

WYNDHAM - DATA CENTER INFORMATION

HH Hunt plans to develop a 410 Acre hyperscale data center campus called “Hunting Hawk Technology Park” next to Wyndham on the border of Hanover County. The potential impact on on Wyndham includes:

- * Noise, light, air and water pollution
- * Decreased property values
- * health impacts, particularly on the children of Shady Grove Elementary

How can you provide feedback and stay informed?

- * Attend the Oct 21 Community meeting: 6:00PM at Shady Grove Elementary
- * Sign up to receive updates from the new Smart Development Task Force at <https://smartdevtaskforce.com> or scan the QR Code →
- * Email feedback to all 7 members of the

Hanover Board of Supervisors

Susan P. Dibble spdibble@hanovercounty.gov

Ryan M. Hudson rmhudson@hanovercounty.gov

Danielle G. Floyd dgfloyd@hanovercounty.gov

Jeff S. Stoneman jsstoneman@hanovercounty.gov

Faye O. Prichard. foprichard@hanovercounty.gov

Sean M. Davis smdavis@hanovercounty.gov

F. Michael Herzberg IV, Chair. fmherzberg@hanovercounty.gov



Hunting Hawk Technology Park

If built as promoted by HHHunt, this facility will be a **Hyperscale Data Center designed to support 900 megawatts of power**. Fully operational, it would be the **3rd largest in the United States** today by megawatts.* This is an enormous data center with significant water usage, significant pollution, and significant noise... **The Voluntary Proffer Statement** received by Hanover County Planning Department on 8/22/25 contains some limited protections for residents of Hanover county and makes no mention of Henrico residents**. See additional details pulled from the Voluntary Proffer Statement below.

- **Owners:** Wellesley Land Limited Partnership, HHHunt Verada, LLC, Loch Levan Land Limited Partnership, Gilman Lumber Company, Incl, and James Dolan
- **Location/Area:** 410 Acres adjacent to Wyndham in Hanover County, VA, including Hunting Hawk Golf Course
- **Purpose:** Hyperscale Data Center and Supporting Facilities
 - Private Water Source (well water) – the first data center we know of to use a well
 - Private Waste-water treatment and Sewer
 - Electrical Generation, distribution, transmission and substation, fuel storage.
 - Offices, storage, maintenance, security, logistics, parking, private roads, security fencing, etc.
- **Buildings:** 10 structures, Up to 3.9 million square feet, 62 feet tall (4-5 stories)
- **Residential Protections highlights:**
 - 100-150 foot buffers from residential property lines, 200 feet from road frontage. (Industry average is 200-500 foot buffers and residents still complain of noise and vibration.)
 - Noise attenuation to ensure conformation to Hanover noise ordinance. Would this apply in Henrico where there is no noise ordinance?
- **Status:** The project is in the planning and rezoning phase. Developers/owners have applied to Hanover County for rezoning from Agriculture District to Limited Industrial.

Land use designation where noise is measured	Max Lav d(B)A 7AM-10 PM	Max Lav d(B)A 10 PM-7AM
Agricultural & Residential: A-C, A-1, AR-1, AR-2, AR-6, R-C, R-1, R-2, R-3, R-4, R-5, R-6	57	52
Commercial: B-1, B-2, B-3, O-S	67	62
Industrial: M-1, M-2, M-3	77	77

https://library.municode.com/VA/Hanover%20County/CODES/Code_of_Ordinances?nodeId=COCO_CH16NO_S16-10MAPESOPRENOSO

* Largest operating data centers in the US today 10/3/25 by megawatts according to Enverus <https://www.enverus.com/blog/where-the-power-flows-the-top-10-data-centers-by-load-in-north-america-powered-by-instant-analyst>

1. Altoona, Iowa [Meta](#) – 1,401 MW
2. Prineville, Oregon [Meta](#) – 1,289 MW
3. Fort Worth, Texas [Meta](#) – 729 MW
4. Mesa Data Center, Arizona [Meta](#) – 701 MW

**<https://www.hanovercounty.gov/DocumentCenter/View/13423/REZ2025-00020-Proffers>