

RECORD OF HANOVER COUNTY SITE PLAN MEETING

Case Name/Description:		Binns Road Data Centers
GPIN:	7882-47-6634, 7882-48-6475, 7882-58-3767, and 7883-50-0062	Zoning: M-3 and A-1
TrakiT #:	SPR2026-00035	Associated Case(s)#: N/A
Meeting Date:	8/26/2026	
Meeting Time:	10:00am	

County Case Tracking Website: <https://communitydevelopment.hanovercounty.gov/eTRAKiT/Search/project.aspx>

STAFF ATTENDEES

<u>Planning</u>	804-365-6171	<u>Public Works</u>	804-365-6181
→ Donna Bowen	dsbowen@hanovercounty.gov	Mike Dieter	mjdieter@hanovercounty.gov
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→ Mulenga Mulenga	mmulenga@hanovercounty.gov	→ Chris Hagler	
<u>VDOT</u>			
Jessica Miller 434-774-6074	Jessica.miller@vdot.virginia.gov	<u>Building Inspections</u>	804-365-6040
→ Jason Brook 804-585-3590	Jason.brook@vdot.virginia.gov	Richard Gordon	rtgordon@hanovercounty.gov
<u>Additional Staff</u>			

“Please note, any meeting minutes recorded and transcribed using AI or similar technology are often an inaccurate representation of Agency comments. Staff meeting minutes are taken as a courtesy to all applicants and when used in conjunction with Agency comment letters, and speaking directly with Agency representatives, applicants will receive a more precise understanding of their project.”

Applicant Attendee Name	Representing	Phone	Email
ERIC DUNNALL	SDC	701-943-3759	edunnall@sdccapitalpartners.com
Aron Zhou	Townes		A.Zhou@cc.townes.com
ZACK WILKINS	Townes	804-748-9011	zwilkins@cc.townes.com
Jacob Marelich	7883 Binns, LLC	973-590-8100	jmarelich@gmail.com

Applicant's Signature

Date

8/26/26

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D. Marshall Brown
Principal Planner

8/26/2026
Date

General Comments (see written comments and/or marked plans for additional information):

Summary

- 4 parcels on Binns Rd. M-2 / A-1
- site plan for 3 data centers.
 - inc. guard shack & generator parcels.

DRP

- ① Flow test & connection will be tied to building finalization.
 - Applicant performs test & DRP attends test.
- ② Planned for industrial septic
 - Is sewer going to be new to site by County?
 - County unaware of that possibility but will check w/ DRP Manager.
- ③ Full meter sizing info to be provided on subsequent submittal.
- ④ Different easement location can be reviewed.

Health

- ① It is possible to submit soils work to Planning for early review of draft fields by VDA.
- ② Considering private line options is possible.
- ③ Utility bonding & fees prior to construction.

Fire

- ① Sprinkled building $\Rightarrow$ 600' to hydrant (average @ 450')
- ② Building 3 needs a secondary drive.
- ③ Wooden bridge must be VDOT approved ~~at~~ for construction.
- ④ VDA test / naming / benchmark info required (differential)

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VDOT

- ① Commercial entrance requirements apply.
- ② Possible staging areas for trucks during construction would be required.

DNR

- ① DAPA delineation may not be correct.
 - provide wetlands professional results for review.
 - highly scrutinized.
- ② Mitigation agreements must be approved recorded & on plan prior to site plan approval.
- ③ DEQ approval required prior to site plan approval is standard.

Planning

- ① Sign bond off of A-1
- ② Commercial block for parcel division
- ③ There can be 7.