

From: Matthew Roberts <MRoberts@hirschlerlaw.com>
Sent: Friday, April 11, 2025 9:20 AM
To: Whit Robinson <wrobinson@robinsonfirmllc.com>
Subject: RE: Mayor Carter Nevill

You don't often get email from mroberts@hirschlerlaw.com. [Learn why this is important](#)

Good morning, Mr. Robinson,

I wanted to provide the following regarding your letter:

1/ **We represent Mayor Nevill in his personal capacity and elected capacity.** Given the Town Charter and possible conflicts of interest the Town Attorney may have in representing the Mayor, Council members, and Town employees in relation to the Commission's work (as briefly discussed with Mr. Petersen), the Mayor felt it best to have outside counsel.

As such, please direct any future communications or requests related to the Commission's work and pertaining to the Mayor through my office. I appreciate that you were not aware of my firm's involvement until just recently.

2/ My brief conversation with Mr. Petersen pertained to a reintroduction between our firms, a short overview of my firm's role representing Mayor Nevill, and Mayor Nevill's cooperation and involvement with recent VFOIA requests related to his communications. As always, the Mayor intends to cooperate with the Town's VFOIA officer regarding current or future VFOIA requests, subject to all pertinent VFOIA provisions.

3/ Mayor Nevill is not seeking Town funds or reimbursement related to my firm's representation.

I trust the above is satisfactory. We look forward to working with you and the Commission as things progress.

Regards,
Matt

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From: Matthew Roberts
Sent: Wednesday, April 9, 2025 4:25 PM
To: Whit Robinson <wrobinson@robinsonfirmllc.com>
Subject: RE: Mayor Carter Nevill

Good afternoon, Mr. Robinson,

I've received your correspondence. I will discuss with my client and be in touch soon.

Best,
Matt

Law Firm Representing Mayor Carter Nevill in Town Amazon E-Mail FOIA Matters Also Representing Amazon Web Services in 50% of Top AWS Data Center Projects in Virginia

Here is a ranked list of the top six Amazon Web Services (AWS) data center projects (campuses) in Virginia, focusing on recent and significant pending, under-construction, and notable completed developments.

Ranking is by total site acreage (descending), as this is the most consistent metric available for comparison across projects.

Herschler Fleischer, the law firm representing Mayor Carter Nevill in Town Amazon FOIA matters, represents three of the six largest projects on this list.

Herschler also represents 70% of all data center projects in central Virginia.

Rank	Name	County(ies)	Status	Size/Details	Law Firm Representing
1	Mattameade Data Center	Caroline/Spotsylvania	Pending (filed Feb 2025)	1,143 acres; 11 data halls + admin bldg	Not specified in permits (environmental agent: AWS internal) nao.usace.army.mil
2	Northeast Creek Technology Campus	Louisa	Pending (filed Nov 2024)	374 acres; 10 data halls	<u>Herschler Fleischer</u> (local land use counsel for AWS in Louisa projects) nao.usace.army.mil +2 more
3	Amazon Tech Park (Phases I-II)	Spotsylvania	Phase II pending (2025); Phase I advanced	322 acres; 5 halls in Phase II (1.3M sq ft, 450 MW)	Not specified nao.usace.army.mil
4	Desper Creek Technology Campus	Louisa	Pending (filed Sep 2025)	190 acres	<u>Herschler Fleischer</u> nao.usace.army.mil
5	Lake Anna Tech Campus	Louisa	Under construction	153 acres; ~1.7M sq ft (7 halls)	<u>Herschler Fleischer</u> nao.usace.army.mil
6	Parsons Business Park	Prince William	Completed (sold to AWS post-approval)	90 acres	Cooley LLP (Mark Looney) cooley.com

Hirschler Fleischer-Represented Data Center Projects in Virginia

Report Date: January 08, 2026

Based on available public records, news reports, and firm announcements as of January 2026, Hirschler Fleischer has provided legal representation (primarily in rezoning, entitlements, and land use matters) for the following data center projects in Virginia. The firm specializes in central and northern Virginia regions, often working with hyperscale clients like Amazon. Not all client names are publicly disclosed for every project, and some details (e.g., exact sizes per county) are aggregated in firm bios. Projects are listed by primary client or name, with statuses categorized as active (under development or operational), completed (built out), pending (in planning/litigation), or denied.

Project/Client	Location	Size	Status	Notes & Sources
Amazon Data Services (Multi-County Campuses)	King George County	7.25 million sq ft on 870 acres	Pending (in litigation)	Rezoned and approved in September 2023 for up to 19 data center buildings at the former Birchwood Power Plant site near Sealston on State Route 3. New county board attempted to revert zoning to agricultural in April 2024 due to perceived inadequate compensation; vested rights denied in 2024. Amazon sued in April 2025 to affirm rights, citing \$168.8M in land costs and \$6M in development expenses. Part of broader \$35B Amazon investment in Virginia by 2040.

Project/Client	Location	Size	Status	Notes & Sources
				Sources: DCD Article , Fredericksburg Free Press , Hirschler Announcement
Amazon Data Services (Multi-County Campuses)	Spotsylvania County	Portion of 20+ million sq ft total (specific campus sizes include Cosner Tech Campus at 1.9 million sq ft on 329 acres)	Active	Multiple campuses; rezoning obtained. Construction underway on Cosner Tech Campus (first phase: two buildings on 110 acres). Part of \$80B regional investment over 10 years; includes infrastructure contributions like \$930M from Amazon. Sources: DCD Article , Baxtel , Hirschler Attorney Bio
Amazon Data Services (Multi-County Campuses)	Caroline County	Portion of 20+ million sq ft total (includes Mattameade Tech Campus straddling Caroline/Spotsylvania line)	Active	Rezoning obtained; planning for Mattameade south of Mudd Tavern Road. Part of regional cluster. Sources: Fredericksburg Free Press , Baxtel , Hirschler Attorney Bio
Amazon Data Services (Multi-County Campuses)	Stafford County	Portion of 20+ million sq ft total	Active	Rezoning obtained; under development near U.S. Route 1 and Hospital Center Boulevard. Sources: DCD Article , Hirschler Attorney Bio
Stack Infrastructure	Stafford County	5.8 million sq ft on 500 acres	Active	Rezoning obtained; \$25B investment, projected \$130M annual tax revenue, 600 jobs. Largest economic project in county history.

Project/Client	Location	Size	Status	Notes & Sources
				Sources: STACK Press Release , DCD Article
Tract (Hanover Technology Park)	Hanover County	Up to 2.4 GW on 1,200 acres	Active	Rezoning obtained (largest in county history); site energization targeted for 2028. Supported by Hirschler in entitlements. Sources: Tract Website , DCD Article , Hirschler Attorney Bio
Hunters Ridge South (Developer undisclosed)	Spotsylvania County	2.2 million sq ft on 73 acres	Active	Rezoning approved August 2025 (5-2 vote). Location: southern end of Cosner Drive. Proffers include new road construction, \$100K to schools, no potable water use. Two phases: Phase 1 up to 995K sq ft, Phase 2 up to 1.2M sq ft. Sources: Fredericksburg Article , Fredericksburg Free Press
Penzance (Gateway Boulevard Campus)	City of Fredericksburg	Undisclosed (proposed on 84 acres)	Denied	Proposed campus near Cowan Boulevard, Route 3, and I-95. Enhancements presented but planning commission unanimously recommended denial in December 2025. Sources: Fredericksburg Free Press , DCD Article
NEON Property (Technology)	City of Fredericksburg	Undisclosed (part of proposed TOD on 9 parcels)	Pending	Representation in discussions for Technology Overlay District (TOD) to enable

Overlay/District- Project/District- related)	Location	Size	Status	Notes & Sources
		near Gordon W. Shelton Boulevard)		data centers. Argued for 150-acre minimum. City studying feasibility; public opposition noted. No final approval as of January 2026. Sources: Fredericksburg Free Press , Fredericksburg Free Press

This list focuses on confirmed representations from firm profiles, news, and public documents. Hirschler has represented additional non-data-center projects (e.g., mixed-use, solar) and may have confidential involvements not publicly detailed. No completed (fully built-out) data centers are explicitly noted under their representation, as most are in development phases amid Virginia's booming data center market. For the Hylton Tract and Celebrate Virginia South, the city is studying feasibility, but no active data center rezoning under Hirschler is confirmed beyond general advocacy. If more details emerge, the list could expand.

Report generated on January 08, 2026

Source: Public records, news reports, and firm announcements

Top 25 Largest Data Center Campus Projects in Virginia

**(Ranked by Estimated Critical IT Load – MW)
As of October 31, 2025**

Rank	Project / Campus Name	County	Developer / Operator	Est. Capacity (MW)	Size (sq ft / acres)	Status	Law Firm (Land Use / Zoning)
1	Dahlgren West	King George	Oasis Digital Properties	1,200 MW	9M sq ft / 10–15 bldgs	Approved (Aug 2025)	Not specified
2	Shannon Hill Regional Business Park	Louisa	EdgeCore Digital Infrastructure	1,100 MW	3.9M sq ft / 697 acres	Approved (Jun 2025)	Hirschler Fleischer
3	Stafford Technology Campus (STC)	Stafford	STACK Infrastructure	1,000 MW	500 acres	Planning	Williams Mullen
4	VA1 Campus	Caroline	CleanArc Data Centers	900 MW	87.5 acres	Approved (Aug 2025)	GreeneHurlocker
5	PowerHouse 95	Spotsylvania	PowerHouse Data Centers	800 MW	3.5M sq ft / 145 acres	Under Construction	McGuireWoods
6	Leesburg Tech Campus	Loudoun	TA Realty	430 MW	1.9M sq ft	Approved	Bean, Kinney & Korman
7	Amazon Tech Park (Phase II)	Spotsylvania	AWS	450 MW	1.3M sq ft / 5 halls	Pending	Not specified
8	Mattameade Data Center Campus	Caroline / Spotsylvania	AWS	400+ MW	1,143 acres /	Pending	Hirschler Fleischer

					11 halls		
9	Northeast Creek Tech Campus	Louisa	AWS	350 MW	374 acres / 10 halls	Pending	Hirschler Fleischer
10	Desper Creek Tech Campus	Louisa	AWS	300 MW	190 acres	Pending	Hirschler Fleischer
11	Roxbury Technology Park	Charles City	Diode Ventures	300 MW	515 acres	Filed	Curata Partners
12	Peterson Co. Campus	Stafford	Peterson Companies	300 MW	3.8M sq ft / 16 bldgs	Filed	Cooley LLP
13	Gainesville Crossing	Prince William	Corscale	325 MW	130 acres	Under Construction	DLA Piper
14	Lake Anna Tech Campus	Louisa	AWS	250 MW	1.7M sq ft / 153 acres	Under Construction	Hirschler Fleischer
15	Ashburn Expansion	Loudoun	STACK Infrastructure	144 MW	1.31M sq ft	Announced	Bean, Kinney & Korman
16	Leesburg (NVA-06)	Loudoun	STACK Infrastructure	72 MW	52 acres	Under Construction	Bean, Kinney & Korman
17	Chesterfield Campus	Chesterfield	Google	200+ MW	300+ acres	Announced	McGuireWoods
18	Botetourt Campus	Botetourt	Google	200 MW	312 acres	Announced	Williams Mullen
19	Parsons Business Park	Prince William	Digital Realty	150 MW	90 acres	Completed	Cooley LLP
20– 25	PW Digital Gateway (Phases)	Prince William	GI Partners, DataBank, etc.	~1,500 MW total	~22M sq ft	Mixed / Litigation	McGuireWoods

Sources: Data Center Dynamics, USACE Norfolk, county records, JLARC, developer filings.

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