

HANOVER COUNTY PLANNING DEPARTMENT
REQUEST FOR REZONING COMM IND DISTRICTS REVIEW
REZ2025-00023, MARCHETTI PROPERTIES ET AL
Due Date: 10/17/2025

REQUESTED REVIEWERS:

- Public Works
- Public Utilities
- GIS Department
- Fire Marshal
- VDOT
- Sheriff's Office
- Health Department
- Building Inspections
- Commissioner of Revenue
- Current Planning
- Development Review
- Code Compliance
- Assessor

FROM: Gretchen Biernot

Attached please find copies of the plans for the above-referenced project. Application materials may be found attached to the TRAKiT project. Please post all comments to the TRAKiT project number. If you do not have access to TRAKiT, please complete and return this form to the Planning Department by the due date. You may attach additional sheets, if necessary.

A meeting has been scheduled for Wednesday, October 15, 2025, at 9:00 am. The meeting will be located in the Planning Conference Room, located on the 2nd floor of the Administration Building.

AGENCY RESPONSE:

Recommend approval; No Further Review Necessary

Revisions Required/ Comments Attached

No Comment at this time; please route additional resubmittals

No Comment at this time; do not route resubmittals

DATE: _____ REVIEWED BY: _____

Attachments:

DPW:

DPU:

VDOT:

Hanover County,
Virginia

Land Use Map

Legend

- Rural/Agricultural
- Town of Ashland
- Business Flexible
- Parks and Conserved Lands
- Destination Commerce
- Employment Center
- Multi-Family Residential
- Highway Commercial
- Industrial
- Limited Industrial
- Suburban Neighborhood Residential
- Suburban High Residential
- Suburban Center
- Neighborhood Commercial
- Natural Conservation
- Rural Crossroads
- Rural Village
- Suburban Transitional Residential

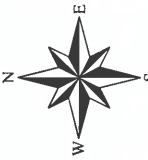
REZ2025-00023

Marchetti Properties, et al.

Rezone A-1 to M-1

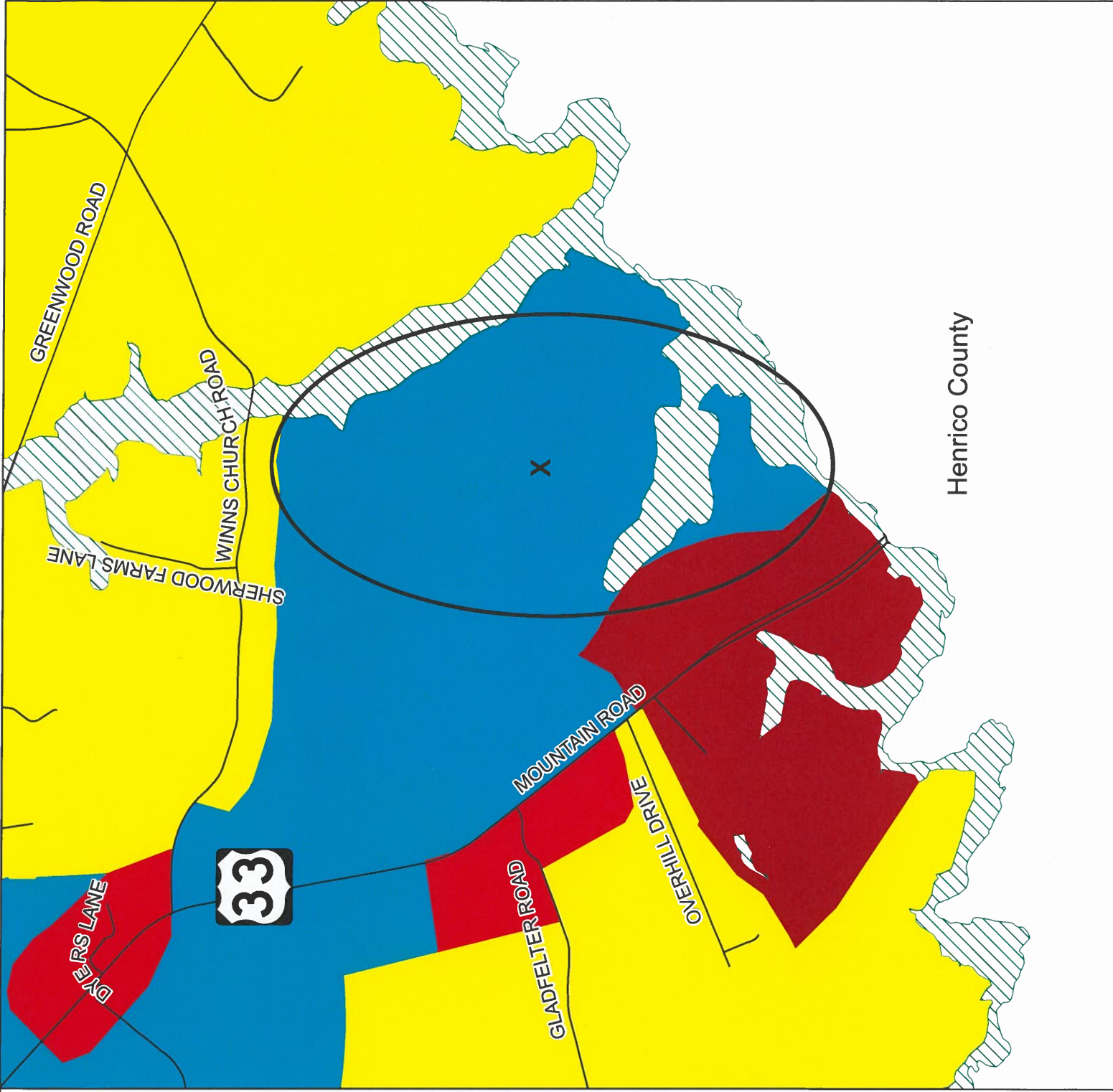
Employment Center, Highway
Commercial & Natural
Conservation Land Use

GPIN's: 7757-98-4106, et al.
South Anna Magisterial District



1 inch = 1,500 feet

September 26, 2025



Henrico County

Hanover County,
Virginia

General Parcel Map

Legend

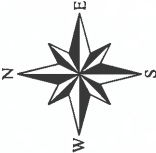
- Roads
- Water
- Structures
- Parcels
- Trees

REZ2025-00023

Marchetti Properties, et al.

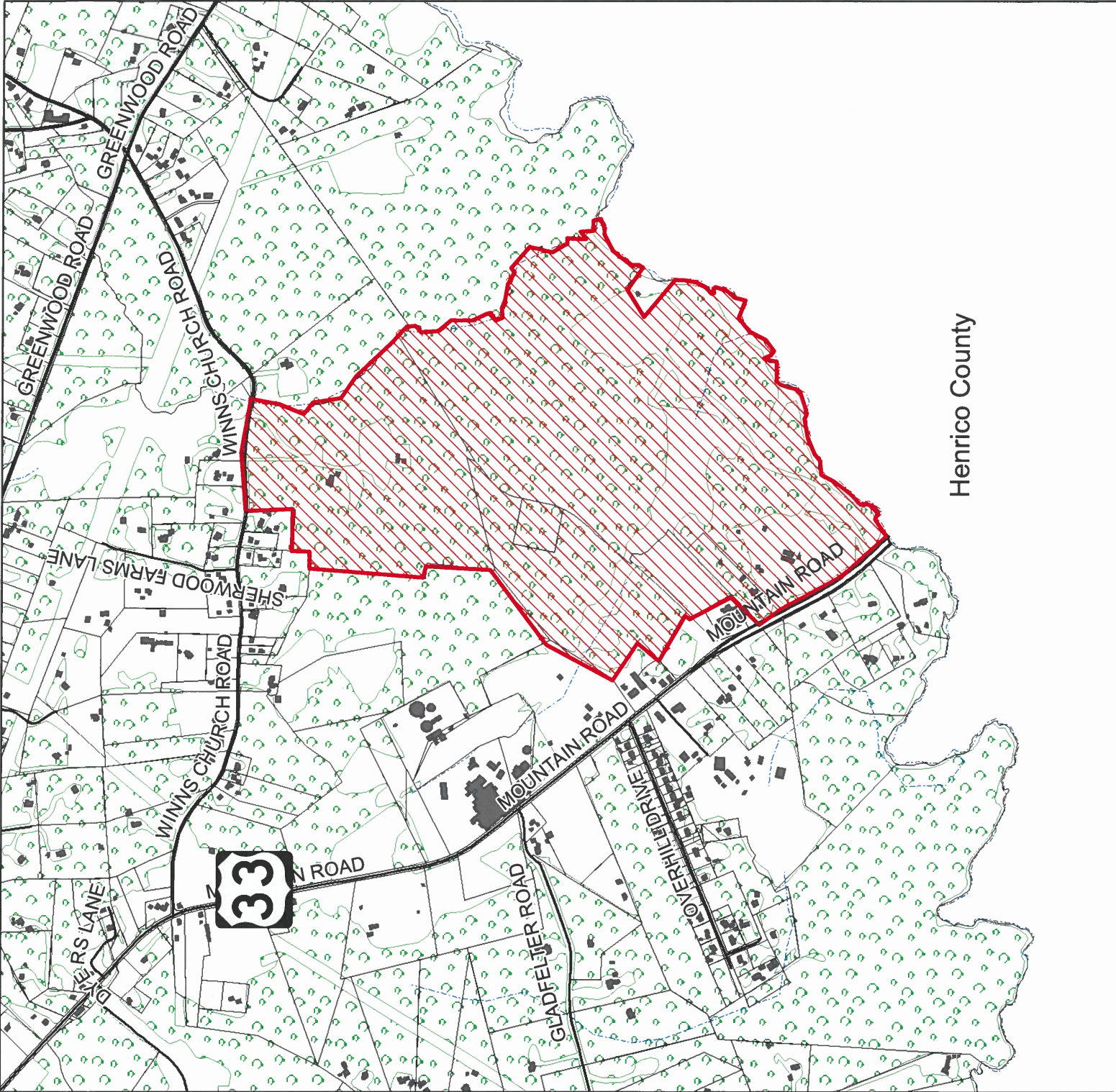
Rezone A-1 to M-1

GPIN's: 7757-98-4106, et al.
South Anna Magisterial District



1 inch = 1,500 feet

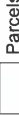
September 26, 2025



Hanover County,
 Virginia

Zoning Map

Legend

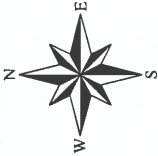
	Roads		R-1
	Water		R-2
	Parcels		R-3
	CUP		R-4
	A-1		R-5
	PUD		R-6
	RRC		RM
	RR-1		MX
	RO-1		B-1
	PSC		B-2
	POB		B-3
	PMH		B-4
	HE		O-S
	AR-1		B-O
	AR-2		M-1
	AR-6		M-2
	RC		M-3
	RS		

REZ2025-00023

Marchetti Properties, et al.

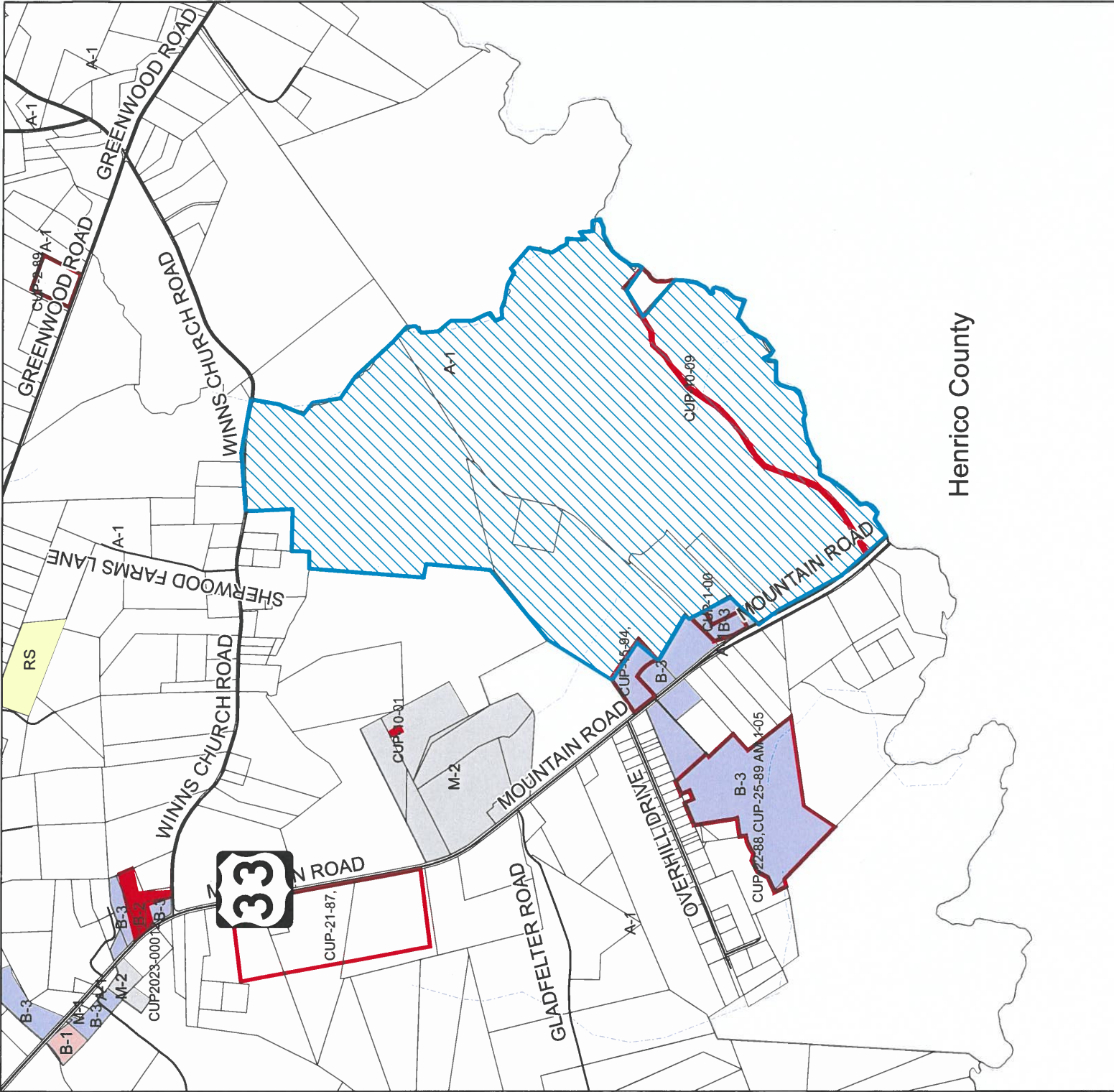
Rezone A-1 to M-1

GPIN's: 7757-98-4106, et al.
 South Anna Magisterial District



1 inch = 1,500 feet

September 26, 2025



Henrico County

REZ2025-00023



Hanover County Planning Department Application

Request for REZONING

Case #: REZ2025-00023

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

APPLICANT INFORMATION

Owner: Charles Marchetti, et al. - See Attached

Contact Name: _____

Address: _____

Telephone No. _____

Fax No. _____

Email Address _____

Applicant/Contract Purchaser: VALCO Hanover County Four LLC, VALCO Hanover County Six LLC & VALCO Hanover County Seven, LLC

Contact Name: Erin Fosdick

Address: 3200 Cherry Creek Dr. South, Suite 500

Denver, CO 80206

Telephone No. 720-552-9172

Fax No. _____

Email Address _____

erin.fosdick@tract.com

PARCEL INFORMATION

For multiple parcels, please complete Page 4 ☒

GPIN(s) (Tax ID #'s) See page 4

Deed Book _____ Page _____

Magisterial District South Anna

Location Description (Street Address, if applicable) ☐

Between Mountain Road & Winns Church Road

Total Area (acres/square feet) 427.183 ac.

Current Zoning A-1

Requested Zoning M-1

Requested Use Master Planned Technology Campus

SIGNATURE OF OWNER ☐ POWER OF ATTORNEY ☒ CONTRACT PURCHASER ☐ (attach contract)

As owner or authorized agent of this property, I hereby certify that this application is complete and accurate to the best of my knowledge, and I authorize County representatives entry onto the property for purposes of reviewing this request.

Signature _____

Date _____

Print Name Jeffrey P. Geiger

Signature _____

Date _____

Print Name _____

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

Name Erin Fosdick

Address: 3200 Cherry Creek Dr. South, Suite 500

Denver, CO 80209

Telephone No. 720-552-9172

Fax No. _____

Email Address _____

erin.fosdick@tract.com

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

RECEIVED

SEP 29 2025

HANOVER COUNTY
PLANNING DEPARTMENT

FOR APPLICATIONS WITH MULTIPLE PARCELS, PLEASE LIST:

GPIN	Property Owner(s)	Deed Book and Page Number	Area (acres/square feet)	Current Zoning	Requested Zoning
7757-98-4106 MARCHETTI PROPERTIES	Print <i>Charles M. Marchetti, Jr.</i>	2906/1667	49.72	A-1	M-1
	Sign <i>Charles M. Marchetti, Jr.</i>				
7767-08-0569 MARCHETTI PROPERTIES	Print <i>Charles M. Marchetti, Jr.</i>	2903/1667	5.206	A-1	M-1
	Sign <i>Charles M. Marchetti, Jr.</i>				
7767-17-2423 MARCHETTI PROPERTIES	Print <i>Charles M. Marchetti, Jr.</i>	2972/2804	256.515	A-1	M-1
	Sign <i>Charles M. Marchetti, Jr.</i>				
7757-97-5013 TYSON FARMS, INC	Print <i>1</i>	3155/1689	10.836	A-1	M-1
	Sign <i>SEE ATTACHED</i>				
7768-00-5491 TRIBBLE, G M JR BRENDA R R/S	Print <i>1</i>	1571/34	99.767	A-1	M-1
	Sign <i>1</i>				
7757-96-5577 STAPLES MILL SQUARE HOLDING II	Print <i>Charles M. Marchetti, Jr.</i>	2911/329	4.138	A-1	M-1
	Sign <i>Charles M. Marchetti, Jr.</i>				
7757-96-1157 MARCHETTI PROPERTIES II INC.	Print <i>Charles M. Marchetti, Jr.</i>	2884/870	1.001	A-1	M-1
	Sign <i>Charles M. Marchetti, Jr.</i>				
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FOR APPLICATIONS WITH MULTIPLE PARCELS, PLEASE LIST:

GPIN	Property Owner(s)	Deed Book and Page Number	Area (acres/square feet)	Current Zoning	Requested Zoning
7757-98-4106 MARCHETTI PROPERTIES	Print	2906/1667	49.72	A-1	M-1
	Sign				
7767-08-0569 MARCHETTI PROPERTIES	Print	2903/1667	5.206	A-1	M-1
	Sign				
7767-17-2423 MARCHETTI PROPERTIES	Print	2972/2804	256.515	A-1	M-1
	Sign				
7757-97-5013 TYSON FARMS, INC	Print	3155/1689	10.836	A-1	M-1
	Sign				
7768-00-5491 TRIBBLE, G M JR BRENDA R R/S	Print	1571/34	99.767	A-1	M-1
	Sign				
7757-96-5577 STAPLES MILL SQUARE HOLDING llc	Print	2911/329	4.138	A-1	M-1
	Sign				
7757-96-1157 MARCHETTI PROPERTIES II INC	Print	2884/870	1.001	A-1	M-1
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Mountain Road Technology Park

OWNER INFORMATION – PAGE 3

Owner: Charles Marchetti
Address: 2503 C Waco Street,
Henrico, VA 23294
Telephone Number:
Email Address:

c/o Mark H Mille, Esq.
P.O. Box 1555,
Richmond, VA 23218-1555
(804) 343-6189
mmiller@spottsfain.com

Owner: Tyson Farms, Inc. c/o Gordon McGrath
Address: P.O. Box 2020 Tax Dept.,
Springdale, AR 72765
Telephone Number: (479) 799-7729

Owner: G. M. Tribble, Jr.
Address: 12517 Winns Church Road,
Glen Allen, VA 23059
Telephone Number: [REDACTED]

Owner: Brenda R. Tribble
Address: 12517 Winns Church Road,
Glen Allen, VA 23059
Telephone Number: [REDACTED]

ATTACHMENTS - For ALL REQUESTS you must submit the following:



a. **Acknowledgement of Application Fee Payment Procedure** (Page 6)



b. **Adjacent property owners, Board of Supervisors, and Planning Commissioner notification form** (Page 7) – please list all adjacent property owners including those across roadways, watercourses, and/or railroads as well as the members of the Board of Supervisors and Planning Commission for the magisterial district in which the property is located. Adjacent property owners, Board members, and Planning Commissioners must be notified prior to submittal of this application. The form must include owners' names, address, and GPINs for all adjacent property owners. (This information is available from the County website or may be obtained from the Planning Department.) A sample letter has been provided (Page 9), and may be used to notify the adjacent property owners.



c. **A plat of the subject property**, which accurately reflects the current property boundaries, includes metes and bounds, is drawn to scale, and shows existing structures. If the full-size plat is larger than 8 ½" x 11", the plat must be folded no larger than 9" x 12", and a reduction of the plat must be submitted which is 8 ½" x 11" in size. (Typically available from the County Clerk's Office in the Circuit Court building.)



d. **Responses to questions on Pages 10 and 11**



e. **Historic Impact Information** (Page 12) (This information is available on the County website or may be obtained from the Planning Department.)



f. **Traffic Impact Analysis Certification Form** (Page 13) In compliance with VDOT's new Traffic Impact Analysis Regulations (24 VAC 30-155 *et seq.*, commonly known as "Chapter 527"), rezonings that meet certain thresholds require Traffic Impact Analyses (TIA).

The process for submitting a TIA is as follows:

- 1) Submit the number of copies of the TIA required by VDOT to the Hanover County Planning Department with your comprehensive plan amendment/rezoning/conditional use permit submittal.
- 2) The Hanover County Planning Department will stamp "received" on all copies of the TIA, and will keep a copy for its files.
- 3) The applicant will deliver the remaining copies of the TIA to VDOT and pay the necessary TIA review fee directly to VDOT.



g. **Community Meeting Guide** (Check the box if you have read and understand Pages 14 & 15. **Please note that applicants that schedule community meetings without coordinating with the staff may be required to reschedule the meeting, which may cause the application process to be delayed.**)



h. **USPS Cluster Box Units (CBUs)**, please show the general location of USPS' Central Box Units (CBUs) along with elevations, access, parking and lighting, if provided. Please contact the local postmaster to obtain specific guidelines.



i. **For applications requiring plans**, please submit ten (10) full-size plans, with sheets no larger than 24" x 36", folded to 9" x 12" in size, and **one – 8 ½" x 11" reduction**.

Specific district requirements:

- RS*** - Conceptual plans that meet the requirements of Section 26-67 of the Zoning Ordinance.
- RC** - Existing Feature and Site Analysis plans that meet the requirements of Section 26-54(a).
- RM*** - Conceptual plans that meet the requirements of Section 26-84.
- MX** - Master Plan that meets the requirements of Section 26-93.
- BP** - Master Plan that meets the requirements of Section 26-157.

*RS and RM conceptual plans may also serve as the subdivision preliminary plat. In addition to the Zoning Ordinance requirements noted above, the preliminary plat requirements in Section 25-25 of the Subdivision Ordinance must also be addressed.

☐ **Check here** if the conceptual plan will serve as the preliminary plat.

NOTE: When **conceptual plans and/or elevations** are requested by the Director of Planning which are larger in size than 8½" x 11" or are in color, please submit ten (10) full-size or colored plans, with sheets no larger than 24" x 36", folded to 9" x 12" in size, and **one - 8 ½" x 11" reduction**.

ACKNOWLEDGEMENT OF APPLICATION FEE PAYMENT PROCEDURE

Application fees are not accepted at the time of submittal. I hereby acknowledge that this application is not complete until the payment for all applicable application fees has been received by the Hanover County Planning Department. The Hanover County Planning Department shall notify me by mail, email and/or fax, (if selected below) of the applicable fee(s) at such time that they determine that the application is complete and acceptable. I acknowledge that I am responsible for ensuring that such fees are received by the Hanover County Planning Department by the Tuesday the week following the application deadline. I further acknowledge that any application fee submitted after this date shall result in the application being considered filed for the next application deadline.

Should the applicable fees not be submitted within forty-five (45) days of the date of the notification letter, it shall be my responsibility to arrange for the retrieval of all application materials. The application and any supplementary materials for incomplete applications that are not retrieved within forty-five (45) days of the date of the notification letter shall be destroyed by the Hanover County Planning Department.

Should my application be accepted, my fee payment will be due by _____. (To be filled in by a Planning Staff member.)

Signature of applicant/authorized agent



Date 9/26/2025

Print Name Erin Fosdick

Signature of applicant/authorized agent

Date

Print Name

Address to which notification letter is to be sent:

3200 Cherry Creek Drive South, Suite 700

Denver, CO 80209

If you would like your letter emailed and/or faxed, please make selections, and provide the information below:

☒ Email erin.fosdick@tract.com

☐ Fax

FEES

Following application acceptance, make checks payable to Treasurer, Hanover County:

A-1, OHP	\$500
AR-6 (>2 lots), RC, RS, RM, MX	\$1500 + \$75/acre* for 1st 200 acres; \$30/acre* for acreage>200 acres
B, OS, M, BP	\$1100
Amendment of Proffer or Planned Unit Development	\$1500

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

Please note: Applicants which request tax-exempt status may have their application fee waived upon presentation of official documentation of such status.

FOR STAFF USE ONLY:

Base Fee

Acreage Fee

TOTAL FEE

Accepted by:

HTE #:

ADJACENT PARCEL OWNERSHIP INFORMATION

ID	GPIN	OWNER	OWNER'S ADDRESS	ZONING
1	7757-94-3433	BEVERLY D HARRIS LIVING TRUST	13015 MOUNTAIN ROAD GLEN ALLEN, VA 23059	A-1
2	7757-85-3039	BEVERLY D HARRIS LIVING TRUST	13015 MOUNTAIN ROAD GLEN ALLEN, VA 23059	A-1
3	7757-95-1094	MARILYN MARTIN WALLS	13031 MOUNTAIN ROAD GLEN ALLEN, VA 23059	A-1
4	7757-85-9388	STUART E LEWIS & WILLIAM L EDWARDS, JR	P.O. BOX 2987 GLEN ALLEN, VA 23058	A-1
5	7757-85-8959	ROBERT W GLAUBIT	3012 SUMMERHAVEN COURT GLEN ALLEN, VA 23060-0000	A-1
6	7757-96-1510	OVERHILL PROPERTIES, INC.	5925 SCHOOL AVENUE HENRICO, VA 23228	B-3
7	7757-86-9670	BFG VA LLC	P.O. BOX 320099 ALEXANDRIA, VA 22320	B-3
8	7757-86-7936	WEST 33 LLC	15040 SCOTCHTOWN ROAD MONTPELIER, VA 23192	B-3
9	7757-87-4513	LEONARD G. MURPHY LIVING TRUST; CYNTHIA A. MURPHY LIVING TRUST	10279 GLADFELTER ROAD 3144 GLEN ALLEN, VA 23059	B-3
10	7757-88-1430	STEPHEN W TRAMMELL & ANTOINETTE W TRAMMELL	13081 WINNS CHURCH ROAD GLEN ALLEN, VA 23059	A-1
11	7758-71-6329	ANTOINETTE W TRAMMELL & STEPHEN W TRAMMELL	13081 WINNS CHURCH ROAD GLEN ALLEN, VA 23059	A-1
12	7758-91-4491	BRIAN G & DIANA L TRAMMELL	13031 WINNS CHURCH ROAD GLEN ALLEN, VA 23059-0000	A-1
13	7758-01-0456	LORENZON G AMBROGI & SUSAN A PARKER	12573 WINNS CHURCH ROAD GLEN ALLEN, VA 23059	A-1
14	7768-02-2085	DOUGLAS E WHITE	12572 WINNS CHURCH ROAD GLEN ALLEN, VA 23059	A-1
15	7768-02-6064	DOUGLAS A TRAMMELL	12550 WINNS CHURCH ROAD GLEN ALLEN, VA 23059	A-1
16	7768-03-9004	MANUAL G LOUPASSI LIMITED PARTNERSHIP (C/O ROBIN INN)	2601 PARK AVENUE RICHMOND, VA 23220	A-1
17	7768-10-9843	GARY N PALMER	11513 PRIMROSE LANE ROCKVILLE, VA 23146	A-1
18	7767-39-7416	WILLSON FAMILY, LLC	3031 LYNNHAVEN DRIVE VIRGINIA BEACH, VA 23451	A-1
19	7767-27-5397	HANOVER COUNTY	P.O. BOX 470 HANOVER, VA 23069	A-1
20	763-777-8518	ROBERT L MAUGHAN & FRANCES M KENNEDY	11524 BIRCHILL LANE GLEN ALLEN, VA 23056-5127	A-1
21	762-776-4610	THE TOWNES AT HUNTON PARK TOWNHOUSE ASSOCIATION, INC.	4435 WATERFRONT DRIVE, SUITE 406 GLEN ALLEN, VA 23060	MIXED
22	761-775-6361	STAR CITY LAND AND DEVELOPMENT COMPANY, LLC	148 BRISTOL EAST ROAD BRISTOL, VA 24202- 5500	MIXED



September 26, 2025

RE: Hanover County Development Applications for Mountain Road Technology Park, GPINs: 7757-98-4106 (Marchetti Properties), 7767-08-0569 (Marchetti Properties), 7767-17-2423 (Marchetti Properties), 7757-96-1157 (Marchetti Properties II Inc), 7757-96-5577 (Staples Mill Square Holding LLC), 7757-97-5013 (Tyson Farms Inc), 7768-00-5491 (Tribble)

Dear Neighbors and Surrounding Property Owners,

Tract is excited to present information on an application that is being submitted to Hanover County this month for the Mountain Road Technology Park. Tract is a digital infrastructure and data center developer that focuses on developing master plan technology campuses. This letter is being provided to you as a property owner that is adjacent to the proposed technology park. A community meeting will be held to present information on the project and answer questions; that meeting will be scheduled in the coming weeks, and additional information will be provided to you with meeting details.

Background

The Hanover County Board of Supervisors adopted the Route 33 Gateway Small Area Plan (Gateway Plan) in August of 2025. In conjunction with the Envision Hanover Comprehensive Plan, the Gateway Plan provides guidance on land uses and design for the area along Route 33/Mountain Road, between the Chickahominy River and Winns Church Rd. The Gateway Plan envisions data centers, light industrial, clean manufacturing, and other supporting uses, for this area. Tract is excited to apply for a master planned data center campus in the Gateway area, which will move the County's vision for this area forward!

Project Information

To further the goals of the Comprehensive Plan and Gateway Plan, Tract has applied for a rezoning, conditional use permit, and special exception for seven parcels of land in the area to create a master planned data center campus. These properties are part of an Economic Development Zone and are currently designated 'Employment Center' within the Envision Hanover Comprehensive Plan; they are also within the Suburban Service Area.

This project includes development and building areas to permit data center buildings as well as other supporting uses, consistent with the guidance provided in the Gateway Plan. The data center campus will include a primary entrance and secondary access off Route 33/Mountain Road; no construction or permanent access is being proposed off Winns Church Road (only a gated emergency access has been identified), which is consistent with the adopted Gateway Plan.



The project will preserve substantial natural buffers along Route 33/Mountain Road and along Winns Church, consistent with the Gateway Plan. Consistent with the recommendations from the Gateway Plan, the concept plan also proposes trails along the Chickahominy River, on the southern edge of the property, and along Grassy Swamp Creek, which is on the eastern edge of the property.

We look forward to sharing additional details at our upcoming community meeting and hope to see you there.

Sincerely,

A handwritten signature in black ink that reads 'Erin Fosdick'.

Erin Fosdick, AICP

CC: Susan P. Dibble, South Anna District
Michael Herzberg IV, Chairman, Cold Harbor District
Sean M. Davis, Vice Chairman, Henry District
Faye O. Prichard, Ashland District
Jeff S. Stoneman, Beaverdam District
Danielle Grieshaber Floyd, Chickahominy District
Ryan M. Hudson, Mechanicsville District
Larry Leadbetter, Planning Commission, South Anna District
Jo Ann Hunter, Planning Director
Andrew Pompeii, Assistant Planning Director

PLEASE RESPOND FOR ALL REZONING APPLICATIONS:

1. What is the General Land Use Plan Map designation for the subject property? The majority of the area is desingated Emp Employment Center. There is a small portion designated as Highway Commercial and as Suburban Neighborhood Residential.
2. What, if any, is the Major Thoroughfare Plan designation for the public road on which the subject property has frontage? Route 33/Mountain Road is a Major Arterial and Winns Church Road is a Major Collector.
3. Describe in detail the proposed use of the property. The applicant is proposing a rezoning consistent with the recommenda of the recently completed Route 33 Small Area Plan. The proposed use of the property would be a master planned industrial campus to accomodate data centers and supporting uses. The campus is being planned to respect the rural character of the corridor by minimizing visual and environmental impacts. The campus will be served by a public entrance along Mountain Rd. & well planned private network to serve buildings within the campus. A public trail is included on the south & east sides of the site.
4. List any sensitive environmental or unique features on the property. Are there any 150kV or greater transmission lines, transmission lines for natural gas, other public utilities, or other entity? There are transmission lines to the north and east of the site. There is a pump station on the southern portion of the site. The site is encumbered by wetlands, which will be carefully considered during site planning. There is an existing pond on the property.
5. Is the subject property located in a Dam Break Inundation Zone? ☐ Yes ☒ No (Please contact the Department of Planning or Public Works for assistance in addressing this question.) If yes, please contact the Department of Public Works for further information.

RESPOND FOR RS AND RM REZONING APPLICATIONS: (Attach additional pages, if needed)

1. Have you provided a conceptual plan of the proposed development, including general lot configurations and road locations? _____
2. How does your proposal preserve or protect the existing trees on the property? If the property is treeless, does your proposal contain provisions to provide trees on the property? _____

3. Are recreational amenities being proposed for the project? If so, specify in detail the amenities planned. _____

4. What provisions will be made to ensure safe and adequate access to the subject property? (Note: A second means of access should be provided for any project in which there will be fifty-one (51) or more lots.) _____

RESPOND FOR AR-6 and RC REZONING APPLICATIONS: (Attach additional pages, if needed)

1. For **AR-6** rezoning requests: Have you provided a conceptual plan of the proposed development, including general lot configurations and road locations? Are the proposed lot sizes compatible with existing parcel sizes in the area? ☐

2. How is the proposed subdivision compatible with the rural setting and sensitive to natural and cultural features? ☐

3. What provisions will be made to ensure safe and adequate access to the subject property? (Note: A second means of access should be provided for any project in which there will be fifty-one (51) or more lots.)

**RESPOND FOR B-1, B-2, B-3, BO, OS, M-1, M-2, M-3 REZONING APPLICATIONS:
(Attach additional pages, if needed)**

1. Has a conceptual plan of the proposed development been provided, showing proposed building locations, parking lots, entrances, and other features? Yes, please see attached concept plan.
2. What provisions will be made to ensure safe and adequate access to the subject property? Access to the property has been planned consistent with the recently adopted Route 33 Gateway Small Area plan. Coordination with VDOT and the County for primary and secondary access from Route 33/Mountain Road will ensure appropriate roadway improvements are

3. How will the traffic impact of this development be addressed?: Data centers have relatively low trip generation rates. The applicant is working closely with VDOT and the County to ensure traffic impacts, especially during construction, are addressed.

4. Describe why the proposed use is desirable and appropriate for the area. What measures will be taken to assure that the proposed use will not have a negative impact on the surrounding vicinity? see attached pages

5. What type of signage is proposed for the site? Signage will be developed at a later date and submitted with site plan applications.
6. Have architectural/building elevations been submitted with this application? Example architectural forms have been included with the proffers. In addition, detailed design guidelines that are consistent with the guidance provided by the Small Area Plan have been included in the proffers and as guidelines with the concept plan.

HISTORIC SITE IMPACT ANALYSIS

Please identify any **known or suspected historic resources on both the subject property and adjacent properties**, to include both structural and non-structural resources, such as trenches, cemeteries, and archeological sites. Please include the GPIN (Tax Parcel Number) associated with the resource. Please attach additional sheets, if necessary. Should you need assistance completing this form, please contact the Planning Staff.

1. Historic Resource/File No. _____ GPIN _____
2. Historic Resource/File No. _____ GPIN _____
3. Historic Resource/File No. _____ GPIN _____

If you have identified known or suspected historic resources on the subject property or adjacent property, please provide the following information on each site:

- a) Is the historic site listed as a National or State Registered Landmark? _____
- b) Is the historic site open to the public? _____
- c) Describe the impact the proposed request will have on the identified historic resources with regard to noise, traffic, dust, vibration, visual impact, and air pollution. _____

- d) Describe voluntary measures that will be undertaken to help mitigate the impact that the proposed use may have on the identified historic resources. _____

If there are no known or suspected historic resources on the subject property or immediately adjacent, including structural and non-structural resources, trenches, cemeteries, and archeological sites, please sign and date.

Signature:  Date: 9/26/25

COMPLIANCE WITH VDOT & COUNTY TRAFFIC IMPACT ANALYSIS REQUIREMENTS

The following must be completed for all applications: The selection below is based on a projected daily trip generation of 1,488 vehicles per day and a site peak hour trip generation of 186 vehicles per hour, based on the stipulations of 24 VAC 30-155. The N.A. edition (latest edition) of the ITE Trip Generation Manual was used in determining the trip generation (Code Number N.A. and Page Number N.A.).

Choose one of the two options below:

- ☐ I certify that this proposal **DOES NOT EXCEED** 380 vehicle trips per day that would require submittal of a Traffic Impact Analysis.
- ☒ I certify that this proposal **DOES EXCEED** 380 vehicle trips per day that would require a Traffic Impact Analysis be submitted.

Choose one of the two options below:

- ☒ I certify that this proposal DOES NOT MEET any of the VDOT thresholds identified in the Traffic Impact Analysis Regulations Administrative Guidelines (24 VAC 30-155) that would require a Traffic Impact Analysis to be submitted in conjunction with this application.
- ☐ I certify that this proposal MEETS at least one of the VDOT thresholds identified in the Traffic Impact Analysis Regulations Administrative Guidelines (24 VAC 30-155) that would require a Traffic Impact Analysis to be submitted in conjunction with this application. A Traffic Impact Analysis, prepared in accordance with the Traffic Impact Analysis Regulations Administrative Guidelines (24 VAC 30-155), has been prepared and will be submitted to VDOT the same day.

David Capparuccini

Digitally signed by David Capparuccini
DN: C=US, E=david.capparuccini@kimley-horn.com,
O=Kimley-Horn, CN=David Capparuccini
Date: 2025.09.23 13:05:08-04'00'

9/23/25

(Signature of Applicant/Applicant's Representative)

(Date)

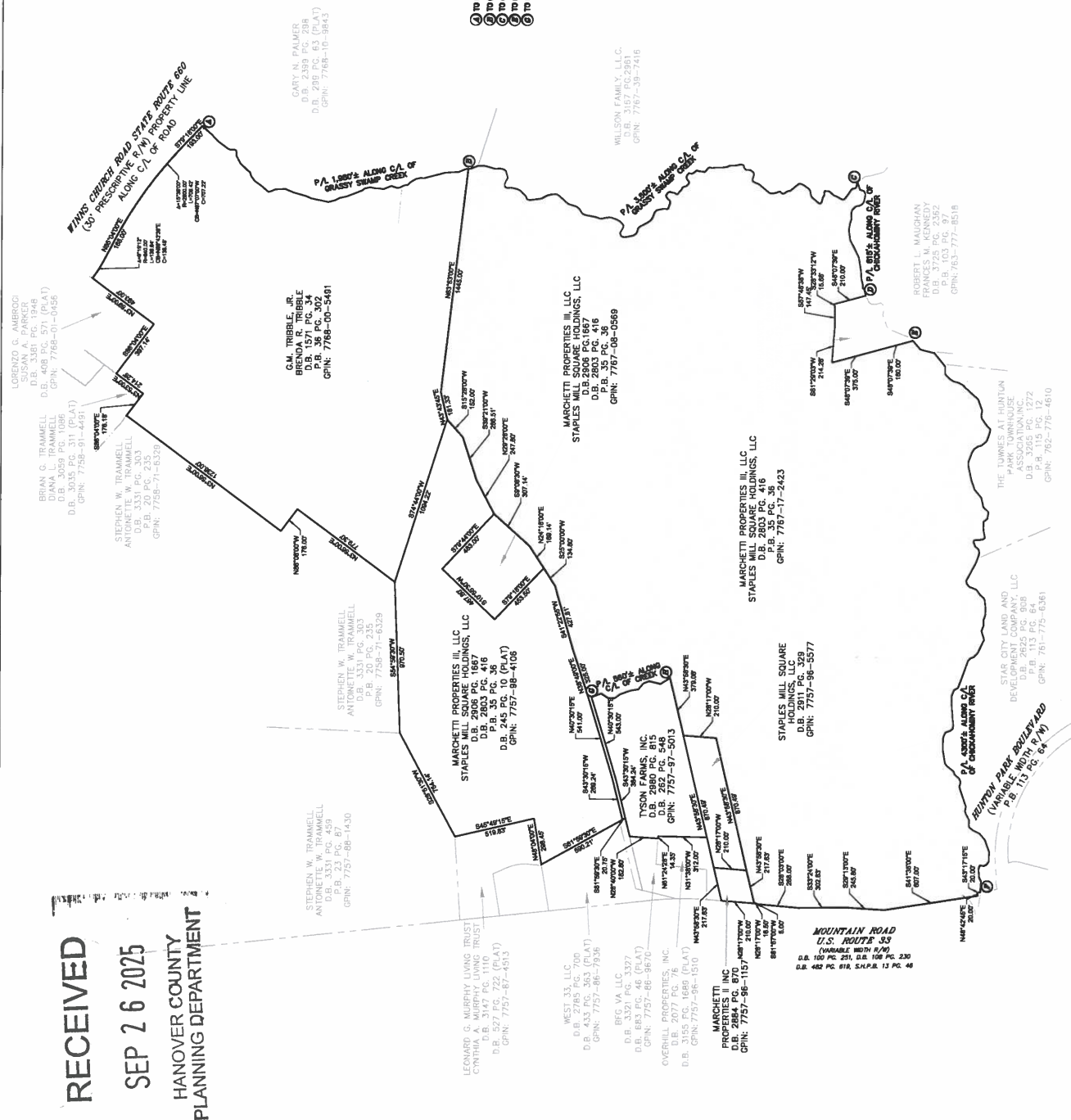
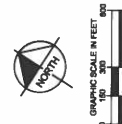
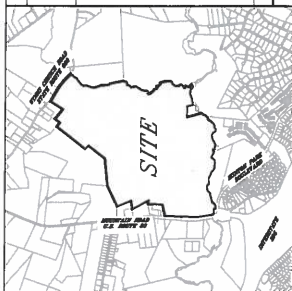
David Capparuccini

(Applicant/Applicant's Representative – Print Name)

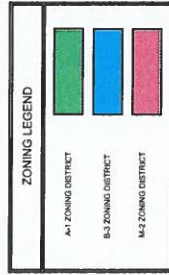
REZONING -
PARCEL EXHIBIT

113752002	DATE	9/24/2025	SCALE AS SHOWN	DESIGNED BY KPC	DRAWN BY AF	CHECKED BY	RRP
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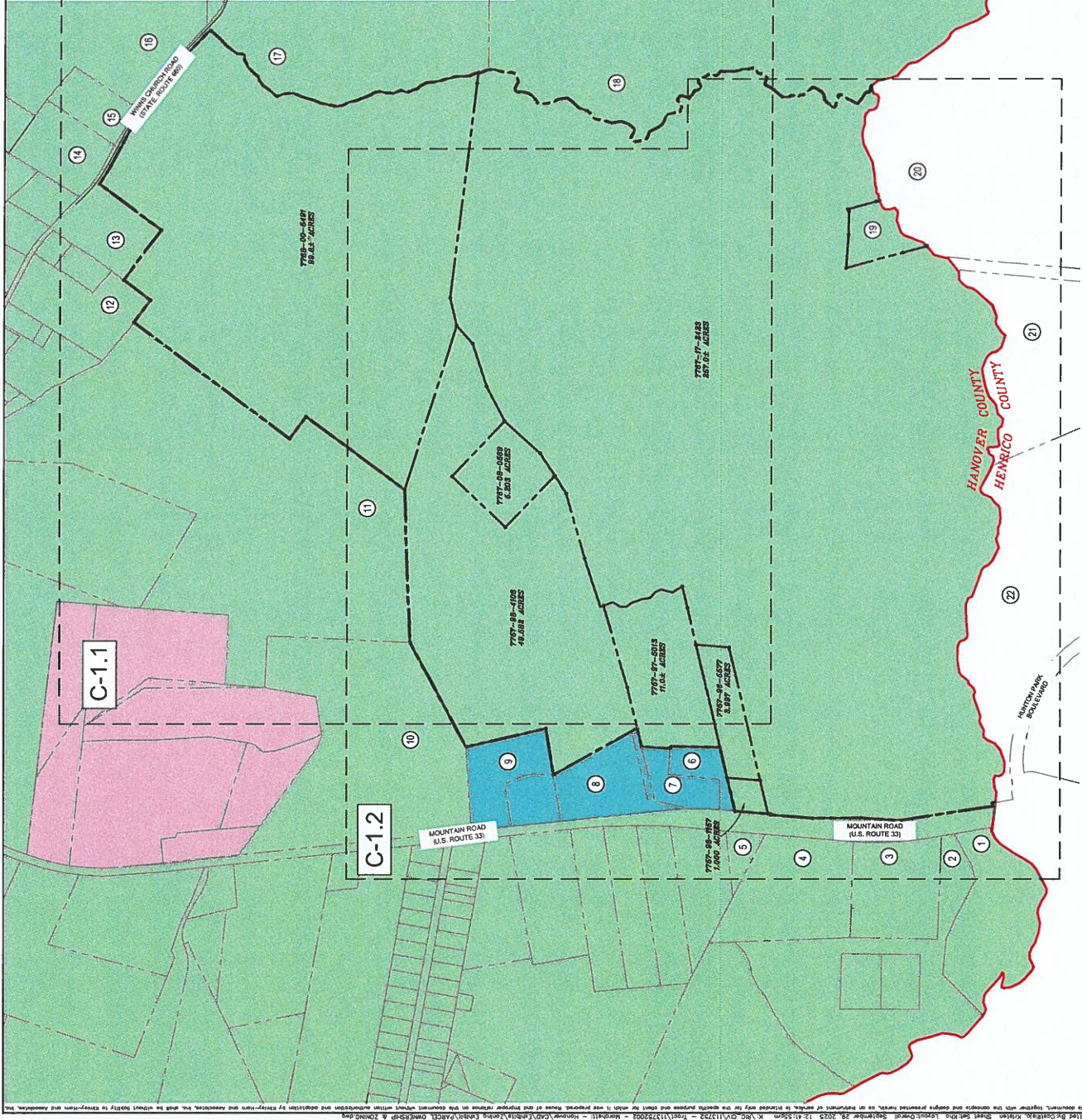
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PHONE: 804-673-3582
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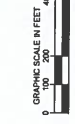
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ID	GPIN	OWNER	ZONING	
1	7157-94-3433	BEVERLY D HARRIS LIVING TRUST	A-1	
2	7157-45-3039	BEVERLY D HARRIS LIVING TRUST	A-1	
3	7157-56-1094	MARILYN MARTIN WALLS	A-1	
4	7157-45-9368	STUART E LEWIS & WILLIAM EDWARDS, JR	A-1	
5	7157-46-8659	ROBERT W GLAUBIT	A-1	
6	7157-96-1510	OVERHILL PROPERTIES, INC.	B-3	
7	7157-46-9670	BFG VA LLC	B-3	
8	7157-86-7938	WEST 33 LLC	B-3	
9	7157-87-4513	LEONARD G MURPHY LIVING TRUST, CYNTHIA A MURPHY	B-3	
10	7157-88-1430	STEPHEN W TRAMMELL & ANTONETTE W TRAMMELL	A-1	
11	7158-71-6329	ANTONETTE W TRAMMELL & STEPHEN W TRAMMELL	A-1	
12	7158-91-1491	BRIAN G & DIANA L TRAMMELL	A-1	
13	7158-01-0455	LORENZO G AMBROGI & SUSAN A PARKER	A-1	
14	7158-02-2085	DOUGLAS E WHITE	A-1	
15	7158-02-6564	DOUGLAS A TRAMMELL	A-1	
16	7168-03-9604	MANUAL C LOUPAS LIMITED PARTNERSHIP (C/O ROBIN NUN)	A-1	
17	7168-10-9943	GARY N PALMER	A-1	
18	7167-39-2416	WALLSON FAMILY, LLC	A-1	
19	7167-27-5397	HANCOVER COUNTY	A-1	
20	763-777-4518	ROBERT J MAUGHAN & FRANCES M KENNEDY	A-1	
21	762-176-4610	THE FRANKLIN PARK TOWNHOUSE ASSOCIATION, INC	MIXED	
22	761-175-6081	STAR CITY LAND AND DEVELOPMENT COMPANY, LLC	MIXED	



NOA PROJECT
DATE
9/24/2025
SCALE AS SHOWN
DESIGNED BY KPC
CHECKED BY RBP

Kimley-Horn
2025 MOUNTAIN ROAD
HANOVER COUNTY, VA 23060
PHONE: 804-673-3002
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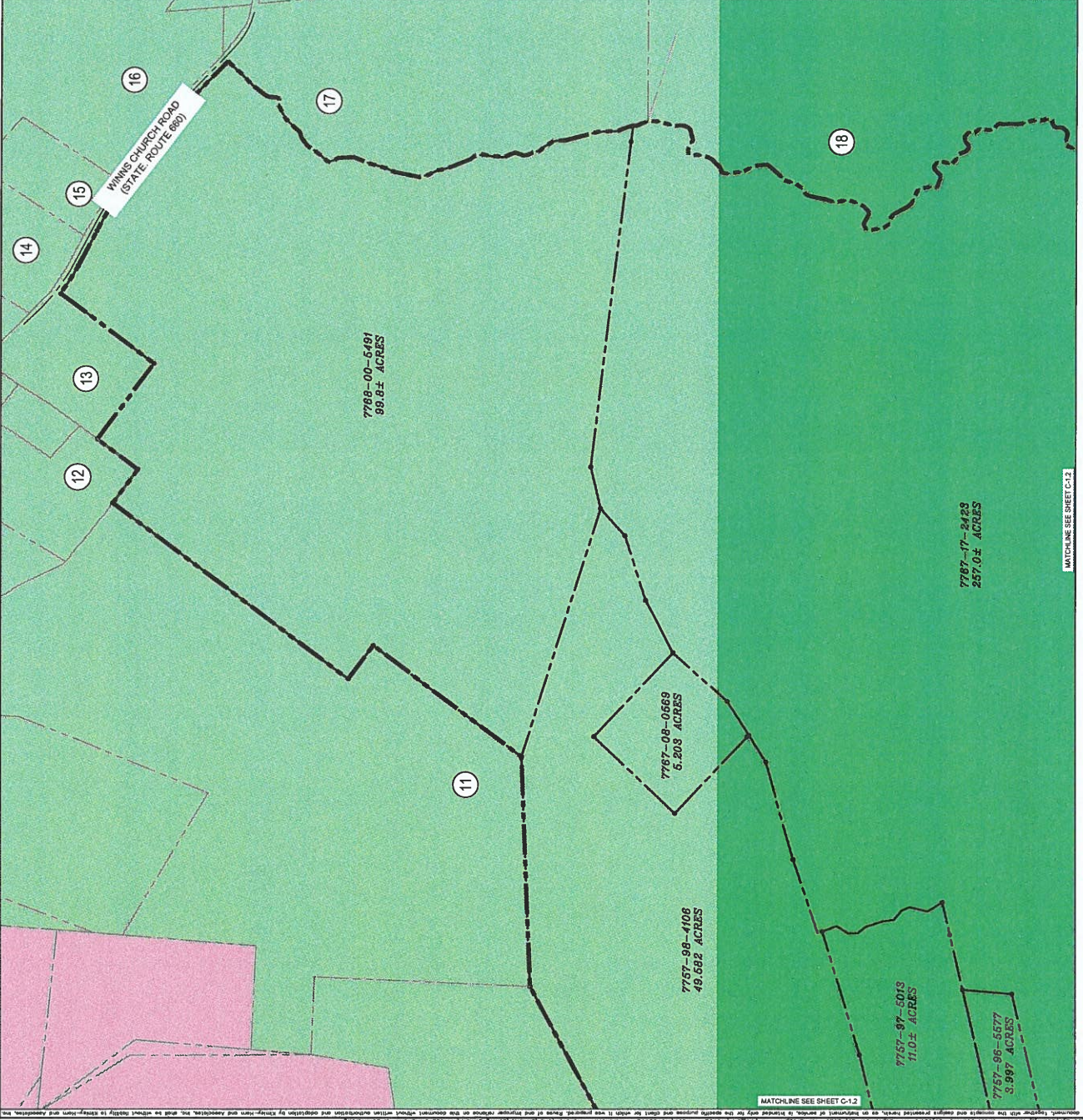
NO.
REVISIONS
DATE
BY



ZONING LEGEND	
A-1 ZONING DISTRICT	(Green)
B-3 ZONING DISTRICT	(Blue)
M-2 ZONING DISTRICT	(Pink)

ADJACENT PARCEL OWNERSHIP INFORMATION

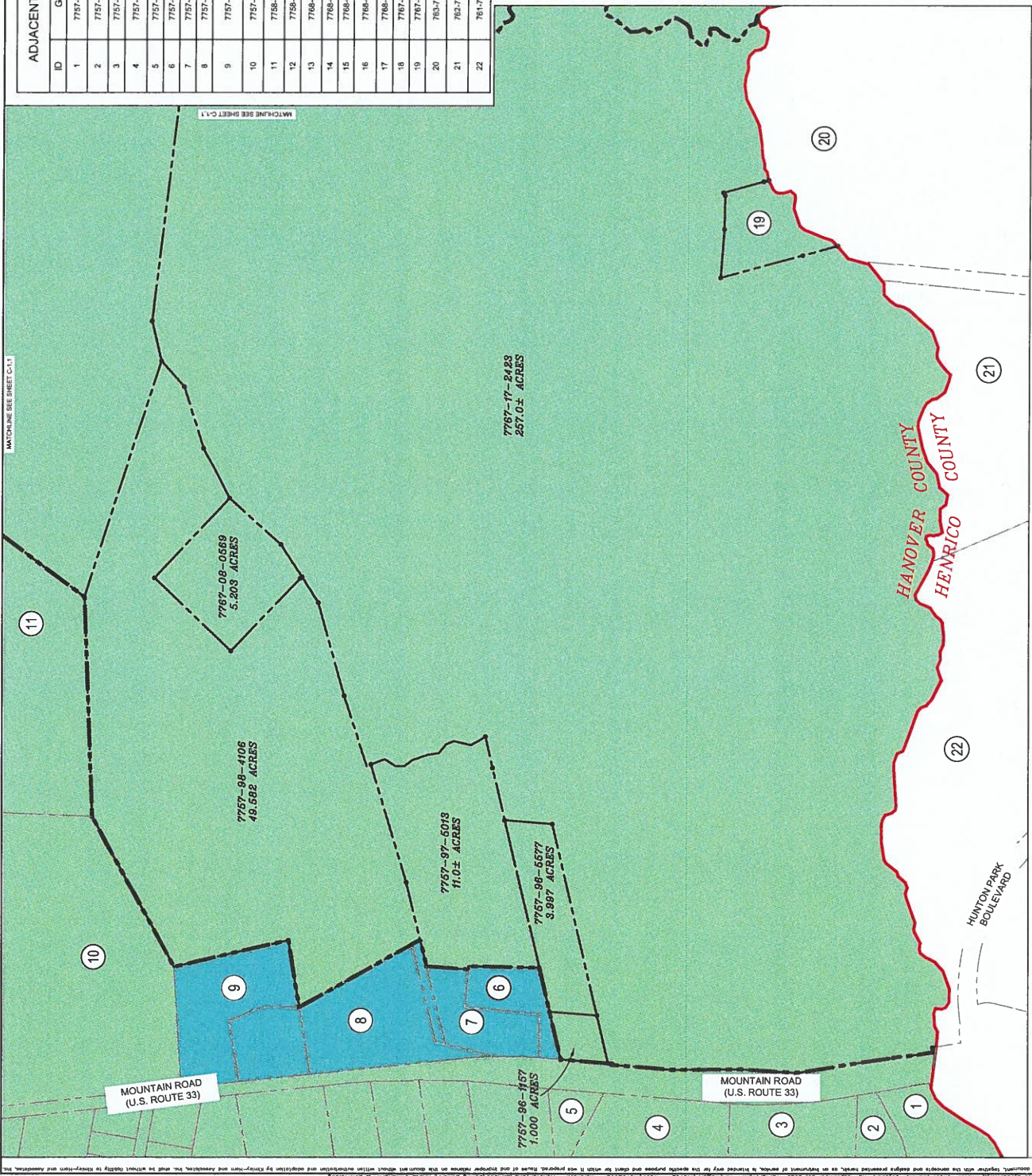
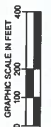
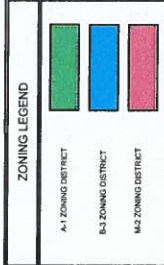
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1	7157-04-3433	BEVERLY D HARRIS LIVING TRUST	A-1
2	7157-05-3039	BEVERLY D HARRIS LIVING TRUST	A-1
3	7157-05-1094	MARILYN MARTIN WALLS	A-1
4	7157-05-9388	STUART E LEWIS & WILLIAM EDWARDS, JR.	A-1
5	7157-05-8659	ROBERT W GLAUBIT	A-1
6	7157-06-1510	OVERHILL PROPERTIES, INC.	B-3
7	7157-06-9670	BFGVA LLC	B-3
8	7157-06-7936	WEST 3 LLC	B-3
9	7157-07-4513	LEONARD J HARRIS LIVING TRUST, CYNTHIA A MURPHY LIVING TRUST	B-3
10	7157-08-1430	STEPHEN W TRAMMELL & ANTONETTE W TRAMMELL	A-1
11	7158-71-6329	ANTHONY E TRAMMELL & STEPHEN W TRAMMELL	A-1
12	7158-91-4491	BRIAN G & DIANAL TRAMMELL	A-1
13	7168-01-0656	LORENZO J MARGOT & SUSAN A PARKER	A-1
14	7168-02-2085	DOUGLAS E WHITE	A-1
15	7168-02-6664	DOUGLAS A TRAMMELL	A-1
16	7168-03-9004	MANUAL G LOUPASS LIMITED PARTNERSHIP (CO ROBIN NN)	A-1
17	7168-10-8643	GARY A PALMER	A-1
18	7167-36-7416	WILSON FAMILY, LLC	A-1
19	7167-27-5397	HANOVER COUNTY	A-1
20	7167-77-4516	ROBERT L MAUGHAN & FRANCES M KENNEDY	A-1
21	7162-776-4610	THE TOWNES AT HUNTON PARK TOWNHOUSE ASSOCIATION, INC.	MIXED
22	7161-775-6361	STAR CITY LAND AND DEVELOPMENT COMPANY, LLC	MIXED



No.	REVISIONS	DATE	BY

ADJACENT PARCEL OWNERSHIP INFORMATION

ID	GPIN	OWNER	ZONING
1	7157-94-3433	BEVERLY THARRIS LIVING TRUST	A-1
2	7157-95-028	BEVERLY THARRIS LIVING TRUST	A-1
3	7157-95-1094	MARILYN MARTIN WALLS	A-1
4	7157-95-0388	STUART E LEWIS & WILLIAM EDWARDS, JR.	A-1
5	7157-95-9559	ROBERT W GLAUBIT	A-1
6	7157-96-1510	OVERHILL PROPERTIES, INC.	B-3
7	7157-96-9670	BFC VAL LC	B-3
8	7157-96-7326	WEST 31 LLC	B-3
9	7157-97-4613	LEONARD G MORRIS & LIVING TRUST	B-3
10	7157-98-1430	STEPHEN W TRAMMELL & LIVING TRUST	A-1
11	7158-17-8329	ANTONETTE W TRAMMELL & LIVING TRUST	A-1
12	7158-31-4481	STEPHEN W TRAMMELL	A-1
13	7168-01-9456	BLOAN G & DIANA L TRAMMELL & LIVING TRUST	A-1
14	7168-02-2085	DOUGLAS E WHITE	A-1
15	7168-02-0064	DOUGLAS L LOUPASSI LIMITED PARTNERSHIP (C/O ROBIN INN)	A-1
16	7168-03-9004	MANUAL G LOUPASSI LIMITED PARTNERSHIP (C/O ROBIN INN)	A-1
17	7168-10-8843	GARY N. PALMER	A-1
18	7167-39-7416	WILSON FAMILY, LLC	A-1
19	7167-27-0397	HANDOVER COUNTY	A-1
20	762-77-6418	ROBERT L MAUGHAN & FRANCES M KENNEDY	A-1
21	762-776-4610	THE TOWNES AT HUNTON PARK HOMEOWNERS ASSOCIATION, INC	MIXED
22	761-775-0361	STANLEY DEVELOPMENT COMPANY, LLC	MIXED



MOUNTAIN ROAD
TECHNOLOGY PARK

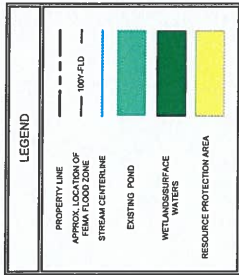
OVERALL EXISTING CONDITIONS

KHA PROJECT	113752002	DATE	9/24/2025	SCALE AS SHOWN	DESIGNED BY KPC	CHECKED BY AF	ORDERED BY RRP
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[illegible]

PARCEL INFORMATION		ZONING
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PARCEL 1	7757-96-1157	A-1 - AGRICULTURAL
PARCEL 2	7757-17-2423	A-1 - AGRICULTURAL
PARCEL 3	7757-06-5577	A-1 - AGRICULTURAL
PARCEL 4	7757-08-4106	A-1 - AGRICULTURAL
PARCEL 5	7757-08-0569	A-1 - AGRICULTURAL
PARCEL 6	7757-07-5401	A-1 - AGRICULTURAL
PARCEL 7	7757-07-5013	A-1 - AGRICULTURAL

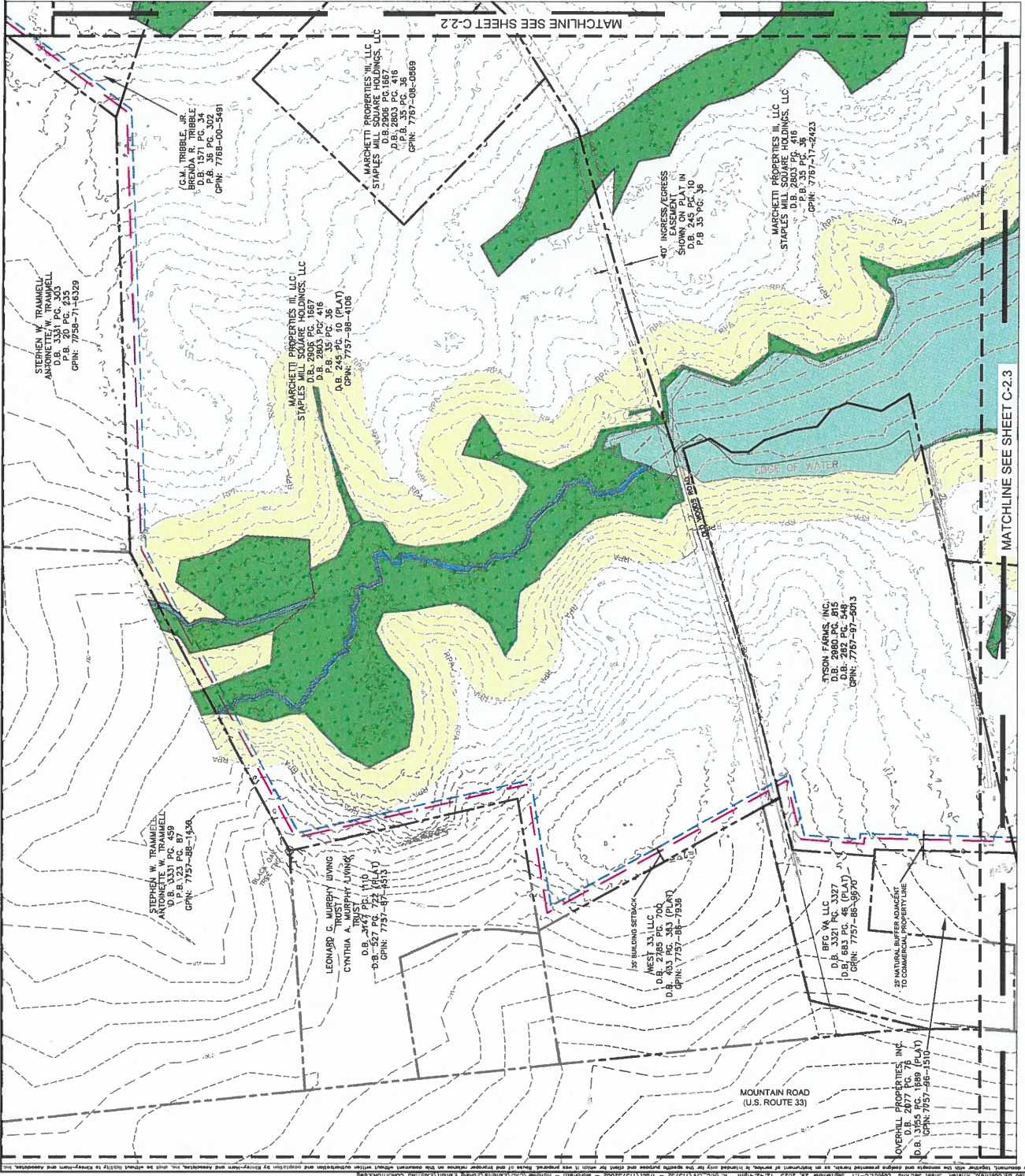
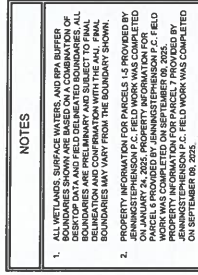


NOTES

1. ALL WETLANDS, SURFACE WATERS, AND RPA BUFFER BOUNDARIES SHOWN ARE BASED ON A COMBINATION OF AERIAL PHOTOGRAPHY, FIELD SURVEY, AND AVAILABLE RECORDS. ALL BOUNDARIES ARE PRELIMINARY. THE FINAL DELINEATION AND CONFORMANCE WITH THE AFDL FINAL BOUNDARIES MAY VARY FROM THE BOUNDARY SHOWN.
2. PROPERTY INFORMATION FOR PARCELS 1-5 PROVIDED BY JENNINGSTENSPENSON P.C. FIELD WORK WAS COMPLETED ON JANUARY 24, 2025. PROPERTY INFORMATION FOR PARCEL 6 PROVIDED BY JENNINGSTENSPENSON P.C. FIELD WORK WAS COMPLETED ON SEPTEMBER 09, 2025. PROPERTY INFORMATION FOR PARCELS 7-10 PROVIDED BY JENNINGSTENSPENSON P.C. FIELD WORK WAS COMPLETED ON SEPTEMBER 09, 2025.



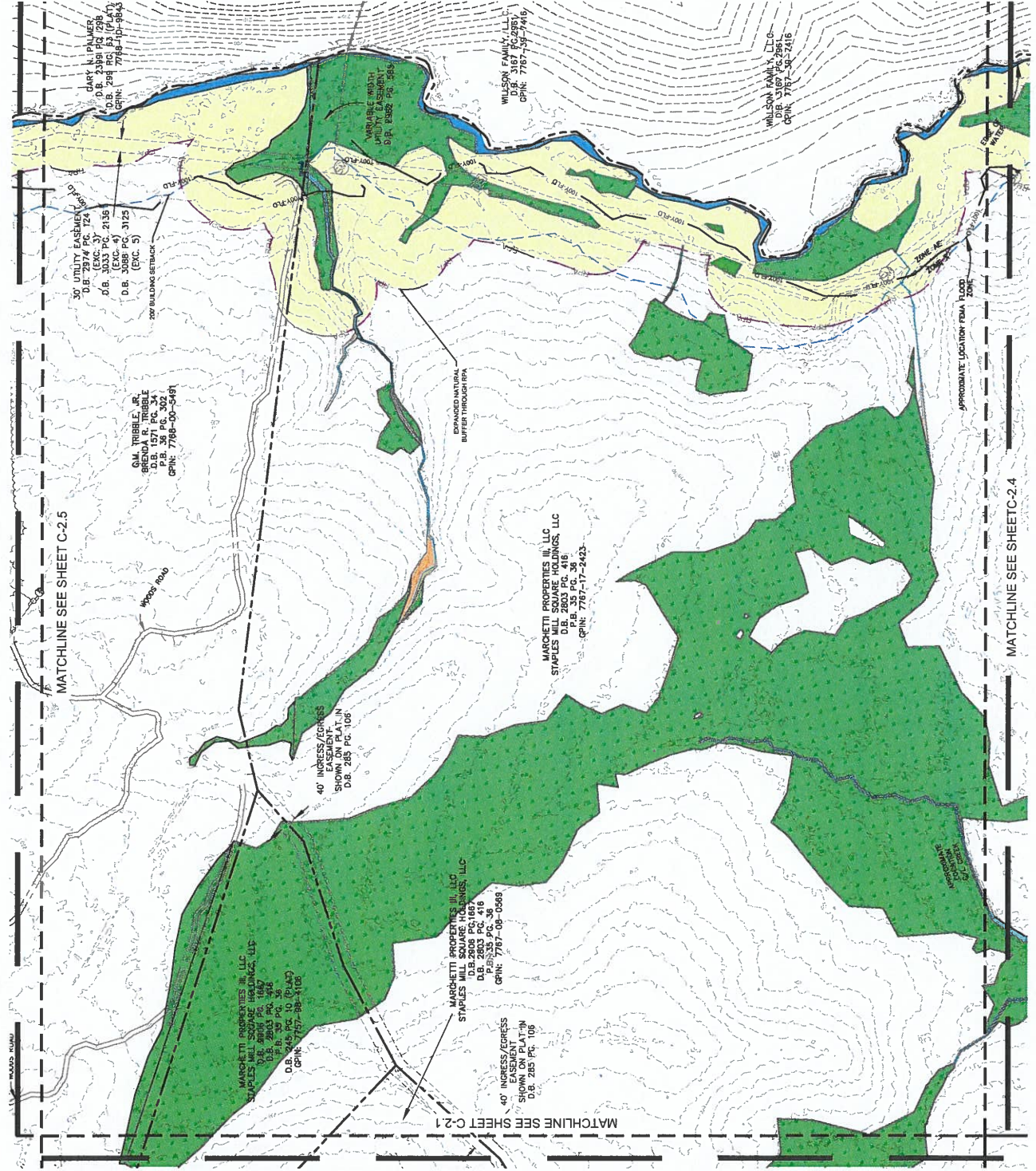
GRAPHIC SCALE IN FEET



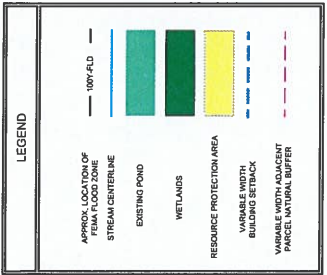
11/07/2023	DATE
9/24/2025	SCALE AS SHOWN
	DESIGNED BY KPC
	DRAWN BY AF
	CHECKED BY RRP

No.					
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REVISIONS	DATE	BY



NOTES	
1.	ALL WETLANDS, SURFACE WATERS, AND RPA BUFFER ZONES ARE IDENTIFIED AND SHOWN ON THE BASIS OF DESKTOP DATA AND FIELD DELINEATED BOUNDARIES. ALL BOUNDARIES ARE PRELIMINARY AND SUBJECT TO FINAL VERIFICATION BY THE FIELD PERSONNEL. BOUNDARY BOUNDARIES MAY VARY FROM THE BOUNDARY SHOWN.
2.	PROPERTY INFORMATION FOR PARCELS 1 & 2 PROVIDED BY JENNINGS/STAMPSON. C. FIELD WORK WAS COMPLETED ON JANUARY 24, 2020. C. PROPERTY INFORMATION FOR PARCELS 3 & 4 PROVIDED BY JENNINGS/STAMPSON. F. FIELD WORK WAS COMPLETED ON SEPTEMBER 18, 2019. F. PROPERTY INFORMATION FOR PARCEL 7 PROVIDED BY JENNINGS/STAMPSON. G. FIELD WORK WAS COMPLETED ON SEPTEMBER 18, 2019.



KHA PROJECT	113752002	DATE	9/24/2025	SCALE AS SHOWN	DESIGNED BY KPC	DRAWN BY AF	CHECKED BY RRP
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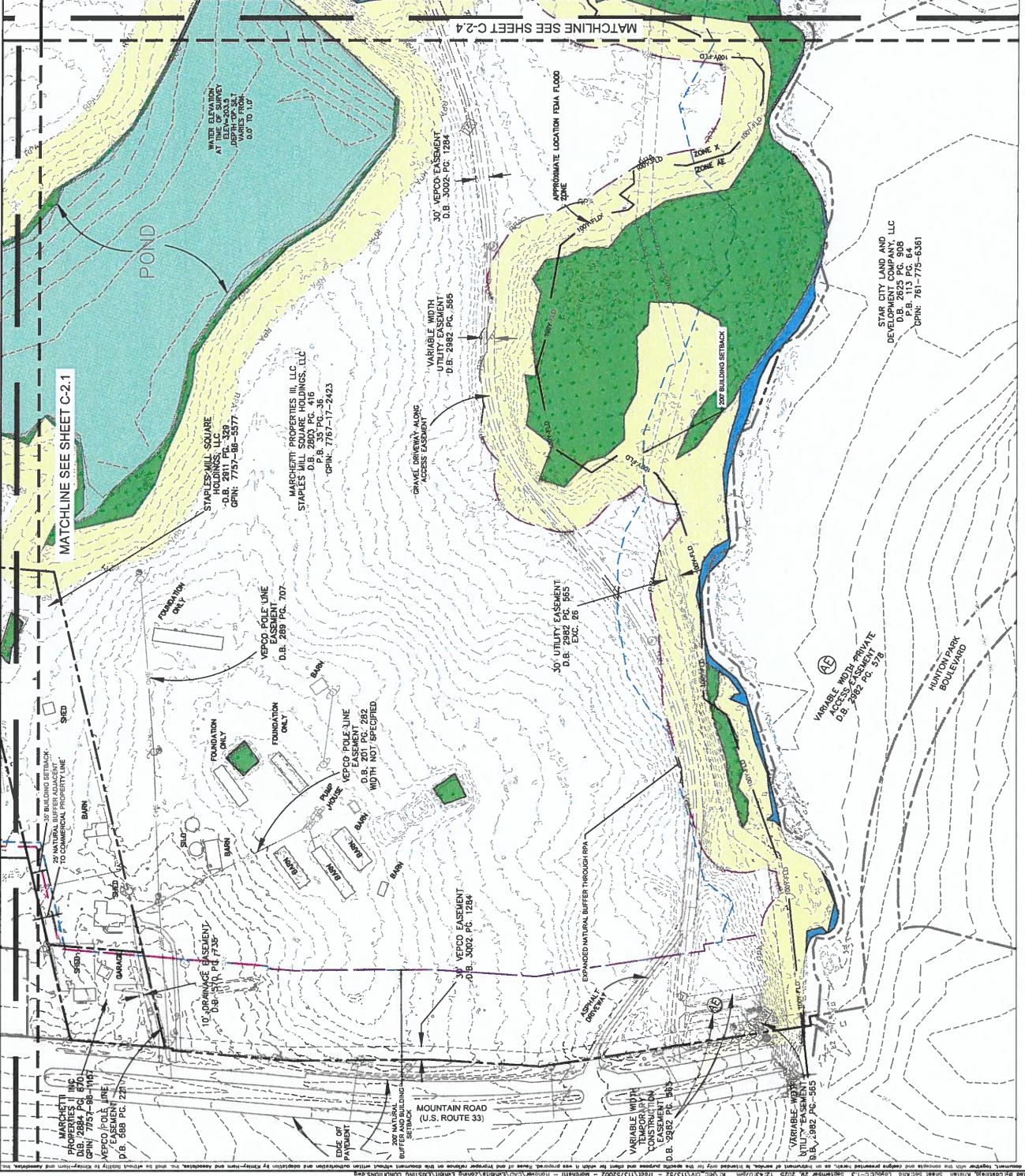
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NOTES

1. ALL WETLANDS, SURFACE WATERS, AND RPA BUFFER BOUNDARIES SHOWN ARE BASED ON THE RESULTS OF DESKTOP DATA AND FIELD DELINEATED BOUNDARIES. ALL BOUNDARIES ARE PRELIMINARY AND SUBJECT TO FINAL DELINEATION AND CONFORMANCE WITH THE AUL. FINAL BOUNDARIES MAY VARY FROM THE BOUNDARY SHOWN.
2. PROPERTY INFORMATION FOR PARCELS 1 IS PROVIDED BY JENNINGS/INTEPHENSON P.C. FIELD WORK WAS COMPLETED ON JANUARY 24, 2025. PROPERTY INFORMATION FOR PARCELS 2 AND 3 IS PROVIDED BY JENNINGS/INTEPHENSON P.C. FIELD WORK WAS COMPLETED ON SEPTEMBER 09, 2024. PROPERTY INFORMATION FOR PARCEL 7 PROVIDED BY JENNINGS/INTEPHENSON P.C. FIELD WORK WAS COMPLETED

LEGEND

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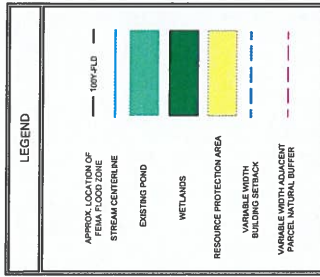


MOUNTAIN ROAD
TECHNOLOGY PARK

EXISTING CONDITIONS

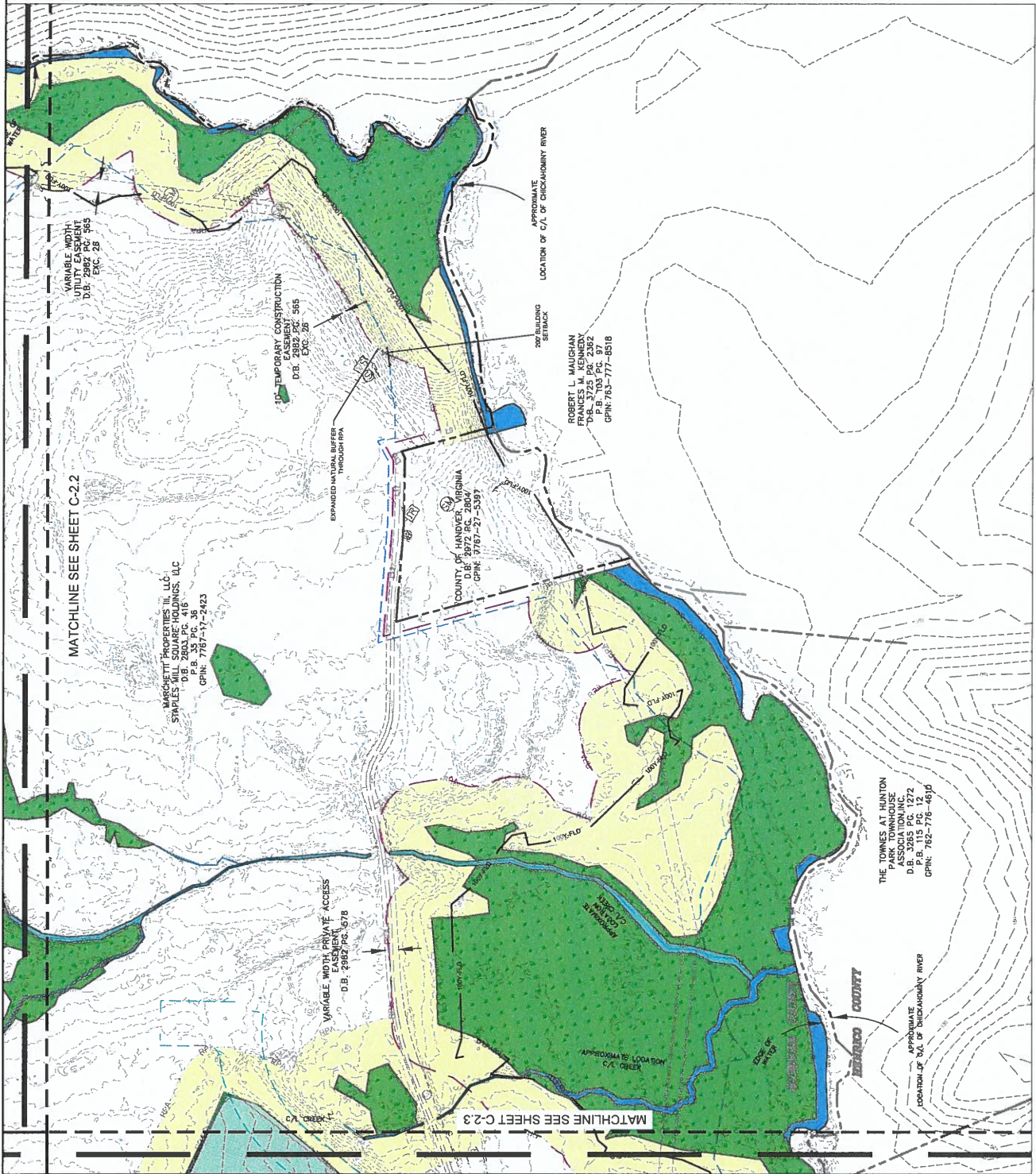
KHA PROJECT	113752002	DATE	9/24/2025	SCALE AS SHOWN	DESIGNED BY KPC	DRAWN BY AF	CHECKED BY RRP
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NOTES

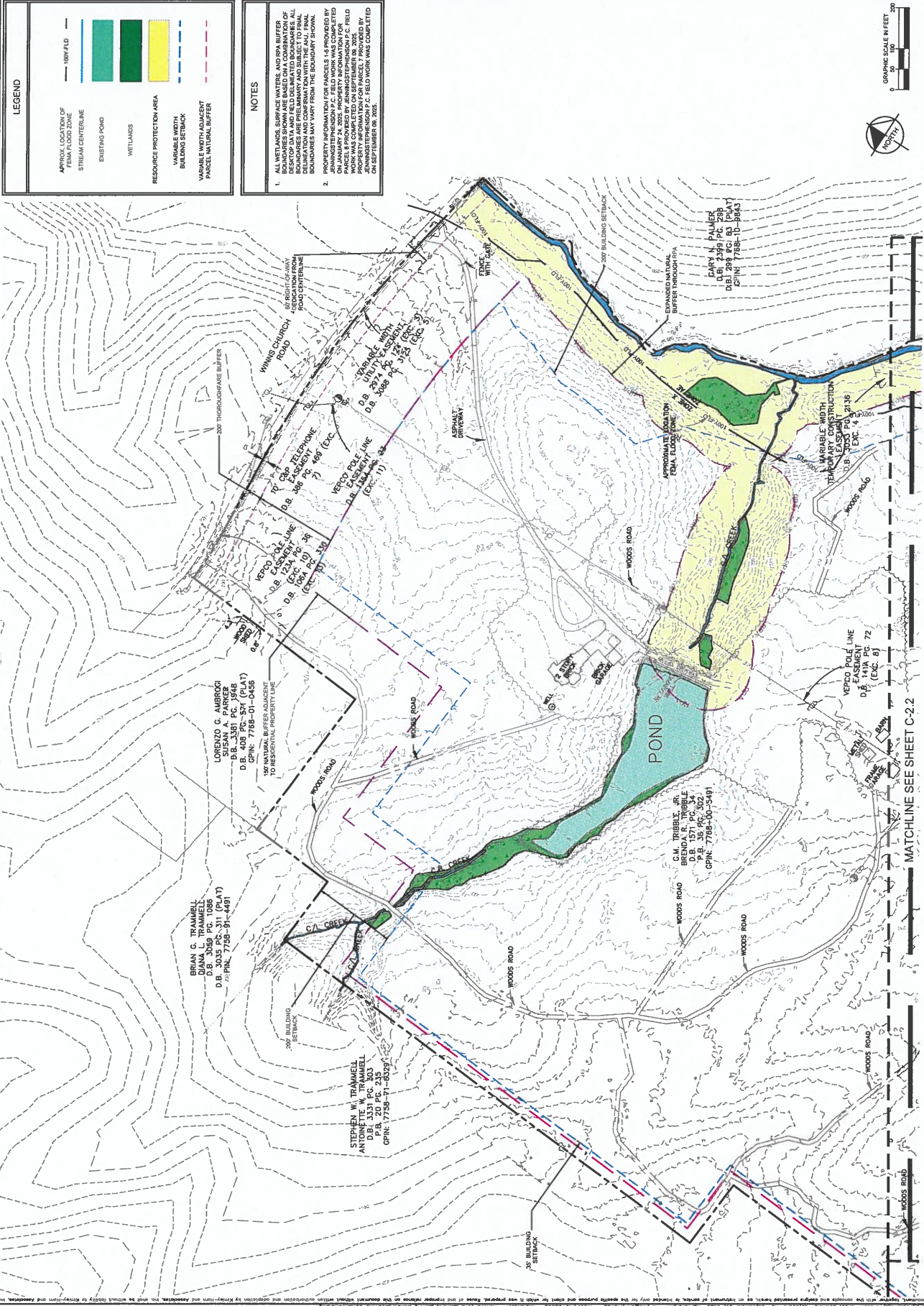
1. ALL WETLANDS, SURFACE WATERS, AND RPA BUFFER BOUNDARIES SHOWN ARE BASED ON A COMBINATION OF DESKTOP DATA AND FIELD DELINEATED BOUNDARIES. ALL DELINEATIONS ARE PRELIMINARY AND SUBJECT TO FINAL DELINEATION AND CONFORMANCE WITH THE AHJ. FINAL BOUNDARIES MAY VARY FROM THE BOUNDARY SHOWN.
2. PROPERTY INFORMATION FOR PARCELS 1-5 PROVIDED BY JENNINGS/STEPHENSON P.C. FIELD WORK WAS COMPLETED

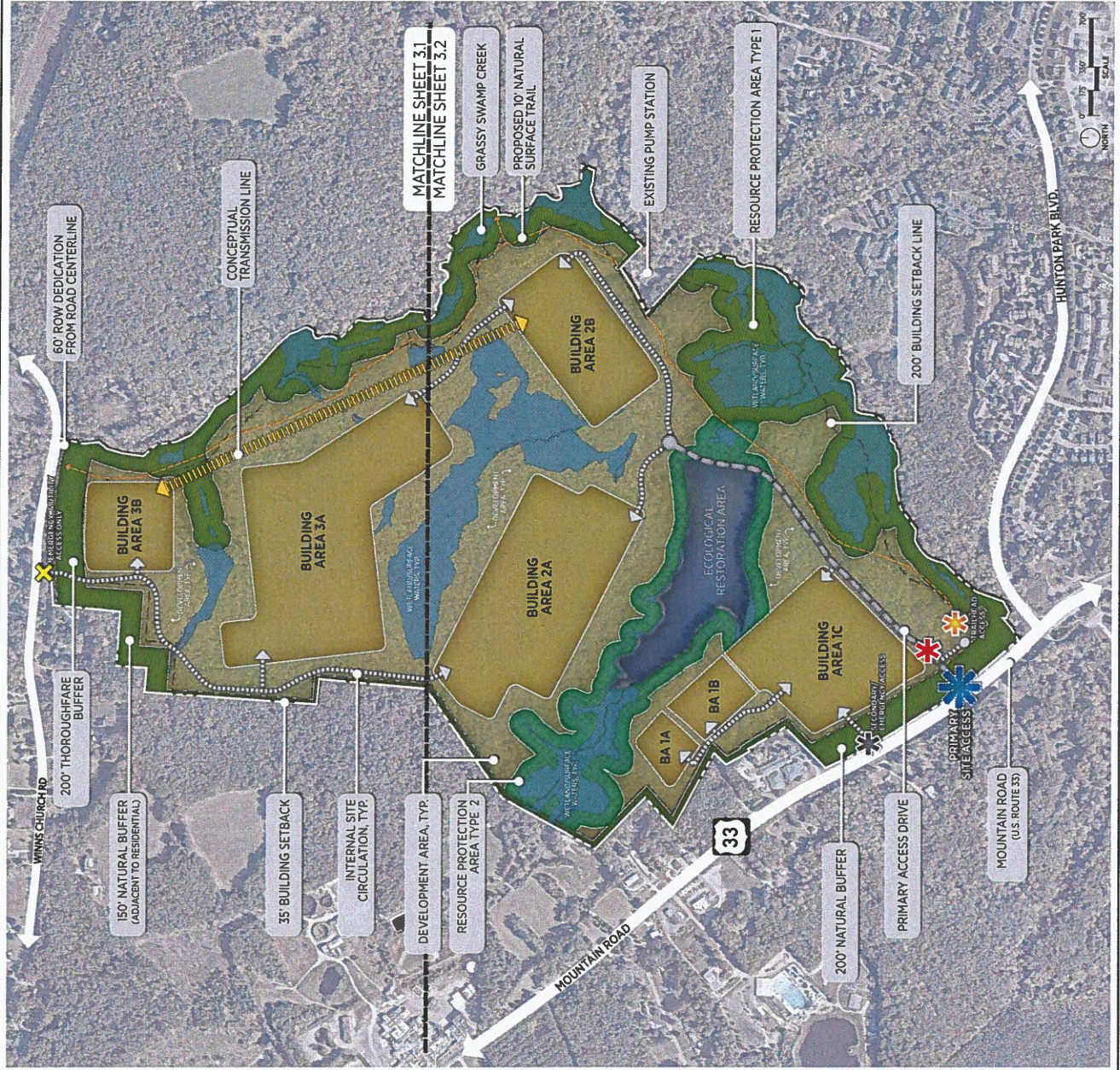


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KHA PROJECT	113752002	DATE	9/24/2025	SCALE AS SHOWN	DESIGNED BY KPC	DRAWN BY AF	CHECKED BY RRP
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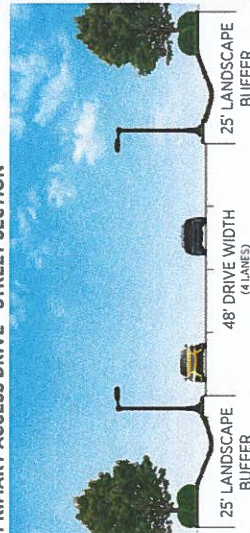
LEGEND

- | | | | |
|---|------------------------------------|---|--|
|  | BUILDING AREAS
(BA) |  | RESOURCE PROTECTION AREA
TYPE 1 (RPA) |
|  | DEVELOPMENT
AREAS |  | RESOURCE PROTECTION AREA
TYPE 2 (RPA) |
| | |  | WETLANDS/SURFACE WATERS |
|  | PRIMARY SITE ACCESS |  | SECURITY CHECKPOINT |
|  | SECONDARY/EMERGENCY
ACCESS |  | TRAILHEAD ACCESS |
|  | EMERGENCY & UTILITY
ACCESS ONLY | | |
|  | | | CONCEPTUAL OVERHEAD
TRANSMISSION LINE |
|  | | | PRIMARY SITE CIRCULATION* |
|  | | | INTERNAL SITE CIRCULATION* |
|  | | | PROPOSED 10' NATURAL SURFACE TRAIL* |

NOTES:

1. "Site circulation and trail layout" is conceptual, [final alignment TBD].
2. Existing wetlands, resource protection areas (RPA) and streams are approximate, have not been confirmed by the appropriate agencies. Wetlands, RPA and streams are subject to change.
3. Primary site access is located off of Mountain Road. Location subject to change based on final engineering & permit approval.
4. Secondary/Emergency site access off of Mountain Road would be available for initial site construction access. After initial site construction, this access would be for emergency use only. Location subject to change based on final engineering & permit approval.
5. Site access off of Wipnes Church Road would be available for emergency and utility use only. Location subject to change based on final engineering & permit approval.
6. Substation locations are allowed within building area 2B and 3B only. Specific locations to be based on final engineering and Dominion Energy Approvals.

PRIMARY ACCESS DRIVE - STREET SECTION





LEGEND

- BUILDING AREAS
(BA)**
- DEVELOPMENT
AREAS**
- RESOURCE PROTECTION
AREA TYPE 1 (RPA)**
- RESOURCE PROTECTION
AREA TYPE 2 (RPA)**
- WETLANDS/SURFACE
WATERS**
- EMERGENCY & UTILITY
ACCESS ONLY**
- CONCEPTUAL OVERHEAD
TRANSMISSION LINE**
- INTERNAL SITE CIRCULATION***
- PROPOSED 10' NATURAL
SURFACE TRAIL***

NOTES:

1. "Site circulation and trail layout is conceptual, final alignment TBD.
2. Existing wetlands, resource protection areas (RPA) and streams are approximate have not been confirmed by the appropriate agencies. Wetlands, RPA and streams are subject to change.
3. Primary site access is located off of Mountain Road and is subject to change based on final engineering & permit approval.
4. Secondary/Emergency site access off of Mountain Road would be available for initial site construction access. After initial site construction, this access would be for emergency use only. Location subject to change based on final engineering & permit approval.
5. Site access off of Winns Church Road would be available for emergency and utility use only. Location subject to change based on final engineering & permit approval.
6. Substation locations are allowed within building area 2B and 3B only. Specific locations to be based on final engineering and Dominion Energy Approvals.



LEGEND

-  BUILDING AREAS (BA)
 DEVELOPMENT AREAS
 RESOURCE PROTECTION AREA TYPE 1 (RPA)
 RESOURCE PROTECTION AREA TYPE 2 (RPA)
 WETLANDS/SURFACE WATERS

- PRIMARY SITE ACCESS
- SECONDARY/EMERGENCY ACCESS
- SECURITY CHECKPOINT
- TRAILHEAD ACCESS

- 
- CONCEPTUAL OVERHEAD
TRANSMISSION LINE

- PRIMARY SITE CIRCULATION*
INTERNAL SITE CIRCULATION*
PROPOSED 10' NATURAL
SURFACE TRAIL*

NOTES:

1. "Site circulation and trail layout is consistent, final alignment TBD.
2. Existing wetlands, resource protection areas (RPA) and streams are approximate have not been confirmed by the appropriate agencies. Wetlands, RPA and streams are subject to change.
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4. Secondary/Emergency site access off of Mountain Road would be available for initial site construction access. After initial site construction, this location would be for emergency use only. Location subject to change based on final engineering & permit approval.
5. Junctation locations are allowed within building area 2B and 3B only. Specific locations to be based on final engineering and Dominion Energy Approvals.



NORRIS DESIGN
PLANNING | LANDSCAPE ARCHITECTURE | BRANNO

CONCEPT PLAN STANDARDS

DEFINITIONS

BUILDING AREAS: Areas within the site where the majority of vertical development will occur.

BUILDING COVERAGE: The total area within development area housing buildings, represented a percentage of building floor coverage (i.e. first floor square footage) to total development area.

DEVELOPMENT AREAS: Areas within the site that contain building areas and other supporting uses.

DATA CENTERS: Facilities used primarily for the storage, processing, management, and transmission of digital data. These facilities house equipment, including, but not limited to, computer systems, servers, networking and telecommunications equipment and associated components, as well as related infrastructure such as power transmission lines, power supplies, cooling systems, environmental controls, security devices, and staff.

ANCILLARY BUILDINGS: Facilities that support the primary data center use of the site including, but not limited to logistics and operations, utilities, office, security, and other related uses.

UTILITIES: Above- and below-ground infrastructure needed to serve the development. This includes all wet- and dry-utilities, including, but not limited to water, sewer, storm, electric, fiber, cable, phone, and natural gas.

USE STANDARDS

Specific uses are permitted within Development Areas and Building Areas. These are described below. Some uses may have additional requirements or standards, which are described in the Notes section below:

The following uses are permitted within all Development Areas, as identified on the approved concept plan:

- Security Fencing (10')
 - Project Signage
 - Wayfinding Signage
 - Roadways
 - Utilities
 - Emergency & Utility Access
 - Drive Isles & Pedestrian Access
 - Parking Lots
 - Ancillary Buildings
 - Lighting
 - Stormwater Facilities
 - Trails
 - Landscaped Areas
 - Passive Recreation Amenities
- The following uses are permitted within all Buildings Areas, as identified on the approved concept plan:
- Uses permitted within Development Areas
 - Data Centers
 - Substations
 - Battery Storage

ADDITIONAL NOTES ON PERMITTED USES

1. Project signage is not permitted along Winns Church Road.
2. Substations are only permitted within Building Area 2b and Building Area 3b.
3. Areas outside Development Areas and Building Areas will generally remain undeveloped; however, limited crossings for utilities, infrastructure, and access facilities will be allowed as permitted by appropriate agencies.
4. Additional uses can be considered and permitted by the Planning Department.

DEVELOPMENT & DESIGN STANDARDS

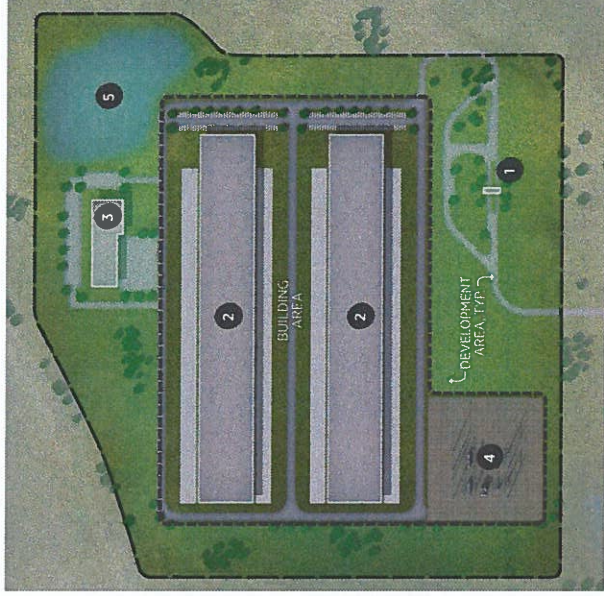
The following standards apply to all development areas and building areas unless otherwise noted.

DIMENSIONAL STANDARDS

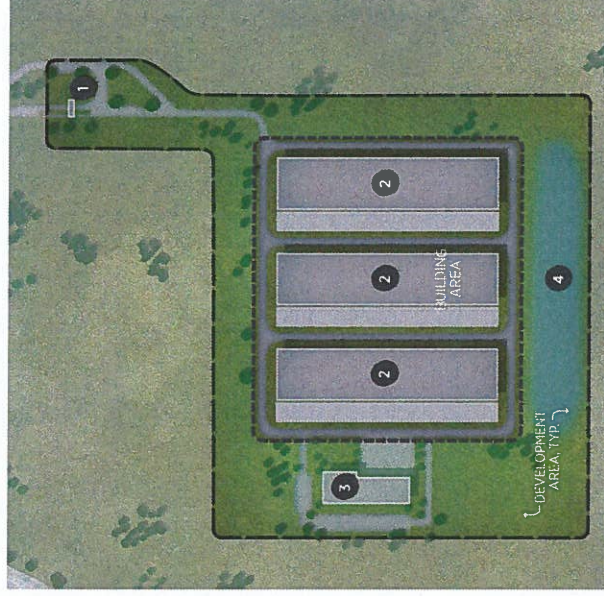
1. Building setbacks shall be consistent with setbacks established for the M-1 District, except as follows:
 - 1.1. Buildings located along Route 33/Mountain Road shall be setback 250 feet from the right-of way.
 - 1.2. Buildings located along Winns Church Road shall be setback 200 feet from the right-of way
2. Building Coverage within development areas shall not exceed 50% of any development area.
3. Building height is measured to the top of the building and does not include parapet walls or architecture features that are used to screen equipment.

BUILDING HEIGHT SHALL BE LIMITED TO THE FOLLOWING IN EACH BUILDING AREA:

- 3.1. Building Area 1A, 1B, 1C, and 2B: 62 Feet
- 3.2. Building Area 2A, 2C, and 3A: 85 Feet
- 3.3. Building Area 3B: 35' within 350' of Winns Church Road, otherwise 62'

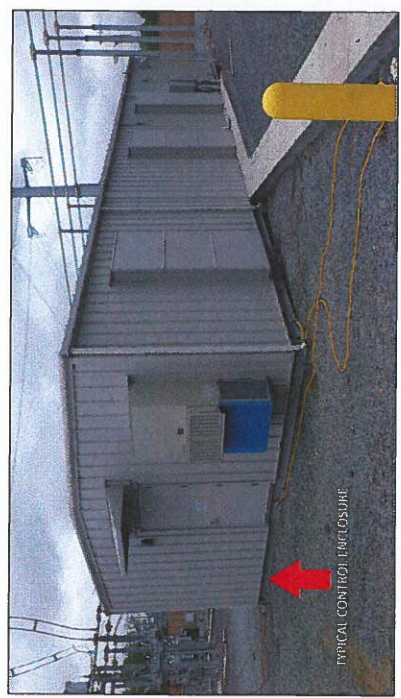
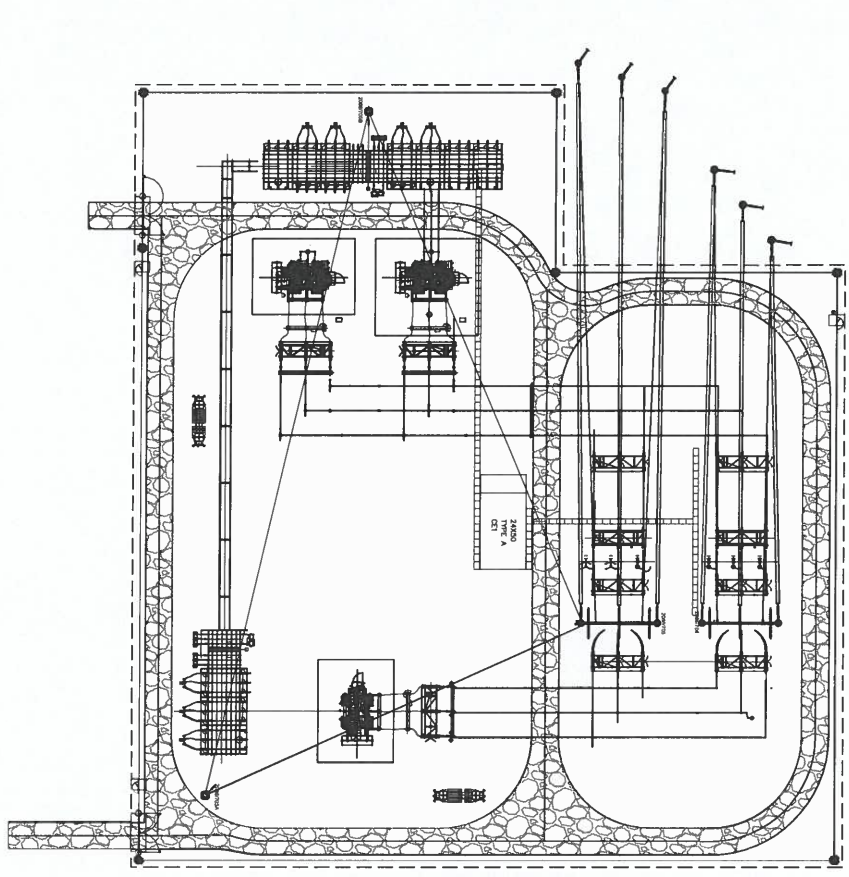


CONCEPTUAL SITE LAYOUT - OPTION 1



CONCEPTUAL SITE LAYOUT - OPTION 2

NOTE:
 1. SUBSTATION LAYOUTS ARE SUBJECT TO CHANGE BASED ON FINAL DESIGN PROVIDED BY DOMINION ENERGY.
 2. SUBSTATION LAYOUTS SHALL BE DEVELOPED IN SUBSTANTIAL CONFORMANCE WITH THE LAYOUT REQUIREMENTS AND ADJUSTMENTS SET FORTH IN THE CUPA CONDITIONS AND IN THE PROFFERED CONSENTS.





Introduction & Project Overview

Tract is requesting approval of a Zoning Map Amendment (Rezoning) of seven (7) parcels of land, totaling approximately 427 acres (the “Property”). The Property is located east of Mountain Road (Route 33), approximately 1.4 miles south of the intersection of Winns Church Road and Mountain Road (Route 33) and is located east of Route 33/Mountain Road, north of the Chickahominy River, west of Grassy Swamp Creek, and south of Winns Church Road. The properties are within the South Anna Magisterial District. Tract is seeking a rezoning of the Property from Agriculture (A-1) to Limited Manufacturing (M-1), consistent with the Envision Hanover Comprehensive Plan and recently adopted Route 33 Gateway Small Area Plan (SAP), which are discussed in greater detail below. The rezoning would enable the creation of a master planned data center campus, known as the Mountain Road Technology Park (‘the project’).

Concurrent with the rezoning request, Tract is also seeking approval of a Conditional Use Permit (CUP) for supporting uses, including substations, which are an essential component for the data center campus. A Special Exception for an increased building and fence heights is also being requested. Responses to specific questions for each of the applications (rezoning, CUP, and SE) have been provided on the application forms. This letter serves as a summary of the project and justification of the project’s ability to further the goals and objectives of the Comprehensive Plan, including the recently adopted SAP.

The project is located within the Mountain Road Gateway Economic Development Zone and is currently designated as an Employment Center within the Envision Hanover Comprehensive Plan; it is within the Suburban Service Area. The project is also within the study area for the recently completed Route 33 Gateway Small Area Plan (SAP). This project furthers several goals and objectives of the Comprehensive Plan and is consistent with the SAP.

Route 33 Gateway Small Area Plan

The SAP was unanimously approved by the Hanover County Board of Supervisors in August 2025, after receiving a unanimous recommendation of approval from the Planning Commission. The planning process for the SAP included significant community engagement, which shaped the recommendations of the plan. The SAP identifies four unique zones including Mountain Road Commercial (Zone 1), Mountain Road Commercial (Zone 2), Winns Church Residential (Zone 3), and an interior Industrial area (Zone 4). Within each zone, the plan provides building, site, and design guidelines. The SAP also provides general guidance on the access, showing two primary access points along Route

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33. The project is located within Zone 4, with primary access proposed at the south end of the site from Route 33, complying with the recommendations identified within the SAP.

Zone 4 generally corresponds to the Employment Center land use shown in the Envision Hanover Comprehensive Plan. The SAP identifies several compatible uses for this area, including: data centers, clean manufacturing, light industrial, and other supporting uses; the plan discourages logistics/distribution, heavy industrial, industrial flex and outdoor storage. While not specifically part of the industrial area in Zone 4, the plan also includes natural areas and trails along the Chickahominy River to the south and the Grass Swampy Creek to the east. The rezoning, CUP, and special exception will enable the development of a master planned data center campus, which is consistent with the land use recommendations of the SAP.

The SAP provides guidance on site design. For Zone 4, the plan envisions the creation of development in a campus-like setting that contributes to the corridor, while managing visual and environmental impacts to the area. The project achieves this by including site and building guidelines that are in conformance with the recommendations of the SAP; these are included in the concept plan, development standards, and proffered conditions submitted as part of this application.

Envision Hanover Comprehensive Plan

The Comprehensive Plan is a guide for Hanover County's growth and development; the plan was last updated in 2023 and provides guidance on land use, transportation, and infrastructure. The project is within the Suburban Service Area; this is the area the County has designated to concentrate development and utilities, so that the rural character of Hanover County can be maintained.

The land use designation for this area is Employment Center, which are areas intended to accommodate employment generating businesses and limited industrial uses within cohesive, master-planned developments at least 20-acres in size. The plan identifies a number of appropriate uses for employment centers, including data centers.

This area is also one of the County's Economic Development Zones. The Comprehensive Plan establishes an economic vitality goal prioritizing growth and resiliency of the economy to contribute to the vitality and well-being of the County through attracting new investment to appropriate areas, such as Economic Development Zones. As an emerging employment hub, the Mountain Road Technology Park will help the county attract new investment and accommodate new industries, create employment opportunities and grow county revenues through enhancing the County's commercial taxbase.



Compatibility of Proposed Uses

The Mountain Road Technology Park is a proposed master planned technology campus. The proposed uses are consistent with the County's recently adopted SAP. Since the planning process undertaken by the County for the SAP included significant community and stakeholder outreach, the plan represents the vision and desires for residents and community members in this area, suggested the uses identified within the SAP were already identify as compatible use. Compatible uses identified in the plan are uses that are generally consistent with the Comprehensive Plan but have also been recognized as having more limited impacts on the surrounding residential and rural areas.

The primary uses planned for this campus are data centers. In addition, supporting and accessory uses will be integrated into the site. These include substations, generators, mechanical equipment, security fencing, signage, roadways, drive aisles, parking lots, utilities, stormwater facilities, and landscaped areas. Natural areas are also integrated into the site in the form of substantial natural buffers along Route 33/Mountain Road and Winns Church Road, as well as the Chickahominy River and Grassy Swamp Creek. While these areas will remain largely undisturbed, there are planned trails adjacent to these areas, which will accommodate walking and limited passive recreation.

Access to the site was carefully planned to reflect the recommendations of the SAP. Primary access to the site is proposed from Route 33 at the southern end of the site. This entrance will also accommodate construction traffic as the site is under development. There is a secondary access shown off Route 33, north of the primary access point, which may provide additional access for construction traffic. There will be an emergency and utility access off Winns Church Rd. Consistent with the Small Area Plan recommendations; there will not be construction or permanent campus access from this location. The project will connect to area utilities and infrastructure.

Tract looks forward to working with Hanover County to implement the SAP and comprehensive plan through this exciting project and looks forward to receiving your comments on the enclosed applications.

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VOLUNTARY PROFFER STATEMENT

Mountain Road Technology Park Project

Owners: Marchetti Properties III, LLC, a Virginia limited liability company; Marchetti Properties II, LLC, a Virginia limited liability company; Staples Mill Square Holding LLC, a Virginia limited liability company; G.M. Tribble, Jr., and Brenda R. Tribble; and Tyson Farms, Inc., a North Carolina corporation, f/k/a Holly Farms Foods, Incorporated, f/k/a Holly Farms Poultry Industries, Inc.

Project Name: Mountain Road Technology Park (the "Project")

Property: Hanover County (the "County") Tax Parcels 7757-98-4106, 7767-08-0569, 7767-17-2423, 7757-97-5013, 7768-00-5491, 7757-96-5577, and 7757-96-1157 consisting of approximately 427 acres, all as generally depicted in the Concept Plan (collectively, the "Property")

Concept Plan: That certain plan entitled "Mountain Road Technology Park, Hanover County, VA, Overall Concept Plan", prepared by Norris Design and Kimley Horn, dated September 24, 2025 (as amended, the "Concept Plan"), which is attached hereto as Exhibit A

Re-Zoning Request: Rezoning from Agriculture District (A-1) to Limited Industrial District (M-1)

Date: September 24, 2025

The undersigned, Marchetti Properties III, LLC, a Virginia limited liability company, Marchetti Properties II, LLC, a Virginia limited liability company, Staples Mill Square Holding LLC, a Virginia limited liability company, G.M. Tribble, Jr., and Brenda R. Tribble; and Tyson Farms, Inc., a North Carolina corporation, f/k/a Holly Farms Foods, Incorporated, f/k/a Holly Farms Poultry Industries, Inc. owners of parcels designated as GPINs 7757-98-4106, 7767-08-0569, 7767-17-2423, 7757-97-5013, 7768-00-5491, 7757-96-5577, and 7757-96,1157 (the "Property"), voluntarily agree for themselves, their agents, and their personal representatives, successors and assigns (collectively, the "Applicant") that, in the event the Property is rezoned from A-1 to M-1, and the accompanying Conditional Use Permit and Special Exception request for the Property is approved by the Board of Supervisors, the development and use of the Property must be subject to the below conditions.

1. Land Use.

(a) Permitted Use. The use of the Property shall be limited to light industrial, clean manufacturing, data centers, and other supporting uses.

(b) Supporting Uses. Uses in support of the above permitted use may be constructed on the Property, including, (i) buildings for support offices and security, (ii) buildings for maintenance and maintenance offices, (iii) all electric generation, distribution, transmission and substation facilities, (iv) enclosed energy and fuel storage facilities, (v) office, general office and storage, (vi) logistics and maintenance facilities, (vii) water and sewer facilities, (viii) water treatment facilities, (ix) water storage facilities and associated water pumps, (x) communication, broadband, fiber optic utilities, and (xi) and other private utilities, all public utilities, and other supporting uses that relate to and support the permitted primary uses described herein. The Applicant has applied for the Conditional Use Permits to the extent required for the supporting uses and, if approved, the supporting use shall be subject to the conditions set forth in the accompanying Conditional Use Permit or Concept Plan, as applicable.

2. Concept Plan.

(a) The Property will be developed in substantial conformance with the layout illustrated on sheet C3.0 of the Concept Plan, which is attached hereto, incorporated herein by reference and marked as **Exhibit A** and subject to the requirements and adjustments permitted in the conditions and notes stated therein and these proffered conditions. All parcel lines, private road locations, access points and entrances, boundaries of buildable areas, accessory use locations, utility locations (including substations), stormwater management facilities, and dimensions of undeveloped areas, all as illustrated on sheet C3.0 of the Concept Plan, may be adjusted for purposes of final engineering of site or subdivision plans (for multiple phases) and to further allow for compliance with the requirements of state and federal agency regulations including but not limited to, Virginia Department of Historical Resources (“DHR”), Virginia Department of Transportation (“VDOT”), Virginia Department of Environmental Quality (“VDEQ”), Virginia Department of Conservation and Recreation (“DCR”), U.S. Army Corps. of Engineers, and the County’s Zoning Ordinance, Subdivision Ordinance, and other applicable design standards. The determination as to whether adjustments are in substantial conformance with the layout illustrated on sheet C3.0 of the Concept Plan shall be made by the Director of Planning.

3. Natural Perimeter Buffers.

(a) Natural Perimeter Buffers. Natural perimeter buffers shall be provided as follows:

- (i) The portion of Property adjacent to Route 33/Mountain Road shall have a natural buffer with a minimum width of 200’.
- (ii) The portion of Property fronting on Winns Church Road shall have a natural buffer with a minimum width of 200’.
- (iii) The northwest portion of the Property shall have a natural buffer with a minimum width of 150’ as and to extent shown on the Conceptual Plan.

(b) Maintenance of Existing Vegetation and Allowable Disturbance: Existing vegetation within the Natural Buffer shall be undisturbed, except for the limited purposes specifically set forth in this paragraph. Dead or diseased trees may be removed. Entrance improvements, including access roads, signage and other similar and associated improvements,

may be installed within this buffer area. Other improvements having minimal impact on the existing trees within this buffer area (i.e. handholes, junction boxes, utility pedestals), but not stormwater basins or other improvements requiring mass grading and/or the removal of a significant number of trees, may be requested by the owner and approved by the Planning Director at the time of site plan review and approval. Security fencing will not be located within the Natural Buffer. Utility easements may pass through this buffer area in a generally perpendicular manner (may not exceed 45 degrees), unless currently existing. Notwithstanding the foregoing, any resource protection areas (RPAs) within the Natural Buffer shall not be impacted, other than for access roads into the Property as identified on the Concept Plan. This Natural Buffer shall be included within any required setback along the perimeter of the Property.

(c) Supplemental Plantings:

- (i) Existing vegetation will not need to be supplemented if the existing vegetation meets the following conditions:
 - (A) The buffer area is covered with at least 75% of naturally-established vegetation;
 - (B) The existing plant material is mature and in healthy condition;
 - (C) The existing plant material consists of a mix of evergreen and deciduous trees which satisfy the following:
 - (a) Existing deciduous trees having a minimum 4 inch caliper measured two feet from the ground;
 - (b) Evergreen trees that are a minimum of ten feet in height; and
 - (c) Hardy shrubs that are a minimum of two feet in height and width with a full growth habit;
 - (d) Any existing trees which are used to satisfy this requirement must have the entirety of their canopies located within the buffer area; and
 - (e) There is an established understory of small trees and shrubs, both evergreen and deciduous, to provide significant buffering at the lower forested area.
- (ii) Existing vegetation that does not meet the requirements above shall be supplemented in accordance with the following standards:
 - (A) Existing vegetation with no understory as required in subsection 4.a.iii.1.c.v. above must be improved as follows:
 - (a) 3 small deciduous understory trees per 100 feet of buffer length;

- (b) 3 small evergreen trees per 100 feet of buffer length;
 - (c) 5 large shrubs per 100 feet of buffer length; and
 - (d) 10 small to medium shrubs per 100 feet of buffer length.
- (B) Existing vegetation with no evergreen tree component as required in subsection 4.a.iii.1.c.iii. above must have the following, located along the inside or outside buffer line in a staggered pattern:
 - (a) 4 large evergreen trees per 100 feet of buffer length; and
 - (b) 6 small evergreen trees per 100 feet of buffer length.
- (C) Existing vegetation with no deciduous tree component as required in subsection 4.a.iii.1.c.iii. above will not qualify and the existing vegetation must be modified and replanted in accordance with subsection 4.a.iii.1.d. below. Existing evergreen trees can be used to meet the requirements related to evergreen trees.
- (D) Where existing vegetation does not comply with subsection iii. above due to immature, inadequate or unhealthy trees and shrubs, the owner shall plant a staggered pattern and placement in accordance with the following standards:
 - (a) Plantings may be clustered within the buffer as long as there are no vegetative gaps of ten (10) or more linear feet or the existing stand of trees have no branches or understory growth lower than six feet from the ground.
 - (b) Clusters to be of no more than 50' in width consisting of:
 - (i) 2 Large Deciduous Trees;
 - (ii) 4 Small Deciduous Trees;
 - (iii) 6 Large Evergreen Trees;
 - (iv) 8 Small Evergreen Trees;
 - (v) 7 large shrubs; and
 - (vi) 15 Small to medium shrubs.
- 1. Unless otherwise specified, references to the size of required trees and the characteristics of required trees and shrubs are in accordance with Section 26-265. Shrub sizes are as follows: small shrubs are those that do not exceed 4 feet at maturity without pruning, medium

shrubs are those that reach 4 to 8 feet at maturity without pruning, and large shrubs are those that reach greater than 8 feet at maturity. Maturity for shrubs is 7 years of age.

- (iii) The determination of whether existing vegetation needs supplementing shall be made at the time of site plan submittal for building construction and the determination shall be made for the portion of the Natural Buffer shown within or adjacent to the area encompassed within the requested site plan approval. At the time of site plan review and approval the planting standards contained in this Section 4.a.iii may be reasonably modified based on soil and plant growth needs as approved by the Planning Director.

(d) Natural Buffer Protection Measures. If any construction activity or other land disturbance on the interior of the Project comes within 20' of the interior edge of any portion of the Natural Buffer, then in order to protect that portion of the Natural Buffer, a temporary construction fence, with a minimum height of four (4) feet, shall be installed along the interior edge of that portion of the Natural Buffer (i.e. where the Natural Buffer is 200' as set forth above, the temporary construction fence will be installed 220' in from the property boundary line to protect that portion of the Natural Buffer). The temporary fence may be removed upon completion of the applicable construction or other land disturbance activity.

(e) Extension of Buffers Through RPA. The buffers around the Property will be wider than the 150' or 200' set forth above, as applicable, where resource protection areas ("RPA"s) are contiguous to the interior side of the Natural Buffer, as applicable, in the areas noted on the Concept Plan, subject to permitted crossings of roads, trails, and utilities, and the construction of a sanitary sewer lift station and appurtenances, all in compliance with applicable laws.

4. Walking Trails. Applicant agrees to dedicate a public easement for use and maintenance of a walking trail along the Chickahominy River and Grassy Swamp Creek in the general location illustrated on the Conceptual Plan, with the final location to be determined by the site plan submittal. Within this easement, the Applicant will construct and dedicate to the County for maintenance a walking trail constructed in accordance with the following:

(a) The location of the easement and the trail shall generally follow the currently cleared path to minimize tree removal and disturbance for the trail, however, minor boardwalks and crossings may be added, at water crossings, as needed.

(b) The trail shall be constructed from natural surface material.

(c) The portion of the trail along the Chickahominy River will continue to provide vehicular access to the County pump station pursuant to a separate, existing easement. and signage indicating occasional vehicles will be installed.

5. General Design Standards

(a) Definitions

- (i) Building Area(s): Areas within the site where the majority of vertical development will occur.
- (ii) Building Coverage: The total area within a Development Area improved with buildings, represented as a percentage arrived at by dividing building footprints (i.e. first floor gross square footage) by the total area (s.f.) of the Development Area.
- (iii) Development Area(s): areas within the site that contain building areas and other supporting uses.
- (iv) Data Centers: Facilities used primarily for the storage, processing, management, and transmission of digital data. These facilities house equipment, including, but not limited to, computer systems, servers, networking and telecommunications equipment and associated components, as well as related infrastructure such as power transmission lines, power supplies, cooling systems, environmental controls, security devices, and staff,
- (v) Ancillary Buildings: facilities that support the primary data center use of the site including, but not limited to logistics and operations, utilities, office, security, and other related uses.
- (vi) Utilities: Above-and below-ground infrastructure needed to serve the development. This includes all wet-and dry-utilities, including, but not limited to water, sewer, storm, electric, fiber, cable, phone, and natural gas.

(b) Perimeter Setbacks for Buildings. All buildings shall be setback from perimeter property lines as follows:

- (i) From Route 33/Mountain Road (east of Route 33/Mountain Road): Minimum of two hundred feet (250') from the right-of-way (ROW).
- (ii) From Winns Church Road (south of Winns Church Road): Minimum of two hundred feet (200') from the right-of-way (ROW).
- (iii) These perimeter building setbacks are in addition to yard requirements in the M-1 Zoning District and do not modify the yard requirements in the M-1 Zoning District.

(c) Use Locations.

- (i) Specific uses are permitted within Development Areas and Building Areas. These are described below. Some uses may have additional requirements or standards, which are described in the Notes section below:
- (ii) The following uses are permitted within all Development Areas, as identified on the approved concept plan:

- (A) Security Fencing (10')
- (B) Project Signage
- (C) Wayfinding Signage
- (D) Roadways
- (E) Utilities
- (F) Emergency & Utility Access
- (G) Drive Isles & Pedestrian Access
- (H) Parking Lots
- (I) Ancillary Building under 20,000 sq. ft. & 24' in height
- (J) Lighting
- (K) Stormwater Facilities
- (L) Trails
- (M) Landscaped Areas
- (N) Passive Recreation Amenities

(iii) The following uses are permitted within all Buildings Areas, as identified on the approved concept plan:

- (A) Data Centers
- (B) Substations
- (C) Light industrial uses and clean manufacturing uses

(iv) Additional Notes on Permitted Uses.

- (A) No Project Signage is permitted along Winns Church Road.
- (B) Substations are only permitted within Building Area 2b and Building Area 3b, as identified on the Concept Plan.
- (C) Areas outside Development Areas and Building Areas will generally remain undeveloped; however, crossings for utilities, infrastructure, and access facilities are permitted.
- (D) The Planning Director may permit similar uses, not specified above, within each of a Development Area or a Building Area upon the Director finding that the unspecified uses are generally in keeping with the spirit and type of uses listed above for each of a Development Area or a Building Area, provided however the permitted principal uses listed in Proffer 1(a) above shall be expanded under this paragraph.

(d) Dimensional Standards.

- (i) Buildings shall comply with the yard requirements in the M-1 District, in addition to the perimeter setbacks above, where applicable.
- (ii) Building coverage within a Development Area shall not exceed 50%.

(e) Buildings.

- (i) In all instances, the data center buildings, and any energy storage standalone structures, on the Property will be constructed to NFPA code sections 75, 76 and 855, as applicable, as well as all other applicable code, including the applicable provisions of the Virginia Uniform Statewide Building Code in effect at the time of building permit application.
- (ii) Primary building facades and entrances should face internal streets, drive aisles or campus circulation areas and be clearly visible and accessible. Entryways should be emphasized using changes in material, overhangs, or signage to distinguish them from loading and service areas.
- (iii) Administrative or office portions of buildings visible from roads should include windows and transparent elements to break up massing.
- (iv) Pedestrian walkways at least five feet in width will be provided through parking areas to provide connections from parking lots to the primary building entrance, with such walkways separated from parking spaces and drive aisles by curbing and/or landscaping.
- (v) Any secondary entrance(s) shall be connected by a pedestrian walkway to building parking.
- (vi) If loading docks or service entries located on the side or rear of buildings are visible from public roadways, then they shall be screened using other buildings, and/or in accordance with standards set forth in Sec. 26-263 (Screening and planting standards). Loading areas shall not be located on the front side of a building.
- (vii) Roof design shall be predominantly flat to accommodate mechanical systems and rooftop infrastructure. Rooftop mechanical equipment shall be screened by parapets or architectural detailing to create a finished appearance from public view.
- (viii) Principal Building Facades will meet the following standards:
 - (A) For the purposes of this subsection, the term “principal building facades” shall include all building facades substantially visible to abutting public roads or adjacent to planned or existing residential districts.
 - (B) Principal building facades shall avoid the use of undifferentiated surfaces by including at least four (4) of the following design elements:
 - (a) change in building height

- (b) building step-backs, projections or recesses
 - (c) fenestration
 - (d) changes in building material, pattern, texture, color
 - (e) use of accent material
 - (f) overhangs
 - (g) canopies or porticos
 - (h) arcades
 - (i) variations in the roof line
- (C) Principal building facades shall use earthtone color palettes (such as tans, grays, warm browns, or muted greens) with accent colors to complement the dominant building color. High-gloss finishes and white tones should be avoided.
- (D) When a building has more than one principal facade, such facades shall be consistent in their design, materials, details, and treatments.
- (E) Samples of architectural form are attached hereto as **Exhibit B**.
- (F) Building elevations must be submitted with the site plan application for each data center building. In the event a building's architectural style is not in accordance with the foregoing, deviations may be approved by the Planning Director, upon the Planning Director's finding that the deviations are generally in keeping with the spirit and concept of the illustrations.
- (ix) Building Materials:
- (A) Building materials should be industrial-grade, durable, and visually compatible with the natural and rural context. Acceptable materials include brick, stone, pre-cast concrete, cast-in-place concrete, architectural metal paneling, and similar finishes that support long-term performance, unless different architectural treatments and/or materials are specifically approved by the Planning Director, with respect to the exposed portion of any such wall, at the time of Site Plan review. .
 - (B) Accent materials such as architectural concrete, metal paneling, or high-performance siding may be used if applied consistently and limited in surface area.
- (x) Subsections (vii) and (ix) shall only apply to Data Center buildings and structures and not to any supporting uses, provided such facilities or buildings are buffered by other uses which mitigate the visual impacts to public roads or abutting properties.

- (xi) Building Height is measured to the top of the building and does not include parapet walls or architecture features that are used to screen equipment. Building height shall be limited to the following in each building area:
 - (A) Building Area 1A, 1B, 1C, and 2B: 62 feet.
 - (B) Building 2A, and 3A: 85 feet.
 - (C) Building 3B: 35' within 350' of Winns Church Road, otherwise 62'.

6. Screening of Building Mechanical Equipment, Critical Infrastructure and Utility Substations.

(a) Ground-level mechanical equipment, substations or accessory uses (not including parking areas) that are visible from public rights-of-way and/or adjacent residential dwellings will be screened from public view using one or multiple of the following methods of screening:

- (i) A principal building;
- (ii) Existing vegetation that will remain on the Property, or new, planted vegetation (*ex.* evergreens or shrubs) that provides sufficient coverage to screen from public view;
- (iii) A visually solid fence, screen wall or panel, or other visually solid screen that shall be constructed of materials that are matching or consistent in style, color and/or texture with those used in the exterior construction of the principal building. These features will be not less than six (6) feet and no more than seven (7) feet in height. Chain link fencing with slats is not permitted to satisfy this requirement.

(b) Above-ground mechanical equipment and structures will be screened from view from adjacent public streets and residential dwellings.

(c) Any mechanical units placed on the rooftops of buildings shall be screened from view from adjacent public streets and residential dwellings by parapets or architectural detailing which are compatible with building façade architecture and create a finished appearance from public view. The method of screening shall be provided and reviewed with the Planning Director's review of the building elevations.

7. Signage. All freestanding signs installed at the Project, excluding directional signs, will be designed by the owner thereof as monument signs with a masonry base. Signage related to the authorized uses shall not be illuminated.

8. Security, Perimeter Fencing and Security Fencing. Perimeter fencing, security gates, and guard buildings shall be located outside of the Natural Buffer. The perimeter fencing must be installed on the interior of the Natural Buffer, so that it is screened from the ground level view of

adjacent property owners at buffer maturity. This perimeter fencing may be installed around the perimeter of the Project or around each "Building Area" shown on sheet C3.0 of the Concept Plan or a combination for these two options, or as otherwise approved by the Planning Director at the time of site plan review and approval. Security fencing shall be used around the perimeter of the pump station or any substation (unless prohibited by Dominion Power) unless otherwise approved by the Planning Director at the time of site plan review and approval. Fencing immediately adjacent to public or private streets shall not be chain-link, with or without slated inserts, and shall not include barbed wire or other similarly visibly intrusive deterrence device. The design and final location for the perimeter fencing and security fencing shall be approved by the Planning Director for consistency with sheet C-5.0 in the Concept Plan at the time of site plan review and approval.

9. Lighting. The maximum height of pole-mounted exterior lighting shall be eighteen feet (18'). All exterior lighting fixtures, including pole-mounted exterior lighting and building-mounted exterior lighting, shall be fully shielded with house side shields installed. Lighting shall not exceed .50 foot-candles at the interior edge of the Natural Buffer. Lighting that is exempt from these requirements includes temporary lighting and lighting provided for emergency or safety and security purposes as required by: the Building Code, Electrical Code, or otherwise within the County Code. Signage related to the authorized uses shall not be illuminated. The uplighting of buildings is prohibited. The maximum height of any building-mounted exterior light fixture shall be 35 feet in height, with the exception of motion-activated security lighting. Although data centers have minimal windows generally, Applicant further proffers that interior lighting will be minimized from being emitted externally at night (using window coverings or other shading mechanisms) where the windows face Route 33/Mountain Road, Winns Church Road, the Chickahominy River, or the primary external boundary line of the Property.

10. Internal Road Landscaping. The ordinance required a 25-foot landscaped area will be provided along all public and private interior roads; drive aisles are exempt from this requirement.

11. Transportation. Subject to VDOT and County approvals, as applicable, the Applicant proffers the transportation improvements set forth below. Any modifications to the alignment, design and length shall be approved by VDOT. If any of the road improvements identified below are provided by others, then the specific road improvement shall no longer be required.

(a) Entrances. A maximum of 2 entrances will be provided to Route 33/Mountain Road unless one or more additional entrances for emergency-only access to any portion of the Project is or are required by the Fire Marshal. Entrances will generally be at the locations shown on the Concept Plan. The final locations and design of the entrances will be completed during the site plan review and approval process and reviewed and approved by the Planning Director for general conformance with the Concept Plan, subject to VDOT entrance approvals.

(b) Restricted Access. Access to Winns Church Road will be permitted only for emergency access and limited permanent utility access once the project is constructed. No construction traffic or regular data center access will be allowed on Winns Church Road.

(c) Turn Lanes at Project Entrances. The Applicant shall design and construct a right turn lane (with 100' of taper and 200' of storage, unless otherwise approved or required by VDOT) into the primary entrance off of Route 33/Mountain Road and into the Property in accordance with

VDOT construction standards and specifications, and the foregoing may be modified by any design modifications and/or waivers granted by VDOT. The applicant will also design and construct a right turn lane (with 200' of taper and 200' of storage, unless otherwise approved or required by VDOT) into the secondary access entrance off of Mountain Road and into the Property in accordance with VDOT construction standards and specifications, and the foregoing may be modified by any design modifications and/or waivers granted by VDOT.

(d) Construction Road Damage. Pavement damage to Route 33/Mountain Road from I-295 to the southernmost entrance to the Property off Route 33/Mountain Road, including shoulders and aprons, attributable to construction of the Project, as reasonably determined by the County Transportation Planner or VDOT staff, as applicable, must be repaired by the Developer / Owner identified by the County Transportation Planner or VDOT staff, as applicable, to have caused such damage, within 120 days of issuance of the final certificate of occupancy for the last building that is subject to each site plan approval, which repair shall be at the Developer / Owner's sole expense. Developer / Owner shall be required to post a bond of \$50,000 at the time such damage is determined by the County Transportation Planner or VDOT staff, as applicable to ensure the required work is completed and which shall be released upon completion of such repair to the County or VDOT staff's reasonable satisfaction, as applicable. Should the County's Transportation Planner or VDOT staff, as applicable, determine that the damage has made the road unsafe, the Developer / Owner identified as causing such unsafe condition will initiate the process of said repairs within forty-eight (48) hours after receiving notice from the County's Transportation Planner or VDOT staff that the damage has made a road unsafe. The applicable Developer / Owner will diligently conduct all repairs required herein in a timely manner.

12. Dedication of Right of Way. For the portion of the Property running along Winns Church Road, adjacent to the northern boundary of the project, the Applicant agrees to dedicate feet 60 of right-of-way for future road widening, free of cost to the County, upon request of the County or VDOT. Off-site dedications shall not be required by this obligation.

13. Noise Attenuation for Building Design and Related Infrastructure. Within 30 days after the "ready for service" date for each data center building constructed at the Project (i.e. the date on which all exterior equipment is installed and operational), the Applicant shall provide a noise study that is specific to such data center building to ensure that the noise generated from the data center building and the building's associated infrastructure, together with the other noise generated as of that date from the Project, conforms to the Noise Ordinance. This noise study shall be completed by a certified professional and include recommendations for any necessary mitigation measures required to ensure conformity with the Noise Ordinance and the Applicant shall implement such mitigation measures within 60 days after the date of the noise study, unless a particular mitigation measure requires a longer time to implement and that particular mitigation measure shall be implemented within that longer period time as approved by the Planning Director. Any required mitigation measures may be noted on the approved plans as an administrative amendment. In addition to the foregoing, Applicant agrees to install 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) that is installed at a data center building located within 1,200 feet of any adjacent residential use and that is either (i) installed on the rooftop of such building or (ii) that is installed on the exterior side of such data center building and directly facing such adjacent residential uses,

in each case unless a noise study demonstrates that there is no incremental noise from such mechanical equipment as a result of the foregoing installation locations. In addition to the foregoing proffers, Applicant agrees that the testing of any back-up generators at the Project shall be limited to between the hours of 7:00 a.m. and 7:00 p.m., Monday through Saturday, unless otherwise required by applicable state or federal law or regulation.

14. Construction. A construction management plan, on Applicant's standard form, shall be submitted to the County at the time of grading permit for the initial site improvements and for each individual parcel where a building permit has been or is in the process of being approved, which construction management plan shall document the proper administration of construction activities at the applicable portion of the Project. The hours of exterior construction, including operation of bulldozers and other earthmoving equipment, shall only be between 7:00 a.m. and 7:00 p.m., Monday through Saturday, except as provided in Section 16-4 of the Hanover County Code. There shall be no exterior construction activities on Sunday.

(a) Access. The construction management plan shall also specify that construction traffic may only enter and exit the Project at the access points off of Route 33/Mountain Road and shall require the posting of "No Construction Traffic" (or similar) signage at any other access points entering the property.

(b) No Construction Access shall be permitted from Winns Church Road.

15. Water and Sewer. Applicant agrees that the Project shall be connected to the County's water and wastewater infrastructure.

**[REMAINDER OF PAGE LEFT INTENTIONALLY BLANK;
AUTHORIZED SIGNATURES TO FOLLOW]**

WITNESS the following signature:

OWNERS:

Marchetti Properties III, LLC, a Virginia limited liability company;
Marchetti Properties II, LLC, a Virginia limited liability company;
Staples Mill Square Holding LLC, a Virginia limited liability company;
G.M. Tribble, Jr., and Brenda R. Tribble; and Tyson Farms, Inc., a North
Carolina corporation, f/k/a Holly Farms Foods, Incorporated, f/k/a Holly
Farms Poultry Industries, Inc.

By: _____

Jeffrey P. Geiger, Attorney-in-Fact for all Owners

Date: _____, 2025

COMMONWEALTH OF VIRGINIA

CITY OF RICHMOND, to-wit:

I, _____, a Notary Public for the
Commonwealth of Virginia, at-large, do certify that Jeffrey P. Geiger, whose name is signed to
the above, bearing date on the ____ day of _____, 2025, has acknowledged the same before me
in my State aforesaid.

Given under my hand this ____ day of _____, 2025.

[SEAL]

My commission expires: _____

Exhibit A

Concept Plan

See that certain plan entitled “Mountain Road Technology Park, Hanover County, VA, Overall Concept Plan”, prepared by Norris Design and Kimley Horn, dated September 24, 2025.

Exhibit B

Elevations – Illustrative Examples



* Full document in Trakit, RE22025-00023

TRAFFIC IMPACT ANALYSIS

MOUNTAIN ROAD TECHNOLOGY PARK

HANOVER COUNTY, VIRGINIA

SEPTEMBER 2025



Prepared By:

Kimley»Horn

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Richmond, VA 23230

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Executive Summary

The Traffic Impact Analysis (TIA) documented in this report evaluates the traffic impacts of a data center generally located in the northeast quadrant of the intersection of Mountain Road (US-33) and Hunton Park Boulevard in Hanover County, Virginia.

The project proposes to rezone the 434-acre property to permit a 900-megawatt (MW) data center. Access to the proposed site will be provided via one full-access driveway along US-33 at an existing median break and two (2) emergency/utility access driveways; one (right-in/right-out driveway) along US-33 and one (full-access driveway) along Winns Church Road. The emergency/utility access along US-33 will serve as a temporary driveway during construction operations.

Traffic operations were analyzed at the intersections identified below during the AM and PM peak hours using *Synchro 11TM* software for the Existing 2025, No-Build 2034, and Build 2034 conditions. However, at the request of VDOT staff, traffic operations were also analyzed during the construction AM (6:00 – 7:00 AM) and construction PM (3:00 – 4:00 PM) peak hours and include Existing 2025 (Construction Peak), No-Build 2034 (Construction Peak), and Build 2034 (Construction Peak) conditions. The following intersections were identified as the study area intersections:

1. US-33 (Mountain Road) & Hunton Park Boulevard
2. US-33 (Mountain Road) & Gladfelter Road
3. US-33 (Mountain Road) & Winns Church Road
4. Winns Church Road & Greenwood Road

The results of the operational analyses indicate that under the No-Build conditions (both construction peak and commuter peak hours), all signalized intersections and all unsignalized approaches are projected to operate with an overall delay equivalent to LOS D or better, with the exception of the intersection of US-33 and Winns Church Road, which operates at LOS E during the commuter AM and PM peak hours.

The results of the Build 2034 (Construction Peak) traffic operational analysis indicate that all signalized intersections and all unsignalized approaches are projected to operate with delays equivalent to LOS D or better, with the exception of the westbound approach at the intersection of US-33 and Project Driveway #1 during the PM peak hour, which is projected to operate with delays equivalent to LOS F. Note that these results are typical where a low volume, stop-controlled, road intersects a high-volume, free-flow road. On occasions where vehicles are unable to exit the site, or excessive queues are observed on-site, it is expected that the contractor will deploy flaggers to maintain the safety and operations of the intersection.

The results of the Build 2034 traffic operational analysis indicate that all signalized intersections and all unsignalized approaches are projected to operate with an overall delay equivalent to LOS D or better, with the exception of the westbound approach at the intersection of US-33 and Winns Church Road, which operates at LOS E during the commuter AM and PM peak hour. Note that the approach was projected to operate with delays equivalent to LOS E under No-Build conditions, prior to the completion of the project.

Additionally, Highway Capacity Software (HCS7) was used to evaluate the merge and diverge operations of the US-33 and Interstate 295 (I-295) interchange ramps that are anticipated to be used by the proposed development traffic. The results of the highway capacity analysis indicate that under all analysis scenarios, the I-295 on/off-ramps are projected to operate with densities equivalent to LOS C or better under all analysis conditions.

Turn lane warrant analyses were conducted for the 2034 Build (Construction Peak) and 2034 Build conditions at the proposed Project Driveway #1 and Project Driveway #2 using the turn lane warrant standards outlined in Appendix F of the VDOT Road Design Manual.

A northbound right-turn lane with 200 feet of taper and 200 feet of storage is warranted at Project Driveway #1. Note that the project is committed to providing a dedicated right-turn lane with 200 feet of taper and 100 feet of storage. The proposed taper at Project Driveway #1 does not meet turn lane warrant standards due to the proximity of the Chickahominy River bridge crossing that is located approximately 400 feet south of the existing median break. An Access Management Exception (AME) form will be submitted for the proposed turn lane length at Project Driveway #1. Additionally, A northbound right-turn lane with 200 feet of taper and 200 feet of storage is warranted and proposed at Project Driveway #2.