

Community Meeting Notes
REZ2025-00010 + SE2025-00009, Tradeport Hanover Land, LLC

Date/Time	Tuesday, July 29, 2025 Open House: 5:30 p.m. – 6:30 p.m. Presentation + Q&A: 6:30 p.m.
Meeting Location	Ashland Theater 200 England Street Ashland, VA 23005
Request	• Rezone to M-1 to allow data centers • Special Exception to allow buildings taller than permitted (75')
Number of Attendees	+30 attendees
Board of Supervisors Members Present	Jeff Stoneman Faye Pritchard
Planning Commission Members Present	Alan Abbott Edmonia Iverson Larry Leadbetter
Staff Members Present	Jo Ann Hunter

Applicant Overview

The applicant's representative (Andy Condlin) provided an overview of this request for a rezoning to allow data centers and a request for a Special Exception to allow buildings up to 75' in height. He reviewed changes from the previous zoning application, which include removal of the residential rezoning on Mount Hermon Road, adding a decommissioning plan, adding BMP lining requirements, and prohibiting windows on eastern-facing building facades.

Mr. Condlin reviewed the traffic study and showed how proposed development would reduce traffic from current zoning. He also showed detailed pictures of buffer areas.

Public Questions/Discussion

After the presentation, meeting attendees asked the following questions/shared the following concerns:

- *Substations*: How many substations will be on the property?
 - *Applicant Response*: There will be 2 substations, and they will both be in the Town of Ashland.
- *Substations*: How big is the substation area and what would be the height of the fencing and walls?
 - *Applicant Response*: The substation area would be 16.4 acres and walls or fences around it will be 12' tall.

- *End User:* Is there an end user for this site?
 - *Applicant Response:* There are no end users currently, but applicants are having ongoing discussions with potential end users.
- *Existing MX Zoning:* If the rezoning is not approved, what are your plans?
 - *Applicant Response:* Will proceed with data center development on the Town of Ashland side (5 buildings). Will build the mixed-use development permitted with the MX zoning on Hanover County side.
 - Residents commented that applicants were threatening with the MX zoning.
- *Impacts to Wells for Wintercrest Residents:* Will the applicant consider periodic well testing in area or connecting Wintercrest to public utilities?
 - *Applicant Response:* Applicant indicated they will not impact wells; however, they have proffered to provide utility easements to Wintercrest. Wintercrest is not located in the Suburban Service Area.
- *Generators:* Will generators be located away from Wintercrest neighborhood?
 - *Applicant Response:* Applicant stated they proffered that generators will be located within courtyards between the buildings.
- *Construction Hours:* Residents' questions about the hours of construction and when construction would start.
 - *Applicant Response:* Applicant stated they have proffered construction hours of 7:00 a.m. to 7:00 p.m. and anticipate construction within three years. If the data center zoning is not approved, they would start construction on the MX zoning in approximately a year.
 - Residents expressed concerns about nonstop construction and noise impacts.
- *Trails:* Will there be any trails on the property?
 - *Applicant Response:* There will be a 10' shared-use path along State Route 54.
- *Trees and buffers:* Will existing trees in buffer be disturbed?
 - *Applicant Response:* Buffers will only be disturbed for access points, utilities, and for the shared-use path.
- *Transportation:* Will there be a roundabout on State Route 54?
 - *Applicant Response:* No
- *Transportation:* Are you proposing an entrance to Mount Hermon Road?
 - *Applicant Response:* If Hanover zoning is not approved, there will be an emergency access to Mount Hermon Road.

- *Transportation:* Concerns raised that while traffic is reduced with this proposal, 2,500 vehicle trips per day this would be very impactful to residents.
 - *Applicant Response:* Based on the traffic study, no traffic signal would be required.
- *Building Heights:* Can building heights be reduced to 55 feet?
 - *Applicant Response:* Applicant stated that because Hanover County includes parapet screening in the building height measurement, 75' is the shortest building height they can proffer.
- *Building Heights:* Since the conceptual plan shows building heights straddling the Hanover County/Town of Ashland boundar, how will that impact building heights?
 - *Applicant Response:* Town of Ashland proffers allow building heights up to 110', if the 75' building height in Hanover is approved it is likely that all buildings would be 75'.
- *Cooling Equipment:* What type of cooling equipment will be used?
 - *Applicant Response:* Applicant stated that the technology is changing every day so they won't know what will be used when site is constructed.
- *Cooling Equipment:* Concerns were raised that at a meeting with Wintercrest residents the applicant stated you would not need cooling towers and now they are being considered.
 - *Applicant Response:* Applicant indicated that it is difficult to define a cooling tower, but these would be located on the roof of buildings and would not be standalone towers.
- *Battery Storage:* Will there be battery storage on site?
 - *Applicant Response:* Not that is not part of this request. Battery storage will only be inside the buildings.
- *Lighting:* Residents expressed concerns with lighting impacts.
 - *Applicant Response:* Applicant stated that they included in proffers that there will be faux windows only on the east side of buildings adjacent to Wintercrest.
 - Residents also expressed concerns with lighting from Mount Hermon Road.
- *Water Quality:* Residents expressed water quality concerns regarding data centers and raised concerns with the regular flooding of Mount Hermon Road.
 - *Applicant Response:* Applicant indicated that they will be required to meet all Chesapeake Bay Preservation Area and Erosion and Stormwater regulations.
- *Water Quality:* Concern that retention pond may seep into groundwater.
 - *Applicant Response:* Applicant indicated they have proffered that they will line the BMP ponds with a clay liner.

The applicant indicated they will put presentation on their website and also send it as an email to everyone who signed in at the meeting.

The meeting ended at approximately 7:50 p.m.