

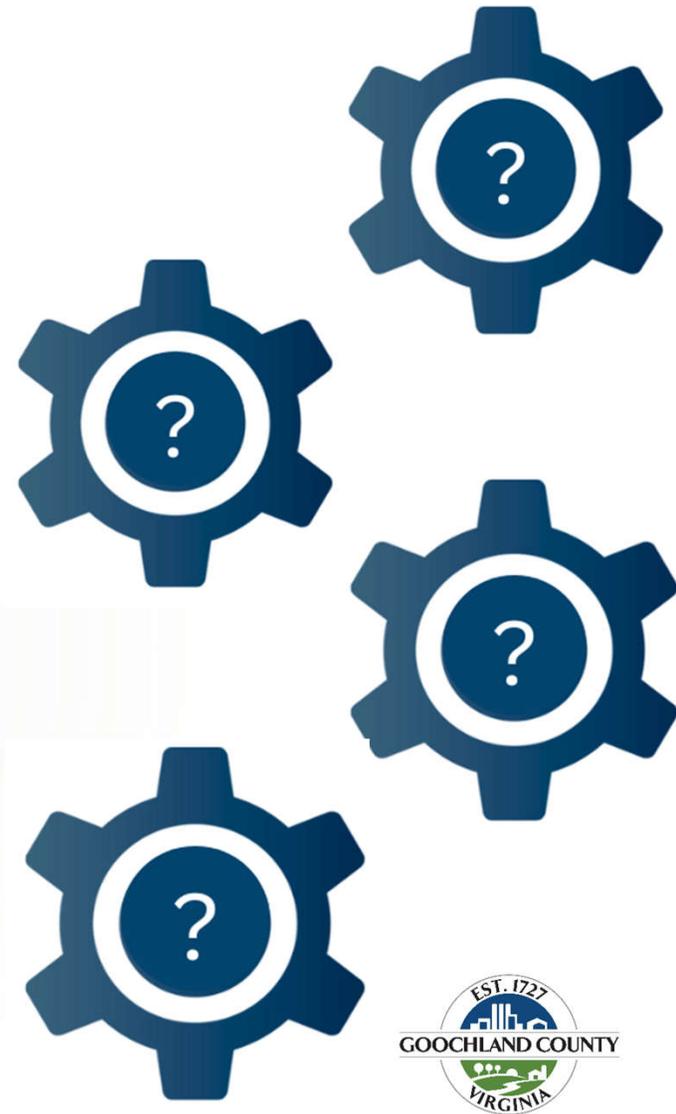


Technology Zone
Technology Overlay District
Comprehensive Plan and Zoning Ordinance
Amendments

Goochland County
Board of Supervisors
November 6, 2025

Why are we here?

- The newly elected 2024 BOS set a goal to focus on achieving the 70-30 revenue split, relieving the pressure on residential growth and focusing on commercial growth.
- 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 Zone (TZ)



Strategy for Smart Growth

Our Strategy in Action:

- **Balance Protections and Investment:** TOD safeguards for nearby residents plus by-right certainty for investors.
- **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 businesses (data/tech, advanced manufacturing) to reach desired tax revenue goal of 70%/30%.
- **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.



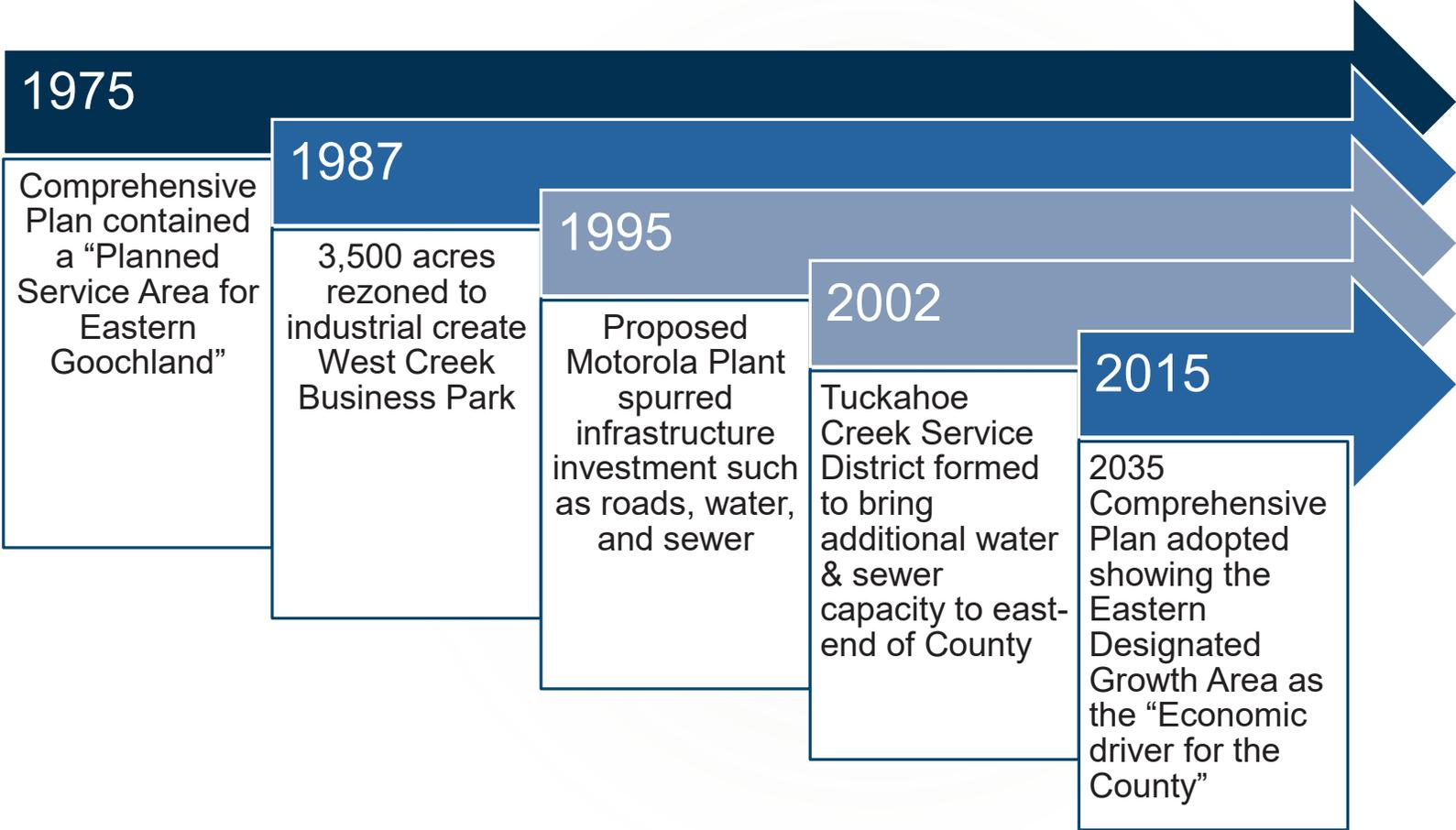
Goochland's Long-range Comprehensive Plan

- 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.**

- **By-right opportunities** give businesses certainty and encourage high-value investment.
- **TOD development standards** lead to stronger protections: buffers, setbacks, noise limits, design controls.
- **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 and charts to demonstrate changes throughout the process
- FAQ's with additional neighborhood specific information
- Dedicated comment portal
- Community Meeting and Planning Commission presentations and recordings
- Other resources (include)
 - Maps of neighborhoods
 - West Creek zoning cases
 - List of property ownership

Other Outreach:

- Received hundreds of emails and calls
- Individual meetings
- Two countywide community meetings
- Two townhall 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
- Social media & Email notice of meetings and hearings
- Staff review and response to questions via phone, email, or portal



Community Meetings

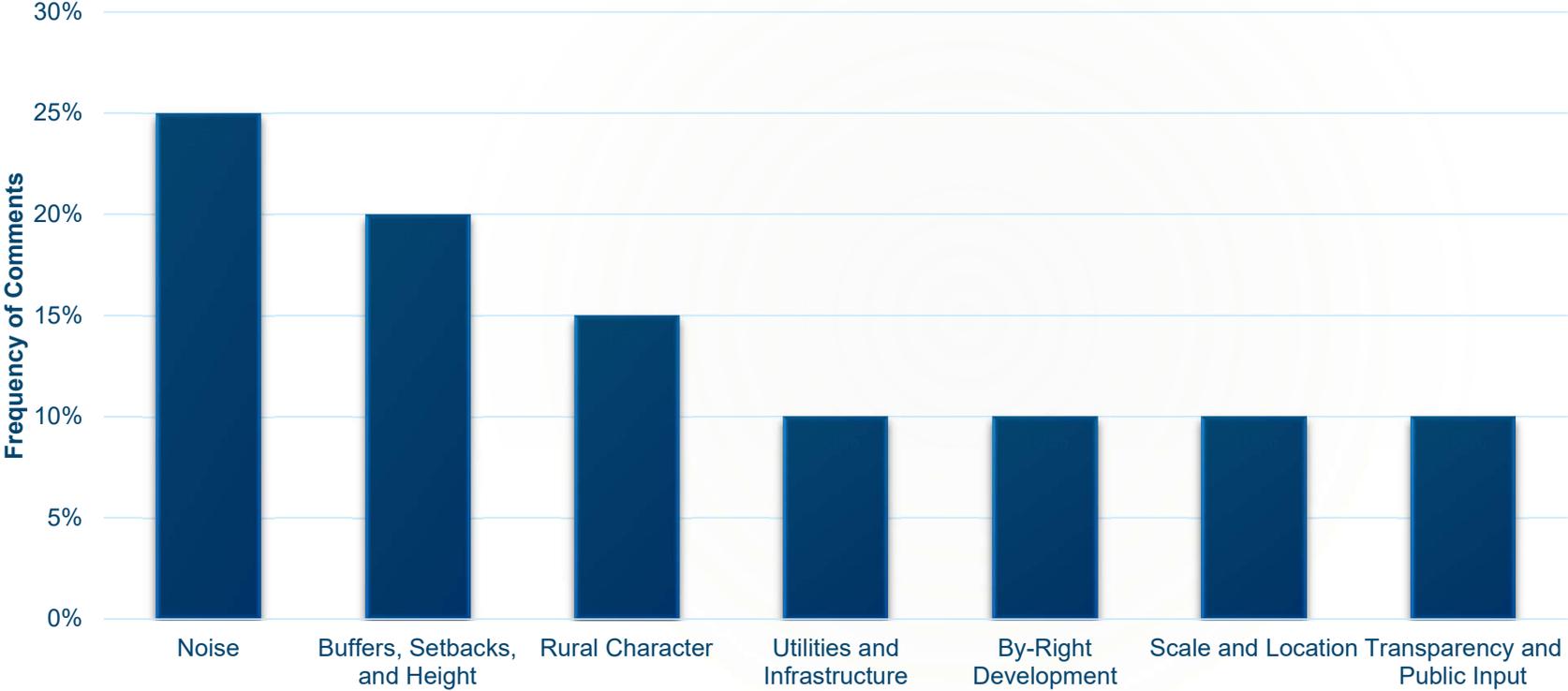
July 7, 2025

- 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 After July 7

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:

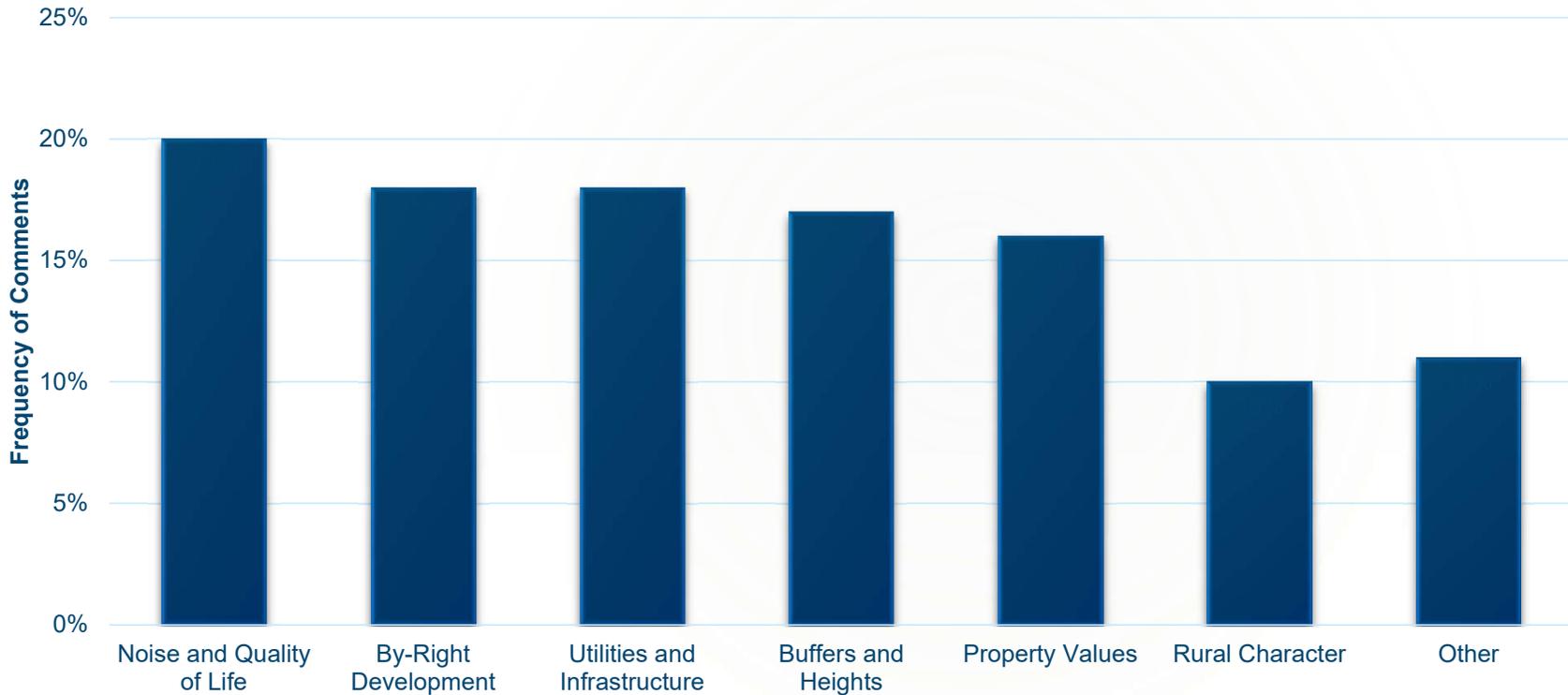
How We Will Use Input Cards • Cards collected **before the Q&A** will help us organize speakers and ensure a wide range of topics can be addressed during today's session (as time allows).
• **All collected cards** will be reviewed as input for our assessment of the Technology Overlay District and Technology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



What We Heard from the Community on September 8

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%.

Planning Commission Meetings

September 18, 2025 and September 25, 2025

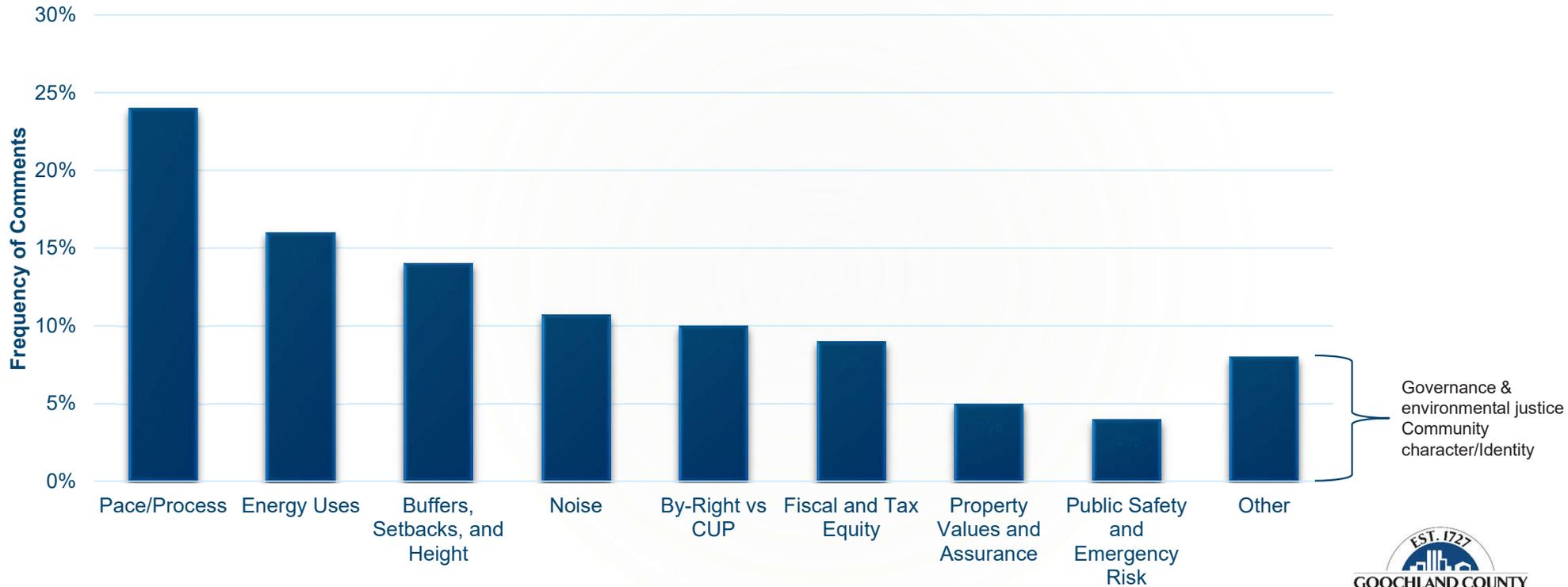
- The Planning Commission held two nights of public hearing to ensure citizen feedback
- The Planning Commission made a recommendation of approval to the Board with the following recommendations:
 - Make energy generating facility allowable only through a conditional use permit, both for primary and accessory uses.
 - In the areas of the Technology Overlay District with current base zoning of A2, impose a 500' setback from residential property for a data center permitted by right and require conditional use permit approval for locating closer in those areas.
 - Limit by-right maximum building height to 80' for structures located adjacent to residentially zoned property
 - Reduce the decibel limits lower than currently proposed 65 dB in the day and 60 at night.



What We Heard from the Community During Planning Commission

We received input from 53 community members during the September 18 & 25 Planning Commission Meetings. The chart below summarizes the themes identified by community members during their allotted time.

What We Heard Most Often*



*Community members often addressed more than one theme, so totals exceed 100%.



Informed Changes to the Ordinance

The following items have informed the final proposal:

- Benchmarks with other jurisdictions.
- Balloon Test to visualize potential height restrictions.
- Outside counsel review of proposed ordinance.
- Conversations with Dominion Energy regarding power transmission and nuclear technology.
- Numerous meetings and conversations with an acoustics engineering firm to inform decibel levels, sound attenuation, and enforcement of ordinance.
- Board member visits to data center campuses.
- Conversations with individuals in the data center industry to better understand their operations.
- Conversations with Virginia Nuclear Energy Consortium.



Refining our Plan Through Community Input

Topic	Initial Proposed Ordinance (July 2025)	1 st Revised Ordinance (September 2025)	Current Revised Ordinance (November 2025)
Energy generation (SMR & gas peaking plants)	Not in original proposal	Allow by-right in limited areas and as an accessory use	All Energy Generation uses, principal and accessory, permitted <u>only</u> by conditional use permit in <u>entire TOD</u>
TOD West (900 acres)	Not in original proposal	Added to TOD with same by-right uses permitted	Data center in this area permitted <u>only by conditional use permit</u>
Noise – Decibel levels	65 dB day / 60 dB night cap measured at property line	65dB day/60dB night measured at any point within adjacent property	Lowered maximum noise standard to <u>55 dBA</u> and <u>added 65 dBC</u> standard, both measured at property line
Noise – Generator testing hours	Generator testing between 6AM-8PM	Limit generator testing between 10AM and 5 PM and only 2 hours per day	No change except acknowledge Department of Environmental Quality has authority to set generator testing hours

Topic	Initial Proposed Ordinance (July 2025)	1 st Revised Ordinance (September 2025)	Current Revised Ordinance (November 2025)
Noise – Generator testing schedule	Not in original proposal	Not in revised proposal	Require that a generator testing scheduled be posted annually on a dedicated company webpage with at least 48 hour notice of a change in the testing schedule
Noise – Impact analysis	Require noise study within 6 months of operation; Request noise study up to 3 times per year	Require noise study within 3 months; request noise study up to 4 times per year	Clarified that an environmental noise impact assessment meeting industry standards required, must be prepared by a third party qualified professional and must include modeling in industry standard software. Required before operations , within 3 months of operation and County can request up to 4 times a year

Topic	Initial Proposed Ordinance (July 2025)	1 st Revised Ordinance (September 2025)	Current Revised Ordinance (November 2025)
<p>Noise – Generators for emergency use</p>	<p>Not in original proposal</p>	<p>Not in revised proposal</p>	<p>Prohibit generator use outside of testing and emergencies & define emergencies</p>
<p>Noise - Attenuation</p>	<p>Not in original proposal</p>	<p>Not in revised proposal</p>	<p>Generators to minimize sound using options of:</p> <ul style="list-style-type: none"> • acoustic walls • enclosed generators • locating generators on side of building away from residential uses (using the building as sound screen) • berms in the setback • using quieter generators

Topic	Initial Proposed Ordinance (July 2025)	1 st Revised Ordinance (September 2025)	Current Revised Ordinance (November 2025)
Height	Up to 120' building height allowed	Buildings greater than 60' in height require additional setbacks; stricter facade standards near subdivisions	<ul style="list-style-type: none"> •80' building height limit adjacent to residentially zoned property and agriculturally zoned property not subject to TOD regulations •<u>No building</u> over 80' allowed next to residentially zoned property unless through a conditional use permit (CUP) •500' setback for buildings between 60' and 80' •Stricter facade standards near subdivisions
Water	Not in original proposal	Not in revised proposal	<ul style="list-style-type: none"> •<u>Require use of public water and wastewater</u> except that on-site water reuse or pre-treatment is permitted

Topic	Initial Proposed Ordinance (July 2025)	1 st Revised Ordinance (September 2025)	Current Revised Ordinance (November 2025)
<p>Setbacks and buffers</p>	<p>200' buffer from residential/agricultural property</p>	<ul style="list-style-type: none"> •300' setback and 250' buffer required for data centers near residential •200' buffer near residential for other TOD uses •added 500'- 600' setbacks from residential for buildings over 80' and 120' 	<ul style="list-style-type: none"> •300' setback and 250' vegetative buffer required for data centers for properties with base M-1 zoning; •500' setback and 250' vegetative buffer required for data centers for properties with base A-2 zoning adjacent to residentially zoned property; 300' setback allowed through a conditional use permit •200' vegetative buffer for other TOD uses •500' setback for buildings between 60' and 80'
<p>Setbacks for outdoor mechanical equipment & generators</p>	<p>In original proposal but was not clear</p>	<p>In revised proposal but was not clear</p>	<p>Clarify that generators cannot be in the setback requirements.</p>

Topic	Initial Proposed Ordinance (July 2025)	1 st Revised Ordinance (September 2025)	Current Revised Ordinance (November 2025)
Setbacks and buffers for transmission substation	50' setback or 100' buffer	No change in revised proposal	Require vegetated buffers of 100'-200' adjacent to residential or agricultural property
Residential road -limit access	Not in original proposal	Not in revised proposal	Prohibit access of any commercial or industrial use through <u>any</u> residential local roads (except for gated emergency access roads)
Noise – Construction activity	Not in original proposal	Not in revised proposal	Limit construction hours adjacent to residential for exterior construction from 7 a.m. to 7 p.m. Monday through Friday ; require signs be posted with construction hours

Goochland County Technology Zone

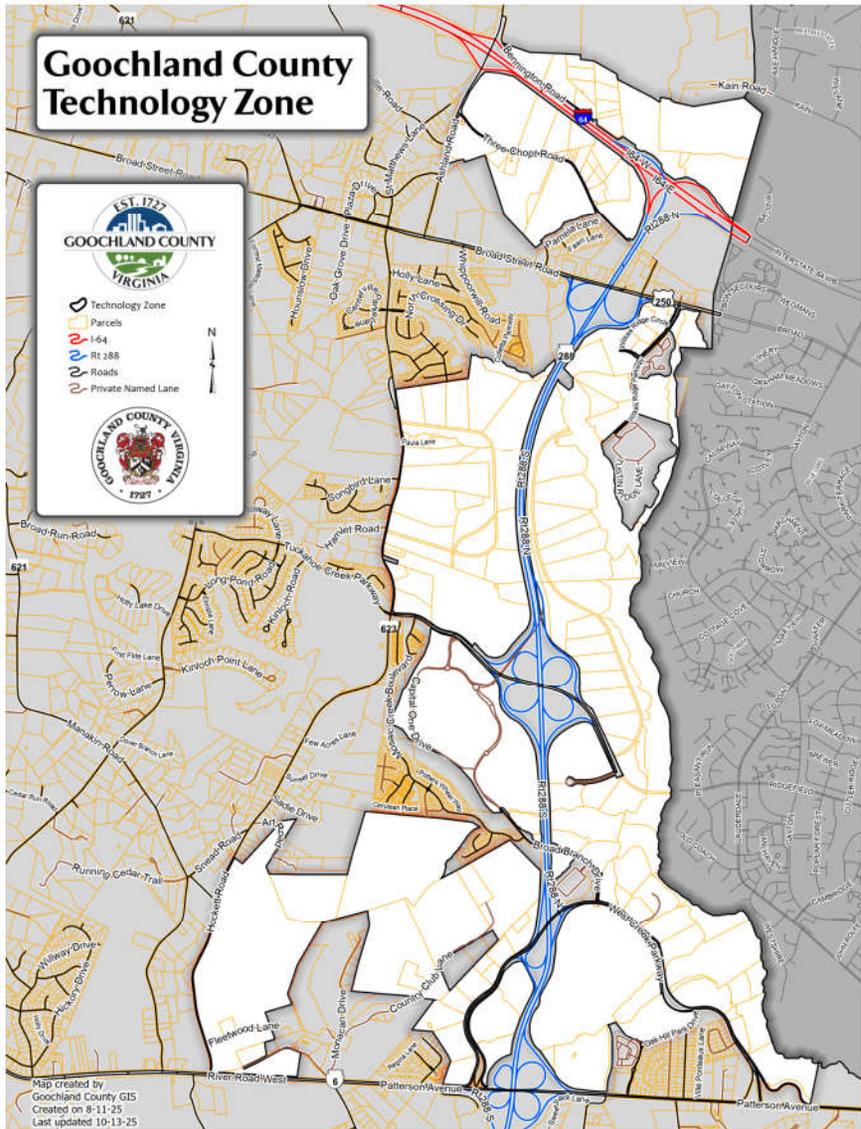


EST. 1727
GOOCHLAND COUNTY
VIRGINIA

- Technology Zone
- Parcels
- I-64
- Rt 288
- Roads
- Private Named Lane



GOOCHLAND COUNTY VIRGINIA
1727



Technology Zone



What is a Technology Zone

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



What is a 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.



Incentive Requirements

- Existing technology business must:
 - Be located in a technology zone.
 - Provide sufficient additional local tax revenue to fund the incentive.
 - Create a minimum of two (2) full time positions, and
 - Make minimum of \$100,000 in capital investment.
- New technology business must:
 - Be located in a technology zone.
 - Provide sufficient additional local tax revenue to fund the incentive
 - Create a minimum of five (5) full-time positions, and
 - Make minimum of \$500,000 capital investment.



Goochland County Technology Overlay District

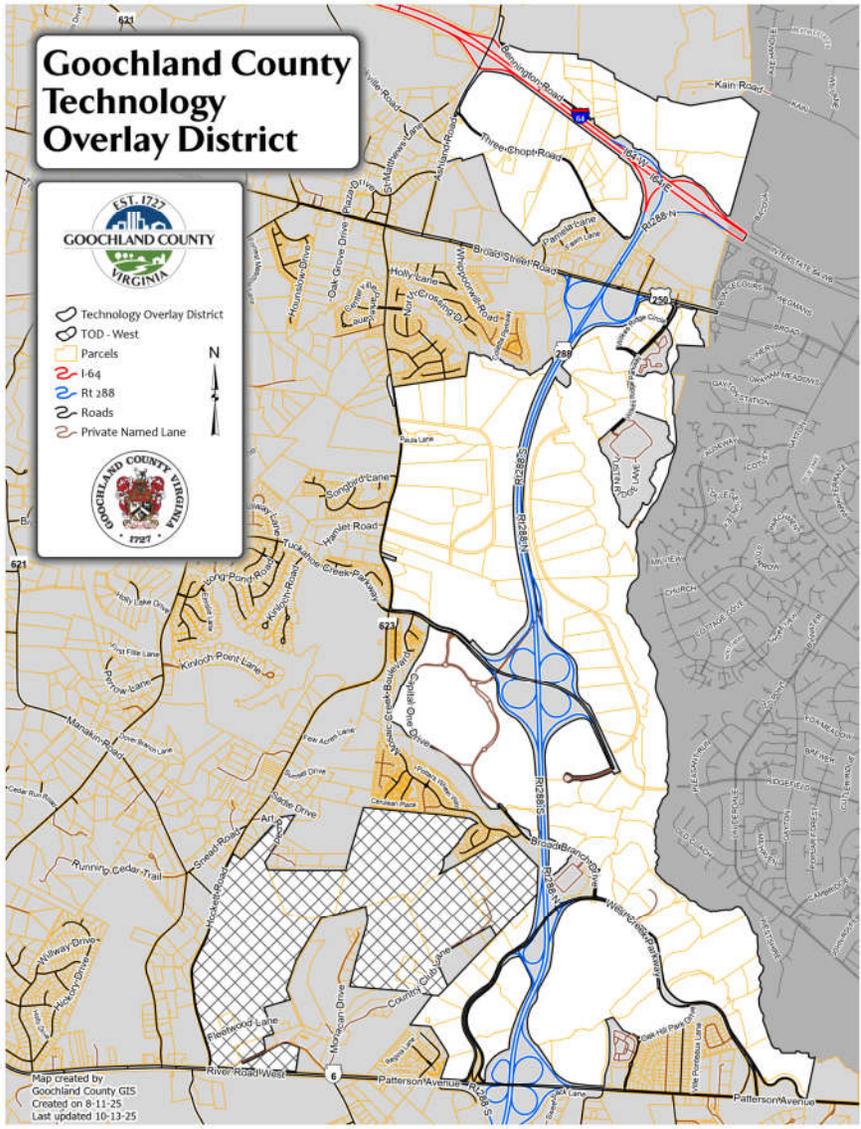


EST. 1777
GOOCHLAND COUNTY
VIRGINIA

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



GOOCHLAND COUNTY VIRGINIA
EST. 1777



Map created by
Goochland County GIS
Created on 8-11-25
Last updated 10-13-25

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 – **it is not a rezoning**
 - Used to promote specific types of development or target specific regulations to guide development, address specific locational concerns, and enhance or protect resources
- **Other 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

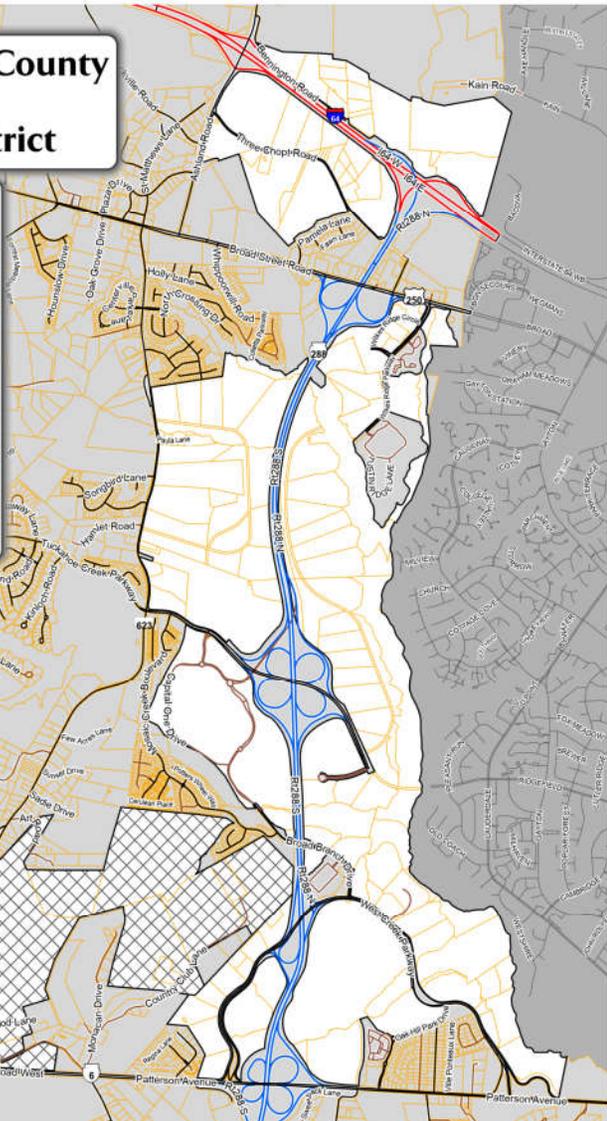


What is a Technology Overlay District?

- Special district designated by code that allows specific uses along with development standards.
- The **existing zoning remains**, and the designated areas will have **increased property rights (uses & height)** with development standards.
- **NOT a rezoning from A-2 to M-1**
- The development standards established in the TOD, will **protect areas adjacent to the TOD** by requiring buffers, setbacks, noise limits, and architectural standards.



Goochland County Technology Overlay District



Map created by
Goochland County GIS
Created on 8-11-25
Last updated 10-13-25

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

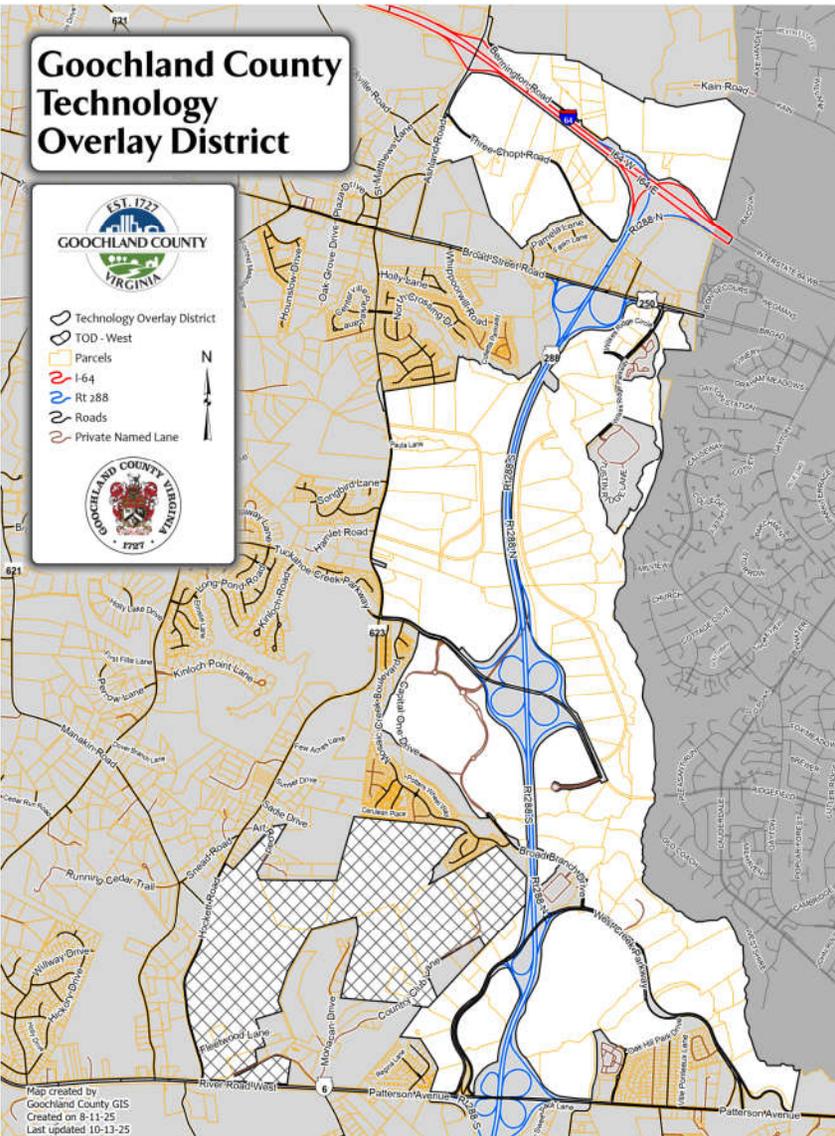
Located in Areas That
Can Support
Development

Technology Overlay District Location

- Proposed TOD location is in **WHITE AND HATCHED**.
- TOD West is specifically notated in **HATCHED**.
- 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



Map created by
Goochland County GIS
Created on 8-11-25
Last updated 10-13-25

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

Commercial (**Red**)

Flexible (**Pink**)

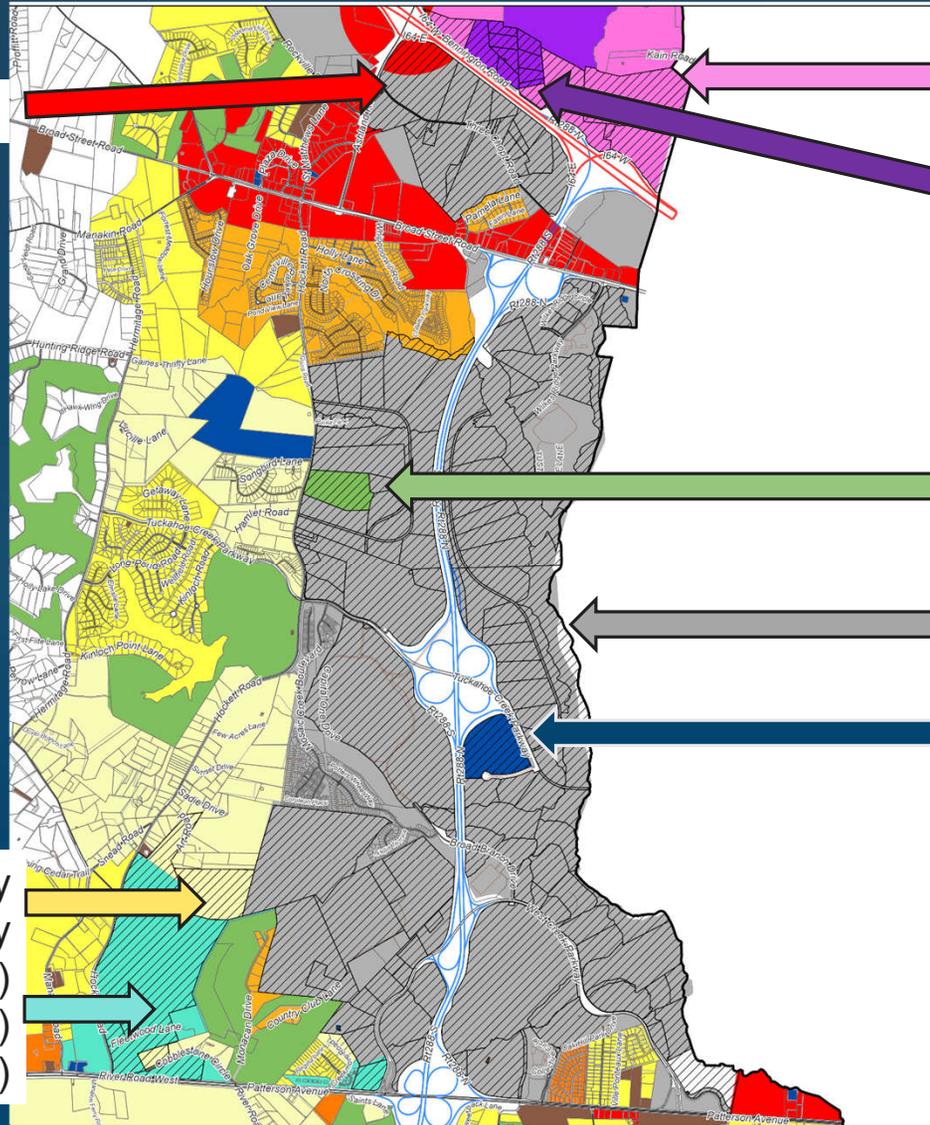
Industrial (**Purple**)

Recreation (**Green**)

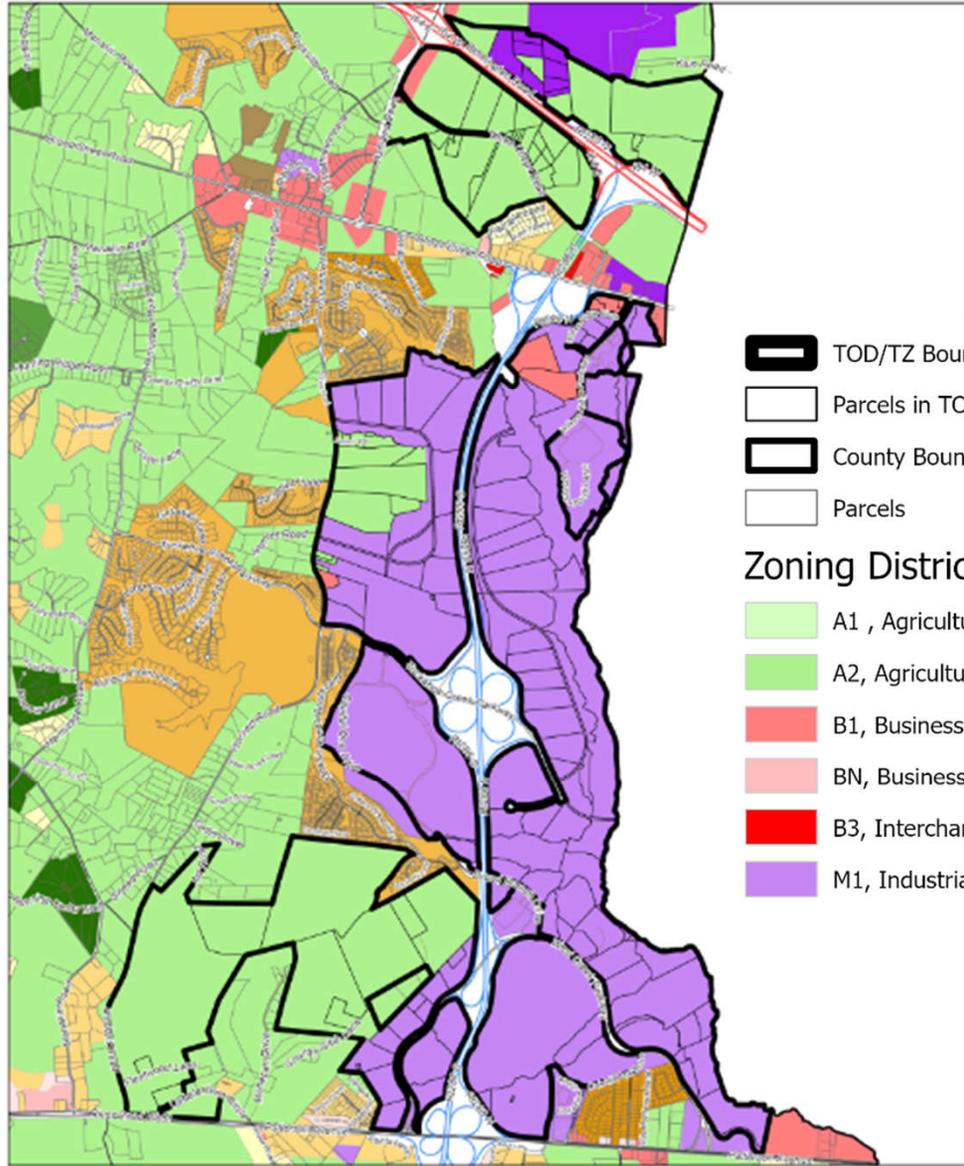
Prime Economic
Development (**Gray**)

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?

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 or structures 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 and in TOD West is only permitted through the public process of a conditional use permit

How is the Technology Overlay District Applied?

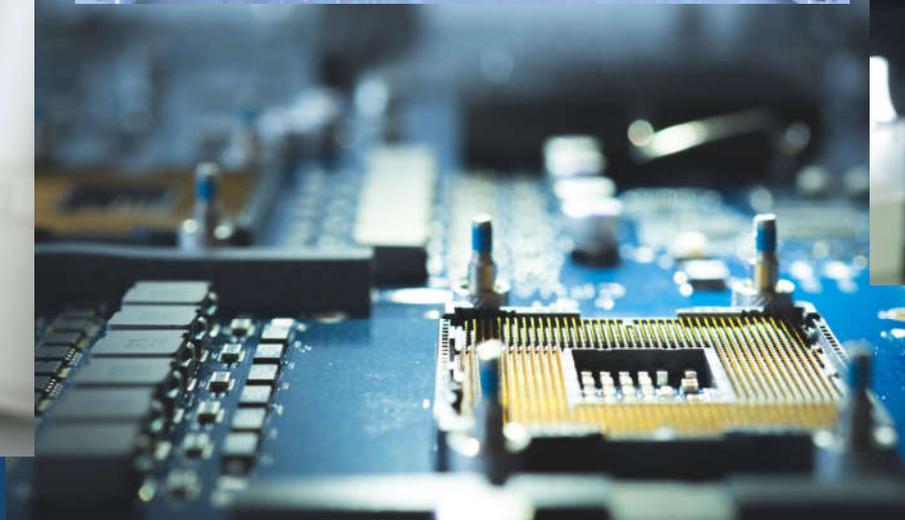
Permitted TOD uses that accept incentives under the Technology Zone must comply with TOD standards

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

Permitted by-right data center use adjacent to residentially-zoned property, or mixed-use development with residential use, must comply with the TOD standards in Sec.15-449.A.

- Example – A data center in Industrial, Limited (M-1) district, adjacent to Reader's Branch subdivision, must meet all applicable TOD provisions, including a 250 ft. vegetative buffer and 300 ft. setback.

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?

What uses will be allowed in TOD?

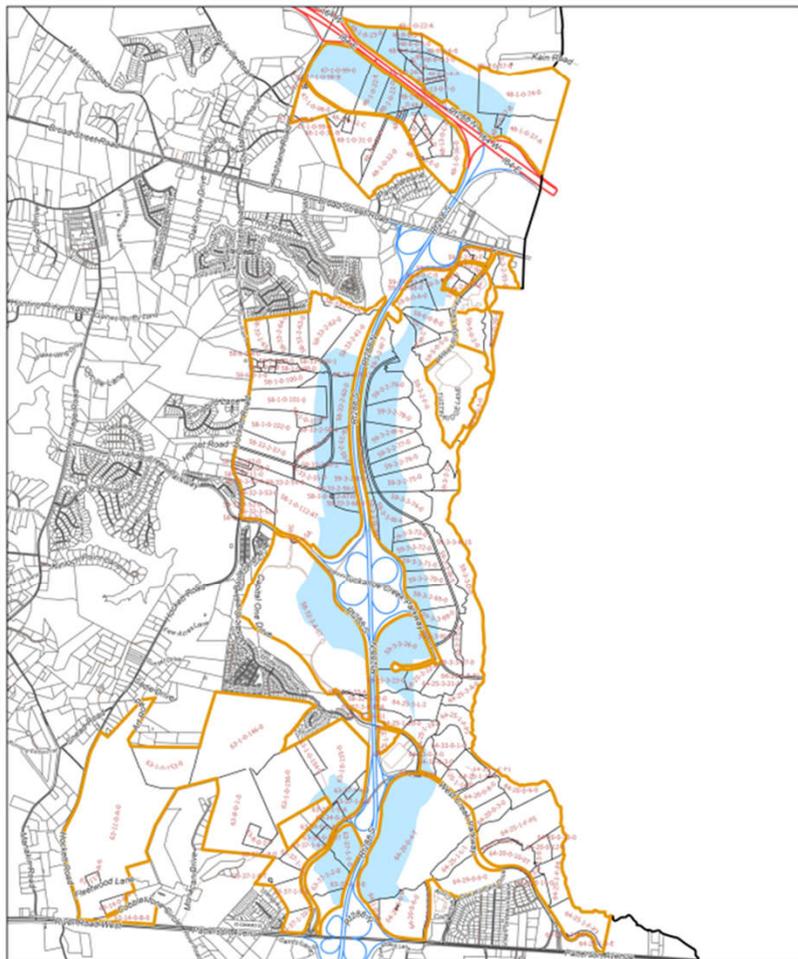
By Right – throughout the TOD

- **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 (except in TOD West)**
- **Transmission substation**, transmission line, other than normal distribution
- **Technology college, university, or technical school**
- **Technology research and development facility**
- **Technology training center**
- **Energy Storage Facility**

What uses will be allowed in TOD?

Energy Storage By-Right

- Solid state batteries required, except lithium-Ion battery storage allowed but 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.



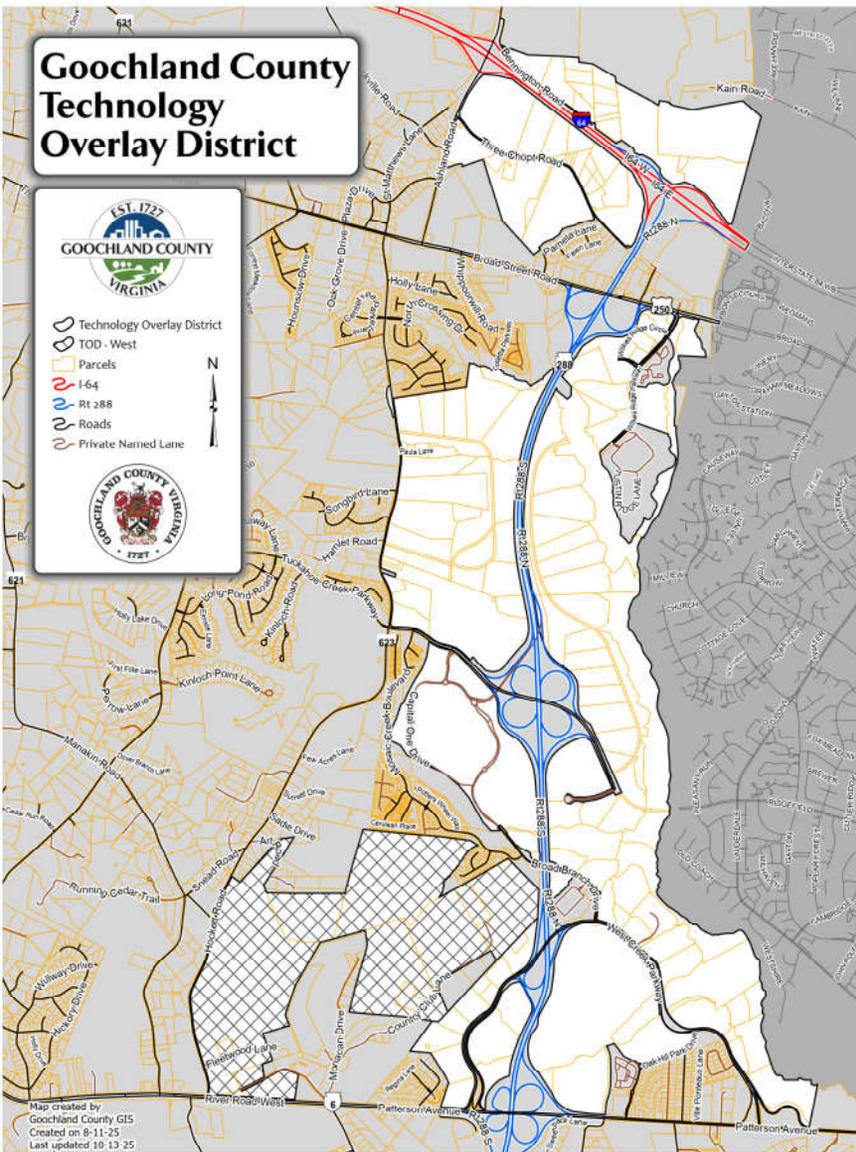
Allowed Only in Limited Areas



What uses will be allowed in TOD?

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



What uses will be allowed in TOD?

Conditional Use Permit (CUP)

- Data Center – in the area designated TOD West as shown as the hatched area of the TOD map
- Utility generating station (small modular nuclear reactor facility, peaking plant – natural gas)



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.
- All uses **must** meet all local, state and federal permitting requirements.

By-right does not mean free from oversight

Authority	Permit/Oversight
Environmental Protection Agency (EPA) & Department of Environmental Quality (DEQ)	Air Quality Emission (generator/manufacturing)
State Corporation Commission (SCC) & Dominion Energy	Transmission line location
Army Corp of Engineers & Department of Environmental Quality	Wetland designation/impact
Department of Environmental Quality & Goochland County	Stormwater and erosion control
Virginia Department of Transportation and Goochland County	Transportation Impact Analysis, turn lanes, entrances, and other traffic improvements, including signalization and new roads
Goochland County	Plan of Development

By-right does not mean free from oversight

Authority	Permit/Oversight
Goochland County Planning Commission and Goochland County	Conceptual Master Plan review
Uniform Statewide Building Code and Goochland County	Building Code
Virginia Department of Health (VDH), Department of Environmental Quality (DEQ) & Goochland County	Water and Wastewater
Virginia Statewide Fire Prevention Code and Goochland County	Fire suppression and fire access requirements

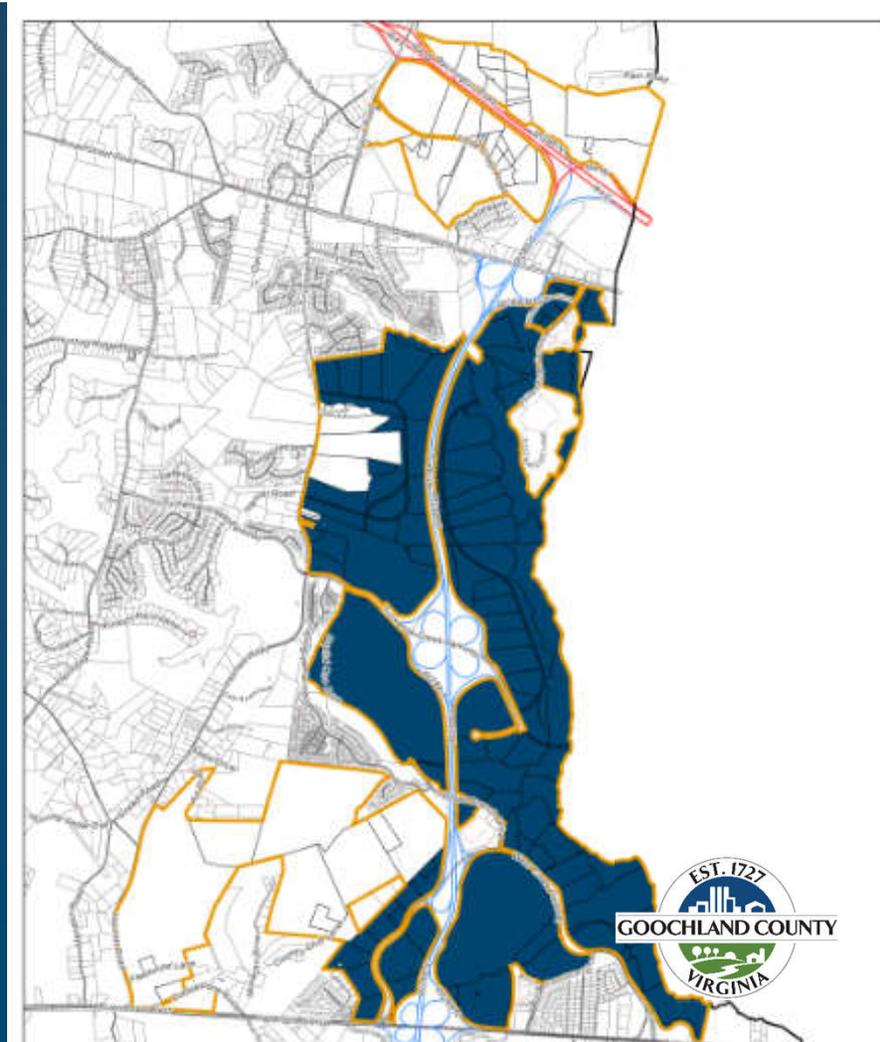
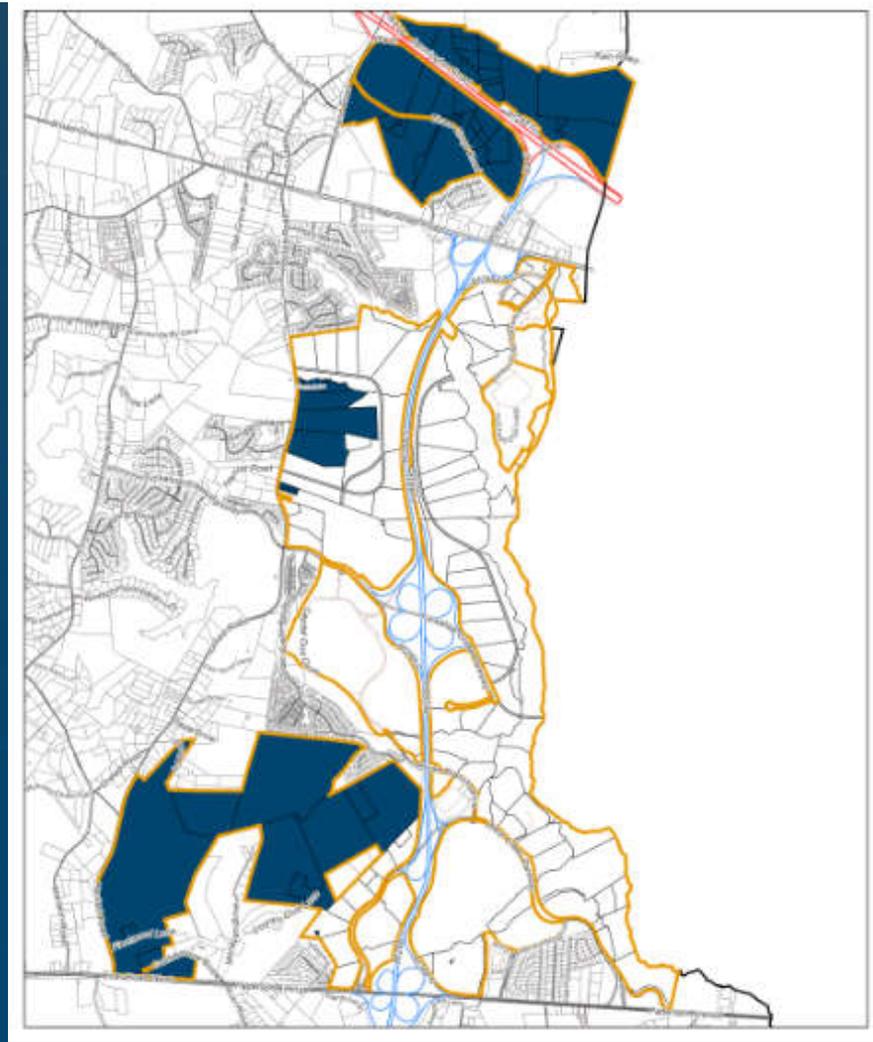


What are the development standards?

Outside West Creek

Two Development Paths

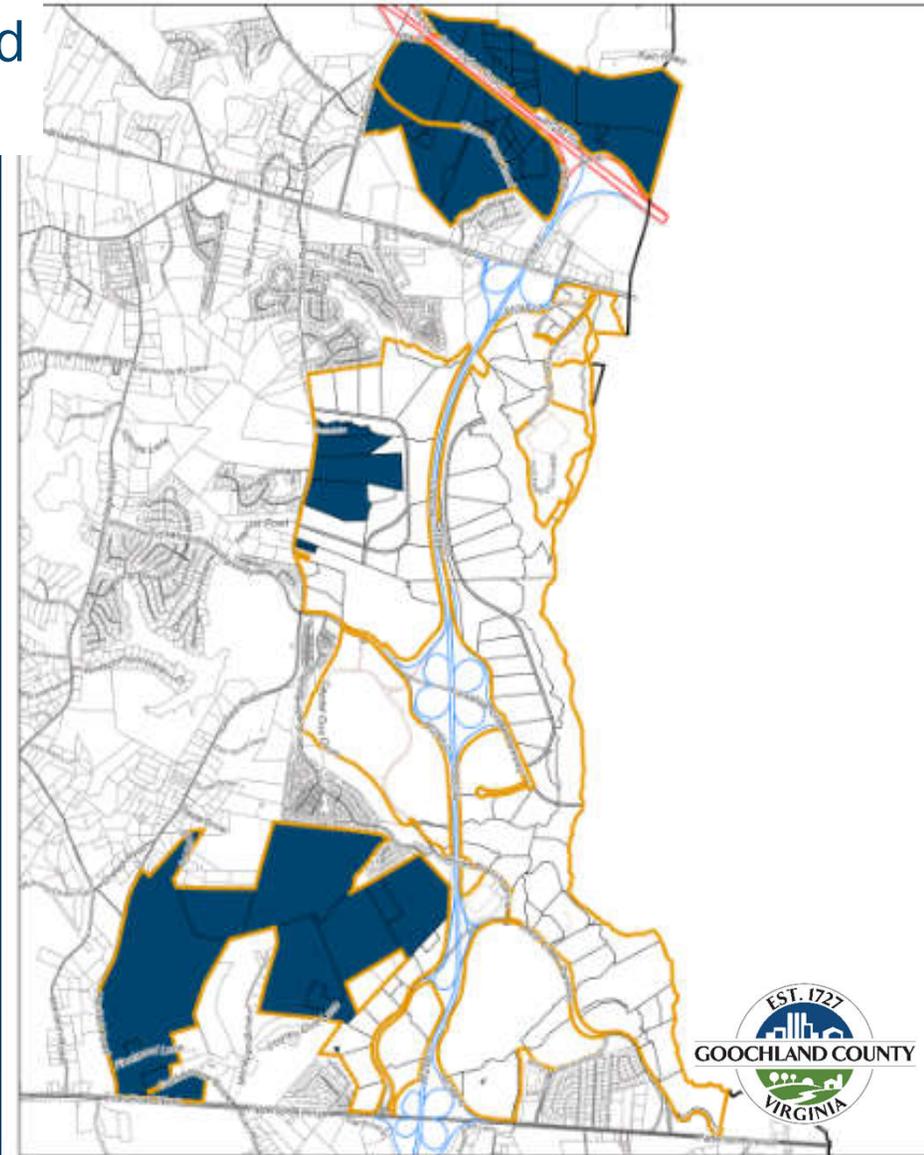
Inside West Creek



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



Overall Requirements



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
- 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
- **Prohibit access through residential zoned property**
- **Require use of public water**
- **Parking for data center**
 - 1/300 sq. ft. for office space
 - 1/4,000 sq. ft for other space
 - Determined by operational 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
- **Vegetated Buffers for perimeter of Master Plan**
 - **Setbacks** – up to 500' - dependent on adjacent zoning, use, and road type
 - **Vegetated Buffers** – up to 250' - dependent on adjacent zoning and use
 - **Vegetated Buffers along roads**
 - 150 foot for arterial
 - 100 foot for collector or local
 - 35 foot for interior roads

Noise Standards

What are the Development Standards?

Sound Restriction: Adjacent to residentially or mixed-use zoned property

- Limited to **55dBA** and **65dBC**
- Measured **at the property line of adjacent residentially-zoned property** or mixed-use development with residential uses.
- **Limited exterior construction hours** to 7 a.m. to 7 p.m., Monday-Friday, to reduce sound impacts during construction

What are the Development Standards?

Sound: Generators

- Generator testing is **limited to two hours per day** between 10:00am-5:00pm, Monday-Friday, unless otherwise mandated by DEQ.
- Sound restriction **does not apply** to sounds generated by **construction** or generators operating during an **emergency** or during generating **testing**.
- Added a **prohibition for generators from running** except for testing and during emergencies
 - **Defined emergency** as: when, due to circumstances beyond the facility operator's control, the principal energy source to the facility is temporarily unavailable; if the regulated energy provider directs temporary use of generators for protection of energy grid; or at the direction of public emergency services.

What are the Development Standards?

Sound: Generators

- Added a requirement that a **generator testing schedule** be published on a dedicated webpage hosted by the company.
- Mandates that **generators must minimize noise** by using one or more of these options:
 - acoustic walls,
 - enclosed generators,
 - locating generators on side of building away from residential uses (using the building as sound screen),
 - berms in the setback, or
 - by generator type.

What are the Development Standards?

- **Environmental noise impact assessment** shall be submitted with initial Plan of Development (POD) detailing that noise limit **will be met or ways to mitigate** sounds to meet limits.
 - Must meet acceptable industry standards
 - Be prepared by a third-party professional
 - Must include sound modeling in SoundPlan, CadnaA, or acceptable equivalent
 - Will include existing ambient sounds to ensure that the user does not exceed sound levels at the property line
- A **second noise impact assessment** verifying compliance with noise limits **under operating conditions** must be provided within **three months** of operations.
- **Additional assessments** (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?

Sound Enforcement

- **Environmental noise impact assessments required**
 - Pre and post construction
 - Upon alterations or modifications to the facility or equipment
 - Investigate a noise complaint
- **Contract with Third-party qualified acoustics engineering firm**
 - Document the sound using industry standards
- **If violation is determined, enforcement action will be taken.**
- **Could result in an injunction to comply from a circuit court judge**

Height, Setbacks, Buffers

What are the Development Standards?

Height Setbacks:

- Height Setbacks – adjacent to residentially or agriculturally zoned not part of a TOD development

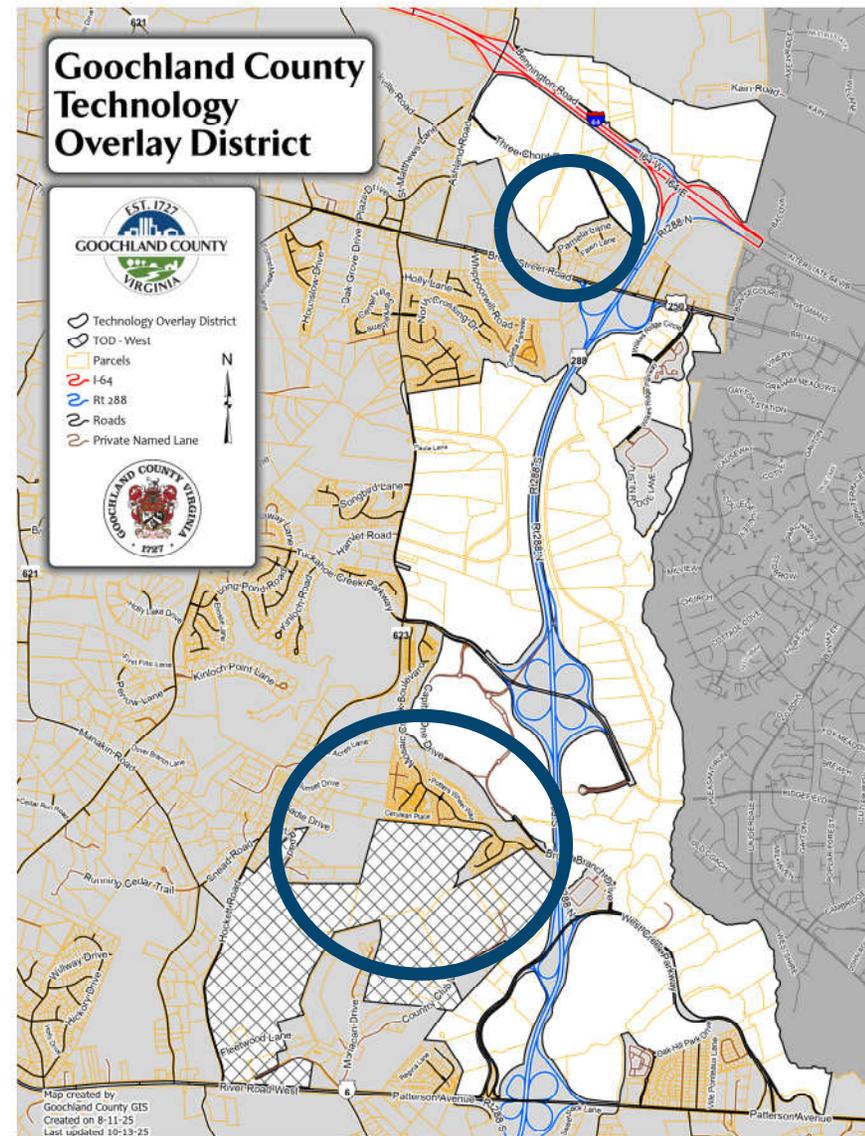
Building Height	Setback
60'	200' - 500' depending on use
61'- 80'	500'
81-120'	Only allowed with CUP

- 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.

Use Setbacks & Buffer

A-2 adjacent to residential

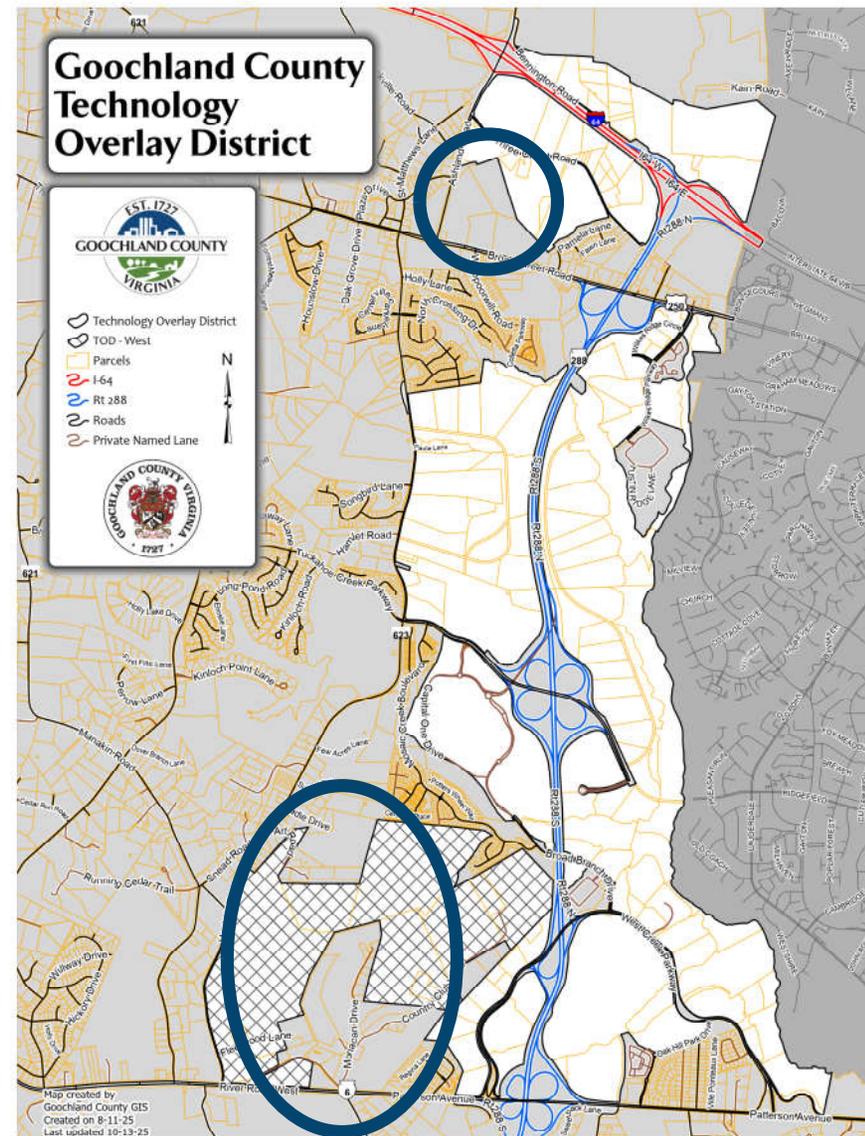
- **Data Center**
 - **500'** setback with **250'** vegetative buffer
 - **300'** setback with **250'** vegetative buffer with CUP
- **Other TOD Use**
 - **200'** vegetative buffer with **200'** setback



Use Setbacks & Buffer

A-2 adjacent to Agriculturally zoned property not in the TOD area

- Data Center
 - **250'** vegetative buffer with **250'** setback
- Other TOD use
 - **200'** vegetative buffer with **200'** setback
- Transmission substation
 - **100'** setback

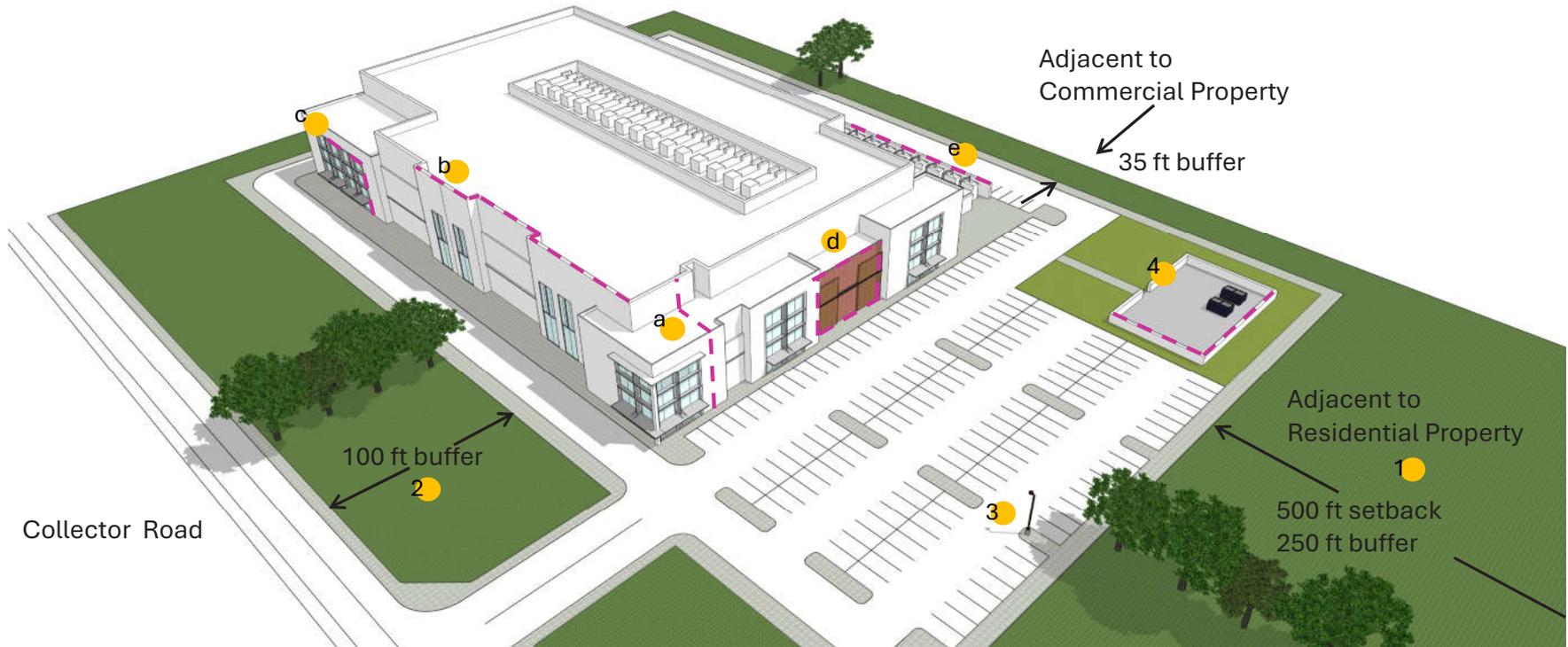


What are the Development Standards?

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

Visual Representation of Proposed TOD standards



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

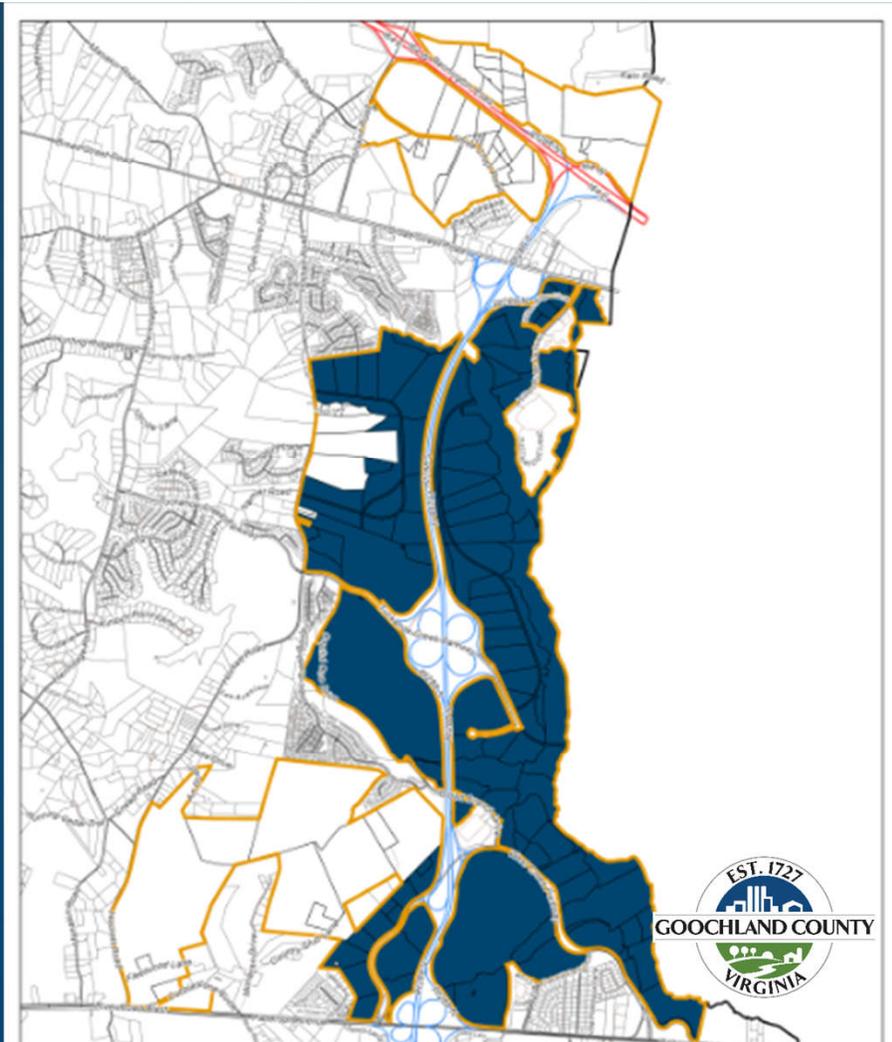
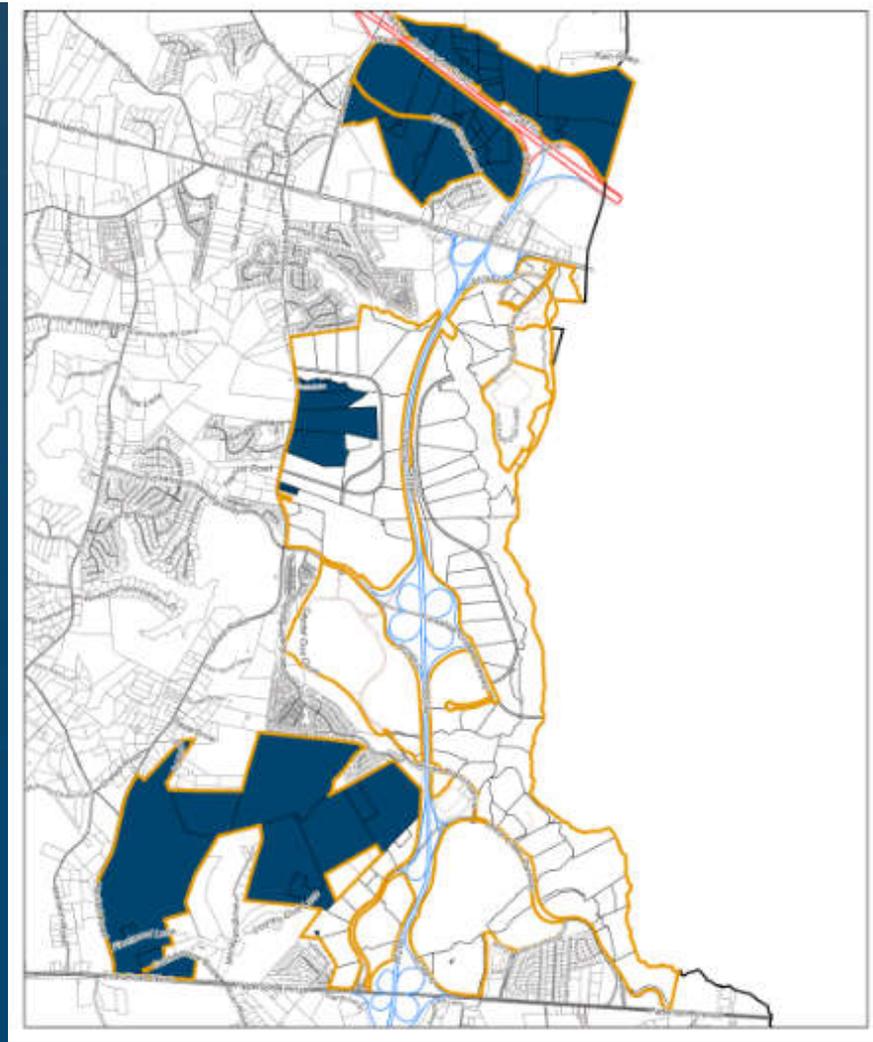
Development in West Creek



Outside West Creek

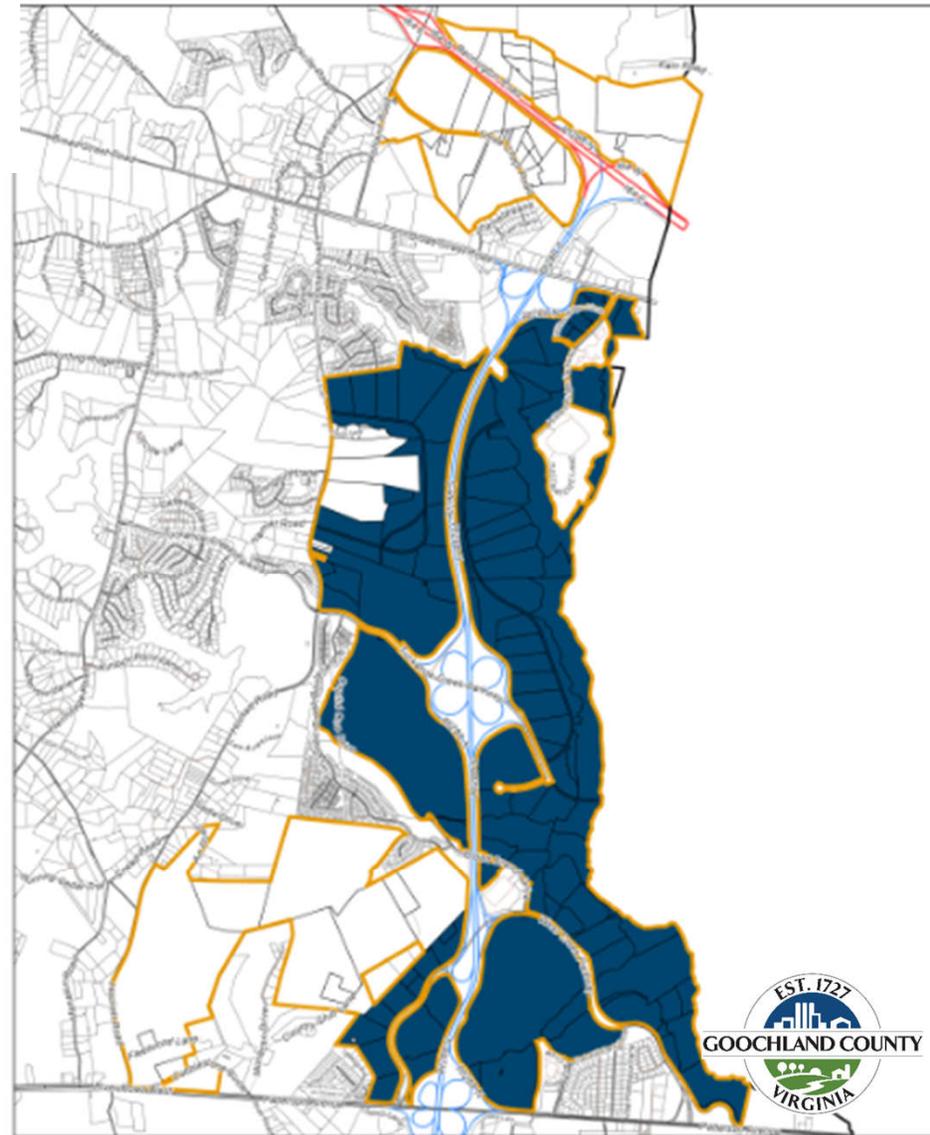
Two Development Paths

Inside West Creek



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

- Currently, West Creek can develop utilizing the by-right zoning that has been in place since 1987
- 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)



Sec. 15-448. - Technology Overlay District (TOD) – Statement of Purpose and Intent

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.

(1) If a use or structure is only permitted by virtue of the TOD ordinance, then TOD standards apply.

(2) If a use is by-right under the underlying zoning 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 standards or the TOD standards. If a use is permitted by-right in the underlying zoning and the user is receiving technology zone incentives pursuant to chapter 8, then TOD standards apply. the user must comply with the TOD standards.

(3) If the data center use is permitted by-right in the underlying zoning for the property and the property is adjacent to residentially-zoned property or mixed-use development with residential use, then TOD standards in Section 15-449.A apply.

(4) However, any user following the TOD standards also must comply with the underlying zoning standards that are not addressed or superseded by the TOD standards.

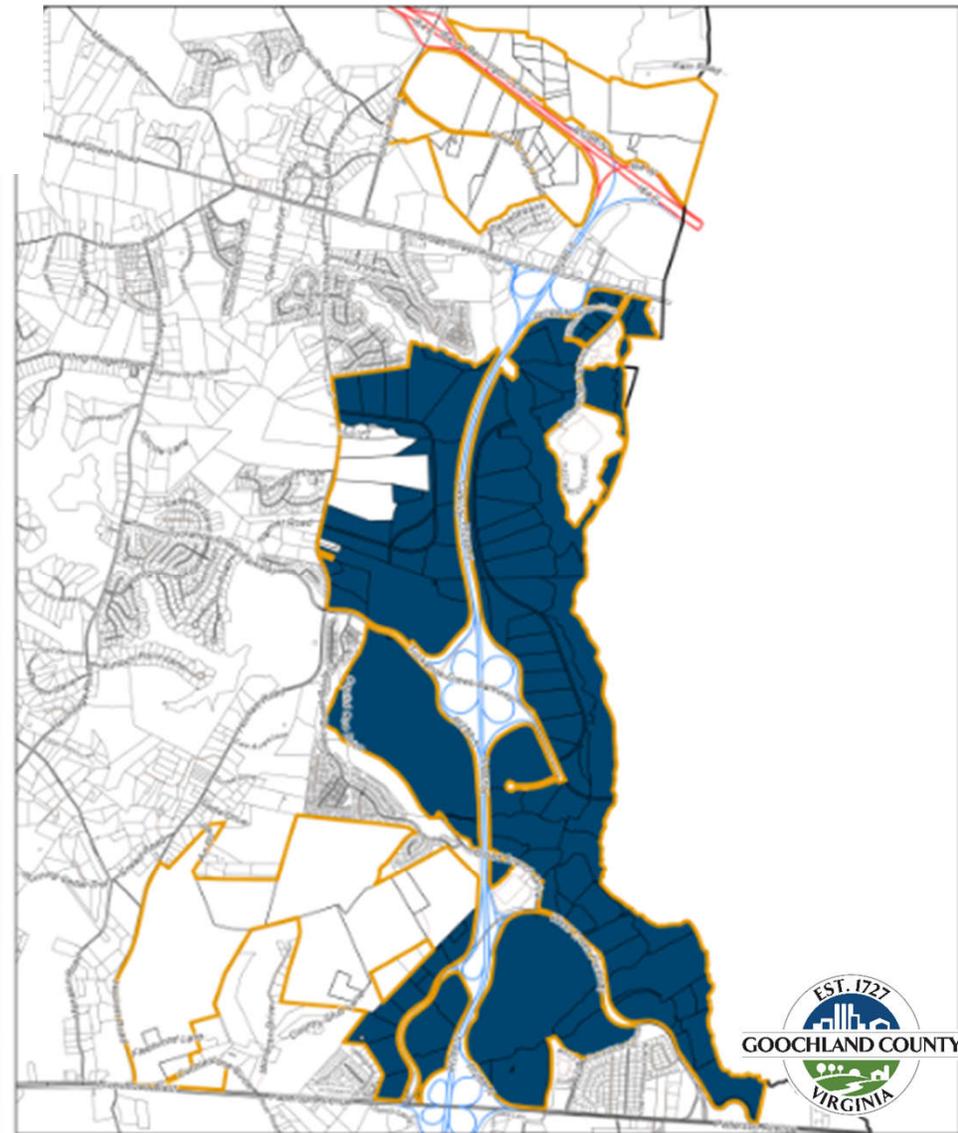
Development Standards Planned Development Park (West Creek)

- The amendment is proposing that any data centers built adjacent to residential in West Creek will have the full TOD protections for noise, buffers, setbacks, height, fencing, lighting, construction hour restriction, public water and sewer requirement, restriction on use of residential local roads, or other protections as set by the Board of Supervisors.
- All other uses allowed in both the TOD and the underlying zoning may be developed by right, without TOD protections, unless the developer chooses to develop under the TOD provisions.
 - Advanced Manufacturing
 - Technology college, university, or technical school
 - Technology research and development facility
 - Technology training center



Development Standards Planned Development Park (West Creek) Under TOD

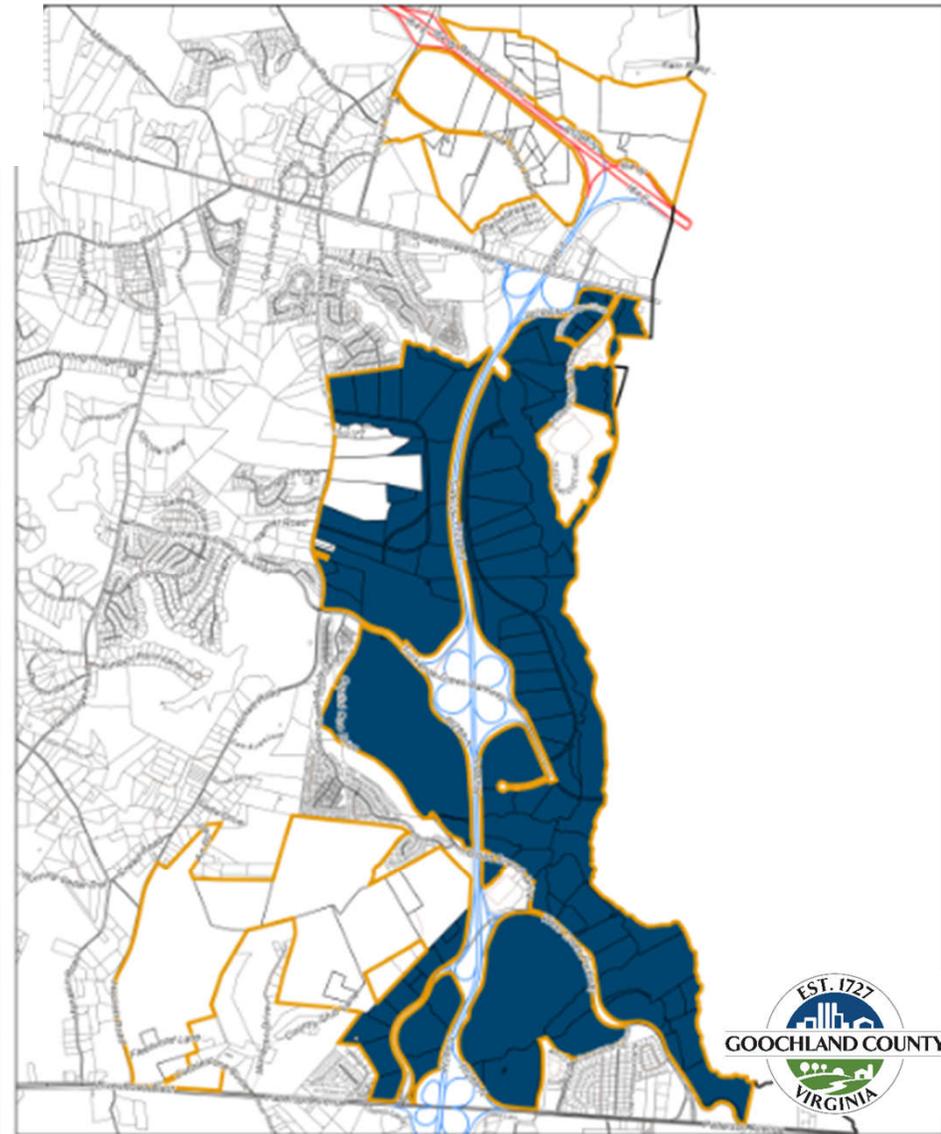
- If a user in West Creek wanted the financial incentives through the Technology Zone, or build higher than 60' adjacent to residential, without additional public input, or have a transmission substation, without additional public input, or develop a data center adjacent to residential, they would be subject to the proposed general regulations of the Technology Overlay District:
 - Noise
 - Height
 - Buffers & Setbacks for data center
 - 300' setback & 250' vegetated buffer
 - Lighting
 - Fencing
 - Public Water & Sewer requirement
 - Restriction on use of local roads
 - Restriction on exterior construction hours
 - Transmission substation buffer



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%
- Perimeter buffers
- 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



Visual Representation of Proposed TOD Standards



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

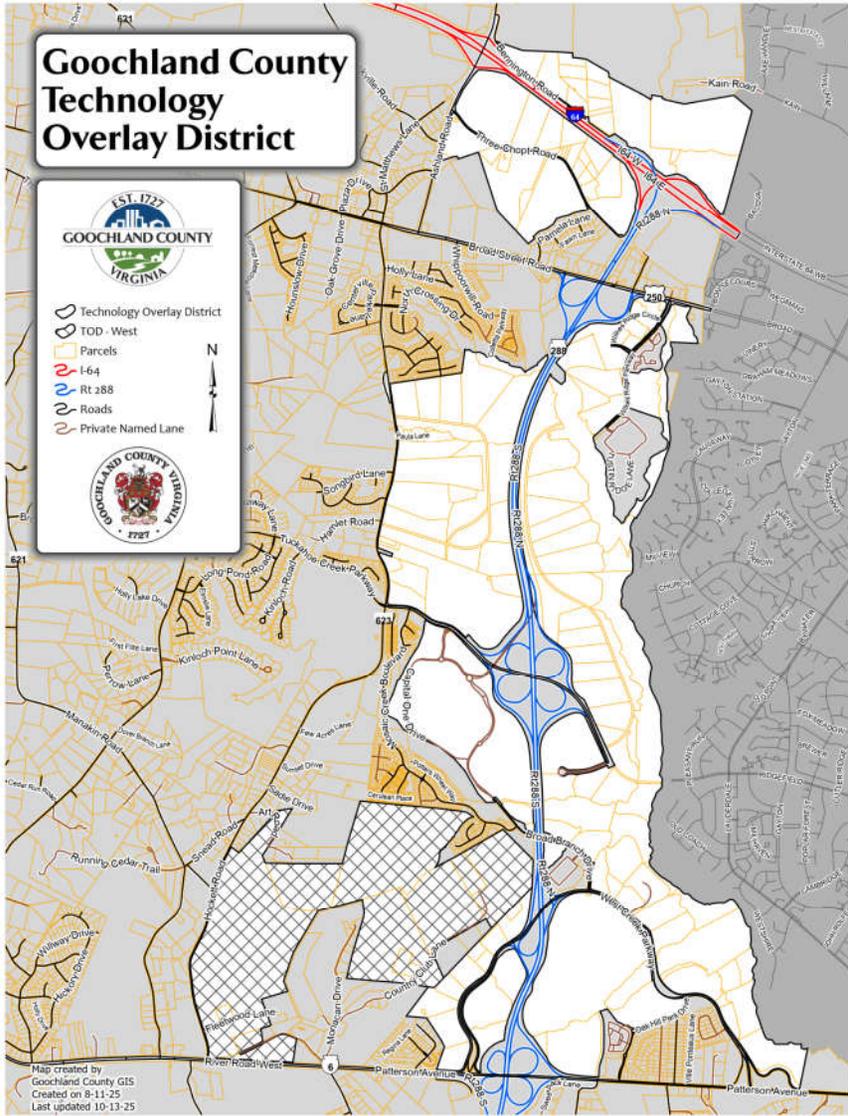
Site design standards

- (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

Goochland County Technology Overlay District



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



Map created by
Goochland County GIS
Created on 8-11-25
Last updated 10-13-25

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.

In Conclusion

A focus on economic development with the goal of relieving pressures on residential growth has been a focus of the Board since January 2024.

The TOD strikes a balance: **attract high quality economic investment in previously identified economic growth areas, while at the same time protecting nearby neighborhoods.**

- **By-right opportunities** give businesses certainty and encourage high-value, high quality investment.
- **TOD development standards** lead to stronger protections for adjacent landowners: buffers, setbacks, noise limits, other design controls.
- **Without the TOD, by-right development can currently occur in West Creek with very minimal protections for adjacent properties.**



Proposed Amendments

Housekeeping Amendments: Clarify that construction noise is limited to 7am-7pm Monday-Friday

Sec. 15-449. – TOD design standards.

A. General Standards.

...

(9) Exterior construction activity. Exterior construction activity is limited to between 7 a.m. and 7 p.m. **Monday through Friday** on property adjacent to a residentially-zoned property or mixed-use development with residential uses, but exceptions can be granted by the zoning administrator for emergencies or unusual circumstances such as concrete pours or utility connections. Signs must be posted stating the hours of construction activity.

Proposed Amendments

Housekeeping Amendments: Clarify that when a use or structure is only permitted by virtue of the TOD ordinance, then TOD standards apply and add numbering for clarification

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

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.

(1) If a use or structure is only permitted by virtue of the TOD ordinance, then TOD standards apply.

Proposed Amendments

Housekeeping Amendments: Reword the following sentence so that the language aligns with other language in the ordinance and add numbering for clarification:

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

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.

(2) If a use is permitted by-right in the underlying zoning and the user is receiving technology zone incentives pursuant to chapter 8, then the TOD standards apply the user must comply with the TOD standards.

Proposed Amendments

Other Amendments: Require a data center use to comply with TOD standards in Section 15-449.A if adjacent to residentially zoned, or mixed use with residential use and add numbering for clarification

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

~~If a use is by-right under the underlying zoning 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 standards or the TOD standards.~~

(3) If the data center use is permitted by-right in the underlying zoning for the property and the property is adjacent to residentially-zoned property or mixed-use development with residential use, then TOD standards in Section 15-449.A apply.



Questions?