



**Technology Overlay District/Technology Zone
Community Meeting Questions & Answers
8/1/25**

1. Has the County been approached by data centers & how many data centers?

Economic Development has had conversations with 5-10 data center projects in the last two years. However, it is important to note that **there are currently no active data center projects in Goochland County.**

2. What are we going to do when data centers want to expand into buffers? As an example, Luck Stone requested buffer changes.

The ordinance provides that buffers are not allowed to be encroached upon. Additionally, **there are additional setbacks in the TOD from the buffers to help mitigate impacts. The TOD standards are to be uniformly applied,** instead of considered on a case-by-case basis like the Luck Stone project. **It is important to note that the TOD provides current residents additional setbacks that are not currently in place. For example, the current setback from residential property adjacent to West Creek range between 50 and 100 feet. The setback in the TOD would expand to 200 feet, adjacent to residential property, if a user took advantage of the benefits of the Technology Overlay District and increased the building height above 80' feet.**

3. How would the placement of 120' [tall] building impact the sight lines for neighbors? Do you want that building to be more interior?

The proposed code amendment requires greater setbacks for buildings over 80 feet. Additionally, there are architectural provisions for buildings facing residential property. That said, the campus master planning process is designed to result in the most compatible outcomes of heights and scales for surrounding residential and non-residential neighbors.

4. On the TOD, there are lots of graphics of trees, this will be okay for the visual aspects, but will not be effective for sound abatement – trees are the least effective for sound abatement.

Yes, trees are more effective at screening views than reducing sound. Commercial landowners are expected to use both visible and concealed measures including soundproofing walls, quiet equipment, and silencers. The graphic materials showing trees presented at the meeting focused on the visible elements and did not attempt to illustrate the other measures possible to reduce sound. In addition, **the proposed ordinance limits noise levels and requires sound studies to be**



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performed that evaluate compliance with the noise regulations. Users must meet the regulations, through either sufficient operational or other sound reduction means. Dense buffers and/or berms may have some value in sound suppression, but the required buffers within the ordinance are intended to mitigate visual impacts of the operations.

5. How will technology uses be screened if they are built in a field or on higher elevations?

Screening may be accomplished through building design, berms, and landscaping. Typical roof-level screening also includes parapet walls, among other design elements.

6. How large & tall will these trees be when planted?

The sizes vary, with specific requirements in the proposed code amendment Sec. 15-449.B.4.b. Minimum standards at planting for trees have a caliper range between 2 and to 2 1/2 inch and a height range from 6 to 12 feet.

7. The height images in the slide are deceiving, how is line of sight impacted in different settings? Across the street, elevated ground, etc. What is logic of conceding 120 feet upfront and not requiring a CUP?

Based upon the research for the potential users, the recommendation is to allow an increased height with offsets of potential impacts through increased setbacks, buffers, and architectural requirements.

8. How loud is 65 decibels? How loud is 60 decibels?

There are a variety of examples that may be found online from creditable sources that demonstrate decibel levels of common noise sources. The following links are some examples:

- IACA Acoustics: <https://www.iacacoustics.com/blog-full/comparative-examples-of-noise-levels>
- Yale University: <https://ehs.yale.edu/sites/default/files/files/decibel-level-chart.pdf>
- Purdue University: [Noise Comparisons](#)
- American Academy of Audiology: [PR23-Poster-Noise-Chart-8.5x11.pdf](#)



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- San Diego County, CA (Kimley Horn and Associates):
<https://www.sandiegocounty.gov/dplu/docs/081024/TM5499-NOISE-T.pdf>

The proposed ordinance standards are based upon, A-weighted decibels (dBA), which is a measurement based upon how people perceive loudness at differing frequencies. Staff has reviewed educational, industry, health, and governmental agencies sources regarding noise and decibel level standards. In addition to those sources, staff benchmarked Virginia locality best practices regarding data centers to propose the recommended decibel standard. **Studies generally relate 60 decibels to a normal conversation, or a residential air conditioning unit 100 feet away, and 65 decibels being the indoor sound in a small office environment.**

Comparatively, sources at 60 decibels are half the perceived noise loudness level of 70 decibels, examples of which include a vacuum cleaner or washing machine.

- 9. It is the Goochland County Board of Supervisor’s desire to have 70%/30% breakdown between residential and commercial tax revenue. However, the Board of Supervisors has approved new residential development which may require more commercial development to reach the desired ratio mix between commercial and residential.**

The Board of Supervisor’s goal of 70%/30% is a balance between residential and commercial tax revenue. The proposed TOD uses are considered “commercial” uses. As provided in the presentation, the 70%/30% goal is not currently being met; the ratio currently sits at 81.35% residential to 18.65% commercial, based on real estate valuation. The TOD is intended to bring in high-revenue uses, typically manufacturing-based or technology-based, to the areas already planned for economic development under the comprehensive plan. **Economic development allows for the residential tax rate to remain low, while allowing our County to provide the services our residents currently experience. Economic development in identified areas also allows Goochland County to remain rural and in alignment with the Board’s goal of keeping 85% of Goochland County rural.**

Commercial uses are less dependent on the number of nearby residences (locating near other manufacturing or technology operatives) than are retail commercial users (locating near potential customers). While regional housing opportunities for employees may be a factor in technology business choice of Goochland for their



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project, immediate proximity to nearby residential customers is not of high concern to technology businesses.

10. We are concerned about environmental impacts. What are the protections for Goochland citizens?

Each development is subject to local, state, and federal regulations to include stormwater, wetland, erosion, floodplain, air quality, and other related regulations. The required vegetative buffers for TOD development increase the tree canopy – and benefits of trees to temperatures and air quality – when compared to other uses developed by-right with lesser standards.

11. What is Amazon’s projected tax benefit to the County? Will it get us closer to the 70%/30% split?

The projected 5-year revenue from Amazon is \$23.9M. This amount includes one-time fees such as permits, utility connections, and TCSD back payments as well as commercial taxes. Yes, the ongoing revenue from Amazon will get the County closer to the 70%/30% split.

12. Will companies that come in help pay down the Tuckahoe Creek Service District (TCSD)? Why are we giving connection credits when we need to pay down the Tuckahoe Creek Service District (TCSD)?

Yes, new commercial development within the Tuckahoe Creek Service District helps to pay down the service district’s debt (including manufacturing-based and technology-based development). Tuckahoe Creek Service District taxes are never rebated, nor is the 55% revenue share portion of the base real-estate tax. Utility connection fee revenue does not go towards paying down the Tuckahoe Creek Service District debt. Those revenues are directed to the Utility operating budget. Connection credits are a standard part of value calculations performed when considering additions to the utility system. The Technology Zone incentive proposes allowing the Board of Supervisors to allocate general fund money to reimburse building and utility connection fees. **This would be considered on a case-by-case basis.**



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13. Is there any way for data centers to make one-time payments to help pay down Tuckahoe Creek Service District (TCSD) debt (like a cash proffer)?

At present, state law does not allow counties to accept one-time payments that are not associated with taxes or fees for data center or manufacturing projects.

14. Why are sewer treatment plants allowed in the TOD? Would they have to follow normal regulations?

Manufacturing users often manage their own on-site treatment, which would be allowed as accessory use. There are specific industry and other state and federal regulatory standards for such uses. Should a public treatment facility be located within the area, further zoning actions would be required that would require public input. There are specific state and federal regulations with which they would need to comply.

15. As proposed, the Technology Overlay District would allow accessory uses like water storage tanks. Where would water come from?

Users may have water storage needs for various purposes. Some could be for manufacturing processes, cooling, or most frequently for fire protection. Those tanks are fed by the Goochland water system. These on-site storage tanks supplement the flow “on tap” to reduce the demand upon the water system in emergencies or during manufacturing processes. The use of on-site storage helps supplement the needed water demand without stressing the municipal system.

16. Where would water discharge go for data centers?

Typically, water used in data centers is in a closed loop system that evaporates over time. Any water that is not used would be discharged through the sanitary sewer system.

17. The Technology Zone is offering a series of development incentives. Will that get you more negotiation power?

Incentives are one factor when companies contemplate locating in a locality. Companies also look for ready sites, available workforce, appropriate infrastructure, and housing for employees. Financial and infrastructure incentives are typically negotiated with prospective projects.



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18. If users want to use the incentives, would they be required to comply with TOD?

Yes, any company that wants the Technology Zone incentives would have to comply with the Technology Overlay District requirements.

19. In terms of water & power, there is a concern we could have blackouts or bad water pressure. What about protecting those services to Goochland citizens?

Energy and water infrastructure is an important consideration for Technology companies. Goochland considered both power and water availability when determining the proposed TOD boundaries. Users such as data centers work with the locality and the energy provider to determine capacity availability before locating in a locality. To ensure reliability, **the energy providers may require improvements to their systems to serve the additional demand for such users. This is the responsibility of the energy provider, not Goochland County.**

20. Do you really want citizen participation?

Yes! **Goochland County values community input and wants to ensure that citizens are informed of potential zoning actions and ordinance amendments.** The County utilizes various methods to gain citizen input. The community meeting is one of the tools. Other tools will include mailing additional notices, posting signs, posting on social media, and publishing an informational website related to the proposed TOD/TZ.

21. Where was the community meeting advertised?

Letters were sent to property owners within, and adjacent to, the proposed overlay district. Additionally, notice was sent to the HOAs of adjacent neighborhoods. The community meeting was also posted on the county website and in the list of all planning and zoning community meetings. Future communication methods will be expanding to include additional mailings and posting on social media.

22. Technology entities need to put in writing what protections there are for residential properties.

Compliance with all applicable regulations to include sound studies, is addressed through the proposed code amendment and other existing local, state, and federal regulations.



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23. Will there be high voltage transmission lines & how those could impact citizens? What is the county's responsibility for protecting citizens?

The TOD areas are carefully chosen to be in general proximity to existing transmission lines. **State and federal regulations govern infrastructure improvements, energy sources, and line locations. State regulations govern the operation and services of energy providers.**

24. Is there any consideration for technology zoning? Right now, our neighbors have T1 & T2 zoning.

The proposed Technology Overlay District in Goochland is similar to the technology zones in neighboring counties and others with potential for technology-based development. The proposed TOD in Goochland County is a zoning overlay that allows certain technology uses but also retains the underlying zoning.

25. When there becomes a scarcity of resources such as water and power, who is going to regulate?

Energy and water infrastructure is an important consideration for technology companies. Goochland considered both power and water availability when determining the proposed TOD boundaries. Users such as data centers work with the locality and the energy provider to determine capacity availability before locating in a locality. **To ensure reliability, the energy providers may require improvements to their systems to serve the additional demand for such users. This is the responsibility of the energy provider, not Goochland County.**

26. Have we considered that certain areas where people live closer to high voltage lines have higher portion of cancer?

Each development is subject to local, state, and federal regulations to include stormwater, wetland, erosion, floodplain, air quality, and other related regulations.

27. The proposed ordinance limits the amount of Energy storage facilities. Why are they capped at 2% ?

During discussion regarding potential users within the TOD, energy storage facilities were considered important and valuable use for both the Goochland community and the power needs of potential technology users. However, the intent is for TOD areas to also have high revenue generating uses that have other benefits to the



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Goochland economy such as ongoing high paying job opportunities. The limitation on energy storage facilities is intended to allow for such uses, but not have them be so prevalent as to exclude other opportunities.

28. How do we opt out of the TOD & Technology Zone?

Please see the *Technology Overlay District and Technology Zone Opt-Out Form* located at www.goochlandva.us/TOD.

29. If we opt out, how does that impact traffic on Hockett, e.g. will businesses come to Hockett to avoid West Creek pricing?

A portion of West Creek Business Park is located along Hockett Road and the Hockett Road area may be a viable option for certain businesses. The Comprehensive Plan includes other potential road connections in that same area to provide alternatives to Hockett Road.

30. How are residents in the district impacted via assessments & potential tax increase?

The tax rate is not changing. It will remain at \$0.53 per \$100 of assessed value. This rate is evaluated in series of public meetings each year as the Board of Supervisors consider their budget. The assessed value of real estate is determined based on the highest and best use of the property; accordingly, it is a possibility that some property in the district will be assessed at a higher value if the highest and best use of the parcel has changed based on the availability of the high-technology uses. If your property assessment increases, you will see an increase in the amount of taxes you owe.

31. If there are stub roads leading into residential subdivisions, will industrial traffic be routed through the subdivisions?

No, generally interior streets in residential subdivisions are intended for residential use, and industrial traffic would be planned with other access points. Existing stub roads would be evaluated for appropriate extensions and uses in the project planning and design phases, and whether or not to connect nonresidential uses to residential development stub roads. This would not preclude the necessary use of such stub roads to provide for emergency access for the protection of both developments.



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