

REZ2025-00010 Tradeport Hanover Land, L.L.C.

Citizen Correspondence

Biernot, Gretchen W.

From: Planning
Sent: Friday, August 7, 2026 11:23 AM
To: Biernot, Gretchen W.
Subject: Fw: Iron Horse Data Center

Thank you,

Makayla Stepp-Davis

Planning Technician II
Planning Department
(804) 365-6362

Hanover
County

From: Gwynne Flanagan <gwynne.flanagan@gmail.com>
Sent: Friday, August 7, 2026 10:37 AM
To: Planning <planning@hanovercounty.gov>
Subject: Iron Horse Data Center

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

As a Virginia citizen, I oppose the Iron Horse Data Center.

Please enter my comment into the official record for REZ2025-00010 and SE2025-00009 and distribute it to all Hanover Planning Commissioners and Board of Supervisors members.

the Virginia Constitution states (article XI) that the Commonwealth must protect clean air, pure water and Virginia's lands and waters from pollution, impairment or destruction for the benefit of the people. Hanover residents deserve full transparency and a meaningful voice before our public resources are committed to private industrial development.

We are seeing over and over again in our state, and across the US, that citizens are coming together to tell our elected officials NO to more Data Centers, and these people are not listening.

Listen to the PEOPLE

Gwynne Flanagan Cox
www.gwynnewithwings.com
www.hausofmarzipan.com
@flanagangwynne

Pompei, Andrew J.

From: Biernot, Gretchen W.
Sent: Wednesday, August 5, 2026 3:39 PM
To: Hunter, Jo Ann M.; Pompei, Andrew J.
Subject: FW: Iron Horse Data Center

From: Mariyam Dawood <myd527@gmail.com>
Sent: Monday, August 3, 2026 3:05 PM
To: Herzberg, F. Michael <fmherzberg@hanovercounty.gov>; Davis, Sean M. <smdavis@hanovercounty.gov>; Prichard, Faye O. <foprichard@hanovercounty.gov>; Stoneman, Jeff S. <JSSoneman@hanovercounty.gov>; Floyd, Danielle G. <DGfloyd@hanovercounty.gov>; Hudson, Ryan M. <RMHudson@hanovercounty.gov>; Dibble, Susan P. <spdibble@hanovercounty.gov>; Martin, William E. <WEMartin@hanovercounty.gov>; Parker IV, Clifton L. <CLParker@hanovercounty.gov>; McGhee, Jr, Fredric I. <fimcgee@hanovercounty.gov>; Iverson, Edmonia P. <epiverson@hanovercounty.gov>; Leadbetter, Larry A <laleadbetter@hanovercounty.gov>; Heizer, Brett <BHeizer@hanovercounty.gov>; Abbott, Alan C. <acabbott@hanovercounty.gov>; Planning <planning@hanovercounty.gov>
Subject: Iron Horse Data Center

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Hello,

I am writing in opposition to the iron horse data center off of route 54 for many reasons but to name a couple:

1. The site proposed is surrounded by homes with a new development being built across the street. This alone should make the parcel ineligible to be rezoned for industrial use.
2. The county has an active water conservation notice due to dry weather and building data centers will only worsen these conditions.
3. Virginia's Constitution, Article XI, states that the Commonwealth must protect clean air, pure water, and Virginia's lands and waters from pollution, impairment, or destruction for the benefit of the people. A data center goes against this directive.

Please put an end to all future data center proposals so Hanover residents can get back to more important things.

Please confirm my comments were entered into the official record for **REZ2025-00010 and SE2025-00009** and distributed to all Hanover Planning Commissioners and Board of Supervisors members.

Mariyam Zamorski, Beaverdam district

Pompei, Andrew J.

From: Biernot, Gretchen W.
Sent: Wednesday, August 5, 2026 3:40 PM
To: Hunter, Jo Ann M.; Pompei, Andrew J.
Subject: FW: OPPOSITION TO IRON HORSE DATA CENTER — REZ2025-00010 / SE2025-00009

From: Megan Leigh Abernathy <megan.abernathy@gmail.com>
Sent: Monday, August 3, 2026 2:48 PM
To: Planning <planning@hanovercounty.gov>
Cc: Martin, William E. <WEMartin@hanovercounty.gov>; Parker IV, Clifton L. <CLParker@hanovercounty.gov>; McGhee, Jr, Fredric I. <fimcghee@hanovercounty.gov>; Iverson, Edmonia P. <epiverson@hanovercounty.gov>; Leadbetter, Larry A <laleadbetter@hanovercounty.gov>; Heizer, Brett <BHeizer@hanovercounty.gov>; Abbott, Alan C. <acabbott@hanovercounty.gov>; Davis, Sean M. <smdavis@hanovercounty.gov>; Stoneman, Jeff S. <JStoneman@hanovercounty.gov>; Prichard, Faye O. <foprichard@hanovercounty.gov>; Floyd, Danielle G. <DGfloyd@hanovercounty.gov>; Herzberg, F. Michael <fmherzberg@hanovercounty.gov>; Hudson, Ryan M. <RMHudson@hanovercounty.gov>; Dibble, Susan P. <spdibble@hanovercounty.gov>; ctyadm <ctyadm@hanovercounty.gov>
Subject: OPPOSITION TO IRON HORSE DATA CENTER — REZ2025-00010 / SE2025-00009

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Dear Members of the Hanover County Planning Commission and Board of Supervisors,

I am writing as a Virginia resident, homeowner, gardener, and animal keeper to express my strong opposition to the proposed Iron Horse Data Center and the rezoning and special-exception requests associated with cases REZ2025-00010 and SE2025-00009.

My husband served in the United States Army for 20 years, and our family deeply understands that service to this country includes protecting the land, water, communities, and constitutional principles that make it worth serving. We believe Virginians deserve a meaningful voice in decisions that could permanently affect the resources our families and future generations depend upon.

Clean, abundant water is not an abstract political issue to me. It sustains our homes, gardens, farms, animals, ecosystems, and communities. It is also a finite public resource that cannot simply be treated as an expendable subsidy for private industrial development.

Recent research should give every Virginia locality serious pause before approving additional data centers. The Interstate Commission on the Potomac River Basin's March 2026 analysis found that data-center water consumption surges during the hottest and driest parts of the year—precisely when river flows are lowest and residential and agricultural needs are greatest. It projected that, under baseline growth assumptions, data-center demand in the Washington metropolitan area could eventually exceed 80 million gallons on peak days.

Biernot, Gretchen W.

From: Planning
Sent: Thursday, June 25, 2026 10:10 AM
To: Biernot, Gretchen W.
Subject: Fw: Hanover "Iron Horse" Proposal (REZ2020-00010 + SE2025+00009)

Thank you,

Makayla Stepp-Davis

Planning Technician II

Planning Department

(804) 365-6362

Hanover
County

From: David Flagg <davidflagg34@gmail.com>
Sent: Thursday, June 25, 2026 9:56 AM
To: Planning <planning@hanovercounty.gov>
Subject: Hanover "Iron Horse" Proposal (REZ2020-00010 + SE2025+00009)

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To whom it may concern,

My name is David Flagg, a lifelong resident of Hanover County and current owner of the property at 13078 Hill Top Drive, Ashland, VA, along with my wife Savannah Flagg.

The home that my wife and I currently live in is located approximately 1.3 miles from the house that I grew up in, and directly adjacent to the proposed Tradeport Hanover Land, LLC Data Center Proposal (REZ2020-00010 + SE2025+00009), the "Iron Horse" project. Any development of the parcels comprising this project site will very directly impact my family's lives.

I am also a water and wastewater utilities engineer for Spotsylvania County and have become very knowledgeable about data center development over the past 5 or 6 years.

In addition to the clear benefits of the Iron Horse proposal vs the previous mixed-use By-Right usage proposal that I discuss below, selfishly, I cannot imagine seeing the beautiful, forested area behind my & my neighbor's homes completely disappear, and any chance of maintaining the existing variety of wildlife or peacefulness of the area along with it.

Please take this letter and others like it into strong consideration when voting on the Iron Horse Project's proposal. And please think of the actual, definable, pros and cons for the citizens of Hanover County when voting on this project.

I understand if you do not read what I have written below in its entirety, and I greatly appreciate any time that you dedicate to this matter.

Thank you,
David Flagg

I am strongly in support of the Iron Horse project for many reasons. The primary, clearly definable benefits of this project over the By-Right usage potential of the existing zoning for the property are as follows:

- The 150'+ proffered environmental buffers, 200' minimum building setbacks, increased green space, and reduced maximum building heights, greatly reduce the impact on the environment, nearby property owners, and the public general viewshed
- Extremely minor population & traffic impact in comparison to the current zoning of the property
- Substantial tax revenue with minimal impact on public roads, schools, and services
- Comprehensive Plan alignment and appropriate development "fit" for the property, where half of the total site acreage has already been approved for rezoning by the Town of Ashland.
- A very likely reduction in proposed water use vs the mixed-use proposal

Most people who do not work in government do not understand what By-Right development is and what the Hanover County Planning Commission and Board of Supervisors will be approving or disapproving. They also likely do not realize that there will be no public hearing or forum for discussion for a site plan proposal that matches the existing zoning of the property. The existing fields and forest on the property will not be there forever. Development can, and will, occur. The main question that should be asked is "which development has more positives and has the least negatives for the residents of Hanover County?", which I believe is unobjectively the Iron Horse project.

The existing By-Right zoning for the Hanover County portion of the project would create a substantially noticeable negative impact on the residents of Hanover County and the Town of Ashland.

- The previously estimated additional 33,000 VPD for the overall Hanover & Ashland mixed-use zoning proposal would have a staggering impact on local roadways & particularly Route 54, as well as the increasingly congested Town of Ashland. I know my listed VPD estimate was for the overall development and not just the Hanover portion, but the overall traffic reduction when considering the Iron Horse proposal vs the mixed-use proposal is massive.
- Even if Route 54 were made into a four-lane roadway with dedicated turning lanes for the development, coinciding with the increase in traffic, a substantial safety hazard would be created for anyone who regularly travels through that stretch of roadway. It's become dangerous enough as it is to turn out of a private drive onto 54, especially near the bend at Woodside Lane.
- The previous proposal would also allow clearing for establishing residential lots up to nearly the existing property lines, where no further proffer potential exists for increased setbacks or limiting overall disturbance on a parcel that does not need a Rezoning. This would both destroy the privacy & property value of some of the existing adjacent homes, as well as create a massive environmental & wildlife impact.

Conversely to the existing zoning potential for the property, the Iron Horse development would be nearly unnoticeable to most Hanover County residents, even those who will be living directly next to it, as my family will be. With a minimum proposed 150' environmental buffers, 200' building setbacks,

and reduced maximum building heights of only 75' that are in the current project proposal, there will be no clear line of sight to the data center buildings aside from driving through two short sections of roadway on Route 54 & I95 where the existing power easement is located.

I do understand the concerns from residents regarding data centers, but I think most of them come from a lack of understanding and are generally overstated:

- Many people also complain of the "loud humming" noise that data centers make.
 - o Neglecting the proffered wooded buffer that further reducing any sound produced by the facilities, this humming noise is typically approximately 45 to 60 dB from a distance of 200', which would be the closest that anyone could get to one of the proposed buildings without trespassing or visiting the site.
 - o With the wooded buffer, the sound range will be closer to 40 to 55 db. The sound emitted from this development would be somewhere between a quiet library and a moderate breeze for those closest to it.
- Many people are also rightfully concerned about the use of up-to "2 million gallons of water per day being directed" to the Iron Horse project for cooling purposes.
 - o As I understand the most recent proffers proposed with this rezoning case, the 2 MGD value is an old number, and any building containing a data center use will use air cooling recirculation loops to greatly reduce potable water consumption. From the data center developments that I have experience with, these air-cooled systems can use 1/10th or even less of the water that traditional cooling towers would use.
 - o Even with traditional cooling towers, the stated "2 MGD" usage is likely a vast overestimate. This number would be provided as a conservative estimate for use during a maximum day demand, which is a highly unlikely and extremely short-lived scenario. Data centers usually only use cooling water when the outdoor ambient temperature is around 80-85 degrees F or higher, which is about ~1/3 of the year. Usage also increases proportionately, where if 2 MGD is the maximum day in July or August, a substantially lower demand would occur for the transitional months in Spring & Fall as temperatures are rising & falling towards/from the hottest days in Summer.
 - o The main point related to potential water consumption, and especially with closed-loop air-cooling being proposed in the current proffers, is that the proposed water usage by the Iron Horse development would likely be substantially less on an annual average basis than the previously proposed residential & commercial development at the property's existing zoning.
- In addition to the general water volume concerns that people have, many people are also concerned about how water use will impact well water services
 - o Many people also do not understand how the public water system differs from private wells and are under the misconception that the data center water demands could impact their well water. The recently proposed proffers clearly state that any water consumption for cooling applications will be from the public system, and that using/drilling private wells for cooling is strictly prohibited. Therefore, any proposed water demand for cooling applications will not impact private wells or groundwater in any capacity.

I greatly commend the Hanover County Board of Supervisors and Planning Commission, as well as the Iron Horse developers, for hearing and addressing the concerns mentioned thus far by Hanover County residents. This is clearly evident in the most recent June 2026 proffers for the Rezoning case, where I think that any reasonable concerns have been more than adequately addressed.

Thank you for the work that you do for Hanover County, and especially for your time and consideration on this matter.

Biernot, Gretchen W.

From: Planning
Sent: Thursday, June 18, 2026 10:31 AM
To: Biernot, Gretchen W.
Subject: Fw: Rezoning request: Tradeport Hanover Land, L.L.C. Data Center Proposal

Makayla Stepp-Davis

Planning Technician II

Planning Department

(804) 365-6362

Hanover
County

From: Amy Flagg <amyscropconnection@msn.com>
Sent: Thursday, June 18, 2026 10:01 AM
To: Iverson, Edmonia P. <epiverson@hanovercounty.gov>
Cc: Stoneman, Jeff S. <JSSstoneman@hanovercounty.gov>; Planning <planning@hanovercounty.gov>
Subject: Rezoning request: Tradeport Hanover Land, L.L.C. Data Center Proposal

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Dear Ms. Iverson,

I am emailing regarding my support of the rezoning request for Tradeport Hanover Land, L.L.C. Data Center Proposal; REZ2025-00010 + SE2025-00009. It is my understanding that the Town of Ashland has already approved the rezoning for their portion of the land. While I'm not 100% in favor of any additional growth on Route 54 area (West of I-95) as getting out of my driveway and across the road to get my mail is already a challenge, I realize that desire is not realistic. What I do recognize is if the county is going to continue to grow, which it will as landowners choose to sell their property, it needs to be well rounded in the types of development. In my opinion, more residential growth in this area is not the right direction.

The current zoning of residential / commercial of this property with an estimated traffic increase of 33,000 vehicles per day is unimaginable. This area has sadly gone, in my 31 years of living here, from a mostly rural area with minimal homes and neighborhoods to a neighborhood haven. The explosion of homes has been frustrating as infrastructure seems to always come after the fact and is not looked at in advance and done proactively. New neighborhoods have increased my property value which in turn increases what I am required to pay in real estate taxes, but as a lifelong resident of Hanover, I fail to see what I have gained from all the residential growth. What it has created is higher real estate taxes, more traffic, and the loss of what used to be a rural area with farmland and wooded property. The estimated increase in traffic with the Data Center in this area is 2475 vehicles per day, which is still an increase but nothing compared to 33,000.

I personally would not want multiple data centers in the county, but with the advancement of technology, Data Centers are a new reality. Regardless of where these are placed in Virginia, we are going to be affected by the need to increase the infrastructure to support them at the least on the electricity production side. And

it is my understanding the developers and data centers will not be covering the full cost of those updates and upgrades. If citizens are going to be strapped with a portion of the costs to improve the infrastructure to support the data centers regardless of where they are built in the general surrounding area, I would much prefer Hanover County at least receive some of the tax revenue from them.

Residential areas do not support the county's tax base. They create the need for more services from our schools, fire & EMS, police, public works/utilities and they carry similar burdens upon the electrical grid without offsetting the cost of increased generation capacity. In addition, more homes will mean more vehicles on our roads and the need to spend additional money to support the increased traffic. As it stands, the roads in the area, Route 54, Goddins Hill Road, Mount Hermon Road, and Sliding Hill Road are already sustaining traffic loads they were not designed for.

I would ask that this rezoning request from residential/commercial to data centers be granted by the Planning Commission. As a county, we will continue to see developmental growth. We cannot continue to only build neighborhoods and homes. The burden upon services is unsustainable. This data center will add some balance to the tax base with the projected over 20 million in tax revenue per year in 5 years and 53 million in 10 years with minimal demand for services compared to residential developments.

Best regards,
Amy Flagg

804-690-0613
9396 E. Patrick Henry RD
Ashland, VA 23005

Biernot, Gretchen W.

From: jz <jjzamo@gmail.com>
Sent: Thursday, June 18, 2026 12:27 PM
To: Biernot, Gretchen W.
Subject: Iron Horse Data Center

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Good afternoon,

My wife Mariyam said you may be able to forward emails that are coming back as undeliverable to the planning commission. I believe the only person I was able to get through to was Jeff Stoneman. Below is the message I was trying to relay. Thank you!

I am unable to attend this evening's public hearing but I am strongly against rezoning to allow such a large scale industrial data center.

We moved to Hanover 6 years ago directly across from Taylor Park. Our intention had always been to set deep roots here, planting over 200 native trees, a small orchard, and a walnut grove. Rezoning agricultural land makes it difficult for us to plan our family's future and I have a hard time seeing us, or anyone else close to this area wanting to stay put.

If you are in favor of data centers in Hanover, please have them built in previously zoned industrial areas. If there are no current areas that can accommodate then they are not a good fit for our community

Thank you for your time,
-Justin Zamorski
12051 Haley Farm Rd

Biernot, Gretchen W.

From: Planning
Sent: Thursday, June 18, 2026 12:10 PM
To: Biernot, Gretchen W.
Subject: Fw: Iron Horse Data Center

Thank you,

Makayla Stepp-Davis

Planning Technician II

Planning Department

(804) 365-6362

Hanover
County

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Sent: Thursday, June 18, 2026 11:43 AM
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-Justin Zamorski
12051 Haley Farm Rd

Biernot, Gretchen W.

From: Mariyam Dawood <myd527@gmail.com>
Sent: Thursday, June 18, 2026 12:07 PM
To: Biernot, Gretchen W.
Subject: Iron horse data center

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Hello Gretchen,

Thank you for speaking with me. I copied my email that I tried to send to the planning commission members as well as the board of supervisors. Thank you so much for forwarding this along. Would you mind if I share your email address with my neighbors that also received bounce back emails so they can register their opinion?

Hello,

This email is to register a written comment/opinion in opposition for the iron horse data center as well as all others planned for Hanover county.

I am a mother with a small child and aging parents living on property very close to the proposed iron horse data center. I am opposed to this data center due to the noise water and air pollution, heat output, and for the health impacts we will inevitably suffer if this moves forward. We are also situated off of route 54 and the traffic is an immense concert. We have invested greatly in our property and home values will plummet. Lastly the effects on power usage and water consumption will be felt by your residents for years to come.

The area proposed is next to several residents already. Not to mention an elderly community being built across the street as we speak. This is not an industrial area nor should it be. No one wants to live next to a data center. Would you? Would you want this for the children or elderly in your life?

I ask that you do your part to keep Hanover beautiful and rural. And most of all, I ask that you put a stop to the data center nuisances, now and in the in the future. Vote NO.

I sincerely hope this resonates with each of you. Thank you for listening.

Mariyam Zamorski
12051 Haley farm road

Biernot, Gretchen W.

From: Planning
Sent: Thursday, June 18, 2026 10:31 AM
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Makayla Stepp-Davis

Planning Technician II

Planning Department

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Hanover
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From: Amy Flagg <amyscroppconnection@msn.com>
Sent: Thursday, June 18, 2026 10:01 AM
To: Iverson, Edmonia P. <epiverson@hanovercounty.gov>
Cc: Stoneman, Jeff S. <JSSoneman@hanovercounty.gov>; Planning <planning@hanovercounty.gov>
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it is my understanding the developers and data centers will not be covering the full cost of those updates and upgrades. If citizens are going to be strapped with a portion of the costs to improve the infrastructure to support the data centers regardless of where they are built in the general surrounding area, I would much prefer Hanover County at least receive some of the tax revenue from them.

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Best regards,
Amy Flagg

804-690-0613
9396 E. Patrick Henry RD
Ashland, VA 23005

Biernot, Gretchen W.

From: Planning
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Thank you,

Makayla Stepp-Davis

Planning Technician II

Planning Department

(804) 365-6362

Hanover
County

From: Mariyam Dawood <myd527@gmail.com>
Sent: Thursday, June 18, 2026 10:32 AM
To: Planning <planning@hanovercounty.gov>
Subject: Iron Horse Data Center

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Dear Hanover Planning Department,

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I ask that you do your part to keep Hanover beautiful and rural. And most of all, I ask that you put a stop to the data center nuisances, now and in the in the future.

I sincerely hope this resonates with each of you. Thank you for listening.

Mariyam Zamorski
12051 Haley farm road

Biernot, Gretchen W.

From: quailfield@aol.com
Sent: Wednesday, June 17, 2026 4:08 PM
To: Planning; Iverson, Edmonia P.; Biernot, Gretchen W.
Subject: Opposition to Iron Horse Data Center

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Dear Ms. Iverson and esteemed members of the Planning Commission—

I once again write you as a 25 year resident of the Beaverdam district to oppose this project and all other upcoming proposals (of which I am aware) as well. As we all know, Federal, State, and local governments are increasingly opposing any further proliferation of these monstrosities which are a scourge on rural communities and the environment. Moratoria and even total bans are being proposed and enacted nationwide. The US has over half of the world's data centers and we do not need to destroy rural landscapes to accommodate any more. The resources consumed are staggering, with costs passed along to residents. These centers take take take and never stop. They ruin land and communities and have an endless thirst for water and power. The recently published VCU study clearly documents how dirty this technology is. Moreover, "unintended consequences" include potential new destructive pathways for transmission lines (Valley Link and Kraken come to mind), which threaten thousands of acres of pristine Virginia land as well as homes and schools.

These proposals, including the current one, run antithetical to any sort of rural preservation for the county and in no way shape or form do any of these "fit ". The "Envision Hanover" document proposes to maintain the majority of the County as Agricultural/Rural. Therefore, in no way would this data center fit into the plan. Recent residential development east of Ashland would put new residents in the shadow of this project, having to suffer with incredible construction traffic, and permanent 24/7 noise and pollution issues.

In the context of widespread nationwide opposition to these centers, (and overwhelming local opposition as you have seen!) , there is no way that Hanover should proceed in any which way with adding any more of these. The responsibility of the County is the current residents not to Corporations,

The residents of the county, your constituents need to be protected. We live in rural areas for a reason. Therefore, please include me with the group of residents in staunch opposition to the current Iron Horse proposal as well to any future proposals for the county. As we know, the Hickory Hill 1200 acre debacle is enough.

Thank you in advance for your consideration.

Doug Boardman,
Old Ridge Rd.,
Beaverdam District.

Biernot, Gretchen W.

From: Planning
Sent: Wednesday, June 17, 2026 12:18 PM
To: Biernot, Gretchen W.
Subject: Fw: Hanover County Rezoning Request

Thank you,
Makayla Stepp-Davis
Planning Technician II
Planning Department
(804) 365-6362



From: Johnathan and Rachael Flagg <mr.mrs.flagg@gmail.com>
Sent: Wednesday, June 17, 2026 12:17 PM
To: Iverson, Edmonia P. <epiverson@hanovercounty.gov>; Stoneman, Jeff S. <JStoneman@hanovercounty.gov>;
Planning <planning@hanovercounty.gov>
Subject: Hanover County Rezoning Request

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

To whom it may concern:

As a Hanover County resident with deep roots in this community, I am writing to express my support for the rezoning request associated with the Tradeport Hanover Land, LLC Data Center proposal, REZ2025-00010 and SE2025-00009.

At 37 years old, I was born and raised off Route 54, not far from the area in question, and I now live off Route 301 near Hanover High School. I care deeply about Hanover County's future and believe it is important to consider projects that can strengthen our local economy while supporting the long-term needs of residents.

One of the most significant benefits of this proposal is the potential for substantial new tax revenue. Data centers pay significant business personal property and real estate taxes. In some counties, this revenue can account for a meaningful percentage of the local budget, helping officials reduce pressure on residential taxpayers while funding essential county priorities.

Beyond the direct tax benefit, this type of project can also encourage meaningful infrastructure investment in areas that may otherwise see slower improvements. Data center development often requires significant upgrades to electrical, fiber, and related utility infrastructure. These improvements can strengthen the reliability and capacity of local systems, benefiting not only the project site but also surrounding businesses, future commercial development, and nearby residents over time.

In addition, a project of this scale can create both immediate and long-term employment opportunities. Construction would hopefully support local contractors, tradespeople, suppliers, and service providers during the buildout phase. Once operational, the facility would require ongoing technical, security, maintenance, administrative, and support roles, creating stable employment opportunities while also supporting indirect jobs in the surrounding economy.

Another important consideration is that data centers can provide strong economic value without placing the same level of demand on public services as other forms of development. When comparing this proposal to the alternative of building thousands of new homes, the benefits become even clearer. Large residential developments can place significant strain on rural counties by increasing demand for schools, roads, public safety, emergency services, utilities, parks, and other county-funded resources. New homes also bring long-term population growth that requires ongoing public investment, and in many cases, the tax revenue generated by residential property does not fully offset the cost of providing those services.

By contrast, a properly planned data center can generate substantial tax revenue, support utility upgrades, and create jobs without adding thousands of new residents or placing the same daily burden on schools, traffic, and public services. For a rural county seeking economic growth while preserving its character and managing infrastructure responsibly, this type of development represents a more balanced and fiscally responsible option. For these reasons, I respectfully encourage the county to approve this proposal and recognize the long-term benefits it can provide to Hanover County residents, businesses, and taxpayers. Thank you for your time and consideration.

Respectfully,
Johnathan Flagg
804-335-6477

Biernot, Gretchen W.

From: Planning
Sent: Wednesday, June 17, 2026 11:54 AM
To: Biernot, Gretchen W.
Subject: Fw: VOTE "NO" Iron Horse Data Center

Makayla Stepp-Davis

Planning Technician II
Planning Department
(804) 365-6362



From: Debbie Fitzsimmons <meem2dabtoce7@yahoo.com>
Sent: Wednesday, June 17, 2026 11:46 AM
To: Planning <planning@hanovercounty.gov>
Subject: VOTE "NO" Iron Horse Data Center

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Please vote NO to the Iron Horse Data Center that would be directly across from our already existing occupied family neighborhood - Providence along with two currently under construction 55+ neighborhoods on the east and west sides of Providence. This is not what is needed on that land-think about all these families (& future families just purchasing), alongside the Woodside neighborhood just north of the Providence neighborhood, off Woodside Lane.

Light, sound, traffic pollutions and ground water/air pollutions - should not be allowed to happen. We are all tax payers and deserve our homes and general areas are safe and remain safe for families living just across the street from a massive intruding monster. This is not the place for such a thing!! Families should always come first, and be considered first on how building yet another data center, in such close proximity to many, many families and how it will affect them. Some can sell and move away, but that's still leaving the same issues for new families moving in! Families should always be #1 since this is a huge residential area!!

Please make the right choice and vote NO!!

Deborah & Richard Fitzsimmons
10341 Spencer Trail Place
Ashland, VA 23005

We are retired and don't want to have to sell and move away - we want to live the rest of our lives in peace and harmony with nature!

Thank you! Vote NO

Get Outlook for iOS

Biernot, Gretchen W.

From: Planning
Sent: Wednesday, June 17, 2026 11:06 AM
To: Biernot, Gretchen W.
Subject: Fw: Vote NO to Data Ctr REZ2025-0001 Tradeport

Thank you,

Makayla Stepp-Davis

Planning Technician II

Planning Department

(804) 365-6362

Hanover
County

From: Chris Weller <1960weller@gmail.com>
Sent: Wednesday, June 17, 2026 10:14 AM
To: Planning <planning@hanovercounty.gov>
Subject: Vote NO to Data Ctr REZ2025-0001 Tradeport

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Deer planning commission of Hanover County, I am currently considering purchasing a home at the new 55 and over subdivision being built across Route 54 From the proposed data center. At this time, until I learn the outcome of the decision, whether or not to build a data center, I will not proceed. I am sure there are others potential buyers perhaps now and definitely in the future that Would also choose not to live across the road from a data center. Please consider how this decision would devalue Residential real estate in the area at a time when builders have committed to building. I believe building additional housing would be fine and more residential housing would bring changes to Route 54 to improve traffic safety. Thank you.

C. Weller
Hanover County resident

Biernot, Gretchen W.

From: A MC <amendesign2@gmail.com>
Sent: Tuesday, June 16, 2026 5:52 PM
To: Hunter, Jo Ann M.; Iverson, Edmonia P.; Stoneman, Jeff S.; Leadbetter, Larry A; Dibble, Susan P.; McGhee, Jr, Fredric I.; Davis, Sean M.; Biernot, Gretchen W.; Abbott, Alan C.; Martin, William E.; Heizer, Brett; Parker IV, Clifton L.; Floyd, Danielle G.; Herzberg, F. Michael; Prichard, Faye O.; Hudson, Ryan M.
Subject: Fwd: IronHorse

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Dear Hanover County Planning Commissioners, Board of Supervisors, and Staff,

I am forwarding the below e-mail and some comments I would like to have added to the official Iron Horse rezoning case. **We should not be rezoning speculatively!**

Your ability to be good stewards of our taxpayer money has (in the past) been rewarded with the highest bond rating in the state - all without a single data center. Now we have three data center complexes approved that will allegedly give us a huge amount of money. **WE DO NOT NEED ANY MORE!**

Who puts all of their eggs in one basket - as a fiduciary? (I would fire mine if that was the way they invested my money.) And, what is exactly the amount of money? If you see below, my questions have not been answered, just deferred. They clearly are prepared to "reveal" their math, but are purposely hiding things from the community. I suppose some of you already know these answers? The communities feel betrayed by all of these secretive dealings with these developers. Is this how we do business in Hanover County? You and your constituents deserve more respect than all of these data center developers are showing Hanover County.

I (as well as most Hanoverians) was happy to see our BOS vote down the 33 Data Center Scheme last month. **This took some time to realize but ultimately - do you want your legacy to be "Hanover County for the people and the land", or data centers, industrialization, intimidation, and money schemes?**

We need to be more creative and think about what we really want to see in our county. How about a history center at either 54 or 33 (a welcome center and history center to celebrate all that we have here in Hanover), a hospital complex, doctor's offices, workforce housing for the people who work at those healthcare facilities, 55-plus to retirement and full healthcare for our elderly? There are so many things that we could be proud of. Both areas are gateways to our beloved county. Do you really want this place to be known (like Northern New Jersey) for it's industrialization of entire areas of counties?

I hope the citizens will be proud of all of you when you deny this rezoning, and CUP. Please do not be intimidated with "It could be worse, we could put something worse next to you?" That's just not how we should be making decisions, creating policy, running our government, and treating our most valuable asset-our awesome people!

Thank you for your consideration,
Amy

----- Forwarded message -----

From: **Ashley Kyle** <akyle@rothjackson.com>

Date: Tue, Jun 16, 2026 at 3:56 PM

Subject: RE: IronHorse

To: amy Mendelson Cheeley <amendesign2@gmail.com>

Cc: Andrew Condlin <acondlin@rothjackson.com>, Tracy Craddock <traddock@rothjackson.com>

Amy,

Please see my responses to your email below in **green**:

Good afternoon.

Thanks so much for letting me know about the Q and A.

Perhaps you could answer the following that isn't covered specially there:

1. Historical Commission study – **On June 6, 2023, the County Historical Commission voted that the development has no impact on the historical resources of the County.**
2. Proffer of no wells at any point – **See Proffer 9b:**

Private Wells for Cooling Prohibited. The use of private well water for water cooling data center equipment is strictly prohibited.

3. Storage tanks for water for back up and fires suppression – **If DPU or any other local agency requires us to provide storage tanks for these purposes, we will do so. This will be addressed at time of site plan once we have an end user.**
4. Updated TIA (2022 data is too old) – **We will discuss this at the Planning Commission hearing on Thursday and encourage you to attend.**
5. Concept plan that shows building areas , parking, roads, etc. – **We do not have an end user, therefore we do not have a formal layout showing buildings. Please see orange section of concept plan available on website – development will only occur in orange area.**
6. Where and how many storage tanks for diesel and chemical storage? Which chemicals? **This will be determined at site plan stage once we have an end user. Will be in compliance with all federal, state and local regulations on any hazardous materials – highly regulated.**
7. When are energization dates for the substations? How many? **Approved for up to 2 substations on the Ashland side. We will also discuss this topic at the Planning Commission hearing on Thursday and encourage you to attend.**

8. Water usage. **We will also discuss this topic at the Planning Commission hearing on Thursday and encourage you to attend.**
9. Electricity usage. – **We will also discuss this topic at the Planning Commission hearing on Thursday and encourage you to attend.**
10. Revenue analysis/study – **We will also discuss this topic at the Planning Commission hearing on Thursday and encourage you to attend.**

***Please note that Roth Jackson will not receive or forward wiring instructions by email**

Ashley B. Kyle | Member | (703) 485-3535 (main) | akyle@rothjackson.com

8200 Greensboro Drive | Suite 820 | McLean, Virginia 22102 | (703) 485-3535 (main) | (703) 485-3525 (fax)



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From: amy Mendelson Cheeley <amendesign2@gmail.com>
Sent: Monday, June 15, 2026 1:20 PM
To: Ashley Kyle <akyle@rothjackson.com>
Cc: Andrew Condlin <acondlin@rothjackson.com>; Tracy Craddock <tcraddock@rothjackson.com>
Subject: Re: IronHorse

Good afternoon.

Thanks so much for letting me know about the Q and A.

Perhaps you could answer the following that isn't covered specially there:

1. Historical Commission study
2. Proffer of no wells at any point
3. Storage tanks for water for back up and fires suppression
4. Updated TIA (2022 data is too old)
5. Concept plan that shows building areas , parking, roads, etc.
6. Where and how many storage tanks for diesel and chemical storage? Which chemicals?
7. When are energization dates for the substations? How many?
8. Water usage.
9. Electricity usage.
10. Revenue analysis/study

Thank you.

Amy

Amy Mendelson Cheeley

Amy Mendelson Design

Amendesign2@gmail.com

804-339-7266

Instagram Graphic Design: @amymendelsondesign

Instagram Fine Art & Illustration: @amendesign

On Jun 14, 2026, at 11:05 AM, Ashley Kyle <akyle@rothjackson.com> wrote:

- Historical Commission study
- Proffer of no wells at any point
- Storage tanks for water for back up and fires suppression
- Updated TIA (2022 data is too old)
- Concept plan that shows building areas , parking, roads, etc.
- Where and how many storage tanks for diesel and chemical storage? Which chemicals?
- When are energization dates for the substations? How many?

- Water usage.
 - Electricity usage.
 - Revenue analysis/study
-

--

Amy Mendelson

Amy Mendelson Design

Amendesign2@gmail.com

804-339-7266

Instagram Graphic Design: @amymendelsondesign

Instagram Fine Art & Illustration: @amendesign

Biernot, Gretchen W.

From: Planning
Sent: Monday, June 15, 2026 8:33 AM
To: Biernot, Gretchen W.
Subject: Fw: Rezoning REZ2025-000+SE2025-00009

Thank you,

Makayla Stepp-Davis

Planning Technician II
Planning Department
(804) 365-6362



From: Mark <mfstyx@verizon.net>
Sent: Sunday, June 14, 2026 11:43 AM
To: Iverson, Edmonia P. <epiverson@hanovercounty.gov>; Stoneman, Jeff S. <JSStoneman@hanovercounty.gov>; Planning <planning@hanovercounty.gov>
Subject: Rezoning REZ2025-000+SE2025-00009

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Hello

I'm a lifelong resident of Hanover County and my property is approximately two miles east of the proposed Data Center.
My wife and I are one hundred percent in favor of the building of this data center. We are opposed to any further development of large scale housing projects in our area. We have watched over the years the increase in traffic on route 54 and the vehicle noise associated with this increase of traffic due to the neighborhoods of Hickory Hill and those along Providence Road.

The Town of Ashland has approved the rezoning of their portion of the property to data centers, and we feel the county should to. This would lessen any further increase of traffic along Rt. 54 as well as provide greater environmental protection of the area.

We understand the concerns of many of the citizens in the County, and we feel those concerns have been addressed, and plan revisions have been made to accommodate those concerns.

The tax revenue generated from the proposed site would much better serve those citizens than any tax revenue generated by high density housing projects. Data centers do not increase more students in public schools. They do not increase demand on trash disposal services. They do not increase demand on road maintenance, I could go on and on.

The catchy phrase " Grow Tomatoes not Data Centers" is a nice sentiment towards the Counties' Rural background. But unfortunately, the number of tomatoe farmers in the county is not going to grow anytime soon and I would much rather see the land that once grew agricultural crops be put to use as a data facility than I would housing development.

Sincerely
Mark W. Flagg

Biernot, Gretchen W.

From: Planning
Sent: Friday, June 12, 2026 8:31 AM
To: Biernot, Gretchen W.
Subject: Fw: Hanover County Rezoning request: Tradeport Hanover Land, LLC Data Center Proposal; REZ2025-00010 and SE2025-00009, Tradeport Hanover Land, LLC

Thank you,

Makayla Stepp-Davis

Planning Technician II

Planning Department

(804) 365-6362

Hanover
County

From: Jody Gonner <jfgonner@yahoo.com>
Sent: Friday, June 12, 2026 7:42 AM
To: Iverson, Edmonia P. <epiverson@hanovercounty.gov>; Stoneman, Jeff S. <JSStoneman@hanovercounty.gov>; Planning <planning@hanovercounty.gov>
Subject: Hanover County Rezoning request: Tradeport Hanover Land, LLC Data Center Proposal; REZ2025-00010 and SE2025-00009, Tradeport Hanover Land, LLC

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Good morning,

I would like to request that you vote to support rezoning of Tradeport Hanover Land, LLC Data Center Proposal REZ2025-00010 and SE2025-00009
Tradeport Hanover LLC.

I agree with the new proposal that would reduce traffic along route 54, greater environmental protection, lined stormwater facilities to protect ground water.

I agree with the lowering of the building heights to 75' on Hanover side of development. I also agree with 200 ft building setbacks and proffered building design elevations.

The only issue I see will be with repaving of Route 54. The team chosen to pave new 55+ Housing Development has not done a very good job tying new Providence Church Road at 54 intersections. I live right across the street of this intersection and can see at least a 2" drop.

Respectfully,

Jody Gonner

Edmonia Iverson
Planning Commission
June 12, 2026

RE: Tradeport Hanover Land, L.L.C Data Center Proposal; REZ2025-00010 + SE2025-00009, Tradeport Hanover Land, LLC

Dear Ms. Iverson;

I hope this note finds you well and thank you for all your work on the Planning Commission. In follow-up to my letter of August 2025 regarding the subject zoning case (copy attached), I wanted to provide a few updates. I no longer own the property on Hill Top Drive, it has been transferred to one of my sons and his wife. They continue to make investments in the property. We are still very much affected by the proposed zoning action. The small subdivision on Hill Top dates back to the late 1940's. It is bounded on 3 sides by the proposed development. I have talked to all the existing residents which includes 6 properties with existing homes and none are opposed to the project rezoning and data center proposal. Five are definitely in favor and the remaining is indifferent as they deal with more pressing matters. The most recent proposal improves on the prior proposals, by adding more open green space preservation and deleting the eastern most entrance. We are very appreciative for these changes and it only increases our desire to see the property converted from the existing mixed use development to the data center. The removal of the entrance and the designation of the open spaces along with the proposed 150 ft buffer significantly insulate all the homes on Hill Top over the existing mixed use development. The extra natural spaces will help maintain groundwater recharge for our surface wells. It will provide for some wildlife corridors and help provide a more suitable transition to the existing rural area. Moving the stormwater facilities to the rear of the parcel also helps insulate our properties.

The developers proposal to limit heights across the development to 75 ft ensures it will not be seen on the County portion and will lower the elevations significantly on the Ashland portion addressing some concerns raised by others.

Our friends on Hill Top definitely understand and desire the proposed reduction in traffic impacts by the rezoning. Limiting the accesses to one point on Route 54 along with the 91 percent reduction in traffic will have a long lasting improved impact for all of us that live up and down the Route.

As I have talked to my neighbors up and down the corridor there remains a lot of confusion over details. Once people understand groundwater will not be used by the Data Center and the Traffic will be greatly reduced, they usually quickly change their opinion about the proposal. I really can't envision another zoning proposal that would impact us any less.

Edmonia Iverson
Planning Commission
June 12, 2026

We all know that something will be built on the site. We hope you will allow this proposal to move forward as it represents about the best we can hope for protecting our rural way of life. It will mean a lot for me and my family from a personal perspective. I also know it will be a great improvement for the County at large by reducing traffic, protecting the environment more and producing revenue the County can use to fund school needs for our children, fire and police needs, all while reducing the impacts associated with the existing zoning which would only increase demand for services. Thank you for your service to the County and for all you do. I hope you will vote yes on the proposed rezoning.

Best wishes,

Mike Flagg

CC: Honorable Jeff S. Stoneman, Beaverdam District Supervisor
Planning Department

Edmonia Iverson
Planning Commission
August 31, 2025

RE: Tradeport Hanover Land, L.L.C Data Center Proposal; REZ2025-00010 + SE2025-00009, Tradeport Hanover Land, LLC

Dear Ms. Iverson;

I hope this note finds you well and thank you for your continuing and long standing service to the County on the Planning Commission. I wanted to take a few minutes and highlight a few reasons to approve the above case concerning the proposed data centers in Hanover adjacent to Ashland on Route 54 east of town, currently scheduled for the September 18th Planning Commission meeting. My wife and I own the closest residential property to the proposed zoning in the County at 13087 Hill Top Dr. We are bounded on two sides and we share this configuration with one other neighbor. We are potentially facing between 198 and 286 apartments, within 100 feet from our back door. I much prefer the Data Centers with their buffers, reduced traffic and other environmental protections.

As you know the Town Council has approved a modification to their portion of this original zoning which will permit the development of the Data Centers. While the County is not obligated to follow, concluding a compatible use does make sense. There a number of good things for the community at large about the shift from the existing Mixed Use zoning.

First is the large reduction in Traffic on Route 54. As you know, the existing zoning is projected to produce over 33,000 vehicles a day (ADT). The County portion is almost 13,000 of that estimate. The latest VDOT traffic data for Route 54 in this area is about 6200. This seems busy but can you imagine going to traffic levels similar to Route 360 between Lee Davis and Walnut Grove roads? I don't think the average resident appreciates the effects of this change. The proposed data center would decrease the project traffic over the existing zoning by 91 percent to just under 2500 ADT. This is a tremendous benefit to residents in the area.

Second, are the environmental benefits of the proposed change. The revised zoning proposes to leave 150 ft natural buffers around the site. The current zoning only provides for 50ft adjacent to my property. The existing zoning has minimal buffer. The revised 150 ft buffers in addition to the other natural area set asides will provide a great visual barrier to the development and leave enough vegetation to be meaningful. There is ample research that documents the wildlife and water quality benefits of these larger natural buffers. The larger buffer will also help maintain the existing vegetation that is left. When you leave only a narrow buffer it leaves the great potential of wind throw of existing remaining trees. The was the case with the recently started Hickory Grove development at Providence and Route

Edmonia Iverson
Planning Commission
August 31, 2025

54 when a tree that was left blew into the road damaging power lines and closing the road for nearly a day. This potential for this is greatly reduced by the larger 150 ft buffers. In addition the developer is proposing to line the stormwater management facilities to protect adjacent residence groundwater. This protection is not provided in the original zoning. This is important to us as we depend on the local shallow groundwater for our use. Reduced litter is another consideration worth mentioning for the changed use of the property. The propose Mixed Use development with mixed commercial and residential uses will undoubtedly produce a lot more litter along our highways and in our streams. Just go to these types of areas and compare it to the proposed data center type uses. Unfortunately, the nature of people is to litter. I spent a lot of time in my prior role as Public Works Director trying to cleanup and mitigate litter from our highways and commercial areas where people think it is ok to throw litter in the parking lots and along the highways. It is just a sad truth about the matter. The employees for the Data Center and the culture of this type of business development is just very different and does not result in the same impact.

A third reason is the significant economic benefit to the County. Currently the largest tax payer reported in records I could locate for the County is Dominion Energy. They provide between 3 and 4 million in tax revenue annually. Based on the financial analysis for the project which has been reviewed by the County finance department, this development would provide over 20 million in five years and over 53 million in tax revenue in 10 years. This amounts to over 14 percent of the County's FY 25 General Fund budget. With these resources the County could cover all the projected dept service in the existing budget and have funds left over to do things like cut taxes or help fund the ever growing school capital needs for our children and grandchildren.

There is some concern about data centers reported around water use, power cost and other considerations like noise. As the closest residential home to the data center, I will accept the noises gladly over the hustle and disruption of 286 apartments and other residential and commercial uses of the existing zoning. Regarding the concern over water, I believe technology will help solve this problem. A shift is already occurring in the industry of data centers. From a local perspective, it is important the data center pay its fair share of use cost and I believe the County's system of capacity and use fees will address any water demand issues fairly. Lastly, on the concern over increasing power cost to residents, I believe this is a much larger discussion and is driven by other policy issues at the state and federal levels which make it more expensive to develop new power generation facilities. Policies like cap and trade carbon limits and other policies have the largest impact on us individually and it is well documented that our power costs are projected to increase due to these policies. I will remain optimistic that some of these problems will be

Edmonia Iverson
Planning Commission
August 31, 2025

solve by new technologies like the fusion reactor being discussed in Chesterfield. Either way the power concerns are issues far from local government control. There is a demand for these facilities so they will be built somewhere.

During the last zoning change attempt, I know there were real concerns over the residential development, the height of buildings and compatibility with the Comprehensive Plan. The developer has removed the residential component, reduced the building heights to 75 ft (the apartments can be 60 ft tall), and provided the proffer to line the stormwater facilities. I believe the conceptual plan and elevation drawing of the proposed buildings show that the data center concept can be a desirable and compatible development use for the corridor consistent with the Comprehensive Plan element for employment center.

Anyway, in closing I hope this will give you some positive reasons to vote yes for the proposed change in zoning. It will mean a lot for me and my family from a personal perspective. I also know it will be a great improvement for the County at large by reducing traffic, protecting the environment more and producing revenue the County can use to fund school needs for our children, fire and police needs, all while reducing the impacts associated with the existing zoning which would only increase demand for services. Thank you for your service to the County and for all you do.

Best wishes,

Mike Flagg

CC: Honorable Jeff S. Stoneman, Beaverdam District Supervisor
Planning Department

June 10, 2026

Ms. Jo Ann Hunter
Senior Director of Planning and Community Development
planning@hanovercounty.gov

Re: REZ-2025-00010, Tradeport Hanover Land, L.L.C. (aka Iron Horse Data Centers)

Dear Ms. Hunter,

My family and I have watched with increasing concern as the Iron Horse Data Centers application has moved towards approval. This concern is based on the many well-documented cases of data centers in Virginia and other states proving to be terrible neighbors, destroying the mental and physical health of local residents and cratering property values. In many cases, local authorities have realized their mistake in approving these projects and have established regulations to prevent recurrence of these unfortunate experiences. Our hope is that Hanover County's leaders will learn from the mistakes of others and avoid repeating them. This is best effectuated by establishing a proper regulatory framework prior to granting approval of any data center. In other words, do not allow developers to continue to exploit blind spots in existing law.

Understanding that planning regulation is a somewhat technical subject, I asked my brother, a Harvard-trained certified regional planner with more than 40 years of development experience, to review publicly-available documents relevant to this project. He has presented ground-breaking work at dozens of conferences for the Transportation Research Board, Institute of Transportation Engineers, the American Planning Association, and other technical groups. He serves on expert panels at both the state and local levels. So I take his review comments, attached, seriously, and I think that the Commission should, too.

In addition to my brother's comments from a professional regional planner's perspective, I would like to offer my own perspective as a family doctor who has practiced medicine in Virginia for 38 years.

Data centers cause air pollution in two ways:

First, they use enormous amounts of electricity. This electricity is bought from the power company, of which 60% is generated by fossil fuels, known to be pollutants.

Secondly, data centers have to have backup generators in case the power grid fails. An article in the Washington Post dated May 28, 2026 entitled, "See Where Diesel Powered Data Center Generators are Polluting Virginia," started with a quotation from a woman who lives near a data center in Sterling, Virginia. She states that when the diesel power generators are running, she can see black smoke rising and soot falling to the ground. She said that when that happens, she gets irritation in her throat and nose.

The article then points out that there are more than 10,500 diesel power generators at data centers in Virginia alone. According to an analysis by VCU and the University of Washington, if these generators operate for less than an hour per week on average it creates the same public health impact as 5 large power plants. Diesel exhaust contains nitrogen oxalate which form smog linked to lung and heart disease. Data centers in Virginia alone could trigger 14,000 episodes of asthma each year according to a separate study at the University of California and California Institute of Technology. The article cited an outage in 2024 where generators ran continuously for 2 1/2 days.

The American Lung Association's "State of the Air 2026" report says communities located near data centers experience higher localized pollution burdens than regional averages. It also says that air pollution associated with data center electricity demands already impose billions of dollars per year in public health costs in the United States.

An article in US News and World Report dated April 28, 2026 stated that the persistent background noise caused by data centers has been associated with sleep disturbance, hypertension, cardiovascular disease and stress related outcomes.

There is no hurry here. We need to stop and consider the full impact of data centers. Information on health related concerns associated with data centers is an emerging topic. There is ongoing research by scientists, environment health researchers and universities. The full story is not known.

Over 60 localities nationwide, including Virginia, have either implemented or are actively considering moratoriums on data center permits and construction. I hope Hanover will be added to that list.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read 'T M Hubbard'.

Thomas M. Hubbard, M.D.

Review Comments from a Planner's Perspective

Introduction

Experience shows that data centers tend to impose four types of problems on the surrounding communities. These are: power supply shortages and price increases for existing customers, air pollution from on-site power generation, water shortages, and noise.

In the case of the proposed Iron Horse data center, I would not anticipate that power supply price increases will be a problem, assuming that the recent actions taken by the State Corporation Commission (SCC)¹ are effective in forcing data centers to pay for any system upgrades triggered by data center development.

The air pollution issue arises mostly from facilities whose primary energy source is on-site generation. In this case, power is to come from off-site through nearby Dominion Energy power lines. The data center will have emergency on-site backup power generators; the issues pertaining to those are discussed later in these comments. The issue of whether the additional power generation triggered by the data center may cause an increase in air pollution at Dominion Energy's generation sites outside Hanover County is, I believe, beyond the purview of the Hanover County Planning Commission.

The situation with water is simply unknowable at this point. The main water requirement for a data center is for cooling purposes, and Section 10 of the Proffer does not state whether the cooling system will be a closed-loop water system or air cooling. Please note that a closed loop system is not actually closed loop; water is both added and discharged. However, because of recycling within the system, the total amount needed is significantly less than a single-pass system. You should be aware, though, if air cooling is used it much less efficient than water cooling because air does not absorb heat as readily as water. This means that a much larger volume of air needs to pass through the system to achieve the same amount of cooling. As a result, data centers that are air cooled require many more fans and are significantly noisier than water-cooled facilities.

Most of my comments below focus on the noise issue, which I believe will have the greatest impact on the quality of life of local residents. I begin with a section discussing state law concerning noise from data centers, followed by a discussion of Hanover County's noise ordinance. I then review the May 26, 2026 version of the Proffer, and why it is problematic both in itself and in relation to the County's ordinance. I close with some conclusions. I have also included several appendices with supporting technical data. I apologize in advance for their arcane nature, but I feel that it is necessary to show that the issues raised are based on firm analytical foundations. I also included an appendix with some recommendations for amending the County's noise ordinance to meet current best practices. That, too, is somewhat arcane, but may prove useful to the County.

State of Virginia Law Concerning Noise from Data Centers

The Code of the State of Virginia includes one specific section on noise pollution. Section 15.2-980², shown below, allows local governments to adopt penalties for violations of local noise ordinances:

"§ 15.2-980. Civil penalties for violations of noise ordinances.

*Any locality may, by ordinance, adopt a uniform schedule of civil penalties for violations of that locality's noise ordinance. **This provision shall not apply to noise generated in connection with the business being performed on industrial property.** Civil fines will not exceed \$250 for the first offense and \$500 for each subsequent offense. The locality may authorize the chief law-enforcement officer to enforce any civil penalties adopted pursuant to the provisions of this section. The provisions of this section shall not apply to railroads. No ordinance of any locality shall apply to sound emanating from any area permitted by the Virginia Department of Energy or any division thereof." (Emphasis added)*

¹ See <https://www.americanactionforum.org/insight/virginias-new-data-center-electricity-rate-class/>

² <https://law.lis.virginia.gov/vacode/title15.2/chapter9/section15.2-980/>

This section does not offer any relief in this case because it does not apply to noise generated by businesses on industrial property. Instead, the County's authority to restrict noise falls under the more general Section 15.2-900³:

"§ 15.2-900. Abatement or removal of nuisances by localities; recovery of costs.

In addition to the remedy provided by § 48-5 and any other remedy provided by law, any locality may maintain an action to compel a responsible party to abate, raze, or remove a public nuisance. If the public nuisance presents an imminent and immediate threat to life or property, then the locality may abate, raze, or remove such public nuisance, and a locality may bring an action against the responsible party to recover the necessary costs incurred for the provision of public emergency services reasonably required to abate any such public nuisance.

The term "nuisance" includes, but is not limited to, dangerous or unhealthy substances which have escaped, spilled, been released or which have been allowed to accumulate in or on any place and all unsafe, dangerous, or unsanitary public or private buildings, walls, or structures which constitute a menace to the health and safety of the occupants thereof or the public. The term "responsible party" includes, but is not limited to, the owner, occupier, or possessor of the premises where the nuisance is located, the owner or agent of the owner of the material which escaped, spilled, or was released and the owner or agent of the owner who was transporting or otherwise responsible for such material and whose acts or negligence caused such public nuisance." (Emphasis added)

The upshot of this section is that as long as it can be shown that a data center menaces the health of the public, the County is permitted to take action against it. It also means that the State is leaving it up to local authorities to take such action.

In addition to existing state law, the State recently enacted HB153, which added a section numbered 15.2-2209.4⁴ to the Code of Virginia. This includes a subsection that reads as follows:

"B. Prior to any approval of a rezoning application, special exception, or special use permit for the siting of a new HEUF⁵, a locality shall require that an applicant perform and submit a site assessment to examine, to the extent practicable and within the timeline provided by subdivision A 7 of § 15.2-2286, the sound profile of the HEUF on residential units and schools located within 500 feet of the HEUF property boundary. A locality may also require that a site assessment examine, to the extent practicable and within the timeline provided by subdivision A 7 of § 15.2-2286, the effect of the proposed facility on (i) ground and surface water resources, (ii) agricultural resources, (iii) parks, (iv) registered historic sites, and (v) forestland on the HEUF site or immediately contiguous land."

This subsection is of great interest to the Hubbard family because our house is less than 500 feet from the property line of the project (see Appendix A) and thus would gain a degree of protection from this law. However, this law comes into effect on July 1, 2026, and only applies to data centers approved after that date. So, by bringing their project up for approval in late June, 2026, which I am certain is no coincidence, the developer effectively denies local residents the protection that the state legislature clearly intends them to have. Simply delaying approval until after July 1 would be helpful to local residents in this regard.

Hanover County Ordinance Concerning Noise from Data Centers

My reading of Chapter 16 of the Hanover County Code of Ordinances⁶ is that it is similar to analogous ordinances in peer counties around the country. Unfortunately, these have proven woefully inadequate for the challenges presented by data centers. The basic problem is that they designed to solve the sort of noise problems found in a typical residential community, such as an annoying neighbor throwing loud

³ <https://law.lis.virginia.gov/vacode/title15.2/chapter9/section15.2-900/>

⁴ <https://lis.virginia.gov/bill-details/20261/HB153/text/CHAP0567>

⁵ High Energy Use Facility. This includes data centers but could potentially include other building types.

⁶ https://library.municode.com/va/hanover_county/codes/code_of_ordinances?nodeId=COCO_CH16NO

parties. And for that purpose, the ordinance is fine. Data centers present a completely different scale of problem. They are much, much larger and louder, they emit continuous noise 24/7 every day of the year rather than an occasional party, they emit a different type of noise than domestic sources, and the operators can easily shrug off the sort of penalty that might suffice to change the behavior of an unruly teenager. Specifically:

- The heart of the noise ordinance is Section 16-7, which prohibits, “... *any person, without compelling reason, to make noise that by reason of its volume, pitch, duration or repetition, considering the time of day, is likely to disturb the rest of any person of ordinary sensibilities or interfere with such person's lawful and peaceful enjoyment of property owned or rented by him.*” Unfortunately, the “person of ordinary sensibilities” standard is similar to the “reasonable person” standard that the Virginia Supreme Court ruled unconstitutionally vague in *Tanner v. Virginia Beach*⁷. Similarly, the phrase “likely to disturb” is much like Virginia Beach’s “loud, disturbing, and unnecessary” phrasing that the court also rejected. This may render Section 16-7 unenforceable.
- The penalties for violating the noise ordinance are covered by Section 16-5 of the ordinance. The maximum penalty is a fine of \$500, which can only be assessed once for every 10-day period that the violation persists. The operators of a data center worth many millions of dollars will be able to blast noise at any level they like any time they like and simply pay this trivial fine with a smile.
- Section 16-10 of the ordinance sets the allowable maximum noise affecting residential properties at 57 dBA during the day and 52 dBA at night, which are typical of peer counties. However, no mention is made of dCB levels. The difference is that dBA focuses on mid-range sound frequencies and so misses the sort of low-frequency humming noise generated by the cooling systems of data centers. In the absence of any dCB maximums in the ordinance, the only limit comes from Section 25a of the Proffer, which sets the permissible limit at dCB level of 73 in the daytime and 68 at nighttime at the exterior boundary lines of the project. 73 dCB is the equivalent of a vacuum cleaner 5 feet away.

It is important to understand that low-frequency sound is qualitatively different from mid-range sounds. Low-frequency waves experience significantly less atmospheric attenuation (energy loss to the air) and so travel much further than other sounds without losing their strength (see Appendix B). They are also better at diffracting (bending) around physical obstacles like trees, buildings, and the curvature of the Earth, as well as experiencing less attenuation when passing through these materials. This can be seen in Appendix C, which shows a graph of the noise outside of a building subjected to noise across the frequency spectrum, similar graph inside the same building, and the readings on a dBA meter. Note that while the building is very effective at blocking high-frequency sounds, it is less effective with mid-range sounds, and not effective at all at the lower ranges (i.e. the noise passes unabated right through the walls and windows). These penetrative properties are why the U.S. Navy uses very low-frequency devices to communicate with its nuclear submarines at great distances and through the ocean depths.

Note also that the dBA meter reading in Appendix C accurately captures sounds whose frequency is above 400 Hz, is somewhat accurate in the 300-to-400 Hz range, and clearly does not capture sound below 200 Hz. At 75 Hz a dBA meter will be 25 decibels off. Since physical sound intensity doubles with every 3 dBA, an error of 25 db would underestimate the sound’s actual intensity by a factor of more than 300.

What all this means is that the County’s dBA-based noise ordinance will be ineffective for regulating the noise from a data center. It implicitly assumes that a 73 dCB sound at the exterior boundary of the project will be significantly less when it reaches peoples’ houses. That is not the case. Such a sound would reach and penetrate the Hubbard house and other nearby residences virtually unchanged. You could end up hearing the equivalent of a nearby vacuum cleaner in your yard, at your dinner table, while trying to watch television or read a book, and while trying to sleep, all day, all night, every day, every night, until you eventually

⁷ <https://law.justia.com/cases/virginia/supreme-court/2009/1080998.html>

give up the home you raised your children in and and move away. This is happening right now in other parts of the country.

- The noise ordinance makes no distinction between noise that is continuous and noise that is occasional or intermittent. The difference in terms of the effects on human health, however, are stark and very well established. A study by the National Institute for Occupational Safety and Health⁸ recommended that the allowable exposure be based on a sliding scale, with the longer the exposure, the lower the allowable maximum sound strength. A USEPA study⁹ identifies the noise level to protect public health and safety with an adequate margin of safety at 45 dBA for indoor residential settings. Since the County's noise ordinance sets a limit of 57 dBA for residential areas, I assume that its framers had not anticipated someone proposing to create a noise source emitting continuous low-frequency sounds capable of penetrating through a house's walls. Since physical sound intensity doubles with every 3 dBA, 57 dBA is sixteen times more powerful than 45 dBA.

Other counties have addressed the problem of continuous versus occasional sounds by introducing a time dimension as part of how the maximum sound level is structured. For example, Sacramento County has separate limits for sound exposure of 30 minutes in an hour, 15 minutes, 5 minutes, 1 minute, and levels that are never permitted¹⁰. Just last month Prince William County, in response to the problems caused by existing data centers, set a separate limit for steady tonal sounds¹¹. The point being that if the health effects are related to the duration of exposure then that needs to be reflected in the noise ordinance.

- The State of Virginia (Code of Virginia § 19.2-270.7¹²) allows law officers to determine the decibel level of sound with proper equipment. It appears from the information I could find online that the County does not have such equipment. Instead, it relies on third party contractors to conduct sound studies, as was the case in responding last year to noise complaints about Wegmans Food Markets¹³. While contracting out for specialized expertise is a well-established practice to avoid the expense of maintaining expertise that is only occasionally used, depending on the contracting mechanism response time can be an issue. You might want to check into whether the County would be able to timely respond if, say, the operator were to run their emergency generators for three days without prior notice for some dubious reason.

Also, Section 16-3 of the noise ordinance specifies the use of Type 2 sound meters. Type 2 meters are unable to adequately capture low-frequency sounds. Once the County starts needing to monitor data centers and similar industrial uses it will need to upgrade to Type 1 meters.

⁸ *Criteria for a Recommended Standard: Occupational Noise Exposure: Revised Criteria 1998*. National Institute for Occupational Safety and Health, 1998 (<https://stacks.cdc.gov/view/cdc/6376>).

⁹ *Information on Levels of Environmental Noise Requisite to Protect Public Health and Welfare with an Adequate Margin of Safety*, USEPA, 1974 (<https://nepis.epa.gov/Exe/ZyPDF.cgi/2000L3LN.PDF?Dockey=2000L3LN.PDF>). Note that although this study is old it remains authoritative and was never rescinded. The Acoustical Society of America states that the reason older studies like this cannot be replicated or updated is because it is now considered unethical to endanger research subjects when the risk of harm is certain. See *Ambient Noise of the New Second project andhandSmoke* (<https://acousticstoday.org/ambient-noise-is-the-new-secondhand-smoke-daniel-fink/>).

¹⁰ <https://ecode360.com/44029048#44029074>

¹¹ https://library.municode.com/va/prince_william_county/codes/code_of_ordinances?nodetd=CH14NO_S14-2VICH

¹² <https://law.lis.virginia.gov/vacode/title19.2/chapter16/section19.2-270.7/>

¹³ See Environmental Noise Level Survey, Mobile Health Diagnostics, January 2025. <https://www.hanovercounty.gov/1012/Wegmans-Project-Information#docaccess-a4dee2a31680d258f67f3cfd2cb8f693838c8d07a76d494b3b7fb02413b21cd6>

- The Noise Ordinance provides little guidance on how a noise study is to be conducted. It says where to measure, at the property boundary, but not how to measure or what is to be included in the report. Bryant, Arkansas' ordinance on data center noise provides an excellent model on how this guidance can be incorporated into a local noise ordinance¹⁴.

Noise Limits in the Proffer

The May 26, 2026 version of the Proffer includes a section (Section 25) on noise. I will give the developer credit for this version being a significant improvement over previous versions in that it at least acknowledges that low frequency emissions exist as a measurable phenomenon (dCB). Unfortunately, the Proffer falls far short of what is needed to make the data center a good neighbor. Specifically:

- Proffer Section 25c frames noise measurement as a one-and-done affair to be conducted within thirty (30) days of the date the building becomes operational. The term "becomes operational" is left undefined, meaning that there is nothing to preclude the operator from changing operations at a later date. They could well argue that the building became operational on the first day that the first servers go online, when it might be operating at a small fraction of its full capacity. Thus the noise study proposed in the Proffer could easily be more misleading than informative. Other counties in Virginia have caught this sort of issue and have found ways to address it:
 - **Fairfax County** Noise Study Requirements for Data Centers (Subsection 4102.7.A(6))¹⁵: *"The study must address the expected maximum noise output with all cooling and any other noise-generating equipment operating simultaneously at full operational load."*
 - **York County** Standards for Data Centers (Section 24.1-489.1 sub-section (d)(1)a.)¹⁶: *"After the commencement of operation of a data center, the Zoning Administrator may require additional sound studies to be conducted on the premises of the data center, in the manner directed by the Zoning Administrator and at the expense of the owner or lessee, to verify continuing compliance with the noise ordinance and this subsection."*

Outside of Virginia, local governments are beginning to require regular periodic noise testing. Bryant, Arkansas, for example, requires annual post-operation noise testing¹⁷. Chandler, Arizona, after widespread complaints about noise from the first data center built there, now mandates that noise studies be conducted annually during peak operation for the first five years of operation¹⁸. The fact that this trend exists shows that one-and-done testing is not having the desired effect.

- Proffer Section 25c also states that, "... *physical sound attenuation on any mechanical equipment (including but not limited to ground supported barriers, earthen berms, mechanical screening or other attenuation techniques as specifically called out in subsequent sound studies) will be installed for any building used for Data Center Uses that is located within one thousand two hundred feet (1,200') of any adjoining residential home ...*" Sounds good, right?

¹⁴ See Article 4, Procedure for Measurement, in their resolution: (https://www.bryantar.gov/grab/agendas/uploads/agenda_215/data_center_ordinance.pdf)

¹⁵ <https://www.fairfaxcounty.gov/planning-development/sites/planning-development/files/Assets/Documents/zoning/data-centers/Noise-Study-Requirements.pdf>

¹⁶ https://library.municode.com/va/york_county/codes/code_of_ordinances?nodeId=CD_ORD_CH24.1ZO_ARTIVPESTUS_DIV15GEINUSCA16_S24.1-489STALGEINUS

¹⁷ See Article 3, Section 4.c of their resolution: (https://www.bryantar.gov/grab/agendas/uploads/agenda_215/data_center_ordinance.pdf). This resolution is notable in that it provides (Article 4) clear guidance on how noise measurements are to be conducted.

¹⁸ City of Chandler Ordinance No. 5033 (<https://www.chandleraz.gov/sites/default/files/departments/development-services/PLH22-0053-Ordinance-No-5033-Data-Center.pdf>).

There is evidence that noise dampening equipment, if properly chosen and installed, could appreciably reduce the noise impact on nearby residents¹⁹. noticeable. So although your properties are less than 200 feet from the project, the developer would not be required to provide any physical sound attenuation. There are homes in the Providence Houses community²⁰ that are in a similar situation to yours. They are within 1,200 ft of the project's building pads but are not technically adjoining the project due to the existence of a thin parcel owned by the HOA that runs around the perimeter of the community and serves as a wooded buffer area. Although this parcel is part of a residential community, it is not technically an "... adjoining residential home" because the buffer parcel contains no homes.

This issue could be corrected by deleting the work "adjoining" from Section 25c and just using the 1,200 ft distance.

- Proffer Section 25d limits testing of the on-site generators to normal weekday business hours. This is an unstated acknowledgement of the fact that the generators will be will create noticeably more noise than the facility's normal operation. Our concern is that while Section 11 of the Proffer limits generator use to emergencies, the term "emergency" is never defined. This effectively leaves it up to the operator to decide whether something is an emergency. Is a hot summer day an emergency? How about an increase in Dominion Energy electricity rates? If the operator were to declare these as emergencies, what recourse would the County or local residents have to stop it? Apparently none, if the agreement is left as vague as it currently is. You can't hold the operators to a standard that doesn't exist.

It is not just what is in the Proffer that is concerning, it is also what is not in it. There is no offer to mitigate noise impacts on local residents should those arise. For example, they could offer to provide soundproofing for nearby homes if there are impacts and if the homeowner applies for it. If the data center is not noisy then this provision would cost them nothing since it would never be invoked. Which means that if they refuse to agree to this it can only be because they already know that noise will be a problem and are looking to pass the cost of fixing the problem they created onto the luckless neighbor.

I would note that the Ashland Proffers are even weaker than those offered to the County, in that their noise section fails to mention dBC at all.

Overall Conclusion

Based on the information contained in the sources I have cited, I conclude that this is case where regulatory environment has failed to keep pace with changes in technology and the economy. Hanover County's noise ordinance is based on the sorts of noise problems typically encountered in the past; namely loud parties, truck noises, and similar short-duration mid-frequency sounds. It was not designed for and cannot effectively regulate loud, continuous, low-frequency sounds emanating from a data center. I would strongly recommend that the County update its ordinance before granting approval to any new data center.

To help them along, I have taken the liberty of drafting revisions to some sections of the Hanover County Noise Ordinance for consideration by the County (see Appendix D). Hopefully these revisions, or something like them, will enable the County to protect its citizens from the impact of excessive noise pollution from data centers.



Donald Hubbard, PE, AICP

¹⁹ See *A Guide to Data Center Noise Control*, Noise Monitoring Services, accessed June 1, 2026 (<https://noisemonitoringservices.com/data-center-noise-control/>) and <https://www.enoisecontrol.com/data-center-noise-control/>

²⁰ This community is in the unincorporated County.

Appendix A

The Hubbard Family Home in Relation to the Project

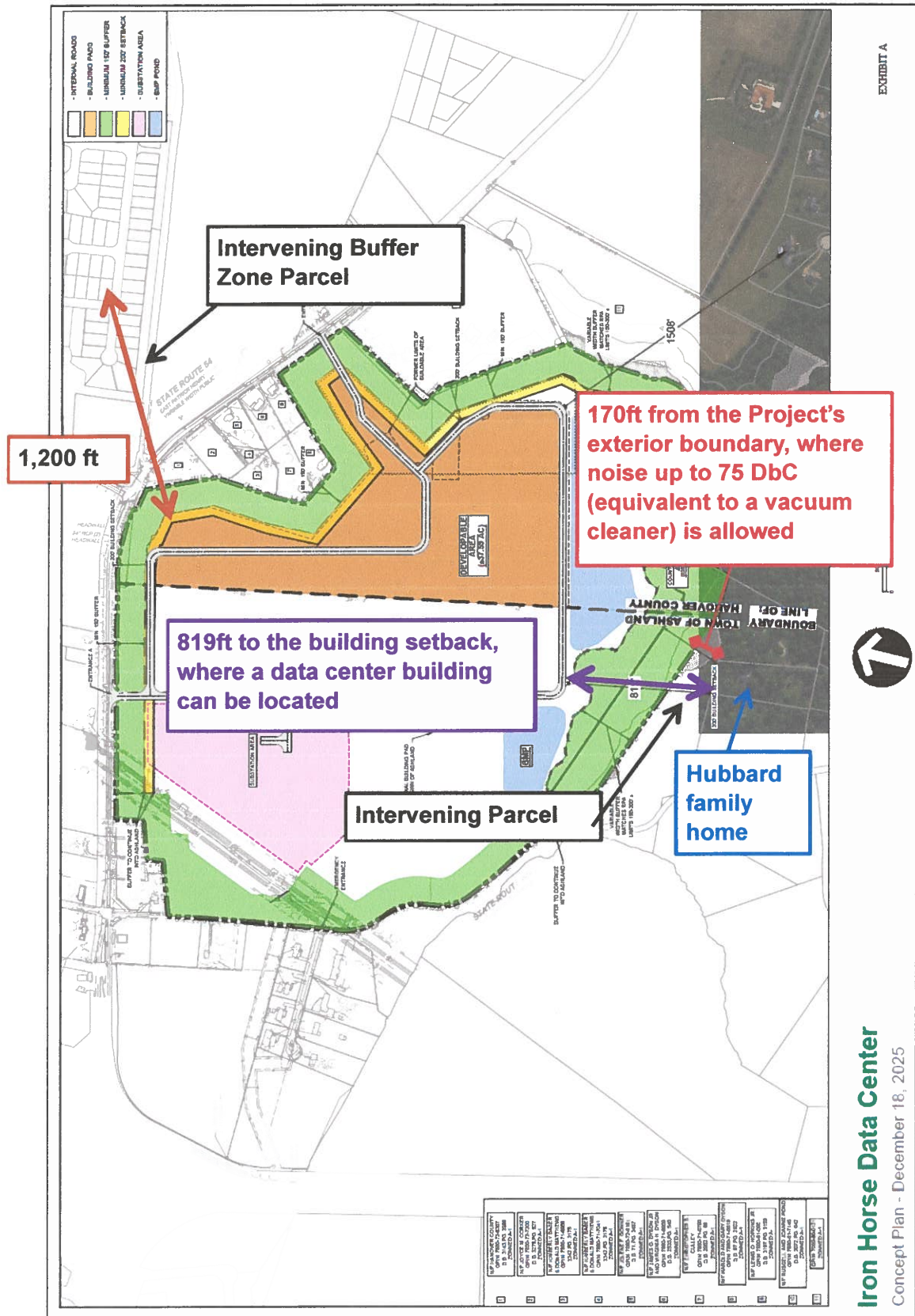


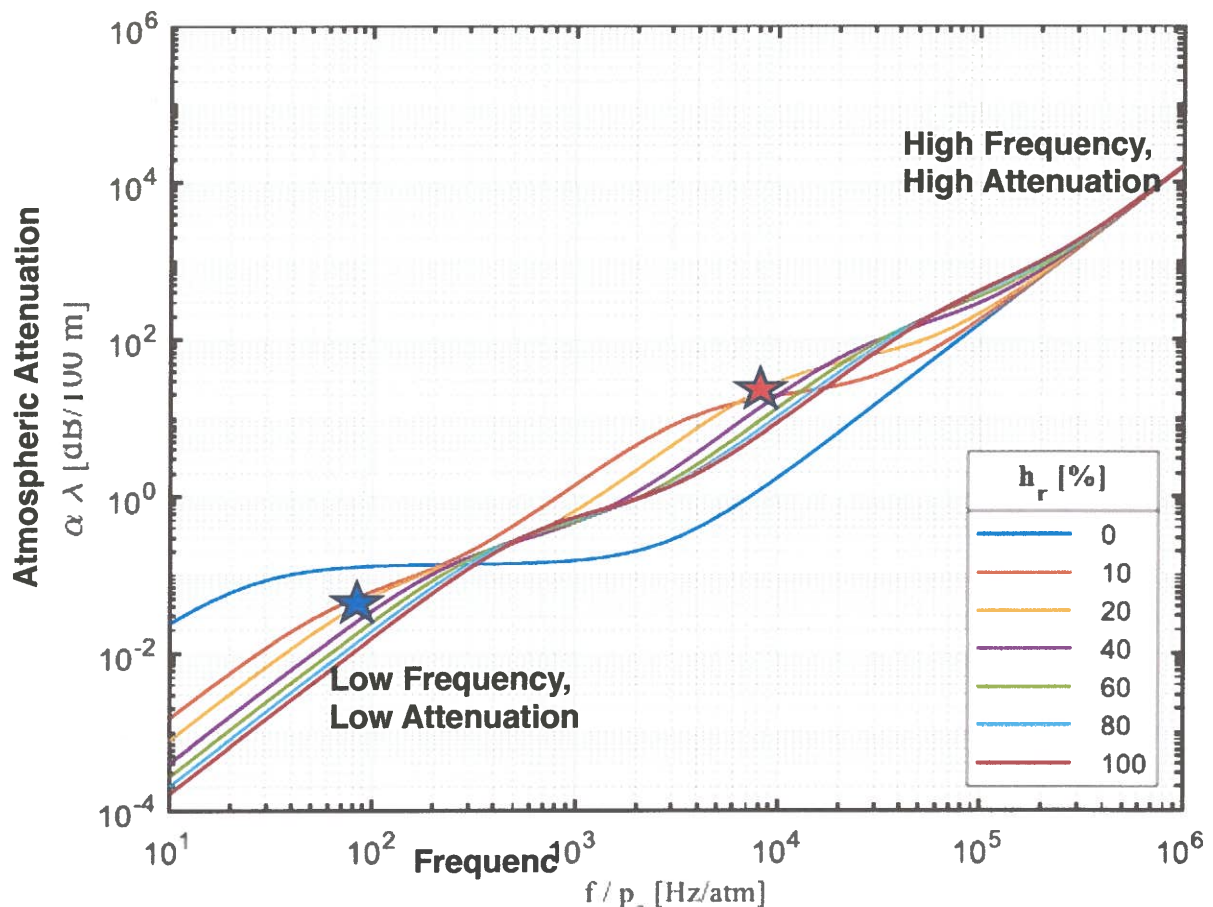
EXHIBIT A



Iron Horse Data Center
Concept Plan - December 18, 2025

Appendix B

Effect of Frequency on Atmospheric Attenuation



The graph shows that, at all levels of humidity, high-frequency sounds are attenuated (i.e. they lose strength) relative quickly as they pass through air. However, the same is not true of low-frequency sounds. They can travel long distances with little loss of strength.

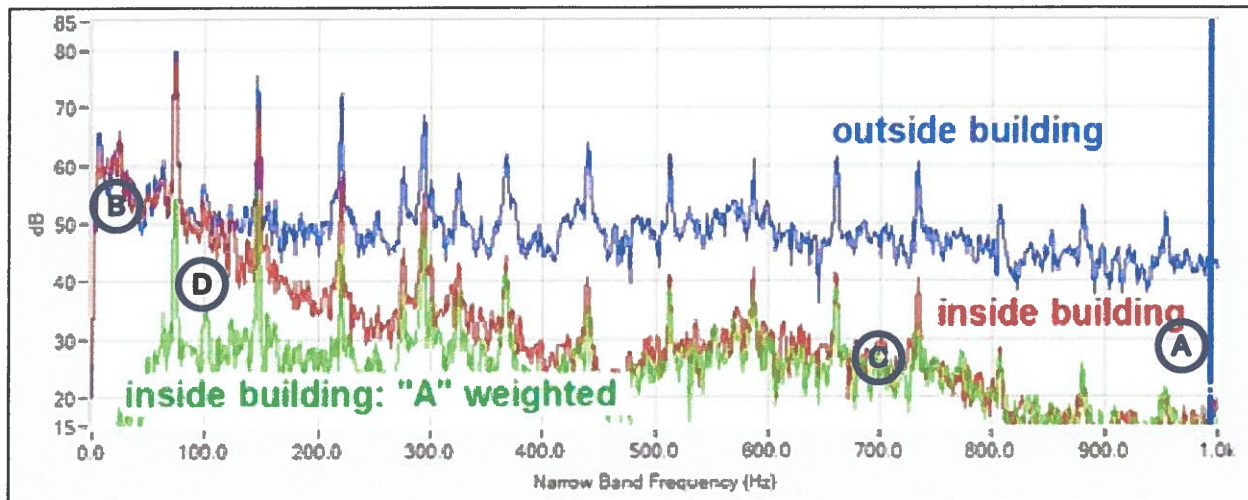
Note: the vertical axis is a logarithmic scale. So while the degree of attenuation at the point indicated by the red star may appear to be roughly 4 times more than at the blue star, it is actually 1,000 times more.

From figure: Attenuation Coefficient per atmosphere for air at 20° C according to relative humidity. Source: H. E. Bass, L. C. Sutherland, A. J. Zuckerwar, D. T. Blackstock, and D. M. Hester, "Atmospheric absorption of sound: further developments," J. Acoust. Soc. Am., vol. 97, no. 1, pp. 680–683, Jan. 1995

Appendix C

Comparison of Sound Attenuation by a Building at Different Frequencies

This plot is an overlay of the noise signatures from a data center, measured both outside and inside a nearby building. The blue trace is the unfiltered noise signature outside the building. This sound then passes into the structure through walls and windows that progressively attenuate the higher frequencies to produce the internal noise signature (red trace). This is overlaid with the "A" weighted version of the red plot (green trace) showing sound level as measured with a conventional dBA meter.



Things to note:

- A) The wide gap between the db level outside the building (the blue line) and the db level inside the building (red line) shows that the building's walls and windows are effective in reducing noise at the high end of the frequency range.
- B) The small or non-existent gap between the red and blue lines at the lower frequencies indicate that sounds pass through the building's materials without losing strength. The sound is just as loud inside the building as outside the building.
- C) The overlap between the red line (actual decibels) and the green line (the reading on a dBA meter) show that dBA is an effective way to measure sound levels at high- and mid-range frequencies.
- D) The wide gap between the green and red lines show that the dBA meter fails to capture the true strength of low-frequency sounds. For this reason, the County's noise ordinance, which is based on dBA levels, will fail to capture the actual effect of a data center's low-frequency emissions.

Source: Industrial Noise & Vibration Centre website, accessed June 1, 2026. ([https://invc.com/noise-control/data-center-noise-attenuation/#:~:text=What%2520are%2520the%2520causes%2520of%2520data%2520center%2520hum?,\)%2520figure%252C%2520not%2520low%2520frequencies\).](https://invc.com/noise-control/data-center-noise-attenuation/#:~:text=What%2520are%2520the%2520causes%2520of%2520data%2520center%2520hum?,)%2520figure%252C%2520not%2520low%2520frequencies).)

Appendix D

Draft Revisions to the Hanover County Noise Ordinance

Blue font indicates additions. Strikethroughs indicate deletions.

Section 16-3 Definitions.

dBC shall mean the sound level as measured using the "C" weighting network with a sound level meter meeting the standards set forth in ANSI S1.4-1983 or its successors.

Emergency power generation for data centers shall mean electric power temporarily generated by a source other than Dominion Energy or other public provider of electric power.

Sound level meter shall mean an instrument to measure sound pressure levels which shall meet or exceed performance standards for a "Type One ~~two~~" meter as specified by the American National Standards Institute.

Section 16-5 Enforcement of chapter; civil and criminal penalties

(b) *Criminal penalties.* Any person may request that the magistrate issue, and a deputy sheriff or designated code enforcement official may issue, a criminal summons to any person violating the provisions of sections 16-8, 16-9 and 16-10 of this chapter; provided that no designated code enforcement official shall seek a criminal summons for any violation of this chapter for which civil penalties are applicable. Any person found guilty upon a criminal summons of violating any provision of sections 16-8, 16-9 or 16-10 shall be convicted of a class 3 misdemeanor subject to the maximum penalty allowable under state law on the date the violation occurred ~~with a fine of up to five hundred dollars (\$500.00).~~

(d) *Abatement of violation.* If the violation is uncorrected at the time of a finding of liability on a civil summons or conviction on a criminal summons, the court shall order the violator to abate or remedy the violation in compliance with this chapter within a time period established by the court. Failure to remove or abate a violation within the specified time period shall constitute a separate class 3 misdemeanor, and any such failure ~~during any succeeding ten-day period~~ shall constitute a separate class 3 misdemeanor offense for each day of continued violation ~~ten-day period~~.

Sec. 16-7. - Prohibited noise generally.

(a) It shall be a violation of this chapter for any person, without compelling reason, to make noise that by reason of its volume, pitch, duration or repetition, considering the time of day, ~~is likely to disturb the rest of any person of ordinary sensibilities or interfere with such person's lawful and peaceful enjoyment of property owned or rented by him~~ exceeds the limits set forth in Section 16-10.

Sec. 16-10 - Maximum permissible sound pressure levels from noise sources.

It shall be unlawful for any person to operate, or permit to be operated, any noise source in such a manner that the noise source emits a sound pressure level which exceeds the limits set forth below when measured in accordance with the procedures set forth in Section 16-11 ~~on property other than that on which the noise source is located. The category of~~

applicable sound pressure limits shall be determined by the zoning district classification of the property on which the noise is measured, not the property on which the noise is produced. Property which has been specifically determined by the planning commission to be within an area designated on the comprehensive plan for industrial use shall be deemed to fall into the industrial classification for the purposes of this ordinance, even if the property has not yet been rezoned.

Land Use Designation Where Noise is Measured	Maximum Sound Level for Noises Lasting Less than 30 Minutes in any Hour	
	7:00 a.m. to 10:00 p.m.	10:00 p.m. to 7:00 a.m.
Agricultural and Residential: Zones A-C, A-1, AR-1, AR-2, AR-6, R-C, R-1, R-2, R-3, R-4, R-5, R-6	Neither 57 dBA nor 67 dBC may be exceeded	Neither 52 dBA nor 62 dBC may be exceeded
Commercial: Zones B-1, B-2, B-3, O-S	Neither 67 dBA nor 75 dBC may be exceeded	Neither 62 dBA nor 70 dBC may be exceeded
Industrial: Zones M-1, M-2, M-3	Neither 77 dBA nor 85 dBC may be exceeded	Neither 77 dBA nor 85 dBC may be exceeded

For noises lasting 30 to 60 minutes in any four-hour period, the maximum level shall be 5 decibels below the 30 minute limit.

For noises lasting longer than 60 minutes in any four-hour period, the maximum level shall be 10 decibels below the 30 minute limit.

Sec. 16-11. – Procedure for measurement

All noise tests shall be conducted according to the following procedures:

- Complaint Driven: When the measurement is the result of a complaint, measurements will be taken at the property line of the receiving property.
- Normal Monitoring: When the measurement procedure is in the normal course of monitoring sound, the measurements will be taken at the real property line of the source of the sound.
- Outdoor Conditions: No outdoor measurements must be taken while winds exceed (including gusts) 15 miles per hour; under conditions that will allow the sound level meter to become wet; or when the ambient temperature is out of range of tolerance on the sound meter.

- (d) Calibration: The sound level meter must be verified and calibrated according to the manufacturer's specifications within the twelve month period prior to taking the measurements, unless state or federal laws or regulations require more frequency calibration, in which case the more frequent requirement applies.
- (e) Meter Placement for Stationary Sources: The sound level meter must be placed a minimum of four feet above the ground or from any reflective surface. The microphone must be pointed at the sound source.
- (f) Meter Placement for Vehicle Noise: The sound meter shall be placed at a distance of at least twenty-five (25) feet from the mid-point of the lane being monitored, and at a height of at least four (4) feet above the immediate surrounding surface.
- (g) Measurements: Measurements must include "high", "average", and "low" readings. If the sound level meter does not provide these multiple readings, a minimum of three separate measurements must be taken at a single location at varying time intervals. The arithmetic average of the sound level readings shall be used to determine whether there has been a violation of this Ordinance.
- (h) Monitoring Report: The report for each measurement session must include:
 - a. The day, date and time of the measurements,
 - b. Date and time of recent calibration,
 - c. Temperature and wind speed the time of measurement,
 - d. Identification of the monitoring equipment,
 - e. Location, land use, and description of the source,
 - f. Location and land use of the listener, and
 - g. Sound level measurements.
- (i) Extraneous Sounds: If there are extraneous sound sources that are unrelated to the measurements and increase the monitored sound level, the measurement shall be postponed until these noises subside.

Sec. 16-12. – Emergency Power Generation

Emergency power generation is prohibited except under the following circumstances:

- (a) Monthly testing of emergency power generation equipment. Such testing shall be limited to between the hours of 8:00 a.m. and 4:00 p.m., Monday – Friday, unless otherwise required by applicable state or federal law or regulation.
- (b) When electric power is temporarily unavailable from Dominion Energy, or its successors as public providers of power for Hanover County users, or not available in sufficient supply to support full operation of the data center. Power generation under this sub-section shall be limited to no more than 10 consecutive days, or 15 days in any 30-day period. Insufficient power supply for longer periods shall not be considered an emergency, but rather a result of the facility operator failing to plan for mis-matches between electricity supply and demand.
- (c) To repair on-site electrical equipment. Power generation under this sub-section shall be limited to no more than 5 consecutive days, or 10 days in any 30-day period.
- (d) When required to carry out emergency work as defined in Section 16-3.

Biernot, Gretchen W.

From: Amanda Bontrager <araebontrager@gmail.com>
Sent: Tuesday, June 9, 2026 12:01 PM
To: Biernot, Gretchen W.
Subject: Iron Horse Data Center- blocked emails

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Good Afternoon,

I received your email address from a friend that said you could forward my email to members of the planning commission regarding the Ironhorse data center. Several of my emails were blocked, including: Cliff Parker

Edmonia Iverson

Larry Leadbetter

Alan Abbott

I would greatly appreciate if you could forward this to them.

Sincerely,

Amanda Bontrager.

Dear Planning Commission Members,

As residents of Ashland/Hanover County, we are writing to strongly urge you to vote against the proposed Iron Horse Data Center and to support a moratorium on all new data center approvals in our community. This directly affects our family, as we are residents, across the street, in the Providence neighborhood. This proposed data center location would be visible from my home and will impact our day to day life.

While we understand the economic development arguments, the expansion of large-scale data centers presents severe, long-term risks to our community that outweigh the benefits. Specifically, we ask you to consider the following:

- **Strained Infrastructure & Rising Utility Bills:** Data centers consume vast amounts of electricity and water. Approving these facilities threatens our grid reliability and forces everyday residents and small businesses to bear the burden of skyrocketing energy rates.
- **Environmental & Climate Concerns:** Massive energy demands frequently lead to the construction of new fossil fuel or methane-burning power plants, completely undermining local and state clean energy mandates.
- **Quality of Life:** The continuous noise, industrialization of rural or residential areas, and land-use impacts degrade the local environment.

We respectfully ask that you represent the interests of your constituents by voting NO on this data center project and other proposed Hanover County data centers. This is not what Hanover County needs and what our residents deserve. Thank you for your time.

Sincerely,

Amanda and Seth Bontrager

Hanover County Residents

10832 Providence Woods Lane

Ashland, VA 23005

(804)335-7596

Biernot, Gretchen W.

From: Robert Nelson <ranelsonjr1@verizon.net>
Sent: Tuesday, June 9, 2026 11:44 AM
To: Leadbetter, Larry A; Abbott, Alan C.; Heizer, Brett; Iverson, Edmonia P.; Martin, William E.; McGhee, Jr, Fredric I.; Parker IV, Clifton L.; Hunter, Jo Ann M.; Pompei, Andrew J.; Biernot, Gretchen W.
Subject: Zoning Determination Letter - Tradeport Hanover Land, LLC, REZ2025-00010
Attachments: Zoning Determination Ltr. Support - Tradeport, REZ2025-00010.docx

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Chairman Leadbetter, Planning Commissioner Abbott, Planning Commissioner Heizer, Planning Commissioner Iverson, Planning Commissioner Martin, Planning Commissioner McGhee, and Planning Commissioner Parker; Senior Director of Planning and Community Development Hunter, Deputy Director Pompei, and Current Planning Manager Biernot;

Please find attached a 3 page position paper in support of the August 8, 2025 zoning determination letter of Ms. Hunter in this case. For the reasons set forth in the position paper, the Hanover portion of the East Ashland project cannot be developed under the Mixed Use zoning ordinance approved by the Board in 2010 and 2013.

The position paper will be filed with the Planning Department today.

Thank you for your consideration. Bob Nelson, Ashland District

JUN 09, 2026

HANOVER COUNTY
PLANNING DEPARTMENT

ZONING DETERMINATION LETTER – TRADEPORT HANOVER LAND LLC, REZ2025-00010

This position paper supports the August 8, 2025 zoning determination letter of Ms. Hunter, Senior Director of Planning and Community Development, in response to a request by Mr. Condlin, counsel for the applicant. The applicant and contract purchasers in this case and a prior case (REZ2022-00008) include West Dulles Properties, Inc. and its affiliates. For the reasons set out below, Ms. Hunter correctly determined that the Hanover portion of the East Ashland project cannot be developed under the Mixed Use (MX) zoning ordinance approved by the Board of Supervisors in 2010 and 2013.

EAST ASHLAND PLAN OF DEVELOPMENT AND CHANGES

The East Ashland project approved in 2010 was an integrated development consisting of two components, one in unincorporated Hanover County (Hanover) and the other in the Town of Ashland (Town). The total for both components was 804 residential dwelling units and 881,000 square feet (sf) of commercial space (retail, office).

The Hanover MX component consists of 599 residential dwelling units and 335,200 sf of commercial space in two areas, one with access to Route 54 and the other with access to Mount Hermon Road.¹ The Board orders do not contain a breakout of residential and commercial uses between the two MX areas. The proffers do contain a number of references to East Ashland development in the Town. Ashland Properties, LLC, C-7-09, 3/24/2010 Board minutes at pp. 39-50, 4/28/2010 Board minutes at pp. 52-58; Harris & Douglas Properties, LLC, C-7-09, AM. 1-13, 7/24/2013 Board minutes at pp. 38-46.

Beginning in February 2022, a number of applications were filed to rezone the approved East Ashland project in the Town and Hanover. Harris and Douglas Properties, LLC, REZ2022-00008. At different times, various requests were made in the applications and amendments to rezone the Hanover portion to M-1, M-2, B-2, B-3, O/S, RM, and RS.

In March 2024, the applicant filed amended applications seeking M-1 zoning for data centers and substations in both the Town and Hanover. In October 2024, the Town rezoned its part to M-1 data center uses and approved two substations. Based on the applicant's revenue studies, a minimum of 1,635,511 sf in seven buildings were entirely in the Town (six 257,176 sf buildings, one 92,455 sf building), and a maximum of nine data center buildings totaled 1,919,672 sf in the Town. In December 2024, Hanover

¹ Five residential units were eliminated from the proposed 384 apartments, 169 townhouses, and 51 single family units in Hanover before East Ashland was approved on April 28, 2010.

denied a rezoning for M-1 data center uses off Route 54 and for RS and AR-6 residential development off Mount Hermon Road. The decisions eliminated the complementary, consistent, and integrated East Ashland plan of development in the Town and Hanover.

In response, the applicant has again requested a rezoning to M-1 data center uses for a 77.62 acre MX area off Route 54. The zoning determination letter was issued to address the applicant's claim that the Hanover portion can be developed under the 2010 and 2013 East Ashland MX decisions if the Board denies the M-1 data center rezoning in Hanover. Ms. Hunter denied the requested zoning determination.

DISCUSSION AND ANALYSIS

The request by Mr. Condlin seeks a zoning determination that a minimum of 1.63 million sf of M-1 data centers, emergency generators, substations, and related uses in the Town can be located adjacent to or near a MX development of 599 residential dwelling units and 335,200 square feet of retail and office space in Hanover. His request harkens back to the early 2000's when data centers and substations were built in northern Virginia without regard to buffers or major adverse impacts on existing residential and commercial developments. The environmental impacts of data centers in the Town on residents and retail/office users in Hanover will be completely unacceptable here.

In the applicant's view, there can lawfully be a "Ironhorse Data Center - Short Pump Project." On the contrary, such a project is the polar opposite of responsible planning - an abomination, a nightmare. There is no justification for the applicant's request.

First, starting in the spring of 2022, the applicant has consistently and repeatedly shown no interest in developing East Ashland under the Board and Town approved plans. After the Town's M-1 zoning decision, the applicant can no longer claim that the East Ashland MX plan in Hanover can go forward without the complementary Town component.

Second, after the Town's decision, the applicant assumed the risk that the Board might deny the M-1 data center rezoning in Hanover, as it did in December 2024. As a result, the applicant can blame no one else for the unavailability of the East Ashland MX zoning ordinance to address its predicament in Hanover.

Third, in the Wegmans rezoning case, Mr. Condlin argued before the Board that the 1995 zoning ordinance was an option to Wegmans' 2020 rezoning request to amend the proffers and approve a concept plan. The Virginia Supreme Court responded to that argument in Morgan, et al. v. Board of Supervisors of Hanover County, et al., No. 211021

(Feb. 2, 2023) - “Wegmans points out that it could have developed the property in 2020 pursuant to the 1995 ordinance without ever asking the Board to supersede its prior zoning ordinance with a revised set of proffers and a special exception. While true, we do not see what this point proves.” Slip opinion at 16. In short, the Supreme Court pointed out that what an applicant proposes is what counts. Here Mr. Condlin argues that the 2010 ordinance in Hanover governs even though the Town has superseded its prior zoning ordinance for the integrated East Ashland project and the applicant never sought to develop East Ashland in Hanover. Applying the Supreme Court’s reasoning, the applicant’s actions and related decisions prove that development in Hanover cannot take place under the 2010 and 2013 East Ashland ordinance. That’s the point.

Fourth, if the applicant were to file a site or construction plan in Hanover for the 77.62 acres in one MX area, it would be denied for failure to comply with one or more approved terms and conditions in the East Ashland zoning ordinance - concept plan, proffers, phasing, entrances, and road improvements. It would also be denied because there doesn’t appear to be a basis to separate the residential dwelling units, commercial space, phasing, and other ordinance requirements between the 77.62 acre MX parcel here and the MX area along Mount Hermon Road. If a site or construction plan were somehow approved and appealed to the Board, the Board would likely find multiple failures to comply with the East Ashland zoning ordinance. Cedar Lane Industrial Park, SPR2019-00032 (Nov. 14, 2019) (appeal of compliance with zoning ordinance proffer related to entrances resolved by adding access to Route 1).

Fifth, two areas remain MX zoned in Hanover; and the applicant is not without options. Just as the applicant has filed for M-1 data center zoning, the applicant can file an application to amend the MX zoning ordinance and submit a revised concept plan, entrances, road improvements, and proffers. Indeed, a zoning amendment is what Mr. Condlin sought and obtained in the Wegmans case. Of course, any application to amend the MX zoning ordinance in Hanover must consider the applicant’s approved M-1 data centers, substations, and related uses in the Town.

CONCLUSIONS

For these reasons, the Planning Commission and the Board should confirm Ms. Hunter’s August 8, 2025 zoning determination letter and apply it in this case.

Bob Nelson, Ashland District; June 9, 2026

Biernot, Gretchen W.

From: Ann Osborne <323awo@gmail.com>
Sent: Monday, June 8, 2026 6:20 PM
To: Iverson, Edmonia P.; Stoneman, Jeff S.; Planning
Subject: Proposed Data Center

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Hello,

I am writing in support of the proposed Tradeport Data Center. My grandson will be directly impacted, and the reduced traffic on route 54 and tax benefits make it a desirable proposal. Please consider voting in favor.

Sincerely,
Ann Osborne

Biernot, Gretchen W.

From: Holly Manke <hmanke@yahoo.com>
Sent: Wednesday, June 3, 2026 12:11 PM
To: Leadbetter, Larry A.; Iverson, Edmonia P.; Martin, William E.; Heizer, Brett; McGhee, Jr, Fredric I.; Abbott, Alan C.; Parker IV, Clifton L.; Biernot, Gretchen W.; Planning
Cc: Stoneman, Jeff S.; Davis, Sean M.; Dibble, Susan P.; Herzberg, F. Michael; Floyd, Danielle G.; Hudson, Ryan M.; Prichard, Faye O.
Subject: Iron Horse / Tradeport Data Center
Attachments: TIA Hickory Grove not considered.pdf; Concept plan IronHorse.pdf; Hanover GIS Iron Horse.pdf; Page 7 Town of Ashland approved plan IronHorse.pdf

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I am writing to you today about the Tradeport, Iron Horse proposed Data Center. I have attached supporting documents for discrepancies and issues with the following items for the proposed rezoning. Most of these documents are not on the Etrakit system but are supplied by Mr. Condlin on his page https://l.facebook.com/l.php?u=https%3A%2F%2Fwww.rvazoning.com%2Firon-horse.html%3Ffbclid%3DIwZXh0bgNhZW0CMTAAAYnJpZBExVFZ1VTd1bGdCbGh6RXJybHNydGMGYXBwX2lkEDlYmJAzOTE3ODgyMDA4OTIAAR6tissEwp79ebE-wKiPuLrQg3UnQhKfOD-h22SFBLYmyNUFDHa9aR_aL1dOHQ_aem_jele_Y-QtfzqdnDEsiHJRA&h=AUBGTKfnfT5UzqGunK1nYN5ctelEk_o2FUgfz-GwN-3h-2I3W-IE2nvPi1Omx56_VS9zmBHPGSpMQI3vE1h21mOTHeW7LNVY0VPY8tUj8Oqx_Cb56so69vTWARLQpSx0VNNQEGCK0AeP

Proffer 9 B

Private Wells for Cooling Prohibited. The use of private well water for water cooling data center equipment is strictly prohibited.

I submit that it is all in the specifics. Wells can be used for any other use. There should be no use of wells for any reason.

Proffer 7B

Entrances. There will be no access to and from the Property directly from and to Route 54 within the County. All access must be achieved from the Data Center Area located in the Town.

The approved plan for the Town of Ashland had 3 entrances. One emergency access on Mount Herman Rd., one Entrance at 54 just past Mount Herman Rd., and the 3rd on the County side just across from the new Hickory Grove Subdivision that is currently under construction. This proffer does not align with the plan approved by the Town of Ashland. I have attached page 7 of the approved plan from the Town of Ashland documents showing the conceptual plan.

Conceptual Plan dated 6/1/26 and GIS differ for parcel boundaries (attached)

The parcel shows buffers that are actually on an adjacent land owner's parcel and not part of the owned land for Tradeport. I personally know that Mr. Condlin was notified of this and asked to correct it by the actual land owner, Mr. Person, several times since December 2025.

The TIA revised February 2025. The counts were performed on May 5, 2022. A count conducted 4 years ago is too old to be valid. The traffic engineer at the planning commission meeting for Tradeport said as much when this came before you in 2024. Additionally, the new development currently under construction directly across the street, Hickory Grove, was not considered in the traffic analysis as referenced in the page 31 attached.

Please consider these issues in your review of this proposal. Please deny the rezoning.

Thank you for your consideration.

Holly Manke
South Anna

"Don't be afraid to go where you've never gone and do what you've never done, because both are necessary to have what you've never had and be who you've never been." - The Universe

4 APPROVED BACKGROUND DEVELOPMENTS

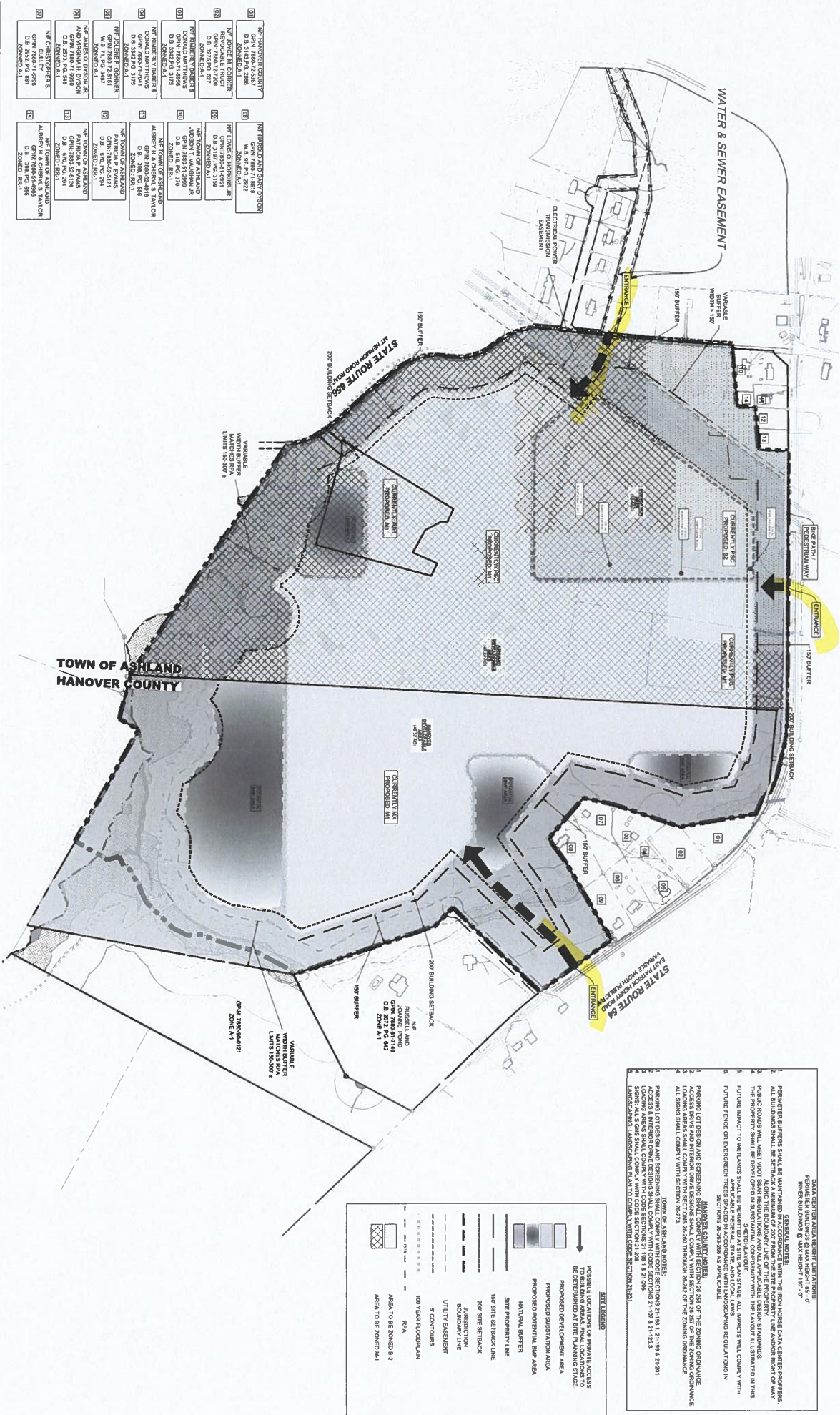
Background developments in the study were based on coordination with VDOT, Town of Ashland, and Hanover County staff. The most recent aerial imagery was used to identify which developments had already been built. There were no developments determined by this methodology.

One background development was identified within the project vicinity, Hickory Grove, and was analyzed with the August 2022 edition of this report. Since then, VDOT and Hanover County have confirmed that the development was not approved. As a result, the projected site traffic and roadway improvements associated with Hickory Grove have been removed from this report.

No background developments have been approved in the vicinity of the project and no background developments are included in this report.

SCALE 1"=200'

8. U29889994-entomofauna@yandex.ru (e-mail: entomofauna@yandex.ru) Published on 07/23/2024 15:44:19 by Sharmir



Biernot, Gretchen W.

From: amy Mendelson Cheeley <amendesign2@gmail.com>
Sent: Thursday, June 4, 2026 4:33 PM
To: acondlin@rothjackson.com
Cc: Biernot, Gretchen W.; Dibble, Susan P.; Hunter, Jo Ann M.; Leadbetter, Larry A; Stoneman, Jeff S.; Iverson, Edmonia P.; Hudson, Ryan M.; Davis, Sean M.; Herzberg, F. Michael; Floyd, Danielle G.; Prichard, Faye O.; Abbott, Alan C.; Heizer, Brett; McGhee, Jr, Fredric I.; Parker IV, Clifton L.; Martin, William E.
Subject: IronHorse

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Dear Andy!

It was great to see you and Larry last fall at the MLC Open House. Since then I have been busy with both the Hunting Hawk and Route 33 Gateway Data Centers. I have learned a lot. And, so have my friends in the Hanover Community.

Since we have been busy, I haven't been able to focus on your project but now that I am, I'm hoping you could catch me up and point me in the direction to some of the following items (not in any particular order of importance):

1. Historical Commission study
2. Proffer of no wells at any point
3. Storage tanks for water for back up and fires suppression
4. Updated TIA (2022 data is too old)
5. Concept plan that shows building areas , parking, roads, etc.
6. Where and how many storage tanks for diesel and chemical storage? Which chemicals?
7. When are energization dates for the substations? How many?
8. Water usage.
9. Electricity usage.
10. Revenue analysis/study.

In general I am also trying to understand how this integrates the Hanover side with the piece in the Town of Ashland. Revenues. Cooperation.

Again I'm trying to get up to speed to help my community understand what's really going on. I did review your presentation from the recent community meeting but couldn't find specifics. I look forward to your responses.

Thanks!
Amy

Amy Mendelson Cheeley
Amy Mendelson Design
Amendesign2@gmail.com
804-339-7266
Instagram Graphic Design: @amymendelsondesign
Instagram Fine Art & Illustration: @amendesign

Biernot, Gretchen W.

From: Stepp-Davis, Makayla L.
Sent: Thursday, January 15, 2026 1:10 PM
To: Biernot, Gretchen W.
Subject: Fw: Tradeport Hanover Land, LLC, REZ2025-00010
Attachments: Data Centers and Electric Capacity - BOS 1-14-2026 Mtg..docx

Thank you,

Makayla Stepp-Davis

Planning Technician II

Planning Department

(804) 365-6362

Hanover
County

From: Robert Nelson <ranelsonjr1@verizon.net>
Sent: Thursday, January 15, 2026 10:14 AM
To: Planning <planning@hanovercounty.gov>
Subject: Tradeport Hanover Land, LLC, REZ2025-00010

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Good morning,

Please find attached my citizen comments on Hanover data center cases. They were presented at yesterday's Board of Supervisors meeting. This rezoning involves 600 megawatts of electric capacity total in Hanover and the Town of Ashland (approved within the Town's jurisdiction). It is referenced in the 2,700 megawatt total for pending cases in the citizen comments.

I request that these comments be included in the record and in any future planning staff reports for this rezoning. Thank you.

Bob Nelson, Ashland District

Good afternoon Chairman Herzberg and Board Supervisors. My name is Bob Nelson. I reside in the Ashland District.

I started working on energy issues in 1973. For almost 30 years, I litigated a broad range of electric and natural gas cases before the Federal Energy Regulatory Commission and on appeal, including cases involving regional transmission organizations.

PJM is a regional transmission organization. Virginia is one of 13 states within PJM.

So imagine my surprise two years ago, when I was literally grabbed by the arm and lectured on Tract data center electric needs. The message. The PJM grid will provide.

The “grid will provide” is a dangerous and irresponsible mantra. Tract requires 2,400 megawatts – more than the North Anna nuclear plant and double the capacity of the Doswell energy center. With other pending projects, Hanover data centers would need 5,100 megawatts, enough to serve 30 times the county’s population.

Dominion experienced record peak demands last January, in the winter no less. The federal EIA has reported that Virginia relies on out of state resources to meet 30 to 40% of its annual electricity needs. These are huge red flags.

A capacity auction was recently held to meet PJM’s forecasted electrical demand. Despite a record maximum price, the resources bid in the auction were inadequate to meet PJM’s reliability requirements by 6,500 megawatts. The capacity auction was a wakeup call to the market and regulators.

PJM’s growing reliability problem is a top FERC concern. Last month, the FERC issued a 120 page order requiring PJM to make fundamental changes to its electric tariff because of data centers.

Major problems have been confirmed by data center consultants. Cushman and Wakefield stated and I quote: "Power constraints remain a critical challenge. Across many markets in the Americas, utility power queues are swelling, delivery timelines are lengthening, and interconnection requests are rising." Cushman and Wakefield doesn't need to be grabbed and told what to think. Its assessment is spot on. I'm not alone.

The grid is not providing. PJM is in crisis mode, increasingly unplanned and unreliable. This Board cannot ignore data center electricity issues in Virginia, Dominion's service territory, and Hanover County.

Citizen Comments, Board of Supervisors Meeting, January 14, 2026

Biernot, Gretchen W.

From: Stepp-Davis, Makayla L.
Sent: Tuesday, September 16, 2025 11:38 AM
To: Biernot, Gretchen W.
Subject: Fw: Subject: Support for Tradeport Hanover Land, LLC Data Center Proposal; REZ2025-00010+SE2025-00009, Tradeport Hanover Land, LLC

For an email like the below, is this more of just an FYI of Citizen correspondence to the project planner?

Thank you,

Makayla Stepp-Davis

Planning Technician
Planning Department
(804) 365-6362

Hanover
County

From: Don raikes <cotuflyer62@gmail.com>
Sent: Tuesday, September 16, 2025 10:15 AM
To: Iverson, Edmonia P. <epiverson@hanovercounty.gov>
Cc: Stoneman, Jeff S. <JSStoneman@hanovercounty.gov>; Planning <planning@hanovercounty.gov>
Subject: Subject: Support for Tradeport Hanover Land, LLC Data Center Proposal; REZ2025-00010+SE2025-00009, Tradeport Hanover Land, LLC

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Subject: Support for Hanover County Rezoning request: Tradeport Hanover Land L.L.C. Data Center Proposal; REZ2025-00010+SE2025-00009, Tradeport Hanover Land, LLC

Reference Case: September 18th Planning Commission Meeting

Dear Ms. Iverson---

I would appreciate your consideration and support for the subject project and the corresponding rezoning request. I believe the project provides some significant benefits to our county and community. Among the significant benefits include less traffic impact vs alternatives, reduced environmental impact and a significant increase in tax revenues as described below.

1. **Traffic Impact:** Rezoning of the property will result in a dramatic reduction (91 percent) in predicted traffic vs. other proposals along route 54. The existing zoning was estimated to produce over 33,000 vehicles per day. The data center is estimated to produce only 2,475 vehicles per day. Significantly less than other proposals.

2. **Environmental Protection:** Enhanced environmental protection by proffering 150 ft vegetative buffers, lined up stormwater facilities to protect groundwater of adjacent residents and less litter.
3. **Tax revenues:** Increased tax revenue with minimal demand for services. Financial analysis projects over 20 million in tax revenue per year in five years and over 53 million in 10 years. The largest current taxpayer in Hanover is between 3-4 million per year. A significant tax benefit for acres used and services required vs. alternatives.

I appreciate your consideration of this beneficial project with a "yes" vote for the rezoning request.

Thank you for your consideration.

Don Raikes
12306 North Oaks Drive
Ashland, Va 23005