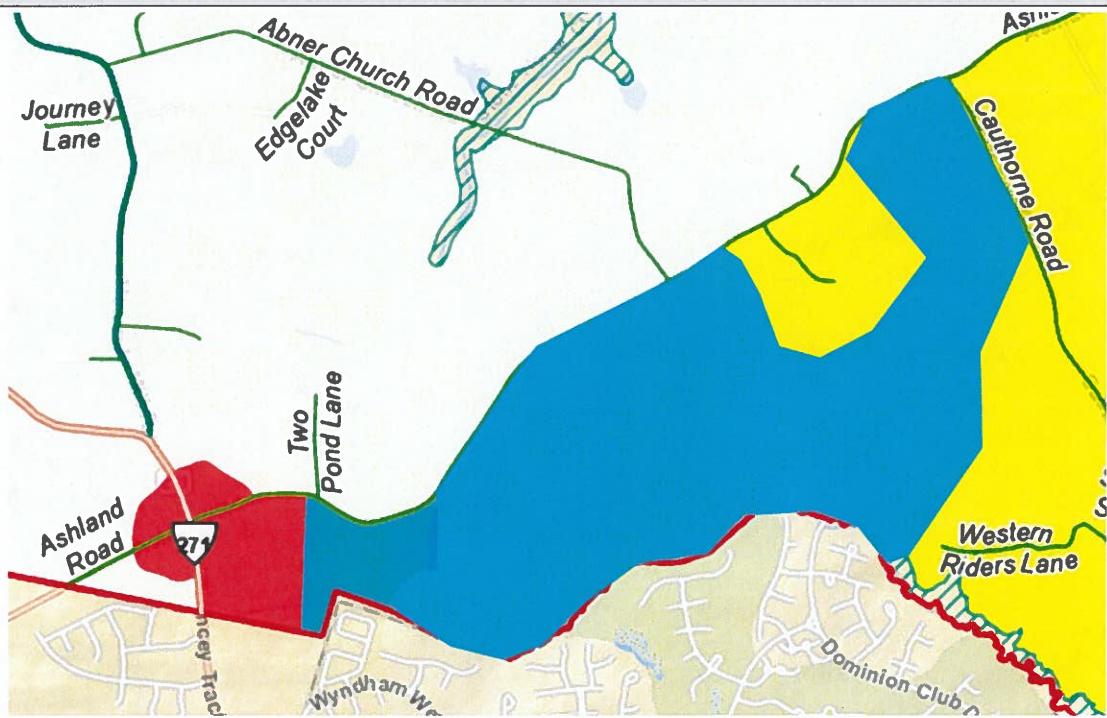
- Wyndham is located immediately to the south of the project area (opposite side of the Chickahominy River) in Henrico County. This development includes a golf course and suburban-style single-family residential development adjacent to the project area.
- Rural residential uses are to the north and east along Ashland Road, Abner Church Road, and Cauthorne Road in Hanover County.
- There is 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.

The applicant is requesting that the land use designation change from one that primarily recommends single-family residential development to one that accommodates business and industrial uses.

Current General Land Use Plan



Possible Amendment



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*.

While the current land use designation accommodates primarily single-family residential uses, the proposed land use designation recommends business and light industrial uses.

Proposed Change (and Comparison with Current Land Use Designation)

Summary of Applicable Land Use Designations (Current and Proposed)	
Suburban Neighborhood Residential (Yellow)	Accommodates detached and attached single-family dwellings (including townhouses) within the Suburban Service Area (SSA). Recommended residential densities are 1.5 to 3 dwelling units per acre. This designation is intended to accommodate different housing options in a walkable environment through flexible lot sizing, variable density, and the provision of high-quality open space and recreational amenities.
Employment Center (Blue)	Accommodates employment-generating businesses and limited industrial uses within cohesive, master-planned developments that are at least twenty acres in area. These areas can include a wide range of office, business, light industrial, and research/development uses, along with ancillary retail, service, and restaurant uses that serve employees of businesses within the development.

Comparison of Applicable Land Use Designations (Current and Proposed)			
	Residential Densities (dwelling units/acre)	Appropriate Uses	Appropriate Zoning
Suburban Neighborhood Residential (Yellow)	1.5 – 3.0	Detached Single-Family Homes Attached Single-Family Homes Duplexes Townhouses	RS (Single-Family Residential)
Employment Center (Blue)	Limited Residential Uses (up to 30% of project area + up to 15 units per acre)	Offices Clean Manufacturing Research and Development Data Centers Supporting Retail and Services Limited Residential Uses	B-1 (Neighborhood Business) B-2 (Community Business) OS (Office/Service) BP (Business Park) M-1 (Limited Industrial) MX (Mixed Use)

Previous Comprehensive Plans

In accordance with the Code of Virginia, Hanover County generally reviews the Comprehensive Plan once every five years. During regular review periods, the land use designation applied to the subject area has changed over time. Hanover County adopted its first Comprehensive Plan in 1972, but the subject area was not added to the Suburban Service Area until 2007; prior to that, most of the area was designated *Agricultural*.

Comprehensive Plan Year	Land Use Designation of Subject Area
2007	Business Park
2012/2013	Suburban High (4 – 8 dwelling units per acre)
2017/2018	Suburban High (3 – 7 dwelling units per acre)
2023 (Current)	Suburban Neighborhood Residential (1.5 – 3 dwelling units per acre)

Staff Analysis

Development Potential

The subject area is approximately 575 acres in size and largely undeveloped. While the current land use designation is intended primarily for residential development, the proposed land use designation is intended for business and industrial development (with complementary residential development permitted).

Potential Residential Development within Subject Area

Land Use Designation	Residential Densities (dwelling units/acre)	Potential Buildout
Current Designation: Suburban Neighborhood Residential	1.5 – 3.0 dwelling units/acre	690 – 1,380 Residential Units
Proposed Designation: Employment Center	0 - 15 dwelling units/acre (on up to 30% of project area for mixed-use development)	0 – 2,070 Residential Units

Note: Potential buildout assumes that all parcels develop at the recommended residential densities and that 20% of the total area includes environmental constraints (such as wetlands) that limit development potential.

Note that the associated rezoning case, which encompasses most of the area subject to this Comprehensive Plan Amendment, proposes development of data centers and supporting uses (no complimentary residential development).

Considerations

Below are some issues that may be considered as this request is evaluated:

- *Proximity to Interstates/Major Highways*

The area has frontage on Ashland Road and Cauthorne Road. Currently, both roadways are two-lane state-maintained roadways.

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

This request involves changing the land use designation from *Suburban Neighborhood Residential* to *Employment Center*. On page 47 of the Comprehensive Plan, there is guidance on where areas designated *Employment Center* should be in relation to the County's road network:

These projects involve a significant number of vehicle trips and a mix of passenger vehicle and heavy truck traffic, so they should be located along major thoroughfares that provide direct access to major arterials and/or interstate highways.

The subject area **does not have direct access to major arterials or interstate highways**. Ashland Road is designated a minor arterial by VDOT and Hanover County, while Cauthorne Road is designated a major collector by VDOT and a minor arterial by Hanover County. From the western end of the subject area, the nearest interstate interchange (Interstate 64: Exit 173) is approximately 3.5 miles away via Ashland Road. From the eastern end of the subject area, the nearest interstate interchange (Interstate 295: Exit 51) is approximately 4.5 miles away via Cauthorne Road/Shady Grove Road and Nuckols Road. U.S. Route 33 (Mountain Road) is approximately 1.25 miles east of the eastern end of the subject area (with another approximately 4.25 miles to Interstate 295: Exit 49).

Hanover County has applied to 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. Per the traffic impact analysis prepared by the applicant for the associated rezoning request, that intersection currently operates at an overall LOS E in the AM peak and LOS F in the PM peak; according to the Comprehensive Plan (p. 99), achieving a LOS D or better during peak hours has been the standard for evaluating transportation impacts in Hanover County.

- *Public Utilities*

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.

The area is the far western edge of the SSA, with properties north of Ashland Road and west of the Ashland Road/Pouncey Tract Road intersection being outside of the SSA.

As part of the rezoning request, the applicant is proposing the use of private utilities. If private utilities are used, it will be economically difficult to serve remaining portions of the SSA farther west along Ashland Road near Pouncey Tract Road.

- *Existing Development in Surrounding Area*

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.

- *Planned Development in Surrounding Area*

In Hanover County, the Comprehensive Plan: General Land Use Plan Map generally recommends *Suburban Neighborhood Residential* (1.5 – 3.0 dwelling units/acre) uses along the south/east sides of Ashland Road between Pouncey Tract Road and U.S. Route 33 (Mountain Road); the entire Cauthorne Road corridor is designated *Suburban Neighborhood Residential*. There are commercial nodes (designated *Neighborhood Commercial*) surrounding the signalized intersections at Pouncey Tract Road/Ashland Road and U.S Route 33 (Mountain Road)/Ashland Road. Immediately west of the subject area (between the commercial node at Pouncey Tract Road/Ashland Road and the existing Hunting Hawk Golf Course), there is a small area (approximately 45 – 50 acres) designated *Employment Center*. North/west of Ashland Road, the area is designated *Rural/Agricultural* (up to one dwelling unit per 6.25 acres).

This area is immediately adjacent to Henrico County and near Goochland County:

- Henrico County (immediately south of subject area): On Henrico County's 2026 Future Land Use Map, the area including Wyndham (adjacent to the subject area) is designated *Suburban Mixed Use (SMX)*. Per the Henrico County Comprehensive Plan (p. 46), that designation “encourages unified, high-quality developments that are phased with the provision of necessary infrastructure improvements. A variety of housing types is appropriate in Suburban Mixed-Use communities including detached, single-family homes, attached/semi-attached single-family homes, townhouses, condominiums and zero lot line homes. The overall gross residential densities should not exceed four (4) units per acre in a development, but may include a combination of housing types.”
- Goochland County (west of subject area – not immediately adjacent): In Goochland County, most of the Ashland Road and Pouncey Tract corridors are primarily designated *Flexible* and *Industrial*:

- *Flexible*: Per the Goochland County Comprehensive Plan (p. 2-10), this designation can accommodate a combination of land uses, such as office, commercial, office/service, and light industrial uses.
- *Industrial*: Per the Goochland County Comprehensive Plan (p. 2-10), this designation can accommodate manufacturing, assembling, and fabricating activities; wholesale; warehouse and office/warehouse; office/service; and mining uses.

- *Transitions and Edge of SSA*

The property is on the far western edge of the SSA, with properties north of Ashland Road and west of the Ashland Road/Pouncey Tract Road intersection outside of the SSA. During the 2023 Comprehensive Plan Update, the transition between uses was a guiding principal identified by stakeholders. Transitions include gradually reducing density/intensity towards the edge of the SSA were possible. With the current designation, suburban-style, single-family residential development provides a transition from development within the SSA (and within adjacent localities) to rural/agricultural and rural residential uses outside of the SSA. Recommended development in the *Employment Center* land use designation tends to include larger-scale buildings and higher truck traffic (during construction and/or operations) than single-family residential uses; these larger-scale buildings and industrial uses may not provide the desired transition from suburban development to rural areas. Except along the U.S. Route 1/Interstate 95 corridor north of Ashland, industrial-type land use designations are generally not located on the edge of the SSA (in the Doswell area, the SSA is relatively narrow and along major transportation corridors, so industrial land use designations are on the edge of the SSA). Residential land use designations, particularly *Suburban Neighborhood Residential* and *Suburban Transitional Residential*, tend to be located on the edge of the SSA.

- *Environmental Resources*

The subject area is adjacent to the upper reaches of the Chickahominy River, with some wetlands and tributaries going into the site. Based upon the Comprehensive Plan Mapbook, the area generally does not include steep slopes or Natural Heritage Conservation Sites.

- *Historic Resources*

Based upon the Comprehensive Plan Mapbook, there are no major battlefield areas or historic sites within the subject area.

- *Housing Needs (Comprehensive Plan Capacity)*

As part of the 2023 Comprehensive Plan, a growth forecast and accompanying analysis of residential development potential was completed. Based upon an average growth rate of 1%, the population is expected to grow to 136,536 by 2045. Based upon assumptions regarding anticipated growth, population distribution, and household size, an additional 9,208 housing units will be needed within the Suburban Service Area (SSA). The SSA can accommodate anticipated residential growth through 2045 at densities of 2.5 dwelling units per acre, with a surplus of 579 acres. The subject area is 575 acres, so if the area develops entirely for

business/industrial uses and growth occurs as predicted, the existing limits of the SSA will be at capacity with no additional room for residential development.

- *School Capacity*

There is available capacity in local schools to serve residential development. The area is currently zoned for South Anna Elementary School, Liberty Middle School, and Patrick Henry High School. The following table includes attendance and functional capacity for each of those schools (based on data from September 2024).

School	Functional Capacity	September 2024 Membership	% of Functional Capacity
South Anna Elementary	715	439	61.4%
Liberty Middle	1,156	910	78.7%
Patrick Henry High	1,540	1,294	84.0%

Summary of Considerations

- 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. Approximately 22% of Hanover County is within the SSA.
- The area is generally where suburban residential development transitions to rural residential areas. It is on the edge of the SSA, where higher-density development will transition to rural parts of the County.
- Whichever type of development occurs, transportation improvements and utility extensions will be needed:
 - Transportation: The intersection of Pouncey Tract Road/Ashland Road currently operates at an overall LOS E in the AM peak and LOS F in the PM peak, so improvements would be necessary to accommodate additional traffic.
 - Utilities: While the project is within the Suburban Service Area, 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. Utilities would need to be extended a significant distance to serve this area.
- Existing schools have the capacity to accommodate additional student enrollment if residential growth occurs.
- There are no significant historic resources within the subject area.
- The subject area is adjacent to the upper reaches of the Chickahominy River, with some wetlands and tributaries going into the site. The area generally does not include steep slopes or Natural Heritage Conservation Sites.

Attachments

1. Maps
2. Application
3. Draft Resolution

Initials: AJP

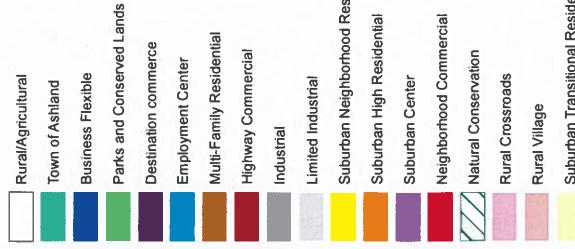
CPA2025-00003

Maps

Hanover County, Virginia

Land Use Map

Legend

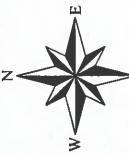


CPA2025-00003

Loch Levan Land Limited Partnership, et al.

amendment

**Suburban Neighborhood
Residential Land Use
GPINs: 7738-73-1213, et al.
South Anna Magisterial District**



$$1 \text{ inch} = 1,700 \text{ feet}$$

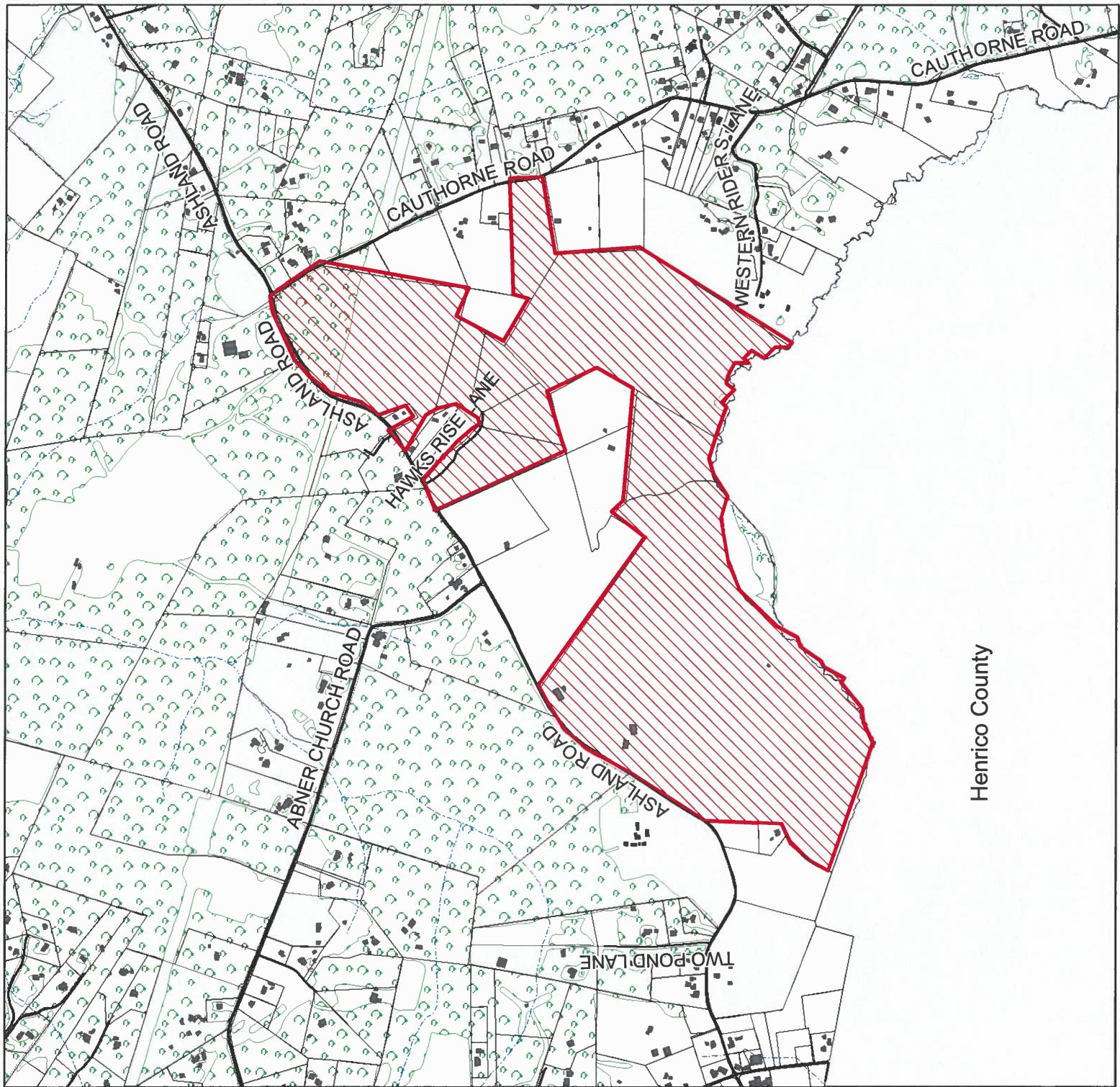
August 26, 2025

Hanover County, Virginia

General Parcel Map

Legend

- Roads
- Water
- Structures
- Parcels
- Trees

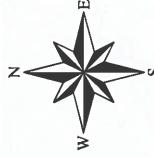


CPA2025-00003

Loch Levan Land Limited
Partnership, et al.
amendment

Zoned A-1 (M-1)

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



1 inch = 1,650.61 feet

August 26, 2025

Hanover County, Virginia

Zoning Map

Legend

Roads	R-1
Water	R-2
Parcels	R-3
	R-4
CUP	R-5
A-1	R-6
PUD	RM
RRC	MX
RR-1	RO-1
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	

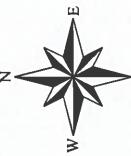
CPA2025-00003

Zoned A-1 (M-1)
Loch Levan Land Limited
Partnership, et al.

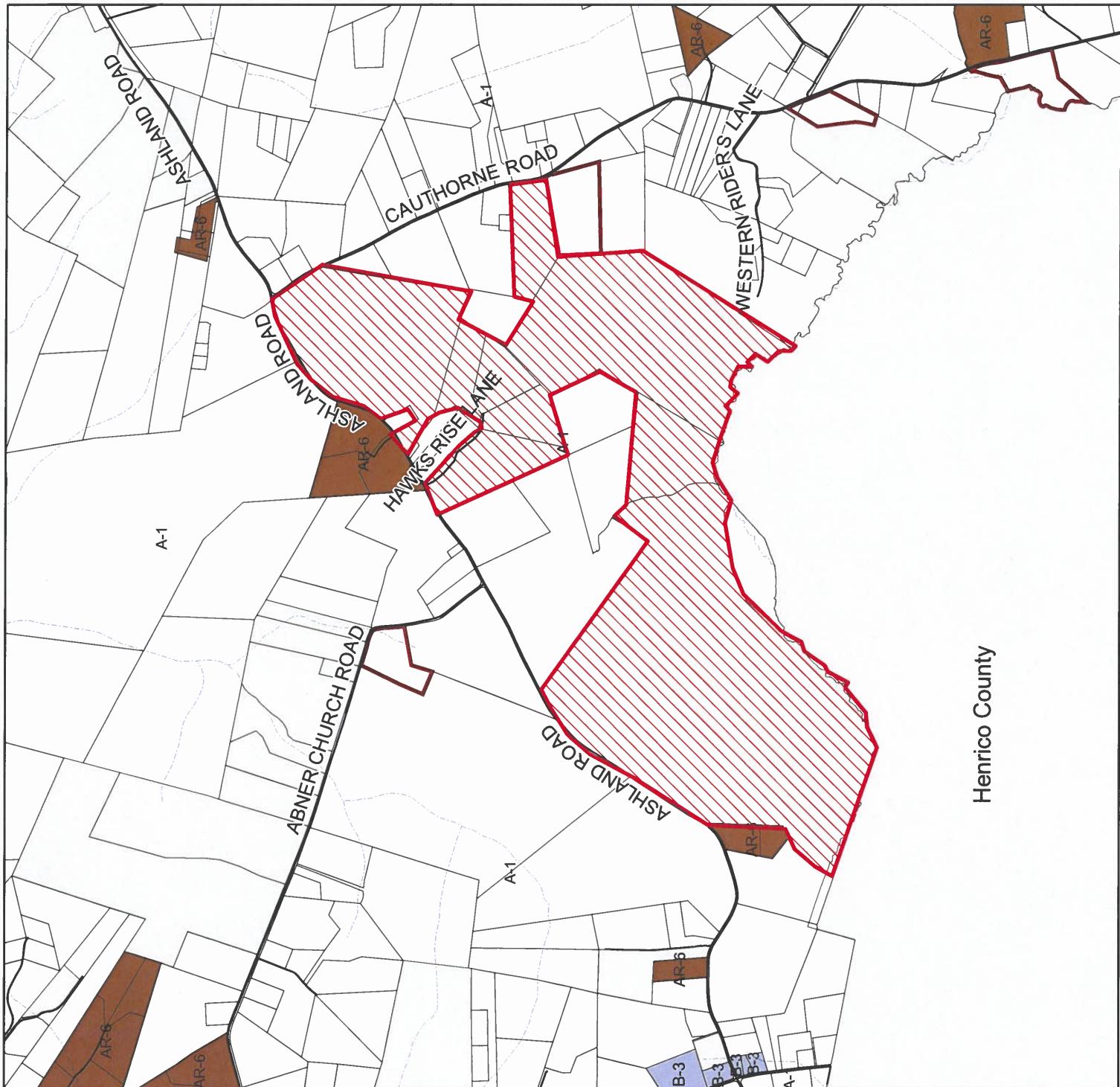
amendment

Zoned A-1 (M-1)

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



Henrico County



1 inch = 1,700 feet
August 26, 2025

CPA2025-00003
Application

Hanover County Planning Department Application

Request for COMPREHENSIVE PLAN AMENDMENT

Case #: CPA2025-00003

Please type or print in black ink.

APPLICANT INFORMATION

Owner/Applicant: <u>Loch Levan Land Limited Partnership</u>	See Page 5	Telephone No. <u>(804) 762-4800</u>
Contact Name: <u>Hans Klinger</u>	for Additional Owners	Fax No. _____
Address: <u>11237 Nuckols Road, Glen Allen, VA 23059</u>		Email Address <u>hcklinger@hhhunt.com</u>

PARCEL INFORMATION

For multiple parcels, please complete Page 4

GPIN(s) (Tax ID #'s) (if applicable) see page 4 for all gpins.	Area (acres/square feet) <u>468.137</u>
	Location Description (Street Address, if applicable) <u>15521 Ashland Road</u>
Magisterial District <u>South Anna</u>	Hunting Hawk Golf Club & surrounding areas.

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

Signature M. G. Roberts
Print Name Matthew G. Roberts
Signature _____
Print Name _____

Original: _____
Date 08/22/2025
Revised: 12/12/2025

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

Name <u>Matthew G. Roberts</u>	Telephone No. <u>(804)771-9570</u>
Address: <u>Hirschler c/o Matthew G. Roberts</u> <u>P.O. Box 500, Richmond, VA 23218</u>	Fax No. _____ Email Address <u>mroberts@hirschlerlaw.com</u>

*It is the responsibility of the contact person to provide copies of all correspondence to other interested parties to the application.

ATTACHMENTS - For ALL REQUESTS you must submit the following:

<input checked="" type="checkbox"/>	a. Acknowledgement of Application Fee Payment Procedure (Page 4)
<input checked="" type="checkbox"/>	b. A map of the subject area, folded no larger than 9" x 12" (if necessary)
<input checked="" type="checkbox"/>	c. One (1) copy of written justification addressing in detail the questions on Page 5
<input checked="" type="checkbox"/>	d. Completed form on Page 6 - Compliance with Traffic Impact Analysis Requirements
<input checked="" type="checkbox"/>	e. Supplemental information to support this request
<input checked="" type="checkbox"/>	f. Community Meeting

- a. Acknowledgement of Application Fee Payment Procedure (Page 4)
- b. A map of the subject area, folded no larger than 9" x 12" (if necessary)
- c. One (1) copy of written justification addressing in detail the questions on Page 5
- d. Completed form on Page 6 - Compliance with Traffic Impact Analysis Requirements
- e. Supplemental information to support this request
- f. Community Meeting

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 <i>M-G-R</i>	DB 3100, pg 1739	238	A-1	M-1
7748-03-4941	Print Matthew G Roberts Sign <i>M-G-R</i>	DB 3165, pg 2057	21.959	A-1	M-1
7748-14-8237	Print Matthew G Roberts Sign <i>M-G-R</i>	DB 791, pg 840	92.562	A-1	M-1
7748-17-7689 (part)	Print Matthew G Roberts Sign <i>M-G-R</i>	DB 425, pg 444	51.676	A-1	M-1
7748-16-3588	Print Matthew G Roberts Sign <i>M-G-R</i>	DB 3026, pg 1134	10	A-1	M-1
7748-15-3959	Print Matthew G Roberts Sign <i>M-G-R</i>	DB 3026, pg 1134	10	A-1	M-1
7745-05-8840	Print Matthew G Roberts Sign <i>M-G-R</i>	DB 3026, pg 1134	10	A-1	M-1
7748-06-1173	Print Matthew G Roberts Sign <i>M-G-R</i>	DB 3026, pg 1134	20.125	A-1	M-1
7748-35-0648	Print Matthew G Roberts Sign <i>M-G-R</i>	DB 791, pg 840	14.794	A-1	M-1
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Loch Levan Land 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

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) 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. G. R.

Date 08/22/2025

Print Name Matthew G. Roberts

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

Make checks payable to Treasurer, Hanover County:

Text Only - \$500.00 Map - \$500.00 + \$15.00 Per Acre**

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

FOR STAFF USE ONLY:

Fees: Base Fee _____

Accepted by: _____

Acreage Fee _____

HTE #: _____

TOTAL _____

COMPREHENSIVE PLAN AMENDMENT REQUEST

- REQUIRED INFORMATION -

A proposed amendment should describe a perceived problem or inadequacy in the currently adopted *Comprehensive Plan*, which cannot await the next regularly scheduled County-wide Comprehensive Plan Update.

The applicant should address the following general questions which will assist the Hanover County Board of Supervisors in determining whether proposed changes merit further study. (*Please note the Board of Supervisors need not direct study of all proposals received; therefore, some proposals may not be approved for public hearing.*)

PLEASE RESPOND IN DETAIL FOR ALL COMPREHENSIVE PLAN AMENDMENT APPLICATIONS (Attach additional sheets, as necessary):

1. Which provision(s) of the Comprehensive Plan should be changed? Please refer to specific map and/or text sections, and attach copies.

See attached sheet.

2. What is the justification for the requested change(s)? Please attach supplemental sheet if necessary.

See attached sheet.

3. What specific policies should be adopted to address the concerns described above? (if necessary) Please attach supplemental sheet if necessary.

None.

4. Will a community meeting be conducted in accordance with the attached Community Meeting Guidelines? Yes No

m-j.n-

Applicant's Signature

December 12, 2025 (rev.)

Date of Signature

Loch Levan Lan Limited Partnership Technology Park

- 1. Which provision(s) of the Comprehensive Plan should be changed? Please refer to specific map and/or text sections, and attach copies.*

The Applicants are the owners and/or contract purchasers, respectively, of the Hunting Hawk Golf Club site and adjoining parcels which comprise County Parcels 7738-73-1213, 7748-03-4941, 7748-14-8237, 7748-17-7689, 7748-16-3588, 7748-15-3959, 7748-05-8840, and 7748-06-1173 (the “Property”). The Property is shown on the plan attached hereto as Exhibit A (the “Plan”).

The Applicant desires to develop a technology park consisting of data centers, along with accompanying incidental accessory uses including, but not limited to, offices & support buildings, and electrical substations, among others. To support this, the Applicant seeks to modify the future land use designation, as shown on the “General Land Use and Major Thoroughfare Plan” Map, of the Property from its existing “Suburban Neighborhood Residential” designation to the “Employment Center” designation.

- 2. What is the justification for the requested change(s)? Please attach supplemental sheet if necessary.*

The Property lies within the Suburban Service Area, which is intended for higher intensity development for the County, and is adjacent to land already designated with the Employment Center Land Use Designation (EC). The EC is intended for light industrial uses providing employment and economic revenue for the County.

Data Centers are considered an appropriate use within the EC and would substantially fulfill the desired objectives of the EC. In addition, the Property is near the Mountain Road Gateway Economic Development Zone (EDZ), which includes Data Centers as a targeted industry within the Zone.

The proposed development on the subject Property would support the rapidly growing market needs for data processing and storage capabilities, while contributing to Hanover County’s economy. The proposed development would help the County meet multiple objectives of the Comprehensive Plan, including R.1a, EV.2, and EV.5.

The applicant is proposing to mitigate impacts to surrounding properties, including visual impact mitigation through significant buffers from adjacent roads and properties, increased plantings and landscaping around the development, and a proffered commitment prohibiting the use of public or private potable water for cooling purposes. The development is a low intensity use that would match the surrounding areas and help the County meet Comprehensive Plan goals.

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.



(Signature of Applicant/Applicant's Representative)

8/21/25

(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.

CPA2025-00003

Draft Resolution

VIRGINIA: At a regular meeting of the Planning Commission for Hanover County held in the Board Room of the Hanover County Administrative Building on the 15th day of January 2026, at 6:00 p.m.

Present:

Mr. Fredric I. McGhee, Jr., Chairman
Mr. Larry A. Leadbetter, Vice-Chairman
Mr. Alan Abbott
Mr. Brett Heizer
Mrs. Edmonia P. Iverson
Mr. William E. Martin, Jr.
Mr. Clifton L. Parker, IV
Ms. Jo Ann Hunter, Senior Director of Planning and Community Development
Ms. Rebecca Randolph, Deputy County Attorney

Absent:

Planning Commission Resolution
CPA2025-00003, Loch Levan Land Limited Partnership, et. al.

WHEREAS the Planning Commission is required by Virginia Code Section 15.2-2223 to prepare and recommend a Comprehensive Plan for the physical development of the territory within its jurisdiction and Virginia Code Section 15.2-2229 prescribes procedures for amendment of an adopted Plan; and

WHEREAS the Hanover County Board of Supervisors adopted a Plan on June 28, 1972, and amended the Plan periodically from 1982 through 2023; and

WHEREAS on December 10, 2025, the Board of Supervisors directed the Planning Commission to submit Comprehensive Plan Amendment CPA2025-00003 to public hearing; and

WHEREAS on January 15, 2026, following an advertised public hearing and consideration of information provided by the staff and public comment, the Planning Commission has reviewed the proposed amendment requested by Loch Levan Land Limited Partnership, et. al. and recommended **(APPROVAL/DENIAL)** of Comprehensive Plan Amendment CPA2025-00003, an amendment to change the General Land Use designation from *Suburban Neighborhood Residential* (1.5 – 3.0 dwelling units per acre) to *Employment Center* for an area generally located along the southern line of Ashland Road (State Route 623), extending from Cauthorne Road (State Route 624) approximately 1.65 miles west towards Pouncey Tract Road (State Route 271), excluding the area surrounding Hawks Rise Lane (private road) in southwestern Hanover County.

NOW, THEREFORE, BE IT RESOLVED by the Hanover County Planning Commission that Comprehensive Plan Amendment CPA2025-00003 be forwarded to the Board of Supervisors with a recommendation to **(APPROVE/DENY)** the amendment to change the General Land Use designation from *Suburban Neighborhood Residential* (1.5 – 3.0 dwelling units per acre) to *Employment Center* for an area generally located along the southern line of Ashland Road (State Route 623), extending from

Cauthorne Road (State Route 624) approximately 1.65 miles west towards Pouncey Tract Road (State Route 271), excluding the area surrounding Hawks Rise Lane (private road) in southwestern Hanover County in the **South Anna Magisterial District**, as illustrated in the accompanying staff report.

On motion of _____, seconded by _____, the members of the Planning Commission voted to recommend **(APPROVAL/DENIAL)** of CPA2025-00003, as follows:

Vote:

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

Dated: _____

Gretchen Biernot, Secretary
Hanover County Planning Commission