



Goochland County Technology Overlay District, Technology Zone & Comprehensive Plan Amendments Community Meeting

Why recruit new business?

Real Estate –18.65% commercial Commercial Taxes:

- Machinery & Tools
- Business Personal Property
- Transient Occupancy Tax
- Sales Tax
- Business License Tax
- Data Center Tax

Gas Tax

Permits & Connection Fees

Businesses help stabilize the
\$0.53 real estate tax rate
by contributing to the
70%/30% tax revenue goal of
70% Residential
30% Commercial



GOOCHLAND COUNTY FIRE STATION 8



S



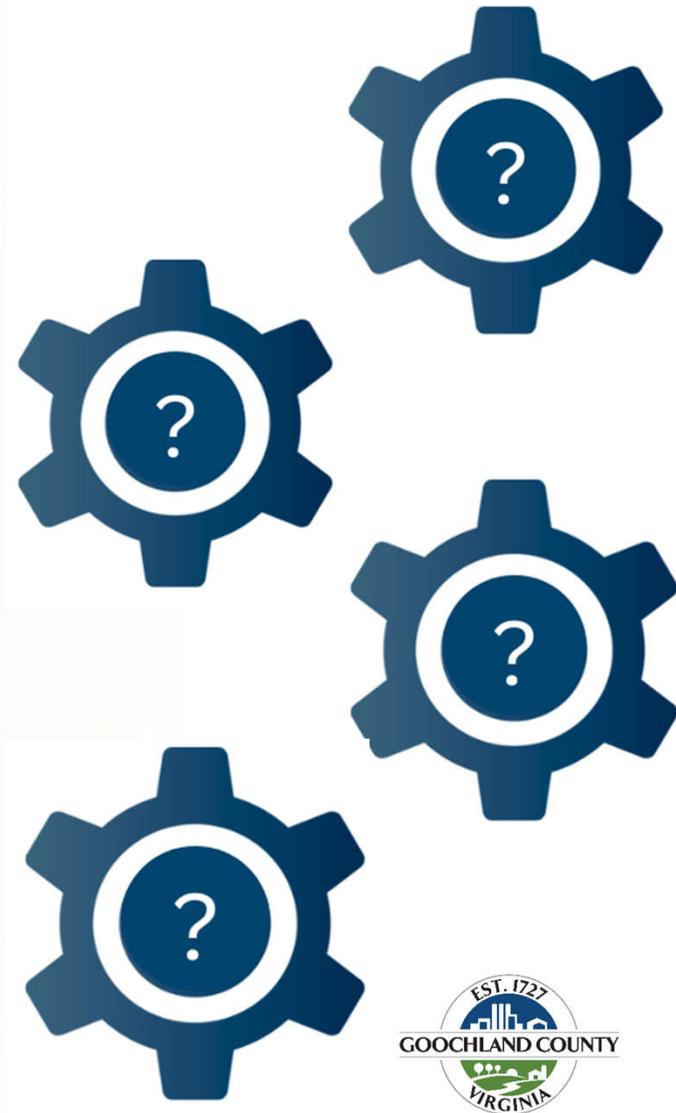
3



Why are we here?

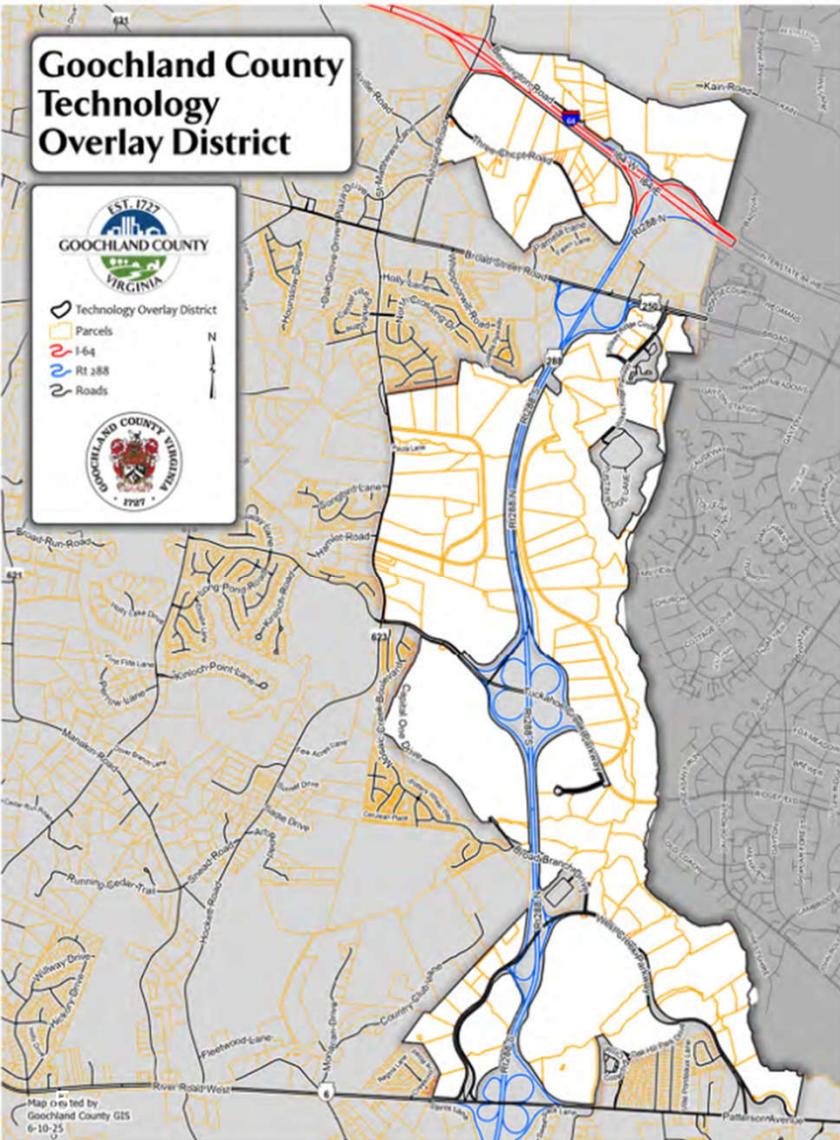
- To limit tax burdens, attracting high revenue and low impact commercial and industrial projects is a priority for the County
- County Staff and the Economic Development Authority are recommending two ordinances that will work together to attract high revenue projects
 - The Technology Overlay District (TOD)
 - Technology Zones (TZs)
- As a result of a thorough analysis of the existing Designated Growth Areas, staff has identified key locations suitable for the establishment of these areas. Both areas have:
 - Existing infrastructure
 - Sufficient developable land

4



What is a Technology Overlay District?

- Special district designated by code that allows specific uses along with development standards
- The Technology Overlay District “overlays” the existing zoning district
- The existing zoning remains, and the designated areas will have increased property rights (uses & height) with development standards
- The development standards established in the TOD, will protect areas outside the TOD by requiring buffers, setbacks, noise limits, and architectural standards



Benefits of the Technology Overlay District

Diversify the Tax Base

Increase Competitiveness

Ensures Highest & Best
Use of Economic
Development Land

Protects Rural Areas

Additional Protections for
Adjacent Residential
Zoning

Located in Areas That
Can Support
Development

Goochland County Technology Overlay District

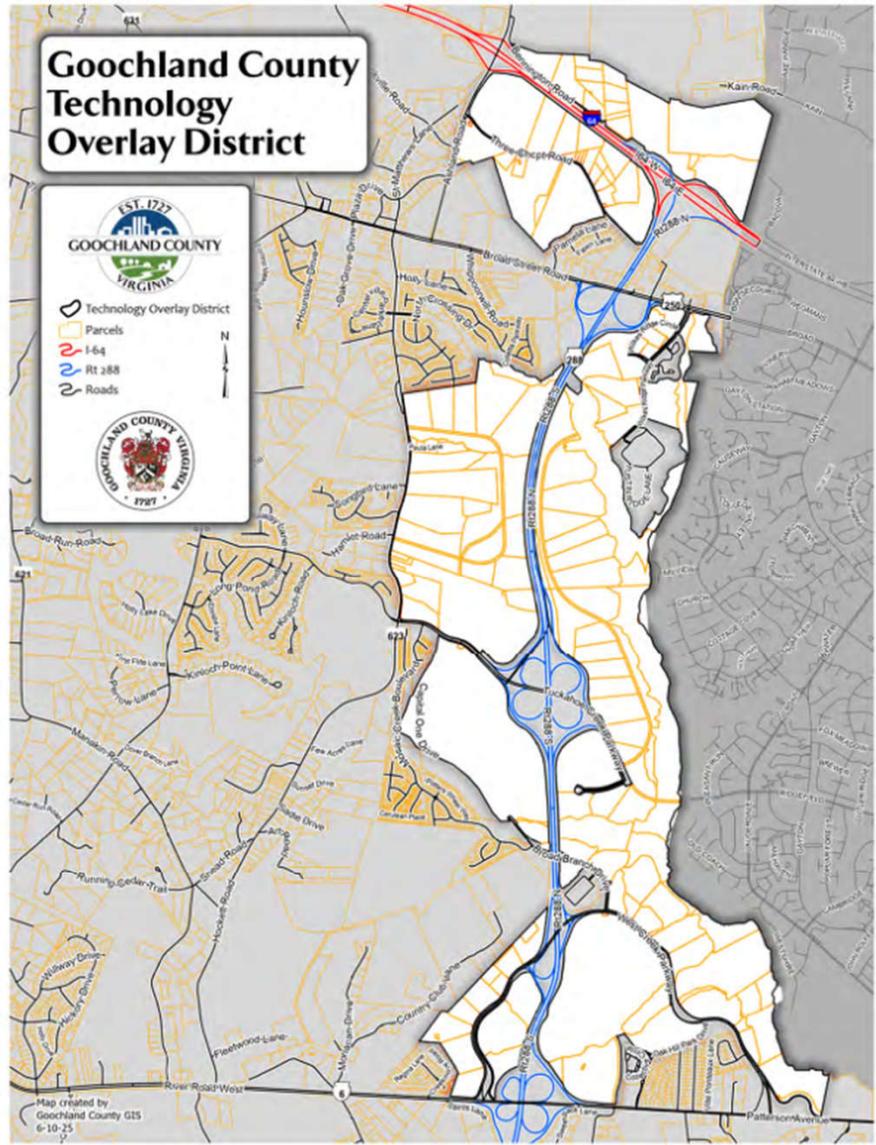


EST. 1777
GOOCHLAND COUNTY
VIRGINIA

- Technology Overlay District
- Parcels
- I-64
- Rt 288
- Roads



GOOCHLAND COUNTY VIRGINIA
1777



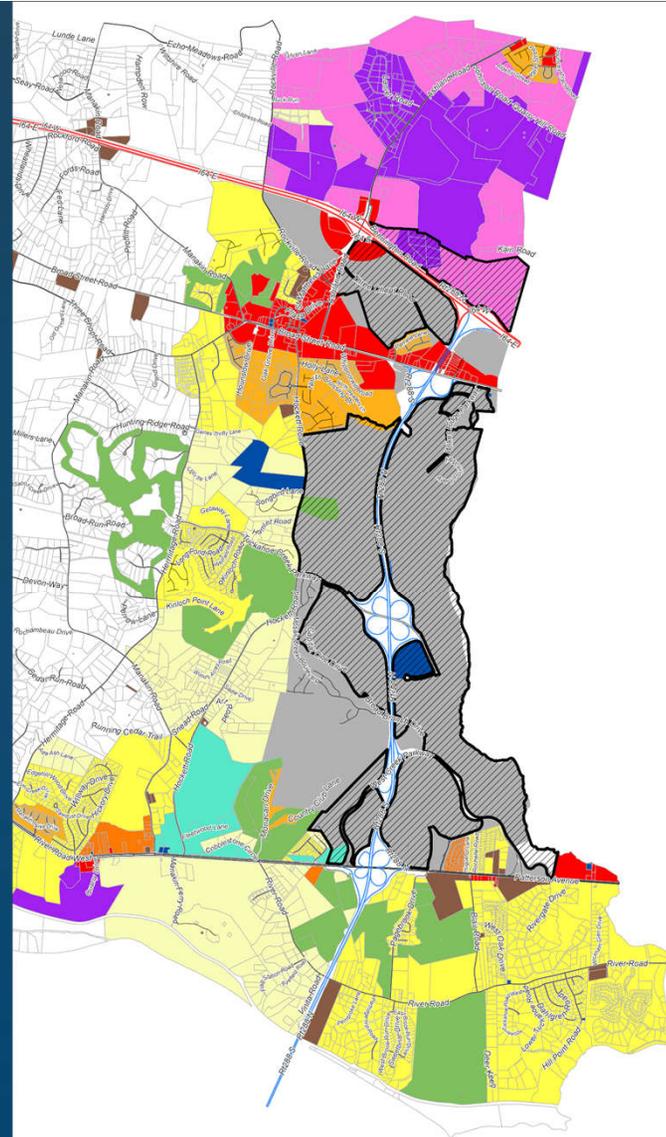
Map created by
Goochland County GIS
6-10-25



Comp Plan Land Use 2035

-  Commercial
-  Flexible
-  Flexible - With Residential
-  Industrial
-  Mixed Use Commercial
-  Neighborhood Residential
-  Office - No Retail
-  Prime Economic Development
-  Public / County Owned / Institutional
-  Public/County-Owned/Institutional
-  Recreation / Open Space
-  Rural Enhancement Areas
-  Semi-Public
-  Single Family Residential
-  Single Family Residential, Low Density
-  Single Family Residential, Medium Density
-  Suburban Residential
-  Village Core

TOD (hatched in black)
overlayed over
2035 Comprehensive Plan (in color)



What is a Technology Business?



What uses will be allowed in TOD?

By Right

- **Advanced manufacturing facility**
creating products through innovative technologies and characterized by production activities that depend on information, automation, computation, software, sensing, and networking
- **Data center**
- **Public Utility:** transmission substation, transmission line, other than normal distribution
- **Technology college, university, or technical school**
- **Technology research and development facility**
- **Technology training center**

What uses will be allowed in TOD? (con't)

Accessory to a Primary Use

- Water treatment plant
- Sewage treatment plant
- Elevated water storage tank or tower
- Central heating or cooling facility
- Food service facility
- Security building
- General storage and maintenance facility
- Structured parking
- General office
- Energy generating facility
- Solar Energy Facility, supplementary
- Energy storage facility
- Other accessory uses approved by the zoning administrator at the time of conceptual master plan review

Conditional Use Permit

- Energy generating facility
- An energy storage facility as the principal or sole use with restrictions:
 - 1) Siting agreement required
 - 2) No more than 2% of total TOD area

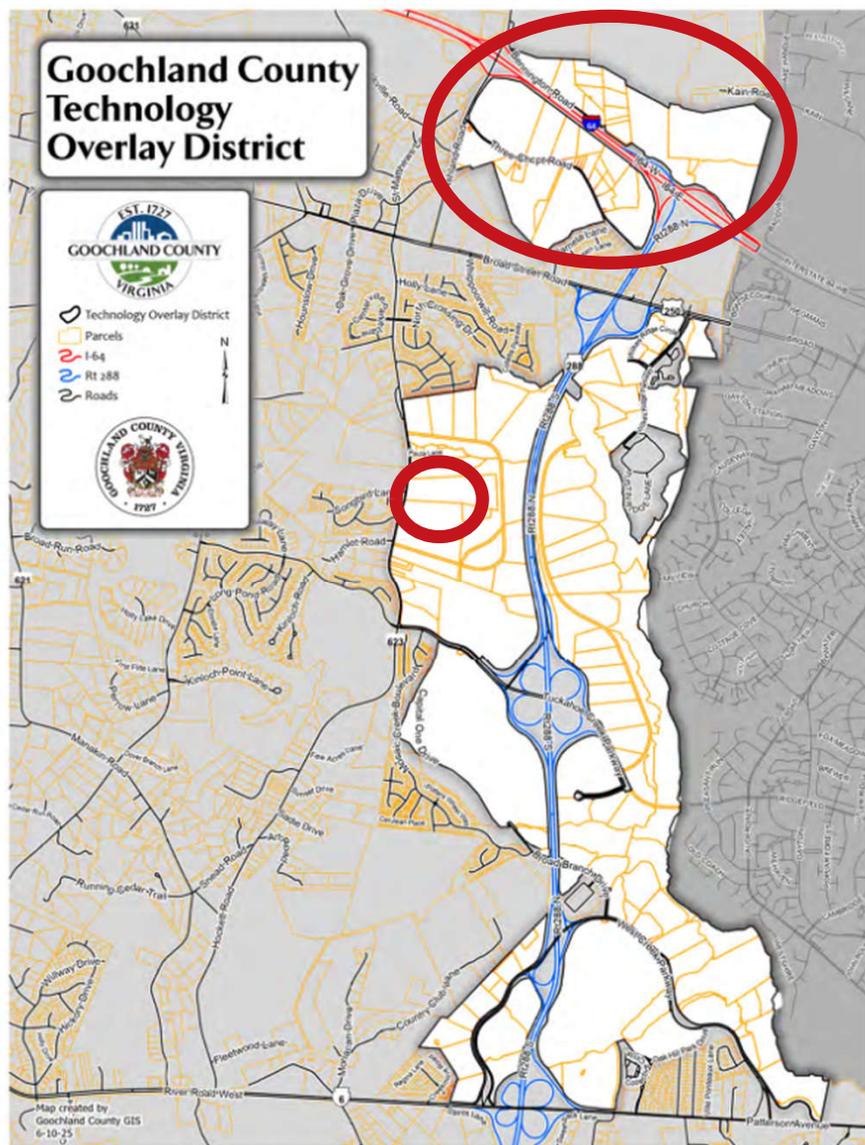


What are the Development Standards?

- Noise – 65db (day) and 60db (night)
- Height – 120' max height
 - Greater than 80 feet in height has minimum setback of 200 feet from residential property
- Lighting – Comply with Article 25 of County Code (dark sky) except increase certain pole mounting height to 30 feet from 25 feet.
- Fencing of improvements must be interior to the required buffer
- Data Center parking modification
 - 1/300 sq. ft. for office space
 - 1/4000 sq. ft for other space
 - Determined by operational plan
- Required Conceptual Master Plan
- Plan of Development
- Sign design package

Outside of Planned Development Parks

- Must meet all development standards:
 - Noise – 65db (day) and 60db (night)
 - Height – 120' max height
 - Lighting – Comply with Article 25 of County Code (dark sky)
 - Building Design & Materials – robust architectural standards
 - Screening of equipment
 - Landscaping – dependent on adjacent zoning
 - Buffers – up to 200' - dependent on adjacent zoning
 - Setbacks – up to 200' - dependent on adjacent zoning



What are the Development Standards?

TOD outside of West Creek

- Building Design & Materials – robust architectural standards
- Open Space minimum of 20% of Conceptual Master Plan
- Screening of:
 - Use from I-64 and Rt. 288
 - Equipment from external roads and residential zoned property
 - Outdoor storage, trailer parking, utility facilities, refuse areas from roads and residential/agricultural zoned property
- Buffers for perimeter of Master Plan
- Setbacks – up to 200' - dependent on adjacent zoning and road type
- Buffers – up to 200' - dependent on adjacent zoning
- Buffers along roads
 - 150 foot for arterial
 - 100 foot for collector or local
 - 35 foot for interior roads
- Dense buffer planting standards



What are the Development Standards?

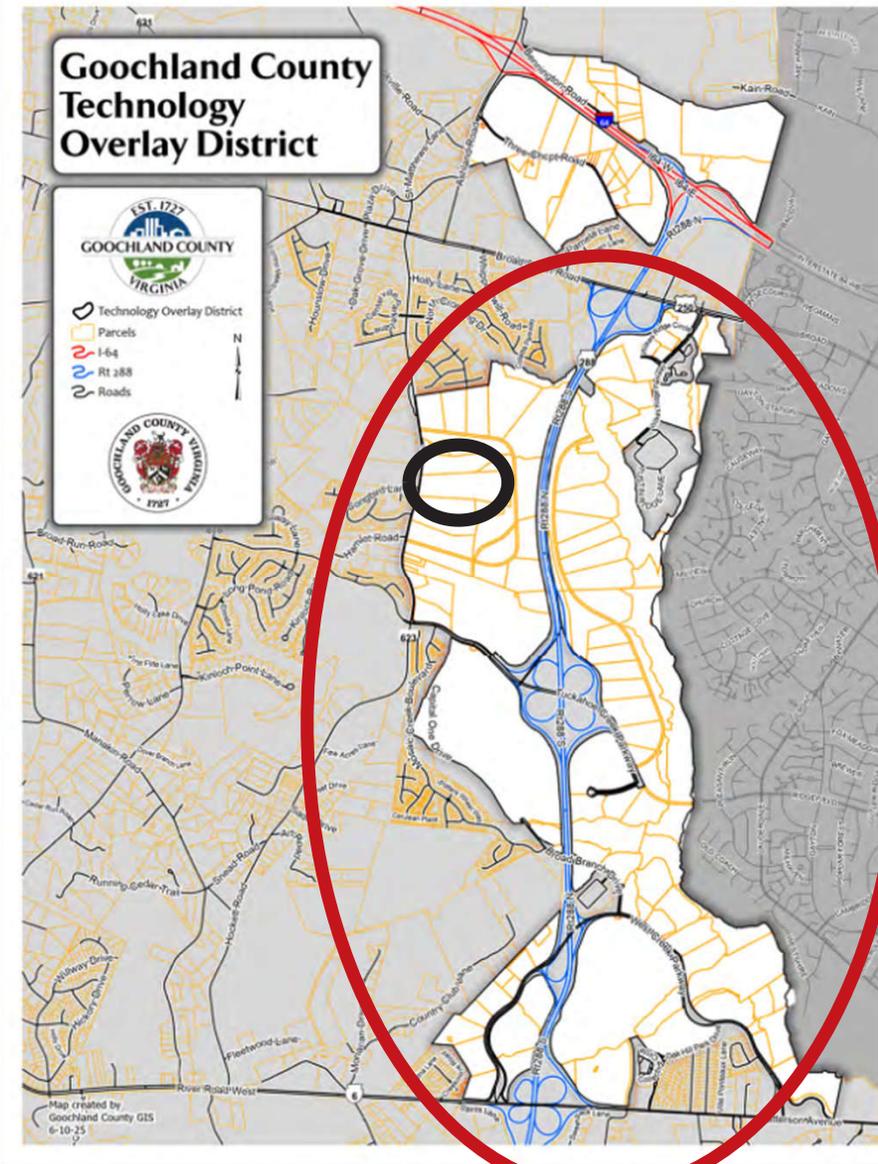
Buffer Vegetation Required

Landscape Type	Vegetation Requirements Per Buffer Width			
	50-foot or less buffer	100-foot buffer	150-foot buffer	200-foot buffer
	Number/ Linear feet	Number/ Linear feet	Number/ Linear feet	Number/ Linear feet
Small Deciduous Trees	1.5/30	3/30	4.5/30	6/30
Large Deciduous Trees	1.5/50	3/50	4.5/50	6/50
Evergreen Trees	1.5/ 30	3/30	4.5/30	6/30
Medium Shrubs	1.5/10	3/10	4.5/10	6/10



Planned Development Park (West Creek)

- West Creek is a planned development park with robust proffers and restrictive covenants, some of the TOD development standards will not apply:
 - Architectural standards
 - Landscaping
 - Buffers
- Certain TOD uses are currently allowed “by-right” in West Creek
 - Data Centers
 - Advanced Manufacturing
 - R&D facilities
- Increase in height to 120’
 - 200’ setback required next to residential
- Noise – will be regulated by development standards if TOD is invoked



What are the Development Standards?

West Creek existing standards

- Building Design & Materials – subject to West Creek review
- Open Space minimum of 30% for each parcel
- Screening of:
 - Equipment from roads and adjacent property
 - Outdoor storage, loading areas, parking of company owned/operated vehicles, refuse areas from roads and adjacent property
- West Creek perimeter buffers:
 - 100 foot buffer adjacent to existing residences existing prior to rezoning
 - 100 foot buffer along Rt. 6, 623, and Broad Street
 - 50 feet from other properties excluding Tuckahoe Creek and property zoned M-1
- Perimeter landscaping for each parcel and matching setbacks











Side view of 60 ft tall building separated by 200 ft buffer from residential area



Side view of 80 ft tall building separated by 200 ft buffer from residential area



Side view of 120 ft tall building separated by 200 ft buffer from residential area



Perspective view of 80 ft tall building from residential area, separated by 200 ft buffer (fully hidden)



Perspective view of 120 ft tall building from residential area, separated by 200 ft buffer (mostly hidden)

Comprehensive Plan Amendment

2035 Goochland County Comprehensive Plan:

• Proposed amendment to Chapter 2 Land Use and Villages

- Establish the *Technology Overlay District (TOD)* category under “Land Use Planning Areas”
- Amendment would:
 - Describe the purpose and intent of a TOD
 - Recommend locational guidance for the establishment of a TOD
 - Provide that the installation or extension of public roads, public facilities, and public utility facilities within a TOD be considered substantially in accord with the comprehensive plan
 - Provide that the implementation of the TOD would occur through ordinance amendments and specific master plans



Goochland County Technology Zone

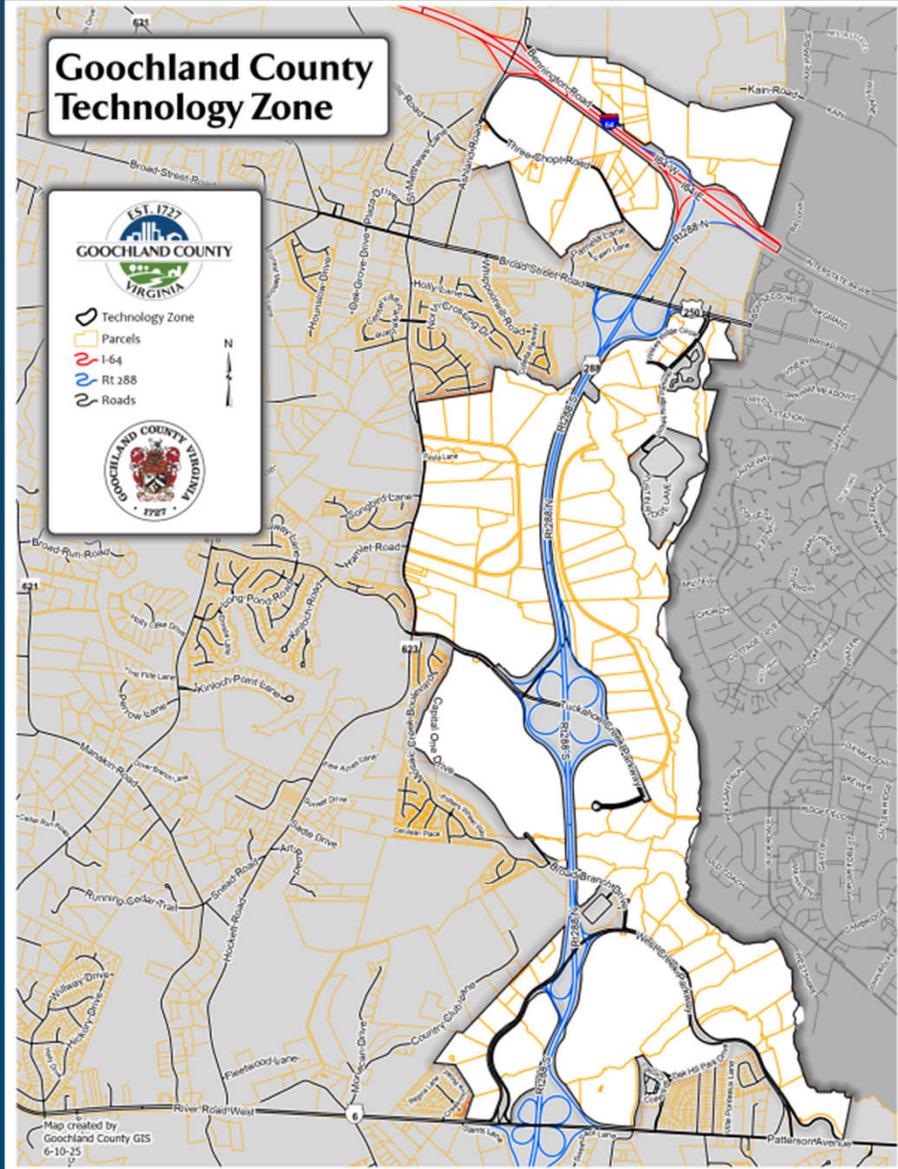


EST. 1727
GOOCHLAND COUNTY
VIRGINIA

- Technology Zone
- Parcels
- I-64
- Rt 288
- Roads



GOOCHLAND COUNTY VIRGINIA
1727



Technology Zone



What is a Technology Zone

- Tool permitted under state code to allow localities to offer special incentives to stimulate development in certain areas designated by locality
- Limited to “technology” businesses – defined
- Incentive Details
 - Allows up to 75% of building permit fees to be reimbursed
 - Allows up to 100% of utility connection fees to be reimbursed



What is a Technology Business?



Incentive Requirements

- Existing technology business must:
 - Be located in a technology zone
 - Add a minimum of 2 full time employees
 - Make minimum of \$100,000 in capital investment
- New technology business must:
 - Be located in a technology zone
 - Create a minimum of five (5) full-time positions and
 - Make minimum of \$500,000 capital investment

Anticipated Next Steps

- **Planning Commission public hearing** – August 21, 2025
 - Recommendations for Technology Overlay District and Comprehensive Plan Amendment
- **Board of Supervisors public hearing** – October 7, 2025
 - Final action for Technology Overlay District, Comprehensive Plan Amendment, and Technology Zone

To keep up to date

<https://www.goochlandva.us/TOD>





Questions?