

CUP2025-00014, LOCH LEVAN LAND LIMITED PARTNERSHIP

Conditional Use Permit Report
South Anna Magisterial District
Planning Commission Meeting Date: January 15, 2026



Overview

Requested Uses	<ul style="list-style-type: none">Private Utility System (Wastewater Pump Station, Well House + Fire Tanks)Substations (up to 3)
Current Zoning	A-1, Agricultural District
Requested Zoning	M-1(c), Limited Industrial District with conditions (Under Review: REZ2025-00020)
Acreage	Total Project Area: 468.137 acres CUP Area: 468.137 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, and 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, REZ2025-00020, SE2025-00021
Case Planner	Gretchen Biernot/Andrew Pompei

Executive Summary

This is a request for a conditional use permit to allow multiple uses within a master-planned technology park proposed along Ashland Road at the Henrico County line (Chickahominy River):

- Private Utility System (Wastewater Pump Station, Community Well/Well House + Fire Tanks)
- Substations (up to 3)

There is a companion request to rezone the subject parcels from A-1, Agricultural District to M-1(c), Limited Industrial District with conditions (REZ2025-00020), to accommodate the proposed master-planned technology park, which could contain multiple data centers. The requested uses are conditional uses within the M-1, Limited Industrial District and would support data center operations.

Outstanding Issues

Approval of the Conditional Use Permit (CUP) is contingent upon approval of the associated rezoning request (REZ2025-00020).

Draft Motion

I move that the Planning Commission recommend:

- a. Approval of CUP2025-00014, as submitted with the recommended conditions.
- b. Approval of CUP2025-00014, with the following amendments: _____.
- c. Denial of CUP2025-00014.
- d. Deferral of CUP2025-00014, until the Commission's February 19, 2026, meeting.

Planning Analysis

Project Overview and Proposed Uses

The applicant proposes development of a master-planned technology park that would accommodate multiple data centers. Data centers are specialized facilities that house servers, storage, and networking equipment, providing infrastructure needed to run information technology systems. To support operations at the data centers, the applicant is requesting a conditional use permit to allow the following uses, which are conditional uses within the M-1, Limited Industrial zoning district:

- Private Utility System (Wastewater Pump Station, Well House + Fire Tanks)
- Substations (up to 3)

The overall conceptual plan shows the general location of the requested uses. Typical layouts for each conditional use were also submitted by the applicant. Note that the conceptual plan proffered with the rezoning request also serves as the sketch plan for the CUP request.

The uses requested on the CUP application generally relate to water, wastewater, and electrical infrastructure needed to support the proposed development:

- *Water and Wastewater 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. If approved, this CUP request would 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 of the associated rezoning request (REZ2025-00020).

To reduce water usage, the applicant has proffered that industrial cooling must use air-chilled or closed-loop cooling systems (REZ2025-00020: 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.

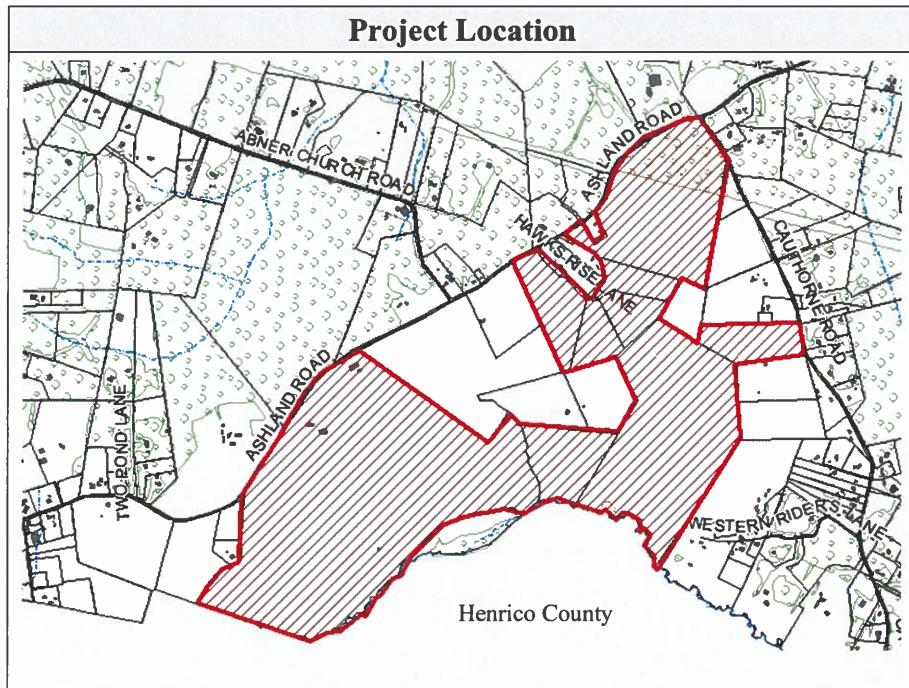
- *Electrical Infrastructure*

This CUP request includes three substations. There is an existing transmission line that runs along the northeastern corner of the area proposed to be rezoned to M-1. The sketch plan shows the general location of a new overhead transmission line that would extend westward from the existing transmission line, serving three proposed substations.

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 zoning requests).

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).



Existing Conditions

The request for a conditional permit (and associated 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)



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

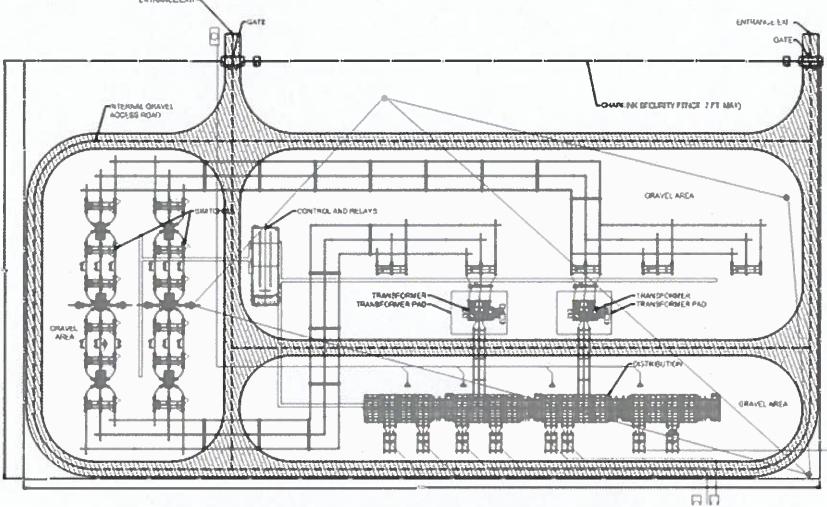


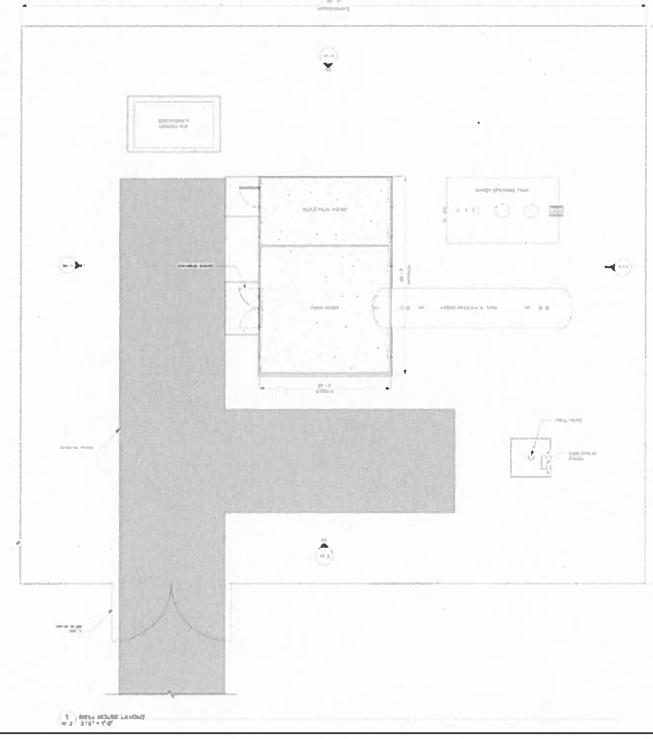
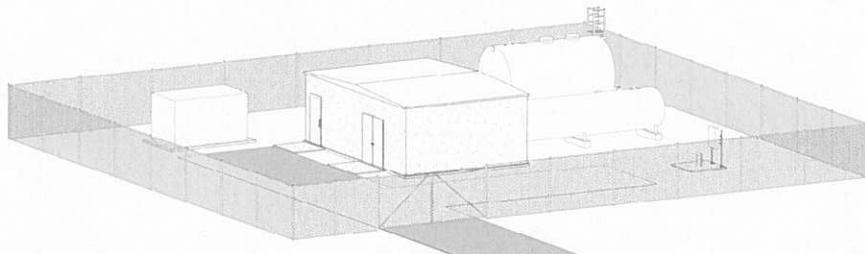
Use	General Location	Symbol on Conceptual Plan
Substations	Three substations dispersed throughout the site (primarily along internal loop road adjacent to proposed transmission line)	White Square with Red Outline/Lightning Bolt
Well Houses and Tanks	Three well houses/tanks dispersed throughout the site (primarily within the south-central portion of the project area)	Yellow Circle
Water Storage Tanks and Pump Station	One location near the center of the project area along the internal loop road	White Square with Green Outline

Note that the overall conceptual plan shows perimeter buffers that vary in width from 100 to 250 feet, with the conditional uses located outside of the perimeter buffers, helping screen the proposed facilities from public view. Proffered conditions submitted with the associated rezoning request describe how vegetation within those buffers will be preserved and/or supplemented.

Details for Each Specific Use

Wastewater Pump Station	
Code Reference (Conditional Use in M-1)	Sec. 26-165(1) Sec. 26-20(12)
General Location	One location near the center of the project area along the internal loop road
Elevation/Layout (Sheet C5.0)	<p>Figure 1a</p> <p>FAILURE TO COMPLY WITH INSTALLATION INSTRUCTIONS WILL VOID WARRANTY</p> <p>Figure 1b</p> <p>CONCEPTUAL PUMP STATION DETAIL. EXACT MODEL, SIZE, AND EQUIPMENT MAY VARY.</p>
Conceptual Layout Features	<ul style="list-style-type: none"> Underground sewage collection and pumping system with the only aboveground components being a control panel and access hatch.

Substations	
Code Reference (Conditional Use in M-1)	Sec. 26-165(1) Sec. 26-20(12)
General Location	Three substations dispersed throughout the site (primarily along internal loop road adjacent to proposed transmission line)
Conceptual Layout (Sheet M2.0)	
Illustrative Example of Control House (Sheet M2.0)	
Conceptual Layout Features	<ul style="list-style-type: none"> The compound is gated and surrounded by a perimeter security fence (approximately 720 feet by 378 feet). Internal access roads within the compound are interconnected. Switches, controls, and transformers are located within the fenced compound. A typical elevation of the control house is provided. That feature is located within the gated compound. There is a note (Note #4) that states "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."

Community Wells (Well Houses)	
Code Reference (Conditional Use in M-1)	Sec. 26-165(1) Sec. 26-20(12)
General Location	Three well houses/tanks dispersed throughout the site (primarily within the south-central portion of the project area)
Conceptual Layout (Sheet M1.2)	
Elevations (Sheet M1.3)	
Conceptual Layout Features	<ul style="list-style-type: none"> The compound is gated and surrounded by a perimeter security fence (approximately 95 feet by 85 feet). There is a structure within the compound (approximately 20 feet by 30 feet) that includes a pump room and electrical room. The compound also includes a well, water storage tank, and an emergency generator. A typical elevation of the well house and compound are provided, along with a representative photo. Note that any wells and septic systems must be reviewed by state agencies in accordance with statewide regulations.

Fire Tanks	
Code Reference (Conditional Use in M-1)	Sec. 26-165(1) Sec. 26-20(12)
General Location	One location near the center of the project area along the internal loop road
Conceptual Layout (Sheet M1.0)	
Elevations (Sheet M1.1)	

Conceptual Layout Features	<ul style="list-style-type: none"> The compound is gated and surrounded by a perimeter security fence (approximately 125 feet by 125 feet). Two fire water storage tanks are within the compound, with each tank being 45 feet in diameter and able to hold 250,000 gallons. The tanks could be up to 45 feet tall (Note: A special exception is required for any structure in the M-1 zoning district that exceeds 35 feet). There is a structure within the compound (approximately 20 feet by 30 feet) that includes a pump room and electrical room. The compound also includes an emergency generator. A typical elevation of the tank and compound are provided, along with a representative photo.
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Surrounding Uses and Compatibility

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 data centers, 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).¹ The requested conditional uses are necessary to support the proposed data centers.

The requested conditional uses would be within the project, behind the perimeter buffers shown on the sketch plan and proffered with the associated rezoning (REZ2025-00020). Per the recommended conditions, these uses generally must be set back at least 175 feet from the perimeter of the project and outside of the perimeter buffers. Additional buffering/screening is required for most of the proposed uses if located within 500 feet of the perimeter of the project, further reducing visual impacts. Additionally, the recommended conditions require the use of earth-toned colors/materials for most uses to help utility structures blend with the surrounding landscape.

¹ Data Centers in Virginia: Report to the Governor and General Assembly of Virginia – December 9, 2024

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:

- 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

Comments submitted regarding the proposed project, along with the community meeting notes, are included within the agenda packet for the companion rezoning request (REZ2025-00025).

Agency Analysis

Most commenting agencies provided joint comments on this request and the associated rezoning and special exception requests. Significant comments related to the CUP request are noted below:

Public Utilities

The Department of Public Utilities (DPU) provided comments regarding the provision of utilities serving the proposed development:

- This development is within the Suburban Service Area (SSA) but public sanitary sewer is 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, if required.
- The proposed Wastewater Utility Pumping Station and Treatment Plant² indicated in the application is private. There are references to design and location requirements of the Department of Public Utilities but DPU will not review or approve these facilities. They may be designed in accordance

² Since the application was originally submitted, the applicant has removed the request for a wastewater treatment plant from the application.

with DPU Standards but shall be reviewed and approved by the appropriate authority having jurisdiction.

- The developer is responsible for all approvals required for their proposed private wastewater pump station and/or wastewater treatment plant.
- The developer is responsible for the cost of all improvements required to support this development.

Other agencies provided more general comments applicable to the proposed development, which are summarized within the staff report for the associated rezoning request (REZ2025-00020).

Sketch Plan

In accordance with Article 6, Division 3, Section 26-325, any private wastewater pump station, substations, community wells (well houses), and community fire tanks will be developed and maintained in substantial conformity with the following pages of the sketch plan titled, “Hunting Hawk Technology Park Concept Plan and Conditional Use Permit, Hanover County – VA,” dated December 12, 2025, and prepared by Timmons Group:

- Sheet C3.0 (Overall Concept Plan) and Sheets C3.1 – C3.2 (Detail Concept Plan) regarding the general location of the aforementioned uses within the overall project;
- Sheet C5.0 (Fencing and Wastewater Pump Station Details) regarding the private wastewater pump station;
- Sheet M.10 (Fire House Site Layout) and Sheet M.1 (Fire House Site Layout Elevations) regarding the community fire tanks;
- Sheet M1.2 (Well House Site Layout) and Sheet M1.3 (Well House Elevations) regarding the community wells (well houses); and
- Sheet M2.0 (Substation Concept Layout) regarding any substations.

Note that the conceptual plan proffered with the rezoning request also serves as the sketch plan for the CUP request.

Staff’s Recommended Conditions

Private Wastewater Pump Station

1. *Use:* The Conditional Use Permit allows a private wastewater pump station facility serving development within the CUP area in the general location shown on the sketch plan. The final location and design must be in substantial conformance with the sketch plan and approved by the Planning Director.
2. *Setback from Project Perimeter:* The public wastewater pump station facility must be set back at least 175 feet from the project’s perimeter boundary property line and must be located interior to the buffer areas shown on the sketch plan.
3. *Underground Installation:* The primary components of the pump station must be located underground as shown on Sheet C.5 of the sketch plan.
4. *Compliance with Applicable Development Regulations:* All development and use of the property must comply with all applicable federal, state, and local statutes, ordinance, and regulations.
5. *Validity:* The Conditional Use Permit is valid for five (5) years from the date of Board of Supervisors

approval and thereafter will become null and void unless construction or use is substantially underway. An extension may be granted by the Board of Supervisors prior to the five-year expiration date in accordance with procedures set forth in the Zoning Ordinance.

Substations (Up to Three)

1. *Use:* The Conditional Use Permit allows up to three (3) substations within the project in the general locations shown on the sketch plan. The final location and design must be in substantial conformance with the sketch plan and approved by the Planning Director.
2. *Setback:* No substation compound may be located within 175 feet from the project's perimeter boundary property line, except that any substation compound located adjacent to an existing easement for transmission line purposes, as identified on Sheet 3.0 of the sketch plan, must be located at least 100 feet from the boundary of the easement.
3. *Additional Screening:* If any portion of the substation compound is within 500 feet of the project's perimeter boundary, supplementary screening (in addition to any screening required per proffered conditions) must be provided in accordance with one (or both) of the following options:
 - a. *Option #1:* A continuous, opaque hedge of evergreen shrubs must be provided around the side(s) of the compound oriented towards the perimeter of the project, as determined by the Planning Director. The required shrubs must be planted no more than 25 feet from the perimeter fencing surrounding the compound, with a maximum on-center spacing of four feet (4') between shrubs. At least two (2) species must be used, with the selected species reaching an anticipated height of eight to ten feet (8 – 10') seven years after installation within the USDA Zone 7 (plant hardiness zone).
 - b. *Option #2:* An opaque wall must be provided around the side(s) of the compound oriented towards the perimeter of the project, as determined by the Planning Director. The outward-facing sides of the wall must feature brick, stone, or materials that mimic the appearance of brick or stone in neutral, earth-toned colors.
4. *Building Enclosure:* In the event Dominion Energy (or another regulated utility) requires a substation to be enclosed by a building, the building elevations and materials must be approved by the Planning Director at the time of site plan review. Such buildings must meet the building requirements regarding colors, materials, and architectural features specified in the proffered conditions approved with the underlying zoning, unless otherwise approved at the discretion of the Planning Director based on documentation provided by Dominion Energy (or another regulated utility) that such requirements are infeasible due to technical requirements and operations at the substation(s).
5. *Planning Inspection:* Prior to operation of each individual substation, the owner, developer, and/or operator must contact the Planning Department to complete a final Planning inspection to ensure each facility is constructed in accordance with the approved site plan.
6. *Decommissioning:* Should the owner and/or operator choose to permanently cease operation of one or more of the substations, written notice must be provided to the County to abandon the use and permanently cease operations. Such notice must be provided to the County within sixty (60) days of on-site operations ceasing. Within one-hundred eighty (180) days of notice being provided to the County, the owner must dismantle the facility and the area must be stabilized and re-vegetated in accordance with applicable erosion and sediment control regulations.
7. *Compliance with Applicable Development Regulations:* All development and use of the property must comply with all applicable federal, state, and local statutes, ordinance, and regulations.

8. *Validity:* The Conditional Use Permit is valid for five (5) years from the date of Board of Supervisors approval and thereafter will become null and void unless construction or use is substantially underway. An extension may be granted by the Board of Supervisors prior to the five-year expiration date in accordance with procedures set forth in the Zoning Ordinance.

Community Wells (Well Houses)

1. *Use:* The Conditional Use Permit allows up to three private community wells serving development within the CUP area in the general location shown on the sketch plan, including associated buildings, pumps, tanks, and features necessary to operate the wells. The final location and design must be in substantial conformance with the sketch plan and approved by the Planning Director.
2. *Setback from Project Perimeter:* The compound surrounding a private community well facility must be at least 175 feet from the project's perimeter boundary property line and must be located interior to the buffer areas shown on the sketch plan.
3. *Colors and Materials:* The exterior walls of the pump control building must consist of masonry materials in a non-reflective, neutral color. Roofing materials must be a neutral color. Any tanks holding more than 500 gallons must be a neutral color. For this condition, *neutral color* includes taupe, tan, brown, beige, ivory, cream, white, black, gray, and/or similar colors as approved by the Planning Director.
4. *Additional Screening:* If any portion of the compound housing the community well is within 500 feet of the project's perimeter boundary, supplementary screening (in addition to any screening required per proffered conditions) must be provided in accordance with one (or both) of the following options:
 - a. *Option #1:* A continuous, opaque hedge of evergreen shrubs must be provided around the side(s) of the compound oriented towards the perimeter of the project, as determined by the Planning Director. The required shrubs must be planted no more than 25 feet from the perimeter fencing surrounding the compound, with a maximum on-center spacing of four feet (4') between shrubs. At least two (2) species must be used, with the selected species reaching an anticipated height of eight to ten feet (8 – 10') seven years after installation within the USDA Zone 7 (plant hardiness zone).
 - b. *Option #2:* An opaque wall must be provided around the side(s) of the compound oriented towards the perimeter of the project, as determined by the Planning Director. The outward-facing sides of the wall must feature brick, stone, or materials that mimic the appearance of brick or stone in neutral, earth-toned colors.
5. *Planning Inspection:* Prior to operation of each individual well, the owner, developer, and/or operator must contact the Planning Department to complete a final Planning inspection to ensure each facility is constructed in accordance with the approved site plan.
6. *Compliance with Applicable Development Regulations:* All development and use of the property must comply with all applicable federal, state, and local statutes, ordinance, and regulations.
7. *Validity:* The Conditional Use Permit is valid for five (5) years from the date of Board of Supervisors approval and thereafter will become null and void unless construction or use is substantially underway. An extension may be granted by the Board of Supervisors prior to the five-year expiration date in accordance with procedures set forth in the Zoning Ordinance.

Community Fire Tanks

1. *Use:* The Conditional Use Permit allows water storage tanks for fire suppression purposes, including any associated pump room and related appurtenances necessary to operate the storage tanks, within the CUP area in the general location shown on the sketch plan. The final location and design must be in substantial conformance with the sketch plan and approved by the Planning Director.
2. *Setback from Project Perimeter:* The compound surrounding a community fire tank must be at least 175 feet from the project's perimeter boundary property line and must be located outside of buffer areas shown on the sketch plan.
3. *Colors and Materials:* The exterior walls of the pump control building (building housing the fire pump room and electrical room as shown Sheet M1.0 of the sketch plan) must consist of masonry materials in a non-reflective, neutral color. Roofing materials must be a neutral color. Any tanks holding more than 500 gallons must be a neutral color. For this condition, *neutral color* includes taupe, tan, brown, beige, ivory, cream, white, black, gray, and/or similar colors as approved by the Planning Director.
4. *Maximum Size:* The maximum capacity of each fire water storage tank is 250,000 gallons. The maximum height of each fire water storage tank is 45 feet, subject to approval of a Special Exception to allow the structure to exceed maximum height limitations within the M-1 zoning district.
5. *Additional Screening:* If any portion of the compound housing the fire water storage tanks is within 500 feet of the project's perimeter boundary, supplementary screening (in addition to any screening required per proffered conditions) must be provided in accordance with one (or both) of the following options:
 - a. *Option #1:* A continuous, opaque hedge of evergreen shrubs must be provided around the side(s) of the compound oriented towards the perimeter of the project, as determined by the Planning Director. The required shrubs must be planted no more than 25 feet from the perimeter fencing surrounding the compound, with a maximum on-center spacing of four feet (4') between shrubs. At least two (2) species must be used, with the selected species reaching an anticipated height of eight to ten feet (8 – 10') seven years after installation within the USDA Zone 7 (plant hardiness zone).
 - b. *Option #2:* An opaque wall must be provided around the side(s) of the compound oriented towards the perimeter of the project, as determined by the Planning Director. The outward-facing sides of the wall must feature brick, stone, or materials that mimic the appearance of brick or stone in neutral, earth-toned colors.
6. *Planning Inspection:* Prior to operation of each individual fire tank, the owner, developer, and/or operator must contact the Planning Department to complete a final Planning inspection to ensure each facility is constructed in accordance with the approved site plan.
7. *Compliance with Applicable Development Regulations:* All development and use of the property must comply with all applicable federal, state, and local statutes, ordinance, and regulations.
8. *Validity:* The Conditional Use Permit is valid for five (5) years from the date of Board of Supervisors approval and thereafter will become null and void unless construction or use is substantially underway. An extension may be granted by the Board of Supervisors prior to the five-year expiration date in accordance with procedures set forth in the Zoning Ordinance.

Attachments

- Maps (land use, vicinity, zoning, aerial)
- Application
- Conceptual/Sketch Plan

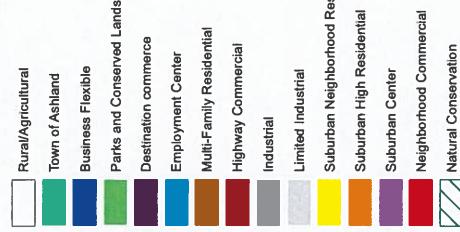
Initials: GJWB/AJP

Maps

Hanover County, Virginia

Land Use Map

Legend

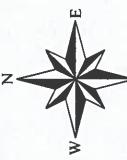


CUP2025-00014

Loch Levan Land Limited
Partnership, et al.

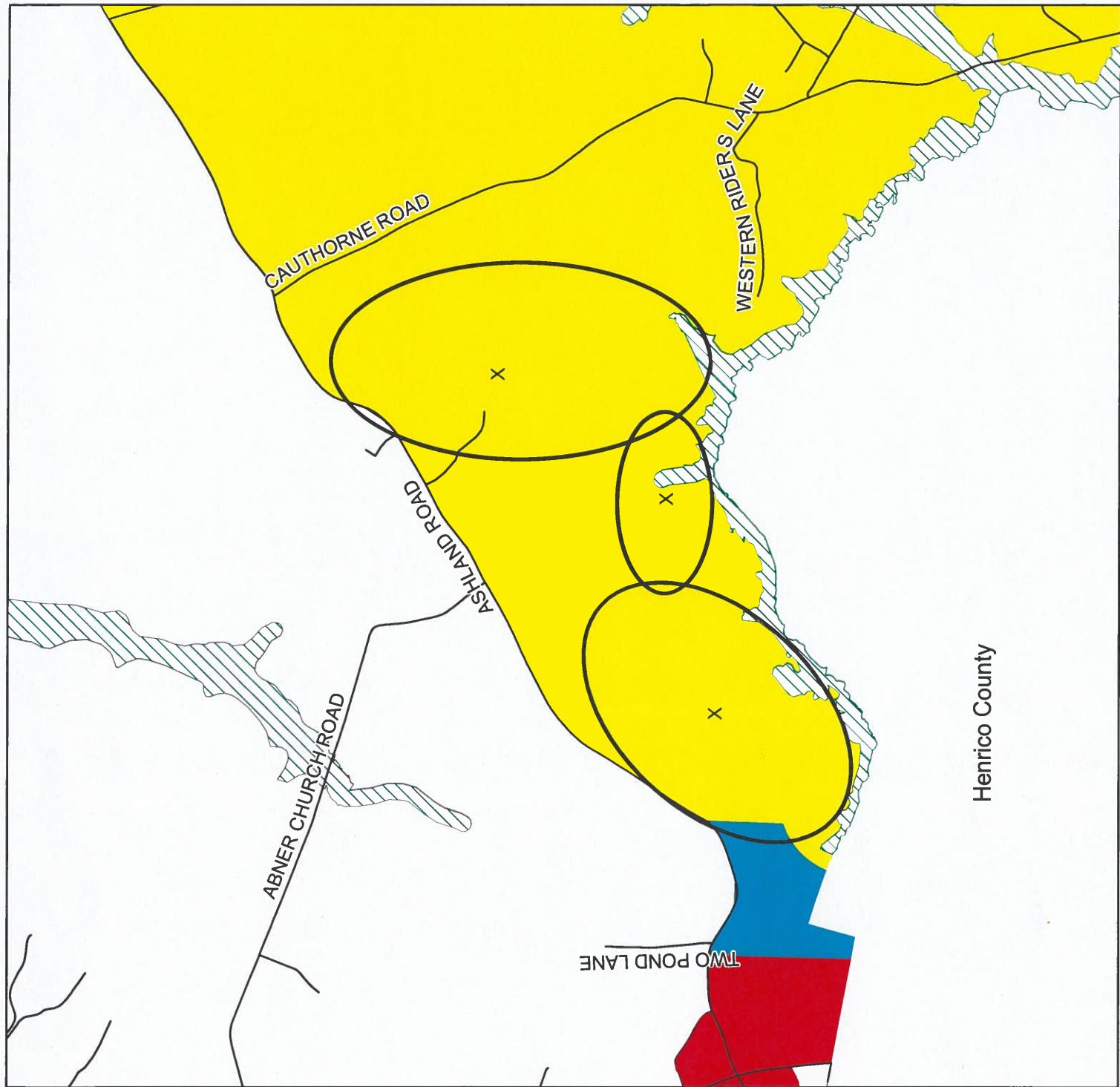
pump station & electrical substation

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



1 inch = 1,700 feet

August 26, 2025



Henrico County

Hanover County, Virginia

General Parcel Map

Legend

—	Roads
---	Water
■	Structures
□	Parcels
○○○	Trees

CUP2025-00014

Loch Levan Land Limited
Partnership, et al.

pump station &
electrical substation

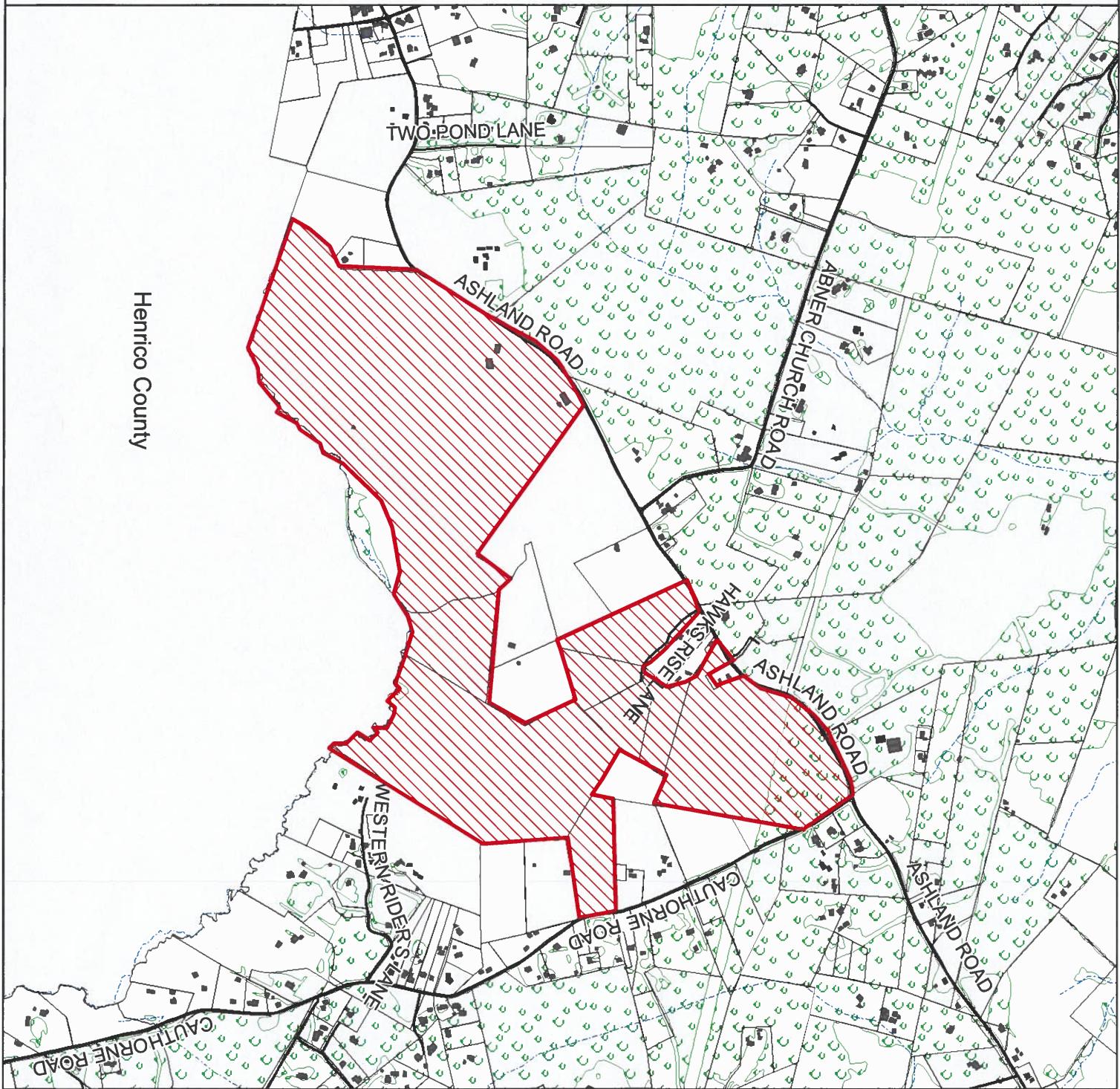
Zoned A-1 (M-1)

GPINs: 7738-73-1213, et al.
South Anna Magisterial District



1 inch = 1,700 feet

Henrico County



August 26, 2025

Hanover County,

Zoning Map

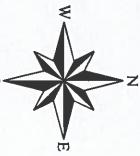
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CUP2025-00014

Loch Levan Land Limited
Partnership, et al.

pump station & electrical substation

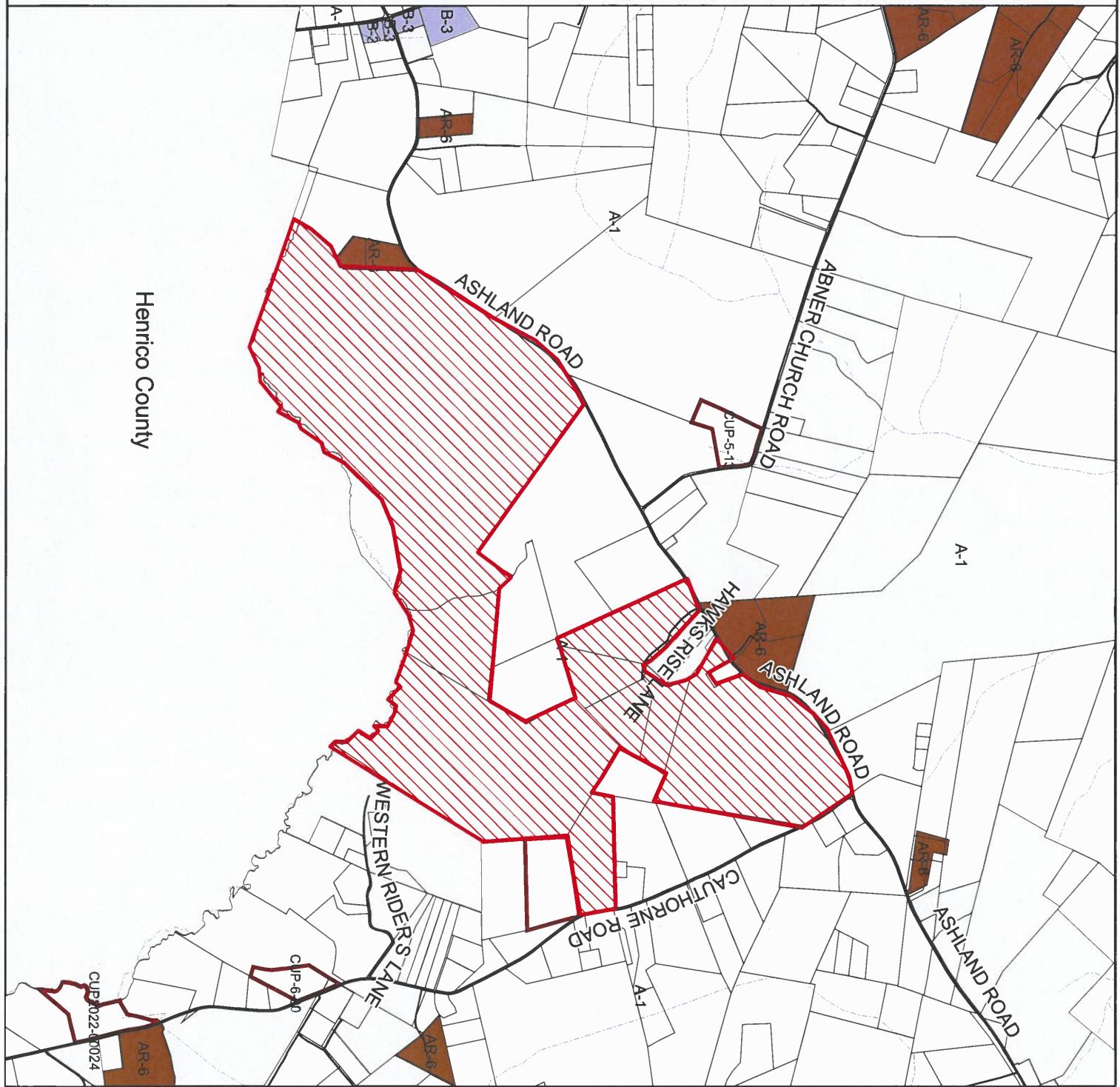
Zoned A-1 (M-1)
GPIN's: 7738-73-1213, et al.
South Anna Magisterial District



1 inch = 1,700 feet

August 26, 2025

Henrico County



CUP2025-00014



Application

Hanover County Planning Department Application

Request for a Conditional Use Permit

Case #: CUP2025-00014

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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 also complete Page 4

GPIN(s)(Tax ID #'s) <u>See page 4</u>	Total CUP Area (acres/square feet) <u>468.137</u>
Total Area (acres/square feet) <u>468.137</u>	Current Zoning <u>A-1 with rezoning to M-1 being considered</u>
Magisterial District <u>South Anna</u>	In accordance with Article 3, Division <input type="checkbox"/> Section <u>26-166 & § 26-167</u> of the Ordinance the following use is requested:
Location Description (Street Address, if applicable) <input type="checkbox"/>	<u>Electrical substations, fire tanks, well house, and pump stations for private sanitary sewer.</u>
<u>15521 Ashland Road</u>	
<u>Hunting Hawk Golf Club & surrounding areas.</u>	

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. Roberts

Original:

Date 8/22/2025

Print Name Matthew G. Roberts

Revised: 12/12/2025

Signature _____

Date _____

Print Name _____

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>	Fax No. _____
<u>P.O. Box 500, Richmond, VA 23218</u>	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.

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
	Print				
	Sign				
	Print				
	Sign				
	Print				
	Sign				
	Print				
	Sign				
	Print				
	Sign				
	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

REQUIREMENTS/ ATTACHMENTS FOR ALL REQUESTS you must submit the following:

<input checked="" type="checkbox"/>	<p>a. Signature of Property Owner or Contract Purchaser (Page 3) – If the contract purchaser signs the application, please provide a copy of the signed contract, with all sensitive information redacted.</p>
<input checked="" type="checkbox"/>	<p>b. Acknowledgement of Application Fee Payment Procedure (Page 6)</p>
<input checked="" type="checkbox"/>	<p>c. Adjacent property owners, Board of Supervisors, and Planning Commissioner notification form (Page 7) – please list all 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 can be obtained from the Planning Department.) The form on Page 9 may be used to notify these property owners.</p>
<input checked="" type="checkbox"/>	<p>d. A plat of the subject property, which accurately reflects the current property boundaries. If the full-size plat is larger than 8 1/2" x 11", the plat must be folded no larger than 9"x12", and a reduction of the plat must be submitted which is 8 1/2" x 11" in size. (Typically available from the County Clerk's Office in the Circuit Court building.)</p>
<input checked="" type="checkbox"/>	<p>e. Responses to questions on Page 10</p>
<input checked="" type="checkbox"/>	<p>f. Historic Impact Information (Page 11) (This information is available on the County website or may be obtained from the Planning Department.)</p>
<input checked="" type="checkbox"/>	<p>g. Traffic Impact Analysis Certification Form (Page 12) In compliance with VDOT's new Traffic Impact Analysis Regulations (24 VAC 30-155 et seq., commonly known as "Chapter 527"), Conditional Use Permits that meet certain thresholds require Traffic Impact Analyses (TIAs). The process for submitting TIAs is as follows: (1) you must 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; and (3) you must deliver the remaining copies of the TIA to VDOT and pay the necessary TIA review fee directly to VDOT.</p>
<input checked="" type="checkbox"/>	<p>h. Sketch Plan Checklist (Page 13) and ten (10) copies of the sketch plan and architectural elevations, folded no larger than 9" x 12", and 1 - 8 1/2" x 11" reduction. Individual sheets should be no larger than 24" x 36". For Filling and/or Grading CUP Applications, a plan should be submitted that meets the Public Works Department's requirements for an Erosion and Sedimentation Control (E&S) Plan. However, please note that submittal of this plan will <u>not</u> be considered as a submittal of an E&S plan application. For a checklist of items to be included on this plan, please contact Public Works at (804) 365-6181.</p>
<input type="checkbox" value="N/A"/>	<p>i. For CUP applications for telecommunication facilities, a Telecommunications application must be completed and include all of the required attachments.</p>
<input checked="" type="checkbox"/>	<p>j. Community Meeting Guide (Check the box if you have read and understand Pages 14 & 15. <u>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.</u>)</p>

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



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 _____

Accepted by: _____

Acreage Fee _____

HTE #: _____

TOTAL _____

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

Applicant's Statement:

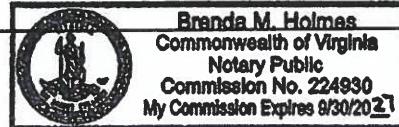
I hereby certify that I have notified all adjacent property owners to the property, which is the subject of this request as well as the members of the Board of Supervisors and Planning Commission for the magisterial district in which the property is located. Adjacent property includes all property across 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. Roberts

COMMONWEALTH OF VIRGINIA)

COUNTY OF HANOVER)

) to-wit:



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

My commission expires: 9-30-27

Brenda M. 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	Wulber 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 HHunt 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

NOTIFICATION OF ZONING APPLICATION SUBMITTAL

TO: Adjacent Property Owner

FROM: SEE ATTACHED

DATE: _____

The following application will be submitted for review to the Hanover County Planning Department:

- Rezoning
- Conditional Use Permit
- Special Exception

Applicant: _____

Property Location: _____

GPIN(s): _____

Requested Zoning District: _____

Requested Use/Exception: _____

The application will be available for viewing at the Hanover County Planning Department. The Planning Department shall notify all adjacent property owners of the time, day, and place of the public hearings to be held on this application. Should you have any questions or comments, please contact the Planning Department at (804) 365-6171.



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."

August 22, 2025
Page 2

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

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

EXPLANATION: (Attach additional sheets, if necessary)

1. What type of use is being requested? The applicant is proposing the development of a data storage and processing center. This type of use requires the availability of certain conditional uses, on an accessory basis, to support the center. The applicant requests the following conditional uses on an accessory basis: electrical substations, fire tanks, well house, and private sanitary sewer pump stations.

2. Briefly describe how you plan to develop the property for the proposed use and any associated uses. _____

The applicant proposes to create a technology park on the property which will help 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. The applicant is proposing a total of ten buildings to be constructed, which will house the data storage equipment and customary accessory equipment. The technology park will use private on-site water and drain field facilities to be installed on the property 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 and a tertiary access point in the northern portion of the property. The existing golf course entrance will be maintained.

3. 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? (For example, this may include traffic or environmental impacts.) The proposed use is a low intensity 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. 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.

4. Are there any deed restrictions concerning the type of use proposed? If so, provide the date the said restrictions expire. (You may attach a copy of the restrictions.) None

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.

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.

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.

SKETCH PLAN CHECKLIST

Use this checklist to prepare the required sketch plan for submittal with this application. Place a mark next to each item to verify its inclusion on the sketch plan. Please make sure the information listed below is shown on the sketch plan. Failure to include all necessary information may result in the application not being accepted for processing.

Applicant:		Staff:
<input checked="" type="checkbox"/>	1. The proposed title of the project, the name of the developer, and the name of the preparer of the plan.	<input type="checkbox"/>
<input checked="" type="checkbox"/>	2. The north point, scale, and date. The required scale of the sketch plan shall be as follows: <ul style="list-style-type: none"> a) For projects containing more than 200 acres, not more than 1" = 200' b) For projects containing 50 acres to 200 acres, not more than 1" = 100' c) For projects containing 10 acres to 50 acres, not more than 1" = 50' d) For projects containing 10 acres or less, not more than 1" = 30' 	<input type="checkbox"/>
<input type="checkbox"/>	3. Existing zoning and zoning district boundaries. (Available on County zoning maps.)	<input type="checkbox"/>
<input checked="" type="checkbox"/>	4. The boundaries of the property involved; County and/or town boundaries; property lines; existing streets, buildings, and/or waterways; Chesapeake Bay Resource Protection Areas (see Department of Public Works); and major tree masses.	<input type="checkbox"/>
<input checked="" type="checkbox"/>	5. Topography of the project area, with contours of five (5) feet or less. (Maps are available in the Planning Department.)	<input type="checkbox"/>
<input type="checkbox"/>	6. Proposed changes in zoning, if any.	<input type="checkbox"/>
<input checked="" type="checkbox"/>	7. The general location and character of construction of proposed streets, alleys, driveways, curb cuts, entrances, and exits.	<input type="checkbox"/>
<input checked="" type="checkbox"/>	8. Location(s) of all proposed buildings and structures, accessory and main; major excavations; and the use category for each building.	<input type="checkbox"/>
<input checked="" type="checkbox"/>	9. General location, height, and material for all fences, walls, screen plantings, berms, and landscaping. The required perimeter buffer, if any, shall be shown.	<input type="checkbox"/>
<input type="checkbox"/>	10. Architectural elevation(s) for the proposed structures on site, which provide detail on the proposed building materials.	<input type="checkbox"/>
<input type="checkbox"/>	11. Location(s) of any known or suspected historic resources, including cemeteries, trenches, and archeological sites as reflected in available County records.	<input type="checkbox"/>

SUGGESTED CONDITIONS FOR
CONDITIONAL USE PERMIT FOR HUNTING HAWK TECHNOLOGY PARK
(Case No. CUP2025-00014)

The following conditional uses are approved for use within 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, and 7738-73-1213, consisting of approximately 468.137 acres, all as generally depicted on the Concept Plan (collectively, the "Property") as accessory uses within a technology park for data processing, which includes data centers, data equipment, data storage and other technological services (the "Project"). As used below, "Concept Plan" shall mean 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, which is attached hereto as Exhibit A.

Conditional Use – Substation.

The conditional use substation, including any incorporated switching station and control house, is authorized for use as an accessory use within the Project subject to the conditions listed below.

1. The substation use will be developed in substantial conformance with the improvements illustrated on sheets C3.0 and M2.0, of the Concept Plan. Notwithstanding the foregoing, all boundary lines, private road locations, access points and entrances, parking areas, boundaries of buildable areas, improvement footprints or other location identification, connections, utility locations, and dimensions, all as illustrated on sheets C3.0 and M2.0 of the Concept Plan, may be adjusted based on compliance with Dominion Power design requirements and/or based on final engineering. Any deviation to what is illustrated on sheets C3.0 and M2.0 of the Concept Plan that is not permitted by the foregoing will be subject to the review and approval of the County's Planning Director in conjunction with the site plan review and approval process based on confirmation from the owner that the location of the substation is based on the requirements of Dominion Power, electrical design requirements of the user and final engineering.
2. No more than three (3) substations shall be located on the Property.
3. No substation shall be located within 150' of the Project's perimeter boundary property line.
4. Each substation shall serve improvements located on the Property.

Conditional Use – Wastewater Utility Pumping Stations.

The conditional use wastewater utility pumping stations (collectively, the "Pumping Station") is authorized for use as an accessory use within the Project subject to the conditions listed below.

1. The Pumping Station will be developed in substantial conformance with the improvements illustrated on sheets C3.0 and C5.0 of the Concept Plan. Notwithstanding the foregoing, all boundary lines, private road locations, access points and entrances, parking areas, boundaries of buildable areas, improvement footprints or other location identification, connections, utility locations, and dimensions, all as illustrated on sheets C3.0 and C5.0 of the Concept Plan, may be adjusted for purposes of final engineering. Any deviation to what is illustrated on sheets C3.0 and C5.0 of the Concept Plan that is not permitted by the foregoing will be subject to the review and approval of the County's

Planning Director in conjunction with design requirements of the Department of Public Utilities.

2. No Pumping Station shall be located within a buffer area.
3. The location of the Pumping Station within the area(s) designated on the Concept Plan shall be approved by the Planning Director in conjunction with the site plan review and approval process in accordance with the location requirements of the Department of Public Utilities.

Conditional Use – Fire Tanks

The conditional use fire tanks, including any associated pump room and related appurtenances (collectively, the “Fire Equipment Use”) is authorized for use as an accessory use within the Project subject to the conditions listed below.

1. The Fire Equipment Use will be developed in substantial conformance with the improvements illustrated on sheets M1.0 and M1.1 of the Concept Plan. Notwithstanding the foregoing, all boundary lines, private road locations, access points and entrances, parking areas, boundaries of buildable areas, improvement footprints or other location identification, connections, utility locations, and dimensions, all as illustrated on sheets M1.0 and M1.1 of the Concept Plan, may be adjusted for purposes of final engineering. Any deviation to what is illustrated on sheets M1.0 and M1.1 of the Concept Plan that is not permitted by the foregoing will be subject to the review and approval of the County’s Planning Director in conjunction with design requirements of the Department of Public Utilities.
2. No Fire Equipment Use shall be located within a buffer area.
3. The location of the Fire Equipment Use within the area(s) designated on the Concept Plan shall be approved by the Planning Director in conjunction with the site plan review and approval process in accordance with the location requirements of the Department of Public Utilities.

Conditional Use – Well House

The conditional use well house, including any associated pump room, water storage tanks, hydropneumatics tanks, and related appurtenances (collectively, the “Well House Use”) is authorized for use as an accessory use within the Project subject to the conditions listed below.

1. The Well House Use will be developed in substantial conformance with the improvements illustrated on sheets M1.2 and M1.3 of the Concept Plan. Notwithstanding the foregoing, all boundary lines, private road locations, access points and entrances, parking areas, boundaries of buildable areas, improvement footprints or other location identification, connections, utility locations, and dimensions, all as illustrated on sheets M1.2 and M1.3 of the Concept Plan, may be adjusted for purposes of final engineering. Any deviation to what is illustrated on sheets M1.2 and M1.3 of the Concept Plan that is not permitted by the foregoing will be subject to the review and approval of the County’s Planning Director in conjunction with design requirements of the Department of Public Utilities.
2. No Well House Use shall be located within a buffer area.
3. The location of the Well House Use within the area(s) designated on the Concept Plan shall be approved by the Planning Director in conjunction with the site plan review and

approval process in accordance with the location requirements of the Department of Public Utilities.

EXHIBIT A

(See Case File)

16372611.4 048623.00001

Conceptual/Sketch 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, HH HUNT VIBADA LLC, LOCH LEVAN LAND LIMITED

PARTNERSHIP, JAMES K. DOLAN, GILMAN LUMBER COMPANY, INC.

TAX MAP IDS: 728-13-1213, 748-03-9494, 748-14-8237, 748-35-0648, 7748-06-1173,

7748-05-8840, 7748-13-9355, 7748-16-3588, 7748-17-7889 (IN-PART)

CURRENT ZONING: A-1

PROPOSED ZONING: M-1

SITE AREA: 668.137 AC

APPLICANT: LOCH LEVAN LAND LIMITED PARTNERSHIP, ATTN: HANS KLINGER

APPLICANT EMAIL: HKLINGER@HHHUNT.COM

APPLICANT PHONE: 804-762-4800

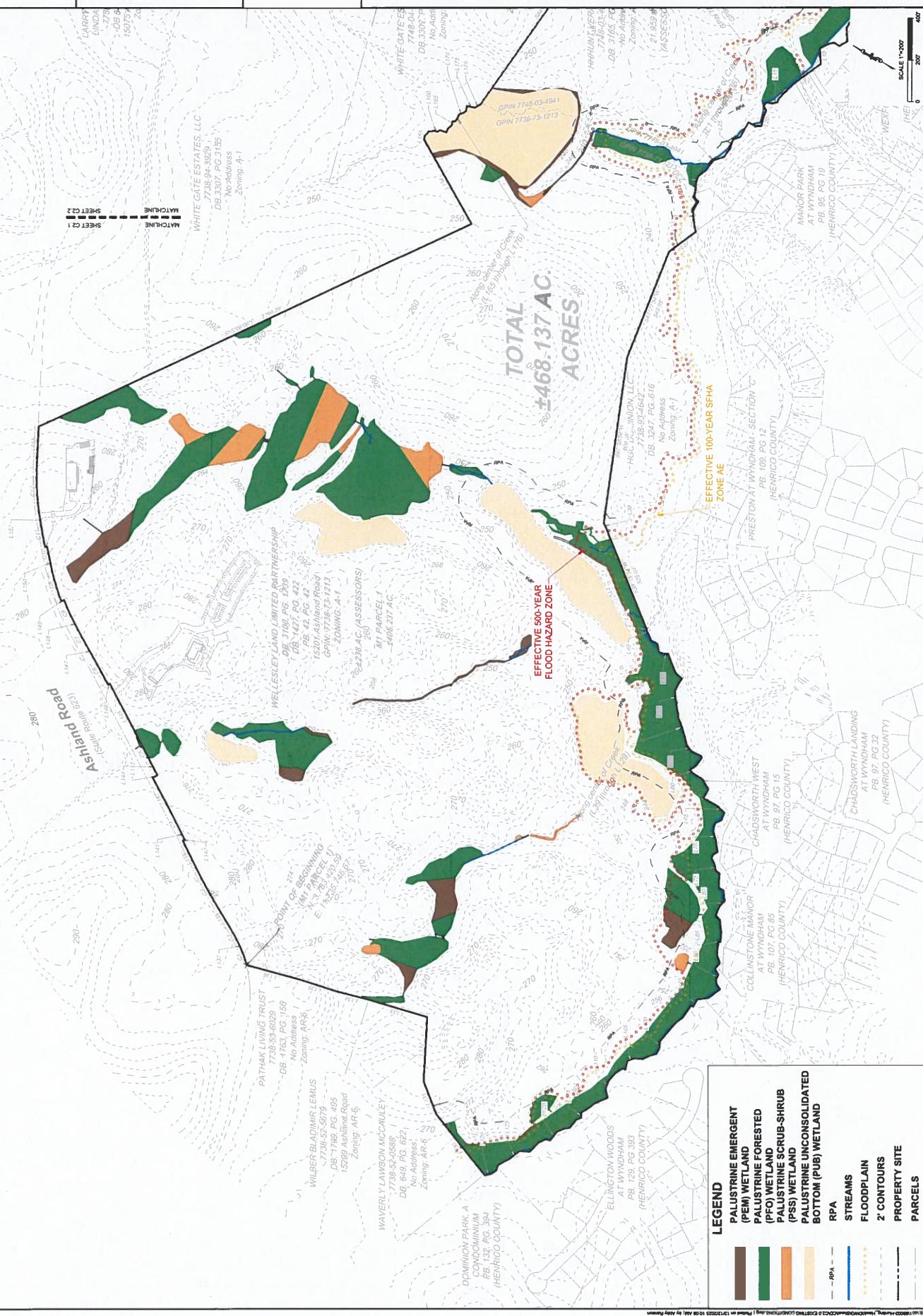
APPLICANT ADDRESS: 11237 NICKOLS ROAD, GLEN ALLEN, VA 23059

Sheet List Table

Sheet Number	Sheet Title
C1.0	COVER SHEET
C2.0	EXISTING CONDITIONS
C2.1	DETAIL EXISTING CONDITIONS
C2.2	OVERALL CONCEPT PLAN
C3.0	DETAIL CONCEPT PLAN
C3.1	ILLUSTRATIVE DATA CENTER ELEVATIONS
C3.2	FENCING AND WASTEWATER PUMP STATION DETAILS
C5.0	FIRE HOUSE SITE LAYOUT
M1.0	FIRE HOUSE SITE LAYOUT ELEVATIONS
M1.1	WELL HOUSE SITE LAYOUT
M1.2	WELL HOUSE ELEVATIONS
M1.3	WELL HOUSE ELEVATIONS
M2.0	SUBSTATION CONCEPT LAYOUT

DATE	12/12/25	DESIGNED BY	A. RAMSON	HANOVER COUNTY - VA	699-02
CREATED BY	J. MURRAY	SCALE	1" = 2,000'	SHEET NO.	C1.0
THIS DRAWING IS PREPARED AT THE TECHNICAL SERVICES DEPARTMENT OF THE HUNTING HAWK TECHNOLOGY PARK CONCEPT PLAN		REVISION DESCRIPTION			

THE TIMMONS GROUP



TMONS GROUP



HUNTINGTON TECHNOLOGY PARK CONCEPT PLAN

14111 GLENDALE AVENUE, SUITE 100 | HANOVER, VA 20130 | 703.467.1200 | www.timmons.com

DATE: 12/12/2015
DRAWN BY: A. RAVINDRA
DESIGNED BY: J. MURRAY
CHECKED BY: J. MURRAY
SCALE: AS NOTED
REVISION DESCRIPTION:

THIS DRAWING PREPARED AT THE
CORPORATE OFFICE OF THE
TOM VISION ARCHITECTURE GROUP

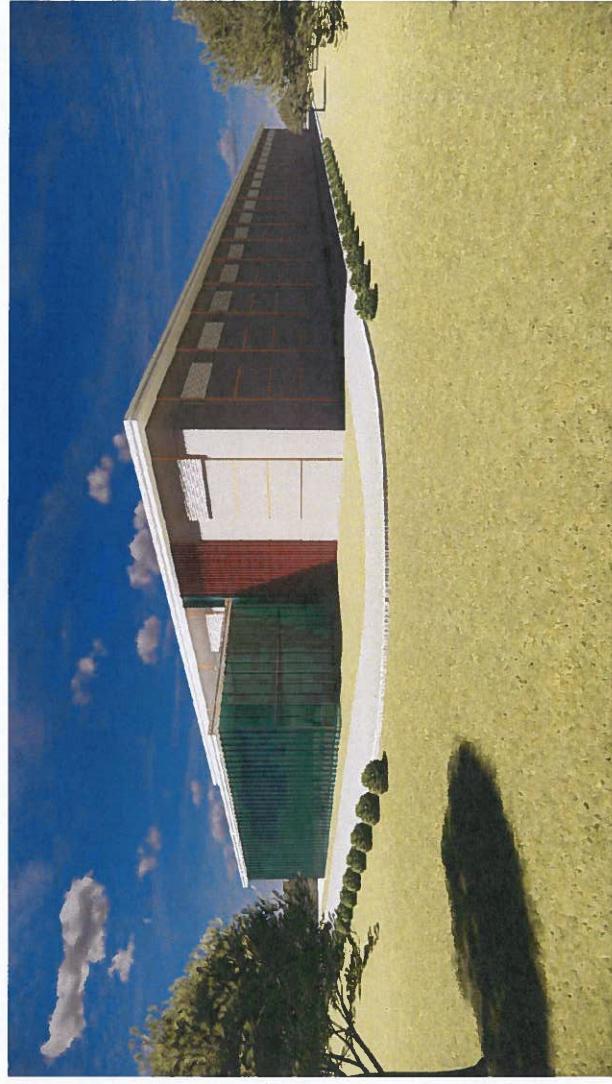
7035 CEDARFORD PARK DR, SUITE 1015 | BETHESDA, MD 20817
TEL: 888.200.9999 FAX: 301.963.1015 www.timmons.com

20069 NO STREET

TMONS GROUP

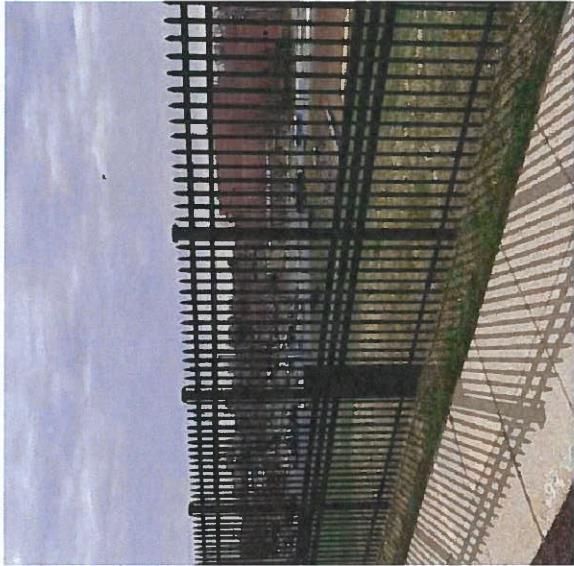


ONE STORY



TWO STORY

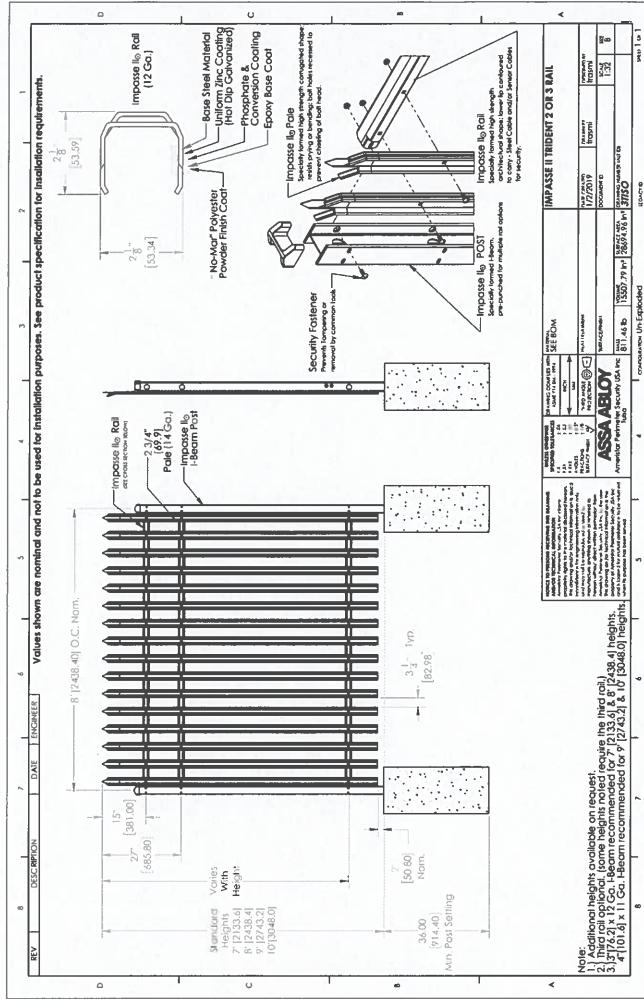
CONCEPTUAL PUMP STATION DETAIL. EXACT MODEL, SIZE, AND EQUIPMENT MAY VARY.



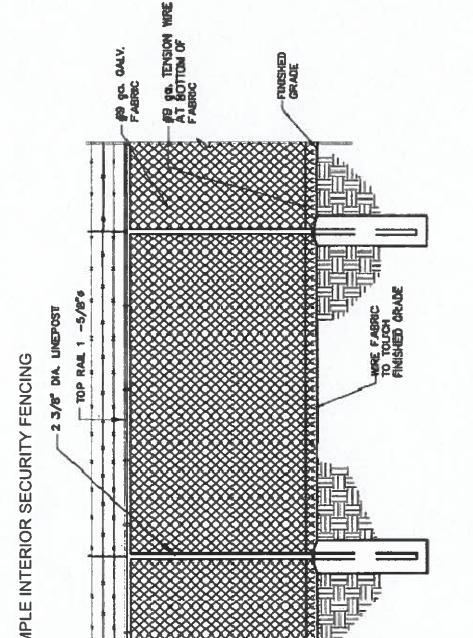
EXAMPLE PERIMETER/SECURITY FENCING



XAMPLE PERIMETER/SECURITY FENCING



Note

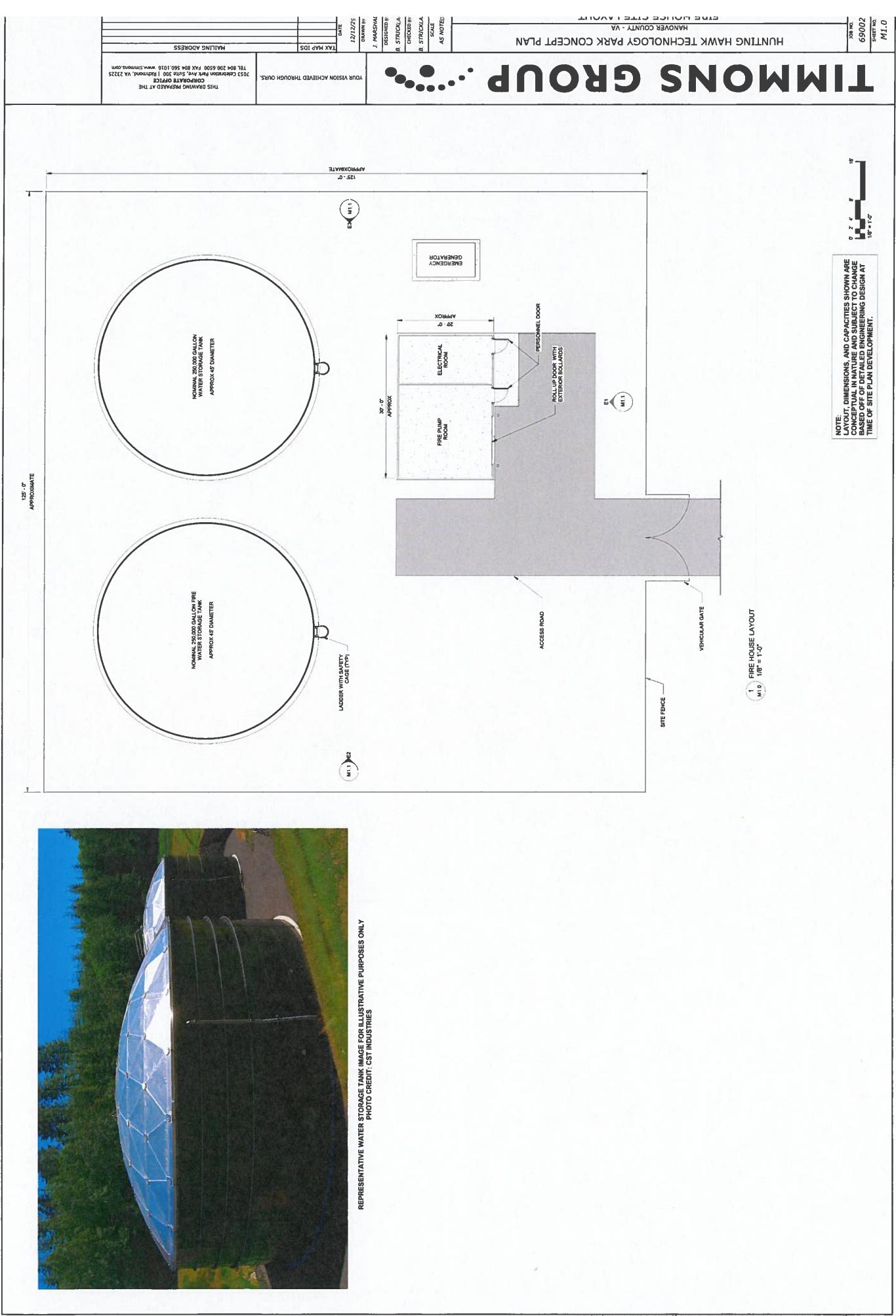


TERMINER PLANNING MAY BE A COMBINATION FOR THESE TWO OPTIONS, OR AS OTHERWISE APPROVED BY THE PLANNING DIRECTOR AT THE TIME OF SITE REVIEW AND APPROVAL.

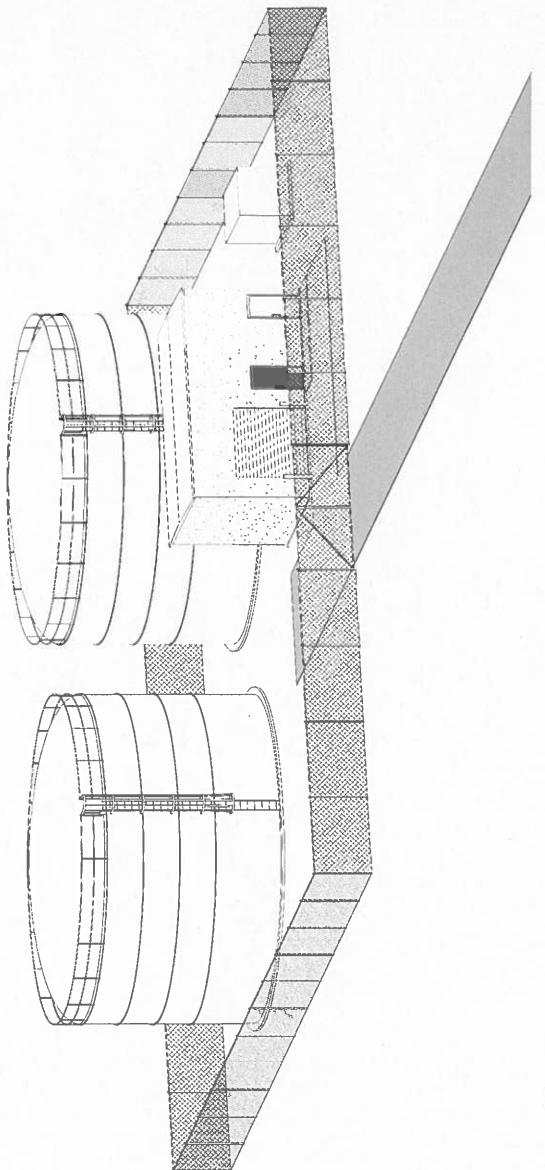
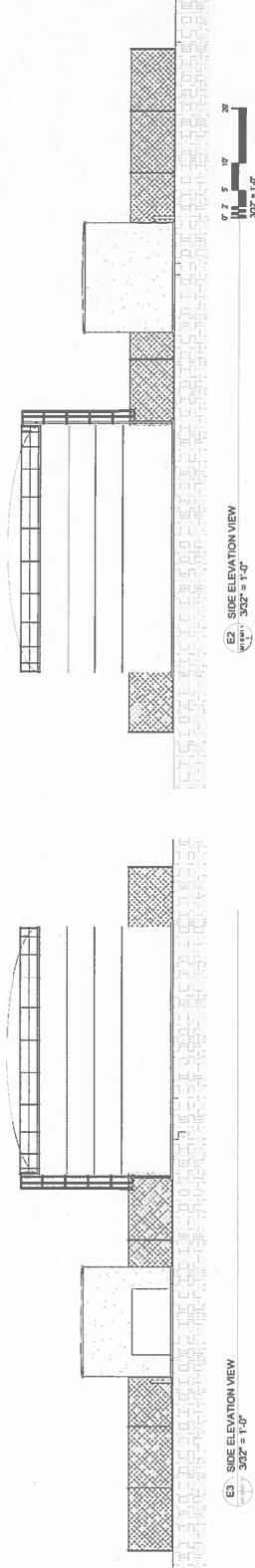
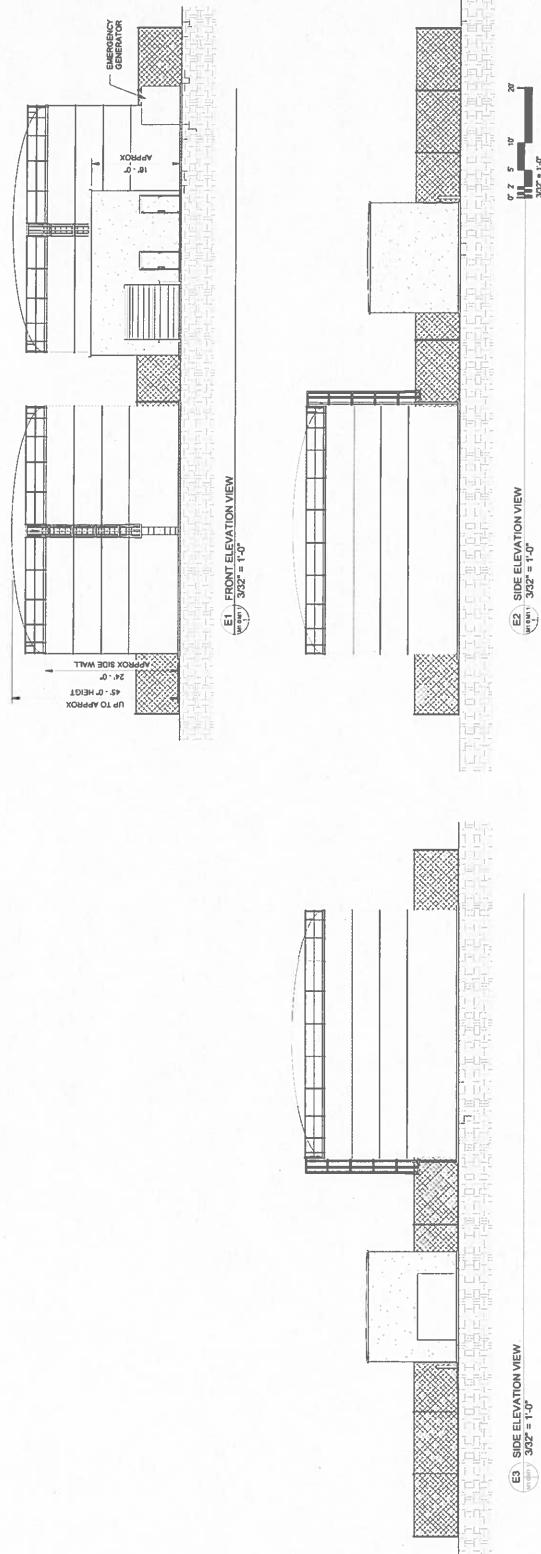
2. PLANNING BEING APPROVED BY THE PLANNING DIRECTOR AND MAINTAINING A CHAIN OF TITLE.

TERMINER PLANNING MAY BE A COMBINATION FOR THESE TWO OPTIONS, OR AS OTHERWISE APPROVED BY THE PLANNING DIRECTOR AT THE TIME OF SITE REVIEW AND APPROVAL.

FOOTINGS	
LINE POST	- 2 3/8"
CORNER POST	- 4" SCH 30

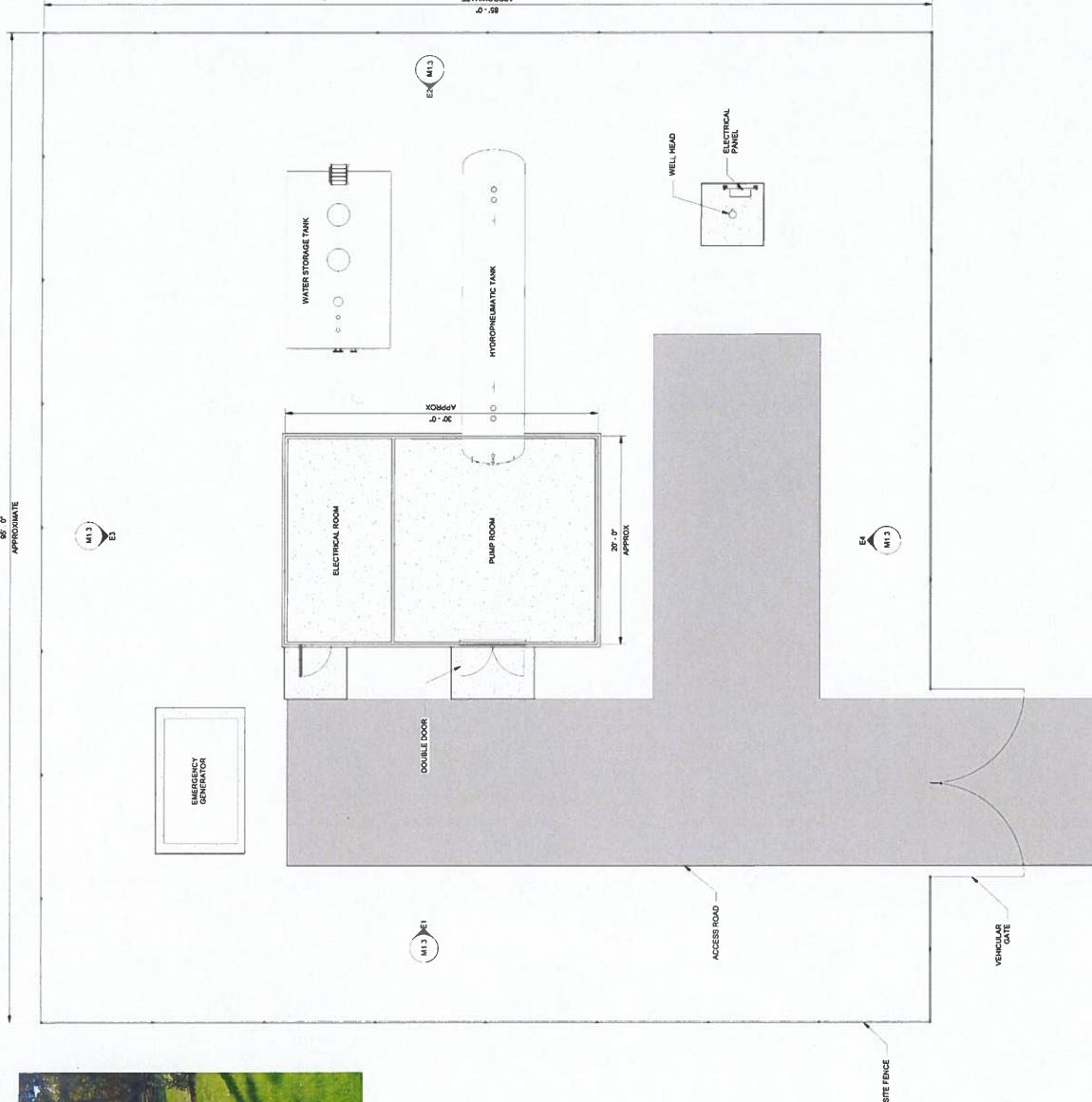


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2 ISOMETRIC VIEW

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.

	HUNTING HAWK TECHNOLOGY PARK CONCEPT PLAN HANOVER COUNTY - VA SHEET NO. 6900 SHEET NO. 2		DATE 12/1/22 DRAWN BY J. MARSH DESIGNED BY STRICK CHECKED BY STRICK SCALE AS NOTE
THIS DRAWING REPRESENTS THE DESIGN AS OF THE DATE OF THIS DRAWING. THIS DRAWING IS FOR THE USE OF THE OWNER AND CONTRACTOR ONLY. THIS DRAWING IS NOT A CONSTRUCTION DRAWING. THIS DRAWING IS NOT A CONSTRUCTION DRAWING.		APPROXIMATE 30'-0" x 40'-0"	
			
		REPRESENTATIVE PUMP HOUSE AND WATER TANK IMAGE FOR ILLUSTRATIVE PURPOSES ONLY PHOTO CREDIT: TIMMONS GROUP	

TM MONS GROUP

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TEL: 020 800 200 800 FAX: 020 800 101 010		TEL: 020 800 200 800 FAX: 020 800 101 010	TEL: 020 800 200 800 FAX: 020 800 101 010	TEL: 020 800 200 800 FAX: 020 800 101 010
1025 CEDARWOOD PARK, SUITE 300 SOUTHERN CALIFORNIA, CA 92223		1025 CEDARWOOD PARK, SUITE 300 SOUTHERN CALIFORNIA, CA 92223	1025 CEDARWOOD PARK, SUITE 300 SOUTHERN CALIFORNIA, CA 92223	1025 CEDARWOOD PARK, SUITE 300 SOUTHERN CALIFORNIA, CA 92223
WWW.WHITINGPARTNERS.COM		WWW.WHITINGPARTNERS.COM	WWW.WHITINGPARTNERS.COM	WWW.WHITINGPARTNERS.COM
MAILING ADDRESS		MAILING ADDRESS	MAILING ADDRESS	MAILING ADDRESS
DATA		DATA	DATA	DATA
12/12/25		12/12/25	12/12/25	12/12/25
A. STRICKLA J. MAHARAJA		B. STRICKLA J. MAHARAJA	C. STRICKLA J. MAHARAJA	D. STRICKLA J. MAHARAJA
DESIGNER S		DESIGNER S	DESIGNER S	DESIGNER S
CHECKED BY		CHECKED BY	CHECKED BY	CHECKED BY
AS NOTED		AS NOTED	AS NOTED	AS NOTED

The figure consists of four architectural elevation drawings labeled E1, E2, E3, and E4, arranged in a 2x2 grid. Each drawing shows a cross-section of a building foundation with various components labeled.

- E1 ELEVATION VIEW**: Shows a cross-section of a foundation. Labels include: GENERATOR, ROBSPK, and ROBSPK. A note indicates $1/8" = 1'-0"$.
- E2 ELEVATION VIEW**: Shows a cross-section of a foundation. Labels include: WATER TANK, HYDROPHENATIC TANK, and ROBSPK. A note indicates $1/8" = 1'-0"$.
- E3 ELEVATION VIEW**: Shows a cross-section of a foundation. Labels include: WATER TANK, ROBSPK, and ROBSPK. A note indicates $1/8" = 1'-0"$.
- E4 ELEVATION VIEW**: Shows a cross-section of a foundation. Labels include: WELL HEAD AND CONTROL PANEL, and ROBSPK. A note indicates $1/8" = 1'-0"$.

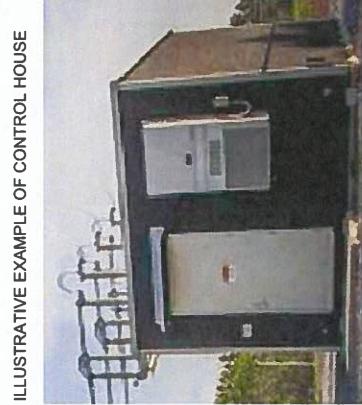
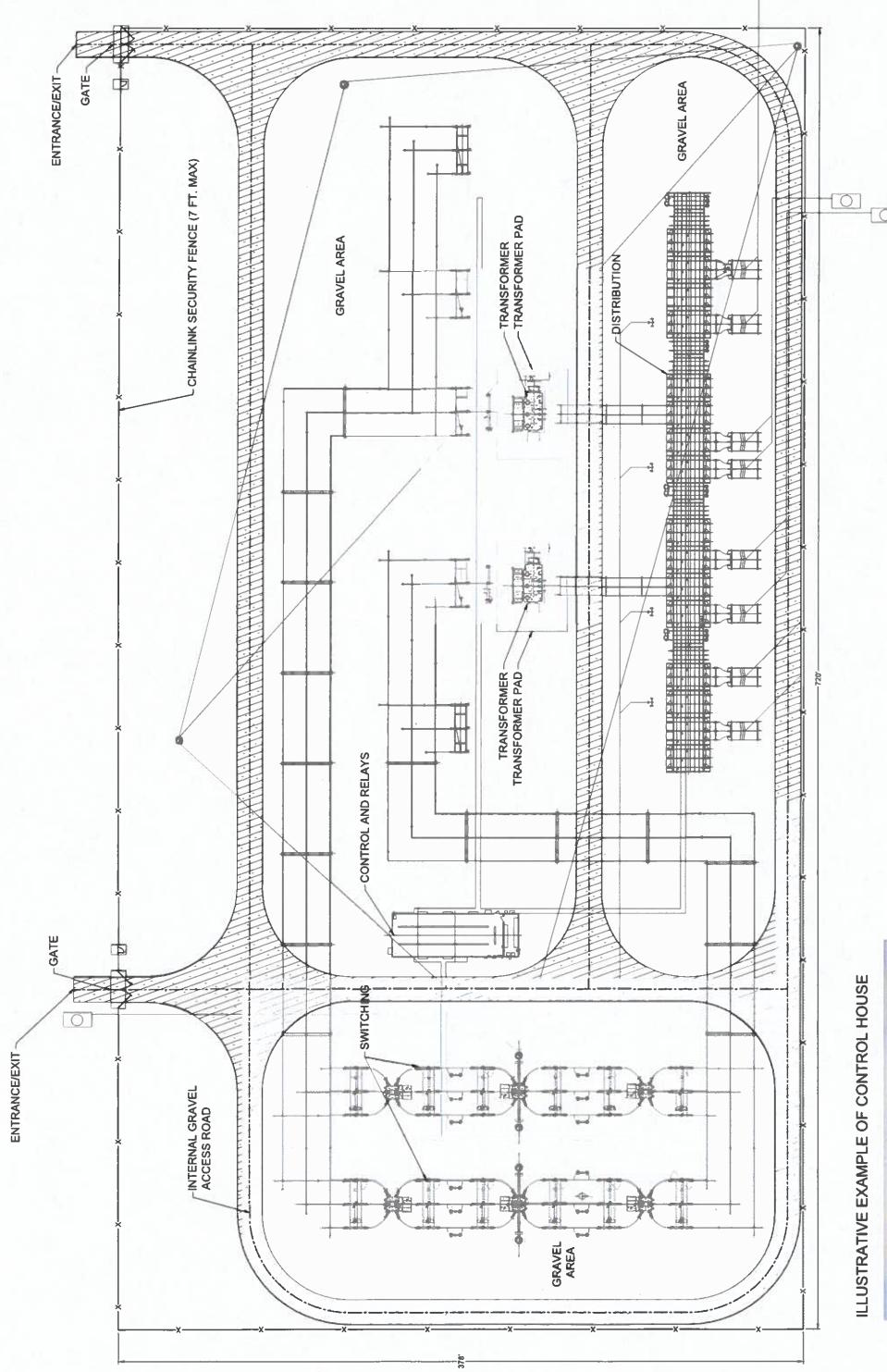
Each drawing includes a scale bar at the bottom right indicating $0' 2' 4' 6' 8' 10' 12'$ and a north arrow.

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.

1 SOMETRIC VIEW

TIMMONS GROUP

NOTE: SUBSTATION LAYOUT IS SUBJECT TO CHANGE
 BASED ON FINAL DESIGN AS PROVIDED AND
 APPROVED BY DOMINION ENERGY.
 1. THE EXACT LOCATION OF THE
 SUBSTATION'S WALL IS TO BE DETERMINED AT SITE
 IN THE EVENT DOMINION POWER REQUIRES A
 PLAIN REVIEW
 2. THE EXACT LOCATION OF THE SUBSTATION'S WALL IS TO BE DETERMINED AT SITE
 IN THE EVENT DOMINION POWER REQUIRES A
 PLAIN REVIEW
 3. THE EXACT LOCATION OF THE SUBSTATION'S WALL IS TO BE DETERMINED AT SITE
 IN THE EVENT DOMINION POWER REQUIRES A
 PLAIN REVIEW
 4. IN THE EVENT DOMINION POWER REQUIRES A
 PLAIN REVIEW
 THE BUILDING ELEVATIONS AND MATERIALS
 SHALL BE APPROVED BY THE PLANNING
 AND APPROVALS DEPARTMENT OF DOMINION POWER
 AND APPROPRIATE BASED ON THE PLANNING
 REQUIREMENTS FOR THE ELEVATIONS AND
 MATERIALS.



ILLUSTRATIVE EXAMPLE OF CONTROL HOUSE