



*Protect South Hanover, Hummelstown & Hershey
Say No to Residential Data Center Development*



Data Centers...
All You Never Wanted to Know and Then Some...

What is a Data Center?



A specialized facility that houses computer servers, networking equipment, storage systems and the electrical and cooling infrastructure required to keep them operating continuously.

Designed to maintain continuous operation 24 hours a day, 365 days a year.

What types of data centers exist?

- **Enterprise Data Centers** — Facilities built and operated by companies for their own use. Typically located on company premises and serve internal business operations.
- **Colocation Data Centers** — Facilities where multiple organizations rent space to house their servers and computing equipment. The facility provides power, cooling, and physical security while clients maintain their own hardware.
- **Cloud / Hyperscale Data Centers** — Massive facilities operated by major cloud providers (e.g. Amazon, Google, Microsoft) that deliver computing resources over the internet. This is the largest type of data center, and facilities can span millions of square feet and contain tens of thousands of servers.
- **Edge Data Centers** — Smaller facilities located closer to end users to reduce latency and improve performance for applications requiring real-time processing.



A data center must provide **continuous electrical power, precise cooling, secure infrastructure, and reliable network connectivity.**



Needs: Grid Connection with new power lines and infrastructure build outs.

Result: Increased electric rates for area residents.

PA Residents have seen a 30% increase since 2020 and 20% in 2025 alone. Increases are attributed in part to demand on PJM grid which PPL is part of.



Back Up Power: Generators Most often diesel

Result: Air & Noise pollution



Continuous Cooling: HVAC with fans

Result: Noise pollution and increased thermal impact.

Water Based Cooling:

Open Loop →
Closed Loop →

Significant Water Usage
Less But Still Significant Water Use

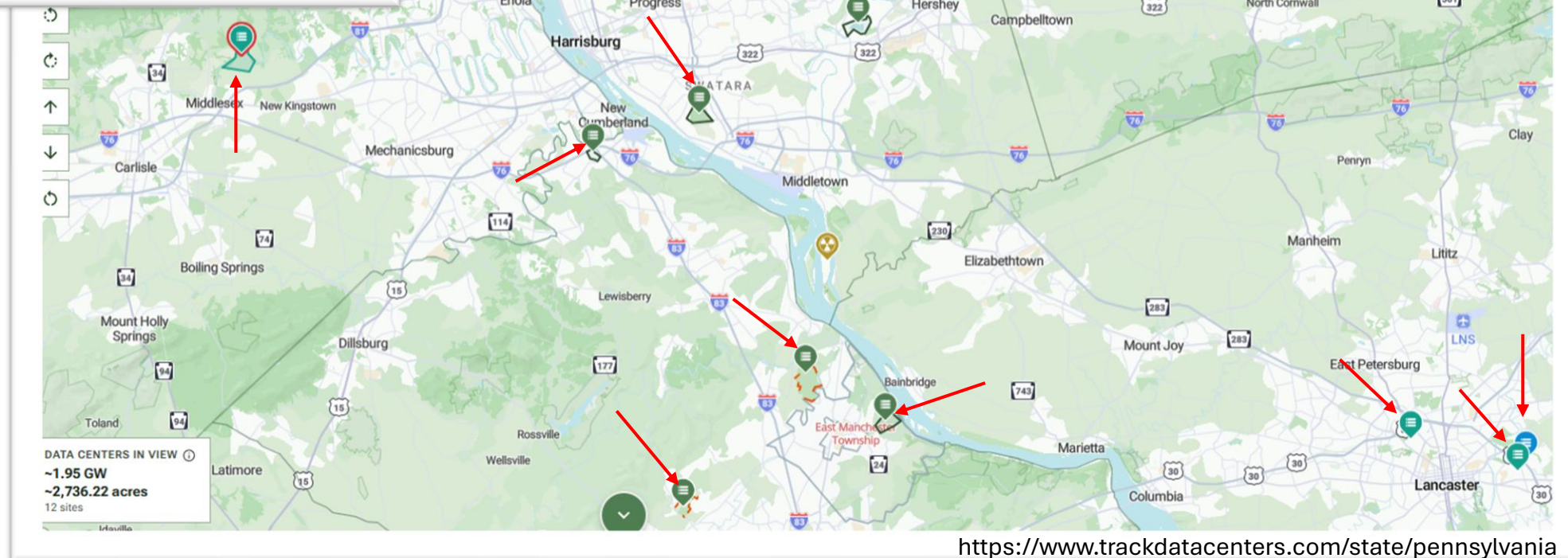
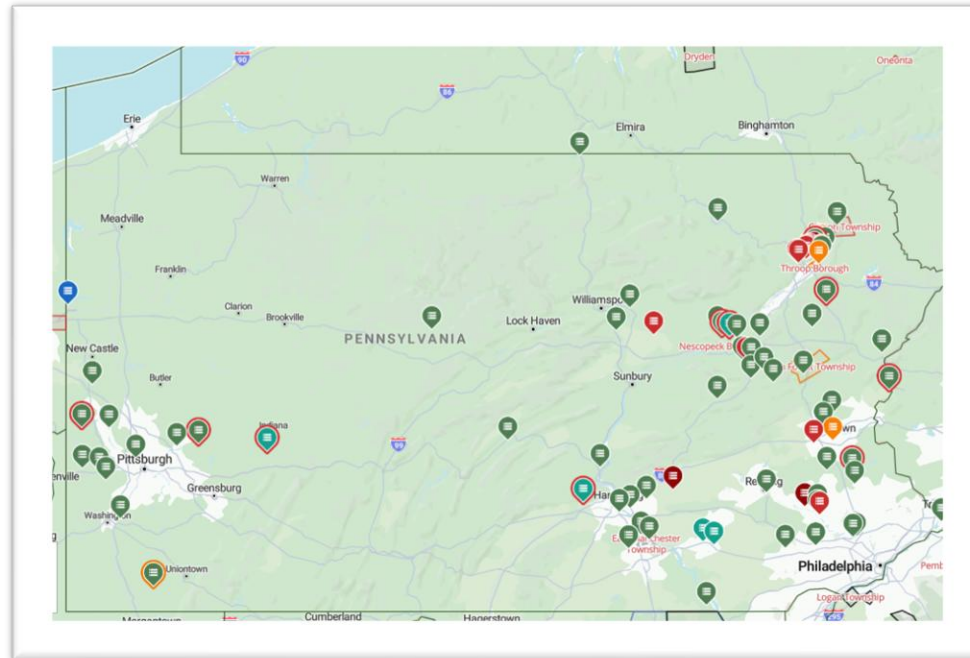
Data Centers Across the US



← 156 Data Centers Proposed in PA

 **11 Data Centers Proposed or Under Construction
Between Mechanicsburg and Lancaster.**
(Annville Data Center Withdrawn by Developer)

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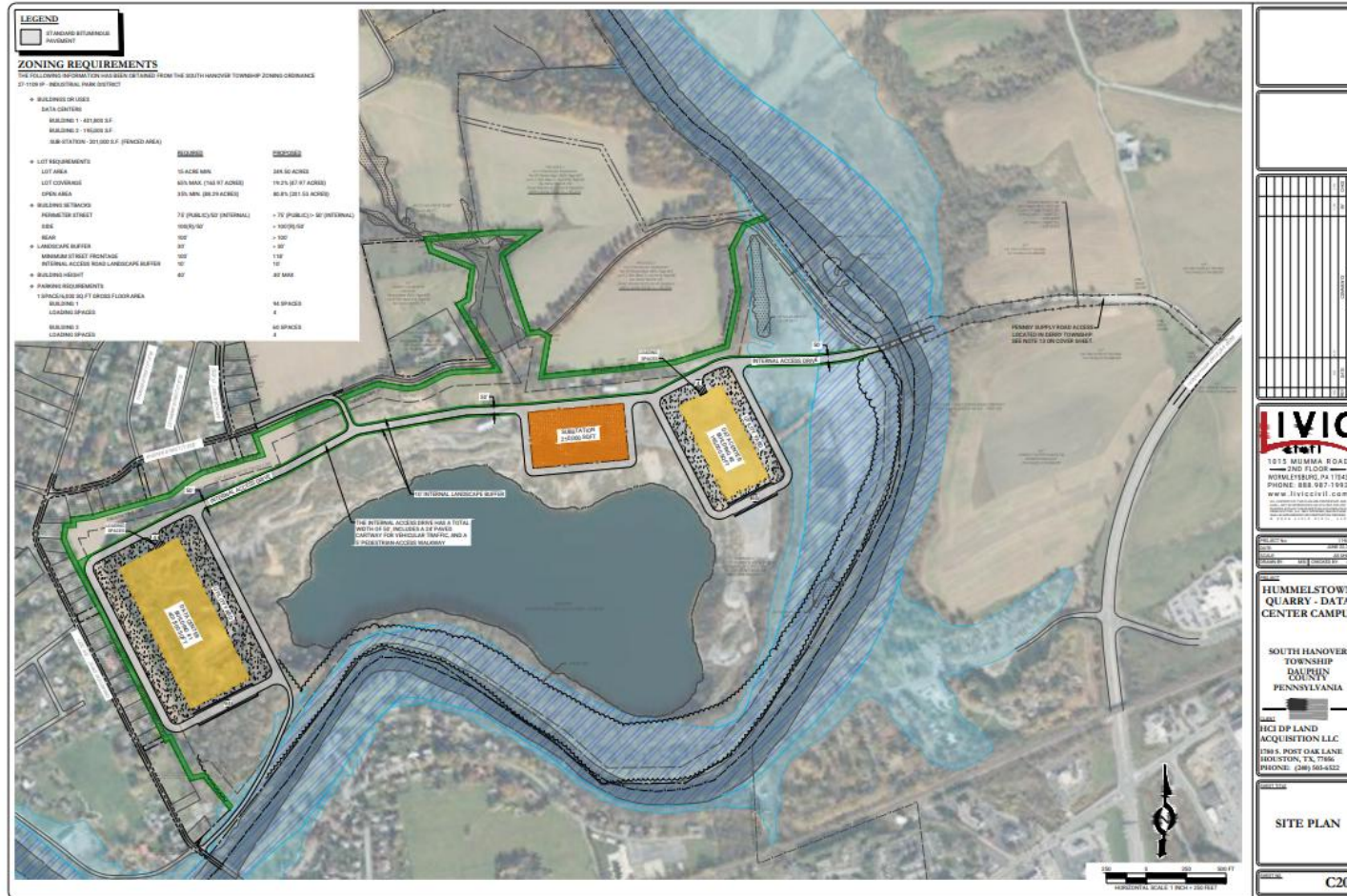


<https://www.trackdatacenters.com/state/pennsylvania>

Application #1

Current South Hanover Township Applications

Two Data Center Applications have been submitted by HCI DP Land Acquisition LLC, Houston, TX



250 acre former Pennsy Quarry site:

- 402K sf data center
- 195K sf data center
- 210K Electric Substation
- Utility yards

The site is not zoned for data centers and HCI has requested a zoning determination by the Zoning Hearing Board.

If allowed, the data center can be built next to residential homes without community protections.

Application #2



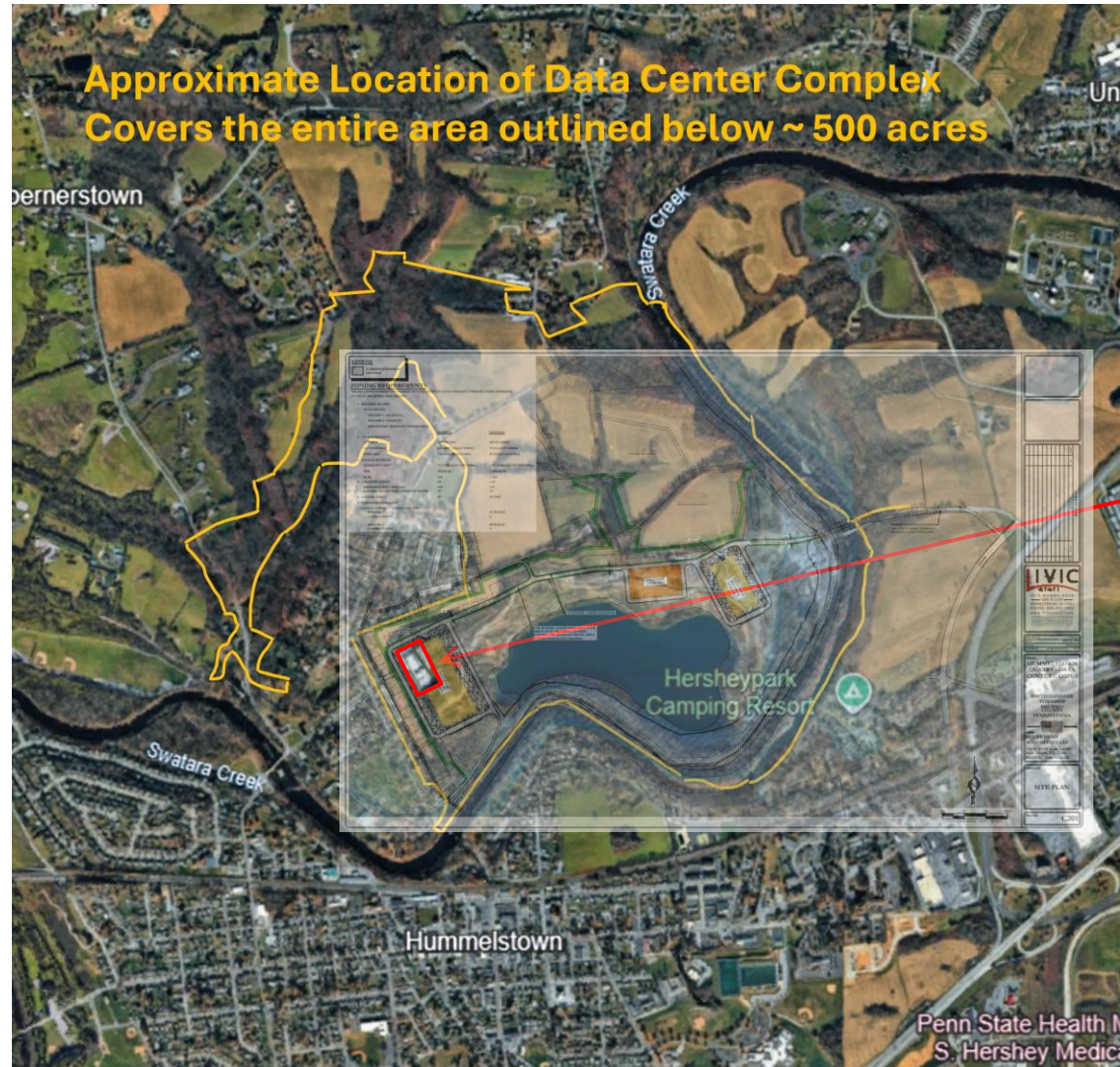
Validity Challenge – HCI is challenging the zoning as unconstitutional for excluding data centers and is requesting the Zoning Hearing Board to find a determination in HCI's favor.

If allowed, an additional 250 acres of farmland and residentially zoned land will be added for data centers, increasing the size to nearly 500 acres.

The size of 380 football fields!

A tentative hearing has been scheduled for August 17, 2026.

SCALE COMPARISON



People have compared the data center proposal to the Penn State Health Data Center.
Their take: “No one even knows it is there”.

Penn State Health’s “data center” is an IT center. This comparison is apples to donuts.

For reference: This is the size of the Penn State Health “data center”, to scale.



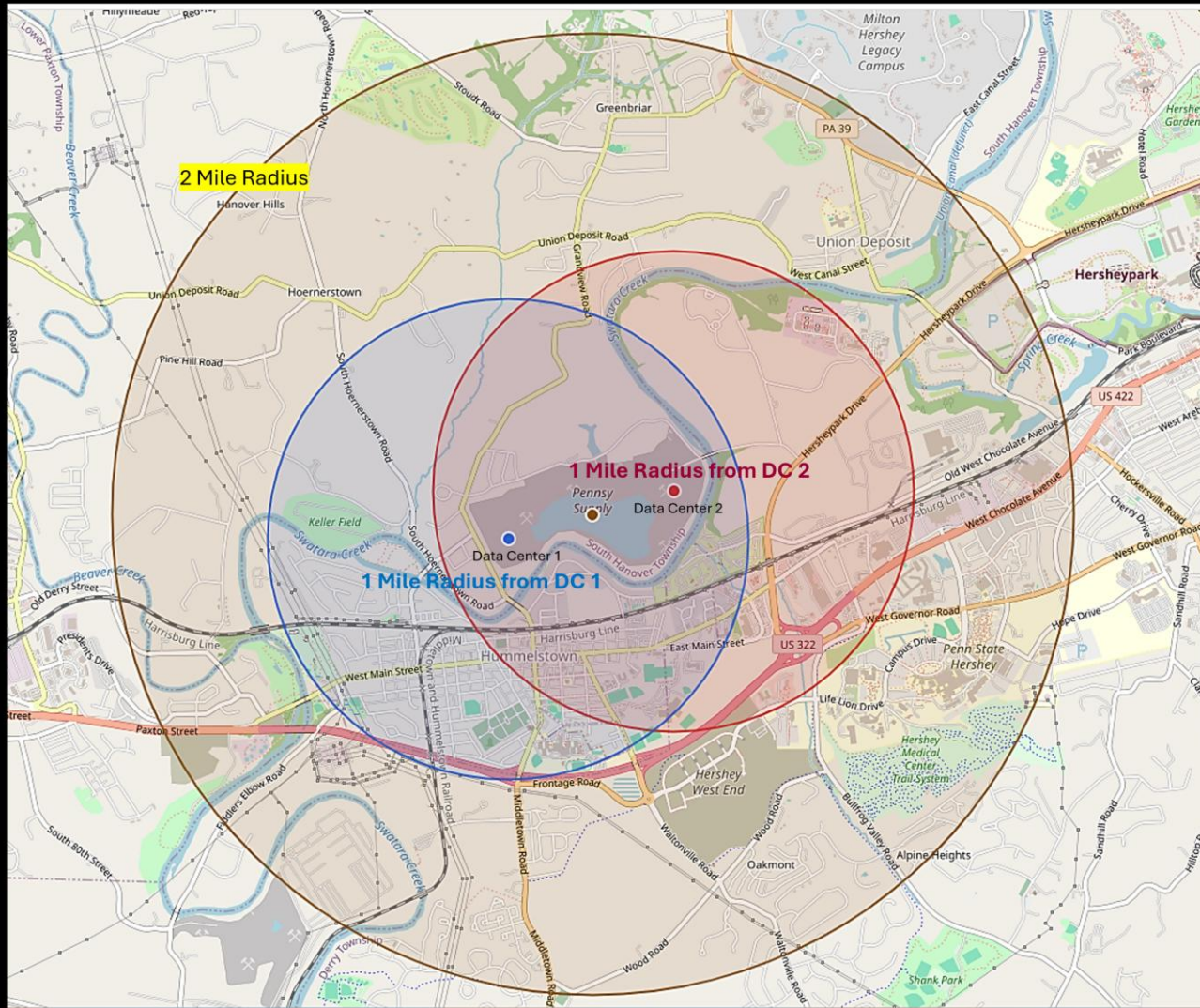
How many of these will fit in the 500 acre data center campus?



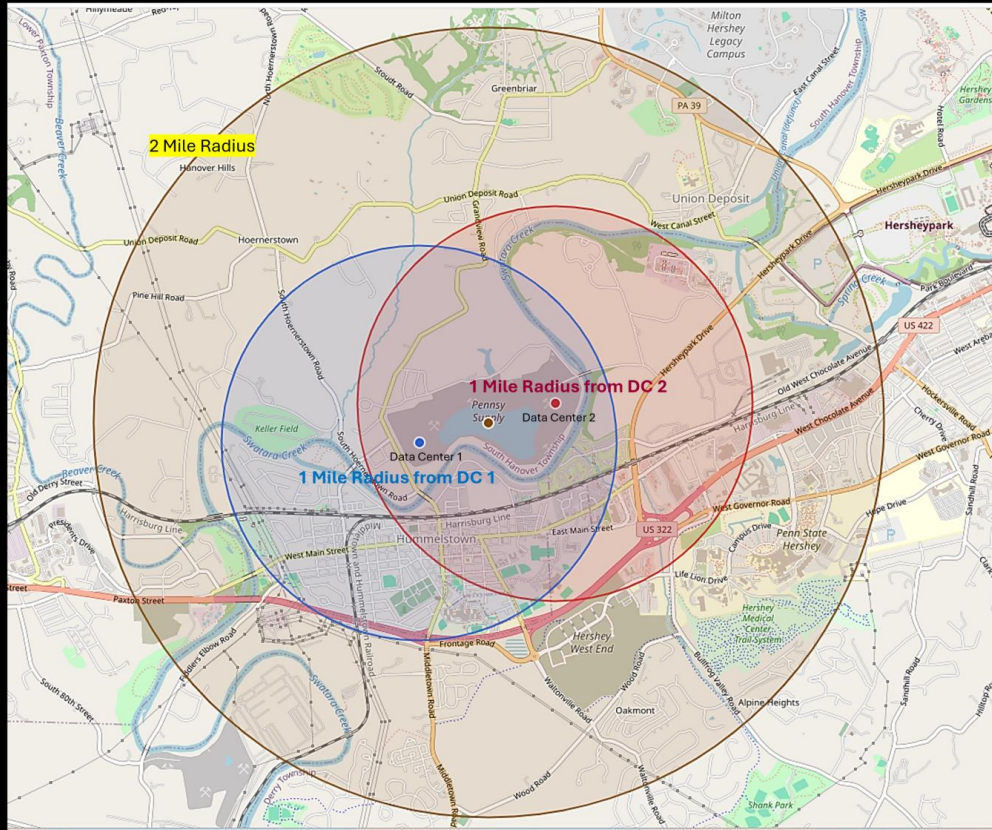
IMPACT ZONE

Impacts at 1 to 2 miles will affect:

- All of Hummelstown Boro
- South Hanover Township, East of Route 39
- Lower Dauphin High School
- Hershey West End
- Hershey Medical Center
- Hershey neighborhoods west of Hockersville Rd



IMPACT ZONE: 1-2 MILES



**Impacts Are Cumulative
More Data Center Buildings = More Impact**

Noise: Continuous noise can travel up to **2.5 miles**, with the worst noise **within 3000 feet** of the facility. Long-term impacts include hearing loss, stress, insomnia, and decreased quality of life.

Electrical equipment **tonal noise** can be particularly disruptive.

Low-frequency noise from the cooling fans cannot be blocked using traditional sound barriers. It can penetrate homes with windows shut.

Air Quality: Diesel backup generators emit **hazardous pollutants** such as nitrogen oxides, fine particulate matter and ozone.

These pollutants increase rates of asthma and other respiratory diseases and cardiovascular conditions and elevate cancer risks among nearby communities .

Diesel exhaust is known to **harm health** - increased lung cancer risk, cardiovascular disease, worsened asthma symptoms, and premature mortality.

In 2012, The International Agency for Research on Cancer (part of the World Health Organization) classified diesel engine exhaust as carcinogenic to humans.

A recent model indicates that the U.S. data centers in 2030 could contribute to nearly 1300 deaths annually, resulting in a public health burden of more than \$20 billion.



Pennsylvania: Dauphin



What's the State of Your Air?

[SELECT LOCATION](#)

Ozone	Particle Pollution	
	24-Hour	Annual
F	F	Fail

[How is my grade calculated?](#)

If you live in Dauphin County, the air you breathe may put your health at risk.

[SIGN OUR PETITION](#)

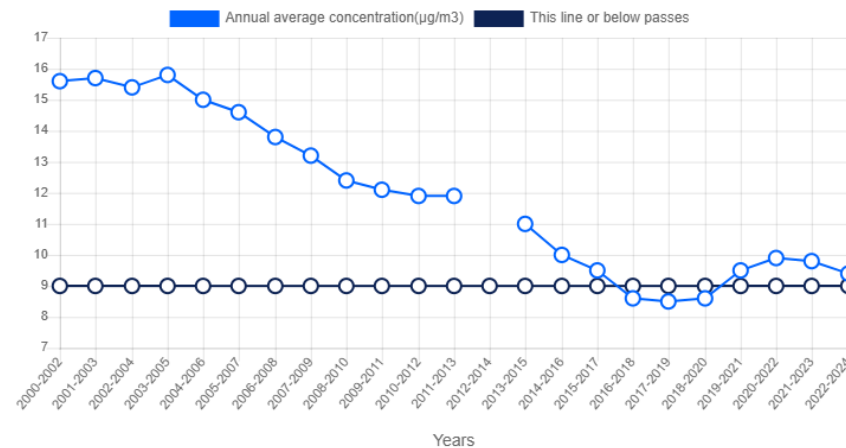
[SHARE YOUR STORY](#)

Particle Pollution - Annual

[Learn More](#)

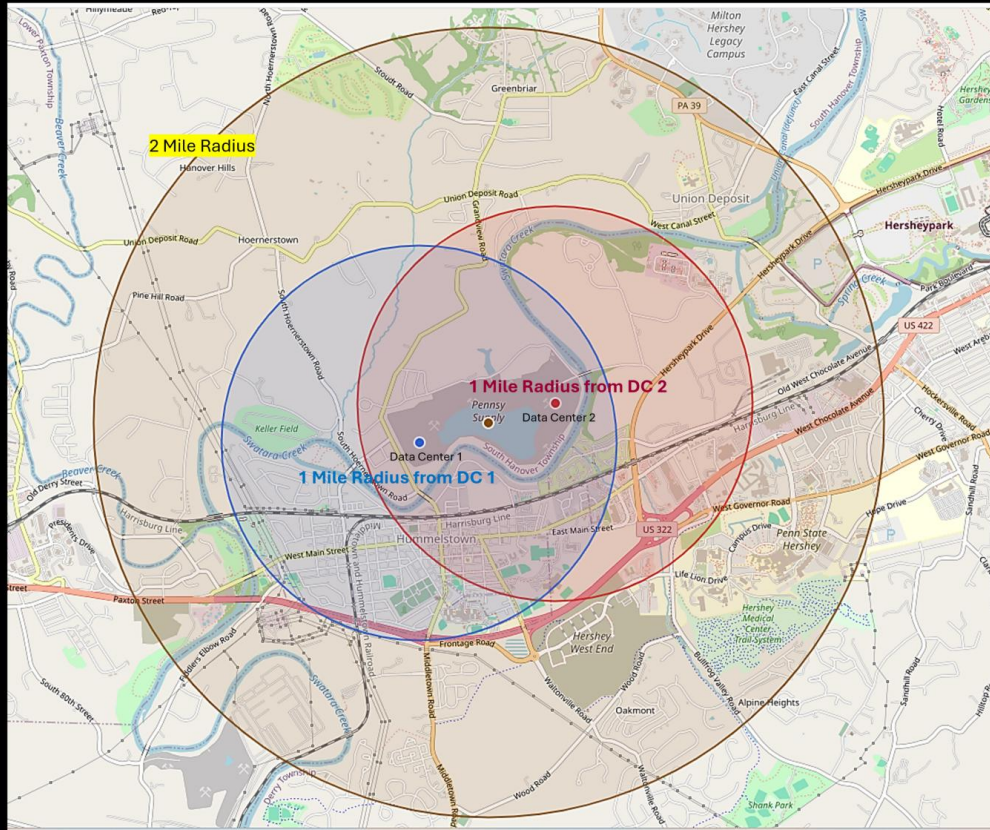
Grade	Fail
Design Value	9.4

Dauphin



While the air quality of Dauphin County has been improving over the last 10 years, the proposed SHT data centers, PAX-1 and the Dauphin Highlands Data Centers will likely reverse this trend.

IMPACT ZONE: 1-2 MILES



Water: Data centers use excessive amounts of water putting a strain on local groundwater and/or public water supplies. Many residents in the impact zone rely on well water.

Even closed loop systems use millions of gallons a day and periodically flush water containing glycol, PFAS and other chemicals that municipal wastewater treatment plants are not designed to process.

These can pose contamination risks to ground (wells) and surface (Swatara Creek) water.

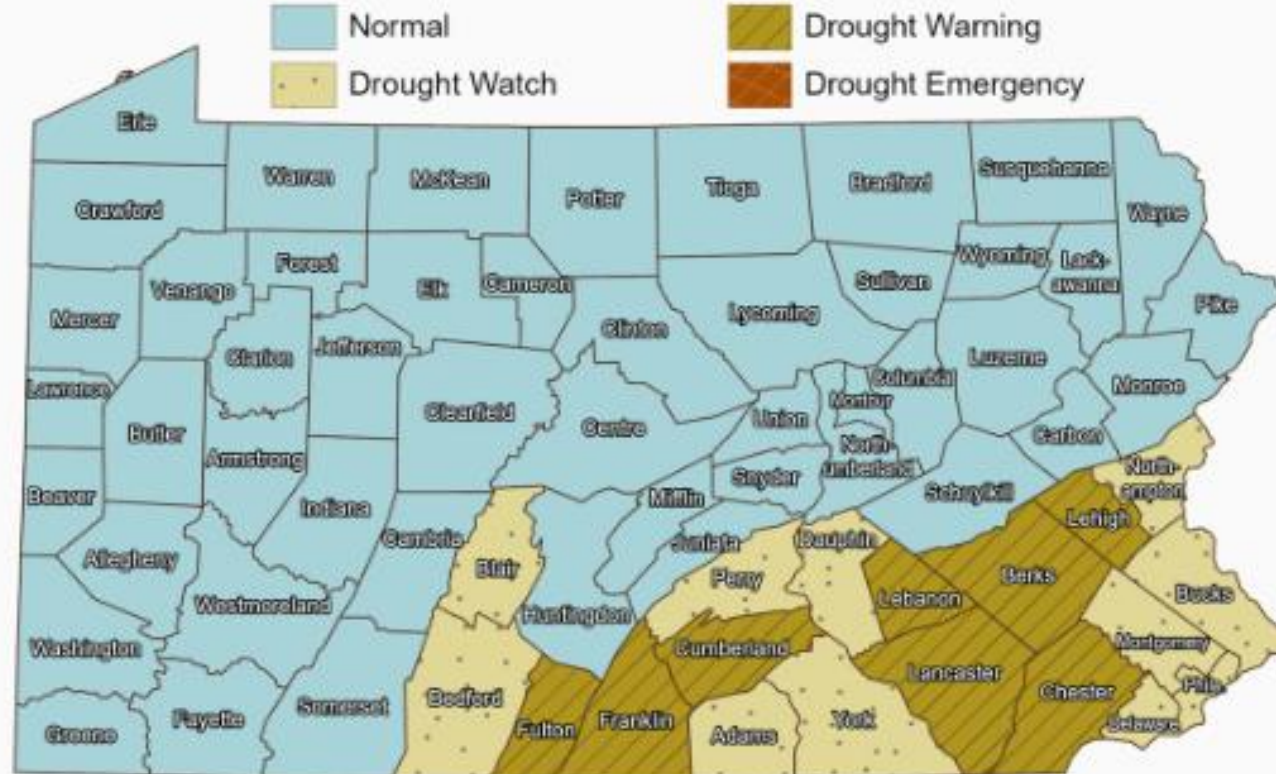
Light Pollution: Disrupts sleep cycles, disturbs migration patterns and habitat development.

Decreasing Property Values: Housing prices drop an average of 5-20% near a data center.

Dauphin County Is in a Drought Watch

Neighboring Counties have a Drought Warning

Current Drought Declaration Status

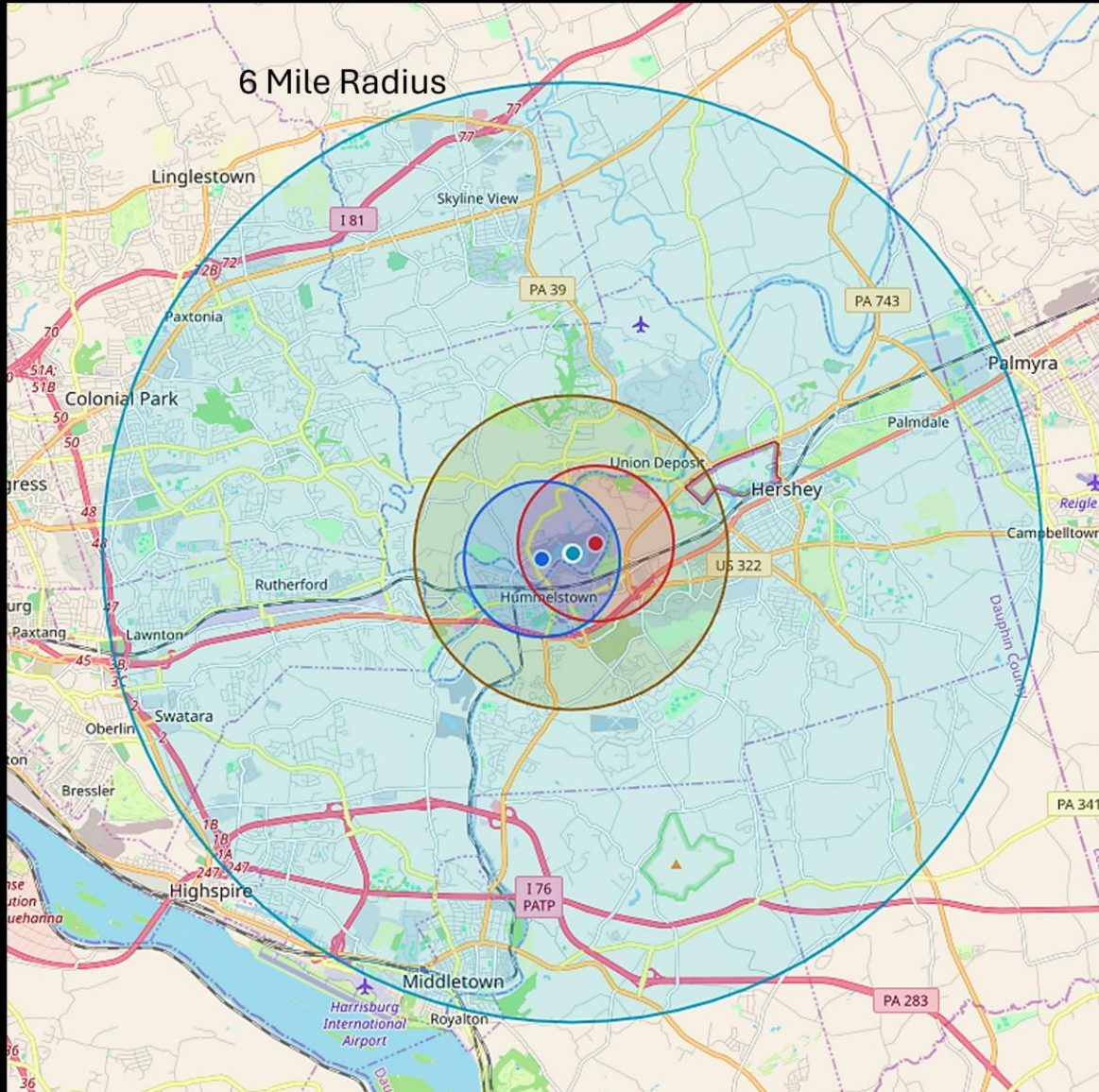


6/29/2026

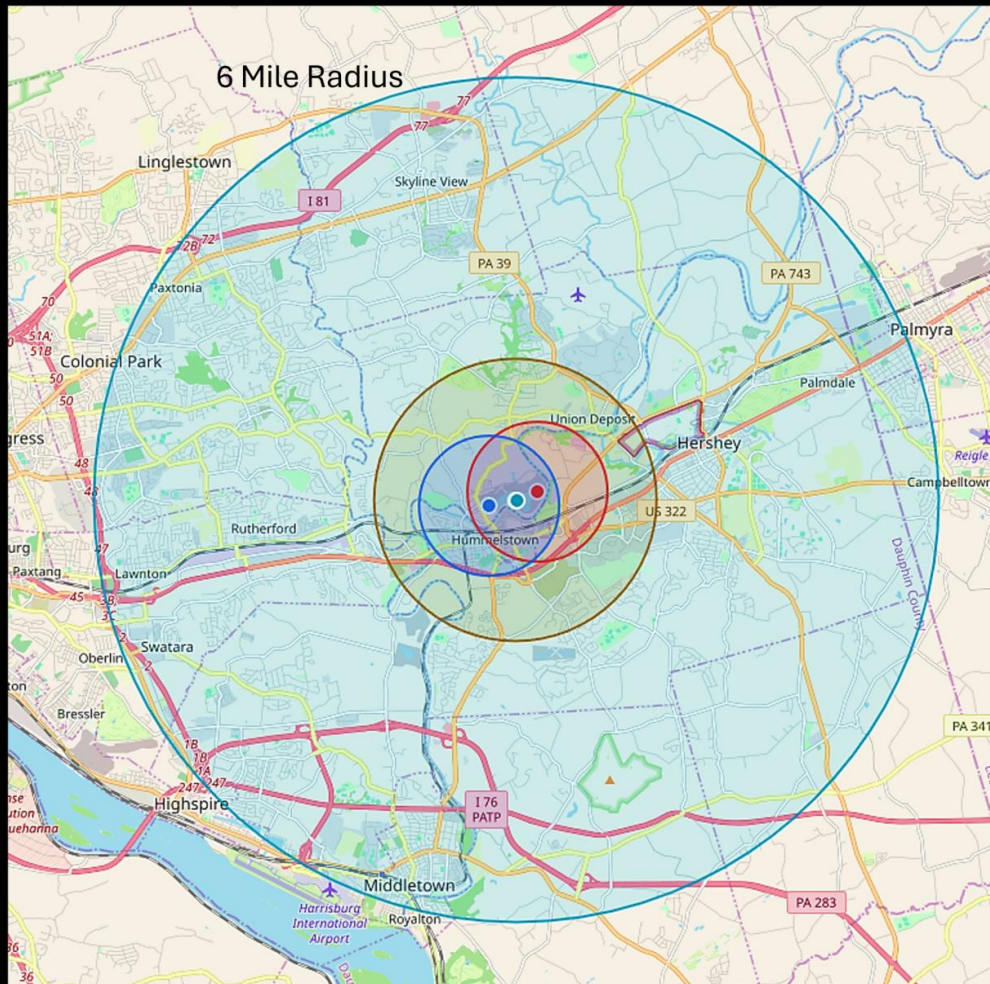
IMPACT ZONE

Impacts at 6+ miles will likely affect:

- Hummelstown Boro
- South Hanover Township
- Derry Township
- Middletown
- Palmdale
- Rutherford
- Paxtonia
- East Hanover Township
- West Hanover Township



IMPACT ZONE – 6+ Miles



Heat Island Effect: A Cambridge University professor found surface temperatures increased by an average of 3.6 degrees F after a data center started operations. In extreme cases, nearby temperatures increase by up to 16.4 degrees F. Temperature increases affected areas **up to 6.2 miles away**, the research found.

Chemical and Thermal Water Pollution: If inadequately treated, these discharges could affect **downstream water quality** and aquatic life.

Higher Electric Rates: Increased demand for electricity is causing a spike in rates and straining the already overburdened grid. **PA electric rates have increased by as much as 30% since 2020 and increased 20% just last year.**

Unknown Effects: The full health and environmental impacts of data centers are largely **unknown**.

ADDITIONAL IMPACTS OF APPROVAL WITHOUT PROTECTIVE ORDINANCE IN PLACE

1. Only 100' required setback from adjoining residential property
2. No restrictions on generator types or usage could result in significantly increased air pollution and noise
 1. Older Tier 2 models which are less efficient could be utilized
 2. Generators could be used for main power source rather than back up power
 3. Even as back up power only, they could run continuously for days due to power outages
3. No limits on using well water. Local wells were impacted by the quarry and would likely be negatively impacted by data center ground water use.
4. No limits on noise
5. No decommissioning bond if the center ceases operation . Technology changes so rapidly that the sites may become non-competitive within years. Will the data centers be upgraded or abandoned? What then happens to the site?
6. Current supply issues in obtaining the newest technology is resulting in data centers being built using outdated, inefficient technology. This can result in excessive resource consumption, increased pollution and more adverse environmental effects.

PROTECTIONS COMING SOON:

- **South Hanover has drafted a protective Data Center Ordinance.**

It is scheduled for a Hearing and Vote on Tuesday, August 11th

This ordinance includes such protections as:

1. Increased residential setbacks
2. Noise restrictions
3. Generator restrictions
4. Ground water and surface water restrictions and limits
5. Decommissioning bond

Is this ordinance perfect? No, but it is a start and can be amended. Important to continue advocating for better protections.

Note: This ordinance DOES NOT apply to the two submitted applications. Only future applications.

- **Community Benefit Agreement**

A Community Benefit Agreement is a legally binding agreement between the Data Center Developer/Owner, the Township and/or a Community Coalition- a diverse group of community members.

The CBA can include protections and benefits not allowed through zoning such as:

1. Economic development and school funding
2. Increased community protections
3. Ensure residents receive benefits from the data center
4. Developer paying full cost of road and utility infrastructure
5. Additional protections to hold the developer accountable

Note: This is in the preliminary planning stage. Please let me know if you would like to learn more or assist on the Community Coalition.

Are Data Centers All Bad?

The short answer is NO.

Not if they are:

1. Properly sited away from residential areas
2. Responsibly built -- include adequate safeguards to protect the environment, public health and quality of life of nearby residents.

Can this be done? YES

It requires working as a team with elected officials, local residents and the developer investing in environmentally friendly, efficient technology.

WHAT YOU CAN DO: ADVOCATE FOR PROTECTIONS

Learn as much as you can about data centers and their impacts on the environment, public health and overall well being. Look at many sources including industry, community leaders and people living next to them. They all have different perspectives. **Don't outright believe everything you hear, fact check.**

Talk about the Pennsy Quarry Data Center with your neighbors and friends. Many residents are **still unaware** of what is proposed and of the potential negative impacts.

Be informed of what is happening in your community.

Attend municipal meetings and keep up to date on agendas and meeting minutes.

Voice your concerns at Public Meetings and/or Email the Borough Council or Board of Supervisors:

Request the Borough obtain party status at the upcoming Zoning Hearing (Monday, August 17, 2026).

Party status will allow the Borough a voice in the process, advocate for Hummelstown residents and support South Hanover Township.

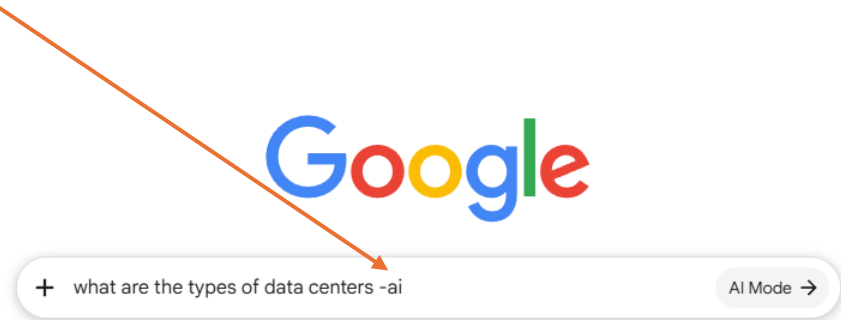
Attend the SHT Zoning Hearing on Monday, August 17, 2026

Email elected officials to encourage voting for bills that protect municipalities and residents.

Get Involved with the Community Benefit Agreement and Serve on the Community Coalition

AI in Daily Life...

Every Google search uses AI...Unless you specifically “opt out” of every search by typing in “-ai” after the words of each query



Recommended Search Engine options that allow for non-AI settings so you don't have to remember:



Choose Wisely When to Use AI...
Is it Necessary for Every Aspect of Daily Living?

*One AI query is estimated to use **16 oz of fresh water**

ChatGPT alone estimates more than 10 million queries per day.

*Browsing or **scrolling social media for 1 hr** could use **15 oz of fresh water**.

*A **1-hr video conference** call (e.g., Zoom) uses approximately **60 oz of water**.

***Streaming 1 hr of high-definition** requires approximately **0.1 to 3 gallons**

*A **medium-sized data center** can consume up to **300,000 gallons of water per day** for cooling, equivalent to the **daily water usage of approximately 1,000 households**.

***Larger data centers** can each use up to **5 million gallons per day**, or about 1.8 billion gallons annually, **a usage equivalent to a town of 10,000 to 50,000**

*The world's largest data center hub in Loudoun County, VA, used around **1 billion gallons of mostly potable water in 2023**, or about 2.75 million gallons per

*Nationally, all U.S. data centers combined were estimated to consume about 449 million gallons of water per day in 2021, which is a relatively small amount (0.14%) when compared to the total U.S. water consumption of 322 billion gallons per day.

However, data center water use tends to be concentrated in specific regions, so the localized impacts could be substantial even if the national percentage is small.

Source: University of GA College of Ag & Environmental Science

<https://fieldreport.caes.uga.edu/publications/TP121/how-data-centers-impact-surface-and-ground-waters/>



www.ProtectSouthHanoverPA.org

