



**District 5 Town Hall  
and Community Meeting**

# District 5 Town Hall & Community Meeting

**Welcome!**

**Ellen Robinson**

District 5 School Board Member

**Dwain Cosby**

District 5 Planning Commissioner  
Planning Commission Chairman

**Jonathan Lyle**

District 5 Board of Supervisors





# 2025 Goochland Town Halls

Andrew R. Armstrong, Ph.D.  
2025-2026 School Year



# GCPS At a Glance: 2025-2026

- 2,643 students PK-12 (SY24-25)
- All schools **fully accredited** by the VDOE for 15+ consecutive years
- Apple Distinguished School Division
- "Best school division in metro Richmond" (niche.com)-6 years
- Home of Region 1 Teacher of the Year 2025-2026
- 74 of 200 members of the class of 2025 graduated with **associate's degrees** prior to high school graduation



# Upcoming Events

- Update to the GCPS Strategic Plan: Ongoing with Completion in June 2026
- Superintendent's Entry Plan Listening Sessions: September-October 2025
- Budget development: November-April
- Capital Improvement Plan Update: Winter 2026
- GCPS Calendar Development: Winter 2026



# Budget Highlights

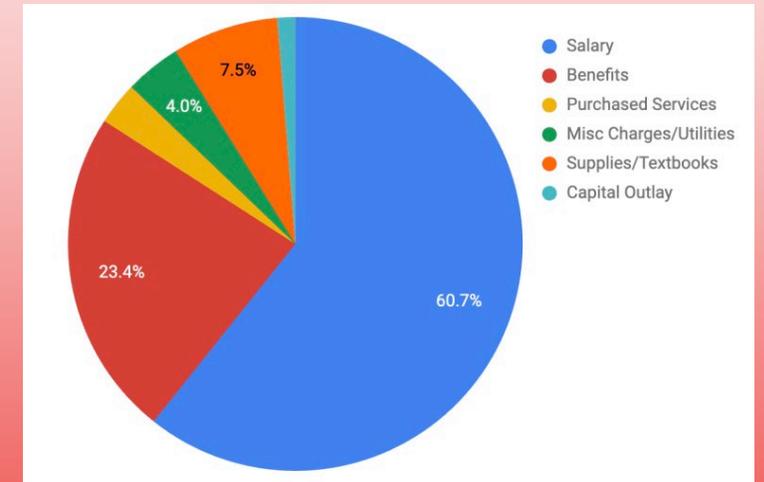
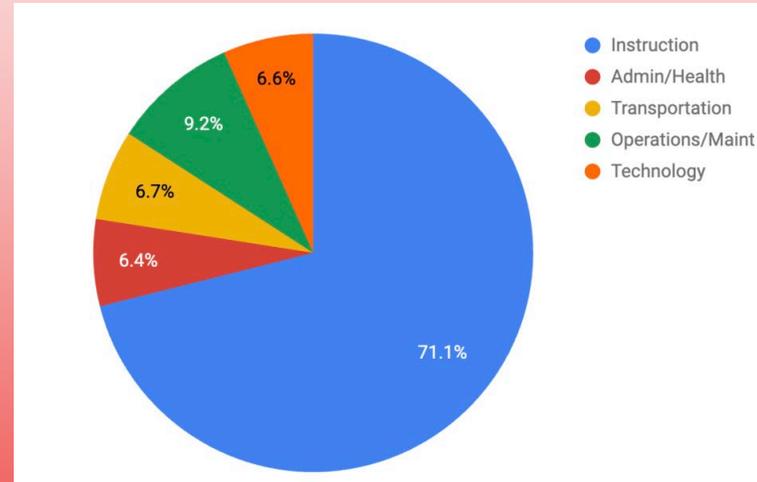
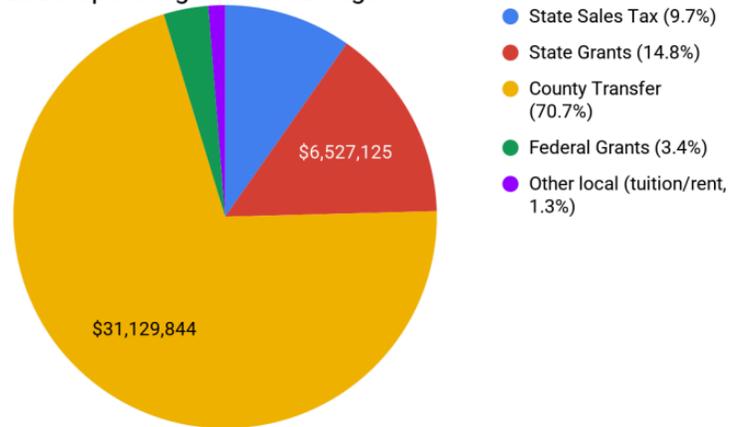
**FY26 Operational Budget: \$46 million**

Majority source of funds:  
**local transfer** from  
County

**Instruction** accounts for  
highest spending category

**Salary and benefits** are  
the largest expense group in  
the budget

FY 2026 Operating Revenue Budget



# Strategic Plan Update



			
<b>VISION</b>	<b>MISSION</b>	<b>CORE VALUES</b>	<b>CORE GOALS</b>
To inspire the next generation to make a positive impact	To maximize the potential of every learner	Excellence Creativity Courage Honor Optimism	To maximize each student's academic potential  To improve the climate of our organization  To maximize resources for instruction



## GOOCHLAND COUNTY PUBLIC SCHOOLS WANTS TO HEAR FROM YOU!

Goochland County Public Schools is launching a strategic planning process to guide our priorities and goals for the coming years. Your voice matters, and we want to hear from you!

In late September, we will be distributing four unique surveys to gather input from all of our stakeholders:

- Students in grades 6-12
- Parents/Guardians of students in grades PK-12
- GCPS Staff
- The Greater Goochland Community

**Scan Me**



Your feedback will help ensure that GCPS continues to provide exceptional learning opportunities and prepare every student for future success.

Visit [goochlandschools.org/strategic-plan](https://goochlandschools.org/strategic-plan) to learn more and access the surveys when they open.

Together, we can build a strong plan for the future of our schools and community!



# Focus on Career Pathways and CTE



3E  
Readiness



# Superintendent's Entry Plan and Listening Tour

-  **Student Achievement and Safety FIRST**
-  **Organizational Efficiency and Effectiveness**
-  **Data-Informed Decision-Making**
-  **Relationship and Trust Building**
-  **Transparent and Open Communication**

<b>9/15</b>	<b>BYRD ELEMENTARY SCHOOL (LIBRARY)</b> 6:00 p.m. - 7:00 p.m.
<b>9/30</b>	<b>GOOCHLAND RECREATION ASSOCIATION</b> 6:00 p.m. - 7:00 p.m.
<b>10/8</b>	<b>GOOCHLAND HIGH SCHOOL (LIBRARY)</b> 6:00 p.m. - 7:00 p.m.
<b>10/20</b>	<b>RANDOLPH ELEMENTARY SCHOOL (LIBRARY)</b> 6:00 p.m. - 7:00 p.m.
<b>10/28</b>	<b>JERUSALEM BAPTIST CHURCH</b> 6:00 p.m. - 7:00 p.m.



# Superintendent's Entry Plan

## Objectives

- ✓ Establish a culture of trust and transparency in GCPS by focusing on building collaborative relationships and strengthening communication with the Goochland community.
- Conduct listening and learning tour to build relationships and gather feedback from a variety of stakeholders.
- Lead feedback gathering for the 2026 GCPS Strategic Plan.
- Focus on visibility through frequent school and office visits and outreach with community organizations.
- Maintain regular internal and external communication through a variety of means.



# Superintendent's Entry Plan

## Objectives

- ✓ **Prioritize safety and well-being for students and staff.**
- **Focus on safe, comfortable facilities and transportation.**
- **Prioritize trusted adult relationships and supports for students and families.**
- **Provide nutritious, high-quality meals.**
- **Maintain a disruption-free learning environment.**
- **Consider current practice, structures, and systems related to safety, counseling, discipline, and PD for improvements aligned with the GCPS Strategic Plan.**



# Superintendent's Entry Plan

## Objectives

- ✓ Support a culture of innovation and academic excellence in GCPS with a laser focus on student outcomes to engage ALL students in meaningful career pathways.
- Review current and projected mastery, growth, and readiness data.
- Examine current and potential future instructional opportunities and associated workforce-aligned pathways.
- Create early and regular exposure for all students to engage in authentic experience to prepare for enrollment, enlistment, and/or employment.



# Superintendent's Entry Plan

## Objectives

- ✓ Increase organizational effectiveness and efficiency with a specific focus on capacity building, staff recruitment and retention, collaborative budget development and capital improvements.
- **Support recruitment and retention of quality personnel through effective, dynamic total compensation and regular touchpoints to assess staff experience and needs.**
- **Evaluate alignment of capital and fiscal resources to the GCPS Strategic Plan and division goals on a regular basis.**
- **Ground all decisions in what is best for students and their educational experience-in the classroom, on the stage, or on the field.**



# Superintendent's Entry Plan Timeline

## Days 1-90: Listening and Learning

- Conduct one-to-one and group listening sessions.
- Review current strategic plan, Board policies, data, and reports.
- Visit all schools and offices.
- Attend local events and community meetings.
- Engage Goochland County counterparts.



## Days 60-120: Analysis and Alignment

- Analyze feedback from listening sessions.
- Administer GCPS Strategic Plan revision with associated feedback.
- Conduct midyear leadership and Board retreat to evaluate progress.
- Identify alignment gaps in goals, policies, and practices.
- Benchmark against best practices and plan for improvements.



## Days 90-180: Early Action

- Implement revised GCPS Strategic Plan.
- Analyze progress in student achievement and outcomes.
- Maintain cadence of regular communication with all stakeholders.
- Adopt a three-year calendar with a focus on student achievement.
- Develop and propose a robust, thoughtful, needs-based budget.
- Release Superintendent's First 100 Days Report.
- Collaborate with Board, staff, and County to thoughtfully adjust and adapt practice division-wide.





# Today's Meeting

1. Goochland Schools
2. Transportation
3. Real Estate Assessments
4. Utilities
5. Real Estate Tax Rates and the TCSD Ad-Valorem
6. Public Safety
7. Keep Goochland Rural
8. Economic Development – Lilly; TOD

# Lilly Coming To Goochland

On Tuesday Lilly announced a **\$5 Billion investment** in West Creek.

The 227-acre campus is located at 12575 West Creek Parkway and is the former 1992 Motorola semiconductor site.

Medicines produced in Goochland will be autoimmune, cancer, and other advanced therapies.

A projected **650 permanent jobs** and 1,800 construction jobs will part of a five-year buildout.



# Lilly Coming To Goochland



# Goochland Schools

## Dr. Andy Armstrong

Superintendent, Goochland County Public Schools

## Ellen Robinson

School Board Member, District 5



# Transportation

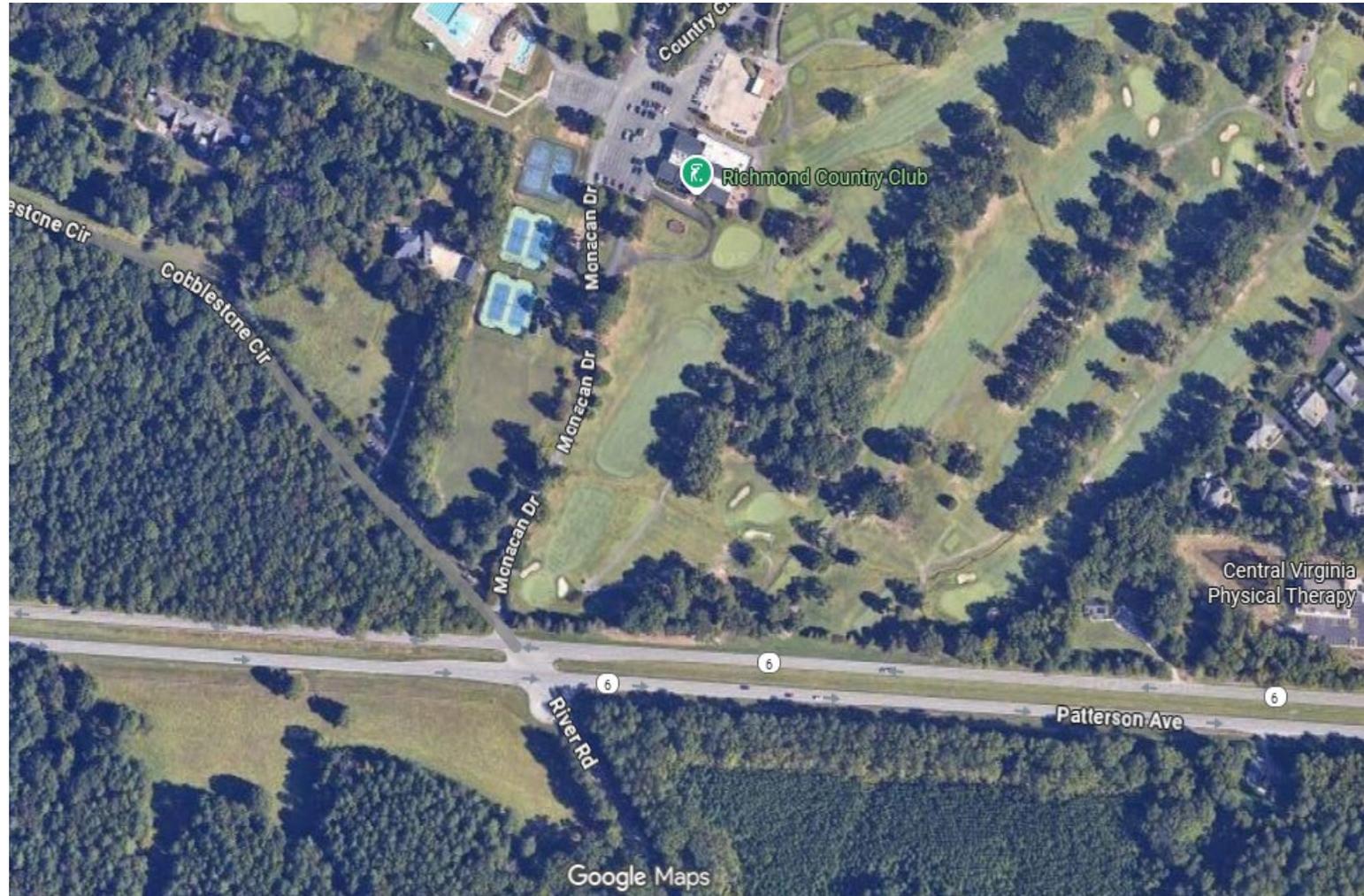
- “Spaghetti Junction” Route 6/River Road/Richmond County Club
- Hockett Road and Route 6
- Tuckahoe Pines: right turn only. New self-storage to the east
- Resurfacing for neighborhood roads
- Speed limits
- I-64/Ashland Road interchange



# Transportation

“Spaghetti Junction” Route 6/River Road/Richmond County Club

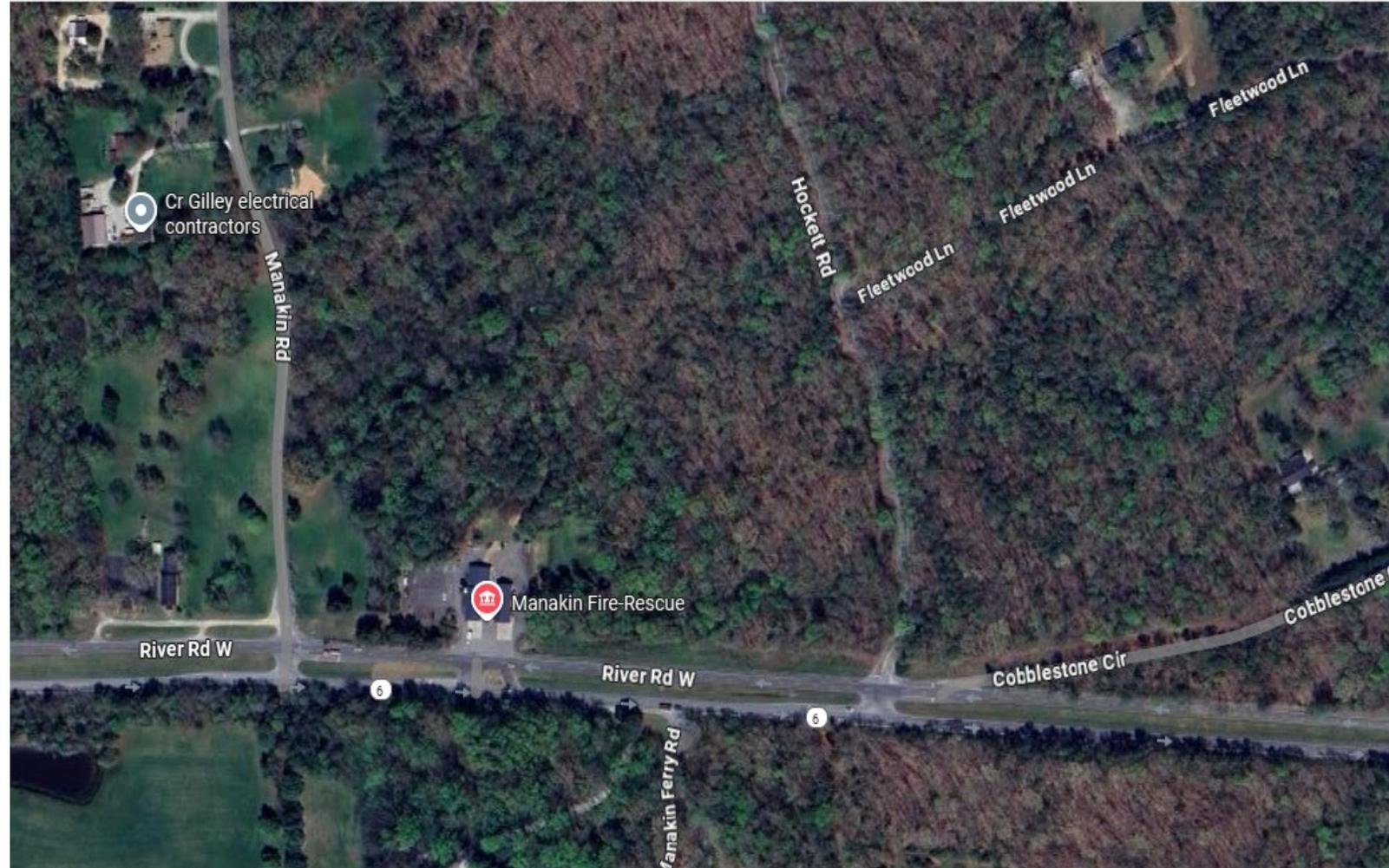
Analysis  
underway to  
determine if a  
traffic signal  
is warranted.



# Transportation

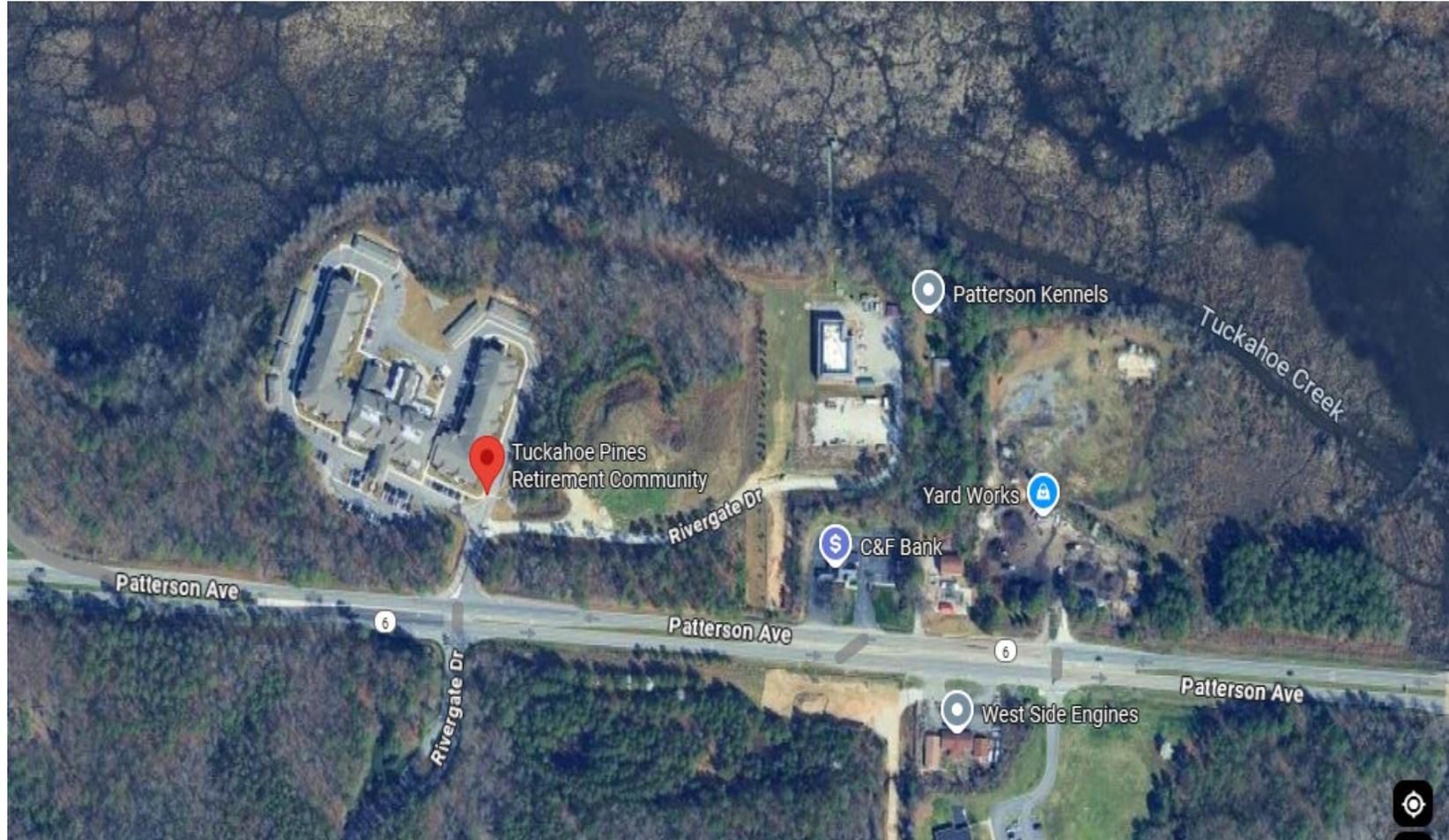
## Hockett Road and Route 6

VDOT Analysis complete.  
No current improvements recommended at this time.



# Transportation

## Tuckahoe Pines Right Turn Only



# Transportation

## I-64 and Ashland Road



# Transportation

## Issues with YOUR neighborhood roads

- Call Jonathan Lyle
  - 804-584-7524
  - [jllyle@goochlandva.us](mailto:jllyle@goochlandva.us)
- Contact Virginia Department of Transportation (VDOT)
  - VDOT Customer Service Center is available 24 hours a day, seven days a week
  - 800-367-7623
  - Online – [www.my.vdot.virginia.gov](http://www.my.vdot.virginia.gov)

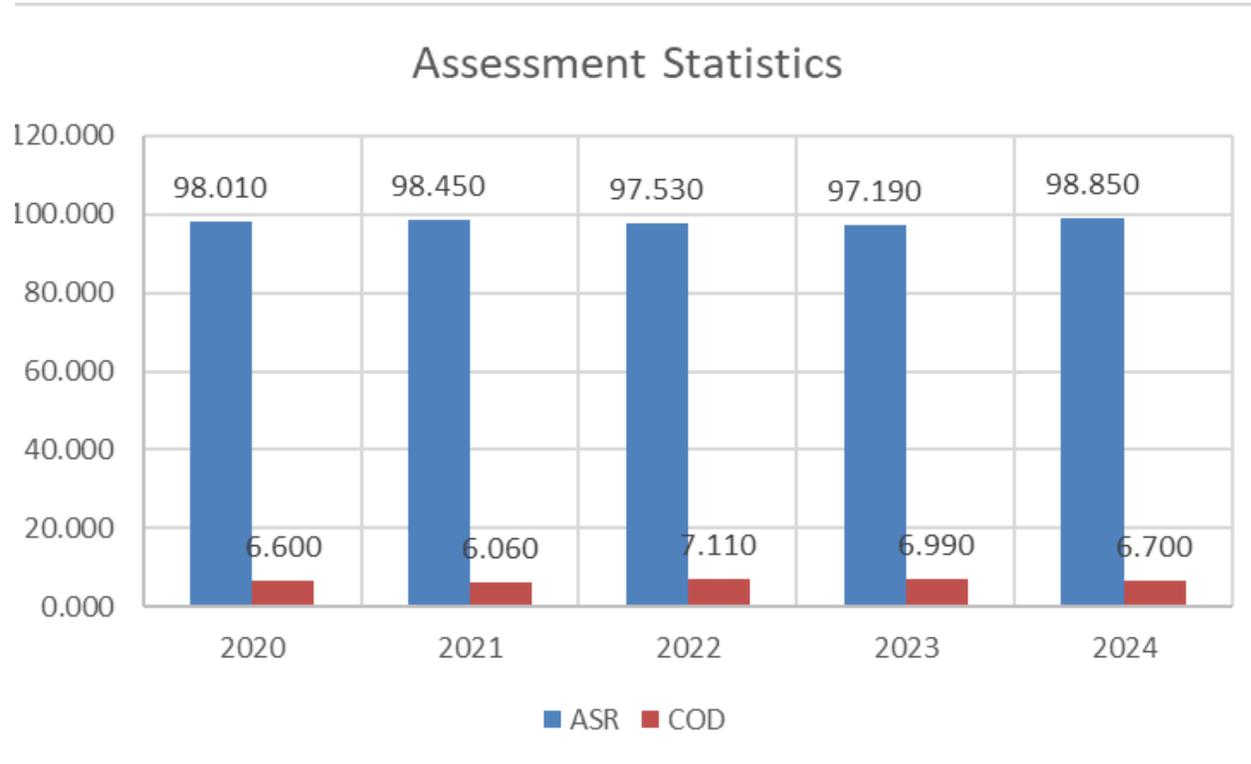


# Real Estate Assessments

- Real Estate is assessed annually
- Values are calculated by the County Assessor's office using an algorithm that factors in:
  - Property details (square footage, year built, condition, acreage, etcetera.)
  - Recent comparable sales (neighborhood and property details)
- State code § 58.1-3259 expect localities to maintain assessment/sales ratios no lower than 70% or higher than 130% to be in compliance.
- The Goochland Assessor's office has consistently been in a +/- 95 to 98% range.



# Real Estate Assessments



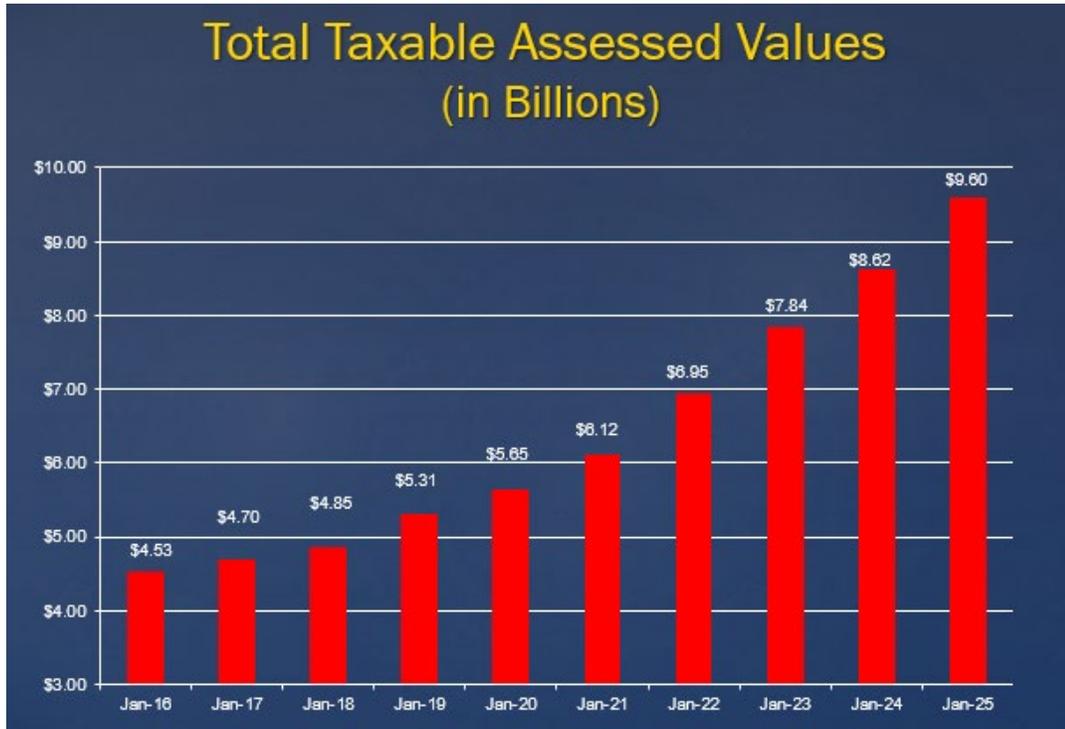
**ASR – Assessment/Sales Ratio**  
Measures quality of the assessment performance.

Acceptable range 90%-110%

**COD – Coefficient of Dispersion**  
Measures assessment uniformity  
Acceptable range 15% or lower



# Real Estate Assessments



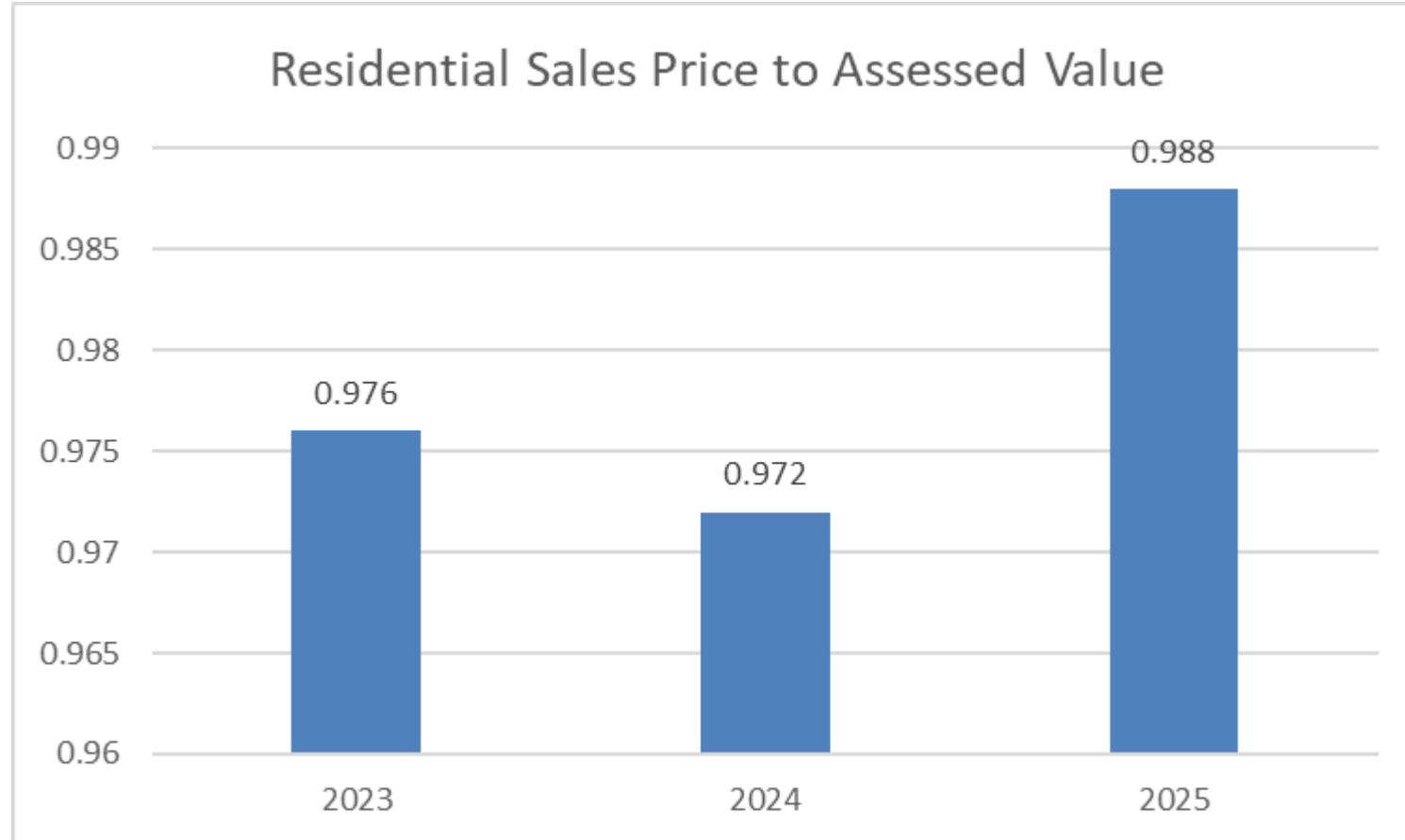
# Real Estate Assessments

**“I could never sell my house for that much money! My assessment is too high!”**

**As noted, tax assessments historically are within a 2%-5% margin of error when a sales price is compared to the property assessed value.**



# Real Estate Assessments



# Real Estate Assessments

Residents have the ability to request a review of their assessments.

To appeal one's assessment, contact the Goochland County Assessor's office:

Mary Ann Davis

[assessor@goochlandva.us](mailto:assessor@goochlandva.us)

Phone: 804-556-5853

## Assessment Appeal Process

**Informal Appeal:** Begins January 1-February 15. Call or visit to discuss your assessment with the Assessor's staff.

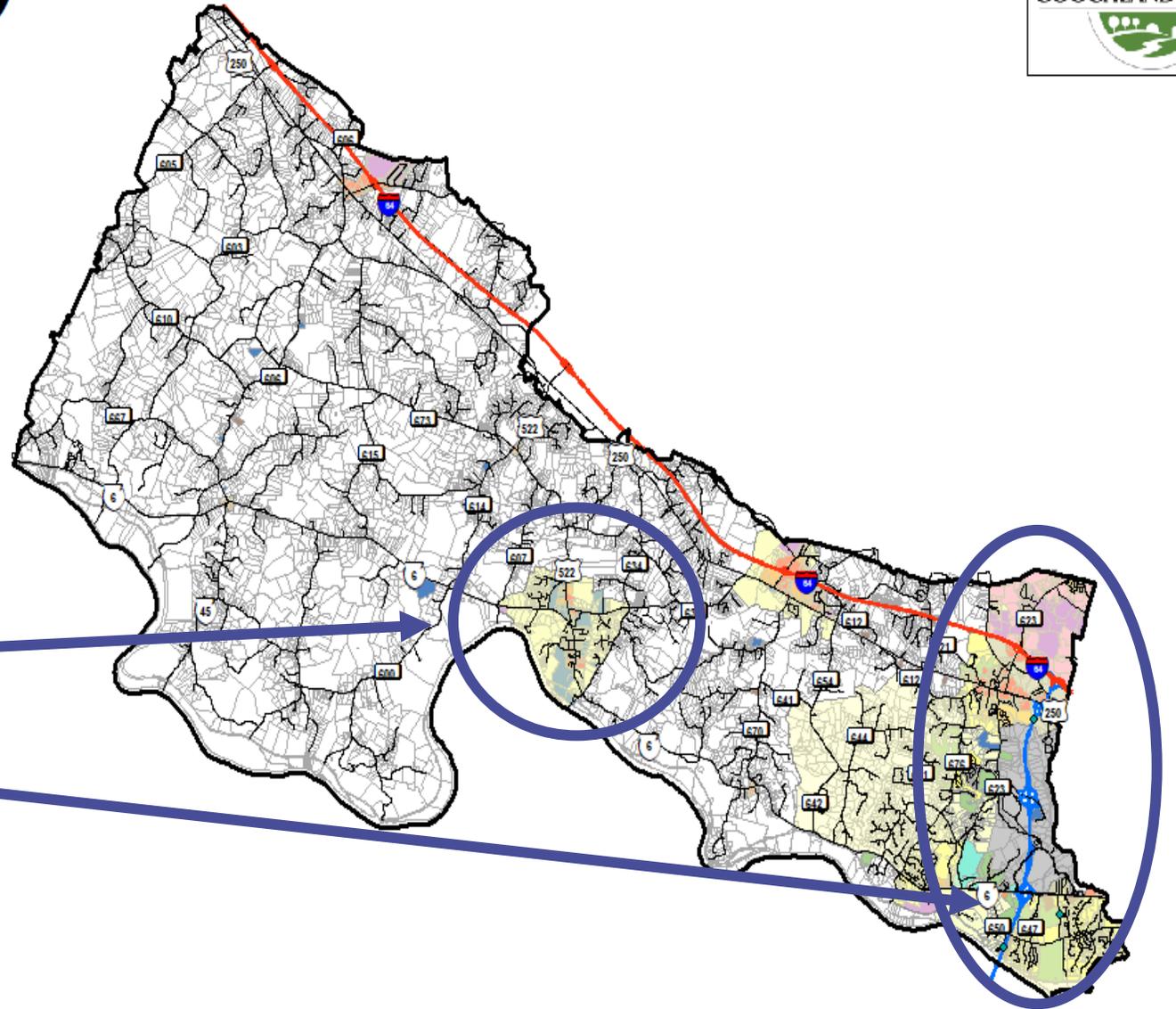
**Formal Appeal:** If the property owner is not satisfied with the results of the informal appeal, they may appeal to the Board of Equalization.

**Circuit Court:** If you are still not satisfied with the results from the Board of Equalization, your final step would be to take your case to the Goochland County Circuit Court.



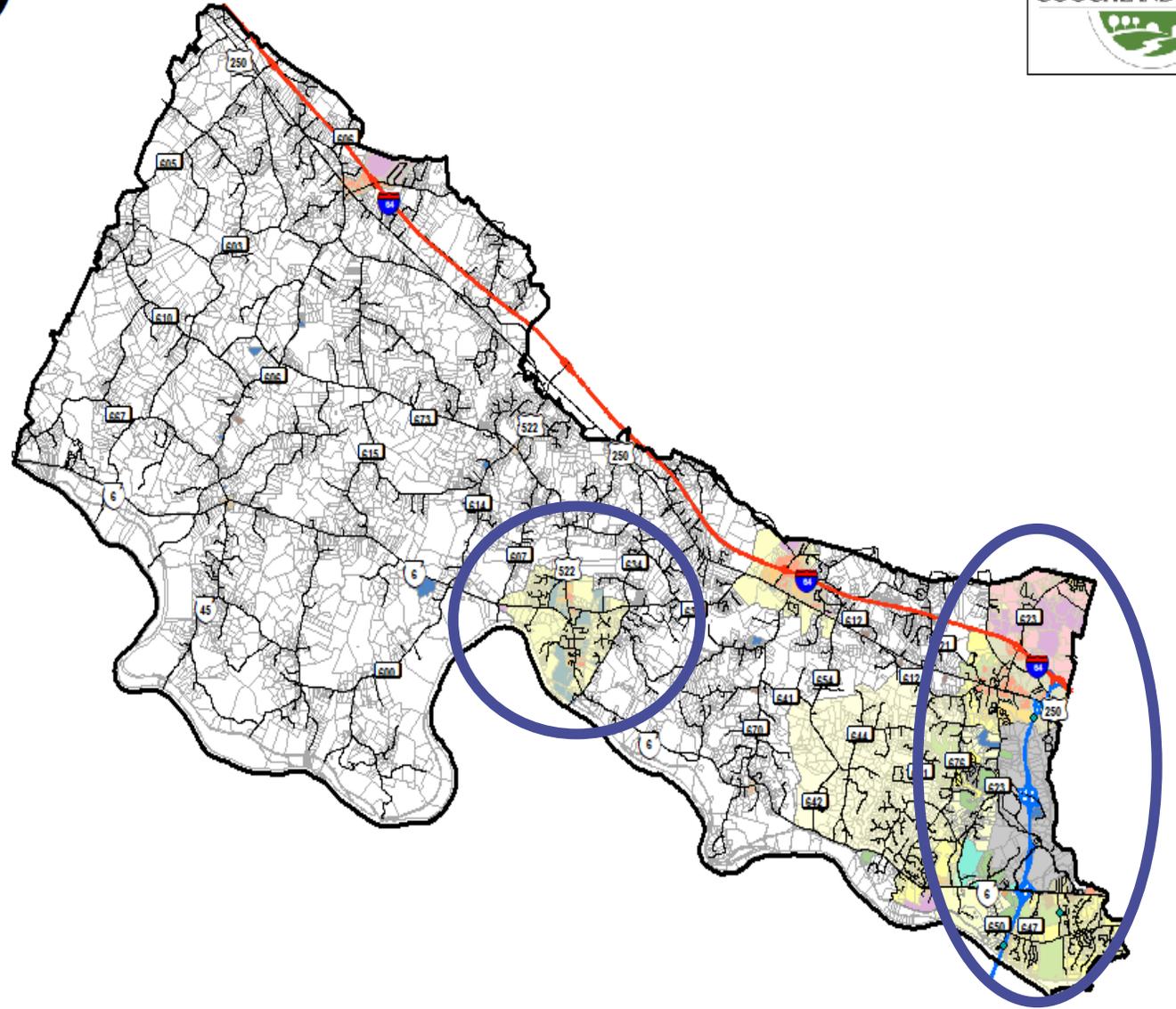
The majority of homes in Goochland (about 85%) have well & septic

Goochland provides water and sewer services to 15% of the county's citizens (residential and commercial).



AquaVirginia, a private company, serves some neighborhoods:  
Parke at Manakin, Manakin Farms, Olde Oaks

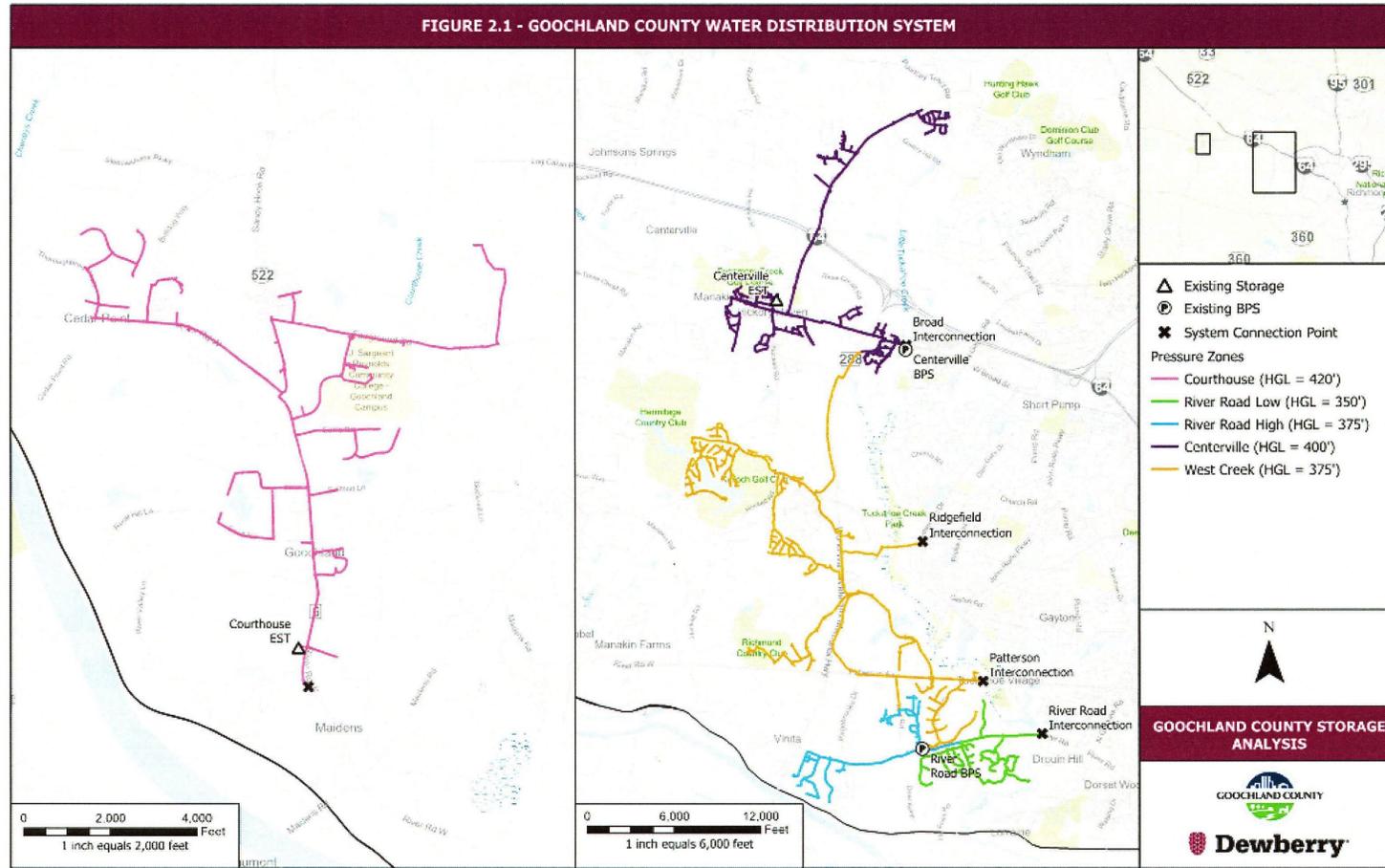
Goochland County serves other areas:  
Tuckahoe Creek Service District, areas along the River Road corridor, and in the Courthouse area.



Map created by Goochland County Planning & Zoning Depts  
Aerial Photo VBMP Most Recent Imagery Service  
Date: 7/23/2021

0 4,150 8,300 16,600 Feet

# Utilities



# Utilities

- These municipal water/sewer services are purchased from partners: The Department of Corrections in the Courthouse area, and from Henrico and Richmond in eastern Goochland.
- Goochland's utilities are self-funding. Money is only collected to cover costs, as well as to fund repair-and-replace services



# Utilities

Chart showing Goochland's utility rates versus neighboring counties with similar service size.

<b>Estimated Bi-Monthly Bill – 18,000 Gallons*</b> *based on average American family usage of 300 gallons per day			
	Goochland	Powhatan	Hanover
Water	\$150.02	\$168.63	\$115.33
Sewer	\$199.53	\$174.26	\$190.40
<b>Total Bill</b>	<b>\$349.55</b>	<b>\$342.89</b>	<b>\$305.73</b>

This estimated bi-monthly Goochland bill equates to:  
**\$5.83 per day – OR – \$0.02 per Gallon**



# Utilities

Current issues being addressed by Goochland:

- Water pressure in Lower Tuckahoe
- The ad-valorem tax being paid by TCSD citizens
- Expansion of service to neighborhoods requesting service
- Connection fees
- Fire hydrant servicing and performance
- Unexpected water bills (leaks, bad meters, etc.)



# Utilities

## Addressing low water pressure

- A **water storage tank** and **pump station** is in the utilities Master Plan. Location TBD but it will serve eastern District 5 as well as commercial development in West Creek
- Both projects are **2+ years into the future**
- Coordinating with Henrico for a short-term fix

## Fire Hydrant Maintenance

- Quarterly report on every hydrant in the Goochland system:
  - State of repair/operation
  - Last test date
  - Repair schedule as needed
  - Expansion plans



# Real Estate Tax Rates & TCSD Ad-Valorem

- Goochland real estate tax rate of \$0.53 is the lowest in the region.
- This rate in place since 2007
- Increased assessments = increased taxes. Taxes ~25% higher over the past 5 years because of assessments
- Each penny in RE taxes is ~\$1,000,000 revenue to Goochland
  - A reduction from \$0.53 to \$0.52 is \$1,000,000 less in tax revenue
  - On a \$750,000 home, a penny cut ~ \$75 cut in taxes.



# Real Estate Tax Rates & TCSD Ad-Valorem

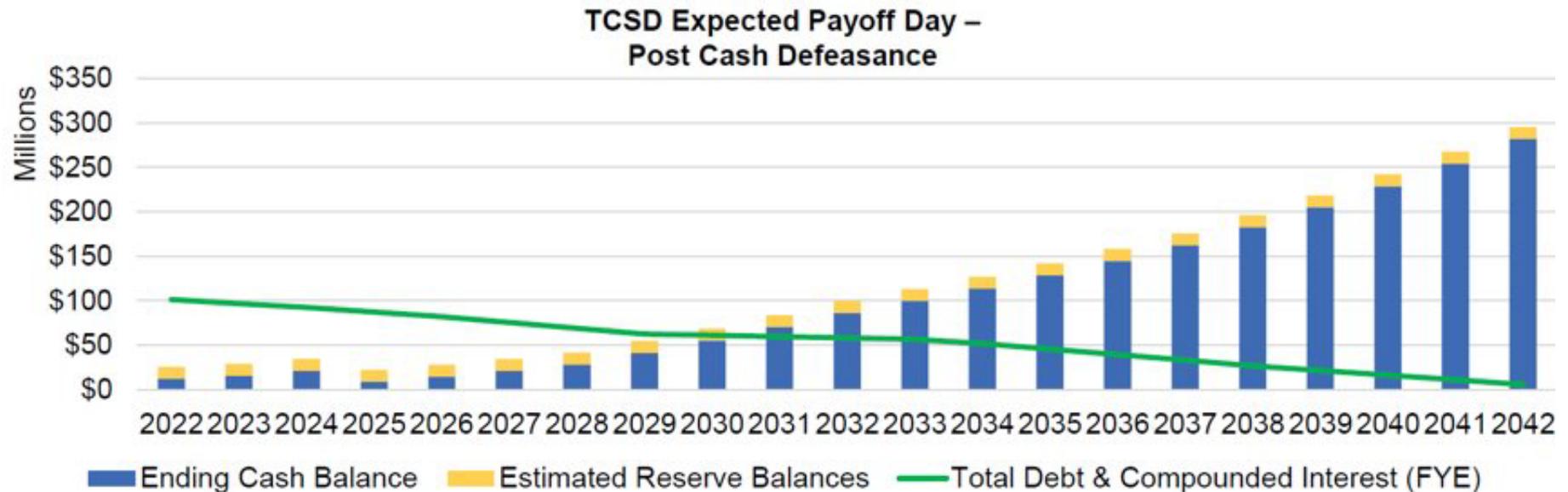
**Eliminating the TCSD ad-valorem tax  
really moves the needle.**

- Ad-valorem =  $\$0.32/\$100$  in RE value
  - On a  $\$750,000$  home that =  $\$2,400$



# Real Estate Tax Rates & TCSD Ad-Valorem

In December 2024, the County executed an early prepayment of \$18 million of bonds to move toward its goal of retiring TCSD's debt *in advance of* its final maturity in 2042. Based on the County's financial model, **it is projected that cash and reserves within the Utilities fund will be sufficient to pay off outstanding debt in 2030.**



\*Assumes 6% tax revenue growth and that cash accumulates over time (no assumed interest earnings) until cash balance exceeds debt outstanding



# Public Safety

- Fire Station 7 on Hockett Road
  - Site has been “unpaused” and is moving forward
    - Environmental work
    - Design needs (2-bay? 3-bay? Meeting/training space?)
    - Procurement and bids
    - Bid receipt allows funding decisions
      - Allocation of general fund surpluses?
      - Allocation of permitting fees from eastern Goochland development?
      - Contracting and target completion date (2027?)



# Public Safety

## Fire and Rescue are a combined operation

- 80% of calls are for EMS services
  - Goochland's residential population has grown
  - Goochland is an older community
    - 55+ age restricted neighborhoods
    - Avery Point
    - Aging in place
- Volunteer participation is healthy...but changing
  - Many volunteers are from neighboring counties
  - Only 13% of Goochland's population works in Goochland
  - There is an increased need for career fire/rescue staff
    - ~\$100,000 investment for each new line position in year 1.

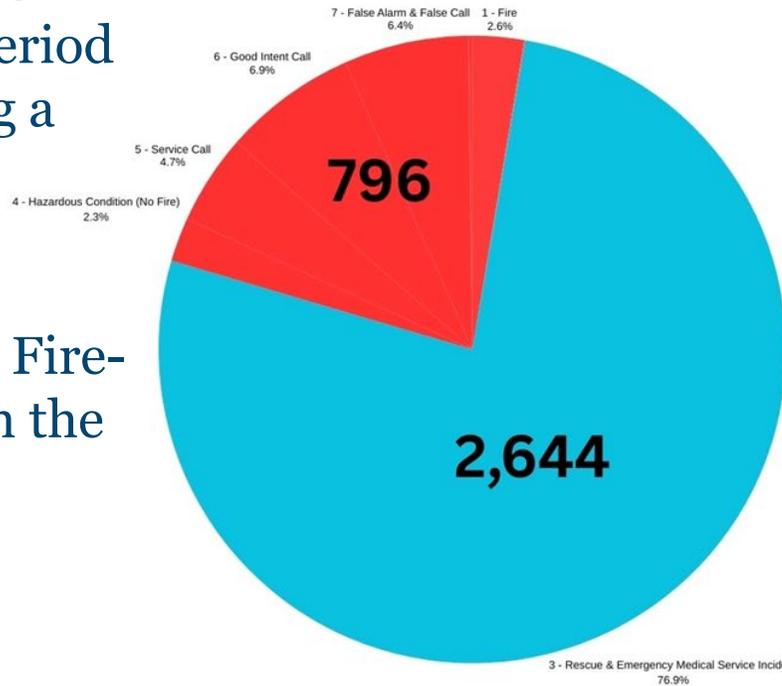


# Public Safety – Fire/Rescue Incidents

- As of September 20, 2025, Fire-Rescue has responded to 3,633 incidents compared to 3,440 for the same period in 2024, representing a 6% increase in call volume.
- 54% increase in total Fire-Rescue call volume in the last 5 years.

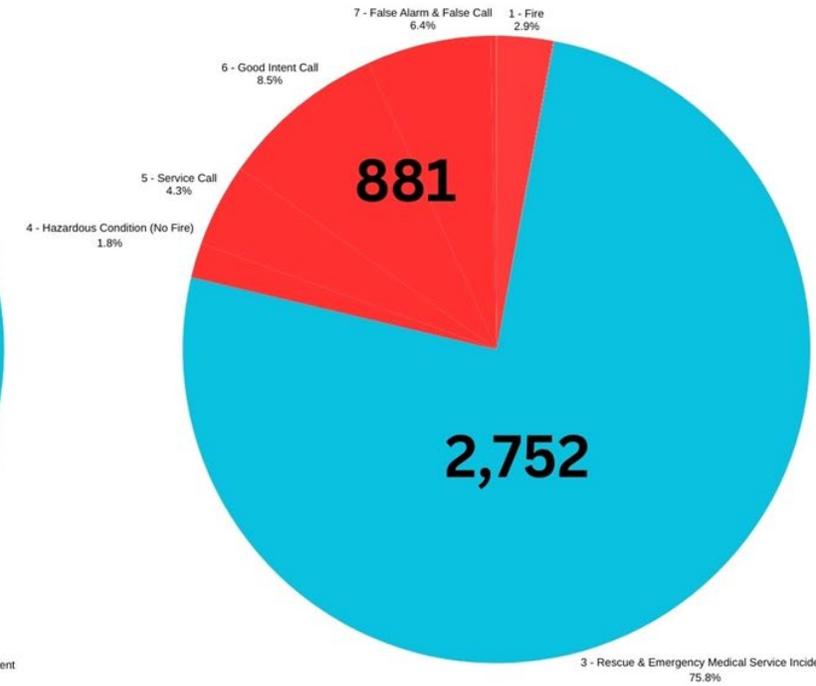
## 2024 Incident Types

January 1<sup>st</sup> - September 20<sup>th</sup>



## 2025 Incident Types

January 1<sup>st</sup> - September 20<sup>th</sup>



<u>YEAR</u>	<u>INCIDENTS</u>
2024	4,867
2023	4,376
2022	4,397
2021	3,843
2020	3,159

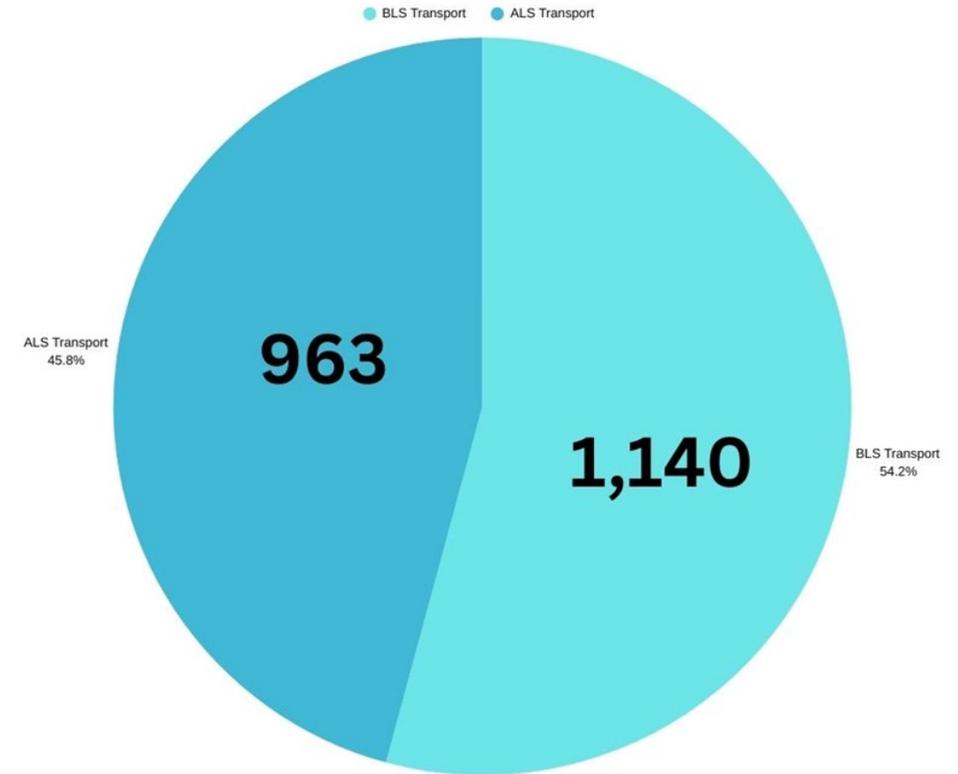


# Public Safety – EMS Transports

- Ambulance transports have increased 56% over the last 5 years.
- June & July 2025 are the busiest months on record; 266 ambulance transports each.
- Ambulance transports commit staff for extended periods of time, unable to respond to another call.
- Hospital offload times (“wall time”) are increased since the pandemic, preventing a quick turnaround from the ED.
- Firefighter EMTs staff the ambulances. Ambulance staffing is also staffing for fire engines.
- Ambulance Transport Cost Recovery Program: Ambulance transports generate over \$1 million of revenue annually; we follow a soft billing compassionate billing policy.

## 2025 EMS Transports

January 1<sup>st</sup> - September 20<sup>th</sup>  
2,103 Total Patient Transports



# Public Safety

## National Fire Prevention Week

**“Charge into Fire Safety™: Lithium-Ion Batteries in Your Home” is theme for Fire Prevention Week, October 5–11, 2025**

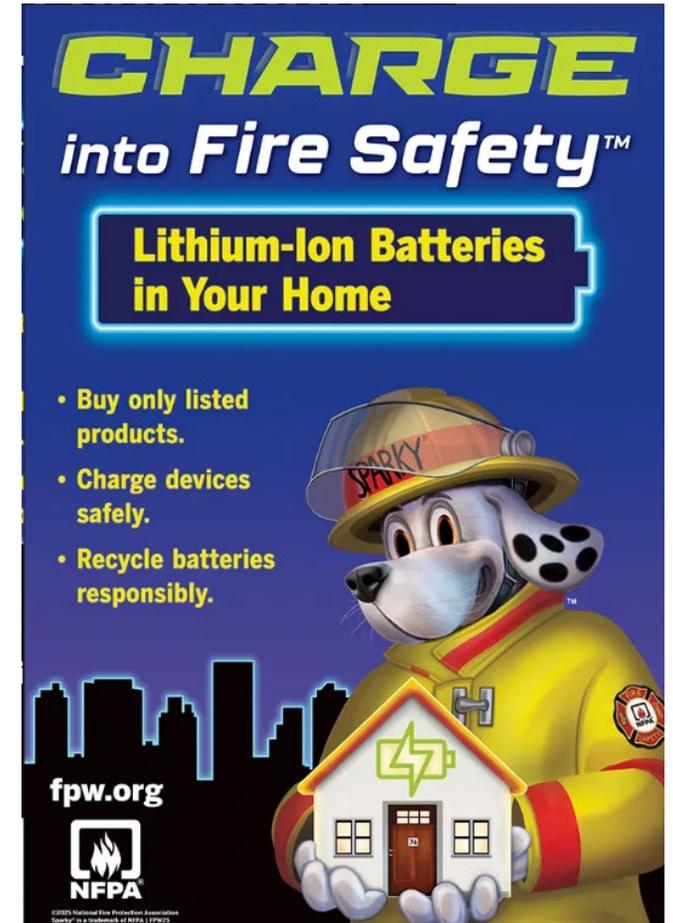
This year’s focus on lithium-ion batteries works to better educate the public about how to buy, charge, and dispose of them safely.

- BUY only listed products
- DISPOSE OF/RECYCLE batteries responsibly
- DISPOSE OF/RECYCLE batteries responsibly

Please contact GCFR at 804-556-5304 or visit our website @ [www.goochlandfire-rescue.org](http://www.goochlandfire-rescue.org) for your Lithium-Ion Battery fire safety questions.

***Smoke Alarms save lives!*** Please ensure that your home has a working smoke alarm. Smoke Alarms are available at no cost, including free installation, by contacting your local Fire-Rescue Station or by calling GCFR Administration 804-556-5304.

Goochland County Fire-Rescue will be in our schools and community conducting fire safety education programs during the month of October.



# Public Safety

## Fire-Rescue Career Firefighter EMT Totals

	Add 6	Add 7	Add 12	Add 6
	FY23	FY24	FY25	FY26
Station 1	12	12	12	13
Station 2	9	9	6	6
Station 3	9	12	13	15
Station 4	9	9	12	12
Station 5	9	10	12	12
Station 6	9	12	12	15
Station 7				
Station 8			6	6
Shift Commander			3	3
	57	64	76	82



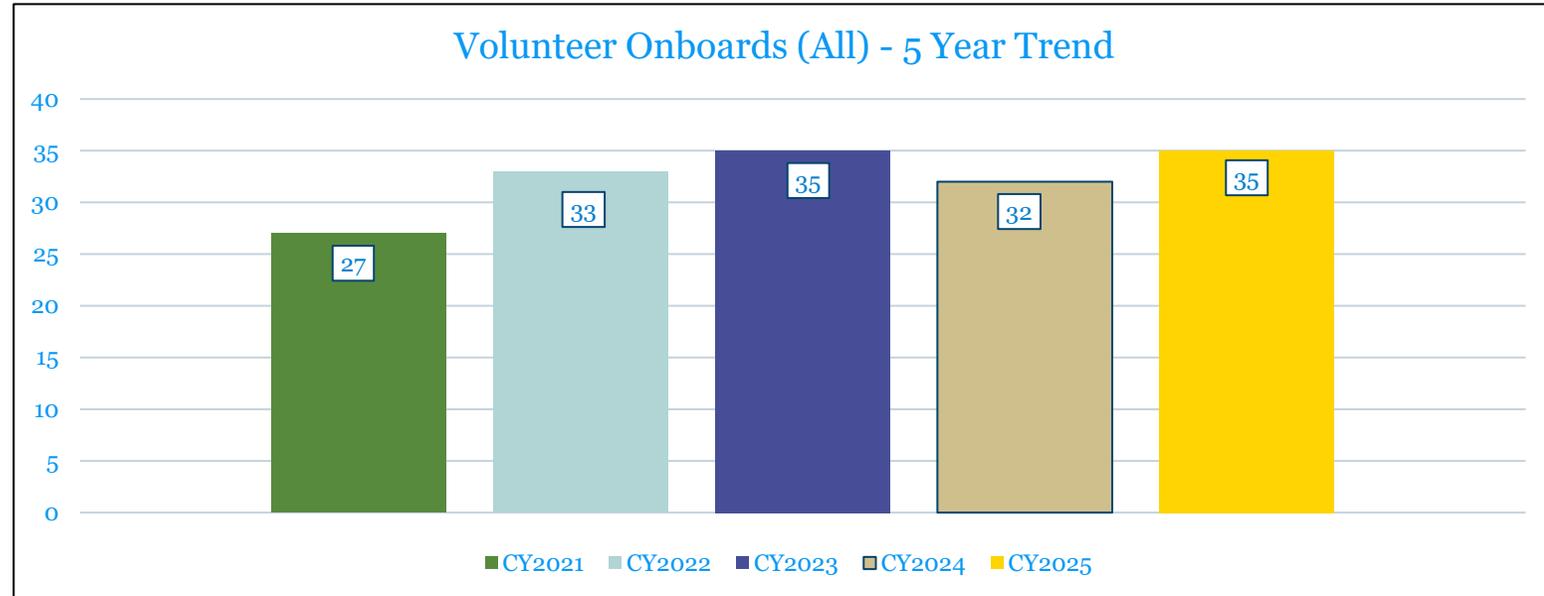
- Adding 6 career Firefighter/EMTs in the current budget year
- Three Shifts: A, B, & C
- Continuation of the reduction of response times
- Increased resource availability for both Fire and Rescue to address increase in call volume
- Adds additional personnel to emergency incident scenes



# Public Safety

## Fire-Rescue New Volunteer Member Numbers

**Fire-Rescue needs VOLUNTEERS and is accepting applications.** Volunteering with Fire-Rescue is a rewarding experience helping those in need. Anyone interested in volunteering should contact the Fire-Rescue Administration at 804-556-5304 or visit the website at [www.goochlandfire-rescue.org](http://www.goochlandfire-rescue.org) Training is provided at no cost.



\*\*\*CY2025 Number – As of 9/15/2025\*\*\*

### NEW RECRUITMENT / RETENTION STRATEGIES FOR 2025

- Recruitment Campaign on Social Media Launched
- GCFR participates in numerous events to promote recruitment – i.e. National Night Out, Goochland Fall Festival, Goochland Day, Career Day at schools, Fire Show, Civic Meetings, Open Houses, etc.

	Duty Hours	Rescue Hours	Fire Hours
2020		14,048	18,406
2021		8,082	19,237
2022		7,954	13,643
2023		9,324	14,198
2024		8,592	12,923



# Public Safety

- Sheriff's department
  - 14% growth in budget from FY 2025 (+\$2,000,000)
    - Salaries, staffing, training
    - Jail expenses (move from Henrico to Pamunkey Regional)
    - Population growth
    - Type of growth (high density vs. SFDU)
    - Unfunded mandates
    - Increased 911 dispatchers
- Increased community and school events
  - Every school has a dedicated School Resource Officer
  - Vacation Watch
  - Drug take-back program
- Budget needs for GCSO anticipated to increase at a similar rate during the next five years.

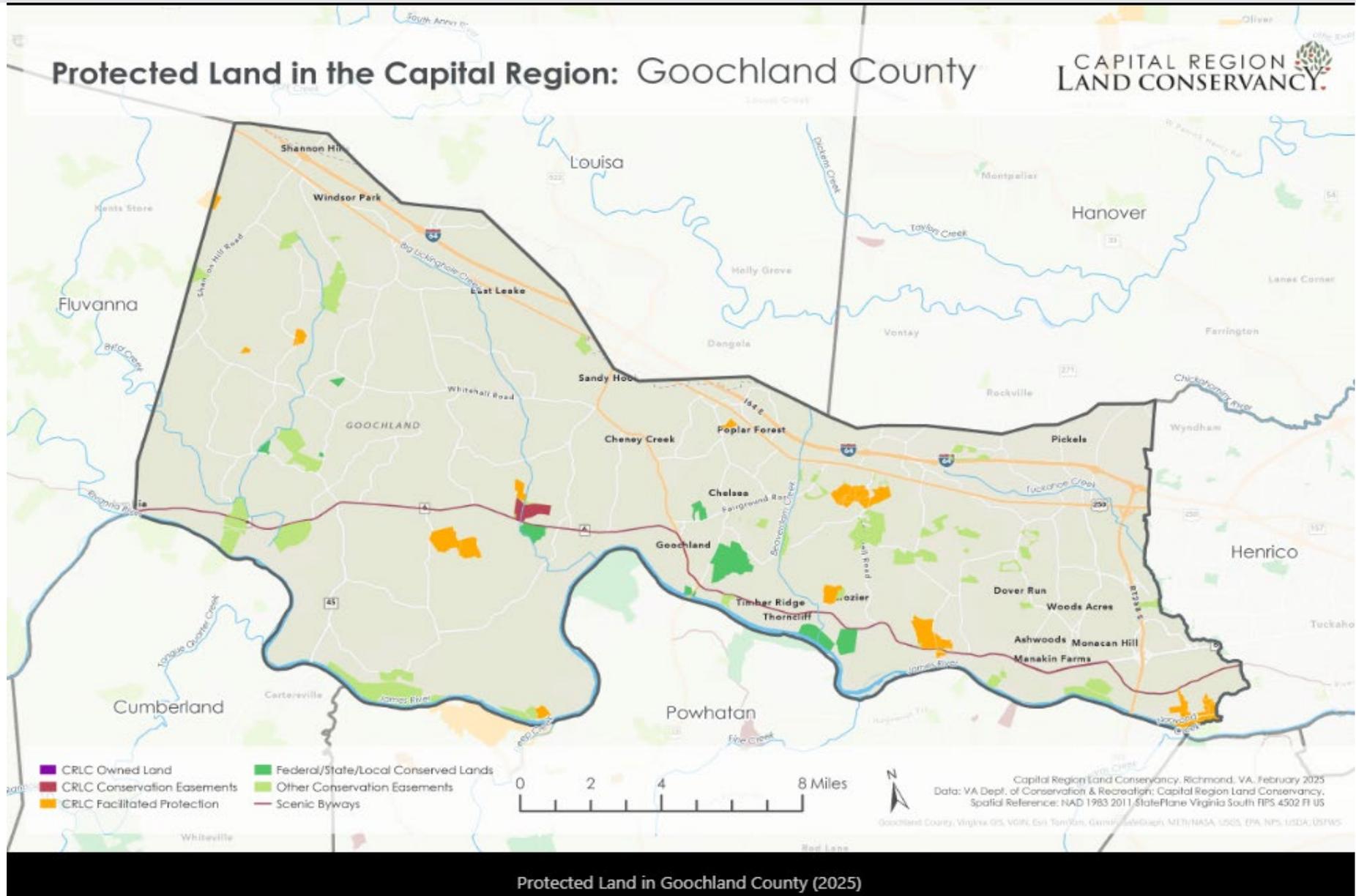


# Keep Goochland Rural

- Opportunities to explore Conservation Easements for tracts of land as small as 5 acres.
- Capital Region Land Commission (CRLC) will work with land owners to put a conservation easement (in perpetuity) on land
  - The conserved land cannot be developed beyond the recorded permitted uses
    - The land **can** be sold or transferred, but the easement goes with the land. Perpetuity = “forever”
  - Tax credits are created that can be sold in a secondary market. This allows for easement costs to be recouped.
  - Easements can be co-held by the Monacan Soil and Water Conservation District (local monitoring for compliance)



# Keep Goochland Rural



Protected Land in Goochland County (2025)



# Keep Goochland Rural

**To investigate a conservation easement, contact:**

Capital Region Land Conservancy

**Parker Agelasto**

Executive Director

**Jane Myers**

Director of Land Conservation

**804-745-3110**

**[executivedirector@capitalregionland.org](mailto:executivedirector@capitalregionland.org)**



# Economic Development

- Lilly has announced they are coming to Goochland
- Amazon is IN Goochland
  - Ashland Road
  - West Creek Business Park
- The DRAFT Technology Overlay District

## The Goal

- Bring tax balance between residential and business taxpayers
  - ***Stated Goal of the Board of Supervisors: achieve a minimum 70/30 balance between residential and business revenues***
  - Current: 18% of tax revenue comes from businesses and 82% of tax revenue comes from residential/personal



# 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

# Technology Overlay District Location

## Goochland County Technology Overlay District



- 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**)



# What uses will be allowed in TOD?

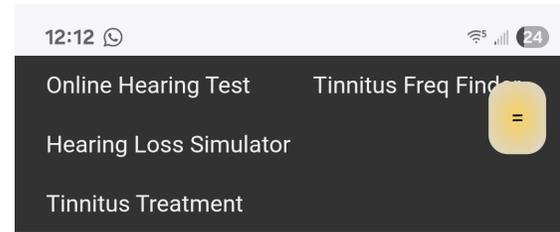
## By Right

- **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**

# Assessment Change

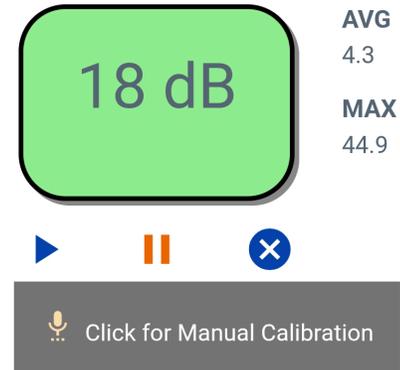
Year	Category	Building	Land Market Value	Acres	Land Use Assessment	Total FMV	\$ change	% change	
2025	FV	\$1,085,700	\$809,800	15.92	\$809,800	\$1,895,500	\$166,300	0.09617164	9.6
2024	FV	\$972,300	\$756,900	15.92	\$756,900	\$1,729,200	\$118,400	0.073503849	7.3
2023	FV	\$923,400	\$687,400	15.92	\$687,400	\$1,610,800	\$152,900	0.104876878	10.4
2022	FV	\$859,600	\$598,300	15.92	\$598,300	\$1,457,900	\$212,700	0.170815933	17.1
2021	FV	\$725,100	\$520,100	15.92	\$520,100	\$1,245,200	\$69,000	0.058663493	5.8
2020	FV	\$702,800	\$473,400	15.92	\$473,400	\$1,176,200	\$41,300	0.036390871	3.6
2019	FV	\$684,200	\$450,700	15.92	\$450,700	\$1,134,900	\$47,500	0.043682178	4.3
2018	FV	\$645,600	\$441,800	15.92	\$441,800	\$1,087,400	\$14,100	0.013137054	1.3
2017	FV	\$636,500	\$436,800	15.92	\$436,800	\$1,073,300	\$5,000	0.004680333	0.5
2016	FV	\$636,500	\$431,800	15.92	\$431,800	\$1,068,300	\$3,900	0.003664036	0.3
2015	FV	\$636,500	\$427,900	15.92	\$427,900	\$1,064,400	\$18,700	0.017882758	1.7
2014	FV	\$617,800	\$427,900	15.92	\$427,900	\$1,045,700	\$6,700	0.006448508	0.6
2013	FV	\$611,100	\$427,900	15.92	\$427,900	\$1,039,000	(\$57,200)	-0.052180259	-5.2
2012	FV	\$617,100	\$479,100	15.92	\$479,100	\$1,096,200	(\$46,600)	-0.040777039	-4
2011	FV	\$642,300	\$500,500	15.92	\$500,500	\$1,142,800	(\$53,400)	-0.044641364	-4
2010	FV	\$673,200	\$523,000	15.92	\$523,000	\$1,196,200	(\$88,600)	-0.068960149	-6.8
2009	FV	\$732,000	\$552,800	15.92	\$552,800	\$1,284,800	\$37,700	0.030230134	3
2008	FV	\$719,300	\$527,800	15.92	\$527,800	\$1,247,100	\$0	0	0
2007	FV	\$719,300	\$527,800	15.92	\$527,800	\$1,247,100	\$293,100	0.307232704	3
2006	FV	\$614,100	\$339,900	15.92	\$339,900	\$954,000	\$0	0	0
2005	FV	\$614,100	\$339,900	15.92	\$339,900	\$954,000	\$125,400	0.151339609	15.1
2004	FV	\$564,800	\$263,800	15.92	\$263,800	\$828,600	\$0	0	0
2003	FV	\$564,800	\$263,800	15.92	\$263,800	\$828,600	\$0	0	0
2002	FV	\$564,800	\$263,800	15.92	\$263,800	\$828,600	\$0	0	0
2001	FV	\$564,800	\$263,800	15.92	\$263,800	\$828,600	\$300,916	0.570257957	5.7
2000	FV	\$384,816	\$142,868	15.92	\$142,868	\$527,684	\$0	0	0
1999	FV	\$384,816	\$142,868	15.92	\$142,868	\$527,684	\$0	0	0
1998	FV	\$384,816	\$142,868	15.92	\$142,868	\$527,684	\$0	0	0
1997	FV	\$384,816	\$142,868	15.92	\$142,868	\$527,684	\$70,484	0.154164479	15.4
1996	FV	\$329,800	\$127,400	15.92	\$127,400	\$457,200	\$457,200		

# Technology Overlay District



button below!

(The **||** pause button pauses while the **⊗** button resets everything).



To start the sound meter, press the **▶** play button (the **||** pause button pauses while the **⊗** button resets everything). You will be prompted to give permission for the program to access your device's microphone. The central number provides a rough estimate of the instantaneous loudness level present in the room with anything less than 40 dB indicating a very



# Economic Development

## Recent development to bring positive economic impact

- Amazon generated over \$2million in building permit fees in FY2025 and is expected to generate **\$1.5million in annual tax revenue**
- Eli Lilly likely to bring in **over \$93million in tax revenue over the next 20 years\*\*\***
- New data center could bring **\$5.5million in annual tax revenue\*\*\***

**\*\*NOTE - These are preliminary best estimates and could change drastically**



# Economic Development

## The Elephant in the Room: Data Centers

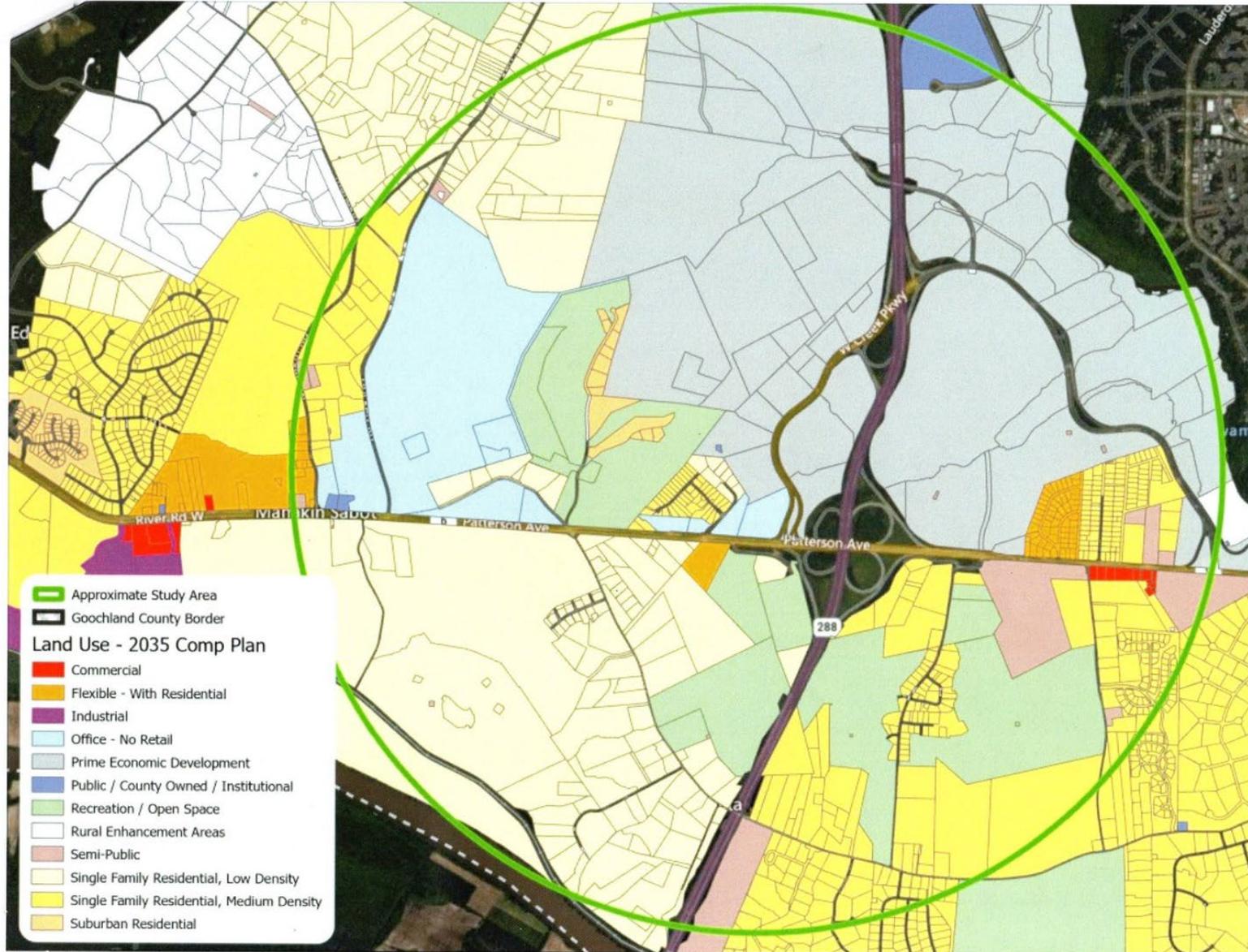
The rapid growth of data centers has created opportunities to learn from Northern Virginia mistakes.

The TOD is imagined as Goochland going on offense: ***Goochland sets the rules for businesses coming to our County.***

Graceful growth is possible. Citizen feedback is key to setting the TOD guidelines.



# Comprehensive Plan



# Contact Your Team

Dwain Cosby  
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Planning Commission  
District 5 Member  
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**GOOCHLAND COUNTY**



**Questions?**