

Hanover County Planning Department Application

Request for COMPREHENSIVE PLAN AMENDMENT

Case #: CPA2025-00003

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

APPLICANT INFORMATION

Owner/Applicant: Loch Levan Land Limited Partnership See Page 5
Contact Name: Hans Klinger for Additional Owners
Address: 11237 Nuckols Road, Glen Allen, VA 23059

Telephone No. (804) 762-4800
Fax No. _____
Email Address hcklinger@hhhunt.com

PARCEL INFORMATION

For multiple parcels, please complete Page 4 ☒

GPIN(s) (Tax ID #'s) (if applicable) _____
see page 4 for all gpins.

Magisterial District South Anna

Area (acres/square feet) 409.677

Location Description (Street Address, if applicable) _____
15521 Ashland Road

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 Matthew G. Roberts

Date 08/22/2025

Print Name Matthew G. Roberts

Signature _____

Date _____

Print Name _____

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

Name Matthew G. Roberts
Address: Hirschler c/o Matthew G. Roberts
P.O. Box 500, Richmond, VA 23218

Telephone No. (804)771-9570
Fax No. _____
Email Address mroberts@hirschlerlaw.com

*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:



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

RECEIVED

AUG 22 2025

HANOVER COUNTY
PLANNING DEPARTMENT

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	DB 3100, pg 1739	238	A-1	M-1
	Sign <i>M-G-R</i>				
7748-03-4941	Print Matthew G Roberts	DB 3165, pg 2057	21.959	A-1	M-1
	Sign <i>M-G-R</i>				
7748-14-8237	Print Matthew G Roberts	DB 791, pg 840	64.484	A-1	M-1
	Sign <i>M-G-R</i>				
7748-17-7689	Print Matthew G Roberts	BD 425, pg 444	36.087	A-1	M-1
	Sign <i>M-G-R</i>				
7748-16-3588	Print Matthew G Roberts	DB 3026, pg 1134	10	A-1	M-1
	Sign <i>M-G-R</i>				
7748-15-3959	Print Matthew G Roberts	DB 3026, pg 1134	10	A-1	M-1
	Sign <i>M-G-R</i>				
7745-05-8840	Print Matthew G Roberts	DB 3026, pg 1134	10	A-1	M-1
	Sign <i>M-G-R</i>				
7748-06-1173	Print Matthew G Roberts	DB 3026, pg 1134	20.125	A-1	M-1
	Sign <i>M-G-R</i>				
	Print				
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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

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. Roberts

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 _____

Acreage Fee _____

TOTAL _____

Accepted by: _____

HTE #: _____

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

08/22/2025

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, electrical substations, and a wastewater treatment plant and pumping station, 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, as well as increased plantings and landscaping around the development. 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)

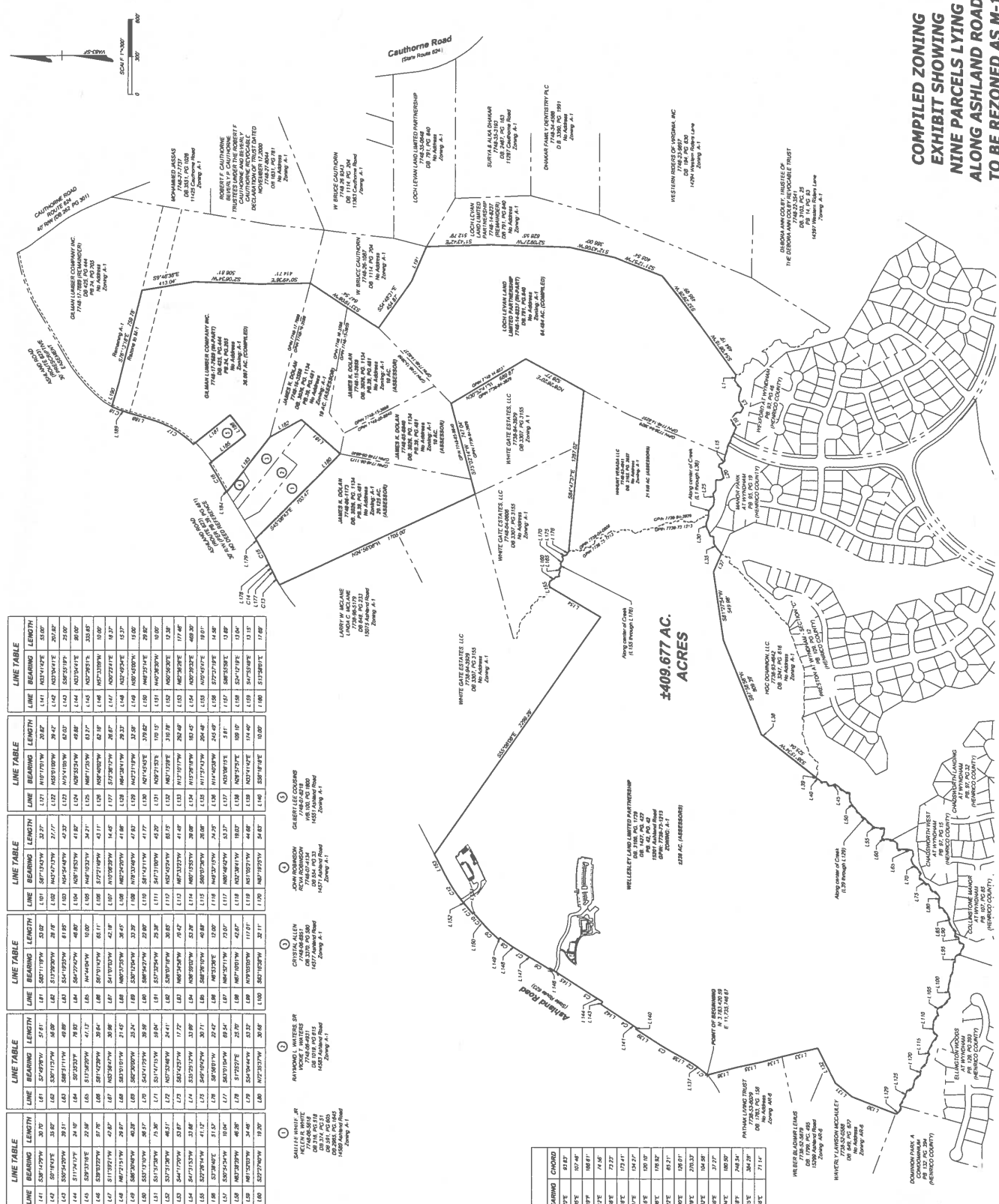
Steve Schmidt, PE, PTOE, AICP

(Applicant/Applicant's Representative – Print Name)

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

South Anna District	Hanover County, VA
Date: June 5, 2025	Scale: 1" = 300'
Sheet 1 of 1	J.N.: 69002
Drawn by: W.R. Herx	Checked by: W.R. Herx
Revised:	

RECEIVED



LINE TABLE			LINE TABLE		
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
1.1	N77°43'10"E	44.47	1.31	N43°22'24"E	27.57
1.2	S88°14'07"E	49.76	1.32	N67°25'10"E	45.00
1.3	S88°14'07"E	69.76	1.33	S88°17'23"E	81.52
1.4	S88°20'00"E	50.67	1.34	N44°23'22"E	36.89
1.5	S88°20'00"E	69.23	1.35	S78°07'34"E	47.15
1.6	N88°11'44"E	47.88	1.36	N67°18'35"E	46.43
1.7	N70°10'12"E	27.87	1.37	N44°17'25"E	54.11
1.8	N43°14'14"E	51.82	1.38	N44°17'25"E	59.84
1.9	N44°30'27"E	71.77	1.39	N65°42'59"E	47.79
1.10	S45°30'03"E	74.77	1.40	S71°08'11"E	34.49
1.11	N46°30'03"E	151.17	1.41	S65°58'59"E	27.71
1.12	N7°23'41"E	27.87	1.42	S67°02'30"E	43.81
1.13	N45°30'51"E	27.87	1.43	S71°02'30"E	26.13
1.14	S45°30'51"E	27.87	1.44	S67°02'30"E	54.11
1.15	N45°30'51"E	27.87	1.45	S67°02'30"E	48.89
1.16	N45°30'51"E	27.87	1.46	S65°42'59"E	52.17
1.17	N45°30'51"E	27.87	1.47	S65°42'59"E	158.60
1.18	S45°30'51"E	27.87	1.48	N45°17'25"E	29.89
1.19	S45°30'51"E	27.87	1.49	N45°17'25"E	29.89
1.20	S71°07'21"E	49.80	1.50	S71°07'21"E	23.13

	8 45
1177	587°31'35"E
1172	589°33'40"E
1174	587°54'00"E
1175	517°33'00"E
1178	558°00'25"E
1177	583°43'39"E
1179	564°29'55"E
1179	582°20'17"E
1180	510°2'40"E

CURVE TABLE				CHORD BEARING		CHORD	
CURVE	RADIUS	ANGLE	DELTA	CHORD BEARING	CHORD	CHORD BEARING	CHORD
C1	50.837	93.88°	47.50°	10° 14' 40"	100° 15' 20"	93.88°	93.87
C2	998.12	98.86°	33.81°	8° 0' 0"	80° 0' 0"	98.87°	98.87
C3	707.35	98.86°	33.81°	8° 0' 0"	80° 0' 0"	98.87°	98.87
C4	800.64	71.86°	37.91°	8° 0' 0"	80° 0' 0"	71.86°	71.86
C5	1000.00	71.86°	37.91°	8° 0' 0"	80° 0' 0"	71.86°	71.86
C6	1000.00	71.86°	37.91°	8° 0' 0"	80° 0' 0"	71.86°	71.86
C7	1000.00	71.86°	37.91°	8° 0' 0"	80° 0' 0"	71.86°	71.86
C8	1000.00	71.86°	37.91°	8° 0' 0"	80° 0' 0"	71.86°	71.86
C9	1000.00	71.86°	37.91°	8° 0' 0"	80° 0' 0"	71.86°	71.86
C10	1000.00	71.86°	37.91°	8° 0' 0"	80° 0' 0"	71.86°	71.86
C11	1000.00	71.86°	37.91°	8° 0' 0"	80° 0' 0"	71.86°	71.86
C12	1000.00	71.86°	37.91°	8° 0' 0"	80° 0' 0"	71.86°	71.86
C13	1000.00	71.86°	37.91°	8° 0' 0"	80° 0' 0"	71.86°	71.86
C14	1000.00	71.86°	37.91°	8° 0' 0"	80° 0' 0"	71.86°	71.86
C15	1000.00	71.86°	37.91°	8° 0' 0"	80° 0' 0"	71.86°	71.86
C16	1000.00	71.86°	37.91°	8° 0' 0"	80° 0' 0"	71.86°	71.86
C17	1000.00	71.86°	37.91°	8° 0' 0"	80° 0' 0"	71.86°	71.86
C18	1000.00	71.86°	37.91°	8° 0' 0"	80° 0' 0"	71.86°	71.86
C19	1000.00	71.86°	37.91°	8° 0' 0"	80° 0' 0"	71.86°	71.86
C20	1000.00	71.86°	37.91°	8° 0' 0"	80° 0' 0"	71.86°	71.86