



Blenheim/South Wales Farm Community Meeting

September 18, 2023

Hanover: People, Tradition & Spirit

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What is a Community Meeting?

- It's the first, but not last, step in the County's process for citizen engagement on land use projects (typically Applicant driven)
 - Community Meeting
 - Planning Commission <-Public Hearing
 - Board of Supervisors <-Public Hearing



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What is a Community Meeting?

- Typical Format
 - County Introduction/Housekeeping Items
 - Elected Officials; Sign in sheets; explanation of the process
 - Depending on the project, County may give a presentation or explanation for clarification purposes
 - Applicant gives a presentation
 - Q&A



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Community Meeting - Agenda

- Hanover County - Introduction – 15 min
- Applicant - Project Overview – 30 min
- Q&A – 30 min
- One on One Q&A – 30 min



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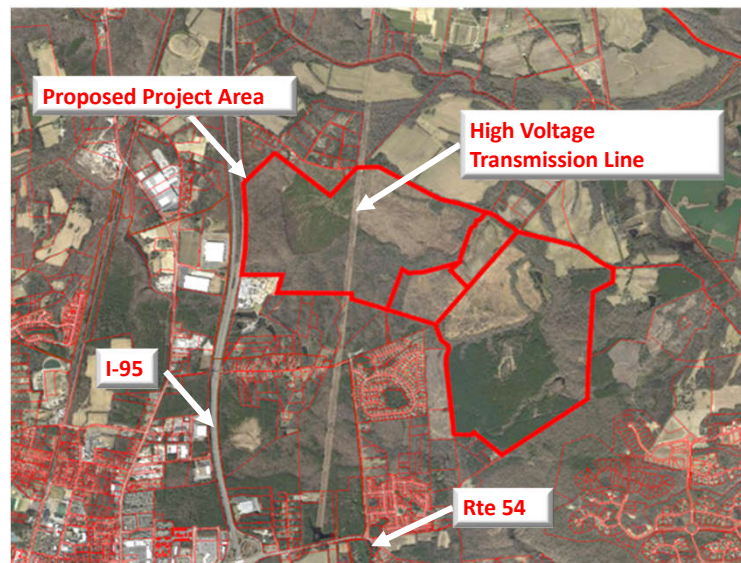
Basic Project Information

- An application for the project was filed on September 5, 2023
 - It includes a conceptual plan
- Case Identifiers:
 - REZ2023-00035
 - CUP2023-00014
 - SE2023-00023
- Zoned A-1 = can not build by-right. Requires a rezoning to M-1, Limited Industrial District

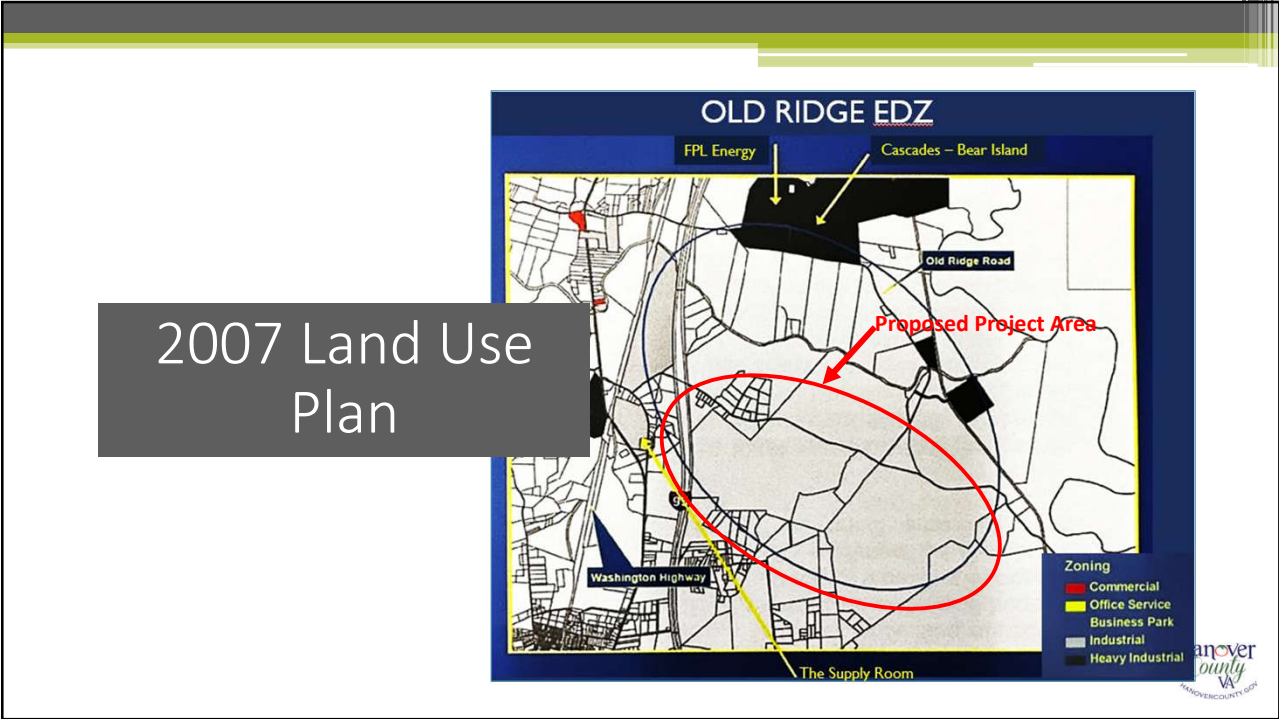


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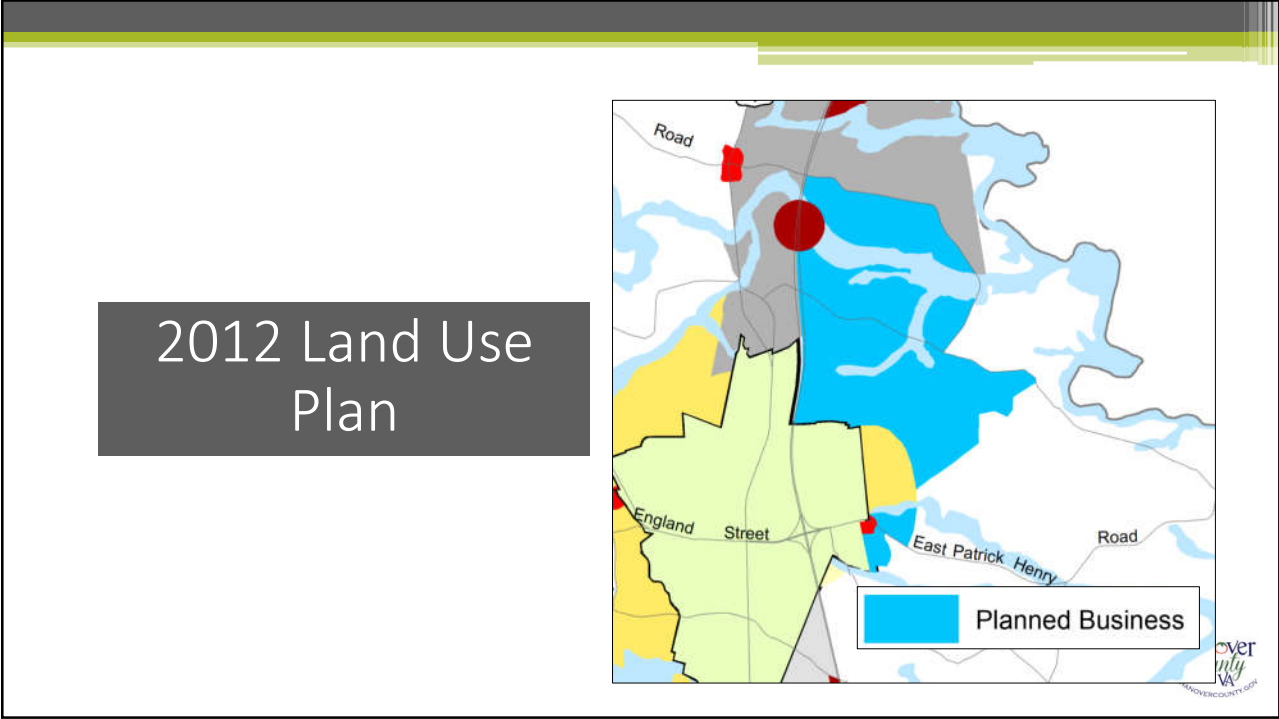
Proposed
project site



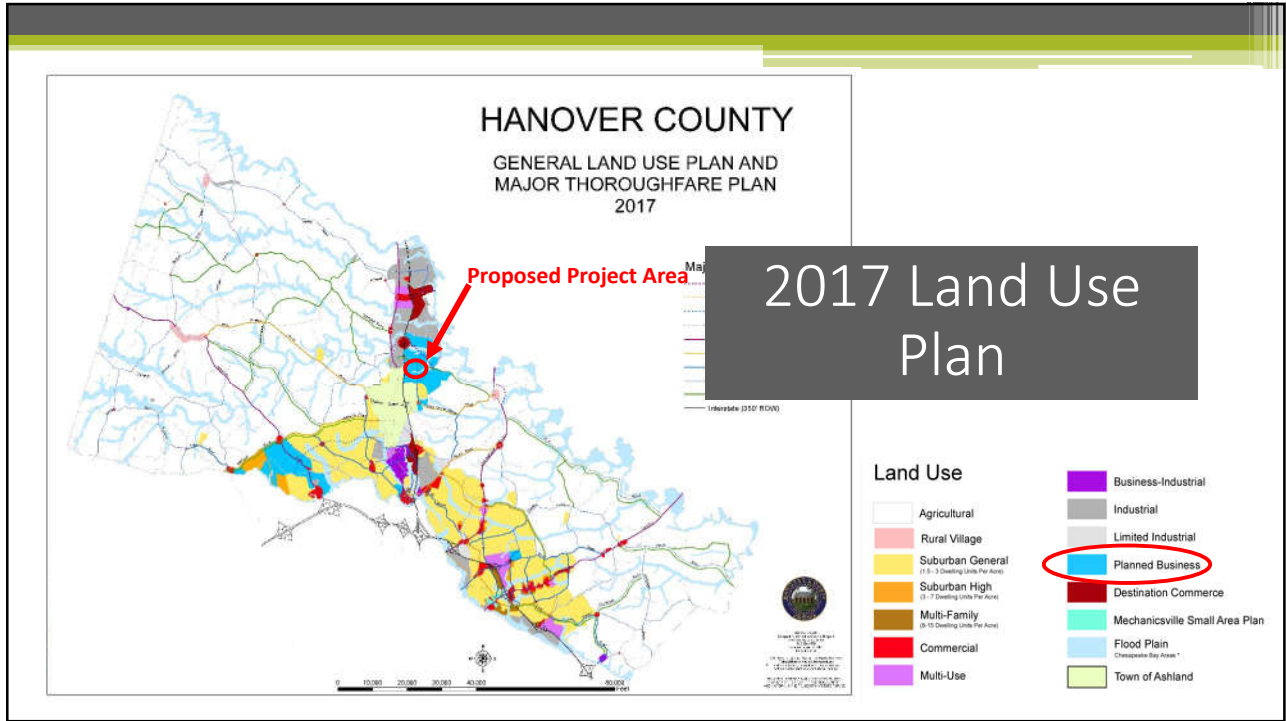
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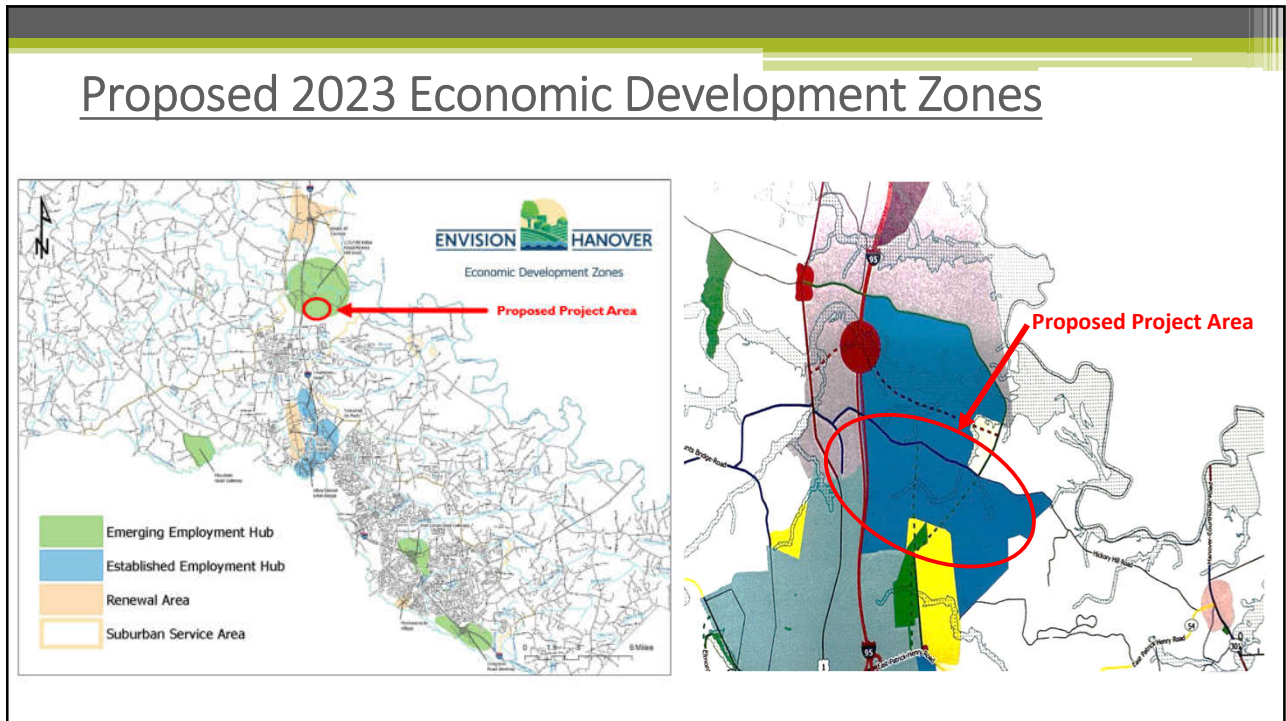
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Comprehensive Plan – Proposed Usage

- Emerging Employment Hub Uses
 - Advanced Manufacturing
 - Automotive (incl. electric vehicles)
 - Data Centers
 - Heavy Industrial
 - Life Sciences
 - Semiconductor

- The applicant has proffered out all other uses but Data Centers
 - Results in least intensive use of the property and least intensive traffic impacts



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Data Center Background

APRIL 2019

Timmons Group presents “Hanover Data Center Search Report & Mapbook”, which analyzed eleven key areas on criteria including parcel size, location near electric transmission line, access to water, sewer, and fiber. Areas identified as potential data center sites include Hickory Hill/Hanover Progress area.

APRIL 12, 2023

Hanover County Board of Supervisors adopts the FY 2024 budget, including a stand-alone data center tax rate of \$0.45 per \$100 of assessed valuation. This rate is effective as of July 1, 2023.

JUNE 14, 2023

Virginia Tech presents the Industry Cluster Analysis to the Economic Development Authority. Highlighted aspects of the report, include data centers being one of the key future target industries for the County to pursue, and emphasize significant economic and revenue impact of the sector.



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Hanover County's Focus on Economic Development

- **Emerging Clusters/Target Industries**
 - **Business Services** (Professional, Scientific, and Technical Services; Management of Companies)
 - **Transportation** (Warehousing, Logistical Services)
 - **Advanced Manufacturing** (Machinery Manufacturing, Tools, Semiconductor Support)
 - **Information Technology** (Computer Services, Data Processing/Hosting)
 - **Tourism** (Hospitality, Recreation)
 - **Life Sciences** (Biology, Pharmaceuticals)

SOURCE:
Virginia Tech Center for Economic &
Community Engagement, 2023
Hanover County Industry Cluster Analysis



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Hanover County's Focus on Economic Development

- **Board of Supervisors Strategic Plan**
 - 5% job growth rate over 5 years
 - Residential vs Commercial: 70/30
 - \$50M in new commercial investments
- **Estimated annual revenue to the County**
 - At the moment, estimates are approximately \$120M in annual revenue at full build out for this project



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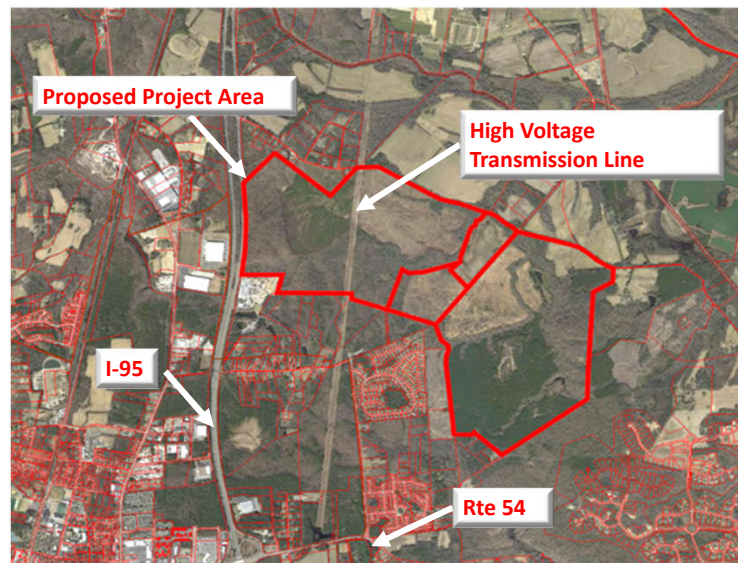
Data Center Targets

- Eleven sites studied and identified
- Hickory Hill Economic Development Zone was ranked 3rd best area in the County
 - 1st is Cardinal Commerce Center – almost built out
 - 2nd is outside of the Suburban Service Area
- Identified utilities at or near the site
- Strong natural buffers and terrain identified



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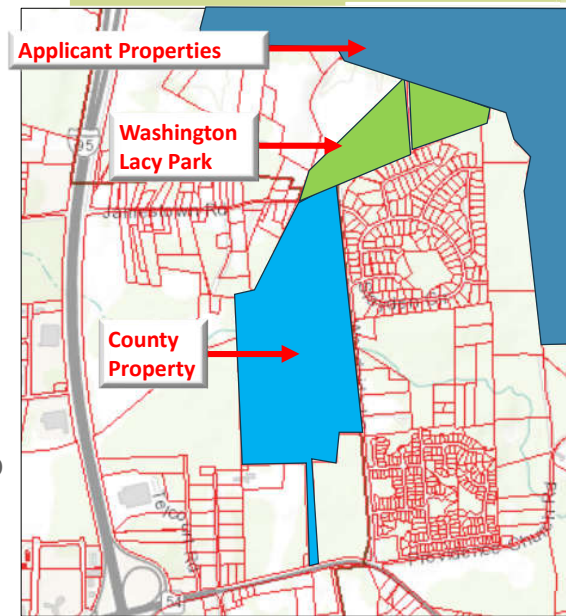
Proposed
Project Area



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Washington Lacy Park

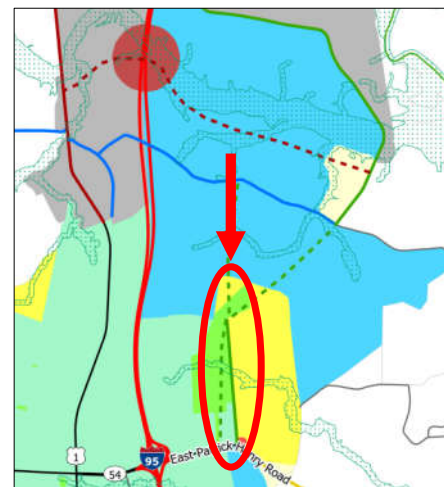
- The park will remain as is today with no modifications or impacts from this project
 - Only underground utility easements are being considered
- Upcoming Parks and Recreation Master Plan to address and steer future uses and improvements
- Tract project development team is committing to support improvements to existing park amenities



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Woodside Lane – Concept Parallel Road

- Woodside Lane which was approved in 2010 as a major collector road (4 lane to 2 lane local road as is)
- Pending Board of Supervisors approval
- If approved, applicant will request a comprehensive plan amendment to remove the parallel road to Woodside Lane



Hanover
County
VA
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County Website

- The project expects to utilize the County's public water and sewer system
- A traffic impact analysis has been performed and is being reviewed by County staff and the Virginia Department of Transportation (VDOT)
- Check County website for up-to-date information
 - There is an FAQ section
- <https://www.hanovercounty.gov/1314/Data-Center-Project-I-95Hickory-Hill-Roa>



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County Website

- County Process
 - Community Meeting – tonight
 - Planning Commission - Public Hearing – November 16, 2023
 - Board of Supervisors - Public Hearing – December 2023 (exact date TBD)



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Applicant Presentation

