



May 5, 2026

Gretchen W. Biernot
Current Planning Manager
Hanover County Planning Department
P.O. Box 470
Hanover Virginia 23069

RE: Mountain Road Technology Park Application Updates for the Hanover County Board of Supervisors for REZ2025-00023, CUP2025-00016, and SE2025-00023

Dear Gretchen,

In preparation for the May 27, 2026, Hanover County Board of Supervisors meeting, we are submitting updated materials to support REZ2025-00023, CUP2025-00016, and SE2025-00023. This resubmittal package includes a revised plan set and revised proffers, which are part of the formal rezoning, conditional use, and special exception applications. We understand that the materials provided to the Planning Commission for the April 16, 2026, meeting will also be provided to the Board of Supervisors. We are also including an attachment that describes the changes that have been made to the plans and proffers since the Planning Commission meeting, and have also included a summary of the changes since the project was initially submitted to the County, as a reference for the Board of Supervisors.

We look forward to discussing this information at the Board of Supervisors meeting on May 27, 2026. In the meantime, please don't hesitate to reach out with any additional questions or if you need clarification on anything.

Sincerely,

A handwritten signature in black ink that reads 'Erin Fosdick'. The signature is fluid and cursive, with the first name 'Erin' being more prominent than the last name 'Fosdick'.

Erin Fosdick, AICP
Director of Entitlements
erin.fosdick@tract.com

cc: Jo Ann Hunter, Senior Director of Planning & Community Development
Andrew Pompei, Deputy Director of Planning

Attachments (provided electronically via email):

1. Plan and Proffer Revisions since the April 16, 2026 Planning Commission meeting
2. Plan and Proffer Revisions since the initial application submittal
3. Mountain Road Technology Park Concept Plan and Conditional Use Permit Plan Set
4. Voluntary Proffer Statement Mountain Road Technology Park Project



Plan and Proffer Revisions since the April 16, 2026, Planning Commission Meeting

The following proffer revisions were made after the April 16, 2026, Planning Commission meeting to address Planning Commission and staff comments:

- Proffer #2: updated to include sheets C3.1 – C3.3 of the concept plan; previously on sheet C3.0, to overall concept plan was included
- Proffer #3: increased the buffer along the western property boundary adjacent to “Future Industrial” from 50’ to 75’
- Proffer #5: increased the perimeter setbacks for buildings along the western boundary adjacent to “Future Industrial” from 50’ to 75’ for consistency with the increased natural buffer in Proffer #3
- Proffer #9: updated reference to lighting fixtures for consistency with current code
- Proffer #13: added an additional section for additional noise studies, to allow the Planning Director to require additional noise studies, at the owner’s expense, to demonstrate ongoing compliance with proffered sound levels
- Proffer #15: added clarifying language that coordination with the Sherriff’s Office for traffic control would be at the applicant’s expense
- Proffer #16: added clarification that single pass cooling will not be used and adjusted proffer language for the cash proffer payment for public water infrastructure
- Minor clean-up and reorganization for readability



Summary of Plan and Proffer Revisions Since Initial Application Submittal

The Mountain Road Technology Park application was originally submitted to the Hanover County Planning Department in September of 2025. Since that time, the project team has made significant changes to the plan and proffers to address comments and concerns raised by County staff, the Planning Commission, and the community at large; these changes included:

- Narrowed permitted principal uses
- Clarified that substations only are permitted in Building Areas 2B and 3B
- Added and clarified definitions, including ecological restoration area
- Increased width for natural perimeter buffers along Winns Church Road, Grassy Swamp Creek, and the Future Industrial area on the western property boundary
- Added more specific timing requirements for inventorying vegetation and supplemental planting standards
- Added language for mandatory supplemental planting around substations and specific building areas for additional screening
- Added detail on proffered walking paths and the trailhead. Also, proffered a cash contribution for a Trail Maintenance fund.
- Reduced building heights from 85' to 62', to ensure consistency with guidance from the Route 33 Gateway Small Area Plan; clarified that building height is measured to the top of parapet wall
- Updated design standards to better reflect guidance from the Route 33 Gateway Small Area Plan (façade articulation, color palettes, security sheds, viewsheds, orientation, etc.)
- Added a requirement that transmission infrastructure will be weathering steel or similar earth tone to better blend into the surrounding landscape (weathering steel is the name of the color treatment)
- Added additional requirements for screening of mechanical equipment and substations
- Added additional requirements for signage, including more details to better reflect signage guidance from the Route 33 Gateway Small Area Plan
- Clarified locations for perimeter and security fencing
- Added additional requirements for lighting to reduce visual impacts, restrict height, and to better reflect guidance from the Route 33 Gateway Small Area
- Added additional requirements to the transportation proffer specifying permanent improvements to Route 33/Mountain Road (e.g. turn lanes and median improvements)
- Clarified bond language and timing to address construction road damage
- Revised noise proffer to add limits on dBC, in addition to permitted dBA levels.
- Added a proffer that authorizes the Planning Director to request additional, follow-up noise studies
- Added a requirement that generators be in sound attenuation enclosures and strengthened physical sound attenuation requirements for mechanical equipment near perimeter property boundaries
- Restricted timing for generator testing to 8:00 am – 4:00 pm, Monday – Friday
- Added a requirement for Tier 4 generators



- Strengthened the construction management proffer by limiting commercial construction vehicles during peak hours, adding requirements for the implementation of traffic control measures, and requiring coordination with the Sheriff's Office at the applicant's expense
- Updated the Construction proffer to specify that at least one public liaison must be identified by the applicant/owner in the construction management plan to serve as a point of contact during active construction
- Added specific language that the use of well water is not permitted
- Clarified that the project must use air cooling or recirculating evaporative cooling systems and stated that single-pass (once-through cooling) systems will not be incorporated into this development (to promote water efficiency)
- Added a cash proffer payment totaling \$15 million for the design and construction of a booster pump station and water storage tank
- Added a land dedication proffer for the future installation of two water storage tanks and associated infrastructure
- Added a proffer requiring the construction of a gateway entrance feature to incorporate the guidance from the Route 33 Gateway Small Area