



TOWNSHIP OF SOUTH HANOVER

161 Patriot Way, Hershey, PA 17033
(717) 566-0224 phone • (717) 566-9506 fax
www.southhanover.org

Lynn Wuestner, Township Manager

BOARD OF SUPERVISORS

Stephen Cordaro, Chairman
Frank Tomasic Jr., Vice Chairman
Robert Cassel, Secretary
Jack Studer, Asst. Secretary
Kevin Busher

June 23, 2026

The South Hanover Board of Township Supervisors received last evening two applications from two different lawyers representing HCI DP Land Acquisition LLC which is the equitable owner of certain parcels of land.

The first application involves approximately 249.5 acres of land in South Hanover identified as Dauphin County Tax Parcel I.D. No. 56-016-058. That Property is located in the Township's Industrial Park District and is the site of a former quarrying operation.

This Application withdraws HCI's prior application to develop distribution centers in the IP District as, according to the Application, the Applicant now desires to redevelop that area as a data center development and has applied for a Special Exception to permit a data center on the 249.5 acre quarry property. The Application is not a curative amendment, and the application will be heard by the Zoning Hearing Board at a meeting whose time and place will be advertised.

The second application concerns an area of land greater than the Industrial Park district and purports to file a validity challenge to the Township's zoning code claiming that its exclusion of any data center use violates Pennsylvania law and should permit HCI to operate a data center on the larger property.

Both Applications are posted on the Township's website, and the Board of Supervisors will be consulting with its Zoning Administrator, engineer and legal counsel as to the Township's position with respect to them.



McNees Wallace & Nurick LLC
570 Lausch Lane, Suite 200
Lancaster, PA 17601

Peter Wertz
Direct Dial/Fax: 717.581.2314
pwertz@mcneeslaw.com

June 22, 2026

VIA HAND DELIVERY AND E-MAIL

Zoning Hearing Board
Attn: Frank Chelbnikow, Zoning Officer
South Hanover Township
161 Patriot Way
Hershey, PA 17033

RE: Application for Referral to the South Hanover Township Zoning Hearing Board

Dear Frank:

HCI DP Land Acquisition LLC ("Applicant") is the equitable owner of approximately 249.5 acres of land in South Hanover Township, Pennsylvania ("Township"), identified as Dauphin County Tax Parcel I.D. No. 56-016-058 ("Property"). The Property is located in the Township's Industrial Park District ("IP District") and is the site of a former quarrying operation.

Applicant desires to redevelop the Property as a data center development ("Facility"). Data centers are not permitted in any zoning district in the Township. Pursuant to Section 27-1505 of the Township's Zoning Ordinance ("Zoning Ordinance"), when an application is submitted for a use that is neither specifically permitted or denied, the application is to be referred to the Zoning Hearing Board. Accordingly, Applicant requests special exception approval pursuant to Section 27-1505 of the Zoning Ordinance, to permit the Facility on the Property in the IP District.

Enclosed in support of Applicant's request are five (5) copies of the following: (i) Township of South Hanover Special Exceptions Application form; (ii) written authorization by the record landowner authorizing Applicant to file the Application; (iii) adjoining property owners' information; (iv) site plan prepared by LIVIC Civil; and (v) narrative providing justification for the requested relief. Also enclosed is a check in the amount of One Thousand Dollars (\$1,000.00) made payable to the Township for the filing fee.

We request that the Zoning Hearing Board schedule a hearing on the enclosed Application. At the hearing, Applicant will provide additional evidence and testimony in support of its request. Please provide the date and time of the hearing once it has been scheduled. Also, please confirm whether the Township's Planning Commission will review this Application.

Zoning Hearing Board
Attn: Frank Chelbnikow, Zoning Officer
South Hanover Township
June 22, 2026
Page 2

It is our understanding that the Township will provide appropriate public notice and post the Property as required under the Pennsylvania Municipalities Planning Code. Finally, we would request that the Township arrange for a stenographer to be present at the hearing.

Sincerely,

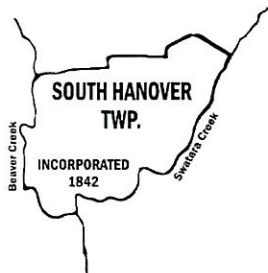


Peter Wertz
MCNEES WALLACE & NURICK LLC

cjk

Enclosures

cc: Dan Gordon (via email w/encls.)
Drew Dommel (via email w/encls.)
Sam Boxley (via email w/encls.)
Taylor Riley (via email w/encls.)
Catherine Wilsbach, PE (via email w/encls.)
Corey Johnson, PE (via email w/encls.)
Charles Courtney, Esq. (via email w/encls.)



Township of South Hanover Special Exceptions Application

161 Patriot Way, Hershey, Pa 17033
Office: 717-566-0224 Fax: 717-566-9506

Fee: ~~\$750.00~~ \$1,000.00

Applicants must complete ALL sections and submit the application with the fee above. Check or money order made payable to the Township of South Hanover. Mail or drop off to the municipal office at the address above.

Note: *If the applicant is not the owner, a written statement of approval from the owner must be submitted with application.*

APPLICANT INFORMATION:

Name: HCI DP Land Acquisition LLC
Address: 1780 S. Post Oak Lane
City: Houston State: TX Zip: 77056
Phone Number: (202) 747-4583

OWNER INFORMATION (if different from applicant):

Name: Pennsy Supply Inc
Address: 2400 Thea Drive, Suite 3A
City: Harrisburg State: PA Zip: 17110
Phone Number: _____

* Note: Dauphin County Parcel View and Property Tax Inquiry identify the address as WAGNER AV L2.

PROPERTY LOCATION, USE AND CURRENT ZONING:

Location: Wagner Street* Parcel No: 56-016-058
Use: Data Center, as a Use Not Provided For (S. 27-1505)

ZONING DISTRICT (please select one):

- | | |
|---|---|
| ☐ Residential Agriculture | ☐ Village |
| ☐ Residential Cluster | ☒ Industrial Park |
| ☐ Residential Multifamily | ☐ Commercial Highway |
| ☐ Residential Suburban | ☒ Floodplain |
| ☐ Residential Urban | ☐ Eleemosynary School Campus |
| ☐ Residential Mobile Home Park | ☐ Office Park |

REQUEST FOR APPROVAL RELATED TO SECTION(S) OF ORDINANCE:

Section 27-1505, Use Not Provided For (Data Center). See attached narrative.

REASON FOR REQUEST:

See above and attached narrative.

INTEREST (if other than owner):

Equitable owner

By signing below, you swear and affirm that all information provided is true and correct to the best of your knowledge and that you are the property owner of record or the applicant on behalf of the property owner of record.


Applicant Signature

JUNE 19, 2026
Date

DAVID P. HUDSON
Applicant Name (please print)

For office use only:

Application Received: _____

Applicant Notified: _____

Advertisement Date(s): _____

Date of Hearing: _____

Fee Received: YES NO

Check No.: _____

Check Amount: _____

Received By: _____ Title: _____

Zoning Hearing Board
South Hanover Township
161 Patriot Way
Hershey, PA 17033

Dear Board Members:

HCI DP Land Acquisition LLC is hereby authorized to file any zoning hearing board application to South Hanover Township for any approvals required for the construction and operation of a data center facility on the property identified as Parcel Identification No. 56-016-058 with an address of Wagner Av L2, Hummelstown, Pennsylvania,¹ of which HCI DP Land Acquisition LLC is the equitable owner. Pennsy Supply Inc. hereby approves the filing of the application.

Sincerely,
Pennsy Supply Inc.

By: 
Name: SEAN KEISLING
Title: VP COMMERCIAL

¹ Although the Dauphin County Parcel View and Property Tax Inquiry identify the site address as WAGNER AV L2, the Property is along Wagner Street (T-323).

**ADJOINING PROPERTY OWNER INFORMATION
IN SUPPORT OF ZONING HEARING APPLICATION
HCI DP LAND ACQUISITION LLC
WAGNER STREET***

PIN:	Property Address**	Property Owner
56-016-124	WAGNER ST L1	G A T DISTRIBUTION CORPORATION
56-016-101	700 GRANDVIEW RD	HUMMELSTOWN QUARRIES INCORPORA
56-016-066	6 GRANDVIEW RD	BELL, MICHAEL E
56-016-067	GRANDVIEW RD	BELL, MICHAEL E
56-016-065	GRANDVIEW RD	BELL, MICHAEL E
56-016-064	14 GRANDVIEW RD	GULLIVER, JUSTIN
56-016-063	16 GRANDVIEW RD	REEVES, ROSS R
56-016-062	18 GRANDVIEW RD	HARPSTER, CHARLES I JR
56-016-061	20 GRANDVIEW RD	CASTALDO, THOMAS G
56-016-060	22 GRANDVIEW RD	BEACH, AARON M
56-016-059	24 GRANDVIEW RD	ALLEGHENY VALLEY SCHOOL
56-016-092	28 GRANDVIEW RD	MCCLURE, TIMOTHY A
56-016-097	30 GRANDVIEW RD	HOFFMAN, TOBY
56-016-098	32 GRANDVIEW RD	FETTERS, DIANE L
56-016-105	34 GRANDVIEW RD	BOYER, CODI A
56-016-099	36 GRANDVIEW RD	JENKINS, MICHAEL
56-016-095	38 GRANDVIEW RD	FISHER, PETER L
56-016-090	40 GRANDVIEW RD	BELL, DONALD L
56-016-087	42 GRANDVIEW RD	TAMM, MICHAEL F
56-016-086	44 GRANDVIEW RD	FIRST, JANE A
56-017-033	48 GRANDVIEW RD	DEBOCK, KIMBERLY A
56-017-039	1 WAGNER ST	TOTH, JEFFREY R
56-017-034	3 WAGNER ST	SWANK, NICHOLAS E
56-017-035	7 WAGNER ST	WISNER, ALAN W
56-017-036	11 WAGNER ST	HAUER, MOIRA K
56-017-037	13 E WAGNER ST	KRASLEY, MARY ELLEN
56-016-106	21 WAGNER ST	FOLEY, EDWARD G
56-016-094	15 WAGNER ST	CORUM, MARY ELLEN
56-016-070	17 WAGNER ST	MYERS, DAVID E
56-016-096	19 WAGNER ST	STUBER, PAUL E
56-016-125	WAGNER ST L3	SAFFORD, SHAWN DAVID

Notes:

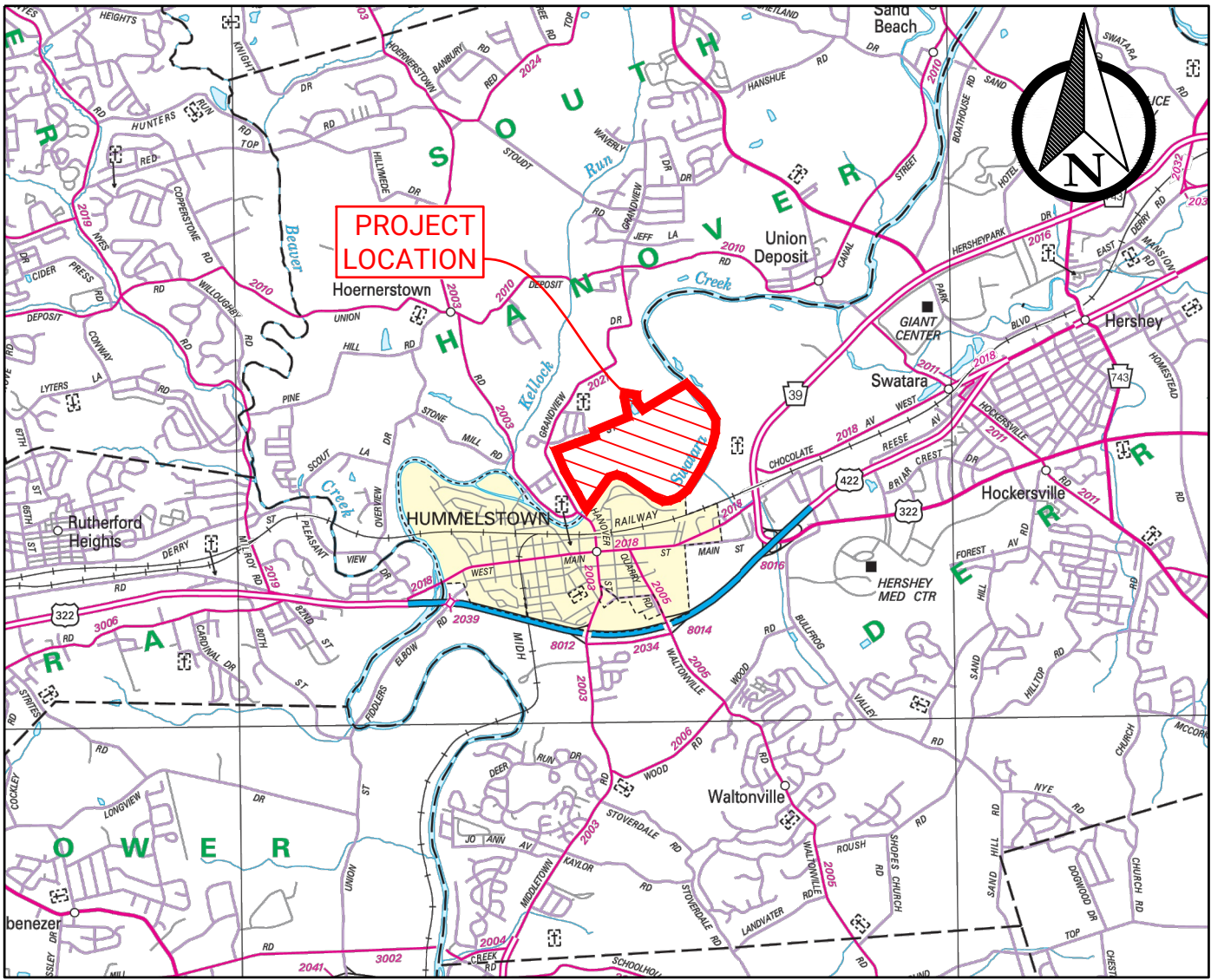
* The Dauphin County Parcel View and Property Tax Inquiry identify the site address as WAGNER AV L2.

** The Dauphin County Parcel Viewer and Property Tax Inquiry identify street addresses along Grandview Drive as GRANDVIEW RD.

SPECIAL EXCEPTION SITE PLAN
FOR
HUMMELSTOWN QUARRY - DATA CENTER CAMPUS
SOUTH HANOVER TOWNSHIP, DAUPHIN COUNTY, PENNSYLVANIA

PENNSYLVANIA ONE CALL

1. LIVIC CIVIL HAS REQUESTED LINE AND UTILITY INFORMATION FROM THE PA ONE CALL SYSTEM (POCS)
2. POCS SERIAL NUMBER: 20231660880
DATE: JUNE 15, 2023
3. THE FOLLOWING FACILITY OWNERS HAVE INDICATED THROUGH POCS THAT THEY HAVE FACILITIES IN THE PROJECT AREA:
- UTILITY: COMCAST CABLE COMMUNICATIONS INC.
ADDRESS: 13085 HAMILTON CROSSING BLVD. STE 200
CARMEL, IN 46032
CONTACT: USIC OFFICE PERSONNEL
PHONE: 800-811-7981
- UTILITY: FIRST ENERGY CORPORATION
ADDRESS: 21 S. MAIN ST.
AKRON, OH. 44308
CONTACT: MELLYSSA ADAMS
EMAIL: MADAMS@FIRSTENERGYCORP.COM
- UTILITY: VEOLIA WATER PENNSYLVANIA INC.
ADDRESS: 6310 ALLENTOWN BOULEVARD
HARRISBURG, PA 17112
CONTACT: CHRISTOPHER BRIDE
EMAIL: CHRISTOPHER.BRIDE@VEOLIA.COM
- UTILITY: PPL ELECTRIC UTILITIES CORPORATION
ADDRESS: 437 BLUE CHURCH ROAD
PAXINOS, PA. 17860
CONTACT: DOUG HAUPT
EMAIL: DLHAUPT@PPLWEB.COM
- UTILITY: VERIZON PENNSYLVANIA LLC.
ADDRESS: 1026 HAY ST.
PITTSBURGH, PA 15221
CONTACT: DEBORAH BARUM
EMAIL: DEBORAH.D.DELIA@VERIZON.COM
- UTILITY: SOUTH HANOVER TOWNSHIP
ADDRESS: 161 PATRIOT WAY
HERSHEY, PA. 17033
CONTACT: GREG WALTERS
EMAIL: GWALTERS@SOUTHHANOVER.ORG
- UTILITY: UGI UTILITIES INC.
ADDRESS: 1301 AIP DR.
MIDDLETOWN, PA 17057
CONTACT: STEPHEN BATEMAN
EMAIL: SBATEMAN@UGI.COM
4. BEFORE YOU DIG ANYWHERE IN PENNSYLVANIA CALL 1-800-242-1776. PA ACT 287 OF 1974, AS AMENDED, REQUIRES THREE (3) WORKING DAYS NOTICE TO UTILITIES BEFORE YOU EXCAVATE, DRILL OR BLAST.



PROJECT LOCATION MAP

DAUPHIN COUNTY PENNDOT TYPE 10 MAP
SCALE: AS SHOWN
2,000 0 2,000 4,000 FT
HORIZONTAL SCALE: 1 INCH = 2,000 FEET

GENERAL NOTES

1. APPLICANT/RESPONSIBLE PARTY:
HCI DP LAND ACQUISITION LLC
ATTN: DAN GORDON
1780 S. POST OAK LANE
HOUSTON, TX. 77056
PHONE: 202.747.4593
2. LANDOWNER(S):
PENNSY SUPPLY INCORPORATED
2400 THEA DRIVE, SUITE 3A
HARRISBURG, PA. 17110
3. PROJECT SURVEYOR:
AKENS ENGINEERING ASSOCIATES INC.
219 EAST MAIN STREET
SHIREMANSTOWN, PA 17011
4. PROJECT ENGINEER:
LIVIC CIVIL
1029 MUMMA ROAD
WORMLEYSBURG, PA 17043
5. PROJECT LOCATION:
SOUTH HANOVER TOWNSHIP, DAUPHIN COUNTY
LOCATED WEST OF HERSHEY PARK DRIVE (SR 0039), APPROXIMATELY 1,900 FEET NORTH OF THE INTERSECTION OF W. CHOCOLATE AVE. (SR 2018) AND HERSHEY PARK DRIVE (SR 0039).
6. PROJECT NARRATIVE:
HANOVER COMPANY IS PROPOSING TO CONSTRUCT MULTIPLE DATA CENTER BUILDINGS. THE PROJECT INCLUDES CONSTRUCTION OF THE ASSOCIATED PARKING AREAS AND ACCESS ROADS WITH STORMWATER MANAGEMENT FACILITIES, THE EXTENSION OF UTILITIES AND OTHER SITE FEATURES.
7. SOURCE OF TITLE:
DB: 2914, PG: 404
PARCEL No. 56-16-58
8. EXISTING WETLANDS WERE DELINEATED BY VORTEX ENVIRONMENTAL ON NOVEMBER 22, 2023 AND FIELD LOCATED BY AKENS ENGINEERING ASSOCIATES INC. ON NOVEMBER 22 AND 23, 2023.
9. A PennDOT HIGHWAY OCCUPANCY PERMIT IS REQUIRED PURSUANT TO SECTION 420 OF THE ACT OF JUNE 1, 1945 (P.L. 1242 NO. 428), KNOWN AS THE "STATE HIGHWAY LAW", BEFORE ACCESS TO A STATE HIGHWAY IS PERMITTED.
10. A DEP CHAPTER 105 WATER OBSTRUCTION AND ENCROACHMENT, US ARMY CORPS OF ENGINEERS SECTION 404, JOINT PERMIT APPLICATION IS REQUIRED FOR FILL ASSOCIATED WITH THE ACCESS ROADWAY(S) CROSSINGS IN THE FLOODWAY PRIOR TO FINAL LAND DEVELOPMENT APPROVAL.
11. PER SOUTH HANOVER TOWNSHIP, CHAPTER XIV FLOODPLAIN DISTRICT, A PERMIT FOR THE FILL ASSOCIATED WITH THE ACCESS ROADWAY CROSSINGS IS REQUIRED PRIOR TO FINAL LAND DEVELOPMENT APPROVAL.
12. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP (42043C0364D), A PORTION OF THE PROJECT SITE IS LOCATED WITHIN THE 100-YR FLOODPLAIN AND FLOODWAY.
13. THIS PLAN CONTEMPLATES VEHICULAR ACCESS TO AND FROM THE PROPOSED BUILDINGS VIA A CONNECTION TO WAGNER STREET. THE PLAN ALSO CONTEMPLATES PROVIDING ADDITIONAL MEANS OF VEHICULAR ACCESS VIA CONNECTIONS TO PENNSY SUPPLY ROAD (TO HERSHEY PARK DRIVE) AND GRANDVIEW DRIVE. BOTH THESE ADDITIONAL ACCESS CONNECTIONS ARE CONTROLLED BY THE PENNSYLVANIA DEPARTMENT OF TRANSPORTATION, AND THE PROVISION OF THESE ADDITIONAL VEHICULAR ACCESS CONNECTIONS ARE SUBJECT TO THE APPLICANT SECURING ALL NECESSARY GOVERNMENTAL PERMITS AND APPROVALS FOR SUCH ADDITIONAL CONNECTIONS. IF SUCH GOVERNMENTAL PERMITS AND APPROVALS ARE NOT SECURED FOR EITHER OR BOTH ADDITIONAL ACCESS CONNECTIONS, THEN THE ADDITIONAL CONNECTION(S) FOR WHICH SUCH GOVERNMENTAL PERMITS AND APPROVALS ARE NOT SECURED WILL NOT BE CONSTRUCTED.
14. THE PROJECT WILL BE SERVED BY PUBLIC SANITARY SEWER AND PUBLIC WATER.

DRAWING INDEX

SHEET NUMBER	SHEET TITLE
C001	COVER SHEET
C101	EXISTING CONDITIONS PLAN
C201	SITE PLAN
C301	DETAILS

LIVIC civil
1015 MUMMA ROAD
2ND FLOOR
WORMLEYSBURG, PA 17043
PHONE: 888.987-1993
www.liviccivil.com
ALL CONTENTS OF THIS PLAN ARE PROPRIETARY AND SHALL NOT BE REPRODUCED OR UTILIZED FOR ANY PURPOSES WITHOUT PRIOR WRITTEN AUTHORIZATION FROM LIVIC CIVIL, LLC. ONLY APPROVED SEALS AND PADS SHALL BE IMPLEMENTED FOR CONSTRUCTION PURPOSES.
© 2024 LIVIC CIVIL, LLC

PROJECT No:	1190-04
DATE:	JUNE 22, 2026
SCALE:	AS SHOWN
DRAWN BY:	MSI CHECKED BY: CMJ

PROJECT
HUMMELSTOWN QUARRY - DATA CENTER CAMPUS

SOUTH HANOVER TOWNSHIP
DAUPHIN COUNTY
PENNSYLVANIA

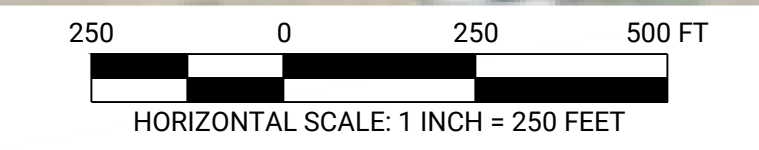
CLIENT
HCI DP LAND ACQUISITION LLC
1780 S. POST OAK LANE
HOUSTON, TX, 77056
PHONE: (240) 503-6522

SHEET TITLE
COVER SHEET

SHEET NO.
C001



CONTROL POINTS			
DESCRIPTION/ELEVATION	NORTHING	EASTING	DISTANCE TO NEAREST STREET CROSSING
CP1 413.38	25442.54	254438.79	640'
CP2 355.58	245778.77	255318.43	1930'
CP3 358.97	246114.60	255070.77	2450'
CP4 401.36	24621.01	255082.20	15'
MAG SPIKE 1 370.73	245260.03	2551638.59	3680'
MAG SPIKE 2 484.95	247890.13	2559567.55	120'
MAG SPIKE 3 491.53	24626.41	2559832.02	13'
MAG SPIKE 4 342.62	24668.75	2559922.02	2365'
MAG SPIKE 5 527.89	24616.02	2559008.01	2275'
MAG SPIKE 6 378.28	24693.04	2559232.03	2040'
MAG SPIKE 7 322.44	246765.48	2559208.08	2034'



LEGEND

TBR TO BE REMOVED

PREMISE A LOT NO. 2			
LINE #	LENGTH	DIRECTION	CURVE #
L1	252.56	N87°55'20"E	C1
L2	470.89	N87°47'47"W	C2
L3	74.68	N81°58'20"E	C3
L4	182.86	N7°58'46"E	C4
L5	278.86	N67°59'25"W	C5
L6			
L7	465.76	N55°50'50"E	C6
L8	231	N86°14'47"E	C7
L9	565.14	N69°59'35"E	C8
L10	282.32	SSA 35°49'W	C9
L11	440.01	N87°59'20"E	C10
L12	61.09	N82°13'52"E	C11
L13	79.96	S80°16'47"E	C12
L14	245.18	S9°54'29"W	C13
L15	483.96	N86°20'41"E	C14
L16	333.66	N87°51'52"E	C15
L17	333.71	N72°55'49"E	C16
L18	338.06	N11°58'22"E	C17
L19	272.82	N87°50'41"W	C18
L20	177.68	N27°29'59"E	C19
L21	143.92	N46°56'52"E	C20
L22	794.91	S57°24'14"E	C21
L23	210.91	S47°49'25"E	C22
L24	132.01	S36°15'54"E	C23
L25	218.31	S27°49'12"E	C24
L26	528.27	S17°37'59"W	C25
L27	196.10	S16°42'37"W	C26
L28	366.74	S28°48'16"W	C27
L29	764.08	S29°08'37"W	C28
L30	531.11	S27°17'30"W	C29
L31	366.25	S29°54'26"W	C30
L32	333.17	S38°37'57"W	C31
L33	525.05	S89°20'42"W	C32
L34	383.71	N48°42'15"W	C33
L35	889.47	N52°54'16"W	C34
L36	355.04	N75°28'13"W	C35
L37	155.25	S67°13'30"W	C36
L38	926.76	S77°07'44"W	C37
L39	298.69	N27°10'27"W	C38
L40	355.57	S28°59'27"W	C39
L41	118.09	N38°19'57"W	C40
L42	304.05	N42°52'54"E	C41
L43	258.87	N29°29'58"W	C42
L44	86.18	S28°10'27"W	C43
L45	285.20	N27°56'44"W	C44
L46	29.95	S62°53'16"W	C45
L47	10.00	N27°06'44"W	C46
L48	138.50	S62°53'16"W	C47
L49	30.00	N27°56'44"W	C48
L50	138.50	N62°53'16"E	C49
L51	570.00	N27°06'44"W	C50
L52	199.71	N27°06'44"W	C51
L53	402.49	S69°29'59"W	C52
L54	135.28	S62°53'16"W	C53
L55	95.12	N51°52'06"W	C54
L56	132.07	N64°09'16"E	C55
L57	116.71	N27°27'45"W	C56
L58	298.69	N27°48'46"W	C57
L59	99.92	N22°40'51"W	C58
L60	100.28	N87°43'13"E	C59
L61	47.34	N87°42'28"E	C60
L62	33.08	N7°32'37"W	C61
L63	142.44	N62°22'17"E	C62
L64	345.05	N74°21'48"E	C63
L65	216.00	N10°40'21"W	C64
L66	35.28	N86°50'43"E	C65
L67	218.89	S10°42'21"E	C66
L68	119.82	N72°50'23"E	C67
L69	142.39	N51°28'10"E	C68
L70	100.92	N59°02'00"E	C69
L71	232.63	N79°01'54"E	C70
L72	140.00	N46°10'37"W	C71
L73	40.00	N71°48'21"E	C72
L74	140.00	S10°13'51"E	C73
L75	106.92	N74°48'28"E	C74
L76	136.71	N27°28'47"W	C75
L77	202.46	N47°39'19"E	C76
L78	492.69	N67°53'02"E	C77
L79	132.47	S86°09'55"E	C78
L80	101.82	N62°20'30"E	C79

LIVIC

civil

1015 MUMMA ROAD
— 2ND FLOOR —
WORMLEYSBURG, PA 17043
PHONE: 888.987.1993
www.liviccivil.com

ALL CONTENTS OF THIS PLAN ARE PROPRIETARY AND SHALL NOT BE REPRODUCED OR UTILIZED FOR ANY PURPOSES WITHOUT PRIOR WRITTEN AUTHORIZATION FROM LIVIC CIVIL, LLC. ONLY APPROVED SALES AND SHALL BE IMPLEMENTED FOR CONSTRUCTION PURPOSES. © 2024 LIVIC CIVIL, LLC

PROJECT No: 1190-04
DATE: JUNE 22, 2026
SCALE: AS SHOWN
DRAWN BY: MSI | CHECKED BY: CMJ

PROJECT
HUMMELSTOWN QUARRY - DATA CENTER CAMPUS

**SOUTH HANOVER TOWNSHIP
DAUPHIN COUNTY
PENNSYLVANIA**

CLIENT
**HCI DP LAND
ACQUISITION LLC**
1780 S. POST OAK LANE
HOUSTON, TX, 77056
PHONE: (240) 503-6522

SHEET TITLE
**EXISTING
CONDITIONS
PLAN**

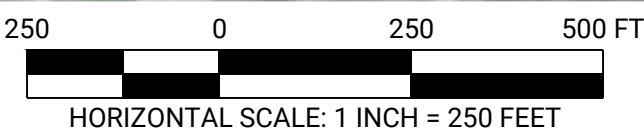
SHEET NO. **C101**

 STANDARD BITUMINOUS PAVEMENT

THE FOLLOWING INFORMATION HAS BEEN OBTAINED FROM THE SOUTH HANOVER TOWNSHIP ZONING ORDINANCE
27-1109 IP - INDUSTRIAL PARK DISTRICT

- ❖ BUILDINGS OR USES
 - DATA CENTERS
 - BUILDING 1 - 401,800 S.F.
 - BUILDING 2 - 195,000 S.F.
 - SUB-STATION - 201,000 S.F. (FENCED AREA)

	<u>REQUIRED</u>	<u>PROPOSED</u>
❖ LOT REQUIREMENTS		
LOT AREA	15 ACRE MIN.	249.50 ACRES
LOT COVERAGE	65% MAX. (163.97 ACRES)	19.2% (47.97 ACRES)
OPEN AREA	35% MIN. (88.29 ACRES)	80.8% (201.53 ACRES)
❖ BUILDING SETBACKS		
PERIMETER STREET	75' (PUBLIC)/50' (INTERNAL)	> 75' (PUBLIC)/> 50' (INTERNAL)
SIDE	100(R)/50'	> 100(R)/50'
REAR	100'	> 100'
❖ LANDSCAPE BUFFER	30'	> 30'
MINIMUM STREET FRONTAGE	100'	118'
INTERNAL ACCESS ROAD LANDSCAPE BUFFER	10'	10'
❖ BUILDING HEIGHT	40'	40' MAX
❖ PARKING REQUIREMENTS		
1 SPACE/6,000 SQ.FT GROSS FLOOR AREA		
BUILDING 1		94 SPACES
LOADING SPACES		4
BUILDING 2		60 SPACES
LOADING SPACES		4

[illegible]

LIVIC
civil

1015 MUMMA ROAD
— 2ND FLOOR —
WORMLEYSBURG, PA 17043
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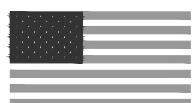
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PROJECT No:		1190-04	
DATE:		JUNE 22, 2026	
SCALE:		AS SHOWN	
DRAWN BY:		MSI	CHECKED BY: CMJ

PROJECT

**HUMMELSTOWN
QUARRY - DATA
CENTER CAMPUS**

**SOUTH HANOVER
TOWNSHIP
DAUPHIN
COUNTY
PENNSYLVANIA**



CLIENT

**HCI DP LAND
ACQUISITION LLC**

**1780 S. POST OAK LANE
HOUSTON, TX, 77056
PHONE: (240) 503-6522**

SHEET TITLE

SITE PLAN

SHEET NO. **C201**

ZONING HEARING APPLICATION NARRATIVE
HCI DP LAND ACQUISITION LLC
WAGNER STREET¹

I. INTRODUCTION

HCI DP Land Acquisition LLC (“Applicant”) is the equitable owner of approximately 249.5 acres of land in South Hanover Township, Pennsylvania (“Township”), identified as Dauphin County (“County”) Tax Parcel I.D. No. 56-016-058 (“Property”). The Property is located in the Township’s Industrial Park District (“IP District”), and is the site of a former quarrying operation.

Applicant desires to redevelop the Property as a data center campus development (“Facility”) as depicted on the site plan prepared by LIVIC Civil, consisting of four (4) sheets and included as part of the Application (“Site Plan”). Data centers are not permitted in any zoning district in the Township. Pursuant to Section 27-1505 of the Township’s Zoning Ordinance (“Zoning Ordinance”), when a use is neither specifically permitted or denied, it is a “use not provided for” and is therefore referred to the Zoning Hearing Board for consideration as a special exception. Therefore, Applicant requests special exception approval pursuant to Section 27-1505 of the Zoning Ordinance, to permit the Facility on the Property in the IP District.

II. BACKGROUND

As depicted on Sheets 1 and 2 of the Site Plan included as part of the Application, the Property is located in the south-central portion of the Township, along the Swatara Creek, in proximity to Derry Township (east) and Hummelstown Borough (south). The approximately 249.5-acre Property is irregularly shaped, with non-uniform boundaries that reflect existing roadway/frontage conditions, natural features and parcel lines. The Property is bounded by Wagner Street (T-323) to the north, Grandview Drive (SR 2001) to the west, and the Swatara Creek corridor to the east and southeast.² The central and dominant feature of the Property is a large, water-filled quarry pit that occupies approximately 60 acres at the Property’s geographic center. The pit is irregularly shaped in a kidney-bean or elongated crescent configuration, with its long axis oriented approximately west-northwest–east-southeast, measuring approximately 2,800 feet in length and 1,500 feet in width.

The former quarrying operation was a Noncoal Surface Mine Permit authorized by the Pennsylvania Department of Environmental Protection, Bureau of Mining and Reclamation. The quarry primarily produced crushed stone, sand, and high-calcium

¹ The Dauphin County Parcel View and Property Tax Inquiry identify the site address as WAGNER AV L2.

² Approximately 43% of the Property’s boundary is along the Swatara Creek.

limestone for use in the on-site manufacturing of hot-mix asphalt and Ready-Mix Concrete. Also located on-site was an Industrial Minerals fine-grind operation, which produced pulverized, dry, free-flowing bulk materials.

The required reclamation of the quarry was completed in 2024, creating a water impoundment with vegetated slopes. All vestiges of the crushing operations and aggregate stockpiles have been removed and the area graded.

In the northern portion of the Property, there are approximately 10 acres of agricultural land, a limestone farmhouse, barn, wagon shed and block garage.

The surrounding terrain is relatively flat, and the quarry pit constitutes a significant engineered depression below the surrounding natural grade. Earthen berms run along the western and northwestern edges of the pit. Also in the northern portion of the Property is an approximately five (5) acre pond. The Swatara Creek flows south-southwest along the eastern and southern boundary, separated from active quarry workings by a riparian buffer of mature trees and vegetation.

The Property abuts and has frontage along two (2) public streets. First, the Property abuts and has approximately 1,170 feet of frontage in three (3) noncontiguous areas along the south side of Wagner Street, a dead-end street. There is one (1) access driveway connecting the Property to Wagner Street.

Next, the Property abuts and has approximately 200 feet of frontage in three (3) noncontiguous areas along the west side of Grandview Drive. There is one (1) access connection to the Property from Grandview Drive, which is located in proximity to the Swatara Creek. Finally, the Property has access to Hershey Park Drive (SR 0039) via Pennsy Supply Road, a private access road in Derry Township connected to the Property via a bridge over the Swatara Creek.³

While the majority of the Property is located in the IP District, it is the only land in the Township within that district. The eastern and southern portions of the Property along the Swatara Creek are located in the Township's Floodplain District ("FP District").

The Property is bound by a mix of uses. Land to the north is located in the Township's Residential Cluster District and generally includes field and open space areas as part of agricultural and rural residential uses. Land to the east and south is in the FP District and includes the Swatara Creek. Finally, land to the west and northwest is located

³ The private access road is located on an approximately 3.2-acre parcel identified as Tax Parcel I.D. No. 24-008-021, owned by Applicant. The County Parcel View and Property Tax Inquiry identify the site address as Hershey Park Drive.

in the Township's Residential Urban District and primarily includes a strip of residential lots.

III. PROPOSED FACILITY (DATA CENTER)

As depicted on Sheet 3 of the Site Plan, Applicant intends to redevelop the Property with the Facility, a campus-type development comprised of two (2) data center buildings (individually, "Building 1" and "Building 2"; collectively, "Buildings"), accessory uses and equipment, and other appurtenances and improvements.

The Buildings are designed and intended for housing, operation, co-location, storage, management, processing and/or transmission of digital information through large-scale computer or communication systems serving business, commercial, governmental, and/or off-site users. The Buildings are designed and proposed to be single-story with heights not exceeding 40 feet.

Building 2 (i.e., eastern Building) is designed and proposed to have a gross floor area of approximately 195,000 square feet with a utility yard (described below). Sixty (60) parking spaces are proposed south of the Building, along with four (4) loading spaces located along the north side of the Building.

Building 1 (i.e., western Building) is designed and proposed to have a gross floor area of approximately 401,800 square feet with a utility yard. Ninety-four (94) parking spaces are proposed south of the Building, along with four (4) loading spaces located along the north side of the Building.

The utility yards abutting the Buildings are accessory components of the proposed Facility and are designed to support the safe, reliable, and continuous operation of the Buildings. Such areas may include transformers, switchgear, electrical distribution equipment, cooling and HVAC equipment, emergency generators, fuel systems, utility interconnection equipment, security improvements and related appurtenances. Activity within these areas will be limited primarily to inspection, monitoring, maintenance, testing, repair, and occasional service access.

Additionally, an electrical substation is designed and proposed for placement within a chain-link fenced enclosure in the north-central portion of the Facility, in close proximity to overhead electric lines. The proposed electrical substation is an accessory infrastructure component of the Facility that is designed and intended to receive electric service from the utility grid, transform and condition that power to appropriate service voltages, and distribute electricity to the Buildings and related equipment. The substation is designed and intended to contain typical electrical utility equipment, such as transformers, switchgear, breakers, protection and control equipment, metering, buswork, conductors and related appurtenances, and function to support the safe, reliable and continuous operation of the

Facility. The substation is not designed or intended for public access or continuous human occupancy, and operational activity within the substation area will be limited primarily to inspection, monitoring, maintenance, testing, repair and utility/service access.

The Facility is designed and proposed to have up to three (3) access points and an internal circulation network. First, the Facility is designed to have access to Hershey Park Drive, a public street, via Pennsy Supply Road, a private access road in Derry Township connected to the Property via a bridge over the Swatara Creek. Next, one (1) point of access to Grandview Drive, a public street, is proposed. Additionally, to the extent necessary, another access drive is designed to connect to Wagner Street, a public street. Further, the Buildings, utility yards, parking lots, loading facilities, substation, and other areas of the Facility are designed to be accessed via an internal circulation network.

The Facility is proposed to be connected to or served by a range of utilities, infrastructure, and services, including public water and public sewer.

Although no specific tenants are secured at this time, Applicant anticipates approximately 50 full-time employees in Building 2, with up to approximately 20 employees on the largest shift. For Building 1, Applicant anticipates up to 80 full-time employees, with up to approximately 30 employees on the largest shift. Finally, as is the industry standard to ensure uninterrupted service and data flow, Applicant anticipates that the Facility's hours of operation will be 24 hours/day, 7 days/week, 365 days/year.

IV. APPLICABLE ZONING ORDINANCE STANDARDS FOR A DATA CENTER AS A USE NOT PROVIDED FOR

The Zoning Ordinance does not include express language defining, permitting, prohibiting or denying a data center in any of the Township's zoning districts, such that the proposed Facility is a use "not provided for." Pursuant to Section 27-1505 of the Zoning Ordinance, "[w]henver in any district established under this chapter [i.e., Zoning Ordinance] a use is neither specifically permitted or denied," the Zoning Hearing Board shall have the authority to permit such use if it is similar to and compatible with the permitted uses in the applicable zoning district and is in no way in conflict with the general purpose and intent of the Zoning Ordinance. The Township's Board of Supervisors contemplated the elements and impacts of uses neither specifically permitted nor denied (i.e., not provided for) in any zoning district when it created and adopted the Zoning Ordinance that expressly permits uses not provided for, subject to the provisions of Section 27-1505. Therefore, Applicant requests special exception approval to permit the Facility, a data center, as a use "not provided for" on the Property in the IP District. The standards and requirements of the Zoning Ordinance that apply to the Application are reproduced (or summarized) in bold below. A brief discussion follows each requirement.

A. SPECIFIC CRITERIA FOR A USE NOT PROVIDED FOR

(SECTION 27-1505)

Section 27-1505

...The use may be permitted if it is similar to and compatible with permitted uses in the district and in no way is in conflict with the general purpose and intent of this chapter.

The overarching purpose and intent of the Zoning Ordinance, as set forth in Section 27-103, include promoting the general welfare and coordinated and practical community development, the provision of adequate vehicle parking and loading space, transportation, water, sewerage, and other public requirements, and to prevent overcrowding of land, blight, and danger and congestion in travel and transportation. Section 27-104 of the Zoning Ordinance further directs that the Zoning Ordinance shall exist "[t]o promote and foster the community development goals and objectives as contained in the South Hanover Township Comprehensive Plan, as amended." At the district level, Section 27-1101 of the Zoning Ordinance states that the IP District "is intended to maximize the light industrial development potential of the Township by providing opportunities for the planned development of a variety of such uses and support activities in an aesthetic parklike environment," and that "development occurring in this district be planned, designed, constructed and managed in an integrated and coordinated manner based on an overall site development master plan."

The proposed Facility advances these purposes and objectives in several concrete respects. The redevelopment of an approximately 249.5-acre decommissioned quarry — characterized by a 60-acre water-filled pit, exposed highwalls, support buildings and other previously developed, underutilized areas to a productive, employment-generating, tax-producing land use directly furthers the Zoning Ordinance's goals of coordinated and practical community development and general welfare by activating an underutilized industrial parcel that is the Township's only IP District-designated land. The campus-type design of the Facility, with its unified site development plan, coordinated infrastructure, internal circulation network, and integrated landscaping concept, is consistent with the IP District's directive to plan, design, and manage development in an integrated and coordinated manner. The Facility's connection to public water and sewer systems, its limited workforce, and its low traffic generation ensure that it will not overburden public services, create congestion, or result in the overcrowding of land that the Zoning Ordinance seeks to prevent. Furthermore, the Facility's compliance with all landscaping, buffer, and screening requirements helps to create an aesthetic parklike environment that Section 27-1101 of the Zoning Ordinance contemplates for the IP District.

As a data center, the proposed Facility is generally consistent with and helps further certain goals of the Township's Comprehensive Plan. First, the Facility is proposed for the Property that is located in an area of the Township which is served or planned to be served by a range of utilities, infrastructure and services. It is in these areas that the Township seeks to

accommodate concentrated growth and development, rather than directing such growth into rural, agricultural, or village areas where it would be incompatible with the Township's land use character.

The Facility is certainly similar to and compatible with expressly enumerated principal uses in the IP District under Sections 27-1102 through 27-1104 of the Zoning Ordinance, including light industrial activities involving the processing, assembly, and storage of electronic components and electrical appliances; research and development; and public utility facilities. The Facility's operational characteristics, enclosed operations, no manufacturing-process emissions, employee count and intermittent loading activity are equal to or less impactful than the manufacturing uses expressly permitted in the IP District. As a data center, the Facility involves the assembly, integration, and operation of previously manufactured electronic equipment (i.e., servers, networking hardware, storage devices, and cooling systems) in a climate-controlled, secured environment- an operational profile that falls squarely within the light industrial framework that defines the IP District's permitted principal uses.

Section 27-1504 of the Zoning Ordinance sets forth certain uses that are specifically prohibited in all districts throughout the Township. Data centers are not enumerated in Section 27-1504 of the Zoning Ordinance, nor are any of the expressly enumerated uses similar to a data center. These prohibited uses include incineration or storage of garbage or refuse, dumps, junkyards, head shops, massage parlors offering specified sexual activities, or adult entertainment establishments. The Facility exhibits none of the characteristics associated with any prohibition in the Zoning Ordinance.

Finally, the Facility does not conflict with the Zoning Ordinance's general purpose and intent. The Facility complies with every applicable dimensional, bulk, setback, landscaping, screening, and parking standard of the IP District — achieving only 19.2% impervious coverage against a 65% maximum, maintaining 100-foot setbacks to residential district boundaries, preserving at least 35% landscaped open space, and limiting building heights to no more than 40 feet. Given the foregoing, the Application complies with this requirement.

B. IP DISTRICT REGULATIONS (ARTICLE XI)

...

Section 27-1105

Development standards.

Section 27-1105.1

Site area requirements. A site area for purposes of this chapter shall be the total land area to be developed as a unit prior to

the creation of any new lots within the property area. A site area may be:

Section 27-1105.1.A

A single tax parcel or two or more adjacent tax parcels under the same ownership.

As depicted on Sheet 3 of the Site Plan, the Application includes development of the approximately 249.5-acre Property, a single tax parcel in the Township. Given the foregoing, the Application complies with this requirement.

Additionally, although not subject to the Application, the Property has access to Hershey Park Drive via Pennsy Supply Road, a private access road on the approximately 3.2-acre parcel identified as Tax Parcel I.D. No. 24-008-021, owned by Applicant and located in Derry Township. The Facility is designed and proposed to continue using such access to Hershey Park Drive.

...

Section 27-1105.3

Site area standards. The following standards shall apply to any development proposed in the Industrial Park District:

Section 27-1105.3.A

Minimum permitted site area shall be 15 acres.

As depicted on Sheet 3 of the Site Plan, the Property is approximately 249.5 acres. Given the foregoing, the Application complies with this requirement.

...

Section 27-1105.4

Setback requirements.

Section 27-1105.4.A

Perimeter street setbacks. No structure shall be located closer than 75 feet to an existing public street right-of-way. No structure shall be located closer than 50 feet from an internal access drive (public or private street) serving the development site.

As depicted on Sheet 3 of the Site Plan, all applicable structures (i.e., Buildings) are designed and proposed to be set back distances of at least: (i) 75 feet to an existing public street right-of-way; and (ii) 50 feet from the proposed internal access drive serving the site.⁴

⁴ Section 27-203 of the Zoning Ordinance defines the term “structure” in part as “[a] walled and roofed building [emphasis added] , including a gas or liquid storage tank that is

No unauthorized encroachment into the required perimeter setbacks is permitted or proposed by the Application. Given the foregoing, the Application complies with this requirement.

Section 27-1105.4.B

Side and rear yard property line setbacks.

Section 27-1105.4.B(1)

A minimum side and rear yard setback of 100 feet shall be required from any such property line that is common with/adjacent to a residential district.

As depicted on Sheet 3 of the Site Plan, all applicable structures (i.e., Buildings) are designed and proposed to be set back distances of at least 100 feet from all side and rear Property lines abutting (i.e., common with) a residential district. No unauthorized encroachment into the required side or rear setback is permitted or proposed by the Application. Given the foregoing, the Application complies with this requirement.

Section 27-1105.4.B(2)

A minimum side and rear yard setback of 50 feet shall be required from any such property line that is common with/adjacent to a nonresidential district.

As depicted on Sheet 3 of the Site Plan, all applicable structures (i.e., Buildings) are designed and proposed to be set back distances of at least 50 feet from all side and rear Property lines abutting (i.e., common with) a nonresidential district. No unauthorized encroachment into the required side or rear setback is permitted or proposed by the Application. Given the foregoing, the Application complies with this requirement.

Section 27-1105.5

Minimum public street frontage. A site area shall have a minimum of 100 feet of continuous, uninterrupted frontage measured along a public street right-of-way.

As depicted on Sheet 3 of the Site Plan, the Property has at least 100 feet of continuous, uninterrupted frontage as measured along the two (2) public street rights-of-way, including

principally above ground . . .” Further, the term “building” is defined as “[a] combination of materials to form a permanent structure having walls and a roof and intended for the shelter, housing or enclosure of persons, animals or property, including covered porches or bay windows and chimneys. Included shall be all manufactured homes and trailers to be used for human habitation.”

Wagner Street and Grandview Drive. Given the foregoing, the Application complies with this requirement.

...

Section 27-1105.6.

Internal building setbacks.

Section 27-1105.6.A

Within a development site area front to front and rear to rear facing structures shall have a minimum of 80 feet between faces.

As depicted on Sheet 3 of the Site Plan, the front walls of the Buildings are designed and proposed to be set back from one another by at least 80 feet. Given the foregoing, the Application complies with this requirement.

...

Section 27-1105.7

Maximum building height. The height of a building shall not exceed 40 feet.

As depicted on Sheet 3 of the Site Plan, the proposed Buildings are designed with flat or low-slope roofs, which are typical for data center facilities and appropriate for large-format, mission-critical buildings. The Buildings are designed and proposed to have heights not exceeding 40 feet as measured to the highest point of the roof, excluding any non-occupiable rooftop features or necessary mechanical appurtenances exempted under Section 27-1506.3 of the Zoning Ordinance.⁵ Given the foregoing, the Application complies with this requirement.

Section 27-1105.8

Sight distance. No sight obscuring structures or plantings exceeding 30 inches in height shall be located within a twenty-foot radius of the lot corner nearest the intersection involving a public street or private access drive. Trees located within a twenty-foot radius of such an intersection shall be maintained to allow 10 feet of visual

⁵ Section 27-1506.3 of the Zoning Ordinance states that the “[h]eight regulations shall not apply to any of the following, provided the use is not for human occupancy: agriculture buildings, spires, belfries, cupolas, domes, chimneys, ventilators, skylights, water tanks, bulkheads, public utility poles or towers, silos and ornamental or necessary mechanical appurtenances.” [emphasis added]

clearance below the lowest hanging branches.

As depicted on Sheet 3 of the Site Plan, no sight-obscuring structure or planting exceeding a height of 30 inches is designed or proposed to be located within a 20-foot radius of any Property corner nearest the intersection involving a public street or private access drive. No unauthorized encroachment into the required corner radius is permitted or proposed by the Application. Given the foregoing, the Application complies with this requirement.

Section 27-1105.9

Landscaping requirements. A minimum of 35% of the total site area shall be landscaped open space in compliance with the following standards:

As depicted on Sheet 3 of the Site Plan, the area of the Property which is designed and proposed as landscaped open space area is at least 35%. Given the foregoing, the Application complies with this requirement.

Section 27-1105.9.A

A landscaped buffer shall be maintained adjacent to all perimeter setbacks as follows:

Section 27-1105.9.A(1)

Perimeter street setbacks. Minimum landscaped buffer of 30 feet consisting of street trees and shrubbery approved by the Board of Supervisors.

As depicted on Sheet 3 of the Site Plan, a landscape buffer of at least 30 feet is designed and proposed between the Buildings and the perimeter streets. The landscape buffers are designed and proposed to include the required trees, shrubbery and other permitted landscaping elements. Given the foregoing, the Application complies with this requirement.

Section 27-1105.9.A(2)

Side and rear yard property setbacks. Where the site area abuts a residential district or use a landscaped screen buffer of 30 feet shall be required having an opacity of 80% after the first year and thereafter. Such screened buffer may consist of a masonry wall, wood fence, trees, shrubs, berms or combinations thereof.

As depicted on Sheet 3 of the Site Plan, a landscape buffer of at least 30 feet is designed and proposed along any Property line abutting a residential district or residential use. The landscape buffers are designed and proposed to include a combination of permitted features, such as trees and shrubs, to achieve at least 80% opacity after the first year of installation. Given the foregoing, the Application complies with this requirement.

Section 27-1105.9.A(3)

All parking, loading and refuse facility areas shall be screened from the street grade of adjacent public streets and the established grade of abutting residential district areas.

As depicted on Sheet 3 of the Site Plan, all parking and loading areas are designed and proposed to be screened from the street grade of adjacent public streets and the established grade of abutting residential district areas. Given the foregoing, the Application complies with this requirement.

Section 27-1105.9.A(4)

In the event a masonry wall or wood fence is used for screening purposes, vegetative landscaping shall be placed and maintained between the wall or fence and the property line adjacent to a residential district to form an ornamental screen.

In the event a masonry wall or wood fence is used for screening purposes, vegetative screening materials will be located between any masonry wall or wood fence used for screening and the Property line abutting a residential district, so as to form an ornamental screen. Given the foregoing, the Application complies with this requirement.

Section 27-1105.9.B

Internal circulation drives shall be landscaped with street trees and street side planters. A minimum of 10 feet width shall be landscaped.

As depicted on Sheet 3 of the Site Plan, the internal circulation drive is designed and proposed to be lined with street trees in a landscaped area with a width/depth of at least 10 feet along each side. Given the foregoing, the Application complies with this requirement.

Section 27-1105.9.C

Existing significant trees, tree stands and natural vegetation shall be integrated into the site area landscape plan to the maximum extent possible.

To the maximum extent possible, existing healthy significant trees, tree stands and other mature natural vegetation are proposed to be integrated into the overall landscaping concept of the Facility. Given the foregoing, the Application complies with this requirement.

...

Section 27-1105.9.E

Undeveloped portions of the site shall be seeded, mowed and well maintained.

Any land area of the Property which was not previously developed and is not proposed to be redeveloped is designed and proposed to be seeded, mowed and well-maintained. Given the foregoing, the Application complies with this requirement.

Section 27-1105.10

Access and site circulation. In addition to other provisions set forth in this chapter the location, design and development of access and circulation shall:

As depicted on Sheet 3 of the Site Plan, the location, design and development of site access and circulation are designed and proposed in compliance with all applicable requirements of the Zoning Ordinance. Given the foregoing, the Application complies with this requirement.

Section 27-1105.10.A

Provide continuous pedestrian access corridors along public streets and private access drives to service the various activities taking place within the site development area.

As depicted on Sheet 3 of the Site Plan, pedestrian access corridors are designed and proposed to be provided where appropriate along the internal private access drives and within the Facility to serve the principal activity areas associated with the proposed data center use. Given the secure, low-occupancy nature of the Facility and the limited public access anticipated, pedestrian circulation is designed to focus on safe and practical movement between parking areas, Buildings, utility/support areas, and other operational components of the site, rather than general public pedestrian circulation. Given the foregoing, the Application complies with this requirement.

Section 27-1105.10.B

Provide on-site directions signing [sic] identifying the location of all uses within the site area in compliance with Article XXI, "signs," of this chapter.

On-site directional signage identifying the locations of the applicable uses within the site area is proposed in compliance with the applicable sign provisions set forth in Article XXI of the Zoning Ordinance. Given the foregoing, the Application complies with this requirement.

Section 27-1105.10.C

Site areas shall not be developed so as to establish direct or indirect access corridors passing through a residential development.

As depicted on Sheet 3 of the Site Plan, site areas are not proposed to be developed so as to establish direct or indirect access corridors passing through a residential development.

Section 27-1105.11

Structural siting and design. In applying the provisions of this section particular emphasis shall be given to the siting and design of all structures, or portions thereof, on the periphery of a site area which may be viewed from any public street.

As depicted on Sheet 3 of the Site Plan, the Facility is designed with particular attention to the siting of the Buildings and equipment located in proximity to the periphery of the Property that may be visible from Wagner Street and Grandview Drive. The proposed layout locates the Buildings and support improvements in a manner intended to maintain required setbacks, coordinate with proposed landscaping and reduce the visibility of operational components from such public streets. Given the foregoing, the Application complies with this requirement.

Section 27-1105.11.A

All exterior building walls and structures shall be constructed with attractive, durable materials such as textured concrete, masonry, stone, brick, finished wood, metal, stucco and glass, preferably a combination thereof. The facade facing a public street shall have at least two-thirds of its surface area covered by two or more materials named above other than metal.

All exterior Building walls and structures are proposed to be constructed with attractive, durable materials, including a combination of textured concrete/precast concrete, masonry or stone accents, metal and/or glass. At least two-thirds of the surface area of each Building wall facing a public street is proposed to include at least two (2) such materials, excluding metal. Given the foregoing, the Application complies with this requirement.

Section 27-1105.11.B

The design and siting of buildings shall compliment [sic] the natural terrain and vegetation of the site.

As depicted on Sheet 3 of the Site Plan, the Buildings are designed and proposed to be sited in a manner that complements the Property's existing terrain and vegetation. The proposed layout considers the Property's large site area, existing quarry/industrial context, and internal grades and perimeter vegetation to locate the Buildings and related improvements, while preserving and supplementing existing natural features to the extent practicable. Given the foregoing, the Application complies with this requirement.

Section 27-1106

Off-street parking.

Section 27-1106.1

Parking, loading and unloading areas and facilities shall be provided in accordance with Article XVIII, "off-street parking," of this chapter.

As depicted on Sheet 3 of the Site Plan, all parking and loading/unloading areas and facilities are designed and proposed in compliance with the applicable provisions of Article XVIII of the Zoning Ordinance. Sixty (60) parking spaces are proposed for Building 2. Ninety-four (94) parking spaces are proposed for Building 1.⁶

As depicted on Sheet 4 of the Site Plan, all proposed parking spaces are designed to have an angle of 90 degrees, a width of at least nine (9) feet and a length of at least 18 feet.

Further, four (4) loading spaces (i.e., berths) are proposed for each Building.⁷ The proposed loading berths are designed to have a width of at least 12 feet, a length of at least

⁶ Because Section 27-1802 of the Zoning Ordinance does not establish a minimum off-street parking requirement for data centers, and the Zoning Ordinance does not otherwise prescribe a minimum parking ratio for uses not specifically listed, the Zoning Ordinance does not require any minimum number of parking spaces for the proposed Facility. Regardless, the proposed off-street parking layout, design and supply are more than sufficient to serve the operational needs of the Facility. Unlike office, retail, or employee-intensive industrial uses (such as the ones enumerated in Article XVIII), a data center functions with a comparatively limited on-site workforce and correspondingly modest parking demand during ordinary operations. In addition, parking demand at the Facility is expected to be intermittent and concentrated primarily in connection with employee shift changes, security personnel, scheduled maintenance activities, and occasional vendor visits, rather than continuous high-volume occupancy throughout the business day. Accordingly, the number, layout, and configuration of the proposed parking spaces are appropriate for the proposed use, will safely accommodate the Facility's anticipated parking needs, and will not result in overflow parking or other adverse off-site parking impacts.

⁷ Because Section 27-1805.1.A of the Zoning Ordinance does not establish a minimum off-street loading requirement for data centers, and the Zoning Ordinance does not otherwise prescribe a minimum loading ratio for uses not specifically listed, the Zoning Ordinance does not require any minimum number of loading spaces for the proposed Facility. Regardless, the proposed off-street loading layout, design, and supply are more than sufficient to serve the operational needs of the Facility. Unlike warehouse, distribution, or freight-intensive industrial uses, where loading docks and berths must accommodate continuous high-volume inbound and outbound shipments throughout the business day, a data center functions with comparatively limited loading and unloading demand during ordinary operations, as server and networking equipment is typically delivered and installed during initial buildout or periodic hardware-refresh cycles rather than on a recurring daily basis. The inherently low frequency of deliveries associated with data center operations is well recognized, and the Facility's loading infrastructure has been designed accordingly. Therefore, the number, layout, and configuration of the proposed loading berths and service areas are appropriate for the proposed use, will safely accommodate the Facility's

45 feet and a height of at least 14 feet, exclusive of onsite circulation drive aisles and maneuvering spaces.

Finally, all access drives, parking and loading facilities are designed and proposed to be graded, surfaced with asphalt or concrete, and drained in compliance with all applicable provisions of the Township's Subdivision and Land Development (Chapter 22) and Stormwater Management (Chapter 26) Ordinances. Given the foregoing, the Application complies with the applicable parking and loading requirements.

...

Section 27-1107

Motor vehicle access. Motor vehicle access shall be provided in accordance with Article XIX, "motor vehicle access," of this chapter.

As depicted on Sheet 3 of the Site Plan, motor vehicle access to the Facility is designed and proposed in compliance with the applicable provisions of Article XIX of the Zoning Ordinance. Given the foregoing, the Application complies with the applicable motor vehicle access requirements.

Section 27-1108

Signs. Signs shall be provided in accordance with Article XVII, "signs," of this chapter.

Except as may be required for on-site directional signs, the Application does not propose any other specific outdoor signs at this time. In the future, if the Application is approved, and if Applicant desires to install signs, Applicant agrees to apply for the applicable permit in accordance with Section 27-1708.1 of the Zoning Ordinance prior to installation of any sign.

Section 27-1109

Lot coverage. Total coverage shall not exceed 65% of the lot area.

As depicted on Sheet 3 of the Site Plan, the proposed lot coverage of the Property is approximately 19.2%. Given the foregoing, the Application complies with this requirement.

**C. CONSIDERATIONS FOR SPECIAL EXCEPTION APPLICATIONS
(SECTION 27-2112.D(2))**

Section 27-2112.D(2) of the Zoning Ordinance provides a short list of considerations for the Township's Planning Commission to contemplate in an advisory report to the Zoning Hearing Board on a special exception application. These considerations are not express

anticipated loading and unloading needs, and will not result in off-site truck queuing, obstruction of public rights-of-way, or other adverse impacts on surrounding properties or the local roadway network

standards or criteria that are to be considered in deciding whether to approve a special exception application as contemplated by Section 912.1 of the Pennsylvania Municipalities Planning Code, 53 P.S. § 10912.1, and Applicant has no burden with respect to these considerations. Nevertheless, the Application addresses such considerations on their merit.

Section 27-2112.D(2)

...[The advisory report is to address] the location of such use in relation to the needs and growth pattern of the Township of South Hanover and, where appropriate, with reference to the adequacy of the site area and the arrangement of buildings, driveways, parking areas, off-street loading and unloading spaces and other pertinent features of the proposal.

Regarding location, needs, and growth pattern, the Property is situated in the south-central portion of the Township, and is the only IP District-designated parcel in the Township. The former quarry's existing industrial character and decommissioned condition render it unsuitable for residential or sensitive uses but well-suited for modern infrastructure development, such as a data center. Siting a data center on the Property fulfills the IP District's stated purpose of maximizing light industrial development potential while also addressing regional demand for critical digital infrastructure. The Facility's anticipated workforce will generate modest traffic volumes relative to the site's capacity and road network.

The area of the Property, approximately 249.5 acres, vastly exceeds the 15-acre minimum prescribed by Section 27-1105.3.A of the Zoning Ordinance, providing ample room for all proposed improvements while achieving an impervious coverage of only approximately 19.2% (48 acres) against the permitted 65% maximum. The proposed arrangement of the two (2) Buildings satisfies all internal building setback standards: front-to-front and rear-to-rear separations of at least 80 feet. The Buildings are proposed as single-story structures with flat or low-slope roofs not exceeding 40 feet in height, sited to complement the Property's terrain and existing vegetation while maintaining required perimeter setbacks and landscape buffers.

The Facility is designed to provide up to three (3) access points, including access to Hershey Park Drive via Pennsy Supply Road, one (1) access point to Grandview Drive and another to Wagner Street, all proposed in compliance with the applicable provisions of Article XIX of the Zoning Ordinance. A total of 154 parking spaces (60 for Building 2 and 94 for Building 1) are proposed at 90-degree angles with dimensions of at least 9 feet by 18 feet, exceeding the Facility's anticipated demand given the characteristically low on-site workforce of a modern data center. Each Building is served by at least one (1) loading berth designed with a minimum width of 12 feet, length of 45 feet, and height of 14 feet, with on-

site queuing and staging areas sufficient to accommodate intermittent delivery demands associated with periodic equipment installations and hardware-refresh cycles without encroaching on adjacent roadways.

Other pertinent features include the proposed electrical substation, an accessory infrastructure component confined within a chain-link fenced enclosure and not designed for public access or continuous human occupancy, as well as utility yards containing transformers, switchgear, cooling equipment, and emergency generators. The Facility is proposed to be connected to and served by public water and public sewer systems. Internal circulation drives are designed and proposed to be landscaped with street trees and planters in conformity with Section 27-1105.9.B of the Zoning Ordinance, and existing significant vegetation is proposed to be preserved and integrated into the site's landscape concept, to the extent feasible under the layout depicted in the Site Plan. Given the foregoing, the advisory considerations set forth in Section 27-2112.1.D(2) of the Zoning Ordinance favor approval of the Application.

V. CONCLUSION

A special exception application that satisfies the objective standards of the Zoning Ordinance must be granted unless opponents present sufficient evidence that the use will generate adverse impacts not normally generated by this type of use and that these impacts will pose a substantial threat to the health and safety of the community. *Greaton Props., Inc. v. Lower Merion Twp.*, 796 A.2d 1038, 1045 (Pa. Commw. 2002); *In re Cutler Group, Inc.*, 880 A.2d 39, 43 (Pa. Commw. 2003). Such evidence cannot consist of mere speculation, bald assertions, or personal opinions and perceptions of the effect of the use on the community. *Id.* Rather, opponents must demonstrate that there is a high degree of probability that the use will cause a substantial harm that is not normally associated with the proposed use. *Id.*; *Ruddy v. Lower Southampton Twp. Zoning Hearing Bd.*, 669 A.2d 1051, 1057 (Pa. Commw. 1995). For the reasons set forth herein, the Application demonstrates compliance with the specific criteria for a “use not provided for” pursuant to Section 27-1505 of the Zoning Ordinance, and the Applicant is therefore entitled to approval.

For the foregoing reasons, the Applicant respectfully requests that the Zoning Hearing Board grant the requested special exception approval.