

Resolution recommending approval of CP-2025-00002 and ZOA-2025-00001 - Proposed amendment to the Comprehensive Plan related to the establishment of a Technology Overlay District, and an amendment to the Zoning Ordinance (County Code Chapter 15) adding Sections 15-448 through 15-550 establishing a Technology Overlay District and amending Sec. 15-331 (Off-street parking and loading/unloading requirements) to decrease parking standards for data centers; and amending Sec. 15-500 (Definitions) to include small modular nuclear reactor facility, natural gas peaking plant, and utility generating station.

WHEREAS, Virginia Code § 15.2-2229 enables a local governing body to prepare and refer the planning commission an amendment to the comprehensive plan; and

WHEREAS, Virginia Code §§ 15.2-1427 and 15.2-1433 enable a local governing body to adopt, amend, and codify ordinances or portions thereof; and

WHEREAS, Virginia Code §§ 15.2-2280, 15.2-2285, and 15.2-2286 enable a local governing body to adopt and amend zoning ordinances; and

WHEREAS, the proposed amendments would establish a land use planning area under the comprehensive plan and a zoning overlay district, both related to the creation of a technology zone, and amend parking standards for data centers, and add definitions for small modular nuclear reactor facility, natural gas peaking plant, and utility generating station-all related to the creation of a technology zone; and

WHEREAS, pursuant to Virginia Code § 15.2-2286(A)(7), these amendments are a matter of public necessity, convenience, general welfare, or good zoning practice; and

WHEREAS, after the proper advertisement as required by law, a public hearing was held on September 18th August 21, 2025, and the full text of these proposed comprehensive plan and ordinance amendments were available for public inspection in the Goochland County Administrator's Office, County Administration Building, 1800 Sandy Hook Road, Goochland, Virginia 23063.

NOW THEREFORE, BE IT RESOLVED this 21st 18th day of September August, 2025, the Goochland County Planning Commission hereby recommends that the Goochland County Board of Supervisors adopt the following proposed changes to the comprehensive plan and the zoning ordinance:

1. Sec. 15-331 (Off-street parking and loading/unloading requirements) of Goochland County Code Chapter 15 (Zoning) is hereby amended as follows:

Sec. 15-331. - Off-street parking and loading/unloading requirements.

A. Minimum off-street parking. When any main building is constructed, enlarged, or structurally altered and converted to another use, adequate minimum off-street parking spaces must be provided as follows:

Land Use	Required Parking*
...	
<i>Industrial</i>	
...	
Contractor equipment storage yard, plant, or rental of equipment	1/commercial vehicle; plus 1/employee
Data center	1/300 sq. ft. 1/400 sq. ft. of office space plus 1/4,000 sq. ft. for other space, or as authorized in POD approval based on an operational parking study
...	

2. Secs. 15-448 through 15-450 are hereby added to Goochland County Code Chapter 15 (Zoning) as follows:

Sec. 15-448. - Technology overlay district (TOD) – Statement of purpose and intent.

The technology overlay district (TOD) is hereby created for the purpose of promoting the development of technology center campuses in areas of where existing or proposed infrastructure could adequately support the proposed uses. The TOD furthers the county's efforts to attract and advance high-tech industrial development. The TOD is an overlay of existing zoning districts, regardless of classification.

The development standards are intended to create campus-style developments, to utilize the available infrastructure capacity, and to encourage high-quality development in areas in which high-tech industries can be closely located to benefit from the concentration of energy and infrastructure resources. The development standards promote advanced manufacturing and high technology uses while minimizing impacts to properties adjoining the TOD.

The following criteria should be considered in establishing or extending the areas covered by a technology overlay district:

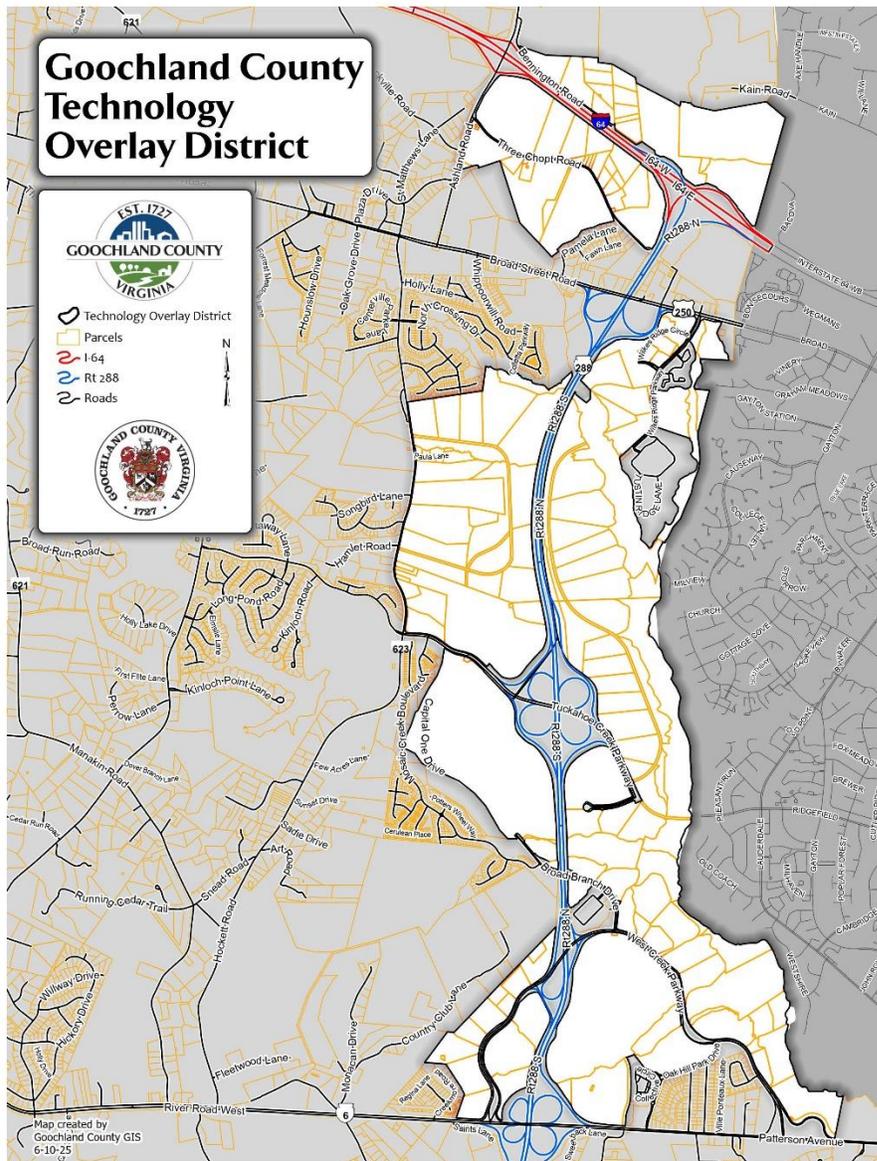
A. *Size and location.* The boundaries of the TOD are intended to encompass a minimum of 100 contiguous acres and to encourage high-tech industries to locate in campus-style developments. Properties in the TOD should be located in proximity to high voltage power transmission lines of 115kv or more. Additionally, the TOD is intended to be located on properties which can be served by adequate infrastructure, including suitable water, sewer, and road capacity to serve the TOD's intended uses.

B. *TOD and zoning district regulations.* The TOD overlays the existing zoning district and imposes additional or different restrictions on the use of and standards for the property. If a use is only permitted by virtue of the TOD ordinance, then TOD standards apply. If a use is by-right under the underlying zoning district and the user is not receiving technology zone incentives pursuant to chapter 8, then the user may choose, prior to approval of its plan of development,

whether to comply with the underlying zoning **district** standards or the TOD standards. If a use is permitted by-right in the underlying zoning **district** and the user is receiving technology zone incentives pursuant to chapter 8, then the user must comply with the TOD standards. However, any user following the TOD standards also has to **must** comply with the underlying zoning **district** standards that are not addressed or superseded by the TOD standards.

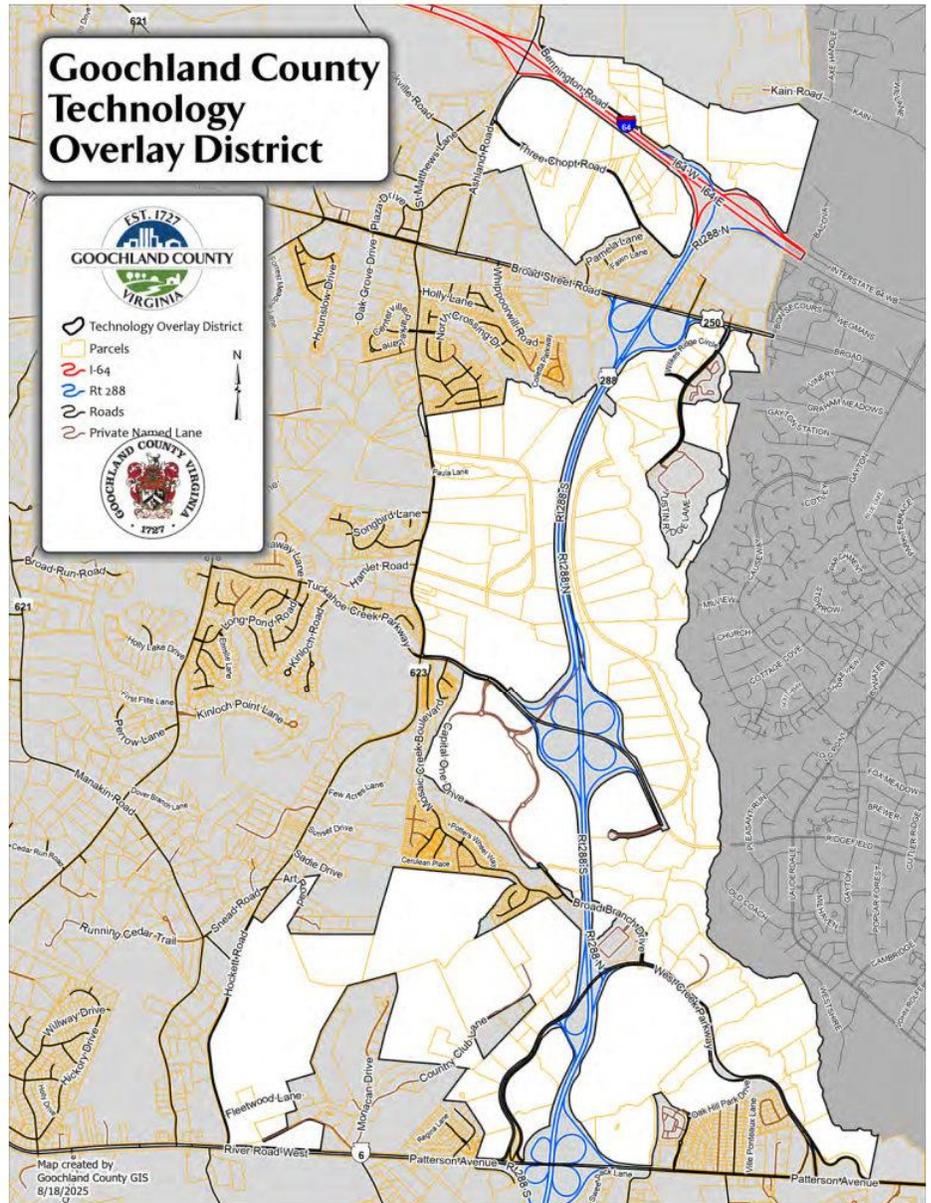
C. TOD adoption. The TOD is being adopted in conjunction with a technology zone ordinance in chapter 8 of this Code. The TOD boundaries are established as shown in Figure 10a:

Figure 10a. Technology Overlay District boundaries



**REMOVE OLD
MAP**

ADD NEW MAP



Sec. 15-449. – TOD design standards.

A. General Standards.

(1) Noise.

a. For conceptual master plans adjacent to either residentially-zoned property or mixed-use development with residential uses, the decibel levels generated from uses on the property cannot exceed 65 dBA between 6:00 a.m. and 8:00 p.m., and 60 dBA between 8:00 p.m. and 6:00 a.m., as measured at any location along the property line within an adjacent to the residentially-zoned property or mixed-use development with residential uses.

b. Noise levels do not apply to sounds generated by construction or generators

operating during an emergency or periods of generator testing. Generator testing is limited to two hours per day which can only occur between 106:00 a.m. and 58:00 p.m. Monday through Friday.

c. A noise impact assessment, prepared by a third party qualified professional, and which meets acceptable industry standards, must be submitted:

(i) With the initial plan of development, and demonstrate that both preconstruction and anticipated operational noise levels at the property lines will meet the noise restrictions herein.

(ii) Should the noise restrictions be met through mitigation strategies, attenuation methods, or other actions by the operator, those compliance measures must be detailed within the plan of development and building permits. Sufficient documentation such as technical specifications, engineered plans, and materials must be provided to demonstrate compliance with the noise level requirements.

(iii) An additional sound study verifying compliance with the noise standards under operating conditions must be provided within six-three months of operations being undertaken.

(iv) Additional sound studies must be provided, upon the request of the zoning administrator, when there are alterations to the facility, modifications to the operation or equipment, or in order to investigate a complaint that the noise is in violation of these standards; however, no more than threefour sound studies will be requested in any calendar year.

(2) Fencing. Fencing of the property improvements must be located on the interior side of the required buffer.

(3) Structure height.

a. The maximum permitted structure height is 120 feet.

b. In addition to the exemptions provided in Sec. 15-507.B, the following are also exempt from this height limit: appurtenances usually required to be placed on the roof level and not intended for human occupancy, such as screening, spires, communications equipment, air cooling ventilation equipment, or ventilators. Parapet walls cannot exceed 6 feet above the finished roof surface. However, the height limit does not apply to any utility infrastructure facility, electric transmission, distribution and substation facilities, and water towers.

c. Structures may not exceed 60 feet in height unless they are equipped with a fire sprinkler system approved by the building official and provide the setbacks below from any property other than a property zoned A-2 that is subject to the TOD regulations or a property zoned either M-1 or M-2:

(i) Structures greater than 60 feet and no greater than 80 feet in height require a 500-foot setback;

(ii) Structures greater than 80 feet in height require a 600-foot setback;

e. For structures greater than 80 feet in height located in a planned development park on property adjacent to residentially zoned property, the minimum setbacks for buildings and structures is 200 feet.

d. Buildings that exceed 60 feet in height that are located adjacent to residentially-zoned property, must, at the height of 60 feet, set back the building facade from the ground floor exterior footprint by a minimum of 15 feet;

ed. A conditional use permit can be granted to exceed these height restrictions.

(4) Lighting. Outdoor lighting must comply with the provisions of article 25 of this chapter with the following exceptions:

a. The maximum mounting height for parking lot, access, and security lighting is 30 feet; and

b. The maximum mounting height for pedestrian and walkway lighting is 12 feet.

(5) Utility Generating Station Setbacks and Buffers. A utility generating station may be located where the comprehensive plan designates property as Flexible or Industrial. No station can be located within 1,500 feet of any residentially-zoned property, a mixed-use development with residential uses, or the county boundary line. The station and related improvements must be set back from adjacent property and public roads a minimum of 300 feet and there must be a 300-foot buffer landscaped in compliance with Sec. 15-449.B.4 and no parking, drives, use, structure, or building may be located within 10 feet of the buffer landscaping.

(6) Data Center Setbacks and Buffers. A data center cannot be located within 300 feet of residentially-zoned property or a mixed-use development with residential uses. When adjacent to any property not zoned M-1 or M-2, use must provide a minimum 250-foot vegetated buffer in accordance with Sec. 15-449.B.4. and no parking, drives, use, structure, or building may be located within 10 feet of the buffer landscaping.

(75) Plan of Development approval. There are several exceptions to the TOD design standards that can be granted at time of plan of development approval, so long as community development staff determines both that the purpose, intent, and aesthetics of the TOD will be met, and that the plan of development substantially complies with the approved conceptual master plan.

B. Additional standards for property not in a planned development park.

(1) Conceptual Master Plan.

a. A conceptual master plan with sufficient detail to ensure the design compatibility of future improvements, avoid design conflicts, and verify general compliance with the applicable design standards must be submitted for each technology campus. Once approved, additional property and structures can be added through approval of an amended conceptual master plan. No building permits will be issued, or plan of development approved, for parcels, structures, or infrastructure within the campus until the conceptual master plan or amended conceptual master plan is approved.

b. Conceptual master plans, including amendments, are subject to administrative review and approval by the zoning administrator, who will consider the extent to which the master plan conforms to the zoning ordinance, and applicable development standards, as well as the purpose and intent of the TOD.

c. If the zoning administrator approves or disapproves the conceptual master plan, or any amendment thereto, and the applicant disagrees with the final decision, the applicant may file a written appeal with the planning commission within 15 days of the date of the zoning administrator's final decision. The planning commission will thereafter consider and decide the appeal.

(2) Building Design and Materials.

a. Principal façades. Any building facade visible from adjacent public and private roads exterior to the campus, or visible to residentially-zoned property must be constructed to the standards of a principal façade. When a building has more than one principal facade, the principal facades must be consistent in design, materials, details, and treatments. Principal facades associated with new construction must avoid a monotonous appearance, and large bulky masses; they must avoid the use of undifferentiated surfaces by including at least two of the following design elements:

(i) Variation in building height or varied rooflines;

(ii) Building step-backs or recesses to provide variation in building mass;

(iii) Fenestrations distributed within and across the façade which comprise at least 20% of the facade; or

(iv) Changes in building material, pattern, texture, color, or accent material.

b. Non-principal facades. Facades that do not fall under (a) above cannot utilize materials inferior to the primary materials of the principal façade, but these non-principal facades are not required to have differentiated design elements.

c. Building facade material requirements.

(i) The following primary and secondary materials are permitted: a tinted textured masonry block, pre-cast concrete, tilt-up concrete panels with brick finish or stone facing, glass, stucco and external insulation finish system (EIFS) that simulates a stucco appearance, fiber-cement siding, metal panel systems, structural metal siding, wood siding, and smooth faced concrete blocks.

(ii) Precast concrete must contain other materials embedded within and articulated with design detailing, or other building materials must be used to create design interest.

(iii) A structure that does not meet these standards may be allowed through plan of development approval.

(3) *Open Space Required.* For each conceptual master plan, a minimum of 20% open space is required. Open space includes undeveloped land; wetlands; steep slopes; stormwater areas; water left in undisturbed, open condition, or developed as a landscaped area for buildings, streets, or parking lots; and areas used primarily for resource protection or recreational purposes.

(4) *Landscaping.*

a. Generally.

(i) Properties must have an approved landscaping plan as a part of the plan of development.

(ii) Landscaping required in accordance with this chapter and the plan of development must be maintained in accordance with Sec. 15-379. Any existing plant material may be removed if dead, diseased or invasive provided that any credited existing vegetation or required plantings approved through the Plan of Development shall be replaced the next growing season.

(iii) All existing vegetation to be preserved on the property must be shown on the required landscaping plan, and grading and erosion control plans. When there are groups of trees or shrubs, the groups may be outlined. Any existing trees to be removed must also be clearly delineated on the landscaping plan, and grading and erosion control plans. Tree protection fencing

must be installed along perimeter of all areas to be preserved.

(iv) All landscaping must be installed according to accepted professional planting practices and procedures. Landscaped areas along roads, drives, and parking must be protected from vehicular encroachment by means such as wheel stops, concrete curbs, or treated timber.

b. Plant Materials. Plant materials must conform to the standards of the most recent edition of the "American Standard for Nursery Stock", published by American Horticulture Industry Association d/b/a AmericanHort, an ANSI-accredited Standards Developing Organization. The size of acceptable plant materials is as follows:

(i) Large deciduous trees. Trees that have a minimum mature crown spread of at least 30 feet and, for multi-stem species, a minimum caliper of 2 1/2 inches for new trees when planted. For native species, the minimum caliper at planting may be reduced to 2 inches. or, for other species, For credited existing trees, trees must have a minimum caliper of 6 inches measured 12 inches above ground when planted. For native species, the minimum caliper at planting may be reduced to 2 inches.

(ii) Small deciduous trees. For multi-stem species, trees that have a minimum mature crown spread of at least 12 feet and a minimum height of 6 feet when planted. For other species, trees with a minimum of 2 inches in caliper when planted. For native single-stemmed species, the minimum caliper when planted may be reduced to 1 1/2 inches. For credited existing trees, multi-stem species must have a minimum height of 8 feet, and other species must have a minimum caliper of 4 inches measured 12 inches above ground. Species which are multi-stemmed must have at least 3 canes. For native single-stemmed species, the minimum caliper when planted may be reduced to 1 1/2 inches.

(iii) Evergreen trees. Evergreen trees with a minimum height of 7 feet for new trees when planted, or at least 10 feet for credited existing trees. For native species, the minimum caliper when planted may be reduced to 6 feet.

(iv) Medium shrubs. Shrubs with a height between 18 and 24 inches when planted.

c. Buffer Requirements.

(i) Except as provided herein, the following will not be included in the buffers: easements which are generally parallel to the buffer, road fill slopes, and any cut slopes steeper than 3 to 1. Roads, utility rights-of-way, and easements are permitted to cross buffers perpendicularly. Easements crossing buffers must generally be at right angles, or cross the buffer in the least impactful manner. Trees located in a buffer will be retained unless removal is necessary to accommodate vehicular access and/or utilities that run generally perpendicular through the buffer. Pedestrian facilities may be located within the buffer. Stormwater management and best management practices facilities, parking, sidewalks, guard houses, and other accessory permitted uses are prohibited in the buffer, unless authorized in the plan of development approval. Trees located in a buffer will be retained unless removal is necessary to accommodate an approved improvement. Vegetation should be reasonably distributed throughout the length and depth of the buffer.

(ii) For buffers of 100 feet or greater, a utility easement(s) or right-of-way expansion may be approved to run generally parallel within a required buffer, through plan of development approval, so long as the easement(s) or right-of-way does not exceed 50 feet in width, the easement improvements and vegetation removal is visually mitigated, and, if there are multiple utilities, they are in either a shared easement or abutting easements. In addition, the landscaping requirements

of the buffer prior to the reduction must be met within the unencumbered buffer area. Additional plantings or other improvements may be required to mitigate the impact on the buffer and to ensure that the intent of the buffers are met. The utility easement(s) or right-of-way expansion and requested reduction must be demonstrated on the landscaping plan submitted with the plan of development.

(iii) For buffers adjacent to public and private roads exterior to the conceptual master plan a solid opaque 6-foot high fence of durable material may be approved with the plan of development if the exterior side of the fence has sufficient natural topography, existing vegetation, or supplemental vegetation to provide a visual separation.

(iiiiv) At a minimum, buffers must preserve, include, or be planted with materials as outlined in Table 5.2.

<u>Table 5.2. Buffer Vegetation Required</u>					
<u>Landscape Type</u> [2]	<u>Landscape Type</u> [1]	<u>Vegetation Requirements Per Buffer Width</u>			
		<u>50-foot or less buffer</u>	<u>100-foot buffer</u>	<u>150-Foot buffer</u>	<u>200-Foot or more buffer</u>
		<u>Number/Linear feet</u>	<u>Number/Linear feet</u>	<u>Number/Linear feet</u>	<u>Number/Linear feet</u>
	<u>Small Deciduous Trees</u> [3]	<u>1.5/30</u>	<u>3/30</u>	<u>4.5/30</u>	<u>6/30</u>
	<u>Large Deciduous Trees</u>	<u>1.5/50</u>	<u>3/50</u>	<u>4.5/50</u>	<u>6/50</u>
	<u>Evergreen Trees</u>	<u>1.5/ 30</u>	<u>3/30</u>	<u>4.5/30</u>	<u>6/30</u>
	<u>Medium Shrubs</u>	<u>1.5/10</u>	<u>3/10</u>	<u>4.5/10</u>	<u>6/10</u>
<p>[1] Proposed composition of species and landscaping layout subject to plan of development approval.</p> <p>[2] If no creditable vegetation exists, planted buffers may include a minimum four-foot-high berm with a 3:1 maximum side slope and the required buffer planting materials, with small deciduous trees calculated per 50 linear feet and medium shrubs per 15 linear feet.</p>					

[3] Evergreen trees may be substituted for up to 50% of the small deciduous trees.

d. Screening.

(i) Adjacent to interstate or limited access roads. Within the required setback, existing vegetation should be retained or supplemented with a mix of canopied vegetation and evergreens, to achieve interrupted views from the interstate or limited access roads. Utilization of opaque architectural walls or fences made of brick, stone, masonry, or similar material and construction may be utilized within the setback to achieve this effect and to screen outdoor storage and truck and trailer parking. If used, walls and fences must be maintained.

(ii) Use specific. In addition to other screening requirements in this article, outdoor storage, loading areas, refuse areas, treatment plants, public utility facilities, and truck and trailer parking must be screened from public roads, and residentially- or agriculturally-zoned property. Screening may be achieved by a principal building; architectural walls or fences made of brick, stone, masonry, or similar material and construction; topography; landscaped berms; existing or supplemented vegetation; or a combination of these elements.

(iii) Accessory equipment screening. Ground level and rooftop accessory equipment must be screened from adjacent public and private roads exterior to the conceptual master plan, and from residentially-zoned property. Screening may be provided by a building housing a principal use, or through existing or supplemented vegetation within a buffer or easement. Accessory equipment not screened by a principal building or existing vegetation must be screened by an opaque solid fence, screen wall or panel, parapet wall, or other visually solid screen that is constructed of materials compatible with the principal building façade.

(iv) A viewshed analysis must be submitted with the plan of development. A decreased or revised amount of screening can be approved at plan of development approval if it is determined that the proposed layout of the accessory equipment and the proposed screening will cause no adverse visual impact on adjacent roads and properties.

(5) Conceptual master plan perimeter buffers, generally. Unless otherwise stated, these buffers are required around the exterior boundary of the conceptual master plan unless modified through an approved plan of development.

a. — Buffers are measured concurrently inclusive with the width of any required setback, provided that no parking, drives, use, structure, or building may be located within 10 feet of the buffer landscaping.

b. — Roads, utility rights of way, and easements are permitted to cross buffers perpendicularly. Stormwater management features, parking, sidewalks, guard houses, and other accessory permitted uses are prohibited in the buffer, unless authorized in the plan of development approval.

c. — Buffer yard plantings must be designed to minimize visual impacts from adjacent public and private roads exterior to the conceptual master plan. Alternatively, in the plan of development, a solid opaque 6-foot high fence of durable material may be approved if the exterior

side of the fence has sufficient natural topography, existing vegetation, or supplemental vegetation to provide a visual separation.

(6) — Minimum buffer width. Buffers are required as follows, unless modified through an approved plan of development:

- a. Adjacent to residentially-zoned property. Minimum buffer width of 200 feet.
- b. Adjacent to agriculturally-zoned property. Minimum buffer width of 200 feet, except a public utility and all accompanying appurtenances and structures require a buffer width of only 100 feet.
- c. Adjacent to commercially-zoned property. Minimum buffer width of 35 feet.
- d. Adjacent to arterial roads. Minimum buffer width of 150 feet.
- e. Adjacent to collector or local roads. Minimum buffer width of 100 feet.
- f. Adjacent to roads providing general circulation within a conceptual master plan. Minimum buffer width of 35 feet.
- g. Within a conceptual master plan. Buffer requirements do not apply between users on the same conceptual master plan.

(76) Conceptual mMaster plan setback requirements, generally. Unless otherwise stated, these setbacks are required around the exterior boundary of the conceptual master plan.

- a. Adjacent to roads.
 - (i) Along interstate and limited access roads a minimum setback of 50 feet is required for buildings, structures, parking, loading areas, and storage areas. These areas should be screened in accordance with Sec. 15-449.54.d.
 - (ii) Along arterial, collector, or local roads, a minimum setback of 100 feet is required for buildings, structures, parking, loading areas, and storage areas.
 - (iii) Along roads providing general circulation within the conceptual master plan, a minimum setback of 35 feet is required.
- b. Adjacent to residentially-zoned property. No permitted use, outdoor storage for collection of refuse, or loading area is permitted closer than 200 feet from any residentially-zoned property. Parking, stormwater management features, sidewalks, guard houses, and other accessory permitted uses are prohibited in the setback, unless permitted through plan of development approval.
- c. Adjacent to agriculturally-zoned property. No permitted use, outdoor storage for collection of refuse, or loading area is permitted closer than 200 feet from any agriculturally-zoned property. Parking, stormwater management features, sidewalks, guard houses, and other accessory permitted uses are prohibited in the setback, unless permitted through plan of development approval. For a public utility and accompanying appurtenances and structures, the minimum setback is 100 feet, and 50 feet for electric substations.
- d. Adjacent to commercially- or industrially-zoned property not within the TOD boundaries. No permitted use, building, structure, parking, outdoor storage, or loading area is permitted closer than 35 feet from property zoned for commercial or industrial use that is located outside of the TOD boundaries.
- e. Setbacks between buildings. Within the conceptual master plan, the minimum

setback between buildings of different users is 10 feet, unless otherwise approved in a plan of development. Driveways, parking, and covered entrances may be within this setback; however, they may not be closer than five feet to the property line of a different user. Covered walkways connecting buildings, or connecting buildings with parking areas, are permitted in setbacks.

(8) *Signage.* Signs must comply with the provisions of Sec. 15-421.D. Where there is a coordinated campus of multiple users, a sign package detailing sign standards for the campus must be submitted with the conceptual master plan.

Sec. 15-450. – Permitted uses – Generally.

This overlay district is intended to support the county’s technology zone ordinance in chapter 8 which is specifically adopted to support and encourage “technology products, processes, or related services”, which is defined as businesses engaging in the activities of automation, advanced manufacturing, biotechnology, biomedical research, computer hardware, computer software, defense, electronics, electrical sub assembly, medical technologies, pharmaceuticals, photonics, systems integration, internet software, data and data warehousing. The use of computers, telecommunications services, or a web page or internet site is not sufficient to qualify as a qualified technology business.

A. The following uses are permitted by right, or through a conditional use, if noted, subject to the stated limitations:

(1) Technology college, university, or technical school.

(2) Technology training center.

(3) Data centers.

(4) Technology research and development facility.

(5) Advanced manufacturing facility creating products through innovative technologies and characterized by production activities that depend on information, automation, computation, software, sensing, and networking.

(6) An energy storage facility as the principal or sole use is permitted if: as a conditional use with a siting agreement, and no more than 2 percent of total TOD area can be occupied by energy storage facilities.

a. facility is a minimum of 1500 feet from residentially-zoned property or the county boundary line;

b. facility is within a quarter (1/4) mile of I-64 or Rte. 288;

c. a siting agreement with the county is provided;

d. facility utilizes solid state battery systems, or facility utilizes a lithium ion battery system not exceeding 20 megawatts in storage capacity; and

e. no more than 2 percent of total TOD area is occupied by energy storage facilities.

f. Facilities not compliant with above may be approved through a conditional use permit

(7) Public Utility. transmission substation, transmission line, other than normal distribution.

(8) Utility generating facility, permitted as a conditional use, which is either a natural gas peaking plant or small modular nuclear reactor facility.

B. The following accessory uses, which support the identified permitted uses in subsection A, are hereby authorized:

- (1) Water treatment plant.
- (2) Sewage treatment plant.
- (3) Elevated water storage tank or tower.
- (4) Central heating or cooling facility.
- (5) Food service facility.
- (6) Security building.
- (7) General storage and maintenance facility.
- (8) Structured parking.
- (9) General office.
- (10) Energy generating facility.
- (11) Solar Energy Facility, supplementary.
- (12) Energy storage facility.
- (13) Other accessory uses which are customarily accessory and incidental to the principal use, as determined by the zoning administrator.

Other accessory uses approved by the zoning administrator at the time of conceptual master plan review. If the applicant disagrees with the final decision, the applicant may file a written appeal with the planning commission within 15 days of the date of the zoning administrator's final decision. The planning commission will thereafter consider and decide the appeal.

Secs. 15-448-15-450. Reserved.

Sec. 15-500 Definitions.

Facility, small modular nuclear reactor. A utility generating station, also referred to as SMR, which includes a nuclear reactor that produces electrical energy of less than 300 MWe. The reactors are modular in form, having been fabricated elsewhere and transported for assembly at the station location.

OOO

Peaking plant, natural gas. A utility generating station which produces electrical energy via gas turbines fueled by natural gas and operates only during periods of peak electricity demand.

OOO

Utility generating station. A facility which generates electricity for sale, transmission, or distribution or a natural gas utility which produces natural gas for sale, transmission, or distribution, other than in enclosed containers, to the public and is rate regulated. The term does not include solar energy facility, principal or supplementary or energy storage facility.

3. A Technology Overlay District is hereby added to Chapter 2: Land Use & Villages of the 2035 Comprehensive Plan as follows:

Chapter 2 – Land Use & Villages

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Designated Growth Areas

Designated Growth Areas are outside of Rural Enhancement Areas and located generally on the eastern end of the County and in the Courthouse Village. The Designated Growth Areas identify where commercial and residential development should be concentrated. The advantages of delineating such areas include proactively planning and coordinating growth, reducing pressure to develop in rural areas, supporting cost effectiveness by utilizing existing and planned infrastructure, and facilitating private sector investment in infrastructure. The designated growth areas as discussed herein have been found to meet the intent of the Code of Virginia, section §15.2-2223.1. Site and architectural design standards are generally recommended to encourage high quality development and should include a desirable mix of land uses such as commercial, residential, and public uses.

Technology Overlay District

A Technology Overlay District is an overlay district designated to attract and provide for the development of high technology uses. The district is intended to encourage the clustering of high-revenue generating users which utilize advanced manufacturing and high technology methods within a set area to encourage the maximization of available and shared infrastructure. These districts should be located where there is adequate land areas to support multiple users as well as buffering and setbacks between the district and adjoining property, where infrastructure could adequately support advanced manufacturing and high technology users, in proximity to high voltage power transmission lines, and where there is adequate existing or planned infrastructure, including water, sewer, energy, and road capacity. Accordingly, the installation or extension of public roads, public facilities, and public utility facilities within a technology overlay district should be considered substantially in accordance with this comprehensive plan.

Implementation of the Technology Overlay District will be undertaken through amendments to the zoning ordinance and specific master plans approved for specific technology campuses within the district.

Tuckahoe Creek Service District (TCSD)

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- 4. Except as amended herein, all County Code provisions remain in effect.**
- 5. This ordinance and Comprehensive Plan amendment is effective immediately.**

A COPY ATTEST:

