

**NOTICE TO THE PUBLIC  
PUBLIC HEARING: SITE PLAN REQUEST**

**NOTICE IS HEREBY GIVEN** that the Planning and Zoning Commission of the Parish of West Feliciana will hold a regular meeting on **Monday, January 6<sup>th</sup>, 2025, at 5:30 p.m.**

The public hearing will be held in the Parish Council Meeting Room in the Courthouse Annex, Second Floor at 4785 Prosperity Street, St. Francisville, La.

The following Site Plan Request will be considered:

For: Hut 8 Corp.  
c/o Riley Trettel  
1101 Brickell Ave., Ste. N-1500  
Miami, FL 33131

Site Location: 2343 LA Hwy 964  
Proposed use: Data Center  
Zoning District: M-2

Legal Description:  
A 611-acre set of parcels +/-, consisting of,  
84 acres of Parcel #: 1020011130F,  
500 acres of Parcel #: 20005200,  
and 27 acres of Parcel #: 10000510  
Located in Sections 42, 43, 44, 46, 47, 48, 66, 67, and 68 , T4S, R2W,  
West Feliciana Parish, Louisiana

This meeting is open to the public.

By:/s/Gary Mego, P&Z Administrator  
West Feliciana Parish

**Please publish in the Official Journal on Dec 11<sup>th</sup>, 18<sup>th</sup>,  
and 25<sup>th</sup>, 2025. Affidavit or proof of publication  
requested upon completion.**



# West Feliciana Parish Planning & Zoning Department

PO Box 1921, 5934 Commerce St.  
St. Francisville, LA 70775  
[wfparrish.org](http://wfparrish.org)  
225.635.3864

OFFICE USE ONLY
Date Received: 25 Nov 2024
Application Number: ZPA-2024-3
Fee: \$0.00
Pre-Application Conference Date: 4 Dec 2024
Associated Applications: SP-2024-3
Date of Decision:
By:

## Pre-Application Conference Request

### APPLICANT/CONTACT INFORMATION

APPLICANT INFORMATION		CONTACT INFORMATION (Same as Applicant? <input type="checkbox"/> )	
Applicant Name		Contact Name	
Street Address		Street Address	
City, State, Zip		City, State, Zip	
Telephone		Telephone	
Email		Email	

### PROJECT SUMMARY

Project Type (Select all applicable)			Planned Unit Development (Required)	
Zoning Verification (Optional)		Major Site Plan (Required)	Text Amendment (Optional)	
Minor Adjustment (Optional)		Minor Site Plan (Optional)	Major Subdivision (Required)	
Appeal of Admin. Decision (Optional)		Conditional Use Permit (Required)	Minor Subdivision (Required)	
Variance (Required)		Zoning Map Amendment (Required)	Compound/Family Development (Req)	
Project Address:				
Parcel 1 – Assessor’s Parcel ID Number		Parcel 2 (if needed)		Parcel 3 (if needed)
Current (or most recent) Use of Property			Proposed Use of Property	
Current Zoning District(s)				
Is there a current application associated with this project?		Yes <input type="checkbox"/> No <input type="checkbox"/>	Number (If applicable)	
Describe land use and the development proposed for the subject property. Include the time schedule (if any) for development. (Use additional pages if necessary)				

### SIGNATURES

Signature of Applicant	Date	Signature of Property Owner’s (If not the applicant)	Date



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OFFICE USE ONLY  
Date Received:  
Application Number: SP-2024-3  
Fee: \$370.00  
Pre-Application Conference Date: 4 Dec 2024  
Associated Applications: N/A  
Date of Decision:  
By:

## APPLICATION FOR SITE PLAN APPROVAL

(Pre-Application Conference Optional for Minor, Required for Major)

Major Site Plan <input checked="" type="checkbox"/>	Minor Site Plan <input type="checkbox"/>
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### APPLICANT/CONTACT INFORMATION

APPLICANT INFORMATION		CONTACT INFORMATION (Same as Applicant? <input checked="" type="checkbox"/> )	
Applicant Name	Hut 8 Corp.	Contact Name	Riley Trettel
Street Address	1101 Brickell Ave, N-15th Floor	Street Address	1101 Brickell Ave, N-15th Floor
City, State, Zip	Miami, FL, 33131, USA	City, State, Zip	Miami, FL, 33131, USA
Telephone	+1 (651) 357-7347	Telephone	+1 (651) 357-7347
Email	riley.trettel@hut8.com	Email	riley.trettel@hut8.com

### OWNERSHIP INFORMATION

PROPERTY OWNER 1 INFORMATION (Same as Applicant? <input checked="" type="checkbox"/> )		PROPERTY OWNER 2 INFORMATION (If Needed)	
Owner's Name		Owner's Name	
Address		Address	
City, State, Zip		City, State, Zip	
Telephone		Telephone	
Email		Email	

### PROJECT SUMMARY

Subject Property Location [Please Include Address and Assessor's Identification Number(s)]		
Parcel 1	Parcel 2	Parcel 3
Coordinates: 30.713694, -91.315528  Parcel #: 1020011130F	Coordinates: 30.720556, -91.321361  Parcel #: 20005200	Coordinates: 30.717722, -91.336056  Parcel #: 10000510
Legal Description of Subject Property		
APPROXIMATELY 611 ACRES CONSISTING OF: 84 ACRES OF: (Parcel #: 1020011130F - 107 ACRES SITUATED IN SECTIONS 43, 42, 46, 47, 48, T4S, R2W) 500 ACRES OF: (Parcel #: 20005200 - 692.42 ACRES SITUATED IN SECTIONS 46, 47 & PART OF SECTIONS 48, 43, T4S, R2W MOUNT VERNON) 27 ACRES OF: (Parcel #: 10000510 - 407.574 ACRES SITUATED IN SECTIONS 66, 67, 48, T4S, R2W, SECTION 47, T3S, R3W (DENEAL TRACT))		
Current Zoning District(s)	M2 - Heavy Industrial	
Current (or most recent) Use of Property	Proposed Use of Property	Proposed Building Type
Agriculture	Data Center	Welded steel frame, concrete panel
Number of Residential Units Proposed	Proposed Gross Residential Density	Commercial Space Proposed ft <sup>2</sup> .
N/A	N/A	900,000 SF
Common Open Space Proposed ft <sup>2</sup> .	N/A	

<b>Source of Utilities</b> West Feliciana Parish, St. Francisville				<b>Streets Created or Extended? If Yes What Types?</b>
<b>Water</b>	Parish/City	<b>Sewer</b>	Parish/City	No
<b>Describe land use and the development proposed for the subject property. Include the time schedule (if any) for development. (Use additional pages if necessary)</b>				
<p>"The Land", an approximately 611-acre parcel depicted in Exhibit A herein includes portions of three parcels located in West Feliciana Parish, Louisiana depicted in Exhibit A herein. These parcels include approximately 84 acres of the 107-acre M/V Industrial, L.L.C. tract along Louisiana State Highway 964 (the "M/V Parcel"), 500 acres of the 692.42-acre Mount Vernon Parcel located to the west of the M/V Tract (the "Mount Vernon Tract"), and 27 acres of the 407.574-acre Daniel, E I., Et Al parcel located to the west of the Mount Vernon Tract (the "Denegal Tract").</p> <p>Hut 8 intends to build a large-scale, 300 MW (utility) tier III data center facility on the property, with future campus expansion capability up to and beyond 1000 MW. The first phase (300 MW) of Hut 8's data center campus will consist of two 450,000 SF welded steel frame concrete buildings capable of housing state-of-the-art, liquid-cooled GPU servers. The tenant's servers will be cooled by Hut 8's mechanical infrastructure with 72,000 tons of chilling capacity, and powered via interconnection to Entergy Louisiana's transmission system with support from 120x 4,500 horsepower diesel backup generators with 48 hours of on-site fuel supply. The campus will have a high level of physical and network security, and will contain dedicated office spaces and storage both for Hut 8 and the tenant and their respective employees.</p> <p>During construction of the first phase, and all future construction phases, the project will support thousands of direct and indirect jobs and local electrical, civil, mechanical, structural, and engineering contractors. In operations, the facility will support more than fifty local FTEs, ranging from highly-skilled networking and server technicians, to maintenance and grounds crew staff. The facility will sign long-term maintenance contracts with local mechanical and electrical contractors for mandatory maintenance and service of all critical equipment at frequent intervals. Hut 8 intends to complete the first building (150 MW utility, 100 MW IT) before the end of 2025, and the second building (150 MW utility, 100 MW IT) before the end of 2026.</p>				

**SURROUNDING PROPERTY**

<b>Current Zoning Surrounding Subject Property</b>			
<b>North</b>	M2 - Heavy Industrial	<b>South</b>	M2 - Heavy Industrial
<b>East</b>	RA - Residential	<b>West</b>	M2 - Heavy Industrial
<b>Current Land Use Surrounding Subject Property</b>			
<b>North</b>	N/A	<b>South</b>	Heavy Industrial - Hood Containers Co. Paper Mill
<b>East</b>	N/A	<b>West</b>	N/A

**EXHIBITS**

Exhibit A "The Land": Attached Below
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Current Zoning Surrounding Subject Property			
North:		South:	
East:		West:	
Current Land Use Surrounding Subject Property			
North:		South:	
East:		West:	

**EXHIBITS**

<b>Owner Information Sheet</b>		<b>Additional Exhibits If Any:</b>
Maps (vicinity, zoning, floodplains, wetlands others as requested by staff)		
Site Plan (designating primary, side, and service street frontages)		
Parking Plan (Location, number of spaces, reductions, and design and landscaping)		
Open Space Plan		
Street Plan with Cross-sections		
Utility Plan		
Landscape Plan (including any equivalent alternative landscaping requests)		
Stormwater Plan		

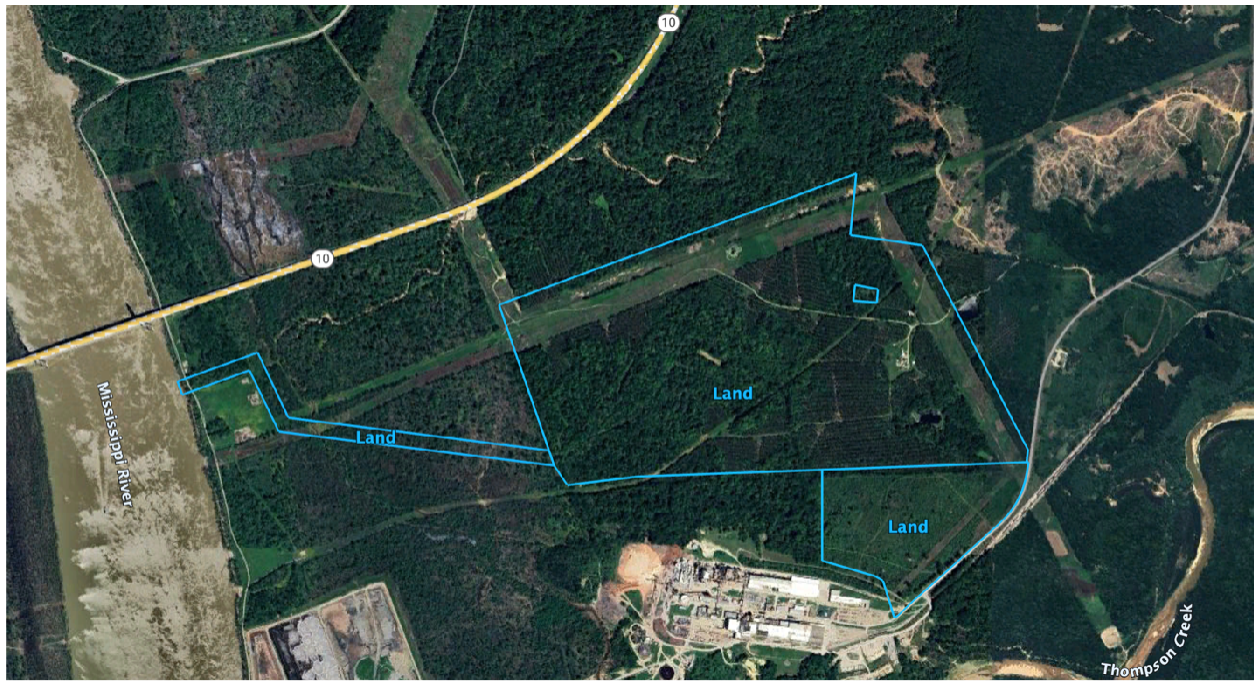
**CERTIFICATION AND SIGNATURE**

By my signature below, I certify that the information contained in this application is true and correct to the best of my knowledge at the time of the application. I acknowledge that I understand and have complied with all the submittal requirements and procedures and that this application is a complete application submittal. I further understand that an incomplete application submittal may cause my application to be deferred to the next posted deadline date.

Signature of Applicant	Date	Signature of Property Owner's (If not the applicant)	Date
			

## Exhibit A

“The Land”



"The Land", an approximately 611-acre parcel depicted in Exhibit A herein includes portions of three parcels located in West Feliciana Parish, Louisiana depicted in Exhibit A herein. These parcels include approximately 84 acres of the 107-acre M/V Industrial, L.L.C. tract along Louisiana State Highway 964 (the "M/V Parcel"), 500 acres of the 692.42-acre Mount Vernon Parcel located to the west of the M/V Tract (the "Mount Vernon Tract"), and 27 acres of the 407.574-acre Daniel, E I., Et Al parcel located to the west of the Mount Vernon Tract (the "Denegal Tract").

Approximately 84 Acres of the 107-Acre M/V Industrial, L.L.C. Tract, the “M/V Parcel”



- Assessment Number: 1020011130F
- PLSS Township: T4S
- PLSS Section: 43
- PLSS Range: R2W
- Legal Description: 107 ACRES SITUATED IN SECTIONS 43, 42, 46, 47, 48, T4S, R2W



Approximately 500 Acres of the 692.42-Acre Mount Vernon Parcel, the “Mount Vernon Tract”



- **Assessment Number:** 20005200
- **PLSS Township:** 04S
- **PLSS Section:** 48
- **PLSS Range:** 02W
- **Legal Description:** 692.42 ACRES SITUATED IN SECTIONS 46, 47 & PART OF SECTIONS 48, 43, T4S, R2W MOUNT VERNON

Approximately 27 Acres of the 407.574-Acre Daniel, E I., Et Al Parcel, the “Denegal Tract”



- **Assessment Number:** 10000510
- **PLSS Township:** 04S
- **PLSS Section:** 66
- **PLSS Range:** 02W
- **Legal Description:** 407.574 ACRES SITUATED IN SECTIONS 66, 67, 48, T4S, R2W, SECTION 47, T3S, R3W (DENEGAL TRACT)

## **Exhibit B**

### Owner Information Sheet

**Company Name:** Hut 8 Corp.

**Headquarters/Domicile:** Miami, Florida,

**USA Stock Ticker:** HUT (NASDAQ and

**TSX) Website:** <https://hut8.com>

**Q3 2024 Financials:** [Hut 8 Q3 2024 Financial Results](#)

**Q3 2024 Earnings Report and Call Recording:** [Hut 8 Reports Third Quarter 2024 Results](#)

**Number of Employees:** 219

**Location of Assets:**

- Louisiana
- New York
- Ontario
- Alberta
- Texas
- Florida
- Illinois

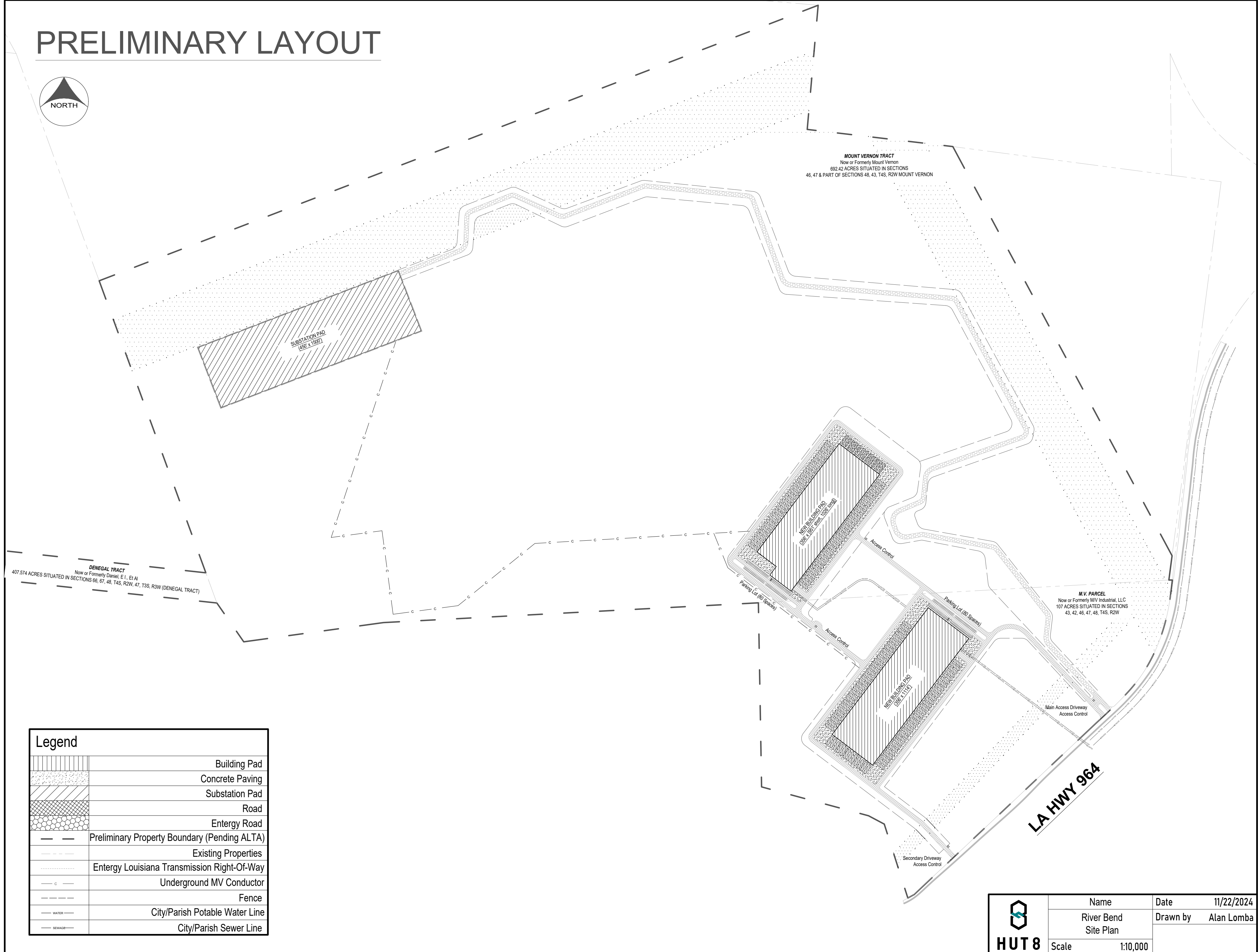
**Exhibit C**

Preliminary Site Layout

*[See attached]*



# PRELIMINARY LAYOUT



**MOUNT VERNON TRACT**  
 Now or Formerly Mount Vernon  
 692.42 ACRES SITUATED IN SECTIONS  
 46, 47 & PART OF SECTIONS 48, 43, T4S, R2W MOUNT VERNON

**SUBSTATION PAD**  
 (457 x 1900)

**NEW BUILDING PAD**  
 (896 x 105) (896 x 105)

**NEW BUILDING PAD**  
 (896 x 1115)

**M.V. PARCEL**  
 Now or Formerly M/V Industrial, LLC  
 107 ACRES SITUATED IN SECTIONS  
 43, 42, 46, 47, 48, T4S, R2W

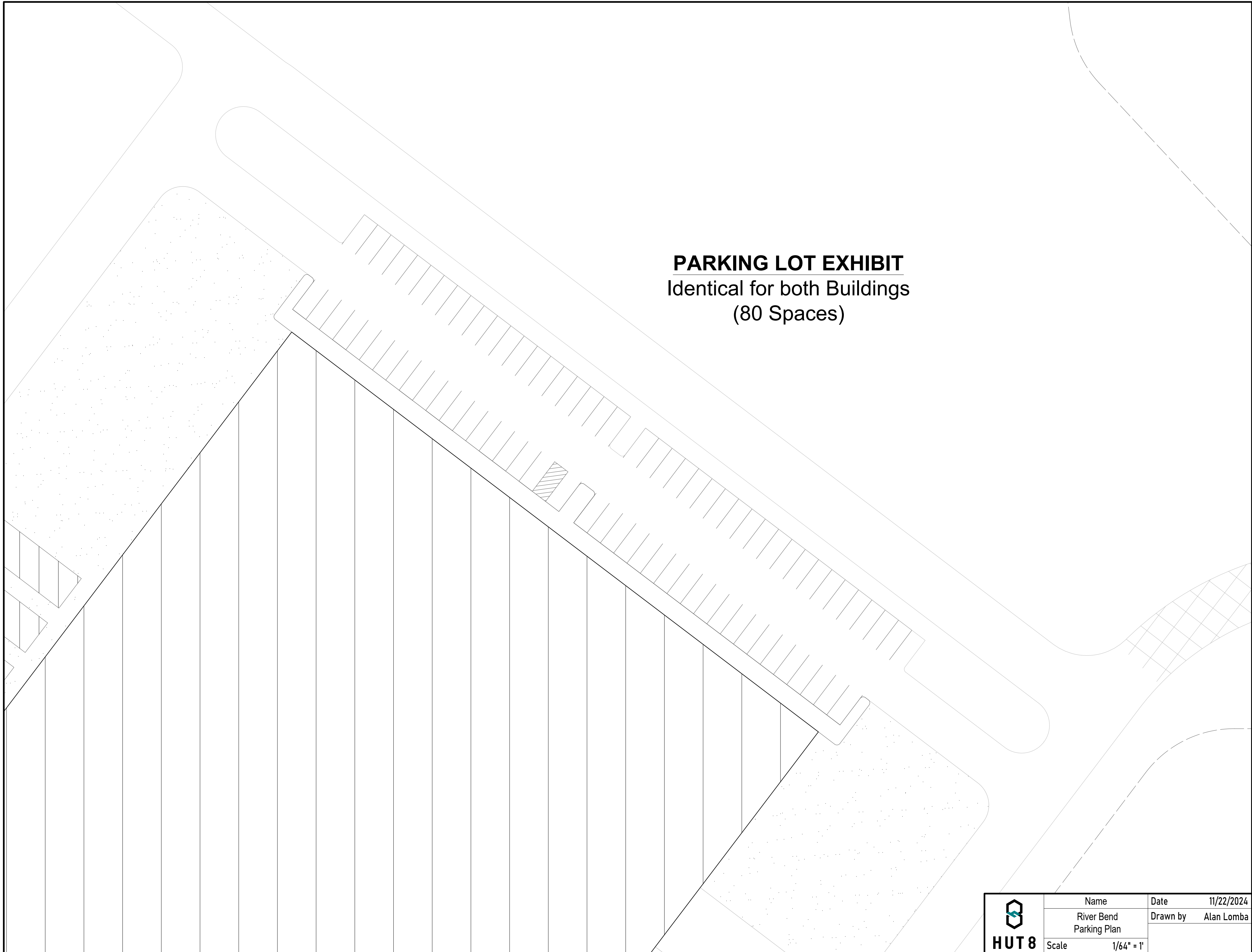
**DENEGAL TRACT**  
 Now or Formerly Daniel, E.I., Et Al  
 407.574 ACRES SITUATED IN SECTIONS 66, 67, 48, T4S, R2W, 47, T3S, R3W (DENEGAL TRACT)


Legend	
	Building Pad
	Concrete Paving
	Substation Pad
	Road
	Entergy Road
	Preliminary Property Boundary (Pending ALTA)
	Existing Properties
	Entergy Louisiana Transmission Right-Of-Way
	Underground MV Conductor
	Fence
	City/Parish Potable Water Line
	City/Parish Sewer Line

	Name	Date	11/22/2024
	River Bend Site Plan	Drawn by	Alan Lomba
	Scale	1:10,000	



**PARKING LOT EXHIBIT**  
Identical for both Buildings  
(80 Spaces)



 <b>HUT 8</b>	Name	Date
	River Bend Parking Plan	11/22/2024
	Scale	1/64" = 1'
	Drawn by	Alan Lomba

**Exhibit D**

Site Rendering

*[See attached]*



