

Welcome



In order to provide an opportunity for all attendees to participate, questions and comments will be taken via comment cards.

 **Community Input Card**

Instructions: Please use this card to jot down any questions or comments you may have about the Goochland County Technology Overlay District or the Technology Zone. The cards will be collected.

I want to share my question(s) / comment(s) in today's session

Name: _____

My question/comment is about:
(Circle all that apply)

- Noise and Quality of Life
- Buffers and Heights
- Rural Character
- Utilities & Infrastructure
- By-Right Development
- Property Values
- Other: _____

Your Questions/Comments:

How We Will Use Input Cards

- Cards collected **before the Q&A** will help us organize speakers and ensure a wide range of topics can be addressed during today's session (as time allows).
- **All collected cards** will be reviewed as input for our assessment of the Technology Overlay District and Technology Zone.

Please fill out a comment card and place in one of the baskets in the front.



Goochland County
Technology Overlay District,
Technology Zone & Comprehensive
Plan Amendments
September 8, 2025
Community Meeting

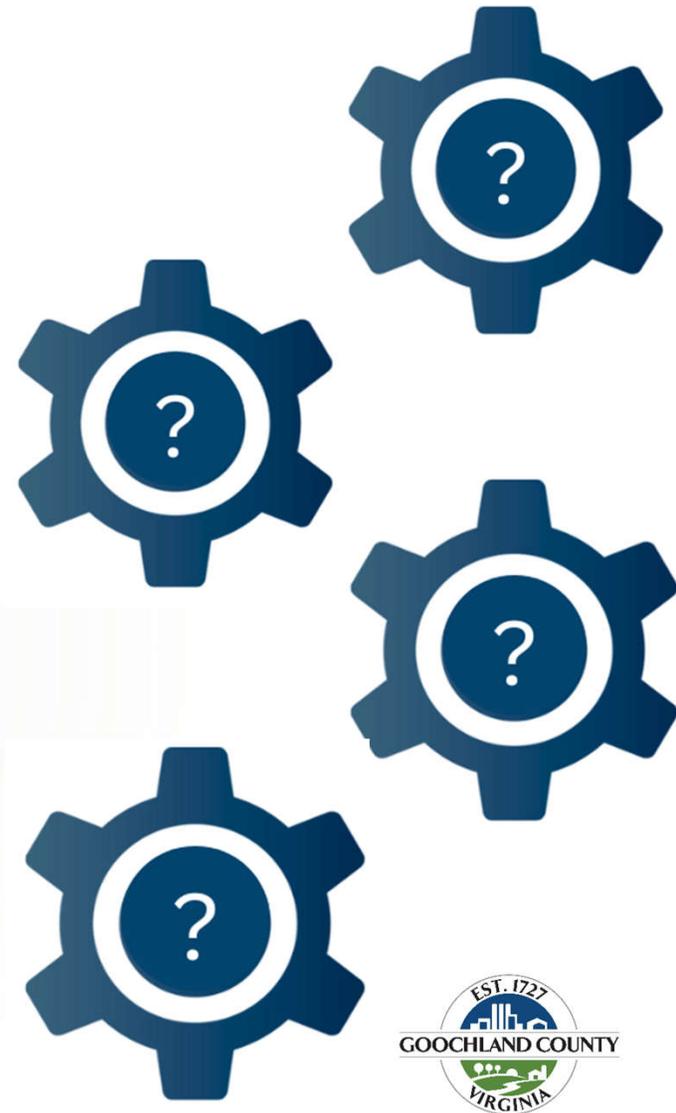
Meeting Goals

- Overview of the guiding goals of the Technology Overlay District (TOD) and Technology Zone (TZ).
- Share what we are hearing.
- Provide an overview of the regulations and an update on new recommended changes to the Technology Overlay District and Technology Zone.
- Layout next steps.
- Answer questions from attendees!



Why are we here?

- County Staff and the Economic Development Authority are recommending two ordinances that will work together to attract high quality, high revenue economic development projects:
 - Technology Overlay District (TOD)
 - Technology Zones (TZs)
- We are gathering feedback for the final recommendation to be made to the Board of Supervisor for their consideration.



We're balancing
opportunity with
protecting what makes
Goochland special.



Guiding Tenets

- Dedicated to finding the right balance of Goochland's rural nature and quality economic development (85%/15%).
- We're listening to our community.
- We're balancing opportunity with protecting what makes Goochland special.
- We pursuing the best path forward: one where all residents, businesses, and the County all benefit.

Vision: A prosperous and vibrant community rich with history and opportunity where the citizens and their rights and freedoms are protected.



Our Big Challenge

- Protect Goochland's rural nature.
- Fulfill the county's mission to provide high quality services in an efficient and accountable manner.
- Thoughtfully limit taxes and keep taxes low for all property owners.



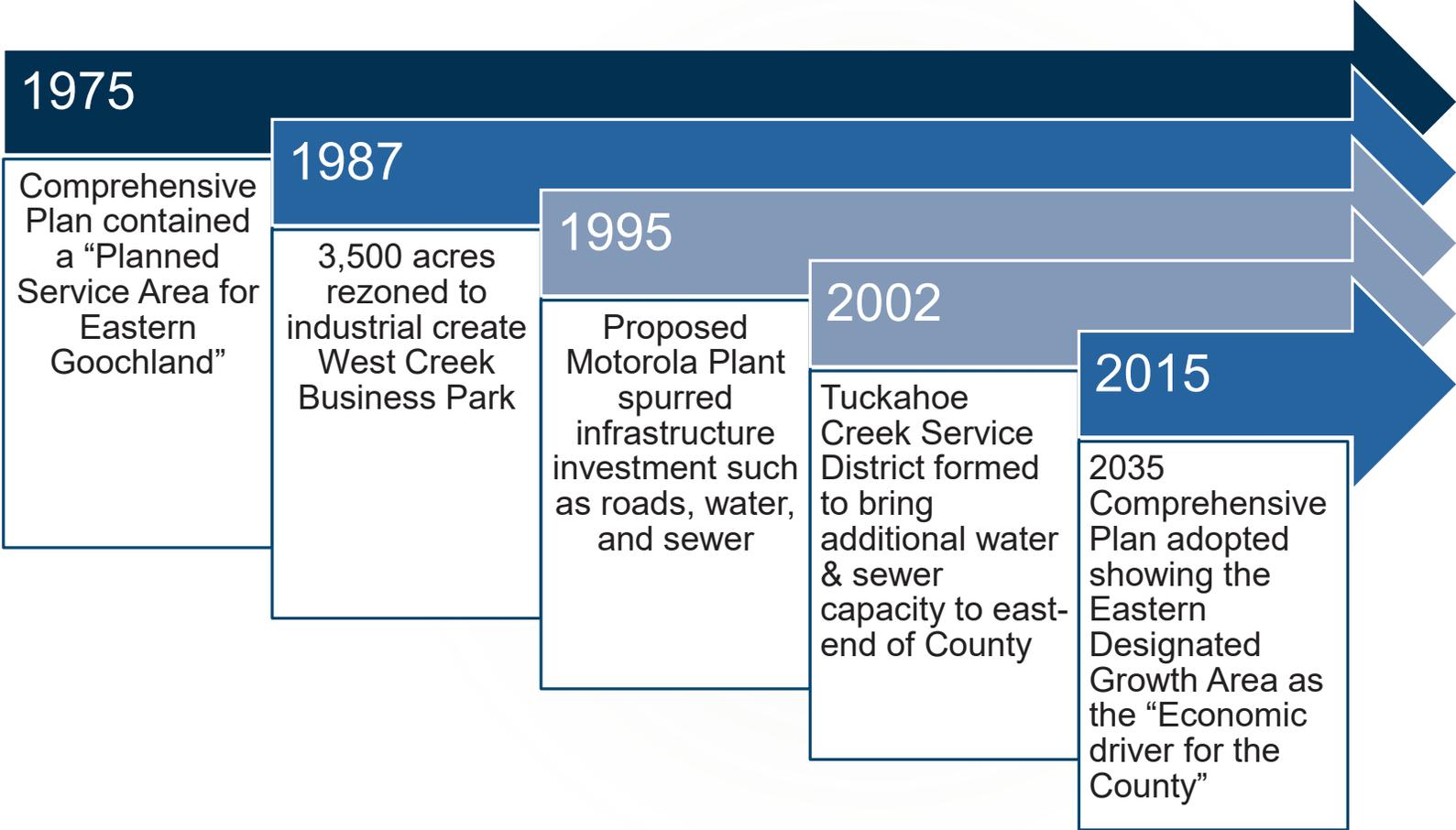
The Answer: Goochland's Long-range Comprehensive Plan

- Keep Goochland 85% rural, 15% developed in alignment with our County's Comprehensive Plan.
- Expand the commercial tax base in order to preserve rural character.
- Ensure growth means the right economic development, in the right places in alignment with our Comprehensive Plan.

**Our approved Comp Plan is about balance:
Protecting Goochland's rural lifestyle, while building
a sustainable future.**



History of Planned Development



Why recruit new business?

**Property taxes –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% goal of
70% revenue from Residential
30% revenue from Commercial



Strategy for Smart Growth

Our Strategy in Action:

- **Concentrate Growth:** West Creek / Eastern Corridor with existing infrastructure.
- **Protect Rural Goochland:** keep 85% rural per the Comprehensive Plan.
- **Diversify the Tax Base:** attract high-value, low-impact businesses (data/tech, advanced manufacturing) to reach desired tax revenue goal of 70%/30%.
- **Balance Protections and Investment:** TOD safeguards for nearby residents plus by-right certainty for investors.
- **Stay Regionally Competitive:** align with Henrico, Chesterfield, and others while setting Goochland apart.
- **Sustain Revenue:** fund first responders, infrastructure, and schools without overburdening property owners.
- **Pay Down TCSD Debt:** high-value companies will aid in paying down the TCSD debt.
- **Leverage the Technology Zone:** offer smart, targeted incentives to attract the right businesses.



Protecting Neighborhoods, Attracting Investment

Our plan is to strike the right balance: **attract investment while at the same time protecting neighborhoods.**

- **TOD standards** lead to stronger protections: buffers, setbacks, noise limits, design controls.
- **By-right opportunities** give businesses certainty and encourage high-value investment.
- **Balanced zoning** keeps Goochland competitive regionally while safeguarding quality of life.

Goochland can, and must, be both a place of opportunity and a place of preservation.



We are
listening.



We are Listening to Our Community

100+

Different communications from residents, letters, emails, and phone calls, sharing concerns, ideas, and requests.

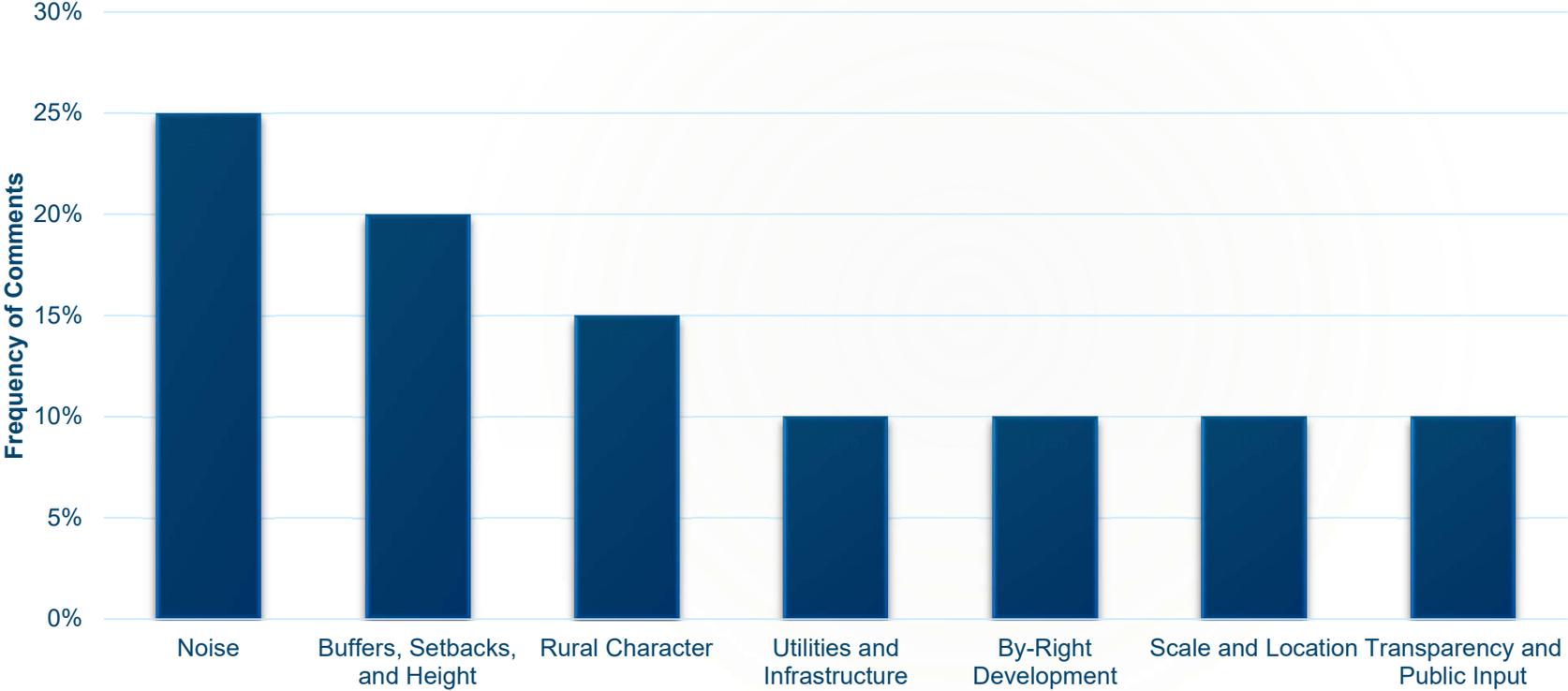
This feedback is shaping stronger protections and guiding our path forward.



What We Heard from the Community

We received more than 100 questions and comments from the community covering a wide range of themes*.

What We Heard Most Often



*Individual comments often addressed more than one theme.



Refining Our Plan Through Community Input

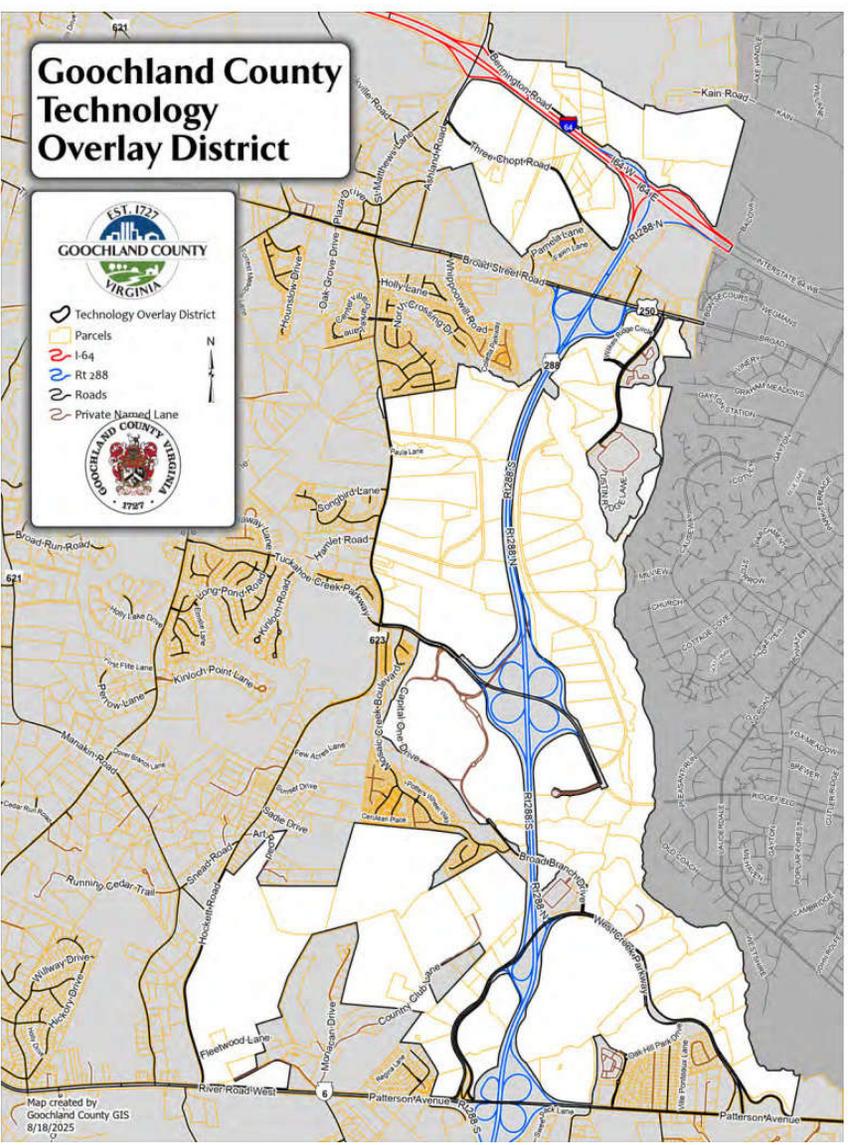
Issue Raised by Residents	Initial Proposed Requirement (July 2025)	Revised Requirement (Aug 2025)
Setbacks and Buffers	200' buffer from residential/agricultural property	300' setback and 250' buffer required for data centers ; 200' buffer for other TOD uses + 500'- 600' setbacks for buildings over 80' and 120'
Height	Up to 120' building height allowed	Buildings >60' require additional setbacks ; stricter facade standards near subdivisions
Noise - Decibels	65 dB day / 60 dB night cap	No changes
Noise - Hours	Generator testing between 6AM-8PM	Limit generator testing between 10AM and 5 PM and only 2 hours per day
Noise - Monitoring	Require noise study within 6 months of operation; Request noise study up to 3 times per year; measured at property line	Require noise study within 3 months ; request noise study up to 4 times per year ; now measured at any point within adjacent property
Energy Use	Dominion coordination only	Proactively added areas for alternative energy uses in designated areas only with large setbacks
By-Right Development	Data centers, advanced manufacturing, and utilities by-right	Some uses shifted to by-right with conditions (acreage, siting, buffers)
Scale and Location	Broad TOD/TZ overlay areas	Increased area of TOD/TZ per citizen requests, opt-out option for landowners (deadline Oct 10)
Transparency and Public Input	One public meeting in July 2025	Additional Sept 2025 meeting , extended deadlines, redlined ordinances, updated FAQs, opt-out form provided, increased notification mailing

We're pursuing the best path forward: one where all residents, businesses, and the County all benefit.



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

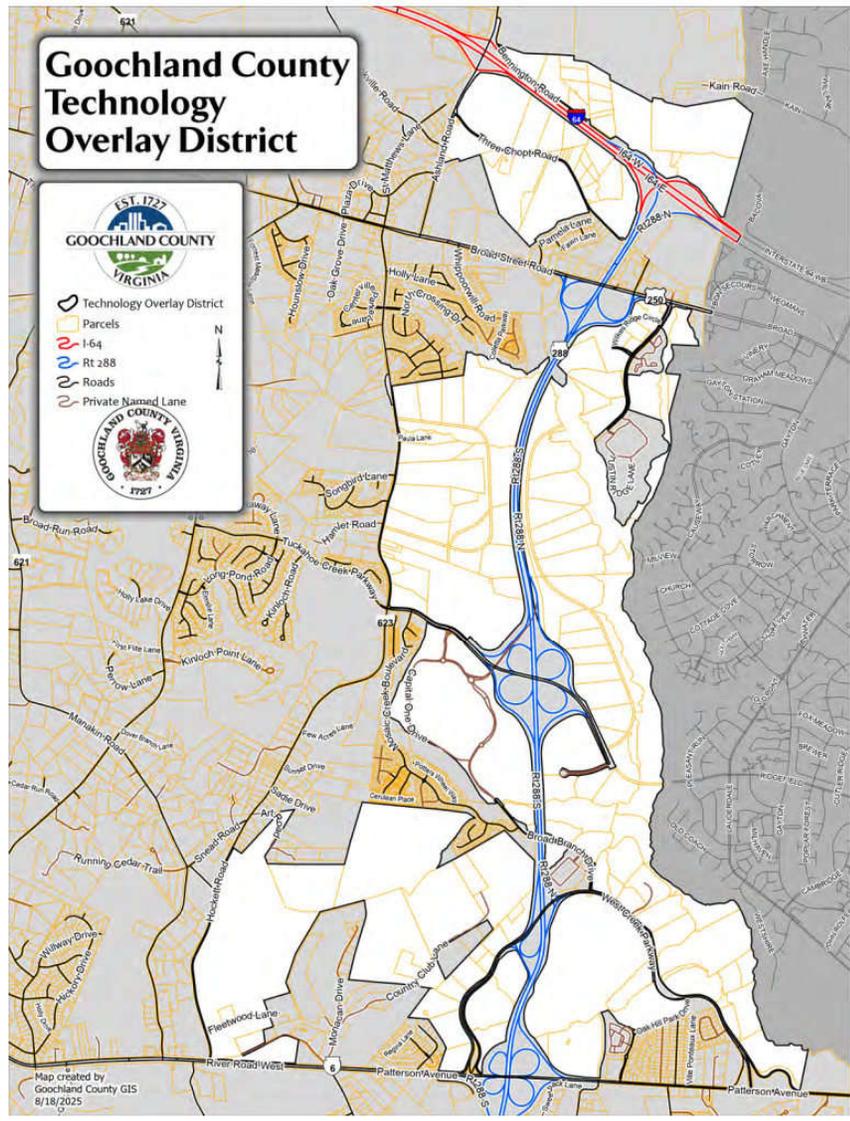
Goochland County Technology Overlay District



GOOCHLAND COUNTY VIRGINIA

-  Technology Overlay District
-  Parcels
-  I-64
-  Rt 288
-  Roads
-  Private Named Lane





Map created by
Goochland County GIS
8/18/2025



What is a Technology Business?



What uses will be allowed in TOD?

By Right

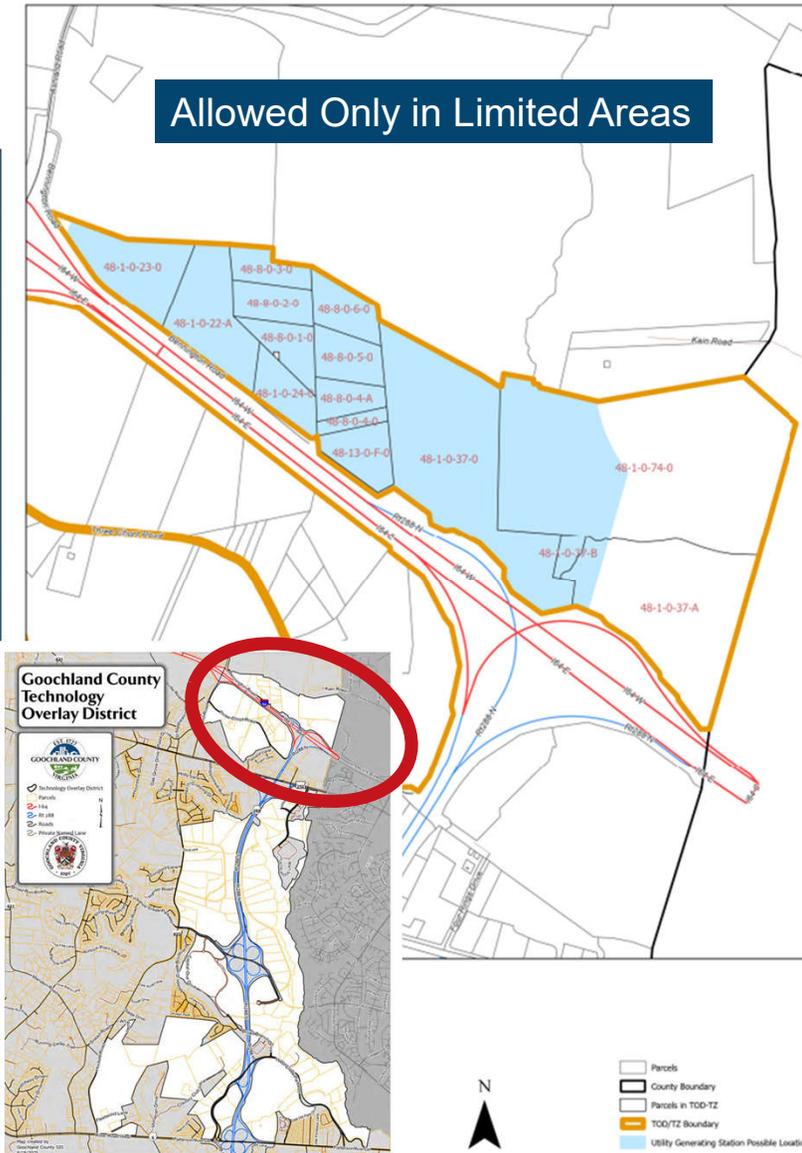
- **Advanced manufacturing facility** creating products through innovative technologies and characterized by production activities that depend on information, automation, computation, software, sensing, and networking
- **Data center**
- **Public Utility:** transmission substation, transmission line,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

What uses will be allowed in TOD?

Utility Generating Station

- Limited to:
 - Small Modular Nuclear Reactor (SMR)
 - Gas Peaking Plant
- Thoughtful Limited Area:
 - **Only allowed where designated Industrial/Flexible in the Comprehensive Plan (shown in blue)**
 - 1,500 feet from zoned residential and Henrico County Line (shown in blue)
 - Setback & Buffer – 300' (not shown)

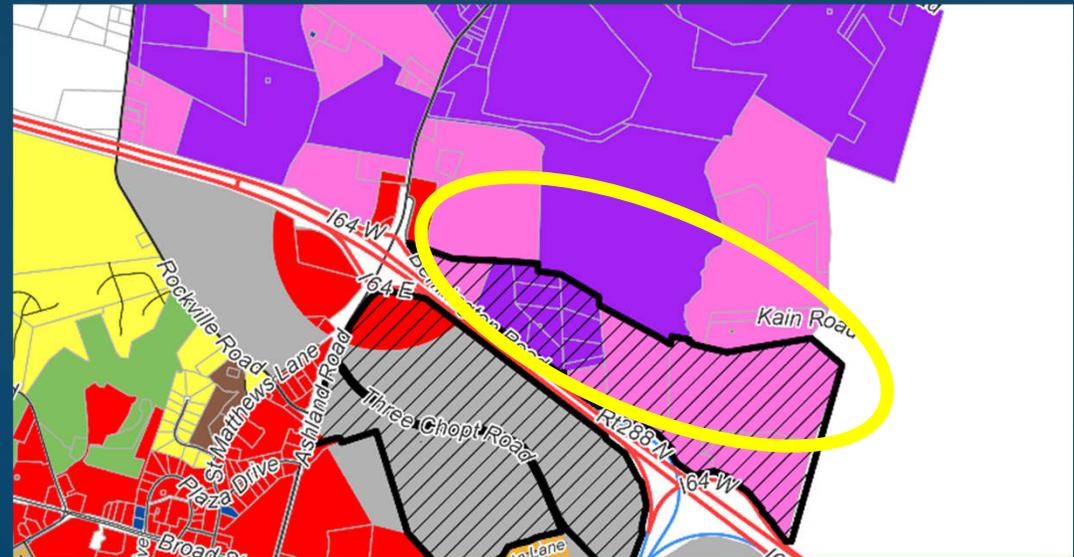
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2035 Comprehensive Plan

Comp Plan Land Use 2035

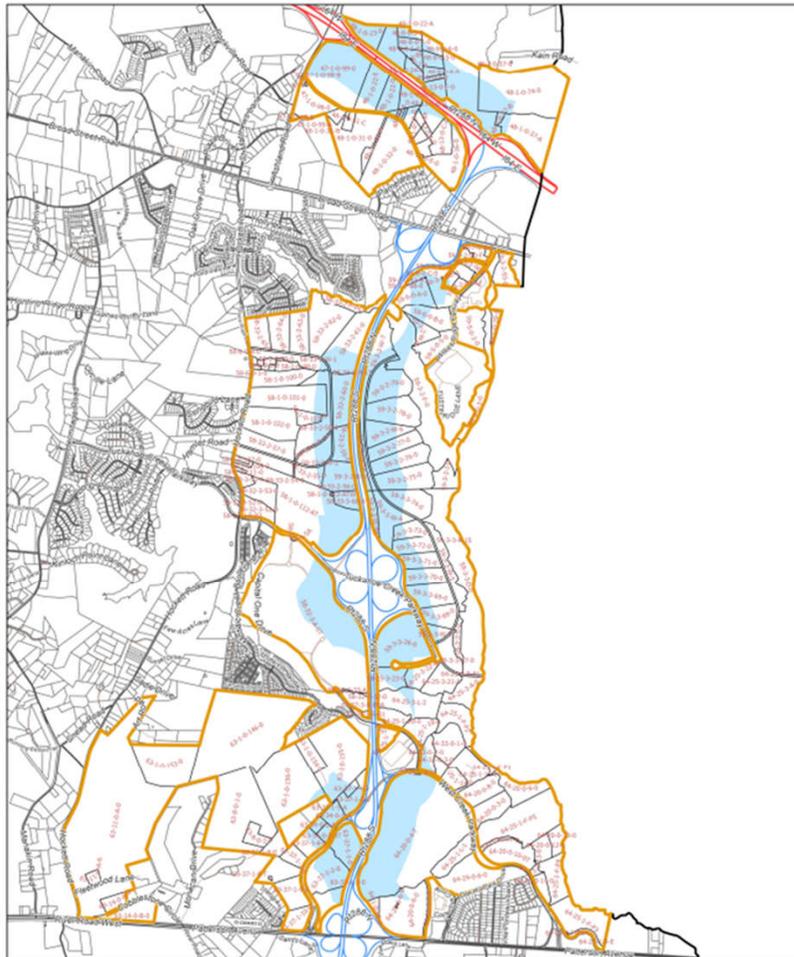
- Commercial
- Flexible
- Flexible - With Residential
- Industrial
- Mixed Use Commercial
- Neighborhood Residential
- Office - No Retail
- Prime Economic Development
- Public / County Owned / Institutional
- Public/County-Owned/Institutional
- Recreation / Open Space
- Rural Enhancement Areas
- Semi-Public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



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

Energy Storage By-Right

- All battery types except, Lithium-Ion battery storage is limited to 20MW.
- **Thoughtful Limited Area:**
 - 1,500 feet from zoned residential and County Line (shown in blue)
 - Within ¼ mile of 288 or I-64 (shown in blue)
- Siting agreement required.
- No more than 2% of total TOD area.
- Facilities not compliant may be approved via a CUP.



Allowed Only in Limited Areas



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
- Utility generating station
- Solar Energy Facility, supplementary
- Energy storage facility
- Other accessory uses approved by the zoning administrator at the time of conceptual master plan review

Important Note

“By-right” does not mean free from oversight.

- All uses subject to local, state and federal regulations including air emissions, building code, zoning, environmental and stormwater compliance.
- Utility Generating Station and Energy Storage facilities **must** meet all state and federal permitting requirements and undergo ongoing safety reviews.

What are the Development Standards?

- **Lighting** – Comply with Article 25 of County Code (dark sky) except increase pole mounting height from 25 to 30 feet
- **Fencing** of improvements must be interior to the required buffer
- **Data Center parking**
 - 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**
- **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



Building design standards

- (a) Variation in building height or varied rooflines
- (b) Building step-backs or recesses to provide variation in building mass
- (c) Fenestrations distributed within and comprise at least 20% of the façade
- (d) Changes in building material, pattern, texture, color, or accent material
- (e) Accessory equipment screening by opaque fence or solid screen

Site design standards

- (1) Setback requirements (vary by adjacency)
- (2) Buffer requirements (vary by adjacency)
- (3) Lighting mounting height limited to 30 ft (parking lot, access, security)
- (4) Screening of outdoor storage, refuse, and other areas

What are the Development Standards?

Noise: Adjacent to residentially or mixed use zoned property

- Limited to **65db** (6:00am-8:00pm) and **60db** (8:00pm to 6:00am)
- Measured **at any location within an adjacent residentially-zoned property** or mixed-use development with residential uses.
- Noise restriction **does not apply** to sounds generated by **construction** or generators operating during an **emergency** or during generating **testing**.
- Generator testing is **limited to two hours per day** between 10:00am-5:00pm, Monday-Friday.

What are the Development Standards?

- **Noise:** Adjacent to residentially or mixed-use zoned property
- **Noise sound study** shall be submitted with initial Plan of Development detailing that noise limit **will be met or ways to mitigate** sounds to meet limits.
- A **second sound study** verifying compliance with noise limits **under operating conditions** must be provided within **three months** of operations.
- **Additional studies** (up to four annually) must be provided upon the **request of Zoning Administrator**, upon alterations or modifications to the facility or equipment, or to **investigate a noise complaint**.

Modifications to Noise Requirements

Initial Requirement (July 2025)

- Generator testing between 6AM-8PM
- Zoning administrator limited to requesting noise study to three times per year
- Require noise study within six months of operation
- Noise was monitored at the property line



Revised Requirement (August 2025)

- Limit generator testing between **10AM and 5 PM** and **only 2 hours per day**
- Zoning administrator can now request noise study **four times** per year
- Changed to require study within **three** months of operation
- Clarified that where adjacent to residential/mixed use property sound be measured **at any point within an adjacent residentially or mixed-use zoned property.**
- Clarified that noise impact assessment **must be prepared by third-party qualified professional**



What are the Development Standards?

Height Setbacks & Buffers:

- Data Center Use – **250' vegetative buffer with 300' setback** (if West Creek chooses to develop under the TOD)
- Other TOD Use – **200' vegetative buffer with 200' setback** (if West Creek chooses to develop under the TOD)
- Height Setbacks

Building Height	Setback
60'	200' & 300' for data center (West Creek optional)
61'- 80'	500'
81-120'	600'

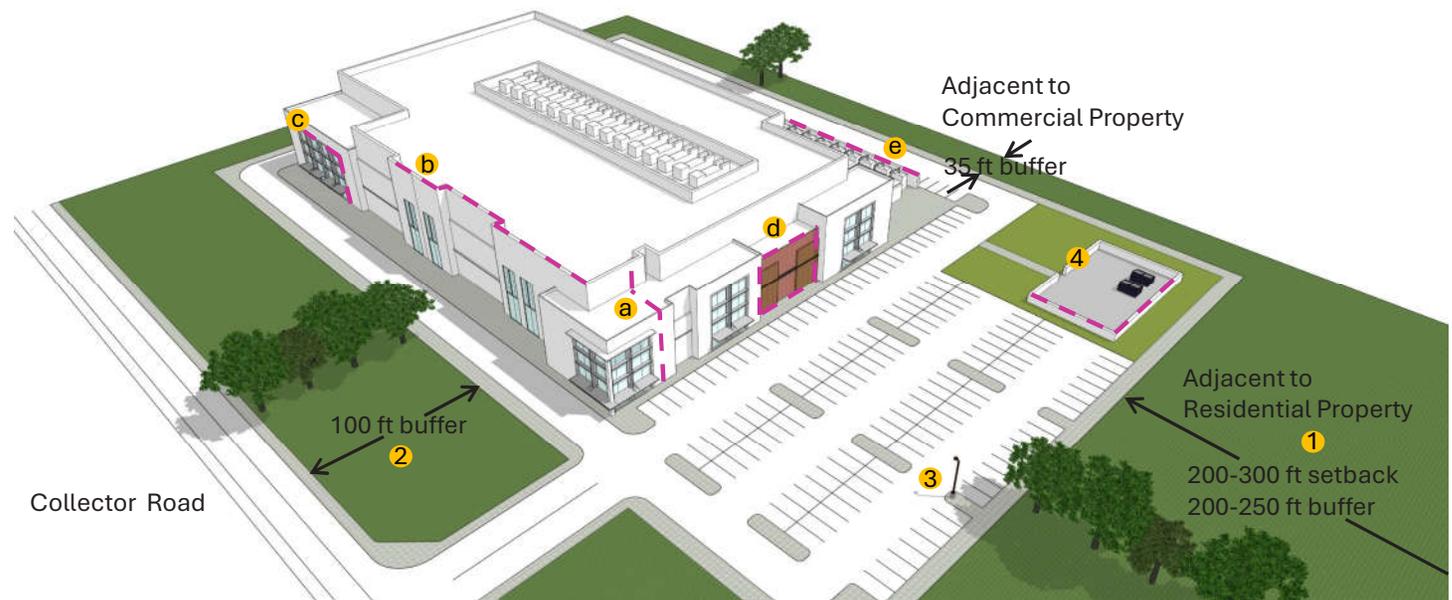
- Buildings that exceed 60 feet in height that are located adjacent to residentially-zoned property, must, at the height of 60 feet, set back the building façade from the ground floor exterior footprint by a minimum of 15 feet.

What are the Development Standards?

• Height Setbacks & Buffers

• Buffers along roads

- 150 foot for arterial
- 100 foot for collector or local
- 35 foot for interior roads



Building design standards

- (a) Variation in building height or varied rooflines
- (b) Building step-backs or recesses to provide variation in building mass
- (c) Fenestrations distributed within and comprise at least 20% of the façade
- (d) Changes in building material, pattern, texture, color, or accent material
- (e) Accessory equipment screening by opaque fence or solid screen

Site design standards

- (1) Setback requirements (vary by adjacency)
- (2) Buffer requirements (vary by adjacency)
- (3) Lighting mounting height limited to 30
- (4) Screening of outdoor storage, refuse, etc.

Modifications Setbacks, Buffers, & Height

Initial Requirement (July 2025)

200' buffer from residential / agricultural property.



Revised Requirement (August 2025)

300' setback with 250' buffer for data centers
500'- 600' setbacks with 200' buffer for taller buildings

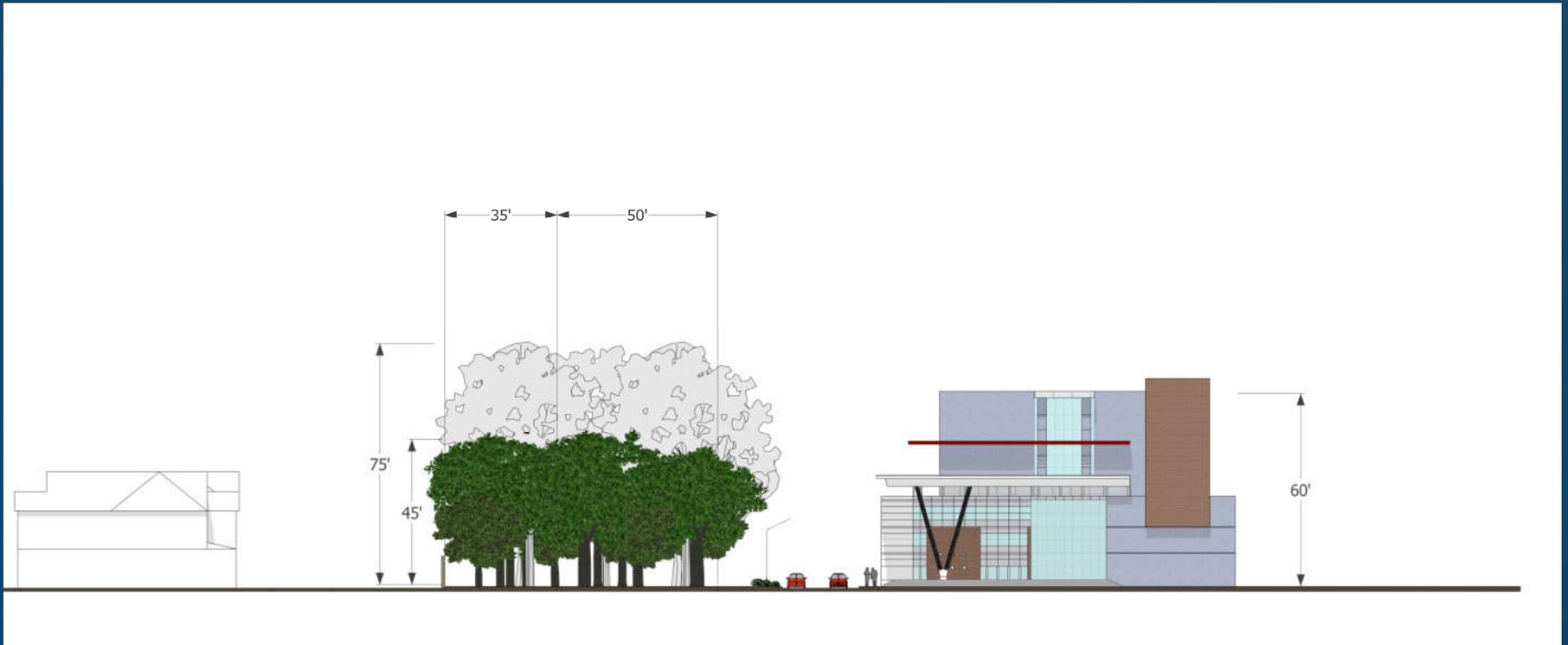
Building Height	Setback
60'	300' (data centers) 200' other TOD uses
61'- 80'	500'
81-120'	600'



What are the Development Standards?

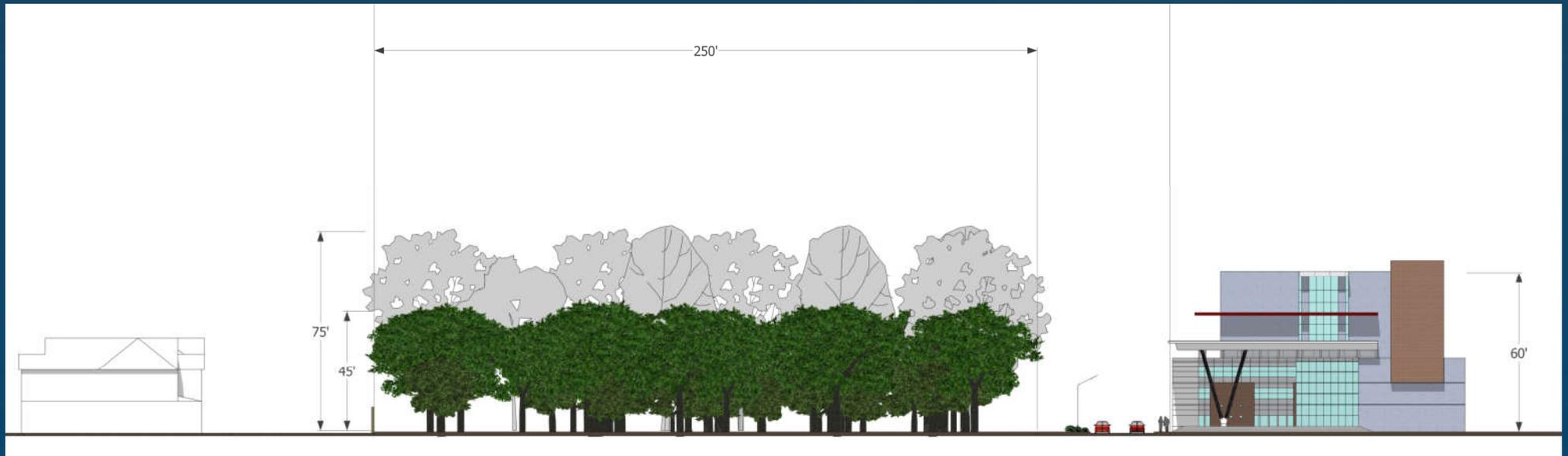
Buffer vegetation required to be planted if not already established (will apply to West Creek if choose to develop under TOD)

Landscape Type	Vegetation Requirements Per Buffer Width				
	50-foot or less buffer	100-foot buffer	150-foot buffer	200-foot buffer	250-foot buffer
	Number/ Linear feet	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	6/30
Large Deciduous Trees	1.5/50	3/50	4.5/50	6/50	6/50
Evergreen Trees	1.5/ 30	3/30	4.5/30	6/30	6/30
Medium Shrubs	1.5/10	3/10	4.5/10	6/10	6/10



Side view of 60' ft tall building separated by 35' buffer (Reader's Branch open space), 50ft buffer and setback from residential area

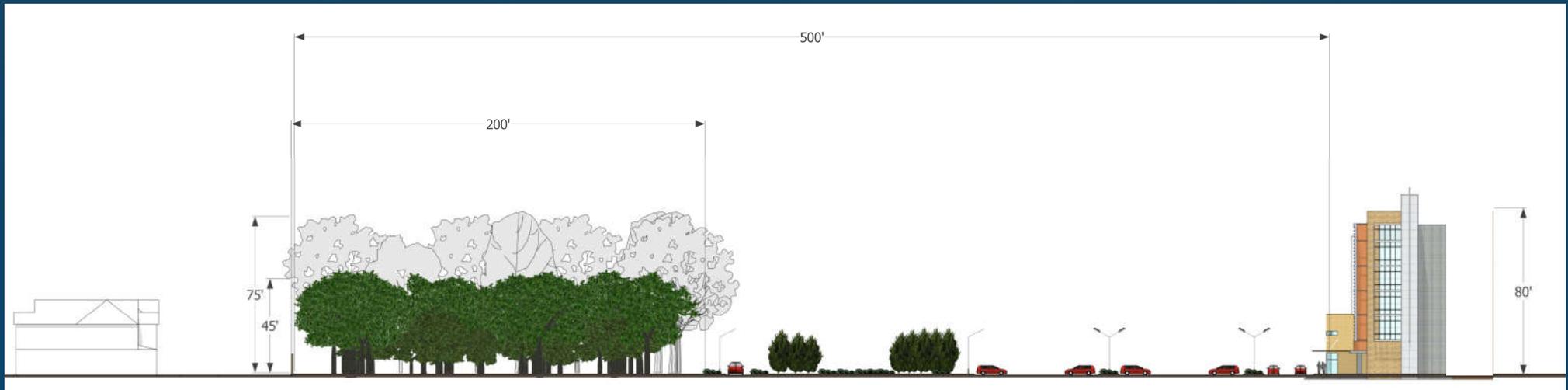
Existing by-right development



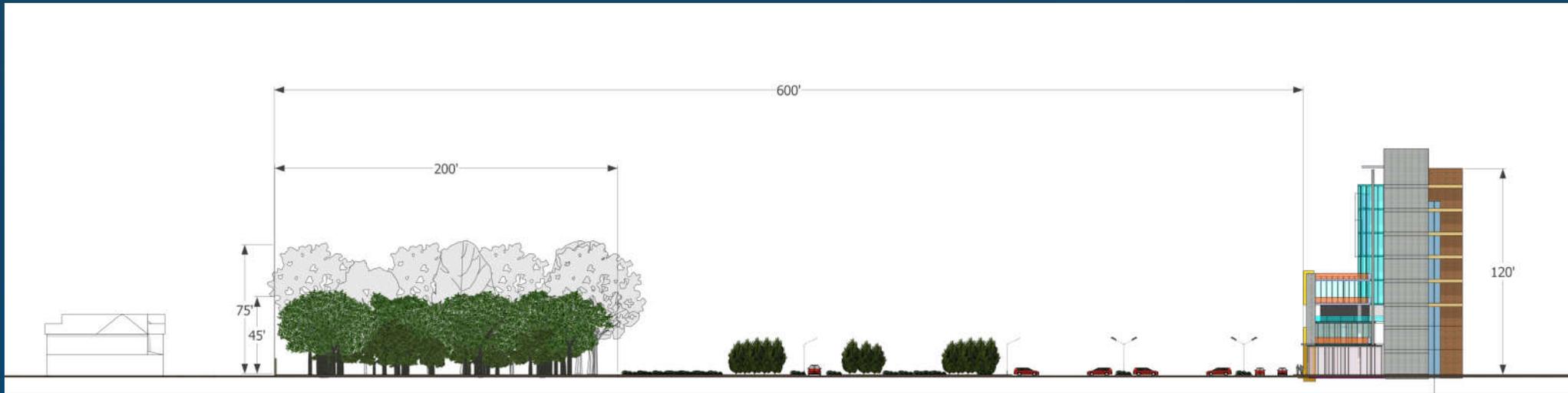
Side view of 60 ft tall building (Data Center) separated by 250 ft buffer and 300' setback from residential area



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 and 500 ft setback from residential area



Side view of 120 ft tall building separated by 200 ft buffer and 600 ft setback from residential area



Perspective view of 80 ft tall building from residential area, separated by 200' buffer and 500 ft setback
(fully hidden)



Perspective view of 120 ft tall building from residential area, separated by 200' ft buffer and 600 ft setback
(fully hidden)

Readers Branch

Balloon Test Flight – September 3, 2025

Flight from South Crossing Drive





Beech Hall Circle

Looking south and west
120' High

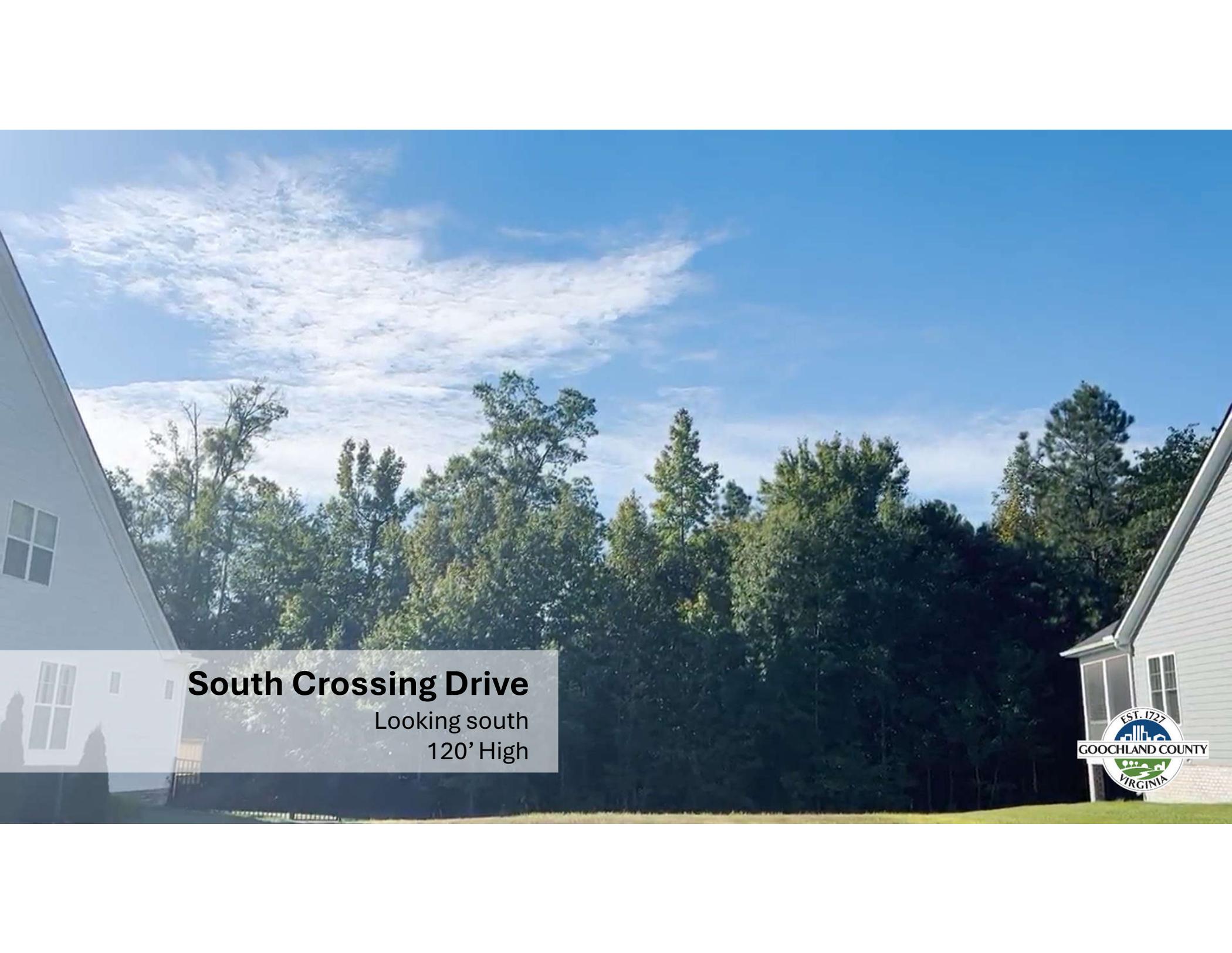




South Readers Circle

Looking southeast
120' High





South Crossing Drive

Looking south
120' High



Only drone visible



Colletta Parkway

Looking southwest
120' High



Mosaic

Balloon Test Flight – September 3, 2025

Flight 1 from Bellini Crescent





Kaleidoscope Row

Looking south

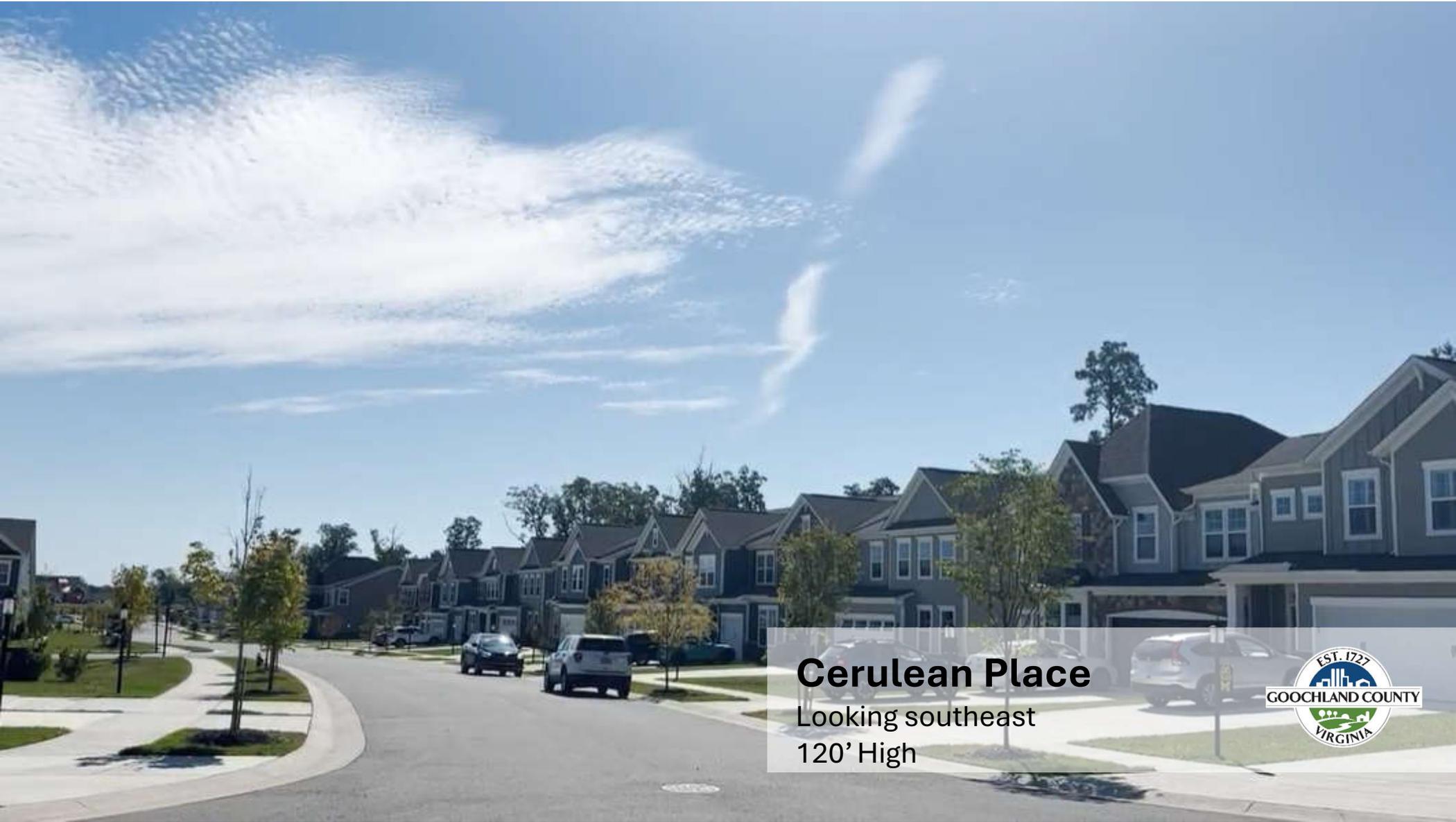
120' High





Talavera Terrace
Looking south
120' High

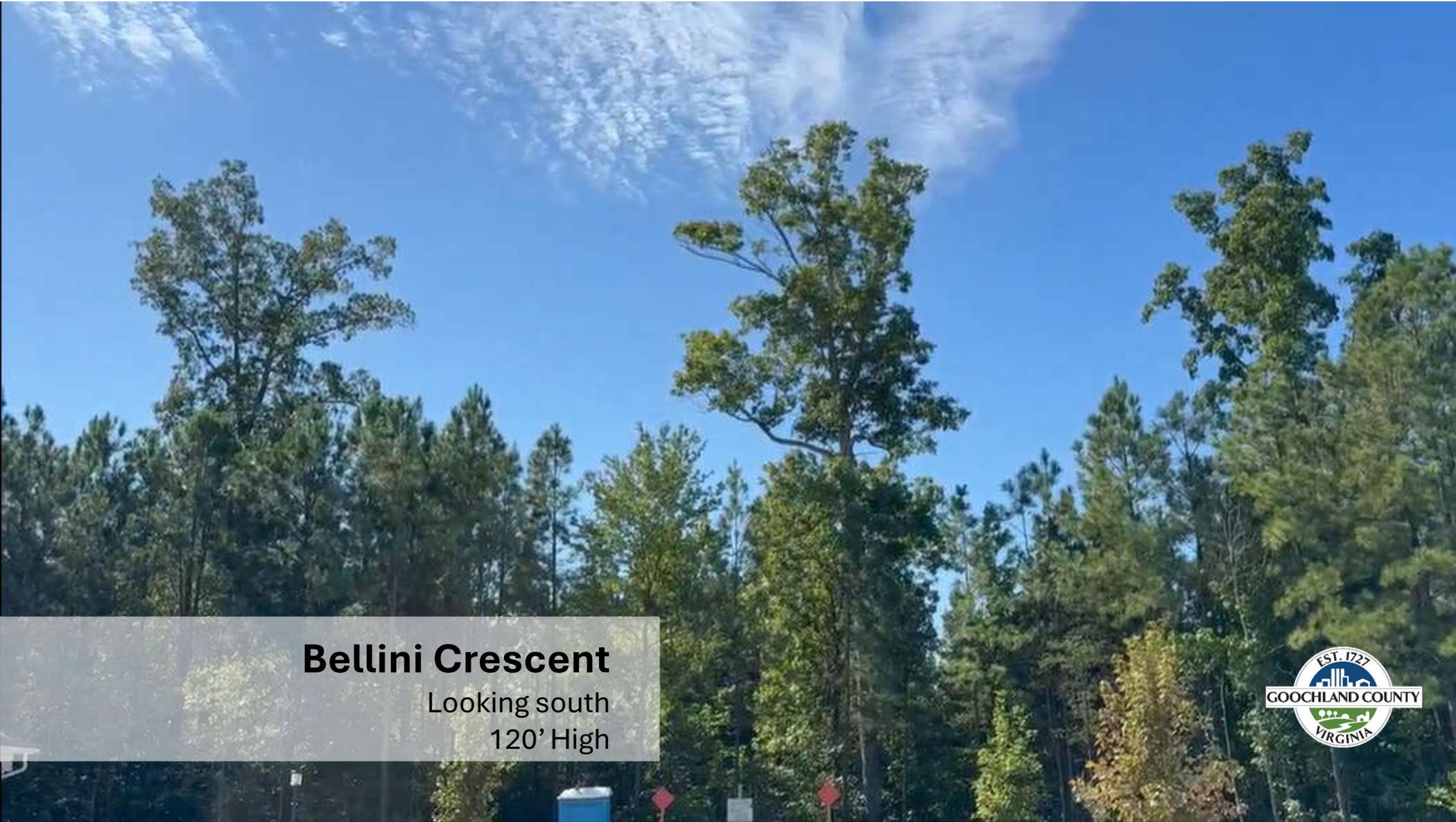




Cerulean Place

Looking southeast
120' High





Bellini Crescent

Looking south
120' High





Bisque Terrace

Looking northwest
120' High



Mosaic

Balloon Test Flight – September 3, 2025

Flight 2.1 from Bisque Terrace



Kaleidoscope Row

Looking south east
120' High





Talavera Terrace

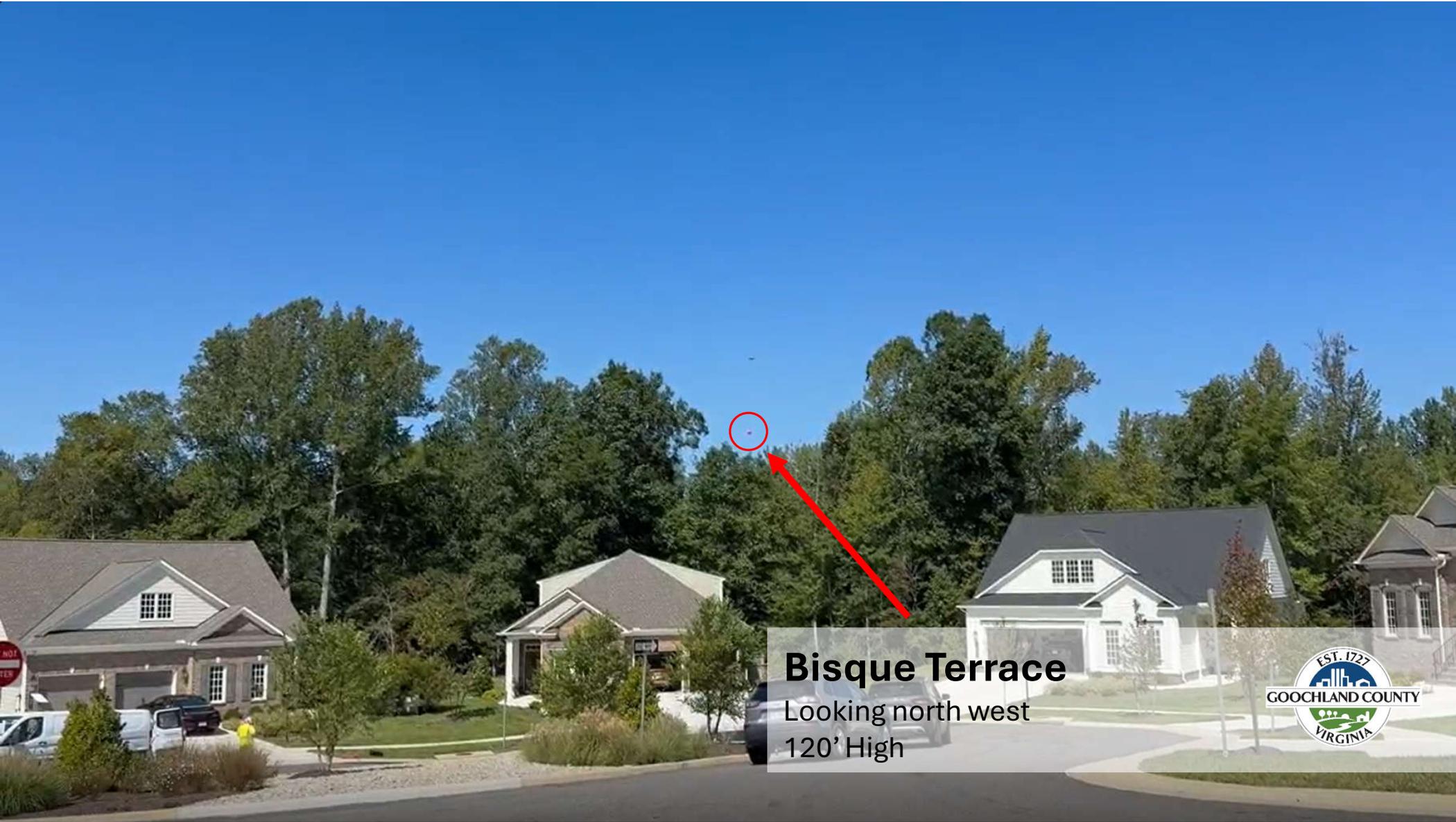
Looking south east
120' High





Cerulean Place
Looking south east
120' High





Bisque Terrace

Looking north west
120' High





Bellini Crescent

Looking south east
120' High



Mosaic

Balloon Test Flight – September 3, 2025

Flight 2.2 from Bisque Terrace



Kaleidoscope Row

Looking south east
120' High





Talavera Terrace
Looking south east
120' High





Cerulean Place

Looking south east
120' High





Bisque Terrace

Looking south east
120' High



Bellini Crescent

Looking southeast
120' High

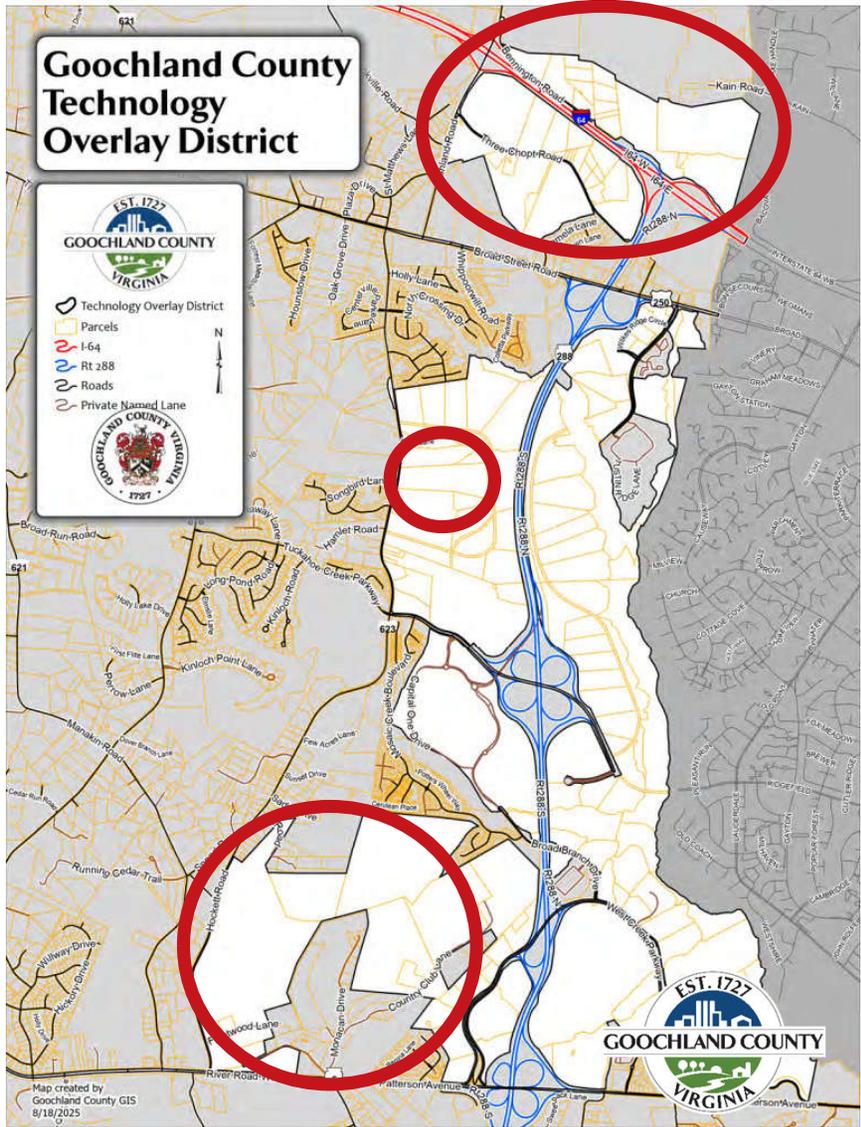


Bellini CRES

Development Standards - Outside of Planned Development Park (West Creek)

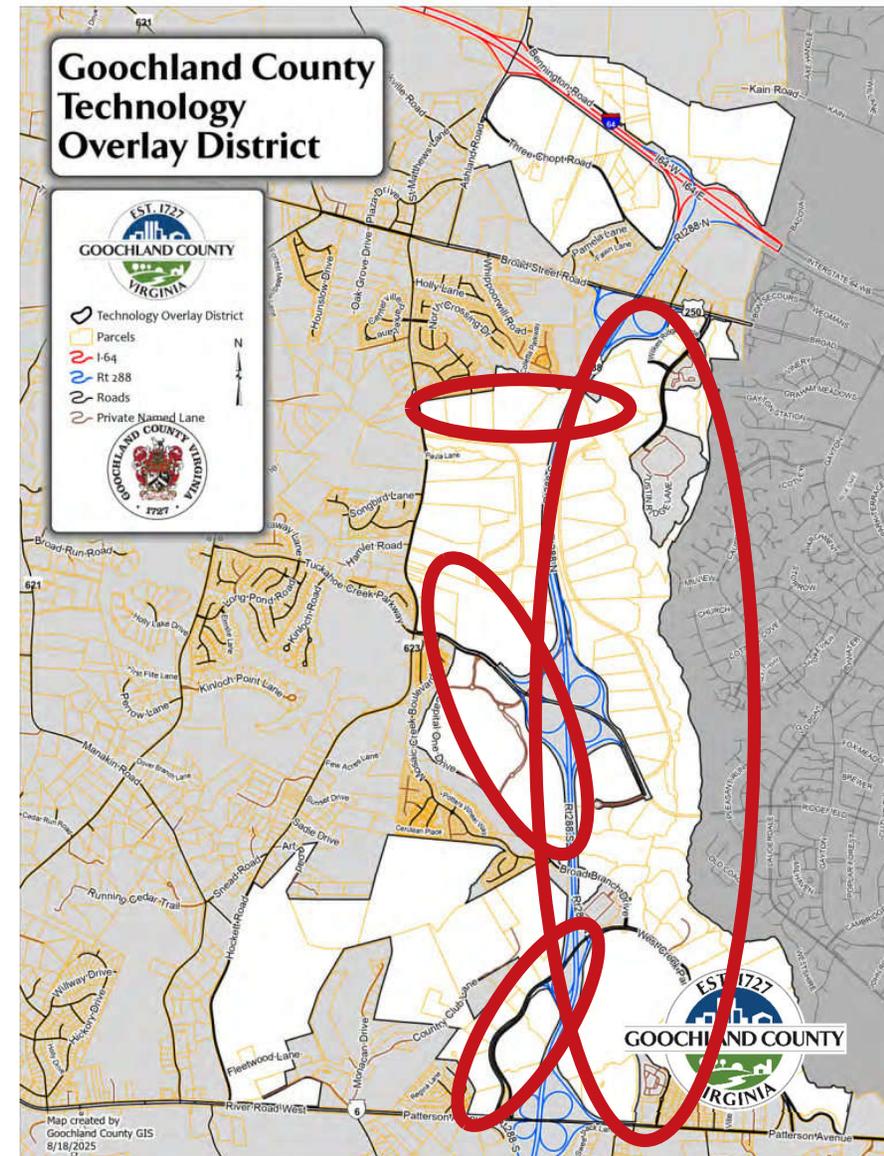
Must meet **ALL** development standards:

- Conceptual Master Plan
- Sign Design Package
- Noise
- Height
- Lighting
- Fencing
- Building Design & Materials
- Screening of equipment
- Landscaping
- Buffers
- Setbacks
- Open space requirement



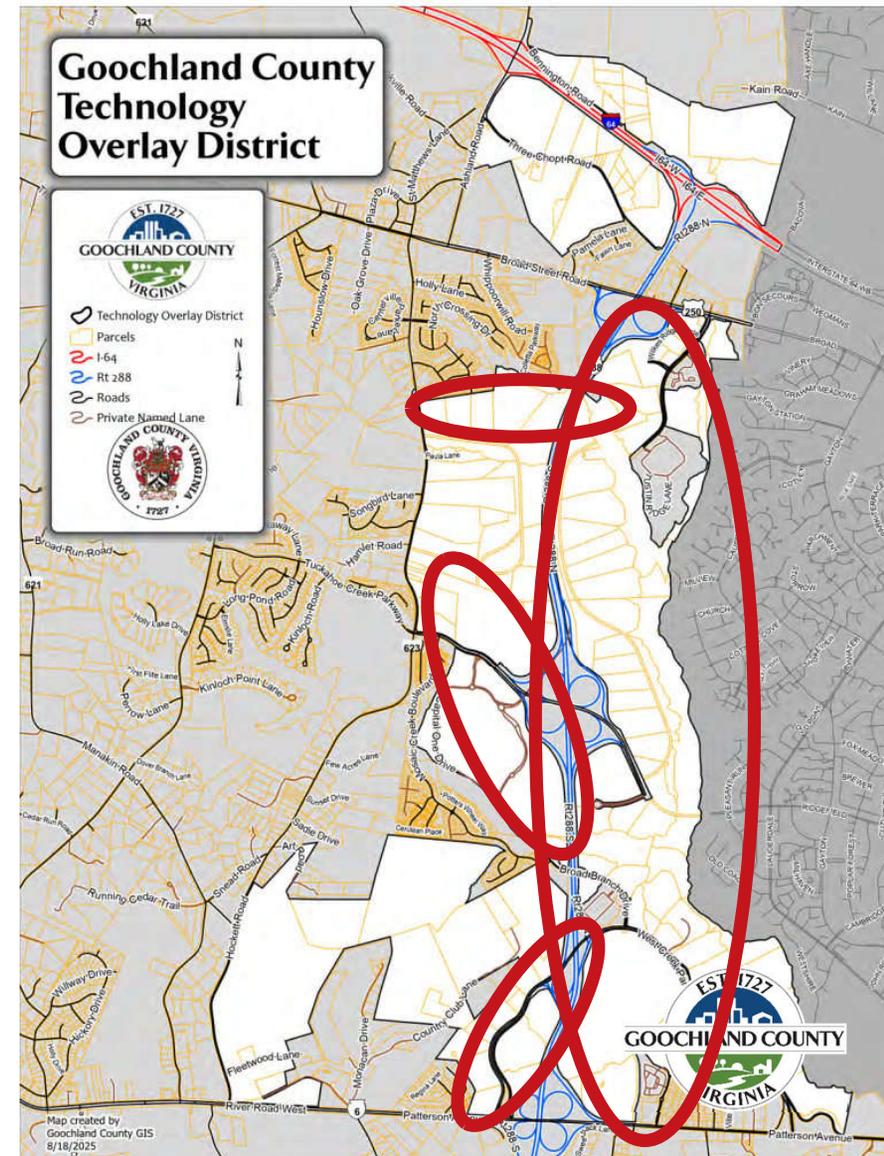
Development Standards in Planned Development Park (West Creek)

- West Creek is a planned development park with robust proffers and restrictive covenants that require:
 - Architectural standards
 - Landscaping
 - Buffers
 - Setbacks
 - Open space
- Certain TOD uses are currently allowed “by-right” in West Creek
 - Data Centers
 - Advanced Manufacturing
 - R&D facilities



Planned Development Park (West Creek)

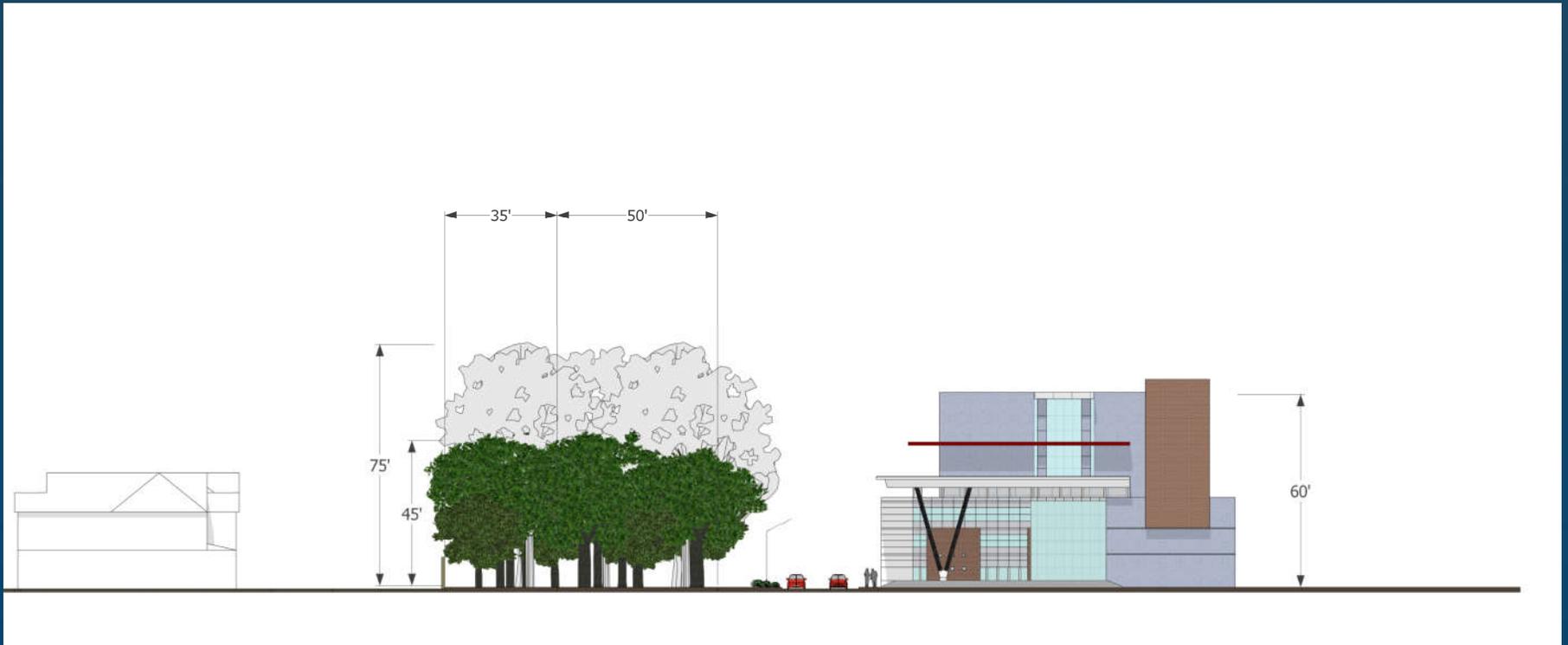
- West Creek may develop utilizing the by-right zoning that has been in place since 1987
- The landowners have the option to develop under the TOD regulations or develop under their current by-right regulations
- If a user in West Creek wanted to take advantage of the financial incentives available in the Technology Zone, or have a building higher than 60' adjacent to residential, without going through the conditional use permit process, they would be subject to the proposed general Technology Overlay District regulations



What are the Development Standards for West Creek?

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 35' buffer (Reader's Branch open space), 50ft buffer and setback from residential area

Existing by-right development

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

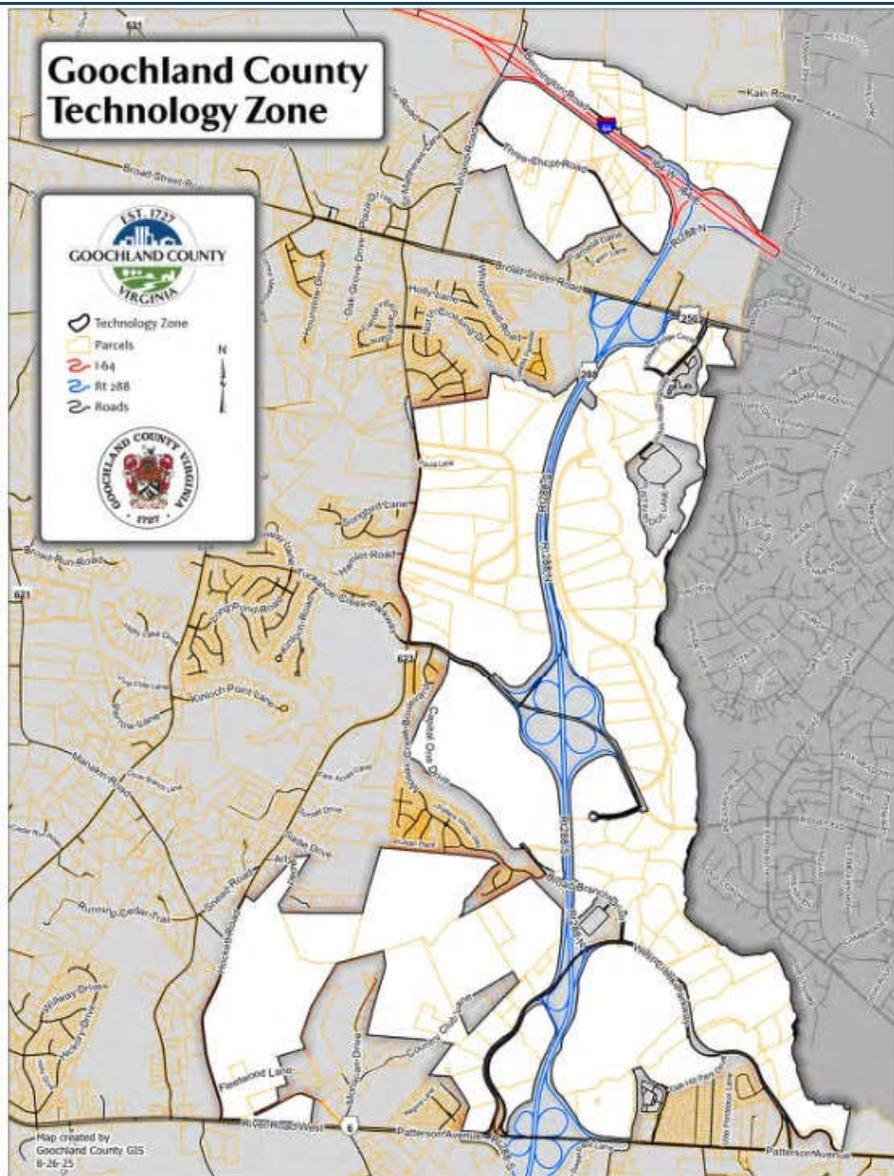


EST. 1722
GOOCHLAND COUNTY
VIRGINIA

- Technology Zone
- Parcels
- Rt 164
- Rt 288
- Roads



GOOCHLAND COUNTY VIRGINIA
1722



Technology Zone

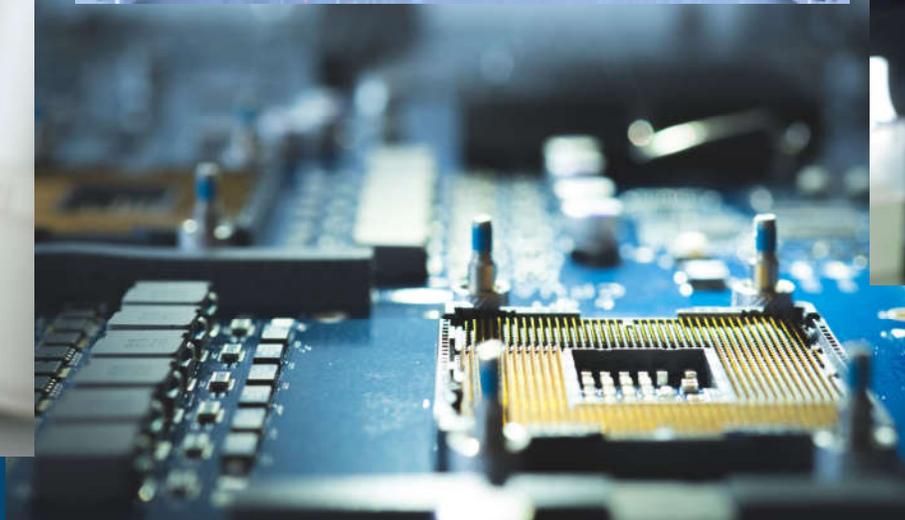


What is a Technology Zone

- 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
- Must be located in Technology Overlay District to receive these incentives



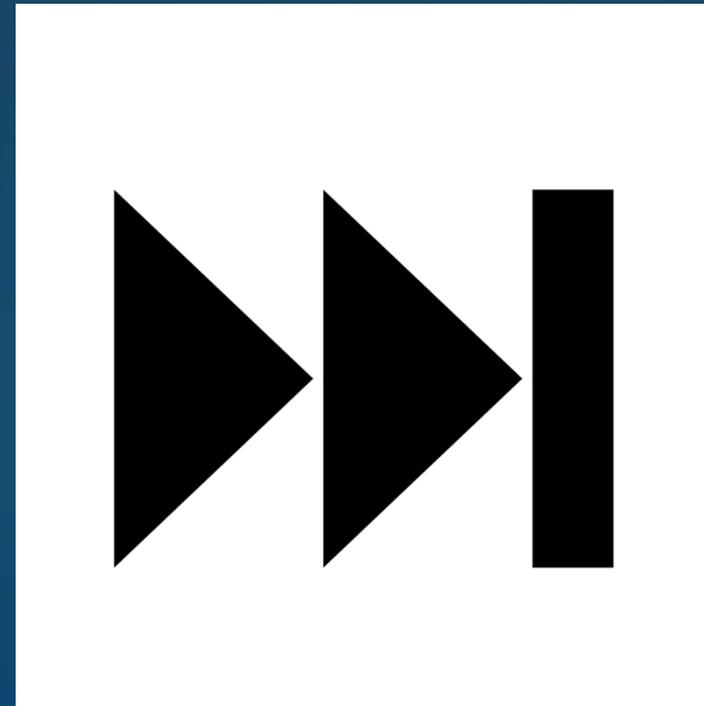
What is a Technology Business?



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.

What's Next



Anticipated Next Steps

Community Meeting

- September 8, 2025 – **GHS Auditorium** – 6:00 p.m.
- September 22, 2025 – District 5, hosted by Mr. Lyle – **Hope Church** – 6:00 p.m.

Planning Commission Public Hearing

- September 18, 2025 – **Board Meeting Room** – 6:00 p.m.
 - Recommendations for Technology Overlay District and Comprehensive Plan Amendment
 - Planning commission action is a recommendation and is advisory in nature.

Board of Supervisors Public Hearing

- November 6, 2025 – **Board Meeting Room** – 6:00 p.m.
 - Final action for Technology Overlay District, Comprehensive Plan Amendment, and Technology Zone

To Access TOD Information Website and Provide Feedback

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

