

CP-2025-00002 and ZOA-2025-00001
Technology Overlay District
Comprehensive Plan and Zoning Ordinance
Amendments

Goochland County
Planning Commission
September 18, 2025



CP-2025-00002 and ZOA-2025-00001

District: Countywide

Application: Amendments to Comprehensive Plan and Zoning Ordinance

Applicant: Goochland County

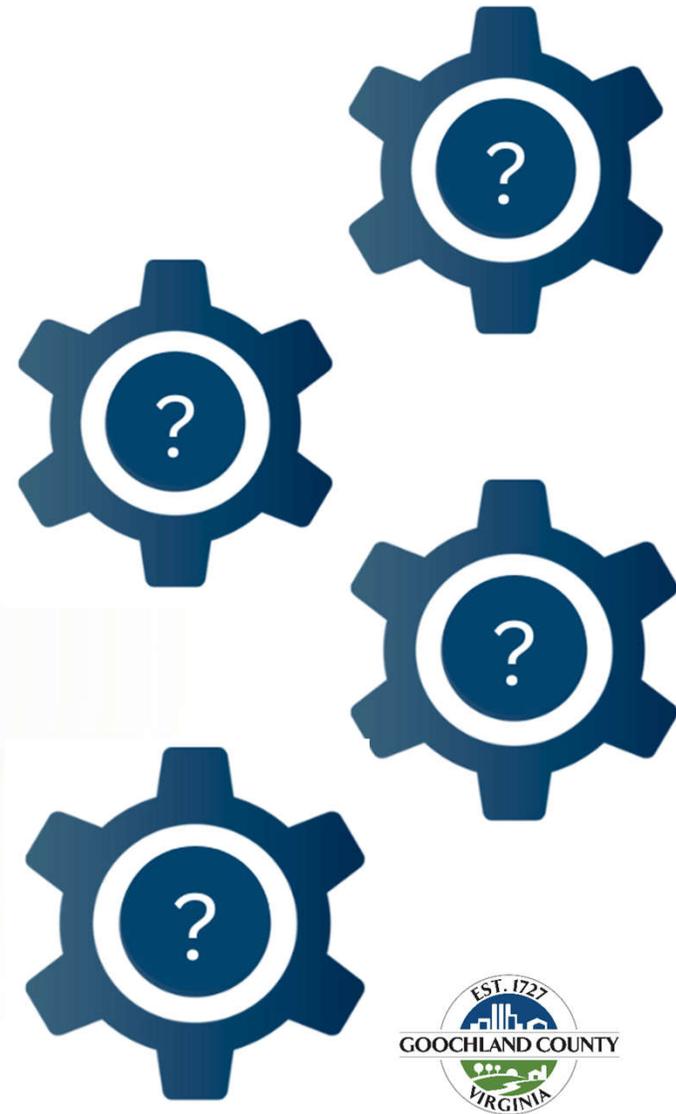
Location: Mapped Overlay Area

Request: Amend Comprehensive Plan and Zoning Ordinance Related to Establishment of Technology Overlay District



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)



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.



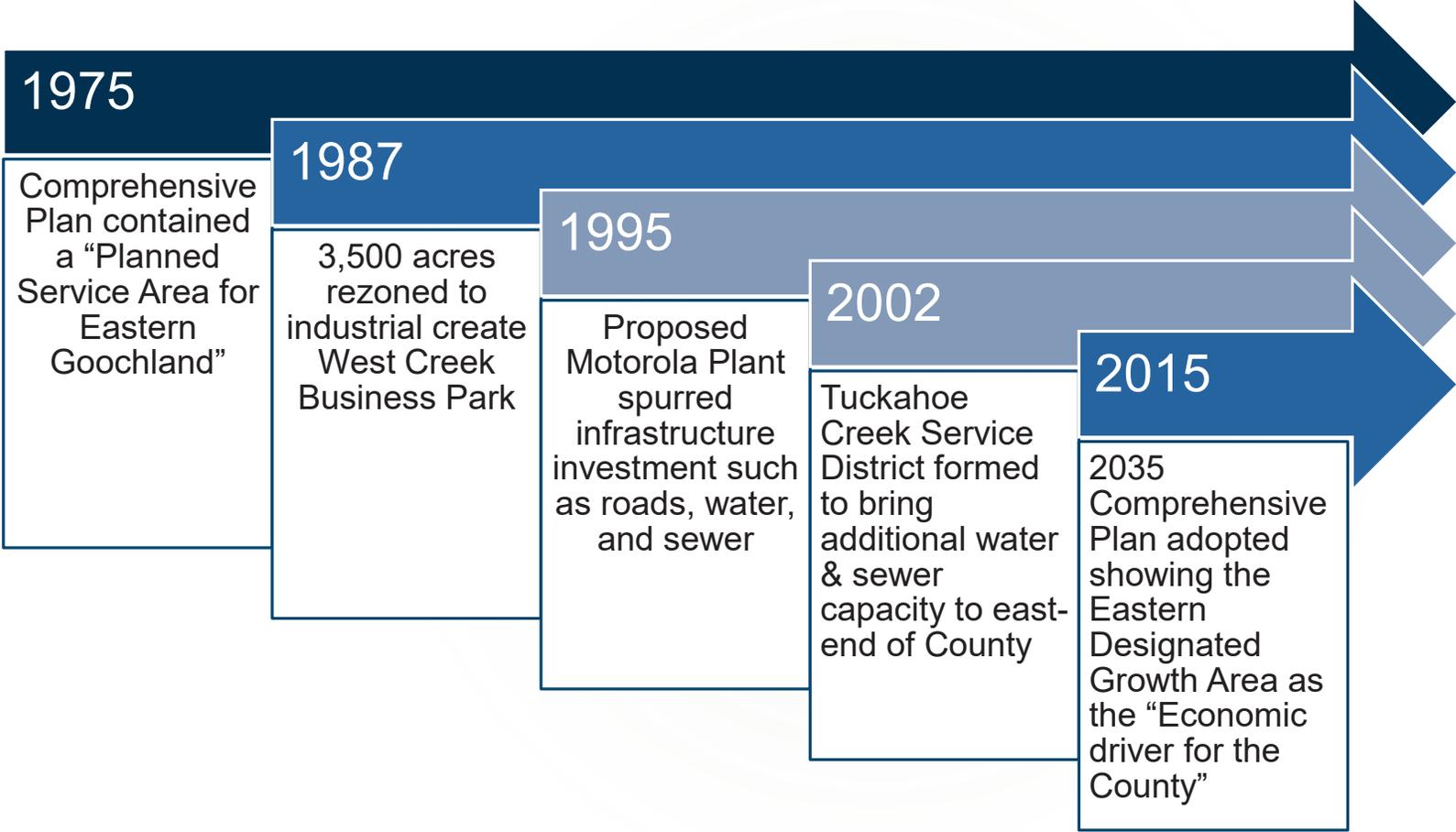
Goochland's Long-range Comprehensive Plan

- 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



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.



Public Engagement

Webpage:

www.goochlandva.us/TOD

- Maps of Technology Zone and Technology Overlay District
- Ordinance Text to included highlighted changes to text and summary
- FAQ's with additional neighborhood specific information
- Dedicated comment portal
- Technology Overlay District and Technology Zone Opt-out Form (link)
- Community Meeting presentations and recordings
- Other resources (include)
 - Maps of neighborhoods
 - West Creek zoning cases
 - List of property ownership

Other Outreach:

- Two countywide community meetings
- Individual neighborhood and citizen group meetings
- Balloon testing for visual demonstrations of heights
- Extended mailings to adjacent property owners, to include all properties in adjacent neighborhoods of meetings and hearings
- Email notice of meetings and hearings
- Staff review and response to questions via phone, email, or portal



Community Meetings

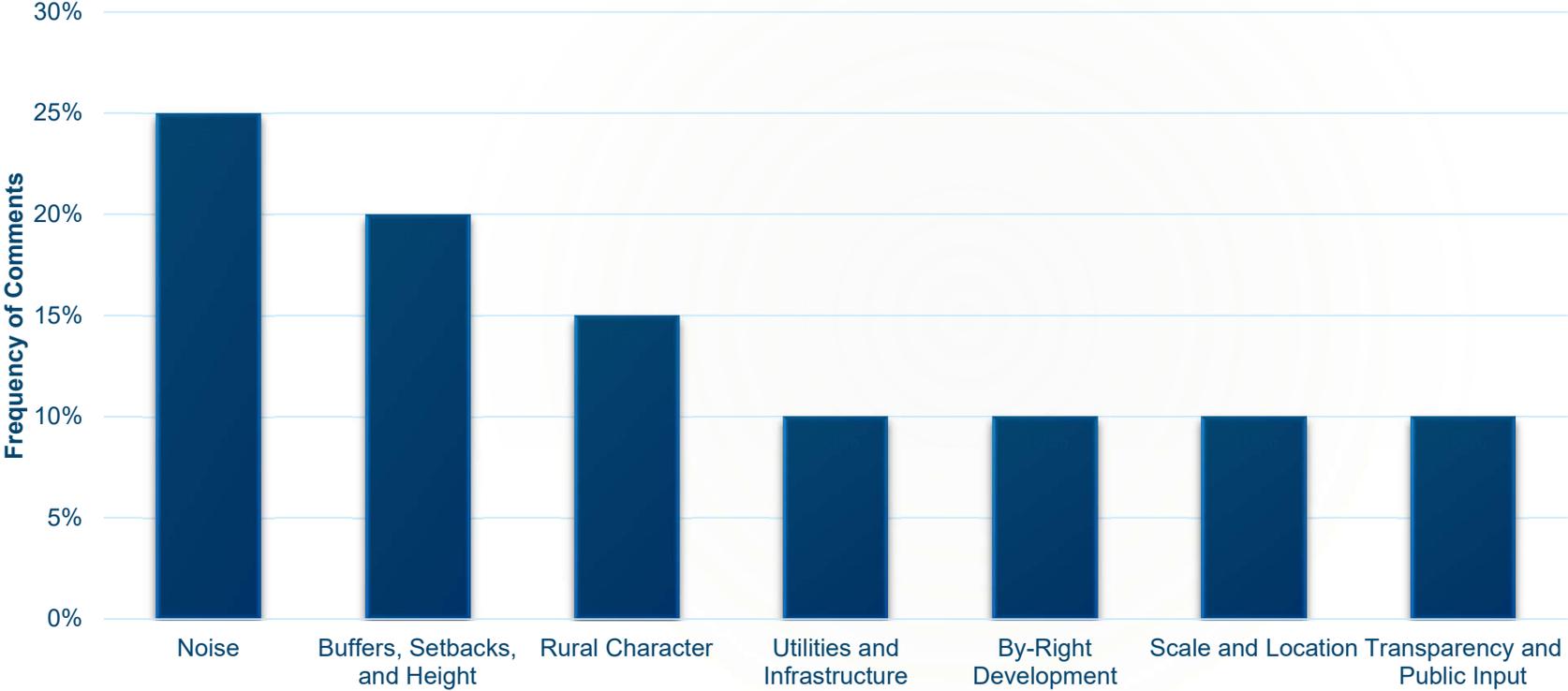
July 7, 2025

- Meeting was attended by Board of Supervisors Chair Winfree, Supervisor Lyle, and 22 members of the public.
- Presentation by Staff on the proposals
- Questions and comments from attendees related to:
 - development standards,
 - proposed uses,
 - energy and water/sewer capacity impacts,
 - potential revenue generated,
 - impacts on the TCSD debt,
 - pollution and environmental impacts,
 - overlay impact on property tax,
 - the public process, and
 - ability to opt-out of overlay

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

Community Meetings

September 8, 2025

- Meeting attended by Board of Supervisors members Winfree, Lyle, Spoonhower, and Vaughters; Planning Commission members Cosby, Pituck and Kemmerly; and approximately 750 members of the public.
- Presentation by Staff included details of proposals and changes from previous community meeting
- Question and Comment Cards provided to attendees for submittal at meeting
- Staff answered questions submitted at meeting by different category of questions
- Citizen comments were provided through the 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:

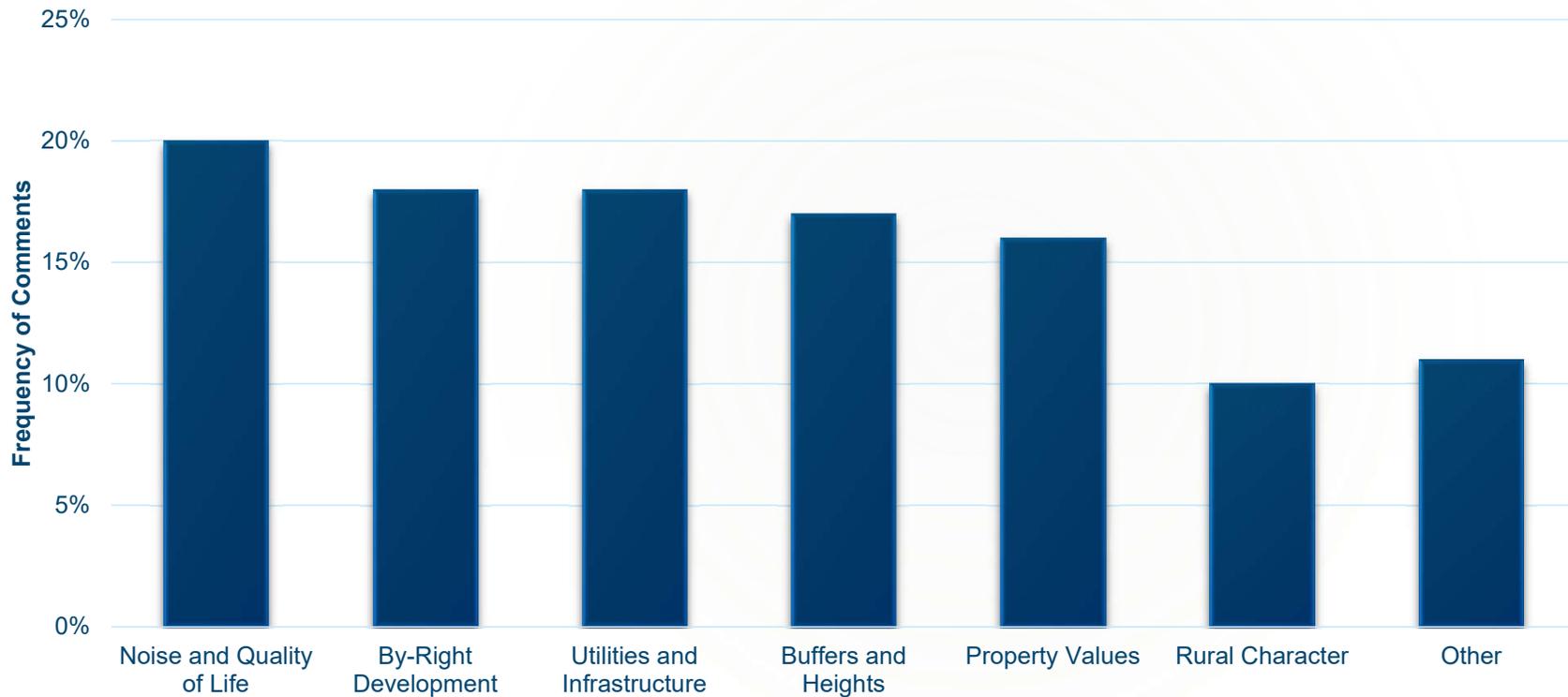
How We Will Use Input Cards • Cards collected **before the Q&A** will help us organize speakers and ensure a wide range of topics can be addressed during today's session (as time allows).
• **All collected cards** will be reviewed as input for our assessment of the Technology Overlay District and Technology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



What We Heard from the Community

We received more than 180 questions and comments from the September 8 Community Input Meeting.

What We Heard Most Often*



*181 total input cards were collected. Of these, 125 included comments that could be categorized into themes. Percentages shown are based on those 125 cards. Individual cards often addressed more than one theme, so totals exceed 100%.

Goochland County Technology Zone

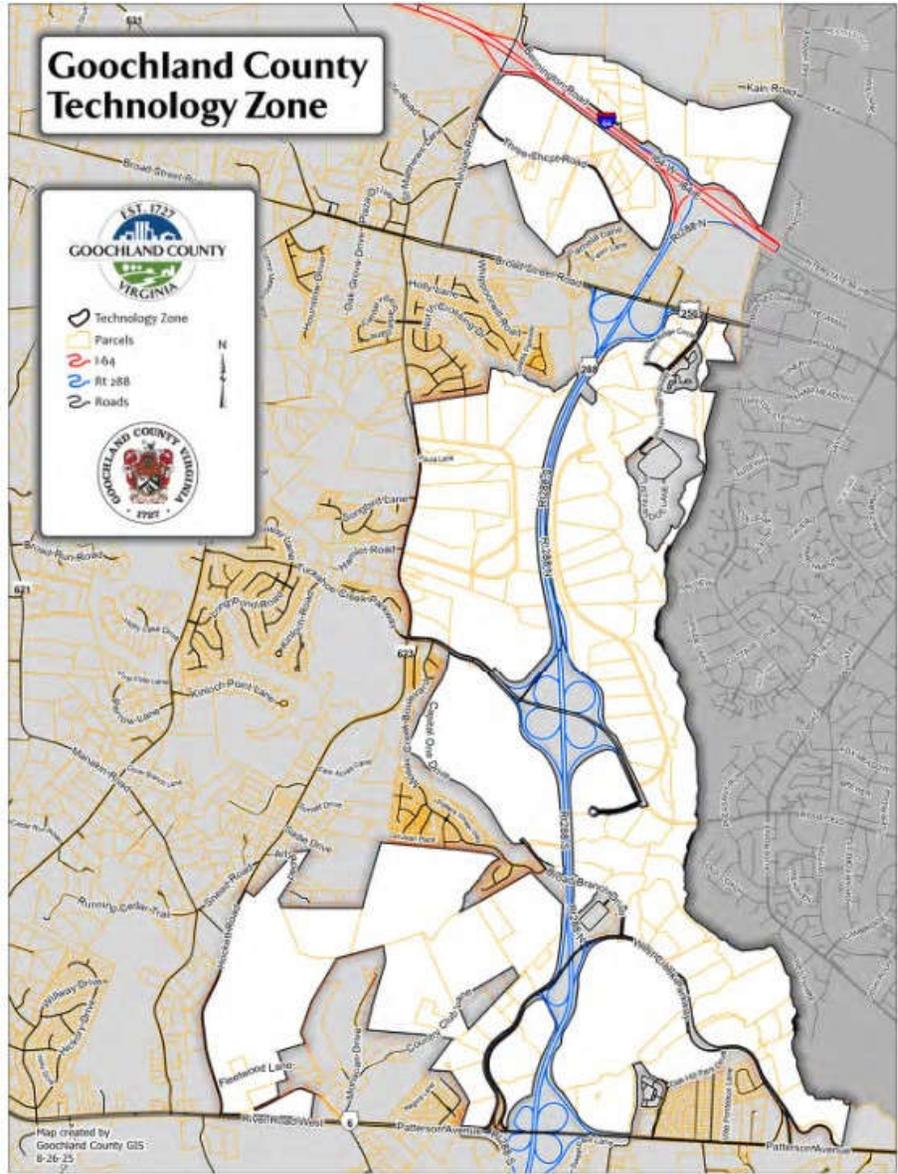


EST. 1722
GOOCHLAND COUNTY
VIRGINIA

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



GOOCHLAND COUNTY VIRGINIA
1722



Technology Zone Informational Only



What is a Technology Zone

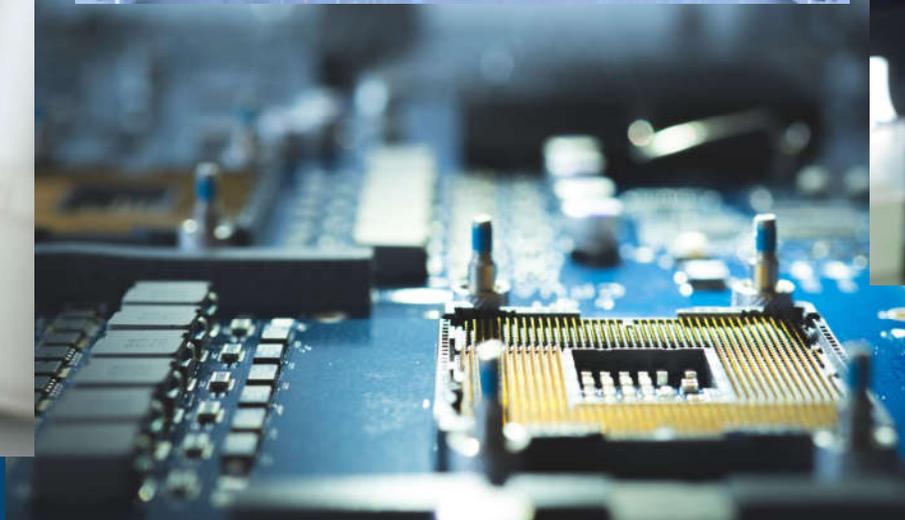
- Tool permitted under state code to allow localities to offer special incentives to stimulate development in certain areas designated by locality
- Limited to “technology” businesses – defined
- Incentive Details
 - Allows up to 75% of building permit fees to be reimbursed
 - Allows up to 100% of utility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



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 is a Technology Business?



Technology Business

Technology business means a for-profit business, either new to the county or existing, which derives its gross receipts from the design, development, manufacture or other creation, for lease, sale, or license of technology-based products, processes, or related services, or utilizes high technology methods.

Technology products, processes, or related services means 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, in itself, sufficient to qualify as a qualified technology business.



Goochland County Technology Overlay District

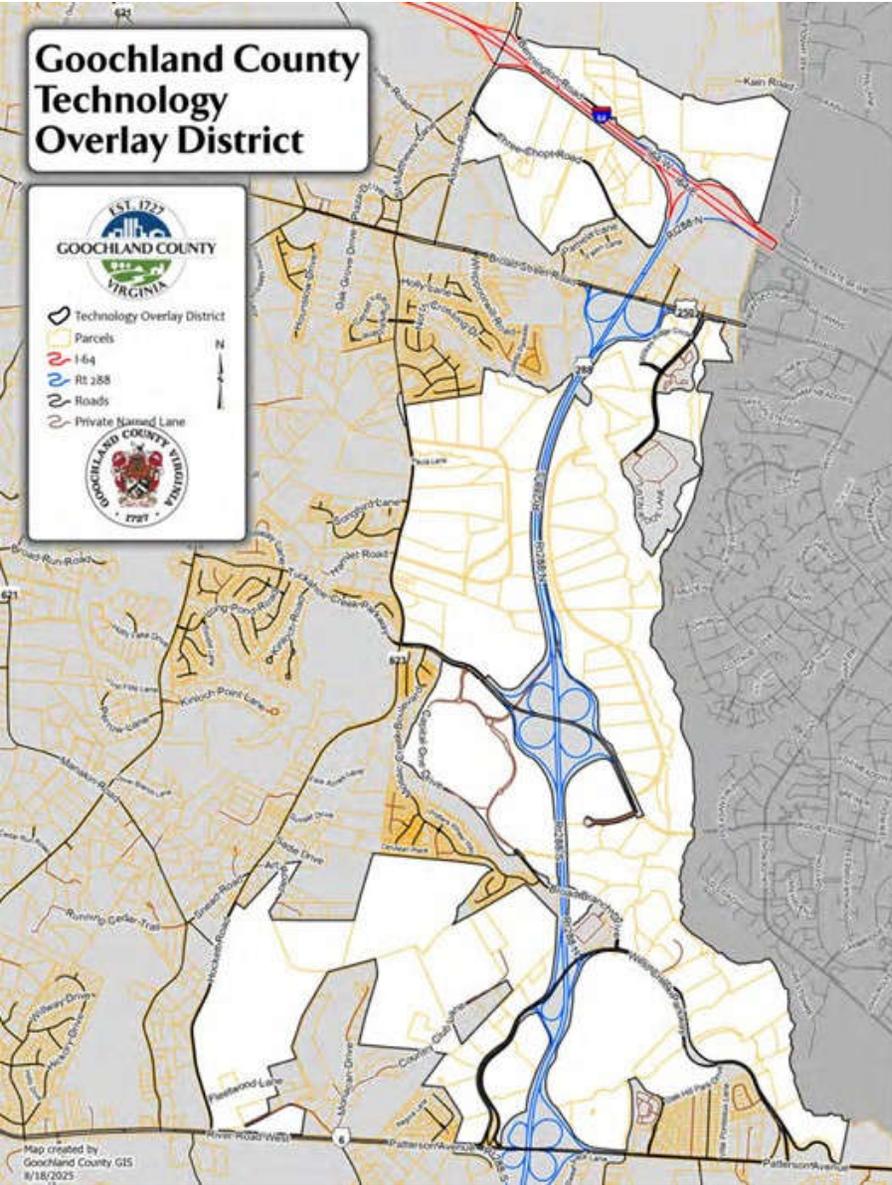


EST. 1727
GOOCHLAND COUNTY
VIRGINIA

- Technology Overlay District
- Parcels
- Rt 164
- Rt 288
- Roads
- Private Named Lane



GOOCHLAND COUNTY VIRGINIA
1799



Zoning Ordinance Amendment Technology Overlay District



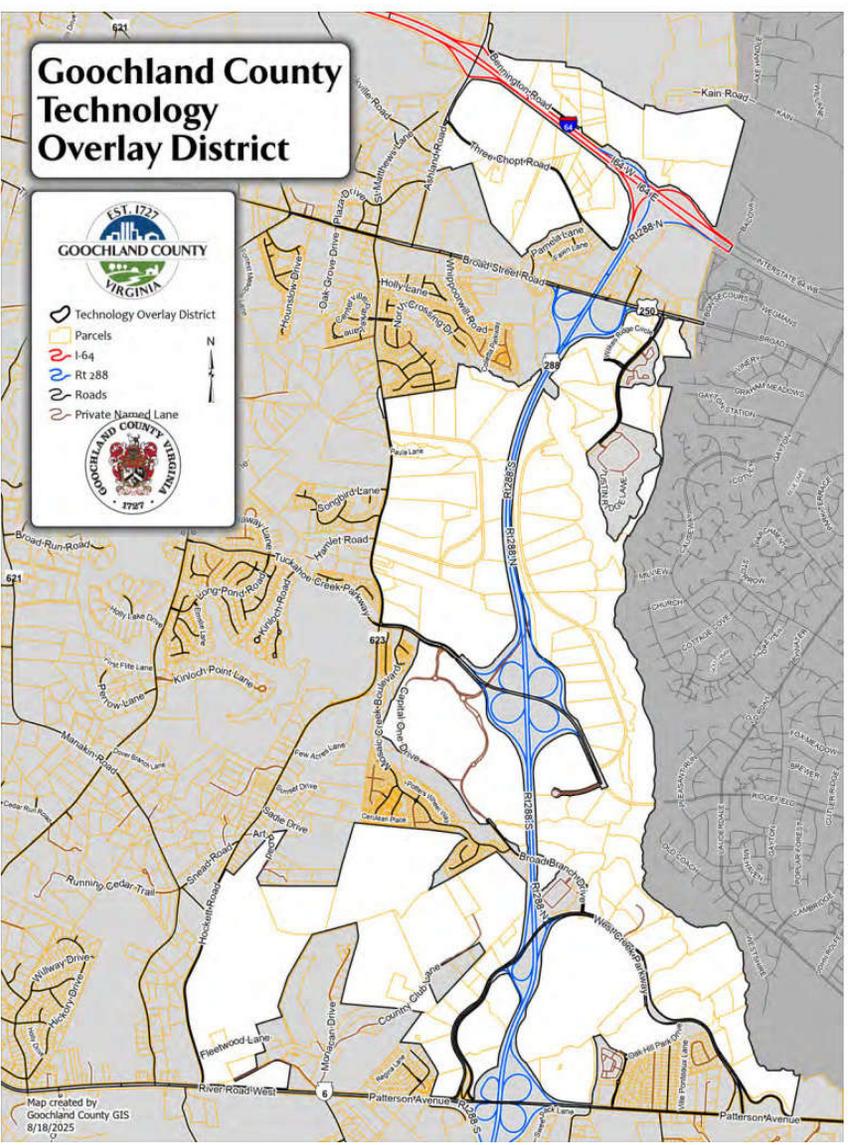
What is an Overlay District?

- **An Overlay District is a zoning district that is in addition to (it overlays) existing zoning districts.**
 - Overlays typically are used to regulate design, use standards, and types of uses permitted
 - An overlay does not replace the underlying zoning
 - Used to promote specific types of development or target specific regulations to guide development, address specific locational concerns, and enhance or protect resources
- **Overlay examples in Goochland County:**
 - Village Centers: Oilville, Courthouse, and Centerville
 - Entrance Corridors: Patterson Ave/River Road West and River Road
 - Floodplain and Dam Inundation Zones



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

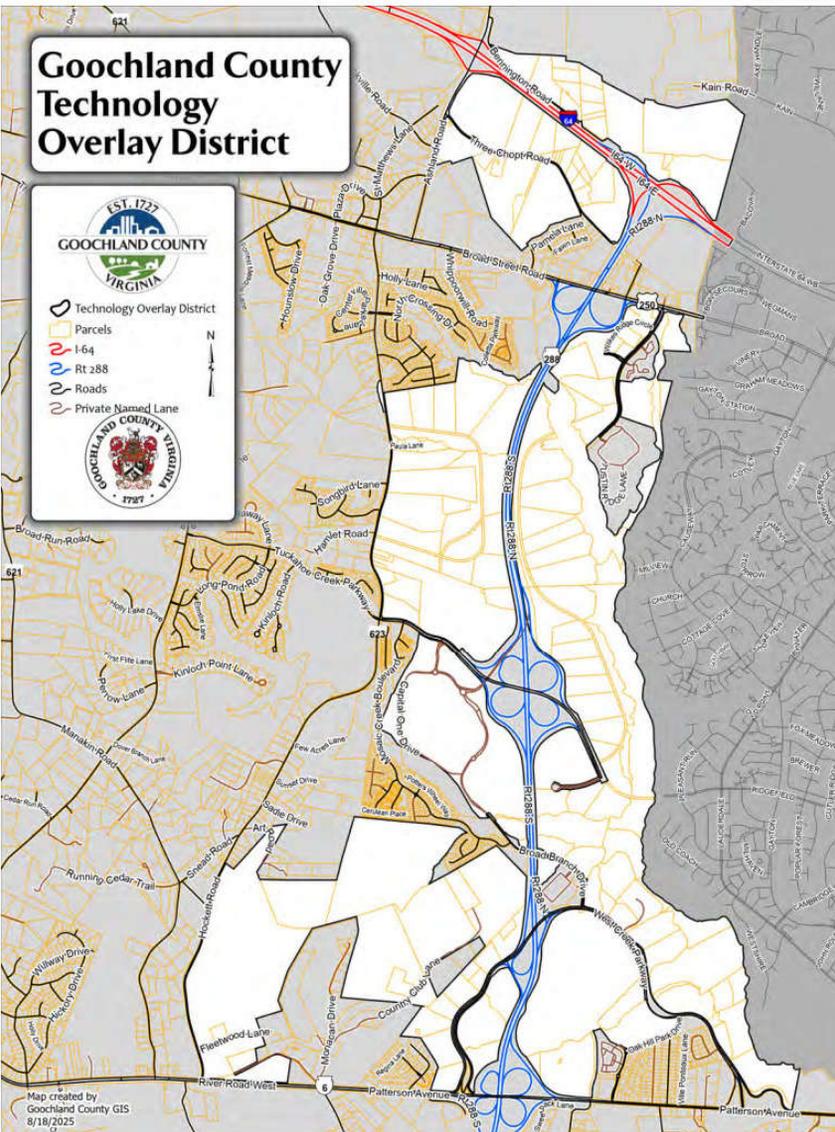
Located in Areas That
Can Support
Development

Technology Overlay District Location

- Proposed TOD location is in **WHITE**.
- Route 288 is outlined in **BLUE**
- Interstate 64 is outlined in **RED**
- Areas outside of the TOD, including Henrico County as the eastern boundary (**GRAY**)



Goochland County Technology Overlay District



**Current
Comprehensive Plan
Designations for
Technology Overlay
District Proposal
(Crosshatched)**

Commercial (**Red**)

Flexible (**Pink**)

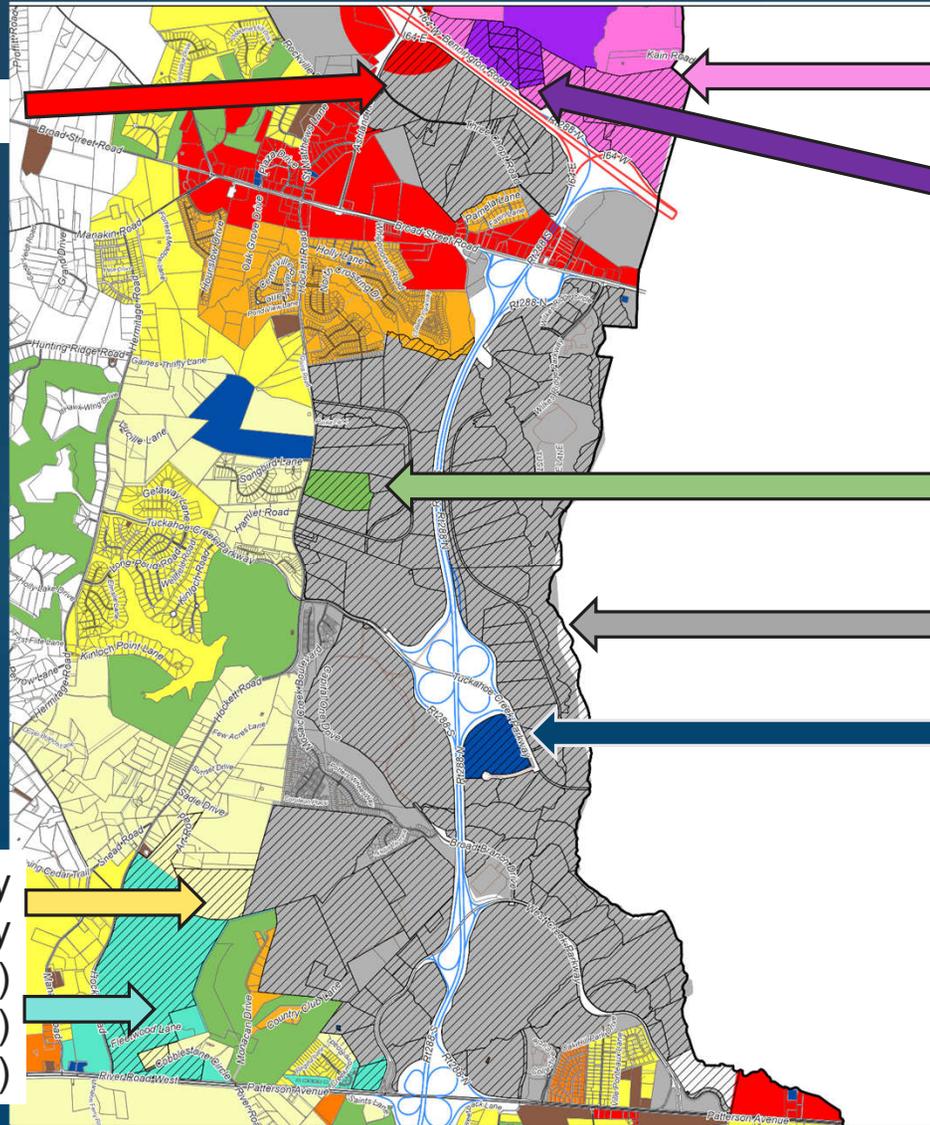
Industrial (**Purple**)

Recreation (**Green**)

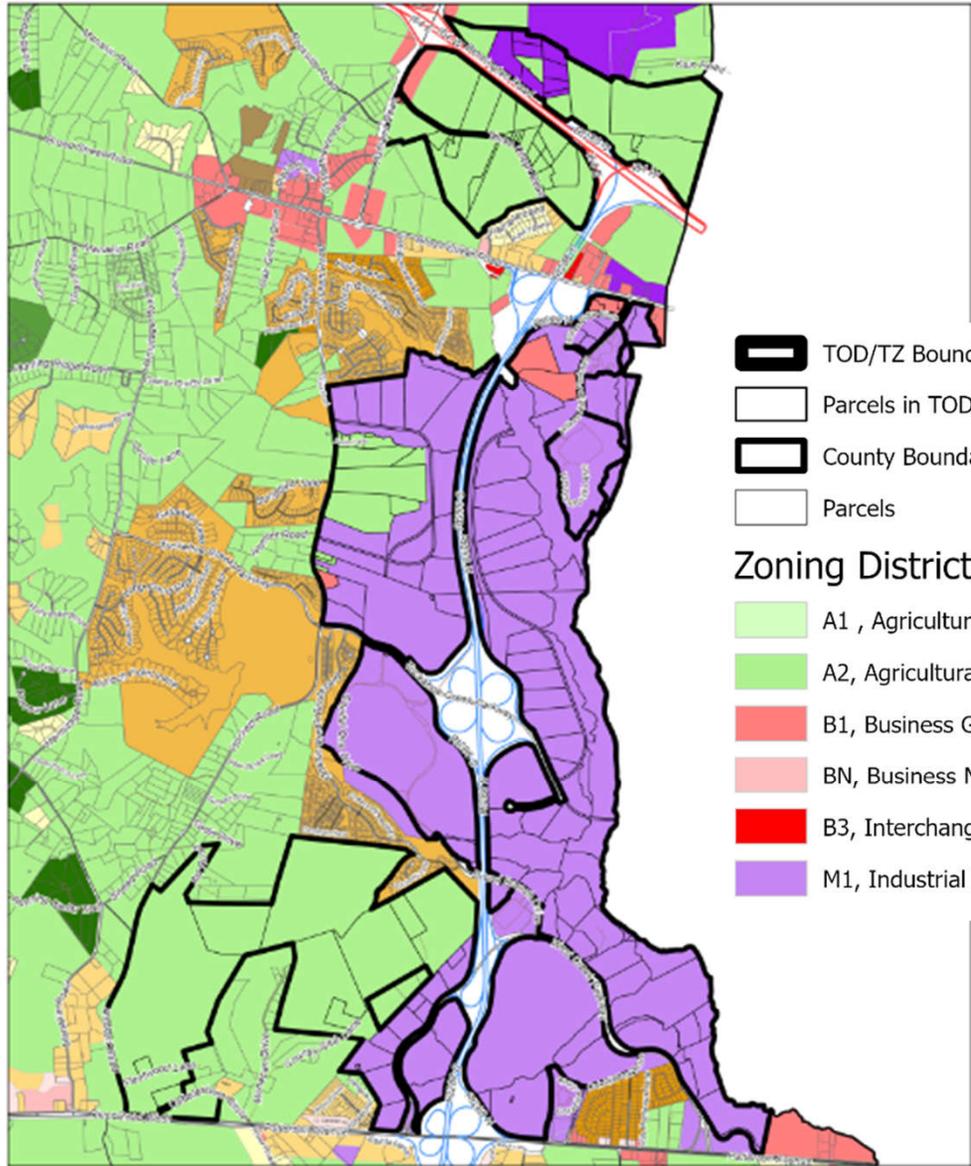
Prime Economic
Development (**Gray**)

Public/Institutional (**Blue**)

Single Family
Residential, Low Density
(**Pale Yellow**)
Office (No Residential)
(**Light Blue**)



Zoning Map



-  TOD/TZ Boundary
-  Parcels in TOD-TZ
-  County Boundary
-  Parcels

Zoning Districts

-  A1, Agricultural General
-  A2, Agricultural Limited
-  B1, Business General
-  BN, Business Neighborhood
-  B3, Interchange Commercial
-  M1, Industrial Limited

-  M2, Industrial General
-  RO, Residential Office
-  R1, Residential Limited
-  R3, Residential General
-  RPUD, Residential Planned Unit Development
-  RN, Residential Neighborhood
-  RMH, Residential Mobile Home
-  MPUD, Mixed Planned Unit Development
-  MFR, Multi Family Residential
-  RP, Rural Preservation
-  RR, Rural Residential



How is the Technology Overlay District Applied?

Existing Zoning and Applicability of the Technology Overlay District

Permitted uses of the underlying district continue in accordance with the base zoning ordinance or individual zoning conditions:

- Example - Single family homes in Agricultural, Limited (A-2) continues to be permitted
- Example - Veterinary hospitals in Industrial, Limited (M-1) continues to be permitted

Uses permitted only under the TOD must comply with the TOD standards

- Example - A data center in an Agricultural, Limited (A-2) district must meet all applicable TOD provisions

Permitted TOD uses that accept incentives under the Technology Zone must comply with TOD standards

- Example – A data center in Industrial, Limited (M-1) district must meet all applicable TOD provisions if Technology Zone incentives are granted.

What is a Technology Business?



Technology Business

Technology business means a for-profit business, either new to the county or existing, which derives its gross receipts from the design, development, manufacture or other creation, for lease, sale, or license of technology-based products, processes, or related services, or utilizes high technology methods.

Technology products, processes, or related services means 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, in itself, sufficient to qualify as a qualified 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**
- **Energy Storage Facility**

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.

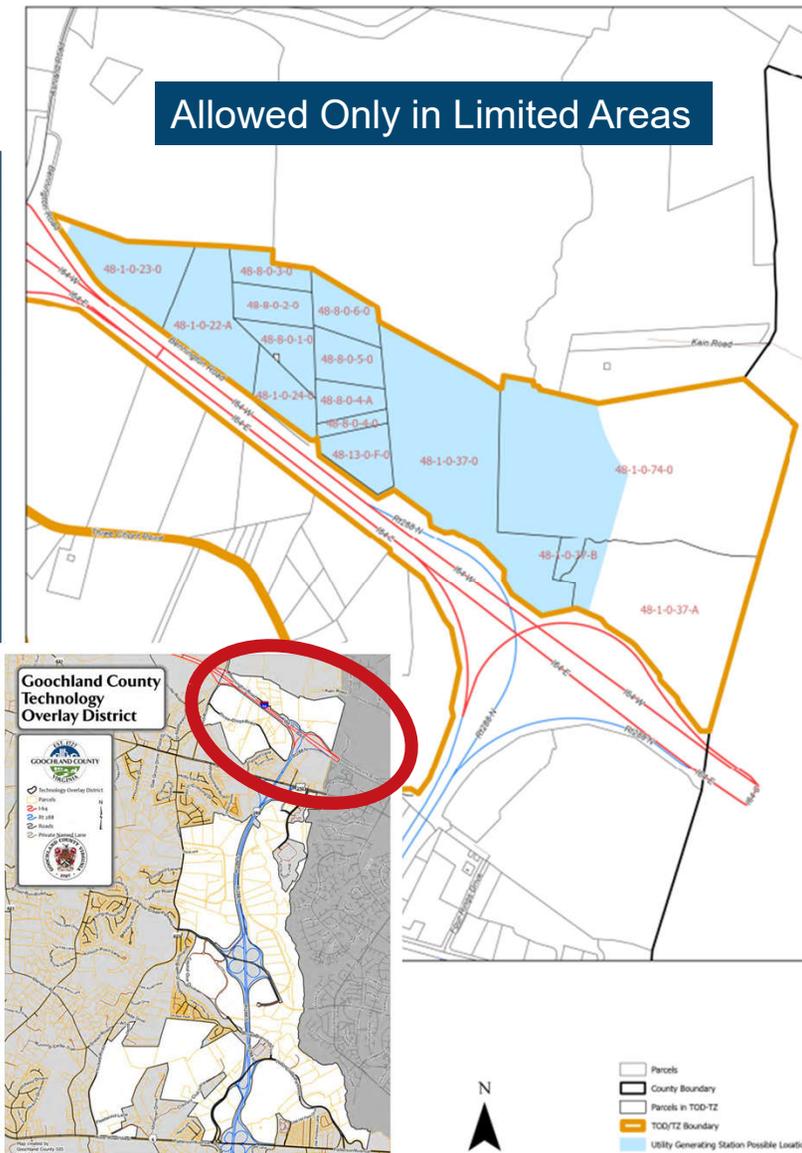
- All uses subject to local, state and federal regulations including air emissions, building code, zoning, environmental and stormwater compliance.
- Utility Generating Station and Energy Storage facilities **must** meet all state and federal permitting requirements and undergo ongoing safety reviews.

What uses will be allowed in TOD?

Utility Generating Station

- Limited to:
 - Small Modular Nuclear Reactor (SMR)
 - Gas Peaking Plant
- **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)

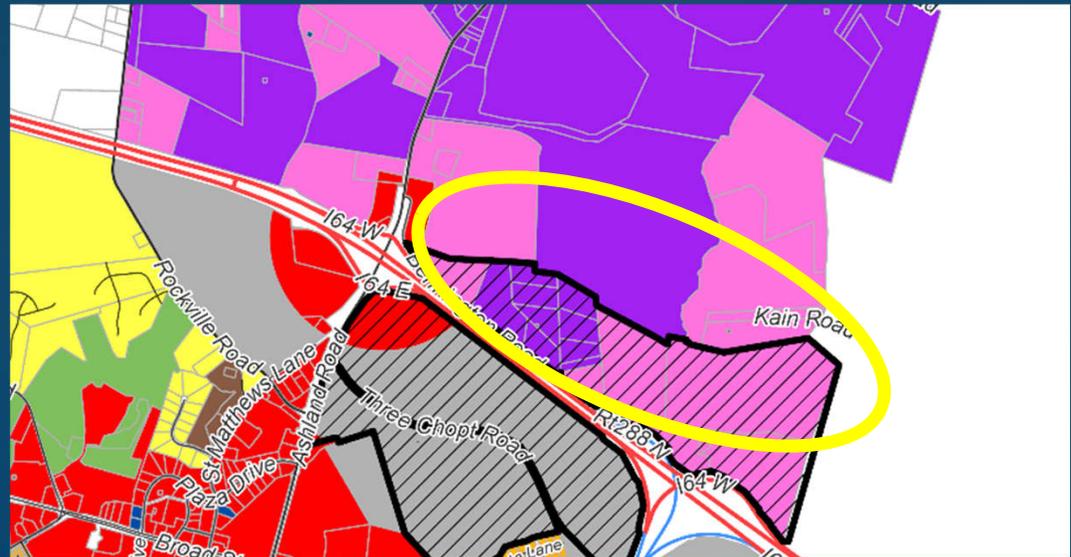
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2035 Comprehensive Plan

Comp Plan Land Use 2035

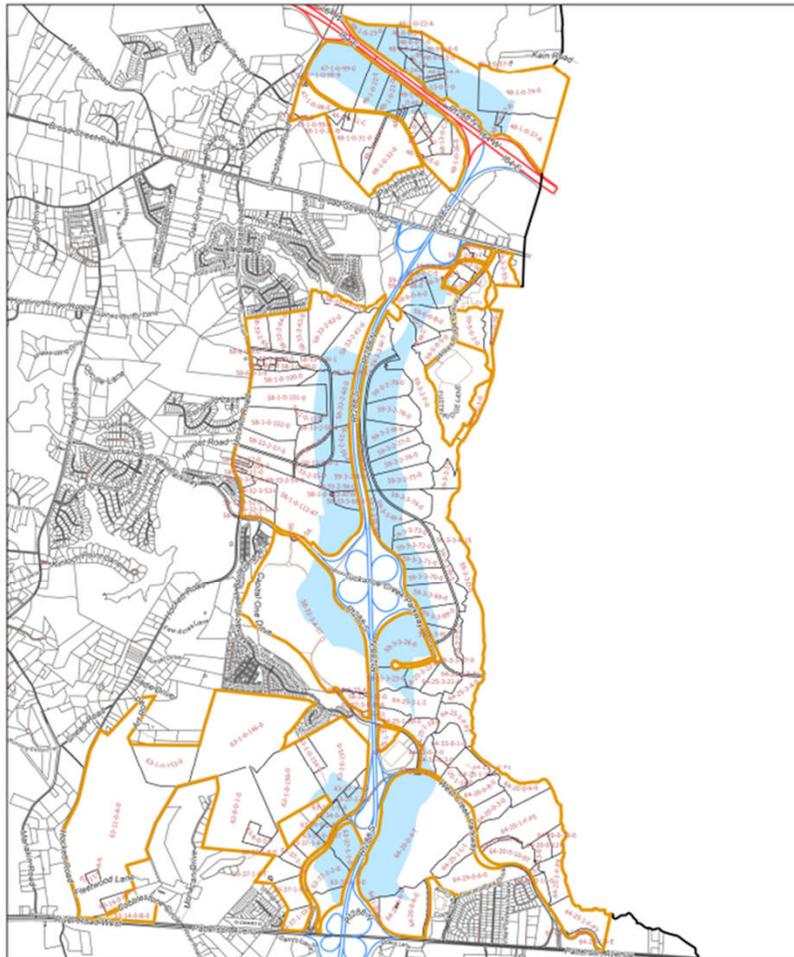
- Commercial
- Flexible
- Flexible - With Residential
- Industrial
- Mixed Use Commercial
- Neighborhood Residential
- Office - No Retail
- Prime Economic Development
- Public / County Owned / Institutional
- Public/County-Owned/Institutional
- Recreation / Open Space
- Rural Enhancement Areas
- Semi-Public
- 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.
- **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.



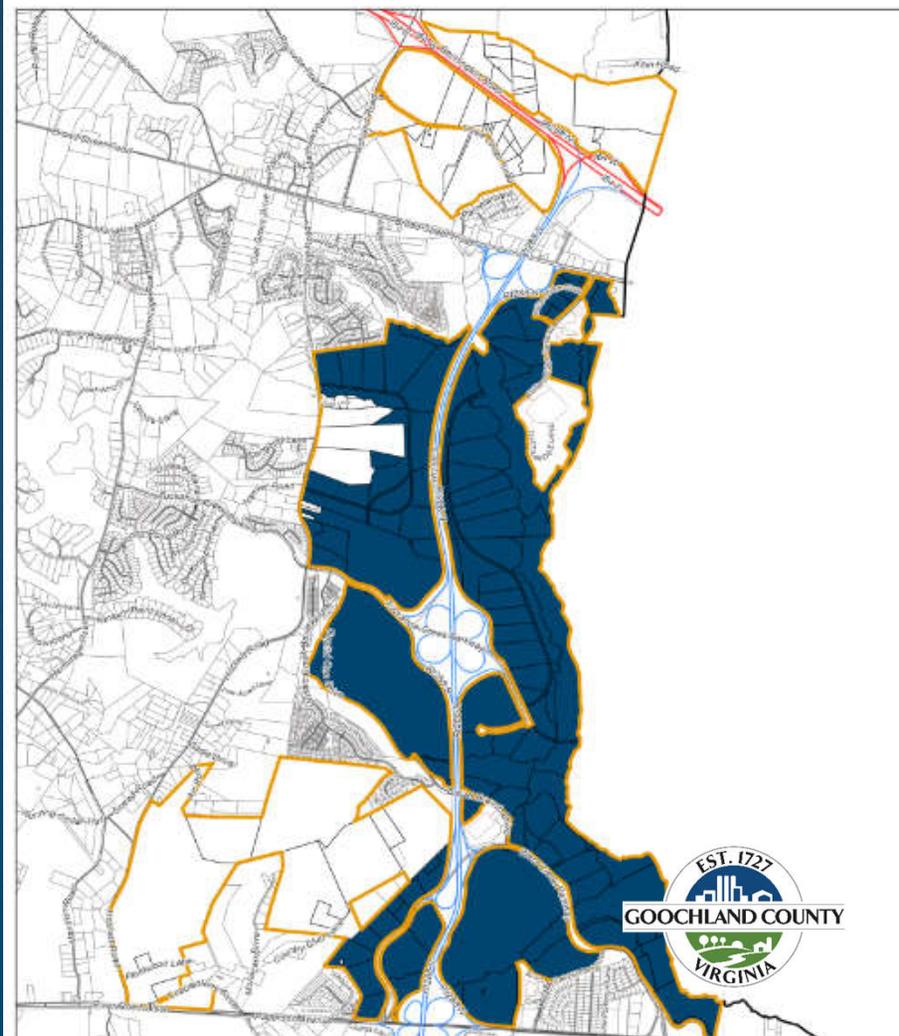
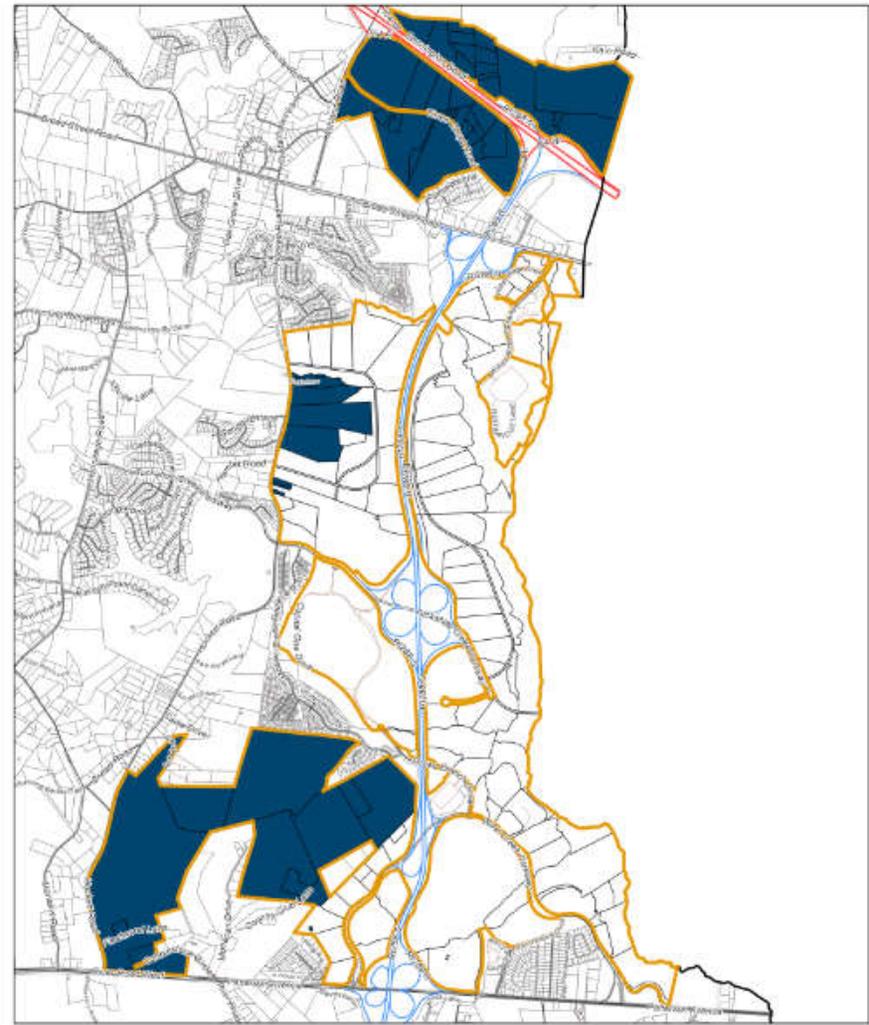
Allowed Only in Limited Areas



Outside West Creek

Two Development Paths

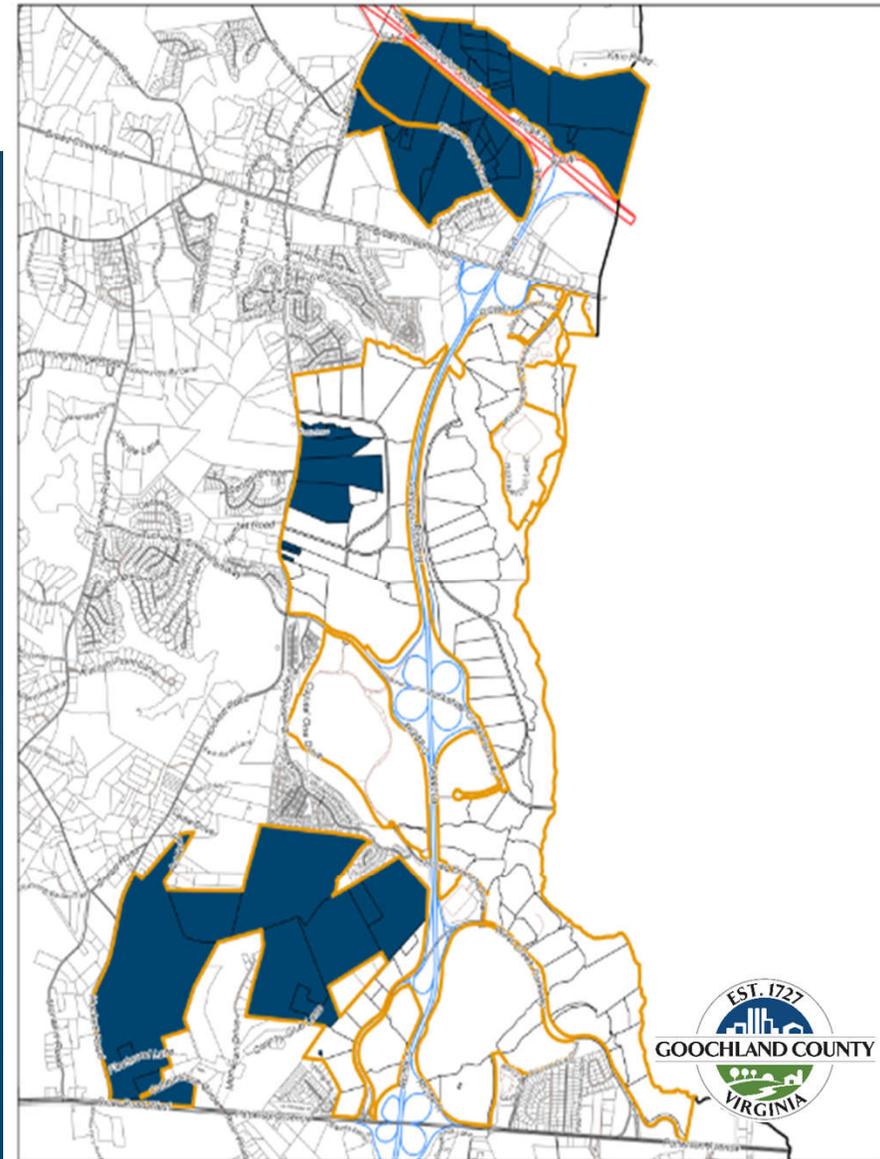
Inside West Creek



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



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

What are the Development Standards?

- **Buffer & Screening of:**
 - Use from roads including 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 300' - dependent on adjacent zoning, use, and road type
- **Buffers** – up to 250' - dependent on adjacent zoning and use
- **Buffers along roads**
 - 150 foot for arterial
 - 100 foot for collector or local
 - 35 foot for interior roads

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.**

What are the Development Standards?

Height Setbacks & Buffers:

- Data Center Use – **250' vegetative buffer with 300' setback**
- Other TOD Use – **200' vegetative buffer with 200' setback**
- Height Setbacks

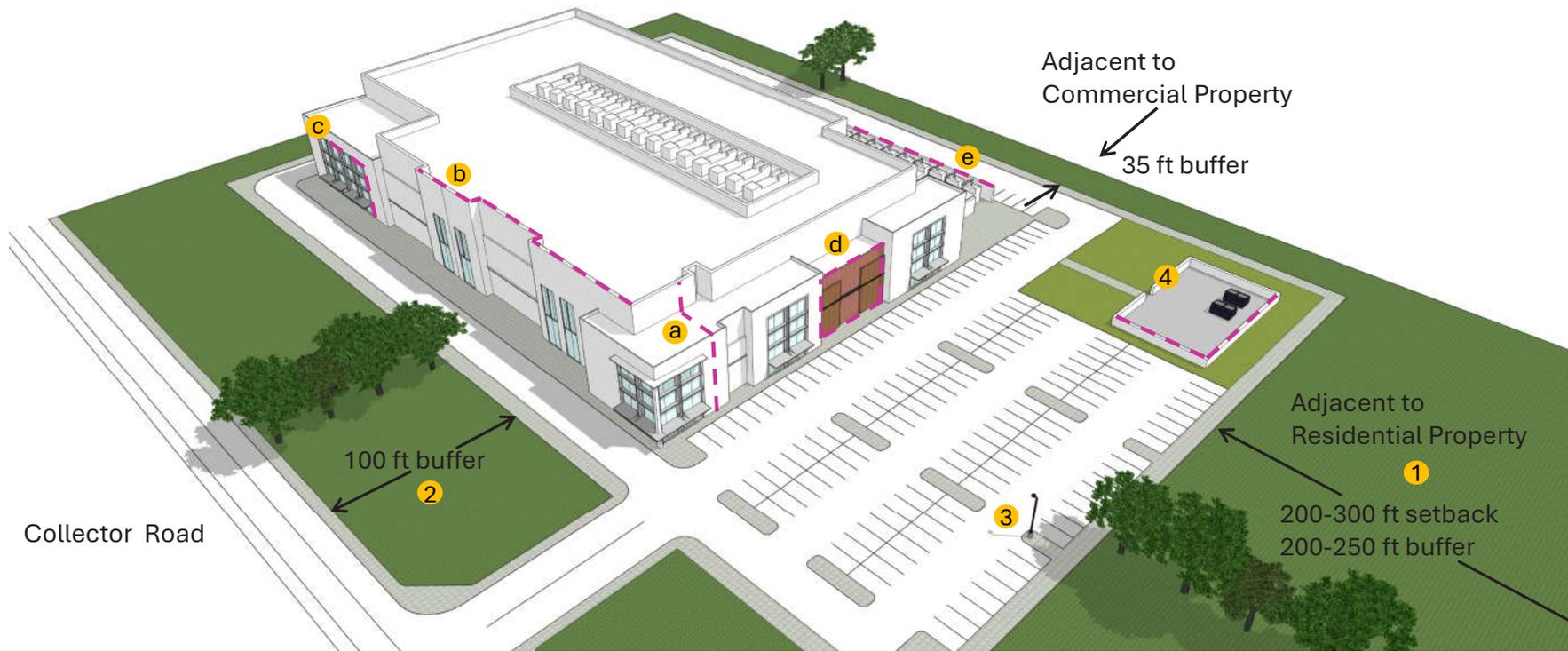
Building Height	Setback
60'	200' & 300' for data center
61'- 80'	500'
81-120'	600'

- 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?

Buffer vegetation required to be planted if not already established

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



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

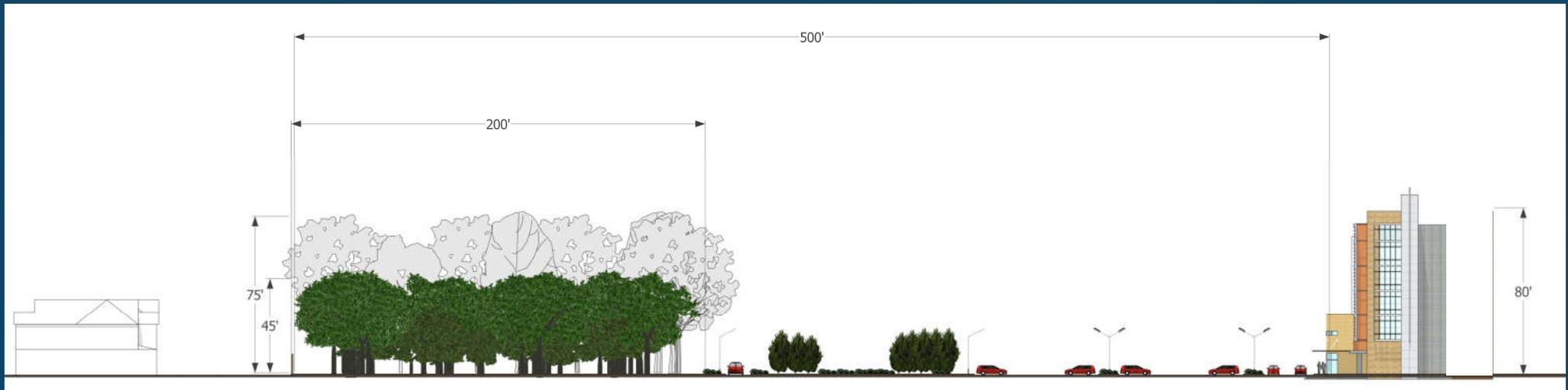
- (1) Setback requirements (vary by adjacency)
- (2) Buffer requirements (vary by adjacency)
- (3) Lighting mounting height limited to 30 ft (parking lot, access, security)
- (4) Screening of outdoor storage, refuse, and other areas



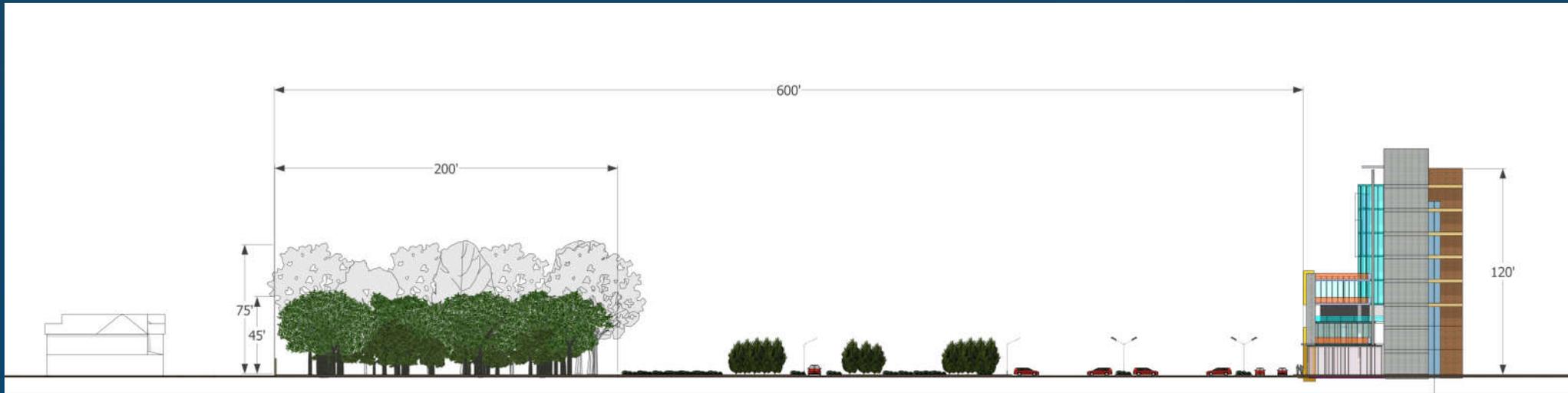
Side view of 60 ft tall building (Data Center) separated by 250 ft buffer and 300' setback from residential area



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)

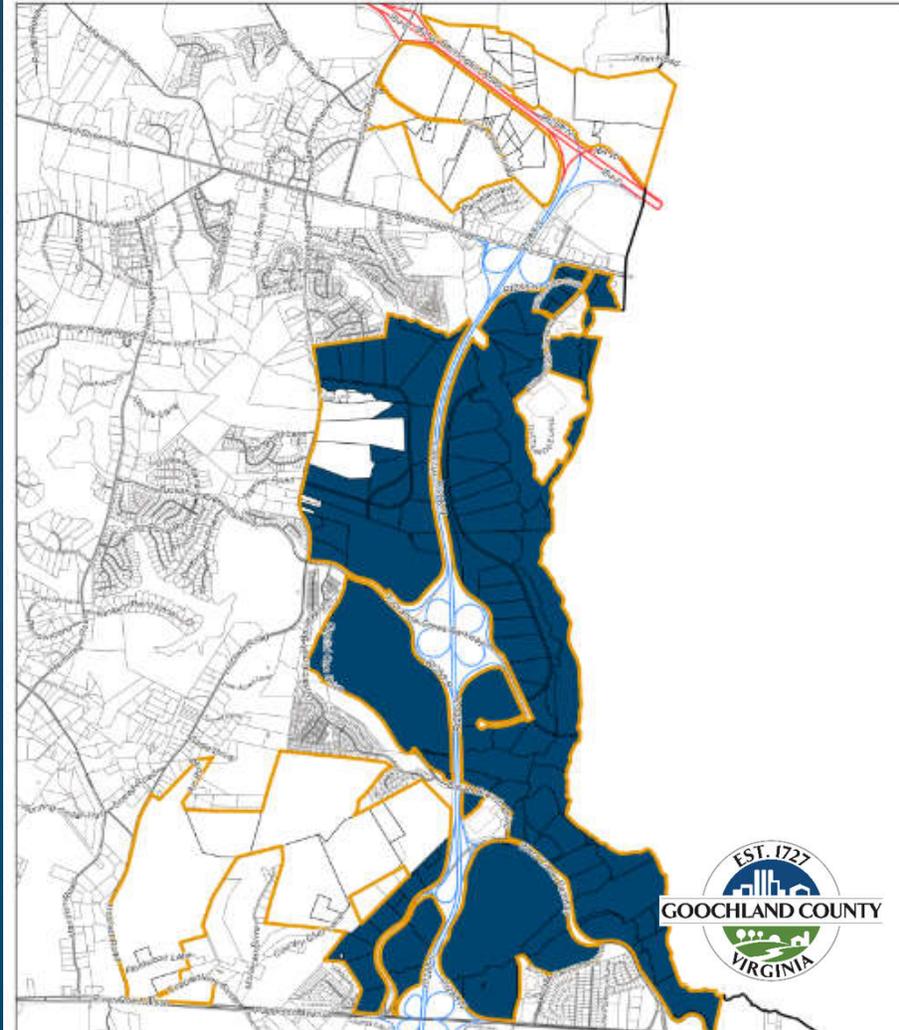
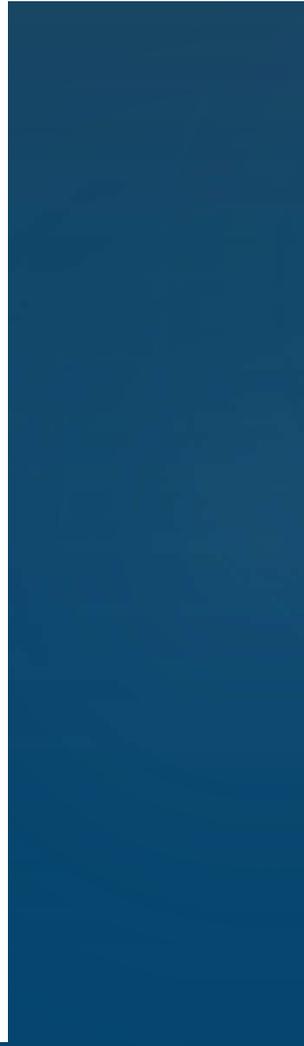
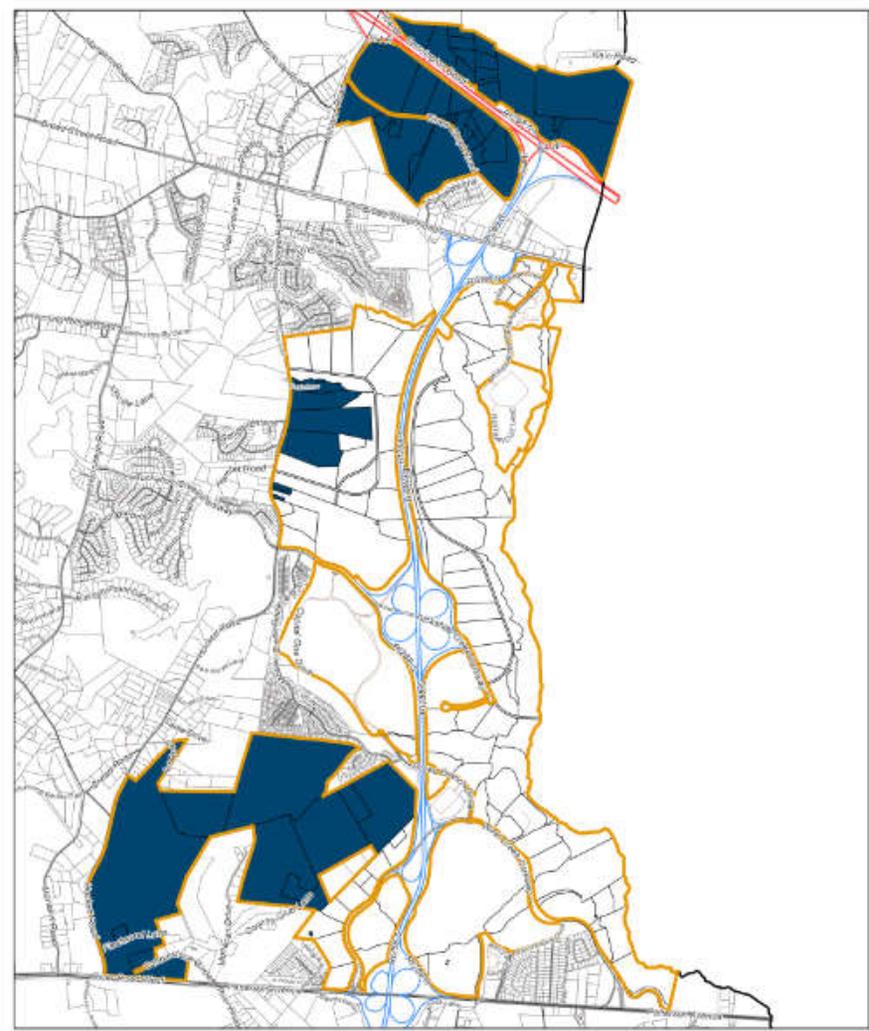


Perspective view of 120 ft tall building from residential area, separated by 200' ft buffer and 600 ft setback (fully hidden)

Outside West Creek

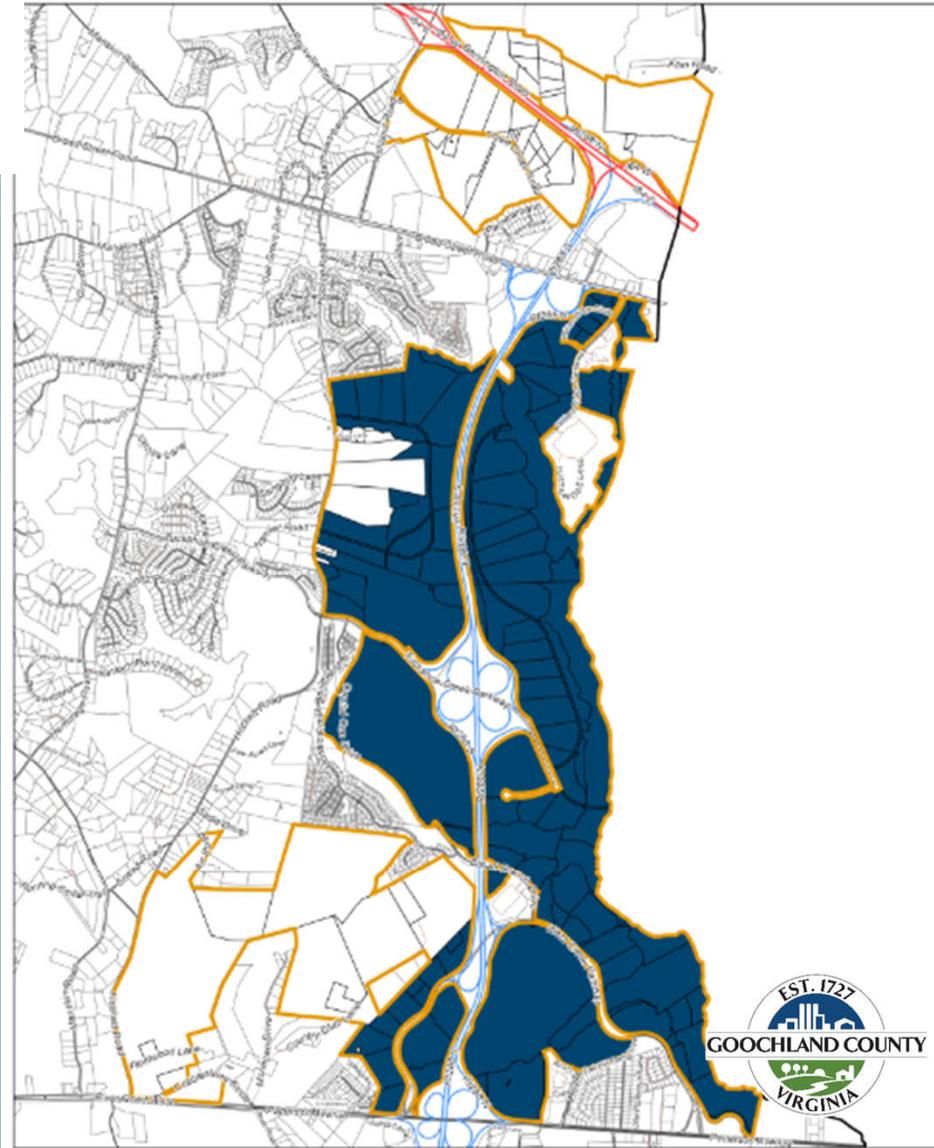
Two Development Paths

Inside West Creek



Development Standards
Planned Development Park (West Creek)
By-Right

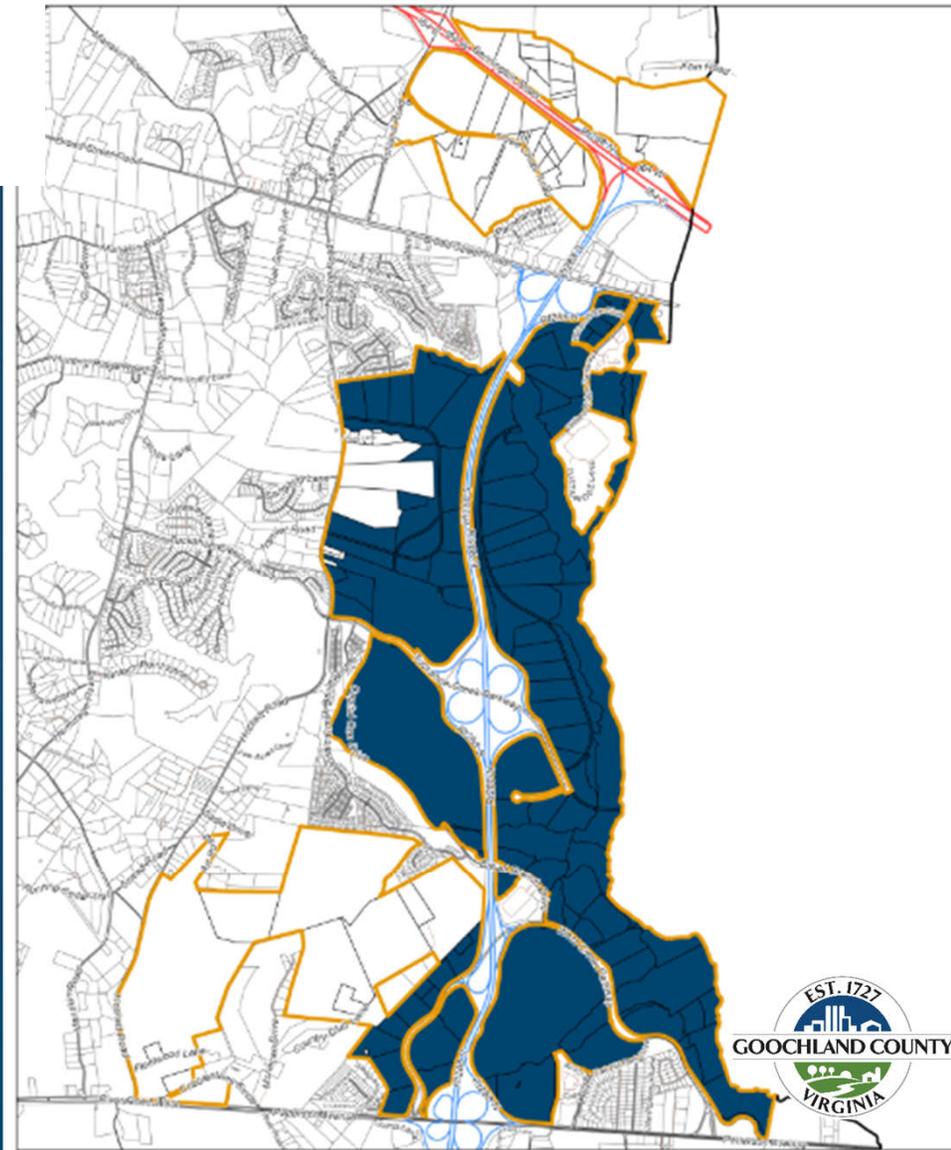
- West Creek may develop utilizing the by-right zoning that has been in place since 1987
- The landowners have the option to develop under the TOD regulations or develop under their current by-right regulations
- If developed by-right:
 - **No noise restrictions**
 - Heights up to **60'** as close as **50'** from **property line**
 - Heights up to 80' (with CUP)
 - 50'-100' buffer (location dependent)
 - 25'-125' setback (location and landscape dependent)

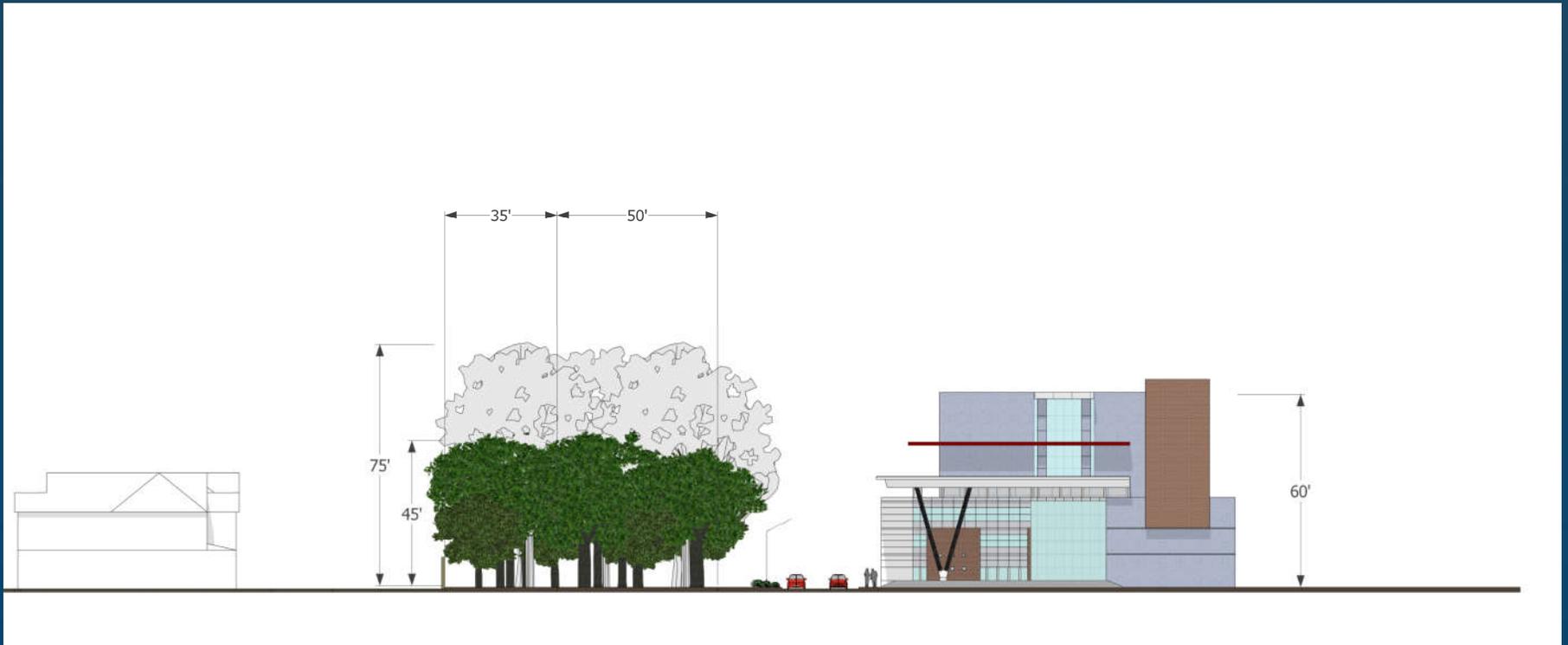


Development Standards
Planned Development Park (West Creek)
By-Right

- Architectural standards
- Open space of 30%
- Screening – equipment, outdoor storage
- 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

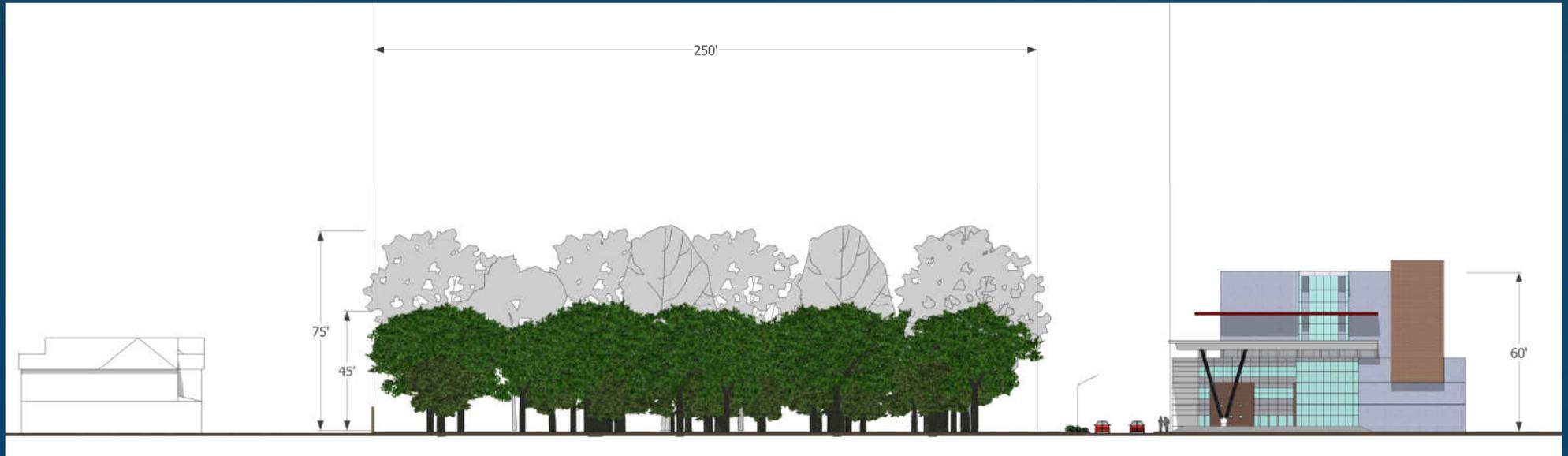
52





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

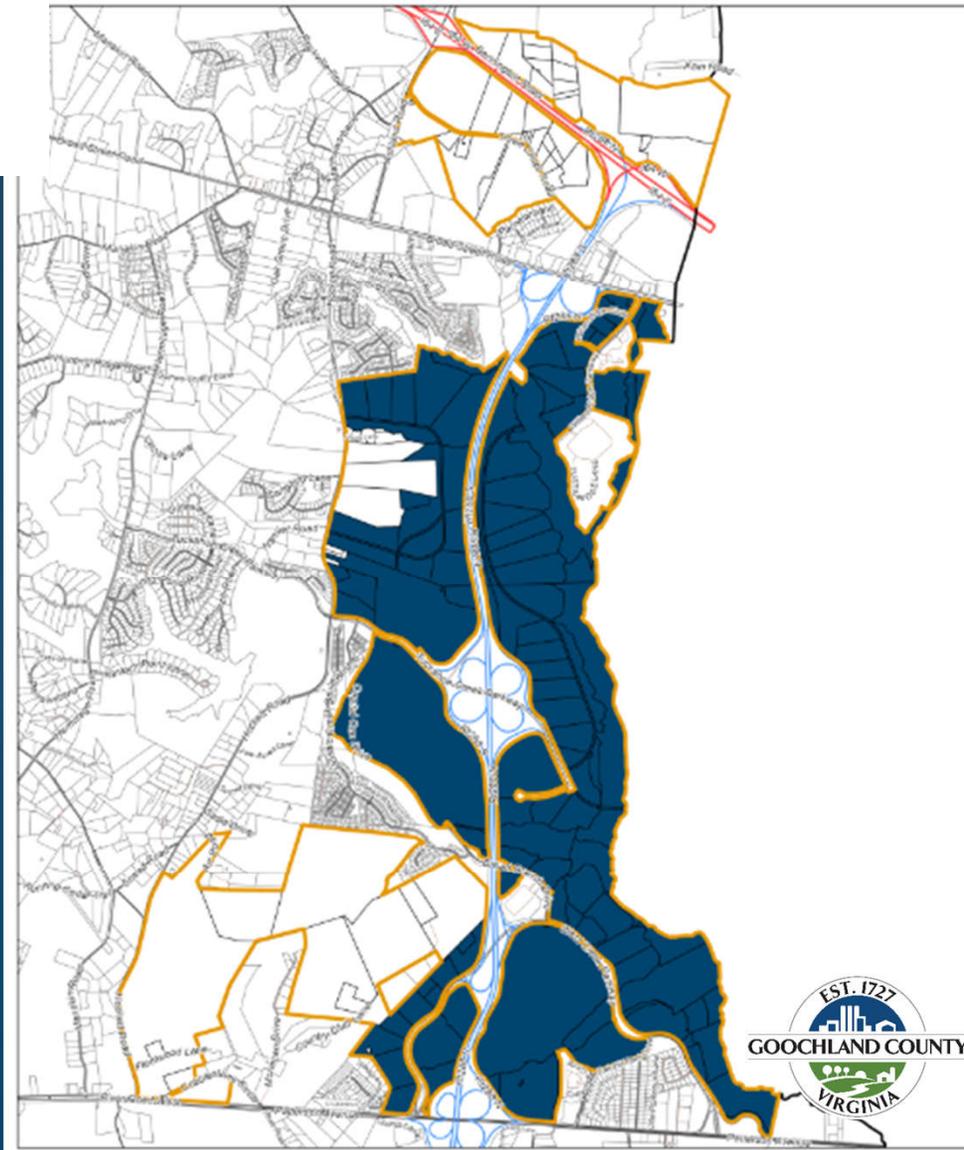
Existing base-zoning development



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

Development Standards
Planned Development Park (West Creek)
Under TOD

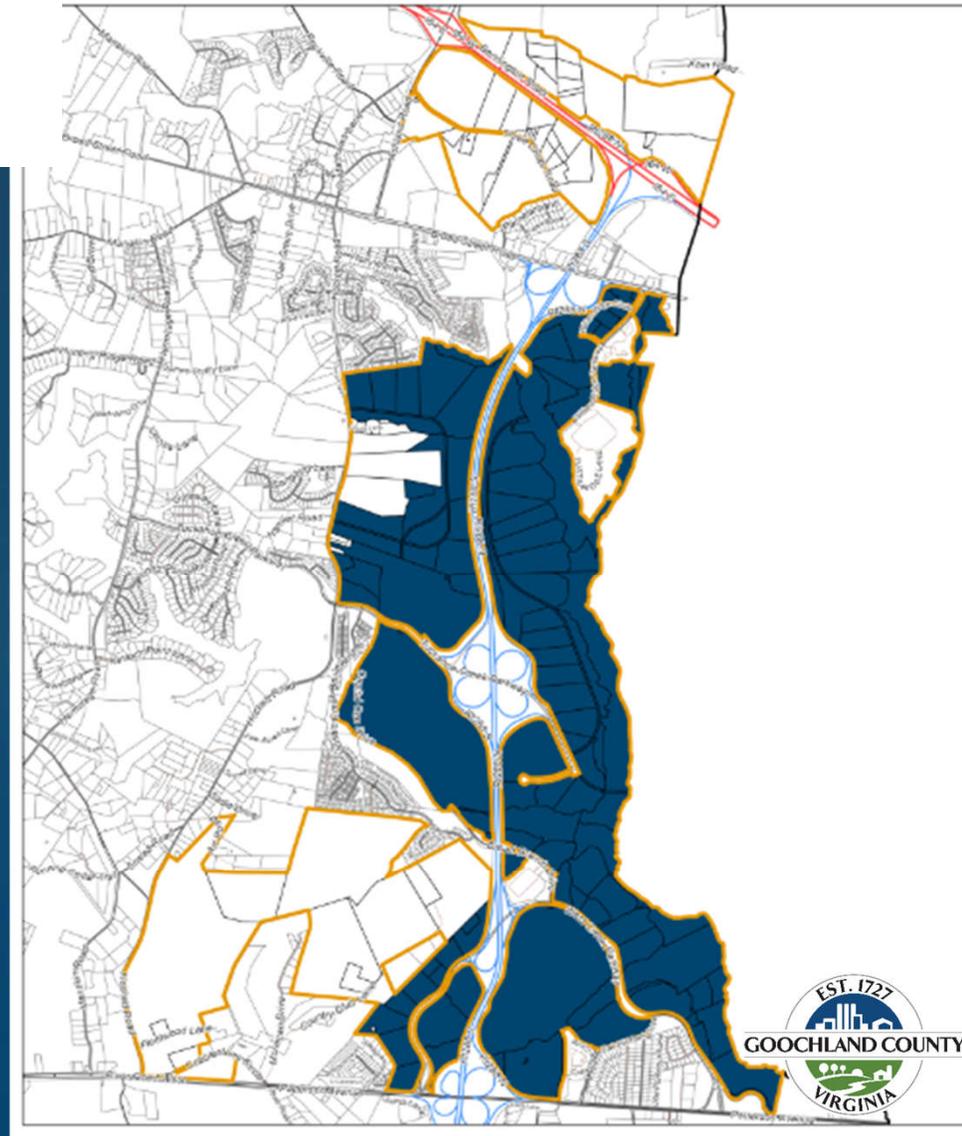
- If a user in West Creek wanted the financial incentives through the Technology Zone, or build higher than 60' adjacent to residential, without additional public input, they would be subject to the proposed general regulations of the Technology Overlay District:
 - Noise
 - Robust buffers
 - Setbacks for data center & height increases
 - Lighting



Development Standards Planned Development Park (West Creek) Under TOD

In addition, West Creek has robust proffers and restrictive covenants that would require the following:

- Architectural standards
- Landscaping
- Open space of 30%
- 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



What are the Development Standards?

Buffer vegetation required to be planted if not already established

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

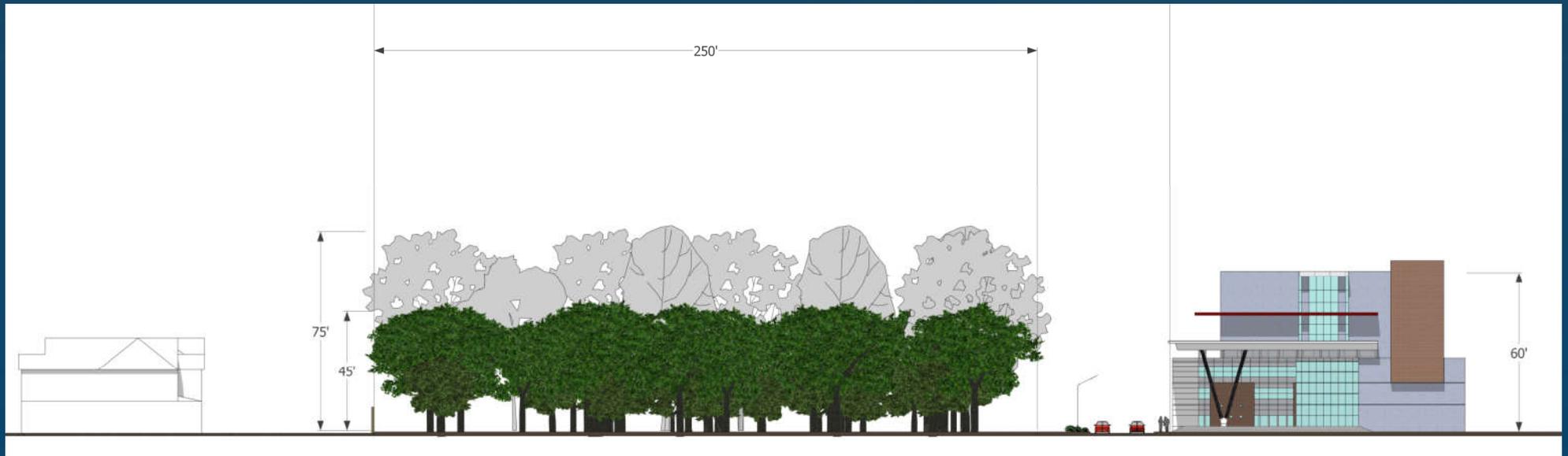


Building design standards

- (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



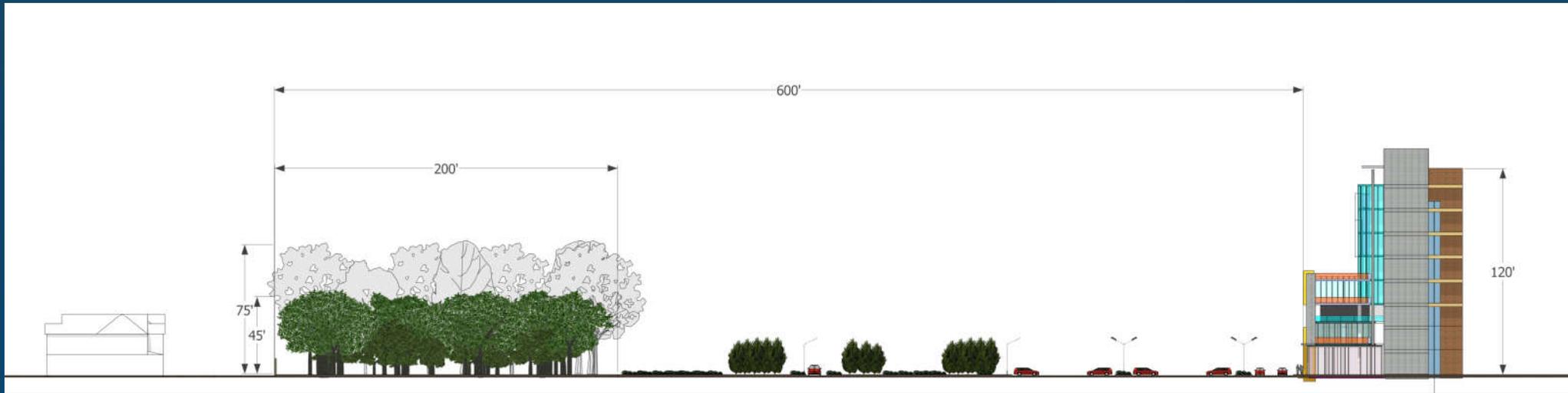
Side view of 60 ft tall building (Data Center) separated by 250 ft buffer and 300' setback from residential area



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

Goochland County Technology Overlay District

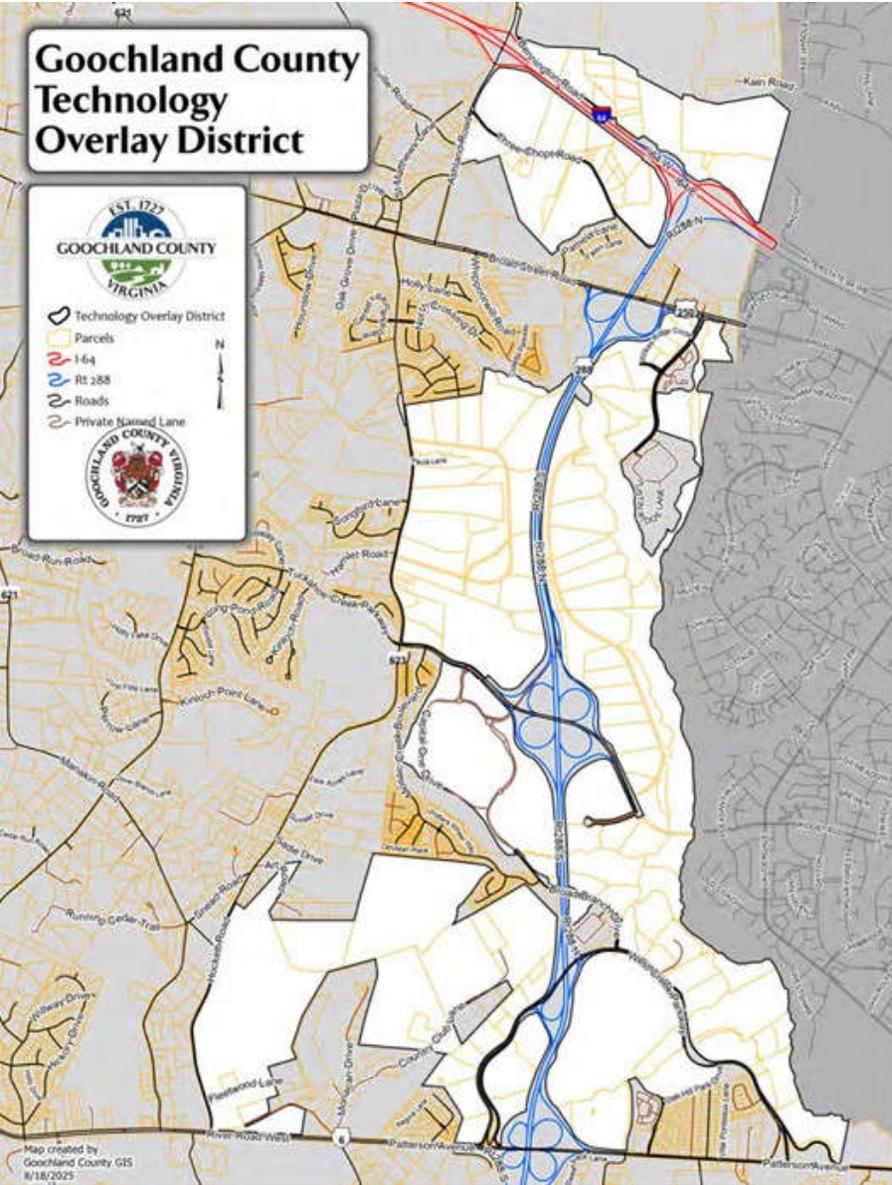


EST. 1727
GOOCHLAND COUNTY
VIRGINIA

- Technology Overlay District
- Parcels
- Rt 164
- Rt 288
- Roads
- Private Named Lane



GOOCHLAND COUNTY VIRGINIA
1797



Map created by
Goochland County GIS
8/18/2025

Comprehensive Plan Amendment Technology Overlay District



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



Comprehensive Plan Amendment

2035 Goochland County Comprehensive Plan:

- **Approval of the comprehensive plan amendment:**
 - Does not provide exact locations of a *Technology Overlay District*
 - Exact locations of districts are established under the Zoning Ordinance
 - Board of Supervisors may adopt or amend the *Technology Overlay District* in the future via a future ordinance amendment.

Anticipated Next Steps

District 5 Townhall

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

Board of Supervisors Public Hearing

- November 6, 2025 – **Goochland High School** – 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>

