



Board of Supervisors

1800 Sandy Hook Road
Goochland, VA 23063

Meeting: 07/01/25 03:00 PM
Department: Economic Development
Category: BOS request to Set
Prepared By: Sara Worley
Department Head: Sara Worley

**SCHEDULED
ORDINANCE**

(ID # 6393)

**REQUEST TO SET PUBLIC HEARING FOR OCTOBER 7, 2025, OR
EARLIER, IF NECESSARY, TO CONSIDER AN ORDINANCE
AMENDING GOOCHLAND COUNTY CODE CHAPTER 8 (LICENSES
AND BUSINESS REGULATIONS) TO ADD ARTICLE IIA
(TECHNOLOGY ZONES), SECTIONS 8-100 THROUGH 8-106,
ESTABLISHING A TECHNOLOGY ZONE**

| | | |
|--------------|---|----------|
| Strat Goal 1 | Efficient, effective, and transparent government; emphasis on customer service excellence | |
| Strat Goal 2 | Balanced development that contributes to the welfare of the community and preserves its rural character | X |
| Strat Goal 3 | Excellence in Financial Management | X |
| Strat Goal 4 | High Quality Core Services including Education, Public Safety, and Community Health | |
| Strat Goal 5 | Positive Work Environment with a Highly Qualified, Diverse Workforce | |

Board Action Requested

The Board is requested to set a public hearing to consider this proposed ordinance establishing a Technology Zone for public hearing on October 7, 2025, or earlier, if necessary.

Summary of Information

At the direction of the Board of Supervisors, County staff—working in collaboration with the Economic Development Authority—have conducted a thorough analysis of the County’s designated growth area. As a result, we have identified key locations suitable for the establishment of Technology Overlay Districts (TODs) and Technology Zones (TZs).

These strategically selected areas are well-positioned to advance the County’s economic development objectives. They offer access to existing infrastructure and include land assemblages of sufficient scale to support high revenue generating economic development projects.

The **Technology Overlay District (TOD)** is a specialized regulatory overlay that supplements the underlying zoning. It permits targeted uses, subject to development standards such as setbacks, buffers, and design criteria to ensure compatibility with adjacent properties.

The **Technology Zone (TZ)** is a complementary designation designed to offer targeted incentives that encourage private investment and job creation within the designated boundaries. While the TOD provides the regulatory framework, the TZ serves as the fiscal and economic catalyst.

Together, these two tools create a robust framework to attract and support technology-driven investment, enhance competitiveness, and foster long-term economic vitality within the County's growth area.

Please note that a TZ, while closely aligned with the TOD, is a separate economic development measure and does not require Planning Commission action. The TOD amendment can be found under item 6394.

It makes sense for this item to come before the Board at the same time as the TOD amendment also being referred to the Planning Commission; accordingly, it is anticipated that the public hearing on this item will be held on October 7, 2025; however, should the Board desire to move more quickly on the TOD and TZ ordinances, the Board could schedule a special meeting before then.

Draft Motion

I move that the Board (approve /deny /defer to *date*) setting a public hearing for October 7, 2025, or earlier, if necessary, to consider an ordinance establishing a Technology Zone.

| ✓ Vote Record - Ordinance 6393 | | | | | | | |
|---|-------------------|--|----------------|--------------------------|--------------------------|--------------------------|--------------------------|
| <input type="checkbox"/> Adopted <input type="checkbox"/> Adopted as Amended <input type="checkbox"/> Defeated <input type="checkbox"/> Tabled <input type="checkbox"/> Withdrawn <input type="checkbox"/> Meeting Cancelled <input type="checkbox"/> Deferred <input type="checkbox"/> Denied <input type="checkbox"/> Approved <input type="checkbox"/> Consensus of the Board <input type="checkbox"/> Tabled by Consensus <input type="checkbox"/> Approved as Amended <input type="checkbox"/> Referred <input type="checkbox"/> Public Hearing Held <input type="checkbox"/> Return to PC on Tie Vote <input type="checkbox"/> Recommended for Approval (Defeated) | | | Yes/Aye | No/Nay | Abstain | Absent | |
| | Neil Spoonhower | | | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Charlie Vaughters | | | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Jonathan Lyle | | | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Jonathan Christy | | | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Thomas Winfree | | | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | | | | | | | |

Ordinance amending Goochland County Code Chapter 8 (Licenses and Business Regulations) to add Article IIA (Technology Zones), Sections 8-100 through 8-106, establishing a Technology Zone

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

WHEREAS, this proposed ordinance amendment will establish a Technology Zone as permitted pursuant to Virginia Code 58.1-3850, which will authorize incentives for high tech businesses to locate in the county; and

WHEREAS, the Board of Supervisors wishes to amend and update the County Code for the foregoing reasons; and

WHEREAS, the full text of this proposed ordinance amendment was available for public inspection in the Goochland County Administrator’s Office, County Administration Building, 1800 Sandy Hook Road, Goochland, Virginia 23063; and

WHEREAS, after proper advertisement was made as required by law, a public hearing was conducted on _____, 2025, at the Goochland County Administration Building, Board Meeting Room 250, 1800 Sandy Hook Road, Goochland, Virginia 23063.

NOW, THEREFORE, BE IT ORDAINED, the Goochland County Code is hereby amended, and this ordinance is hereby enacted as follows:

1. Article IIA (Technology Zone), Secs. 8-100 – 8-106, is hereby added to Goochland County Code Chapter 8 (Licenses and Business Regulations) as follows:

CHAPTER 8 LICENSES AND BUSINESS REGULATIONS

Secs. 8-42 - 8-27099. Reserved.

ARTICLE IIA. - TECHNOLOGY ZONE

Sec. 8-100. - Purpose.

The purpose of this article is to enhance the economy of the county and its commercial and industrial tax base by establishing a technology zone and granting incentives, for up to 10 years, to foster the development, maintenance, and expansion of qualified businesses within such zone, as permitted by Virginia Code § 58.1-3850.

Sec. 8-101. – Definitions.

For purposes of this article, the following terms have the following meanings:

Full-time employee is a person listed on the qualified technology business's payroll within the technology zone and is required to report to work in the technology zone. A full-time employee's compensation must include wages equal to or greater than twice the federal minimum wage rate and standard fringe benefits. Full-time employees must work a minimum of either (i) 35 hours per week for the entire normal year of the company's operations, which "normal year" must consist of at least 48 weeks, or (ii) 1,680 hours per year. Seasonal or temporary employees, and contractor positions do not qualify as full-time employees.

Qualified property includes all real property or portions thereof (i) actually used for a qualified business, or for which the qualified business is actively pursuing development or rezoning to be used for a qualified business, (ii) located entirely within a technology zone, and (iii) substantially in conformance with the comprehensive plan's recommendations for the property.

Qualified technology business means a technology business that:

- (1) Is actively engaged in a technology business in the county prior to the adoption of the technology zone ordinance. An existing technology business must increase the number of full-time employees by at least two (2) net new positions over the number it reports when it applies, demonstrate a new net capitalized investment of at least \$100,000, and remain actively engaged in the conduct of a qualified technology business in the technology zone; or
- (2) Has not begun operation as a technology business in the county. A new technology business will employ at least five (5) full-time employees, make a capital investment of at least \$500,000 and become and remain actively engaged as a qualified technology business in the technology zone.

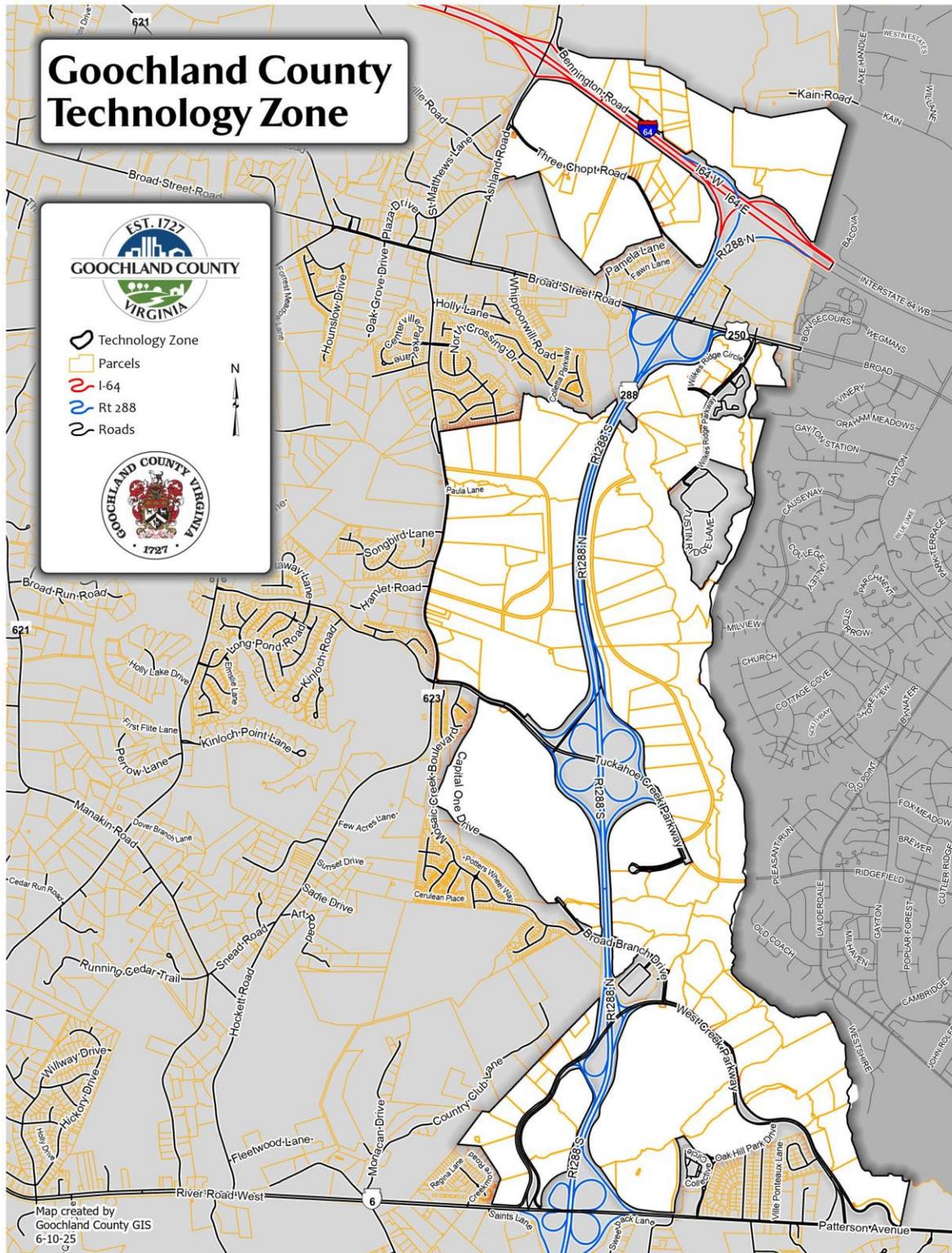
Technology business means a for-profit business, either new to the county or existing, which derives its gross receipts from the design, development, manufacture or other creation, for lease, sale, or license of technology-based products, processes, or related services, or utilizes high technology methods.

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.

Sec. 8-102. - Technology zone established; effective dates of incentives.

Technology Zone is established as shown in Figure 1.

Figure 1. Technology Zone



Sec. 8-103. - Administration.

The department of economic development will oversee the administration of the technology zone and this chapter. A business seeking to become a qualified technology business must make application to the department of economic development for certification as a qualified

technology business and to determine the level of incentives awarded. The department of economic development will determine if an applicant is a qualified technology business. Applicants may own, lease, or be contract purchasers of the property on which the qualified technology business will be operated, but they must have all property owners give written permission for the filing of the application.

Sec. 8-104. - Incentives in technology zone.

The following incentives are available for up to 10 years for qualified technology businesses:

(1) *Building permit fees.* Up to 75% of building permit fees, including building, electrical, plumbing, and mechanical permit fees, may be reimbursed for permits issued for qualified properties. If only a portion of the property is qualified property, only the portion of the fee attributable to the qualified property will be reimbursed. Reimbursement will occur after investment and jobs are verified and the building permit receives final approval and/or certificate of occupancy is granted. The total amount of reimbursement will be determined based on the estimated economic impact of the business locating in the county. Capital investment and job creation will be considered as two main factors in evaluating the amount.

(2) *Utility connection fees.* Up to 100% of utility connection fees may be reimbursed for permits issued for qualified properties. If only a portion of the property is qualified property, only the portion of the fee attributable to the qualified property will be reimbursed. Irrigation connection fees will not be reimbursed. Reimbursement will occur after investment and jobs are verified and the building permit receives final approval and/or certificate of occupancy is granted. The total amount of reimbursement will be determined based on the estimated economic impact of the business locating in the county. Capital investment and job creation will be considered as two main factors in evaluating the amount.

3) *Additional incentives from the board of supervisors.* The approval of additional incentives will be at the discretion of the board of supervisors. Nothing herein limits the board's power to grant additional incentives to qualified technology businesses on a case-by-case basis, including, but not limited to, incentives granted pursuant to performance or other incentive agreements, and those incentives can be established for any time period mutually agreeable to the parties.

Sec. 8-105. Special service districts not affected.

The establishment of the Technology Zone does not affect any provision or requirement of the Code creating special service districts and the taxes to support them.

Sec. 8-106. - Disqualification.

A qualified technology business will be disqualified for incentives if (i) it ceases to meet the definition of qualified technology business, or (ii) the real estate taxes for the qualified property remain delinquent more than 60 days after written notice of the delinquency from the economic development department. A qualified technology business which becomes disqualified is legally obligated to repay the county the amounts reimbursed to it as incentives under this article; repayment is required within 90 days of notice from the county of the business' disqualification.

Secs. 8-107 – 8-270. Reserved.

3. **Except as amended herein, all County Code provisions remain in effect.**
4. **This ordinance is effective immediately.**

A COPY ATTEST:

County Administrator or Designee
Gochland County Board of Supervisors